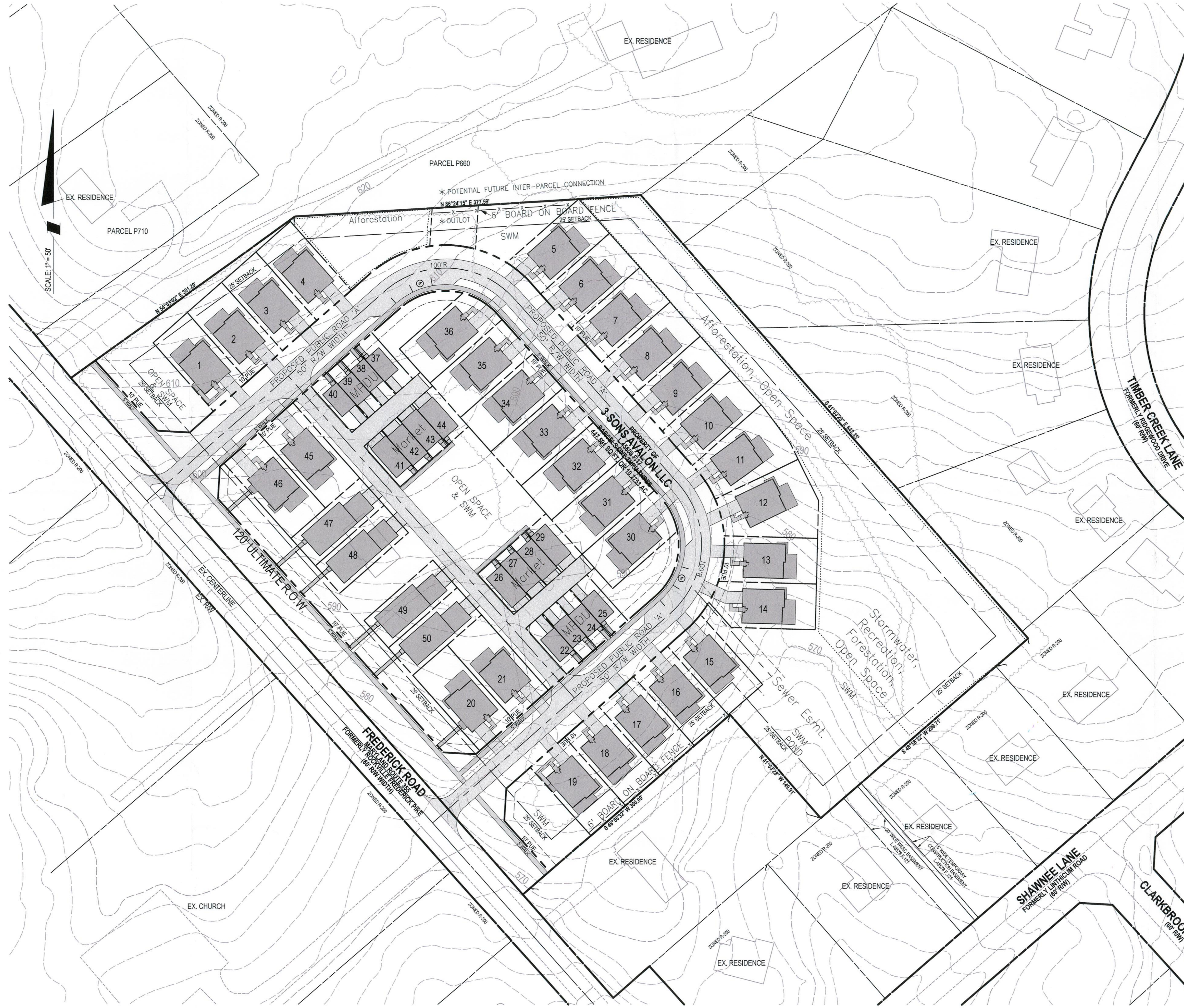
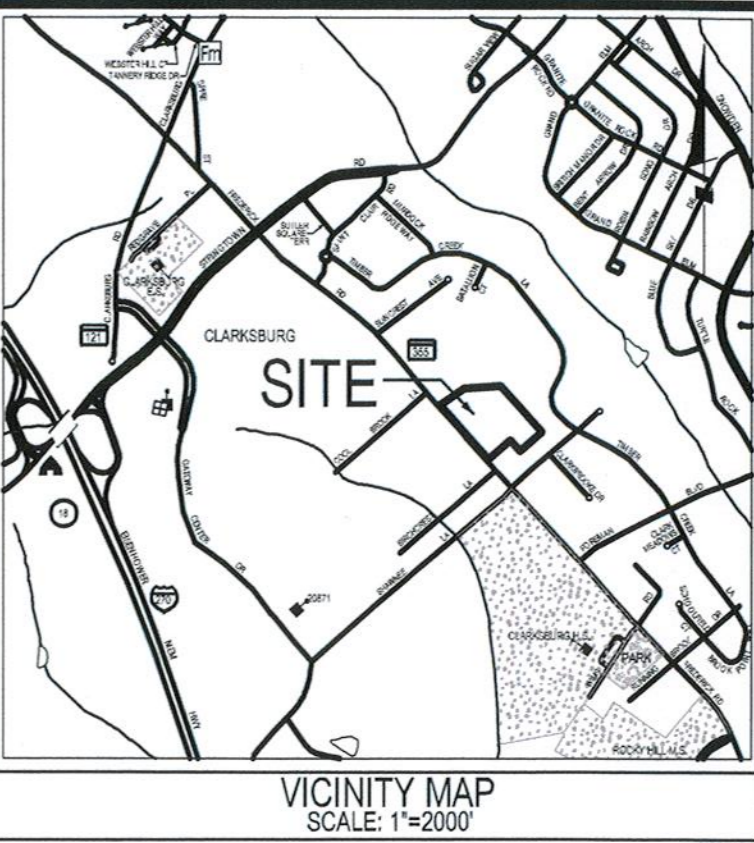


LOCAL MAP AMENDMENT AVALON RESIDENTIAL



- GENERAL NOTES:
1. THE EXISTING ZONE IS R-200.
 2. BOUNDARY INFORMATION IS FROM A SURVEY PREPARED BY SOLTESZ, INC.
 3. THE PROJECT LIES WITHIN THE CLARKSBURG MASTER PLAN.
 4. THIS SITE LIES WITHIN THE LITTLE SENECA CREEK WATERSHED. IT IS WITHIN THE CLARKSBURG SPECIAL PROTECTION AREA.
 5. PEPCO, BELL ATLANTIC, MD., INC., WASHINGTON GAS LIGHT CO. OF MD., THE CITY OF ROCKVILLE, WASHINGTON SUBURBAN SANITARY COMMISSION AND CABLE TV MONTGOMERY ARE THE PUBLIC UTILITY COMPANIES THAT WILL PROVIDE SERVICE TO THE PROPOSED DEVELOPMENT.
 6. THE LAYOUT OF ALL SITE ELEMENTS DEPICTED ON THIS PLAN, SUCH AS PARKING, DRIVEWAYS, BUILDINGS, OPEN SPACES, AND UTILITIES, ARE APPROXIMATE AND SUBJECT TO CHANGE.
 7. NO FLOODPLAIN EXISTS ON SITE.
 8. NO WETLANDS AND/OR INTERMITTENT OR PERENNIAL STREAMS EXIST ON OR WITHIN 100' OF THIS PROPERTY.
 9. THERE ARE NO DESIGNATED HISTORIC SITES ASSOCIATED WITH THESE PARCELS.
 10. THERE ARE NO KNOWN RARE, THREATENED, OR ENDANGERED SPECIES OCCURRING ON THIS PROPERTY.
 11. EXISTING WATER AND SEWER SERVICE CATEGORIES: W-1/IS-3.
 12. AN APPROVED NRI/FSD EXISTS FOR THIS SITE. PLAN NUMBER 420130730 APPROVED 12/05/2012, RECERTIFIED/APPROVED 01/05/2015.

- Binding Elements:
- No. 1: Development may not exceed 50 dwelling units.
 - No. 2: To ensure compatibility with the surrounding neighborhoods, only single-family detached units may be constructed around the perimeter of the site, as depicted on the Floating Zone Plan. This includes units separated from the site boundary by stormwater management, forest, or other buffers.
 - No. 3: Setback from site boundary is a minimum of 25 feet.
 - No. 4: The maximum building height is 40 feet.
 - No. 5: To minimize impervious surfaces on the property, development of the property should pursue an imperviousness goal of 35 percent or less of the tract area as calculated using the Montgomery County Environmental Guidelines.
 - No. 6: Board-on-board fencing of at least 6 feet in height shall be provided along portions of the site's northern and southern boundaries as depicted on the Floating Zone Plan.

APPLICANT:
3 SONS AVALON, LLC.
2 RESEARCH PLACE, SUITE 100
ROCKVILLE, MD 20850
TELEPHONE 301-948-2750
FAX 301-948-9067

ENGINEER:
SOLTESZ, INC.
2 RESEARCH PLACE, SUITE 100
ROCKVILLE, MD 20850
TELEPHONE: 301-948-2750
FAX: 301-948-9067

ATTORNEY:
MILLER, MILLER & CANBY
200-B MONROE STREET
ROCKVILLE, MD 20850
TELEPHONE: 301-762-5212
FAX: 301-424-9673

Zoning	AVALON RESIDENTIAL	
	Existing R-200	Proposed TF-5 (Townhouse Floating)
Site Area:		
Gross Tract Area:	N/A	10.28 acres
Density of Development:		
Maximum allowed density	4.36 D.U./AC or 44.7 D.U.	4.87 D.U./AC (With Bonus Density)
Density with MPDU Bonus (22%)	44.7 x 1.22 (MPDU Bonus Density) = 54.5	50 D.U.
Unit Types:		
Detached house (front-load)	-	30 D.U.
Detached house (rear-load)	-	4 D.U.
Townhouse (Market Rate)	-	8 D.U.
Townhouse (MPDU)	-	8 D.U.
Total Number of Units	-	50 D.U.
Zoning Standards		
Setback from Site Boundary	-	25 feet
Detached house		
Min. Lot Area	-	TBD at Site Plan
Min. Lot Width at Street Front	-	TBD at Site Plan
Maximum Building Height	-	40 feet
Parking	2 spaces/lot	68 spaces
Townhouse		
Min. Lot Area (Market Rate)	-	TBD at Site Plan
Min. Lot Area (MPDU)	-	TBD at Site Plan
Min. Lot Width at Street Front	-	TBD at Site Plan
Maximum Building Height	-	40 feet
Parking (Market Rate)	2 spaces/lot	13 spaces
Parking (MPDU)	1 space/lot	8 spaces
Parking (visitor)	-	8 spaces
Open Space (≥ 2.5 D)	10% or 1.03 Acres	10% or 1.03 Acres

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION
THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN
(EXHIBIT NUMBER 44(d)) APPROVED BY THE DISTRICT COUNCIL
ON 2/22/2017 BY RESOLUTION NUMBER
18-139 IN APPLICATION NUMBER H-115

HEARING EXAMINER: Ann A. Robinson DATE: 3/10/2017
HEARING EXAMINER'S NAME PRINTED

FOR ILLUSTRATIVE PURPOSES ONLY

Rockville Office
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067

NO.	DATE	BY	DATE	REVISIONS
1	NOVEMBER 2, 2016	kdl	3/11/17	Submission for signature

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-297-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT
3 SONS AVALON, LLC.
2 RESEARCH PLACE
SUITE 100
ROCKVILLE, MD 20850
PHONE 301-948-2750
FAX 301-948-9067
JIM SOLTESZ

MAP: 4928	GRID: G3 H3
TAX MAP: EW, 41	ZONING CATEGORY: EXISTING R-200 / PROPOSED TF-5
W800 200 SHEET	XXXX
232NW13	XXXX
SITE DATUM:	XXXX
HORIZONTAL: NAD83	
VERTICAL: NAD83	

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. 44048 EXPIRATION DATE: 06/17/17

03/08/2017

FLOATING ZONE PLAN

**LOCAL MAP AMENDMENT
AVALON RESIDENTIAL**

P. 801, P. 830, P. 765

2ND ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

SHEET 1 OF 1

PROJECT NO. 3337-00-00