



REQUIRED/PROVIDED PARKING TABULATION				
		PROPOSED BY SITE / PRELIMINARY / SKETCH PLANS		
		REQUIRED	PROPOSED	
VEHICLE PARKING	RESIDENTIAL	MARKET RATE UNITS: MINIMUM: 1.00 SP/STUDIO, 1.50 SP/1BR, 1.00 SP/2BR MAXIMUM: 1.25 SP/1BR, 1.50 SP/2BR MPDU: 0.50 SP/STUDIO, 0.625 SP/1BR, 0.75 SP/2BR	STUDIO UNITS: 18 (MARKET RATE) + 6 (MPDU) 1 BR UNITS: 30 (MARKET RATE) + 3 (MPDU) 2 BR UNITS: 20 (MARKET RATE) + 6 (MPDU)	14 SP (GARAGE PARKING LEVEL 1) + 76 SP (GARAGE PARKING LEVEL 2) + 4 SP (STREET PARKING) 84 SPACES
	OFFICE	2.00 SP / 1000 SF GFA (MIN.) 3.00 SP / 1000 SF GFA (MAX.)	UP TO 6,500 SF	13 SP (MINIMUM) 20 SP (MAXIMUM) 35 SPACES (GARAGE PARKING LEVEL 1)
			TOTAL VEHICULAR PARKING	101 SP (MINIMUM) 130 SP (MAXIMUM) 129 SPACES
BICYCLE PARKING	RESIDENTIAL	MINIMUM: 0.50 SP / DWELLING UNIT MAXIMUM: 100 SP LONG-TERM: 85%	100 DWELLING UNITS	50 SP (MINIMUM) 100 SP (MAXIMUM) 10 SPACES (VA BIKE RACKS PROPOSED ON SITE)
	OFFICE	1.00 SP / 5,000 SF GFA MAXIMUM: 100 SP LONG-TERM: 85%	UP TO 6,500 SF	1 SP (MINIMUM) 100 SP (MAXIMUM) 10 SPACES
			TOTAL BICYCLE PARKING	51 SP (MINIMUM) 200 SP (MAXIMUM) 10 SPACES

NOTE: TWO ADDITIONAL GARAGE PLAN OPTIONS PROVIDE ADDITIONAL PARKING AS SHOWN ON ARCHITECTURAL FLOOR PLAN SHEETS. THE TABLE ABOVE REPRESENTS GARAGE PLAN - OPTION 1.

PROJECT DATA TABLE: CRT-1.5, C-1.0, R-0.5, H-60		
	PERMITTED / REQUIRED PER THE ZONING ORDINANCE	PROPOSED BY SITE / PRELIMINARY / SKETCH PLAN
A. GROSS TRACT AREA		
SUBJECT PROPERTY - 10509 SUMMIT AVENUE (LOTS 15, 17, & 19 AND PARTS OF LOTS 21, 22, & 23)		50,525 SF (1.16 AC)
3827 PLYERS MILL ROAD (LOT 15)		42,379 SF (0.97 AC)
10414 DETRICK AVENUE (LOT 18 AND PARTS OF LOTS 20 & 22)		24,861 SF (0.57 AC)
B. PREVIOUS DEDICATIONS		
SUBJECT PROPERTY		14,018 SF (0.32 AC)
3827 PLYERS MILL ROAD		N/A
10414 DETRICK AVENUE		6,711 SF (0.15 AC)
C. PROPOSED DEDICATIONS		
SUBJECT PROPERTY		3,415 SF (0.08 AC)
3827 PLYERS MILL ROAD		N/A
10414 DETRICK AVENUE		N/A
D. SITE AREA		
SUBJECT PROPERTY		33,092 SF (0.76 AC)
3827 PLYERS MILL ROAD		42,379 SF (0.97 AC)
10414 DETRICK AVENUE		16,150 SF (0.42 AC)
E. BASE DENSITY / FLOOR AREA RATIO (FAR)		
SUBJECT PROPERTY	CRT - 1.5 FAR (75,788 SF) C - 1.0 FAR (50,525 SF) R - 0.50 FAR (25,263 SF)	CRT - UP TO 1.5 FAR (75,788 SF) C - UP TO 1.0 FAR (50,525 SF) R - UP TO 0.50 FAR (25,263 SF)
3827 PLYERS MILL ROAD	CRT - 1.5 FAR (63,569 SF) C - 1.0 FAR (42,379 SF) R - 0.50 FAR (21,190 SF)	CRT - 0.72 FAR (30,475 SF) C - 0.72 FAR (30,475 SF) R - N/A
10414 DETRICK AVENUE	CRT - 1.5 FAR (37,292 SF) C - 1.0 FAR (24,861 SF) R - 0.50 FAR (12,431 SF)	CRT - 0.24 FAR (6,600 SF) C - 1.0 FAR (24,861 SF) R - N/A
F. SUBJECT SITE: MODERATELY PRICED DWELLING UNITS (MPDU BONUS DENSITY)	12.5% TO 25%	30% (17,665 SF) + 5% (2,943 SF) 35% TOTAL MPDU BONUS DENSITY (20,609 SF) CRT - UP TO 2.03 FAR (102,493 SF) C - UP TO 0.46 FAR (23,000 SF) (SUBJECT SITE) R - 29,283 SF (SUBJECT SITE BASE ALLOWABLE) R - 20,609 SF (MPDU BONUS DENSITY) R - 21,190 SF (3827 PLYERS MILL DENSITY TRANSFER) R - 12,431 SF (10414 DETRICK AVENUE DENSITY TRANSFER) R - UP TO 1.57 FAR (79,493 SF) (TOTAL) [RESIDENTIAL FAR INCLUDES THE BASE ALLOWABLE 0.50 FAR (25,263 SF) IN ADDITION TO A 10% MPDU BONUS DENSITY AND RESIDENTIAL DENSITY TRANSFER.]
G. TOTAL DENSITY	N/A	
H. PUBLIC OPEN SPACE (% OF NET LOT AREA)	10% OF NET LOT AREA	3,309 SF (ON & OFF SITE)
I. MAXIMUM BUILDING HEIGHT	60'	72' ²
J. MINIMUM BUILDING SETBACKS		
FRONT (OFF SUMMIT AVENUE)	0'	0'
FRONT (OFF KNOWLES AVENUE)	0'	27'
SIDE (NORTH SIDE)	0'	0'
REAR (EAST SIDE)	0'	2'

¹ 25% MPDU'S PROVIDED: RESIDENTIAL DENSITY INCREASED ABOVE THE MAPPED RESIDENTIAL FAR BY 30% PLUS 0.1% FOR EACH 0.1% INCREASE IN MPDU'S ABOVE 20% (5% = 35% TOTAL BONUS DENSITY IN ACCORDANCE WITH SECTION 4.6.2.C DEVELOPMENT WITH MODERATELY PRICED DWELLING UNITS OF THE MONTGOMERY COUNTY ZONING ORDINANCE (CHAPTER 59)).
² ADDITIONAL INCREASE IN BUILDING HEIGHT TO PROVIDE 25% MPDU'S.

LEGEND	
	PROP. ESD PRACTICE
	PROP. CONCRETE SIDEWALK
	PROP. BRICK PAVEMENT
	LIMITS OF DISTURBANCE
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	DEVELOPMENT APPROVED UNDER PRELIMINARY PLAN #120200160

Developer's Certificate
The Undersigned agrees to execute all the features of the Site Plan Approval No. 820210039 including Approval Conditions, Development Program, and Certified Site Plan.

10509 SUMMIT AVENUE, LLC
Developer: C/O WOODSIDE VENTURES & REALTY SERVICES THOMAS BRAULT
Company Contact Person
Address: 7215 RIDGEWOOD TERRACE, CHEVY CHASE, MD 20815
Phone: 703-868-2832

Signature: _____

PROFESSIONAL CERTIFICATION
I, BRADY L. FOX, 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, LICENSE NO. 3786, EXPIRATION DATE: 11/30/2021.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY

NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL 811 (WV 1-800-445-4444) (PA 1-800-242-1778) (DC 1-800-251-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

PROJECT No.: MB192168
DRAWN BY: JOC
DATE: 8/20/2020
CAD ID: SDP-0

PROJECT:
THE FLATS AT KNOWLES STATION
FOR
10509 SUMMIT AVENUE, LLC C/O WOODSIDE VENTURES & REALTY SERVICES
SITE PLAN #820210039
LOCATION OF SITE: 10509 SUMMIT AVENUE MONTGOMERY COUNTY KENSINGTON, MARYLAND 20895 LOT: 15, 17, 19 & PART OF 21, 23

BOHLER
16701 MELFORD BLVD., SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

B. L. FOX
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 3786

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-03

ORG. DATE: 8/20/2020

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