

SHEET INDEX	
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SKETCH PLAN	1
SENDING SITES DENSITY TRANSFER PLAN	2



#### DEVELOPMENT SEQUENCE:

DEVELOPMENT IS PLANNED TO TAKE PLACE IN A SINGLE PHASE, WHICH WILL INCLUDE PROPOSED BUILDING AND STREETScape IMPROVEMENTS. NO ADDITIONAL DEVELOPMENT IS PROPOSED ON THE SENDING PROPERTIES.

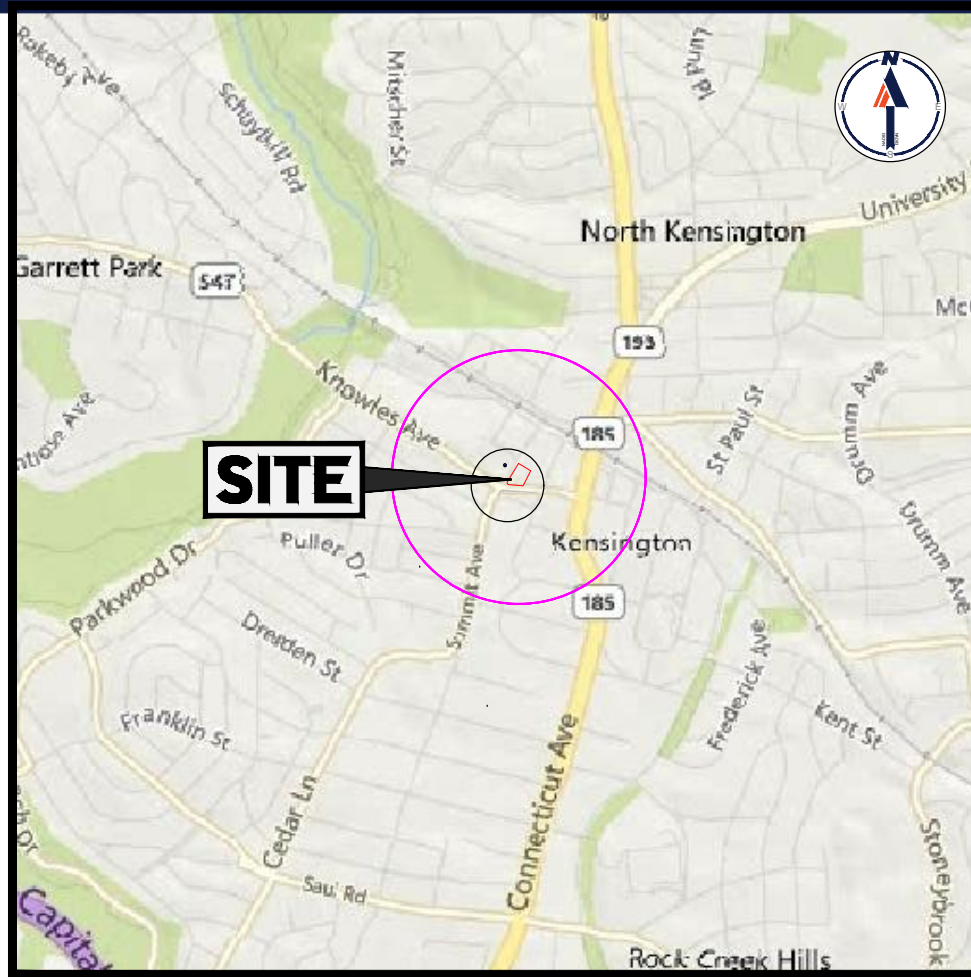
#### SIGNAGE AND PAVEMENT MARKING NOTE:

SIGNAGE AND PAVEMENT MARKINGS ARE SHOWN FOR REFERENCE ONLY AND WILL BE FINALIZED AT ROW PERMIT UNDER SIGNAGE AND PAVEMENT MARKING PLAN.

#### LEGEND

	PROP. BUILDING
	ADJACENT EX. BUILDINGS
	PROP. CONCRETE SIDEWALK
	PROP. BRICK PAVER
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	DEVELOPMENT APPROVED UNDER PRELIMINARY PLAN #120200160

THE SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT THE MASSING, BUILDING FOOTPRINTS AND GENERAL CIRCULATION SYSTEMS PROPOSED FOR THE DEVELOPMENT IN AN ILLUSTRATIVE MANNER.



#### LOCATION MAP SCALE: 1" = 2000'

#### PUBLIC BENEFIT CALCULATIONS

Public Benefit Points Analysis - The Flats at Knowles Station - 10509 Summit Avenue			
Category	Sub-Category	Points Possible	Points Proposed
Connectivity and Mobility - Section 4.7.3.C.7	Streetscape Improvements	20	3 <sup>2</sup>
Diversity of Uses and Activities - Section 4.7.3.D.6	MPDUs	No limit <sup>3</sup>	150 <sup>3</sup>
Quality Building and Site Design - Section 4.7.3.E.1	Architectural Elevations	20	10 <sup>4</sup>
Quality Building and Site Design - Section 4.7.3.E.6	Structured Parking	20	10 <sup>5</sup>
Total Points			173

- A total of 75 public benefit points is required for the proposed development, calculated with a base of 50 points per the proposed density with an additional 25 points per the density transfer as stipulated under Section 4.5.2.B.3.C.
- This project proposes to provide off-site streetscape improvements, which includes approximately 1,114 SF of paver installation and the addition of four public benches to upgrade the existing plaza at the southeast corner of the intersection at Summit Avenue and Knowles Avenue. Thus, an incentive density of 3 points is achieved.  
 $(1,114 / 33,093) * 100 = 3$  points
- Pursuant to Section 4.7.3 of the Zoning Ordinance, the number of public benefit points available for providing more than 12.5% of residential units as MPDUs as required under Chapter 25 of the Montgomery County Code is not limited. 12 points are to be granted for every 1% of MPDUs greater than 12.5%, and any fraction of a 1% increase in MPDUs entitles the applicant to an equal fraction of 12 points. The project is providing a minimum of 25% MPDUs and, therefore, qualifies for 150 points based on the following formula:  
 $(100 * (0.25 - 0.125)) * 12 = 150$  points
- This project provides and is bound by architectural elevations as part of the Certified Site Plan (#820210030). Thus, an incentive density of 10 points is achieved.  
 $((A/T)*10) + ((B/T)*20)$  where:  
A = above-grade spaces  
B = below-grade spaces  
T = total spaces  
 $((123/123)*10) + ((0/123)*20) = 10$  points

#### REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	11/11/2020	PER DRC COMMENTS	LMW
2	12/15/2020	PER MNCPPC COMMENTS	LMW
3	01/12/2021	PER MNCPPC COMMENTS	LMW



THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL 811 (WV 1-800-245-4649) (PA 1-800-242-1778) (DC 1-800-257-7777) (VA 1-800-552-7091) (MD 1-800-257-7777) (DE 1-800-282-8555)

#### NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDING AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MB192168  
DRAWN BY: LMW  
CHECKED BY: BLF  
DATE: 1/12/2021  
CAD ID: SSO

#### THE FLATS AT KNOWLES STATION

FOR  
**10509 SUMMIT VENTURE, LLC C/O WOODSIDE VENTURES & REALTY SERVICES**  
SKETCH PLAN #320210020  
LOCATION OF SITE:  
10509 SUMMIT AVENUE  
MONTGOMERY COUNTY  
KENSINGTON, MARYLAND 20895  
LOT: 15, 17, 19 & PART OF 21, 23

#### BOHLER

16701 MELFORD BLVD., SUITE 310  
BOWIE, MARYLAND 20715  
Phone: (301) 809-4500  
Fax: (301) 809-4501  
MD@BohlerEng.com

#### B. L. FOX

PROFESSIONAL ENGINEER  
MARYLAND LICENSE NO. 37866

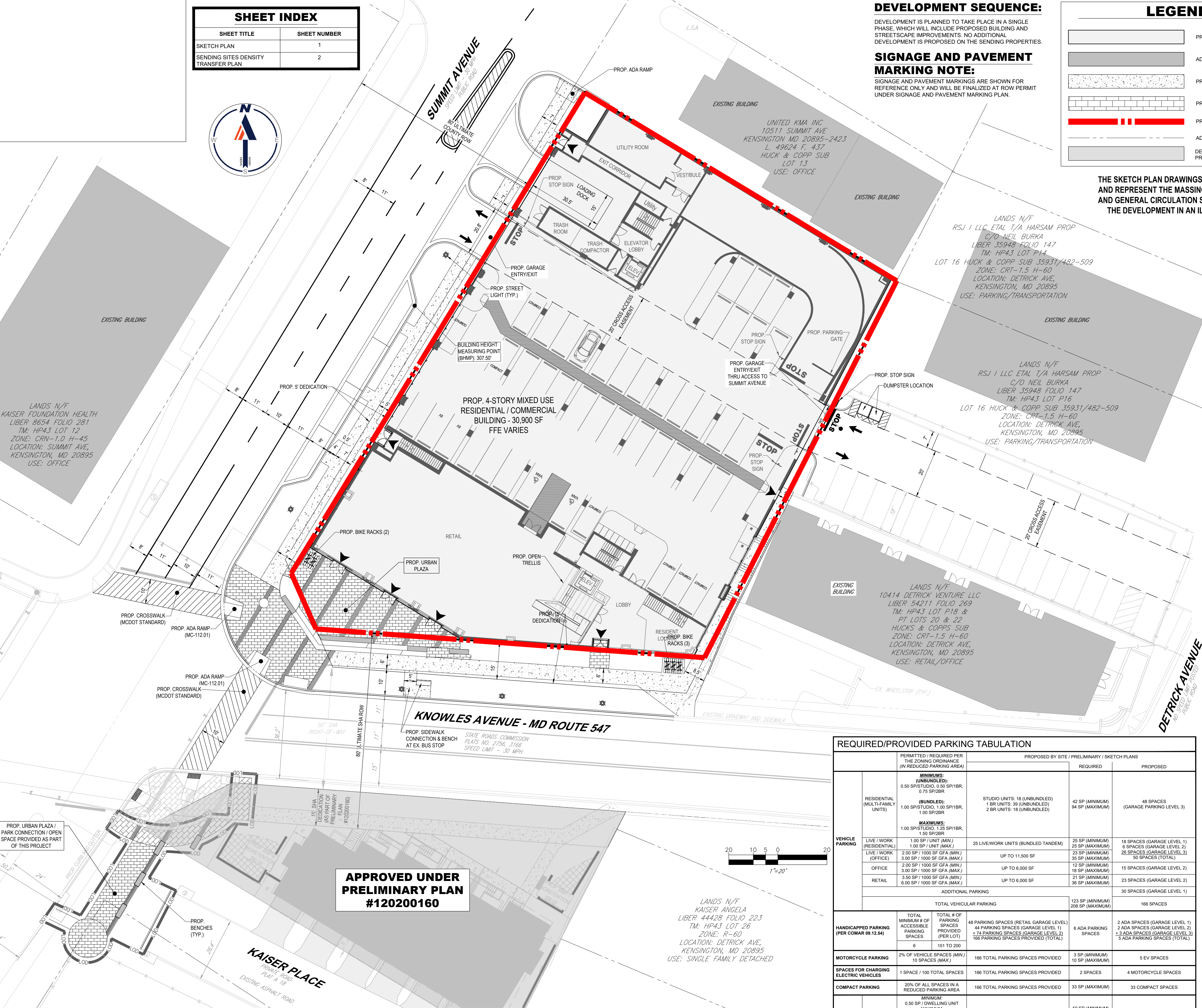
SHEET TITLE:

#### SKETCH PLAN

SHEET NUMBER:

1

REVISION 3 - 01/12/2021



APPROVED UNDER  
PRELIMINARY PLAN  
#120200160

REQUIRED/PROVIDED PARKING TABULATION			
		PROPOSED BY SITE / PRELIMINARY / SKETCH PLANS	
		REQUIRED	PROPOSED
VEHICLE PARKING	RESIDENTIAL (MULTI-FAMILY UNITS)	STUDIO UNITS: 18 (UNBUNDLED) 1 BR UNITS: 39 (UNBUNDLED) 2 BR UNITS: 18 (UNBUNDLED)	42 SP (MINIMUM) 94 SP (MAXIMUM)
	LIVE / WORK (RESIDENTIAL)	25 LIVE/WORK UNITS (BUNDLED TANDEM)	25 SP (MINIMUM) 25 SP (MAXIMUM)
	LIVE / WORK (OFFICE)	UP TO 11,500 SF	23 SP (MINIMUM) 26 SP (MAXIMUM)
	OFFICE	UP TO 6,000 SF	12 SP (MINIMUM) 18 SP (MAXIMUM)
	RETAIL	UP TO 6,000 SF	21 SP (MINIMUM) 35 SP (MAXIMUM)
ADDITIONAL PARKING		123 SP (MINIMUM) 208 SP (MAXIMUM)	166 SPACES
TOTAL VEHICULAR PARKING			
HANDICAPPED PARKING (PER COMAR 09.12.54)		6 ADA PARKING SPACES	6 ADA PARKING SPACES
MOTORCYCLE PARKING		3 SP (MINIMUM) 10 SP (MAXIMUM)	5 EV SPACES
SPACES FOR CHARGING ELECTRIC VEHICLES		2 SPACES	4 MOTORCYCLE SPACES
COMPACT PARKING		33 SP (MAXIMUM)	33 COMPACT SPACES
BICYCLE PARKING	RESIDENTIAL	50 SP (MINIMUM) 100 SP (MAXIMUM)	10 SPACES (ON-SITE BIKE RACKS)
	OFFICE	LIVE/WORK: 2 SP (MINIMUM) UP TO 11,500 SF OFFICE: 1 SP (MINIMUM) UP TO 6,000 SF	LONG TERM (RESIDENTIAL): 10 SP (GARAGE LEVEL 1) 2 SP (GARAGE LEVEL 2) 28 SP (GARAGE LEVEL 3) 50 LONG TERM SPACES
	RETAIL	UP TO 6,000 SF	LONG TERM (COMMERCIAL): 5 SP (GARAGE LEVEL 2)
TOTAL BICYCLE PARKING		54 SP (MINIMUM) 350 SP (MAXIMUM)	65 SPACES

THE FLATS AT KNOWLES STATION - FAR TRANSFER ANALYSIS											
SITE	LOCATION / PLAT	ZONE	SITE AREA (SF)	PRIOR DEDICATIONS (SF)	GROSS TRACT AREA (SF)	MAX FAR	MAX GFA (SF)	MAX FAR (COMMERCIAL)	MAX GFA (SF) (COMMERCIAL)	MAX FAR (RESIDENTIAL)	MAX GFA (SF) (RESIDENTIAL)
3827 PLYERS MILL ROAD	LOT 15, WAUGHS SUBDIVISION / PLAT NO. A-4	CRT-1.5, C-1.0, R-0.5, H-60	42,470	N/A	42,470	1.5	63,705	1.0	42,470	0.5	21,235
10414 DETRICK AVENUE	LOT 18 & PART LOTS 20 & 22, HUCKS & COPPS SUBDIVISION / PLAT NO. A-18	CRT-1.5, C-1.0, R-0.5, H-60	18,150	6,711	24,861	1.5	37,292	1.0	24,861	0.5	12,431
											TOTAL
											33,666

LANDS N/F  
KAISER ANGELA  
LIBER 44428 FOLIO 223  
TM: HP43 LOT 26  
ZONE: R-60  
LOCATION: DETRICK AVE,  
KENSINGTON, MD 20895  
USE: SINGLE FAMILY DETACHED