

GENERAL NOTES

- NR/FS# 4 FOREST CONSERVATION NOTE NR/FS# 4-02206E APPROVED 01/25/02. SITE IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS BASED ON THE "SMALL PROPERTY EXEMPTION".
- STORMWATER MANAGEMENT NOTE CONCEPT WAS APPROVED ON 1/15/02 AS SM FILE #204684 AND RECONFIRMED ON AUGUST 18, 2009. QUANTITY CONTROL REQUIREMENTS ARE WAIVED. QUALITY CONTROL IS REQUIRED IN THE FUTURE AT THE TIME OF ULTIMATE "BUILT-OUT" OF THE SITE, AND IS SHOWN HEREON.
- SEDIMENT CONTROL NOTE SMALL LAND DISTURBANCE PERMIT NO. 204644 WILL BE ISSUED UPON PAYMENT OF THE \$5M QUANTITY WAIVER FEE.
- LIGHTING NOTE THERE IS NO PROPOSED LIGHTING OF THESE RESIDENCES OTHER THAN MINOR AREA WAY LIGHTS ON THE DWELLING.
- FLOOD ZONE DESIGNATION SUBJECT PROPERTY LINES WITHIN ZONE C, AREAS OF MINIMAL FLOODING AS SHOWN ON F.E.M.A. N.F.I.P., F.I.R.M. COMMUNITY PANEL NO. 240044-0175-C, REVISION DATED AUGUST 1, 1984.

SITE INFORMATION

LOT AREA:	21,101 SQ. FT.
EXCESS RIGHT OF WAY ACQUIRED FROM COUNTY:	1,511 SQ. FT.
GROSS TRACT AREA:	22,618 SQ. FT.
EXISTING ZONING:	PD 75
DENSITY ALLOWED:	34 DU
DENSITY ALLOWED (0.52 X 15 DU/AC.):	8 DU
(22%) CREDIT FOR MPDUS:	
TOTAL DU ALLOWED:	41 DU
DENSITY PROVIDED:	
TOTAL UNITS PROVIDED AT MARKET VALUE:	30 DU
1 SINGLE FAMILY DWELLING:	1 DU
37 CONDOMINIUM UNITS:	31 DU
+ MPDU (14% OF TOTAL):	1 DU
TOTAL DU PROVIDED:	41 DU
GREEN SPACE REQUIRED:	6,185 s.f. (30%)
GREEN SPACE PROVIDED:	
GROUND FLOOR:	3,753 s.f.
PENTHOUSE (SEE ARCH PLANS):	5,405 s.f.
	9,158 s.f. (40.5%)

PARKING REQUIRED:

RESIDENTIAL REQUIREMENTS:		
EX. SINGLE FAMILY HOUSE **	4 SPACES	††
37 TWO BEDROOMS @ 1.5 SPACES:	56 SPACES	
9 MPDU UNITS @ 0.75 SPACES:	7 SPACES	
SUBTOTAL:	67 SPACES	
10% PARKING SPACE REDUCTION PER ZONING SECTION 54.E.3.33(a):	(-7) SPACES	
COMMERCIAL REQUIREMENT:		
(PROPOSED 3,200 SF GROSS COMMERCIAL AREA)	1200 SF @ 25 SPACES/1000 SF:	30 SPACES
1200 SF PROPOSED RESTAURANT PATRON AREA	120 SF @ 15 SPACES/1000 SF:	2 SPACES
120 SF PROPOSED OUTDOOR SEATING PATRON AREA	120 SF @ 15 SPACES/1000 SF:	32 SPACES
TOTAL COMMERCIAL SPACES:		64 SPACES
TOTAL PARKING REQUIRED:		42 SPACES
PARKING PROVIDED:		
EX. SINGLE FAMILY GARAGE PARKING:	7 SPACES	
SERVICE COURT P1	7 SPACES	
UNDERGROUND PARKING GARAGE LEVEL P2	22 SPACES	
UNDERGROUND PARKING GARAGE LEVEL P3 WITH ATTENDANT PARKING PER SEC. 54.E.2.4:	24 SPACES	
UNDERGROUND PARKING GARAGE LEVEL P4 WITH ATTENDANT PARKING PER SEC. 54.E.2.4:	36 SPACES	
TOTAL PARKING PROVIDED:		101 SPACES

** EXISTING SINGLE FAMILY HOUSE TO REMAIN WITH APPROVED SPECIAL EXCEPTION 5-2140 AS A CHARITABLE/PHILANTHROPIC USE.
 †† 4 SPACES REQUIRED: 1 SPACE PER 2 RESIDENTS = 3 SPACES + 1 SPACE PER 2 EMPLOYEES = 1 SPACE

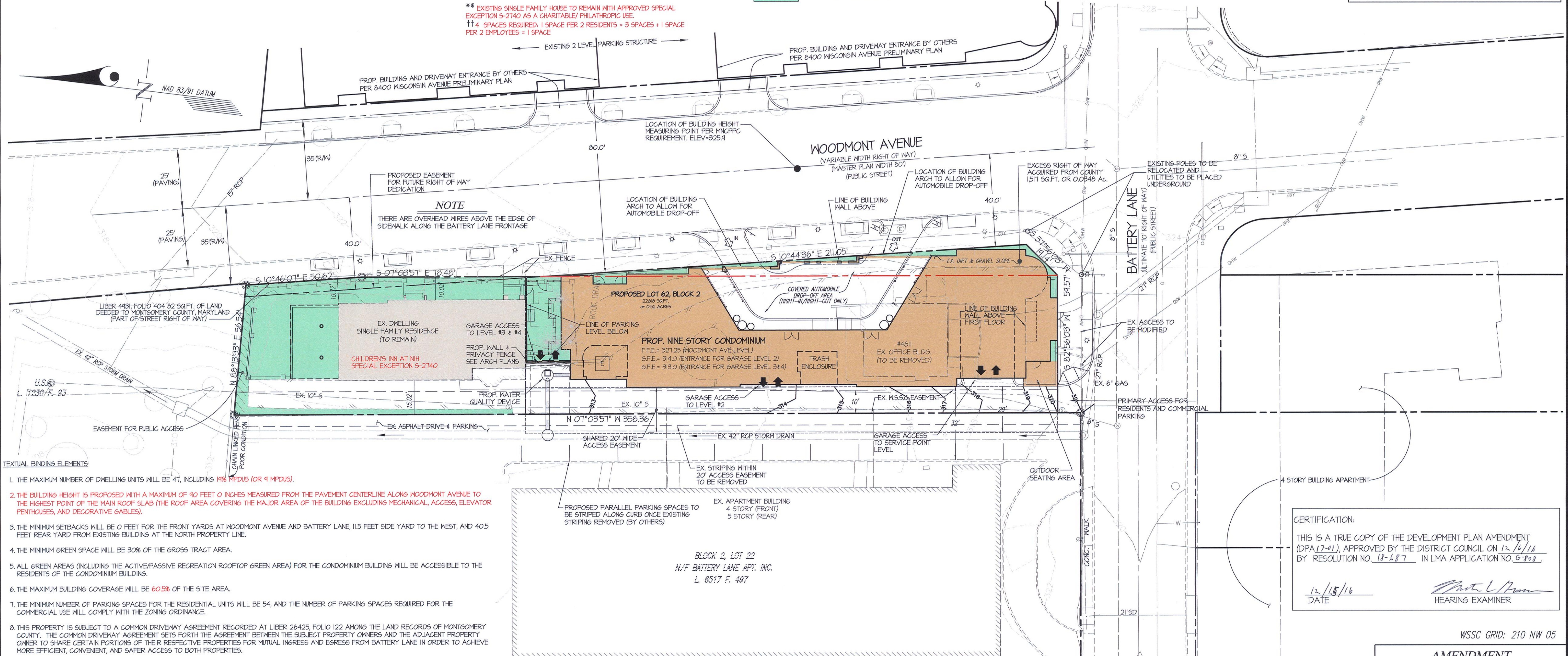
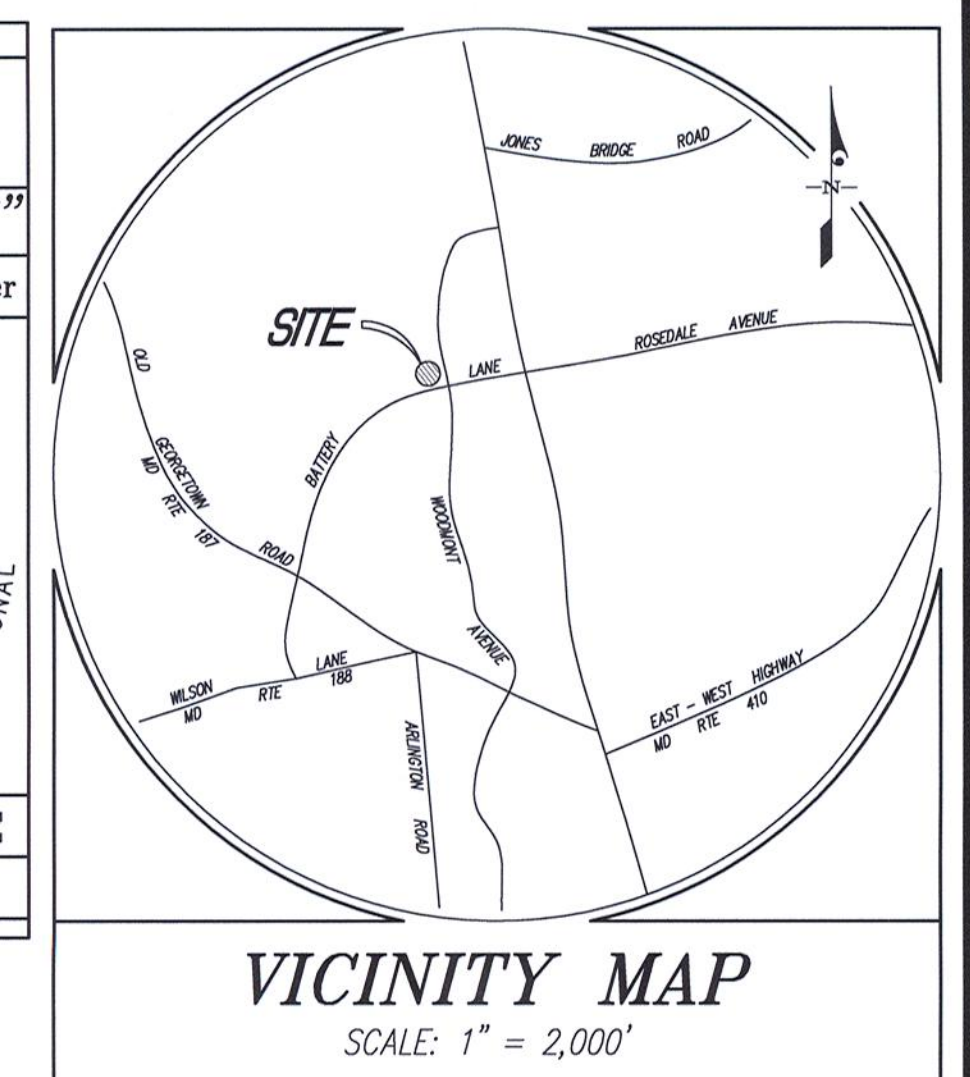
LEGEND

- ⊙ CURB & GUTTER
- ⊙ SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
- ⊙ GV GAS VALVE
- ⊙ WATER VALVE
- ⊙ TELEPHONE MANHOLE
- ⊙ TREE
- ⊙ UTILITY POLE
- ⊙ LIGHT POLE
- ⊙ SEWER LINE
- ⊙ STORM DRAIN LINE
- ⊙ GAS LINE
- ⊙ BUILDING RESTRICTION LINE
- ⊙ EXISTING DRIVEWAY PAVEMENT
- ⊙ FINISHED FLOOR ELEVATION
- ⊙ GARAGE FLOOR ELEVATION
- ⊙ PROPOSED GREEN SPACE

PD-75 ZONE DEVELOPMENT STANDARDS TABULATION

ITEMS	CODE REQUIREMENT	PROVIDED
LOT AREA	NO SPECIFICATION	0.52 AC./22,618 SQ.FT.
BUILDING COVERAGE	NO MAXIMUM	0.31 AC. (60.5%)
FRONT SETBACK	0' MIN.	0' ON BATTERY LANE AND WOODMONT AVE 11.5' TO WEST
SIDE SETBACK	0' MIN.	40.5' FROM EXISTING BLDG AT NORTH PROPERTY LINE
REAR SETBACK	0' MIN.	423'
LOT FRONTAGE	0' MIN.	40'-0"
BUILDING HEIGHT	NO MAXIMUM	

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TEXTUAL BINDING ELEMENTS

- THE MAXIMUM NUMBER OF DWELLING UNITS WILL BE 41, INCLUDING 14% MPDUS (OR 9 MPDUS).
- THE BUILDING HEIGHT IS PROPOSED WITH A MAXIMUM OF 90 FEET 0 INCHES MEASURED FROM THE PAVEMENT CENTERLINE ALONG WOODMONT AVENUE TO THE HIGHEST POINT OF THE MAIN ROOF SLAB (THE ROOF AREA COVERING THE MAJOR AREA OF THE BUILDING EXCLUDING MECHANICAL, ACCESS, ELEVATOR PENTHOUSES, AND DECORATIVE GABLES).
- THE MINIMUM SETBACKS WILL BE 0 FEET FOR THE FRONT YARDS AT WOODMONT AVENUE AND BATTERY LANE, 11.5 FEET SIDE YARD TO THE WEST, AND 40.5 FEET REAR YARD FROM EXISTING BUILDING AT THE NORTH PROPERTY LINE.
- THE MINIMUM GREEN SPACE WILL BE 30% OF THE GROSS TRACT AREA.
- ALL GREEN AREAS (INCLUDING THE ACTIVE/PASSIVE RECREATION ROOFTOP GREEN AREA) FOR THE CONDOMINIUM BUILDING WILL BE ACCESSIBLE TO THE RESIDENTS OF THE CONDOMINIUM BUILDING.
- THE MAXIMUM BUILDING COVERAGE WILL BE 60.5% OF THE SITE AREA.
- THE MINIMUM NUMBER OF PARKING SPACES FOR THE RESIDENTIAL UNITS WILL BE 54, AND THE NUMBER OF PARKING SPACES REQUIRED FOR THE COMMERCIAL USE WILL COMPLY WITH THE ZONING ORDINANCE.
- THIS PROPERTY IS SUBJECT TO A COMMON DRIVEWAY AGREEMENT RECORDED AT LIBER 26425, FOLIO 122 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY. THE COMMON DRIVEWAY AGREEMENT SETS FORTH THE AGREEMENT BETWEEN THE SUBJECT PROPERTY OWNERS AND THE ADJACENT PROPERTY OWNER TO SHARE CERTAIN PORTIONS OF THEIR RESPECTIVE PROPERTIES FOR MUTUAL INGRESS AND EGRESS FROM BATTERY LANE IN ORDER TO ACHIEVE MORE EFFICIENT, CONVENIENT, AND SAFER ACCESS TO BOTH PROPERTIES.
- APPLICANT SHALL SUBMIT A REVISED STORMWATER MANAGEMENT CONCEPT PLAN TO BE APPROVED PRIOR TO SITE PLAN.

CERTIFICATION:
 THIS IS A TRUE COPY OF THE DEVELOPMENT PLAN AMENDMENT (DPA 17-01), APPROVED BY THE DISTRICT COUNCIL ON 12/16/16 BY RESOLUTION NO. 18-687 IN LMA APPLICATION NO. G-808.
 12/15/16
 DATE
 HEARING EXAMINER

GLW GUTSCHICK, LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
07/20/16	REVISED PLAN TO REMOVE TEXTUAL BINDING ELEMENT #10	MAJ	
07/15/10	REVISED PLAN PER PLANNING BOARD COMMENTS	MAJ	
11/02/09	REVISED PLAN TO INCLUDE 90'-0" BUILDING HEIGHT, NEW UNIT MIX, AND PARKING REQ.	MAJ	
02/16/07	REVISED PLAN PER COMMENTS FROM ZONING HEARING EXAMINER	MAJ	
01/11/06	REVISED PLAN PER COMMENTS FROM PARK & PLANNING STAFF	MAJ	
12/20/05	REVISED PLAN PER COMMENTS FROM PARK & PLANNING STAFF	MAJ	
06/22/05	REVISED PLAN TO INCLUDE NEW ARCHITECTURE AND CONDO REGIME	MAJ	
02/05/04	REVISED PLAN PER COMMENTS FROM HEARING EXAMINER	MAJ	
11/05/03	REVISED PLAN PER PLANNING BOARD RECOMMENDATION	MAJ	
10/29/03	REVISED PLAN PER COMMENTS FROM ZONING HEARING EXAMINER	MAJ	
08/15/03	REVISED PLAN PER COMMENTS FROM PARK & PLANNING	MAJ	

PREPARED FOR:
 Dubai BW, LLC
 c/o Dubai Investment VI, LLC
 1111 Sunset Hills Road, Suite 200
 Reston, VA 20190

Professional Certification
 I hereby certify that these plans 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. 12464, Expiration Date: MAY 28, 2017



AMENDMENT TO DEVELOPMENT PLAN
WOODMONT VIEW
LOT 62, BLOCK 2, NORTHWEST PARK
 BETHESDA ELECTION DISTRICT No. 7
 MONTGOMERY COUNTY, MARYLAND

AMENDMENT TO DEVELOPMENT PLAN		
SCALE	ZONING	G. L. W. FILE NO.
1"=20'	PD-75	01137
DATE	TAX MAP - GRID	SHEET
JUL, 2016	HN 123	1 OF 1