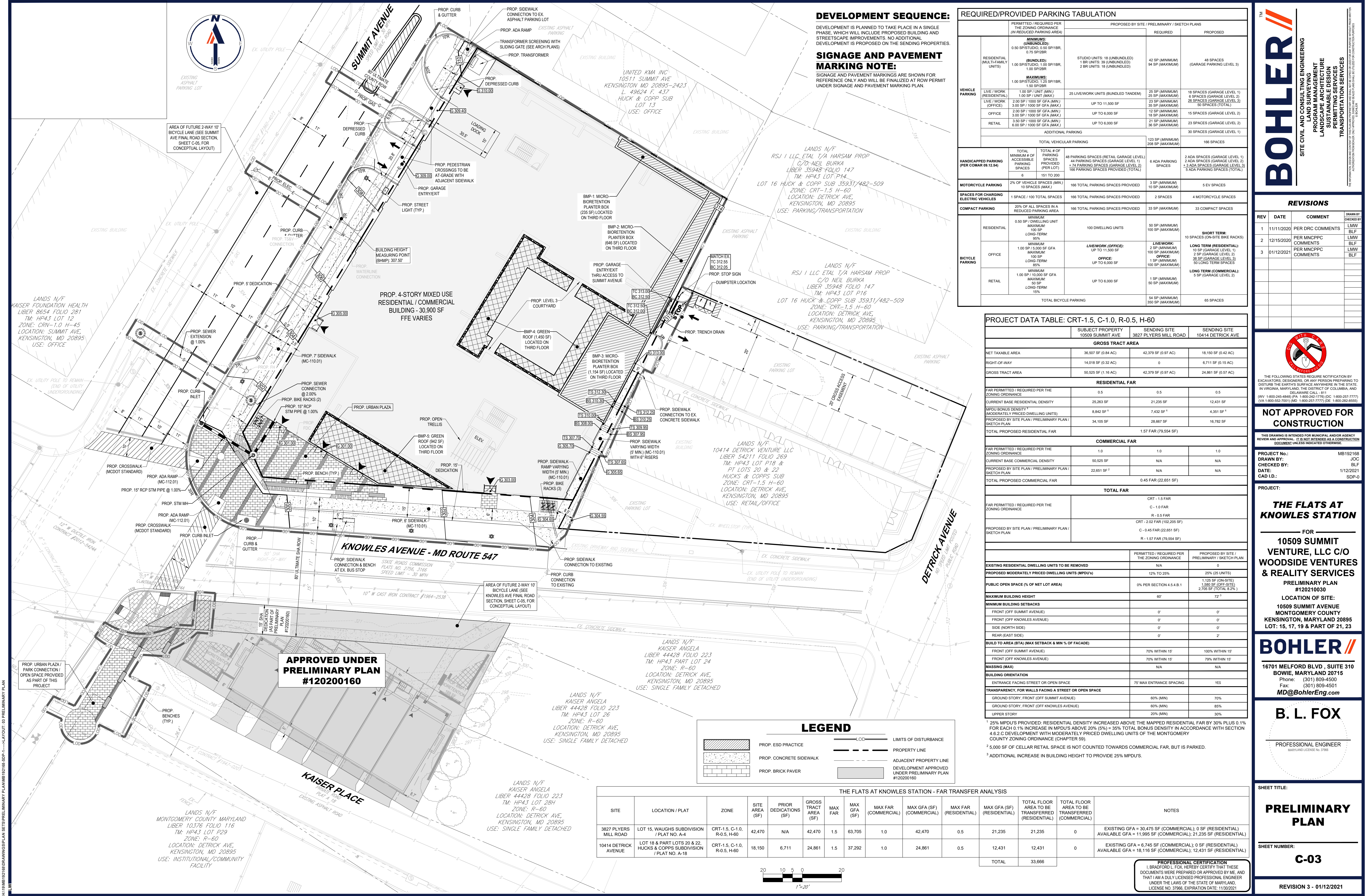




DEVELOPMENT SEQUENCE:

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.

REQUIRED/PROVIDED PARKING TABULATION

	PERMITTED / REQUIRED PER THE ZONING ORDINANCE (IN REDUCED PARKING AREA)	PROPOSED BY SITE / PRELIMINARY / SKETCH PLANS		
		REQUIRED	PROPOSED	
VEHICLE PARKING	RESIDENTIAL (MULTI-FAMILY UNITS)	MINIMUMS: (UNBUNDLED): 0.50 SP/STUDIO, 0.50 SP/HBR, 0.75 SP/2BR (BUNDLED): 1.00 SP/STUDIO, 1.00 SP/HBR, 1.00 SP/2BR MAXIMUMS: 1.00 SP/STUDIO, 1.25 SP/HBR, 1.50 SP/2BR	STUDIO UNITS: 18 (UNBUNDLED) 1 BR UNITS: 39 (UNBUNDLED) 2 BR UNITS: 18 (UNBUNDLED)	42 SP (MINIMUM) 94 SP (MAXIMUM) 48 SPACES (GARAGE PARKING LEVEL 3)
	LIVE / WORK (RESIDENTIAL)	1.00 SP / UNIT (MIN.) 1.00 SP / UNIT (MAX.)	25 LIVE/WORK UNITS (BUNDLED TANDEM)	25 SP (MINIMUM) 25 SP (MAXIMUM)
	LIVE / WORK (OFFICE)	2.00 SP / 1000 SF GFA (MIN.) 3.00 SP / 1000 SF GFA (MAX.)	UP TO 11,500 SF	23 SP (MINIMUM) 35 SP (MAXIMUM)
	OFFICE	2.00 SP / 1000 SF GFA (MIN.) 3.00 SP / 1000 SF GFA (MAX.)	UP TO 6,000 SF	12 SP (MINIMUM) 18 SP (MAXIMUM)
	RETAIL	3.50 SP / 1000 SF GFA (MIN.) 6.00 SP / 1000 SF GFA (MAX.)	UP TO 6,000 SF	21 SP (MINIMUM) 36 SP (MAXIMUM)
	ADDITIONAL PARKING		123 SP (MINIMUM) 208 SP (MAXIMUM)	30 SPACES (GARAGE LEVEL 1) 166 SPACES
	TOTAL VEHICULAR PARKING			
HANDICAPPED PARKING (PER COM 09.12.54)	TOTAL MINIMUM # OF ACCESSIBLE PARKING SPACES 6	TOTAL # OF PARKING SPACES PROVIDED (PER LOT) 151 TO 200	48 PARKING SPACES (RETAIL GARAGE LEVEL) 44 PARKING SPACES (GARAGE LEVEL 1) + 74 PARKING SPACES (GARAGE LEVEL 2) 166 PARKING SPACES PROVIDED (TOTAL)	6 ADA PARKING SPACES 2 ADA SPACES (GARAGE LEVEL 1) 2 ADA SPACES (GARAGE LEVEL 2) + 3 ADA SPACES (GARAGE LEVEL 3) 5 ADA PARKING SPACES (TOTAL)
MOTORCYCLE PARKING	2% OF VEHICLE SPACES (MIN.) 10 SPACES (MAX.)	166 TOTAL PARKING SPACES PROVIDED	3 SP (MINIMUM) 10 SP (MAXIMUM)	5 EV SPACES
SPACES FOR CHARGING ELECTRIC VEHICLES	1 SPACE / 100 TOTAL SPACES	166 TOTAL PARKING SPACES PROVIDED	2 SPACES	4 MOTORCYCLE SPACES
COMPACT PARKING	20% OF ALL SPACES IN A REDUCED PARKING AREA	166 TOTAL PARKING SPACES PROVIDED	33 SP (MAXIMUM)	33 COMPACT SPACES
BICYCLE PARKING	RESIDENTIAL	0.50 SP / DWELLING UNIT 100 SP LONG-TERM: 95%	100 DWELLING UNITS	50 SP (MINIMUM) 100 SP (MAXIMUM)
	OFFICE	MINIMUM: 1.00 SP / 1,000 SF GFA MAXIMUM: 1.00 SP / 1,000 SF GFA LONG-TERM: 85%	LIVE/WORK (OFFICE): UP TO 11,500 SF OFFICE: UP TO 6,000 SF	LIVE/WORK: 2 SP (MINIMUM) 100 SP (MAXIMUM) OFFICE: 1 SP (MINIMUM) 100 SP (MAXIMUM)
	RETAIL	MINIMUM: 1.00 SP / 1,000 SF GFA MAXIMUM: 1.00 SP / 1,000 SF GFA LONG-TERM: 85%	UP TO 6,000 SF	1 SP (MINIMUM) 50 SP (MAXIMUM)
	TOTAL BICYCLE PARKING		54 SP (MINIMUM) 350 SP (MAXIMUM)	65 SPACES

PROJECT DATA TABLE: CRT-1.5, C-1.0, R-0.5, H-60

	SUBJECT PROPERTY 10509 SUMMIT AVE	SENDING SITE 3827 PLYERS MILL ROAD	SENDING SITE 10414 DETRICK AVE
GROSS TRACT AREA			
NET TAXABLE AREA	36,507 SF (0.84 AC)	42,379 SF (0.97 AC)	18,150 SF (0.42 AC)
RIGHT-OF-WAY	14,018 SF (0.32 AC)	0	6,711 SF (0.15 AC)
GROSS TRACT AREA	50,525 SF (1.16 AC)	42,379 SF (0.97 AC)	24,861 SF (0.57 AC)

	RESIDENTIAL FAR	COMMERCIAL FAR	TOTAL FAR
FAR PERMITTED / REQUIRED PER THE ZONING ORDINANCE	0.5	1.0	1.0
CURRENT BASE RESIDENTIAL DENSITY	25.263 SF	50.525 SF	N/A
PROPOSED BY SITE PLAN / PRELIMINARY PLAN / SKETCH PLAN	8,842 SF ¹	22,651 SF ²	N/A
TOTAL PROPOSED RESIDENTIAL FAR	1.57 FAR (79,554 SF)		

	COMMERCIAL FAR	TOTAL FAR
FAR PERMITTED / REQUIRED PER THE ZONING ORDINANCE	1.0	1.0
CURRENT BASE COMMERCIAL DENSITY	50.525 SF	N/A
PROPOSED BY SITE PLAN / PRELIMINARY PLAN / SKETCH PLAN	22,651 SF ²	N/A
TOTAL PROPOSED COMMERCIAL FAR	0.45 FAR (22,651 SF)	

	RESIDENTIAL FAR	COMMERCIAL FAR	TOTAL FAR
FAR PERMITTED / REQUIRED PER THE ZONING ORDINANCE	0.5	1.0	1.0
CURRENT BASE RESIDENTIAL DENSITY	25.263 SF	50.525 SF	N/A
PROPOSED BY SITE PLAN / PRELIMINARY PLAN / SKETCH PLAN	8,842 SF ¹	22,651 SF ²	N/A
TOTAL PROPOSED RESIDENTIAL FAR	1.57 FAR (79,554 SF)		

	RESIDENTIAL FAR	COMMERCIAL FAR	TOTAL FAR
FAR PERMITTED / REQUIRED PER THE ZONING ORDINANCE	0.5	1.0	1.0
CURRENT BASE RESIDENTIAL DENSITY	25.263 SF	50.525 SF	N/A
PROPOSED BY SITE PLAN / PRELIMINARY PLAN / SKETCH PLAN	8,842 SF ¹	22,651 SF ²	N/A
TOTAL PROPOSED RESIDENTIAL FAR	1.57 FAR (79,554 SF)		

	RESIDENTIAL FAR	COMMERCIAL FAR	TOTAL FAR
FAR PERMITTED / REQUIRED PER THE ZONING ORDINANCE	0.5	1.0	1.0
CURRENT BASE RESIDENTIAL DENSITY	25.263 SF	50.525 SF	N/A
PROPOSED BY SITE PLAN / PRELIMINARY PLAN / SKETCH PLAN	8,842 SF ¹	22,651 SF ²	N/A
TOTAL PROPOSED RESIDENTIAL FAR	1.57 FAR (79,554 SF)		

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CURRENT BASE RESIDENTIAL DENSITY	25.263 SF	50.525 SF	N/A
PROPOSED BY SITE PLAN / PRELIMINARY PLAN / SKETCH PLAN	8,842 SF ¹	22,651 SF ²	N/A
TOTAL PROPOSED RESIDENTIAL FAR	1.57 FAR (79,554 SF)		

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	RESIDENTIAL FAR	COMMERCIAL FAR	TOTAL FAR
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PROPOSED BY SITE PLAN / PRELIMINARY PLAN / SKETCH PLAN	8,842 SF ¹	22,651 SF ²	N/A
TOTAL PROPOSED RESIDENTIAL FAR	1.57 FAR (79,554 SF)		

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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

NOT APPROVED FOR CONSTRUCTION
THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL 811 (VA 1-800-245-4444) (PA 1-800-245-1778) (DC 1-800-267-7777) (MD 1-800-552-7001) (ND 1-800-267-7777) (DE 1-800-282-8555)

PROJECT No.: MB192168
DRAWN BY: JOC
CHECKED BY: 1/12/2021
DATE: SDP-0
CAD ID:

THE FLATS AT KNOWLES STATION
FOR
10509 SUMMIT VENTURE, LLC C/O WOODSIDE VENTURES & REALTY SERVICES
PRELIMINARY PLAN
#120210030
LOCATION OF SITE:
10509 SUMMIT AVENUE
MONTGOMERY COUNTY
KENSINGTON, MARYLAND 20895
LOT: 15, 17, 19 & PART OF 21, 23

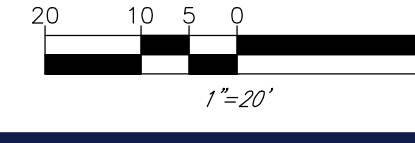
BOHLER
16701 Melford Blvd., Suite 310
Bowie, Maryland 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

B. L. FOX
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 31966

PRELIMINARY PLAN
SHEET NUMBER:
C-03
REVISION 3 - 01/12/2021

LEGEND
PROP. ESD PRACTICE
PROP. CONCRETE SIDEWALK
PROP. BRICK PAVEMENT
LIMITS OF DISTURBANCE
PROPERTY LINE
ADJACENT PROPERTY LINE
DEVELOPMENT APPROVED UNDER PRELIMINARY PLAN #120200160

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, WAUGHNS 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				



PROFESSIONAL CERTIFICATION
I, BRYAN FOX, 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, LICENSE NO. 31966, EXPIRATION DATE: 11/30/2021