

VICINITY MAP FOR
ZONING APPLICATION G-803



Map compiled on January 31, 2003 at 10:55 AM | Site located on base sheet no - 225NW03

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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Key Map



Research & Technology Center

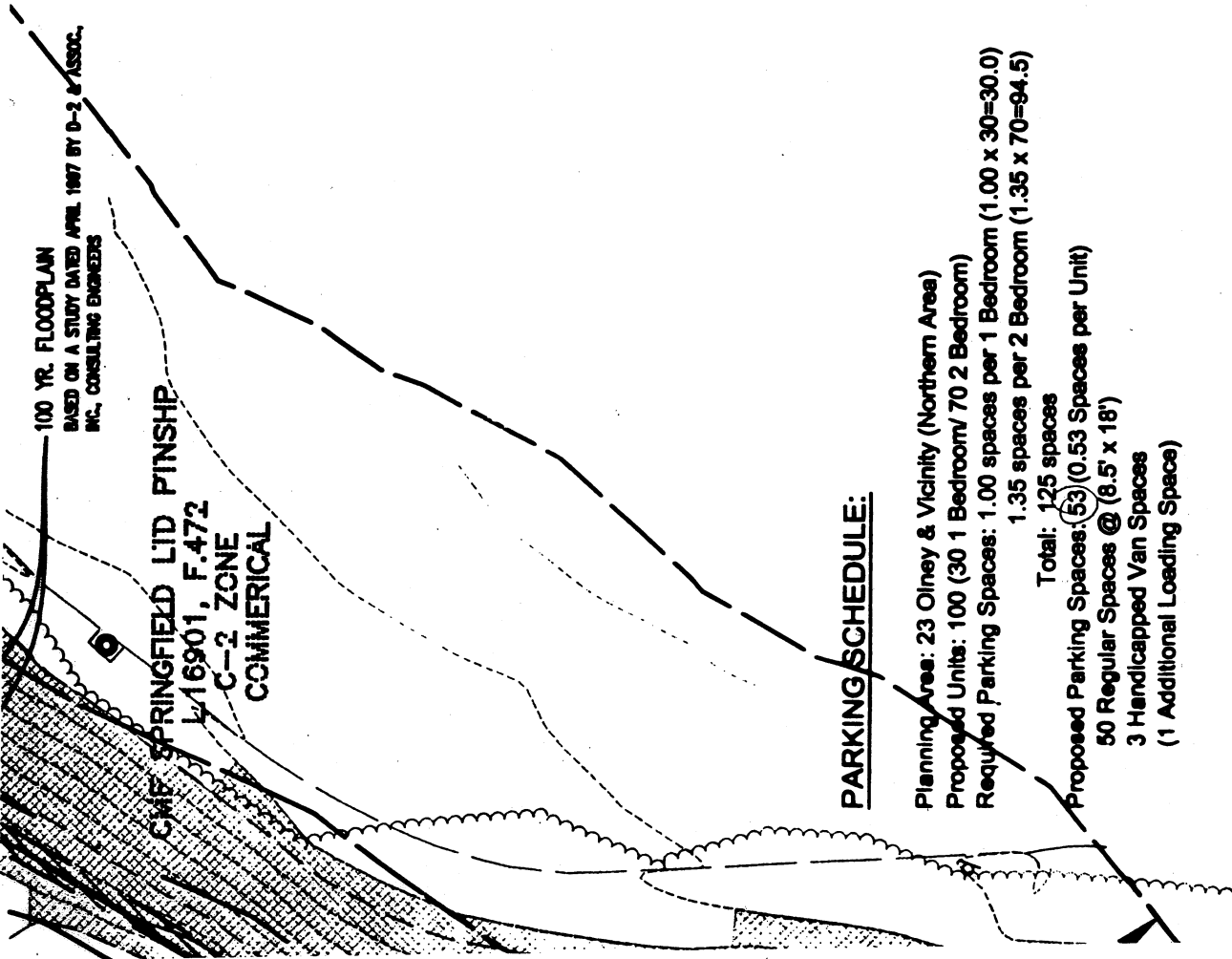


1:7200

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

SURROUNDING AREA ●●●●●●●●



30. Setbacks:

Required:
As per section 59-C-7.15.(b)(1) 100' from adjacent one family detached zones.

Provided:
Minimum 100' from adjacent one family detached zones.

31. Building Height

Permitted:
Per section 59-C-7.131 of the Zoning Ordinance-Four stories

Provided:
Four stories (48 feet) as defined in Section 59-A-1.2 of the Zoning Ordinance

32. Green Space:

Required:
40% as per Section 59-C-7.16 of the Zoning Ordinance

Provided:
73.1%

BINDING ELEMENTS:

THE BINDING ELEMENTS ARE AN INTEGRAL PART OF THIS DEVELOPMENT PLAN AND HAVE THE SAME FORCE AND EFFECT AS THE STANDARDS AND SPECIFICATIONS SET OUT IN THE ZONING ORDINANCE AND ARE BINDING ON THE APPLICANT AND ALL REVIEWING AGENCIES. THE SPECIFICATIONS OF THE DEVELOPMENT PLAN MUST BE STRICTLY APPLIED AND ANY DEVIATIONS MUST BE APPROVED BY THE DISTRICT COUNCIL BY WAY OF THE DEVELOPMENT PLAN AMENDMENT PROCESS SET FORTH IN THE ZONING ORDINANCE, 59-D-1.7.

1. THE NUMBER OF UNITS WILL BE 100.

2. THE APPLICANT WILL PROVIDE FOR THE FUTURE DEDICATION OF THE RIGHT-OF-WAY FOR APPOMATTOX AVENUE, FOR CONSTRUCTION BY OTHERS, AS SHOWN ON THE DEVELOPMENT PLAN IF REQUIRED BY THE MONTGOMERY COUNTY PLANNING BOARD AT THE TIME OF PRELIMINARY PLAN APPROVAL. IF THE FUTURE DEDICATION OF RIGHT-OF-WAY FOR APPOMATTOX AVENUE IS NOT REQUIRED AT THE TIME OF PRELIMINARY PLAN, THEN THE APPLICANT WILL BE ALLOWED TO CONSTRUCT AN ACCESS DRIVEWAY IN THE AREA OF THE APPOMATTOX AVENUE RIGHT-OF-WAY AS SHOWN ON DEVELOPMENT PLAN, OR OTHERWISE UTILIZE THE AREA OF THE APPOMATTOX AVENUE RIGHT-OF-WAY FOR ANY PURPOSES PERMITTED IN THE PD-4 ZONE.

3. A ONCE PER WEEK TRANSPORTATION SERVICE TO AND FROM OFF SITE AMENITIES OR SHOPPING AREAS FOR RESIDENTS OF THE PROJECT SHALL BE PROVIDED.

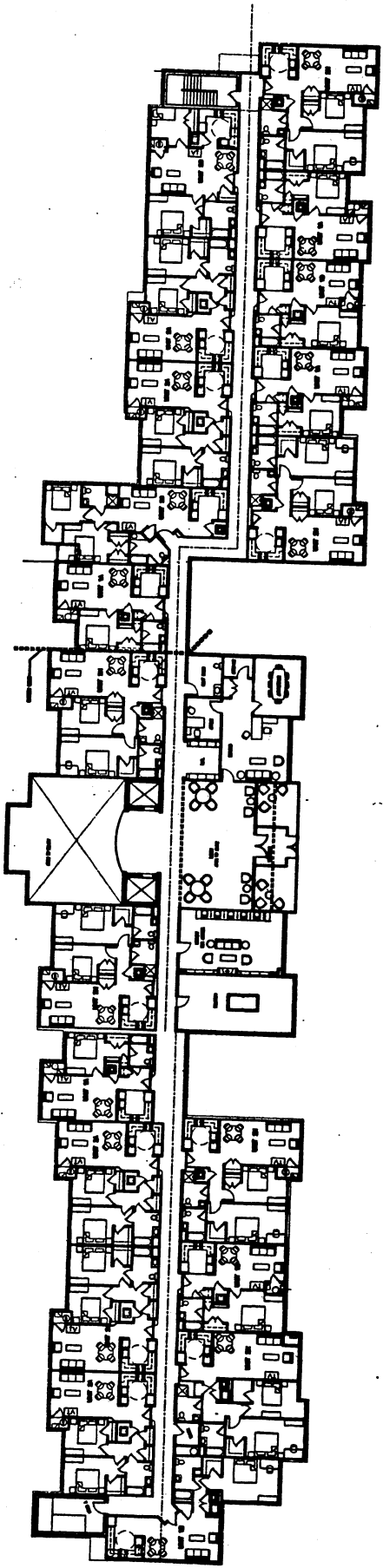
PARKING/SCHEDULE:

Planning Area: 23 Olney & Vicinity (Northern Area)
Proposed Units: 100 (30 1 Bedroom/ 70 2 Bedroom)
Required Parking Spaces: 1.00 spaces per 1 Bedroom (1.00 x 30=30.0)
1.35 spaces per 2 Bedroom (1.35 x 70=94.5)
Total: 125 spaces
Proposed Parking Spaces: 53 (0.53 Spaces per Unit)
50 Regular Spaces @ (8.5' x 18')
3 Handicapped Van Spaces
(1 Additional Loading Space)

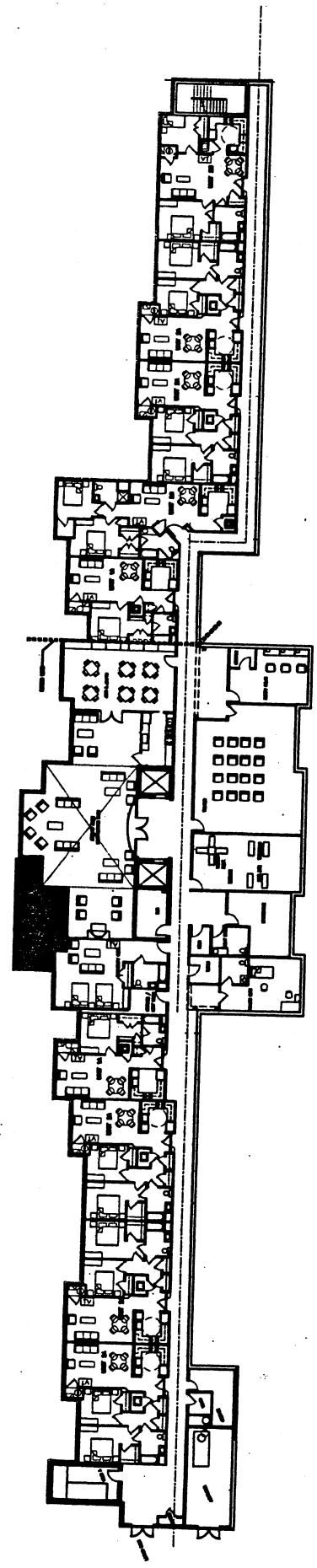
DEVELOPMENT PROGRAM:

All proposed development will take place at one time. There will be no phased construction for this project.

BINDING ELEMENTS

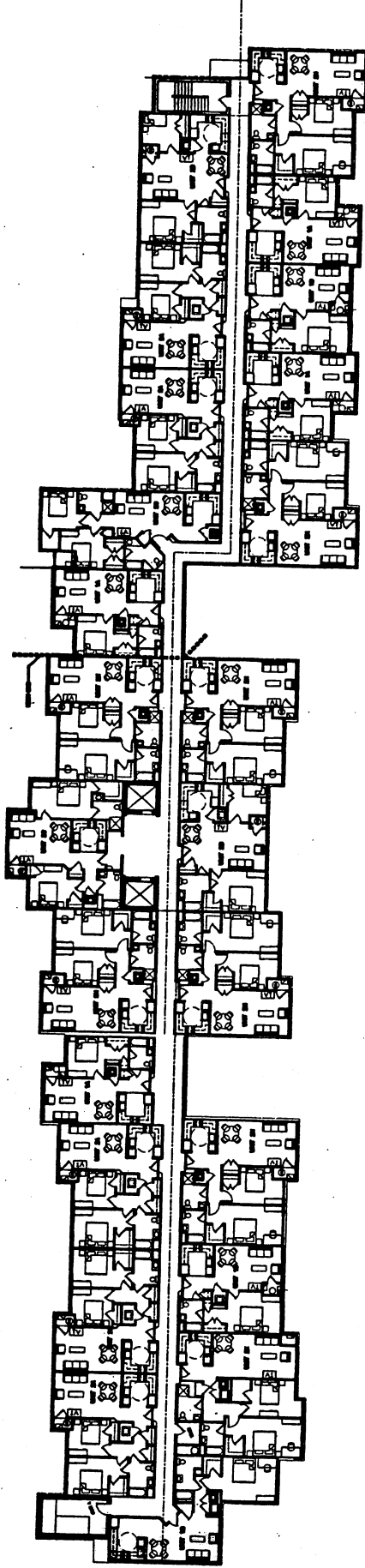


FIRST FLOOR PLAN 2



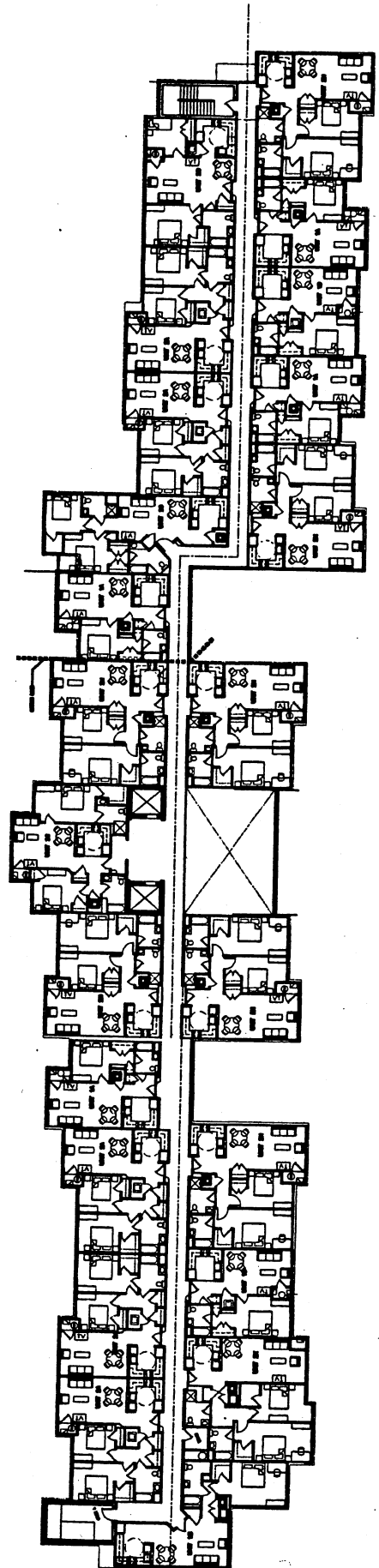
TERRACE FLOOR PLAN 1

FLOOR PLAN



THIRD FLOOR PLAN

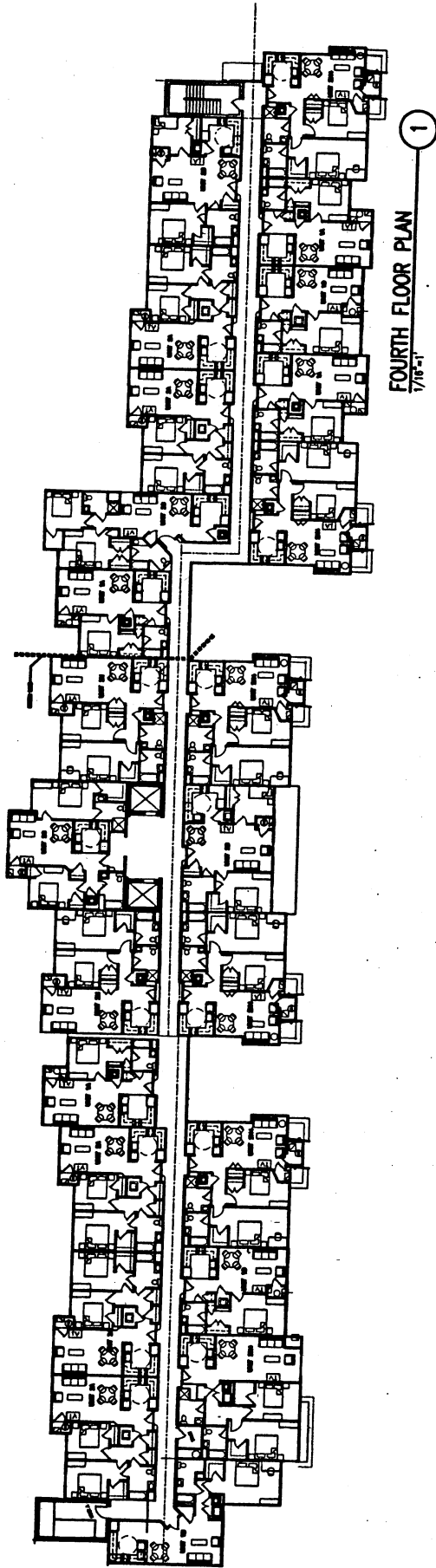
2



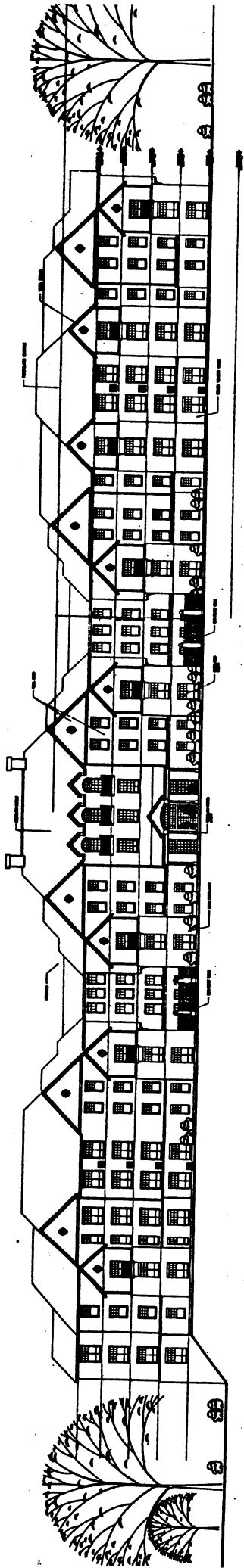
SECOND FLOOR PLAN

1

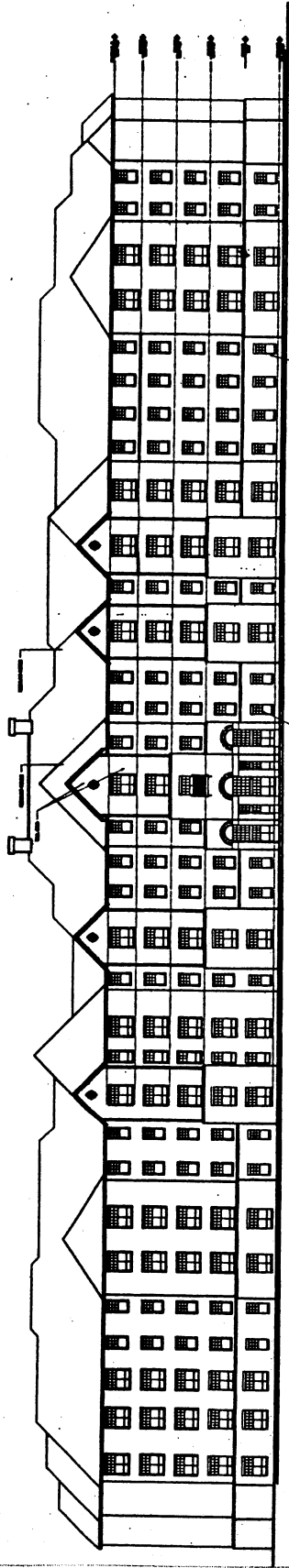
FLOOR PLAN



FLOOR PLAN

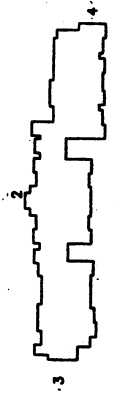


FRONT ELEVATION ①

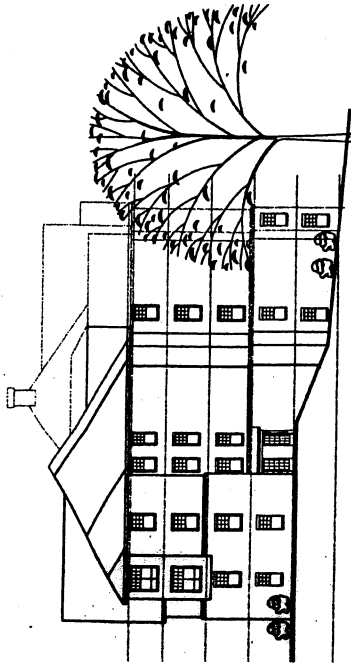


REAR ELEVATION ②

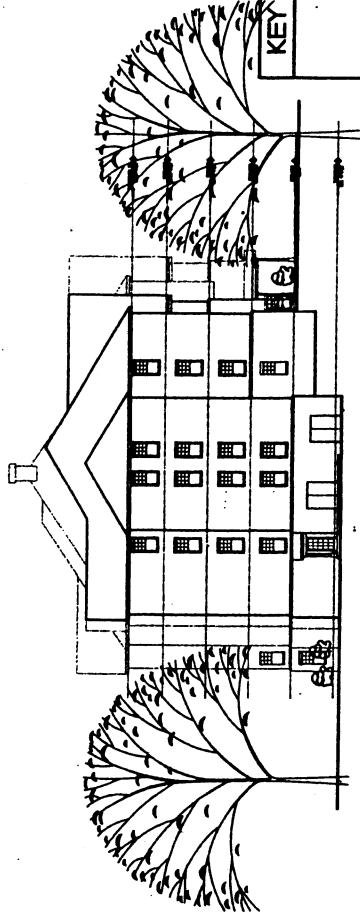
KEY PLAN



ELEVATIONS

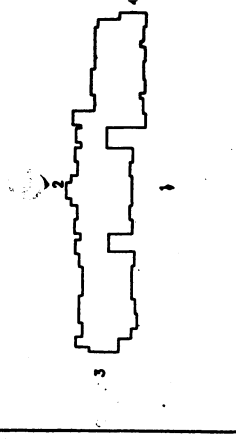


SIDE ELEVATION 3



SIDE ELEVATION 4

KEY PLAN



ELEVATIONS

TOWN CENTER

PROPOSED LAND USE

- Single Family Residential
- Mix of Townhouse, Detached Units
- Multiple Family Residential
- Commercial
- Federal / Public Utility
- Moderate Intensity Office
- Institutional

2 Density in Dwelling Units per Acre Planned Development recommended. PD zones must be requested by the property owner.

..... Town Center Boundary

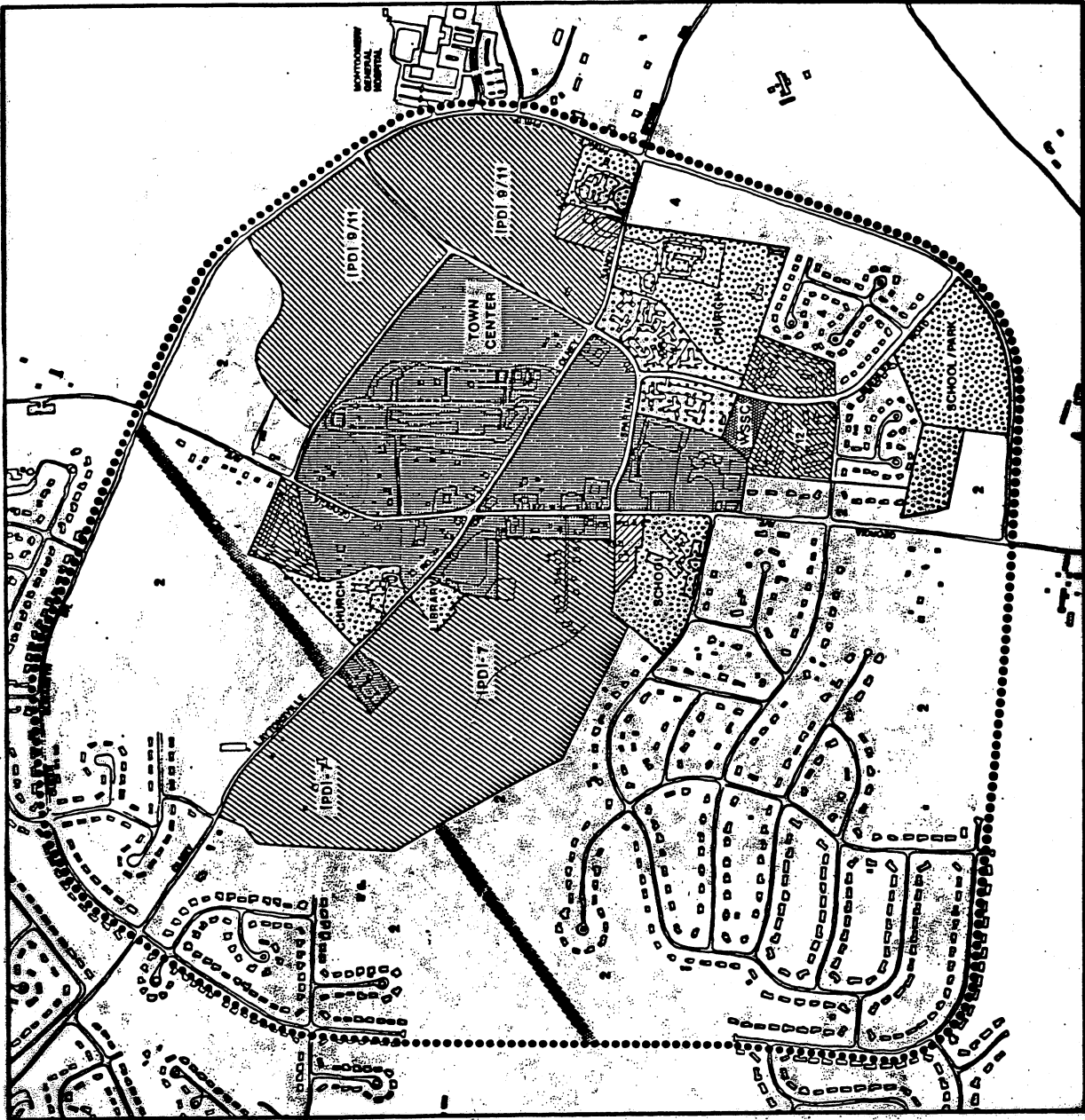
Approved and Adopted: June 1980

OLNEY MASTER PLAN

Montgomery County, Maryland



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



ZONING MAP

