

Item #9

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 11, 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 17, 2005.

Attached are copies of plan drawings for item #05, #08, and #09. These subdivision items are scheduled for Planning Board consideration on March 17, 2005. The items are further identified as follows:

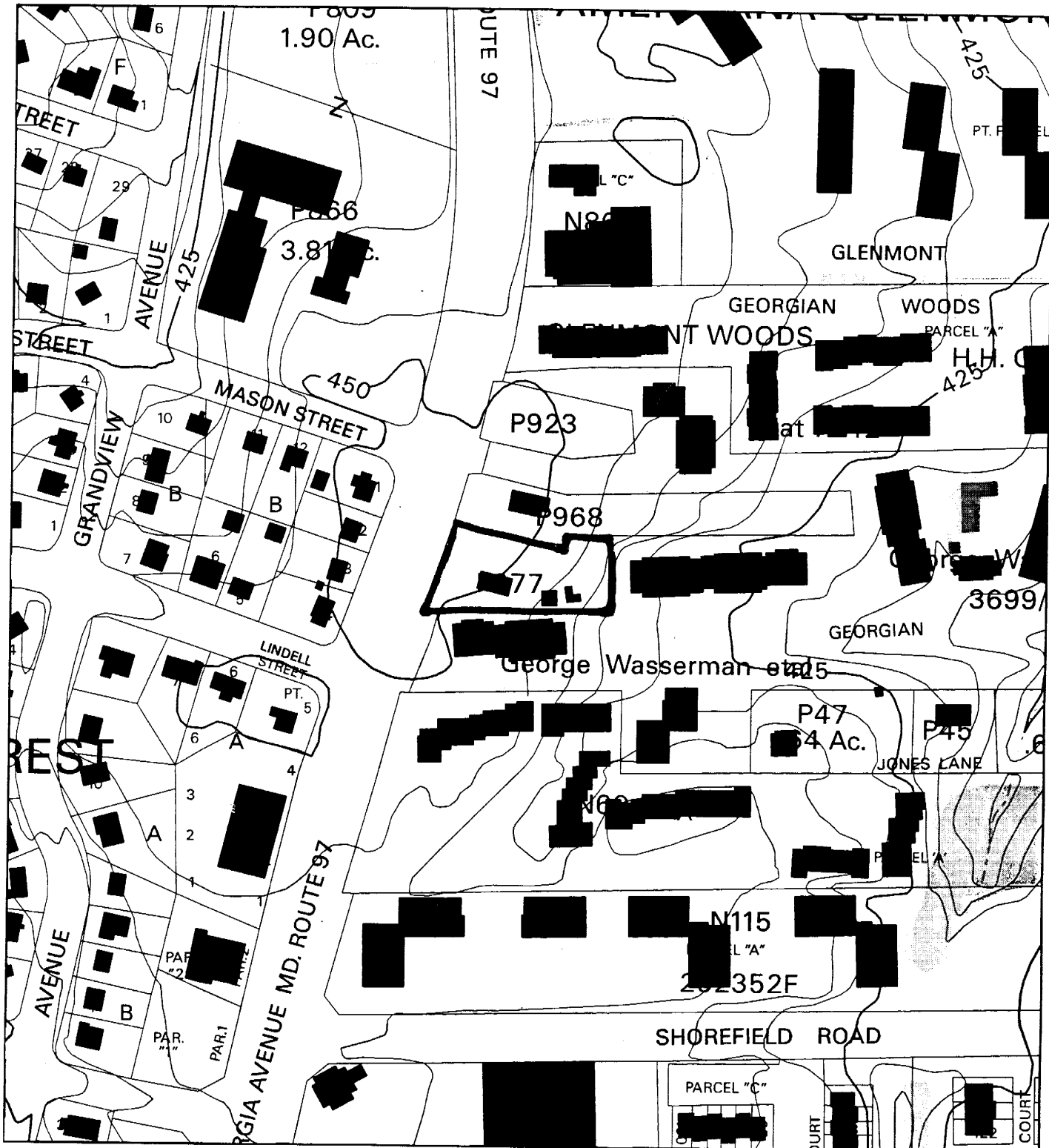
Agenda Item #05 - Preliminary Plan 1-04039A
Silver Spring Gateway

Agenda Item #08 - Preliminary Plan 1-05029
Stoney Springs

Agenda Item #09 - Preliminary Plan 1-05052
Loneoak Townes

Attachment

LONEOAK TOWNES (1-05052)



Map compiled on November 30, 2004 at 3:36 PM | Site located on base sheet no - 216NW02

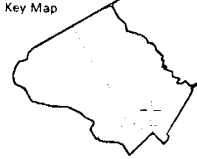
NOTICE

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

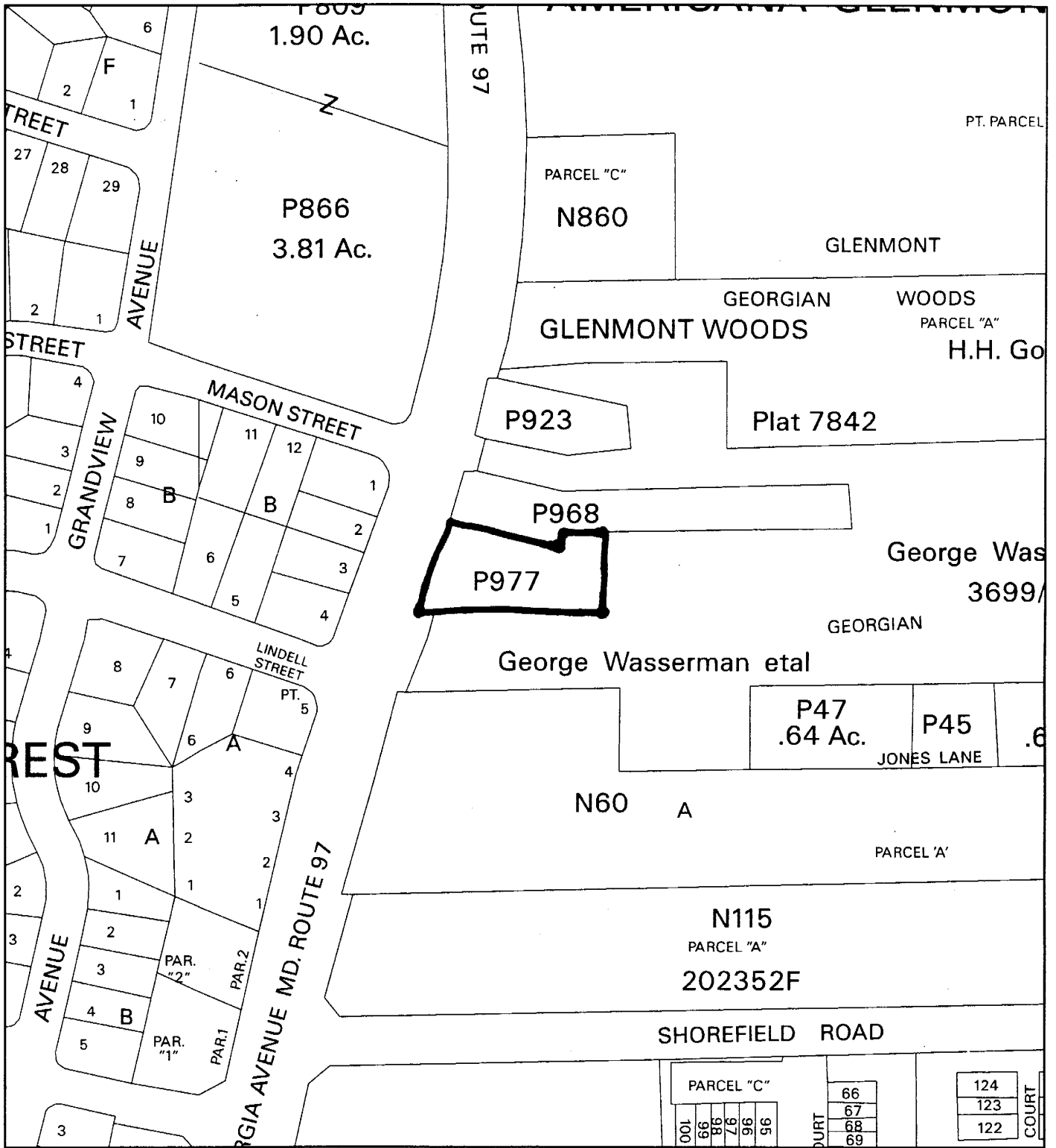


N

Research & Technology Center

1 inch = 200 feet
1 : 2400

LONEOAK TOWNES (1-05052)



Map compiled on November 30, 2004 at 3:49 PM | Site located on base sheet no - 216NW02

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Key Map



N



Research & Technology Center



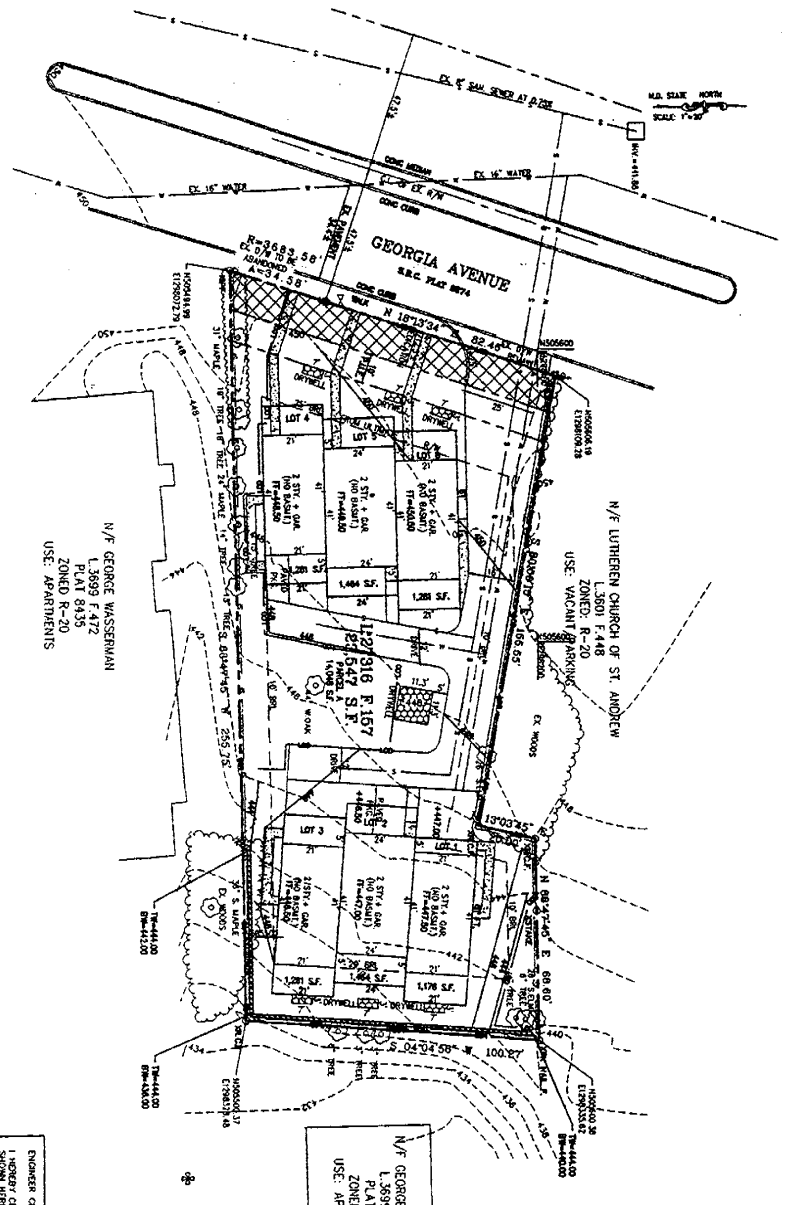
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

Item	Quantity/Unit	Proposed	Existing
Overall Area	20,000 SF	21,547 SF	---
Development Density	173 DU/AC, 4.15 DU	110 DU/AC, 8.00	8.00
Building Coverage	33% max (214)	21% (124)	25% (124)
Open Area	50% min (314)	50% (214)	50% (214)
Building Height	35 ft max	35 ft	35 ft
Building setbacks:			
From Street	25 ft min	25 ft	25 ft
Side	10 ft	10 ft	10 ft
Rear	20 ft	20 ft	20 ft
From Ditching	30 ft	N/A	---
From Existing	30 ft	N/A	---
From Ditching	30 ft	N/A	---
From Existing	30 ft	N/A	---

NOTE: 1. THIS PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF PUBLIC WORKS AND THE BOARD OF ZONING ADJUSTMENTS. 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



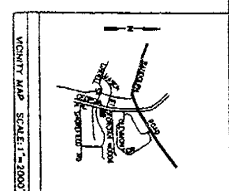
N/F GEORGE WASSERMAN
L 3899 F 472
PLAT 8435
ZONED R-20
USE: APARTMENTS

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L 3899 F 472
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- NOTES:
1. PROPERTY TO BE DEVELOPED ON THE APPROXIMATE 2.15 AC. TO BE SHOWN ON THE PLAN.
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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ENGINEER CERTIFICATE
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND TRUTHFUL TO THE BEST OF MY KNOWLEDGE AND BELIEF.
DATE: 11-18-04
BY: [Signature]



Revisions		Description	
No.	Date		
1	11-18-04	REVISED AND RELEASED SET OF DRAWINGS	
2	11-18-04	REVISED D/W ACCESS APPROX PER SHM COMMENT	
3	11-18-04	REVISED DRAWING PER WSSC COMMENTS	

M.M. [Signature]	CADD [Signature]	M.M. [Signature]	11-19-04
Prepared	Drawn	Approved	Date

LANDPLAN ASSOCIATES	LONEOAK TOWNES	PRELIMINARY PLAN
P.O. BOX 10375 ROCKVILLE, MD. 20849 TEL: (301) 279-9990 FAX: (301) 576-5056 Mike@Landplanassociates.com	PARCEL P977, HERMITAGE 12129 GEORGIA AVE SILVER SPRING, MD. 20902 13TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND	OWNER/DEVELOPER: MIRALI MIRTAGHAVI P.O. BOX 10375 ROCKVILLE, MD. 20849 (301) 279-9990

Project No. 03-146
1/1