LOCAL MAP AMENDMENT
TAKOMA PARK MONTESSORI
FLOATING ZONE PLAN

PLAN NOTES:
1. EXISTING ZONE IS R60 (RESIDENTIAL). PROPOSED ZONE IS NRF-0.75, H-50 (NEIGHBORHOOD RETAIL FLOATING) ZONE.
2. APPLICANT OWNS BOTH PARCELS 7212 CARROLL AVE AND 7206 CARROLL AVE.
3. BOUNDARY INFORMATION AND BASE DATA RECORDED BY LIGGIE SURVEYS INC.
4. SITE IS WITHIN ROCK CREEK WATERSHED #02140206.
5. SUBJECT PROPERTY IS OUT OF THE 100 YR FLOODPLAIN.
6. FUTURE CONSTRUCTION STORMWATER MANAGEMENT WILL HAVE A COMBINATION OF STRATEGIES WHICH INCLUDE PERMEABLE PAVEMENT AT LOADING AREA AND MICRO-BIORETENTION.
7. NO SPECIAL PROTECTIONS, ENVIRONMENTAL FEATURES OR ASSOCIATED BUFFERS ARE ON OR WITHIN 100' OF PROPERTY.
8. PROPERTY IS NOT A HISTORIC SITE.
9. ALL OTHER RELEVANT REQUIRED DOCUMENTS ARE SHOWN ON PAGE 2 THAT HAVE PREVIOUSLY BEEN APPROVED.
10. FAR/DENSITY WILL NOT EXCEED 0.75.
11. UTILITY SERVICE PROVIDERS: POWER - PEPCO; WATER - WSSC; CABLE - VERIZON.
12. CURRENTLY USED AS DAYCARE FACILITY. GENERAL PHASING OF SITE WILL BE CONSIDERED BY CLIENT IF APPROVAL IS GIVEN FOR MAP AMENDMENT. BUILDING ADDITION WOULD BE CONSTRUCTED UNDER FUTURE SITE PLAN APPLICATION AND BUILDING PERMIT.
13. THIS SITE HAS RECEIVED AN APPROVED FOREST CONSERVATION EXEMPTION (CASE # 42020047E).
14. LENGTH OF ROAD FRONTAGE ALONG CARROLL AVE IS 82' FOR CLIENT OWNED PROPERTIES. 7212 CARROLL AVE ROAD FRONTAGE LENGTH IS 25'.

BINDER ELEMENTS
MAXIMUM BUILDING HEIGHT 25'
The Maryland Historic Trust has determined that the proposed plans do not entail changes to the historic canyons or visual elements that would alter the visual characteristics of the building. As a result, no further review of the plans is required. The future plans will be reviewed by the Historic Trust in accordance with the Maryland Historic Trust Act.

Thank you for allowing us the opportunity to review these plans. If you have any further questions regarding the development, please contact us at 301-505-6075.

Sincerely,

Lori A. Binkus
Environmental Review Coordinator
Wildland Management Institute

2018/06/01

DNR ENVIRONMENTAL REVIEW
FOREST CONSERVATION EXEMPTION

APPROVED EXISTING CONDITIONS PLAN