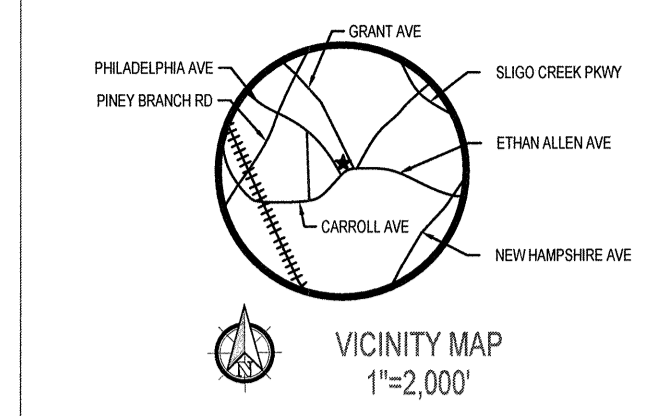


LOCAL MAP AMENDMENT TAKOMA PARK MONTESSORI FLOATING ZONE PLAN



RESERVED FOR M-NCPPC

TAKOMA MONTESSORI FLOATING ZONE PLAN

APPLICANT:
GURCHARAN SINGH, PRESIDENT
 NACHEL ENTERPRISES, LLC
 2912 FAIRLAND ROAD, SILVER SPRING, MD 20904
 240-644-2239

ATTORNEY:

**DAVID BROWN
 KNOPF & BROWN**
 401 E JEFFERSON ST #206
 ROCKVILLE, MD 20850
 301-545-6100

DESIGN PROFESSIONAL:

ROBERT L TJADEN III, ASLA
 TJADEN DESING ASSOCIATES, LLC
 22405 FITZGERALD DRIVE, GAITHERSBURG, MD 20882
 301-253-1702

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION
 THIS IS A TRUE COPY OF THE SCHEMATIC DEVELOPMENT PLAN (EXHIBIT NUMBER) APPROVED BY THE DISTRICT COUNCIL ON BY RESOLUTION NUMBER , IN APPLICATION NUMBER .
 HEARING EXAMINER DATE
 HEARING EXAMINER'S NAME PRINTED

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION
 THIS IS A TRUE COPY OF THE Floating Zone DEVELOPMENT PLAN (EXHIBIT NUMBER 46(b)) APPROVED BY THE DISTRICT COUNCIL ON March 3, 2021, BY RESOLUTION NUMBER 19-752, IN APPLICATION NUMBER H-138.
 HEARING EXAMINER Lynn Robeson Hannan DATE 4/12/2021
 HEARING EXAMINER'S NAME PRINTED Lynn Robeson Hannan

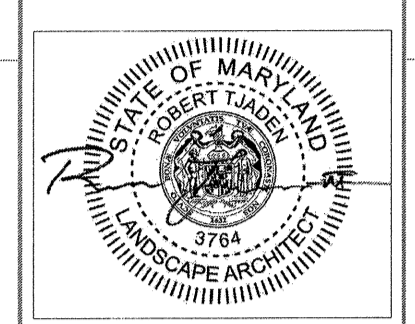
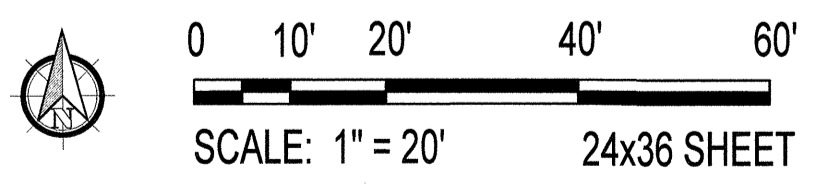
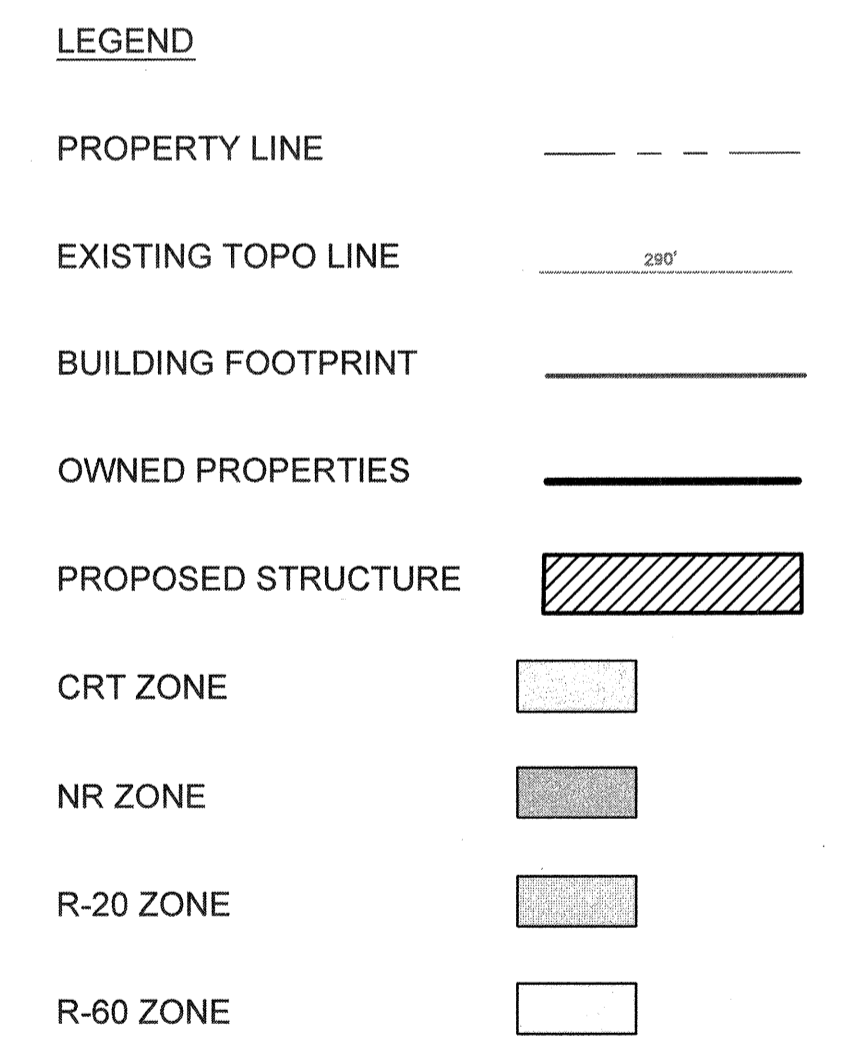


PLAN NOTES

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 PROVIDED BY LIGGIE SURVEYS INC.
4. SITE IS SHOWN IN THE TAKOMA PARK MASTER PLAN.
5. SITE IS WITHIN ROCK CREEK WATERSHED #02140206.
6. SUBJECT PROPERTY IS OUT OF THE 100 YR FLOODPLAIN.
7. FUTURE CONSTRUCTION STORMWATER MANAGEMENT WILL HAVE A COMBINATION OF STRATEGIES WHICH INCLUDE PERMEABLE PAVEMENT AT LOADING AND MICRO-BIORETENTION.
8. NO SPECIAL PROTECTIONS, ENVIRONMENTAL FEATURES OR ASSOCIATED BUFFERS ARE ON OR WITHIN 100' OF PROPERTY.
9. PROPERTY IS NOT HISTORIC SITE.
10. ALL OTHER RELEVANT REQUIRED DOCUMENTS ARE SHOWN ON PAGE 2 THAT HAVE PREVIOUSLY BEEN APPROVED.
11. FAR/ DENSITY WILL NOT EXCEED 0.75.
12. UTILITY SERVICE PROVIDERS: POWER - PEPCO; WATER - WSSC; CABLE - VERIZON.
13. CURRENT & PROPOSED USE: DAYCARE FACILITY.
14. 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.
15. THIS SITE HAS RECEIVED AN APPROVED FOREST CONSERVATION EXEMPTION (CASE # 42020047E)
16. LENGTH OF ROAD FRONTAGE ALONG CARROLL AVE IS 82' FOR CLIENT OWNED PROPERTIES. 7212 CARROLL AVE ROAD FRONTAGE LENGTH IS 25'.

BINDING ELEMENTS

- 1) THE MAXIMUM HEIGHT OF ANY BUILDING SHOWN ON THE PLAN SHALL BE TWENTY-FIVE FEET (25').
- 2) THE USE OF THE PROPERTY IS RESTRICTED TO DAY CARE CENTER (OVER 30 PERSONS) UNDER SECTION 59.3.4.4.F OF THE ZONING ORDINANCE.
- 3) STUDENT ENROLLMENT IS LIMITED TO 47 STUDENTS UNLESS THE APPLICANT PERFORMS A TRAFFIC STUDY MEETING THE LATR GUIDELINES AT THE TIME OF SITE PLAN REVIEW.



Professional Certification: I certify that these documents were prepared or approved by me, and that I am a qualified professional under the laws of the State of Maryland. License number: 3784, expiration date: 3/27/2022

FLOATING ZONE
 Application No. H-138

12.29.2020
 STAFF REVIEW

TAKOMA MONTESSORI SCHOOL
 7212 CARROLL AVE, TAKOMA PARK MD
 WSSC GRID NO. 209NE01, TAX MAP GRID NO. JN562

DATE	REVISION	#