

**PROJECT NOTES:**  
USING MPDU OPTIONAL METHOD DEVELOPMENT  
DENSITY FORMULA FOR 30% MPDU'S: 12 MPDU's/38 total units or 31.6%  
31.6%-20%= 11.6 + 30 or 41.6% DENSITY INCREASE

**REQUIREMENTS:**  
**PARCEL A:**  
ZONE: R-90 TDR (1.250 AC.)  
DENSITY: 1.25 AC. \* 4.84 = 6.05 + (6.05 \* 41.6%) = 8.57 ROUNDED TO 9  
SETBACKS:  
FRONT = 25'  
FRONT FROM OPEN SPACE = 10'  
SIDE STREET = 15' (20' ADJACENT SINGLE FAMILY DETACHED)  
SIDE = TBD  
REAR = TBD  
REAR ALLEY = 4'  
MIN. LOT SIZE: 1,000 S.F.  
COMMON OPEN SPACE = 15%

**PARCEL B:**  
ZONE: R-60 (3.105 AC.)  
DENSITY: 2.86 AC. \* 7.26 = 20.76 + (20.76 \* 41.6%) = 29.39 ROUNDED TO 30  
SETBACKS:  
FRONT = 20'  
FRONT FROM OPEN SPACE = 10'  
SIDE STREET = 15' (20' ADJACENT SINGLE FAMILY DETACHED)  
SIDE = TBD 4' PROPOSED  
REAR = TBD 4' PROPOSED  
REAR ALLEY = 4'  
MIN. LOT SIZE: 1,000 S.F.  
COMMON OPEN SPACE = 20%

**PROPOSED DEVELOPMENT:**  
39 TOTAL TOWNHOUSE UNITS  
12 MPDU UNITS 16' WIDE BY 30' DEEP  
8 MARKET UNITS 20' WIDE BY 34' DEEP  
19 MARKET UNITS 20' WIDE BY 30' DEEP

**PARKING:**  
12 GUEST ALLEY PARKING SPACES  
66 GARAGE SPACES  
55 DRIVEWAY SPACES  
133 TOTAL SPACES



REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP G1122 WSSC 224NW08  
PLAT 21904  
9TH ELECTION DISTRICT  
MONTGOMERY COUNTY  
MARYLAND

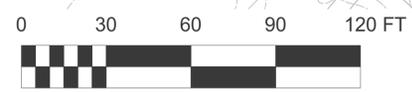
LOT 1, LOT 7, LOT P2, P455,  
N456, N408, P403, P405, P404,  
P353, P354  
BLOCK H  
EMORY GROVE, WOODWARD  
HALL, JONES TRACT

PROJ. MGR PGL  
DRAWN BY DBP  
SCALE 1" = 30'  
DATE 2025.06.04

CONCEPT PLAN  
Emory Grove United  
Methodist Church  
Redevelopment

CP1.01

PROJECT NO. 23.254.11  
SHEET NO. 1 OF 1



GRAPHIC SCALE  
(IN FEET)  
1 INCH = 30'