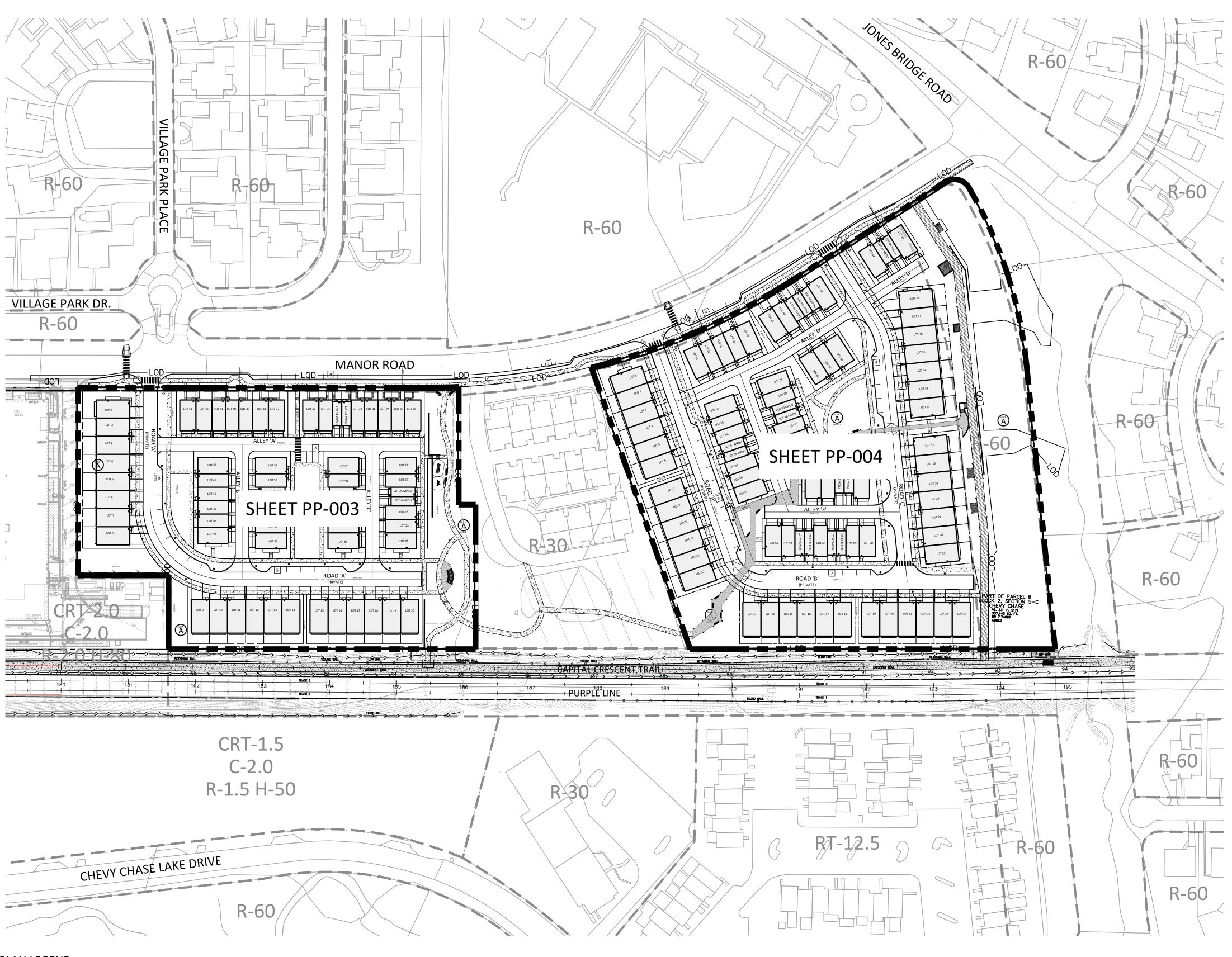
DEVELOPMENT TABULATIONS

TMENITS & DD	ESTON PLACE

TRACT AREA (GROSS)	549,504.46	SF	
LAKE APARTMENTS NORTH PROPERTY	212,058.32	SF	
PRESTON PLACE TOWNHOUSE PROPERTY	337,446.14	SF	
PREVIOUS DEDICATIONS	-	SF	
PROPOSED DEDICATIONS	5,883.67	SF	
R-30 DEDICATION TO MANOR ROAD	5,460.52	SF	
R-60 DEDICATION TO MANOR ROAD	423.15	SF	
SITE AREA (NET)	543,620.79	SF	
TRACT AREA BROKEN OUT BY ZONE	SF	ACRES	
R-30 ZONE	479,309.52	11.00	

R-60ZONE 70,194.94 1.61 MPDU Optional Method of Development Standard Required/ Allowed Proposed Unit 1.STE Required/ Allowed Proposed Unit R-30 CALCULATIONS 11,700 479,3005,55 587(11.00 AC) BASE DENSITY (MAX) 14.30 13.36 DU/AC USABLE AREA (MIN) [2] 7.26 0.00 DU/AC SSE DENSITY (MAX) [2] 7.26 0.00 DU/AC USABLE AREA (MIN) [2] 7.26 0.00 DU/AC USABLE AREA (MIN) [2] 7.26 0.00 DU/AC USABLE AREA (MINA) [2] 7.26 0.00 DU/AC USABLE AREA (MINA) [2] 121 147 DU/BC USABLE AREA (MINA) [2] 121 147 DU/BC SSE DENSITY (MAX) 123 123 MPU/BC DENSITY (No MPDU Bonus Taken) [1, 2] 121 147 DU/BC SPACE & COVERAGE Proposed Initiation (1, 2) Initiation (1, 2) Initiation (1, 2) Initiation (1, 2) R-30 OZON ARCA (25% MIN) <th>R-30 ZONE</th> <th>479,309.52</th> <th>11.00</th> <th></th>	R-30 ZONE	479,309.52	11.00	
ISTERequired/ AllowedProposedUnit1. STEAllowedProposedUnitR30 CALCULATIONS11,700479,309,52SF (11.00 AC)DASE DENSITY (MAX)14.5013.360DU/ACR GO CALCULATIONS3.0070,194,94SF[1.61 AC]DASE DENSITY (MAX) [2]7.260.00DU/ACCOMBINED CALCULATIONS [1]3.0070,194,94SF[1.61 AC]DENSITY (MAX) [2]7.260.00DU/ACCOMBINED CALCULATIONS [1]142,280549,504.46SF [1.26 I.C]DENSITY (MAX) [2]171147DUsDENSITY (MAX)112171147DENSITY (MAX)113,2015.65%MPDUsSEE DENSITY (MAX)115.00%15.65%MPDUsDENSITY (MAX)113,3013.866164,911.00SF (30%)R-80 Zone Area (20% Min)119,827143,739144,379R-80 Zone Area (20% Min)140,399143,739144,739R-60 Zone Area (20% Min)140,379144,739144,739R-60 Zone Area (30% Max)28,078144FTProposedMAX144,739144FTSID ON RACE (MAX)NANANAProvidedNANANAProvided (MAX)NANANAPRODUC AREA (MIN)140FTSID CON RARA SETBACK (ADUTING PROPERTY NOT INCLUDED INNAFTSID ON RARA SETBACK (ADUTING PROPERTY NOT INCLUDED INFTSTSID ON RARA SETBACK	R-60 ZONE	70,194.94	1.61	
IstreRequired/ AllowedProposedUnit1. STEAllowedProposedUnitSOCALCULATIONS11,700479,309.52SF (11.00 AC)DSABE AREA (MIN)11,70014.5013.360DU/ACR-GOCALCULATIONS3.00070,194.94SF(1.61 AC)DU/ACCOMBINED CALCULATIONS (1)3.00070,194.94SF(1.61 AC)DU/ACDSABLE AREA (MIN) [2]7.260.000DU/ACDU/ACCOMBINED CALCULATIONS (1)142,380549,504.46SF (12.61 AC)DABLE AREA (MIN)142,380549,504.46SF (12.61 AC)DABLE AREA (MIN)142,380171147DUsDENSITY (MAX)171147DUsDU/ACSMPDUs (15% of Proposed)13.00015.65%MPDUsS* MPDUs (15% of Proposed)15.00%15.65%MPDUsS* MPDUs (15% of Proposed)113,827164,911.00SF (30%)S* BORO ARE (25% MIN)113,827164,911.00SF (30%)R-80 Zone Area (25% MIN)114,373143,733R-60 Zone Area (25% MIN)144,373143,733R-60 Zone Area (30% Max)28,07828,078COVERAGE (MAX) (1)1414FTFT100R-60 Zone Area (30% Max)164,911.00SF (10.10%R-60 Zone Area (30% Max)164,911.00SF (30%)A: GOTO Area (40% Max)1414FTTT164SPINCERAL BURNING164164SPINCIPAL BURNING164 <td></td> <td></td> <td></td> <td></td>				
1. SITEAllowedProposedUnitR-30 CALCULATIONS11,700479,309.52SF (11.00 AC)BASE DENSITY (MAX)14.5013.36DU/ACBASE DENSITY (MAX)14.5013.36DU/ACUSABLE AREA (MIN) [2]3.0070,194.94SF(1.61 AC)BASE DENSITY (MAX) [2]72.250.00DU/ACCOMBINEO CALCULATIONS [1]72,194.94SF(1.61 AC)USABLE AREA (MIN) [2]72.194.94SF(1.61 AC)BASE DENSITY (MAX) [2]72.194.94SF(1.61 AC)DASED DENSITY (MAX) [2]171147DUS DEDENSITY (MAX)117.1147DUS DEDENSITY (MAX)117.1147DUS DEDENSITY (MAX)15.00%15.65%MPDUS DENSITS TAKEP (MIN) [1,2]113.86164.911.00SF (10.06)119,827164.911.00SF (10.%)OPEN SPACE & COVERAGE114,3931164.911.00SF (10.%)COVERAGE (MAX) [1]171,871156,132.00SFR-80 Zone Area (25% Min)119,827156,05%SFR-80 Zone Area (26% Max)28,078144,37910R-80 Zone Area (26% Max)28,078164,911.00SFR-80 OPOLY Optional Method of Development Lot, ProvidedProposedUnitPlacement, & Height Standards [2]AllowedProvidedLOTATEA (MIN)000854SFFTSIDE OR RAR STEACK FROM FRNATE STREET10FTSIDE OR RAR STEACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICACK FROM FRONT BULLONGFT<	MPDU Optional Method of Dev	elopment Standa	ards	
R-BO CALCULATIONS USABLE AREA (MIN) BASE DENSITY (MAX) USABLE AREA (MIN) R-BO CALCULATIONS USABLE AREA (MIN) [2] R-BO CALCULATIONS USABLE AREA (MIN) [2] COMBINED CALCULATIONS [1] USABLE AREA (MIN) DENSITY (MAX) [1] R-BO ZONE AREA (ZOVERAGE COMMON OPEN SPACE (MIN) [1, 3] R-BO ZONE AREA (ZOVERAGE COMMON OPEN SPACE (MIN) [1, 3] R-BO ZONE AREA (ZOVERAGE COVERAGE (MAX) [1] COVERAGE (MAX) [1] COVERAGE (MAX) [1] R-BO ZONE AREA (ZOVERAGE COVERAGE (MAX) [1] R-BO ZONE AREA (ZOVERAGE N/A R-GO ZONE AREA (ZOVERAGE (ZOVERAGE N/A R-GO ZONE AREA (ZOVERAGE (ZOVERAGE N/A R-GO ZONE AREA (ZOVERAGE (ZOVERAGE (ZOVERAGE (ZOVERAGE (ZOVERAGE (MAX)) R-GO ZONE AREA (ZOVERAGE (ZOVERAGE (ZOVERAGE (ZOVERAGE (ZOVERAGE (MAX)) R-GO ZONE AREA (ZOVERAGE (ZOVERAGE (ZOVERAGE (ZOVERAGE (MAX)) R-GO ZONE AREA (ZOVERAGE		Required/		
R-30 CALCULATIONS USABLE RAFEA (MIN) BASE DENSITY (MAX) USABLE RAFEA (MIN) [2] USABLE AREA (MIN) [2] USABLE AREA (MIN) [2] DASE DENSITY (MAX) [2] COMBINED CALCULATIONS [1] USABLE AREA (MIN) [2] COMBINED CALCULATIONS [1] USABLE AREA (MIN) [1] DASE DENSITY (MAX) [2] COMBINED CALCULATIONS [1] USABLE AREA (MIN) [1] DENSITY (MAX) [2] COMBINED CALCULATIONS [1] USABLE AREA (MIN) [1] DENSITY (MAX) [1] TOTal Units MPDUS (5% of Proposed) [1, 2] TOTal Units MPDUS (5% of Proposed) [1, 2] TOTal Units MPDUS (5% of Proposed) [1, 2] COVERAGE (MAX) [1] SM MPDUS (5% of Proposed) [1, 2] TOTAL UNITS MPDUS (5% of Proposed) [1, 3] SM MPDUS (5% of Proposed) [1, 3] SF (3000 NO PEN SPACE (MIN) [1, 4] SP (3000 NO PEN SPACE [1] SIDE OR RARA SETBACK (MIN) NO NO SS (5 SF (1] SIDE OR RARA SETBACK (MON PUBLIC STREET 1] SIDE OR RARA SETBACK (MON TBUILDING [1] SIDE OR RARA SETBACK (MON TBUILDING STREET 1] SIDE OR RARA SETBACK (MON	1. SITE	Allowed	Proposed	Unit
USABLE AREA (MIN) BASE DENSITY (MAX) AREO CALCULATIONS R-60 CALCULATIONS USABLE AREA (MIN) [2] COUSABLE AREA (MIN) [2] USABLE AREA (MIN) [2] USABLE AREA (MIN) [2] USABLE AREA (MIN) [2] USABLE AREA (MIN) BASE DENSITY (MAX) [2] COUSING CALCULATIONS [1] USABLE AREA (MIN) BASE DENSITY (MAX) [2] Total Units #MPDUA (15% of Proposed) #MPDUA (15% of Proposed) #MPDUA (15% of Proposed) MPDUA MPDU				
BASE DENSITY (MAX) BASE DENSITY (MAX) 14.50 13.36 DU/AC R-60 CALCULATIONS 3.00 70,194.94 SF (1.51 AC) DASE DENSITY (MAX) [2] 7.26 0.00 DU/AC COMBINED CALCULATIONS [1] 142,380 SF (1.51 AC) DASE DENSITY (MAX) 171 147 DUs DENSITY (MAX) 15.65% MPDUs SF (1.5.65% SMED DENSITY (MAX) 15.65% MPDUs SF (3.7%) SMED DENSITY (MAX) 11.47 DUs DUs DENSITY (MAX) 11.147 DUs DUs SMED DENSITY (MAX) 13.366 164,911.00 SF (3.7%) % MPDUs 133.866 164,911.00 SF (3.7%) % MPDU OPTONAL Recal (25% Min) 134,3793 144,339 COVERAGE (MAX) [1] 171,871 155,132.00 SF R-30 Zone Area (25% Max) 28,078 28,078 SF COVERAGE (MAX) [1] 171,871 144 FT R-30 Zone Area (25% Max) 28,078 SF SF COVERAGE (MAX) (1) 144 FT <td></td> <td>11.700</td> <td>479.309.52</td> <td>SF (11.00 AC)</td>		11.700	479.309.52	SF (11.00 AC)
R-BO CALCULATIONS USABLE AREA (MIN) [2] 3.00 BASE DENSITY (MAX) [2] 70,194.94 SF[1.61 AC] DU/AC COMBINED CALCULATIONS [1] USABLE AREA (MIN) BASE DENSITY (MAX) [2] 71 USABLE AREA (MIN) BASE DENSITY (MAX) 112 DENSITY (MAX) 112 dWPDUs DENSITY (MAX) 112 dWPDUs (15% of Proposed) 23 23 dWPDUs DENSITY (MAX) 15.65% MPDUs DENSITY (MAX) 15.65% MPDUs DENSITY (MAX) 15.65% MPDUs SMPDUs 15.66% MPDUs DENSITY (MAX) 15.65% MPDUs DENSITY (MAX) 15.65% MPDUs DENSITY (MAX) 15.65% MPDUs SMPDUs 15.66% MPDUs DENSITY (MAX) 15.65% MPDUs DENSITY (MAX) 113,3866 R-30 Zone Area (20% Min) 144,399 COVERAGE (MAX) 11 FRO Zone Area (20% Max) 143,793 R-60 Zone Area (20% Max) 143,793 R-60 Zone Area (40% Max) 28.078 COVERAGE (MAX) 11 FRO TABLE AND ADD OF DENSITY (MAX) 144,793 R-60 Zone Area (40% Max) 28.078 COVERAGE (MAX) 11 FRO TABLE AND ADD OF DENSITY (MAX) 144 FT SIDE OR REAR 200 (Max) 144 FT SIDE OR REAR SETBACK (MOR) PUBLIC STREET 10 SIDE OR REAR SETBACK (Internal) DENSITY 44 FT SIDE OR REAR SETBACK (Including PORCHEN NOT INCLUDED IN THE APPLICATION (ADULTING PROPERTY NOT INCLUDED IN THE APPLICATION (ADULTING SIDE OR FLAR SETBACK ADUTTING PROPERTY NOT INCLUDED IN THE APPLICATION (ADULTING PROPERTY NOT INCLUDED IN THE APPLICATION (ADULTING SIDE OR FLAR SETBACK (ADUTTING PROPERTY NOT INCLUDED IN THE APPLICATION (ADULTING SIDE OR FLAR SETBACK (ADUTTING PROPERTY NOT INCLUDED IN THE APPLICATION (ADULTING SIDE OR FLAR SETBACK (ADUTTING PROPERTY NOT INCLUDED IN THE APPLICATION (ADULTING SIDE OR				
USABLE AREA (MIN) [2] 3.00 70,194,94 SF(1.61.AC) BASE DENSITY (MAX) [2] 7.26 0.00 DU/AC COMBINED CALCULATIONS [1] 5.20 COMBINED CALCULATIONS [1] 7.2 7.26 0.00 DU/AC USABLE AREA (MIN) 142,380 549,504.46 SF (12.61.AC) BASE DENSITY (MAX) 7.17 147 DUS BASE DENSITY (MAX) 7.17 147 DUS TOTal Units 7.17 147 DUS #MPDUs (15% of Proposed) 2.3 2.3 MPDUs #MPDUs (15% of Proposed) 7.33,866 164,911.00 SF (30%) #MPDUs (15% of Proposed) 7.33,866 164,911.00 SF (30%) R-30 Zone Area (20% Min) 119,827 R-60 Zone Area (20% Min) 28,078 7.57 R-60 Zone Area (20% Min) 28,078 7.57 R-60 Zone Area (20% Min) 10 144,039 7.57 R-60 Zone Area (20% Min) 10 171,871 155,132.00 SF (30%) R-30 MPDU Optional Method of Development Lot, Required/ Placement, & Height Standards [2] 7.07 R-60 Zone Area (40% Max) 28,078 7.57 R-60 Zone Area (40% Max) 7.57 R-60 Zone Area (40%				
BASE DENSITY (MAX) [2] 7.26 0.00 DU/AC COMBINED CALCULATIONS [1] 742,380 549,504,46 SF (12,61 AC) BASE DENSITY (MAX) 71 147 DUS DENSITY (to MPOU Bonus Taken) [1,2] 71 147 DUS DENSITY (to MPOU Bonus Taken) [1,2] 71 147 DUS WPDUS (15% of Proposed) 23 2 MPDUS % MPDUS (15% of Proposed) 15.65% MPDUS % MPDUS (15% of Proposed) 15.65% MPDUS % MPDUS (15% of Proposed) 25 5 F (30%) R-30 Zone Area (25% Min) 119,827 R-30 Zone Area (25% Min) 119,827 R-60 Zone Area (25% Min) 119,827 R-60 Zone Area (20% Max) 143,793 R-60 Zone Area (40% Max) 144,793 R-60 Zone Area (40% Max) 144 R-70 XEET OR OPEN SPACE LOT AREA (MIN.) 144 FT FRONT SETBACK ROM PUBLIC STREET 100 R-70 XEET OR OPEN SPACE ID0 VIDT AT RONT BLDG. LINE (MIN.) 144 A FT SIDE OR REAR SETBACK (Alore Purple LOR W) 20 Exermined at site plan 10 FT SIDE OR REAR SETBACK (Aloren Purple LINE OW) DETERMINED A SETBACK ADUTTING PROPERTY NOT INCLUDED IN THE APPLICATION (Alouting Side Setback of Existing Towns) 4 100 FT SIDE OR REAR SETBACK (Aloren PURPLING INE CON) SIDE OR REAR SE	R-60 CALCULATIONS			
COMBINED CALCULATIONS [1] COMBINED CALCULATIONS [1] USABLE AREA (IMIN) BASE DENSITY (MAX) DENSITY (MAX) MPDUS (15% of Proposed) % MPDUS (15% of Proposed) % MPDUS (15% of Proposed) % MPDUS (15% of Proposed) MPDUS % MPDUS MPDUS (15% of Proposed) MPDUS % MPDUS MPDUS (15% of Proposed) MPDUS % MPDUS MPDUS % MPDUS	USABLE AREA (MIN) [2]	3.00	70,194.94	SF(1.61 AC)
USABLE AREA (MIN)142,380549,504.46SF (12.61 AC)BASE DENSITY (MAX)171147DUsTotal Units171147DUsTotal Units171147DUs# MPDUs (15% of Proposed)2323MPDUs% MPDUs15.00%15.65%MPDUsOPEN SPACE & COVERAGEAllowedProposedUnitCOMMON OPEN SPACE (MIN) [1,3]133,866164,911.00SF (30%)R-60 Zone Area (25% Min)110,827143,793SFR-60 Zone Area (20% Max)28,078SFSFR-80 Zone Area (30% Max)28,078SFSFR-60 Zone Area (40% Max)28,078SFSFR-60 Zone Area (40% Max)28,078SFSFR-60 Zone Area (40% Max)144FTSFPacement, & Height Standards [2]AllowedProposedUnitLOT UCT8854SFSFSFLOT UCT UT AT FRONT BLDG, LINE (MIN.)1414FTLOT COVERAGE (MAX)N/AN/AN/ASFS PLACEMENT (MIN)14014FTSIDE OR REAR SETBACK (Internal)Determined at site plan00FTSIDE OR REAR SETBACK (Internal)Determined at site plan00FTSIDE OR REAR SETBACK (Allorg Purple Line ROW)Determined at site plan00FTSIDE OR REAR SETBACK (Allorg Purple LINE ROW)Determined at site plan00FTSIDE OR REAR SETBACK (Allowing Porches, Decks, & Steps)Determined at si	BASE DENSITY (MAX) [2]	7.26	0.00	DU/AC
BASE DENSITY (MAX) 171 147 DUs DENSITY (No MPOU Bonus Taken) [1, 2] 171 147 DUs Total Units 171 147 DUs #MPDUs (15% of Proposed) 23 23 MPDUs % MPDUs 15.00% 15.65% MPDUs COMMON OPEN SPACE (MIN) [1, 3] 133,866 164,911.00 SF (30%) R-30 Zone Area (25% Min) 119,827 143,793 SF R-60 Zone Area (26% Max) 143,793 156,132.00 SF COVERAGE (MAX) [1] 171,871 156,132.00 SF R-60 Zone Area (40% Max) 28,078 Verposed Unit COVERAGE (MAX) [1] 171,871 156,132.00 SF R-30 MPDU Optional Method of Development Lot, Required/ Proposed Unit Proposed Unit 144 FT R-30 MPDU Optional Method of Development Lot, Required/ Allowed Proposed Unit 2. LOT 0 854 SF SF SF LOT AREA (MIN.) 144 FT FT Provided It LOT CVERAGE (MAX) N/A N/A N/A SF S PLACEEMERT (MIN) 144 FT FT FRONT S	COMBINED CALCULATIONS [1]			
DENSITY (No MPDU Bonus Taken) [1, 2] Total Units 171 171 171 173 HMPDUS 15% of Proposed) 23 23 MPDUS 15.60% 15.65% MPDUS Required/ Allowed Proposed Unit COMMON OPEN SPACE (MIN) [1, 3] R-30 Zone Area (25% Min) 119,827 R-60 Zone Area (30% Max) 113,793 R-60 Zone Area (30% Max) 28,078 R-30 MPDU Optional Method of Development Lot, 28,078 R-30 MPDU Optional Method of Development Lot, 28,078 R-30 MPDU Optional Method of Development Lot, 28,078 R-60 Zone Area (40% Max) 28,078 R-60 Zone Area (40% Max) 113,793 R-60 Zone Area (40% Max) 28,078 R-30 MPDU Optional Method of Development Lot, 14 FT OTTAGE (MIN.) 14 LOT AREA (MIN.) 800 R-30 MPDU Optional Method of Development Lot, 14 FT OTTAGE (MIN.) 14 I TF ONT SLDG. LINE (MIN.) 14 I TF ONTAGE (MAX) N/A N/A 3. PLACEMENT (MIN) PRINCIPAL BUILDING FF TS STBACK FROM PRIVATE STREET 100 SUE OR REAR SETBACK (Inder MIN) PRIVATE STREET 44 SIDE STREET SETBACK (Along Purple Line ROW) Determined at site plan 00 FT SIDE OR REAR SETBACK (Inder MIN PROPERTY NOT INCLUDED IN THE APPLICATION (Abutting Side Setback of Existing Towns) 4 ACCESSORY STRUCTURE FRONT SETBACK FROM FRIVATE STREET 5 SIDE OR REAR SETBACK (Inder MIN) PROPERTY NOT INCLUDED IN THE APPLICATION (Abutting Side Setback of Existing Towns) 4 ACCESSORY STRUCTURE FRONT SETBACK ALLEY 4 ACCESSORY STRUCTURE FRONT SETBACK ALLEY 4 A COLUCION (Abutting Side Setback of Existing Towns) 4 SIDE OR REAR SETBACK (Including ProPers, Decks, & Steps) Determined at site plan 0 SIDE OR REAR SETBACK (Including ProPers, Decks, & Steps) Determined at site plan 0 SIDE OR REAR SETBACK (Including ProPers, Decks, & Steps) Determined at site plan 0 SIDE OR REAR SETBACK (Including ProPers, Decks, & Steps) Determined at site plan 0 SIDE OR REAR SETBACK (Including ProPers, Decks, & Steps) Determined at site plan 0 SIDE OR REAR SETBACK (Including ProPers, Decks, & Steps) Determined at site plan 0 SIDE OR REAR SETBACK	USABLE AREA (MIN)	142,380	549,504.46	SF (12.61 AC)
Total Units171147DUs# MPDUs (15% of Proposed)2323MPDUs% MPDUs15.00%15.65%MPDUs% MPDUs15.00%15.65%MPDUsOPEN SPACE & COVERAGE113.866164,911.00SF (30%)R-30 Zone Area (25% Min)119,827119,827115,6132.00R-30 Zone Area (25% Min)119,827156,132.00SFR-30 Zone Area (30% Max)1143,793156,132.00SFR-30 Zone Area (30% Max)143,793156,132.00SFR-30 MPDU Optional Method of Development Lot, Placement, & Height Standards [2]Required/ AllowedProposedLOT WIDTH AT FRONT BUG. LINE (MIN.)14414FTFRONTASE CON STREET OR OPEN SPACEN/AN/AN/ASIDE OR REAR SETBACK (ROM PRIVATE STREET10FTSIDE OR REAR SETBACK (Internal)Determined at site plan0FTSIDE OR REAR SETBACK (Including Porches, Decks, & Steps)SFTFTSIDE OR REAR SETBACK (Including Porches, Decks, & Steps)SFTSIDE OR REAR SETBACK (Including Porches, Decks, & Steps)Determined at site plan0SIDE OR REAR SETBACK (Including Porches, Decks, & Steps)SFTSIDE OR REAR SETBACK (Including Porches, Decks, & Steps)Determined	BASE DENSITY (MAX)	171	147	DUs
# MPDUs (15% of Proposed)2323MPDUs% MPDUs15.60%MPDUsMPDUsRequired/ AllowedProposedUnitOPEN SPACE & COVERAGE133,866164,911.00SF (30%)COMMON OPEN SPACE (MIN) [1, 3]133,866164,911.00SF (30%)R-30 Zone Area (25% Min)119,827156,132.00SFCOVERAGE (MAX) [1]171,871156,132.00SFR-60 Zone Area (30% Max)143,793165,132.00SFR-30 Zone Area (40% Max)28,078ProposedUnitR-30 MPDU Optional Method of Development Lot, Placement, & Height Standards [2]Required/ AllowedProposedUnitLOT KICA (MIN.)800854SFSFLOT AREA (MIN.)10414FTPRONTAGE ON STREET OR OPEN SPACE ICT COVERAGE (MAX)N/AN/AN/ANICTO CUSTAGE (MAX)N/AN/AFTSIDE OR REACK FROM PRIVATE STREET100FTFTSIDE OR REAK SETBACK (Internal)Determined at site plan00FTSIDE OR REAK SETBACK (Internal)Determined at site plan00FTSIDE OR REAK SETBACK (Including ProPERTY NOT INCLUDED IN THE APPLICATION (ADUTING SIDE SCH SCH SCH FROM TRONT BULDING LINE SIDE OR REAK SETBACK (Including Porches, Decks, & Steps)Determined at site plan00SIDE OR REAK SETBACK (Including Porches, Decks, & Steps)SFFTSIDE OR REAK SETBACK (Including Porches, Decks, & Steps)Determined at site plan00SIDE OR REAK SETBACK (Incl	DENSITY (No MPDU Bonus Taken) [1, 2]			
% MPDUs 15.00% 15.65% MPDus OPEN SPACE & COVERAGE Required/ Allowed Proposed Unit COMMON OPEN SPACE (MIN) [1,3] 133,866 164,911.00 SF (30%) R-60 Zone Area (25% Min) 119,827 F 7 R-60 Zone Area (20% Min) 140,039 - - COVERAGE (MAX) [1] 171,871 156,132.00 SF R-30 Zone Area (30% Max) 143,793 - - R-60 Zone Area (40% Max) 28,078 - - R-30 MPDU Optional Method of Development Lot, Placement, & Height Standards [2] Proposed Unit 2. LOT - - - - LOT AREA (MIN.) 560 854 SF - IOT WIDTH AT FRONT BIGG. LINE (MIN.) 140 14 FT SIDE OR REA STBACK AND PRIVATE STREET 100 FT - FRONTS ETBACK FROM PRIVATE STREET 100 FT FT SIDE OR REAR SETBACK (Internal) Determined at site plan 00 FT SIDE OR REAR SETBACK (Internal) Determined at site plan 00 FT SIDE OR	Total Units	171	147	DUs
OPEN SPACE & COVERAGE Required/Allowed Proposed Unit COMMON OPEN SPACE (MIN) [1, 3] 133,866 164,911.00 SF (30%) R-30 Zone Area (25% Min) 119,827 164,911.00 SF (30%) R-60 Zone Area (25% Min) 119,827 156,132.00 SF COVERAGE (MAX) [1] 171,871 156,132.00 SF R-30 Zone Area (30% Max) 143,793 156,132.00 SF R-30 APDU Optional Method of Development Lot, Required/ Proposed Unit R-30 MPDU Optional Method of Development Lot, Required/ Proposed Unit LOT TO Allowed Provided SF J. LOT WIDTH AT FRONT BLDG. LINE (MIN.) 14 14 FT SID CO REAR STBACK AROM PUBLIC STREET 10 FT FT SIDE OR REAR STBACK ABUTTING PROPERTY NOT INCLUDED IN 10 FT SIDE OR REAR STBACK ABUTTING PROPERTY NOT INCLUDED IN 4 FT REACESUPER STUGCTURE 5 FT SIDE OR REAR STBACK ABUTTING PROPERTY NOT INCLUDED IN 4 FT THE APPUICATION (Ab	# MPDUs (15% of Proposed)	23	23	MPDUs
OPEN SPACE & COVERAGEUnitCOMMON OPEN SPACE (MIN) [1, 3]133,866164,911.00SF (30%)R-30 Zone Area (25% Min)119,827140,931R-60 Zone Area (20% Max)14,039140,3931R-30 Zone Area (30% Max)28,078156,132.00SFR-30 Zone Area (30% Max)28,07811R-60 Zone Area (40% Max)28,07811R-30 MPDU Optional Method of Development Lot, Placement, & Height Standards [2]Required/ Max)ProposedUnitR-30 MPDU Optional Method of Development Lot, Placement, & Height Standards [2]No11LOT14FT1FTFLOT AREA (MIN.)144FTFF1LOT WIDTH AT FRONT BLOS. LINE (MIN.)144FTFFLOT COVERAGE (MAX)N/AN/AN/A1FTFRONTAGE ON STREET OR OPEN SPACEN/AN/A1FTFRONT SETBACK FROM PUBLIC STREET1010FTFTSIDE OR REAR SETBACK (Internal)Determined at site plan Determined at site plan SIDE OR REAR SETBACK (Along Purple Line ROW)Determined at site plan DFTSIDE OR REAR SETBACK (Internal)Determined at site plan TFTFTSIDE OR REAR SETBACK (Including Porches, Decks, & Steps)SFTSIDE OR REAR SETBACK (Including Porches, Decks, & Steps)Determined at site plan TFTSIDE OR REAR SETBACK (Including Porches, Decks, & Steps)SFTSIDE OR REAR	% MPDUs	15.00%	15.65%	MPDUs
OPEN SPACE & COVERAGEUnitCOMMON OPEN SPACE (MIN) [1, 3]133,866164,911.00SF (30%)R-30 Zone Area (25% Min)119,827140,931R-60 Zone Area (20% Max)14,039140,3931R-30 Zone Area (30% Max)28,078156,132.00SFR-30 Zone Area (30% Max)28,07811R-60 Zone Area (40% Max)28,07811R-30 MPDU Optional Method of Development Lot, Placement, & Height Standards [2]Required/ Max)ProposedUnitR-30 MPDU Optional Method of Development Lot, Placement, & Height Standards [2]No11LOT14FT1FTFLOT AREA (MIN.)144FTFF1LOT WIDTH AT FRONT BLOS. LINE (MIN.)144FTFFLOT COVERAGE (MAX)N/AN/AN/A1FTFRONTAGE ON STREET OR OPEN SPACEN/AN/A1FTFRONT SETBACK FROM PUBLIC STREET1010FTFTSIDE OR REAR SETBACK (Internal)Determined at site plan Determined at site plan SIDE OR REAR SETBACK (Along Purple Line ROW)Determined at site plan DFTSIDE OR REAR SETBACK (Internal)Determined at site plan TFTFTSIDE OR REAR SETBACK (Including Porches, Decks, & Steps)SFTSIDE OR REAR SETBACK (Including Porches, Decks, & Steps)Determined at site plan TFTSIDE OR REAR SETBACK (Including Porches, Decks, & Steps)SFTSIDE OR REAR				
COMMON OPEN SPACE (MIN) [1, 3]133,866164,911.00SF (30%)R-30 Zone Area (25% Min)119,827140,33143,793R-60 Zone Area (20% Min)14,033143,793156,132.00COVERAGE (MAX) [1]171,871156,132.00SFR-30 Zone Area (30% Max)28,078143,793156,132.00R-60 Zone Area (40% Max)28,078143,793143,793R-60 Zone Area (40% Max)28,0781443,7931443,793R-60 Zone Area (40% Max)854SF1443,793LOT HAT FRONT BLOG LINE (MIN.)14414FTSID CON REAR STBACK ADUTINDG NOPERTY NOT INCLUDED IN THE APPLICATION (Abutting Side Setback of Existing Towns)410FTONT SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION (Abutting Side Setback of Existing Towns)410SIDE OR REAR SETBACK (Including Porches, Decks, & Steps)Determined at site plan SIDE OR REAR SETBACK (ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION44FTSIDE OR REAR SETBACK (Including Porches, Decks, & Steps)Determined			Drenered	11
R-30 Zone Area (25% Min) 119,827 R-60 Zone Area (20% Min) 14,039 COVERAGE (MAX) [1] 171,871 156,132.00 R-30 Zone Area (30% Max) 143,793 R-60 Zone Area (40% Max) 28,078 R-30 MPDU Optional Method of Development Lot, Required/ Placement, & Height Standards [2] Allowed Proposed LOT AREA (MIN.) 800 854 LOT THAT FRONT BLOG, LINE (MIN.) 114 FT COVERAGE (MAX) N/A N/A JALCEMENT (MIN) 100 FT COVERAGE (MAX) N/A N/A J. DT COVERAGE (MAX) N/A N/A J. PLACEMENT (MIN) 14 FT FRONT SETBACK FROM PUBLIC STREET 10 10 FT FT 10 FT FRONT SETBACK FROM PUBLIC STREET 10 10 FT SIDE OR REAR SETBACK (Internal) Determined at site plan 0 FT SIDE OR REAR SETBACK (ABUTTING PROPERTY NOT INCLUDED IN FT FT FT SIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN FT FT FT				
R-60 Zone Area (20% Min)14,039COVERAGE (MAX) [1]171,871R-30 Zone Area (30% Max)113,793R-60 Zone Area (40% Max)28,078R-60 Zone Area (40% Max)28,078R-60 Zone Area (40% Max)28,078R-30 MPDU Optional Method of Development Lot, Placement, & Height Standards [2]ProposedLOTAllowedLOT T800LOT AREA (MIN.)800LOT WIDTH AT FRONT BLDG. LINE (MIN.)14FRONTAGE ON STREET OR OPEN SPACEN/AProvidedLOT COVERAGE (MAX)N/AS PLACEMENT (MIN)PRINCIPAL BUILDINGFRONT SETBACK RROM PUBLIC STREET10FRONT SETBACK RROM PUBLIC STREETSIDE OR REAR SETBACK (Internal)Determined at site planSIDE OR REAR SETBACK (Along Purple Line ROW)Determined at site planSIDE OR REAR SETBACK (Along Purple Line ROW)Determined at site planSIDE OR REAR SETBACK (Alouting Side Setback of Existing Towns)HE APPLICATION (Abutting Side Setback of Existing Towns)HE APPLICATION REAR SETBACK (Including Porchers, Decks, & Steps)SIDE OR REAR SETBACK (ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATIONHE APPLICATIONH			164,911.00	SF (30%)
COVERAGE (MAX) [1]171,871156,132.00SFR-30 Zone Area (30% Max)143,793143,793IR-60 Zone Area (40% Max)28,07828,078R-30 MPDU Optional Method of Development Lot, Placement, & Height Standards [2]Required/ AllowedProposedUnit2. IOT0854SFLOT AREA (MIN.)800854SFLOT WIDTH AT FRONT BLDG. LINE (MIN.)1414FTFRONTAGE ON STREET OR OPEN SPACEN/AN/AN/A.PLACEMENT (MIN)10FTFTPRINCIPAL BUILDING10FTFTFRONT SETBACK FROM PUBLIC STREET1010FTSIDE OR REAR SETBACK (Internal)Determined at site plan0FTSIDE OR REAR SETBACK (Along Purple Line ROW)Determined at site plan0FTSIDE OR REAR SETBACK (Along Purple Line ROW)Determined at site plan0FTSIDE OR REAR SETBACK (ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION (Abuting Side Setback of Existing Towns)44FTACCESSORY STRUCTURE55FT5FTSIDE OR REAR SETBACK (Including Porches, Decks, & Steps)Determined at site plan0FTSIDE OR REAR SETBACK (ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION44FTREAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION44FTREAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION44FTREAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN<				
R-30 Zone Area (30% Max)143,793 28,078Image: Constant of the second s	R-60 Zone Area (20% Min)	14,039		
R-30 Zone Area (30% Max)143,793 28,078Image: Constant of the second s	COVERAGE (MAX) [1]	171.871	156.132.00	SF
R-60 Zone Area (40% Max)28,078Image: Constant of the second			,	
R-30 MPDU Optional Method of Development Lot, Required/Allowed Proposed Unit Placement, & Height Standards [2] Allowed Proposed Unit 2.10T 800 854 SF LOT AREA (MIN.) 14 14 FT FRONTAGE ON STREET OR OPEN SPACE N/A Provided LOT COVERAGE (MAX) N/A N/A 3. PLACEMENT (MIN) N/A N/A PRINCIPAL BUILDING 10 FT FRONT SETBACK FROM PUBLIC STREET 10 10 SIDE OR REAR SETBACK (Internal) Determined at site plan 0 SIDE OR REAR SETBACK (Along Purple Line ROW) Determined at site plan 0 SIDE OR REAR SETBACK (Along Purple Line ROW) Determined at site plan 0 SIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN T FT SIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN FT FT SIDE STREET SETBACK (Including Porches, Decks, & Steps) Determined at site plan 0 SIDE OR REAR SETBACK (LIEY 4 4 FT SIDE OR REAR SETBACK INTOR PROPERTY NOT INCLUDED IN FT SIDE OR REAR SETBACK (LIEY (INTOR PROPERTY NOT INCLUDED				
Placement, & Height Standards [2]AllowedProposedUnit2.LOT				
Z. LOT800854SFLOT AREA (MIN.)1414FTLOT WIDTH AT FRONT BLDG. LINE (MIN.)1414FTFRONTAGE ON STREET OR OPEN SPACEN/AN/AN/ALOT COVERAGE (MAX)N/AN/AN/A3. PLACEMENT (MIN)10FTPRINCIPAL BUILDINGFRONT SETBACK FROM PUBLIC STREET1010FRONT SETBACK FROM PUBLIC STREET1010FTSIDE STREET SETBACK55FTSIDE OR REAR SETBACK (Internal)Determined at site plan0SIDE OR REAR SETBACK (Along Purple Line ROW)Determined at site plan0SIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION (Abutting Side Setback of Existing Towns)410FRONT SETBACK, ALLEY44FTACCESSORY STRUCTURE FRONT SETBACK FROM FRONT BUILDING LINE55FTSIDE OR REAR SETBACK (Including Porches, Decks, & Steps)Determined at site plan0FTSIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION44FTSIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION44FTREAR SETBACK, ALLEY [4]44FTALEIGHT (MAX)4040FT	R-30 MPDU Optional Method of Development Lot,	Required/		
2. LOT800854SFLOT AREA (MIN.)1414FTFRONTAGE ON STREET OR OPEN SPACEN/AN/A14FRONTAGE ON STREET OR OPEN SPACEN/AN/AN/A3. PLACEMENT (MIN)10FTFRONT SETBACK FROM PUBLIC STREET1010FTFRONT SETBACK FROM PUBLIC STREET1010FTSIDE STREET SETBACK FROM PRIVATE STREET44FTSIDE OR REAR SETBACK (Internal)Determined at site plan0FTSIDE OR REAR SETBACK (Along Purple Line ROW)Determined at site plan0FTSIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION (Abutting Side Setback of Existing Towns)410FTACCESSORY STRUCTURE FRONT SETBACK FROM FRONT BUILDING LINE55FTSIDE OR REAR SETBACK (Including Porches, Decks, & Steps)Determined at site plan0FTSIDE OR REAR SETBACK (Including Porches, Decks, & Steps)Determined at site plan0FTSIDE OR REAR SETBACK (Including Porches, Decks, & Steps)Determined at site plan0FTSIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION44FTTHE APPLICATION44FTREAR SETBACK, ALLEY [4]44FTALHEIGHT (MAX)4040FT	Placement, & Height Standards [2]	Allowed	Proposed	Unit
LOT WIDTH AT FRONT BLDG. LINE (MIN.)14414FTFRONTAGE ON STREET OR OPEN SPACEN/AN/AN/ALOT COVERAGE (MAX)N/AN/AN/A 3. PLACEMENT (MIN) N/AN/AN/APRINCIPAL BUILDING100FTFRONT SETBACK FROM PUBLIC STREET100100FTSIDE STREET SETBACK (Internal)Determined at site plan0FTSIDE OR REAR SETBACK (Along Purple Line ROW)Determined at site plan0FTSIDE OR REAR SETBACK (Along Purple Line ROW)Determined at site plan0FTSIDE OR REAR SETBACK (Along Purple Line ROW)Determined at site plan0FTSIDE OR REAR SETBACK (Along Purple Line ROW)Determined at site plan0FTSIDE OR REAR SETBACK (Along Purple Line ROW)Determined at site plan0FTSIDE OR REAR SETBACK (Along Purple Line ROW)TTFTSIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION (Abutting Side Setback of Existing Towns)410FTACCESSORY STRUCTURE55FTSIDE STREET SETBACK55FTSIDE OR REAR SETBACK (Including Porches, Decks, & Steps)Determined at site plan0FTSIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION44FTSIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION44FTREAR SETBACK, ALLEY [4]44FT 4. HEIGHT (MAX) 440FT<	2. LOT			
FRONTAGE ON STREET OR OPEN SPACEN/AProvidedLOT COVERAGE (MAX)N/AN/A 3. PLACEMENT (MIN) N/AN/APRINCIPAL BUILDING10FTFRONT SETBACK FROM PUBLIC STREET10010FRONT SETBACK FROM PRIVATE STREET10010SIDE STREET SETBACK55SIDE OR REAR SETBACK (Internal)Determined at site plan0SIDE OR REAR SETBACK (Along Purple Line ROW)Determined at site plan10SIDE OR REAR SETBACK (Along Purple Line ROW)Determined at site plan10SIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION (Abutting Side Setback of Existing Towns)410ACCESSORY STRUCTURE5FTSIDE OR REAR SETBACK (Including Porches, Decks, & Steps)Determined at site plan0SIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATIONFTFTSIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN SIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATIONFTSIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATIONFTSIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATIONFTSIDE OR REAR SETBACK ALLEY [4]4FT 4. HEIGHT (MAX) 40FTPRINCIPAL BUILDING [5]4040	LOT AREA (MIN.)	800	854	SF
FRONTAGE ON STREET OR OPEN SPACEN/AProvidedLOT COVERAGE (MAX)N/AN/A 3. PLACEMENT (MIN) N/AN/APRINCIPAL BUILDING10FTFRONT SETBACK FROM PUBLIC STREET10010FRONT SETBACK FROM PRIVATE STREET10010SIDE STREET SETBACK55SIDE OR REAR SETBACK (Internal)Determined at site plan0SIDE OR REAR SETBACK (Along Purple Line ROW)Determined at site plan10SIDE OR REAR SETBACK (Along Purple Line ROW)Determined at site plan10SIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION (Abutting Side Setback of Existing Towns)410ACCESSORY STRUCTURE5FTSIDE OR REAR SETBACK (Including Porches, Decks, & Steps)Determined at site plan0SIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATIONFTFTSIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN SIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATIONFTSIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATIONFTSIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATIONFTSIDE OR REAR SETBACK ALLEY [4]4FT 4. HEIGHT (MAX) 40FTPRINCIPAL BUILDING [5]4040	LOT WIDTH AT FRONT BLDG. LINE (MIN.)	14	14	FT
3. PLACEMENT (MIN) PRINCIPAL BUILDINGPRINCIPAL BUILDINGI0FTFRONT SETBACK FROM PUBLIC STREET1010FTSIDE STREET SETBACK FROM PRIVATE STREET44FTSIDE OR REAR SETBACK (Internal)Determined at site plan0FTSIDE OR REAR SETBACK (Along Purple Line ROW)Determined at site plan0FTSIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION (Abutting Side Setback of Existing Towns)410FTREAR SETBACK, ALLEY44FTACCESSORY STRUCTURE FRONT SETBACK FROM FRONT BUILDING LINE55FTSIDE OR REAR SETBACK (Including Porches, Decks, & Steps) SIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATIONDetermined at site plan0FTSIDE OR REAR SETBACK (Including Porches, Decks, & Steps) SIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION44FTACCESSORY STRUCTURE FROMT SETBACK, ALLEY [4]44FTPRINCIPAL BUILDING [5]4040FT	· · ·	N/A	Provided	
PRINCIPAL BUILDINGImage: state of the state o	LOT COVERAGE (MAX)	N/A	N/A	
FRONT SETBACK FROM PUBLIC STREET10FTFRONT SETBACK FROM PRIVATE STREET14FTSIDE STREET SETBACK5FTSIDE OR REAR SETBACK (Internal)Determined at site plan0SIDE OR REAR SETBACK (Along Purple Line ROW)Determined at site plan10SIDE OR REAR SETBACK (Along Purple Line ROW)Determined at site plan10SIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION (Abutting Side Setback of Existing Towns)410REAR SETBACK, ALLEY4FTACCESSORY STRUCTURE5FTSIDE OR REAR SETBACK (Including Porches, Decks, & Steps)Determined at site plan0SIDE OR REAR SETBACK (Including Porches, Decks, & Steps)Determined at site plan7SIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATIONFT7SIDE OR REAR SETBACK (Including Porches, Decks, & Steps)Determined at site plan6SIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION44FTSIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION444REAR SETBACK, ALLEY [4]44FTALEIGHT (MAX)4040FTPRINCIPAL BUILDING [5]4040FT	3. PLACEMENT (MIN)			
FRONT SETBACK FROM PRIVATE STREET14FTSIDE STREET SETBACK55FTSIDE OR REAR SETBACK (Internal)Determined at site plan0FTSIDE OR REAR SETBACK (Along Purple Line ROW)Determined at site plan10FTSIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN1T1THE APPLICATION (Abutting Side Setback of Existing Towns)410FTREAR SETBACK, ALLEY244FTACCESSORY STRUCTURE55FTSIDE OR REAR SETBACK (Including Porches, Decks, & Steps)Determined at site plan0FTSIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN0FT1SIDE OR REAR SETBACK (Including Porches, Decks, & Steps)Determined at site plan0FTSIDE OR REAR SETBACK (Including Porches, Decks, & Steps)Determined at site plan0FTSIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN	PRINCIPAL BUILDING			
SIDE STREET SETBACKSIDE OR REAR SETBACK (Internal)Determined at site planOFTSIDE OR REAR SETBACK (Along Purple Line ROW)Determined at site plan0FTSIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION (Abutting Side Setback of Existing Towns)410FTREAR SETBACK, ALLEY044FTACCESSORY STRUCTURE FRONT SETBACK FROM FRONT BUILDING LINE0FT10FTSIDE OR REAR SETBACK (Including Porches, Decks, & Steps)Determined at site plan0FTSIDE OR REAR SETBACK (Including Porches, Decks, & Steps)Determined at site plan0FTSIDE OR REAR SETBACK (Including Porches, Decks, & Steps)Determined at site plan0FTSIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION144FTACREAR SETBACK, ALLEY [4]114FTA HEIGHT (MAX)1467PRINCIPAL BUILDING [5]14040FT	FRONT SETBACK FROM PUBLIC STREET	10	10	FT
SIDE OR REAR SETBACK (Internal)Determined at site planOFTSIDE OR REAR SETBACK (Along Purple Line ROW)Determined at site plan10FTSIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION (Abutting Side Setback of Existing Towns)410FTREAR SETBACK, ALLEYI44FTACCESSORY STRUCTURE FRONT SETBACK FROM FRONT BUILDING LINEI5FTSIDE OR REAR SETBACK (Including Porches, Decks, & Steps)Determined at site plan0FTSIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATIONDetermined at site plan0FTSIDE OR REAR SETBACK (Including Porches, Decks, & Steps)Determined at site plan0FTSIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATIONI44FTREAR SETBACK, ALLEY [4]IIIIPRINCIPAL BUILDING [5]I40MFT	FRONT SETBACK FROM PRIVATE STREET	4	4	FT
SIDE OR REAR SETBACK (Along Purple Line ROW)Determined at site plan10FTSIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION (Abutting Side Setback of Existing Towns)4100FTREAR SETBACK, ALLEY44FTACCESSORY STRUCTURE FRONT SETBACK FROM FRONT BUILDING LINE55FTSIDE OR REAR SETBACK (Including Porches, Decks, & Steps)Determined at site plan0FTSIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATIONDetermined at site plan0FTSIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION144FTALEGHT (MAX)44FTPRINCIPAL BUILDING [5]4040FT	SIDE STREET SETBACK	5	5	FT
SIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION (Abutting Side Setback of Existing Towns)410FTREAR SETBACK, ALLEY44FTACCESSORY STRUCTURE455FRONT SETBACK FROM FRONT BUILDING LINE55FTSIDE STREET SETBACK55FTSIDE OR REAR SETBACK (Including Porches, Decks, & Steps)Determined at site plan0FTSIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION144FTREAR SETBACK, ALLEY [4]44FT 4. HEIGHT (MAX) 4040FT	SIDE OR REAR SETBACK (Internal)	Determined at site plan	0	FT
THE APPLICATION (Abutting Side Setback of Existing Towns)10FTREAR SETBACK, ALLEY666ACCESSORY STRUCTURE777FRONT SETBACK FROM FRONT BUILDING LINE55FTSIDE STREET SETBACK567SIDE OR REAR SETBACK (Including Porches, Decks, & Steps)0FTSIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION06REAR SETBACK, ALLEY [4]646ALEIGHT (MAX)6406PRINCIPAL BUILDING [5]6406	SIDE OR REAR SETBACK (Along Purple Line ROW)	Determined at site plan	10	FT
REAR SETBACK, ALLEYFTACCESSORY STRUCTUREFRONT SETBACK FROM FRONT BUILDING LINE5FRONT SETBACK FROM FRONT BUILDING LINE5FTSIDE STREET SETBACKDetermined at site plan0SIDE OR REAR SETBACK (Including Porches, Decks, & Steps)Determined at site plan0SIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED INTHE APPLICATION4THE APPLICATION14FTREAR SETBACK, ALLEY [4]44FT 4. HEIGHT (MAX) 40FT	SIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN			
ACCESSORY STRUCTURE FRONT SETBACK FROM FRONT BUILDING LINE 55577 SIDE STREET SETBACK STEBACK (Including Porches, Decks, & Steps) 5577 SIDE OR REAR SETBACK (Including Porches, Decks, & Steps) 5777 SIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN 7116 APPLICATION 444 REAR SETBACK, ALLEY [4] 4777 4. HEIGHT (MAX) 7177 PRINCIPAL BUILDING [5] 7177777777777777777777777777777777777	THE APPLICATION (Abutting Side Setback of Existing Towns)	4	10	FT
FRONT SETBACK FROM FRONT BUILDING LINESIDEFTSIDE STREET SETBACK5FTSIDE OR REAR SETBACK (Including Porches, Decks, & Steps)Determined at site plan0SIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION	REAR SETBACK, ALLEY	4	4	FT
SIDE STREET SETBACKSIDE OR REAR SETBACK (Including Porches, Decks, & Steps)Determined at site plan5FTSIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATIONDetermined at site plan0FTREAR SETBACK, ALLEY [4]IIII 4. HEIGHT (MAX) IIIIPRINCIPAL BUILDING [5]IIII	ACCESSORY STRUCTURE			
SIDE OR REAR SETBACK (Including Porches, Decks, & Steps) Determined at site plan O FT SIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION A 4 4 FT REAR SETBACK, ALLEY [4] Image: Constraint of the set of the se		5		
SIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION4FTREAR SETBACK, ALLEY [4]4FT4. HEIGHT (MAX)54FTPRINCIPAL BUILDING [5]4040FT		5	5	
THE APPLICATION A4 FT REAR SETBACK, ALLEY [4] A4 FT 4. HEIGHT (MAX) FT PRINCIPAL BUILDING [5] A0 A0 FT		Determined at site plan	0	FT
REAR SETBACK, ALLEY [4] FT 4. HEIGHT (MAX)				
4. HEIGHT (MAX) 40 FT PRINCIPAL BUILDING [5] 40 FT			4	
PRINCIPAL BUILDING [5] 40 FT		4	4	FT
		12.00		
ACCESSORY STRUCTURE 25 PT			0.000	
	ACCESSURY STRUCTURE	25	25	FT



[1] Under Section 4.4.2.A.2. MPDU Development Across Different Zones: Optional method MPDU Development may occur across different zones under the following limitations: a. The differently zoned areas must be contiguous; b. Uses and building types are governed by the zone; c. The site requirements in the optional method tables apply; density and open space must be calculated as if each area were developed individually; and d. The allowed number of units and required open space may be located without regard to the limits in the underlying zone.

[2] No units are proposed in the R-60-zoned portion of the site. [3] Common open space means an outdoor area that is intended for recreational use by residents and their visitors. Common open

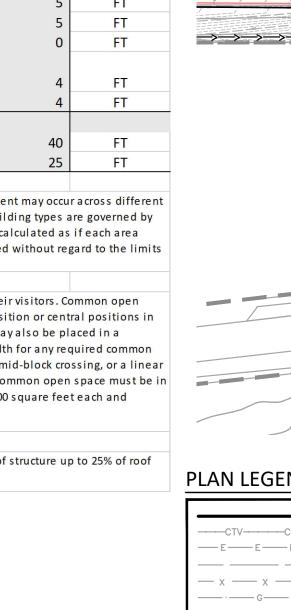
space does not include private individual lots. (1.) Common open space must be located in a central position or central positions in park, by finding that its purpose meets the intent of Division 6.3. (3). A minimum of 50% of the required common open space must be in one contiguous area or only separated by a residential street. Any other areas must be a minimum of 2,000 square feet each and connected by sidewalks, naths, or trails the neighborhood bordered by streets or building lots. It may be public or private. Common open space may also be placed in a connected by sidewalks, paths, or trails.

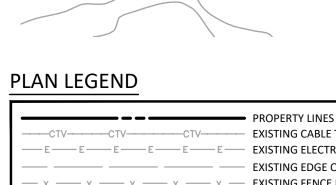
[4] Excluding decks, which may project up to 9' into any rear setback under Sec. 4.1.7.B.5.a.i.

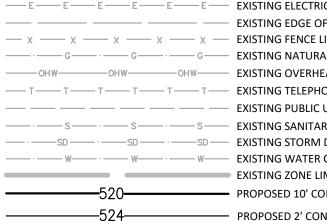
[5] Excluding encroachments allowed under Sec. 4.1.7.C,3, including elevator and stairwell overrun and roof structure up to 25% of roof area.

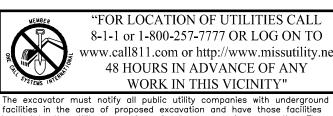
PARKING TABULATIONS

REQUIRED PROPOSED Vehicle (Min. 2/Unit) 294









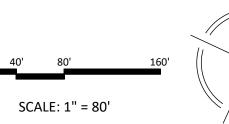
located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter

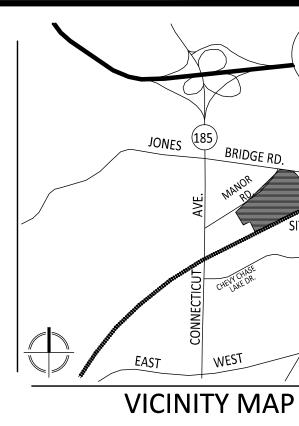
36A of the Montgomery County Code.

AYOUT: PP-1, Plotted By: nperez

PRESTON PLACE AND LAKE APARTMENTS **PRELIMINARY PLAN #120220130**

ES	8"W	PROPOSED WATER LINE	-0	EXISTING GUY POLE	• BOL	EXISTING BOLLARD	•	BUILDING HEIGHT MEASURING POINT
LE TELEVISION CONDUIT	<u>₩ 8"S</u>	PROPOSED SANITARY SEWER	G	EXISTING GAS VALVE	WP	EXISTING SIGN POST		PROPOSED BIKE RACKS
	•	WITH STRUCTURE		EXISTING LIGHT POLE		EXISTING WOOD POST	•	PROPOSED LIGHTS
E OF PAVEMENT		PROPOSED STORM DRAIN	PHN PED	EXISTING PHONE PEDESTAL		EXISTING INLETS	*	PEDESTRIAN LIGHTS
CE LINE URAL GAS CONDUIT		PROPOSED LIMITS OF DISTURBANCE	, P	EXISTING PHONE MANHOLE		EXISTING CURB INLET	4	PROPOSED PARKING LABELS
	LOD	PROPOSED LIMITS OF DISTORBANCE		EXISTING UTILITY POLE	CONC.	EXISTING CONCRETE		
RHEAD WIRES		— PROPOSED STORM WATER EASEMENT	(S)	EXISTING SANITARY MANHOLE	C&G	EXISTING CURB AND GUTTER	· ·	PROPOSED HARDSCAPE
PHONE CONDUIT	16	EXISTING PARKING LABEL	TC	EXISTING TRAFFIC CONTROL BOX	BLDG.	EXISTING BUILDING	<u></u>	PROPOSED FIRE HYDRANT
LIC UTILITIES EASEMENTS	•	EXISTING SANITARY CLEANOUT	*	EXISTING TRAFFIC SIGNAL POLE	STY.	EXISTING STORY	P-4	
TARY SEWER CONDUIT	\bigcirc^{co}	EXISTING STORM DRAIN MANHOLE	Â	EXISTING TREE	TRV	EXISTING ELECTRICAL TRANSFORMER	V	DOOR LOCATION
RM DRAIN CONDUIT	EV	EXISTING ELECTRICAL JUNCTION BOX	CATV	EXISTING CABLE TELEVISION PEDESTAI	ASPH.	EXISTING ASPHALT		
ER CONDUIT		EXISTING ELECTRICAL MANHOLE			ESMI.	EXISTING EASEMENT		PROPOSED SWM FACILITY
E LIMITS				EXISTING UNKNOWN UTILITY MANHO	LE RCP	EXISTING REINFORCED CONCRETE PIPE		
' CONTOUR	0	EXISTING FIRE DEPARTMENT CONNECTION	\oplus	EXISTING WATER METER	CMP	EXISTING CORRUGATED METAL PIPE		PROPOSED SWM
	-0-	EXISTING FIRE HYDRANT	\mathbb{W}	EXISTING WATER MANHOLE	BRL	EXISTING BUILDING RESTRICTION LINE		FACILITY WITH CHEEK
CONTOUR	G	EXISTING GAS MANHOLE		EXISTING WATER VALVE	R/W	EXISTING RIGHT-OF-WAY		WALL AND CURB CUT





REFERENCE NOTES TAX ACCOUNT REFERENCE: 07-00419647 07-00419738 07-00419740 07-00419751 07-00419762 CURRENT ZONING R-30 **PROPOSED ZONING** R-30 420221260 APPROVED NRI NO: COQUELIN RUN TO LOWER ROCK CREEK WATERSHED: W-1 WATER SERVICE CATEGORY: SEWER SERVICE CATEGORY: S-1 2UC AND 1B

SOIL DESIGNATION: FLOODPLAIN ZONE: 'X' FIRM COMMUNITY PANEL NO.: [24031C04 55D], FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.

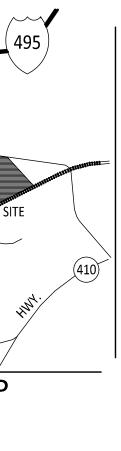
GENERAL NOTES

- THE HORIZONTAL DATUM IS MARYLAND STATE GRID NORTH (NAD83) AND THE VERTICAL DATUM IS NVGD29.
- THERE ARE NO WETLANDS. OR 100 YEAR FLOOD PLAINS LOCATED ON THE SUBJECT PROPERTY. HOWEVER, COQUELIN RUN OCCURS TO THE EAST OF THE SITE WITH A STREAM BUFFER THAT EXTENDS ONTO THE SUBJECT SITE. COQUELIN RUN IS A SOUTH-FLOWING, PARTIALLY INTERMITTENT, AND PARTIALLY PERENNIAL STREAM, 1 WESTERN STREAM LIMITS WERE FLAGGED AND SURVEY-LOCATED AS BUFFER THAT EXTENDS TO THE EAST IS NOT SHOWN ON THE NRI/FSD PLAN. THI EPHEMERAL CHANNEL TO THE NORTH OF THE INTERMITTENT/PERENNIAL STREAM CONVEYS STORMFLOW FROM TWO CULVERTS. THE EPHEMERAL SECTION OF CHANNEL IS NOT REGULATED BY MDE OR M-NCPPC
- THERE ARE 1.21 ACRES OF FORESTED AREAS LOCATED ON THE NORTHEASTERN END OF THE SUBJECT PROPERTY AS DEFINED BY MONTGOMERY COUNTY FOREST LEGISLATION.
- 4. IN A LETTER DATED MARCH 23, 2021, THE MARYLAND DEPARTMENT OF NATURAL RESOURCES HAS DETERMINED THAT THERE ARE NO RARE, THREATENED, OR ENDANGERED PLANTS, ANIMALS, OR CRITICAL HABITATS ON THIS PROPERTY.
- THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC PRESERVATION ON-LINE MAPPER (HTTP://WWW.MONTGOMERYPLANNING.ORG /GIS/INTERACTIVE/HISTORIC.SHTM), ACCESSED ON NOVEMBER 11, 2021.
- BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE HIGHEST POINT OF THE FLAT ROOF SURFACE AND WILL BE FINALIZED WITH PERMITS.
- 7. THIS SITE IS SUBJECT TO APPROVED NRI #420221260 DATED 02/03/22.
- AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SET UP WITH THE DEPARTMENT OF PERMITTING SERVICES (DPS), ZONING & SITE PLAN ENFORCEMENT DIVISION BEFORE ANY BUILDING CONSTRUCTION ACTIVITY OCCURS ON-SITE. THE OWNER OR HIS DESIGNEE WHO HAS SIGNATURE AUTHORITY, AND GENERAL CONTRACTOR MUST ATTEND THE PRE-CONSTRUCTION MEETING WITH THE DPS SITE PLAN ENFORCEMENT INSPECTOR. A COPY OF THE CERTIFIED SITE PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES. TO SCHEDULE A SITE PLAN INSPECTION WITH DPS, ZONING & SITE PLAN ENFORCEMENT DIVISION, PLEASE CONTACT BRIAN KEELER, SUPERVISOR AT 240-581-4485.

SHEET INDEX

SUPPORTING DOCUMENTS

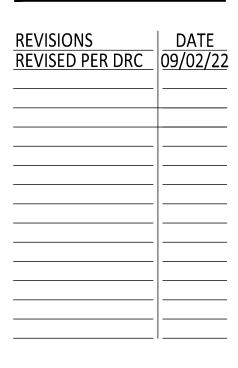
CIRC-001	CIRCULATION PLAN
OPEN-001	OPEN SPACE PLAN
ROAD-001	CONCEPT ROAD SECTIONS
TT-001 TRU	CK TURNING EXHIBIT



20251 Century Blvd., Suite 400 Germantown, MD 20874 301.916.4100 | vika.com Our Site Set on the Future PREPARED FOR: TOLL BROTHERS 7164 COLUMBIA GATEWAY DR. SUITE 230 COLUMBIA, MD 410-381-3263 JEFFERY DRISCOLL JDRISCOLL@TOLLBROTHERS.COM **DESIGN CONSULTANTS** PLANNER, CIVIL ENGINEER VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874

301.916.4100 CONTACT: JOSHUA SLOAN, RLA LERCH, EARLY & BREWER, CHTD 7600 WISCONSIN AVENUE SUITE 700 BETHESDA MD, 20814 301.841.3832

CONTACT: PATRICIA A. HARRIS







PRELIMINARY PLAN #120220130



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: DONALD NELSON, P.E. LICENSE No.: 52939 EXPIRATION DATE: JULY 11, 2024

DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE. IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LL VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWING MAY BE UTILIZED FOR CONSTRUCTION PURPOSES. © 2019 VIKA MARYLAND, LLC DRAWN BY: KP DESIGNED BY: JS/KP DATE ISSUED: <u>03/23/2022</u> VM50239 PROJECT

PP-001

SHEET NO.

DRAWIN

NO.

PRESTON PLACE & LAKESIDE APARTMENTS MNCPPC SITE PLAN 820220180 REFERENCE NOTES TAX ACCOUNT REFERENCE: CURRENT ZONING PROPOSED ZONING **APPROVED NRI NO:** WATERSHED: SOIL DESIGNATION: FLOODPLAIN ZONE: MARYLAND, DATED SEPTEMBER 29, 2006. GENERAL NOTES DATUM IS NVGD29. MANOR ROAD 70' RIGHT OF WAY P.B. 4 PLAT NO. 334 SHEET SP-3 **CHEVY CHASE** LAKE 240-581-4485.

DEVELOPMENT TABULATIONS

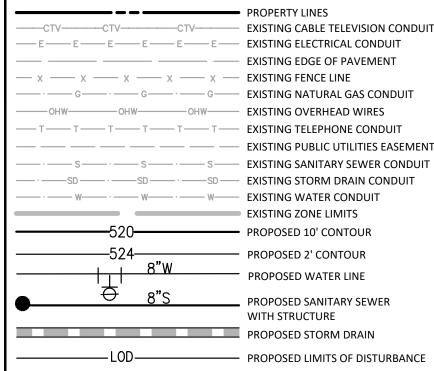
DEVELOPINENT TABOLATIONS				-
LAKE APARTMENTS & PRESTON PLACE				_
				-
TRACT AREA (GROSS)	549,504.46			_
LAKE APARTMENTS NORTH PROPERTY	212,058.32			
PRESTON PLACE TOWNHOUSE PROPERTY	337,446.14			
PREVIOUS DEDICATIONS	-	SF		
PROPOSED DEDICATIONS	5,883.67			' // k
R-30 DEDICATION TO MANOR ROAD	5,460.52			
R-60 DEDICATION TO MANOR ROAD	423.15 543,620.79			1/ ///
SITE AREA (NET)	545,020.79	эг		
TRACT AREA BROKEN OUT BY ZONE	SF	ACRES		
R-30 ZONE	479,309.52	11.00		
R-60 ZONE	70,194.94	1.61		$\langle \rangle$
N 60 LONE	, 0,15 115 1	1.01		
MPDU Optional Method of Dev	elopment Stand	ards		ξ
	Required/	Durant		
L. SITE R-30 CALCULATIONS	Allowed	Proposed	Unit	
USABLE AREA (MIN)	11,700	479,309.52	SF (11.00 AC)	
BASE DENSITY (MAX)	11,700	13.36	DU/AC	/
	14.50	15.30	DUJAC	~~~/
R-60 CALCULATIONS				
USABLE AREA (MIN) [2]	3.00	70,194.94	SF(1.61 AC)	
BASE DENSITY (MAX) [2]	7.26	0.00	DU/AC	
				$ \rangle $
COMBINED CALCULATIONS [1]				
JSABLE AREA (MIN)	142,380	549,504.46	SF (12.61 AC)	
BASE DENSITY (MAX)	171	147	DUs	
DENSITY (No MPDU Bonus Taken) [1, 2]				
Total Units	171	147	DUs	
# MPDUs (15% of Proposed)	23	23	MPDUs	C
% MPDUs	15.00%	15.65%	MPDUs	
	Required/			20
OPEN SPACE & COVERAGE	Allowed	Proposed	Unit	I R⊮⊤ ■⊮øb
COMMON OPEN SPACE (MIN) [1, 3]	133,866	164,911.00	SF (30%)	
R-30 Zone Area (25% Min)	119,827	-		D Ber
R-60 Zone Area (20% Min)	14,039			3
				82
COVERAGE (MAX) [1]	171,871	156,132.00	SF	
R-30 Zone Area (30% Max)	143,793			
R-60 Zone Area (40% Max)	28,078			Ś. / //
R-30 MPDU Optional Method of Development Lot,	Required/			7 2 1
Placement, & Height Standards [2]	Allowed	Proposed	Unit	
2. LOT				tel h
LOT AREA (MIN.)	800	854	SF	TE:256
LOT WIDTH AT FRONT BLDG. LINE (MIN.)	14		FT	THE: 255.00
RONTAGE ON STREET OR OPEN SPACE	N/A			
OT COVERAGE (MAX)	N/A	N/A		
3. PLACEMENT (MIN)				
PRINCIPAL BUILDING	10.22. 10.22.			^{255.00}
FRONT SETBACK FROM PUBLIC STREET	10	10	FT	
FRONT SETBACK FROM PRIVATE STREET	4	4	FT	
SIDE STREET SETBACK	5	5	FT	
SIDE OR REAR SETBACK (Internal)	Determined at site plan	0	FT	
SIDE OR REAR SETBACK (Along Purple Line ROW)	Determined at site plan	10	FT	C'HOPE
SIDE OD DE A D SETDA CK A DUTTING DRODEDTV NOT INCLUDED IN				xiz'xit
SIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN		10	E.T.	
THE APPLICATION (Abutting Side Setback of Existing Towns)	4	10	FT	REAR RARRER
THE APPLICATION (Abutting Side Setback of Existing Towns) REAR SETBACK, ALLEY	4	10	FT FT	
THE APPLICATION (Abutting Side Setback of Existing Towns) REAR SETBACK, ALLEY ACCESSORY STRUCTURE	4	4	FT	
THE APPLICATION (Abutting Side Setback of Existing Towns) REAR SETBACK, ALLEY ACCESSORY STRUCTURE FRONT SETBACK FROM FRONT BUILDING LINE	5	5	FT FT	
THE APPLICATION (Abutting Side Setback of Existing Towns) REAR SETBACK, ALLEY ACCESSORY STRUCTURE FRONT SETBACK FROM FRONT BUILDING LINE SIDE STREET SETBACK	5 5	4 5 5	FT FT FT	
THE APPLICATION (Abutting Side Setback of Existing Towns) REAR SETBACK, ALLEY ACCESSORY STRUCTURE FRONT SETBACK FROM FRONT BUILDING LINE SIDE STREET SETBACK SIDE OR REAR SETBACK (Including Porches, Decks, & Steps)	5	5	FT FT	
THE APPLICATION (Abutting Side Setback of Existing Towns) REAR SETBACK, ALLEY ACCESSORY STRUCTURE FRONT SETBACK FROM FRONT BUILDING LINE SIDE STREET SETBACK SIDE OR REAR SETBACK (Including Porches, Decks, & Steps) SIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN	4 5 5 Determined at site plan	4 5 5 0	FT FT FT FT	
THE APPLICATION (Abutting Side Setback of Existing Towns) REAR SETBACK, ALLEY ACCESSORY STRUCTURE FRONT SETBACK FROM FRONT BUILDING LINE SIDE STREET SETBACK SIDE OR REAR SETBACK (Including Porches, Decks, & Steps) SIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION	4 5 5 Determined at site plan 4	4 5 5 0 4	FT FT FT FT	
THE APPLICATION (Abutting Side Setback of Existing Towns) REAR SETBACK, ALLEY ACCESSORY STRUCTURE FRONT SETBACK FROM FRONT BUILDING LINE SIDE STREET SETBACK SIDE OR REAR SETBACK (Including Porches, Decks, & Steps) SIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION REAR SETBACK, ALLEY [4]	4 5 5 Determined at site plan	4 5 5 0	FT FT FT FT	
THE APPLICATION (Abutting Side Setback of Existing Towns) REAR SETBACK, ALLEY ACCESSORY STRUCTURE FRONT SETBACK FROM FRONT BUILDING LINE SIDE STREET SETBACK SIDE OR REAR SETBACK (Including Porches, Decks, & Steps) SIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION REAR SETBACK, ALLEY [4] 4. HEIGHT (MAX)	4 5 5 Determined at site plan 4 4	4 5 5 0 4 4	FT FT FT FT FT	
THE APPLICATION (Abutting Side Setback of Existing Towns) REAR SETBACK, ALLEY ACCESSORY STRUCTURE FRONT SETBACK FROM FRONT BUILDING LINE SIDE STREET SETBACK SIDE OR REAR SETBACK (Including Porches, Decks, & Steps) SIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION REAR SETBACK, ALLEY [4] 4. HEIGHT (MAX) PRINCIPAL BUILDING [5]	4 5 5 0etermined at site plan 4 4	4 5 5 0 4 4 4 40	FT FT FT FT FT FT	
THE APPLICATION (Abutting Side Setback of Existing Towns) REAR SETBACK, ALLEY ACCESSORY STRUCTURE FRONT SETBACK FROM FRONT BUILDING LINE SIDE STREET SETBACK SIDE OR REAR SETBACK (Including Porches, Decks, & Steps) SIDE OR REAR SETBACK ABUTTING PROPERTY NOT INCLUDED IN THE APPLICATION REAR SETBACK, ALLEY [4] HEIGHT (MAX)	4 5 5 Determined at site plan 4 4	4 5 5 0 4 4	FT FT FT FT FT	

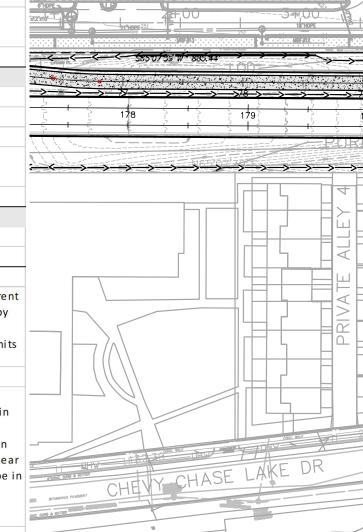
[1] Under Section 4.4.2.A.2. MPDU Development Across Different Zones: Optional method MPDU Development may occur across different zones under the following limitations: a. The differently zoned areas must be contiguous; b. Uses and building types are governed by the zone; c. The site requirements in the optional method tables apply; density and open space must be calculated as if each area were developed individually; and d. The allowed number of units and required open space may be located without regard to the limits in the underlying zone.

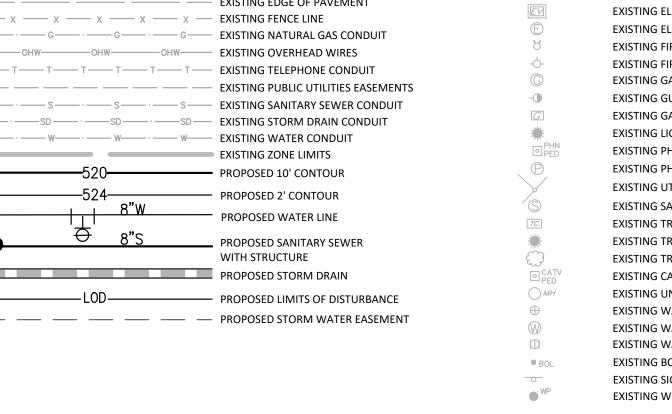
[2] No units are proposed in the R-60-zoned portion of the site. [3] Common open space means an outdoor area that is intended for recreational use by residents and their visitors. Common open space does not include private individual lots. (1.) Common open space must be located in a central position or central positions in the neighborhood bordered by streets or building lots. It may be public or private. Common open space may also be placed in a location taking advantage of an important adjacent natural feature or open space. (2.) The minimum width for any required common open space is 50 feet unless the deciding body grants an exception for items such as a trail easement, a mid-block crossing, or a linear park, by finding that its purpose meets the intent of Division 6.3. (3). A minimum of 50% of the required common open space must be in one contiguous area or only separated by a residential street. Any other areas must be a minimum of 2,000 square feet each and connected by sidewalks, paths, or trails.

[4] Excluding decks, which may project up to 9' into any rear setback under Sec. 4.1.7.B.5.a.i [5] Excluding encroachments allowed under Sec. 4.1.7.C,3, including elevator and stairwell overrun and roof structure up to 25% of roof area.

PLAN LEGEND









excavator is responsible for compliance with requirements of Chapter

36A of the Montgomery County Code.

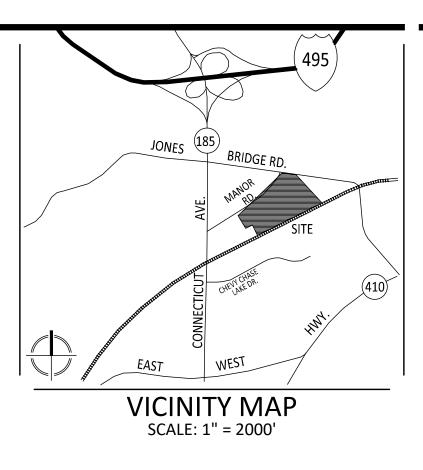
AYOUT: SP-1, Plotted By: ren

CHE.VY CHASE LAKE DRIVE

SOUND WALL > , JON'LINE > , 1 RETAINING WALL

RETAINING WALL WORKER AND STREAM AND

		SHEET INDEX
		SP-001 COVER SHEET SP-002 PLAN APPROVALS SP-003 DETAILED SITE PLAN SP-004 DETAILED SITE PLAN
EXISTING PARKING LABEL	existing inlets	
EXISTING SANITARY CLEANOUT	EXISTING CURB INLET	LL-001 COVER
EXISTING STORM DRAIN MANHOLE	CONC. EXISTING CONCRETE	LL-001.1 RECREATIONAL FACILITY PLAN
EXISTING ELECTRICAL JUNCTION BOX	C&G EXISTING CURB AND GUTTER	LL-002 30 SCALE LANDSCAPE PLAN
EXISTING ELECTRICAL MANHOLE	BLDG. EXISTING BUILDING	LL-002.1 30 SCALE LANDSCAPE PLAN
EXISTING FIRE DEPARTMENT CONNECTION	STY: EXISTING STORY TRV EXISTING ELECTRICAL TRANSFORMER	LL-003 10 SCALE LANDSCAPE PLAN ENLARGEMENTS
EXISTING FIRE HYDRANT	ASPH. EXISTING ASPHALT	LL-003.1 10 SCALE LANDSCAPE PLAN ENLARGEMENTS
EXISTING GAS MANHOLE	ESMT. EXISTING EASEMENT	LL-003.2 10 SCALE LANDSCAPE PLAN ENLARGEMENTS
EXISTING GUY POLE	RCP EXISTING REINFORCED CONCRETE PIPE	LL-003.3 10 SCALE LANDSCAPE PLAN ENLARGEMENTS
EXISTING GAS VALVE	CMP EXISTING CORRUGATED METAL PIPE	
EXISTING LIGHT POLE	BRL EXISTING BUILDING RESTRICTION LINE	LL-004 PLANTING SCHEDULE AND DETAILS
EXISTING PHONE PEDESTAL	R/W EXISTING RIGHT-OF-WAY	LL-004.1 SITE DETAILS
EXISTING PHONE MANHOLE	BUILDING HEIGHT MEASURING POINT	LL-004.2 SITE DETAILS
EXISTING UTILITY POLE	•••• PROPOSED BIKE RACKS	LL-004.3 LIGHTING DETAILS
EXISTING SANITARY MANHOLE	PROPOSED LIGHTS	LL-004.4 SITE SECTIONS
EXISTING TRAFFIC CONTROL BOX	PEDESTRIAN LIGHTS	LL-005 PHOTOMETRIC PLAN
EXISTING TRAFFIC SIGNAL POLE	4 PROPOSED PARKING LABELS	
EXISTING TREE	PROPOSED HARDSCAPE	LL-005.1 PHOTOMETRIC PLAN
EXISTING CABLE TELEVISION PEDESTAL		ARCH-100 24X46 INTERIOR
EXISTING UNKNOWN UTILITY MANHOLE	PROPOSED FIRE HYDRANT	ARCH-100.1 27X50 INTERIOR
EXISTING WATER METER	DOOR LOCATION	ARCH-200 FRONT LOAD - FRONT ELEVATION
	• 200	
	PROPOSED SWM FACILITY	ARCH-300 FRONT LOAD - REAR ELEVATION
EXISTING BOLLARD EXISTING SIGN POST		ARCH-400 FRONT LOAD - SIDE ELEVATION
EXISTING SIGN POST EXISTING WOOD POST	PROPOSED SWM FACILITY WITH CHEEK	ARCH-500 FRONT LOAD - SIDE ENTRY ELEVATION
	WALL AND CURB CUT	





ARCH-900.1 SIDE ENTRY ELEVATION

WATER SERVICE CATEGORY SEWER SERVICE CATEGORY: FIRM COMMUNITY PANEL NO.: [24031C04 55D], FOR MONTGOMERY COUNTY

07-00419647 07-00419738 07-00419740 07-00419751 07-00419762 R-30 R-30 420221260 COQUELIN RUN TO LOWER ROCK CREEK W-1 S-1 2UC AND 1B 'X'

- THE HORIZONTAL DATUM IS MARYLAND STATE GRID NORTH (NAD83) AND THE VERTICAL
- THERE ARE NO WETLANDS. OR 100 YEAR FLOOD PLAINS LOCATED ON THE SUBJECT PROPERTY, HOWEVER, COOUELIN RUN OCCURS TO THE EAST OF THE SITE WITH A STREAM BUFFER THAT EXTENDS ONTO THE SUBJECT SITE. COOUELIN RUN IS A COUTH-FLOWING PARTIALLY INTERMITTENT AND PARTIALLY TREAM LIMITS WERE FLAGGED AND SURVEY-LOCATED A FENDS TO THE EAST IS NOT SHOWN ON THE NRI/ESD PLAN. TH EPHEMERAL CHANNEL TO THE NORTH OF THE INTERMITTENT/PERENNIAL STREAM CONVEYS STORMFLOW FROM TWO CULVERTS. THE EPHEMERAL SECTION OF CHANNEL IS NOT REGULATED BY MDE OR M-NCPPC
- THERE ARE 1.21 ACRES OF FORESTED AREAS LOCATED ON THE NORTHEASTERN END O THE SUBJECT PROPERTY AS DEFINED BY MONTGOMERY COUNTY FOREST LEGISLATION
- IN A LETTER DATED MARCH 23, 2021, THE MARYLAND DEPARTMENT OF NATURAL RESOURCES HAS DETERMINED THAT THERE ARE NO RARE, THREATENED, OR ENDANGERED PLANTS, ANIMALS, OR CRITICAL HABITATS ON THIS PROPERTY.
- THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC PRESERVATION ON-LINE MAPPER (HTTP://WWW.MONTGOMERYPLANNING.ORG /GIS/INTERACTIVE/HISTORIC.SHTM), ACCESSED ON NOVEMBER 11, 2021.
- BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE HIGHEST POINT OF THE FLAT ROOF SURFACE AND WILL BE FINALIZED WITH PERMITS.
- 7. THIS SITE IS SUBJECT TO APPROVED NRI #420221260 DATED 02/03/22.
- 8. AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SET UP WITH THE DEPARTMENT OF PERMITTING SERVICES (DPS), ZONING & SITE PLAN ENFORCEMENT DIVISION BEFORE ANY BUILDING CONSTRUCTION ACTIVITY OCCURS ON-SITE. THE OWNER OR HIS DESIGNEE WHO HAS SIGNATURE AUTHORITY, AND GENERAL CONTRACTOR MUST ATTEND THE PRE-CONSTRUCTION MEETING WITH THE DPS SITE PLAN ENFORCEMENT INSPECTOR. A COPY OF THE CERTIFIED SITE PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES. TO SCHEDULE A SITE PLAN INSPECTION WITH DPS, ZONING & SITE PLAN ENFORCEMENT DIVISION, PLEASE CONTACT BRIAN KEELER, SUPERVISOR AT

SUPPORTING DRAWINGS SHEET INDEX

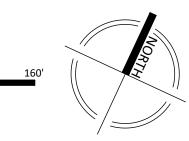
APPROVED NRI/FSD COMBINATION CONCEPT/SITE DEVELOPMENT STORMWATER MANAGEMENT PLAN FIRE ACCESS PLAN

COLOR UTILITY PLAN HIGH VISIBILITY UNITS EXHIBIT COMMON OPEN SPACE TRUCK TURNING EXHIBI

SUPPLEMENTAL DRAWINGS SHEET INDEX

EXISTING RECORD PLATS CIRCULATION PLAN **EXISTING CANOPY EXHIBIT** PROPOSED CANOPY EXHIBIT OFFSITE TRAIL

SCALE: 1" = 80'



	DEVELOPER'S CERTIFICATE rees to execute all the features of the Site Plan Approval uding Approval Conditions, Development Program and
Developer's Name:	TOLL MID-ATLANTIC LP COMPANY, INC
Contact Person:	Jeffrey S. Driscoll
Address:	6731 Columbia Gateway Drive Suite 120 Colombia, MD 21046
Phone:	431.381.3263
Signature:	Date:



PRESTON PLACE AND LAKE **APARTMENTS 7TH ELECTION DISTRICT** MONTGOMERY COUNTY MARYLAND WSSC GRID: 210NW04 TAX MAP:HN43

> COVER SHEET

SITE PLAN #820220180



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. ENGINEER'S NAME: DONALD NELSON, P.E. LICENSE No.: 52939 EXPIRATION DATE: JULY 11, 2024 THE INFORMATION, DESIGN AND C

DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIK MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE. IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LL VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWING MAY BE UTILIZED FOR CONSTRUCTION PURPOSES. © 2019 VIKA MARYLAND, LLC DRAWN BY:

DESIGNED BY: DATE ISSUED: 03/23/2022

SP-001

PROJECT DRAWING

NO

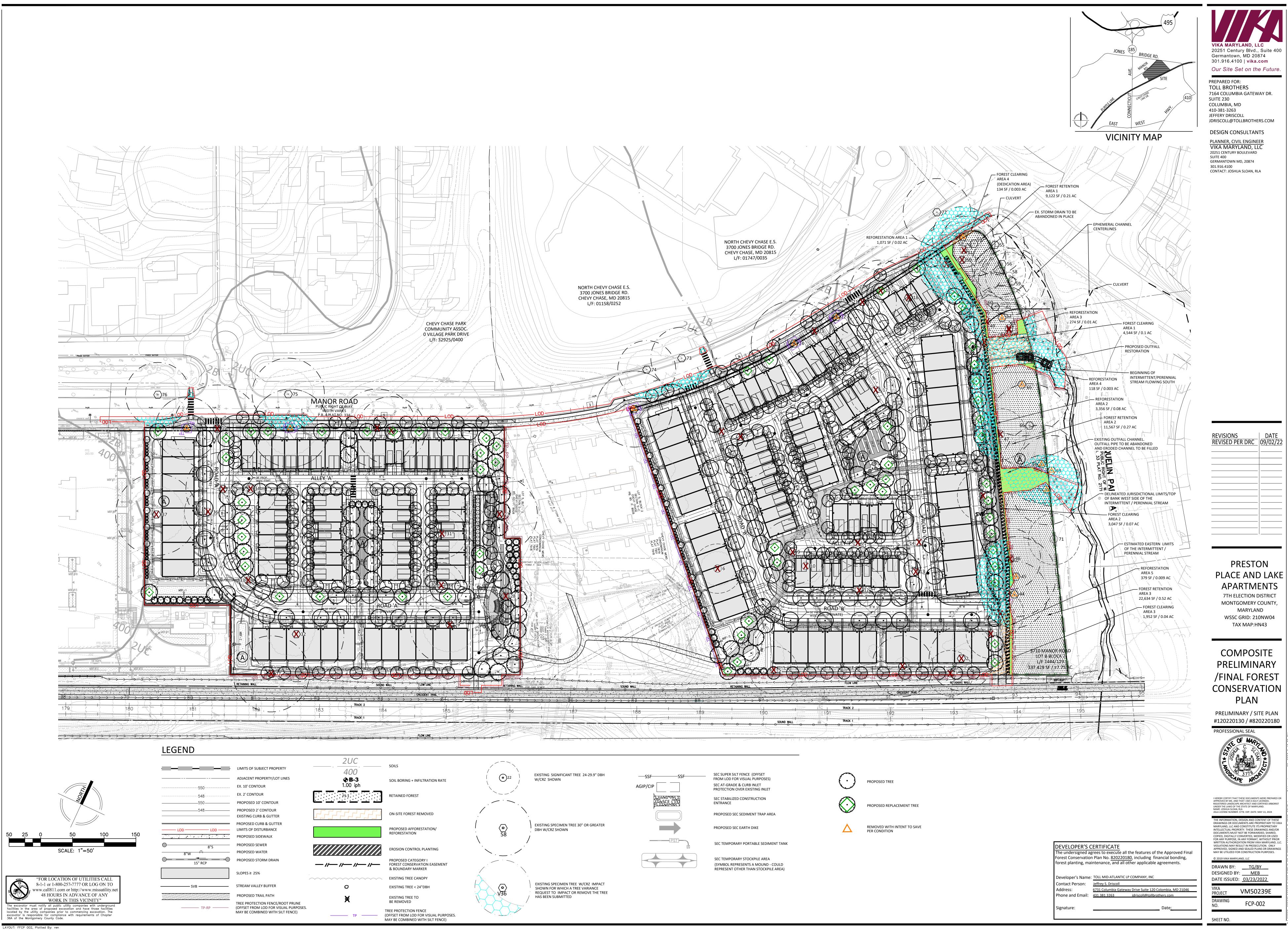
SHEET NO.



	Lake 1 st Phase	Preston 2 nd Phase	Percentage Captur
Tract Size	4.87 ac.	7.75 ac.	39%
Units	63	84	43%
Frontage	567 feet	615 feet	48%
Frontage Improvements	567 feet	615 feet	48%
Offsite Frontage Improvements	175 feet ¹	61 feet ²	74%
Trail Connections	1	1	50%
Amenity Space ³	47,519 square feet	74,268 square feet	39%
Improvement to Chevy Chase Mews open space		During Preston development ⁴	
Existing Forest Areas	0 acres	1.21 acres	
Forest Conservation Efforts	Purchase of forest bank credit/payment of fee-in-lieu (1.1 acres)	0.99 acres of Retention & 0.12 acres On- site Reforestation	49%
Specimen Tree Removals & Mitigation	8 trees removed 85" mitigation required (22 trees @ 4") 108" proposed (27 trees)	12 trees removed 116" mitigation required (30 trees @ 4") 120" proposed (24 trees) ⁵	53% (51 trees)

ured in 1 st Phase

DTE:	
IPROVEMENTS TO PURPLE LINE RIGHT-OF-WAY AND	
IGHBORING PROPERTY SUBJECT TO APPROVAL BY	
SPECTIVE OWNERS	



VIKA Maryland, LLC 20251 Century Blvd. Suite 400 Germantown, MD 20874 301.916.4100

vika.com

03.3.22

Revised 09.08.22 Revised 12.22.22 Revised 01.30.23

M-NCPPC Marco Fuster & Tsaiquan Gatling Planner II, Down County Planning Montgomery County Planning Department 8787 Georgia Avenue Silver Spring, Maryland 20910

RE: Preston Place and Lake Apartments, 120220130 Variance Request for Specimen Tree Removal/Impact

Dear Mr. Fuster & Mr. Gatling:

Introduction

The project associated with this variance request is Applicant's redevelopment of Preston Place and Lake Apartments located at 3728, 3722, 3712, 3710, and 3700 Manor Road in Chevy Chase (the "Property"), which consists of approximately 12.61 acres of currently improved 67 townhomes and 66 garden apartment residential rental properties. The site is located along the southern side of Manor Road, southwest of the intersection with Jones Bridge Road. The project proposes redevelopment of the Property with 147 transit-oriented townhomes to include recreation areas, outdoor space, and improved stormwater management. The stream valley buffer on the east of the site will include a Forest Conservation area with a master-planned ADA-compliant shared-use trail that will connect existing community sidewalks and paths to the nearby Capital Crescent Trail, proposed Purple Line Station, local restaurants and shops, and other amenities.

As part of the proposed Project, Applicant seeks a variance for impacts to the Critical Root Zone ("CRZ") of specimen trees on the Property as described below. This variance request complies with M-NCPPC and Maryland state law, which require Applicant to file for a variance from these laws to remove or impact any specimen tree (tree 30" or greater in Diameter at Breast Height [DBH] or tree with a DBH equal to or greater than 75% of the current State Champion of its species as designated by MDNR); trees that are part of an historic site or associated with an historic structure; any tree designated by the State or County as a national, State, or County champion tree; or any tree, shrub or plant identified on the Rare,



M-NCPPC January 30, 2023 Page 2 of 22

Threatened, or Endangered (RTE) species list provided by the U.S. Fish and Wildlife Service or the Maryland Department of Natural Resources.

The following tables list the specimen trees for which Applicant seeks a variance to remove or impact the CRZs. These are broken down into two categories:

- 1. Significant tree impacts that are minimal and which will be saved
- 2. Significant tree removals, including those within cleared forest and those counted as removed, with intent to save.

Trees Impacted to be Saved					
TREE NO.	BOTANICAL NAME	COMMON NAME	D.B.H. (in.)*	CONDITION	RECOMMENDATION
53	Liriodendron tulipifera	Tuliptree	34	Fair	SAVE: 28% CRZ IMPACT
55	Liriodendron tulipifera	Tuliptree	31	Good	SAVE: 2% CRZ IMPACT
60	Liriodendron tulipifera	Tuliptree	36	Good	SAVE: 28% IMPACT
62	Liriodendron tulipifera	Tuliptree	34	Fair	SAVE: 40% CRZ IMPACT
65	Liriodendron tulipifera	Tuliptree	54	Good	SAVE: 46% CRZ IMPACT
66	Liriodendron tulipifera	Tuliptree	44	Good	SAVE: 6% CRZ IMPACT
72	Quercus palustris	Pin oak	35.5	Fair	SAVE 7% CRZ IMPACT
73	Quercus palustris	Pin oak	32.5	Fair	SAVE: 15% CRZ IMPACT
74	Quercus palustris	Pin oak	30.5	Fair	SAVE: 11% CRZ IMPACT
75	Quercus rubra	Northern red oak	38	Poor	SAVE: 16% CRZ IMPACT
76	Quercus palustris	Pin oak	33.6	Fair	SAVE: 12% CRZ IMPACT

Trees Removed or Counted as Removed with Intent to Save					
TREE NO.	BOTANICAL NAME	COMMON NAME	D.B.H. (in.)*	CONDITION	RECOMMENDATION
2	Acer rubrum	Red maple	34	Fair	REMOVE: 100% CRZ IMPACT
4	Liquidambar styraciflua	Sweetgum	32	Good	REMOVE: 100% CRZ IMPACT
7	Liriodendron tulipifera	Tuliptree	44	Good	REMOVE: 100% CRZ IMPACT
8	Acer rubrum	Red maple	30	Good	REMOVE: 100% CRZ IMPACT
9	Acer rubrum	Red maple	34	Good	REMOVE: 100% CRZ IMPACT
13	Acer rubrum	Red maple	33	Fair	REMOVE: 100% CRZ IMPACT
18	Quercus rubra	Northern red oak	43	Good	REMOVE: 100% CRZ IMPACT
19	Liquidambar styraciflua	Sweetgum	31	Good	REMOVE: 100% CRZ IMPACT
20	Quercus palustris	Pin oak	32	Fair	REMOVE: 100% CRZ IMPACT
21	Quercus palustris	Pin oak	36	Fair/Poor	REMOVE: 100% CRZ IMPACT
22	Quercus palustris	Pin oak	35	Fair	REMOVE: 97% IMPACT*



M-NCPPC January 30, 2023 Page 3 of 22

TREE NO.	BOTANICAL NAME	COMMON NAME	D.B.H. (in.)*	CONDITION	RECOMMENDATION
23	Quercus rubra	Northern red oak	30	Fair/Poor	REMOVE: 100% CRZ IMPACT
24	Quercus rubra	Northern red oak	45	Fair	REMOVE: 98% IMPACT*
26	Quercus rubra	Northern red oak	40	Fair	REMOVE: 98% IMPACT*
27	Acer rubrum	Red maple	40	Fair/Good	REMOVE: 100% CRZ IMPACT
29	Acer rubrum	Red maple	42	Poor	REMOVE: 100% CRZ IMPACT
32	Quercus palustris	Pin oak	50	Good	REMOVE: 100% CRZ IMPACT
35	Acer rubrum	Red maple	39	Good	REMOVE: 100% CRZ IMPACT
37	Quercus rubra	Northern red oak	43	Fair	REMOVE: 100% CRZ IMPACT
38	Quercus palustris	Pin oak	33	Fair/Good	REMOVE: 97% IMPACT*
39	Quercus palustris	Pin oak	46	Fair	REMOVE: 100% CRZ IMPACT
40	Quercus montana	Chestnut oak	41	Fair	REMOVE: 98% CRZ IMPACT*
41	Quercus palustris	Pin oak	41	Fair/Poor	REMOVE: 100% CRZ IMPACT
42	Platanus occidentalis	American sycamore	36	Fair	REMOVE: 100% CRZ IMPACT
44	Liquidambar styraciflua	Sweetgum	35	Fair/Good	REMOVE: 44% CRZ IMPACT*
45	Pinus strobus	Eastern white pine	42	Fair	REMOVE: 39% IMPACT*
46	Acer rubrum	Red maple	32	Fair/Poor	REMOVE: 100% CRZ IMPACT**
48	Pinus strobus	Eastern white pine	34	Fair	REMOVE: 100% CRZ IMPACT**
50	Pinus strobus	Eastern white pine	46	Fair	REMOVE: 52% CRZ IMPACT
54	Quercus rubra	Northern red oak	32	Fair	REMOVE: 51% IMPACT*
68	Liriodendron tulipifera	Tuliptree	41	Good	REMOVE 36% CRZ IMPACT*
69	Liriodendron tulipifera	Tuliptree	37	Fair	REMOVE 41% CRZ IMPACT*
70	Liriodendron tulipifera	Tuliptree	37	Good	REOVE 59% CRZ IMPACT*
77	Liriodendron tulipefera	Tuliptree	40	Good/Fair	REMOVE: 100% IMPACT

*Removed with Intent to Save

** Removed from Cleared Forest

Justification of Variance

Section 22A-21 of the County Ordinance authorizes the County to approve variances to the Forest Conservation Law allowing disturbances to certain trees, including specimen trees. An applicant seeking a variance must present a request in writing and the applicable approving authority must make certain findings and descriptions prior to approval. Applicant's variance request satisfies the required findings as follows:

(1) Describe the special conditions peculiar to the property which would cause the unwarranted hardship;



M-NCPPC January 30, 2023 Page 4 of 22

The proposed construction is for the purpose of redeveloping a currently improved property occupied by buildings constructed in the 1940s and 1950s. The buildings are becoming obsolete under contemporary market trends and do not meet current building or environmental codes. With the pending Purple Line and significant development on adjacent properties, these buildings have declining value and do not provide as much transit-oriented density as desired.

Because of its age, much of the site is currently inaccessible under ADA standards and a master-planned bikeway cannot be built without significant impacts to a stream valley buffer and interior area of a forest stand. There are also no stormwater management facilities on site to clean, cool, and slow runoff to the Coquelin Run. Further, there are no restricted affordable units on site, which redevelopment will allow. Any economically feasible redevelopment of the site requires the tear-down of the existing buildings and resulting regrading and infrastructure reconstruction to current standards. Given these constraints, the Project has been intentionally designed to minimize stream buffer impacts, preserve forest, and limit redevelopment to the specimen trees. Once the buildings are removed, the creation of a viable redevelopment project and implementation of master plan recommendations, stormwater regulations, and regulatory standards entails the removal or impact to the specimen trees as described herein.

Four specific goals for redevelopment:

- The Sector Plan and Bicycle Master Plan both recommend a shared-use path through the Coquelin Parkway right-of-way. This right-of-way is within a stream buffer and currently forested; thus, to implement the master-planned connection, significant impacts are required. To minimize impacts, the Applicant proposes to locate the path on the subject property rather than within the right-of-way to decrease – to the extent possible – stream and forest impacts. This master-planned element alone is responsible to impacts and removals of several specimen trees.
- Road standards along Manor Road require reconstruction of sidewalks to current 6foot standards, provision of a new lawn panel, and reconstruction of the curb and infrastructure. These required improvements result in impacts or removals to many specimen trees.
- Contemporary stormwater facilities and utility easements and connections are much different than when the existing development was built. In fact, there no existing stormwater management facilities on site, and several outfalls spew untreated runoff from parking lots and drives directly into the stream valley buffer area, which is causing erosion and siltation and detrimental impacts to water quality. Provision of the necessary infrastructure to serve the development and stormwater facilities to improve water quality impact results in impacts to many specimen trees.
- Grading to current ADA standards to ensure that site elements and community facilities are accessible requires significant earthwork across the site. Currently the Lake Apartments (western) portion of the site has an elevation of change of 32 feet



M-NCPPC January 30, 2023 Page 5 of 22

from corner to corner and the Preston Place (eastern) portion of the site has an elevation change of 24 feet from the northern center to the lower corner. Because of the recommended connections to the Capital Crescent Trail, grading the site for pedestrian and bicyclist connectivity results in impacts to many specimen trees.

There are few properties with such transit proximity and infrastructure connectivity in the area zoned for the proposed use. Given several factors, including the current zoning and subdivision regulations, equitable connectivity standards, Sector Plan recommendations, functional plans, environmental policies, and affordable housing standards, denial of the redevelopment proposal by leaving the specimen trees in an undisturbed state is an unwarranted hardship because it would not allow reasonable and significant use of the property.

Specific details and justification for each impact or removal are listed below.

• <u>Tree 2</u>

<u>Proposed CRZ Impact</u>: Severe at 100% <u>Condition</u>: Fair Waiver Request: Approve for removal

Tree 2 is proposed for removal due to its location inside the proposed Limits of Disturbance (LOD). This tree is within the redevelopment area described in the general discussion and removal is necessary to implement the project to current standards. An effort to save this tree would require a significant reduction in usable building space to clear the CRZ and would not be allow reasonable and significant use of the property. Specifically, this tree must be removed to remove existing buildings, grade the site, install utility and stormwater infrastructure, build sidewalks and roads to complete streets standards, and implement a compact, transit-oriented design with new open spaces, a Sector-Planned shared-use path, and forest conservation areas.

• <u>Tree 4</u>

Proposed CRZ Impact: Severe at 100%

Condition: Good

Waiver Request: Approve for removal

Tree 4 is proposed for removal due to its location inside the proposed Limits of Disturbance (LOD). This tree is within the redevelopment area described in the general discussion and removal is necessary to implement the project to current standards. An effort to save this tree would require a significant reduction in usable building space to clear the CRZ and would not be allow reasonable and significant use of the property. Specifically, this tree must be removed to remove existing buildings, grade the site, install utility and stormwater infrastructure, build sidewalks and roads to complete streets standards, and implement a compact, transit-oriented design with new open spaces, a Sector-Planned shared-use path, and forest conservation areas.

<u>Tree 7</u> <u>Proposed CRZ Impact</u>: Severe at 100%



M-NCPPC January 30, 2023 Page 6 of 22

Condition: Good

Waiver Request: Approve for removal

Tree 7 is proposed for removal due to its location inside the proposed Limits of Disturbance (LOD). This tree is within the redevelopment area described in the general discussion and removal is necessary to implement the project to current standards. An effort to save this tree would require a significant reduction in usable building space to clear the CRZ and would not be allow reasonable and significant use of the property. Specifically, this tree must be removed to remove existing buildings, grade the site, install utility and stormwater infrastructure, build sidewalks and roads to complete streets standards, and implement a compact, transit-oriented design with new open spaces, a Sector-Planned shared-use path, and forest conservation areas.

• <u>Tree 8</u>

<u>Proposed CRZ Impact</u>: Severe at 100% Condition: Good

Waiver Request: Approve for removal

Tree 8 is proposed for removal due to its location inside the proposed Limits of Disturbance (LOD). This tree is within the redevelopment area described in the general discussion and removal is necessary to implement the project to current standards. An effort to save this tree would require a significant reduction in usable building space to clear the CRZ and would not be allow reasonable and significant use of the property. Specifically, this tree must be removed to remove existing buildings, grade the site, install utility and stormwater infrastructure, build sidewalks and roads to complete streets standards, and implement a compact, transit-oriented design with new open spaces, a Sector-Planned shared-use path, and forest conservation areas.

<u>Tree 9</u>

Proposed CRZ Impact: Severe at 100% Condition: Good

Waiver Request: Approve for removal

Tree 9 is proposed for removal due to its location inside the proposed Limits of Disturbance (LOD). This tree is within the redevelopment area described in the general discussion and removal is necessary to implement the project to current standards. An effort to save this tree would require a significant reduction in usable building space to clear the CRZ and would not be allow reasonable and significant use of the property. Specifically, this tree must be removed to remove existing buildings, grade the site, install utility and stormwater infrastructure, build sidewalks and roads to complete streets standards, and implement a compact, transit-oriented design with new open spaces, a Sector-Planned shared-use path, and forest conservation areas.

• <u>Tree 13</u>

<u>Proposed CRZ Impact</u>: Severe at 100% <u>Condition</u>: Fair <u>Waiver Request</u>: Approve for removal Tree 13 is proposed for removal due to its location inside the proposed Limits of Disturbance



(LOD). This tree is within the redevelopment area described in the general discussion and removal is necessary to implement the project to current standards. An effort to save this tree would require a significant reduction in usable building space to clear the CRZ and would not be allow reasonable and significant use of the property. Specifically, this tree must be removed to remove existing buildings, grade the site, install utility and stormwater infrastructure, build sidewalks and roads to complete streets standards, and implement a compact, transit-oriented design with new open spaces, a Sector-Planned shared-use path, and forest conservation areas.

• <u>Tree 18</u>

Proposed CRZ Impact: Severe at 100%

Condition: Good

Waiver Request: Approve for removal

Tree 18 is proposed for removal due to its location inside the proposed Limits of Disturbance (LOD). This tree is within the redevelopment area described in the general discussion and removal is necessary to implement the project to current standards. An effort to save this tree would require a significant reduction in usable building space to clear the CRZ and would not be allow reasonable and significant use of the property. Specifically, this tree must be removed to remove existing buildings, grade the site, install utility and stormwater infrastructure, build sidewalks and roads to complete streets standards, and implement a compact, transit-oriented design with new open spaces, a Sector-Planned shared-use path, and forest conservation areas.

• <u>Tree 19</u>

<u>Proposed CRZ Impact</u>: Severe at 100% <u>Condition</u>: Good

Waiver Request: Approve for removal

Tree 19 is proposed for removal due to its location on the proposed Shared-Use Trail recommended by the Sector Plan and the Bicycle Master Plan. While envisioned in MNCPPC planning documents to run through the Coquelin Parkway, the Applicant has proposed a shift onto the subject property to minimize disturbance close to the stream and through an interior forest condition. By placing the trail at this location, near the existing edge of the forest, it will have less impact providing a greater buffer to the stream. It is also more visible and, therefore, safer for users who will now be able to connect from points north to the Capital Crescent Trail and the Purple Line. Removal is necessary to implement County policy under area and functional plan goals.

• <u>Tree 20</u>

<u>Proposed CRZ Impact</u>: Severe at 100% <u>Condition</u>: Fair <u>Waiver Request</u>: Approve for removal

Tree 20 is proposed for removal due to its location along the proposed right-of-way. This tree is within the redevelopment area described in the general discussion and removal is necessary to implement the project to current standards. An effort to save this tree would require a significant



M-NCPPC January 30, 2023 Page 8 of 22

reduction in usable building space to clear the CRZ and would not be allow reasonable and significant use of the property. Specifically, this tree must be removed to remove existing buildings, grade the site, install utility and stormwater infrastructure, build sidewalks and roads to complete streets standards, and implement a compact, transit-oriented design with new open spaces, a Sector-Planned shared-use path, and forest conservation areas. This tree is also in failing condition with a poor crown and long-term canopy will be better safeguarded by removing and replanting the street tree now.

• <u>Tree 21</u>

Proposed CRZ Impact: Severe at 100%

Condition: Fair/Poor

Waiver Request: Approve for removal

Tree 21 is proposed for removal due to its location along the proposed right-of-way. This tree is within the redevelopment area described in the general discussion and removal is necessary to implement the project to current standards. An effort to save this tree would require a significant reduction in usable building space to clear the CRZ and would not be allow reasonable and significant use of the property. Specifically, this tree must be removed to remove existing buildings, grade the site, install utility and stormwater infrastructure, build sidewalks and roads to complete streets standards, and implement a compact, transit-oriented design with new open spaces, a Sector-Planned shared-use path, and forest conservation areas. This tree is also in failing condition with a poor crown and long-term canopy will be better safeguarded by removing and replanting the street tree now.

<u>Tree 22</u>

Proposed CRZ Impact: Severe at 97%

Condition: Fair

Waiver Request: Approve for removal with intent to save

Tree 22 is a street tree targeted for retention. Because of required streetscape, including expansion of the sidewalk width, this tree has a significant impact. To retain the tree, however, numerous steps will be implemented in coordination with an arborist to minimize damage to the root structure beyond the tree protection fencing established outside the root flare. While many of the details will be determined during the construction document and design phase in spring when more information can be gathered on tree health, we intend to use several techniques to minimize and mitigate impacts to this tree:

- Tree protection fencing
- Aeration and root pruning
- Reduced soil compaction
- Maintaining post-construction grade elevation
- Hand demolition of hardscape elements
- Selective canopy reduction
- Fertilization and irrigation



M-NCPPC January 30, 2023 Page 9 of 22

• <u>Tree 23</u>

<u>Proposed CRZ Impact</u>: Severe at 100% <u>Condition</u>: Fair/Poor Waiver Request: Approve for removal

Tree 23 is proposed for removal due to its location along the proposed right-of-way. This tree is within the redevelopment area described in the general discussion and removal is necessary to implement the project to current standards. An effort to save this tree would require a significant reduction in usable building space to clear the CRZ and would not be allow reasonable and significant use of the property. Specifically, this tree must be removed to remove existing buildings, grade the site, install utility and stormwater infrastructure, build sidewalks and roads to complete streets standards, and implement a compact, transit-oriented design with new open spaces, a Sector-Planned shared-use path, and forest conservation areas. This tree is also in failing condition with a poor crown and long-term canopy will be better safeguarded by removing and replanting the street tree now.

• <u>Tree 24</u>

Proposed CRZ Impact: Severe at 98%

Condition: Fair

Waiver Request: Approve for removal with intent to save

Tree 22 is a street tree targeted for retention. Because of required streetscape, including expansion of the sidewalk width, this tree has a significant impact. To retain the tree, however, numerous steps will be implemented in coordination with an arborist to minimize damage to the root structure beyond the tree protection fencing established outside the root flare. While many of the details will be determined during the construction document and design phase in spring when more information can be gathered on tree health, we intend to use several techniques to minimize and mitigate impacts to this tree:

- Tree protection fencing
- Aeration and root pruning
- Reduced soil compaction
- Maintaining post-construction grade elevation
- Hand demolition of hardscape elements
- Selective canopy reduction
- Fertilization and irrigation
- <u>Tree 26</u>

Proposed CRZ Impact: Severe at 98%

Condition: Fair

Waiver Request: Approve for removal with intent to save

Tree 26 is a street tree targeted for retention. Because of required streetscape, including expansion of the sidewalk width, this tree has a significant impact. To retain the tree, however, numerous steps will be implemented in coordination with an arborist to minimize damage to the root structure beyond the tree protection fencing established outside the root flare. While many



M-NCPPC January 30, 2023 Page 10 of 22

of the details will be determined during the construction document and design phase in spring when more information can be gathered on tree health, we intend to use several techniques to minimize and mitigate impacts to this tree:

- Tree protection fencing
- Aeration and root pruning
- Reduced soil compaction
- Maintaining post-construction grade elevation
- Hand demolition of hardscape elements
- Selective canopy reduction
- Fertilization and irrigation
- <u>Tree 27</u>

Proposed CRZ Impact: Severe at 100%

Condition: Fair/Good

Waiver Request: Approve for removal

Tree 27 is proposed for removal due to its location inside the proposed Limits of Disturbance (LOD). This tree is within the redevelopment area described in the general discussion and removal is necessary to implement the project to current standards. An effort to save this tree would require a significant reduction in usable building space to clear the CRZ and would not be allow reasonable and significant use of the property. Specifically, this tree must be removed to remove existing buildings, grade the site, install utility and stormwater infrastructure, build sidewalks and roads to complete streets standards, and implement a compact, transit-oriented design with new open spaces, and an additional recommended pedestrian connection between Manor Road and the Purple Line right-of-way.

<u>Tree 29</u>

<u>Proposed CRZ Impact</u>: Severe at 100% <u>Conditions</u>: Poor

Waiver Request: Approve for removal

Tree 29 is proposed for removal due to its location inside the proposed Limits of Disturbance (LOD). This tree is within the redevelopment area described in the general discussion and removal is necessary to implement the project to current standards. An effort to save this tree would require a significant reduction in usable building space to clear the CRZ and would not be allow reasonable and significant use of the property. Specifically, this tree must be removed to remove existing buildings, grade the site, install utility and stormwater infrastructure, build sidewalks and roads to complete streets standards, and implement a compact, transit-oriented design with new open spaces, and an additional recommended pedestrian connection between Manor Road and the Purple Line right-of-way.

<u>Tree 32</u>
 <u>Proposed CRZ Impact</u>: Severe at 100%
 <u>Condition</u>: Good



M-NCPPC January 30, 2023 Page 11 of 22

Waiver Request: Approve for removal

Tree 32 is proposed for removal due to its location inside the proposed Limits of Disturbance (LOD). This tree is within the redevelopment area described in the general discussion and removal is necessary to implement the project to current standards. An effort to save this tree would require a significant reduction in usable building space to clear the CRZ and would not be allow reasonable and significant use of the property. Specifically, this tree must be removed to remove existing buildings, grade the site, install utility and stormwater infrastructure, build sidewalks and roads to complete streets standards, and implement a compact, transit-oriented design with new open spaces, and an additional recommended pedestrian connection between Manor Road and the Purple Line right-of-way.

• <u>Tree 35</u>

<u>Proposed CRZ Impact</u>: Severe at 100% Condition: Good

Waiver Request: Approve for removal

Tree 35 is proposed for removal due to its location inside the proposed Limits of Disturbance (LOD). This tree is within the redevelopment area described in the general discussion and removal is necessary to implement the project to current standards. An effort to save this tree would require a significant reduction in usable building space to clear the CRZ and would not be allow reasonable and significant use of the property. Specifically, this tree must be removed to remove existing buildings, grade the site, install utility and stormwater infrastructure, build sidewalks and roads to complete streets standards, and implement a compact, transit-oriented design with new open spaces, and an additional recommended pedestrian connection between Manor Road and the Purple Line right-of-way.

<u>Tree 37</u>

Proposed CRZ Impact: Severe at 100% Condition: Fair

Waiver Request: Approve for removal

Tree 37 is proposed for removal due to its location inside the proposed Limits of Disturbance (LOD). This tree is within the redevelopment area described in the general discussion and removal is necessary to implement the project to current standards. An effort to save this tree would require a significant reduction in usable building space to clear the CRZ and would not be allow reasonable and significant use of the property. Specifically, this tree must be removed to remove existing buildings, grade the site, install utility and stormwater infrastructure, build sidewalks and roads to complete streets standards, and implement a compact, transit-oriented design with new open spaces, and an additional recommended pedestrian connection between Manor Road and the Purple Line right-of-way.

<u>Tree 38</u> <u>Proposed CRZ Impact</u>: Severe at 97% Condition: Fair/Good



M-NCPPC January 30, 2023 Page 12 of 22

Waiver Request: Approve for removal with intent to save

Tree 38 is a street tree targeted for retention. Because of required streetscape, including expansion of the sidewalk width, this tree has a significant impact. To retain the tree, however, numerous steps will be implemented in coordination with an arborist to minimize damage to the root structure beyond the tree protection fencing established outside the root flare. While many of the details will be determined during the construction document and design phase in spring when more information can be gathered on tree health, we intend to use several techniques to minimize and mitigate impacts to this tree:

- Tree protection fencing
- Aeration and root pruning
- Reduced soil compaction
- Maintaining post-construction grade elevation
- Hand demolition of hardscape elements
- Selective canopy reduction
- Fertilization and irrigation

• <u>Tree 39</u>

Proposed CRZ Impact: Severe at 100%

Condition: Fair

Waiver Request: Approve for removal

Tree 39 is proposed for removal due to its location along the proposed right-of-way. This tree is within the redevelopment area described in the general discussion and removal is necessary to implement the project to current standards. An effort to save this tree would require a significant reduction in usable building space to clear the CRZ and would not be allow reasonable and significant use of the property. Specifically, this tree must be removed to remove existing buildings, grade the site, install utility and stormwater infrastructure, build sidewalks and roads to complete streets standards, and implement a compact, transit-oriented design with new open spaces, a Sector-Planned shared-use path, and forest conservation areas. This tree is also at the location of the new community entrance that is aligned with the confronting street to improve pedestrian and vehicular safety.

• <u>Tree 40</u>

Proposed CRZ Impact: Severe at 98%

Condition: Fair

Waiver Request: Approve for removal with intent to save

Tree 40 is a street tree targeted for retention. Because of required streetscape, including expansion of the sidewalk width, this tree has a significant impact. To retain the tree, however, numerous steps will be implemented in coordination with an arborist to minimize damage to the root structure beyond the tree protection fencing established outside the root flare. While many of the details will be determined during the construction document and design phase in spring when more information can be gathered on tree health, we intend to use several techniques to minimize and mitigate impacts to this tree:



M-NCPPC January 30, 2023 Page 13 of 22

- Tree protection fencing
- Aeration and root pruning
- Reduced soil compaction
- Maintaining post-construction grade elevation
- Hand demolition of hardscape elements
- Selective canopy reduction
- Fertilization and irrigation
- <u>Tree 41</u>

Proposed CRZ Impact: Severe at 100%

Condition: Fair/Poor

Waiver Request: Approve for removal

Tree 41 is proposed for removal due to its location along the proposed right-of-way. This tree is within the redevelopment area described in the general discussion and removal is necessary to implement the project to current standards. An effort to save this tree would require a significant reduction in usable building space to clear the CRZ and would not be allow reasonable and significant use of the property. Specifically, this tree must be removed to remove existing buildings, grade the site, install utility and stormwater infrastructure, build sidewalks and roads to complete streets standards, and implement a compact, transit-oriented design with new open spaces, a Sector-Planned shared-use path, and forest conservation areas. This tree is also in failing condition with a poor crown and long-term canopy will be better safeguarded by removing and replanting the street tree now.

• <u>Tree 42</u>

Proposed CRZ Impact: Severe at 100%

Condition: Fair

Waiver Request: Approve for removal

Tree 42 is proposed for removal due to its location along the proposed right-of-way. This tree is within the redevelopment area described in the general discussion and removal is necessary to implement the project to current standards. An effort to save this tree would require a significant reduction in usable building space to clear the CRZ and would not be allow reasonable and significant use of the property. Specifically, this tree must be removed to remove existing buildings, grade the site, install utility and stormwater infrastructure, build sidewalks and roads to complete streets standards, and implement a compact, transit-oriented design with new open spaces, a Sector-Planned shared-use path, and forest conservation areas. This tree is also in failing condition with a poor crown and long-term canopy will be better safeguarded by removing and replanting the street tree now.

• <u>Tree 44</u>

<u>Proposed CRZ Impact</u>: Severe at 44% <u>Condition</u>: Fair/Good <u>Waiver Request</u>: Approve for removal with intent to save



Tree 44 has a severe impact but is on a slope and may be retained. The impact is due to its location on the proposed Shared-Use Trail recommended by the Sector Plan and the Bicycle Master Plan. While envisioned in MNCPPC planning documents to run through the Coquelin Parkway, the Applicant has proposed a shift onto the subject property to minimize disturbance close to the stream and through an interior forest condition. By placing the trail at this location, near the existing edge of the forest, it will have less impact providing a greater buffer to the stream. It is also more visible and, therefore, safer for users who will now be able to connect from points north to the Capital Crescent Trail and the Purple Line. Impact is necessary to implement County policy under area and functional plan goals.

• <u>Tree 45</u>

Proposed CRZ Impact: Severe at 39%

Condition: Fair

Waiver request: Approve for removal with intent to save

Tree 45 has a severe impact but is on a slope and may be retained. The impact is due to its location on the proposed Shared-Use Trail recommended by the Sector Plan and the Bicycle Master Plan. While envisioned in MNCPPC planning documents to run through the Coquelin Parkway, the Applicant has proposed a shift onto the subject property to minimize disturbance close to the stream and through an interior forest condition. By placing the trail at this location, near the existing edge of the forest, it will have less impact providing a greater buffer to the stream. It is also more visible and, therefore, safer for users who will now be able to connect from points north to the Capital Crescent Trail and the Purple Line. Impact is necessary to implement County policy under area and functional plan goals.

• <u>Tree 46</u>

Proposed CRZ Impact: Severe at 100% Condition: Fair/Poor

Waiver Request: Approve for removal

Tree 46 is proposed for removal due to its location on the proposed Shared-Use Trail recommended by the Sector Plan and the Bicycle Master Plan. While envisioned in MNCPPC planning documents to run through the Coquelin Parkway, the Applicant has proposed a shift onto the subject property to minimize disturbance close to the stream and through an interior forest condition. By placing the trail at this location, near the existing edge of the forest, it will have less impact providing a greater buffer to the stream. It is also more visible and, therefore, safer for users who will now be able to connect from points north to the Capital Crescent Trail and the Purple Line. Removal is necessary to implement County policy under area and functional plan goals.

• <u>Tree 48</u>

<u>Proposed CRZ Impact</u>: Severe at 100% <u>Condition</u>: Fair Waiver Request: Approve for removal



M-NCPPC January 30, 2023 Page 15 of 22

Tree 48 is proposed for removal due to its location on the proposed Shared-Use Trail recommended by the Sector Plan and the Bicycle Master Plan. While envisioned in MNCPPC planning documents to run through the Coquelin Parkway, the Applicant has proposed a shift onto the subject property to minimize disturbance close to the stream and through an interior forest condition. By placing the trail at this location, near the existing edge of the forest, it will have less impact providing a greater buffer to the stream. It is also more visible and, therefore, safer for users who will now be able to connect from points north to the Capital Crescent Trail and the Purple Line. Removal is necessary to implement County policy under area and functional plan goals.

• <u>Tree 50</u>

Proposed CRZ Impact: Severe at 52% Condition: Fair

Waiver request: Approve for removal

Tree 50 is proposed for removal due to its location directly at the proposed Shared-Use Trail recommended by the Sector Plan and the Bicycle Master Plan and Manor Road, which is required to provide an expanded 6-foot sidewalk. While the trail is envisioned in MNCPPC planning documents to run through the Coquelin Parkway, the Applicant has proposed a shift onto the subject property to minimize disturbance close to the stream and through an interior forest condition. By placing the trail at this location, near the existing edge of the forest, it will have less impact providing a greater buffer to the stream. It is also more visible and, therefore, safer for users who will now be able to connect from points north to the Capital Crescent Trail and the Purple Line. Removal is necessary to implement County policy under area and functional plan goals.

• <u>Tree 53</u>

<u>Proposed CRZ Impact:</u> Moderate at 28% <u>Condition</u>: Fair Waiver request: Approve impact

Tree 53 is impacted by the master-planned Shared Use Trail and the Manor Road improvements. While the trail is envisioned in MNCPPC planning documents to run through the Coquelin Parkway, the Applicant has proposed a shift onto the subject property to minimize disturbance close to the stream and through an interior forest condition. By placing the trail at this location, near the existing edge of the forest, it will have less impact providing a greater buffer to the stream. It is also more visible and, therefore, safer for users who will now be able to connect from points north to the Capital Crescent Trail and the Purple Line. Impact is necessary to implement County policy under area and functional plan goals.

• <u>Tree 54</u>

<u>Proposed CRZ Impact</u>: Severe at 51% <u>Condition</u>: Fair <u>Waiver Request</u>: Approve for removal with intent to save



Tree 54 is a street tree targeted for retention. Because of required streetscape, including expansion of the sidewalk width, this tree has a significant impact. To retain the tree, however, numerous steps will be implemented in coordination with an arborist to minimize damage to the root structure beyond the tree protection fencing established outside the root flare. While many of the details will be determined during the construction document and design phase in spring when more information can be gathered on tree health, we intend to use several techniques to minimize and mitigate impacts to this tree:

- Tree protection fencing
- Aeration and root pruning
- Reduced soil compaction
- Maintaining post-construction grade elevation
- Hand demolition of hardscape elements
- Selective canopy reduction
- Fertilization and irrigation
- <u>Tree 55</u>

Proposed CRZ Impacts: Minor at 2%

Condition: Good

Waiver request: Approve impact

Tree 55 is impacted by Manor Road improvements. Impact is minimal but necessary to implement County policy under area and functional plan goals.

• <u>Tree 60</u>

<u>Proposed CRZ Impact</u>: Moderate at 28% Condition: Good

Waiver Request: Approve impact

Tree 60 has a moderate impact and may be retained. The impact is due to its location along the proposed Shared-Use Trail recommended by the Sector Plan and the Bicycle Master Plan and sewer line connection. While the trail is envisioned in MNCPPC planning documents to run through the Coquelin Parkway, the Applicant has proposed a shift onto the subject property to minimize disturbance close to the stream and through an interior forest condition. By placing the trail at this location, near the existing edge of the forest, it will have less impact providing a greater buffer to the stream. It is also more visible and, therefore, safer for users who will now be able to connect from points north to the Capital Crescent Trail and the Purple Line. The sewer only runs along the stream valley and no alternative location is available at this elevation. Impact is necessary to implement County policy under area and functional plan goals.

• <u>Tree 62</u>

<u>Proposed CRZ Impact:</u> Severe at 40% <u>Condition</u>: Fair <u>Waiver request</u>: Approve impact Tree 62 has a significant impact but may be retained. It is located within a forest stand and the



M-NCPPC January 30, 2023 Page 17 of 22

> impacts are isolated to the perimeter of the critical root zone. Impacts are due to a sewer line and the master-planned Shared Use Trail. The existing sewer is in the stream valley, as is typical throughout the County, and the location of the connection was chosen to impact as few trees as possible. The impact from the trail is necessary to implement County Policy under area and functional plan goals.

• <u>Tree 65</u>

<u>Proposed CRZ Impact: Severe at 46%</u> <u>Condition</u>: Good

<u>Waiver request</u>: Approve impact

Tree 62 has a significant impact but may be retained. It is located within a forest stand and the impacts are isolated to the perimeter of the critical root zone. Impacts are due to a stream restoration project creating step pools from a proposed storm drain outlet, as well as reducing steep stream banks. The impact from the trail is necessary to implement County Policy under area and functional plan goals.

• <u>Tree 66</u>

Proposed CRZ Impact: Minor at 6%

Condition: Good

Waiver request: Approve impact

Tree 66 has a minor impact and may be retained. The impact is due to its location along the proposed Shared-Use Trail recommended by the Sector Plan and the Bicycle Master Plan. While the trail is envisioned in MNCPPC planning documents to run through the Coquelin Parkway, the Applicant has proposed a shift onto the subject property to minimize disturbance close to the stream and through an interior forest condition. By placing the trail at this location, near the existing edge of the forest, it will have less impact providing a greater buffer to the stream. It is also more visible and, therefore, safer for users who will now be able to connect from points north to the Capital Crescent Trail and the Purple Line. Impact is necessary to implement County policy under area and functional plan goals.

Tree 68

Proposed CRZ Impact: Moderate/Severe at 36%

Condition: Good

Waiver request: Approve for removal with intent to save

Tree 68 has a moderate/severe impact but may be retained. The impact is due to outfall restoration work, primarily fill of an eroded channel and replanting. Impact is necessary to implement County policy under area and functional plan goals.

While many of the details will be determined during the construction document and design phase in spring when more information can be gathered on tree health, we intend to use several techniques to minimize and mitigate impacts to this tree:

• Tree protection fencing



M-NCPPC January 30, 2023 Page 18 of 22

- Aeration and root pruning
- Reduced soil compaction
- Maintaining post-construction grade elevation
- Selective canopy reduction

• Tree 69

<u>Proposed CRZ Impact: Severe at 41%</u> <u>Condition</u>: Fair

Waiver request: Approve for removal with intent to save

Tree 69 has a severe impact but may be retained. The impact is due to outfall restoration work, primarily fill of an eroded channel and replanting. Impact is necessary to implement County policy under area and functional plan goals.

While many of the details will be determined during the construction document and design phase in spring when more information can be gathered on tree health, we intend to use several techniques to minimize and mitigate impacts to this tree:

- Tree protection fencing
- Aeration and root pruning
- Reduced soil compaction
- Maintaining post-construction grade elevation
- Selective canopy reduction
- <u>Tree 70</u>

Proposed CRZ Impact: Severe at 59%

Condition: Good

<u>Waiver request</u>: Approve for removal with intent to save

Tree 70 has a severe impact but may be retained. The impact is due to outfall restoration work, primarily fill of an eroded channel and replanting. Impact is necessary to implement County policy under area and functional plan goals.

While many of the details will be determined during the construction document and design phase in spring when more information can be gathered on tree health, we intend to use several techniques to minimize and mitigate impacts to this tree:

- Tree protection fencing
- Aeration and root pruning
- Reduced soil compaction
- Maintaining post-construction grade elevation
- Selective canopy reduction
- <u>Tree 72</u> <u>Proposed CRZ Impacts</u>: Minor at 7%



M-NCPPC January 30, 2023 Page 19 of 22

Condition: Fair

Waiver request: Approve impact

Tree 72 is a street tree located on the north side of Manor Road, across from the subject Property. The CRZ is not likely to be actually impacted the proposed development on the south side of Manor Road. Therefore, this tree is proposed to be saved.

• <u>Tree 73</u>

<u>Proposed CRZ Impacts</u>: Minor at 14% <u>Condition</u>: Fair <u>Waiver request</u>: Approve impact

Tree 73 is a street tree located on the north side of Manor Road, across from the subject Property. The CRZ is not likely to be actually impacted the proposed development on the south side of Manor Road. Therefore, this tree is proposed to be saved.

• <u>Tree 74</u>

<u>Proposed CRZ Impacts</u>: Minor at 11% <u>Tree Conditions</u>: Fair to Poor

Waiver request: Approve impact

Tree 74 is a street tree located on the north side of Manor Road, across from the subject Property. The CRZ is not likely to be actually impacted the proposed development on the south side of Manor Road. Therefore, this tree is proposed to be saved.

• <u>Tree 75</u>

<u>Proposed CRZ Impacts</u>: Minor at 16% <u>Tree Conditions</u>: Poor <u>Waiver request</u>: Approve impact Tree 75 is a street tree located on the north side of Manor Road, across from the subject Property. The CRZ is not likely to be actually impacted the proposed development on the south side of Manor Road. Therefore, this tree is proposed to be saved.

• <u>Tree 76</u>

<u>Proposed CRZ Impacts</u>: Minor at 11% <u>Tree Conditions</u>: Fair <u>Waiver request</u>: Approve impact Tree 76 is a street tree located on the north side of Manor Road, across from the subject Property. The CRZ is not likely to be actually impacted the proposed development on the south side of Manor Road. Therefore, this tree is proposed to be saved.

<u>Tree 77</u>
 <u>Proposed CRZ Impact</u>: Severe at 100%
 <u>Condition</u>: Good/Fair
 Waiver Request: Approve for removal



Tree 77 is proposed for removal due to its location inside the proposed Limits of Disturbance (LOD). This tree is within the redevelopment area described in the general discussion and removal is necessary to implement the project to current standards. An effort to save this tree would require a significant reduction in usable building space to clear the CRZ and would not be allow reasonable and significant use of the property. Specifically, this tree must be removed to remove existing buildings, grade the site, install utility and stormwater infrastructure, build sidewalks and roads to complete streets standards, and implement a compact, transit-oriented design with new open spaces, and an additional recommended pedestrian connection between Manor Road and the Purple Line right-of-way. Further, this tree would need to be removed by pending Purple Line grading within the right-of-way.

(2) Describe how enforcement of this Chapter will deprive the landowner of rights commonly enjoyed by others in similar areas;

Denial of the variance would also deprive Applicant of rights commonly enjoyed by others in similar areas. Despite the constraints the existing environmental features create for redevelopment of the property, this project establishes compatible relationships between new development and existing neighborhoods through limits on density and uses; the Project includes for-sale townhomes including Moderately Priced dwelling Units (MPDUs) at a similar scale to the currently existing rental garden apartments and townhomes. No commercial uses will be developed on the Property, preserving the residential character of the neighborhood. Development was focused on the areas of the property currently improved, which contain many of the trees subject to the variance. Furthermore, the proposed development achieves the *2013 Approved and Adopted Chevy Chase Lake Sector Plan* (the Sector Plan) recommendation of retaining the current zoning and similar development. Avoiding any impacts to the trees would significantly inhibit any compatible redevelopment of the Property to the same extent as similarly situated properties along Manor Road.

Approval of the variance will allow Applicant to create a community that is consistent with the existing land uses in the area. Approval will also allow for the creation of master-planned pathways connecting the project to the adjacent communities along restored greenways for intangible yet significant community enjoyment of natural areas. All of these goals are consistent with the rights enjoyed by nearby property owners.

(3) Verify that State water quality standards will not be violated and that a measurable degradation in water quality will not occur as a result of the granting of the variance;

The granting of Applicant's variance request will not result in a violation of State water quality standards, nor will a measurable degradation in water quality occur as a result. On the contrary, the Project will implement measures to improve water quality where none currently exist. On-site runoff in the existing condition allows heated and polluted runoff to flow directly through storm drains to nearby streams. This runoff has created areas of significant erosion, which will be remediated by this



project. Further, A significant area within the Stream Valley Buffer (SVB) at the east end of the site will be placed into a Category I Forest Conservation Easement and allow for a perpetual protection of forested area buffering the offsite stream. A hiker/biker path will be installed adjacently to the Category I Forest Conservation easement, allowing low-impact community use and enjoyment of the site's natural areas. The Project also integrates current state-of-the-art stormwater management practices, which will improve upon the Property's previous stormwater management system and enhance water quality. These enhancements include reduced sediment and pollutants, cooler water temperatures, slowed and delayed storm flows, and areas for planting habitat.

(4) *Provide any other information appropriate to support the request.*

In addition to the summary below, please see the revised Statement of Justification and attached narrative on the Sector Plan Environmental Recommendations and the Environmental Guidelines. Approving Applicant's variance request is justified for other reasons as well. The proposed project will advance the County's Sector Plan vision for the Property through the development of an attractive public transit-oriented residential community that contains an open space component. The project also includes attractive landscaped open spaces and amenities while continuing to provide access to the nearby shops, metro, schools, and nature sanctuary. The Project offers recreational and natural habitat preservation near a Metro stop that are consistent with the current character of the surrounding neighborhood.

Additionally, the Project proposes preserving most of the existing forest adjacent to the stream buffer, subject to a Category I Forest Conservation easement. The low-impact path planned for community enjoyment of the natural areas provides access to open spaces and the adjacent communities, which will promote additional pedestrian and cyclist activity in the area. It is envisioned that a significant number of additional plantings will occur throughout the property, including shade trees, evergreen trees, ornamental trees, and planting beds, all of which will serve to improve ecological quality. Focusing redevelopment on existing developed land, increasing Forest Conservation, landscape plantings, and greatly improved stormwater management design all combine to significantly improve water quality protection, wildlife value, carbon sequestration, and reduction in urban heat island effects.

Furthermore, the variance does not arise from a condition related to land or building use, either permitted or nonconforming, on a neighboring property.



M-NCPPC January 30, 2023 Page 22 of 22

Thank you for your consideration of Applicant's tree variance request. The supporting information provided in this letter establishes that denial of the variance would result in unnecessary hardship or practical difficulty, as well as demonstrates Applicant's extensive efforts to minimize impacts. Please contact me with any questions, or if you require additional information.

Sincerely,

VIKA Maryland, LLC

Joshua Sloan, RLA, ASLA, AICP Director of Planning and Landscape Architecture / Vice President





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich County Executive Mitra Pedoeem Director

December 7, 2022

Mr. Don Nelson Vika, Inc 20251 Century Boulevard, Suite 400, Germantown, MD 20874

Re: COMBINED STORMWATER MANAGEMENT CONCEPT/SITE DEVELOPMENT STORMWATER MANAGEMENT PLAN for Preston Place Preliminary Plan #: 120220130 SM File #: 288047 Tract Size/Zone: 12.61 ac Total Concept Area: 12.11 ac Lots/Block: L 1-4, B 2 Parcel(s): B Watershed: Lower Rock Creek (I)

Dear Mr. Nelson:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via the use of 6 Microbioretention, 7 Storm Filters with Underground Pipe Storage.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

- 1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
- 2. An engineered sediment control plan must be submitted for this development.
- 3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
- 4. Landscaping in areas located within the stormwater management easement which are shown on the approved Landscape Plan as part of the approved Site Plan are illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Montgomery County Department of Permitting Services, Water Resources Section.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is **not required**.



2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311 www.montgomerycountymd.gov/permittingservices Mr. Don Nelson December 7, 2022 Page 2 of 2

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Bill Musico PE at 240-777-6340.

Sincerely,

Mark Cheridge Mark Etheridge, Manager

Mark Etheridge, Manager Water Resources Section Division of Land Development Services

cc: Neil Braunstein SM File # 288047

ESD: Required/Provided 55,331 cu.ft. / 13,228 cu.ft. PE: Target/Achieved: 2.0 inches / 0.5 inches STRUCTURAL: 42,103 cu.ft. WAIVED: 0.00 cf.



DEPARTMENT OF TRANSPORTATION

Marc Elrich *County Executive* Christopher Conklin Director

January 20, 2023

Mr. Adam Bossi, Planner III Downcounty Planning Division The Maryland-National Capital Park & Planning Commission 2425 Reedie Drive Wheaton, MD 20902

> RE: Preliminary Plan No. 120220130 Preston Place & Lake Apartments

Dear Mr. Bossi:

We have completed our review of the revised preliminary plan uploaded to eplans on December 27, 2022. A previous version of this plan was reviewed by the Development Review Committee (DRC) at its meeting on June 7, 2022. We recommend approval of the plans subject to the following comments:

Significant Plan Review Comments

- 1. The proposal for private streets, as shown on the preliminary plan uploaded to eplans on December 27, 2022 (and documented in the December 22, 2022, Statement of Justification), is acceptable to this Department. The proposed private streets are not in the master plan and are not needed for general circulation. We support Planning Board approval of the private streets subject to execution and recordation of a Declaration of Restrictive Covenants (for private roads). The deed reference for this document is to be identified on the record plat.
- 2. The applicant will be required to replace the existing sidewalk on the south side of Manor Road, from the northwest corner of the property to Jones Bridge Road, and construct a six-foot (6') wide, concrete sidewalk in its place with a five-and-one-half-foot (5.5') buffer from traffic.
- 3. Provide dedication thirty-five (35') feet from centerline along the property's Manor Road frontage per the 2013 Chevy Chase Lake Sector Plan.
- 4. MCDOT does not approve of the proposed Manor Road midblock crossing, shown on Sheet 07-PREL-120220130-04, connecting the sidewalk on the east side of the Road B entrance to the sidewalk on the north side of Manor Road. On the Certified Preliminary Plan, remove the ADA ramps and pavement crossing striping. In addition, on the Certified Preliminary Plan, remove all pavement crossing striping shown in the Manor Road right-of-way on Sheet 07-PREL-120220130-03 and Sheet

Office of the Director

Mr. Adam Bossi Preliminary Plan No. 120220130 January 20, 2023 Page 2

07-PREL-120220130-04.

Standard Plan Review Comments

- 5. All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Montgomery County Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. This letter and all other correspondence from this department should be included in the package.
- 6. The sight distance study has been accepted. A copy of the Sight Distance Evaluation certifications form is included with this letter.
- 7. The storm drain analysis was reviewed and is acceptable to MCDOT. No improvements are needed to the downstream County storm drain system for this plan.
- 8. Design all vehicular access points to be at-grade with sidewalk, dropping down to street level between the sidewalk and roadway.
- 9. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans with Disabilities Act.
- 10. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
- 11. In all underground utility installations, install identification tape or other "toning" device approximately two feet above the utility.
- 12. If the proposed development will alter any existing streetlights, replacement of signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
- 13. Trees in the County rights of way spacing and species to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with DPS Right-of-Way Plan Review Section.
- 14. Posting of a ROW permit bond is a prerequisite to MCDPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
 - a. Paving, curb, gutter, sidewalk, handicap ramps and street trees along Manor Road.
 - b. Permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.

Mr. Adam Bossi Preliminary Plan No. 120220130 January 20, 2023 Page 3

c. Erosion and sediment control measures as required by Montgomery County Code 19-10(02) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by MCDPS.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact me at <u>william.whelan@montgomerycountymd.gov</u> or (240) 777-2173.

Sincerely,

William Whelan

William Whelan Development Review Team Office of Transportation Policy

SharePoint/transportation/directors office/development review/WhelanW/120220130 Preston Place & Lake Apartments-MCDOT letter 012023.docx

Enclosures (1)

Sight Distance Certifications

- cc: Correspondence folder FY 2023
- cc-e: Joshua Sloan VIKA Katie Mencarini MNCP&PC Stephanie Dickel MNCP&PC Grace Bogdan MNCP&PC Mark Terry MCDOT DTEO Oscar Yen MCDOT DTEO Sam Farhadi MCDPS RWPR

DPS-ROW CONDITIONS OF APPROVAL

820220180 Preston Place & Lake Apts

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan files:

"07-SITE-820220180-003.pdf V4" uploaded on/ dated "12/23/2022" and "07-SITE-820220180-004.pdf V4" uploaded on/ dated "12/23/2022" and

The followings need to be addressed prior to the certification of site plan:

- 1. Access points on public roads:
 - a. Provide truck turning movement for all (especially right turn) movements and ensure of minimum curb radii that will accommodate the site traffic.
 - b. Provide easement for the Chevy Chase Lake Driveway apron that crosses the frontage.
- 2. Provide public sidewalk:
 - a. to ADA standards and label it accordingly.
 - b. ensure of/ show ADA compliant connection of proposed sidewalks/ ramps at intersections and at the site peripheries to the existing ones.
- 3. On landscaping plan, provide street trees per approved tree species list at the required spacing and clearances.

And the following needs to be a condition of the certified site plan:

1. Private streets to be built to the corresponding public road classification standards per County Code 50.4.3.E.4.c.



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich County Executive Aseem K. Nigam Director

January 9, 2023

Mr. Adam Bossi Montgomery County Planning Department 2425 Reedie Drive Wheaton, Maryland 20902

Re: Preston and Lake Apartments Site Plan No. 820220180

Dear Mr. Bossi:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plans and recommends Approval.

Sincerely,

Julía Chen

Julia Chen, Planning Specialist Affordable Housing Programs Section

cc:

Affordable Housing

Division of Housing

Landlord-Tenant Affairs

Multifamily Housing

1401 Rockville Pike, 4th Floor • Rockville, Maryland 20852 • 240-777-0311 • 240-777-3691 FAX • www.montgomerycountymd.gov/dhca

Common Ownership Communities



July 26, 2022

Re: Preston Place and Lake Apartments on Manor Road, Chevy Chase MD Preliminary Plan Number 120220130 Site Plan Number 820220180

Dear Mr. Bossi Emailed to: Adam.Bossi@montgomeryplanning.org

We are writing to register our concerns with the Toll Brothers proposed development of Preston Place and Lake Apartment on Manor Road in Chevy Chase Maryland (the "Project"). The following are our concerns:

<u>1.</u> Traffic and entrance and exits onto Manor Road. We live in the development, Chevy Chase Park ("CCP"), that is directly across from the Project and very close to the Chevy Chase Lake development at the corner of Manor Road and Connecticut Ave that Montgomery County recently approved ("CC Lake").

CC Lake is a large development and dense with both residential and commercial uses. A large majority of its traffic will enter and exit on Manor Road, very close to the corner of Connecticut Ave. CC Lake has both an entrance and exit on Manor Road as well as a parking garage entrance and exit.

CCP's entrance and exit is in the first ¹/₄ of Manor Road and it is very close to CC Lake's entrance/exit onto Manor.

To compound this problem, we understand that Toll Brothers plans to put the Project's proposed entrance and exit where the current Lake Apartments entrance/exit is. This happens to be directly across from CCP and ALSO WITHIN THE FIRST ¹/₄ of MANOR ROAD.

Given the density of the CC Lake development with both commercial and residential use and the very close locations of CC Lake's and CCP's entrances and exits, traffic and congestion will reign supreme. All left turns out of any of the 3 developments will be very difficult to make given the high volume of traffic. Right turns may also be difficult given that cars will likely be backed fairly far on Manor waiting for the light at Connecticut Ave. Also note that Manor Road serves as the main exit for much of the larger north chevy chase neighborhood that wants to access Connecticut Ave going south, so the impact is not contained to the developments on Manor Road.

We respectfully ask that the Project's main entrance/exit be placed further down on Manor Road (away from Connecticut Ave) in the remaining ³/₄ of Manor Road. This will alleviate traffic from 3 developments entering and exiting at almost the same spot that is so close to Connecticut Ave (let alone the traffic from the rest of the north chevy chase area that uses Manor Rd as the main way to access Connecticut Ave going south). Please also consider putting 4 way stops or better yet, a roundabout, to address all of the traffic that will soon be flowing onto Manor Road.

<u>2. Park/Green space.</u> We understand from a Toll Brothers presentation that they will be putting a green space/park/playground in the back of their development. While we are pleased that they are incorporating park/ green space into their design, *we strongly urge you to require the green space to be moved to the front of the development, fronting Manor Road.* This is why:

- 1. The plans for CC Lake that were approved by Montgomery County have only large buildings (not green space) facing Manor Road.
- 2. As 20 + year residents of the area along Manor Road, we have enjoyed the park-like setting of the current apartments and townhomes that will be demolished in order to build the Project. While we are not contesting the type or size of the townhomes being planned for the Project, they will now take up most of the land.
- 3. ThriveMontgomery puts an emphasis on green space and green space that the neighborhood can enjoy. If the green space is at the back, then only the residents of the Project will be able to enjoy its use. More importantly, only the residents of the Project will enjoy the visual calm and beauty that green space provides if it remains in the back. Why wouldn't this be shared with the entire neighborhood ? Why wouldn't you stay true to the principles of ThriveMontgomery? The existing north chevy chase neighborhood has had to put up with a lot of from all the development associated with the purple line. *Please let the greenspace shine front and center on Manor Road for all to enjoy.*

<u>3. Construction Parking.</u> Construction parking related to the building of CC Lake has been a nightmare and the neighborhood has borne the brunt of it. Despite repeated calls, police rarely ticket on Manor Road even when workers are parked in no parking areas, visibly obstructing the street and the ability to pull out onto Manor in safety. In the Toll Brothers presentation, they promised that their workers would be able to park on the property being constructed, so this would not be a problem in the future. *Please make as a condition of approval that the construction workers all park on the property being developed.*

Sincerely,

Vanessa Chernick

Olafur Gudmundsson

3821 Village Park Dr./ Chevy Chase MD

Cc: Partap Verma Partap.Verma@mncppc-mc.org

From:	Bogdan, Grace
То:	Al Carr
Cc:	Dickel, Stephanie; Hisel-McCoy, Elza; Kronenberg, Robert; Bossi, Adam
Subject:	RE: Question about Preston Place & Lake Apartments
Date:	Wednesday, February 8, 2023 3:36:31 PM
Attachments:	image001.png image002.png image003.png image004.png image005.png

Good Afternoon Mr. Carr-

Thank you for your inquiry. The Preliminary and Site Plan applications are currently scheduled for February 23rd Planning Board hearing. During the review of the applications we determined that undergrounding the utilities along the Manor Road frontage would necessitate removal of all of the mature street trees in that area. To minimize the loss of those trees that contribute so much to the community character, staff is not recommending undergrounding.

If you have any further questions please do not hesitate to reach out to me or Adam Bossi (cc'd), who is co-leading the Project review.

Thanks,

Grace



Grace Bogdan, AICP (she/her/hers) Planner III, DownCounty Planning Division

Montgomery County Planning Department 2425 Reedie Drive, 13th Floor, Wheaton, MD 20902 grace.bogdan@montgomeryplanning.org o: 301.495.4533



From: Al Carr <alfred.carr@gmail.com>

Sent: Wednesday, February 8, 2023 9:04 AM

To: Bogdan, Grace <grace.bogdan@montgomeryplanning.org>

Cc: Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Hisel-McCoy, Elza <elza.hisel-

mccoy@montgomeryplanning.org>; Kronenberg, Robert

<robert.kronenberg@montgomeryplanning.org>; Leftwich, Troy

<Troy.Leftwich@montgomeryplanning.org>

Subject: Re: Question about Preston Place & Lake Apartments

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hi Grace,

Can you provide any updates on this application?

Will the applicant be going before the planning board before their extension expires?

Did the applicant agree to bury the wires?

Thanks,

Al

On Fri, May 27, 2022, 11:33 AM Bogdan, Grace <<u>grace.bogdan@montgomeryplanning.org</u>> wrote:

Good Morning Delegate Carr-

I apologize for my delayed response, as I was out of the office. This project has just been assigned to me and is at the very beginning of the review process and we will be reviewing it closely in the next couple of weeks for conformance with the Zoning Ordinance and Sector Plan. We will be asking the Applicant to explore undergrounding utilities and expand the tree canopy as noted in the Sector Plan.

The application materials are available for viewing online and linked below Preliminary Plan 120220130: <u>https://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?</u> <u>apno=120220130&projname=Preston%20Place%20&%20Lake%20Apts</u> Site Plan 820220180: <u>https://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?</u> <u>apno=820220180&projname=Preston%20Place%20&%20Lake%20Apts</u>

If you have additional questions please feel free to reach out.

Grace



From: Al Carr <<u>alfred.carr@gmail.com</u>>
Sent: Wednesday, May 25, 2022 9:06 AM
To: Bogdan, Grace <<u>grace.bogdan@montgomeryplanning.org</u>>
Cc: Delegate Al Carr <<u>alfred.carr@house.state.md.us</u>>
Subject: Question about Preston Place & Lake Apartments

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good morning Grace,

I see that Preston Place and Lake Apartments is on the DRC agenda for June 7, 2022. (Site Plan Number: 820220180 & Preliminary Plan Number: 120220130)

The Chevy Chase Lake Sector Plan has language about protecting/expanding the tree canopy and about placing utilities underground.

Have there been conversations between staff and the developer about placing the utilities on Manor Road underground in order to maximize the potential tree canopy there?

Thanks,

Al

Del. Al Carr Maryland's 18th Legislative District 301 641-8460