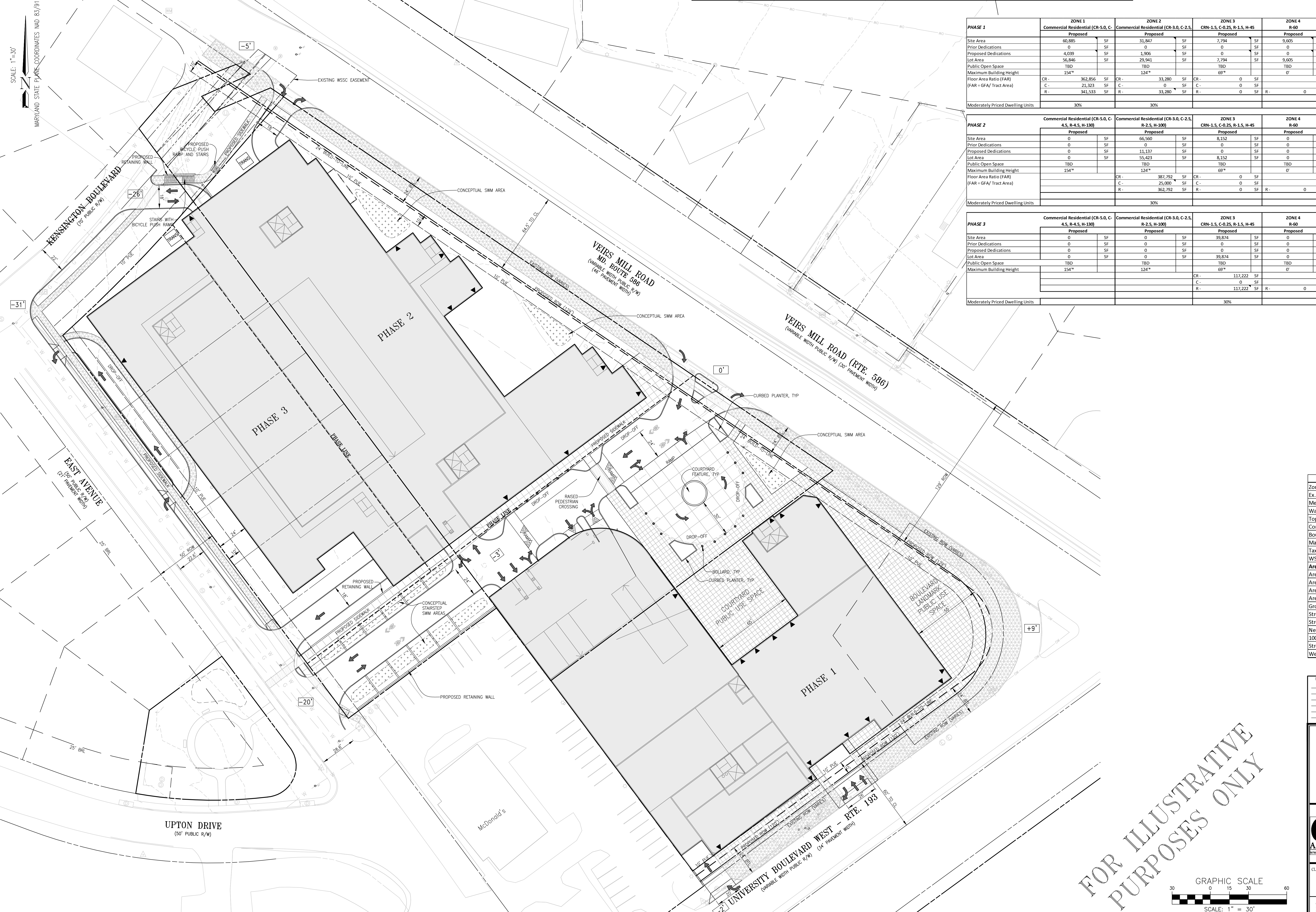
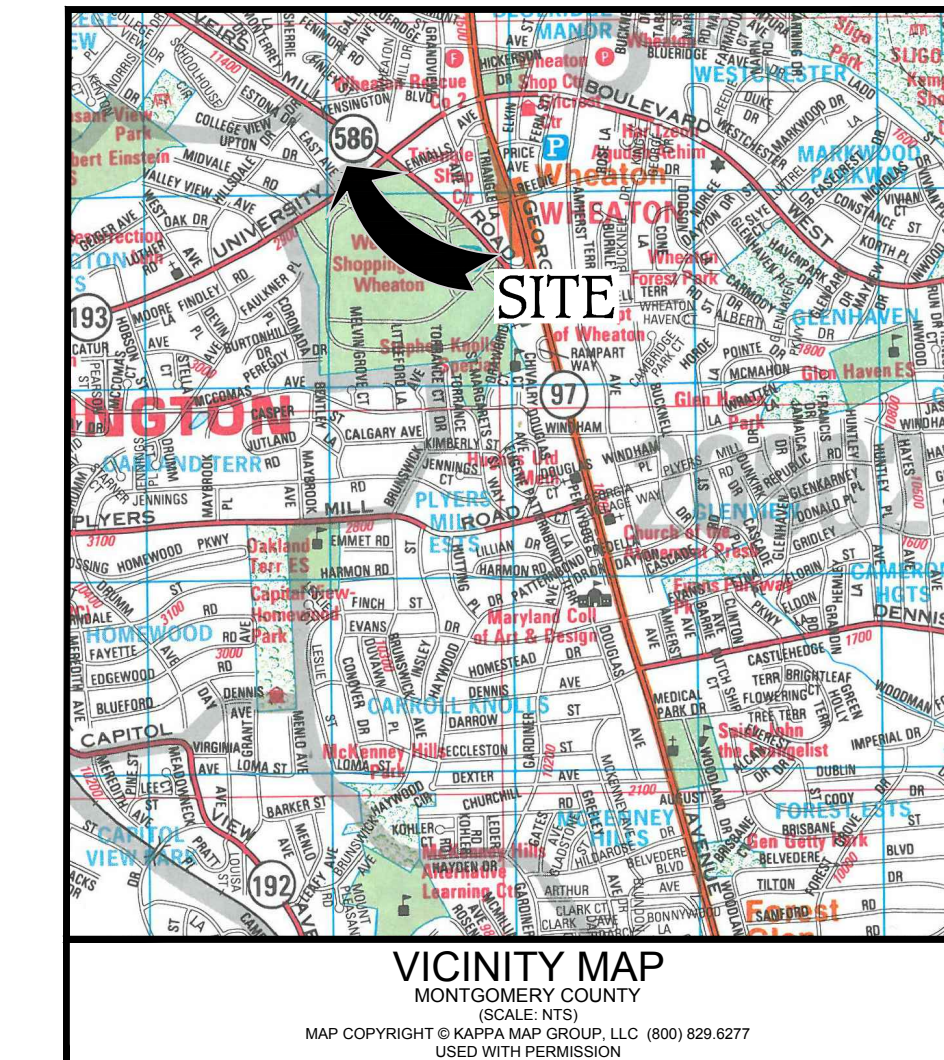


PARKING CALCULATION WORKSHEET			
Vehicle Parking	PHASE 1	PHASE 2	PHASE 3
Residential	Min. 1 SP/STUDIO; 1 SP/1BR; 1 SP/2BR; 1 SP/3BR	Min. 1 SP/STUDIO; 1 SP/1BR; 1 SP/2BR; 1 SP/3BR	Min. 1 SP/STUDIO; 1 SP/1BR; 1 SP/2BR; 1 SP/3BR
Retail	Min. 3.5 SP/1000 SF GFA; Max. 6 SP/1000 SF GFA	TBD	TBD
Restaurant	Min. 4 SP/1000 SF of Patron Use; Max. 12 SP/1000 SF of Patron Use	TBD	TBD
Bicycle Parking	Within Parking Lot District ***	Min. 0.5 SP/Unit; Max 100 SP	Min. 0.5 SP/Unit; Max 100 SP
Residential	Min. 0.5 SP/Unit; Max 100 SP	TBD	TBD
Retail	Min. 75 SP/10,000 SF of GFA; Max 50 SP	TBD	TBD
Restaurant	Min. 1 SP/10,000 SF of GFA; Max 10 SP	TBD	TBD
Loading Space	Minimum= 1 Space	TBD	TBD
Minimum Building Setbacks	0'	TBD	TBD

*** The Project Site is located within the Wheaton Area Parking Lot District and parking has been adjusted accordingly.

	DEVELOPMENT STANDARDS															
	ZONE 1 Commercial Residential (CR-3.0, C-4.5, R-4.5, H-130)				ZONE 2 Commercial Residential (CR-3.0, C-2.5, R-2.5, H-100)				ZONE 3 CRN-1.5, C-0.25, R-1.5, H-45				ZONE 4 R-60			
Site Area	60,885	SF	60,885	SF	38,407	SF	38,407	SF	55,820	SF	55,820	SF	9,605	SF	9,605	SF
Prior Dedications	0	SF	0	SF	0	SF	0	SF	0	SF	0	SF	0	SF	0	SF
Proposed Dedications	4,039	SF	4,039	SF	13,043	SF	13,043	SF	0	SF	0	SF	0	SF	0	SF
Lot Area	56,846	SF	56,846	SF	85,364	SF	85,364	SF	55,820	SF	55,820	SF	9,605	SF	9,605	SF
Public Open Space	5,085	SF	5,085	SF	8,536	SF	8,536	SF	5,582	SF	5,582	SF	1,921	SF	1,921	SF
Maximum Building Height	130/154**		154**		100/124**		124**		45/69**		69**		32'		32'	
Floor Area Ratio (FAR)	CR - 5.0 / 6.8 FAR**	414,018 SF	CR - 6.65 FAR**	362,856 SF	CR - 3.0 / 4.0 FAR**	393,628 SF	CR - 3.75 FAR**	421,072 SF	CR - 1.5 / 2.1 FAR**	117,222 SF	CR - 2.10 FAR**	117,222 SF	C - 0.00 FAR	0 SF	R - 1.00 FAR	0 SF
FAR - GFA/ Tract Area	C - 4.5 / N/A FAR	273,983 SF	C - 0.35 FAR	21,323 SF	C - 2.5 / N/A FAR	246,018 SF	C - 0.25 FAR	25,000 SF	C - 0.25 / N/A FAR	33,955 SF	C - 0.00 FAR	0 SF	R - 1.00 FAR	0 SF	R - 1.00 FAR	0 SF
R - 4.5 / 6.1 FAR**	393,376 SF	R - 6.30 FAR**	341,533 SF	R - 2.5 / 3.5 FAR**	344,425 SF	R - 3.50 FAR**	356,072 SF	R - 1.5 / 2.1 FAR**	117,222 SF	R - 2.1 FAR**	117,222 SF	R - 1.0 / 1 FAR	9,605 SF	R - 1.00 FAR	0 SF	0 SF
** Bonus Density Used	12.50%		30%		12.50%		30%		12.50%		30%		12.50%		N/A	
Moderately Priced Dwelling Units																



PHASE 1	Commercial Residential (CR-3.0, C-4.5, R-4.5, H-130)		Commercial Residential (CR-3.0, C-2.5, R-2.5, H-100)		CRN-1.5, C-0.25, R-1.5, H-45		R-60		
	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	
Site Area	60,885	SF	38,407	SF	55,820	SF	9,605	SF	
Prior Dedications	0	SF	0	SF	0	SF	0	SF	
Proposed Dedications	4,039	SF	13,043	SF	0	SF	0	SF	
Lot Area	56,846	SF	85,364	SF	55,820	SF	9,605	SF	
Public Open Space	TBD	SF	TBD	SF	TBD	SF	TBD	SF	
Maximum Building Height	154**		124**		69**		32'		
Floor Area Ratio (FAR)	CR - 5.0 / 6.8 FAR**	362,856 SF	CR - 3.0 / 4.0 FAR**	393,628 SF	CR - 1.5 / 2.1 FAR**	117,222 SF	C - 0.00 FAR	0 SF	
FAR - GFA/ Tract Area	C - 4.5 / N/A FAR	273,983 SF	C - 0.25 FAR	25,000 SF	C - 0.25 / N/A FAR	33,955 SF	R - 1.00 FAR	0 SF	
R - 4.5 / 6.1 FAR**	393,376 SF	R - 6.30 FAR**	341,533 SF	R - 2.5 / 3.5 FAR**	344,425 SF	R - 3.50 FAR**	356,072 SF	R - 1.5 / 2.1 FAR**	117,222 SF
** Bonus Density Used	12.50%		30%		12.50%		30%		
Moderately Priced Dwelling Units	30%		30%		30%		30%		

PHASE 2	Commercial Residential (CR-3.0, C-4.5, R-4.5, H-130)		Commercial Residential (CR-3.0, C-2.5, R-2.5, H-100)		CRN-1.5, C-0.25, R-1.5, H-45		R-60		
	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	
Site Area	0	SF	66,960	SF	8,152	SF	0	SF	
Prior Dedications	0	SF	0	SF	0	SF	0	SF	
Proposed Dedications	0	SF	11,137	SF	0	SF	0	SF	
Lot Area	0	SF	55,423	SF	8,152	SF	0	SF	
Public Open Space	TBD	SF	TBD	SF	TBD	SF	TBD	SF	
Maximum Building Height	154**		124**		69**		32'		
Floor Area Ratio (FAR)	CR - 5.0 / 6.8 FAR**	362,856 SF	CR - 3.0 / 4.0 FAR**	393,628 SF	CR - 1.5 / 2.1 FAR**	117,222 SF	C - 0.00 FAR	0 SF	
FAR - GFA/ Tract Area	C - 4.5 / N/A FAR	273,983 SF	C - 0.25 FAR	25,000 SF	C - 0.25 / N/A FAR	33,955 SF	R - 1.00 FAR	0 SF	
R - 4.5 / 6.1 FAR**	393,376 SF	R - 6.30 FAR**	341,533 SF	R - 2.5 / 3.5 FAR**	344,425 SF	R - 3.50 FAR**	356,072 SF	R - 1.5 / 2.1 FAR**	117,222 SF
** Bonus Density Used	12.50%		30%		12.50%		30%		
Moderately Priced Dwelling Units	30%		30%		30%		30%		

PHASE 3	Commercial Residential (CR-3.0, C-4.5, R-4.5, H-130)		Commercial Residential (CR-3.0, C-2.5, R-2.5, H-100)		CRN-1.5, C-0.25, R-1.5, H-45		R-60		
	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	
Site Area	0	SF	0	SF	39,874	SF	0	SF	
Prior Dedications	0	SF	0	SF	0	SF	0	SF	
Proposed Dedications	0	SF	0	SF	0	SF	0	SF	
Lot Area	0	SF	0	SF	39,874	SF	0	SF	
Public Open Space	TBD	SF	TBD	SF	TBD	SF	TBD	SF	
Maximum Building Height	154**		124**		69**		32'		
Floor Area Ratio (FAR)	CR - 5.0 / 6.8 FAR**	362,856 SF	CR - 3.0 / 4.0 FAR**	393,628 SF	CR - 1.5 / 2.1 FAR**	117,222 SF	C - 0.00 FAR	0 SF	
FAR - GFA/ Tract Area	C - 4.5 / N/A FAR	273,983 SF	C - 0.25 FAR	25,000 SF	C - 0.25 / N/A FAR	33,955 SF	R - 1.00 FAR	0 SF	
R - 4.5 / 6.1 FAR**	393,376 SF	R - 6.30 FAR**	341,533 SF	R - 2.5 / 3.5 FAR**	344,425 SF	R - 3.50 FAR**	356,072 SF	R - 1.5 / 2.1 FAR**	117,222 SF
** Bonus Density Used	12.50%		30%		12.50%		30%		
Moderately Priced Dwelling Units	30%		30%		30%		30%		

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 Contact: Les Powell
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Lerch, Early & Brewer, CHTD.
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 Bethesda, MD 20814
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 Contact: Brandon Nicholson
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Torti Gallas + Partners
 1300 Spring Street
 Silver Spring, MD 20910
 Contact: Scott Welch
 Phone: (301) 588-4800

DATA TABLE	
Zoning	CR-3.0, CR-3.0, CRN 1.5, R-60
Ex. Water/Sewer Categories	W-1/S-1
Method of SWM	Environmental Site Design
Watershed	Lower Rock Creek
Topographical Information from	Charles P. Johnson & Associates
Contour Interval	2 Foot
Boundary Information from	Charles P. Johnson & Associates
Maryland State Grid Datum Used	NAD 83/91
Tax Map Reference	HQ51 and HQ61
WSSC Base Map	214NW03
Areas	
Area of CR-3.0	60,885 SF (1.40 Acres)
Area of CR-3.0	98,407 SF (2.26 Acres)
Area of CRN-1.5	55,820 SF (1.28 Acres)
Area of R-60	9,605 SF (0.22 Acres)
Gross Tract Area	224,717 SF (5.16 Acres)
Street Dedication (Veirs Mill & University)	11,578 SF (0.27 Acres)
Street Dedication (Kensington Blvd)	5,504 SF (0.13 Acres)
Net Tract Area	207,635 SF (4.77 Acres)
100 Year Floodplain	None
Stream Valley Buffer	None
Wetlands	None

UPDATES/REVISIONS:	

CONCEPT PLAN
WHEATON GATEWAY
 4th DISTRICT
 MONTGOMERY COUNTY, MD

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CLIENT: Owner: The Duffie Companies 57 Randolph Road, Suite 200 Silver Spring, MD 20904	WSSC GRID: 245W03	TAX MAP: 0-0000
DESIGN: MFL	DRAWN: MFL	SHEET: 2 OF 2
DRAFT: MFL	DATE: February 2020	FILE NO: 2018-1012
SCALE: 1" = 30'		

GRAPHIC SCALE
 30 0 15 30 60
 SCALE: 1" = 30'

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