

**LEGEND**

- GROUND SHOT
- SIGN
- STAND PIPE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER MH
- PARKING METER
- TELE. MH
- SANITARY MH
- GAS VALVE
- OVERHEAD ELEC.
- GUY WIRE
- LIGHT POLE
- POWER POLE
- DOOR
- BOLLARD
- P.K. NAIL
- IRON PIPE FOUND
- TRAVERSE
- CURB
- CURB & GUTTER
- UNDG. PHONE
- UNDG. GAS
- UNDG. ELEC.
- OVERHANG
- WOOD FENCE
- FENCE
- MICRO-BIO PLANTER

**GENERAL NOTES:**

1. ZONING: CR-3.0, C-2.0, R-2.75, H-60T
2. THE INFORMATION CONTAINED HEREON IS BASED ON FIELD-RUN SURVEYS CONDUCTED DURING THE MONTH OF JULY 2017.
3. THE HORIZONTAL DATUM IS MD STATE PLANE NAD 83
4. THE VERTICAL DATUM IS NGVD 88.
5. THE PROJECT IS SERVED BY PUBLIC WATER & SEWER SYSTEMS, AND IS CURRENTLY IN SERVICE CATEGORIES W-1 AND S-1, RESPECTIVELY.
6. THERE ARE NO HISTORIC STRUCTURES LOCATED ON THE SITE, BASED ON THE "LOCATIONAL ATLAS AND INDEX OF HISTORIC SITES IN MONTGOMERY COUNTY MARYLAND" (M-NCP&PC 1976).
7. THERE ARE NO COUNTY CHAMPION TREES ON THE SUBJECT PROPERTY.
8. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THE SUBJECT PROPERTY.
9. THE PROPERTY IS LOCATED WITHIN THE SILVER SPRING PARKING DISTRICT.

**Professional Certification**

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.

Licence No.: 16148  
 Expiration Date.: 08-22-18



Johnson • Bernat • Associates, Inc.

Engineering • Surveying • Planning

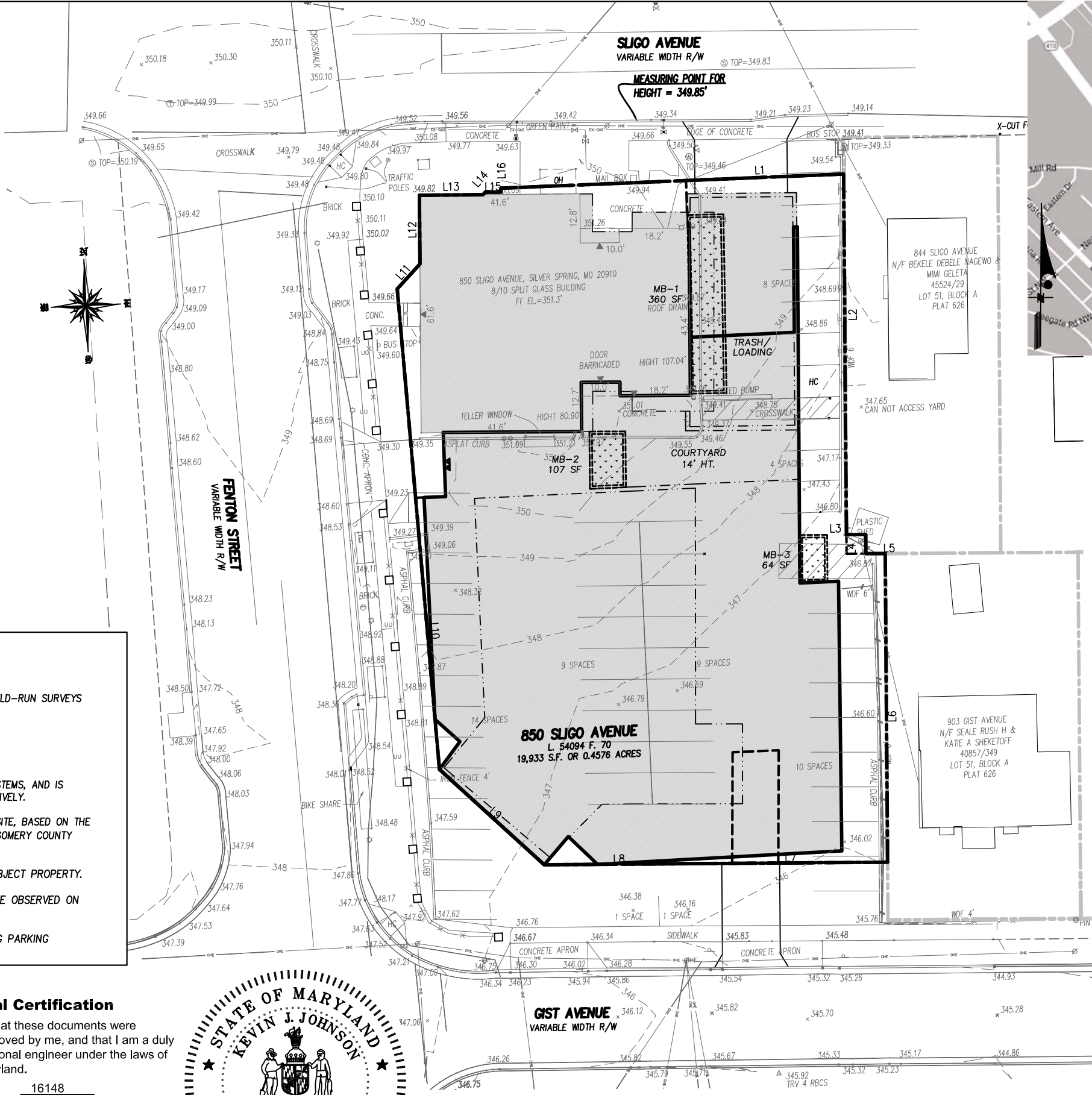
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PLAN NO.:  
 SCALE: 1"=30'  
 DATE: 12/8/17  
 SHEET: SK-1  
 FILE NO.:

850 SLIGO AVENUE

SKETCH PLAN

THIRTEENTH ELECTION DISTRICT, MONTGOMERY COUNTY, MD



**VICINITY MAP**

1"=1,000'

**Data Summary Table**

Data Summary Table	
<b>Tract Area</b>	
Gross Tract Area (SF)	27,647
Previous Dedication Area (SF)	7,714
Net Tract Area (SF)	19,933
<b>Zone</b>	
Zone:	CR-3.0, C-2.0, R-2.75, H-60T
<b>Density</b>	
CR-3.0 (allowed)	82,941
22% Bonus w/15% MPDU's	16,726
Total Allowable Floor Area	99,667
Total Floor Area (proposed)	99,667
<b>C-2.0 (allowed)</b>	
Commercial (proposed)	6,911
<b>R-2.75 (allowed)</b>	
22% Bonus w/15% MPDU's	16,726
Total Residential (allowed)	92,756
<b>Residential (proposed)</b>	
	92,756
<b>Dwelling Units (Total)</b>	
	up to 85 Units
<b>MPDU's (15% of Total Units) - See Note 1</b>	
	up to 13 Units
<b>Height</b>	
H-60T (permitted)	up to 60'
H-60T (proposed) - See Note 2	up to 75'
<b>Parking</b>	
Minimum Spaces Required - See Note 3	61
Maximum Spaces Allowed -	151
Proposed Range of Spaces Provided -	up to 33
<b>Public Use Space</b>	
Required % - See Note 4	5%

- Notes:
1. Final percentage of MPDU's will be determined at Site Plan.
  2. Height allowed by Sector Plan, if Project provides at least 15% MPDU's. The Project meets the height requirements contained in Section 4.5.2.C Zoning Ordinance for properties zoned CR with a height designation of "T".
  3. The property is located in the Silver Spring Parking District, therefore no parking is required.
  4. Applicant proposes to provide Off-Site Public Open Space in accordance with Section 6.3.6.C.