


HERITAGE POTOMAC PARKING																			
Zoning Ordinance							NFPA Means of Access												
	Proposed Development	Proposed Parking Computation Units	Zoning Ordinance Parking Rate	Metric	Zoning Ordinance Parking Required	Parking Provided	NFPA 1141 Factor*	Means of Access Parking per NFPA comps											
Residential Access Permit - Cottages																			
Independent Living Cottages		45 DU	1 per	DU	45 sp		5	225 sp											
Garages						90 sp													
On-street parking						33 sp													
Subtotal	45 DU	45 DU			45 sp	123 sp		225 sp											
Commercial Access Permit - Lodge																			
Independent Living MF	29 DU	29 Units	1 per	DU	29		1	29 sp											
Assisted Living	45 Units	68 Beds	0.25 per	Beds	17		1	17 sp											
Memory Care	28 Units	28 Beds	0.25 per	Beds	7		1	7 sp											
Employees (max at any one time)		30 Employees	0.5 per	Employee	15		1	15 sp											
Subtotal	102 Units				68 sp	77 sp		68 sp											
TOTAL	147 Units				113 sp	200 sp	0	293 sp											
NRFP Chapter 5 Means of Access																			
*NRFP 1141 (5.1.4.2)							0-1250 Parking Spaces												
Where residential areas are mixed with nonresidential areas, then minimum number of access routes shall be determined by calculating five parking spaces for each dwelling unit, adding that number to the parking spaces count for the nonresidential area, and using Table 5.1.4.1(b)							ONE ENTRANCE REQUIRED												
<table border="1"> <thead> <tr> <th colspan="2">Table 5.1.4.1(b)</th> </tr> <tr> <th>Number of Parking Spaces</th> <th>Number of Access Routes</th> </tr> </thead> <tbody> <tr> <td>0-1250</td> <td>1</td> </tr> <tr> <td>1251-3000</td> <td>2</td> </tr> <tr> <td>> 3000</td> <td>3</td> </tr> </tbody> </table>										Table 5.1.4.1(b)		Number of Parking Spaces	Number of Access Routes	0-1250	1	1251-3000	2	> 3000	3
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I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF THAT THIS DOCUMENT AND ITS CONTENTS WERE PREPARED BY ME OR UNDER MY DIRECTION SUPERVISION AND IS BASED ON INPUT FROM SAGE LIFE'S DIRECTOR OF OPERATIONS FOR THE ANTICIPATED BUILDING USE. MY LICENSE EXPIRES ON APRIL 12, 2023.

DocuSigned by:

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7/6/2021

MICHAEL T. WILEY, PE, PROF. LS
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MD LIC NO. 47425 EXP. 10/29/21

DATE

