

RAMSEY AVE.

BONHEANT STREET

DIXON AVE.

STREET

20' ALLEY

GEORGIA AVENUE

WMAATA

RIPLEY STREET

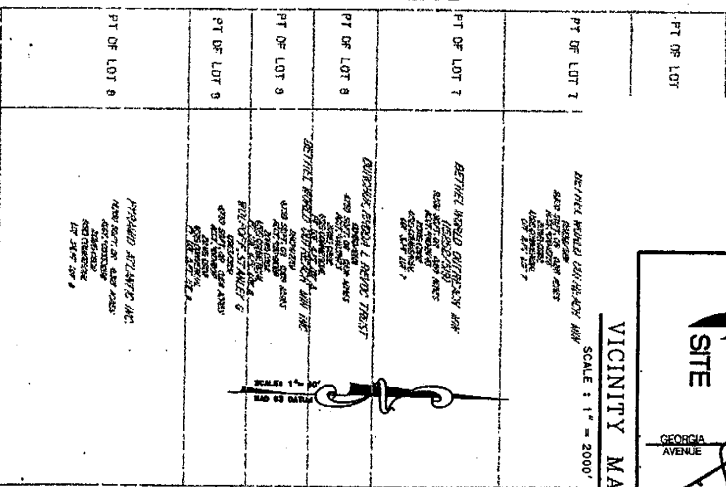
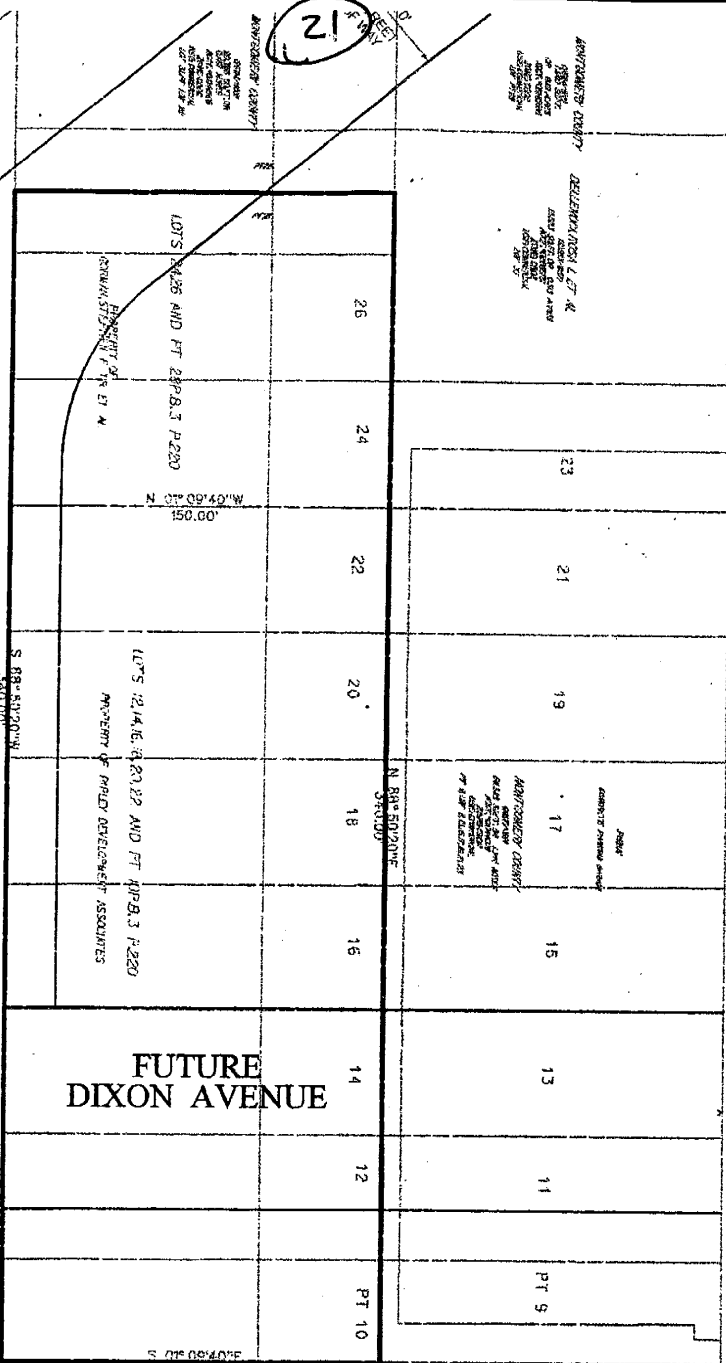
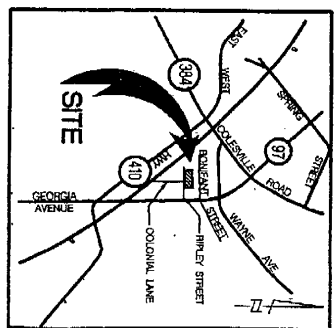
COLONIAL LANE

Loiederman Soltesz Associates, Inc.

City Engineering Land Planning and Surveying Engineering Solutions

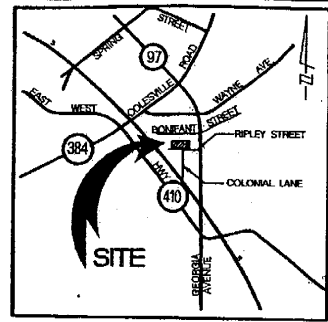
PROPERTY IDENTIFICATION RIPLEY STREET PROPERTY

VERMONT DISTRICT, No. 13 MONTGOMERY COUNTY, MARYLAND



140100000 EXHIBITS IDENTIFICATION PLAT.SHT 07/15/2004 03:37:09 PM

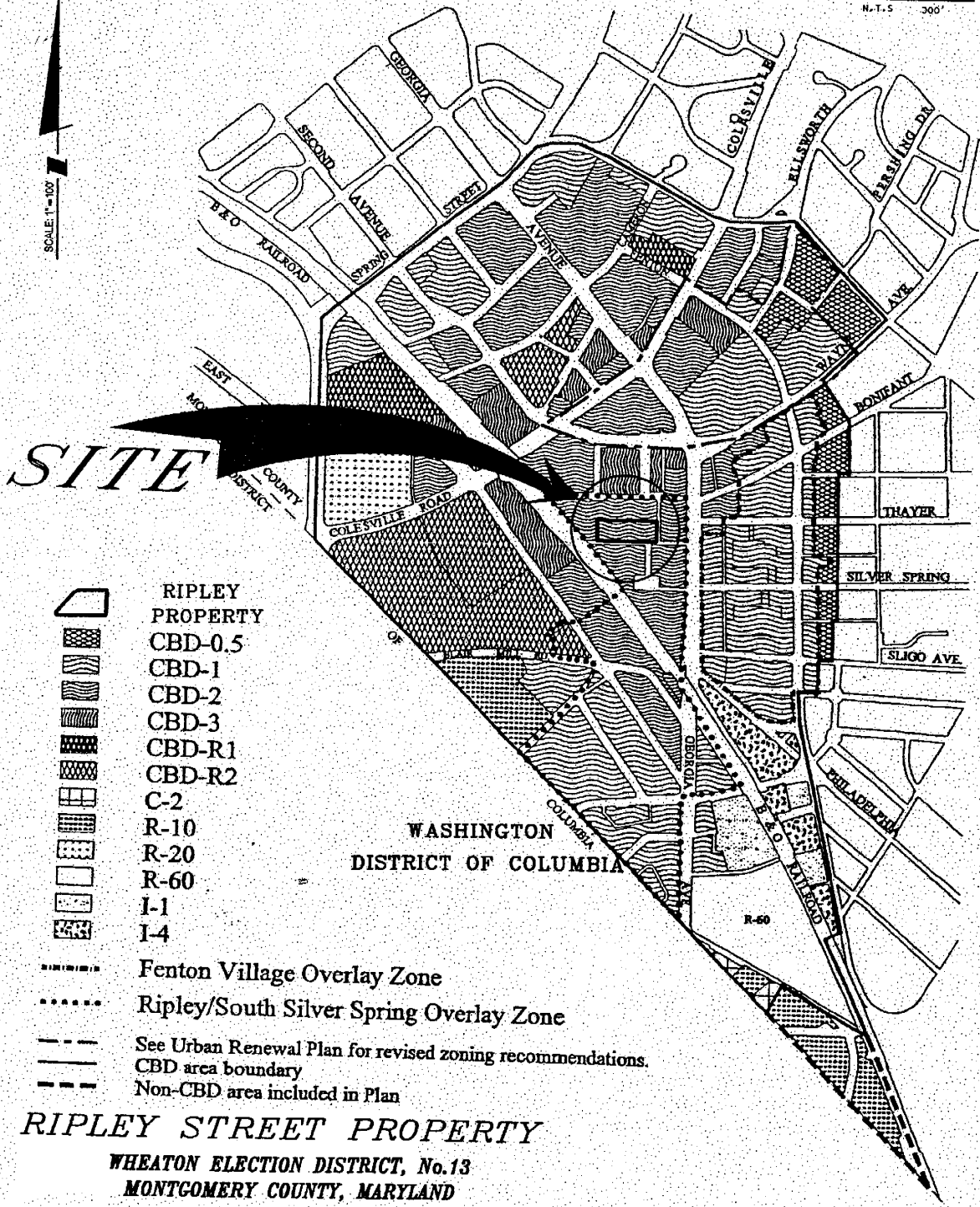
140100000 EXHIBITS IDENTIFICATION PLAT.SHT



VICINITY MAP

N.T.S. 300'

SCALE: 1"=100'



- RIPLEY PROPERTY
- CBD-0.5
- CBD-1
- CBD-2
- CBD-3
- CBD-R1
- CBD-R2
- C-2
- R-10
- R-20
- R-60
- I-1
- I-4

- Fenton Village Overlay Zone
- Ripley/South Silver Spring Overlay Zone
- See Urban Renewal Plan for revised zoning recommendations.
- CBD area boundary
- Non-CBD area included in Plan

RIPLEY STREET PROPERTY
WHEATON ELECTION DISTRICT, No.13
MONTGOMERY COUNTY, MARYLAND



**Loiederman
 Soltesz Associates, Inc.**

12A

Civil Engineering
 Land Planning
 Land Surveying
 Environmental Sciences

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12500 Fair Lakes Circle Suite 160 Fairfax, Virginia 22033 703-631-6650 Fax: 703-631-6652

ZONING MAP

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PROJECT DESCRIPTION: Proposal

The proposed optional method Project will consist of an approximately 391,125 square foot, 16-story, “U” shaped residential building containing 336 dwelling units, approximately 5,946 square feet of ground floor non-residential uses, 480 parking spaces (three levels below and two levels above grade) and extensive public facilities and amenities, including an urban park and street oriented open spaces. The residents of the Project will share a private courtyard area within the interior portion of the “U” of the building on the third floor (above the structured parking) and a pool area on the roof at 16-stories.

The exact nature of the ownership and unit mix of the dwelling units will be determined at site plan, but the current plan is to provide a mix of rental apartments and condominium units, with shared parking. Pursuant to Chapter 25A of the Montgomery County Code, approximately 42 of the units will be Moderately Priced Dwelling Units (“MPDUs”), as the applicant is able to realize the full allowable FAR. The proposal will utilize the additional building height allowed by Zoning Text Amendment 04-1 that allows buildings within 800 feet of Metro station entrances to increase building height to 200 feet.

The amenities and facilities proposed for the site’s Public Use Space include:

On-Site Amenities

- **Silver Spring Streetscape** (Type “B”) along the street level open space, to include paved walkways and plaza area with details to be developed with Site Plan
- **Urban Park** (approximately ¼ acre) to include artwork (as reviewed by the Montgomery County Arts Panel prior to site plan review), benches, plant material, special paving, lights, trash receptacles, etc.

Off-Site Amenities

- **Silver Spring Streetscape** (Type B) along all street frontages of property adjacent to Ripley Street and both sides of Dixon Avenue inclusive of pavers, tree planters, light fixtures, benches and trash receptacles.
- **Continuation of streetscape along Ripley Street** right-of-way (absent road construction) to the walk that links to Bonifant, west of the property.
 - **Interim Pedestrian amenities**, west of the property that create a pedestrian link from the Ripley Street right-of-way to Bonifant Street
 - **Garage Façade Improvements on Dixon Avenue frontage**, to create an attractive façade as viewed from the Urban Park and Ripley Street District.

Although not considered a public use space because it is a vehicular improvement, the applicant will provide:

- Dixon Avenue pedestrian and vehicular connection through the Parking Garage #5 from Ripley Street to link to Bonifant Street. The connection will include full improvements required to make the cut through the existing parking garage, reconfiguration of the parking garage and the development of a public street link through the garage to Bonifant Street. All details of construction subject to MCDPWT review and approval.

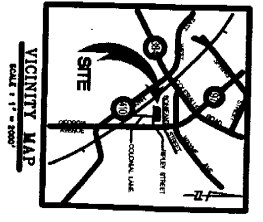
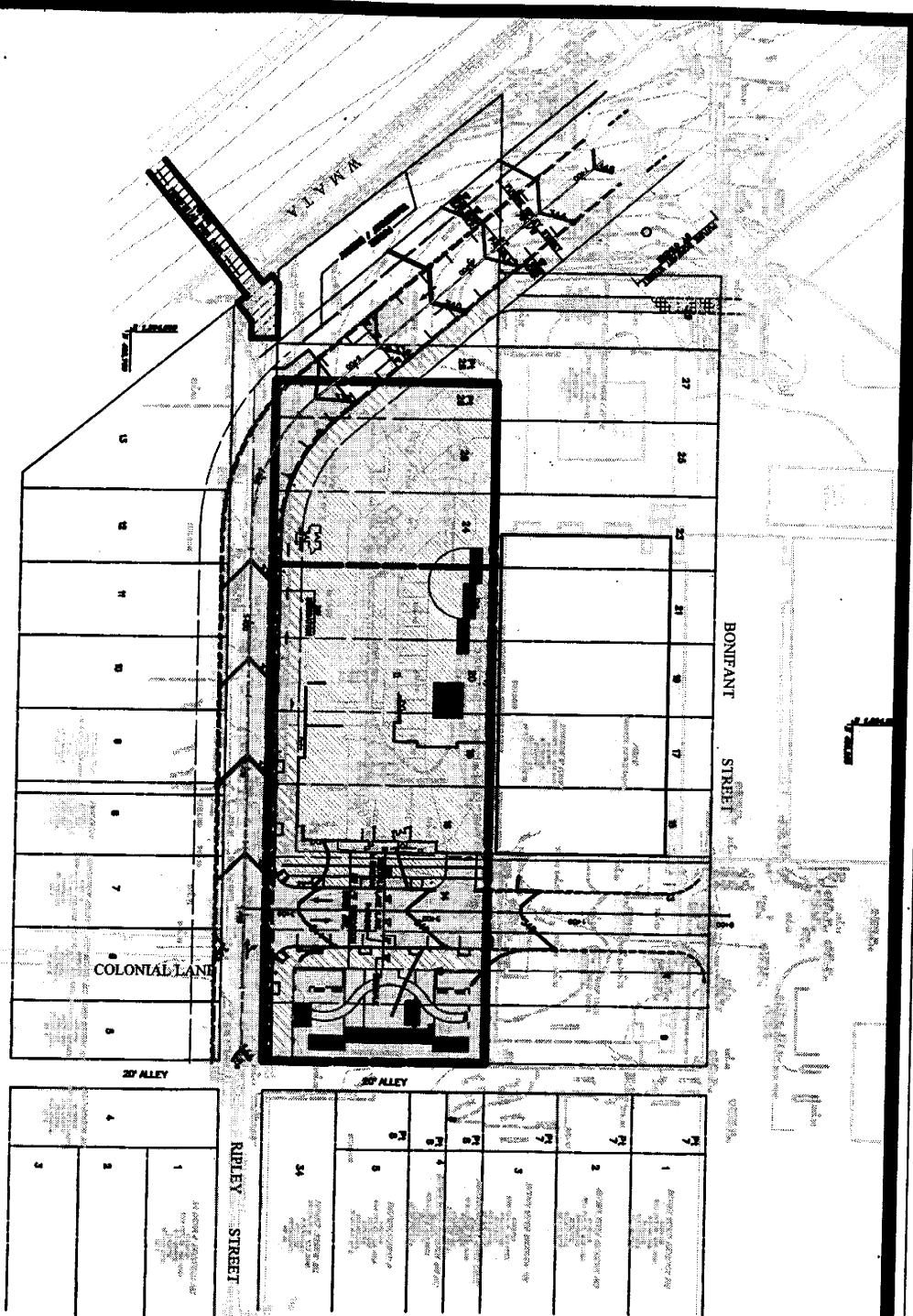
**Project Plan,
Landscape Plan and
Architecture – floor plans, elevations
Pages 15 A - S**

PROJECTS OFFICE
 1700 Board Street, Suite 100
 Rockville, MD 20850
 L 301.241.2129 F 301.241.9807

Item	Quantity	Unit	Notes
Asphalt Paving	10,000	Sq. Yds.	For Driveway and Parking
Concrete Paving	5,000	Sq. Yds.	For Driveway and Parking
Gravel Paving	2,000	Sq. Yds.	For Driveway and Parking
Excavation	1,000	Cu. Yds.	For Foundation and Driveway
Foundation	1,000	Sq. Yds.	For Foundation and Driveway
Roofing	10,000	Sq. Yds.	For Roofing and Driveway
Interior Finishes	10,000	Sq. Yds.	For Interior Finishes and Driveway
Exterior Finishes	10,000	Sq. Yds.	For Exterior Finishes and Driveway
Paint	10,000	Sq. Yds.	For Paint and Driveway
Electrical	10,000	Sq. Yds.	For Electrical and Driveway
Plumbing	10,000	Sq. Yds.	For Plumbing and Driveway
Mechanical	10,000	Sq. Yds.	For Mechanical and Driveway
Landscaping	10,000	Sq. Yds.	For Landscaping and Driveway
Site Work	10,000	Sq. Yds.	For Site Work and Driveway
Permit Fees	10,000	Sq. Yds.	For Permit Fees and Driveway
Contingency	10,000	Sq. Yds.	For Contingency and Driveway

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Contingency	10,000	Sq. Yds.	For Contingency and Driveway

Legend	Description
[Symbol]	Proposed Building Footprint
[Symbol]	Proposed Driveway
[Symbol]	Proposed Parking
[Symbol]	Proposed Landscaping
[Symbol]	Proposed Site Work
[Symbol]	Proposed Foundation
[Symbol]	Proposed Roofing
[Symbol]	Proposed Interior Finishes
[Symbol]	Proposed Exterior Finishes
[Symbol]	Proposed Paint
[Symbol]	Proposed Electrical
[Symbol]	Proposed Plumbing
[Symbol]	Proposed Mechanical
[Symbol]	Proposed Landscaping
[Symbol]	Proposed Site Work
[Symbol]	Proposed Permit Fees
[Symbol]	Proposed Contingency



GENERAL NOTES

- The site is to be developed in accordance with the zoning regulations of the City of Rockville, Maryland.
- Proposed building footprint, driveway, and parking are shown on this plan.
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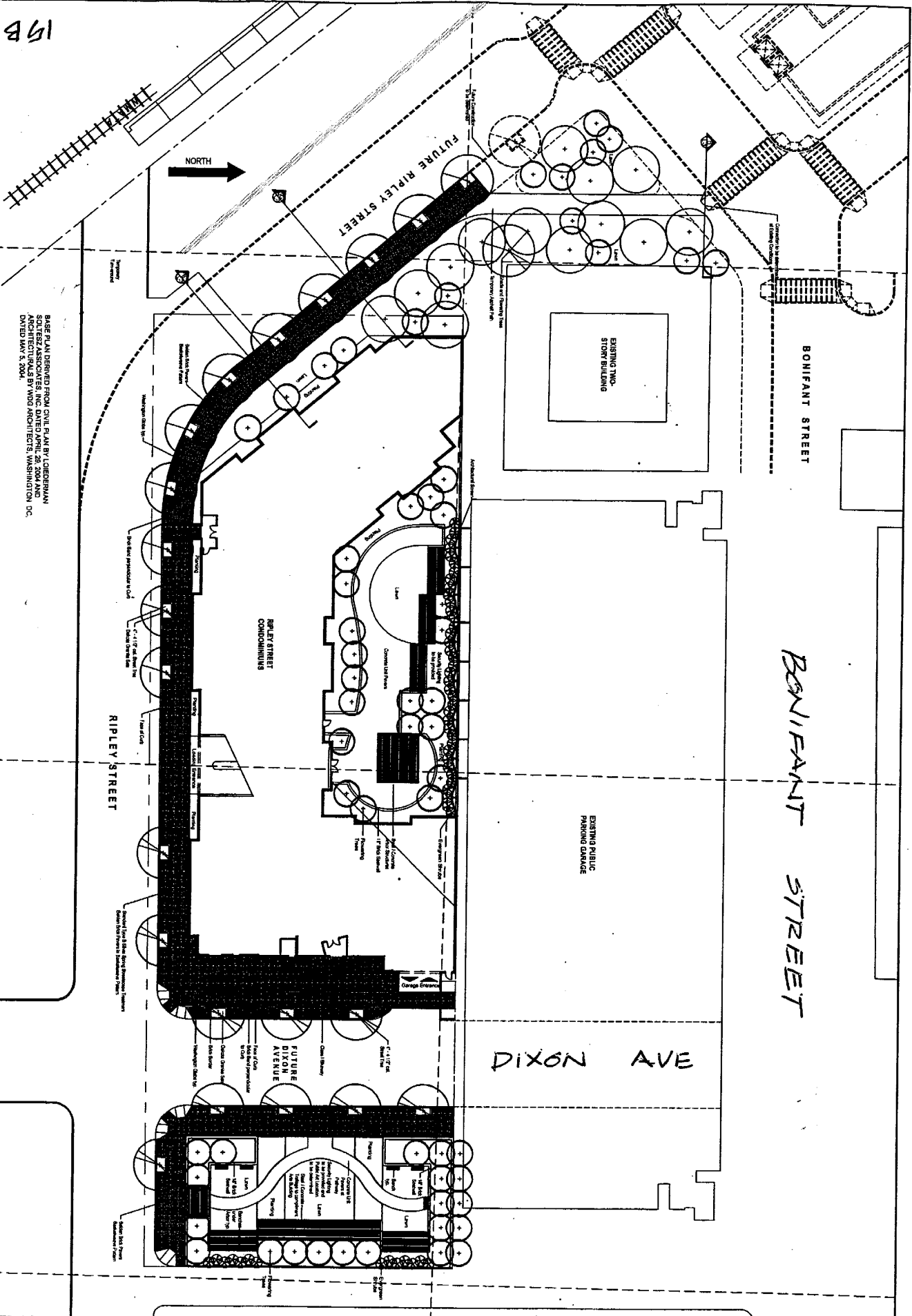
OWNER/DEVELOPER
 K S I
 6881 WOLFTRAP ROAD
 VERMONT, VA 22182
 703-641-9800

PROJECT PLAN
RIPLY STREET PROPERTY
 1828 RIPLY STREET
 ANNAPOLIS, MD 21403

19B



BASE PLAN DERIVED FROM CIVIL PLAN BY LOEBERMAN ARCHITECTS INC. THE NATIONAL ARCHITECTURAL ARCHITECTS BY WND ARCHITECTS WASHINGTON DC DATED MAY 5, 2004.



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L-1

LANDSCAPE PLAN

RIPLEY STREET DEVELOPMENT
Silver Spring, Maryland

Scale:	1"=20'-0"
Date:	12/19/03
Revised:	01/15/04
	02/15/04
	04/01/04
	04/28/04
	05/07/04
	05/28/04



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