

Item #4

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: March 4, 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 March 10, 2005.

Attached are copies of plan drawings for item #03, #04, and #11. These subdivision items are scheduled for Planning Board consideration on March 10, 2005. The items are further identified as follows:

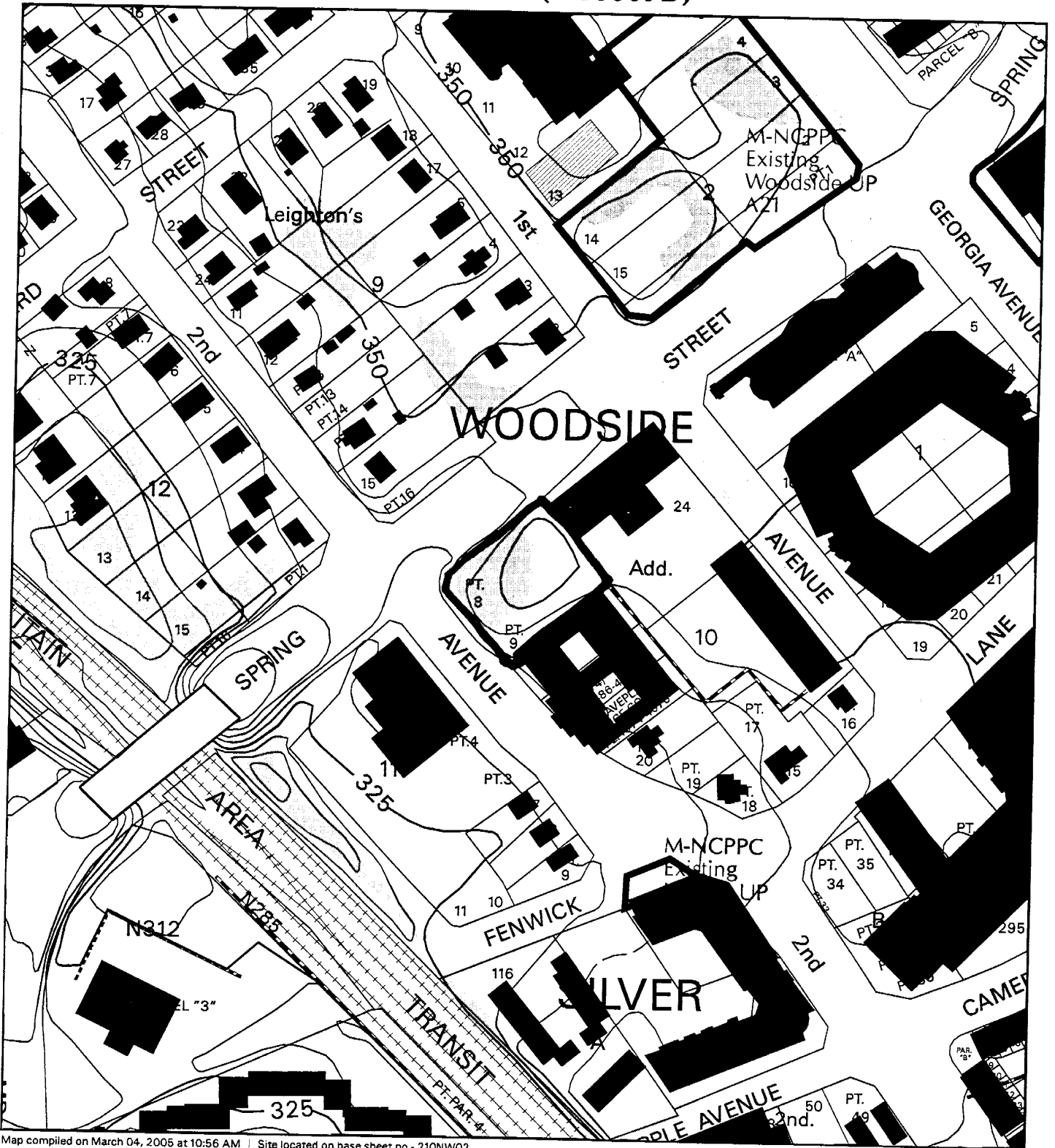
Agenda Item #03 - Preliminary Plan 1-04062
Longwood

Agenda Item #04 - Preliminary Plan 1-00069B
Easter Seals-Silver Spring

Agenda Item #11 - Preliminary Plan 1-05021
Wheaton Forest

Attachment

EASTER SEALS-SIVER SPRING (1-00069B)



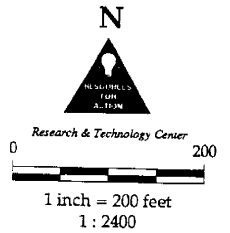
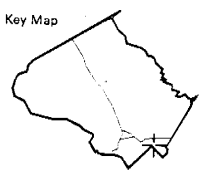
Map compiled on March 04, 2005 at 10:56 AM | Site located on base sheet no. -210NW02

NOTICE

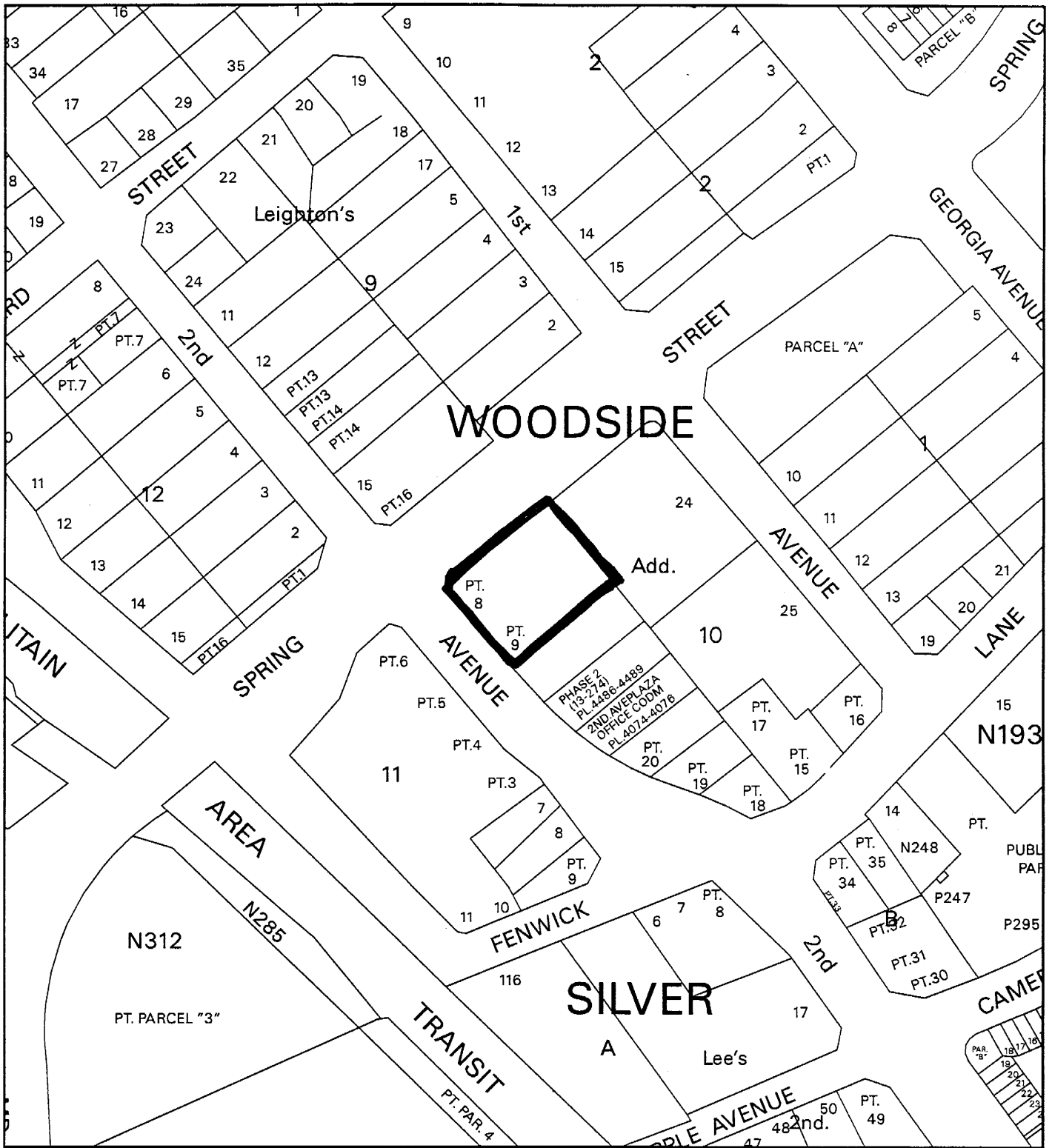
The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland -National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from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



EASTER SEALS-SIVER SPRING (1-00069B)



Map compiled on March 04, 2005 at 10:52 AM | Site located on base sheet no - 210NW02

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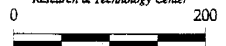
Key Map



N



Research & Technology Center



1 inch = 200 feet
1 : 2400

GENERAL NOTES

1. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHS OF THE PROPOSED SITE AND ADJACENT AREAS.
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10. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHS OF THE PROPOSED SITE AND ADJACENT AREAS.

SITE DATA

ZONING STANDARDS
 LOT AREA: 26,400 S.F.
 LOT WIDTH: 100 FT.
 LOT DEPTH: 264 FT.
 LOT COVERAGE: 40%
 FLOOR AREA: 10,560 S.F.
 MAXIMUM HEIGHT: 35 FT.
 MINIMUM SETBACKS: 10 FT. (FRONT), 10 FT. (SIDE), 10 FT. (REAR)
 MINIMUM FRONT YARD OPEN SPACE: 10% OF LOT AREA
 MINIMUM REAR YARD OPEN SPACE: 10% OF LOT AREA
 MINIMUM SIDE YARD OPEN SPACE: 10% OF LOT AREA
 MINIMUM FRONT SETBACK: 10 FT.
 MINIMUM SIDE SETBACK: 10 FT.
 MINIMUM REAR SETBACK: 10 FT.
 MINIMUM FRONT YARD OPEN SPACE: 10% OF LOT AREA
 MINIMUM REAR YARD OPEN SPACE: 10% OF LOT AREA
 MINIMUM SIDE YARD OPEN SPACE: 10% OF LOT AREA
 MINIMUM FRONT SETBACK: 10 FT.
 MINIMUM SIDE SETBACK: 10 FT.
 MINIMUM REAR SETBACK: 10 FT.

PARKING TABULATION

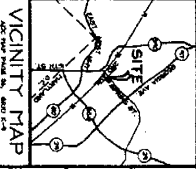
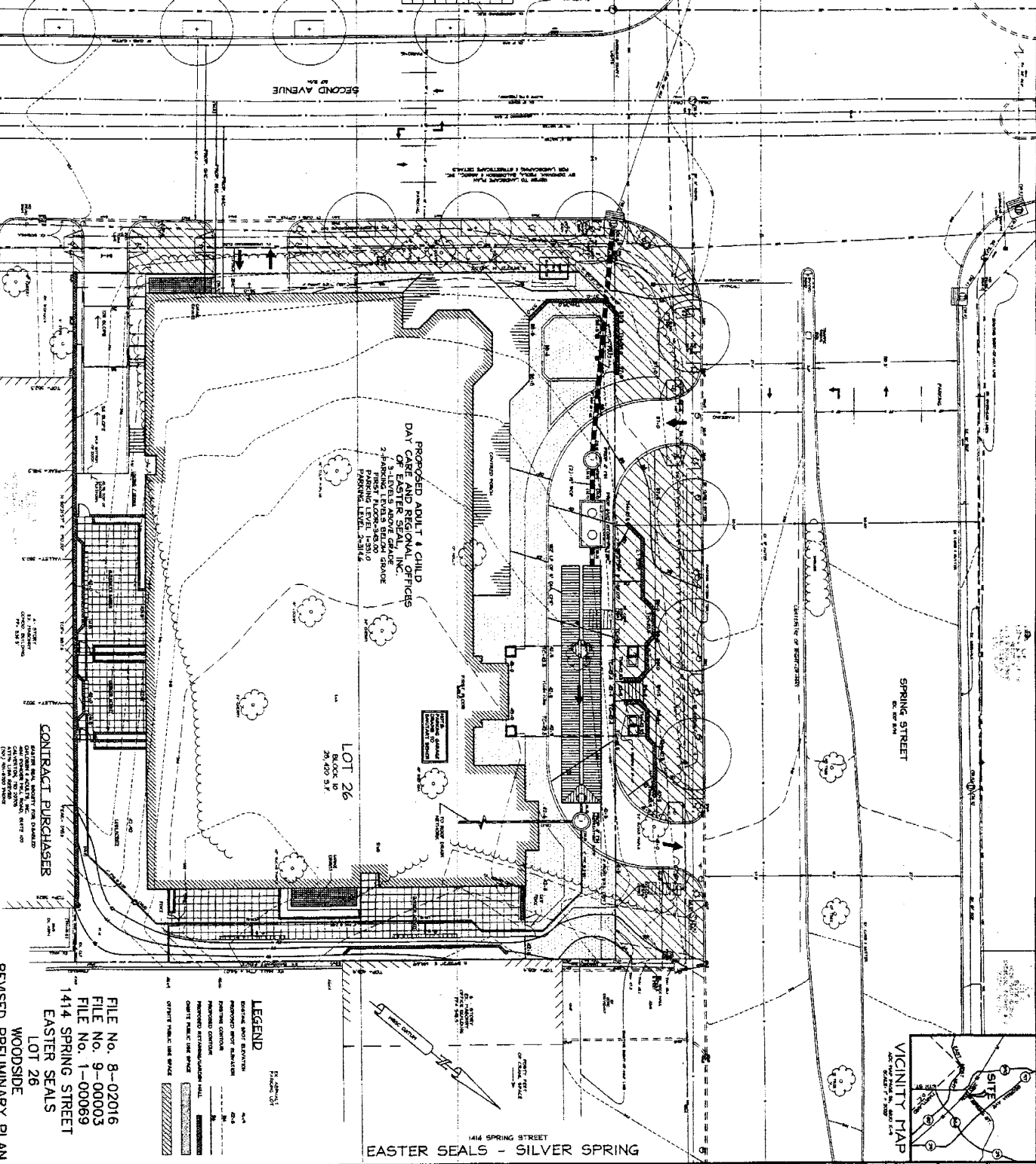
TYPE OF PARKING	NUMBER OF SPACES	REMARKS
Surface	10	10 FT. x 20 FT.
Garage	10	10 FT. x 20 FT.
Handicap	2	5 FT. x 8 FT.
Other	0	
TOTAL	22	

ENGINEER'S CERTIFICATE

I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that the above described plans were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Maryland.

MISS UTILITY

THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHS OF THE PROPOSED SITE AND ADJACENT AREAS.



1414 SPRING STREET
 EASTER SEALS - SILVER SPRING

LOT 26, BLOCK 10
 WOODSIDE

WHEATON (15TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

REVISED PRELIMINARY PLAN

FILE NO. 8-02016
 FILE NO. 9-00003
 FILE NO. 1-00069
 1414 SPRING STREET
 EASTER SEALS
 LOT 26
 WOODSIDE
 REVISED PRELIMINARY PLAN

CAS ENGINEERING
 CIVIL - SURVEYING - LAND PLANNING
 106 East Research Blvd. Suite 101, Silver Spring, MD 20910
 Tel: (301) 997-8631 Fax: (301) 997-8645

DATE	BY	REVISION
11/2004	SSS	SSS
98.072C	SSS	SSS

SCALE: 1" = 10'
 CAS

98072C.DWG