GENERAL NOTES:

1. The horizontal datum is Maryland State Plane (NAD83) # is based on WSSC control stations 20341 (SM 5821), 20526 (SM 5080) and SM 5083.

2. The subject property lies within Zone C (area of minimal flooding) as shown on Flood Insurance Rate Map (FIRM) community panel numbers 0175c & 0200c for Montgomery County, Maryland, dated August 5, 1991.

3. The subject property is located on tax assessment map numbers HP561 & HP562.

4. Boundary survey was prepared by VIKA, Inc. Dated July 2004.

5. The site is located in the Rock Creek watershed and is classified as use IP.

6. The project is proposed to be served by public water and sewer systems and is currently in water and sewer service categories W-1 & S-1, respectively.

7. A portion of the subject site is listed on National Park Seminary as the National Register of Historic Places (1972) and is also designated on the Montgomery County Master Plan for Historic Preservation (1979).

8. Public utility easements & rights of way will be provided on site where needed to allow for water, sewer, gas, electric, telephone & cable service to the proposed buildings.

9. The applicants, on behalf of itself or its successors and assigns, will provide for perpetual maintenance of open space areas and other areas used for recreational, common or open-public purposes.

10. The Planning Board has granted a lesser of the setback & height & requirements of Section 59-C-7.15.:
A. Where a planned development adjoins land for which the area Master Plan recommends a one-family detached zone:
1. No building other than a one-family detached residence can be constructed within 100 feet of such adjoining land; and
2. No building can be constructed to a height greater than its distance from such adjoining land.
B. A waiver of these provisions may be permitted if:
1. The site is within or in close proximity to a Historic District and the Planning Board finds that reduced setbacks will facilitate the preservation, reuse, or redevelopment of a designated Historic District and that the immediately adjoining property will not be adversely affected by the waiver.
2. The maximum building height under this waiver must not exceed 50 feet.

11. The applicant will provide at least 20 % of the total dwelling units as housing affordable to people at not more than 60% of the area median income. This will result in a minimum of 56 affordable units consisting of 28 one-bedroom units and 28 two-bedroom units. The affordable units will be located within that part of the historic main structure located on Lot 61, Block A. 20 % of the total units to be provided in both phases will be affordable housing, with all of such affordable housing to be provided in the Phase 1. See sheet 5 of 19, Lot 61.

12. The County's Transitional Housing Facility (Carroll House) currently located on the site will be relocated to Lot 61, Block A. The Transitional Housing Facility is in addition to the proposed dwelling and will include approximately 32 beds in 19 rooms.

13. The development is contemplated to be completed in two phases. Phase 1, which is the subject of this site plan, includes all of the development except for Lots 63-72 and Parcels H, I & K, Block A. The improvements as shown on this site plan may be completed in sequence as appropriate for construction sequencing and financing availability and the amenities will be provided with each phase as shown on the plan.

14. Zoning zoning for the property is RD-15, per resolution Case #8-325.

15. This plan is subject to Preliminary Plan # 1-05054.

16. The SWM Concept Plan was submitted to DPS on 11-17-04 and was approved on January 27, 2005 (SM File Number 215267).

17. The right of way for Highland Avenue has been abandoned by County Council action. Assuming the lotes place, Highland Avenue will be consolidated with the adjacent parcels which will merge as follows: Parcels I-1 & I-2 will become parcel I; Parcels H-1 & H-2 will become parcel H; Parcels G-1, G-2, G-3 & G-4 will become parcel G. If the abandonment does not take place, then the existing right of way and adjacent parcels will remain as shown on this plan.

18. The floodplain study for this project was approved on January 11, 2005 (Floodplain Application Number 215654).

19. A parking deck is planned for the northwest portion of the site, adjacent to the main hall portion of the new building on lot 60. The parking tabulation includes the count with proposed parking decks.

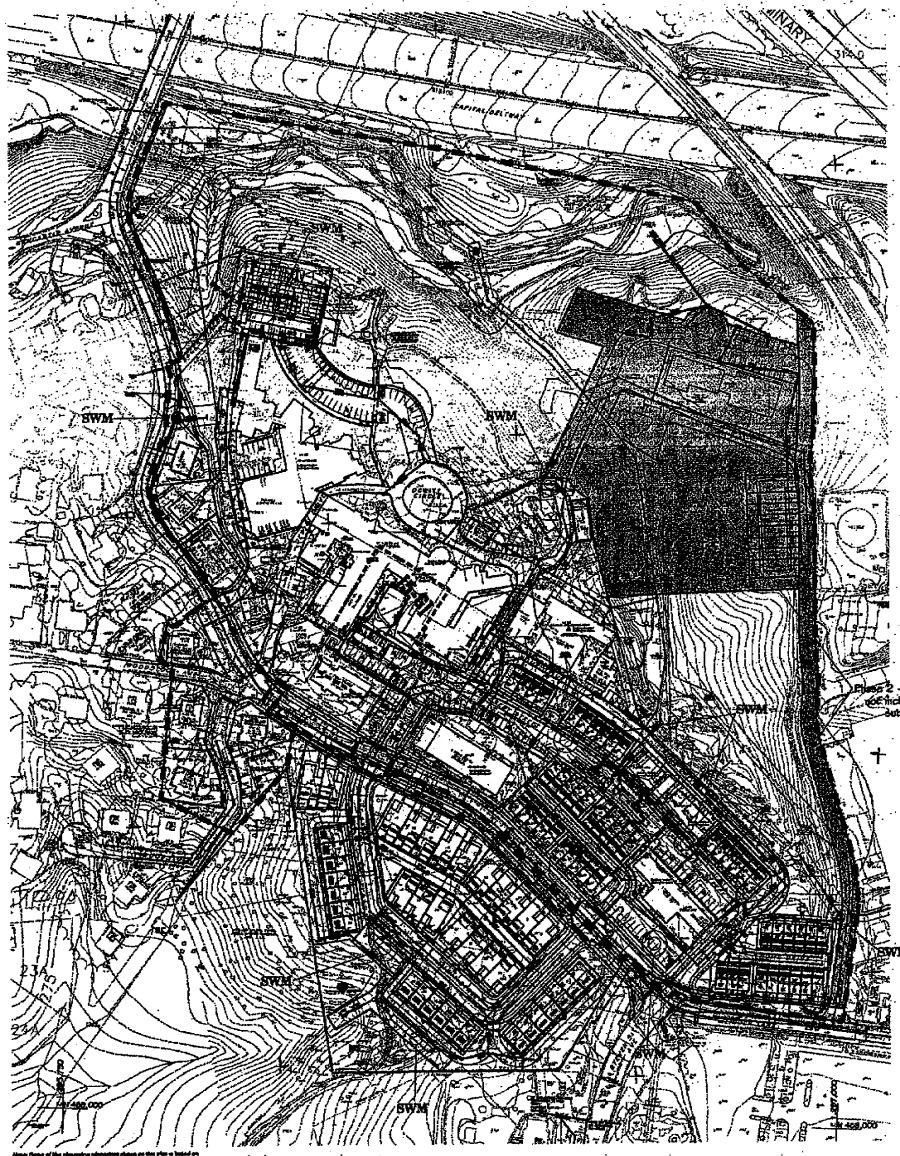
20. The property that is the subject of this site plan is encumbered by a deed of amended HMS easement dated October 25, 2004 by and between the County Executive and County Council of Montgomery County, Maryland, its successors and assigns and the Maryland Historical Trust, an instrumentality of the State of Maryland, recorded among the land records for Montgomery County at Liber 25504 at folio 163. The HMS easement addresses (a) public access to the exterior of the property and certain interior spaces, (c) maintenance obligations, (d) requirements for changes and alterations to the property and structures (items, (e) protection of archeological resources, if any, (h) HMS inspection rights and (m) remedies for a breach.

21. Actual building location will be located once lots are recorded.

22. The setbacks for the single family units (Lots 40 & 59) have been shown on sheets SP-7 & SP-10, respectively. The setbacks for the existing buildings to remain will be no closer than their existing condition. The setbacks for the townhouse units are depicted on the environmental plan numbered EVS-1.

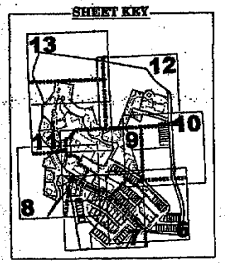
23. MNCP&PC staff must inspect tree save areas and protection devices prior to clearing and grading later approved Final Forest Conservation Plan for specifics.

24. The applicant may begin clearing and grading prior to MNCP&PC approval of signature set of plans only after the final Forest Conservation Plan, Sediment Control Plans, and National Area Work Permits (NAWP) have been approved. Signature set of plans shall be approved by MNCP&PC prior to issuance of any building permit or recording of plats.



GRAPHIC SCALE
(IN FEET)
1 inch = 50' ft.

SHEET KEY



SITE PLAN SHEET INDEX

Sheet #	Sheet Title
1of19	Cover Sheet - Notes & Tabulations
2of19	Composite Site Plan
3of19	Existing Conditions Plan
4of19	Site & Adjacent Area Plan
5of19	Green Area Plan
6of19	Site & Utility Plan
7of19	Site & Utility Plan
8of19	Site & Utility Plan
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10of19	Site & Utility Plan
11of19	Site & Utility Plan
12of19	Site & Utility Plan
13of19	Site & Utility Plan
14of19	Site Details
15of19	Site Details
16of19	Local Area Map
17of19	Existing Conditions Plan
18of19	Proposed Conditions Plan
19of19	Intersection Improvements & Bayshell's Detour Plan

SUPPLEMENTAL PLANS (separate sheets)

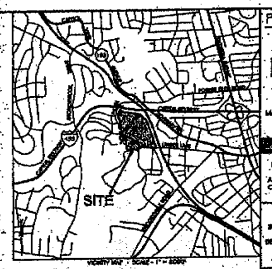
- Area Map
- Conceptual Sediment Control Plan
- Approved NRI
- Forest Conservation Plan

LANDSCAPE & LIGHTING PLAN INDEX (separate set)

Sheet #	Title
20	Reference Plan
21	Recreation Plan
22	Landscape Plan
23	Landscape Plan
24	Landscape Plan
25	Landscape Plan
26	Landscape Plan
27	Landscape Plan
28	Landscape Plan
29	Landscape Plan
30	Site Enlargements
31	Site Details
32	Site Furnishings
33	Reference Wall Plan
34	Typical Unit Planting
35	Parking Details
36	Site Lighting
37	Site Lighting
38	Site Lighting
39	Site Lighting

ARCHITECTURAL PLANS & ELEVATIONS INDEX (separate set)

Sheet #	Title
40	Reference Plan
41	Recreation Plan



Composite Site Plan for NATIONAL PARK SEMINARY -Phase 1-

MNCP&PC #8-05084
13th Election District, Silver Spring
Montgomery County, Maryland

SITE DENSITY & UNIT TABULATION

	Phase 1 PERMITTED/REQUIRED	Phase 1 PROVIDED	Phase 2 PERMITTED/REQUIRED	Phase 2 PROVIDED	Total PERMITTED/REQUIRED	Total PROVIDED
GROSS TRACT AREA – AC (see note 20)	—	27.95	—	4.23	—	32.18
LESS PROR. DEDICATION TO REMAIN (INCLUDES LINDEN LANE, WOODSTOCK COURT & WOODSTOCK AVENUE	—	0.61	—	—	—	0.61
LESS PROPOSED DEDICATION – AC	—	0.63	—	—	—	0.63
NET LOT AREA – AC	—	26.71	—	4.23	—	30.94
NET LOT AREA – SF	—	1,146,062 sf	—	184,230 sf	—	1,330,322 sf
MINIMUM GREEN AREA (see note 9)	606,751	723,255	92,129	117,998	700,880	841,253
% OF GROSS AREA	50%	59%	50%	64%	50%	60%
MAXIMUM DENSITY PER ACRE	15	9.19	15	5.44	15	8.70
Dwelling units (MPDUs provided as per note 11)	419	257	63	23	482	280
MINIMUM/MAXIMUM PERCENTAGE OF UNITS ALLOWED BY TYPE						
One-Family Detached	no min. / no max.	5%	no min. / no max.	4%	no min. / no max.	5%
One-Family Attached	10% min.	35%	10% min.	33%	10% min.	35%
Townhouse	25% min. / 75% max.	44%	25% min. / 75% max.	61%	25% min. / 75% max.	46%
Multi-Family (four story or less)	10 min. / 30% max.	16%	no min. / 30% max.	—	no min. / 30% max.	14%
Multi-Family (over 4 stories)						

Phase 2 & total figures are based on current conceptual plans for phase 2 which are subject to change at site plan for Phase 2. Only the Phase 1 portion is being provided with this site plan.

DEVELOPMENT SEQUENCE

The Phase 1 of the site plan for National Park Seminary is intended to be built sub-phases as per the development program. All infrastructure will be built in accordance with the approved recreation, landscaping and stormwater management amenities.

PARKING TABULATION SUMMARY

Unit Type	Phase 1 proposed units	Phase 1 required parking	Phase 1 proposed parking	Phase 2*** proposed units	Phase 2*** required parking	Phase 2*** proposed parking	Total proposed units	Total required parking	Total proposed parking
One family Detached/Townhouse	102	204	220	9	18	16	111	222	236
Multiple Family									
1 Bedroom	46	69		6	1		46	54	
2 Bedroom	63	126		3	6		66	132	
3 Bedroom	26	52		10	20		36	72	
Subtotal	135	257	265	14	26	26	168	263	305
Catholic Chapelle			19			19		19	19
Total	237	461	534	23	44	44	260	504	570

Notes: The parking reflected in this chart does not include spaces shown along Linden Lane, in the proposed right of way.
*** Phase 2 & total parking figures are based on conceptual plans for Phase 2 which are subject to change at site plan for Phase 2. Only the Phase 1 portion is being provided with this site plan.

Note: Parking is being provided in conformance with the schedule of requirements found in Section 59-E-3.7 of the Montgomery County Zoning Ordinance. Parking is required as follows:
-One Family Detached/Townhouse - 2.00 spaces per unit
-Multiple Family Units
1 BR - 1.25 spaces per unit
2 BR - 1.50 spaces per unit
3 BR - 2.00 spaces per unit
-Transitional Housing, Charitable or Philanthropic Institution.
1 space for every 5 residents and 1 space for every two employees on largest work shift.

UNIT MIX TABLE

Unit Type	Phase 1	Phase 2	Totals
Single Family	12	1	13
Townhouse	90	6	96
Multiple Family under 4 story	114	14	128
over 4 story	41	0	41
Totals	257	23	280

LEGEND

NATIONAL PARK SEMINARY HISTORIC DISTRICT
FOREST CONSERVATION EASE
INTERPRETATIVE TRAIL AUGMENT
LIMITS OF DISTURBANCE
FLOODPLAIN BRL
100 YEAR FLOODPLAIN
STREAM VALLEY BUFFER
ELECTRICAL CONDUIT
EDGE OF PAVEMENT
FENCE LINE
NATURAL GAS CONDUIT
CHECKVALVE
PROPERTY LINES
PUBLIC UTILITIES EASEMENTS
SANITARY SEWER
STORM DRAIN
WATER LINE
STEAM CONDUIT
SANITARY CLEANOUT
STORM DRAIN MANHOLE
ELECTRICAL JUNCTION BOX
ELECTRICAL MANHOLE
FIRE DEPT CONNECTION
FIRE HYDRANT
GAS MANHOLE
GUY POLE
GAS VALVE
LIGHT POLE
PHONE PEDESTAL
PHONE MANHOLE
UTILITY POLE
SANITARY MANHOLE
TRAFFIC CONTROL BOX
TRAFFIC SIGNAL POLE
WELL
CABLE TELEVISION PEDESTAL
UNKNOWN UTILITY MANHOLE
WATER METER
WATER MANHOLE
WATER VALVE
BOLLARD
SIGN POST
WOOD POST
INLETS
CURB INLET
ELECTRICAL POLE
EXISTING TO REMAIN OR BE REBUILT
TO BE REMOVED
BLDG ..... BUILDING
STY ..... STORY
APART ..... APARTMENT
EASEMENTS
RCP ..... REINFORCED CONCRETE PIPE
CMP ..... CORRUGATED METAL PIPE
BRL ..... BUILDING RESTRICTION LINE
RAW ..... RIGHT-OF-WAY

SITE PLAN APPROVAL STAMP

APPROVED SITE PLAN
FILE NO. 8-05084
MONTGOMERY COUNTY PLANNING BOARD
Rose Krasnow 10/13/05
CHAIRMAN OR DESIGNEE

APPLICANT'S AGREEMENT

The Undersigned agrees to execute all the features and requirements of the Site Plan approved 8-05084, including approval conditions, the development program, and the signature set of the site plan.

Forest Glen Venture, LLC.
A joint venture of affiliates of The Alexander Company, Inc. & Edens/Bernstein Associates, Inc.

By: Matthew Bernstein
Manager, Forest Glen Venture, LLC.
Date: 10-12-05

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NATIONAL PARK SEMINARY
-Phase 1- (8-05084)
13TH ELECTION DISTRICT, SILVER SPRING
MONTGOMERY COUNTY, MARYLAND

COMPOSITE SITE PLAN

VIKA REVISIONS

4. Revised & Resubmitted per agency comments 9-29-05.
3. Revised & Resubmitted per agency comments 8-10-05.
2. Submitted for signature site plan 6-06-05.
1. Revised & resubmitted per agency comments 2-18-05.

DATE: January 29, 2005
DES. | DWN.
CHKD. | RO
SCALE: 1" = 50'
PROJECT/FILE NO. 1808
SHEET NO. 2 of 19