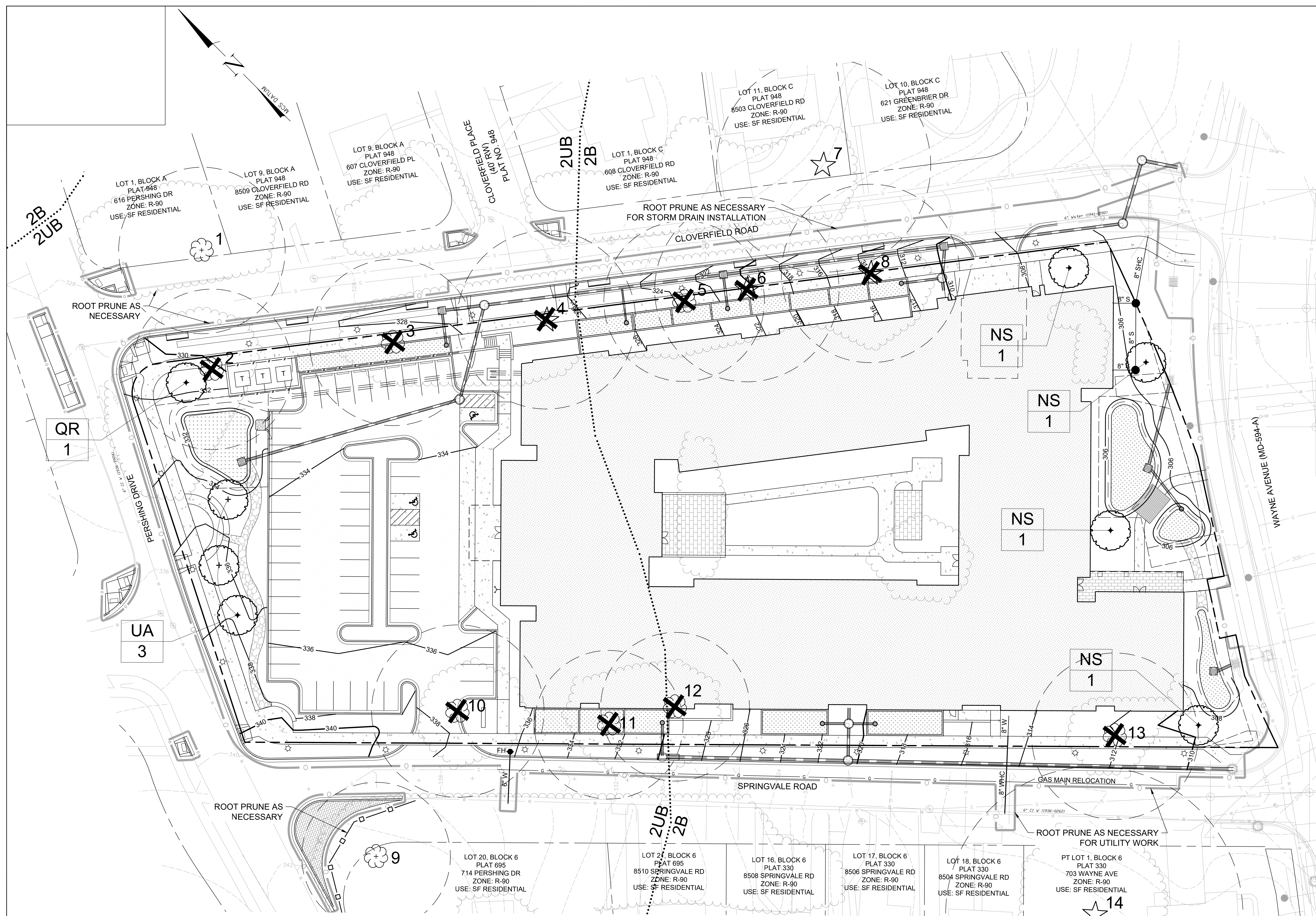


VICINITY MAP
SCALE 1" = 2,000'

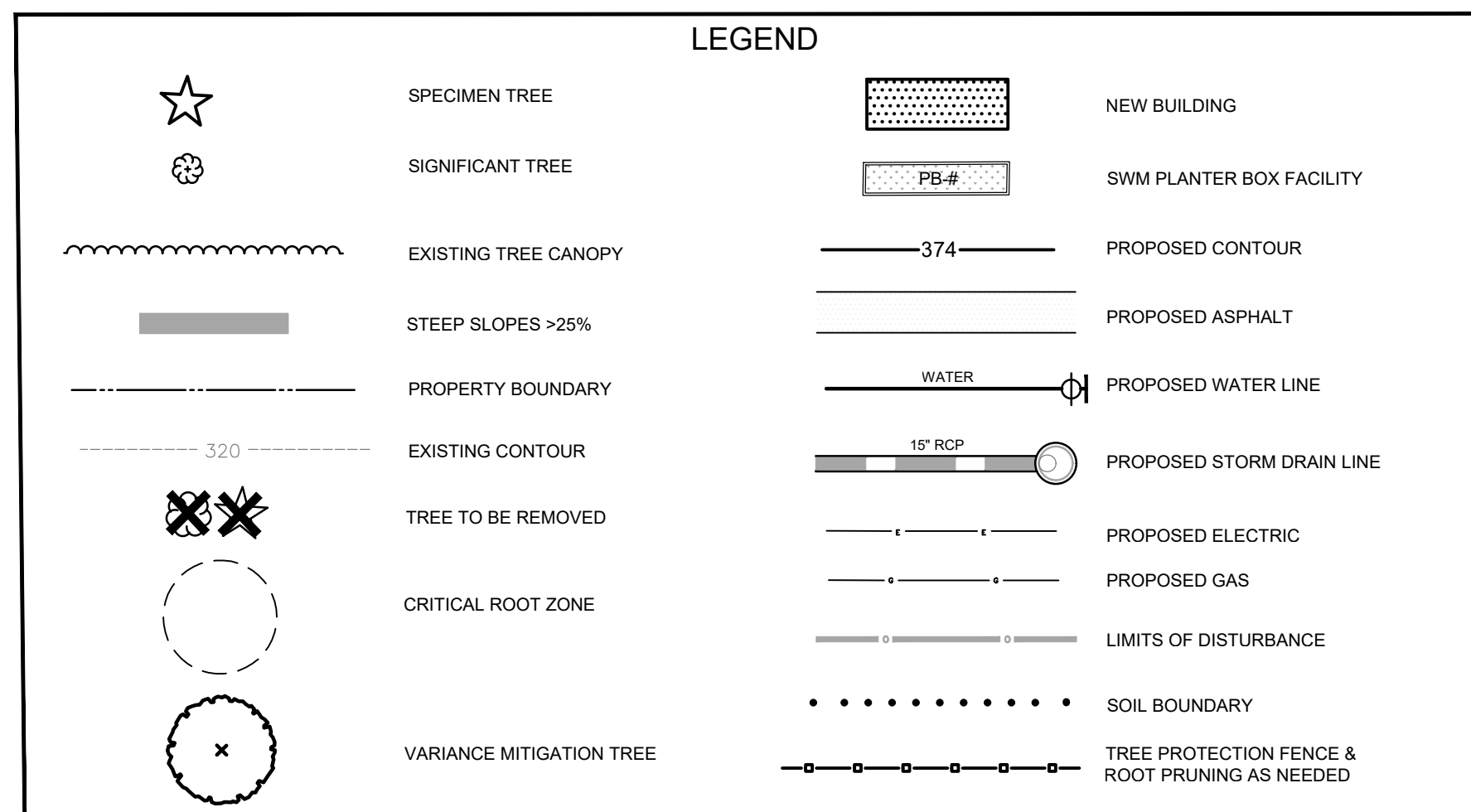
SOIL KEY
2B Clayey silt loam, 3-8% slopes
Hydrologic soil group B
Not hydric, not highly erodible, prime farmland
2UB Clayey-Urban land complex, 0-8% slopes
Hydrologic soil group D
Not hydric, not highly erodible, not prime farmland



TREE ID#	COMMON NAME	BOTANICAL NAME	SIZE (DIAM INCHES)	CONDITION
1	CHINESE CHESTNUT	CASTANEA MOLLISSIMA	28	GOOD - TWIN TRUNK @ 3' OFFSITE
2	BLACK WALNUT	JUGLANS NIGRA	27	FAIR/POOR - BROKEN LEADER, HOLLOWING
3	BLACK WALNUT	JUGLANS NIGRA	28	GOOD
4	SIBERIAN ELM	ULMUS PUMILA	30	GOOD - MINOR BRANCH DIEBACK
5	PAULOWNIA	PAULOWNIA TOMENTOSA	27	GOOD - MINOR BRANCH DIEBACK
6	SIBERIAN ELM	ULMUS PUMILA	31	GOOD - LEANING, CAMBIAL DAMAGE
7	SILVER MAPLE	ACER SACCHARINUM	30	FAIR - DIEBACK, APPROX. DBH DUE TO ACCESS
8	SIBERIAN ELM	ULMUS PUMILA	30	FAIR - CODOMINANT TRUNKS @ 15' VINES, BRANCH DIEBACK
9	DEODAR CEDAR	CEDRUS DEODARA	25	GOOD - OFFSITE
10	RED MAPLE	ACER RUBRUM	29	GOOD - MINOR BRANCH DIEBACK
11	BLACK WALNUT	JUGLANS NIGRA	25	GOOD
12	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	25	GOOD
13	WHITE PINE	PINUS STROBUS	28	GOOD
14	PIN OAK	QUERCUS PALUSTRIS	30	GOOD - APPROX. DBH DUE TO ACCESS

NOTE: TREES HATCHED IN GREY ARE SPECIMEN SIZE TREES

811 FOR UTILITY LOCATIONS CONTACT "ONE CALL" AT 811 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION

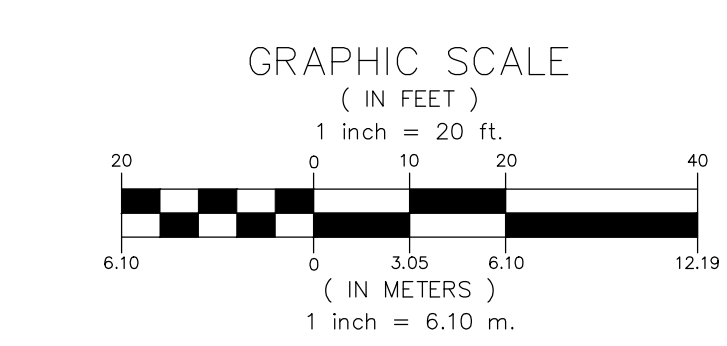


Tree ID#	DBH	Species	% Impacted	Condition	Mitigation
7	36	Siberian Maple	15%	Good	Root pruning as necessary
14	50	Pin Oak	5%	Fair	Root pruning as necessary

Tree ID#	DBH	Species	% Impacted	Condition	Mitigation
4	30	Siberian Elm	100%	Good	Remove
6	31	Siberian Elm	100%	Good	Remove
8	30	Siberian Elm	100%	Fair	Remove

91" removed/4 = 22.75" to be met via 8 trees at 3" DBH

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE (CAL)	ROOT	SPACING
NS	4	NYSSA SYLVATICA	TUPELO	3"	B&B	AS SHOWN
UA	3	ULMUS AMERICANA	AMERICAN ELM	3"	B&B	AS SHOWN
QR	1	QUERCUS RUBRA	RED OAK	3"	B&B	AS SHOWN



DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. F20240200, including financial bonding, forest planting, maintenance and all other applicable agreements.
Developer's Name: Enterprise Development Company
Mackenzie Kiesel
Contact Person
Address: 8403 Colesville Rd Silver Spring, MD 20910
Phone: 410-230-2118
Email: mkiesel@ecccommunities.org
Signature: _____

NO.	DESCRIPTION	DATE

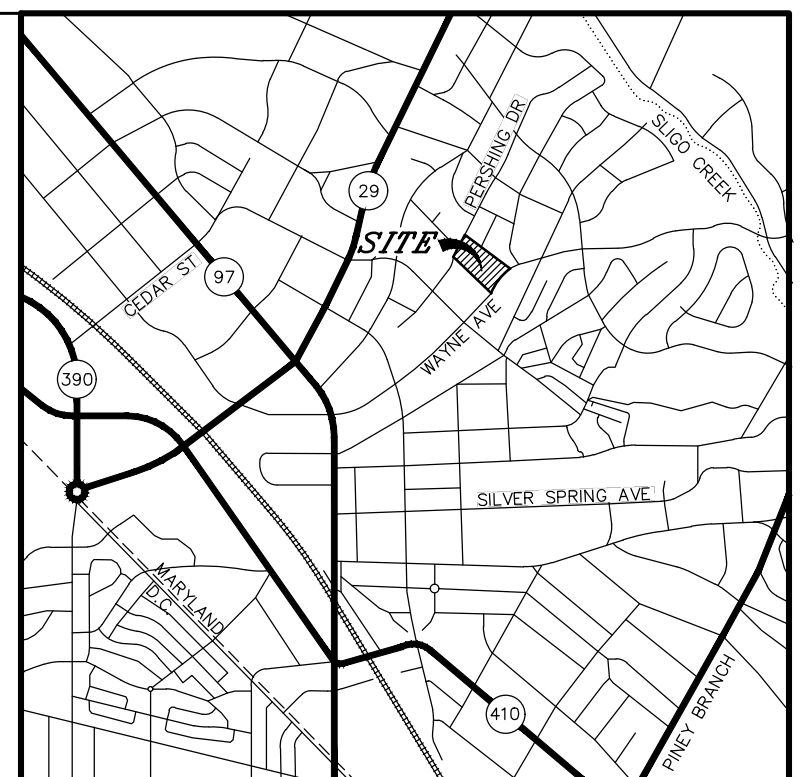
TAX MAP JN 33 W58C 210R01
L28655 F.663
13TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

**PT. PARCEL 77
SPRINGVALE TERRACE
PLAN F20240200**

PROJ. MGR PGL
DRAWN BY PHR
SCALE 1" = 20'

DATE 12.27.2023

**PRELIMINARY/FINAL
FOREST CONSERVATION
PLAN**
PROJECT NO. 20.315.21
SHEET NO. 3 OF 4



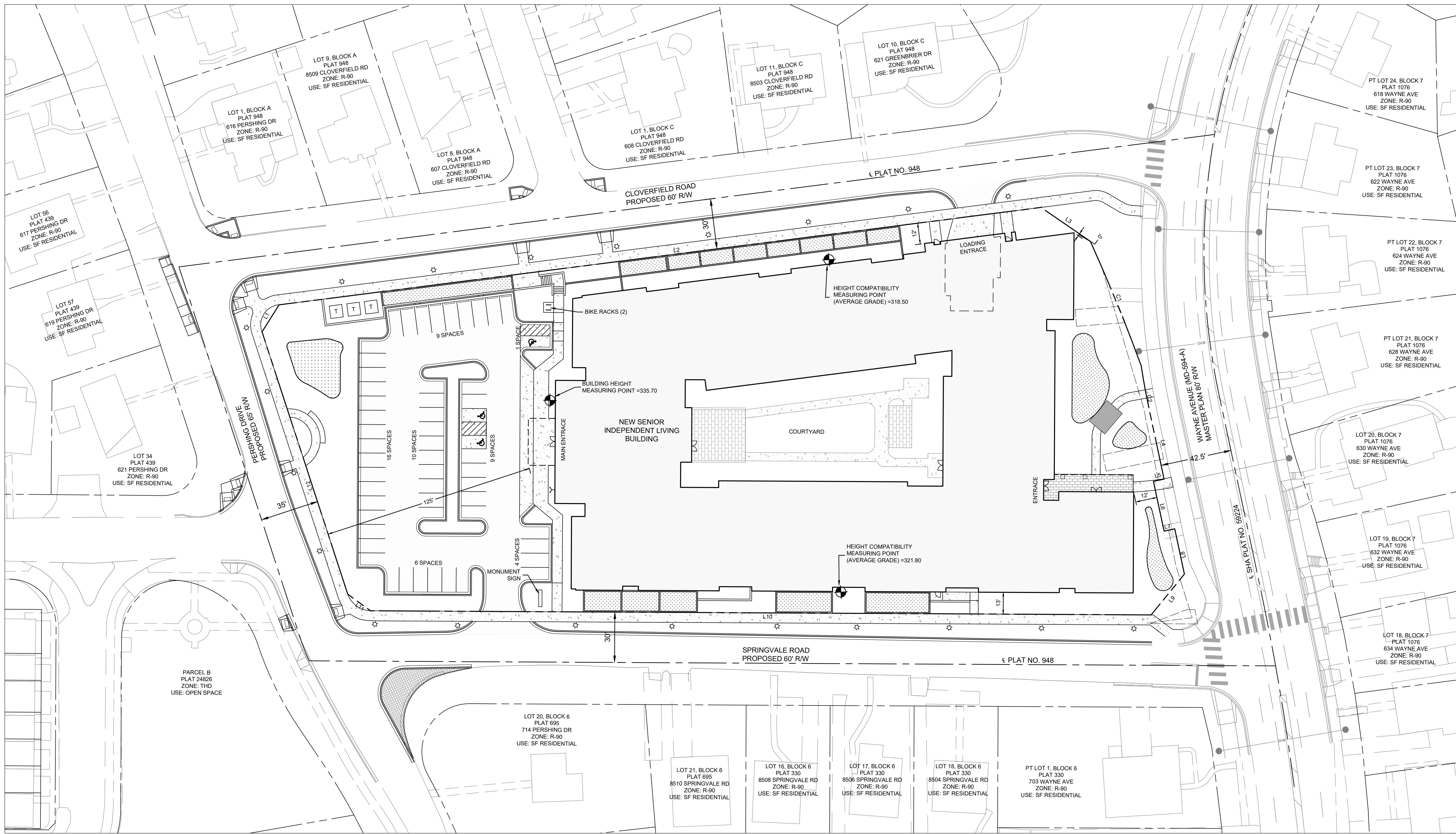
VICINITY MAP
SCALE 1" = 2,000'

SITE DATA	
SUBJECT PROPERTY	PARCEL 777 SPRINGVALE TERRACE L28655 F. 663
PROPERTY OWNER	SPRINGVALE TERRACE, INC C/O RESIDENTIAL ONE, LLC 8975 GUILDFORD ROAD, #100 COLUMBIA, MD 21046
TRACT AREA:	137,643 SF (3.165 AC)
PRIOR DEDICATIONS:	21,980 SF (0.505 AC)
EXISTING SITE AREA:	115,663 SF (2.655 AC)
PROPOSED DEDICATION:	7,367 SF (0.183 AC)
PROPOSED LOT AREA:	107,706 SF (2.473 AC)
PROPOSED NUMBER OF LOTS:	1 LOT
ZONING CLASSIFICATION:	CRT-1.5, C-0, R-1.5, H-65
EXISTING USES:	INDEPENDENT LIVING & RESIDENTIAL CARE
PROPOSED USES:	INDEPENDENT LIVING (237 UNITS)

Professional Certification
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 Lic. No. 16905 Exp. Date: 04.21.2024

PREPARED FOR:
ENTERPRISE COMMUNITY DEVELOPMENT
8403 COLESVILLE ROAD
SILVER SPRING, MD 20910

SEABURY RESOURCES FOR AGING
555 WATER STREET, SW
WASHINGTON, DC 20004



CRT 1.5 C-0 R-1.5 H-65 ZONE DEVELOPMENT STANDARDS
OPTIONAL METHOD OF DEVELOPMENT
ZONING ORDINANCE SECTION 59-4.5.4

DEVELOPMENT STANDARD	PERMITTED/REQUIRED	PROPOSED
MINIMUM PUBLIC BENEFIT POINTS	50 POINTS (1 CATEGORIES) ¹	160 POINTS (2 CATEGORIES)
MINIMUM PUBLIC OPEN SPACE	0% (0 SF) ²	0% (0 SF)
MINIMUM GREEN AREA	35% (37,697 SF)	35% (37,697 SF)
MAXIMUM COMMERCIAL DENSITY (FAR)	0.00 (0 SF)	0.00 (0 SF)
MAXIMUM RESIDENTIAL DENSITY (FAR)	1.50 (206,464 SF)	1.50 (206,464 SF)
MAXIMUM RESIDENTIAL DENSITY (FAR) - BONUS	0.52 (72,282 SF) ³	0.50 (69,500 SF)
MAXIMUM TOTAL DENSITY (FAR) - MAPPED	1.50 (206,464 SF)	1.50 (206,464 SF)
MAXIMUM TOTAL DENSITY (FAR) - W/ BONUS	2.02 (278,726 SF)	1.50 (206,464 SF)
MINIMUM MPDUS	15.0%	25.0%
MAXIMUM BUILDING HEIGHT	65 FT	45 FT
MINIMUM FRONT SETBACK (WAYNE AVE)	0 FT	0 FT
MINIMUM FRONT SETBACK (SPRINGVALE RD)	0 FT	10 FT
MINIMUM FRONT SETBACK (PERSHING DR)	0 FT	125 FT
MINIMUM FRONT SETBACK (CLOVERFIELD RD)	0 FT	10 FT
MINIMUM VEHICLE PARKING SPACES REQUIRED	0 SPACES ⁵	55 SPACES
MAXIMUM VEHICLE PARKING SPACES ALLOWED	241 SPACES	55 SPACES
MINIMUM BICYCLE PARKING SPACES REQUIRED	50 SPACES	50 SPACES
MINIMUM PARKING LOT INTERNAL LANDSCAPING	5%	5% ⁷
MINIMUM PARKING LOT TREE CANOPY	25%	25% ⁷
MINIMUM PARKING LOT PERIMETER PLANTING	6 FT	9 FT ⁷

- THE PROJECT WILL PROVIDE 25% MPDUS, THEREFORE 59-4.7.3.D.6 IS NO ADDITIONAL PUBLIC BENEFIT POINT CATEGORIES ARE REQUIRED.
- BONUS DENSITY (05.0%) IS PERMITTED IN ACCORDANCE WITH 59-4.5.2.C.2 FOR PROVIDING 25.0% MPDUS.
- SEE LANDSCAPE PLANS FOR DETAILS.
- THE PROJECT SITE IS NOT RECOMMENDED FOR PUBLIC OPEN SPACE IN THE SILVER SPRING DOWNTOWN AND ADJACENT COMMUNITIES PLAN, THEREFORE ON SITE PUBLIC OPEN SPACE IS NOT REQUIRED.
- PER 27A 23-10 (AMENDMENT TO 59-4.2.3.1.B), NO ON-SITE PARKING IS REQUIRED, AS THE SITE IS A RESIDENTIAL USE WITHIN MILE OF TWO PURPLE LINE STATIONS.

VEHICLE PARKING CALCULATIONS (MAXIMUM ALLOWED)	DENSITY	METRIC	REQUIREMENT
INDEPENDENT LIVING UNITS	237 UNITS	1.0/UNIT	237.00
EMPLOYEES	6 EMPLOYEES	0.5/EMPLOYEE	4.00
TOTAL			241 SPACES

BICYCLE PARKING CALCULATIONS (MINIMUM)	DENSITY	METRIC	REQUIREMENT
INDEPENDENT LIVING UNITS	237 UNITS	0.23/UNIT (50 MAX)	50 SPACES
		(95% LONG TERM)	

PUBLIC BENEFIT POINT SUMMARY	POINTS POSSIBLE	POINTS ACHIEVED
PUBLIC BENEFIT (SEE CALCULATIONS)		
CONNECTIVITY & MOBILITY MINIMUM PARKING	20	7
DIVERSITY OF USES AND ACTIVITIES ENHANCED ACCESSIBILITY FOR THE DISABLED AFFORDABLE HOUSING	N/A	3 150
TOTAL POINTS, ROUNDED (2 CATEGORIES)		160

REVISIONS	NO.	DESCRIPTION	DATE

1. THE APPLICANT IS ELECTING TO UTILIZE THE PARKING REDUCTION AFFORDED BY ZTA23-10, WHICH EXEMPTS THE PROJECT FROM THE MINIMUM PARKING REQUIREMENTS BECAUSE OF THE PROPERTY'S CLOSE PROXIMITY TO TRANSIT. AS SUCH, THE MINIMUM PARKING POINTS ARE CALCULATED ACCORDINGLY.

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. AT LEAST ONE MORE MPDU THAN WOULD BE REQUIRED AT 12.5% MUST BE PROVIDED.
TOTAL UNITS PROVIDED = 237 UNITS
TOTAL MPDUS PROVIDED = 60 (25.0%)
FORMULA = (25.0-12.5) X 12 = 150 POINTS
POINTS PROPOSED = 150

ENHANCED ACCESSIBILITY FOR THE DISABLED
PER CR INCENTIVE DENSITY GUIDELINES, DWELLING UNITS THAT SATISFY ANSI A117.1 RESIDENTIAL TYPE A STANDARDS, OR AN EQUIVALENT COUNTY STANDARD, ARE ELIGIBLE FOR INCENTIVE DENSITY POINTS OF UP TO 20 POINTS ON A SLIDING SCALE CALCULATED ON THE PERCENTAGE OF COMPLYING UNITS.
ANSI 117.1 UNITS (A) = 3
TOTAL UNITS (T) = 237
FORMULA = (A/T) X 300 = 3.79 POINTS
POINTS PROPOSED = 3

TAX MAP JN 33 W58C 210R01
L28655 F. 663

13TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PT. PARCEL 77
SPRINGVALE TERRACE

PROJ. MGR PGL
DRAWN BY PGL

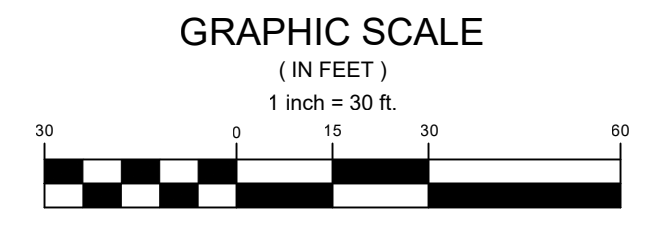
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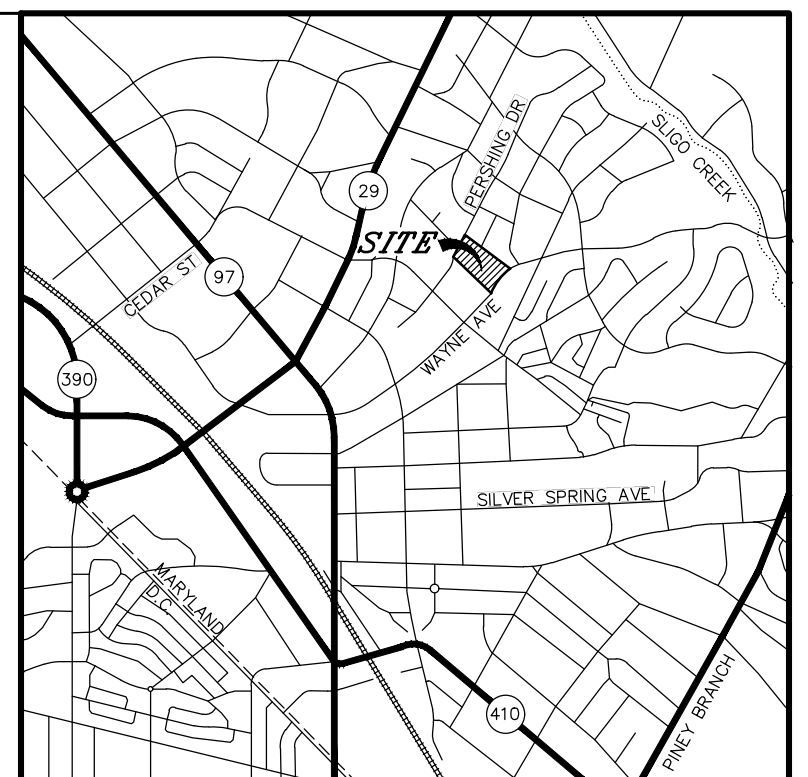
SITE PLAN
820240040
DEVELOPMENT DATA

SP.02
PROJECT NO. 20.315.21
SHEET NO. 1 OF 1

LINE	BEARING	DISTANCE
L1	N 77°18'33" E	33.00
L2	N 52°11'22" W	407.21
L3	N 10°24'25" W	30.06
L4	S 32°53'35" W	42.06
L5	S 65°48'35" W	15.50
L6	S 39°58'35" W	30.50
L7	S 57°04'15" W	75.50
L8	S 32°53'35" W	27.50
L9	S 54°09'15" W	31.37
L10	S 44°49'11" E	404.81
L11	S 08°19'14" E	10.78
L12	N 28°54'33" E	159.44

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARINGS	CHORD
C1	1059.70	79.89	4.19	29.40	40.01	N 22°40'31" E	79.97
C2	442.57	26.62	1.22	11.11	13.02	N 34°38'40" E	26.92





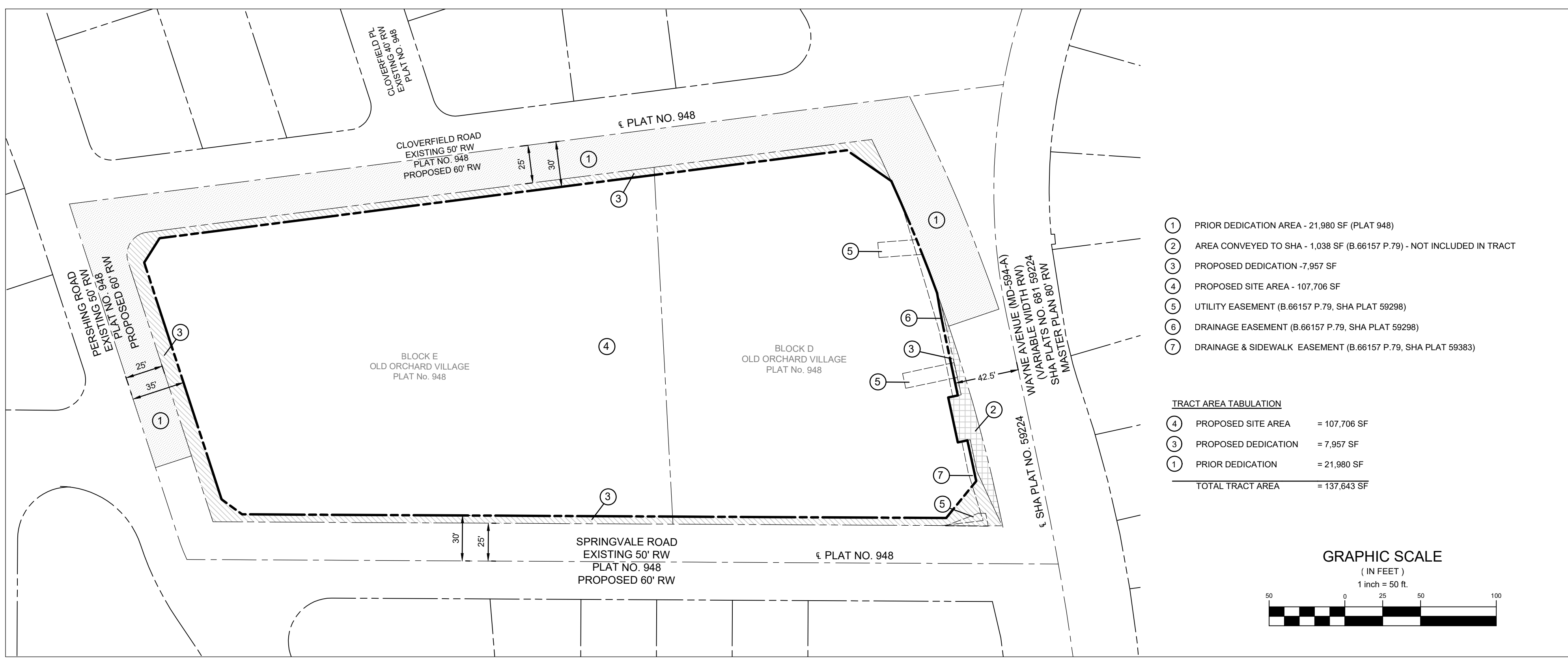
VICINITY MAP
SCALE 1" = 2,000'

SITE DATA

SUBJECT PROPERTY	PARCEL 77 SPRINGVALE TERRACE L28655 F.663
PROPERTY OWNER	SPRINGVALE TERRACE, INC C/O RESIDENTIAL ONE, LLC 8975 GUILDFORD ROAD, #100 COLUMBIA, MD 21046
TRACT AREA	137,643 SF (3.163 AC)
PRIOR DEDICATIONS	21,980 SF (0.505 AC)
EXISTING SITE AREA	115,663 SF (2.655 AC)
PROPOSED DEDICATION	7,967 SF (0.183 AC)
PROPOSED LOT AREA	107,706 SF (2.473 AC)
PROPOSED NUMBER OF LOTS	1 LOT
ZONING CLASSIFICATION	CRT-1.5, C-0, R-1.5, H-65
EXISTING USES	INDEPENDENT LIVING & RESIDENTIAL CARE
PROPOSED USES	INDEPENDENT LIVING (237 UNITS)

PREPARED FOR:
ENTERPRISE COMMUNITY DEVELOPMENT
8403 COLESVILLE ROAD
SILVER SPRING, MD 20910

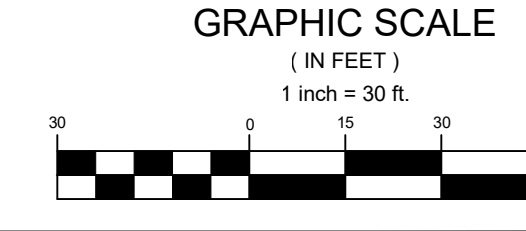
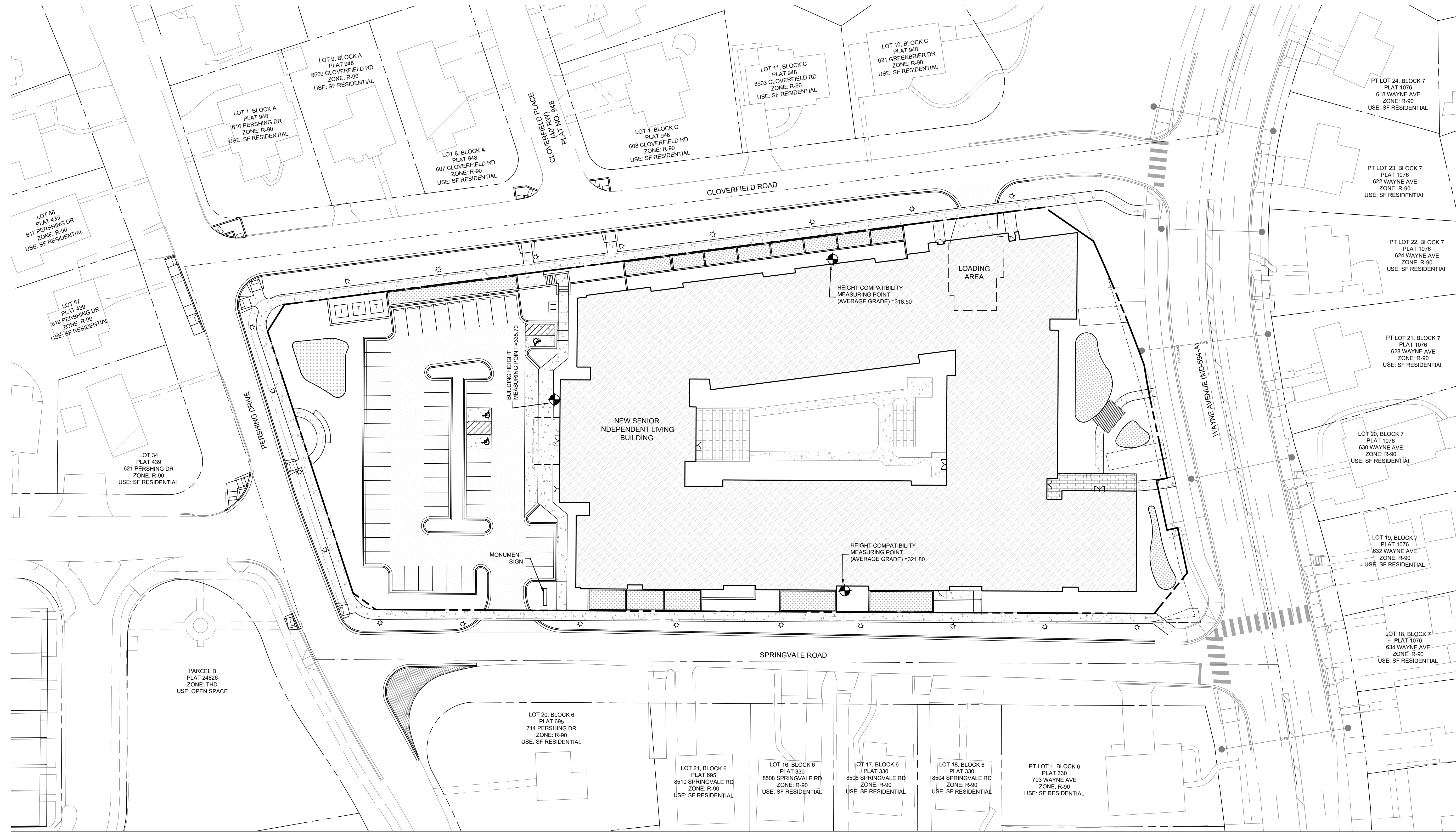
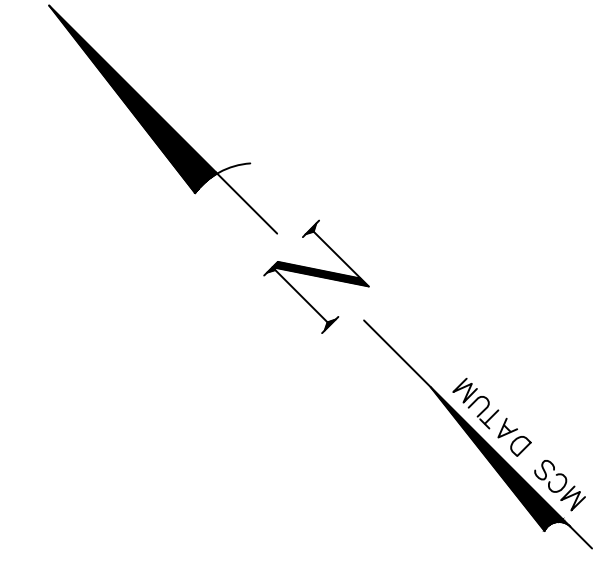
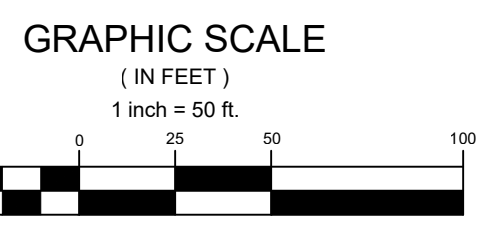
SEABURY RESOURCES FOR AGING
555 WATER STREET, SW
WASHINGTON, DC 20004



- 1 PRIOR DEDICATION AREA - 21,980 SF (PLAT 948)
- 2 AREA CONVEYED TO SHA - 1,038 SF (B.66157 P.79) - NOT INCLUDED IN TRACT
- 3 PROPOSED DEDICATION - 7,967 SF
- 4 PROPOSED SITE AREA - 107,706 SF
- 5 UTILITY EASEMENT (B.66157 P.79, SHA PLAT 59298)
- 6 DRAINAGE EASEMENT (B.66157 P.79, SHA PLAT 59298)
- 7 DRAINAGE & SIDEWALK EASEMENT (B.66157 P.79, SHA PLAT 59383)

TRACT AREA TABULATION

4	PROPOSED SITE AREA	= 107,706 SF
3	PROPOSED DEDICATION	= 7,967 SF
1	PRIOR DEDICATION	= 21,980 SF
TOTAL TRACT AREA		= 137,643 SF



CRT 1.5 C-0.0 R-1.5 H-65 ZONE DEVELOPMENT STANDARDS
OPTIONAL METHOD OF DEVELOPMENT
ZONING ORDINANCE SECTION 59-4.5.4

DEVELOPMENT STANDARD	PERMITTED/REQUIRED	PROPOSED
MINIMUM PUBLIC BENEFIT POINTS	50 POINTS (1 CATEGORY)¹	163 POINTS (2 CATEGORIES)²
MINIMUM PUBLIC OPEN SPACE	0% (0 SF)³	0% (0 SF)
MINIMUM GREEN AREA	35% (37,697 SF)	35% (37,697 SF)
MAXIMUM COMMERCIAL DENSITY (FAR)	0.00 (0 SF)	0.00 (0 SF)
MAXIMUM RESIDENTIAL DENSITY (FAR)	1.50 (206,464 SF)	1.50 (206,464 SF)
MAXIMUM RESIDENTIAL DENSITY (FAR) - BONUS	0.52 (72,282 SF)²	0.50 (69,500 SF)
MAXIMUM TOTAL DENSITY (FAR) - MAPPED	1.50 (206,464 SF)	1.50 (206,464 SF)
MAXIMUM TOTAL DENSITY (FAR) - WITH BONUS	2.02 (278,728 SF)	1.50 (206,464 SF)
MINIMUM MPDUS	15.0%	25.0%
MAXIMUM BUILDING HEIGHT	65 FT	65 FT
MINIMUM VEHICLE PARKING SPACES REQUIRED	62 SPACES	55 SPACES
MAXIMUM VEHICLE PARKING SPACES ALLOWED	241 SPACES	55 SPACES
MINIMUM BICYCLE PARKING SPACES REQUIRED	50 SPACES	50 SPACES

- THE PROJECT WILL PROVIDE 25% MPDUS, THEREFORE 59-4.7.3.D.6 & NO ADDITIONAL PUBLIC BENEFIT POINT CATEGORIES ARE REQUIRED.
- BONUS DENSITY (35.0%) IS PERMITTED IN ACCORDANCE WITH 59-4.5.2.C. FOR PROVIDING 25.0% MPDUS.
- FINAL BUILDING HEIGHT, SETBACKS AND NUMBER OF PARKING SPACES PROVIDED TO BE DETERMINED AT SITE PLAN. THE APPLICANT WILL SEEK A PARKING WAIVER WITH THE SITE PLAN FOR THE NUMBER OF SPACES PROVIDED BELOW THE MINIMUM REQUIRED.
- FINAL NUMBER OF PUBLIC BENEFIT POINTS TO BE DETERMINED AT TIME OF SITE PLAN.
- SETBACKS FOR PRINCIPAL BUILDINGS, ACCESSORY STRUCTURES AND PARKING ARE ESTABLISHED BY SITE PLAN. THE PROJECT SITE IS NOT RECOMMENDED FOR PUBLIC OPEN SPACE IN THE SILVER SPRING DOWNTOWN AND ADJACENT COMMUNITIES PLAN, THEREFORE ON SITE PUBLIC OPEN SPACE IS NOT REQUIRED.

VEHICLE PARKING CALCULATIONS (MINIMUM REQUIRED, WITH ADJUSTMENTS PER 59-4.2.3.I)

USE	DENSITY	BASELINE	NADMS	REDUC (20%)	REDUC (50%)	REDUC (80%)	REQUIREMENT
INDEPENDENT LIVING	177 UNITS	0.5 UNIT	0.4 UNIT	0.20 UNIT	N/A	N/A	36-40
INDEPENDENT LIVING (MPDU)	60 UNITS	0.5 UNIT	0.4 UNIT	0.20 UNIT	0.10 UNIT	0.10 UNIT	8.00
EMPLOYEES	8 EMPLOYEES	0.5 EMPLOYEE	0.4 EMPLOYEE	N/A	N/A	N/A	3-20
TOTAL							45 SPACES

1. PARKING REQUIREMENT MAY NOT RESULT IN BELOW THAN 50% OF THE BASELINE PARKING MIN. (62 SPACES)

VEHICLE PARKING CALCULATIONS (MAXIMUM ALLOWED)

USE	DENSITY	METRIC	REQUIREMENT
INDEPENDENT LIVING UNITS	237 UNITS	1.0 UNIT	237.00
EMPLOYEES	8 EMPLOYEES	0.2 EMPLOYEE	4.00
TOTAL			241 SPACES

BICYCLE PARKING CALCULATIONS (MINIMUM)

USE	DENSITY	METRIC	REQUIREMENT
INDEPENDENT LIVING UNITS	237 UNITS	0.25 UNIT (50 MAX)	59 SPACES
		(85% LONG TERM)	

PUBLIC BENEFIT POINT SUMMARY

PUBLIC BENEFIT (SEE CALCULATIONS)	POINTS POSSIBLE	POINTS ACHIEVED
CONNECTIVITY & MOBILITY	20	10
DIVERSITY OF USES AND ACTIVITIES	20	3
MINIMUM PARKING	N/A	150
AFFORDABLE HOUSING	N/A	163
TOTAL POINTS, ROUNDED (2 CATEGORIES)	N/A	163

PUBLIC BENEFIT POINT CALCULATIONS

CONNECTIVITY AND MOBILITY

MINIMUM PARKING:
MAXIMUM ALLOWED SPACES (A): 241 SPACES
MINIMUM REQUIRED SPACES (R): 62 SPACES
PROPOSED SPACES (P): 55 SPACES
FORMULA: $(A - P) / (A - R) \times 10 = (68/81) \times 10 = 10.39$ POINTS
POINTS PROPOSED = 10

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. AT LEAST ONE MORE MPDU THAN WOULD BE REQUIRED AT 12.5% MUST BE PROVIDED.
TOTAL UNITS PROVIDED = 237 UNITS
MPDUS AT 12.5% = 30 UNITS
TOTAL MPDUS PROVIDED = 60 (25.0%)
FORMULA = $(25.0 - 12.5) \times 12 = 150$ POINTS
POINTS PROPOSED = 150

ENHANCED ACCESSIBILITY FOR THE DISABLED:
PER CR INCENTIVE DENSITY GUIDELINES, DWELLING UNITS THAT SATISFY ANSI A117.1 RESIDENTIAL TYPE A STANDARDS, OR AN EQUIVALENT COUNTY STANDARD, ARE ELIGIBLE FOR INCENTIVE DENSITY POINTS OF UP TO 20 POINTS ON A SLIDING SCALE CALCULATED ON THE PERCENTAGE OF COMPLYING UNITS.
ANSI 17.1 UNITS (A) = 3
TOTAL UNITS (T) = 237
FORMULA = $(A/T) \times 300 = 3.79$ POINTS
POINTS PROPOSED = 3

REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP JN 33 W58C 210R01
L28655 F.663

13TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

**PT. PARCEL 77
SPRINGVALE TERRACE**

PROJ. MGR PGL
DRAWN BY PGL
SCALE AS SHOWN
DATE 02.14.2024

**SKETCH PLAN
320240020**