

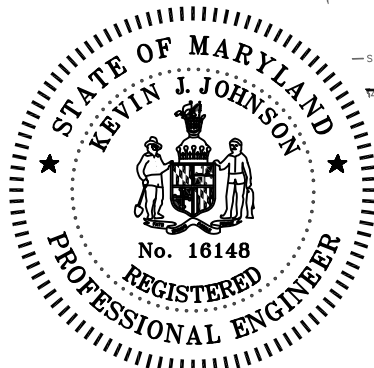
LEGEND

- 348.86
- 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 AND WILL CONTINUE TO BE SERVED BY PUBLIC WATER & SEWER SYSTEMS OFF OF SLIGO AVENUE VIA SERVICE CONNECTION PERMIT #0240349. THE PROPERTY IS 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 LOT DISTRICT.
10. LOADING TO BE SERVICED BY SINGLE-UNITY TRUCKS (SU-30)

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



J·B·A

Johnson • Bernat • Associates, Inc.

Engineering • Surveying • Planning

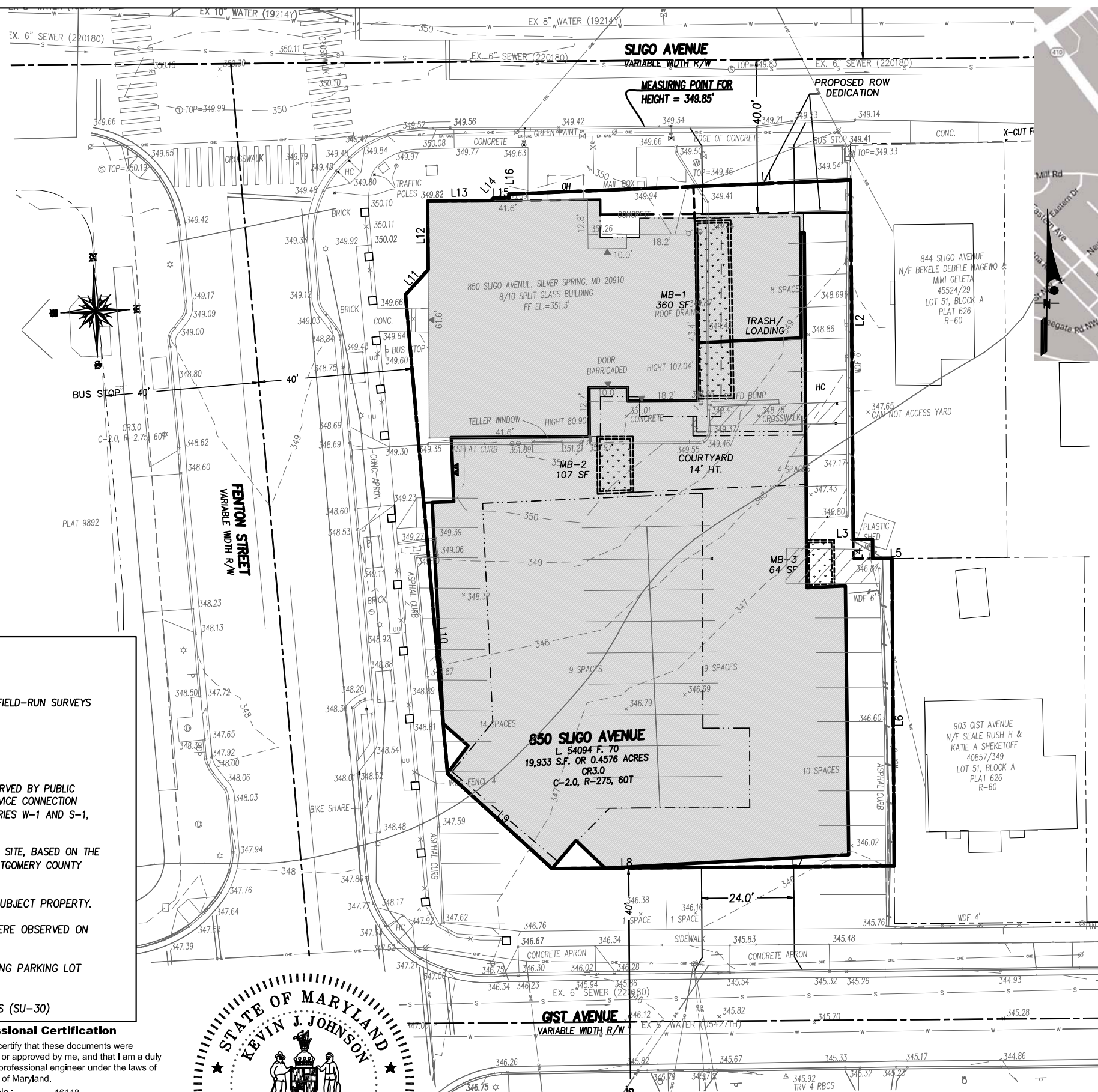
205 N. Frederick Ave. S. 100
 Gaithersburg, MD 20877
 Tel. (301) 963-1133
 Fax: (301) 963-6306
 www.jba-inc.net

PLAN NO.:
 SCALE: 1"=30'
 DATE: 2/22/18
 SHEET: SK-1
 FILE NO.:

850 SLIGO AVENUE

SKETCH PLAN

THIRTEENTH ELECTION DISTRICT, MONTGOMERY COUNTY, MD



VICINITY MAP

1"=1,000'

Data Summary Table

Tract Area	
Gross Tract Area (SF)	27,647
Previous Dedication Area (SF)	7,714
Net Tract Area (SF)	19,933
Zone	
Zone: CR-3.0, C-2.0, R-2.75, H-60T	
Density	
CR-3.0 (allowed)	82,941
Total Allowable Floor Area	82,941
Total Floor Area (proposed)	82,941
C-2.0 (allowed)	55,294
Commercial (proposed)	6,912
R-2.75 (allowed)	76,029
Total Residential (allowed)	76,029
Residential (proposed)	76,029
Dwelling Units (Total)	up to 85 Units
MDPU's (12.5% of Total Units) - See Note	up to 11 Units
Height	
H-60T (permitted)	up to 60'
H-60T (proposed)	up to 60'
Parking	
Minimum Spaces Required - See Note 2	61
Maximum Spaces Allowed -	151
Proposed Range of Spaces Provided -	up to 33
Public Use Space	
Required % - See Note 3	5%

- Notes:
1. Final percentage of MPDUs will be determined at Site Plan.
 2. The property is located in the Silver Spring Parking Lot District, therefore no parking is required.
 3. Applicant proposes to provide Off-Site Public Open Space in accordance with Section 6.3.6.C.



SCALE: 1"=30'