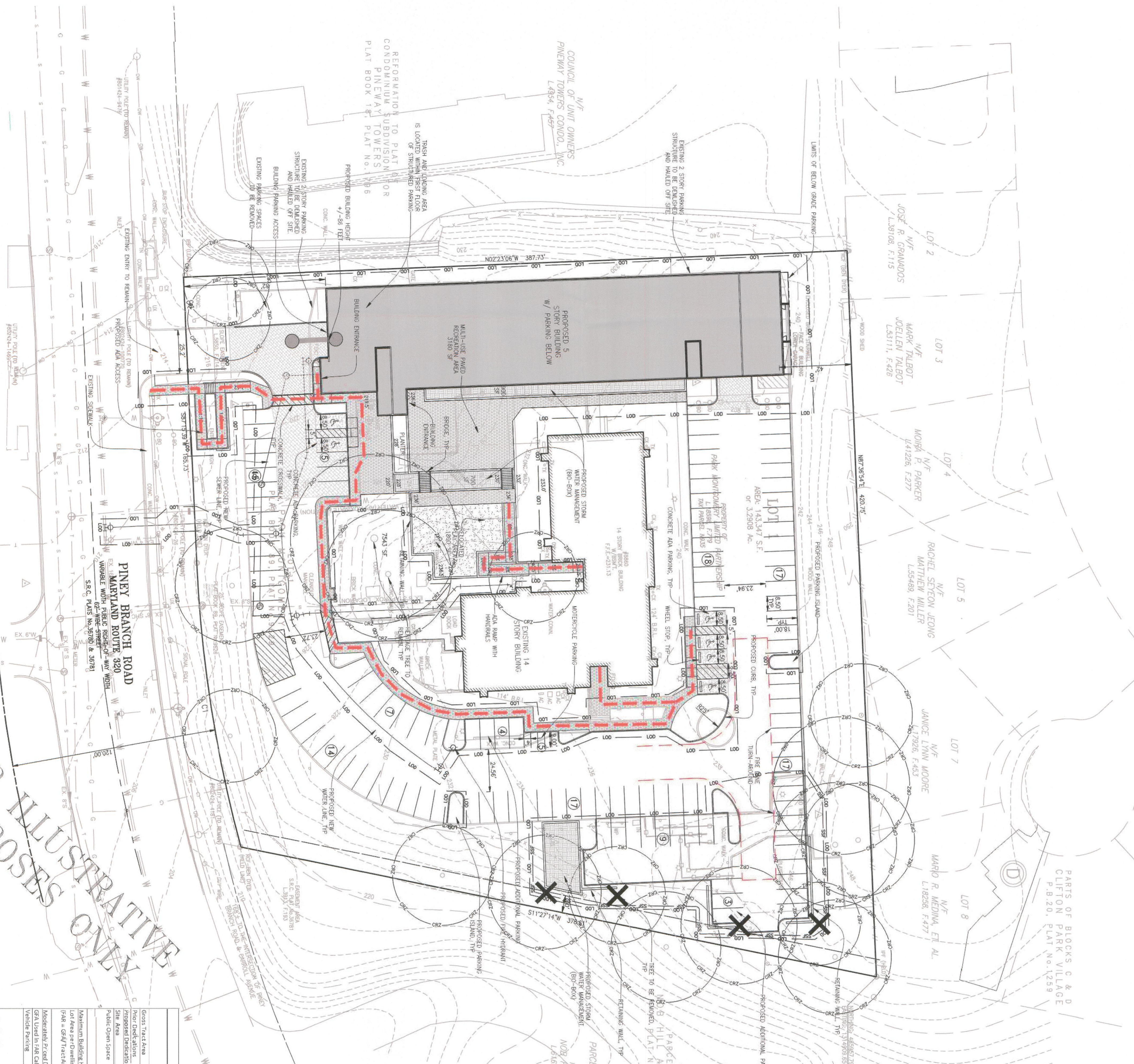
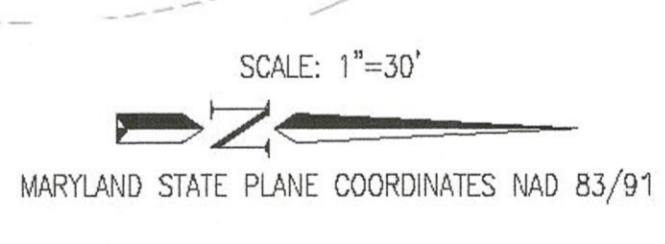


OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION
 THIS IS A TRUE COPY OF THE SCHEMATIC DEVELOPMENT WITH AN
 EXHIBIT NUMBER **45** APPROVED BY THE DISTRICT COUNCIL
 ON **July 30, 2021** BY RESOLUTION NUMBER
14-1945 IN APPLICATION NUMBER **H-196**
August 6, 2021
Derek S. Baumgartner
 DISTRICT COUNCIL MEMBER
 WARD 5

- BIDDING ELEMENTS OF IMA**
- The use of the property will be limited to multifamily residential and associated garage and surface parking.
 - Medium building height on the property will be 100' for existing buildings, however new development will be limited to 95 feet in height.
 - Total residential units on-site will not exceed 217 units.
 - Vehicle access to the site will be limited to the existing driveway/ access point.
 - Fifteen percent of the total units on-site will be required as moderately priced dwelling units, per Chapter 23A of the County Code, subsequent to the expiration of the IMAF reductions and any other State restricted-use covenants.

- GENERAL NOTES**
 Site Area: 1.343,446 sq. ft. or 3.09 Acres
 Zone: R-H
- The site is located on 7th Ave. NW, JPE1 and WSSC grid 211 (W21), and identified as Parcel 19355 with Tax ID number 00915711. Street address is 8860 Piney Branch Drive.
 - Review for potential rezoning, and topography information - 2 contours is was 3. Sufficient information was obtained from www.washingtondc.gov on June 10, 2020.
 - The site is located within the Northwest Branch of the Anacostia River watershed.
 - The site is not located in a FEMA flood zone.
 - The site contains no special protection (SP4) or Primary Management (PMA) areas.
 - No trees or Thicketland Species, Critical Habitats were observed on this property verified by the Maryland DNR.
 - There are steep slopes located on-site.
 - The site contains a small portion of forest along the east property line according to MACTAS.
 - The site is located on Taxmap JPE1.
 - This site is located on WSC 200 sheet 211 (N21).
 - This site is located in Election District 20.
 - WSSC service categories: 5.1-W-1.
 - Site is to be serviced by public water and sewer systems.
 - Parcel ID: 00915711
 - Liberal/Police Address: 8860 Piney Branch Road 935
 - Scale type is TC as shown on the Natural Resources Conservation Service website.
 - Utility Companies
 Electric: Potomac
 Gas: Washington Gas
 CATV: Comcast
 Water/ Sewer: WSSC
 - Stormwater management to be provided on-site to meet the FSD requirements to the MFP.
 - Disturbed area = 180
 - Topography and boundary by Charles P. Johnson and Associates, January 2020



NOTE:
 FLOATING ZONE PLAN IS SCHEMATIC AND BUILDING LOCATION COULD SHIFT DURING SKETCH AND SITE PLAN DEVELOPMENT.

- NOTES:**
- WILL PROVIDE STREETScape IMPROVEMENTS PER THE 2013 LONG BRANCH SECTOR PLAN AND 2018 BUCKWATER MASTER PLAN TO BE DETERMINED AT THE TIME OF SKETCH/SITE PLAN.
 - SCHEMATIC SKETCH AND DESIGN TO BE SUBMITTED AT SKETCH/SITE PLAN IN COORDINATION WITH APPROPRIATE COUNTY AGENCIES.

FOR ILLUSTRATIVE PURPOSES ONLY



DATA TABLE

Category	Sub Category	Possible Points	Proposed Points	
PUBLIC BENEFIT POINTS	Transit Proximity - Section 4.2.3.B	Level 2 - Transit Proximity	20	10
	Quality Building & Site Design - Section 4.2.3.E	Structured Parking	20	14***
	Affordable Housing - Section 4.2.3.D	Moderately Priced Dwelling Units	No Limit*	30**
	TOTAL POINTS REQUIRED - 50 (CAT Zone)			
	TOTAL POINTS PROPOSED			54
	Zone	R-H		
	EA Water/Power Categories	W-1A-1		
	Method of Storm	Environment Site Design		
	Waterbody	Northwest Branch		
	Geographic Information from	Charles P. Johnson & Associates		
Boundary Information from	Charles P. Johnson & Associates			
Map Reference	NAD 83/91			
WSSC Base Map	JPE1			
Area of R-H	211,000 sq ft			
Area of R-H	150,000 sq ft (3.4 Acres)			
Area of R-H	150,000 sq ft (3.4 Acres)			
Proposed Street Dedication	None			
Net Total Area	143,347 sq ft (3.27 Acres)			
100 Year Floodplain	None			
Stream Valley Buffer	None			
Wetlands	None			

DEVELOPMENT STANDARDS

Category	Standard	Proposed	
Residential	Minimum Building Height	35'	140'
	Maximum Building Height	None	140'
	Minimum Lot Coverage	14% (10% for 100' or more)	14%
	Maximum Lot Coverage	None	14%
	Minimum Front Setback	10'	10'
	Minimum Side Setback	5'	5'
	Minimum Rear Setback	5'	5'
	Minimum Corner Setback	5'	5'
	Minimum Front Yard	10'	10'
	Minimum Side Yard	5'	5'

CPJ Charles P. Johnson & Associates, Inc.
 1250 Birch Rd., Ste. 200 Silver Spring, MD 20910
 Tel: 301-441-3333 Fax: 301-441-3334
 www.cpj.com

PARK MONTGOMERY FIFTH (5TH) DISTRICT MONTGOMERY COUNTY, MD

LANDSCAPE ARCHITECT CERTIFICATE
 I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND TRUTHFUL AND WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMPLIES WITH ALL APPLICABLE REQUIREMENTS.
 RESIGNED: 1/16/2021
 SIGNATURE: [Signature]
 DATE: 7/16/2021

LEGEND

- EX SIGNAL POLE
- EX MANHOLE
- EX STORM DRAIN MANHOLE
- EX UTILITY POLE
- EX CURB WIRE
- EX LIGHT
- EX SIGN
- EX FIRE HYDRANT
- EX EASEMENT LINE
- EX PROPERTY LINE
- EX METAL FENCE
- EX WOOD FENCE
- EX OVER HEAD WIRE
- LIMITS OF CONSTRUCTION
- EX CONCRETE CURB
- PROPOSED CONCRETE CURB
- PROPOSED RETAINING WALL
- EXISTING CRITICAL ROOT ZONE
- SIGNIFICANT TREE TO BE REMOVED
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED BI-RETENTION AREA
- PROPOSED ASPHALT PAVING (W/ 3" ASPHALT OVER 8" ROCK)
- PROPOSED VEHICLE LOADED CONCRETE PAVING
- PROPOSED CONCRETE PAVING
- PROPOSED PLAY AREA SURROUNDING
- ADA ACCESS ROUTE
- BUILDING HEIGHT MEASUREMENT

UPDATES/REVISIONS:

REV.	DATE	DESCRIPTION
REV. 1	05-27-20	ADDED DATA TABLE AND PROPOSED STRUCTURE
REV. 2	07-27-20	ADDED DATA TABLE AND PROPOSED STRUCTURE
REV. 3	01-26-21	REVISIONS PER ANCPIC COMMENTS
REV. 4	01-26-21	MODIF. REVISIONS PER ANCPIC COMMENTS

CONTRACTOR: CHARLES P. JOHNSON & ASSOCIATES, INC.
 1250 BIRCH RD., STE. 200 SILVER SPRING, MD 20910
 TEL: 301-441-3333 FAX: 301-441-3334
 WWW.CPJ.COM

DATE: JUL 2021
SCALE: 1" = 30'

