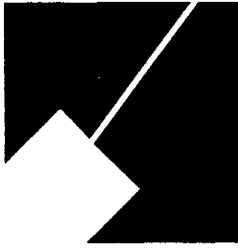


Item # 11

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 25, 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 31, 2005.

-----

Attached are copies of plan drawings for item #07, #08, #09, #10, #11 and #12. These subdivision items are scheduled for Planning Board consideration on March 31, 2005. The items are further identified as follows:

Agenda Item #07 - Preliminary Plan 1-05058  
Ashton Manor

Agenda Item #08 - Preliminary Plan 1-04100  
Hill Property

Agenda Item #09 - Preliminary Plan 1-04110  
The Reserve at Fair Hill

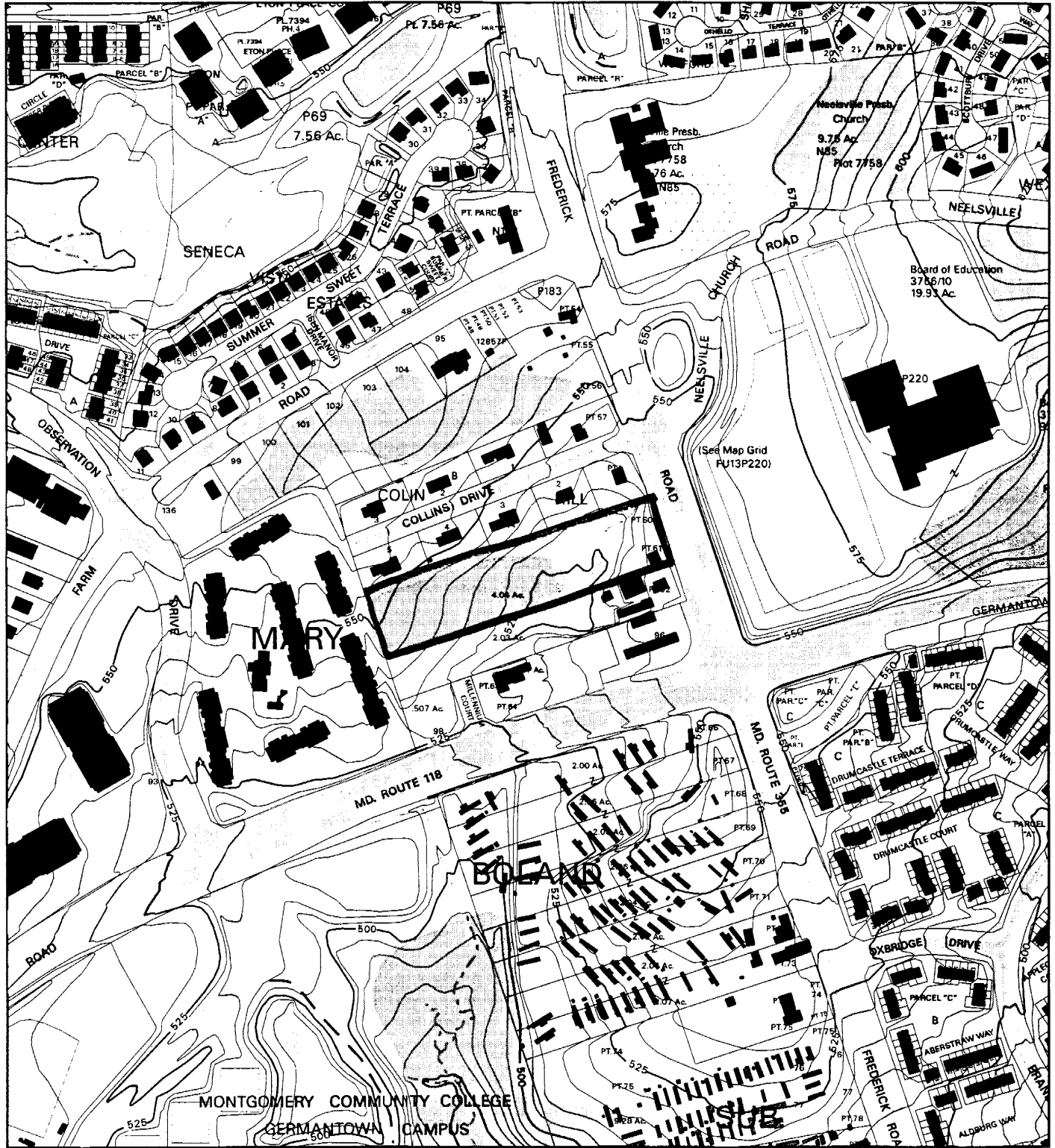
Agenda Item #10 - Preliminary Plan 1-05003  
Linthicum West Property

Agenda Item #11 - Preliminary Plan 1-05026  
The Towns of Boland Farms

Agenda Item #12 - Preliminary Plan 1-03062  
Village of Potomac

Attachment

# THE TOWNS OF BOLAND FARM (1-05026)



Map compiled on September 07, 2004 at 1:23 PM | Site located on base sheet no. 228NW12

## 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

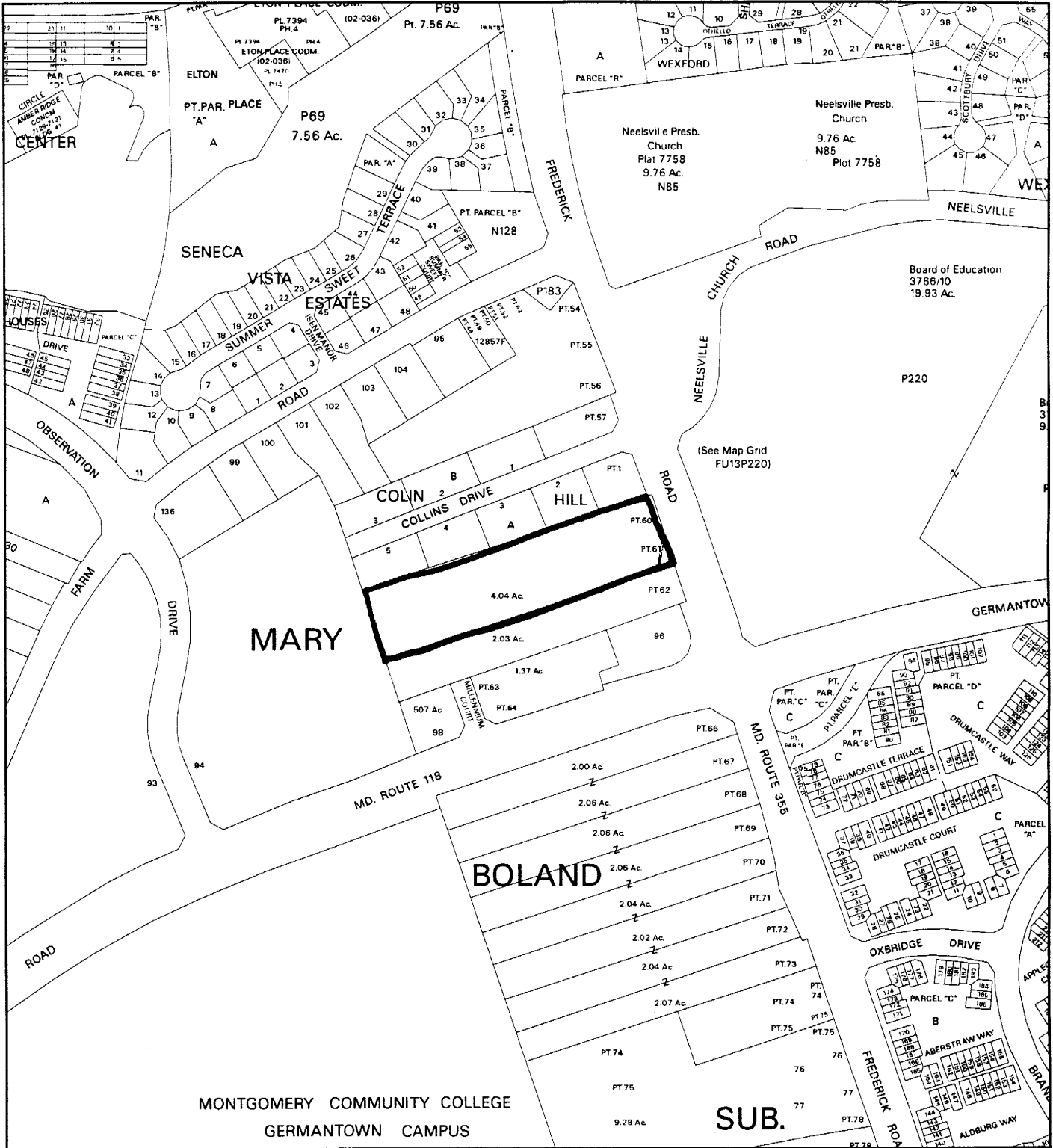


Research & Technology Center



1 inch = 400 feet  
1 : 4800

# THE TOWNS OF BOLAND FARM (1-05026)



Map compiled on September 07, 2004 at 1:25 PM | Site located on base sheet no - 228NW12

## NOTICE

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Key Map



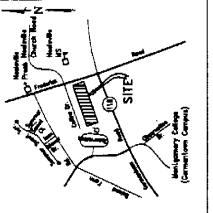
N



Research & Technology Center



1 inch = 400 feet  
1 : 4800



VICINITY MAP  
SCALE 1" = 2,000'

R-200/DRE Development Standards  
 2000 Edition  
 2000 Edition  
 2000 Edition

Requested/Permitted  
 8.5 ft./Ac. min. 8.5 ft./Ac.

Density of development per:  
 Usable Area (SR-C-131)(4)

Building setbacks:  
 From street - 5' (at least)  
 From side yard - 5'  
 From back of lot - 5'  
 From back of lot - 5'

Building height:  
 35' min.

Green Space:  
 5% - C-135 Special Provisions for TOD Development

Residential Use:  
 One Family Detached  
 Townhome Attached  
 Multiplicity

\* SR-C-134 for TOD densities of 3 or more development standards are permitted with appropriate master plan guidelines and a maximum 10% increase in the purpose and provisions of the PD text.

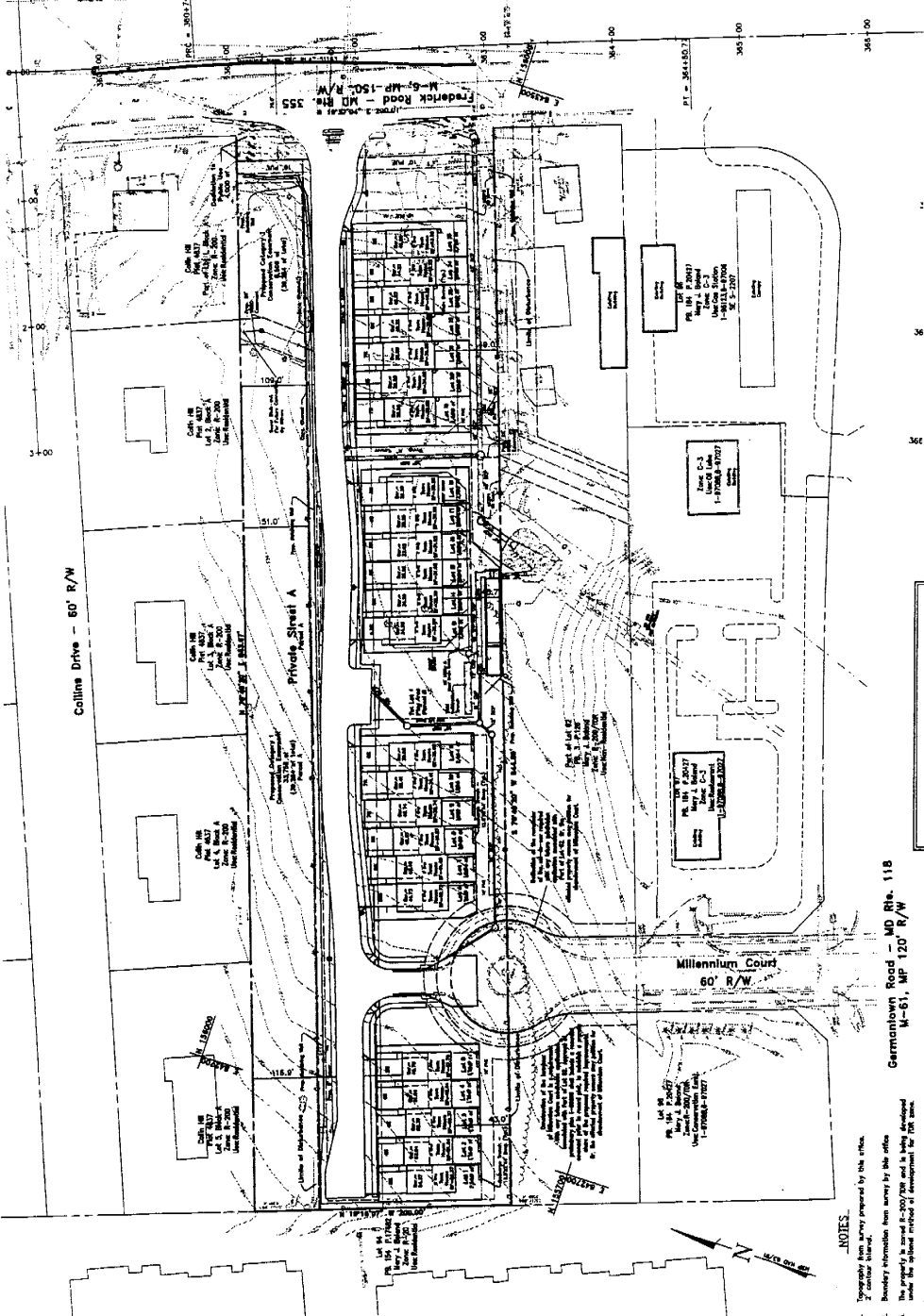
\*\* SR-C-135 Upon a finding by the planning board, the percentage requirement for open-space and multiplicity may be waived.

AREA TABULATION:  
 Gross Total Area (GTA) = 114,240 sq. ft. or 2.61 ac.  
 Street Frontage = 1,500 ft. or 0.03 mi.  
 Net Total Area (NTA) = 112,740 sq. ft. or 2.58 ac.

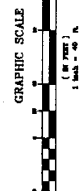
DENSITY TABULATION:  
 GTA 4.00 ac/min  
 Net Density 4.40 ac/min  
 Total Density 4.40 ac/min  
 Total Density 4.40 ac/min  
 Total Density 4.40 ac/min

TOR TABULATION:  
 Base Density - 8.5 ac/min  
 Proposed Density - 10.0 ac/min  
 Density 10.0 ac/min

PARKING TABULATION:  
 50 - 1.5 spaces/1,000 sq. ft. of Proposed



PREPARED FOR:  
 GBI Corporation  
 6408 Grovedale Drive, Suite 202  
 Alexandria, VA 22310  
 P. 703.922.1850  
 F. 703.922.1855  
 Attn: Frank Gordon



ENGINEER'S CERTIFICATE  
 I, the undersigned, being a duly licensed Professional Engineer in the State of Maryland, do hereby certify that the above is a true and correct copy of the plans as shown to me by the applicant and as the same appear on the original plans and specifications filed with me for record.

- NOTES:
1. Topography from survey prepared by the owner.
  2. Boundary information from survey by the owner.
  3. The property is zoned R-200/DRE and is being developed under the stated intent of development for TOD text.
  4. Refer to sewer category S-1 and S-1.1, respectively.
  5. Number of lots prepared by the plan: 28
  6. Proposed lot area is residential, with 100% single family attached density units. Potentially lower water requirement.
  7. A record referenced survey (MD/PA) record Standard Reference Plan, Reference Number: 2000-0001 (10) (10) Planning District.
  8. The site is in the Commercial & Midcity Planning Area, P.A. #18.
  9. The site is adjacent to Germanblown Road, the side of Germanblown Road is the Palisades River waterfront on the side of the site.
  10. This plan is not for construction purposes.
  11. Property lines and areas are subject to adjustment at final plat completion.
  12. Building footprints and grading are graphical representations. Final plat completion and grading to be determined at Building Permit phase.

THE TOWNS OF BOLAND FARM  
 Parts of Lots 60 & 61, PB.3 P.276  
 8TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

**MHG**  
 Macris, Hendricks & Glascock, P.A.  
 Attorneys  
 8225 Wilshire Road, Suite 102  
 Bethesda, Maryland  
 20814-1777  
 Phone: 301.670.0600  
 Fax: 301.670.0601  
 E-mail: mhg@mhgpa.com

Prepared by: MHP  
 Date: Aug 2004  
 Project No: 0310020  
 Scale: 1" = 40'

NO.	DATE	DESCRIPTION
1	2.25.05	Revisions to address ZMC comments
2	3.24.05	Revisions to address State comments
		MHP
		MHP

WDC 238 MW 12  
 TDC MAP DV 843  
 PRELIMINARY PLAN OF SUBDIVISION  
 Lots 1-24 and Parcel A