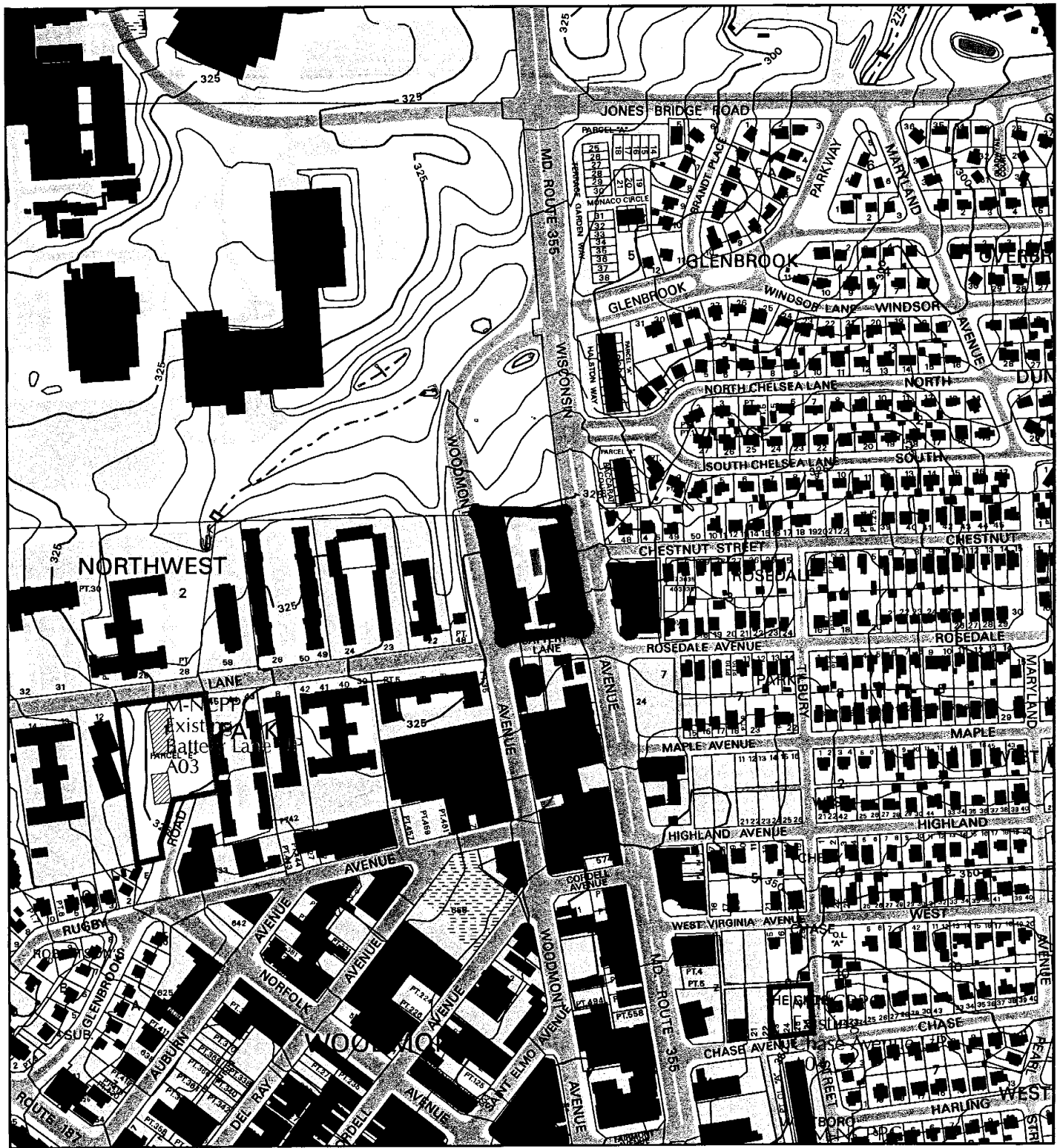


8400 WISCONSIN AVE. (9-20060060) (1-20060400)



Map compiled on October 26, 2005 at 1:03 PM | Site located on base sheet no - 210NW05

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



N



1 inch = 400 feet
1 : 4800



Preliminary Plan Data Table and Checklist

| Plan Name: 8400 Wisconsin Avenue | | | | |
|---|---|--|------------------------------|------------------|
| Plan Number: 120060400 | | | | |
| Zoning: CBD-1 | | | | |
| # of Lots: 1 | | | | |
| # of Outlots: 0 | | | | |
| Dev. Type: 200 multi-family dwelling units | | | | |
| PLAN DATA | Required/Permitted | Proposed for Approval | Verified | Date |
| Minimum Lot Area | 22,000 s.f. (minimum to use optional method) | 86,806 s.f. gross 71,521 s.f. net (1.64 acres) | RW | December 9, 2005 |
| Public Open Space | 20% (14,380 s.f.) | 27.0% (19,301 s.f.) | RW | December 9, 2005 |
| Setbacks | As Established by Project Plan #920060060 | Preliminary Plan consistent with Project Plan | RW | December 9, 2005 |
| Height | 90 ft. Max. (as measured on Battery Lane) | May not exceed maximum (as measured on Battery Lane) | RW | December 9, 2005 |
| Max d.u. per/acre as per Zone | 125 d.u./acre 248 units max. | 100 d.u./acre 200 units | RW | December 9, 2005 |
| Comm'l s.f. per Zoning | N/A | N/A | | |
| MPDUs | Yes - 12.5% (25) | 12.5% (25) | | |
| Site/Project Plan Req'd? | Yes | Yes | RW | December 9, 2005 |
| FINDINGS | | | | |
| <i>SUB. REGS.</i> | | | | |
| Lot frontage on Public Street | Yes | Yes | As per Plan | December 9, 2005 |
| Road dedication and frontage improvements | Yes | Yes | Transportation Planning memo | December 9, 2005 |
| Environmental Guidelines | N/A | N/A | No buffers on site | |
| Forest Conservation | Yes | Yes | Environmental memo | December 8, 2005 |
| Master Plan Compliance | Yes | Yes | See Project Plan memo | December 9, 2005 |
| <i>APF REVIEW</i> | | | | |
| Stormwater Management | Yes | Yes | DPS memo | December 8, 2005 |
| Water and Sewer | Yes | Yes | WSSC comments | November 7, 2005 |
| Local Area Traffic Review | Yes | Yes | Transportation Planning memo | December 1, 2005 |
| Fire and Rescue | Yes | Yes | MCFRS memo | December 7, 2005 |