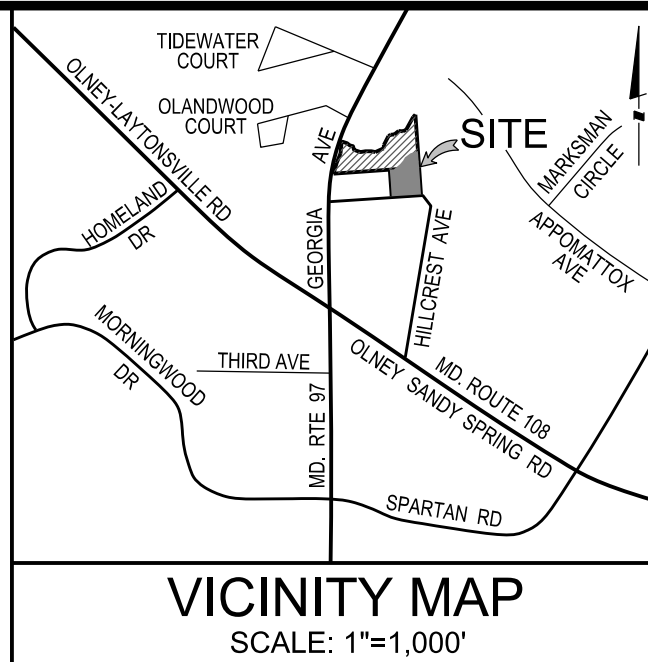


HILLCREST PROPERTY

PARCELS P829 & P846
18201 HILLCREST AVENUE
OLNEY ELEC. DISTRICT, MONTGOMERY COUNTY

PRELIMINARY PLAN

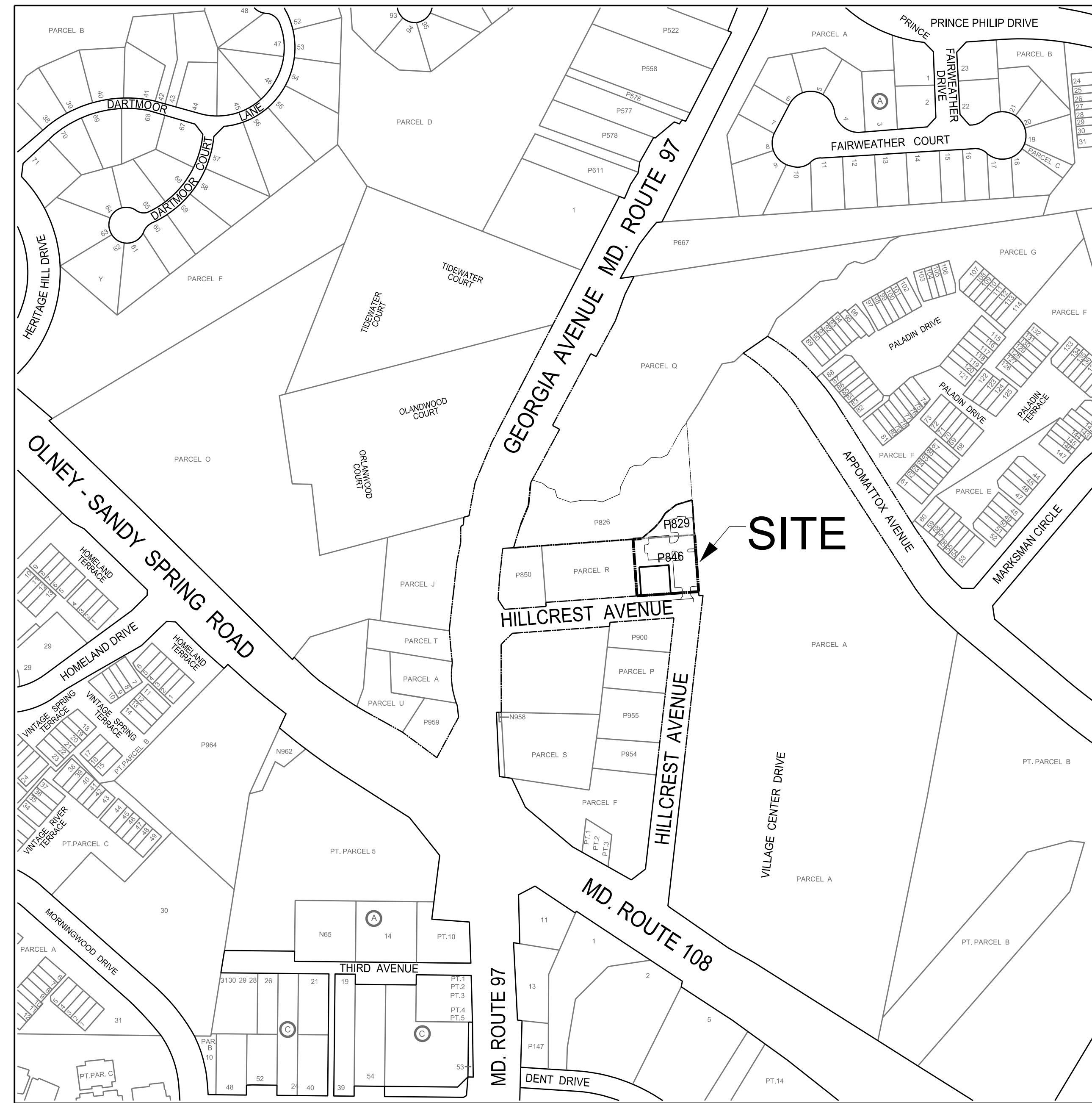
PRELIMINARY PLAN NO. 120230010



DEVELOPMENT STANDARDS CRT 2.0,C 1.0, R 1.0, H-70 STANDARD METHOD

	PERMITTED/REQUIRED	PROVIDED
1. SITE		
OPEN SPACE (MIN.)	10%* - 2,803 SF (28,024 x 10%)	* 10% OPEN SPACE REQUIREMENT TO BE MET BY DONATING P826 TO PARKS
2. LOT AND DENSITY		
MAXIMUM DENSITY	CRT 2.0, C 1.0, R 1.0, H-70 CRT TOTAL -58,440 SF, C-29,220 SF, R-29,220 SF	C=0.365 FAR (10.220GFA/27,998) (25,744 SF)0.59 AC - AFTER R/W DEDICATION
MINIMUM LOT AREA	N/A	(25,744 SF)0.59 AC - AFTER R/W DEDICATION
RIGHT OF WAY DEDICATION	N/A	2,280 SF
LOT WIDTH AT FRONT BUILDING LINE	N/A	152 FT
LOT WIDTH AT FRONT LOT LINE	N/A	152 FT
3. PLACEMENT		
PRINCIPAL BUILDING SETBACKS (MIN.):		
FRONT SETBACK - PUBLIC STREET	0 FT	0 FT
SIDE SETBACK (ABUTTING ALL OTHER ZONES EXCEPT AGRICULTURAL, RURAL RESIDENTIAL, RESIDENTIAL DETACHED, RESIDENTIAL TOWNHOUSE ZONES)	0	10 FT/73 FT
REAR SETBACK (ABUTTING ALL OTHER ZONES EXCEPT AGRICULTURAL, RURAL RESIDENTIAL, RESIDENTIAL DETACHED, RESIDENTIAL TOWNHOUSE ZONES)	0 FT	69 FT
PARKING SETBACK FOR SURFACE PARKING (MIN.):		
FRONT SETBACK	MUST BE BEHIND FRONT BUILDING LINE OF BUILDING IN THE BTA	12 FT
SIDE STREET SETBACK	MUST BE BEHIND FRONT BUILDING LINE OF BUILDING IN THE BTA	N/A
SIDE SETBACK	MUST ACCOMMODATE LANDSCAPING REQUIRED UNDER SECTION 6.2.9	
	i. be a minimum of 6 feet wide; ii. contain a hedge or low wall a minimum of 3 feet high; and iii. have a canopy tree planted every 30 feet on center; unless iv. the property abuts another parking lot, in which case a perimeter planting area is not required.	THE PROPERTY ABUTS ANOTHER PARKING LOT ON BOTH SIDES, IN WHICH CASE A PERIMETER PLANTING AREA IS NOT REQUIRED
REAR SETBACK	MUST ACCOMMODATE LANDSCAPING REQUIRED UNDER SECTION 6.2.9	
	i. be a minimum of 6 feet wide; ii. contain a hedge or low wall a minimum of 3 feet high; and iii. have a canopy tree planted every 30 feet on center; unless iv. the property abuts another parking lot, in which case a perimeter planting area is not required.	A WALL IS INCLUDED ALONG THE REAR OF THE PARKING LOT, AND IS AT LEAST 3' HIGH THROUGHOUT
BUILD-TO-AREA (BTA, MAX SETBACK AND MIN. % OF BUILDING FAÇADE)		
FRONT SETBACK	20 FT	0 FT
BUILDING IN FRONT STREET BTA	70%	TBD
SIDE STREET SETBACK	20 FT	N/A
BUILDING IN SIDE STREET BTA	35%	N/A
4. HEIGHT		
HEIGHT (MAX.)	70 FT	TBD
5. FORM		
MASSING (MAX.)		
UNITS PERMITTED IN A ROW	N/A	N/A
BUILDING ORIENTATION		
ENTRANCE FACING STREET OR OPEN SPACE	REQUIRED	PROVIDED
ENTRANCE SPACING (MAX.)	100 FT	N/A
TRANSPARENCY, FOR WALL FACING STREET OR OPEN SPACE		
GROUND STORY, FRONT (MIN.)	40%	TBD
GROUND STORY, SIDE/REAR (MIN.)	25%	TBD
UPPER STORY (MIN.)	20%	TBD
BLANK WALL, FRONT (MAX.)	35 FT	TBD
BLANK WALL, SIDE/REAR (MAX.)	35 FT	TBD
SPECIFICATION FOR BUILDING ORIENTATION AND TRANSPARENCY		
ALLOWED BUILDING ELEMENTS		
GALLERY/AWNING	YES	TBD
PORCH/STOOP	YES	TBD
BLCONY	YES	TBD

** TBD - TO BE DETERMINED ONCE ARCHITECTURE IS FINALIZED, WILL COMPLY



PLAN DRAWINGS INDEX

- 1 PRELIMINARY PLAN COVER SHEET
- 2 PRELIMINARY PLAN
- 3 PRELIMINARY PLAN APPROVAL SHEET
- 4A FOREST CONSERVATION PLAN - P846/P829
- 4B FOREST CONSERVATION PLAN - P826
- 5 FOREST CONSERVATION NOTES & DETAILS

GENERAL NOTES

- THE SUBJECT PROPERTY IS IDENTIFIED AS:
P846 IN THE LAND RECORDS OF MONTGOMERY COUNTY MARYLAND
TAX ID NUMBER - 08-00708636
PROPERTY OWNER - HANES PROPERTIES MARYLAND LLC
219 88TH STREET, VIRGINIA BEACH, VA 23451

P829 IN THE LAND RECORDS OF MONTGOMERY COUNTY MARYLAND
TAX ID NUMBER - 08-00716113
PROPERTY OWNER - HANES PROPERTIES MARYLAND LLC
219 88TH STREET, VIRGINIA BEACH, VA 23451
- THE AREA OF THE SUBJECT PROPERTY IS: P846- 21,278 SF OR 0.49 AC
P829 -6,746 SF OR 0.15 AC
TOTAL 28,024 SF OR 0.64 AC
PROPOSED R/W DEDICATION - 2,280 SF
PROPOSED LOT AREA- 25,744 SF - 0.59 AC
- THE CURRENT ZONING OF THE PROJECT IS CRT-2.0, C-1.0, R-1.0, H-70T.
- THE WSSC 200 SCALE SHEET FOR THIS PROPERTY IS 225NW03.
THE TAX MAP REFERENCE FOR THIS PROPERTY IS HT53.
- NRI/FSD 420201830 WAS APPROVED ON MAY 22, 2020. NRI/FSD 420222280 WAS APPROVED FOR RECERTIFICATION ON JULY 14, 2022.
- THERE IS NO 100 YEAR FLOODPLAIN OR WETLANDS ON THE AREA COVERED BY THIS PRELIMINARY PLAN APPLICATION. THE WETLANDS INFORMATION IS FROM THE NATIONAL WETLANDS INVENTORY MAP.
- THE SOURCE OF THE TOPOGRAPHY IS A FIELD SURVEY DATED MARCH 2020, BY KIM ENGINEERING FOR THE SUBJECT PROPERTY. OFFSITE TOPOGRAPHY WITHIN 100 FEET OF THE SITE WAS OBTAINED FROM MONTGOMERY COUNTY GIS IN MARCH 2020.
- THE SOURCE OF THE BOUNDARY FOR THE SUBJECT PROPERTY IS FROM A BOUNDARY SURVEY BY KIM ENGINEERING DATED MARCH 2020. THE SURROUNDING PROPERTY LINES ARE FROM AVAILABLE RECORDS.
- THE SUBJECT PROPERTY IS NOT LOCATED ON THE LOCATIONAL ATLAS OF THE INDEX OF HISTORICAL SITES.
- THE SUBJECT PROPERTY IS IN THE HAWLINGS RIVER WATERSHED, WHICH IS DESIGNATED AS A USE IV-P WATERWAY BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (COMAR 26.08.02.02(N)). THIS SITE IS LOCATED IN THE PATUXENT RIVER PRIMARY MANAGEMENT AREA.
- THE SITE IS NOT LOCATED IN A SPECIAL PROTECTION AREA.
- PROPOSED BUILDING GFA - 10,220 SF (2 FLOORS - 5,110 SF)
- MINIMUM REQUIRED PARKING - MEDICAL/DENTAL 1 SPACES/1,000 GFA
10,220/1,000=10.22 X 1=10.22 SAY 11 SPACES
MAXIMUM REQUIRED PARKING - MEDICAL/DENTAL 4 SPACES/1,000 GFA
10,220/1,000=10.22 X 4 = 41 SPACES
43 SPACES PROVIDED.
- THIS PLAN PROPOSES TO PROVIDE OFF-SITE PUBLIC OPEN SPACE ON ADJOINING PARCEL P826 AND TO PROVIDE INVASIVE SPECIES CONTROL AND AFFORESTATION FOR THAT PORTION OF ADJOINING P826 THAT IS IN THE ENVIRONMENTAL BUFFER.
- THE SITE IS SERVED BY COMCAST, PEPCO, AND WASHINGTON GAS.
- AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SET UP WITH THE MNCPPC INSPECTION STAFF BEFORE ANY DEMO, CLEARING, OR GRADING OCCURS ON-SITE. THE OWNER OR HIS DESIGNEE WHO HAS SIGNATURE AUTHORITY, AND THE GENERAL CONTRACTOR MUST ATTEND THE PRE-CONSTRUCTION MEETING WITH THE MNCPPC INSPECTOR. A COPY OF THE APPROVED CERTIFIED PRELIMINARY PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES. TO SCHEDULE AN INSPECTION WITH MNCPPC STAFF, PLEASE CONTACT JOSH KAYE AT 301-495-4722.

OWNER
HANES PROPERTIES MARYLAND LLC
219 88TH STREET
VIRGINIA BEACH, VA 23451
ATT: LUDWIG LESKOVAR
603-381-4888

Developer's Certificate
The Undersigned agrees to execute all the features of the Plan Approval No. 120230010, including Approval Conditions, Development Program and Landscape and Lighting Plan.
Developer: HANES PROPERTIES MARYLAND LLC LUDWIG LESKOVAR
Address: 219 88TH STREET VIRGINIA BEACH, VA 23451
Phone: 603-381-4888 laleskovar@gmail.com
Signature: _____

Kim Engineering, Inc.
MBE/DBE/SWaM
1390 Plocard Drive, Suite 340, Beltsville, MD 20850
www.KimEngineering.com
Baltimore, MD - Beltsville, MD - Rockville, MD - Sterling, VA
Civil Engineering - Land Surveying - Geotechnical Engineering

NO.	REVISION	BY	DATE

DATE	JULY 2022
JOB NO.	1199
DESIGNED	KVC
TECHNICIAN	HN
CHECKED	KVC

07/29/2022

GRAPHIC SCALE 1"=200'

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. 26286, Expiration Date: 6/21/2023

MISS UTILITY
Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. 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.

NOT FOR CONSTRUCTION	PRELIMINARY PLAN NO. 120230010	SHEET 1 OF 5
PRELIMINARY PLAN	PRELIMINARY PLAN COVER SHEET	SCALE 1"= 200'
	HILLCREST PROPERTY 18201 HILLCREST AVENUE OLNEY ELEC. DISTRICT, MONTGOMERY COUNTY	TOTAL SHEETS IN THIS SET 5