

Property Area Data		
	SF	Acres
Tract	437,112 SF	10.03 acres
Previous Dedication	837 SF	0.02 acres
Gross Tract Area	437,949 SF	10.05 acres
Open Space (min) Section 59-4.5.3.C.		
Net Tract Area	437,112 SF	
	General Required SF	General Required
Open space, tract >10,000 SF	43,712 SF	10%
	Provided SF	Provided %
Phase 1	63,144 SF	14%
Phase 2	44,148 SF	10%
•		
•	Permitted SF	Permitted FAR
Wiaximum Density Section 59-4.5.3.C.   CRT 1.5, C 0.5, R 1.0 H-60   Commercial		Permitted FAR
CRT 1.5, C 0.5, R 1.0 H-60 Commercial	218,975 SF	
CRT 1.5, C 0.5, R 1.0 H-60  Commercial Residential		0.50
CRT 1.5, C 0.5, R 1.0 H-60  Commercial Residential	218,975 SF 437,949 SF	0.50 1.0
CRT 1.5, C 0.5, R 1.0 H-60  Commercial Residential Total	218,975 SF 437,949 SF <b>656,924 SF</b>	0.50 1.0 1.5
CRT 1.5, C 0.5, R 1.0 H-60  Commercial Residential  Total  Phase 1 Commercial	218,975 SF 437,949 SF <b>656,924 SF</b> Provided SF	0.50 1.0 1.5 Provided FAR
CRT 1.5, C 0.5, R 1.0 H-60  Commercial Residential  Total  Phase 1 Commercial  Phase 1 Residential	218,975 SF 437,949 SF <b>656,924 SF</b> Provided SF 130,000 SF	0.50 1.0 1.5 Provided FAR 0.30
CRT 1.5, C 0.5, R 1.0 H-60  Commercial Residential  Total  Phase 1 Commercial Phase 1 Residential Phase 2 Commercial	218,975 SF 437,949 SF <b>656,924 SF</b> Provided SF 130,000 SF 0 SF	0.50 1.0 1.5 Provided FAR 0.30 0.0
	218,975 SF 437,949 SF <b>656,924 SF</b> Provided SF 130,000 SF 0 SF 50,000 SF	0.50 1.0 1.5 Provided FAR 0.30 0.0 0.11
CRT 1.5, C 0.5, R 1.0 H-60  Commercial Residential  Total  Phase 1 Commercial Phase 1 Residential Phase 2 Commercial Phase 2 Residential  Total	218,975 SF 437,949 SF 656,924 SF Provided SF 130,000 SF 0 SF 50,000 SF 0 SF 180,000 SF	0.50 1.0 1.5 Provided FAR 0.30 0.0 0.11 0.0
CRT 1.5, C 0.5, R 1.0 H-60  Commercial Residential  Total  Phase 1 Commercial Phase 1 Residential Phase 2 Commercial Phase 2 Residential  Total	218,975 SF 437,949 SF 656,924 SF Provided SF 130,000 SF 0 SF 50,000 SF 0 SF 180,000 SF	0.50 1.0 1.5 Provided FAR 0.30 0.0 0.11 0.0 0.41
CRT 1.5, C 0.5, R 1.0 H-60  Commercial Residential  Total  Phase 1 Commercial Phase 2 Residential Phase 2 Commercial Phase 2 Residential  Total  Principal Building Setbacks (min) Section 59	218,975 SF 437,949 SF 656,924 SF Provided SF 130,000 SF 0 SF 50,000 SF 0 SF 180,000 SF	0.50 1.0 1.5 Provided FAR 0.30 0.0 0.11 0.0 0.41
CRT 1.5, C 0.5, R 1.0 H-60  Commercial Residential Total  Phase 1 Commercial Phase 1 Residential Phase 2 Commercial Phase 2 Residential Total  Principal Building Setbacks (min) Section 59  Front setback	218,975 SF 437,949 SF 656,924 SF Provided SF 130,000 SF 0 SF 50,000 SF 0 SF 180,000 SF	0.50 1.0 1.5 Provided FAR 0.30 0.0 0.11 0.0 0.41  Provided 35'
CRT 1.5, C 0.5, R 1.0 H-60  Commercial Residential  Total  Phase 1 Commercial Phase 1 Residential Phase 2 Residential  Phase 2 Residential  Principal Building Setbacks (min) Section 59  Front setback Side setback	218,975 SF 437,949 SF 656,924 SF Provided SF 130,000 SF 0 SF 50,000 SF 0 SF 180,000 SF	0.50 1.0 1.5 Provided FAR 0.30 0.0 0.11 0.0 0.41  Provided 35' 20'
CRT 1.5, C 0.5, R 1.0 H-60  Commercial Residential  Total  Phase 1 Commercial Phase 1 Residential Phase 2 Commercial Phase 2 Commercial Phase 2 Residential	218,975 SF 437,949 SF 656,924 SF Provided SF 130,000 SF 0 SF 50,000 SF 0 SF 180,000 SF	0.50 1.0 1.5 Provided FAR 0.30 0.0 0.11 0.0 0.41  Provided 35'

	General Minimum	Provided
	Must be behind front building line	
Front setback, behind front building line	of building in the BTA	Behind BTA
Side street setback	Must be behind front building line	
	of building in the BTA	Behind BTA
Side setback abutting Residential	10'	min. 10'
Rear setback abutting Residential	10'	min 10'
	,	
Build-to Area Section 59-4.5.3.C.		
	General Minimum	Provided
Front setback	20'	min 35'
Building in front street BTA	70%	0%
	·	
Height (max) Section 59-4.5.3.C.		
	General Allowed FT	Provided FT
Principal building	60'	60'
Transparency, for Walls Facing a Street o	r Open Space Section 59-4.5.3.C.	
	General Minimum	Provided
Ground story, front (min)	40%	min. 41%
Ground story, side/rear (min)	25%	N/A
Upper story (min)	20%	min. 21%
Blank wall, front (max)	35'	35' max

	Metric	SF	Min Required	Pro
Phase 1 Office	4 spaces per 1,000 SF	128,117 SF	516 spaces	542
Phase 2 Office	4 spaces per 1,000 SF	180,000 SF	720 spaces	846
Required Parking for Phase 1				
Surface Parking	Metric	Required		
Standard (8.5' x 18')	-	-		
Compact (7.5' x 16.5' [1]	Up to 10% of total parking	Up to 55 spaces		
Electric Vehicle (9' x 18')	1 space/100 spaces	6 spaces		
Low Emitting Vehicle	3% of total parking	17 spaces		
Total Handicap Spaces [2]	10% of total parking	55 spaces		
Handicap (8.5' x 18' + 60" aisle)	3 spaces/4 accesible spaces	41 spaces		
Handicap Van (8.5' x 18' + 96" aisle)	1 space/4 accesible spaces	14 spaces		
	2% of total parking			
Motorcyle [3]	(up to 10 spaces)	10 spaces		
Duranidad Daulina fau Dhace 1		1		
Provided Parking for Phase 1		4		
Surface Parking	Provided	1		

Total Parking 542 spaces 1 Compact spaces can be provided for up to 10% of the total parking provided.			
Motoro	,	10 spaces	
Handicap Van (8.5' x 18' + 96'		16 spaces	
Handicap (8.5' x 18' + 60" aisle)includes van spa	ces [ <b>2</b> ]	48 spaces	
Low Emitting V	/ehicle	17 spaces	
Electric Vehicle (9	9' x 18')	6 spaces	
Compact (7.5' x 16	6.5' [ <b>1]</b>	35 spaces	
c.a) Dianuard	5' x 18')	420 spaces	
Standard (8.5			

[3] Motorcycle spaces do not count towards the total parking provided. Amount caps at 10 spaces.

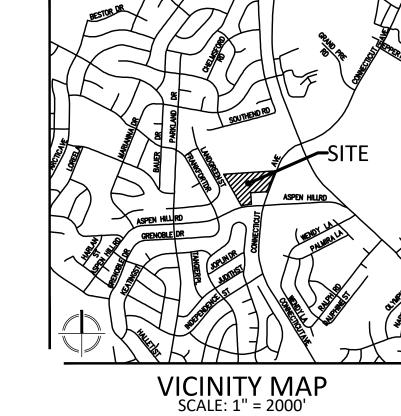
ourface Parking	Metric	Required
Standard (8.5' x 18')	-	-
Compact (7.5' x 16.5' [1]	Up to 10% of total parking	Up to 85 spaces
Electric Vehicle (9' x 18')	1 space/100 spaces	9 spaces
Low Emitting Vehicle	3% of total parking	27 spaces
Total Handicap Spaces [2]	10% of total parking	85 spaces
Handicap (8.5' x 18' + 60" aisle)	3 spaces/4 accesible spaces	64 spaces
Handicap Van (8.5' x 18' + 96" aisle)	1 space/4 accesible spaces	21 spaces
	2% of total parking	
Motorcyle [3]	(up to 10 spaces)	10 spaces

Surface Parking	Provided
Standard (8.5' x 18')	300 spaces
Compact (7.5' x 16.5' [1]	35 spaces
Electric Vehicle (9' x 18')	6 spaces
Low Emitting Vehicle	27 spaces
Handicap (8.5' x 18' + 60" aisle)includes van spaces [2]	24 spaces
Handicap Van (8.5' x 18' + 96" aisle)	8 spaces
Motorcyle [3]	10 spaces
Structured Parking	Provided
Standard (8.5' x 18')	417 spaces
Compact (7.5' x 16.5' [1]	-
Electric Vehicle (9' x 18')	3 spaces
Low Emitting Vehicle	
Handicap (8.5' x 18' + 60" aisle)includes van spaces [2]	40 spaces
Handicap Van (8.5' x 18' + 96" aisle)	13 spaces
Motorcyle [3]	-
Total Parking	846 spaces

[2] Per Montgomery County Department of Permitting Services 4.(i) Outpatient units and facilities: 10 percent of the total number of parking spaces provided serving each such outpatient unit of facility. [3] Motorcycle spaces do not count towards the total parking provided. Amount caps at 10 spaces.

Metric		SF	Min Total Required	
1 space per 5,000 SF		180,000 SF	36 spac	es
	Metric		Min Required	Provided
Short-Term Bicycle Spaces			5 spaces	9 space
Long-Term Bicycle Spaces	85% of total spaces		31 spaces	31
Total Bicycle Parking Provided				
Loading Section 59-6.2.8.B.2.				
	Metric	SF	Min Required	Provided
	1 space per			
	25,001 to 250,000 GFA	180,000 SF	1 space	2 spaces
Parking Lot Requirements (min) Sections 59-6.2.9.C.1 Phase 1	and 59-6.2.9.C.2			
	and 59-6.2.9.C.2			
	and 59-6.2.9.C.2			
Phase 1		Min Req %	Provided SF	Provided %
Phase 1	192,062 SF	Min Req % (Per Parking Area)	Provided SF (Per Parking Area)	
Phase 1	192,062 SF Min Reg SF			Provided % (Per Parking Are
Phase 1 Parking Facility (Limits of Work)  Landscape Area (Green Area)	192,062 SF Min Reg SF (Per Parking Area)	(Per Parking Area)	(Per Parking Area)	(Per Parking Are
Phase 1 Parking Facility (Limits of Work)  Landscape Area (Green Area) Tree Canopy	192,062 SF Min Req SF (Per Parking Area) 19,206 SF	(Per Parking Area) 10%	(Per Parking Area) 20,646 SF	(Per Parking Are
Phase 1 Parking Facility (Limits of Work)	192,062 SF Min Req SF (Per Parking Area) 19,206 SF	(Per Parking Area) 10%	(Per Parking Area) 20,646 SF	(Per Parking Are
Phase 1 Parking Facility (Limits of Work)  Landscape Area (Green Area) Tree Canopy Phase 2	192,062 SF Min Req SF (Per Parking Area) 19,206 SF 48,015 SF	(Per Parking Area) 10%	(Per Parking Area) 20,646 SF	(Per Parking Are
Phase 1 Parking Facility (Limits of Work)  Landscape Area (Green Area) Tree Canopy Phase 2	192,062 SF Min Req SF (Per Parking Area) 19,206 SF 48,015 SF	(Per Parking Area) 10% 25%	(Per Parking Area) 20,646 SF 53,032 SF	(Per Parking Are 11% 28% Provided %
Phase 1 Parking Facility (Limits of Work)  Landscape Area (Green Area) Tree Canopy Phase 2	192,062 SF  Min Req SF (Per Parking Area) 19,206 SF 48,015 SF  167,899 SF Min Req SF	(Per Parking Area) 10% 25% Min Req %	(Per Parking Area) 20,646 SF 53,032 SF	(Per Parking Are 11% 28%

## Attachment 2



LANDSCAPE ARCHITECTS SURVEYORS

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FAX: (301) 916-2262 GERMANTOWN, MD. TYSONS, VA.

KAISER PERMANENTE KAISER FOUNDATION

MID-ATLANTIC STATES INC. 4000 GARDEN CITY DRIVE HYATTSVILLE, MD 20785

PREPARED FOR:

**HEALTH PLAN** 

HOSPITALS

KAISER FOUNDATION

312-552-6700 CONTACT J. MIKE BELLAMY

DESIGN CONSULTANTS

ARCHITECT
CANNON DESIGN
225 NORTH MICHIGAN AVENUE

LAND COLLECTIVE 57 NORTH SECOND STREET

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PLANNER, CIVIL ENGINEER VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN, MD 20874

215.383.0540 MATTHEW FICHTER

202.661.2239 EMILY J. VAIAS

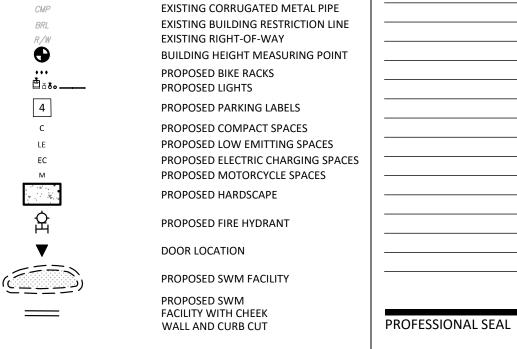
301.916.4100 JEFFREY AMATEAU

CHICAGO, IL 60601 312-960-8055 CONTACT TODD EICHEN

## PLAN LEGEND

	<ul><li>PROPERTY LINES</li></ul>
	EXISTING EDGE OF PAVEMENT
x x x x x x	
	EXISTING NATURAL GAS CONDUIT
	- EXISTING OVERHEAD WIRES
— T— T— T— T— T—	
	EXISTING PUBLIC UTILITIES EASEMENT
	- EXISTING SANITARY SEWER CONDUIT
	EXISTING STORM DRAIN CONDUIT
	- EXISTING WATER CONDUIT
<del>5</del> 20 <del></del>	PROPOSED 10' CONTOUR
524	- PROPOSED 2' CONTOUR
	PROPOSED WATER LINE
<del>\</del>	
●8"S	PROPOSED SANITARY SEWER
	WITH STRUCTURE
	PROPOSED STORM DRAIN
LOD 25' FP BRL	- PROPOSED LIMITS OF DISTURBANCE
<u>25 FP BRL</u>	- PROPOSED 25' FLOOD PLAIN BRL
100YR	PROPOSED 100 YEAR FLOOD PLAIN
	PROPOSED STORM WATER EASEMENT
16	EXISTING PARKING LABEL
© <sup>co</sup>	EXISTING STORM DRAIN MANHOLE
EV	EXISTING ELECTRICAL JUNCTION BOX
E	EXISTING ELECTRICAL MANHOLE
8	EXISTING FIRE DEPARTMENT CONNECT
	EXISTING FIRE HYDRANT
©	EXISTING GAS MANHOLE
-①	EXISTING GUY POLE
G	EXISTING GAS VALVE
	EXISTING LIGHT POLE
P	EXISTING PHONE MANHOLE
<b>&gt;</b>	EXISTING UTILITY POLE
<b>S</b>	EXISTING SANITARY MANHOLE
TC	EXISTING TRAFFIC CONTROL BOX
*	EXISTING TRAFFIC SIGNAL POLE
$\oplus$	EXISTING WATER METER
	EXISTING WATER MANHOLE
	EXISTING WATER VALVE
<del>-</del>	EXISTING SIGN POST

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EXISTING ELECTRICAL TRANSFORMER

EXISTING REINFORCED CONCRETE PIPE

EXISTING INLETS EXISTING CURB INLET EXISTING CONCRETE EXISTING CURB AND GUTTER

EXISTING BUILDING **EXISTING STORY** 

EXISTING ASPHALT

EXISTING EASEMENT

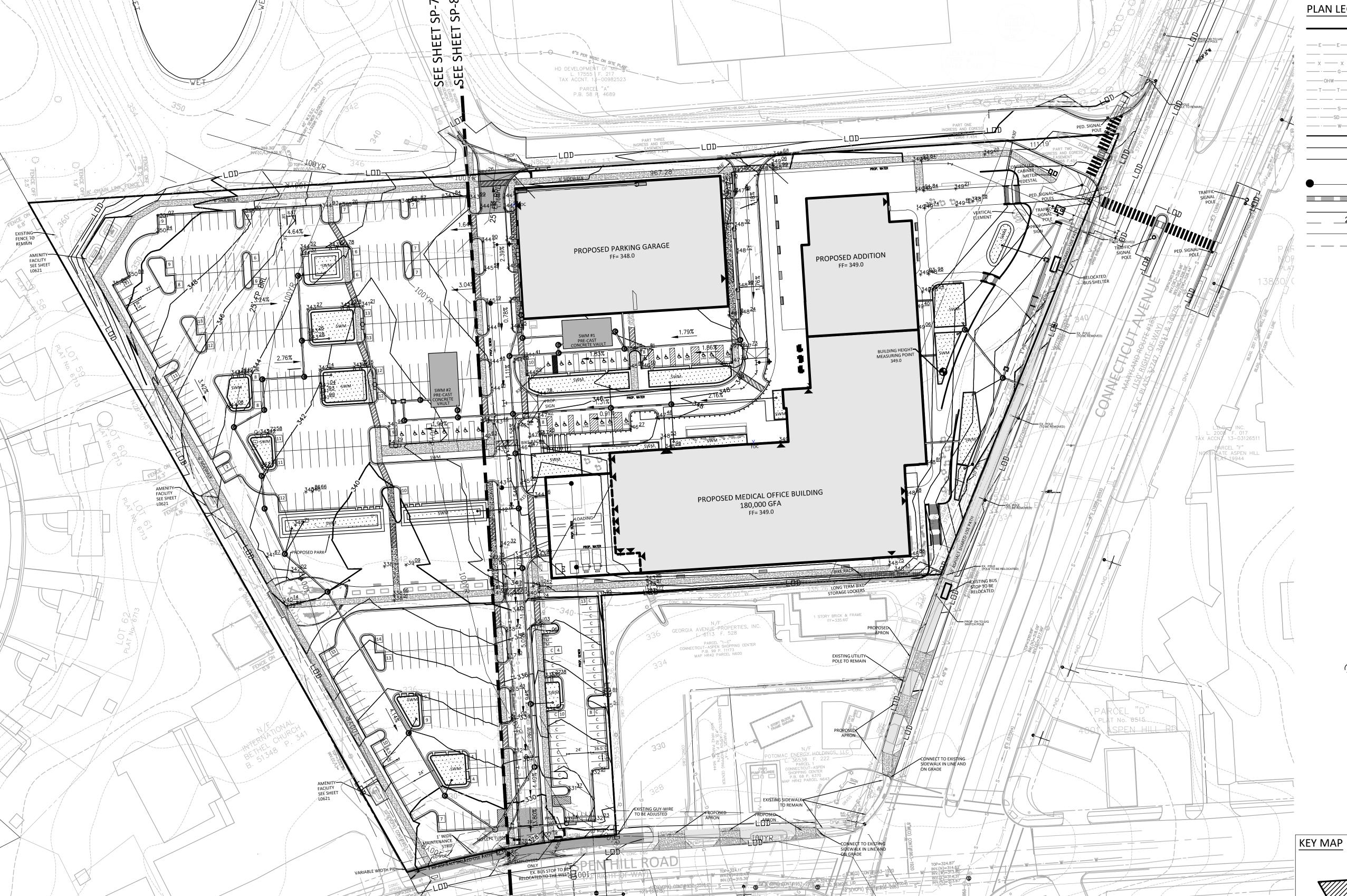
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. NAME: MICHAEL B. GOODMAN LICENSE No.: 27721 EXPIRATION DATE: JULY 19, 2020

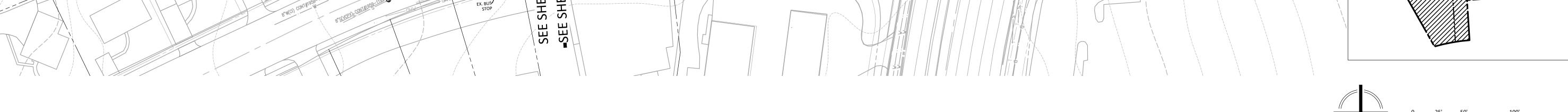
## **KAISER** PERMANENTE **ASPEN HILL** 13TH ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW04 TAX MAP: HR42

PHASE 2 COMPOSITE SITE PLAN

PRAWN BY: DESIGNED BY: DATE ISSUED:	
'IKA ROJECT	
GENCY IO.	





<u>//</u>		0 25'	50'	100'	
		SC	CALE: 1" = 50'		
		rees to execu	ite all the fea	RTIFICATE atures of the Site Plan Appro ns, Development Program a	
	Developer's Name:			Indation Health Plan Mid-Atlantic States Inc.	
	Contact Person:	Adrian Hagerty	, AIA, LEED AP		
	Address:	4000 Garden Ci	ty Drive 7th Flo	oor Hyattsville, MD 20785	
	Phone:	(301)552-3568			