

Item #8



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: October 31, 2003
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Development Review Division
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for November 06, 2003.

Attached are copies of plan drawings for Item #07, and #08. These subdivision items are scheduled for Planning Board consideration on November 06, 2003. The items are further identified as follows:

Agenda Item #07 -Preliminary Plan 1-03084
Fairland Heights

Agenda Item #08 -Preliminary Plan 1-01010A
Burnt Mills Shopping Center

Attachment

BURNT MILLS SHOPPING CENTER (1-01010A)



Map compiled on October 31, 2003 at 11:50 AM | Site located on base sheet no - 213NE01

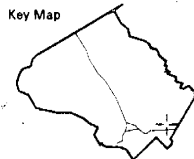
NOTICE

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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

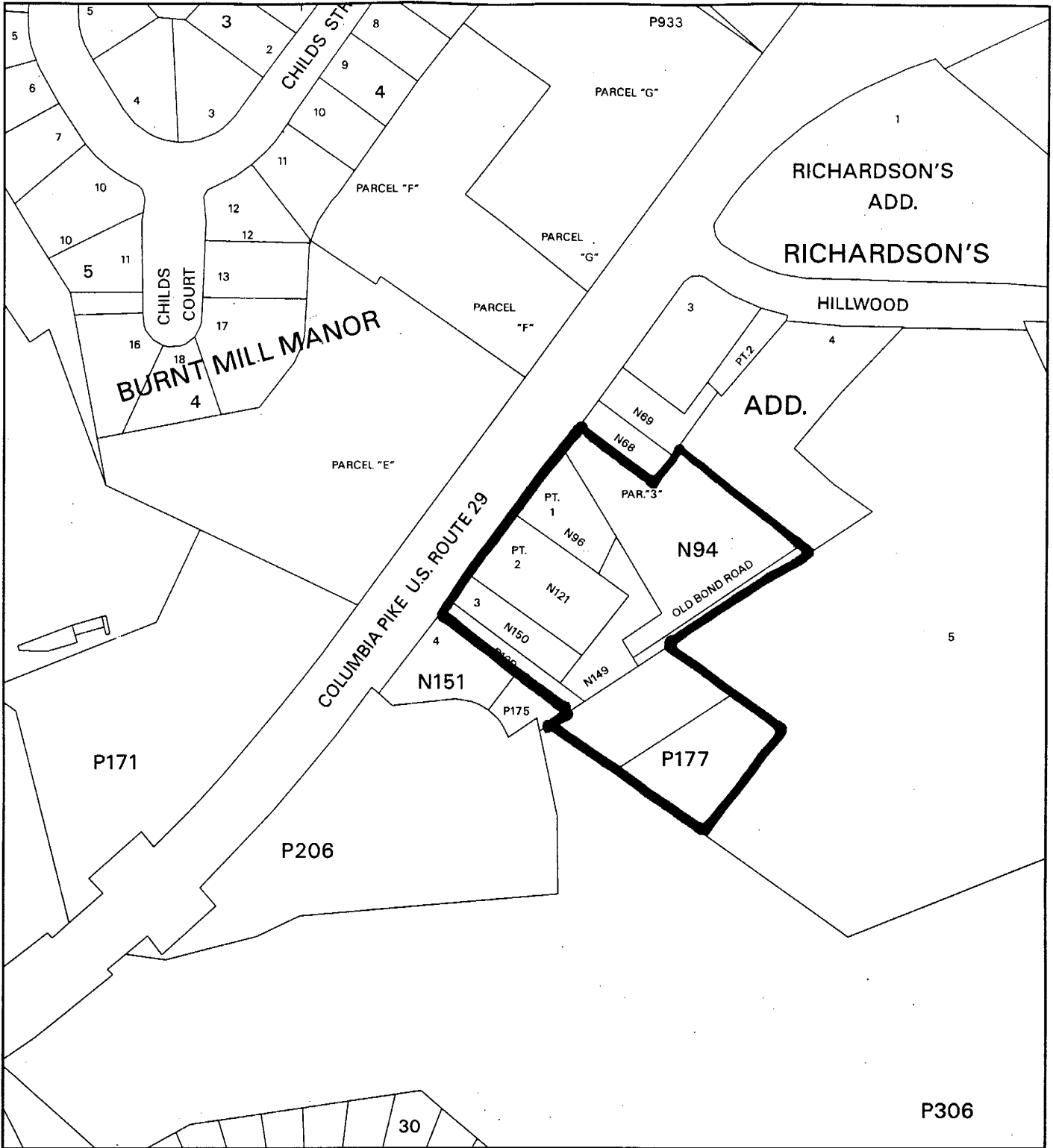


Research & Technology Center



1 : 2400

BURNT MILLS SHOPPING CENTER (1-01010A)



Map compiled on October 31, 2003 at 11:47 AM | Site located on base sheet no - 213NE01

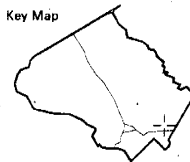
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Key Map



N



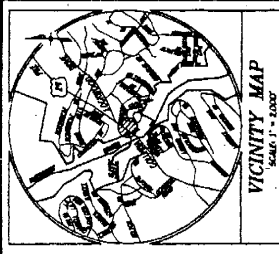
Research & Technology Center



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



VICINITY MAP
SCALE: 1" = 2000'

Parcel No.	Owner	Area (Acres)	Notes
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120

SITE DATA

1. Gross Tract Area 3.99 Acres (156,038 sq. ft.)
2. Zoning C-4 (2.97 Acres) + R-40 (10.62 Acres)
3. Family Area White Oak / FA 33
4. Proposed Land Use: General Retail
5. The following data is based on the C-4 part of the subject parcel's zoning:
6. 2.97 Acres or 129,573 sq. ft.
7. Maximum FAR Permitted 0.25 (32,393 sq. ft.) / Proposed 0.17 (C-4 + R-40)
8. Family Area Proposed 27,037 sq. ft.
9. Maximum Building Height Permitted 2 Stories or 30 Feet / Proposed 1 Story not to exceed 30 feet
10. Maximum Building Coverage Permitted 25% of Lot / Proposed 21%
11. Minimum Green Area Required 10% of Lot / Proposed 22.3%
12. Parking Requirement 10 spaces/1,000 s.f. (27,037 s.f.) / Proposed 100 spaces = 136 spaces
13. Parking Provided: 123 spaces
14. Site to allow for possible future of restaurant space.
15. The project to be constructed in ONE STAGE.
16. W.S.S.C. Service Categories: Water W-1, Sewer S-1

General Notes

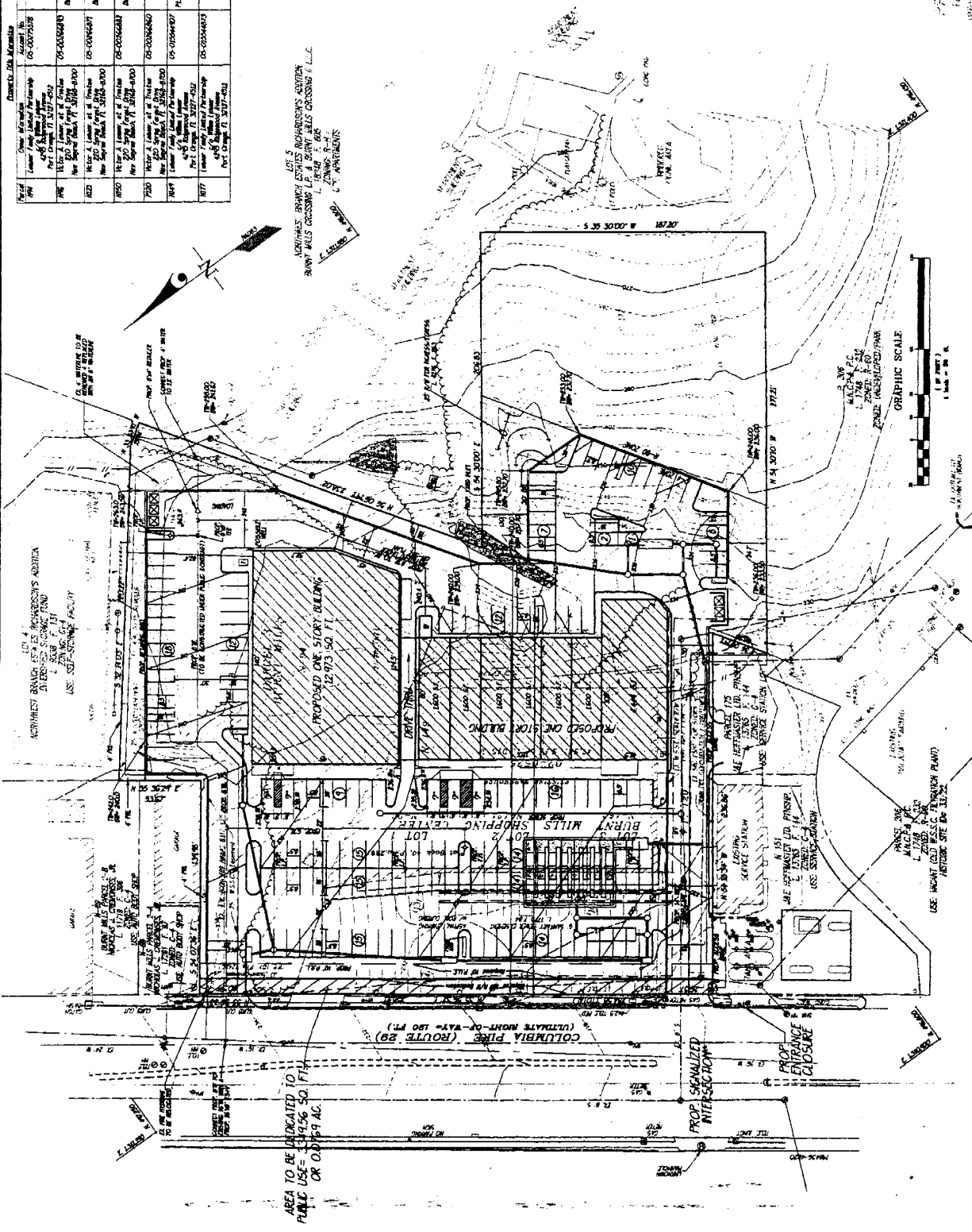
1. Boundary Information & from an ALTA-ASCP Map Survey prepared by Greenbaum & Rose, Inc. Dated February, 2000.
2. Topographic data is from field topography performed by Gutrich Little & Weber, P.A.
3. See 480750 & 4-02080. Some Map for additional environmental information located on this property.
4. There are no known historic resources on the property.

Land Surveyor's Certificate
I hereby certify that the information shown herein is true and correct to the best of my knowledge that the boundary information shown herein is per a boundary survey and that the topographic features on the lot are per field re survey.

David S. Weber
Professional Land Surveyor
No. Reg. No. 10002



DATE: Feb 5, 2003



PRELIMINARY PLAN OF SUBDIVISION (P-0800)
BURN MILLS SHOPPING CENTER
PROPOSED LOTS

PREPARED BY: GUTRICH LITTLE & WEBER, P.A.
1000 N. MARKET STREET, SUITE 200
WARRINGTON, VA 22090
PHONE: 703-696-4011 EXT. 303

PROJECT COUNTY: WASHINGTON
CASE/FILE NUMBER: DISTRICT No. 1

GRAPHIC SCALE
1" = 100' ±

AREA TO BE DEDICATED TO PUBLIC USE = 3,495.50 SQ. FT. OR 0.0817 AC.

GLW GUTRICH LITTLE & WEBER, P.A.
ONE WARRINGTON LANE WARRINGTON, VA 22090
PHONE: 703-696-4011 EXT. 303

DATE: FEB 5, 2003

PROJECT COUNTY: WASHINGTON
CASE/FILE NUMBER: DISTRICT No. 1