

PARCEL P
DAMASCUS
PLAT NO. 19051



R/W VARIES
MSHA PLAT NO. 52797

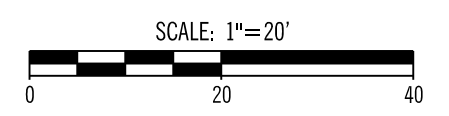
GENERAL PROJECT NOTES

- Gross Tract Area: 59,439 sq. ft. (1.3645 Ac.)
Per Boundary Survey by Goode Surveys
Parcel P247 per Tax Records
Dedication = 2,360 sq. ft.
Net Tract Area=57,079 sq. ft.
- Zoning: CRT 1.75, C-1.0, R-0.75, H-55
- Maximum F.A.R. Permitted:
Overall: 104,018 sq. ft.
Nonresidential: 59,439 sq. ft.
Residential: 44,579 sq. ft.
Max. Building Height: 55 ft.
- Proposed On this Plan:
Retail: ??? sq. ft. sq. ft. (FAR ?)
Residential:
a. Townhouses: 22' x 35' = 770 sf. ft. x 3 stories = 2,310 sq. ft.
11 Units x 2,310 sq. ft. = 25,410 sq. ft.
b. Multi-family: 16,859?? sq. ft. - 18 Units (FAR ?)

Site: ??? sq. ft. (FAR ?)
- Minimum Parking Required (Reduced Parking Area):
Retail: 3.5 Spaces / 1,000 sq. ft. Gross Leasable Area
6,571/1000 x 3.5 = 23 Spaces
Residential:
TH: 2 Space/Unit = 24 Spaces
Multi-family: 1-BR (? Units): 1 Spaces/Unit = ? Spaces
2-BR (? Units): 1 Spaces/Unit = ? Spaces
Total Residential: 18 + 22 = 40 Spaces
Spaces Provided:
Surface: 47 Spaces
TH Garage: 11 x 2/TH = 22 Spaces

Total Spaces Required = Spaces
Total Spaces Proposed = 69 Spaces
- MPDU's
MPDU's Required: 12.5%
MPDU's to be Provided:
- Open Space
Open Space Required: 10% (5,708 sq. ft.)
Open Space Proposed:

WOODFIELD ROAD
MARYLAND ROUTE 124
R/W VARIES
MSHA PLAT NO. 52797 & 52303



SITE SOLUTIONS, INC.
13700 Joyce Place
Clarksburg, Maryland 20871
(301) 540-7990
Planning • Engineering

OWNER:
ALBERICO & GRACE CAMPANARO
9535 BRINK ROAD
GAIHERSBURG, MD 20882

NO	REVISION	DATE

CONCEPT PLAN
GRASE ON MAIN
9810 MAIN STREET
PARCEL P777, FX43, 237NW10
DAMASCUS ELECTION DISTRICT #12
MONTGOMERY COUNTY, MARYLAND

DWR/JSL DESIGN	SCALE	1"=20'
JSL/DWR CHECKED	SHEET	1 OF 1
PLOT DATE	PROJ. No.	3017 D-

SITE SOLUTIONS, INC.