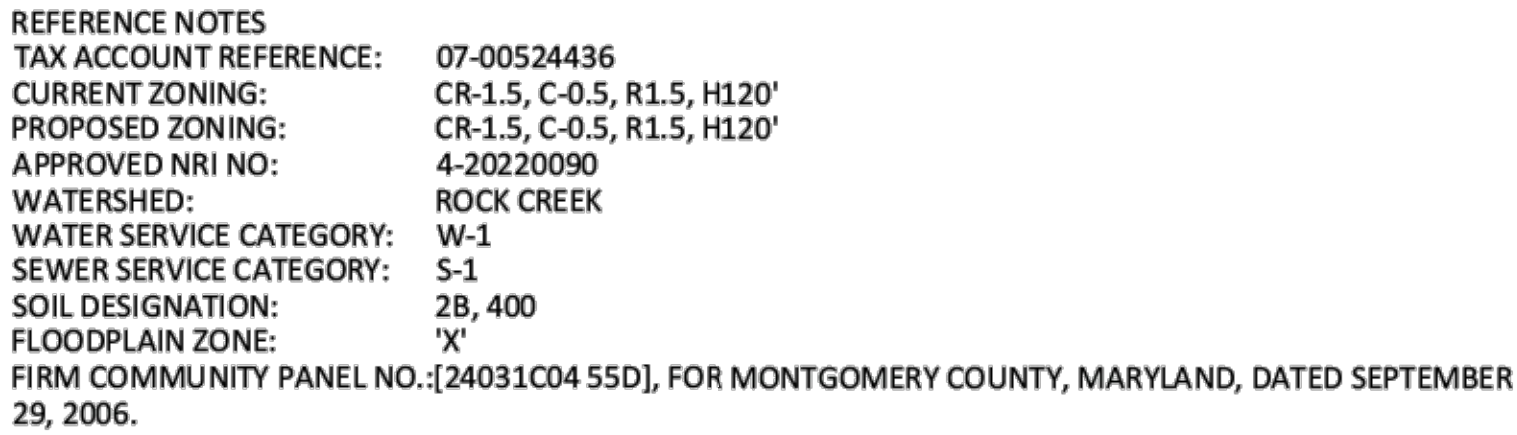




3. THE HORIZONTAL DATUM IS MARYLAND STATE GRID NORTH (NAD83) AND THE VERTICAL DATUM IS NVGDS2.
2. LOT NUMBER: LOT 26, 49, 50, BLOCK 2 NORTHWEST PARK
BLOCK NUMBER: 2
TAX ACCT NO.: 07-00524436
PLAT NO.: 8K47842 PG.0009
3. THERE ARE NO WETLANDS, WATERS OF THE UNITED STATES, OR 100 YEAR FLOOD PLAINS LOCATED ON THE SUBJECT PROPERTY.
4. THERE ARE NO FORESTED AREAS LOCATED ON THE SUBJECT PROPERTY AS DEFINED BY MONTGOMERY COUNTY FOREST LEGISLATION.
5. THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED PLANTS, ANIMALS, OR CRITICAL HABITATS ON THIS PROPERTY PER MD DNR LETTER DATED 7/27/21.
6. THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORICAL ATLAS AND IS NOT RECOMMENDED FOR HISTORIC PRESERVATION.
7. CHANGES TO THIS PLAN THAT DO NOT CONFLICT WITH THE CONDITIONS OF APPROVAL DUE TO FINAL ENGINEERING REQUIRED AS A RESULT OF PUBLIC AGENCY REVIEW, SUBSEQUENT TO THE APPROVAL OF THE CERTIFIED SITE PLAN, ARE ALLOWED AND DO NOT REQUIRE AMENDMENTS TO THIS PLAN BY THE MONTGOMERY COUNTY PLANNING BOARD.
8. UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIGNAGE IS SHOWN ON THE PRELIMINARY PLAN 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 FOR EACH LOT.
9. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE OF FLOOD PLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PLAN NO. 24031C04 55D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.
10. THE SUBJECT PROPERTY IS CURRENTLY ZONED CR-1.5, C-0.5, R1.5, H120'
11. THIS SITE IS LOCATED IN THE ROCKCREEK WATERSHED.
12. THE SOIL DESIGNATION FOR THIS SITE ARE 2B AND 400.
13. THIS SITE IS SUBJECT TO APPROVED NRI # 420220090, DATED 10/01/2021.
14. THE PROJECT IS PROPOSED TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS CURRENTLY IN WATER AND SEWER SERVICE CATEGORIES W-1, S-1, RESPECTIVELY.
15. AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SET UP WITH THE DEPARTMENT OF PERMITTING SERVICES (DPS), ZONING & SITE PLAN ENFORCEMENT DIVISION BEFORE ANY BUILDING CONSTRUCTION ACTIVITY OCCURS ON-SITE. THE OWNER OR HIS DESIGNEE WHO HAS SIGNATURE AUTHORITY, AND GENERAL CONTRACTOR MUST ATTEND THE PRE-CONSTRUCTION MEETING WITH THE DPS SITE PLAN ENFORCEMENT INSPECTOR. A COPY OF THE CERTIFIED SITE PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES. TO SCHEDULE A SITE PLAN INSPECTION WITH DPS, ZONING & SITE PLAN ENFORCEMENT DIVISION PLEASE CONTACT BRIAN KEELER, SUPERVISOR AT 240-581-4448

DESIGN CONSULTANTS:
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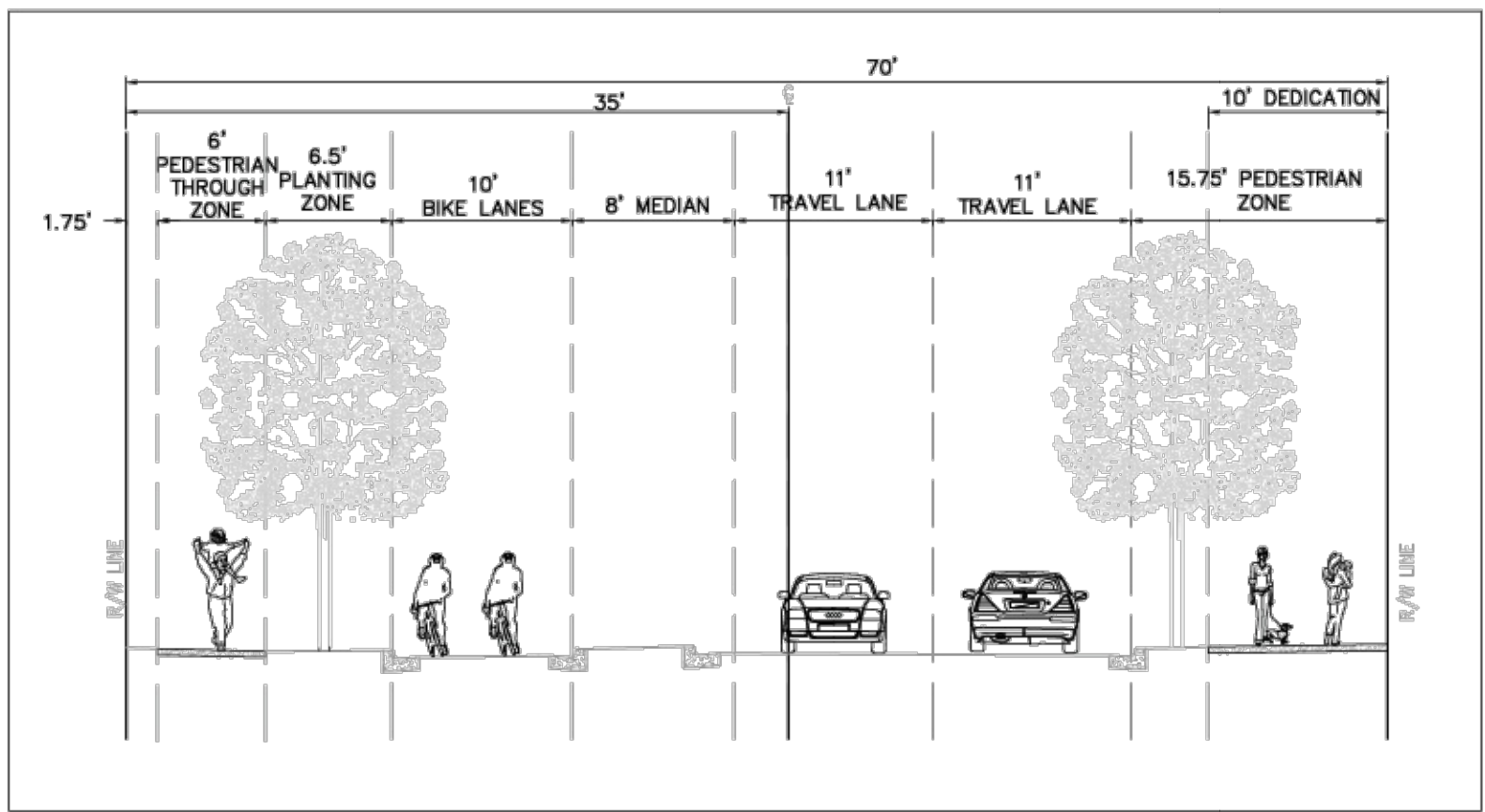
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101 NORTH UNION STREET, SUITE 320
ALEXANDRIA, VA 22314
703.546.9031
CONTACT: STEVE SATTLER

* SHEET CHANGED WITH 12022010A

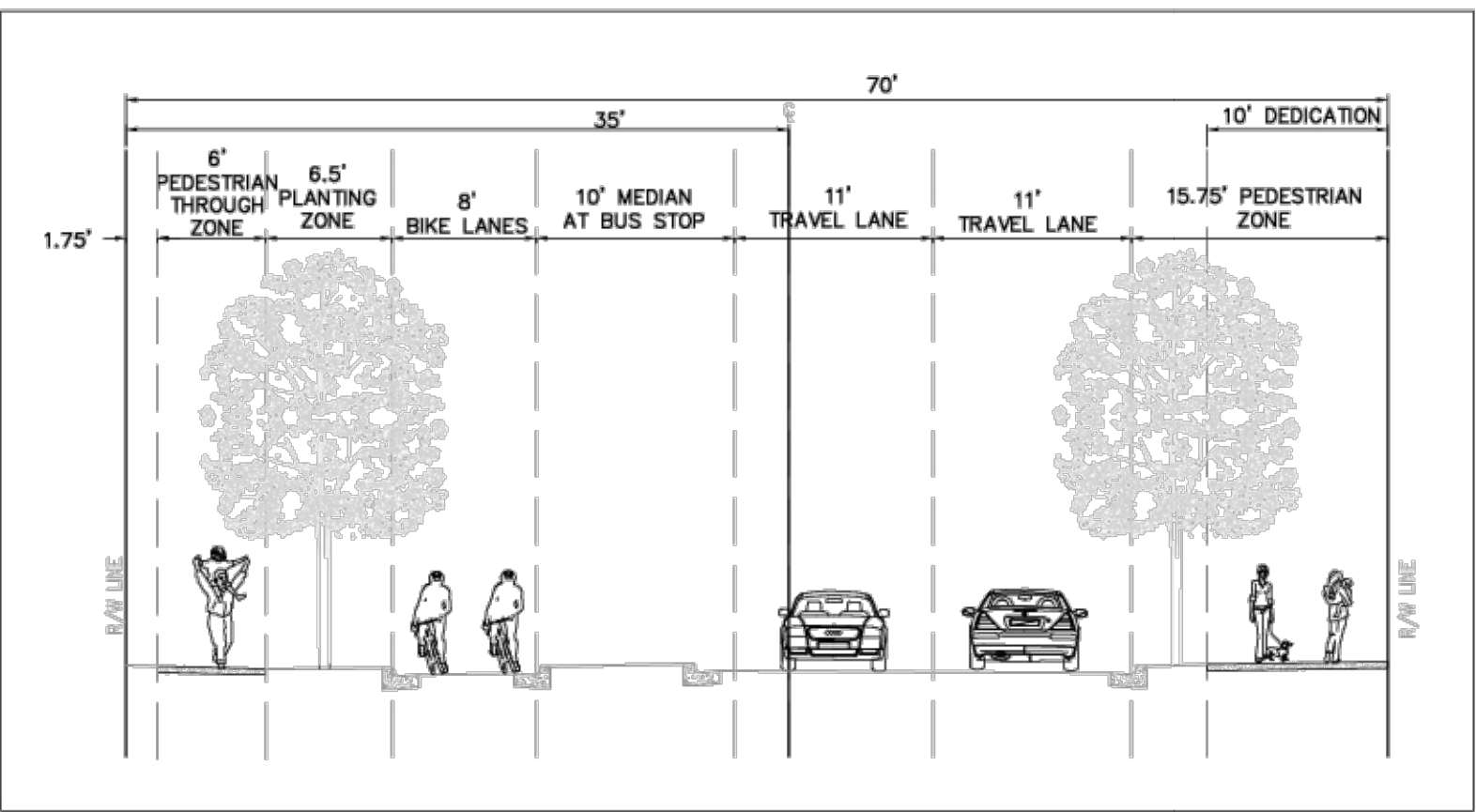
DEVELOPMENT TABULATIONS		SEE SITE PLAN 820220160 FOR ADDITIONAL DEVELOPMENT INFORMATION	
Table 1: Data Table		Approved w/ Prelim Plan 120220100	
Tract Area		92,436 sf	2.1220 ac
Previous Dedications / Takings		5,316 sf	0.1220 ac
Proposed Dedications		2,136 sf	0.0490 ac
Site Area		84,984 sf	1.9510 ac
Mapped Density: Section 59.4.5.4.B.2.c		<i>Permitted/ Required</i>	<i>Approved w/ Prelim Plan 120220100</i>
ZONE: CR-5.0,C-5.0,R-4.75,H-250			
Residential (GFA/FAR)	138,663 sf 1.50 FAR	138,654 sf	1.50 FAR
Commercial (GFA)/FAR	46,221 sf 0.50 FAR	0 sf	0.00 FAR
Total Mapped Density (GFA/FAR)	138,663 sf 1.50 FAR	138,654 sf	1.50 FAR
BOZ (Bethesda Overlay Zone Density) ²	n/a	277,713 sf	3.00 FAR
MPDU GFA	n/a	43,535 sf	0.47 FAR
PIP Payment Area	n/a	234,178 sf	2.53 FAR
Total GFA/FAR	n/a	416,367 sf	4.00 FAR
MPDU Density (GFA/FAR)³	15%	15.1%	56 units
Minimum Setbacks (ft): Section 59.4.5.4.B.2.a		<i>Permitted/ Required</i>	<i>Approved w/ Prelim Plan 120220100</i>
Battery Lane, Side and Rear		0'	0'
Building Height: Section 59.4		<i>Permitted/ Required</i>	<i>Approved w/ Prelim Plan 120220100</i>
Maximum		120'	120'
Green Cover (sf): Section 59.6.3.6		<i>Permitted/ Required</i>	<i>Approved w/ Prelim Plan 120220100</i>
Minimum Green Cover Required	35%	29,747 sf	29,790 sf
Residential Unit Summary		<i>Approved w/ Prelim Plan 120220100</i>	
Standard Units		316 units	85%
MPDUs		56 units	15%
Total Units		372 units	100%
Notes			
¹ The project is seeking to implement up to 277,704 sf square feet of residential gross floor area above the property's mapped density (1.5 FAR) pursuant to the Bethesda Overlay Zone.			
² Park Impact Payment (PIP) calculation: (Total Project Density - Mapped Density) = BOZ Density - MPDU (sf) = sf subject to PIP payment X \$11.40			
³ Minimum required is reduced by 20% per the BOZ.			
⁴ Final number of parking spaces and uses to be determined at building permit.			
⁵ Final residential bicycle parking spaces will be provided based on constructed number of units at a rate of no less than 0.5 spaces per unit.			

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SUITE #500
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301.901.0863

TRAFFIC
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SILVER SPRING, MD 20910
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CONTACT: CHRIS KABATT



BATTERY LANE
STA. 8+12 TO STA. 9+67
TYPICAL ROAD SECTION
(NOT TO SCALE)



BATTERY LANE
STA. 7+56 TO STA. 8+12
TYPICAL ROAD SECTION
(NOT TO SCALE)

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. ENGINEER'S NAME: JULIA R. SHEKHARCHI, P.E. LICENSE NO.: 45670 EXPIRATION DATE: SEPTEMBER 8, 2024

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DRAWN BY: _____

DESIGNED BY: _____

DATE ISSUED: JULY 2024

VIKA
PROJECT VM50527

DRAWING
NO. _____

SHEET NO. PP-1