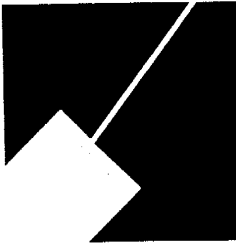


M-NCPPC



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: September 16, 2005

TO: Montgomery County Planning Board

FROM: Catherine Conlon
Development Review Division
(301) 495-4542

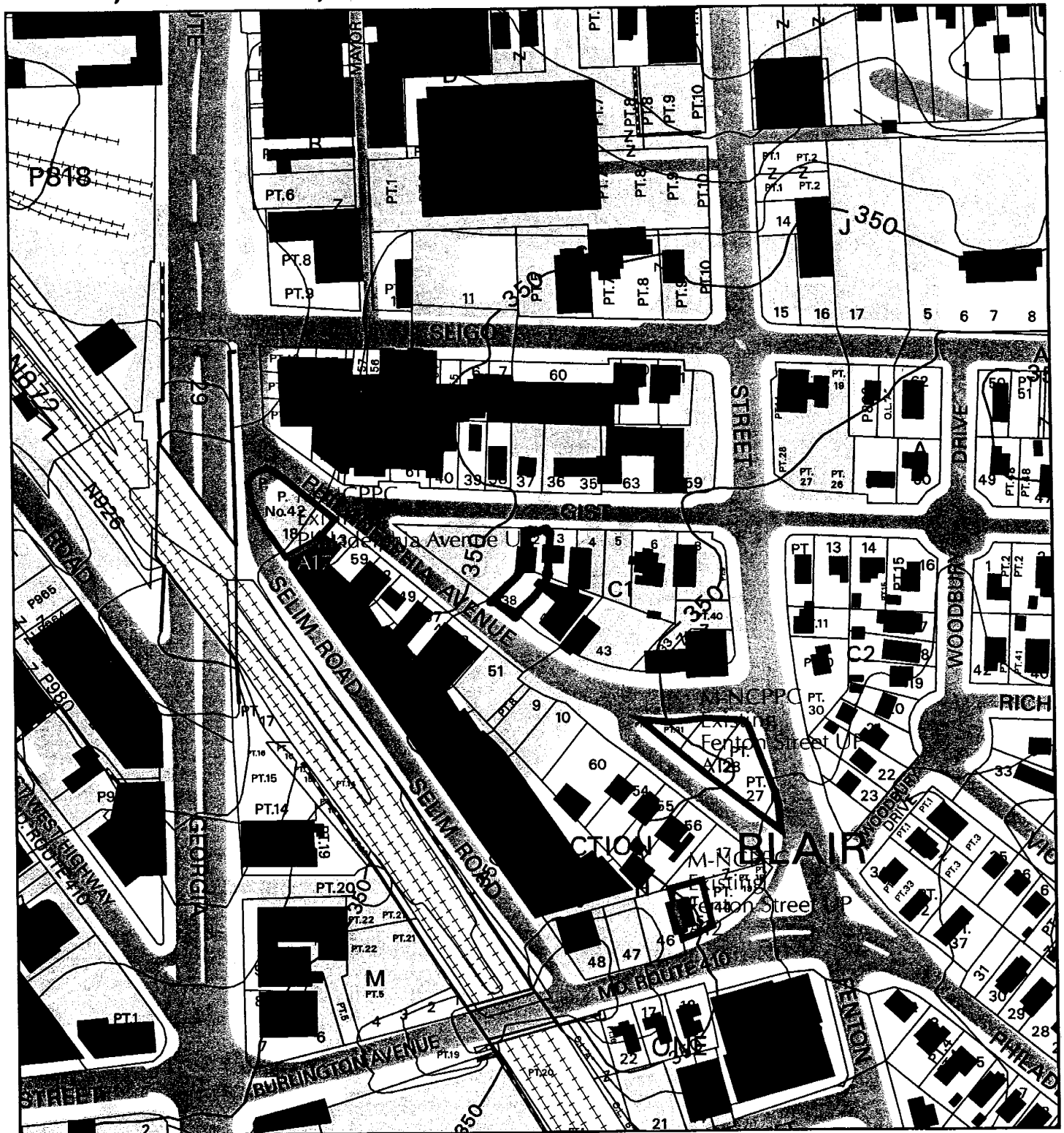
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for September 22, 2005.

Attached are copies of plan drawings for item #05. This subdivision item is scheduled for Planning Board consideration on September 22, 2005. The item is further identified as follows:

Agenda Item #05 - Preliminary Plan 120050850 (formerly 1-05085)
Blair, Section One

Attachment

BLAIR, SECTION 1, BLK. C-1 (1-05085)



Map compiled on June 28, 2005 at 10:46 AM | Site located on base sheet no - 210NW01

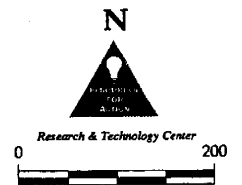
NOTICE

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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.

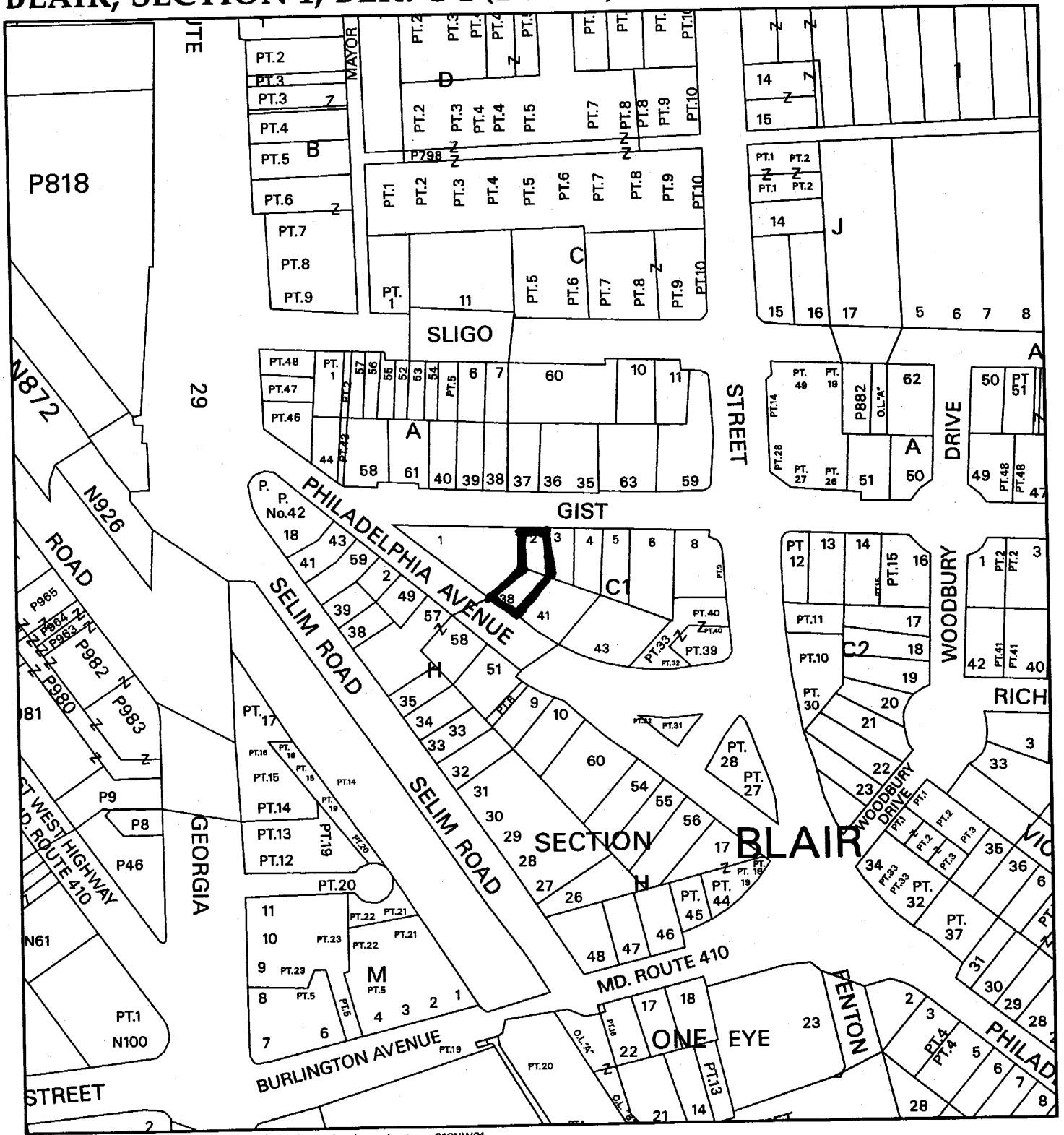
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area 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

BLAIR, SECTION 1, BLK. C-1 (1-05085)



Map compiled on June 28, 2005 at 10:48 AM | Site located on base sheet no - 210NW01

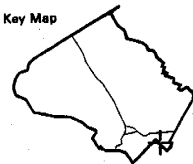
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Key Map



N



Research & Technology Center



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

GENERAL NOTES
 1. PROPERTY DATA
 LEGAL REFERENCE (DEED AND/OR SUBDIVISION RECORD REFERENCE) PLAT BOOK 3 PLAT 267
 PARCEL AREA LOT 25 2,555 S.F. (58' x 233')

2. EXISTING SITE DATA
 THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
 HORIZONTAL DATA SHOWN HEREON IS BASED ON THE MONTGOMERY COUNTY CORNER
 TOWNSHIP AND EXISTING FEATURES SHOWN HEREON HAS BEEN CORRELATED FROM FIELD
 OBSERVATIONS AND AVAILABLE RECORDS.
 VERTICAL DATA SHOWN HEREON IS BASED ON

3. UTILITIES DATA
 UTILITIES LOCATIONS SHOWN HEREON ARE AVAILABLE PLANS AND FIELD OBSERVATIONS WERE SURFACE
 INDICATIONS EXIST. WATER LINE SHOWN HEREON IS APPROXIMATE. DIGGING OF TEST PITS AT ALL FUTURE
 UTILITY CROSSINGS IS RECOMMENDED.
 CONTACT "WIS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION
 OR CONSTRUCTION.

4. PROPOSED SITE DATA
 BUILDING RESTRICTION LINES SHOWN HEREON WERE OBTAINED FROM THE MONTGOMERY COUNTY CORNER
 UNLESS OTHERWISE NOTED.
 REAR 2' RESERVATION LINE (PER PLAT)
 PROPOSED ZONING: COMMERCIAL
 PROPOSED USES: COMMERCIAL
 PARKING SPACES REQUIRED: 2.5 FOR OFFICE, PROFESSIONAL, NONRESIDENTIAL AND NONMEDICAL
 PARKING SPACES (9' x 18') = 3

5. PROPOSED USAGE IS OFFICE, PROFESSIONAL, NONRESIDENTIAL AND NON-MEDICAL.
 PROPOSED BUILDING COVERAGE: 918.5 S.F. OR 18.02%
 PROPOSED PAVING COVERAGE: 3,094 S.F. OR 61.01%
 PROPOSED GREEN SPACE COVERAGE: 1,963 S.F. OR 20.96%
 PROPOSED USAGE IS OFFICE, PROFESSIONAL, NONRESIDENTIAL AND NON-MEDICAL.



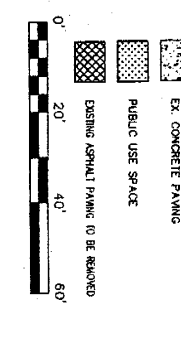
1. HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT
 INFORMATION SHOWN HEREON IS CORRECT.

PROPERTY OWNER
 ANDRES, R. OSTSTROM
 10224 HIGHLAND SCHOOL ROAD
 MONTGOMERY, MD 21713
 PHONE: 301-535-9879

AREA TABULATION
 TOTAL AREA OF LOT 44 = 4,271 SQUARE FEET OR 0.0981 ACRES
 TOTAL NUMBER OF LOTS=1
 TOTAL AREA OF DEVELOPMENT=900 SQUARE FEET OR 0.0184 ACRES
 TOTAL AREA OF PAVEMENT= 5,071 SQUARE FEET OR 0.1164 ACRES

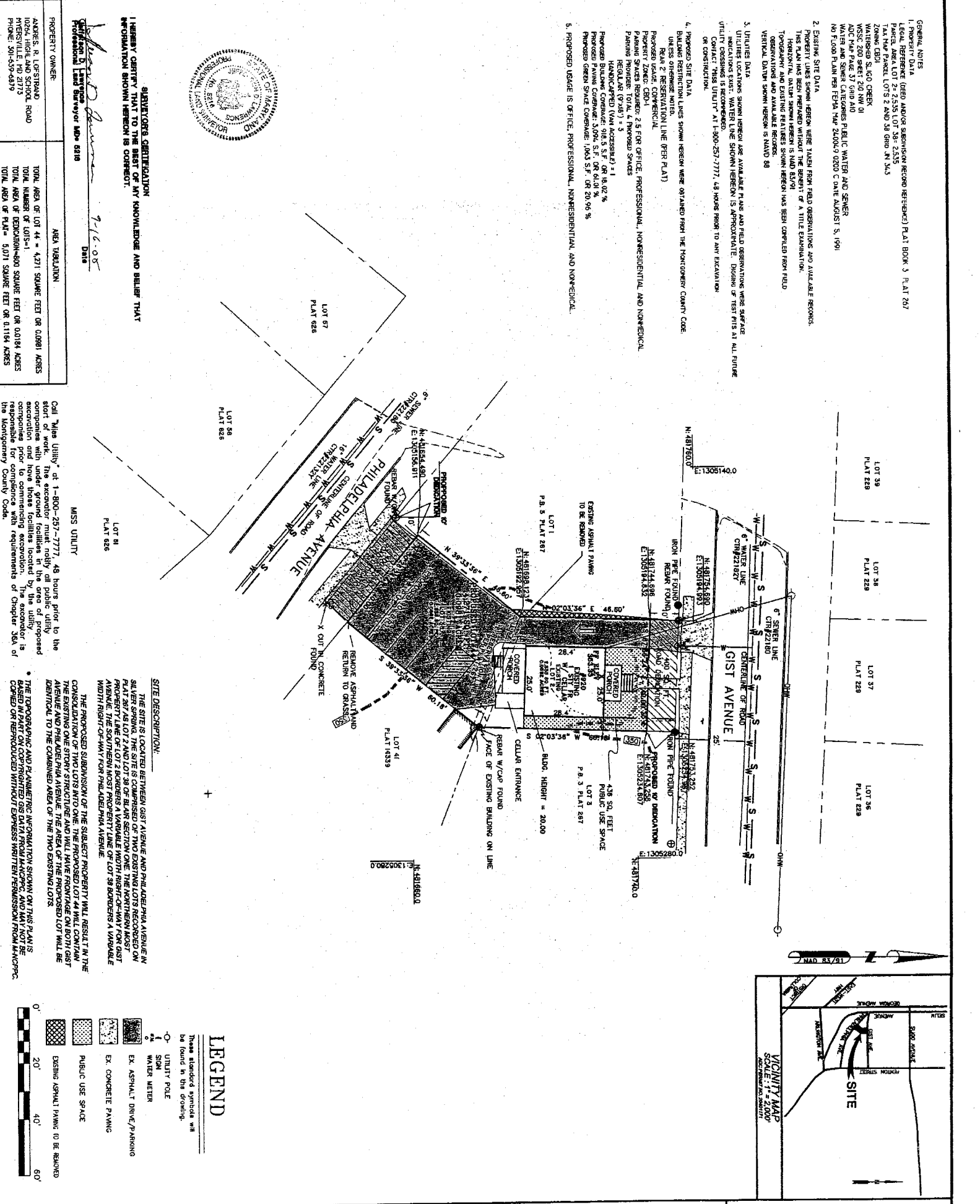
Call "WIS Utility" at 1-800-257-7777, 48 hours prior to the
 start of work. The excavator must notify all public utility
 companies with underground facilities in the area of proposed
 excavation and have those facilities located by the utility
 companies prior to commencing excavation. The excavator is
 responsible for compliance with requirements of Chapter 36A of
 the Montgomery County Code.

SITE DESCRIPTION:
 THE SITE IS LOCATED BETWEEN GIST AVENUE AND PHILADELPHIA AVENUE IN
 BLAIR SECTION ONE OF TWO EXISTING LOTS RECORDED ON
 PLAT 267, LOT 28 OF BLAIR SECTION ONE, THE NORTHERN MOST
 PROPOSED LINE OF LOT 2 BORDERS A VARIABLE WIDTH RIGHT-OF-WAY FOR GIST
 AVENUE. THE SOUTHERN MOST PROPOSED LINE OF LOT 28 BORDERS A VARIABLE
 WIDTH RIGHT-OF-WAY FOR PHILADELPHIA AVENUE.
 THE PROPOSED SUBDIVISION OF THE SUBJECT PROPERTY WILL RESULT IN THE
 CONVEYANCE OF TWO LOTS AND ONE. THE PROPOSED LOT 44 WILL CONTAIN
 THE EXISTING ONE STORY STRUCTURE AND WILL HAVE FRONTAGE ON BOTH GIST
 AVENUE AND PHILADELPHIA AVENUE. THE AREA OF THE PROPOSED LOT WILL BE
 IDENTICAL TO THE COMBINED AREA OF THE TWO EXISTING LOTS.



SECTION 01	SCALE	1" = 20'
SECTION 02	DATE	12/03/03
SECTION 03	PROJECT/FILE NO.	003-151
SECTION 04	SHEET NO.	1 OF 1

PRELIMINARY PLAN



LOTS 2 & 38, BLOCK C-1
SECTION ONE BLAIR
 PLAT BOOK 3 PLAT 267
 (13TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

O'Connell & Lawrence, Inc.
 Construction Consultants, Engineers, Surveyors
 17904 Georgia Avenue, Suite 302
 Olney, Maryland 20832
 Tel: (301) 924-4570 * Fax: (301) 924-5872