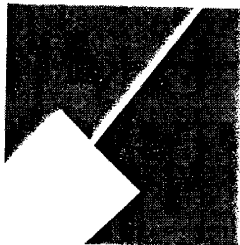


#08

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: January 30, 2004  
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 February 05, 2004.

Attached are copies of plan drawings for Item #05, #06, #07 and #08. These subdivision items are scheduled for Planning Board consideration on February 05, 2004. The items are further identified as follows:

Agenda Item #05 -Preliminary Plan 1-04039  
Silver Spring Gateway

Agenda Item #06 -Preliminary Plan 1-04008  
Glen Echo Heights

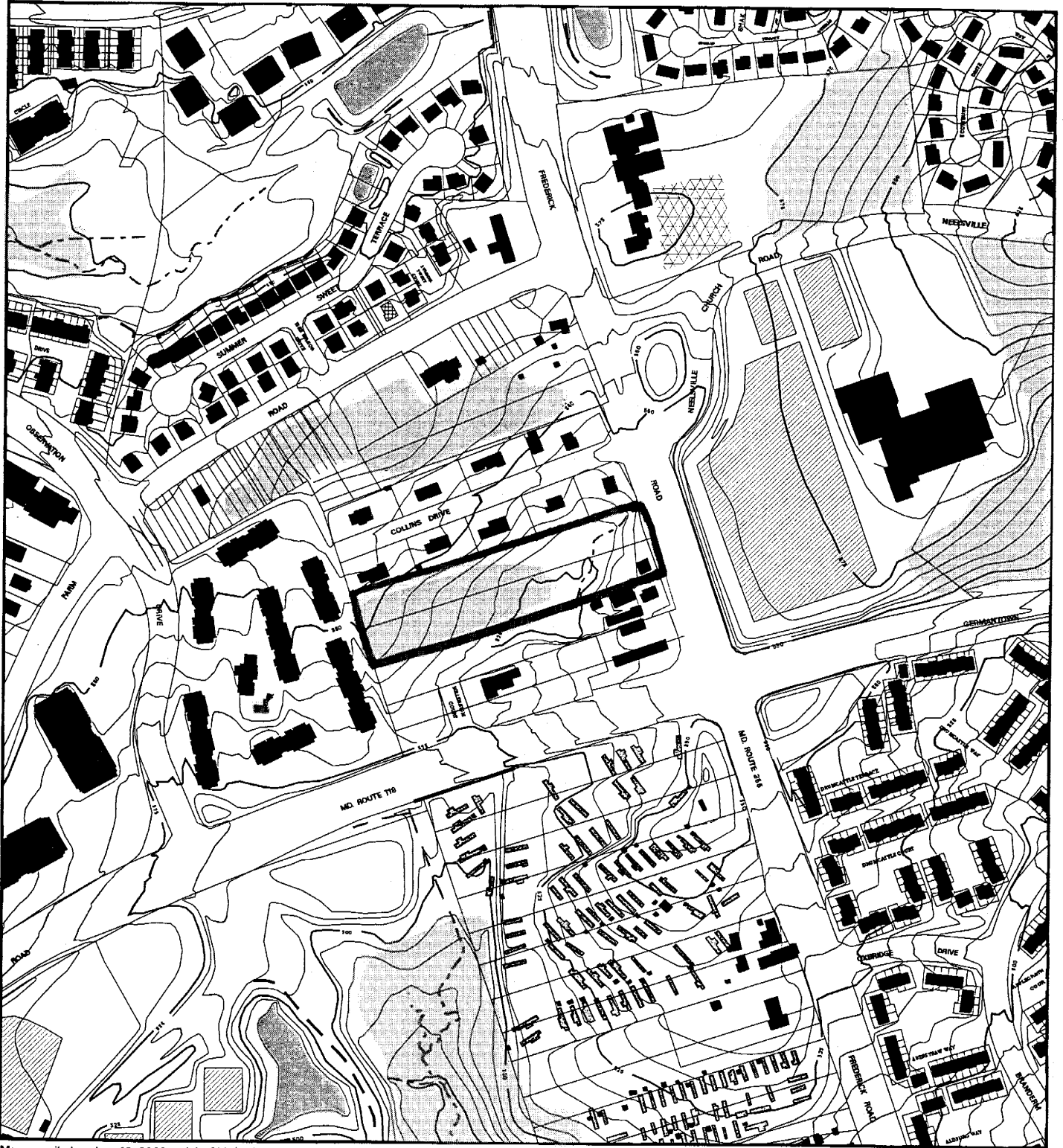
Agenda Item #07 -Pre-Preliminary Plan 7-04011  
Nottingham

Agenda Item #08 -Pre-Preliminary Plan 7-03054  
The Towns of Boland Farm

Attachment

VICINITY MAP FOR

# THE TOWNS OF BOLAND FARM (7-03054)



Map compiled on June 19, 2003 at 2:34 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

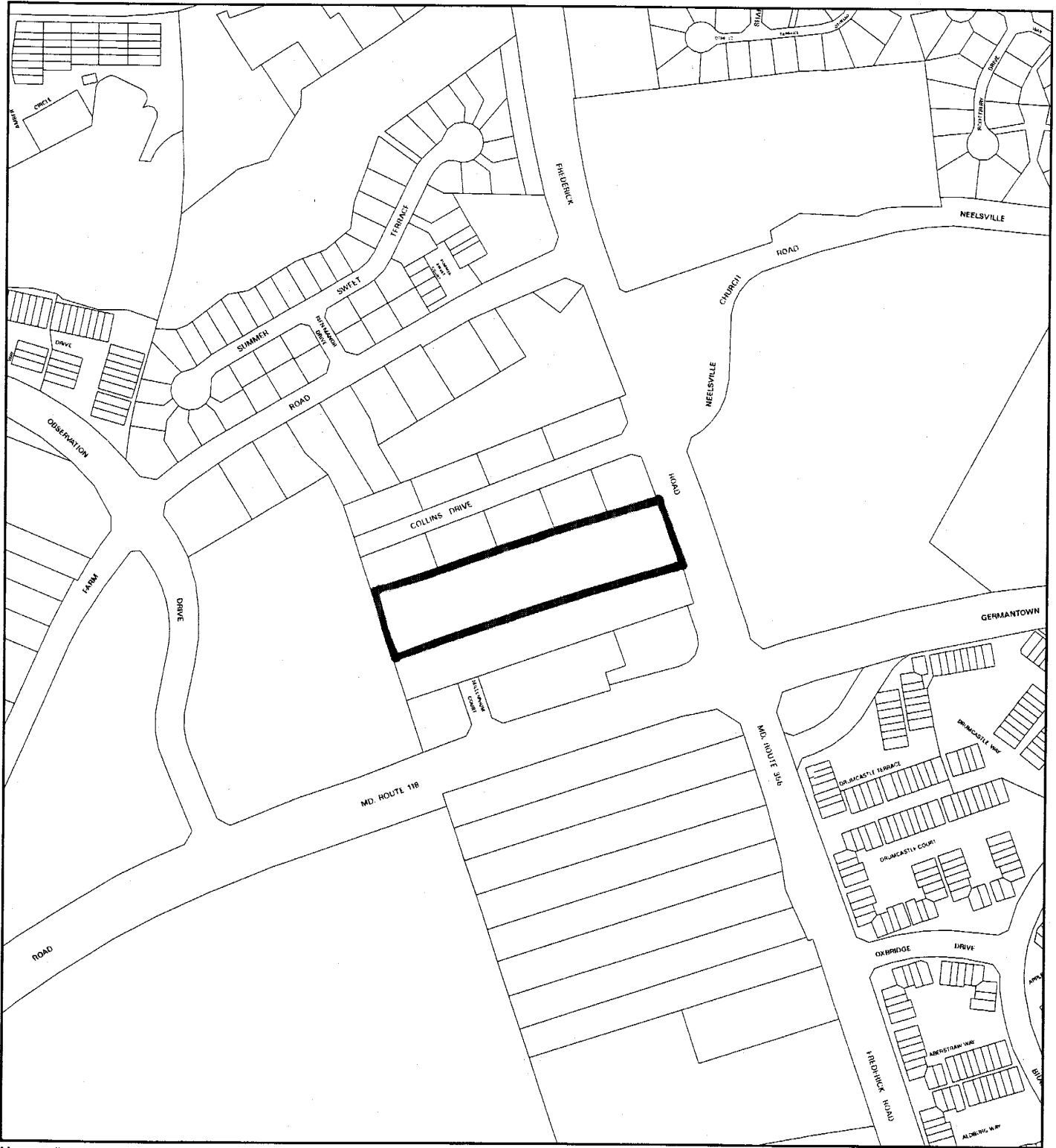


Research & Technology Center



1 : 4800

# THE TOWNS OF BOLAND FARM (7-03054)



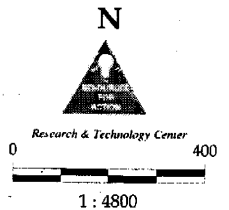
Map compiled on January 30, 2004 at 10:13 AM | Site located on base sheet no - 228NW12

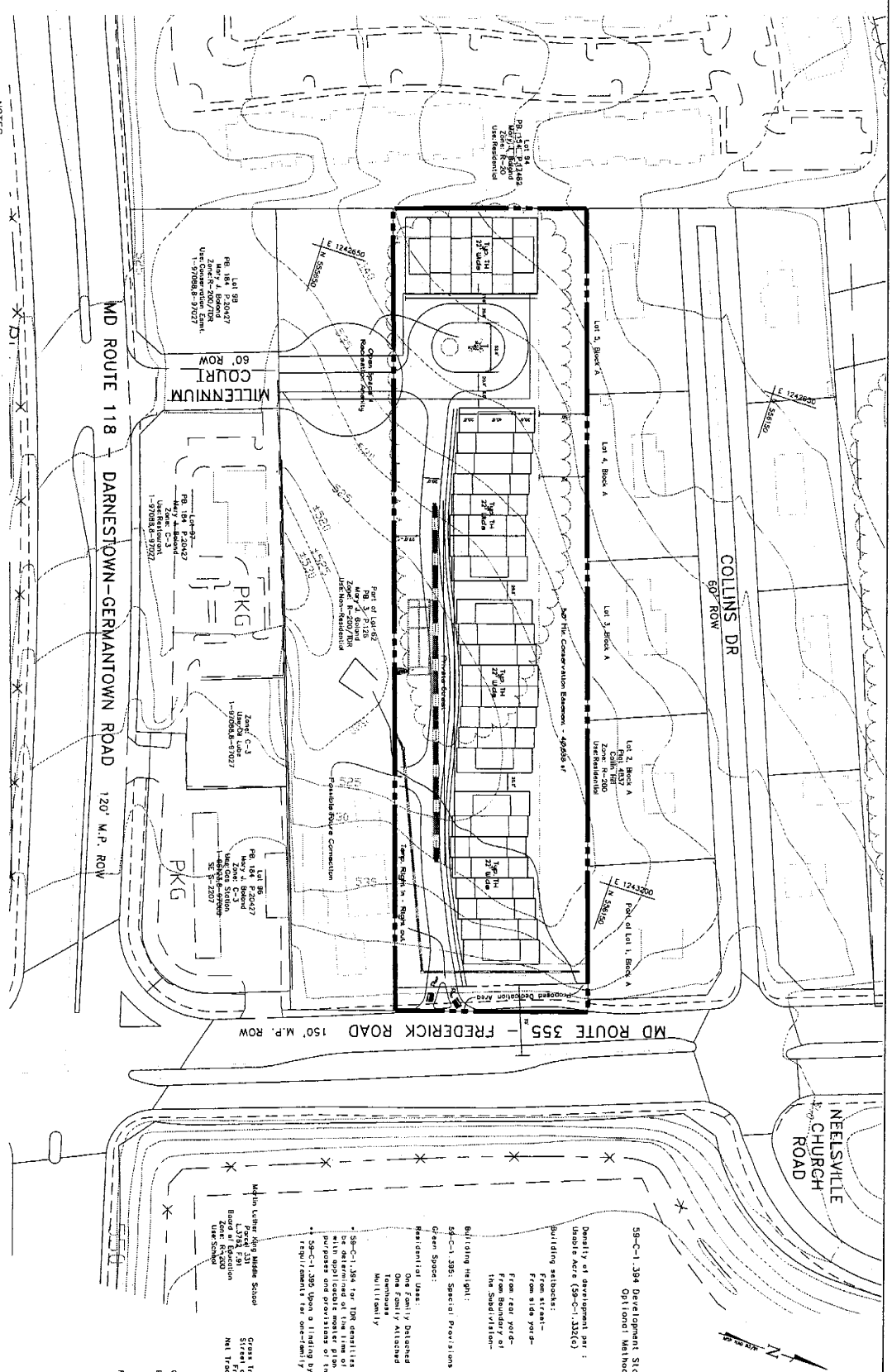
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**NOTES**

- This site is within the Germantown East Transportation Policy Area.
- The site is tributary to District Branch, The State of Maryland and is being developed under the optional method of development for TOD zones.
- Water and sewer category was and soil, respectively.
- Number of lots proposed by this plan: 30
- Proposed lot size is 4,100 sq. ft. with 1002 sq. ft. family.
- A National Geographic Topographic Map/General Street Atlas/Outline Plan has been submitted to the Montgomery Environmental Planning Division. Reference number: 200202.
- This site is in the Germantown & Vicinity Planning Area, P.A. #18.

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**PREPARED FOR:**  
 IGO Development, Suite 100  
 3403 Old Conroy Rd  
 P. 301-924-5645  
 F. 301-924-9389  
 Attn: Louis Inquinio

**THE TOWNS OF BOLAND FARM**  
 9TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

**MHG** Macris, Hendricks & Glascock, P.A.  
 4229 Wisconsin Road, Suite 100  
 Rockville, MD 20854  
 Phone: 301.924.2848  
 FAX: 301.924.2848  
 www.mhgp.com

NO.	DATE	DESCRIPTION	BY

**AREA TABULATION**  
 Gross Tract Area (GTA) = 174,340 sq. ft. or 4.00 ac.  
 Street Deduction (SS) = 13,582 sq. ft. or 0.13 ac.  
 Net Tract Area (NTA) = 160,758 sq. ft. or 3.67 ac.

**DENSITY TABULATION**  
 CTA 4.00 acres  
 Base Density = 120 units/acre = 480 units  
 Proposed Density = 30 units/4.100 ac = 7.3 units/ac.  
 Total permitted density = 552 units

**TOR TABULATION**  
 Proposed Density = 30 units/4.100 ac = 7.3 units/ac.  
 Required TORs = 23 TORs

**59-C-1.394** Development Standard Applicable to the Optional Method of Development with TODs.  
 Required/Permitted Proposed  
 Density of development per: 11 d.u./ac. max. 7.5 d.u./ac.  
 Building setbacks:  
 From street: n/a 25'  
 From rear yard: n/a 6' (End wall)  
 From boundary of the subdivision: n/a 20'  
 Building height: n/a 30' min.  
 59-C-1.395: Special Provision for TOD Developments  
 Green Space: 40% min. 35% min.  
 Maximized Open Space: 15% min. 0%  
 One Family Attached: n/a 100%  
 Multi-Family: 35% max 0%

**59-C-1.394** For 10% density of 3 or more, development standards will be determined on the basis of performance of site plan for compliance with applicable motor vehicle guidelines and in accordance with the provisions of the TOD zone.  
 The proposed development is consistent with the provisions of the TOD zone.  
 The proposed development is consistent with the provisions of the TOD zone.

