

GENERAL NOTES

1. THE SITE AREA IS 3.04 ACRES.
2. THE SITE IS LOCATED ON WSSC MAP 224NW01.
3. THE SITE IS LOCATED ON TAX MAP GRID JT42.
4. THE SUBJECT PROPERTIES ARE LOCATED ON TAX ASSESSMENT MAP #JT42 WITH TAX ACCOUNT NO'S 08-00720718, 07-00711202, 07-00720560, AND 07-00711190, AND 08-00720558.
5. THE SUBJECT PROPERTY IS ZONED "R-90" AND "CRT-0.75".
6. BOUNDARY AND TOPOGRAPHIC SURVEY WAS CONDUCTED BY VIKA MARYLAND, LLC. ON MAY 23, 2016.
7. THE SUBJECT PROPERTY IS LOCATED IN NORTHWEST BRANCH - RIGHT FORK WATERSHED, A CLASS IV STREAM.
8. THIS SITE IS NOT WITHIN A SPECIAL PROTECTION AREA (SPA) OR PRIMARY MANAGEMENT AREA (PMA).
9. THERE ARE NO WATERS OF THE UNITED STATES LOCATED ON SITE.
10. THE ENTIRE PROPERTY IS SERVED BY PUBLIC WATER. PORTIONS OF THE PROPERTY ARE SERVED BY PUBLIC SEWER SYSTEMS AND ARE CURRENTLY IN SEWER SERVICE CATEGORY S-1. A SEWER SERVICE CATEGORY CHANGE IS PROPOSED FOR THE REMAINDER OF THE PROPERTY.

DEVELOPMENT PROGRAM

THIS PROJECT WILL BE DEVELOPED IN ONE PHASE.

BINDING ELEMENTS

The binding elements listed below are applicable to property to be rezoned in LMA NO. H-119.

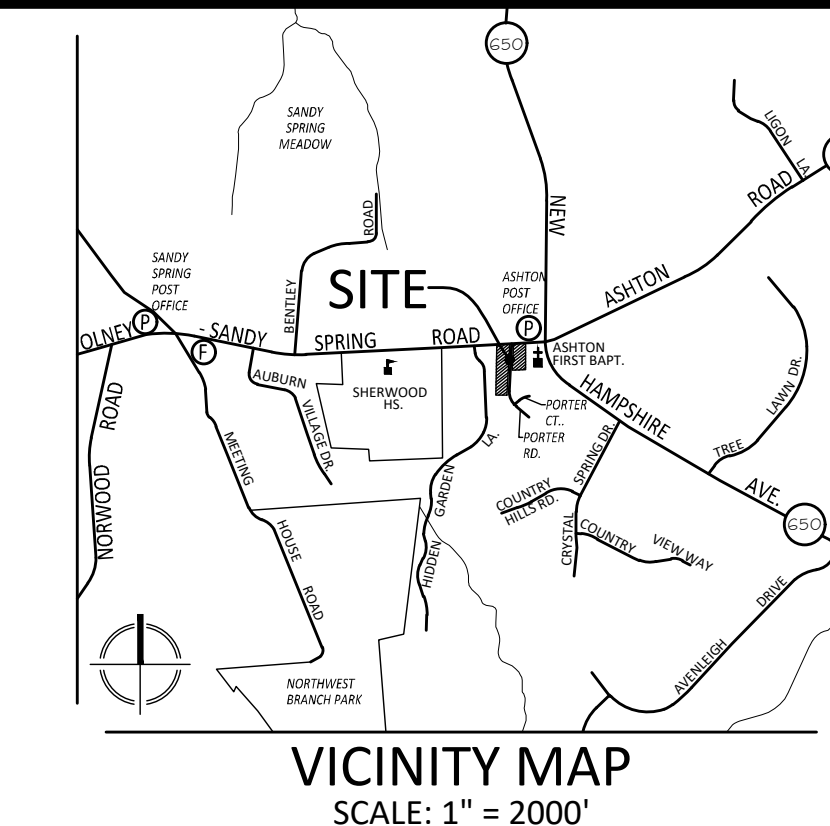
1. The following uses will be prohibited:
 Group Living
 Cultural Institution
 Golf Course/Country Club
 Community Swimming Pool
 Cable Communications System
 Amateur Radio Facility
 Lawn Maintenance Service
 Railroad Tracks
 Family Day Care, Group Day Care, Day Care Center
 Educational Institution
 Hospital
 Religious Institution
2. Buildings will be limited to townhouse building types and a maximum of 20 townhouses.
3. Buildings will be limited to a maximum building height of 40 feet and the following minimum setbacks:

From any detached dwelling lot or land classified in a one family detached residential zone (side setback between lot and site boundary)	8 ft.
From any public street	7 ft.
From an adjoining lot	
Side (end unit)	4 ft.
Rear	18 ft.
Rear setback, alley	4 ft.
Rear setback between lot and site boundary	10 ft.

4. The minimum number of parking spaces required in the TF zone will be provided for each townhouse based on final count and type.
5. The required number of Moderately Priced Dwelling Units will be provided either on the property proposed for the TF zone or on the CRT-zoned portion of the site, with the locations to be determined at site plan.
6. Appropriate fencing or landscape screening will be provided at the northwest corner of the site, along the border between the subject property and neighboring homes.
7. The four townhouse units facing MD 108 will be no greater than 35' in height as measured from street grade.

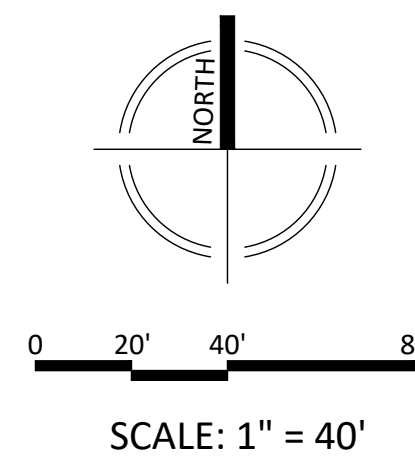
LEGEND

EXISTING FEATURES		PROPOSED FEATURES	
	PROPERTY LINES		LOT LINE
	NATURAL GAS CONDUIT		PROPOSED DEDICATIONS
	WATER LINE		POTENTIAL STORMWATER MANAGEMENT LOCATIONS
	SANITARY SEWER		
	STORM DRAIN CONDUIT		
	OVERHEAD WIRES		
	ELECTRICAL CONDUIT		
	TELEPHONE CONDUIT		
	FENCE LINE		
	10' CONTOUR		
	2' CONTOUR		
	STORM DRAIN MANHOLE		
	SANITARY MANHOLE		
	FIRE HYDRANT		
	GAS MANHOLE		
	GAS VALVE		
	SIGN POST		
	LIGHT POLE		
	UTILITY POLE		
	TREE		
	ELECTRICAL MANHOLE		



PROJECT DATA TABLE	
Address	Along Porter Road at intersection w/ Olney Sandy Spring Road
Property Description	Lots 2 & 3, Parcels 393, 395, & 447 / Plat 1438.
Current Zone:	R-90 / CRT-0.75
Proposed Zone	TF-10 / CRT-0.75
Existing Site Area	132,566 SF 3.043 AC
R-90 Zone	86,066 SF 1.976 AC
CRT-0.75 Zone	46,500 SF 1.067 AC
AREA TO REMAIN ZONED CRT-0.75	
Site Area	19,765 SF 0.454 AC
Previous Dedications	8,188 SF 0.188 AC
Proposed Dedications (Under Future Preliminary Plan)	664 SF 0.015 AC
Tract Area* (For Density Purposes)	28,617 SF 0.657 AC
AREA TO BE RE-ZONED TO TF-10	
	SF Acres
R-90 Zone	86,066 SF 1.975 AC
CRT-0.75 Zone	26,071 SF 0.599 AC
Total area to be re-zoned (Tract)	112,137 SF 2.574 AC
Dedications (Under Future Preliminary Plan)	8,523 SF 0.195 AC
Proposed Site Area	103,614 SF 2.379 AC
PROPOSED USES	
Townhouse - Residential (in TF-10 Zone)	20 du
Multi-Unit - Residential (in CRT-0.75 Zone)	
MPDU 1 BR	3 du
Total Units	23 du
Retail - Commercial (in CRT-0.75 Zone)	6,800 SF
DEVELOPMENT STANDARD	
	Permitted / Required Provided
Maximum Density*	
TF-10 Zone (10 du/ac)	23.79 du 20 du
CRT-0.75 Zone (C-0.75, R-0.25)	FAR SF FAR SF
Commercial	0.75 21,463 SF 0.24 6,800 SF
Residential	0.25 7,154 SF 0.09 2,700 SF
Building Setbacks **	
(a) From any detached dwelling lot or land classified in a one family detached residential zone	established by plan 8'
(b) From any public street	established by plan 7'
(c) From an adjoining lot	
Side (end unit)	established by plan 4'
Rear	established by plan 18'
Maximum Building Height	40' 40'
Minimum Lot Size	900 SF 900 SF
Common Open Space (min. 10%)	10,361 SF 10,361 SF
PARKING***	
	Permitted / Required Provided
Townhouse (2 spaces per unit)	40 spaces 40 spaces
Multi-Unit - Residential (in CRT-0.75 Zone)	
MPDU 1 BR (0.625 spaces per unit)	1.88 spaces 2 spaces
Retail (3.5 spaces per 1,000 SF)	23.8 spaces 28 spaces
Total CRT Zone Parking	25.68 spaces 30 spaces

* Density is calculated in the TF zone based on site area and in the CRT zone based on tract area.
 ** Setbacks shown for TF-10 zone only. Proposed development in the CRT zone will meet minimum setbacks as set forth in Section 4.5.3.C
 *** Final parking and the distribution of MPDU's will be determined at site plan. A potential distribution has been used for parking calculations.



OFFICE OF ZONING & ADMINISTRATIVE HEARINGS CERTIFICATION

THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN (EXHIBIT NUMBER: _____) APPROVED BY THE DISTRICT COUNCIL ON _____ BY RESOLUTION NUMBER _____, IN APPLICATION NUMBER _____.

HEARING EXAMINER _____ DATE _____

HEARING EXAMINER'S NAME PRINTED _____

ENGINEERS PLANNERS
 LANDSCAPE ARCHITECTS SURVEYORS
 VIKA MARYLAND, LLC
 20251 CENTURY BOULEVARD SUITE #400
 GERMANTOWN, MARYLAND 20874
 PHONE: 301.916.4100
 FAX: 301.916.2362
 GERMANTOWN, MD TYSONS, VA

PREPARED FOR:
NICHOLS DEVELOPMENT COMPANY
 508 OLNEY SANDY SPRING ROAD, SUITE 200
 SANDY SPRING, MD, 20860
 301.924.5258
 MR. TYLER NICHOLS
 DESIGN CONSULTANTS

ATTORNEY
BREGMAN, BERBERT, SCWARTZ & GILDAY, LLC
 7315 WISCONSIN AVE. SUITE 800 WEST BETHESDA, MD, 20814
 240-428-4671
 FRANÇOISE M. CARRIER
 PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
 SUITE 400 GERMANTOWN MD, 20874
 301.916.4100
 JOSHUA SLOAN

REVISIONS	DATE
PER AGENCY COMMENTS	4/5/2017
PER MNCPPC MEETING	4/14/2017
SUBMISSION TO HE	4/21/2017
RE-SUBMISSION TO HE	6/12/2017
SUBMISSION TO HE	9/1/2017
SUBMISSION TO HE	9/25/2017

PROFESSIONAL SEAL
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
 JOSHUA SLOAN LICENSE NO. 3776
 EXPIRATION DATE: 5/31/2018

PORTER ROAD
 P393, P447, P395, N417, N449
 SUBDIVISIONS 001 & 0501
 8TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 WSSC GRID: 224NW01
 TAX MAP: JT42

FLOATING ZONE PLAN A

DRAWN BY: _____
 DESIGNED BY: JDC
 DATE ISSUED: 03/31/2017
 VIKA PROJECT 50037
 NO. _____
 SHEET NO. FZP-4