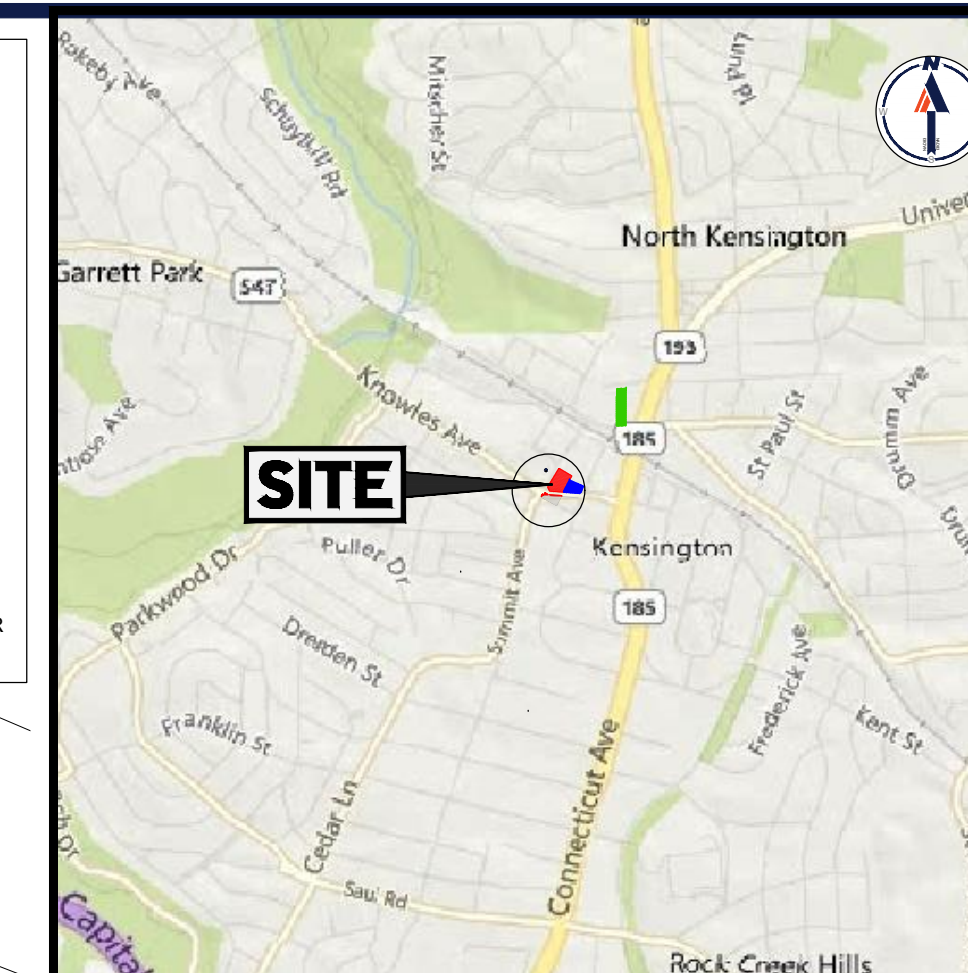


| SHEET INDEX        |              |
|--------------------|--------------|
| SHEET TITLE        | SHEET NUMBER |
| SKETCH PLAN        | 1            |
| SENDING SITES PLAN | 2            |



**LEGEND**

|          |  |
|----------|--|
| [Symbol] | PROP. BUILDING   |
| [Symbol] | ADJACENT EX. BUILDINGS                                 |
| [Symbol] | PROP. CONCRETE SIDEWALK                                |
| [Symbol] | PROP. BRICK PAVEMENT                                   |
| [Symbol] | PROPERTY LINE  |
| [Symbol] | ADJACENT PROPERTY LINE                                 |
| [Symbol] | DEVELOPMENT APPROVED UNDER PRELIMINARY PLAN #120200160 |



**LOCATION MAP**  
SCALE: 1" = 2000'

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

**REVISIONS**

| REV | DATE | COMMENT | DRAWN BY | CHECKED BY |
|-----|------|---------|----------|------------|
|     |      |         |          |            |



THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, 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 1-800-552-7091) (MD 1-800-257-7777) (DE 1-800-282-8555)

**NOT APPROVED FOR CONSTRUCTION**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MB192168  
DRAWN BY: LMW  
CHECKED BY: BLF  
DATE: 8/17/2020  
CAD: LSS

**THE FLATS AT KNOWLES STATION**  
FOR  
**10509 SUMMIT VENTURE, LLC C/O WOODSIDE VENTURES & REALTY SERVICES**  
SKETCH PLAN #320210020  
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  
MONTGOMERY LICENSE NO. 3956

SHEET TITLE:  
**SKETCH PLAN**  
SHEET NUMBER:  
**1**  
ORG. DATE - 8/17/2020

**REQUIRED/PROVIDED PARKING TABULATION**

| VEHICLE PARKING | PERMITTED / REQUIRED PER THE ZONING ORDINANCE (BY REDUCED PARKING AREA)  | PROPOSED BY SITE / PRELIMINARY / SKETCH PLANS  |  |
|-----------------|--|--|--|
|                 |  | REQUIRED   | PROPOSED   |
| RESIDENTIAL     | MARKET RATE UNITS:<br>MINIMUM:<br>1.00 SP/STUDIO, 1.00 SP/1BR, 1.00 SP/2BR<br>MAXIMUM:<br>1.00 SP/STUDIO, 1.25 SP/1BR, 1.50 SP/2BR | STUDIO UNITS: 15 (MARKET RATE) + 6 (MPDU)<br>1 BR UNITS: 30 (MARKET RATE) + 13 (MPDU)<br>2 BR UNITS: 20 (MARKET RATE) + 6 (MPDU) | 14 SP (GARAGE PARKING LEVEL 1)<br>+ 76 SP (GARAGE PARKING LEVEL 2)<br>+ 4 SP (STREET PARKING)<br>94 SPACES |
|                 | MPDU:<br>0.50 SP/STUDIO, 0.625 SP/1BR, 0.75 SP/2BR   | UP TO 6,500 SF   | 13 SP (MINIMUM)<br>20 SP (MAXIMUM)   |
|                 | OFFICE<br>2.00 SP / 1000 SF GFA (MIN.)<br>3.00 SP / 1000 SF GFA (MAX.)   | UP TO 6,500 SF   | 13 SP (MINIMUM)<br>20 SP (MAXIMUM)   |
|                 | TOTAL VEHICULAR PARKING  | 101 SP (MINIMUM)<br>130 SP (MAXIMUM)   | 129 SPACES<br>(GARAGE PARKING LEVEL 1)   |
| BICYCLE PARKING | RESIDENTIAL<br>MINIMUM:<br>0.50 SP / DWELLING UNIT<br>MAXIMUM:<br>100 SP<br>LONG-TERM:<br>85%                                      | 100 DWELLING UNITS   | 50 SP (MINIMUM)<br>100 SP (MAXIMUM)  |
|                 | OFFICE<br>MINIMUM:<br>1.00 SP / 2,000 SF GFA<br>MAXIMUM:<br>100 SP<br>LONG-TERM:<br>85%  | UP TO 6,500 SF   | 1 SP (MINIMUM)<br>100 SP (MAXIMUM)   |
|                 |  | TOTAL BICYCLE PARKING  | 51 SP (MINIMUM)<br>200 SP (MAXIMUM)  |

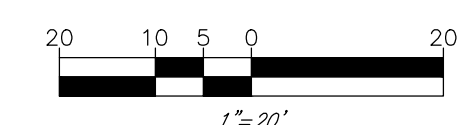
NOTE: TWO ADDITIONAL GARAGE PLAN OPTIONS PROVIDE ADDITIONAL PARKING AS SHOWN ON ARCHITECTURAL FLOOR PLAN SHEETS. THE TABLE ABOVE REPRESENTS GARAGE PLAN - OPTION 1.

**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   |
|---|--|--|
| <b>A. GROSS TRACT AREA</b>  |  |  |
| 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 19 AND PARTS OF LOTS 20 & 23)                                   |  | 24,861 SF (0.57 AC)  |
| <b>B. PREVIOUS DEDICATIONS</b>  |  |  |
| SUBJECT PROPERTY  |  | 14,019 SF (0.32 AC)  |
| 3827 PLYERS MILL ROAD   |  | N/A  |
| 10414 DETRICK AVENUE  |  | 6,711 SF (0.15 AC)   |
| <b>C. PROPOSED DEDICATIONS</b>  |  |  |
| SUBJECT PROPERTY  |  | 3,415 SF (0.08 AC)   |
| 3827 PLYERS MILL ROAD   |  | N/A  |
| 10414 DETRICK AVENUE  |  | N/A  |
| <b>D. SITE AREA</b>   |  |  |
| SUBJECT PROPERTY  |  | 33,092 SF (0.76 AC)  |
| 3827 PLYERS MILL ROAD   |  | 42,379 SF (0.97 AC)  |
| 10414 DETRICK AVENUE  |  | 16,160 SF (0.42 AC)  |
| <b>E. BASE DENSITY FLOOR AREA RATIO (FAR) (FAR = GFA / TRACT AREA)</b>                    |  |  |
| SUBJECT PROPERTY  | CRT - 1.5 FAR (75,788 SF)<br>C - 1.0 FAR (50,525 SF)<br>R - 0.50 FAR (25,263 SF) | CRT - UP TO 1.5 FAR (75,788 SF)<br>C - UP TO 1.0 FAR (50,525 SF)<br>R - UP TO 0.50 FAR (25,263 SF)   |
| 3827 PLYERS MILL ROAD   | CRT - 1.5 FAR (83,569 SF)<br>C - 1.0 FAR (42,379 SF)<br>R - 0.50 FAR (21,190 SF) | CRT - 0.72 FAR (80,475 SF)<br>C - 0.72 FAR (30,475 SF)<br>R - N/A  |
| 10414 DETRICK AVENUE  | CRT - 1.5 FAR (37,292 SF)<br>C - 1.0 FAR (24,861 SF)<br>R - 0.50 FAR (12,431 SF) | CRT - 0.24 FAR (8,600 SF)<br>C - 0.24 FAR (8,600 SF)<br>R - N/A  |
| <b>F. SUBJECT SITE: MODERATELY PRICED DWELLING UNITS (MPDU BONUS DENSITY)</b>             | 12.5% TO 25%   | 30% (17,865 SF) + 3% (1,944 SF)<br>35% TOTAL MPDU BONUS DENSITY (20,809 SF) <sup>1</sup><br>CRT - UP TO 2.03 FAR (102,493 SF)<br>C - UP TO 0.46 FAR (23,000 SF) (SUBJECT SITE)<br>R - 25,263 SF (SUBJECT SITE BASE ALLOWABLE)<br>R - 20,809 SF (MPDU BONUS DENSITY)<br>R - 21,190 SF (3827 PLYERS MILL DENSITY TRANSFER)<br>R - 12,431 SF (10414 DETRICK AVENUE DENSITY TRANSFER)<br>R - UP TO 1.57 FAR (9,493 SF) (TOTAL)<br><small>[RESIDENTIAL FAR INCLUDES THE BASE ALLOWABLE 0.50 FAR (25,263 SF) IN ADDITION TO A 30% MPDU BONUS DENSITY AND RESIDENTIAL DENSITY TRANSFER]</small> |
| <b>G. TOTAL DENSITY</b>   | NA   | NA   |
| <b>H. PUBLIC OPEN SPACE (% OF NET LOT AREA)</b>   | 10% OF NET LOT AREA  | 3,309 SF (ON & OFF SITE)   |
| <b>I. MAXIMUM BUILDING HEIGHT</b>   | 60'  | 72' <sup>2</sup>   |
| <b>J. MINIMUM BUILDING SETBACKS</b>   |  |  |
| FRONT (OFF SUMMIT AVENUE)   | 0'   | 6'   |
| FRONT (OFF KNOWLES AVENUE)  | 0'   | 27'  |
| SIDE (NORTH SIDE)   | 0'   | 0'   |
| REAR (EAST SIDE)  | 0'   | 2'   |

<sup>1</sup> 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).

<sup>2</sup> ADDITIONAL INCREASE IN BUILDING HEIGHT TO PROVIDE 25% MPDU'S.

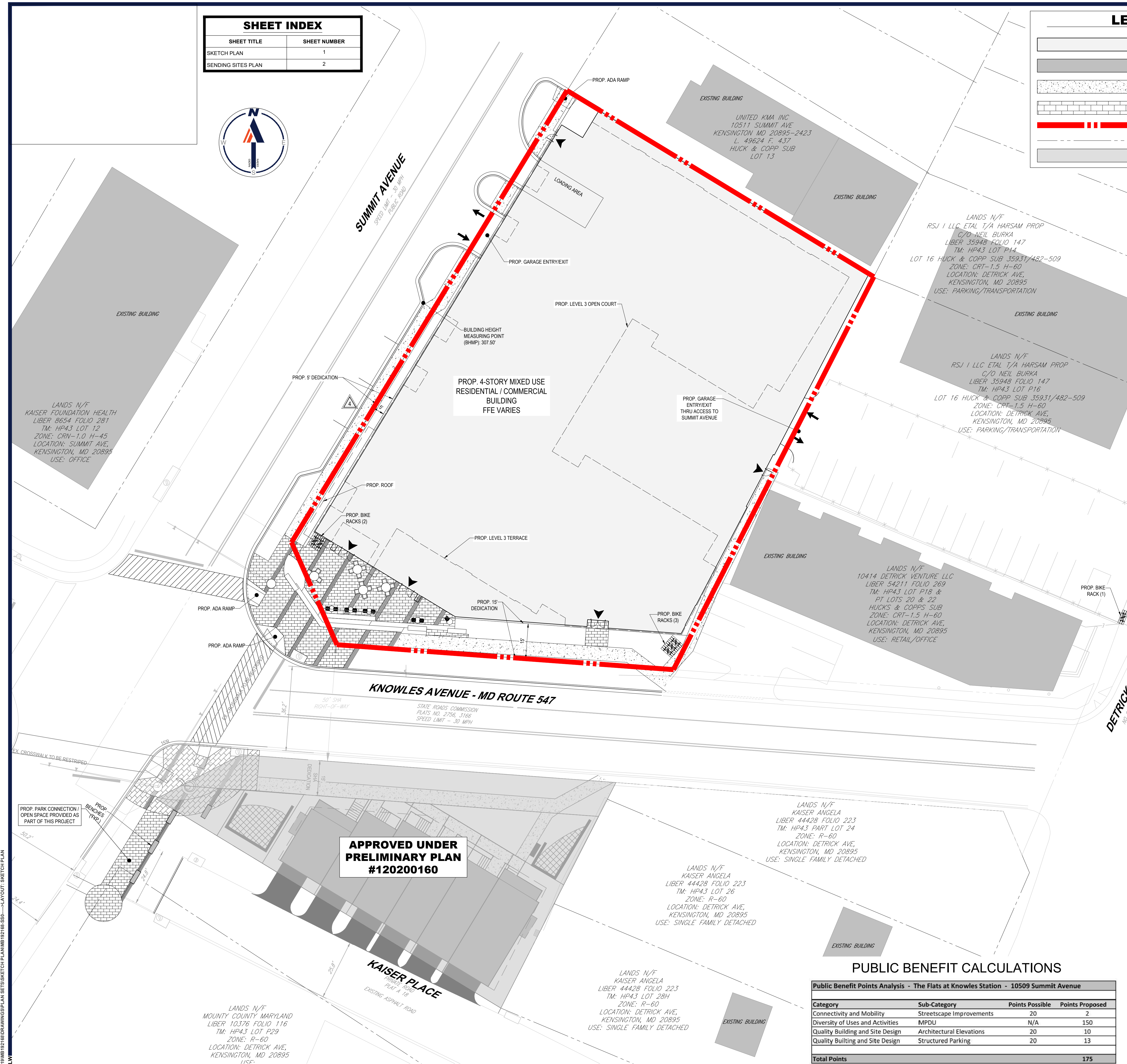


THE SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT THE MASSING, BUILDING FOOTPRINTS AND GENERAL CIRCULATION SYSTEMS PROPOSED FOR THE DEVELOPMENT IN AN ILLUSTRATIVE MANNER.

PROFESSIONAL CERTIFICATION  
I, B. 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

**PUBLIC BENEFIT CALCULATIONS**

| Category                         | Sub-Category             | Points Possible | Points Proposed |
|----------------------------------|--------------------------|-----------------|-----------------|
| Connectivity and Mobility        | Streetscape Improvements | 20              | 2               |
| Diversity of Uses and Activities | MPDU                     | N/A             | 150             |
| Quality Building and Site Design | Architectural Elevations | 20              | 10              |
| Quality Building and Site Design | Structured Parking       | 20              | 13              |
| <b>Total Points</b>              |                          |                 | <b>175</b>      |



H:\1918\1918\DRAWINGS\PLAN SET\SKETCH PLAN\MB192168-SS01-SLAYOUT-SKETCH PLAN