

PRINCIPAL BUILDING SETBACKS		REQUIRED	PROPOSED
From Site Boundary - Strathmore Avenue		Established by F2P H-143	10'
From Site Boundary - Side & Rear		Established by F2P H-143	50'
Front Setback		Established by this Site Plan	0'
Side Street Setback		Established by this Site Plan	0'
Side Setback, Single Family Detached Unit		Established by this Site Plan	0'
Rear Setback, Alley		Established by this Site Plan	0'
Accessory Structure Setbacks		Established by this Site Plan	0'
Maximum Building Height		50'	50'
Accessory Structure Height		25'	25'
Minimum Lot Size		Established by this Site Plan	672 SF
Maximum Lot Coverage		Established by this Site Plan	80%
Minimum Public Open Space, see Open Space Plan for Breakdown by Type		44,000 SF	44,000 SF
Minimum Common Open Space, see Open Space Plan for Breakdown by Type		23,626 SF	23,626 SF

MAXIMUM DENSITY*				
CRNF-0.75 Zone (CRNF-0.75 C-0.25 R-0.75 H-50)	PERMITTED FAR	PERMITTED SF	PROPOSED FAR	PROPOSED SF
Commercial	0.25	172,200 SF	0.00	.0 SF
Residential	0.75	516,601 SF	0.70	482,000 SF

PARKING SETBACKS FOR SURFACE PARKING LOTS (Residential Care)			
Front Setback		behind front building line	Yes
Side Street Setback		behind the side street building line	Yes
Side Setback		must accommodate landscaping required under Section 6.2.9	Provided
Rear Setback		must accommodate landscaping required under Section 6.2.9	Provided
Rear Setback, Alley		Not Applicable	N/A

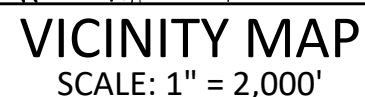
* Density is calculated in the CMF based on base on trust area.

** PARKING will be provided and distributed among the townhouse units, at 15% of those actually permitted and constructed.

*** No age-restricted, 145 bed occupancy limited to residents. No Staff will reside on-site.

OPEN SPACE CALCULATIONS					
	SITE AREA	REQUIRED %	REQUIRED SF	PROPOSED %	PROPOSED SF
Residential Care Public Open Space (10% Required)	194,379	10.0%	19,438	10.3%	20,000
Townhouse Common Open Space (10% Required)	440,000	10.0%	44,000	11.4%	50,000

BICYCLE PARKING		AMOUNT	PROVIDED
	Units	Maximum	(Long-Term)
Off-Street Parking			Bike Spaces
Residential Care Employees (0.10 per employee, 25 max; 95% long term)	50 Employees	5	6
Total Parking		5	6



TAX ACCOUNT REFERENCE:	04-03234564 & 04-00045122
CURRENT ZONING:	R-60
PROPOSED ZONING:	CRNF 0.75, C 0.25, R 0.75, H S
NR/FS/NO:	420211410
WATERSHED:	ROCK CREEK
WATER SERVICE CATEGORY:	W-1
SEWER SERVICE CATEGORY:	S-1
SOIL DESIGNATION:	2B, 2C, 2UB, 2UC, 16D, 53A
FLOODPLAIN ZONE:	'X'
FIRM COMMUNITY PANEL NO.:	[24031C04 55D], MONTGOMERY COUNTY, MD DATED 9-29-2006

1. THE HORIZONTAL DATUM IS MARYLAND STATE GRID NORTH (NAD83) AND THE VERTICAL DATUM IS NAVD83.
2. THE BUILDING FOOTPRINTS AND LOTS SHOWN ON THE FLOATING ZONE PLAN ARE REPRESENTATIVE. FINAL BUILDING LOCATIONS, RELATED DETAILS SUCH AS UTILITIES AND GRADING WILL ULTIMATELY BE DETAILED AND DETERMINED AT TIME OF SITE PLAN. PLEASE REFER TO THE ZONING DATA AND THE DEVELOPMENT REGULATIONS FOR THE SUBTRACT BACK THE AREAS ATTRIBUTABLE TO THE VARIOUS USES AND THE AMOUNT OF THEIR RESPECTIVE OPEN SPACES MAY BE ADJUSTED AT THE TIME OF SITE PLAN.
3. FUTURE MODIFICATIONS TO SCHOOL DRIVEWAY MAY ENCRoACH UPON SUBJECT PROPERTY AS WILL BE DETERMINED AT THE TIME OF PRELIMINARY PLAN.
4. STREET "A" TO BE CONSTRUCTED FIRST, PHASING OF THE BALANCE OF THE DEVELOPMENT MAY BE DONE IN ANY ORDER OR CONCURRENTLY.
5. AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SET UP WITH THE MCMCPC INSPECTION STAFF BEFORE ANY OWNER, CLEARING, OR GRADING OCCURS ON-SITE. THEIR DEMO OR HIS DESIGNEE WHO HAS SIGNATURE AUTHORITY AND THE TRUCK DRIVER TO CONDUCT THE "GUT" ATTEND THE PRE-CONSTRUCTION MEETING WITH THE MCMCPC INSPECTOR. A COPY OF THE APPROVED CERTIFIED PRELIMINARY PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES. FOR MORE INFORMATION CONTACT THE MCMCPC STAFF PLEASE CONTACT JOSH WEAKE AT 301-495-4722.

PP-01 COVER SHEET
PP-01A APPROVALS SHEET
PP-02 ILLUSTRATIVE PRELIMINARY PLAN
PP-03 PRELIMINARY LOTTING PLAN

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

PREPARED FOR:
SAH HOMES ASSOCIATES LLC
& BL STRATHMORE LLC
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SUITE 300
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ADAM HAYES
AHAYES@EYA.COM

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ENVIRONMENTAL CONSULTANT:
JIM MORRIS
410.260.0290

DRY UTILITY CONSULTANT:
DAVIS UTILITY
703-887-5467
DAMIEN HICKS

[illegible]

1ST ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 213NW04,
213NW05, 214NW04,
214NW05
TAX MAP:HQ21

120220160


COVER SHEET

Attachment A

**"FOR LOCATION OF UTILITIES CALL
8-1-1 or 1-800-257-7777 OR LOG ON TO
www.call811.com or http://www.missutility.net
48 HOURS IN ADVANCE OF ANY
WORK IN THIS VICINITY"**

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

PROFESSIONAL SEAL



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
JEFFREY AMATEAL LICENSE NO. 20510
EXPIRATION DATE JULY 14, 2022

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DESIGNED BY: ID/JS
DATE ISSUED: 04/xx/2022

VIKA
PROJECT VM50370

DRAFTING
NO.

SHEET NO. PP-001

SHEET NO. PP-002

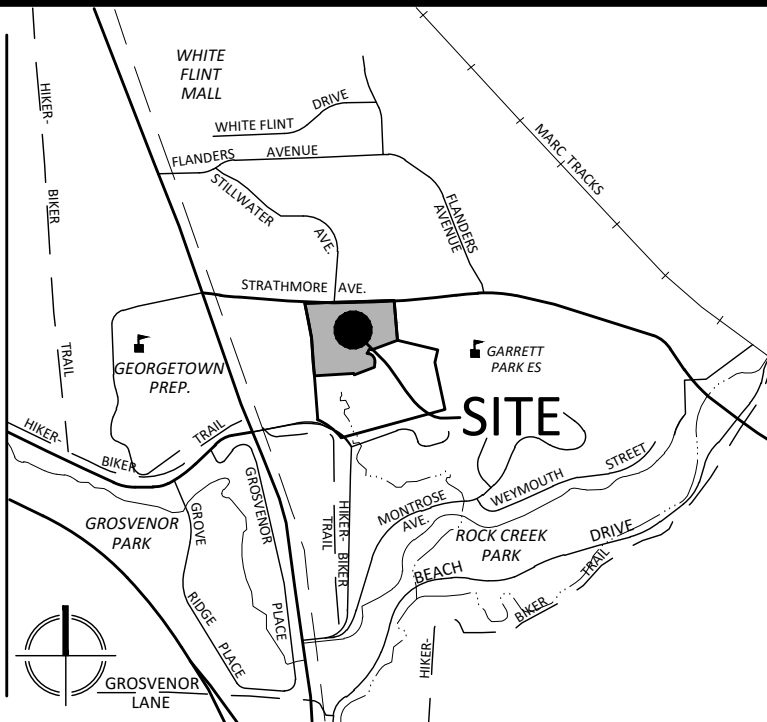
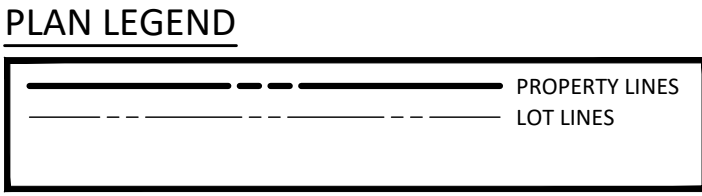


Certified Preliminary Plan

File No. 120220160

Montgomery County Planning Board Approval

Chair or Designee: _____ Date: _____



VICINITY MAP
SCALE: 1" = 2,000'

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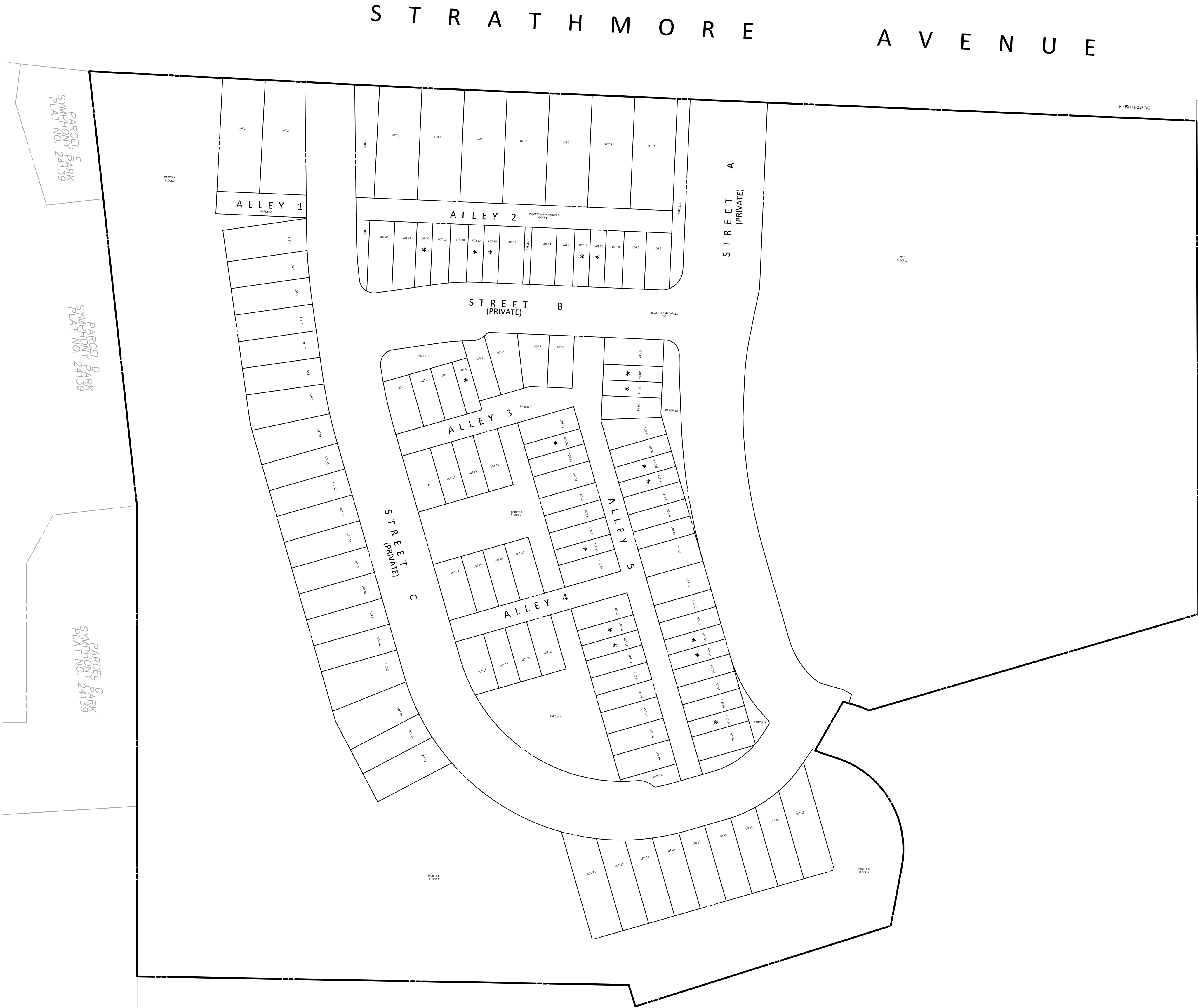
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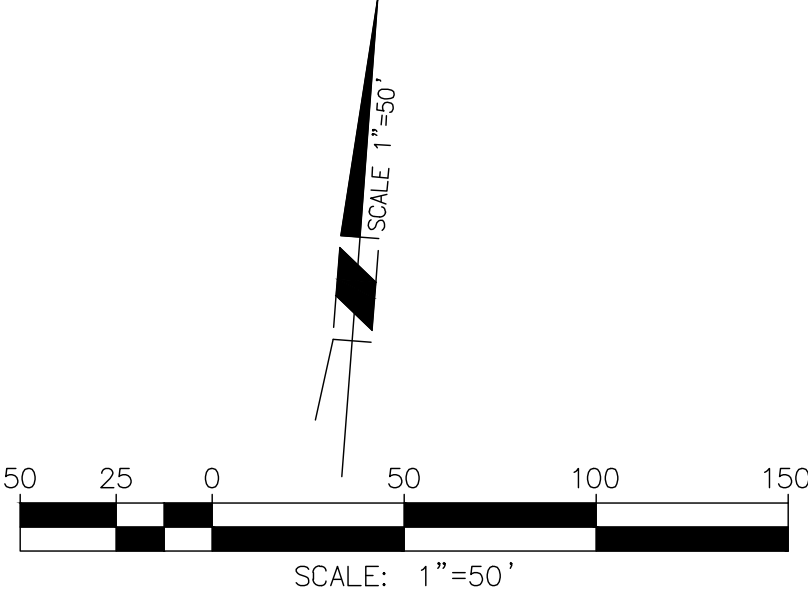


LOTTING BLOCK A			LOTTING BLOCK B			LOTTING BLOCK C			LOTTING BLOCK D			PARCEL TABLE				NS	DATE
Lot Number	SF	Acres	Lot Number	SF	Acres	Lot Number	SF	Acres	Lot Number	SF	Acres	Parcel Name	Use	SF	Acres		
1	3,846	0.08829	1	3,829	0.08790	1	1,216	0.02792	1	193,009	4.43083	Parcel A	Private Alley 1	1,805	0.03885		
2	3,890	0.08938	2	3,800	0.08724	2	960	0.02204	2	960	0.02204	Parcel B	HOA Open Space	172,099	3.95825		
3	2,085	0.04787	3	3,800	0.08724	3	960	0.02204	3	960	0.02204	Parcel C	HOA Open Space	1,924	0.04417		
4	1,784	0.04096	4	3,800	0.08724	4	672	0.01543	4	672	0.01543	Parcel D	Private Alley 2	5,644	0.12957		
5	1,602	0.03678	5	3,800	0.08724	5	1,077	0.02472	5	1,077	0.02472	Parcel E	HOA Open Space	587	0.01348		
6	1,680	0.03857	6	3,800	0.08724	6	1,343	0.03083	6	1,343	0.03083	Parcel F	HOA Open Space	316	0.00725		
7	1,680	0.03857	7	3,800	0.08724	7	1,168	0.02681	7	1,168	0.02681	Parcel G	HOA Open Space	1,872	0.04298		
8	1,680	0.03857	8	1,135	0.02606	8	1,042	0.02382	8	1,042	0.02382	Parcel H	HOA Open Space	1,637	0.03758		
9	2,077	0.04768	9	1,020	0.02342	9	1,345	0.03088	9	1,345	0.03088	Parcel I	Private Alleys 3, 4 & 5	15,442	0.35450		
10	2,070	0.04752	10	816	0.01873	10	1,040	0.02388	10	1,040	0.02388	Parcel J	HOA Open Space	7,193	0.16513		
11	1,680	0.03857	11	714	0.01639	11	1,040	0.02388	11	1,040	0.02388	Parcel K	HOA Open Space	8,707	0.19989		
12	1,680	0.03857	12	714	0.01639	12	1,161	0.02665	12	1,161	0.02665	Parcel L	HOA Open Space	532	0.01221		
13	1,680	0.03857	13	816	0.01873	13	1,345	0.03088	13	1,345	0.03088	Parcel M	HOA Open Space	466	0.01070		
14	1,680	0.03857	14	1,139	0.02615	14	1,040	0.02388	14	1,040	0.02388	Parcel N	HOA Open Space	533	0.01224		
15	1,680	0.03857	15	1,139	0.02615	15	1,040	0.02388	15	1,040	0.02388	Parcel O	Private Roadway Parcel (Streets A, B, C)	94,714	2.17433		
16	1,680	0.03857	16	714	0.01639	16	1,161	0.02665	16	1,161	0.02665	Totals:		313,271	7.19171		
17	1,680	0.03857	17	715	0.01641	17	1,256	0.02883	17	1,256	0.02883						
18	1,680	0.03857	18	832	0.01910	18	1,005	0.02307	18	1,005	0.02307						
19	2,320	0.05326	19	864	0.01983	19	1,005	0.02307	19	1,005	0.02307						
20	2,406	0.05523	20	794	0.01823	20	1,122	0.02576	20	1,122	0.02576						
21	1,659	0.03809	21	1,197	0.02748	21	1,057	0.02427	21	1,057	0.02427						
22	2,035	0.04672	22	1,418	0.03255	22	728	0.01671	22	728	0.01671						
23	2,612	0.05996	Totals:	40,656	0.93333	23	832	0.01910	23	832	0.01910						
24	1,945	0.04465				24	1,040	0.02388	24	1,040	0.02388						
25	1,787	0.04102				25	832	0.01910	25	832	0.01910						
26	1,701	0.03905				26	832	0.01910	26	832	0.01910						
27	1,679	0.03854				27	832	0.01910	27	832	0.01910						
28	1,681	0.03859				28	728	0.01671	28	728	0.01671						
29	1,709	0.03923				29	1,057	0.02427	29	1,057	0.02427						
30	1,844	0.04233				30	1,057	0.02427	30	1,057	0.02427						
31	2,542	0.05836				31	728	0.01671	31	728	0.01671						
Totals:	61,754	1.41768				32	728	0.01671	32	728	0.01671						
						33	832	0.01910	33	832	0.01910						
						34	832	0.01910	34	832	0.01910						
						35	832	0.01910	35	832	0.01910						
						36	1,040	0.02388	36	1,040	0.02388						
						37	1,040	0.02388	37	1,040	0.02388						
						38	1,161	0.02665	38	1,161	0.02665						
						39	1,271	0.02918	39	1,271	0.02918						
						40	742	0.01703	40	742	0.01703						
						41	742	0.01703	41	742	0.01703						
						42	1,023	0.02348	42	1,023	0.02348						
						43	1,166	0.02677	43	1,166	0.02677						
						44	845	0.01940	44	845	0.01940						
						45	740	0.01699	45	740	0.01699						
						46	740	0.01699	46	740	0.01699						
						47	845	0.01940	47	845	0.01940						
						48	845	0.01940	48	845	0.01940						
						49	845	0.01940	49	845	0.01940						
						50	1,374	0.03154	50	1,374	0.03154						
						51	1,374	0.03154	51	1,374	0.03154						
						52	845	0.01940	52	845	0.01940						
						53	845	0.01940	53	845	0.01940						
						54	740	0.01699	54	740	0.01699						
						55	740	0.01699	55	740	0.01699						
						56	845	0.01940	56	845	0.01940						
						57	845	0.01940	57	845	0.01940						
						58	845	0.01940	58	845	0.01940						
						59	740	0.01699	59	740	0.01699						
						60	1,179	0.02707	60	1,179	0.02707						
						Totals:	58,362	1.33981									

PARCEL B
GARRETT PARK-HOLY CROSS
CONVENT
PLAT NO. 20824
1,347,198 S.F. OR
30.92741 ACRES

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36A of the Montgomery County Code.



PROFESSIONAL SEAL
JEFFREY A. BRUCE
STATE OF MARYLAND
PROFESSIONAL ENGINEER
No. 120220160
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND
THAT I AM A duly Licensed Professional Engineer in the State of Maryland.
JEFFREY A. BRUCE, LICENSE No. 20530
EXPIRATION DATE: JULY 14, 2022

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VIOLATION MAY RESULT IN PROSECUTION. ONLY
APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS
MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

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DRAWN BY: SG
DESIGNED BY: ID/JS
DATE ISSUED: 04/xx/2022

VIKA
PROJECT: VM50370
DRAWING
NO.

SHEET NO. PP-003