

Item #7



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

DATE: January 7, 2005

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 January 13, 2005.

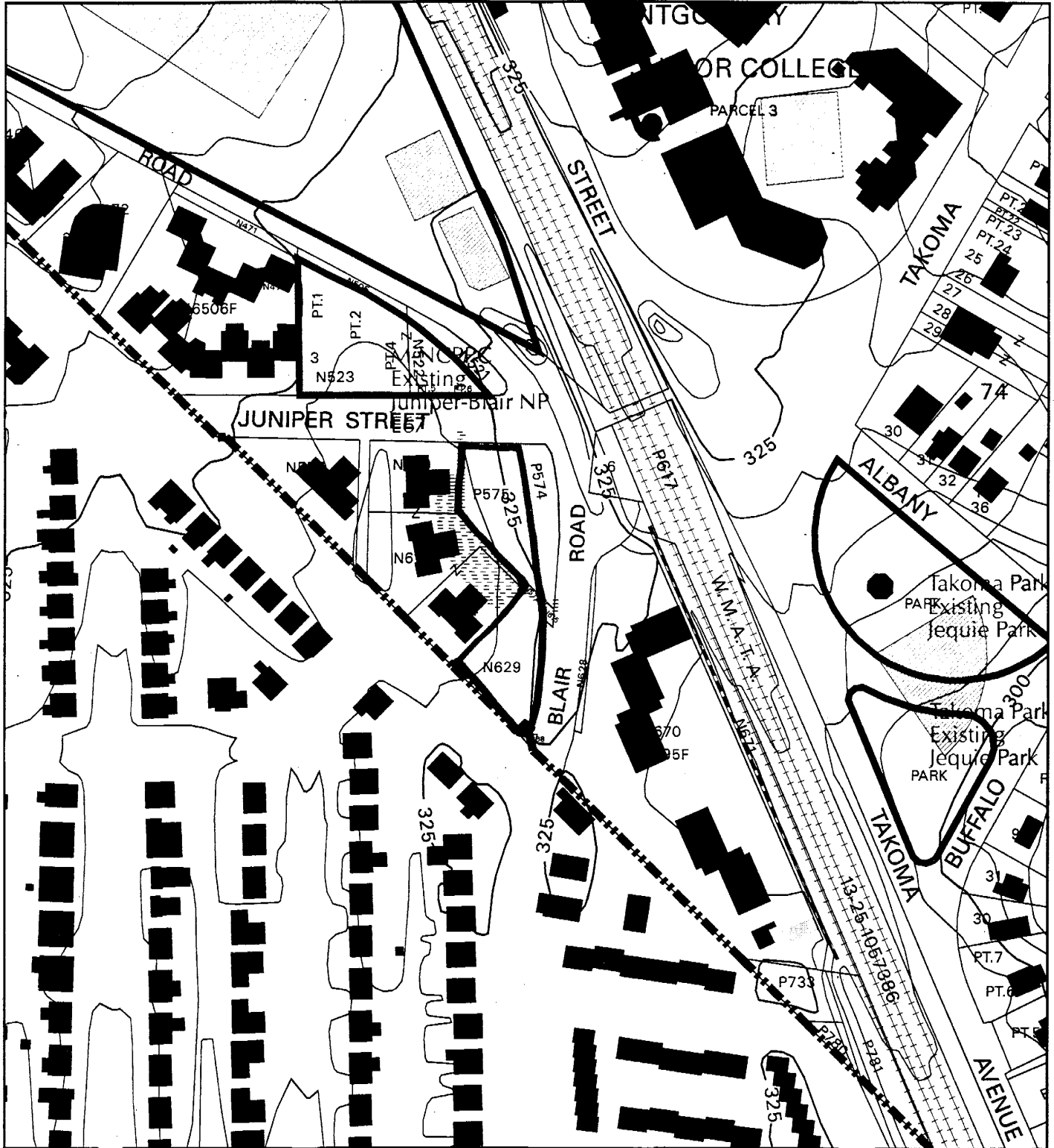
Attached are copies of plan drawings for item #06 and #07. These subdivision items are scheduled for Planning Board consideration on January 13, 2005. The items are further identified as follows:

Agenda Item #06 - Preliminary Plan 1-04060
Leaman Farm

Agenda Item #07 - Preliminary Plan 1-01037E
Frazier Property

Attachment

FRAZIER PROPERTY (1-01037E)



Map compiled on January 07, 2005 at 10:14 AM | Site located on base sheet no - 209NW01

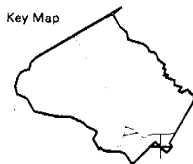
NOTICE

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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.

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

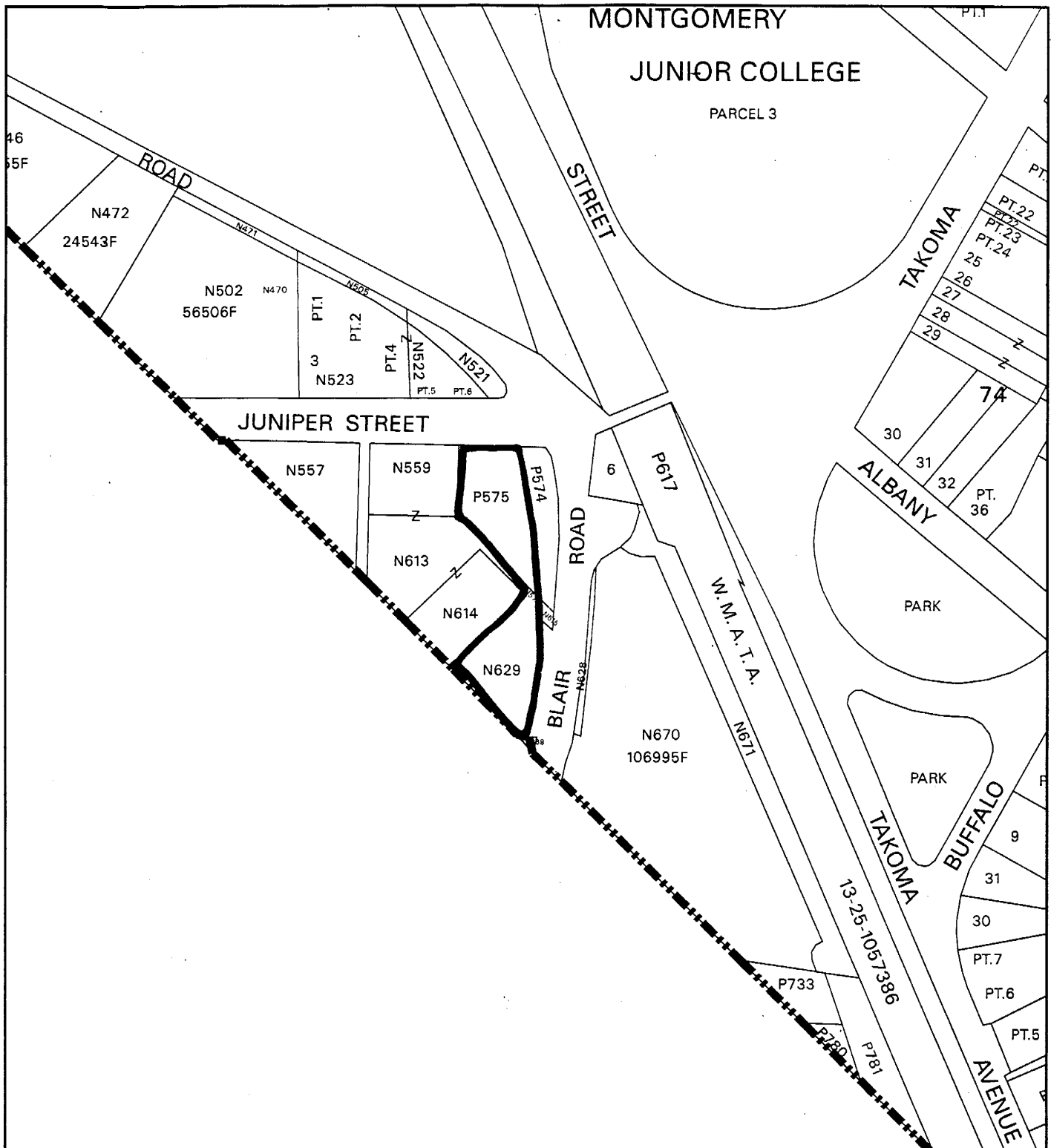


Research & Technology Center



1 inch = 200 feet
1: 2400

FRAZIER PROPERTY (1-01037E)



Map compiled on January 07, 2005 at 10:12 AM | Site located on base sheet no - 209NW01

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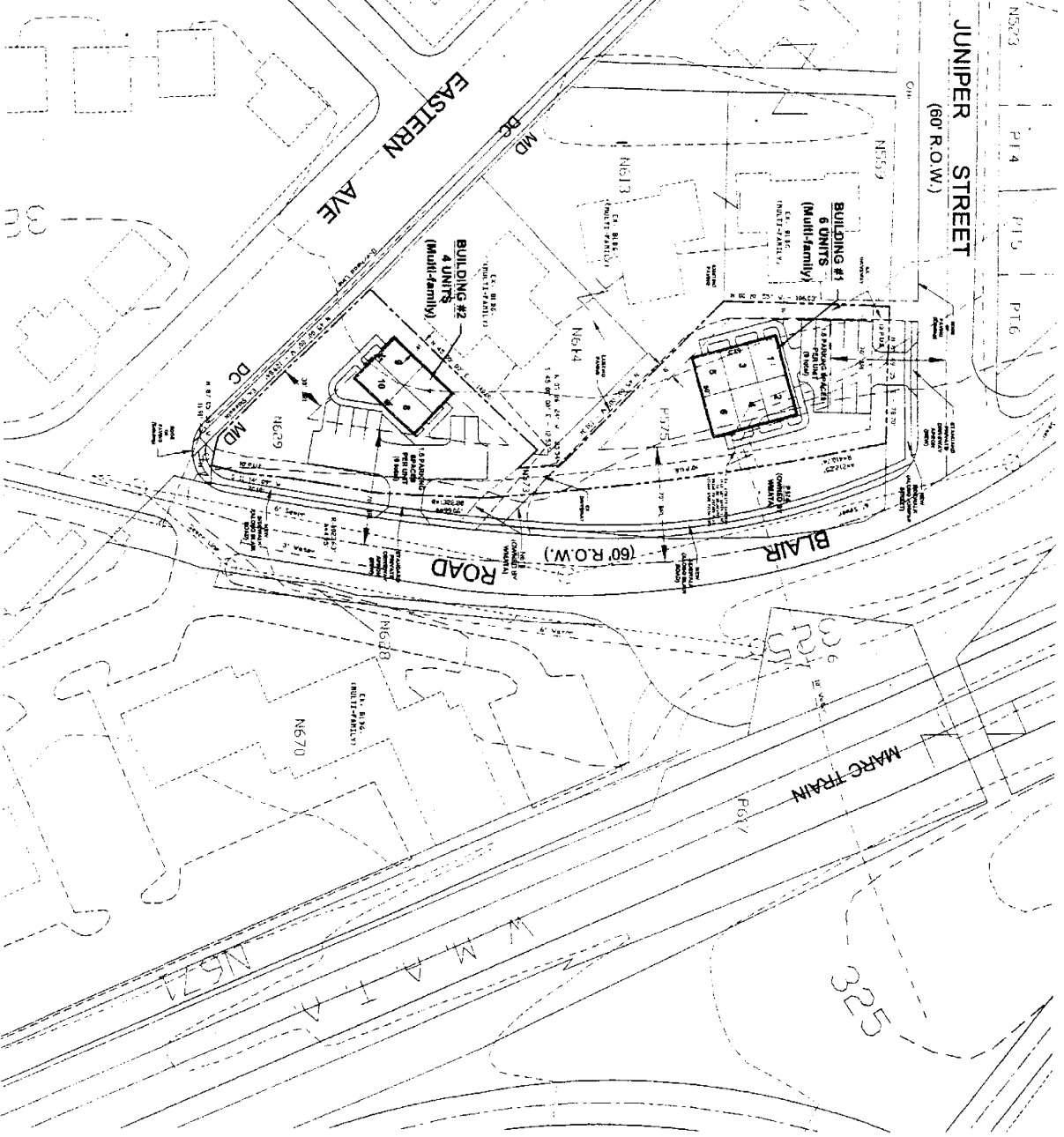
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Research & Technology Center

0 200

1 inch = 200 feet
1:2400

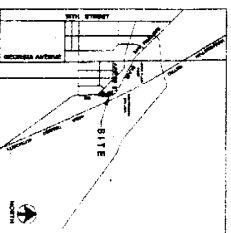


JUNIPER STREET
(60' R.O.W.)

BLAIR ROAD
(60' R.O.W.)

MARG TRAIN

OWNER:
CAPITAL CITY
MORTGAGE CORP.
1400 LETHBRIDGE DRIVE
WASHINGTON, D.C. 20001
202.281.4412



VICINITY MAP
SCALE: 1" = 2000'

Professional Seal: [Signature] 2-8-02
Professional Seal: [Signature] 2-8-02

Approved by the Planning Commission
Approved by the Board of Public Works
Approved by the Board of Commissioners

As a condition of this approval, the applicant shall:

- 1) Provide a copy of this approval to the adjacent property owners.
- 2) Provide a copy of this approval to the adjacent property owners.
- 3) Provide a copy of this approval to the adjacent property owners.
- 4) Provide a copy of this approval to the adjacent property owners.
- 5) Provide a copy of this approval to the adjacent property owners.
- 6) Provide a copy of this approval to the adjacent property owners.
- 7) Provide a copy of this approval to the adjacent property owners.
- 8) Provide a copy of this approval to the adjacent property owners.
- 9) Provide a copy of this approval to the adjacent property owners.
- 10) Provide a copy of this approval to the adjacent property owners.
- 11) Provide a copy of this approval to the adjacent property owners.
- 12) Provide a copy of this approval to the adjacent property owners.
- 13) Provide a copy of this approval to the adjacent property owners.

- NOTES:**
1. EXISTING ZONING: R-10 (MULTI-FAMILY)
 2. ADJACENT LOT BEHIND PROPERTY: 26,000 SF
 3. AREA OF PAVED DRIVEWAY: 1,000 SF
 4. NUMBER OF LOTS PROPOSED: 1 (see attached P374, N673, N629)
 5. NO. OF UNITS SHOWN: 10 MULTI-FAMILY UNITS
 6. BUILDING COVERAGE PERMITTED: 47% OR 3,763 SF
 7. BUILDING COVERAGE SHOWN: 3,750 SF
 8. GREEN SPACE REQUIRED: 50% OR 15,625 SF
 9. GREEN SPACE SHOWN: 21,500 SF + (69%)
 10. SETBACKS REQUIRED:
- PROVIDED: ORIGINATOR OF THIS STREET LINE ON THE FRONT CENTERLINE
REMOVED: 2'
11. BUILDINGS AS SHOWN DO NOT EXCEED 30' IN HEIGHT
 12. UTILITY SERVICE TO BE PROVIDED BY:
WATER: MONTGOMERY COUNTY
SEWER: MONTGOMERY COUNTY
 13. SITE IS EXEMPT FROM FOREST CONSERVATION LAW

**PRELIMINARY PLAN
FRAZIER PROPERTY**
Montgomery County, Maryland

B&A Benning & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Columbia, MD 21047
(301) 464-0240

date: NOVEMBER 2000
Revised 10/17/01
scale: 1" = 30'

