

LEGEND

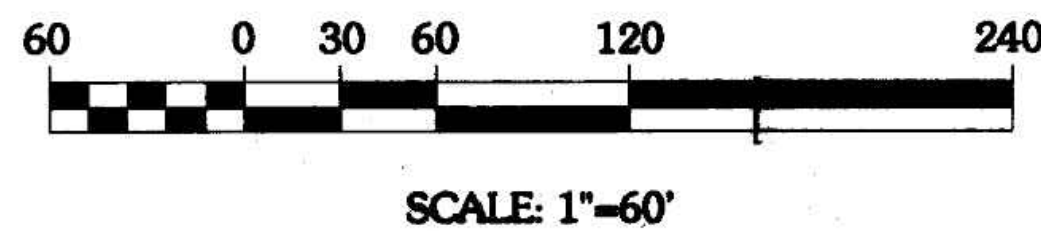
- PHASE LINE
- LOA PRELIMINARY PROPOSED LIMITS OF DISTURBANCE
- CLASS III BIKEWAY

GENERAL NOTES

- AREA OF SUBJECT PROPERTY: 26.51 AC
- EXISTING ZONING: CR-3.0, C-2.0, R-1.0, H-100T & R-60 / TDR 11.0
- PRIOR ZONING: T-SM & R-60 / TDR
- THE PROPERTY IS BEING DEVELOPED UNDER THE PRIOR T-SM & R-60/TDR ZONING AS PERMITTED BY 59-7.7.1.B.3
- THE PROPERTY IS LOCATED WITHIN THE FRIENDSHIP HEIGHTS CENTRAL BUSINESS DISTRICT
- THERE ARE NO FLOODPLAINS OR WETLANDS ON SITE.
- THE SITE IS TRIBUTARY TO LITTLE FALLS BRANCH.
- THERE ARE NO HISTORIC RESOURCES ON THE PROPERTY.

NOTES

- NUMBER AND MIX OF MULTI-FAMILY, TOWNHOUSE AND SINGLE FAMILY ATTACHED DWELLING UNITS TO BE DETERMINED AT SITE PLAN.
- PER APPROVED DEVELOPMENT PLAN, FINAL NUMBER OF PARKING SPACES TO BE DETERMINED AT SITE PLAN.
- FINAL BUILDING LOCATION, BUILDING FOOTPRINTS, SITE GRADING AND UTILITY EASEMENTS TO BE DETERMINED AT SITE PLAN.
- MAXIMUM BUILDING HEIGHT: 35 FT. FOR ANY TOWNHOUSES LOCATED ADJACENT TO BROOKDALE BOUNDARY.
- DEVELOPMENT IS SUBJECT TO THE BINDING ELEMENTS AS PART OF ZONING APPLICATION #G760 APPROVED OCT. 13, 1998. (SEE SHEET 3 OF 9)
- PROPERTY BOUNDARY INFORMATION FROM PLATS AND DEEDS OF RECORD. GREENWAY AND BALLFIELD BOUNDARY FROM APPROVED DEVELOPMENT PLAN.
- NO PORTION THIS PROPERTY IS LOCATED WITHIN A 100-YEAR FLOODPLAIN BOUNDARY AS IDENTIFIED ON FEMA FLOOD INSURANCE RATE MAP 240049 0175C, DATED AUGUST 1, 1984.
- 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.



T-SM ZONE DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	PERMITTED/REQUIRED	APPROVED BY 119990390	PROPOSED BY 11999039A
MINIMUM AREA	40,000 SF	431,767 SF (9.912 AC)	431,767 SF (9.912 AC)
MAXIMUM DENSITY (FAR)	3.0 (1,295,301 SF)	2.85 (1,230,536 SF)	0.97 (420,536 SF)
MAXIMUM DENSITY, DWELLING UNITS	N/A	300 UNITS	300 UNITS
MINIMUM MPDUS	15.0%	12.5%	15.0%
MINIMUM PUBLIC USE SPACE	10% (43,177SF)	15% (62,726 SF)	15% (62,726 SF)
MINIMUM ACTIVE/PASSIVE RECREATIONAL SPACE	25% (107,942 SF)	27% (114,563 SF)	27% (114,563 SF)
MINIMUM BUILDING SETBACKS	TBD AT SITE PLAN	TBD AT SITE PLAN	TBD AT SITE PLAN
MINIMUM VEHICLE PARKING SPACES REQUIRED	300 SPACES	2,995 SPACES ²	400 SPACES

- AT THE TIME OF PRELIMINARY PLAN 119990390 APPROVAL, 12.5% MPDUS WERE REQUIRED.
- AT THE TIME OF PRELIMINARY PLAN 119990390 PARKING ACCOUNTED FOR 810,000 SF OF OFFICE THAT HAS NOT BEEN REMOVED FROM THE PLAN.

R-60 / TDR (11) DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	PERMITTED/REQUIRED	APPROVED BY 119990390	PROPOSED BY 11999039A
MINIMUM AREA	4.55 AC	16.59 AC	16.59 AC
MAXIMUM DENSITY, DWELLING UNITS	222 UNITS	200 UNITS	200 UNITS
MINIMUM BUILDING SETBACKS	TBD AT SITE PLAN	TBD AT SITE PLAN	TBD AT SITE PLAN
MINIMUM VEHICLE PARKING SPACES REQUIRED	400 SPACES	400 SPACES	400 SPACES

R-60 / TDR (11) ZONE YIELD CALCULATIONS

MAXIMUM YIELD: 16.59 AC X 11 (TDR DENSITY) X 1.22 (DENSITY BONUS) = 222 UNITS
MINIMUM MPDUS: 222 UNITS X 0.15 (15% MPDUS FOR 22% BONUS) = 34 UNITS
NUMBER TDRs: 16.59 AC X 11 (TDR DENSITY) = 182 UNITS
16.59 X 5 (R-60 BASE DENSITY) = 82 UNITS
182 UNITS - 82 UNITS = 100 TDRs

UNIT SUMMARY:
BASE DENSITY = 82 UNITS
TDRs = 100 UNITS
MPDUs = 34 UNITS
BONUS MARKET RATE = 6 UNITS
TOTAL = 222 UNITS

R-60 / TDR (11) PROVIDED

DENSITY BONUS: 200 UNITS - 182 (BASE + MAXIMUM TDR) = 18 UNITS
18 UNITS / 162 UNITS = 0.099 (9.9% MAX BONUS)

MINIMUM MPDUS: 13.5% (PER 9.9% DENSITY BONUS)
200 UNITS X 0.135 = 27 MPDUs

UNIT SUMMARY:
NUMBER TDRs: 200 UNITS (TOTAL) - 82 UNITS (BASE) - 27 UNITS (MPDUs) = 91 TDRs
BASE DENSITY = 82 UNITS
TDRs = 91 UNITS
MPDUs = 27 UNITS
TOTAL = 200 UNITS

MPDU SUMMARY T-SM AND R-60 / TDR (11)

T-SM ZONE: 45 UNITS
R-60 / TDR (11) ZONE: 27 UNITS
TOTAL MPDUs: 72 UNITS¹
1. ALL MPDUs TO BE LOCATED IN MULTI-FAMILY BUILDINGS

PROPOSED DEDICATION

1. BROOKDALE PARK	3.77 AC	164,390 SF
2. BALLFIELD	1.11 AC	48,550 SF
3. GREENWAY	2.20 AC	95,700 SF
4. WILLARD AVENUE	0.61 AC	26,750 SF
TOTAL	7.69 AC	335,390 SF

PRELIMINARY PLAN AMENDMENT SUMMARY

- REMOVE THE 810,000 SF OFFICE AND RETAIN THE 200 TOWNHOMES AND 300 MULTI-FAMILY UNITS.
- REMOVE PREVIOUSLY REQUIRED/CONDITIONED OFF-SITE TRANSPORTATION IMPROVEMENTS.
- REQUEST A NEW VALIDITY PERIOD FOR THE PRELIMINARY PLAN AND ADEQUATE PUBLIC FACILITIES (APF).
- REQUEST A WAIVER OF SUBDIVISION REGULATION SECTIONS 50.4.2.B.2.c AND 50.4.3.H WITH RESPECT TO APPROVAL OF STORMWATER MANAGEMENT, PURSUANT TO THE WAIVER PROVISIONS OF SECTION 50.9 OF THE SUBDIVISION REGULATIONS.
- AMEND APPLICABLE CONDITIONS OF APPROVAL ASSOCIATED WITH THE REQUESTS ABOVE.

TAX MAP HM24 WSSC 207NW04

PLATS 1698 & 5074

7TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PT PARCEL A GEICO
SUBDIVISION
LOT 1, BLOCK 4 ORCHARDALE
SUBDIVISION

FRIENDSHIP COMMONS (GEICO)

PROJ. MGR PGL

DRAWN BY PGL

SCALE NTS

DATE 05.15.2025

PRELIMINARY PLAN
11999039A

PRELIMINARY PLAN

PP2.01

PROJECT NO. 2024.168.22

SHEET NO. 4 OF 4