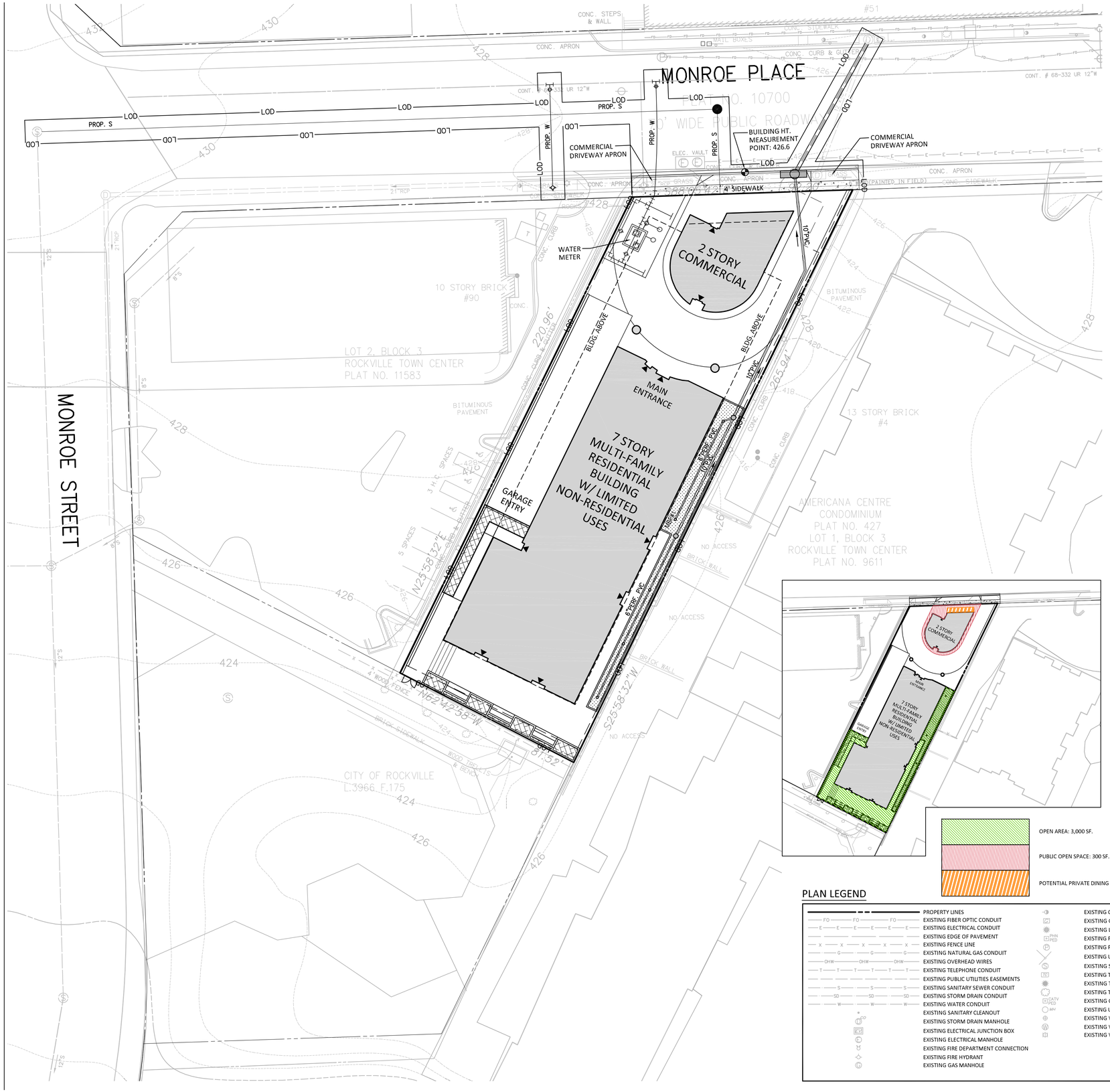
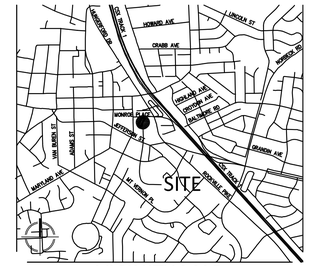


GENERAL NOTES

1. THE SUBJECT PROPERTY IS 0.455 ACRES.
2. THE PROPERTY IS ZONED MXTD.
3. THE SITE IS LOCATED ON WSSC MAP 218NW07.
4. THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GR342, WITH TAX ACCOUNT NO. 04-00144444.
5. BOUNDARY AND TOPOGRAPHIC DATA PREPARED BY VIKA MARYLAND, LLC. FEB. 2017
6. THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON THE SITE.
7. THERE IS NO STREAM VALLEY BUFFER LOCATED ON THE SITE.
8. THERE ARE NO WETLANDS LOCATED ON THE SITE.



VICINITY MAP
SCALE: 1" = 2000'

PROJECT DATA TABLE			
Property Description		Parcel 401	
Zone		MXTD	
Existing Site Area		**19,841 SF**	**0.455 AC**
PROPOSED USES		*Permitted / Required*	*Provided*
Multi-Family Residential[1]			
Housing for persons with disabilities			18 du
Efficiency			6 du
1br units			13 du
2br units			29 du
3br units			4 du
Total			**70 du**
MPDU's (included in total above)[1]		12.5% or 9 du	12.5% or 9 du
Commercial			
Restaurant, fast food			2,235 SF
Charitable or philanthropic institution			10,869 SF
Total Commercial			13,104 SF
DEVELOPMENT STANDARD (Sec 25.13.05)		*Permitted / Required*	*Provided*
Building Setbacks			
(b) From any public street		0'	7'
(c) From an adjoining lot			
Side		None, 10' min. if provided	10'
Rear[2]		None, 10' min. if provided	20'
Maximum Building Height		120'	76'
Minimum Lot Width (at front lot line)		10'	92.2'
Open Area (min. 15%)		2,976 SF	3,000 SF
Public Use Space (10% of required open area)		298 SF	300 SF
PARKING (Sec 25.16.03)[3]	*Parking Rate*	*Permitted / Required*	*Provided*
Dwelling Multiple-Unit			
Housing for persons with disabilities	1 sp. per 3 du @ 18 du	6.00 spaces	
Efficiency	1 sp. per du @ 6 du	6.00 spaces	
1 BR	1 sp. per du @ 13 du	13.00 spaces	
2 BR	1.5 sp. per du @ 29 du	43.50 spaces	
3 BR	1.5 sp. per du @ 4 du	6.00 spaces	
Commercial			
Restaurant, fast food	1 sp. per 2 employees @ 4 employees	2.00 spaces	
Charitable or philanthropic institution	1 sp. per 2 employees @ 5 employees	2.50 spaces	
Total (before reduction)		79.00 spaces	
Transit Station Proximity Reduction (10%)		7.90 spaces	
Total		**72 spaces**	**43 spaces** [4]
Bicycle Parking[3]	*Parking Rate*	*Permitted / Required*	*Provided*
Dwelling Multiple-Unit			
Short Term	1 sp. per 50 du	2 spaces	
Long Term	1 sp. per 3 du	24 spaces	
Restaurant, fast food			
Short Term	2 sp. per 5,000 SF	1 spaces	
Long Term	2 sp. per 12,000 SF	1 spaces	
Charitable or philanthropic institution			
Short Term	2 sp. per 10,000 SF	3 spaces	
Long Term	2 sp. per 40,000 SF	1 spaces	
Short Term Total		**6 spaces**	**6 spaces**
Long Term Total		**26 spaces**	**26 spaces**

[1] Unit count, type and mix as well as number of MPDU's and distribution to be determined at Site Plan.
[2] The setback from existing active recreation areas in parks is 20' per City of Rockville Environmental Guidelines. The underground parking structure is located within the 20' setback.
[3] Final number of parking spaces to be determined at Site Plan.
[4] Proposed waiver for reduction of required parking.

PLAN LEGEND

PROPERTY LINES
EXISTING FIBER OPTIC CONDUIT
EXISTING ELECTRICAL CONDUIT
EXISTING EDGE OF PAVEMENT
EXISTING FENCE LINE
EXISTING NATURAL GAS CONDUIT
EXISTING OVERHEAD WIRES
EXISTING TELEPHONE CONDUIT
EXISTING PUBLIC UTILITIES EASEMENTS
EXISTING SANITARY SEWER CONDUIT
EXISTING STORM DRAIN CONDUIT
EXISTING WATER CONDUIT
EXISTING SANITARY CLEANOUT
EXISTING STORM DRAIN MANHOLE
EXISTING ELECTRICAL JUNCTION BOX
EXISTING ELECTRICAL MANHOLE
EXISTING FIRE DEPARTMENT CONNECTION
EXISTING FIRE HYDRANT
EXISTING GAS MANHOLE

EXISTING GUY POLE
EXISTING GAS VALVE
EXISTING LIGHT POLE
EXISTING PHONE PEDESTAL
EXISTING PHONE MANHOLE
EXISTING UTILITY POLE
EXISTING SANITARY MANHOLE
EXISTING TRAFFIC CONTROL BOX
EXISTING TRAFFIC SIGNAL POLE
EXISTING TREE
EXISTING CABLE TELEVISION PEDESTAL
EXISTING UNKNOWN UTILITY MANHOLE
EXISTING WATER METER
EXISTING WATER MANHOLE
EXISTING WATER VALVE

EXISTING BOLLARD
EXISTING SIGN POST
EXISTING WOOD POST
EXISTING INLETS
EXISTING CURB INLET
EXISTING CONCRETE
EXISTING CURB AND GUTTER
EXISTING BUILDING
EXISTING STORY
EXISTING ELECTRICAL TRANSFORMER
EXISTING ASPHALT
EXISTING EASEMENT
EXISTING REINFORCED CONCRETE PIPE
EXISTING CORRUGATED METAL PIPE
EXISTING BUILDING RESTRICTION LINE
EXISTING RIGHT-OF-WAY

PROPOSED WATER LINE
PROPOSED SANITARY SEWER WITH STRUCTURE
PROPOSED STORM DRAIN
PROPOSED LIMITS OF DISTURBANCE
PROPOSED FIRE HYDRANT
DOOR LOCATION
PROPOSED SWM FACILITY

NORTH
0 10' 20' 40'
SCALE: 1" = 20'

VIKA
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LANDSCAPE ARCHITECTS SURVEYORS
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JOE PLUMPE

REVISIONS	DATE

PROFESSIONAL SEAL

50 MONROE PLACE

4TH ELECTION DISTRICT
ROCKVILLE, MARYLAND
WSSC GRID: 218NW07
TAX MAP:GR32

PRE-APPLICATION SITE PLAN

DRAWN BY: CAD
DESIGNED BY: JC
DATE ISSUED: 5/5/2017

VIKA PROJECT VM50137A
DRAWING NO.
SHEET NO. PAM-1

LAYOUT: SP-1.00, Plotted By: chapman

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