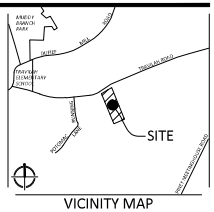
TRAVILAH ROAD

CONDITIONAL USE SITE PLAN
CU-2023-10



VICINITY MAP
SCALE: 1" = 2000'

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

PREPARED FOR:
COMMUNITY HOUSING INITIATIVE, INC.
1123 ORMOND COURT
MCLEAN, VA 22101
CONTACT: PATRICK BYRNE
(703) 556-9569
pbyrne@chidc.org

CIVIL ENGINEER/LANDSCAPE ARCHITECT:
VIKA MARYLAND
20251 CENTURY BLVD.
SUITE 400
GERMANTOWN, MD 20874
CONTACT: JULIA LAPIDES
(301) 916-4100
lapides@vika.com

PROJECT DATA TABLES

Section 3.3.2.C.2.c. Independent Living for Senior as a Conditional Use.

i. The site has adequate accessibility to public transportation, medical services, shopping areas recreation, and other community services, as shown on the attached vicinity map and described in the statement of justification

ii. No ancillary or retail facilities are proposed.

iii. Per Chapter 25A, Section 25A-5.6), the affordable housing requirement will be met through an automatic alternative payment to the Housing Initiative Fund for for-sale age-restricted units by agreement with the DHCA.

iv. The maximum building height is not per the table below. The maximum density is established by the Hearing Examiner per the table below.

v. Height density, coverage, and parking are compatible with surrounding uses as shown in the Conditional Use Plan application.

vi. There are no units abutting a property not included in the application; the front setback is met per the table below.

vii. The minimum side and rear setback is 25 feet to abutting lots not included in this application, although there are no abutting lots because of an HOA parcel between proposed lots and the abutting lots. In addition to this HOA parcel, principal buildings are setback on the internal lots 20 feet.

viii. The minimum green area is 50%.

ix. Principal building setbacks (not modified above) meet the minimum required for the subject building type in the R-30 zone, as shown below.

DEVELOPMENT STANDARDS RE-2 ZONE (AS MODIFIED BY SECTION 3.3.2.C.2c)

STANDARD	REQUIRED/ALLOWED		PROPOSED	
Lot Area (min) (Section 4.4.4.1)	2.00 AC		10.63 AC	
Tract (Gross Tract) Area			468,225 SF	10.75 AC
Dedication Area on Travilah Road			5,348 SF	0.12 AC
Site (Net Lot) Area			462,877 SF	10.63 AC
Lot Width at Front Building Line (min) (Section 4.4.4.1)	150 feet		417 feet	
Lot width at front lot line (min) (Section 4.4.4.1)	25 feet		417 feet	
Density (Section 3.3.2.C.2.c.vA) Max Units	n/a	units	60	Townhouses
Lot Coverage (max) (Section 4.4.4.1)	25% 115,719 SF	2.66 AC	20% 92,575 SF	2.56 AC
Principal Building Setbacks (min) [1] (Section 3.3.2.C.2.c.vVii) (Section 4.4.1.B.3)	Front (Private Street)	4 feet	10	feet
	Side (Street)	5 feet	5	feet
	Side (End Unit)	3 feet	3	feet
	Side (B/W Lot & Site Boundary)	5 feet	5	feet
	Rear	20 feet	20	feet
	Rear (B/W Lot & Site Boundary)	10 feet	10	feet
Height (max) (Section 3.3.2.C.2.c.iv)	50 feet		50 feet	
Green Area (min) (Section 3.3.2.C.2.c.viii)	50% 231,438 SF	5.31 AC	60% 277,725 SF	6.38 AC

GENERAL REQUIREMENTS

STANDARD	REQUIRED/ALLOWED		PROPOSED	
§6-6.2.4. Parking (min)				
On Street Visitor		0		19
Per Townhouse	2.00 =	120		120
Total		120		139
HC Spaces (Including Van)		0		1
Standard Spaces		120		138
§6-6.4.3.C. Fences and Walls 3.c.i. Fence Height (max)		6.5 feet	6.5	feet
§6-6.4.4.E. Conditional Use Lighting Footcandles at Site Boundary (max)		0.1 FC	0	FC
§6-6.5.3.C.7. Screening: [2]	Option A		Option A	
Depth (min)		8 feet	10	feet
Canopy Trees (min/100')		2	2	trees
Understory/Evergreen Trees (min/100')		2	2	trees
Large Shrubs (min/100')		6	6	shrubs
Medium Shrubs (min/100')		8	8	shrubs
Small Shrubs (min/100')		8	8	shrubs
Fence Height (min)		4 feet	6	feet

NOTES

[1] Accessory structures are permitted within setbacks, as defined in the Zoning Ordinance.
[2] Applicable to: western boundary abutting detached residential uses; not applicable to eastern boundary or rear developed with institutional and commercial uses.

SITE LOCATION MAP

SCALE: 1" = 200'

REFERENCE NOTES

PARCEL:	P709; P804; N765
TAX ACCOUNT REFERENCE:	06-00399300, 06-00389265; 06-00405195
CURRENT ZONING:	RE-2
PROPOSED ZONING:	RE-2
APPROVED NRI NO:	4-20222000
WATERSHED:	SANDY BRANCH / WATTS BRANCH
WATER SERVICE CATEGORY:	W-1
SEWER SERVICE CATEGORY:	S-1
SOIL DESIGNATION:	1B; 1C; 35B; 116D
FLOODPLAIN ZONE:	'X'

FIRM COMMUNITY PANEL NO.: 24031C0328D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.

GENERAL NOTES:

1. THE HORIZONTAL DATUM IS MARYLAND STATE GRID NORTH (NAD83) AND THE VERTICAL DATUM IS NVGD29.
2. THERE IS A SMALL WETLAND DELINEATED ON THE NORTH SIDE OF THE STREAM AS SHOWN ON THE NRI PLAN. ADDITIONAL WETLANDS WERE IDENTIFIED ON THE SOUTH SIDE OF THE STREAM, THE ESTIMATED LIMITS OF WHICH ARE SHOWN ON THE PLAN. THERE ARE WATERS OF THE UNITED STATES IDENTIFIED ON THE PLANS. THERE ARE NO 100 YEAR FLOOD PLAINS LOCATED ON THE SUBJECT PROPERTY, AS IDENTIFIED ON THE NRI 420222000, APPROVED 6/28/2022.
3. THERE ARE TWO SMALL FORESTED AREAS LOCATED ON THE SUBJECT PROPERTY AS DEFINED BY MONTGOMERY COUNTY FOREST LEGISLATION, AS IDENTIFIED ON THE NRI 420222000, APPROVED 6/28/2022.
4. THERE ARE NO RARE, THREATENED OR ENDANGERED PLANTS, ANIMALS, OR CRITICAL HABITATS ON THIS PROPERTY, PER THE NRI 420222000, APPROVED 6/28/2022.
5. THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORICAL ATLAS AND IS NOT RECOMMENDED FOR HISTORIC PRESERVATION.
6. THIS CONDITIONAL USE SITE PLAN IS SUBMITTED CONCURRENTLY WITH PFCP APPLICATION F20250030.

DEVELOPMENT PROGRAM:

1. THE PROJECT WILL BE DEVELOPED IN ONE PHASE.
2. AMENITIES WILL BE INSTALLED BEFORE USE AND OCCUPANCY FOR THE FIRST/TOWNHOUSE.
3. PLANTINGS WILL BE INSTALLED WITHIN SIX (6) MONTHS, OR THE NEXT GROWING SEASON THEREAFTER, OF USE AND OCCUPANCY FOR THE FIRST SUITE / TOWNHOUSE.
4. RIGHT-OF-WAY IMPROVEMENTS, SEDIMENT CONTROL MEASURES, AND FOREST CONSERVATION IMPLEMENTATION WILL BE DETERMINED BY RESPECTIVE SUBSEQUENT APPROVALS.

SHEET INDEX

C-1 COVER SHEET
C-2 COMPOSITE CONDITIONAL USE SITE PLAN
C-3 DETAILED CONDITIONAL USE SITE PLAN
C-4 DETAILED CONDITIONAL USE SITE PLAN
C-5 GREEN AREA PLAN
C-6 CIRCULATION PLAN
C-7 ROUGH GRADING PLAN
C-8 BUILDING COVERAGE PLAN

LANDSCAPE & LIGHTING PLAN

L-000 COMPOSITE LANDSCAPE & LIGHTING PLAN
L-100 DETAILED LANDSCAPE & LIGHTING PLAN
L-101 DETAILED LANDSCAPE & LIGHTING PLAN
L-102 LANDSCAPE & LIGHTING DETAILS
L-103 LANDSCAPE & LIGHTING DETAILS
L-104 PHOTOMETRIC LIGHTING PLAN

SUPPORTING DRAWINGS SHEET INDEX

VICINITY MAPS
COLOR UTILITY PLAN
CONCEPT STORMWATER MANAGEMENT PLAN
APPROVED NRI/FSD
SURROUNDING NEIGHBORHOOD PLAN

SUPPLEMENTAL DRAWINGS SHEET INDEX

FIRE ACCESS PLAN
LOTTING PLAN

REVISIONS	DATE

TRAVILAH ROAD

6TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 218NW11
TAX MAP: FR12

COVER SHEET

CU-2023-10

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 3716 EXPIRATION DATE: MAY 31, 2026

THE INFORMATION, DESIGN AND CONCEPTS OF THESE DRAWINGS AND DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE COPIED, SHARED, DISTRIBUTED, DISCLOSED OR OTHERWISE UTILIZED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. ONLY DRAWINGS MARKED "FOR CONSTRUCTION" APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

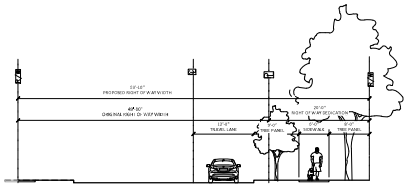
© 2025 VIKA MARYLAND, LLC

DRAWN BY: SG
DESIGNED BY: JS
DATE ISSUED: 08/06/2025

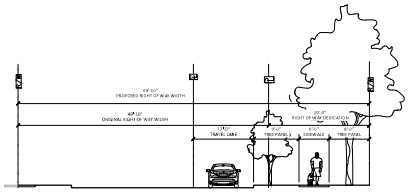
VIKA PROJECT NO. VM1407

DRAWING NO.

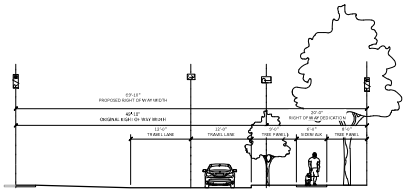
SHEET NO. C-1



1 TRAVILAH ROAD - SECTION 'A'
1" = 10'
P-1407-SEC-01



2 TRAVILAH ROAD - SECTION 'B'
1" = 10'
P-1407-SEC-02



3 TRAVILAH ROAD - SECTION 'C'
1" = 10'
P-1407-SEC-03

"FOR LOCATION OF UTILITIES CALL Miss Utility at 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 contractor must notify all public utility companies with underground facilities in the vicinity of proposed excavation at least two working days prior to the utility companies arrival to commencing excavation. The contractor is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

Exhibit 12(a)
OZAH Case No: CU 23-10

LAYOUT: C-1, Plotted By: Fosthuma