

8800 BROOKVILLE RD
BERGFIELD TRACT
PRELIMINARY PLAN #120240130

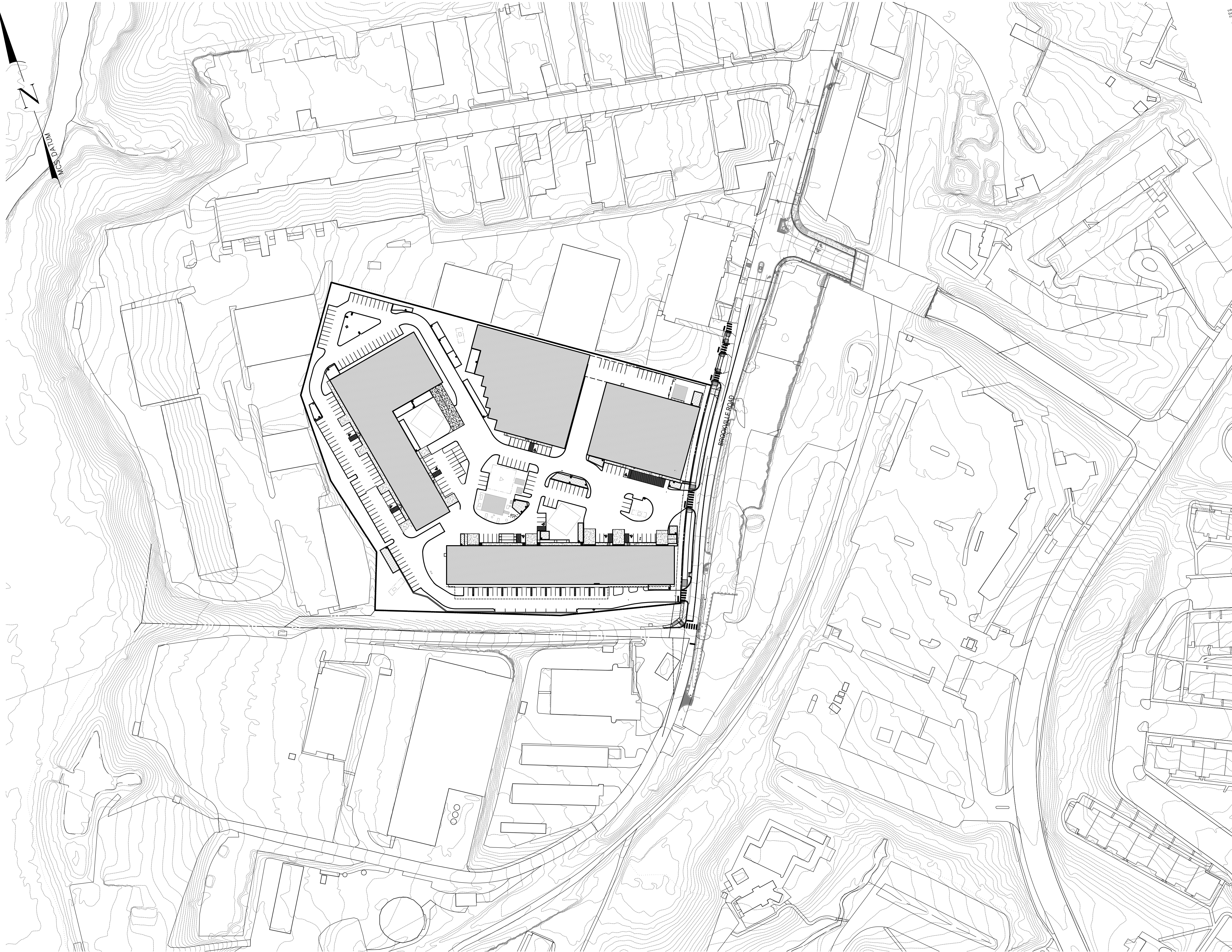
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GENERAL NOTES

- THE TOPOGRAPHY SHOWN WITHIN THE DEVELOPMENT SITE AND ALONG BROOKVILLE ROAD, IS TAKEN FROM A FIELD RUN SURVEY PREPARED BY VIKI, SUPPLEMENTED WITH AVAILABLE GIS RECORDS. THE HORIZONTAL DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM NAD 83(2011) DATUM AS PROJECTED BY NGS. VERTICAL DATUM IS BASED ON NAVD 29.
- EXISTING UTILITIES SHOWN ARE BASED ON VISIBLE SURVEYED APPURTENANCES, ACCESSIBLE STRUCTURES AND PLANS OF RECORD.
- BOUNDARY INFORMATION IS BASED ON AN BOUNDARY VERIFICATION SURVEYS PREPARED BY MHG.
- THE PROPERTY IS WITHIN THE GREATER LYTTONSVILLE SECTOR PLAN.
- THE PROPERTY IS NOT LOCATED WITHIN AN OVERLAY ZONE.
- THE PROPERTY IS WITHIN THE LOWER ROCK CREEK WATERSHED.
- THE EXISTING WATER SERVICE CATEGORY IS W-1.
- THE EXISTING SEWER SERVICE CATEGORY IS S-1.
- A NATURAL RESOURCES INVENTORY FOR THE PROPERTY WAS APPROVED ON JUNE 03, 2024 UNDER PLAN # 420241760.
- A STORMWATER MANAGEMENT CONCEPT FOR THIS DEVELOPMENT IS UNDER REVIEW BY THE DEPARTMENT OF PERMITTING SERVICES UNDER PLAN # 292143.
- A HYDRAULIC PLANNING ANALYSIS FOR THIS DEVELOPMENT WAS APPROVED ON AUGUST 28, 2024 BY WSSC UNDER PLAN # 047701224.
- 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
- PROPERTY LINES AND LOT/PARCEL AREAS ARE SUBJECT TO ADJUSTMENT AT THE TIME OF SUBDIVISION RECORD PLAT COMPLETION.
- 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 LOCATIONS OF BUILDINGS, STRUCTURES, AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN APPROVAL. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, BUILDING HEIGHT, AND LOT COVERAGE.
- THIS PROJECT WILL BE CONSTRUCTED IN TWO PHASES, PHASE 1 SS-1 BUILDING, IF-1 BUILDING & ASSOCIATED FRONTAGE IMPROVEMENTS, PHASE 2A SS-2 BUILDING & PHASE 2B IF-2 BUILDING.
- AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SET UP WITH THE MNCPPC INSPECTION STAFF BEFORE ANY DEMOLITION, CLEARING OR GRADING OCCURS ON-SITE. THE OWNER OR THEIR DESIGNEE WHO HAS SIGNATURE AUTHORITY, AND THE GENERAL CONTRACTOR MUST ATTEND THE PRE-CONSTRUCTION MEETING WITH THE MNCPPC INSPECTOR. A COPY OF THE APPROVED CERTIFIED PRELIMINARY PLAN IS REQUIRED TO BE ON SITE AT ALL TIMES. TO SCHEDULE AN INSPECTION WITH MNCPPC STAFF, PLEASE CONTACT JOSH KAYE AT 301-495-4722.

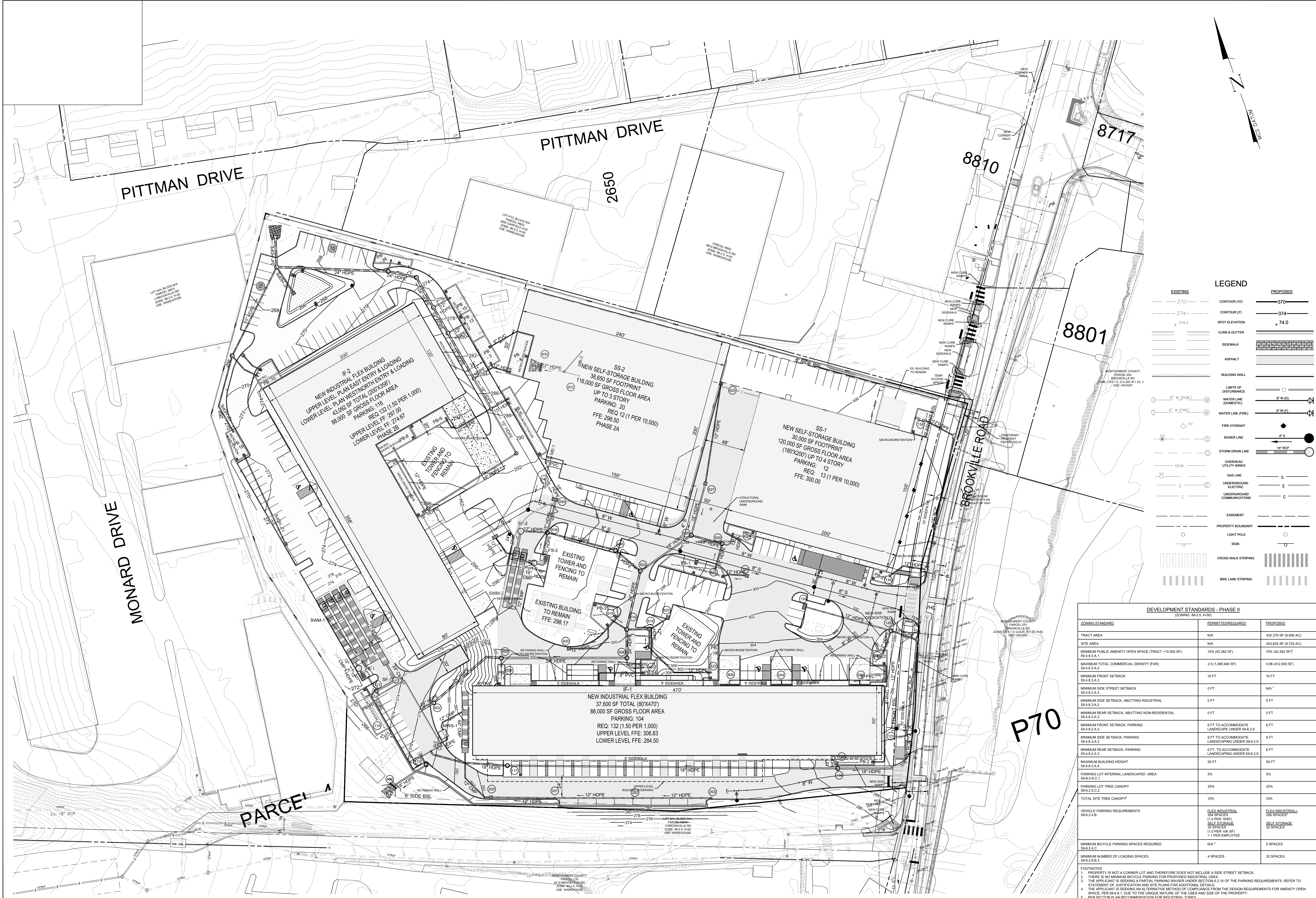


PROPERTY INFORMATION	
SUBJECT PROPERTY:	BERGFIELD TRACT (8800 BROOKVILLE) 8800 BROOKVILLE RD SILVER SPRING, MD 20910
PROPERTY PURCHASER:	DONOHUE DEVELOPMENT
TRACT AREA:	432,377 SF OR 9.93 ACRES
PROPOSED DEDICATION:	8,707 SF OR 0.20 ACRES
SITE AREA (TRACT - DEDICATION):	423,670 SF OR 9.73
ZONING CLASSIFICATION:	IM-2.5, H-50
TAX ID NUMBER:	13-00952366
EXISTING USE:	MISCELLANEOUS INDUSTRIAL
PROPOSED USE:	FLEX INDUSTRIAL & SELF STORAGE
TOTAL GROSS FLOOR AREA:	412,000 SF

DEVELOPER'S CERTIFICATE
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF PRELIMINARY PLAN APPROVAL NO. 120240130 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED PRELIMINARY PLAN.
DEVELOPER: DONOHUE DEVELOPMENT CO. COMPANY JAMES DONOHUE IV CONTACT PERSON
ADDRESS: 7101 WISCONSIN AVE. SUITE 700 BETHESDA, MD 20814
PHONE: 202-625-4140
EMAIL: JADD@DONOHUE.COM
SIGNATURE: _____

TAX MAP HP561 WSSC 211NW03
PARCEL P960
13TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND
BERGFIELD TRACT
PROJ. MGR PGL
DRAWN BY KGD
SCALE 1"=100'
DATE 06.27.2025

PP0.01
PROJECT NO. 23.242.11
SHEET NO. 1 OF 7



EXISTING	LEGEND	PROPOSED
--- 370 ---	CONTOUR (10')	--- 370 ---
--- 374 ---	CONTOUR (2')	--- 374 ---
x 374.0	SPOT ELEVATION	+ 74.0
=====	CURB & GUTTER	=====
=====	SIDEWALK	=====
=====	ASPHALT	=====
=====	BUILDING WALL	=====
=====	LIMITS OF DISTURBANCE	=====
8" W (DOM.)	WATER LINE (DOMESTIC)	8" W (D)
8" W (FIRE)	WATER LINE (FIRE)	8" W (F)
TH	FIRE HYDRANT	TH
=====	SEWER LINE	=====
=====	STORM DRAIN LINE	=====
=====	OVERHEAD UTILITY WIRES	=====
=====	GAS LINE	=====
=====	UNDERGROUND ELECTRIC	=====
=====	UNDERGROUND COMMUNICATIONS	=====
=====	EASEMENT	=====
=====	PROPERTY BOUNDARY	=====
=====	LIGHT POLE	=====
=====	SIGN	=====
=====	CROSS-WALK STRIPING	=====
=====	BIKE LANE STRIPING	=====

DEVELOPMENT STANDARDS - PHASE II (ZONING: 99-2.3, 11-0)		
ZONING STANDARD	PERMITTED/REQUIRED	PROPOSED
TRACT AREA	N/A	432,376 SF (9.926 AC)
SITE AREA	N/A	423,624 SF (9.725 AC)
MINIMUM PUBLIC AMENITY OPEN SPACE (TRACT >10,000 SF): 99-4.8.3.1.1	10% (42,362 SF)	10% (42,362 SF)
MAXIMUM TOTAL COMMERCIAL DENSITY (FAR): 99-4.8.3.1.2	2.5 (1,080,940 SF)	0.96 (412,000 SF)
MINIMUM FRONT SETBACK: 99-4.8.3.3.1	10 FT	10 FT
MINIMUM SIDE STREET SETBACK: 99-4.8.3.3.2	0 FT	N/A
MINIMUM SIDE SETBACK, ABUTTING INDUSTRIAL: 99-4.8.3.3.3	0 FT	0 FT
MINIMUM REAR SETBACK, ABUTTING NON-RESIDENTIAL: 99-4.8.3.3.4	0 FT	0 FT
MINIMUM FRONT SETBACK, PARKING: 99-4.8.3.3.5	6 FT TO ACCOMMODATE LANDSCAPE UNDER 99-6.2.9	6 FT
MINIMUM SIDE SETBACK, PARKING: 99-4.8.3.3.6	6 FT TO ACCOMMODATE LANDSCAPING UNDER 99-6.2.9	6 FT
MINIMUM REAR SETBACK, PARKING: 99-4.8.3.3.7	6 FT TO ACCOMMODATE LANDSCAPING UNDER 99-6.2.9	6 FT
MAXIMUM BUILDING HEIGHT: 99-4.8.3.4.1	50 FT	50 FT
PARKING LOT INTERNAL LANDSCAPED AREA: 99-6.2.2.1	5%	9%
PARKING LOT TREE CANOPY: 99-6.2.2.2	25%	25%
TOTAL SITE TREE CANOPY: 99-6.2.2.3	10%	10%
VEHICLE PARKING REQUIREMENTS: 99-6.2.4.8	N/A	FLEX INDUSTRIAL: 204 SPACES (12 PER 1000 SF) SELF STORAGE: 25 SPACES (10 PER 10K SF) + 1 PER EMPLOYEE
MINIMUM BICYCLE PARKING SPACES REQUIRED: 99-6.2.4.9	N/A	0 SPACES
MINIMUM NUMBER OF LOADING SPACES: 99-6.2.4.10	4 SPACES	32 SPACES

FOOTNOTES:
1. PROPERTY IS NOT A CORNER LOT AND THEREFORE DOES NOT INCLUDE A SIDE STREET SETBACK.
2. THERE IS NO MINIMUM BICYCLE PARKING FOR PROPOSED INDUSTRIAL USES.
3. THE APPLICANT IS SEEKING A PARTIAL PARKING WAIVER UNDER SECTION 6.2.10 OF THE PARKING REQUIREMENTS. REFER TO STATEMENT OF JUSTIFICATION AND SITE PLANS FOR ADDITIONAL DETAILS.
4. THE APPLICANT IS SEEKING AN ALTERNATIVE METHOD OF COMPLIANCE FROM THE DESIGN REQUIREMENTS FOR AMENITY OPEN SPACE, PER 99-6.8.1.1, DUE TO THE UNIQUE NATURE OF THE USES AND SIZE OF THE PROPERTY.
5. PER SECTION 6.2.10, RECOMMENDATION FOR INDUSTRIAL ZONE.

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CONTACT PERSON
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PHONE: 202-625-4140
EMAIL: JAD@DONOHUE.COM
SIGNATURE: _____

- PUBLIC RIGHT-OF-WAY NOTES
- ALL NEW PUBLIC SIDEWALK CONSTRUCTION SHALL COMPLY WITH THE U.S. ACCESS BOARD PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES.
 - SIDEWALK RAMP LOCATIONS AND ALIGNMENTS SHOWN ARE CONCEPTUAL AND SUBJECT TO REFINEMENT AT THE TIME OF RIGHT OF WAY PERMIT.
 - ALL PUBLIC SIGNING AND PAVEMENT MARKING WILL BE DETERMINED AT THE TIME OF RIGHT-OF-WAY PERMIT.

TAX MAP HP561 W5BC 211NW33
PARCEL P960
13TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND
BERGFIELD TRACT
PROJ. MGR PGL
DRAWN BY KGD
SCALE 1"=40'
DATE 06.27.2025
PRELIMINARY PLAN
PHASE 2
PP2.02
PROJECT NO. 23.242.11
SHEET NO. 6 OF 7