

Item #14

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

M E M O R A N D U M

DATE: February 18, 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 February 24, 2005.

Attached are copies of plan drawings for item #11, #12, #13, #14, and #15. These subdivision items are scheduled for Planning Board consideration on February 24, 2005. The items are further identified as follows:

Agenda Item #11 - Preliminary Plan 1-01067E
East Hampshire Center

Agenda Item #12 - Preliminary Plan 7-05013
Muncaster Manor (Resubdivision)

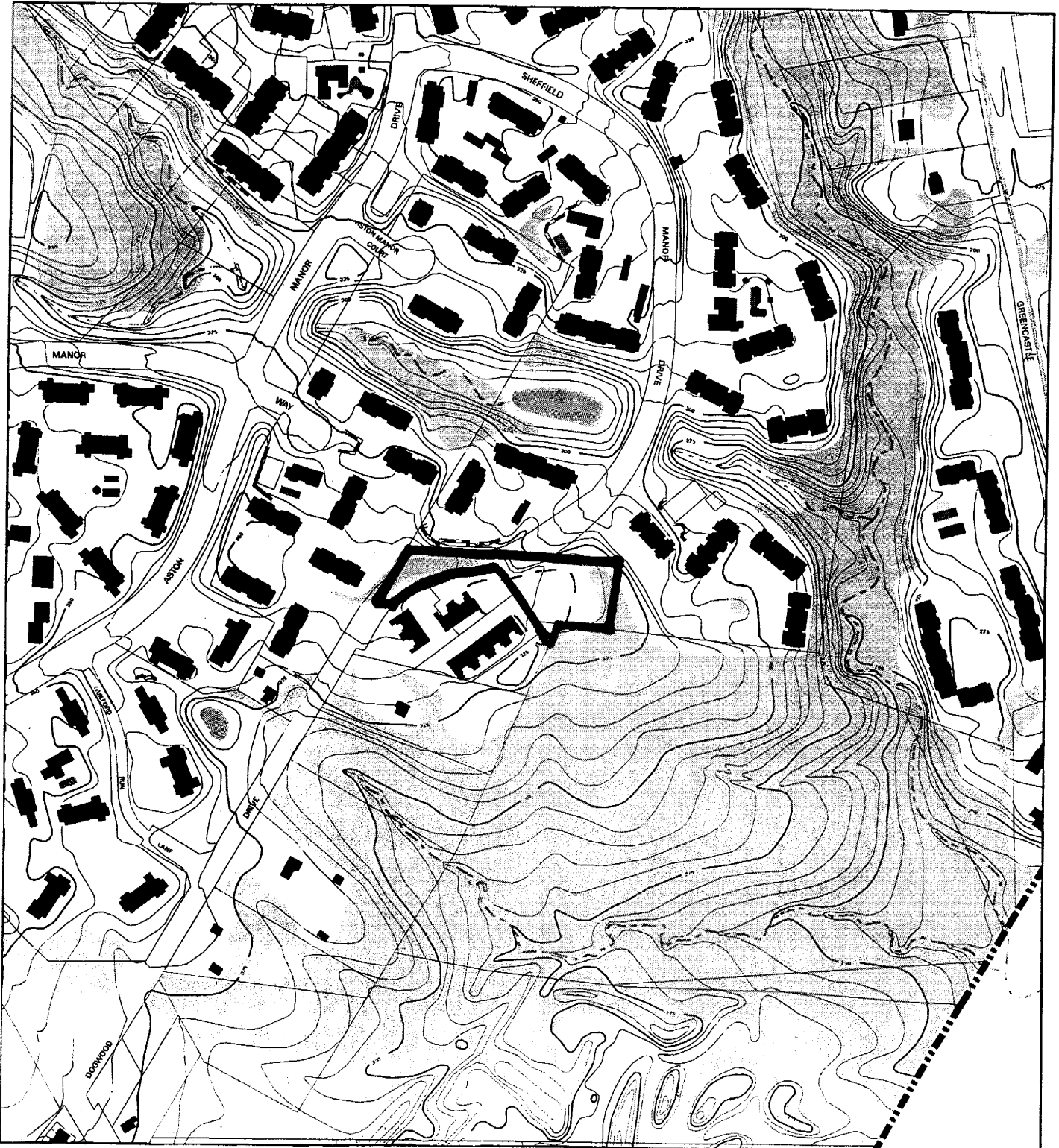
Agenda Item #13 - Preliminary Plan 1-05048
Glen Estates

Agenda Item #14 - Preliminary Plan 1-04097A
Alpine Forest

Agenda Item #15 - Preliminary Plan 1-05049
Mount Zion

Attachment

PARCEL B & B-1, ALPINE FOREST (7-04018)



Map compiled on December 18, 2003 at 12:30 PM | Site located on base sheet no - 218NE04

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



1 : 4800

PARCEL B & B-1, ALPINE FOREST (7-04018)



Map compiled on December 18, 2003 at 12:36 PM | Site located on base sheet no - 218NE04

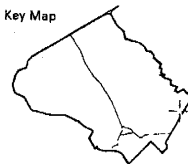
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Key Map



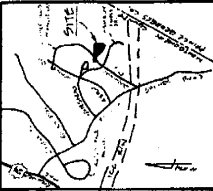
N



Research & Technology Center



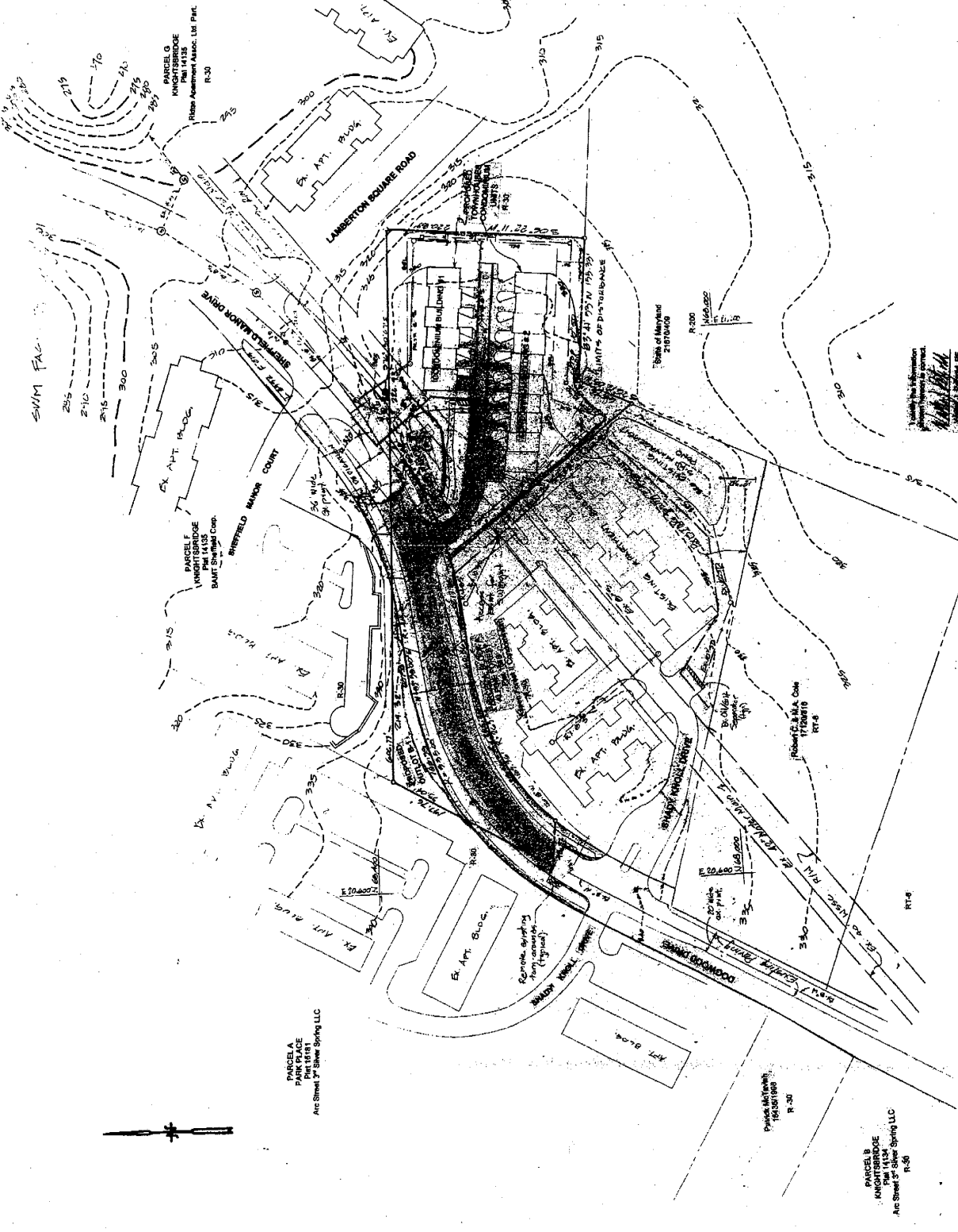
1:4800



VICINITY MAP
SCALE: 1" = 200'

PRELIMINARY PLAN
Proposed Parcel B & Outlot B1
ALPINE FOREST

- NOTES:**
1. Area 1 (Building): 64,320 square feet
Area 2 (Outlot B1): 3,925 square feet
TOTAL: 68,245 square feet
 2. Zoning requirements:
Min. width @ BRL: 100 feet
Min. setback from street: 30 feet
Min. setback from lot: 30 feet
Sum of both sides: 60 feet
Rear setback: 30 feet
Maximum building height: 30 feet
Maximum building coverage: 0%
Minimum green area: 0%
Minimum density: 14.5 units/acre
14.5 units/acre @ 100' x 100' = 14.5 units/acre
14.5 units/acre @ 100' x 100' = 14.5 units/acre
 3. Work Category W-1: Sewer Category B-1
4. The property is in the Planned Planning Area
5. The property is in the Planning Area
6. A Front Connection Plan is required
7. The property is currently in zoning R-30 (On-the-Site Stormwater Management Plan is required)
8. Servicing utilities for the site are:
Electricity: REPCO
Water: WSSC
Sewer: WSSC
Gas: WSSC
 9. The property is shown on the Map (MSD) as separate Parcel B & B1
10. 200' wide easement 210' NE of
11. 200' wide easement 210' NE of
12. 200' wide easement 210' NE of
13. Parking required: 16 spaces (including 2 handicapped)
14. Parking provided: 16 spaces (including 2 handicapped)
TOTAL PROVIDED = 25 spaces
TOTAL REQUIRED = 25 spaces
15. Proposed Drive (On-lotwide unincorporated pavement) to be constructed to Sherrill Manor Drive (On-lotwide unincorporated pavement) per subdivision Preliminary Plan 7-04010
16. The property and the existing Parcel A were the subject of approval Preliminary Plan 7-04010



Proposed Parcel B & Outlot B1
ALPINE FOREST
MONTGOMERY COUNTY, MARYLAND

<p>PRELIMINARY PLAN</p> <p>SPITZER, LINDS & MITCHELL, INC. CIVIL ENGINEERS - LAND PLANNERS & SURVEYORS 1725 Pennsylvania Avenue, Suite 200, Silver Spring, MD 20910 Phone: 301-545-1800</p>	<p>Prepared for: Deyoung Apartments LLC 4207 Crownwood Drive Silver Spring, MD 20910 Phone: 301-545-1800</p>	<p>DATE: 04/22/2014 NOTES: 04/22/2014, 05/15/2014, 05/20/2014</p>	<p>Scale: 1" = 80'</p> <p>May 2014 150-C-2</p>
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