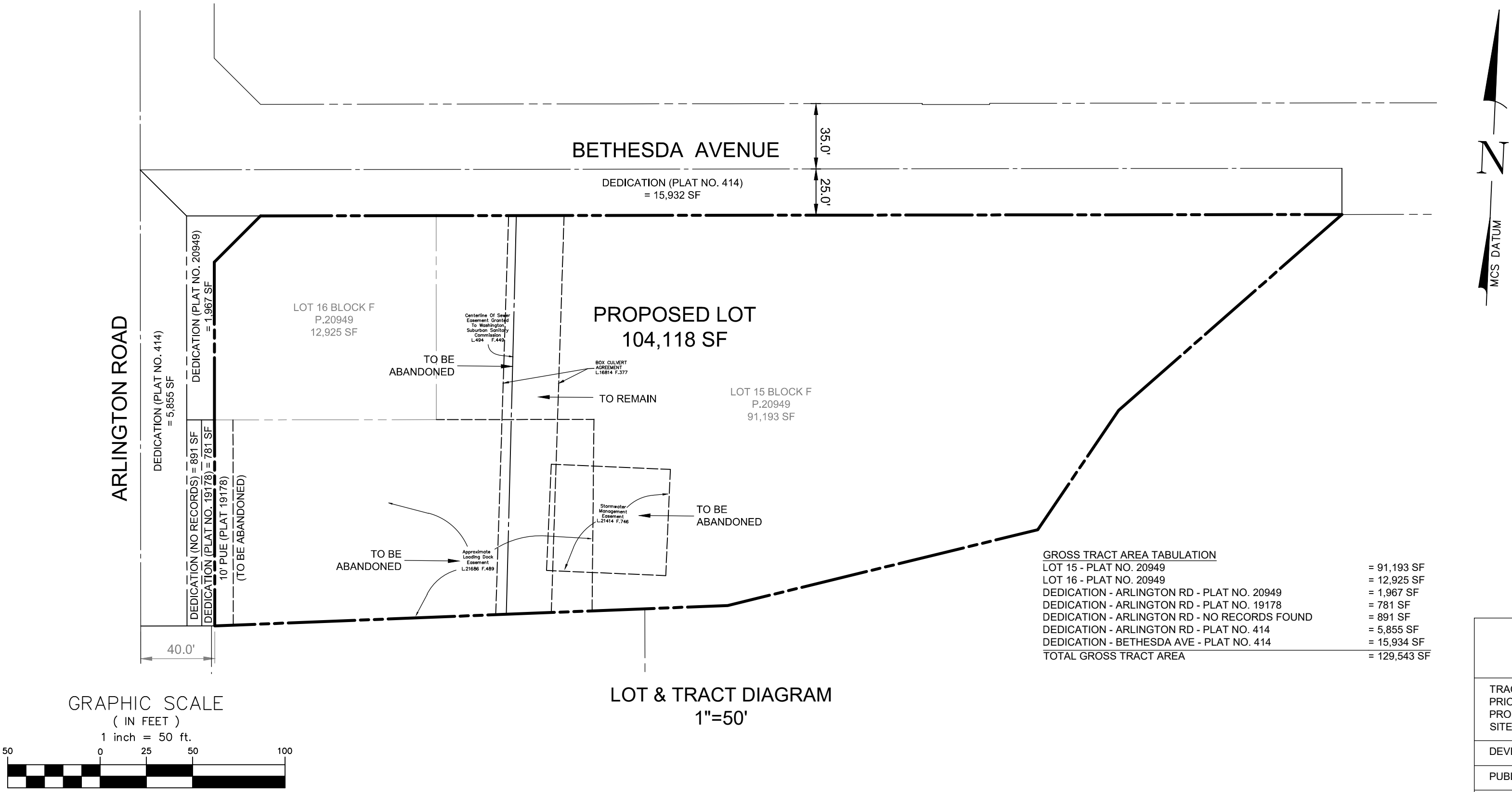


# 7070 ARLINGTON ROAD

# PRELIMINARY PLAN #11998051A

## SHEET INDEX

- 1 COVER SHEET
- 2 RESOLUTION SHEET - PRELIMINARY PLAN
- 3 RESOLUTION SHEET - SKETCH PLAN
- 4 AGENCY LETTERS SHEET
- 5 PRELIMINARY PLAN



## GENERAL NOTES

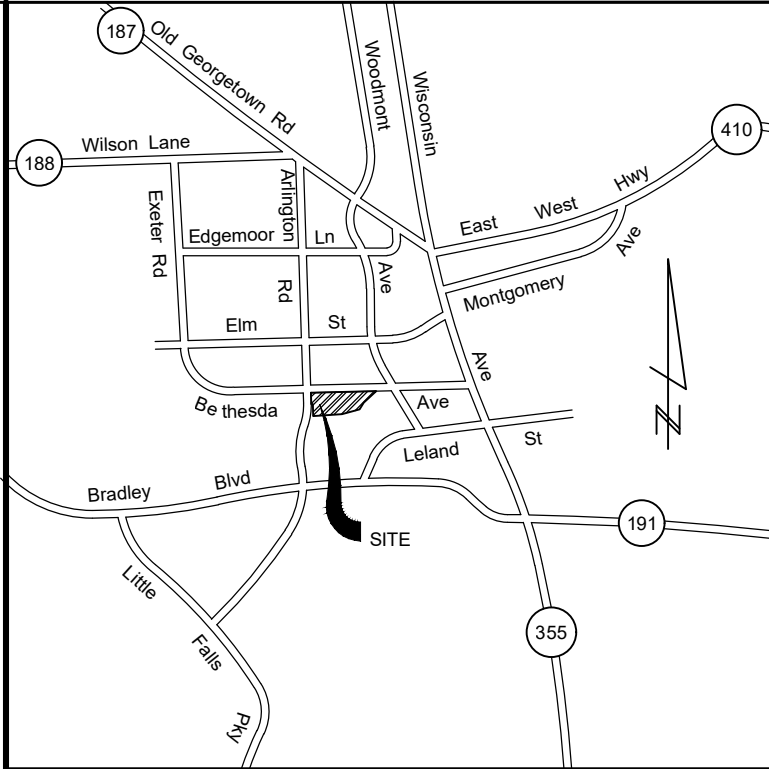
1. THE TOPOGRAPHY SHOWN IS TAKEN FROM A FIELD RUN SURVEYS PREPARED BY MHG, SUPPLEMENTED WITH AVAILABLE GIS RECORDS. THE HORIZONTAL DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM NAD 83(2011) DATUM AS PROJECTED BY NCS. VERTICAL DATUM IS BASED ON NAVD 23.
2. EXISTING UTILITIES SHOWN ARE BASED ON VISIBLE SURVEYED APPURTENANCES, ACCESSIBLE STRUCTURES AND PLANS OF RECORD.
3. BOUNDARY INFORMATION IS BASED ON AN BOUNDARY VERIFICATION SURVEYS PREPARED BY MHG.
4. THE PROPERTY IS WITHIN THE LOWER ROCK CREEK WATERSHED.
5. THE EXISTING WATER SERVICE CATEGORY IS W-1.
6. THE EXISTING SEWER SERVICE CATEGORY IS S-1.
7. A NATURAL RESOURCES INVENTORY FOR THE PROPERTY WAS APPROVED ON APRILXX, 2021 UNDER PLAN # 420211790.
8. THE PROPERTY IS NOT IDENTIFIED IN THE LOCATION ATLAS AND INDEX OF HISTORICAL SITES, NOR ITS IT IDENTIFIED IN THE MASTER PLAN FOR HISTORIC PRESERVATION.
9. A STORMWATER MANAGEMENT CONCEPT FOR THIS DEVELOPMENT IS UNDER REVIEW BY THE DEPARTMENT OF PERMITTING SERVICES UNDER PLAN #286933.
10. A HYDRAULIC PLANNING ANALYSIS FOR THIS DEVELOPMENT WAS REVIEWED BY WSSC UNDER PLAN # DA7184221AND DETERMINED THE EXISTING WATER AND SEWER MAINS ARE AVAILABLE AND ADEQUATE FOR SERVING THE PROJECT.
11. ALL UTILITIES SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE; SEE APPROVED UTILITY DRAWINGS. SERVING UTILITY COMPANIES INCLUDE:

WATER & SEWER:	WSSC
NATURAL GAS:	WASHINGTON GAS
ELECTRIC:	PEPCO
TELECOMMUNICATIONS:	VERIZON & COMCAST
12. PROPERTY LINES AND LOT/PARCEL AREAS ARE SUBJECT TO ADJUSTMENT AT THE TIME OF SUBDIVISION RECORD PLAT COMPUTATION.
13. UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, SETBACKS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THIS PRELIMINARY PLAN OF SUBDIVISION ARE ILLUSTRATIVE. THE FINAL DETAILS OF BUILDINGS, STRUCTURES, AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN REVIEW.

## BOUNDARY CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY SHOWN HEREON IS CORRECT BASED ON EXISTING DEEDS AND PLATS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SUBJECT TO CHANGE UPON COMPLETION OF A FINAL RECORD PLAT.

DATE: \_\_\_\_\_  
BY: WAYNE F. AUBERTIN  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REG. NO. 21330  
EXPIRATION DATE: JANUARY 7, 2023



## VICINITY MAP

SCALE 1"=2000'

SITE DATA	
SUBJECT PROPERTY	LOTS 15 & 16 MILLER'S ADDITION TO BETHESDA PLAT 20949
PROPERTY OWNER (LOT 15):	STREET RETAIL INC C/O FEDERAL REALTY INVESTMENT TRUST 909 ROSE AVE, SUITE 200 NORTH BETHESDA, MD 20852
PROPERTY OWNER (LOT 16):	WM LIMITED PARTNERSHIP C/O FEDERAL REALTY INVESTMENT TRUST 909 ROSE AVE, SUITE 200 NORTH BETHESDA, MD 20852
EXISTING SITE AREA:	104,118 SF (2.39 AC)
PRIOR DEDICATIONS:	25,425 SF (0.58 AC)
GROSS TRACT AREA:	129,543 SF (2.97 AC)
PROPOSED DEDICATION:	0 SF (0.00 AC)
PROPOSED NUMBER OF LOTS:	1 LOT
ZONING CLASSIFICATIONS:	CRT-2.25, C-2.25, R-2.25, H-70 CRT-2.25, C-2.25, R-2.25, H-90 BETHESDA OVERLAY ZONE
EXISTING USES:	RETAIL/SERVICE (44,435 SF) <sup>1</sup> RESTAURANT (8,086 SF) <sup>1</sup>
PROPOSED USES:	RESIDENTIAL HIGH-RISE (261,000 SF 250 UNITS) RETAIL/SERVICE (41,070 SF) RESTAURANT (11,000 SF)

1. 6,365 SF OF EXISTING RETAIL AND ALL OF THE 8,086 SF OF RESTAURANT WILL BE DEMOLISHED.

CRT-2.25 C-2.25 R-2.25 H-70/H-90 ZONE DEVELOPMENT STANDARDS		
OPTIONAL METHOD OF DEVELOPMENT - BETHESDA OVERLAY ZONE ZONING ORDINANCE SECTIONS 59-4.5.4 & 59-4.9.2 & BETHESDA DOWNTOWN PLAN		
TRACT AREA = 129,543 SF PRIOR DEDICATIONS = 25,425 SF PROPOSED DEDICATION = 0 SF SITE AREA = 104,118 SF		
DEVELOPMENT STANDARD	PERMITTED/REQUIRED	PROPOSED
PUBLIC BENEFIT POINTS	100 POINTS / 3 CATEGORIES <sup>1</sup>	125 POINTS / 4 CATEGORIES
MINIMUM PUBLIC OPEN SPACE	5% (5,205 SF)	5% (5,500 SF)
MINIMUM GREEN COVER	35% (36,441 SF)	21% (21,925 SF) <sup>2</sup>
MAXIMUM TOTAL DENSITY (FAR)	2.25 (291,472 SF)	2.42 (313,070 SF)
MAXIMUM COMMERCIAL DENSITY (FAR)	2.25 (291,472 SF)	0.42 (52,070 SF) <sup>2</sup>
MAXIMUM RESIDENTIAL DENSITY (FAR)	2.25 (291,472 SF)	2.00 (261,000 SF)
BONUS DENSITY	0.48 (62,628 SF) <sup>3</sup>	0.17 (21,598 SF)
BOZ DENSITY	0.00 (0 SF)	0.00 (0 SF)
MAXIMUM RESIDENTIAL UNITS	N/A	250
MINIMUM MPDUS	15.0%	17.6%
MAXIMUM BUILDING HEIGHT	70 FT / 90 FT <sup>4</sup>	100 FT <sup>5,6,11</sup>
MINIMUM FRONT SETBACK (ARLINGTON ROAD)	0 FT	3 FT <sup>5</sup>
MINIMUM FRONT SETBACK (BETHESDA AVE)	0 FT	8 FT <sup>5</sup>
MINIMUM SIDE SETBACK (SOUTH)	0 FT	0 FT <sup>5</sup>
MINIMUM REAR SETBACK	N/A <sup>7</sup>	N/A
MINIMUM VEHICLE PARKING SPACES REQUIRED <sup>8,9</sup>	337 SPACES	242 SPACES <sup>5</sup>
MAXIMUM VEHICLE PARKING SPACES ALLOWED <sup>8,9</sup>	655 SPACES	242 SPACES <sup>5</sup>
MINIMUM BICYCLE PARKING SPACES REQUIRED	106 SPACES	106 SPACES <sup>5</sup>

1. PER 59-4.9.2.C.3.d.iii ONE LESS PUBLIC BENEFIT POINT CATEGORY IS REQUIRED SINCE THE PROJECT WILL PROVIDE MORE THAN 15% MPDUS.
2. EXISTING RETAIL ALONG BETHESDA AVENUE IS TO REMAIN, THEREFORE ACHIEVING THE RECOMMENDED 35% ACROSS THE ENTIRE SITE IS NOT FEASIBLE. THIS REDEVELOPMENT WILL PROVIDE 35% GREEN COVER OVER THE NEWLY DEVELOPED PORTION OF THE SITE.
3. BONUS DENSITY IS PROPOSED IN ACCORDANCE WITH 59-4.5.2.C.2 FOR EXCEEDING 17.5% MPDUS.
4. THE PROJECT IS LOCATED IN A HEIGHT INCENTIVE AREA AND WILL EXCEED 17.5% MPDUS, THEREFORE AN ADDITIONAL 10 FEET OF HEIGHT IS REQUESTED TO PROVIDE MPDUS.
5. BUILDING HEIGHT IS MEASURED ARLINGTON ROAD AT THE BUILDING HEIGHT MEASUREMENT POINT (BHMP) SHOWN.
6. FINAL BUILDING HEIGHT, SETBACKS AND NUMBER OF PARKING SPACES PROVIDED TO BE DETERMINED AT SITE PLAN.
7. THE PROPERTY IS AN IRREGULARLY SHAPED CORNER LOT AND THEREFORE DOES NOT HAVE A REAR YARD.
8. THE PROJECT IS LOCATED WITHIN THE BETHESDA PARKING DISTRICT.
9. VEHICLE PARKING REQUIREMENTS ARE BASED ON 41,070 SF OF RETAIL + 11,000 SF OF RESTAURANT (60% PATRON SPACE) + 18 EFFICIENCY UNITS + 150 ONE-BEDROOM UNITS + 82 TWO-BEDROOM UNITS, AND THE 80% BETHESDA OVERLAY ZONE ADJUSTMENT.
10. BICYCLE PARKING REQUIREMENTS ARE BASED ON 41,070 SF OF RETAIL + 11,000 SF OF RESTAURANT + 250 RESIDENTIAL UNITS.
11. THE PROJECT IS LOCATED IN A HEIGHT INCENTIVE AREA AND WILL EXCEED 17.5% MPDUS, THEREFORE AN ADDITIONAL 10 FEET OF HEIGHT IS REQUESTED TO PROVIDE MPDUS.
12. AS NOTED IN THE SITE DATA ON THIS SHEET, THE PROJECT INVOLVES REPLACEMENT COMMERCIAL DENSITY BUT DOES NOT INCREASE THE AMOUNT OF COMMERCIAL DENSITY ON THE SITE.



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MHENDRICKSON@FEDERALREALTY.COM

## REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP HN122

WSSC 209N05

PLAT 20949

7TH ELECTION DISTRICT  
MONTGOMERY COUNTY  
MARYLAND

LOTS 15 & 16  
BLOCK F  
MILLER'S ADDITION  
TO BETHESDA

PROJ. MGR PGL

DRAWN BY PGL

SCALE AS SHOWN

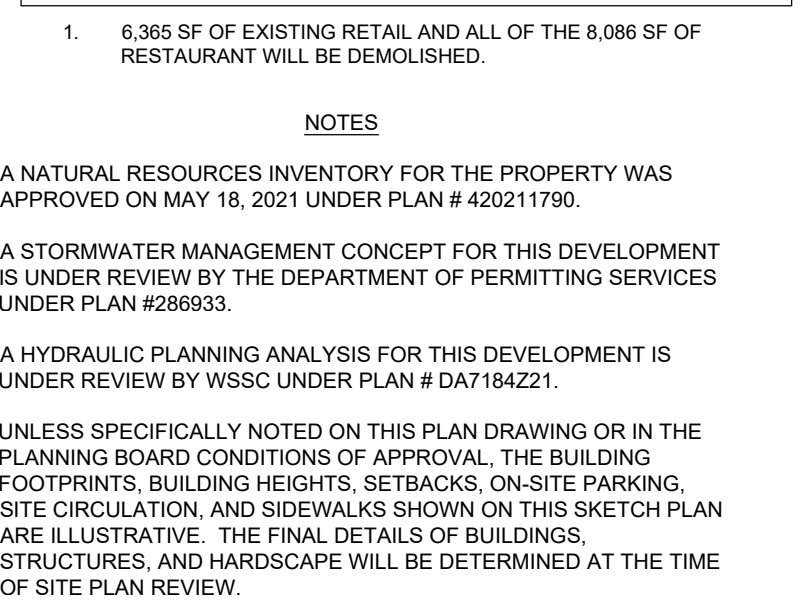
DATE 06.09.2021

## COVER SHEET

PROJECT NO. 13.162.13

SHEET NO. 1 OF 5





60' RIGHT-OF-WAY

PROPERTY LINE (N)

8' PARKING

11' TRAVEL

11' TRAVEL

8' PARKING

8' PLANTING / FURNISHING ZONE

8' PEDESTRIAN THROUGH ZONE

0' FRONTAGE ZONE

PROPERTY LINE(S)

EX. PUBLIC ACCESS EASEMENT

2%

BETHESDA AVENUE - TYPICAL SECTION  
 MODIFIED MCDOT STANDARD NO. MC-2002.02  
 BETHESDA DOWNTOWN PLAN - NEIGHBORHOOD MAIN STREET

[illegible]

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TAX MAP HN122 WSSC 209NW05

PLAT 20949

7TH ELECTION DISTRICT  
MONTGOMERY COUNTY  
MARYLAND

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**LOTS 15 & 16  
BLOCK F  
MILLER'S ADDITION  
TO BETHESDA**

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PROJ. MGR	PGL
DRAWN BY	PGL

SCALE 1" = 30'

DATE 08.17.2021

## REFERENCES

### SKETCH PLAN

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PROJECT NO.	13.162.13
SHEET NO.	1 OF 1