

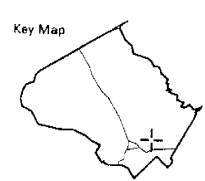
Map compiled on June 28, 2004 at 7:31 AM | Site located on base sheet no - 214NW03

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



A north arrow pointing upwards, a logo for the Research & Technology Center, and a scale bar. The scale bar shows 0 to 200 feet. Below the scale bar, the text reads: '1 inch = 200 feet' and '1 : 2400'.

DEVELOPMENT STANDARDS				LOT 23	LOT 7
C.T. ZONE	PERMITTED / REQUIRED	PROPOSED TOTAL SITE			
Minimum frontage on public street	100'	295' +/- 117'	100'	195' +/- 117'	0
Maximum building coverage	35% or 5,250 sq. ft. (lot 23)	5,100 sq. ft. or 34%	5,100 sq. ft. or 34.0%	5,100 sq. ft. or 34.0%	0
Maximum floor area ratio (FAR)	0.5 or 7,500 sq. ft. (lot 23)	7,500 sq. ft. or 0.50	7,500 sq. ft. or 0.5	7,500 sq. ft. or 0.5	0
Minimum setbacks					
From street	10'	72' front & 60' west	72' front	72' front	0
From adjacent lot C.T. Zone	0'	0' east	0' east	0' east	0
R-60 "	15' rear	27' rear	27' rear	27' rear	0
Green area	10% or 1,500 sq. ft. (lot 23) 2,387 sq. ft. (total)	6,086 sq. ft. or 25.2%	2,716 sq. ft. or 18.1%	2,716 sq. ft. or 18.1%	3,370 sq. ft. or 37%
Impervious area					
Paving:		12,921 sq. ft.	7,184 sq. ft.	7,184 sq. ft.	5,737 sq. ft.
Building:	90.0% max. or 21,480 sq. ft.	5,100 sq. ft.	5,100 sq. ft.	5,100 sq. ft.	0
Total:		18,021 sq. ft. or 74.8%	12,284 sq. ft. or 81.9%	12,284 sq. ft. or 81.9%	5,737 sq. ft. or 63%
Building height:	35' maximum	35' max.	35' max.	35' max.	0 No structure
Parking:					
Retail Uses:	5/1000 sq. ft.	34 spaces	22 spaces	22 spaces	12 spaces
	5,100/1,000 x 5 = 25.5 spaces	(Includes 2 handicapped spaces). Also, will share parking with lots 7 & 22.			
Office uses:	2,771,000 sq. ft. 2,400/1,000 x 2.7 = 6.5 spaces	Total = 32.0 spaces			

DEVELOPMENT STANDARDS chart revised July 1, 2004.

DEVELOPMENT DATA

ZONING: C.T.
TOTAL AREA: 24,107 sq. ft. or 0.553 acres
AREA OF DEDICATION: 240 sq. ft. or 0.005 acres
NET LOT AREA: 23,867 sq. ft. or 0.548 acres
PROPOSED USE: Office and retail uses per C.T. Zone

PURPOSE NOTE:
 The purpose of this plan is to accompany a petition to modify the existing zoning case C-540 (C.T. - Optional Method) to C.T. Optional Method to remove previous conditions regarding Restricted building area. This Plan covers Part of Lot 7 and all of Lot 23, Block "H", "Kensington View", as shown on this Plan. All lots are in common ownership along with adjacent Lot 22, Block "H", "Kensington View".

USE ELEMENTS, DEVELOPMENT STANDARDS AND TRAFFIC MITIGATION IMPROVEMENTS SHOWN ARE BINDING.
 All of the Binding Elements are subject to Final Site Plan approval by the Montgomery County Planning Board.

This development is subject to Site Plan approval pursuant to Section 59-D-3 of the Montgomery County Zoning Ordinance. Buildings, structures, architectural compatibility, parking, access locations and setbacks are illustrative only, and will be established at the time of the Site Plan approval by the Montgomery County Planning Board.

BINDING TRAFFIC MITIGATION
 The Applicant will provide, subject to governmental approval, traffic mitigation/improvements as required by the applicable governmental authorities to reduce C.T.V. to levels below background traffic conditions as of the date of approval of this application (DPA-03-3). All traffic mitigation/improvements shall be installed prior to the issuance of occupancy permits for the subject property.

Cross easements will be recorded on Lots 22, 23 and Part of Lot 7 to provide ingress, egress, common parking, maintenance and utilities in common for Lots 22, 23 and Part of Lot 7.

BINDING ELEMENTS

