



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

DATE: September 05, 2003
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Development Review Division
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for September 11, 2003.

Attached are copies of plan drawings for Items #13, #14, #16, #18, and #19. These subdivision items are scheduled for Planning Board consideration on September 11, 2003. The items are further identified as follows:

Agenda Item #13 - Preliminary Plan 1-03078
Woodmont Corner

Agenda Item #14 - Preliminary Plan 1-00008A
Pita Subdivision

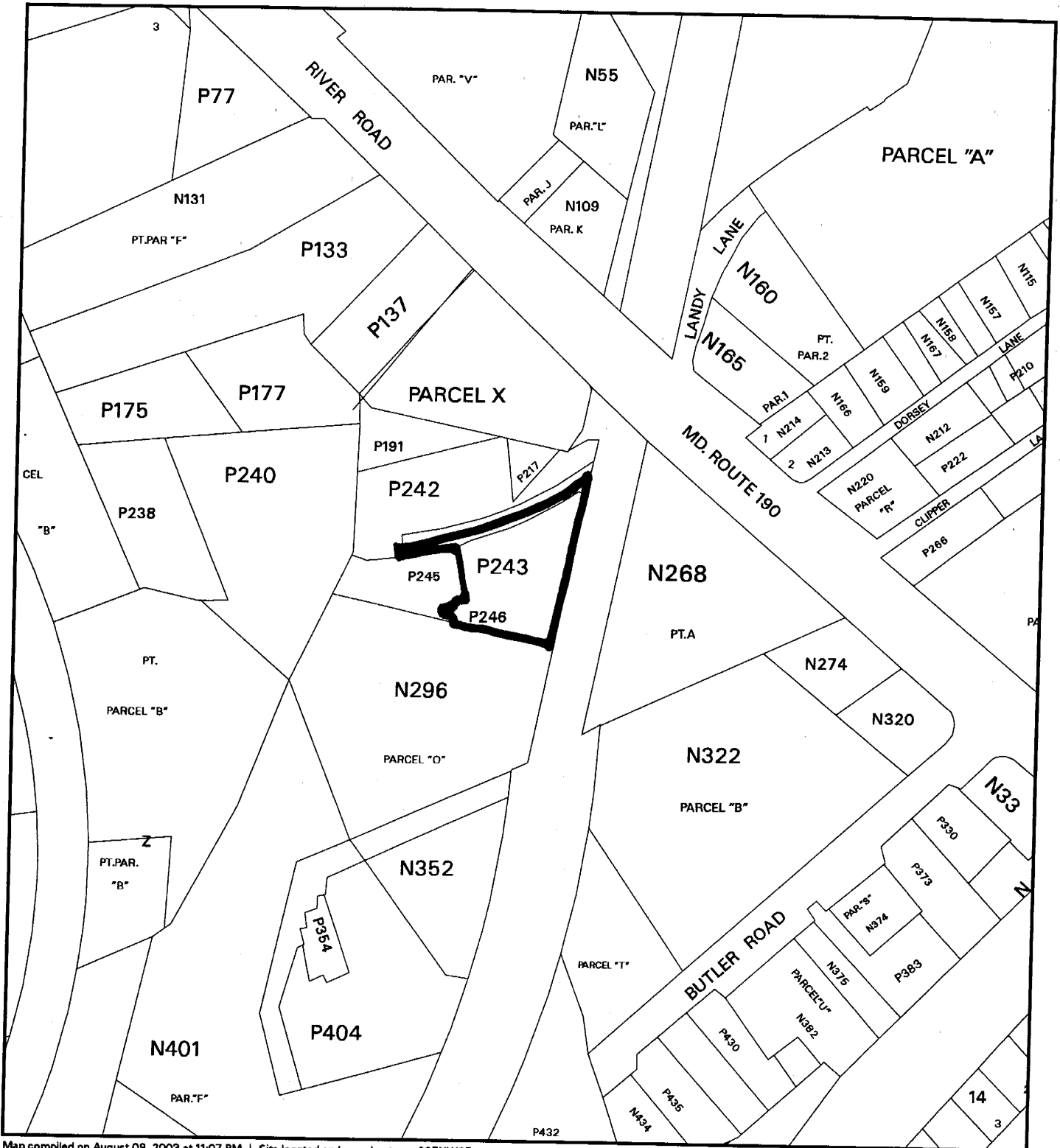
Agenda Item #16 - Preliminary Plan 1-02063A
Fraley Property

Agenda Item #18 - Preliminary Plan 1-04003
Parcel 243

Agenda Item #19 - Preliminary Plan 1-03108
Charred Oak Estates

Attachment

PARCEL 243 (1-04003)



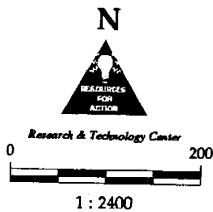
Map compiled on August 09, 2003 at 11:07 PM | Site located on base sheet no - 207NW05

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland -National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

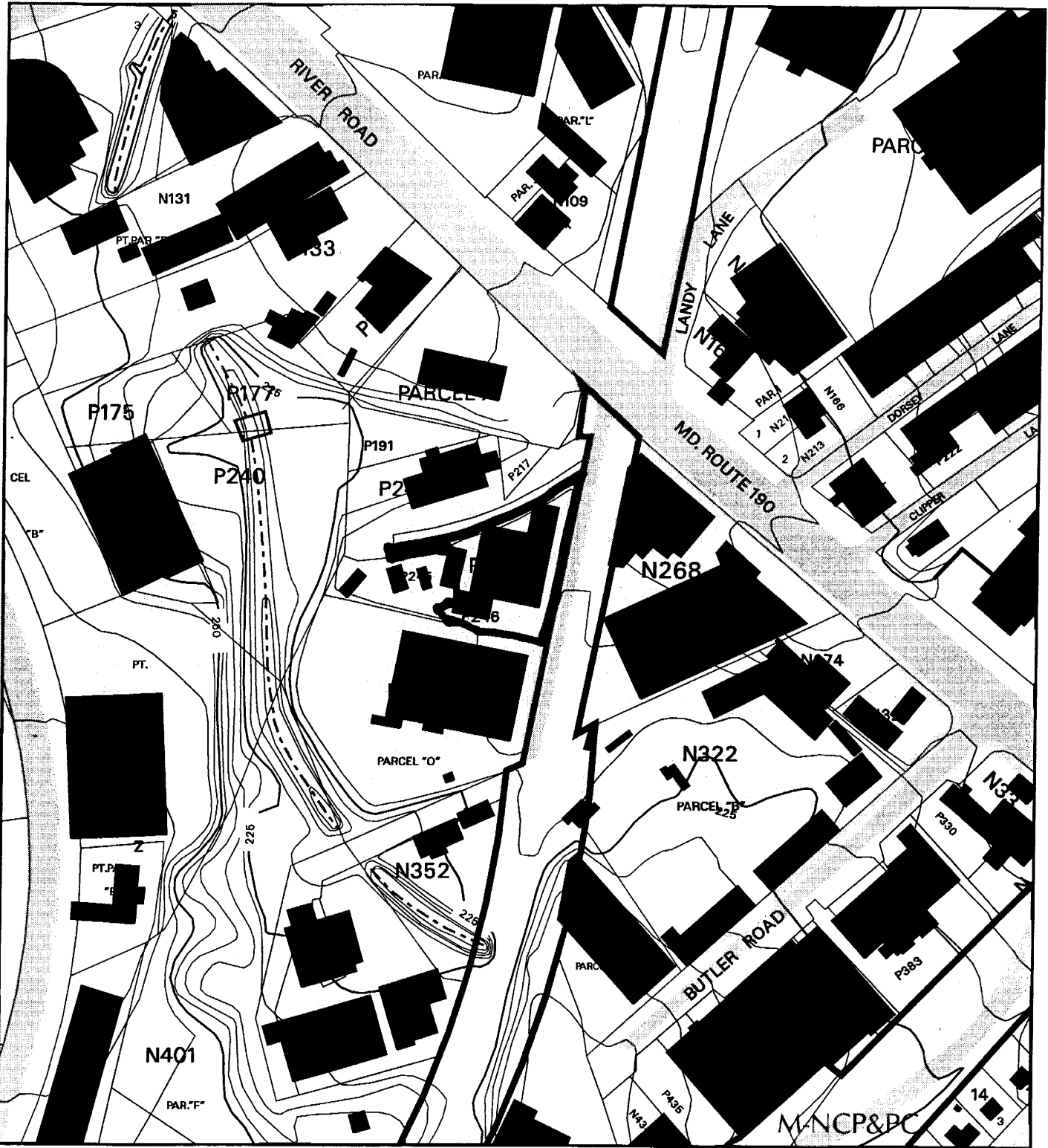
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998



VICINITY MAP FOR

PARCEL 243 (1-04003)



Map compiled on August 09, 2003 at 11:15 PM | Site located on base sheet no - 207NW05

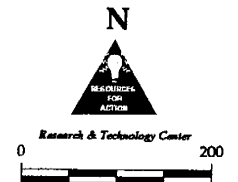
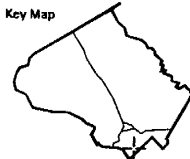
NOTICE

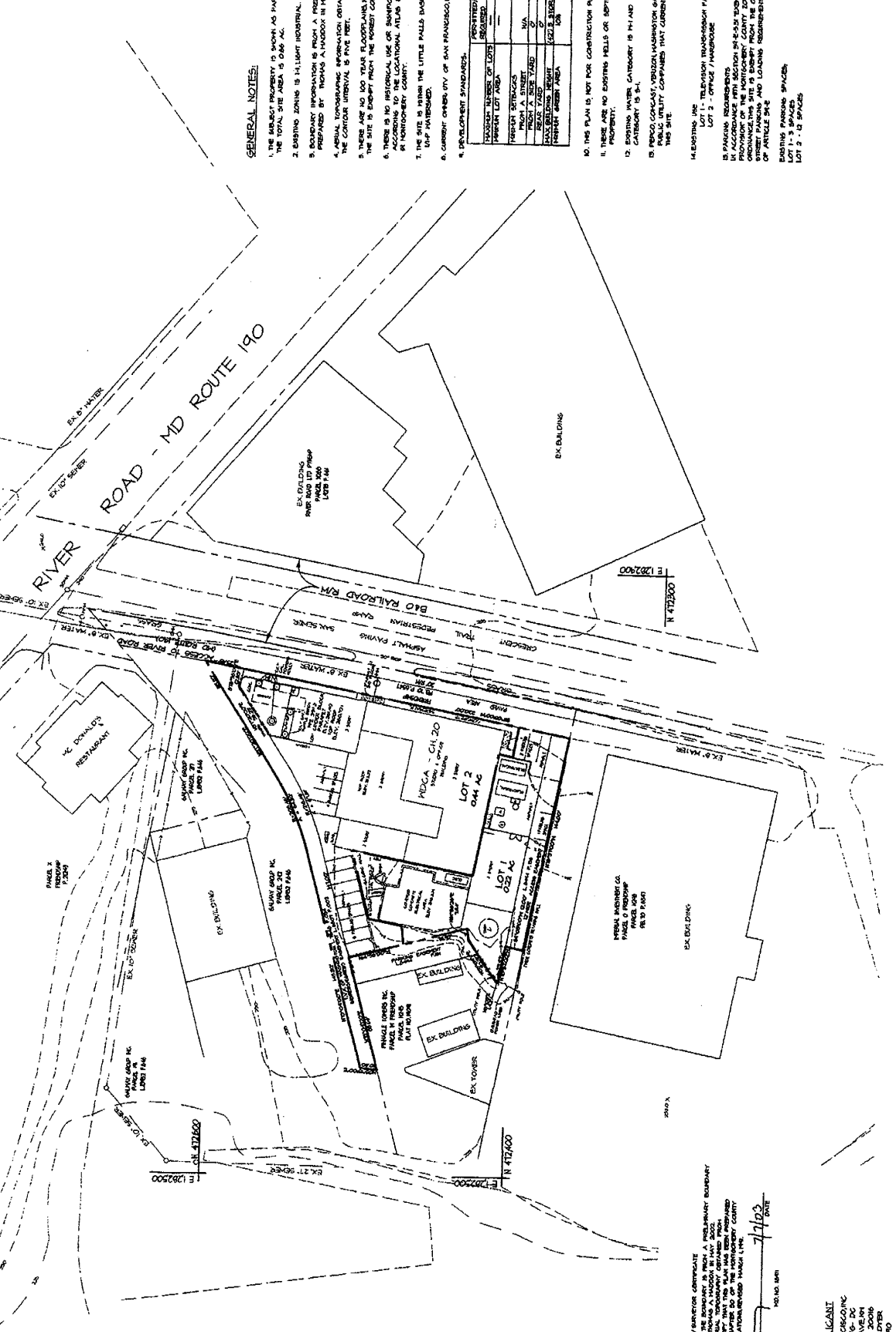
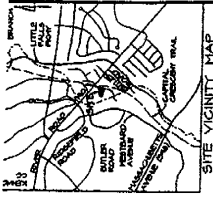
The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

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.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map





- GENERAL NOTES:**
1. THE SUBJECT PROPERTY IS SHOWN AS PARCELS 240 ON THE MAP IM-18.
 2. EXISTING ZONING IS H-1 LIGHT INDUSTRIAL.
 3. THE TOTAL SITE AREA IS 0.93 AC.
 4. EXISTING UTILITIES ARE SHOWN AS INDICATED ON THE PRELIMINARY BOUNDARY SURVEY PREPARED BY TROPER & HANCOCK IN MAY 2003.
 5. ALL EXISTING UTILITIES ARE SHOWN AS INDICATED ON THE PRELIMINARY BOUNDARY SURVEY PREPARED BY TROPER & HANCOCK IN MAY 2003.
 6. THE CONCEPT OF DEVELOPMENT IS FOR THE DEVELOPMENT OF THE PROPERTY AS A BUSINESS AND OFFICE PARK.
 7. THERE IS NO HISTORICAL USE OR SIGNIFICANCE OF THIS PROPERTY AS IDENTIFIED IN THE NATIONAL ATLAS 1 INDEX OF HISTORICAL SITES IN MONTGOMERY COUNTY.
 8. THE SITE IS WITHIN THE LITTLE FALLS BURCH TRAIL IS A USE ZONING DISTRICT.
 9. CURRENT GENERAL CITY OF SAN FRANCISCO REG. 2007 P.71 DEVELOPMENT STANDARDS.

PROPOSED	EXISTING	PROPOSED
NUMBER OF LOTS	NUMBER OF LOTS	NUMBER OF LOTS
2	2	2
2.1	2.1	2.1
2.2	2.2	2.2
2.3	2.3	2.3
2.4	2.4	2.4
2.5	2.5	2.5
2.6	2.6	2.6
2.7	2.7	2.7
2.8	2.8	2.8
2.9	2.9	2.9
2.10	2.10	2.10
2.11	2.11	2.11
2.12	2.12	2.12
2.13	2.13	2.13
2.14	2.14	2.14
2.15	2.15	2.15
2.16	2.16	2.16
2.17	2.17	2.17
2.18	2.18	2.18
2.19	2.19	2.19
2.20	2.20	2.20
2.21	2.21	2.21
2.22	2.22	2.22
2.23	2.23	2.23
2.24	2.24	2.24
2.25	2.25	2.25
2.26	2.26	2.26
2.27	2.27	2.27
2.28	2.28	2.28
2.29	2.29	2.29
2.30	2.30	2.30
2.31	2.31	2.31
2.32	2.32	2.32
2.33	2.33	2.33
2.34	2.34	2.34
2.35	2.35	2.35
2.36	2.36	2.36
2.37	2.37	2.37
2.38	2.38	2.38
2.39	2.39	2.39
2.40	2.40	2.40
2.41	2.41	2.41
2.42	2.42	2.42
2.43	2.43	2.43
2.44	2.44	2.44
2.45	2.45	2.45
2.46	2.46	2.46
2.47	2.47	2.47
2.48	2.48	2.48
2.49	2.49	2.49
2.50	2.50	2.50
2.51	2.51	2.51
2.52	2.52	2.52
2.53	2.53	2.53
2.54	2.54	2.54
2.55	2.55	2.55
2.56	2.56	2.56
2.57	2.57	2.57
2.58	2.58	2.58
2.59	2.59	2.59
2.60	2.60	2.60
2.61	2.61	2.61
2.62	2.62	2.62
2.63	2.63	2.63
2.64	2.64	2.64
2.65	2.65	2.65
2.66	2.66	2.66
2.67	2.67	2.67
2.68	2.68	2.68
2.69	2.69	2.69
2.70	2.70	2.70
2.71	2.71	2.71
2.72	2.72	2.72
2.73	2.73	2.73
2.74	2.74	2.74
2.75	2.75	2.75
2.76	2.76	2.76
2.77	2.77	2.77
2.78	2.78	2.78
2.79	2.79	2.79
2.80	2.80	2.80
2.81	2.81	2.81
2.82	2.82	2.82
2.83	2.83	2.83
2.84	2.84	2.84
2.85	2.85	2.85
2.86	2.86	2.86
2.87	2.87	2.87
2.88	2.88	2.88
2.89	2.89	2.89
2.90	2.90	2.90
2.91	2.91	2.91
2.92	2.92	2.92
2.93	2.93	2.93
2.94	2.94	2.94
2.95	2.95	2.95
2.96	2.96	2.96
2.97	2.97	2.97
2.98	2.98	2.98
2.99	2.99	2.99
3.00	3.00	3.00

10. THIS PLAN IS NOT FOR CONSTRUCTION PURPOSES.
11. THESE ARE NO EXISTING WELLS OR SEPTIC FIELDS WITHIN 500' OF THE PROPERTY.
12. EXISTING WATER CATEGORY IS H-1 AND EXISTING SEWER CATEGORY IS S-1.
13. PERIOD COAST-VERZON/WASHINGTON GAS AND HEAT ARE THE PUBLIC UTILITY COMPANIES THAT CURRENTLY PROVIDE SERVICE TO THIS SITE.

14. EXISTING USE
LOT 1 - TELEVISION TRANSMISSION FACILITY
LOT 2 - OFFICE / WAREHOUSE

15. PARKING REQUIREMENTS
IN ACCORDANCE WITH SECTION 15-2-3.3.3 SUBSECTION 3.3.3.3 OF THE ZONING ORDINANCE THIS SITE IS EXEMPT FROM THE PARKING REQUIREMENTS. THE PROJECT WILL PROVIDE STREET PARKING AND LOADING REQUIREMENTS OF ARTICLE 15C

16. EXISTING SPACES
LOT 1 - 2 SPACES
LOT 2 - 12 SPACES

CONVEY/ APPLICANT
DR. P. A. BROWN
1000 CALLE DEL MAR, SUITE 200
SAN FRANCISCO, CA 94115
TELEPHONE: (415) 778-3333
FAX: (415) 778-3334
CELL: (415) 778-3335
WWW: WWW.PABROWN.COM

Apex engineering
2550 CRABO BRANCH HWY SITE 200
SACRAMENTO, CALIFORNIA 95828
800-733-7447
WWW.APEXENGINEERING.COM

DATE MAY 2009
DRAWN BY GJK
CHECKED BY GJK
DESIGNED BY GJK
REVISION

NO.	REVISION	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

PLAN LOCATION: MONTGOMERY COUNTY, MARYLAND
PER TABLE: [X] LEVEL SYMBOL

SCALE 1"=30'
JOB NO. 150109

PRELIMINARY PLAN

PRELIMINARY PLAN
PARCEL 243
1 IN ELECTRIC DISTRICT
MONTGOMERY COUNTY, MARYLAND

PRELIMINARY PLAN
PARCEL 243
1 IN ELECTRIC DISTRICT
MONTGOMERY COUNTY, MARYLAND

TOTAL SHEETS 4 OF 4