

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

(301) 495-4605

Montgomery County Planning Board  
Office of the Chairman

MEMORANDUM

DATE: January 21, 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 27, 2005.

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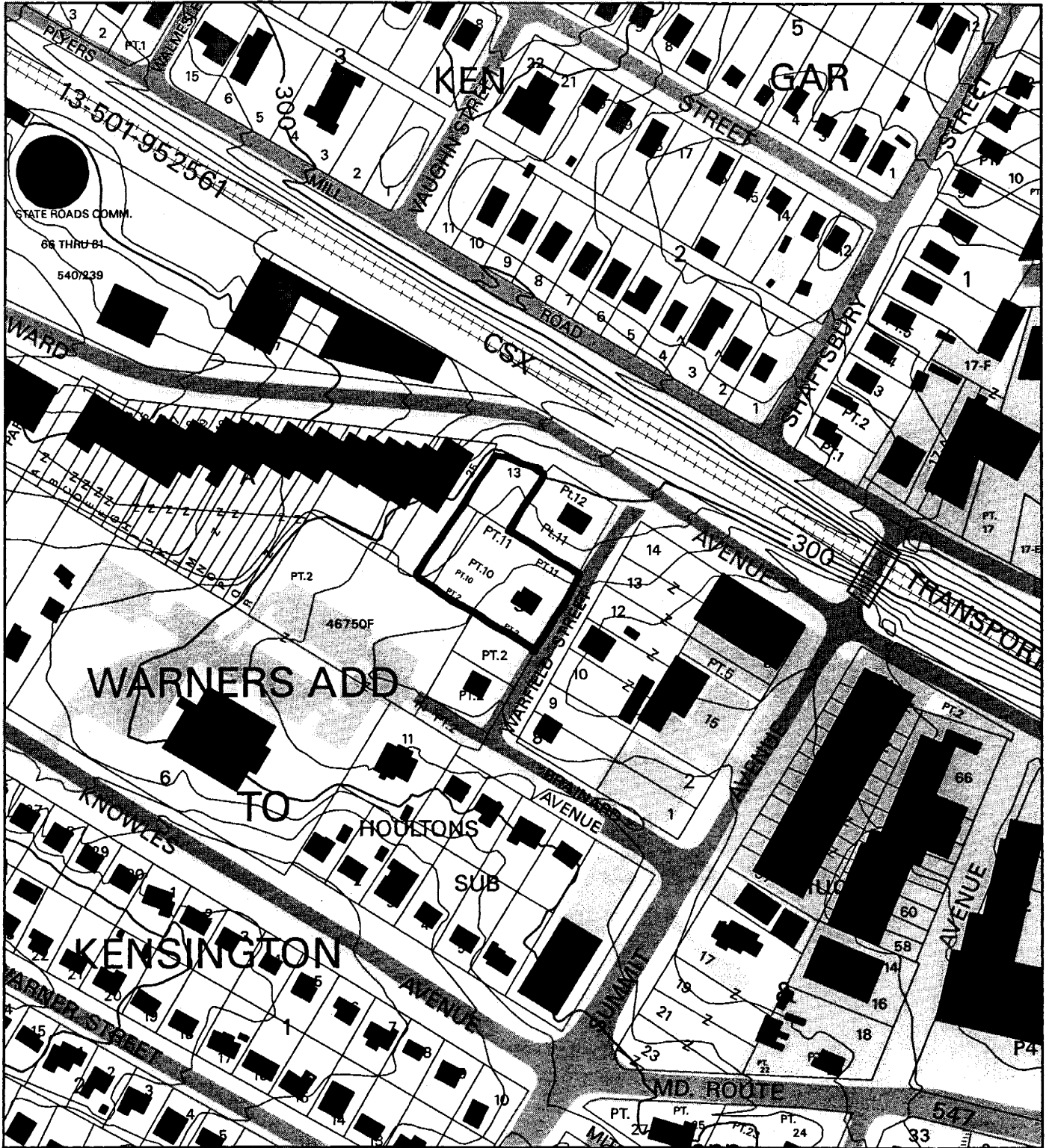
Attached are copies of plan drawings for item #06, #09 and #10. These subdivision items are scheduled for Planning Board consideration on January 27, 2005. The items are further identified as follows:

Agenda Item #06 - Preliminary Plan 1-05018  
Westfield Montgomery Mall

Agenda Item #09 - Preliminary Plan 1-05009  
Warner's Addition to Kensington

Agenda Item #10 - Preliminary Plan 1-05014  
Ednor Acres

# WARNER'S ADDITION (1-05009)



Map compiled on August 02, 2004 at 1:20 PM | Site located on base sheet no - 213NW04

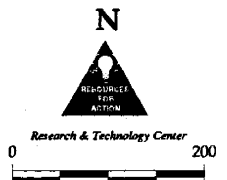
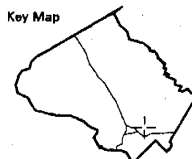
## NOTICE

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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



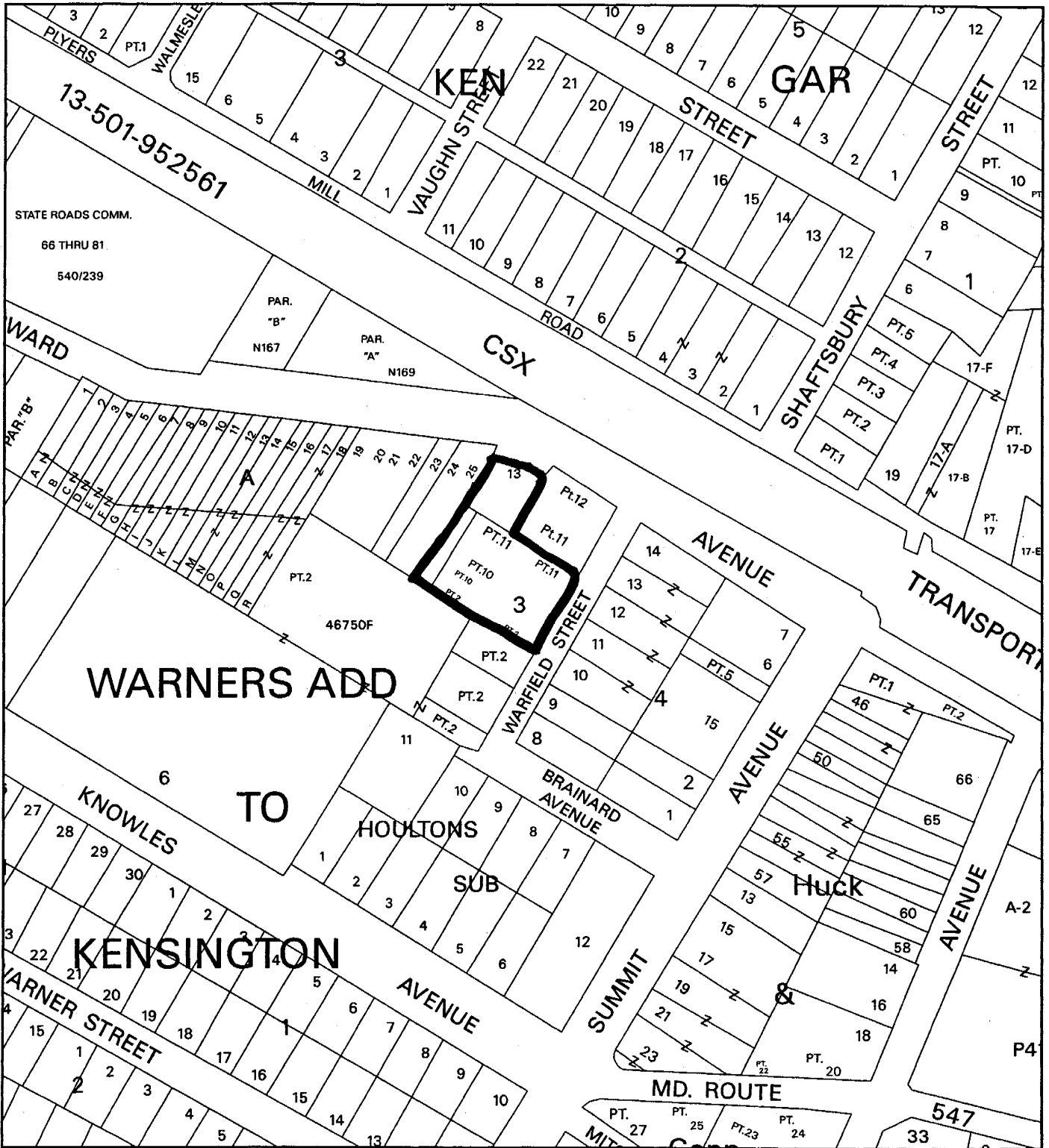
1 inch = 200 feet  
1:2400

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



8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

# WARNER'S ADDITION (1-05009)



Map compiled on August 02, 2004 at 1:25 PM | Site located on base sheet no - 213NW04

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Key Map



N



Research & Technology Center



1 inch = 200 feet  
1 : 2400

**GENERAL NOTES**

- 1) WATER CONTRACT - 1" WATER CONTRACT - 1"
- 2) SANITARY CONTRACT - 1" SANITARY CONTRACT - 1"
- 3) 2" HOT GASOLINE GASOLINE CONTRACT OR A CONTRACT PREPARED BY CIVIL ENGINEER, DAVIS BRADSHAW, INC.
- 4) DRIVEWAY ENTRANCE SHIRT CHANGES:
  - 1" 3" NORTHWEST
  - 1" 3" SOUTHWEST TO INTL. 17" DIAMETER INTL.
  - 1" 3" SOUTH TO INTL. 17" DIAMETER INTL.
  - 1" 3" SOUTH TO INTL. 17" DIAMETER INTL.
- 5) PROPERTY BOUND ON THE TOP OF 344, LOTS 11, 12, 13, 14, 15 & 16, BLOCK 5.
- 6) PROPERTY BOUND ON THE SOUTH OF 344, LOTS 11, 12, 13, 14, 15 & 16, BLOCK 5.
- 7) PROPERTY BOUND ON PORTSMOUTH COUNTY SOLE SURVEY MAP NO. 24, 1982, TYPED, S.E.
- 8) SITE IS LOCATED IN THE LORAIN ROCK CRACK MATHEMATICS.
- 9) LOCAL UTILITIES INCLUDE:
  - WATER & SEWER - WASHINGTON SUBURBAN SANITARY COMMISSION
  - TELEPHONE - VERIZON
  - GAS - WASHINGTON GAS
- 10) SITE IS LOCATED IN THE LORAIN ROCK CRACK MATHEMATICS.
- 11) LOCAL UTILITIES INCLUDE:
  - WATER & SEWER - WASHINGTON SUBURBAN SANITARY COMMISSION
  - TELEPHONE - VERIZON
  - GAS - WASHINGTON GAS

**SITE DATA**

NO. 20 AS  
 1/4" = 1' AS SHOWN  
 PROVIDED DIMENSIONS  
 NET TRACT AREA

**ZONING STANDARDS (C-T PORTION OF SITE - 2800 SF)**

ITEM	REQUIREMENT	PROVIDED
LOT AREA	MIN. 10,000 SF	2800 SF
LOT WIDTH AT B.M.	MIN. 30 FT.	30 FT.
SETBACKS	MIN. 5 FT. (FRONT), 10 FT. (SIDE), 15 FT. (REAR)	5 FT. (FRONT), 10 FT. (SIDE), 15 FT. (REAR)
MAXIMUM HEIGHT	MIN. 8 FT.	8 FT.
FLOOR AREA RATIO (F.A.R.)	MIN. 0.25	0.25
FRONT SETBACK	MIN. 5 FT.	5 FT.
OTHER SETBACKS	MIN. 10 FT. (SIDE), 15 FT. (REAR)	10 FT. (SIDE), 15 FT. (REAR)
SCREEN SPACE	MIN. 20% (FRONT)	20% (FRONT)

**ZONING STANDARDS (R-40 PORTION OF SITE - 7100 SF)**

ITEM	REQUIREMENT	PROVIDED
LOT AREA	MIN. 10,000 SF	7100 SF
LOT WIDTH AT B.M.	MIN. 30 FT.	30 FT.
SETBACKS	MIN. 5 FT. (FRONT), 10 FT. (SIDE), 15 FT. (REAR)	5 FT. (FRONT), 10 FT. (SIDE), 15 FT. (REAR)
MAXIMUM HEIGHT	MIN. 8 FT.	8 FT.
FLOOR AREA RATIO (F.A.R.)	MIN. 0.25	0.25
FRONT SETBACK	MIN. 5 FT.	5 FT.
OTHER SETBACKS	MIN. 10 FT. (SIDE), 15 FT. (REAR)	10 FT. (SIDE), 15 FT. (REAR)
SCREEN SPACE	MIN. 20% (FRONT)	20% (FRONT)

**PARKING TABULATION**

REQUIREMENT	PROVIDED
MINIMUM SPACES	17,400 SF
MINIMUM SPACES	17,400 SF
TOTAL SPACES	17,400 SF
MINIMUM SPACES	17,400 SF
TOTAL SPACES	17,400 SF

**MISS UTILITY**

CALL MISS UTILITY AT 1-800-377-7273. 90 MINUTES PRIOR TO THE START OF WORK. MISS UTILITY WILL LOCATE ALL MISS UTILITY IN THE AREA OF PROPOSED EXCAVATION AND PROVIDE A MISS UTILITY REPORT TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSTRUMENTS OF SERVICE FROM THE PORTSMOUTH COUNTY ENGINEER.

**ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN, SPECIFICATIONS AND ALL DATA PREPARED BY ME ACCORDANCE WITH THE REGULATIONS AND ORDINANCES OF PORTSMOUTH COUNTY, N.H.

9/20/04 *Curt A. Schwab*

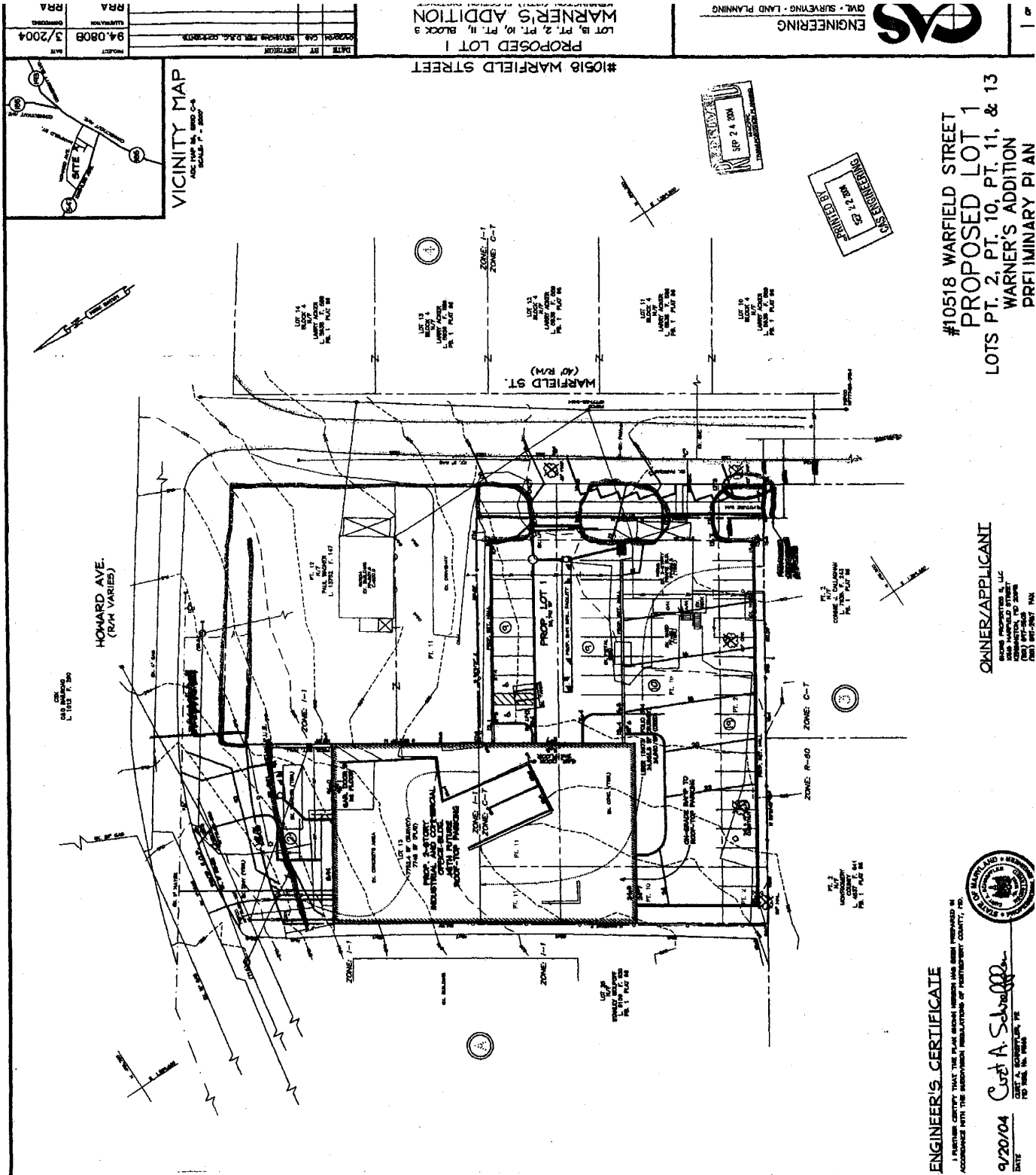
DATE



**OWNER/APPLICANT**

WARFIELD STREET, LLC  
 10518 WARFIELD STREET  
 PORTSMOUTH, NH 03801  
 (603) 897-2807 FAX

#10518 WARFIELD STREET  
 PROPOSED LOT 1  
 LOTS PT. 2, PT. 10, PT. 11, & 13  
 WARNER'S ADDITION  
 PRELIMINARY PLAN



DATE	BY	REVISION
9/4/08	CS	REVISION PER D.A.G. COMMENTS
3/2004	RR	REVISION

PROJECT: 94.0808  
 SHEET: 3/2004

**VICINITY MAP**

WARFIELD STREET  
 PROPOSED LOT 1

WARNER'S ADDITION  
 LOT 10, PT. 2, PT. 10, PT. 11, BLOCK 5

ENGINEERING  
 CIVIL, SURVEYING - LAND PLANNING

