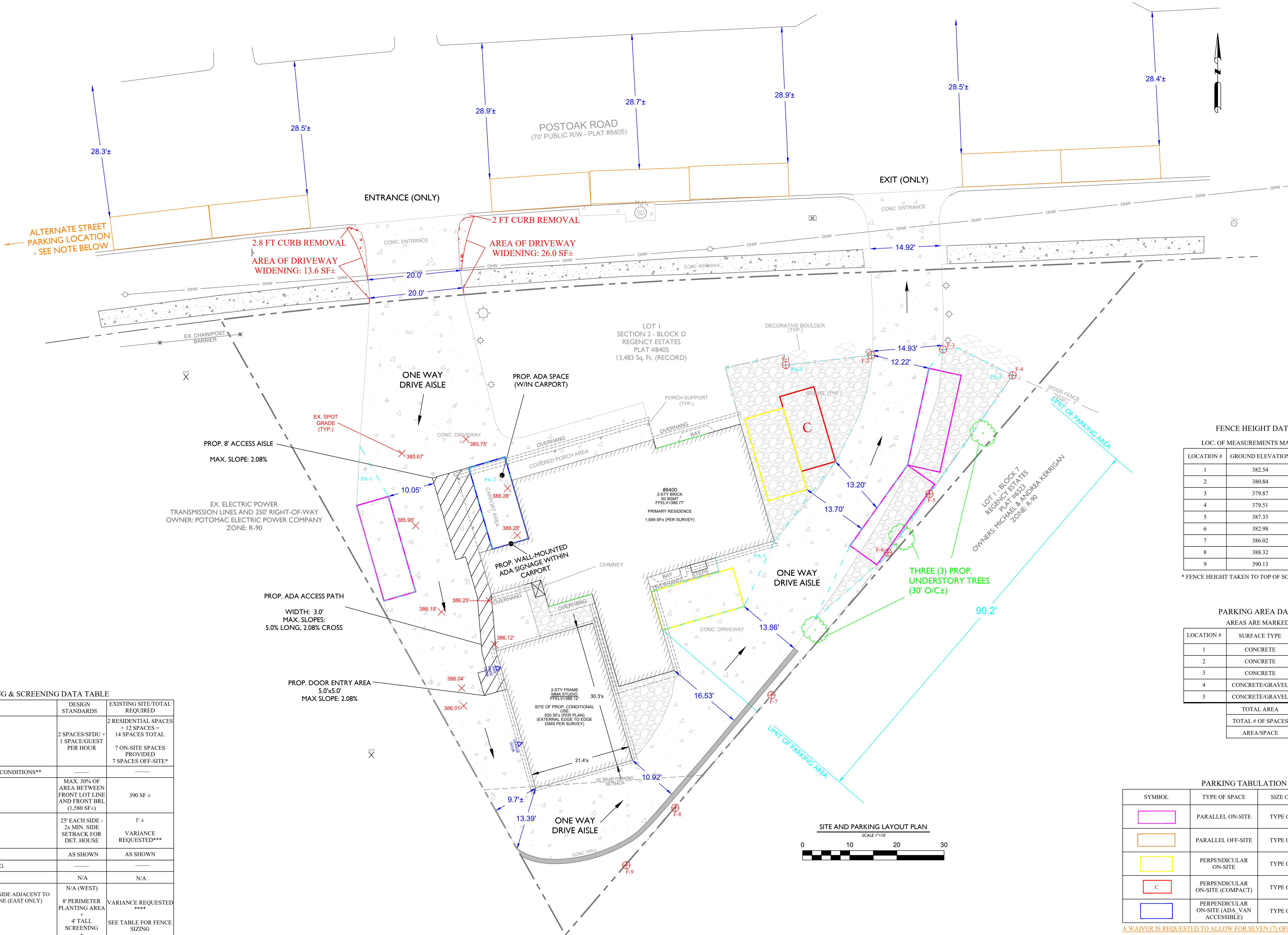


PARKING & SCREENING DATA TABLE		
REQUIRED PARKING SPACES	DESIGN STANDARDS	EXISTING SITE/TOTAL REQUIRED
	2 SPACES/SF DU + 1 SPACE/GUEST PER HOUR	2 RESIDENTIAL SPACES + 12 SPACES = 14 SPACES TOTAL 7 ON-SITE SPACES PROVIDED 7 SPACES OFF-SITE*
REQUIRED PARKING SETBACKS/CONDITIONS**		
FRONT SETBACK	MAX. 30% OF AREA BETWEEN FRONT LOT LINE AND FRONT BRL (1,580 SF±)	390 SF ±
SIDE SETBACK	25' EACH SIDE - 2x MIN. SIDE SETBACK FOR DET. HOUSE	1' ± VARIANCE REQUESTED***
REAR SETBACK	AS SHOWN	AS SHOWN
REQUIRED PARKING SCREENING		
FRONT	N/A	N/A
SIDE REQUIRED FOR PORTION OF SIDE ADJACENT TO DETACHED RESIDENTIAL ZONE (EAST ONLY)	N/A (WEST) 8' PERIMETER PLANTING AREA 4' TALL SCREENING 1 TREE EVERY 30' O.C. (EAST)	VARIANCE REQUESTED**** SEE TABLE FOR FENCE SIZING 3 TREES PROPOSED ALONG EAST P/L
REAR	N/A	N/A
REQUIRED PARKING AREA	160 SF/VEH * 7 VEH = 1,120 SF (MIN.)	1,836.5 SF

NOTES  
\* WAIVER FROM SECTIONS 59.6.2.2 & 59.6.2.4.B OF ZONING ORDINANCE REQUESTED  
\*\* BASED ON APPROXIMATE PROPERTY LINE LOCATION AS SHOWN HEREON  
\*\*\* WAIVER FROM SECTION 59.6.2.5.K.2.b OF THE ZONING ORDINANCE REQUESTED  
\*\*\*\* WAIVER FROM SECTION 59.6.2.9.b.1 OF THE ZONING ORDINANCE REQUESTED



FENCE HEIGHT DATA TABLE		
LOC. OF MEASUREMENTS MARKED THUSLY: F-1		
LOCATION #	GROUND ELEVATION	FENCE HEIGHT (FROM FINISH GRADE)*
1	382.54	388.47
2	380.84	387.58
3	379.87	386.73
4	379.51	386.27/385.73
5	387.33	381.33
6	382.98	388.50
7	386.02	392.17
8	388.32	394.60
9	390.13	395.84

\* FENCE HEIGHT TAKEN TO TOP OF SCREENING PANELS

PARKING AREA DATA TABLE		
AREAS ARE MARKED THUSLY: PA-1		
LOCATION #	SURFACE TYPE	OVERALL PARKING AREA
1	CONCRETE	189.7 SF
2	CONCRETE	144.0 SF
3	CONCRETE	220.2 SF
4	CONCRETE/GRAVEL	702 SF
5	CONCRETE/GRAVEL	552.3 SF
TOTAL AREA		1,836.5 SF
TOTAL # OF SPACES		7
AREA/SPACE		262.3 SF

PARKING TABULATION TABLE			
SYMBOL	TYPE OF SPACE	SIZE OF SPACE	NUMBER PROPOSED
	PARALLEL ON-SITE	TYPE OF SPACE	3
	PARALLEL OFF-SITE	TYPE OF SPACE	7
	PERPENDICULAR ON-SITE	TYPE OF SPACE	2
	PERPENDICULAR ON-SITE (COMPACT)	TYPE OF SPACE	1
	PERPENDICULAR ON-SITE (ADA, VAN ACCESSIBLE)	TYPE OF SPACE	1

A WAIVER IS REQUESTED TO ALLOW FOR SEVEN (7) OFF-SITE PARKING SPACES

ADDITIONAL LOCATION FOR OFF-SITE SPACES TO THE WEST OF THE PROPERTY, ALONG POSTOAK ROAD ADJACENT TO THE PEPCO RIGHT-OF-WAY.

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, LICENSE No. 22417, EXPIRATION DATE: JUNE 6, 2026.  
SIGNATURE: Douglas G. Tilley DATE: 12/10/2024  
DOUGLAS G. TILLEY 42417  
PRINTED NAME REGISTRATION NUMBER

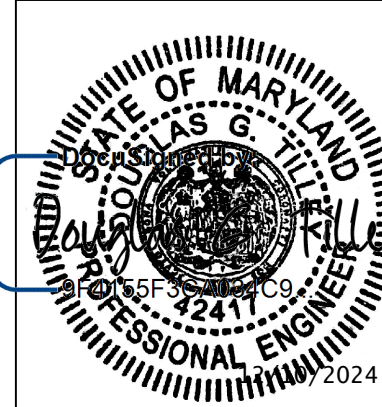


EXHIBIT 11A  
CONDITIONAL USE ZONING  
SITE PLAN AND PARKING  
LAYOUT PLAN

LOT 1 - BLOCK D - SECTION 2  
REGENCY ESTATES  
PLAT #8405  
POTOMAC - GQ12  
4TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

Construction Consultants,  
Engineers, Surveyors  
17904 Georgia Avenue, Suite 302  
Oney, Maryland 20832  
Tel: (301) 924-4570  
Fax: (301) 924-5872

O'C&L  
O'CONNELL & LAWRENCE, INC.

ITEM	REVISION	DATE	BY
1	PER REVISION FIELD CONDITIONS	12/10/24	DGT
2	PER COMPLETENESS CHECK	12/20/24	DGT
DESIGN BY: DGT			
DRAWN BY: DGT			
CHECKED BY: DGT			
DATE: 1/23/24			
SCALE: 1" = 10'			
PROJECT/FILE NO.: 022-033			
SHEET NO.: 1 of 1			