

Item # 15



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

M E M O R A N D U M

DATE: June 04, 2004
TO: Montgomery County Planning Board
FROM: Catherine Conlon
Development Review Division
(301) 495-4542
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for June 10, 2004.

Attached are copies of plan drawings for Item #12, #14, and #15. These subdivision items are scheduled for Planning Board consideration on June 10, 2004. The items are further identified as follows:

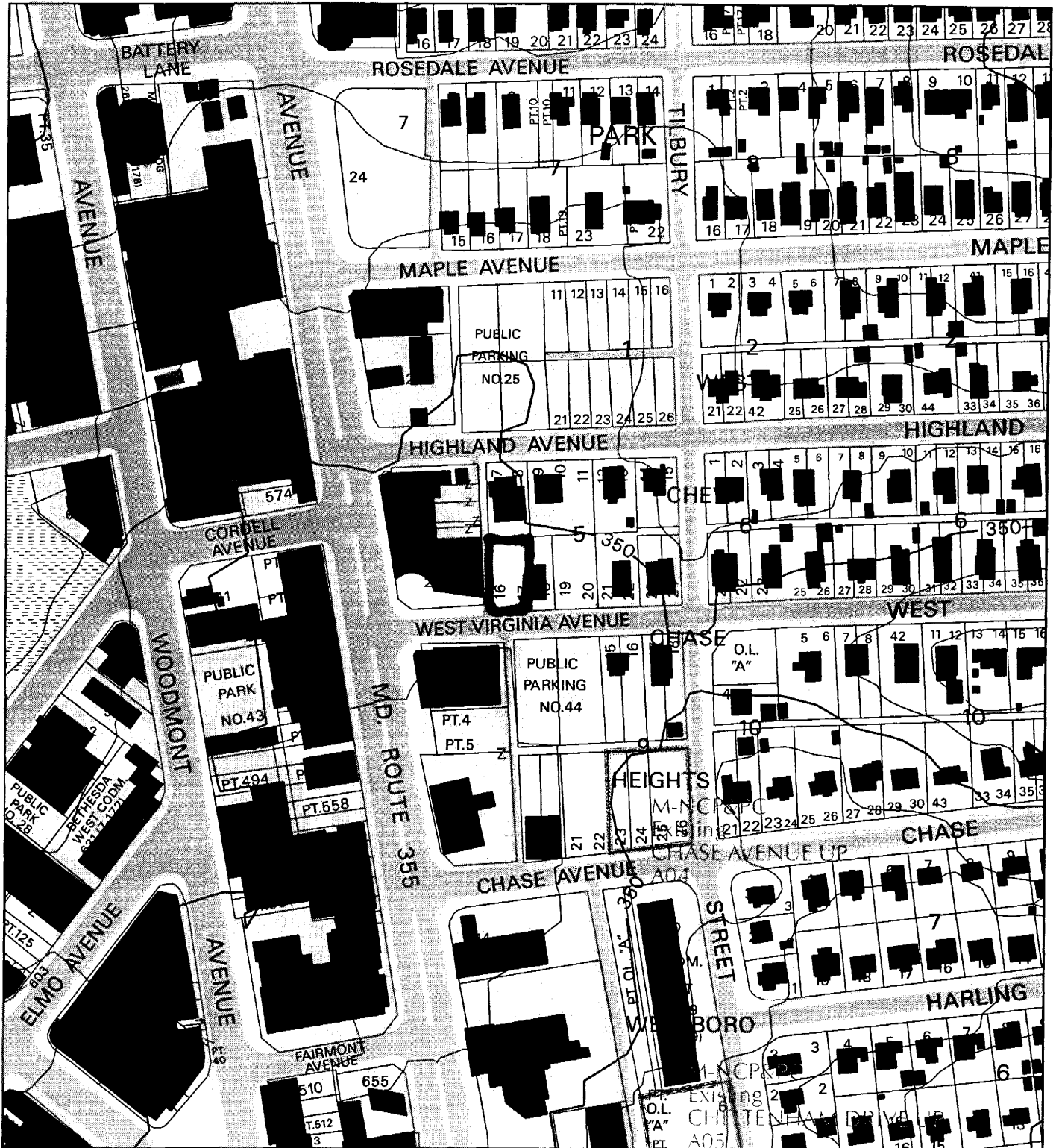
Agenda Item #12 - Preliminary Plan 1-04046
Potomacs Edge

Agenda Item #14 - Preliminary Plan 1-04067
Orr Station

Agenda Item #15 - Preliminary Plan 1-04071
West Virginia Avenue

Attachment

WEST VIRGINIA AVENUE (1-04071)



Map compiled on June 04, 2004 at 10:59 AM | Site located on base sheet no - 210NW05

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



N

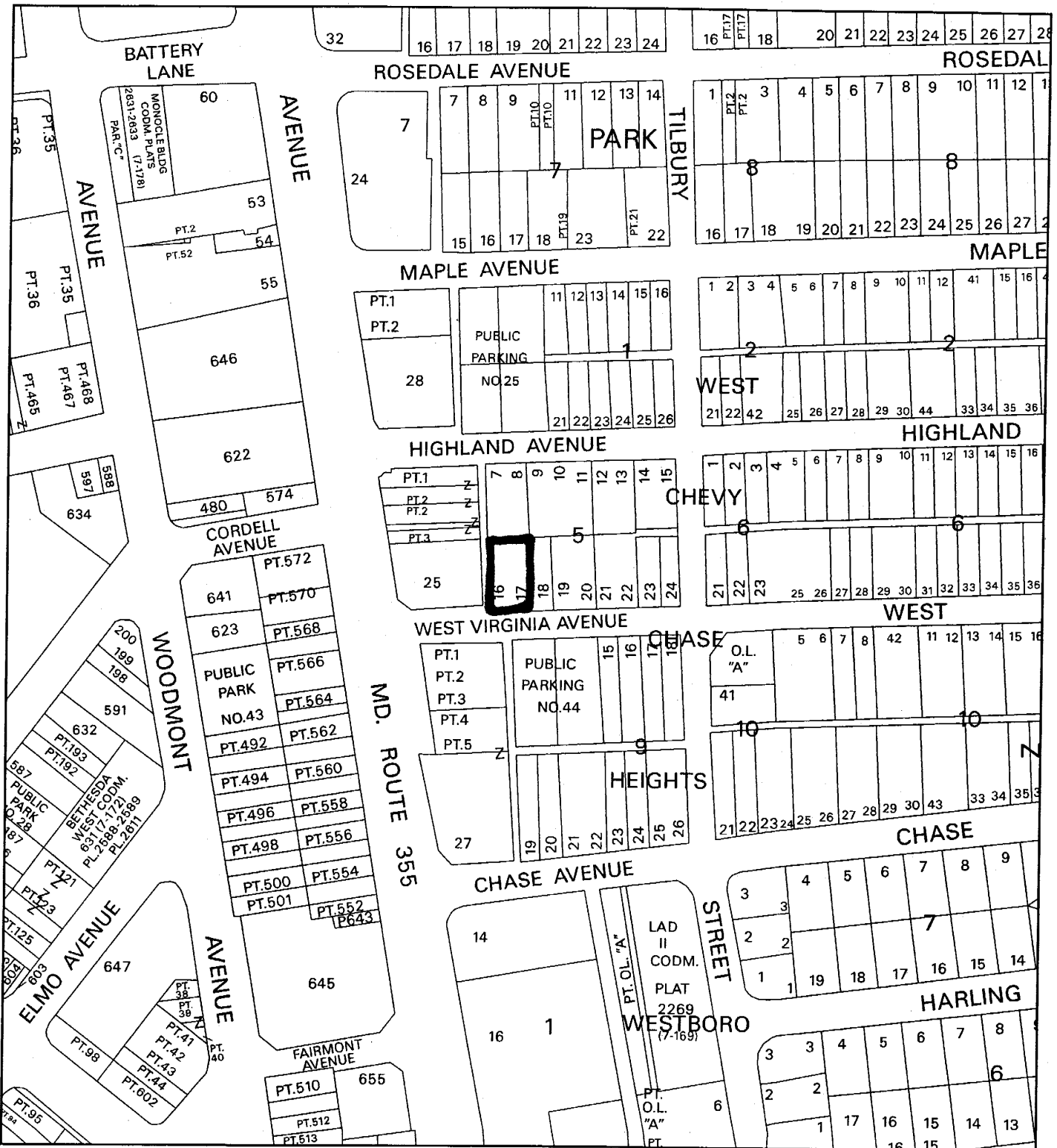


Research & Technology Center

0 200

1 inch = 200 feet
1 : 2400

WEST VIRGINIA AVENUE (1-04071)



Map compiled on June 04, 2004 at 10:58 AM | Site located on base sheet no - 210NW05

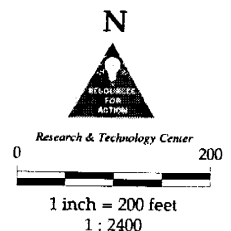
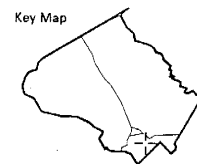
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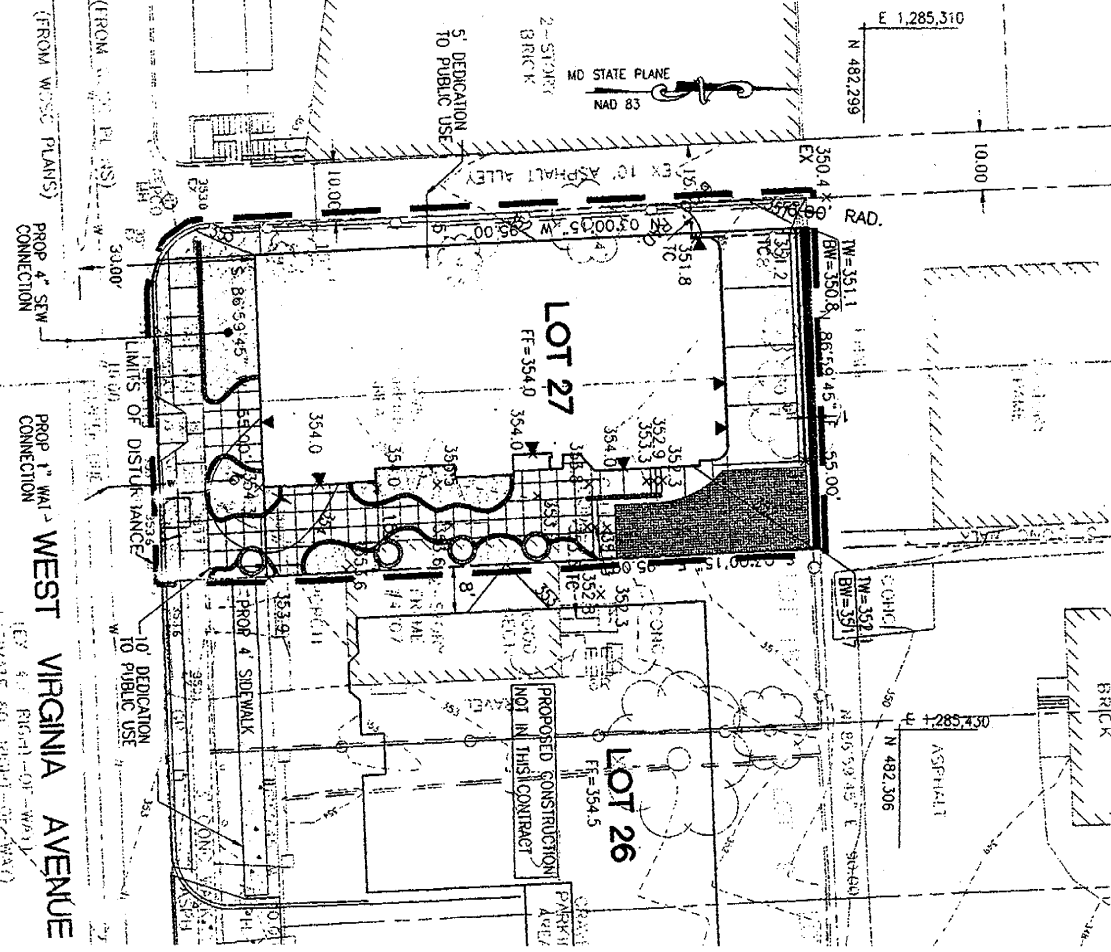
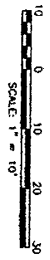
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 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760



EXISTING	DESCRIPTION
	DOT OF PRESENT SIDEWALK
	PROPOSED SIDEWALK
	DOT OF PRESENT DRIVEWAY
	PROPOSED DRIVEWAY
	EXISTING STRUCTURE
	PROPOSED STRUCTURE
	EXISTING TREE
	PROPOSED TREE
	EXISTING UTILITY
	PROPOSED UTILITY



DESIGN CERTIFICATIONS
 I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE.
 [Signature] [Stamp]
 [Signature] [Stamp]



- ### GENERAL NOTES
- EXISTING UNDERGROUND INFORMATION BASED ON A FIELD SURVEY BY [Name], 2003. CONDUIT INTERVAL IS 3 FEET. ELEVATIONS ARE BASED ON BENCH MARK 2910.
 - EXISTING UNDERGROUND UTILITIES HAVE BEEN TAKEN FROM AVAILABLE RECORDS AND FIELD SURVEY. THE EXACT LOCATION AND DEPTH OF ALL UTILITIES TO BE DURING CONSTRUCTION, AND FOR ANY DAMAGES THAT MAY OCCUR DUE TO THIS PROJECT, TO LOCATE AND PROTECT THESE UNDERGROUND UTILITIES.
 - ALL WATER AND SEWER CONNECTIONS SHALL BE IN ACCORDANCE WITH THE LATEST GENERAL SPECIFICATIONS AND STANDARD DETAILS OF THE WDC. ANY/OR THE APPLICABLE COUNTY RULES OR ORDINANCES, NOTED.
 - SOIL TEST REPORT AT 1-800-257-2777, 48 HOURS PRIOR TO THE START OF CONSTRUCTION. THE RESULTS OF THE SOIL TEST SHALL BE MADE AVAILABLE TO THE OWNER AND THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS.

- ### ZONING INFORMATION
- SITE ADDRESS: 4705 WEST VIRGINIA AVE, BETHESDA, MD 20814
 - APPLICANT/OWNER: BLOOM INVESTMENTS, LLC, 11111 LISA STREET, CRYSTAL CITY, VA 22024
 - LEGAL DESCRIPTION: WEST CHASE, D. BLOCK 5, ZONING: CDD-1, CENTRAL BUSINESS DISTRICT, 1.0
 - PROPOSED TRACT AND OF LOTS: 6,500 S.F. NET OF AREA, 5,225 S.F. NET OF AREA, 1,275 S.F.
 - EXISTING USE: COMMERCIAL/RESIDENTIAL
 - PROPOSED USE: MIXED USE, COMMERCIAL, & RESIDENTIAL
 - OFF-STREET PARKING SPACES REQUIRED: 100 SPACES, 10% MINIMUM
 - PARKING SPACES PROVIDED: 2
 - STRENGTHS: [Blank]
 - WEAKNESSES: [Blank]
 - RECOMMENDATIONS: [Blank]

NO.	DESCRIPTION	AMOUNT	REMARKS
1	MAXIMUM BUILDING HEIGHT	35	35 FEET ABOVE ADJACENT ROOF TOP ELEVATION
2	MAXIMUM BUILDING COVERAGE	75%	
3	MAXIMUM PUBLIC USE SPACE	10%	
4	MAXIMUM HEIGHT OF OVER-CANOPY	28%	
5	MAXIMUM HEIGHT OF OVER-CANOPY	0.65	
6	TOTAL F.A.R.	1.79	

PRELIMINARY PLAN
 4705 WEST VIRGINIA AVENUE
 WEST VIRGINIA AVENUE

BETHESDA, MARYLAND

REVISIONS	DATE

BURGESS & NIPLE

170 ROLLINS AVENUE, ROCKVILLE, MD 20852
 PH. (301) 466-9400 FAX (301) 466-8666