



GENERAL NOTES:

- OWNER: S. W. BLOYD PROPERTIES, LLC
SUBDIVISION: HUNTINGTON TERRACE AMENDMENT
LOT 8 BLOCK 2
21,586 S.F./ 0.4955 AC
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN SIGNIFICANT NATURAL FEATURES WITHIN LIMITS OF THIS APPLICATION
- THERE ARE NO PROPOSED IMPROVEMENTS WITHIN LIMITS OF THIS APPLICATION
- THERE ARE NO PROPOSED LOT LINES WITHIN THE LIMITS OF THIS APPLICATION
- THERE ARE NO APPLICABLE LIMITS OF DISTURBANCE WITHIN THE LIMITS OF THIS APPLICATION
- TO THE BEST OF OUR KNOWLEDGE, THERE IS ZERO REQUIRED ACREAGE OF FOREST TO BE CLEARED WITHIN THE LIMITS OF THIS APPLICATION

LEGEND

	SUBJECT BUILDING
	SUBJECT PARKING LOT

ii. Development Standards
Table 1: Development and Parking Standards (R-60 Zone)

Development Standard Section (59.4.4.9)	Permitted/ Required	Existing/Proposed*
Minimum Lot Area	6,000 SF	21,000 SF
Minimum Lot Width at Front Building Line	60 ft	74 ft
Minimum Lot Width at Front Lot Line	25 ft	74 ft
Maximum Density	7.26 units/acre	<7.26 units/acre
Maximum Lot Coverage	35%	< 35%
Minimum Front Setback	25 ft	25 ft
Minimum Side Setback	8 ft	8 ft
Minimum Sum of Side Setbacks	18 ft	18 ft
Minimum Rear Setback	20 ft	20 ft
Maximum Height	35 ft	35 ft
Vehicle Parking Requirement (Section 59.6.2.4.B)		
(0.25 spaces per bed x 10 residents plus 0.5 spaces per employee x 4 employees)	6 spaces	9 spaces
Bicycle Parking spaces	1 long-term and 1 short-term space**	0

* There are no proposed external changes to existing building with this Application.
** The applicant is submitting a waiver for the bicycle parking requirements to the OZAH for approval by the Hearing Examiner at the scheduled Conditional Use Public Hearing.

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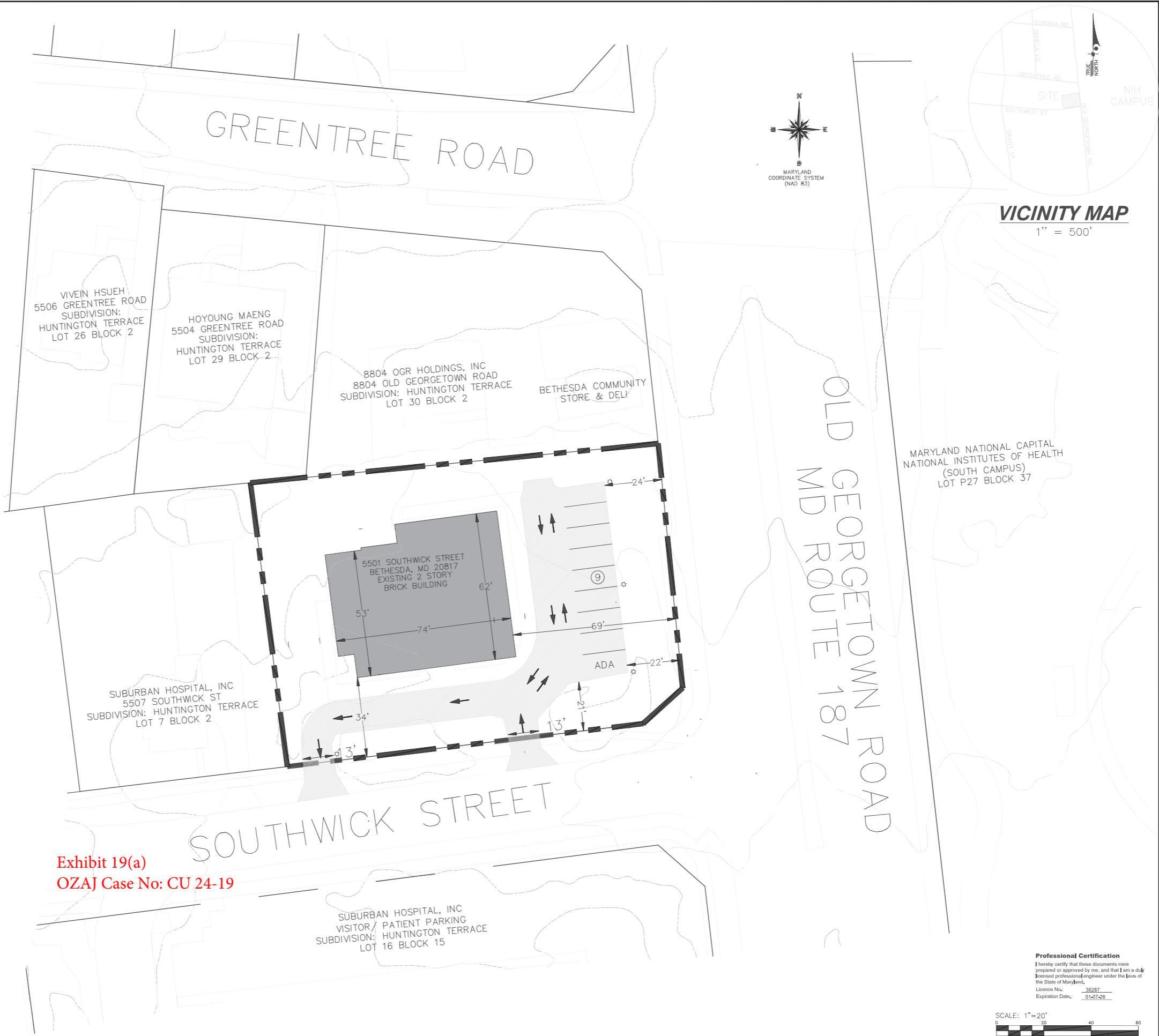


Exhibit 19(a)
OZAJ Case No: CU 24-19

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. 35287
Expiration Date: 01/07/28

SCALE: 1"=20'
0 20 40 60

J.B.A.
Johnson • Bernat • Associates, Inc.
205 N. Frederick Ave., Suite 100
Gaithersburg, Maryland 20877
Tel: (301) 963-1133
Fax: (301) 963-6306
www.jba-inc.net

Engineering • Surveying • Planning

REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL

**5501 SOUTHWICK STREET
EXISTING CONDITIONS PLAN**
MONTGOMERY COUNTY
MARYLAND



PLAN NO.:	1"=20'
SCALE:	12/6/24
DATE:	C-1.01
SHEET:	FILE NO: 23-065