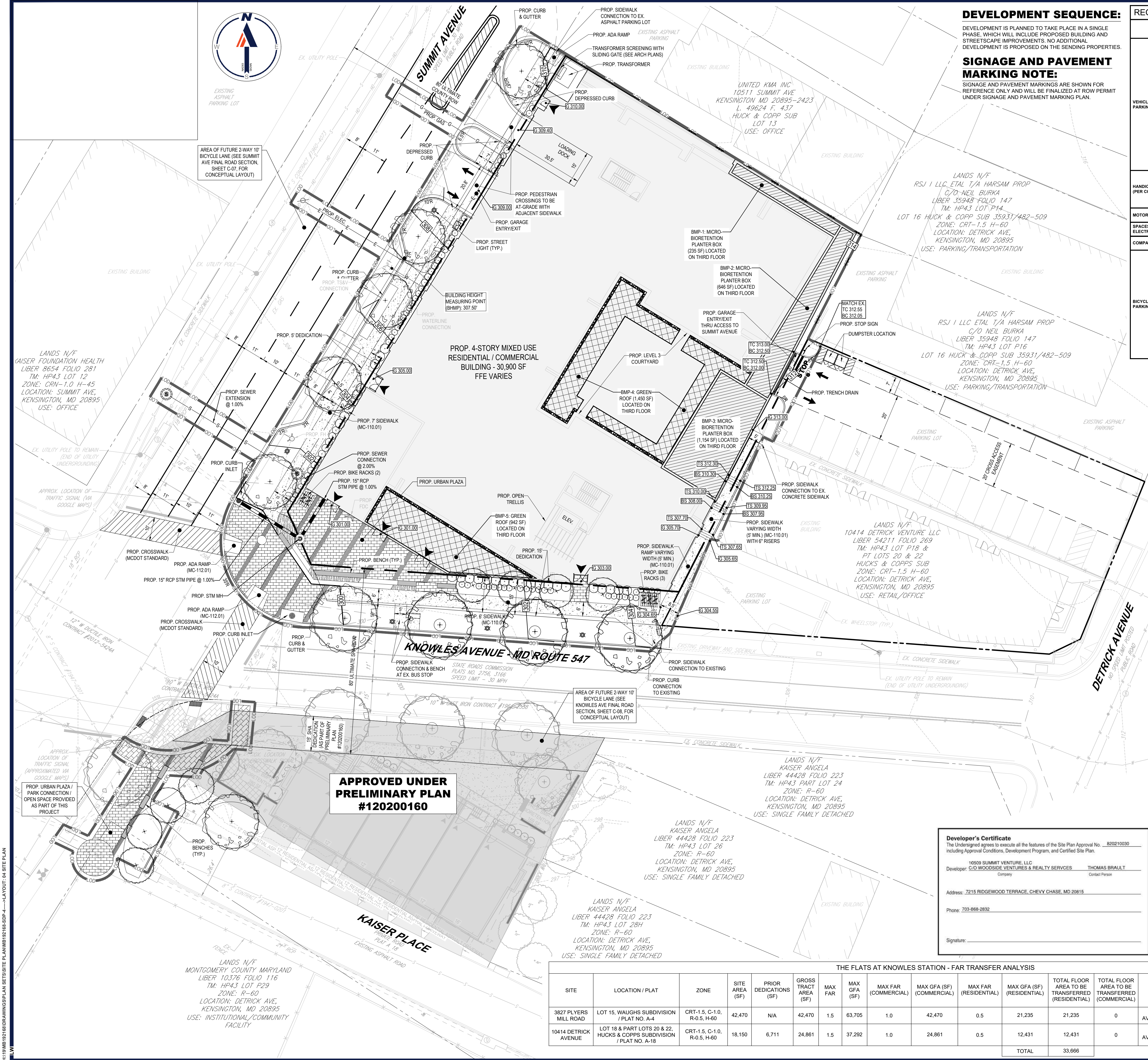




DEVELOPMENT SEQUENCE:

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

		PROPOSED BY SITE / PRELIMINARY / SKETCH PLANS		
		REQUIRED	PROPOSED	
VEHICLE PARKING	RESIDENTIAL (MULTI-FAMILY UNITS)	MINIMUMS (UNBUNDLED): 0.50 SP/STUDIO, 0.30 SP/1BR, 0.75 SP/2BR (BUNDLED): 1.00 SP/STUDIO, 1.00 SP/1BR, 1.00 SP/2BR MAXIMUMS: 1.00 SP/STUDIO, 1.25 SP/1BR, 1.50 SP/2BR	STUDIO UNITS: 18 (UNBUNDLED) 1 BR UNITS: 38 (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) 18 SPACES (GARAGE LEVEL 1) 2 SPACES (GARAGE LEVEL 2) 26 SPACES (GARAGE LEVEL 3) 50 SPACES (TOTAL)
	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) 15 SPACES (GARAGE LEVEL 2)
	RETAIL	3.00 SP / 1000 SF GFA (MIN.) 6.00 SP / 1000 SF GFA (MAX.)	UP TO 6,000 SF	21 SP (MINIMUM) 36 SP (MAXIMUM) 23 SPACES (GARAGE LEVEL 2) 30 SPACES (GARAGE LEVEL 1)
		ADDITIONAL PARKING		
		TOTAL VEHICULAR PARKING		
			123 SP (MINIMUM) 208 SP (MAXIMUM)	166 SPACES
HANDICAPPED PARKING (PER COMAR 09.12.54)		TOTAL # OF PARKING SPACES PROVIDED SPACES PER LOT 6 151 TO 200	48 PARKING SPACES (RETAIL GARAGE LEVEL) 44 PARKING SPACES (GARAGE LEVEL 1) 7 PARKING SPACES (GARAGE LEVEL 2) 166 PARKING SPACES PROVIDED (TOTAL)	2 ADA SPACES (GARAGE LEVEL 1) 2 ADA SPACES (GARAGE LEVEL 2) 3 ADA SPACES (GARAGE LEVEL 3) 3 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) 6 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	MINIMUM: 0.50 SP / DWELLING UNIT MAXIMUM: 100 SP LONG-TERM: 50 SP	100 DWELLING UNITS	50 SP (MINIMUM) 100 SP (MAXIMUM) SHORT TERM: 10 SPACES (ON-SITE BIKE RACKS)
	OFFICE	MINIMUM: 1.00 SP / 5,000 SF GFA MAXIMUM: 100 SP LONG-TERM: 50 SP	LIVE/WORK (OFFICE): UP TO 11,500 SF	2 SP (MINIMUM) 10 SP (MAXIMUM) OFFICE: UP TO 6,000 SF 100 SP (MAXIMUM) LONG TERM (RESIDENTIAL): 10 SP (GARAGE LEVEL 1) 2 SP (GARAGE LEVEL 2) 38 SP (GARAGE LEVEL 3) 50 LONG TERM SPACES
	RETAIL	MINIMUM: 1.00 SP / 10,000 SF GFA MAXIMUM: 50 SP LONG-TERM: 15 SP	UP TO 6,000 SF	1 SP (MINIMUM) 50 SP (MAXIMUM) LONG TERM (COMMERCIAL): 5 SP (GARAGE LEVEL 2)
			TOTAL BICYCLE PARKING	
			54 SP (MINIMUM) 390 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			
FAR PERMITTED / REQUIRED PER THE ZONING ORDINANCE	0.5	0.5	0.5
CURRENT BASE RESIDENTIAL DENSITY	25,263 SF	21,235 SF	12,431 SF
MPDU BONUS DENSITY* (MODERATELY PRICED DWELLING UNITS)	8,842 SF ¹	7,432 SF ¹	4,381 SF ¹
PROPOSED BY SITE PLAN / PRELIMINARY PLAN / SKETCH PLAN	34,105 SF	28,667 SF	16,792 SF
TOTAL PROPOSED RESIDENTIAL FAR	1.57 FAR (79,554 SF)		

COMMERCIAL FAR			
FAR PERMITTED / REQUIRED PER THE ZONING ORDINANCE	1.0	1.0	1.0
CURRENT BASE COMMERCIAL DENSITY	50,525 SF	N/A	N/A
PROPOSED BY SITE PLAN / PRELIMINARY PLAN / SKETCH PLAN	22,651 SF ²	N/A	N/A
TOTAL PROPOSED COMMERCIAL FAR	0.45 FAR (22,651 SF)		

TOTAL FAR			
FAR PERMITTED / REQUIRED PER THE ZONING ORDINANCE	CRT - 1.5 FAR C - 1.0 FAR R - 0.5 FAR		
PROPOSED BY SITE PLAN / PRELIMINARY PLAN / SKETCH PLAN	R - 2.02 FAR (102,205 SF) C - 0.45 FAR (22,651 SF) R - 1.57 FAR (79,554 SF)		

EXISTING RESIDENTIAL DWELLING UNITS TO BE REMOVED	N/A	0
PROPOSED MODERATELY PRICED DWELLING UNITS (MPDU)	12% TO 25%	25% (25 UNITS)
PUBLIC OPEN SPACE (% OF NET LOT AREA)	0% PER SECTION 4.5.4 B.1	1.125 SF (ON-SITE) 2,795 SF (OFF-SITE) 2,795 SF (TOTAL, 8.2%)
MAXIMUM BUILDING HEIGHT	60'	72'
MINIMUM BUILDING SETBACKS		
FRONT (OFF SUMMIT AVENUE)	0'	0'
FRONT (OFF KNOWLES AVENUE)	0'	0'
SIDE (NORTH SIDE)	0'	0'
REAR (EAST SIDE)	0'	2'
BUILD TO AREA (BTA) (MAX SETBACK & MIN % OF FACADE)		
FRONT (OFF SUMMIT AVENUE)	70% WITHIN 15'	100% WITHIN 15'
FRONT (OFF KNOWLES AVENUE)	70% WITHIN 15'	70% WITHIN 15'
MASSING (MAX)	N/A	N/A
BUILDING ORIENTATION		
ENTRANCE FACING STREET OR OPEN SPACE	75' MAX ENTRANCE SPACING	YES
TRANSPARENCY, FOR WALLS FACING A STREET OR OPEN SPACE		
GROUND STORY, FRONT (OFF SUMMIT AVENUE)	60% (MIN)	70%
GROUND STORY, FRONT (OFF KNOWLES AVENUE)	60% (MIN)	65%
UPPER STORY	20% (MIN)	30%

¹ 25% MPDU'S PROVIDED: RESIDENTIAL DENSITY INCREASED ABOVE THE MAPPED RESIDENTIAL FAR BY 30% PLUS 0.1% FOR EACH 0.1% INCREASE IN MPDU'S ABOVE 20% (5%) = 35% TOTAL BONUS DENSITY IN ACCORDANCE WITH SECTION 4.6.2 C DEVELOPMENT WITH MODERATELY PRICED DWELLING UNITS OF THE MONTGOMERY COUNTY ZONING ORDINANCE (CHAPTER 59).

² 5,000 SF OF CELLAR RETAIL SPACE IS NOT COUNTED TOWARDS COMMERCIAL FAR, BUT IS PARKED.

³ ADDITIONAL INCREASE IN BUILDING HEIGHT TO PROVIDE 25% MPDU'S.

LEGEND

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

PROFESSIONAL CERTIFICATION

I, BRADFORD L. 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. 31786, EXPIRATION DATE: 11/30/2021.

Developer's Certificate

The undersigned agrees to execute all the features of the Site Plan Approval No. 820210030 including Approval Conditions, Development Program, and Certified Site Plan.

10509 SUMMIT VENTURE, LLC
Developer: C/O WOODSIDE VENTURES & REALTY SERVICES
Contact Person: THOMAS BRAULT
Address: 7215 RIDGEWOOD TERRACE, CHEVY CHASE, MD 20815
Phone: 703-666-2832
Signature: _____

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)	TOTAL FLOOR AREA TO BE TRANSFERRED (RESIDENTIAL)	TOTAL FLOOR AREA TO BE TRANSFERRED (COMMERCIAL)	NOTES
3827 PLYERS MILL ROAD	LOT 15, WAUGH'S 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	21,235	0	EXISTING GFA = 30,475 SF (COMMERCIAL); 0 SF (RESIDENTIAL) AVAILABLE GFA = 11,995 SF (COMMERCIAL); 21,235 SF (RESIDENTIAL)
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	12,431	0	EXISTING GFA = 6,745 SF (COMMERCIAL); 0 SF (RESIDENTIAL) AVAILABLE GFA = 18,116 SF (COMMERCIAL); 12,431 SF (RESIDENTIAL)
TOTAL												33,666	0	

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

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	11/11/2020	PER DRC COMMENTS	LMW
2	12/15/2020	PER MNCPPC COMMENTS	BLF
3	01/12/2021	PER MNCPPC COMMENTS	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 MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL 811 (VA 1-800-245-4649) (PA 1-800-245-1778) (DC 1-800-267-7777) (WV 1-800-552-7001) (MD 1-800-267-7777) (DE 1-800-282-8559)

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

THE FLATS AT KNOWLES STATION

FOR
10509 SUMMIT VENTURE, LLC C/O WOODSIDE VENTURES & REALTY SERVICES

SITE PLAN
#820210030

LOCATION OF SITE:
10509 SUMMIT AVENUE
MONTGOMERY COUNTY
KENSINGTON, MARYLAND 20895
LOT: 15, 17, 19 & PART OF 21, 23

BOHLER

16701 MOLFORD 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. 31786

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-04

REVISION 3 - 01/12/2021