

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: November 10, 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 November 17, 2005.

Attached are copies of plan drawings for item #09, and #11. These subdivision items are scheduled for Planning Board consideration on November 17, 2005. The items are further identified as follows:

Agenda Item #09 - Preliminary Plan 120050940
(formerly 1-05094)
836 Bonifant Street

Agenda Item #11 - Preliminary Plan 120050960
(formerly 1-05096)
James Property

Attachment

JAMES PROPERTY (12005096 FORMERLY 1-05096)



Map compiled on November 10, 2005 at 12:38 PM | Site located on base sheet no - 218NE03

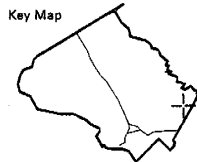
NOTICE

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Key Map



N



Research & Technology Center



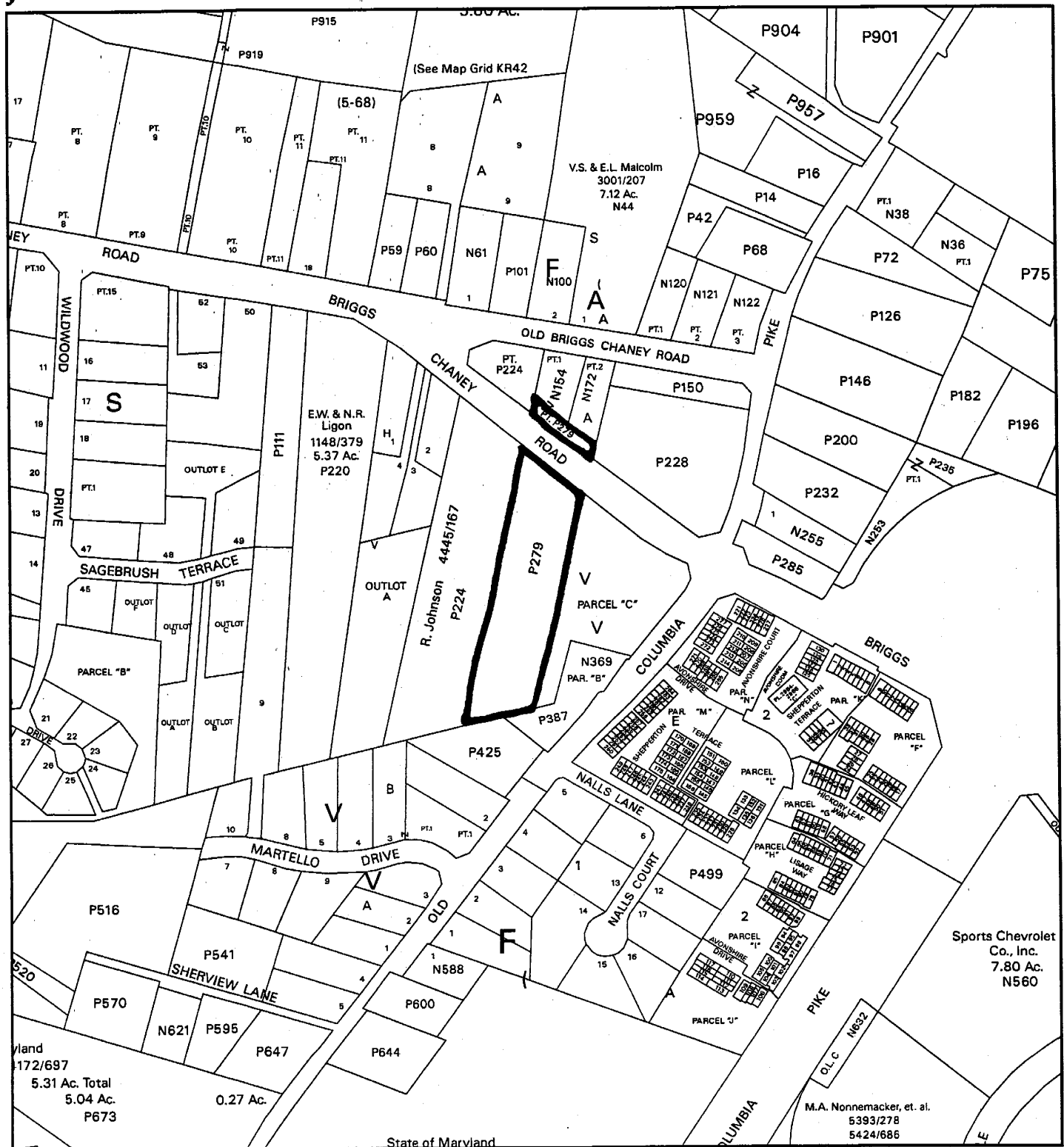
1 inch = 400 feet
1 : 4800

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

M-NCPPC

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

JAMES PROPERTY (12005096 FORMERLY 1-05096)



Map compiled on November 10, 2005 at 12:35 PM | Site located on base sheet no - 218NE03

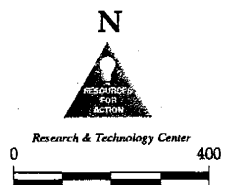
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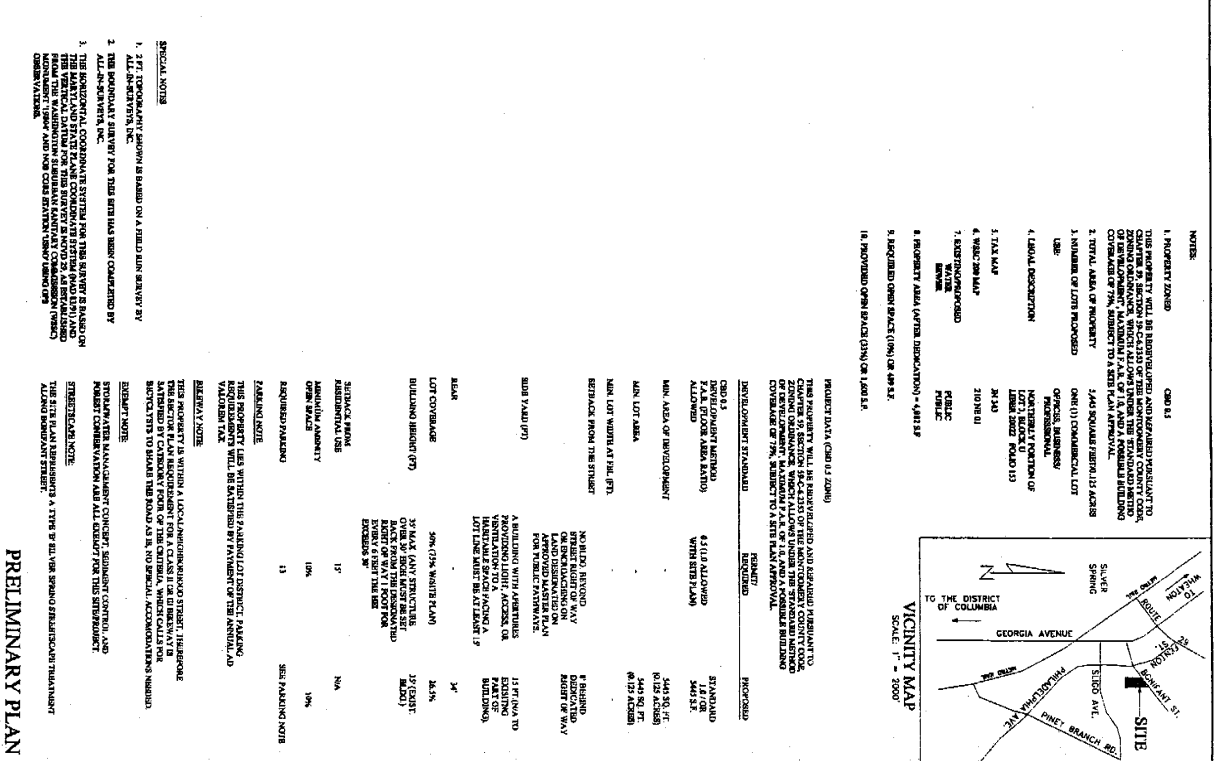
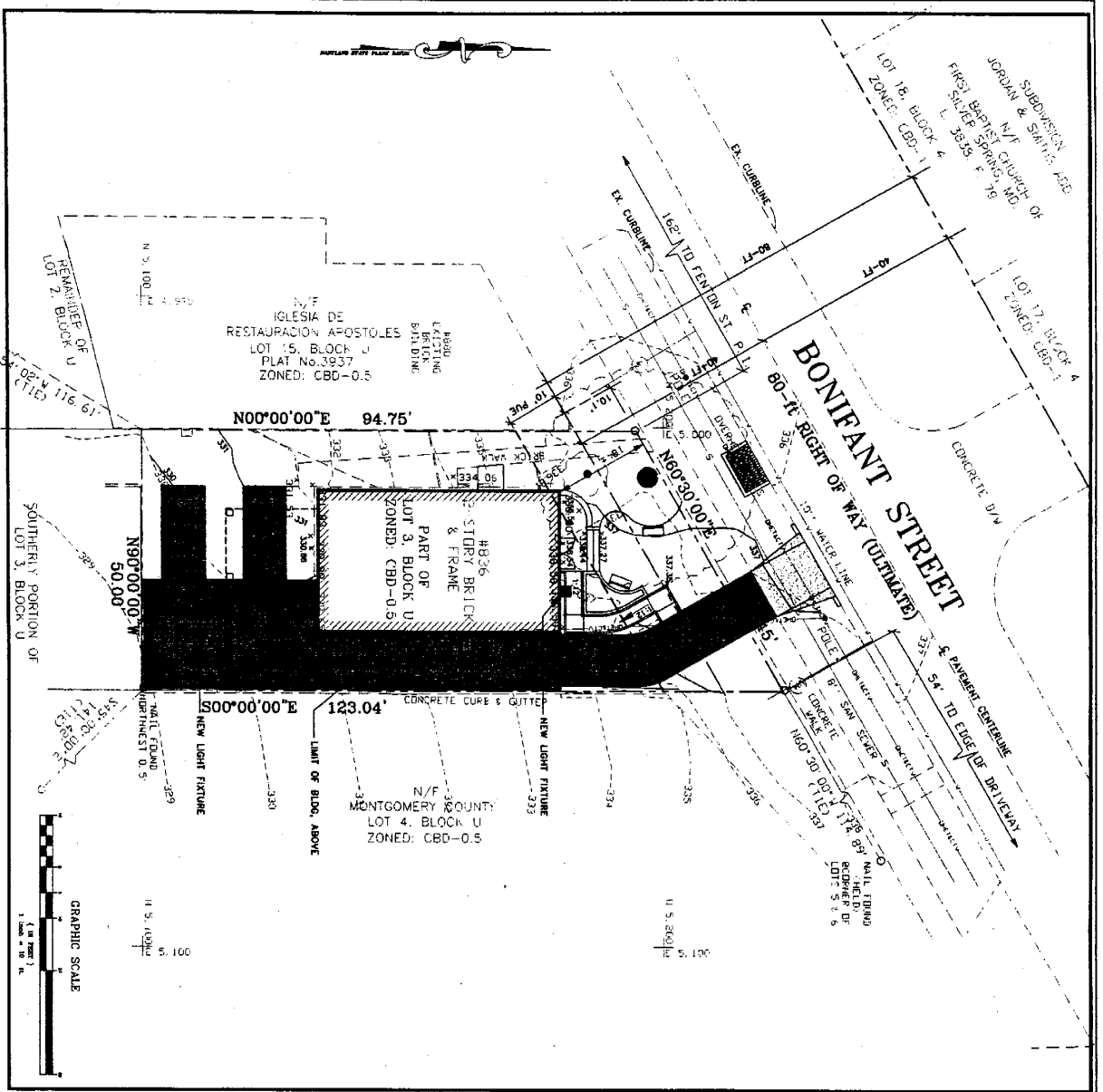
Key Map



1 inch = 400 feet
1 : 4800

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

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760



- NOTES**
1. PROPERTY ZONED: CBD-0.5
 2. THIS PROPERTY WILL BE DEVELOPED AND/OR IMPROVED IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE MONTGOMERY COUNTY CODE, CHAPTER 19, ARTICLE 20-21 OF THE MONTGOMERY COUNTY CODE, OR ANY AMENDMENTS THEREOF. THE PROPOSED DEVELOPMENT IS SUBJECT TO A SITE PLAN APPROVAL.
 3. THE PROPOSED DEVELOPMENT IS SUBJECT TO A SITE PLAN APPROVAL BY THE MONTGOMERY COUNTY BOARD OF PLANNING AND ZONING ADMINISTRATION.
 4. LOCAL DESCRIPTION: ONE (1) COMMERCIAL LOT
 5. TAX MAP: M-140
 6. WELL: NONE
 7. ACQUISITION: NONE
 8. PROPERTY AREA (APPROXIMATE) - 4,412.14 SQ. FT.
 9. REQUIRED OPEN SPACE (MIN.) OF 494.12 SQ. FT.
 10. PROPOSED OPEN SPACE (MIN.) OF 1,026.54 SQ. FT.

PROPOSED DEVELOPMENT (CBD-0.5 ZONING)

THIS PROPERTY WILL BE DEVELOPED AND/OR IMPROVED IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE MONTGOMERY COUNTY CODE, CHAPTER 19, ARTICLE 20-21 OF THE MONTGOMERY COUNTY CODE, OR ANY AMENDMENTS THEREOF. THE PROPOSED DEVELOPMENT IS SUBJECT TO A SITE PLAN APPROVAL BY THE MONTGOMERY COUNTY BOARD OF PLANNING AND ZONING ADMINISTRATION.

PROPOSED DEVELOPMENT	REQUIRED	PROPOSED
LOT COVERAGE	43.18% ALLOWED	43.18% ALLOWED
MIN. AREA OF DEVELOPMENT	1,902.54 SQ. FT.	1,902.54 SQ. FT.
MIN. LOT AREA	1,902.54 SQ. FT.	1,902.54 SQ. FT.
MIN. LOT WIDTH AT THE SETBACK FROM THE STREET	30 FT.	30 FT.

EXISTING DEVELOPMENT (CBD-0.5 ZONING)

EXISTING DEVELOPMENT	REQUIRED	EXISTING
LOT COVERAGE	43.18% ALLOWED	43.18% ALLOWED
MIN. AREA OF DEVELOPMENT	1,902.54 SQ. FT.	1,902.54 SQ. FT.
MIN. LOT AREA	1,902.54 SQ. FT.	1,902.54 SQ. FT.
MIN. LOT WIDTH AT THE SETBACK FROM THE STREET	30 FT.	30 FT.

REQUIREMENTS

THE PROPERTY IS WITHIN A LOCAL URBAN/DISTRICT STREET. THEREFORE, THE PROPERTY IS SUBJECT TO THE FOLLOWING REQUIREMENTS:

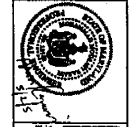
- 1. THE PROPERTY IS WITHIN THE PENDING LOT DISTRICT, PENDING THE APPROVAL OF THE MONTGOMERY COUNTY BOARD OF PLANNING AND ZONING ADMINISTRATION.
- 2. THE PROPERTY IS WITHIN THE PENDING LOT DISTRICT, PENDING THE APPROVAL OF THE MONTGOMERY COUNTY BOARD OF PLANNING AND ZONING ADMINISTRATION.
- 3. THE PROPERTY IS WITHIN THE PENDING LOT DISTRICT, PENDING THE APPROVAL OF THE MONTGOMERY COUNTY BOARD OF PLANNING AND ZONING ADMINISTRATION.

REV.	DATE	REVISIONS

OWNER / APPLICANT
 BOMFANT INVESTMENTS LLC
 4416 SANGAMORE ROAD
 BETHESDA, MARYLAND 20816
 ATTN: JANUSZ KRASOMSKI
 TEL. PHONE # 301-229-0830

PRELIMINARY PLAN
 836 BONIFANT STREET, SILVER SPRING MARYLAND
 PART OF LOT 3, BLOCK U

PRELIMINARY PLAN
 DATE: APRIL 2006
 SCALE: 1" = 40'
 DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DRAWN BY: [Signature]



RAZTEC ASSOCIATES, INC.
 3410 Spring Lane
 Gaithersburg, Maryland 20878
 Tel: (301) 914-4115
 Fax: (301) 914-4111

REVISIONS

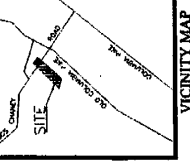
NO.	DESCRIPTION	BY	DATE
1	ADDED: CADD, PREP, PLOT, TO 10% OF THE PLAN	SD	12/17/94
2	ADDED: CADD, PREP, PLOT, TO 15% OF THE PLAN	AK	12/17/94
3	ADDED: CADD, PREP, PLOT, TO 20% OF THE PLAN	AK	12/17/94
4	ADDED: CADD, PREP, PLOT, TO 25% OF THE PLAN	AK	12/17/94
5	ADDED: CADD, PREP, PLOT, TO 30% OF THE PLAN	AK	12/17/94
6	ADDED: CADD, PREP, PLOT, TO 35% OF THE PLAN	AK	12/17/94

- 1. THE PROJECT IS SUBJECT TO THE CITY OF MONTGOMERY'S ZONING ORDINANCES AND THE CITY ENGINEER'S REVIEW AND APPROVAL.
- 2. THE PROJECT IS SUBJECT TO THE STATE OF MONTGOMERY'S ZONING ORDINANCES AND THE STATE ENGINEER'S REVIEW AND APPROVAL.
- 3. THE PROJECT IS SUBJECT TO THE FEDERAL HIGHWAY DEPARTMENT'S REVIEW AND APPROVAL.
- 4. THE PROJECT IS SUBJECT TO THE FEDERAL AVIATION ADMINISTRATION'S REVIEW AND APPROVAL.
- 5. THE PROJECT IS SUBJECT TO THE FEDERAL ENVIRONMENTAL AGENCY'S REVIEW AND APPROVAL.
- 6. THE PROJECT IS SUBJECT TO THE FEDERAL ENERGY REGULATORY COMMISSION'S REVIEW AND APPROVAL.
- 7. THE PROJECT IS SUBJECT TO THE FEDERAL NUCLEAR REGULATORY COMMISSION'S REVIEW AND APPROVAL.
- 8. THE PROJECT IS SUBJECT TO THE FEDERAL RESERVE BOARD'S REVIEW AND APPROVAL.
- 9. THE PROJECT IS SUBJECT TO THE FEDERAL TRADE COMMISSION'S REVIEW AND APPROVAL.
- 10. THE PROJECT IS SUBJECT TO THE FEDERAL COMMUNICATIONS COMMISSION'S REVIEW AND APPROVAL.

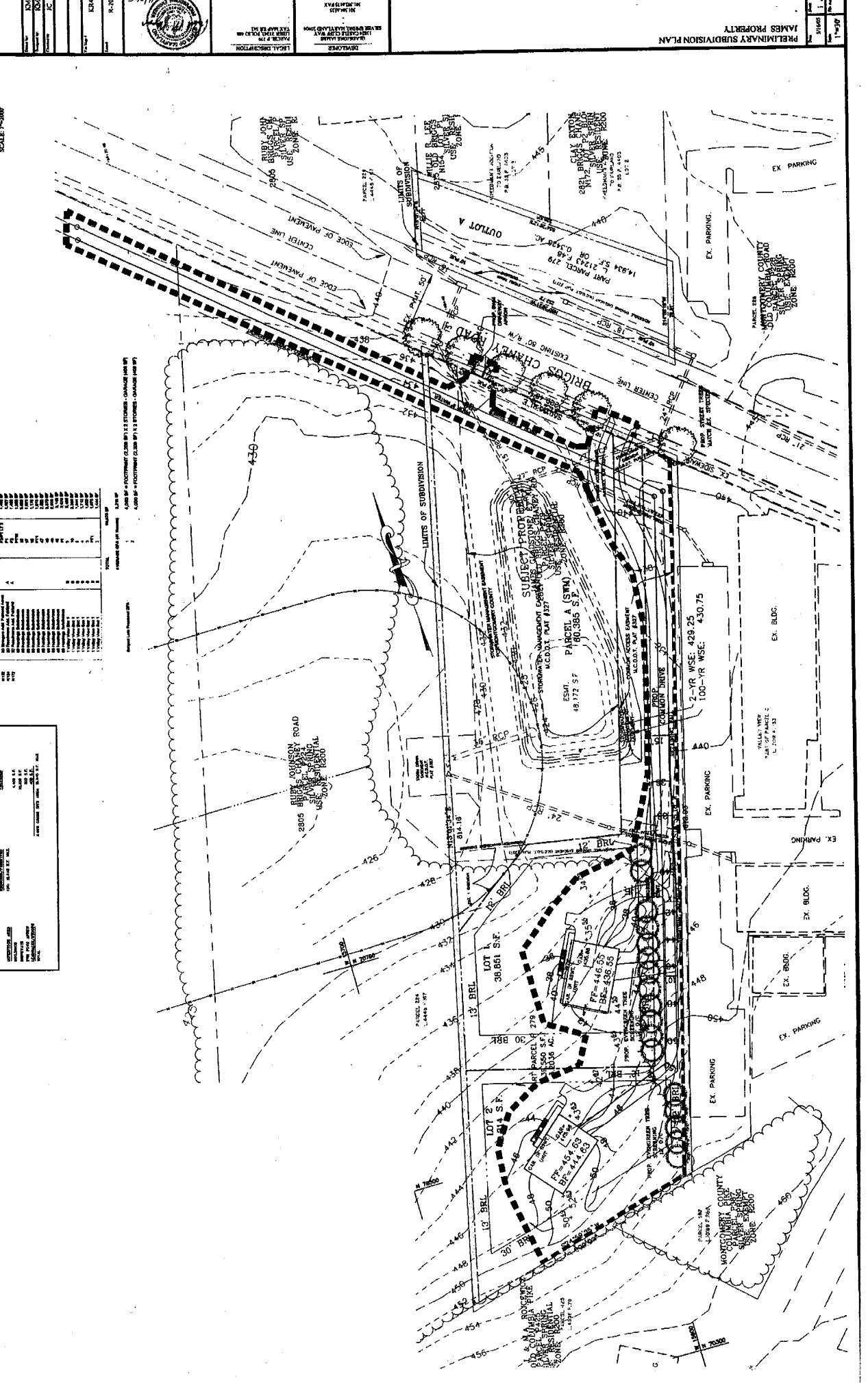
NO.	DESCRIPTION	DATE	BY
1	ADDED: CADD, PREP, PLOT, TO 10% OF THE PLAN	12/17/94	SD
2	ADDED: CADD, PREP, PLOT, TO 15% OF THE PLAN	12/17/94	AK
3	ADDED: CADD, PREP, PLOT, TO 20% OF THE PLAN	12/17/94	AK
4	ADDED: CADD, PREP, PLOT, TO 25% OF THE PLAN	12/17/94	AK
5	ADDED: CADD, PREP, PLOT, TO 30% OF THE PLAN	12/17/94	AK
6	ADDED: CADD, PREP, PLOT, TO 35% OF THE PLAN	12/17/94	AK

NO.	DESCRIPTION	DATE	BY
1	ADDED: CADD, PREP, PLOT, TO 10% OF THE PLAN	12/17/94	SD
2	ADDED: CADD, PREP, PLOT, TO 15% OF THE PLAN	12/17/94	AK
3	ADDED: CADD, PREP, PLOT, TO 20% OF THE PLAN	12/17/94	AK
4	ADDED: CADD, PREP, PLOT, TO 25% OF THE PLAN	12/17/94	AK
5	ADDED: CADD, PREP, PLOT, TO 30% OF THE PLAN	12/17/94	AK
6	ADDED: CADD, PREP, PLOT, TO 35% OF THE PLAN	12/17/94	AK

FOR THE CITY OF MONTGOMERY, ALABAMA
SUBJECT: PRELIMINARY SUBDIVISION PLAN
DATE: 12/17/94
BY: SD



Dewberry
2001 Parkway, Suite 1
Montgomery, AL 36104
Tel: 205/264-8800
Fax: 205/264-2800



NO.	DESCRIPTION	DATE	BY
1	ADDED: CADD, PREP, PLOT, TO 10% OF THE PLAN	12/17/94	SD
2	ADDED: CADD, PREP, PLOT, TO 15% OF THE PLAN	12/17/94	AK
3	ADDED: CADD, PREP, PLOT, TO 20% OF THE PLAN	12/17/94	AK
4	ADDED: CADD, PREP, PLOT, TO 25% OF THE PLAN	12/17/94	AK
5	ADDED: CADD, PREP, PLOT, TO 30% OF THE PLAN	12/17/94	AK
6	ADDED: CADD, PREP, PLOT, TO 35% OF THE PLAN	12/17/94	AK

FOR THE CITY OF MONTGOMERY, ALABAMA
SUBJECT: PRELIMINARY SUBDIVISION PLAN
DATE: 12/17/94
BY: SD



STATE OF ALABAMA
DEPARTMENT OF TRANSPORTATION
ENGINEER IN CHARGE
MONTGOMERY, ALABAMA

DATE: 12/17/94
BY: SD

DATE: 12/17/94
BY: AK

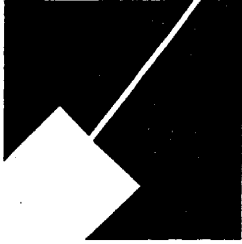
DATE: 12/17/94
BY: AK

DATE: 12/17/94
BY: AK

DATE: 12/17/94
BY: AK

PRELIMINARY SUBDIVISION PLAN
JAMES PROPERTY
MONTGOMERY COUNTY

M-NCPPC



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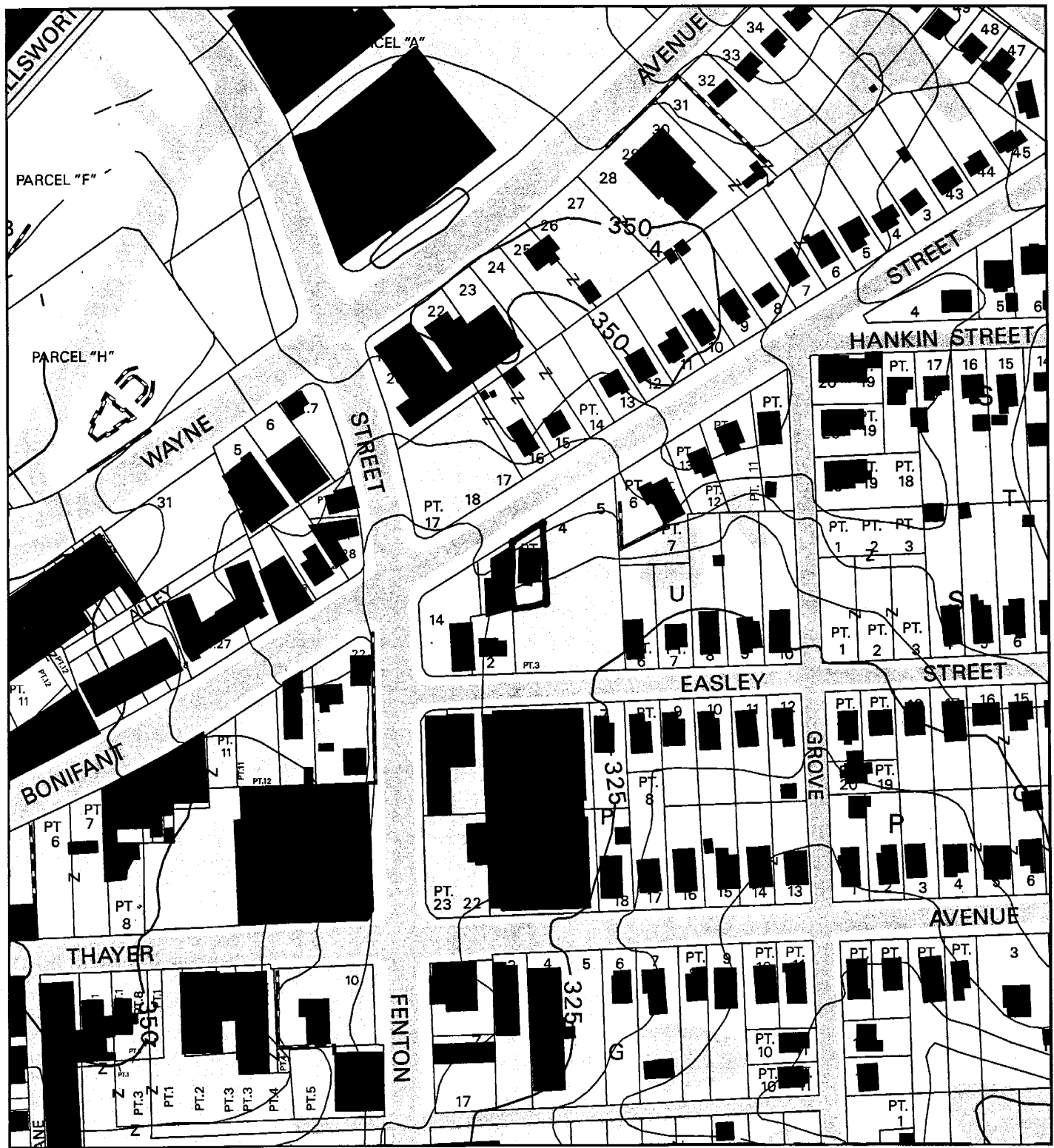
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836 Bonifant Street

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Attachment

836 BONIFANT STREET(120050940/820050360)



Map compiled on November 10, 2005 at 1:05 PM | Site located on base sheet no - 210NW01

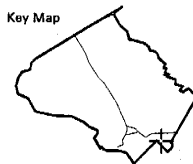
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Key Map



N

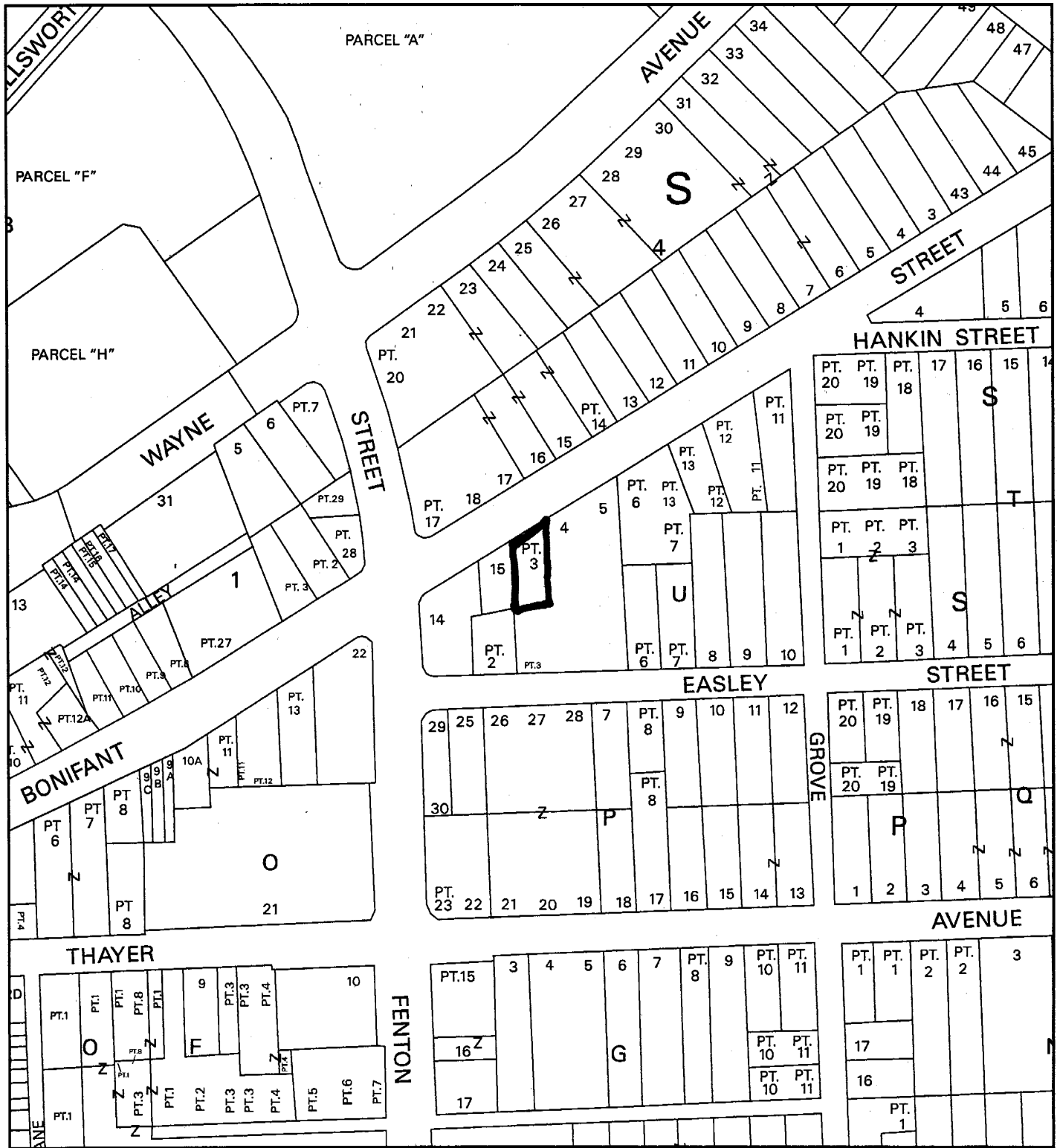


Research & Technology Center



1 inch = 200 feet
1 : 2400

836 BONIFANT STREET (120050940/820050360)



Map compiled on November 10, 2005 at 1:03 PM | Site located on base sheet no - 210NW01

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Key Map



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