

Table with 2 columns: SITE DATA and PROPERTY OWNERS. Includes lot numbers, area calculations, and zoning information.

Table with 3 columns: DEVELOPMENT STANDARD, PERMITTED/REQUIRED, and PROPOSED. Lists various metrics like density, height, and parking spaces.

- List of 8 notes detailing zoning requirements, density calculations, and parking standards.

Table for VEHICLE PARKING CALCULATIONS (MINIMUM REQUIRED). Columns include use, density, metric, and requirement.

Table for VEHICLE PARKING CALCULATIONS (MAXIMUM ALLOWED). Columns include use, density, metric, and requirement.

Table for LONG TERM BICYCLE PARKING CALCULATIONS (MINIMUM). Columns include use, density, metric, and requirement.

Table for SHORT TERM BICYCLE PARKING CALCULATIONS (MINIMUM). Columns include use, density, metric, and requirement.

- List of 2 notes regarding minimum commercial parking based on retail/service establishment metric.

Table for PUBLIC BENEFIT POINTS SUMMARY. Columns include use, points possible, and points achieved.

DEVELOPERS CERTIFICATE
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF SITE PLAN APPROVAL NO. 202303040 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM AND CERTIFIED SITE PLAN.

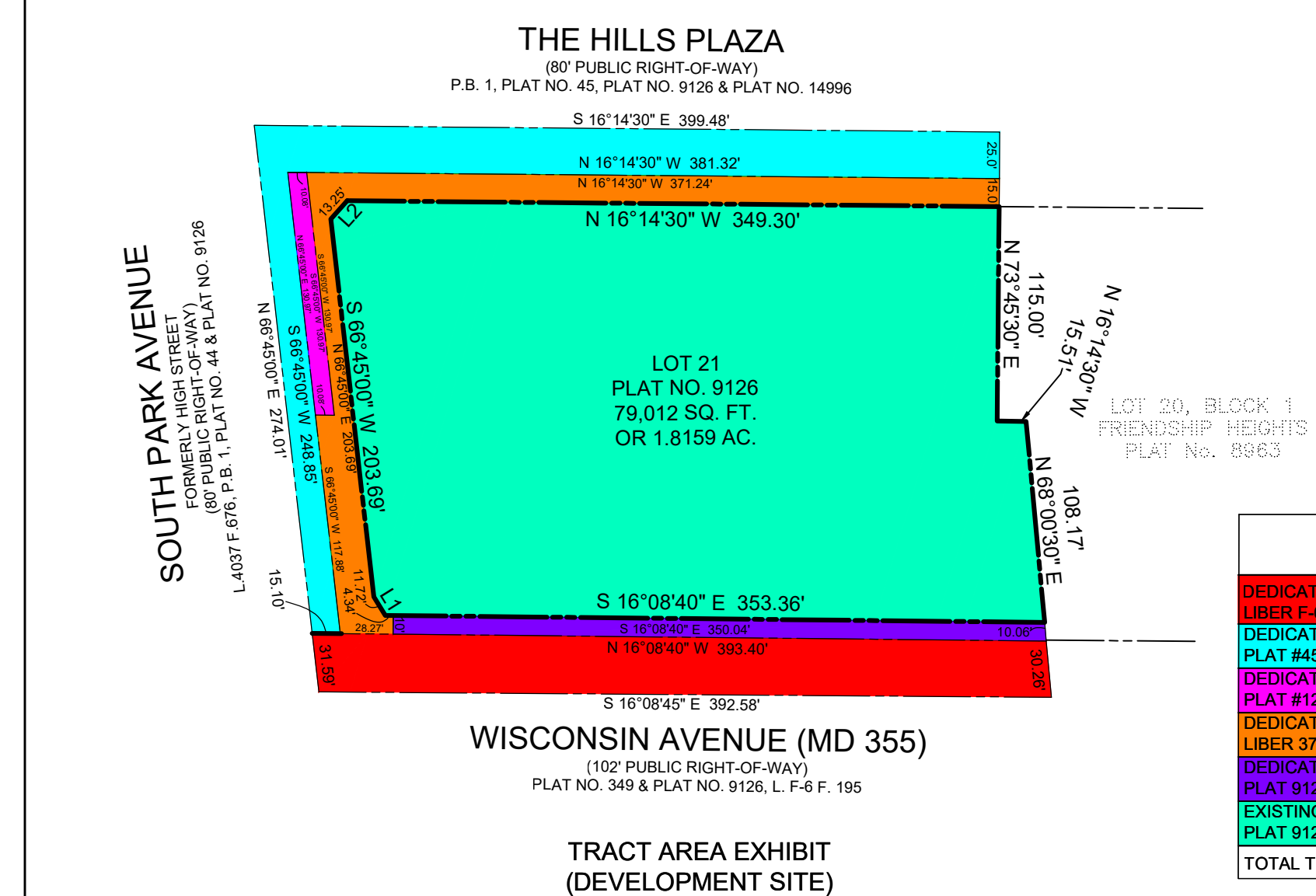
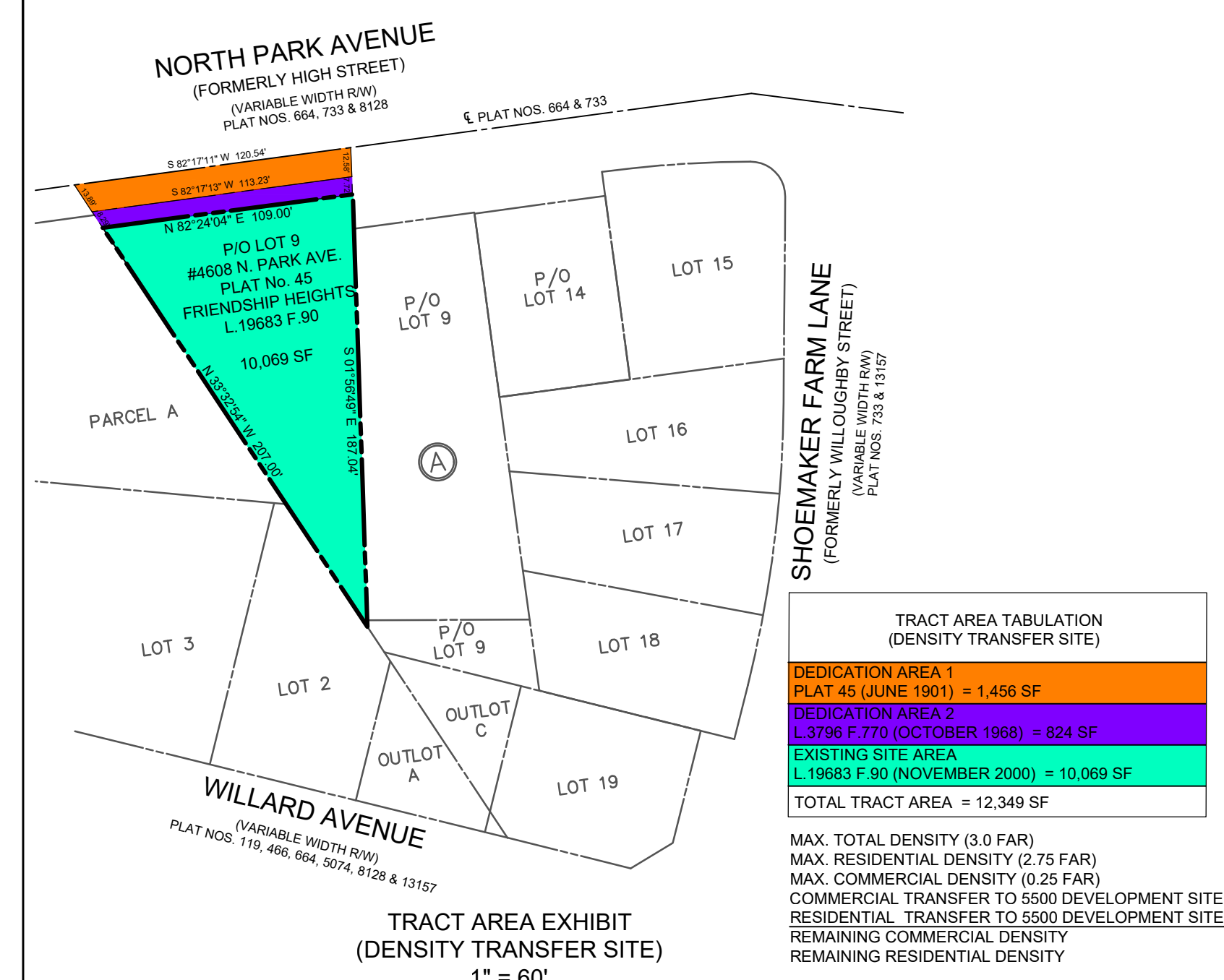
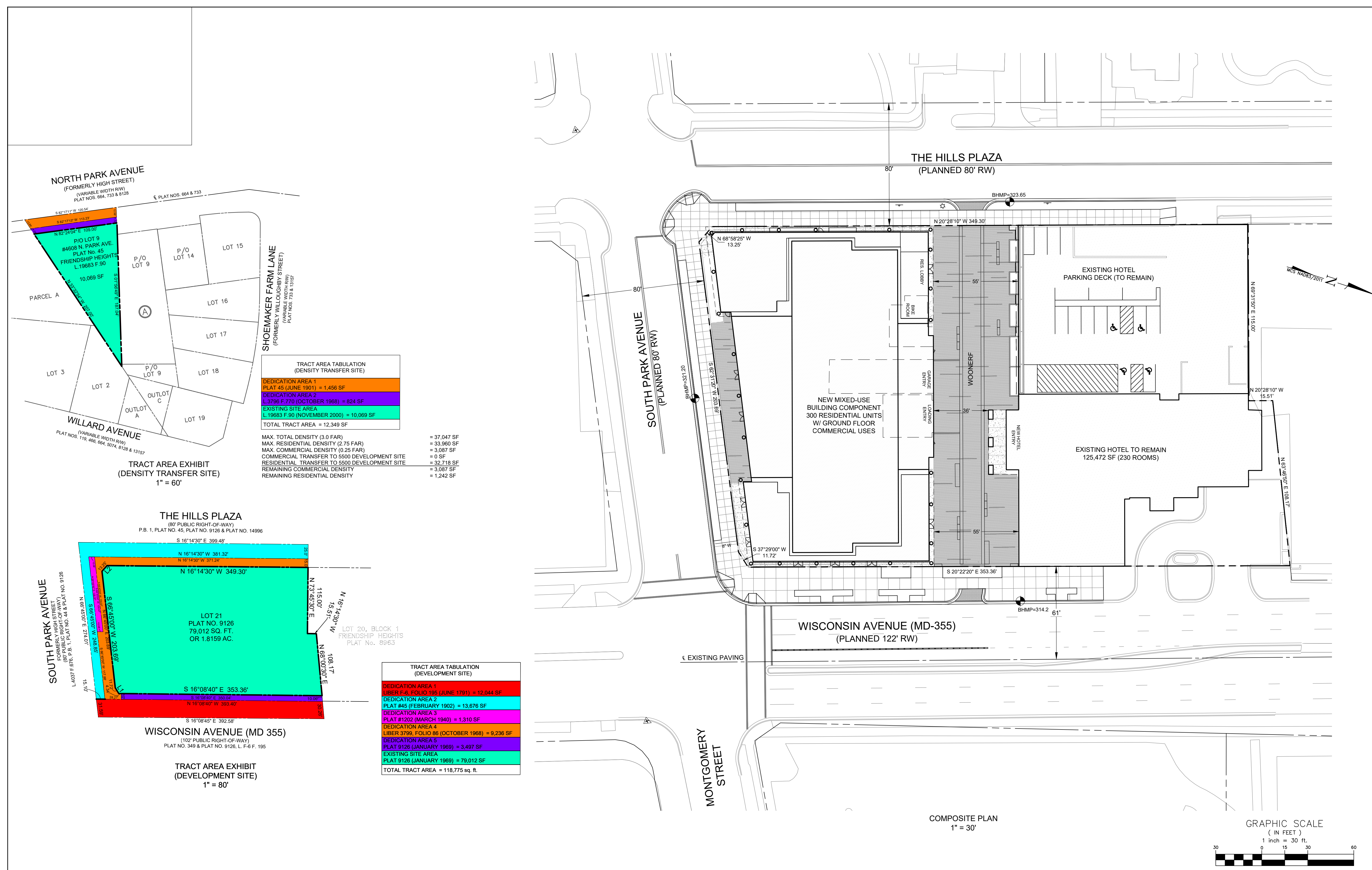
Table for REVISIONS with columns: NO., DESCRIPTION, DATE.

TAX MAP HM43 WS8C 207N04
PLAT #126
7TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

LOT 21
BLOCK 1
FRIENDSHIP HEIGHTS

PROJ. MGR BY PGL
DRAWN BY PGL

DATE 02.09.2023
DEVELOPMENT DATA
820230040
PROJECT NO. 04.242.31
SHEET NO. 1 OF 1



Demand, Supply & Adequacy Report

Project Location Master Plan:

Table for Proposed Residential Project - Units by Type and their Demand Points.

Existing Offsite Park Facilities and their Supply Points

Table listing various park facilities like Artistic Interactive Element, Picnic Table, Amphitheater, etc., with their supply points.

Montgomery County Planning Department
Montgomery National Capital Park and Planning Commission (MNCPC)

Table for Proposed Onsite Recreation Facilities and their Supply Points, listing facilities like Decorative Fountain, Garden, Picnic Table, etc.

Montgomery County Planning Department
Montgomery National Capital Park and Planning Commission (MNCPC)

Results: Demand, Supply & Adequacy

Table showing age group distribution and adequacy for various facilities.

Montgomery County Planning Department
Montgomery National Capital Park and Planning Commission (MNCPC)

TRANSIT PROXIMITY

THE PROJECT SITE ZONED CR OR ALL POINTS ARE WITHIN 1/2 MILE (WALKING DISTANCE) OF A LEVEL 1 TRANSIT FACILITY (FRIENDSHIP HEIGHTS METRO STATION).

QUALITY BUILDING AND SITE DESIGN

ARCHITECTURAL ELEVATIONS: PER CR INCENTIVE DENSITY GUIDELINES, 10 POINTS IS APPROPRIATE FOR DEVELOPMENT THAT PROVIDES AND IS BOUND BY ARCHITECTURAL ELEVATIONS AS A PART OF THE CERTIFIED SITE PLAN, SHOWING PARTICULAR ELEMENTS OF THE FACADE, INCLUDING: MINIMAL AMOUNT OF TRANSPARENCY ON THE FIRST FLOOR.

PUBLIC BENEFIT POINT CALCULATIONS

PUBLIC OPEN SPACE: PER CR INCENTIVE DENSITY GUIDELINES, UP TO 20 POINTS FOR PROVIDING OPEN SPACE IN EXCESS OF THE MINIMUM PUBLIC OPEN SPACE REQUIRED BY ZONING.

CONNECTIVITY AND MOBILITY

MINIMUM PARKING: MAXIMUM ALLOWED SPACES (A): 811 SPACES. MINIMUM REQUIRED SPACES (R): 260 SPACES.

DIVERSITY OF USES AND ACTIVITIES

AFFORDABLE HOUSING: PER THE CR INCENTIVE DENSITY GUIDELINES, THERE IS NO LIMITATION ON THE NUMBER OF POINTS FOR PROVIDING MORE THAN 12.5% MPDUS.

PROTECTION & ENHANCEMENT OF THE NATURAL ENVIRONMENT

BUILDING LOT TERMINATION (REQUIRED IN CR ZONE): INCENTIVE DENSITY = 266.87 SF.