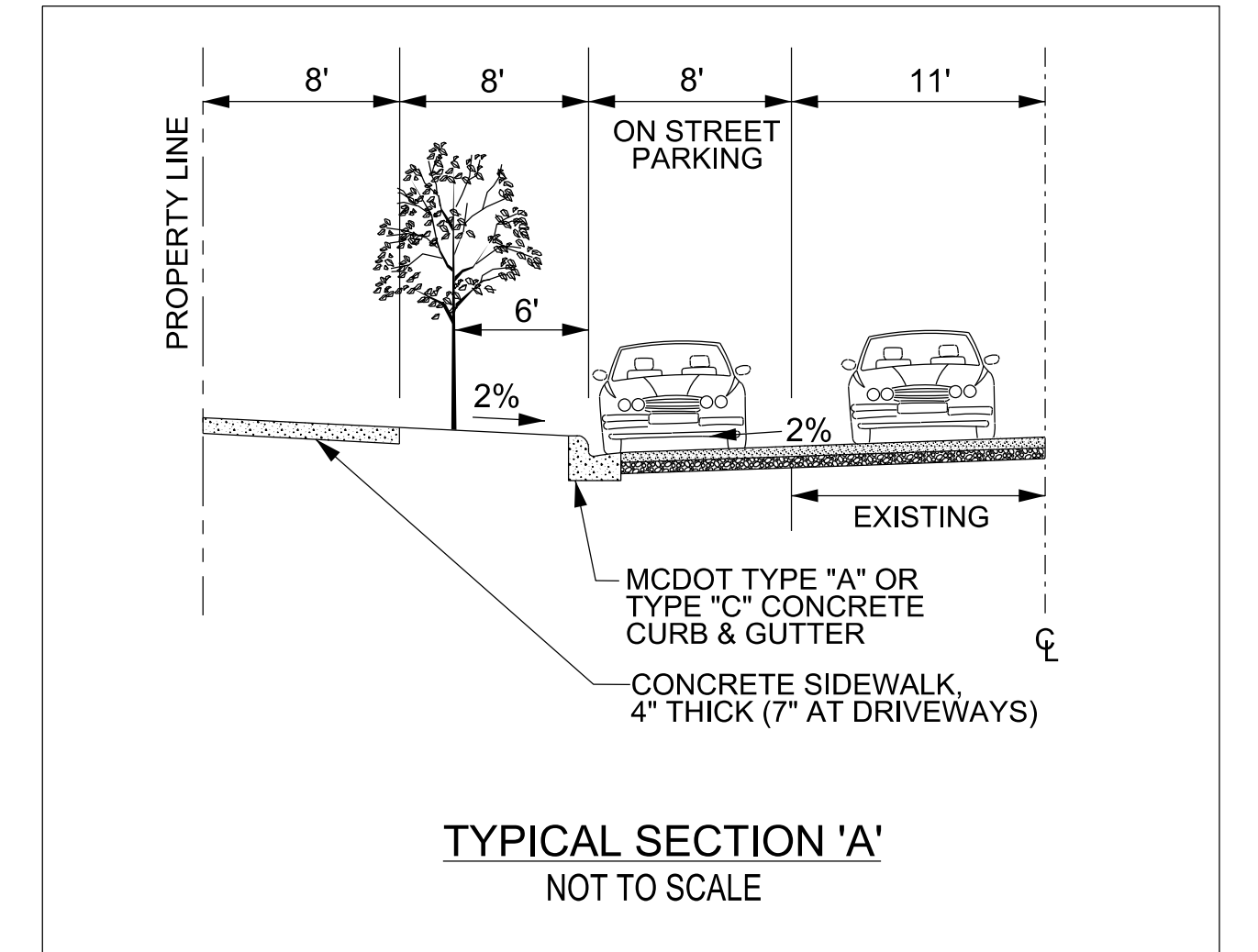


**DEVELOPMENT STANDARDS CRT 2.0, C 1.0, R 1.0, H-70 STANDARD METHOD**

	PERMITTED/REQUIRED	PROVIDED
<b>1. SITE</b>		
OPEN SPACE (MIN.)	10%* - 2,803 SF (28,024 x 10%)	* 10% OPEN SPACE REQUIREMENT TO BE MET BY DONATING P826 TO PARKS
<b>2. LOT AND DENSITY</b>		
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]
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
<b>3. PLACEMENT</b>		
<b>PRINCIPAL BUILDING SETBACKS (MIN.):</b>		
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
<b>PARKING SETBACK FOR SURFACE PARKING (MIN.):</b>		
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	
REAR SETBACK	MUST ACCOMMODATE LANDSCAPING REQUIRED UNDER SECTION 6.2.9	
<b>BUILD-TO-AREA (BTA, MAX SETBACK AND MIN. % OF BUILDING FAÇADE)</b>		
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
<b>4. HEIGHT</b>		
HEIGHT (MAX.)	70 FT	TBD
<b>5. FORM</b>		
MASSING (MAX.)	N/A	N/A
UNITS PERMITTED IN A ROW	N/A	N/A
BUILDING ORIENTATION	REQUIRED	PROVIDED
ENTRANCE FACING STREET OR OPEN SPACE	REQUIRED	PROVIDED
ENTRANCE SPACING (MAX.)	100 FT	N/A
<b>TRANSPARENCY, FOR WALL FACING STREET OR OPEN SPACE</b>		
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
<b>SPECIFICATION FOR BUILDING ORIENTATION AND TRANSPARENCY</b>		
<b>ALLOWED BUILDING ELEMENTS</b>		
GALLERY/AWNING	YES	TBD
PORCH/STOOP	YES	TBD
BALCONY	YES	TBD

- 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 - 08-00708613 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-70.
  - THE WSSC 200 SCALE SHEET FOR THIS PROPERTY IS 225NW03. THE TAX MAP REFERENCE FOR THIS PROPERTY IS HT53.
  - NRV/FSO 420201830 WAS APPROVED ON MAY 22, 2020. NRV/FSO 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 HAMLINGS 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.



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

\*OPEN SPACE CALCULATIONS  
P 846 21,278 SF  
P 829 6,746 SF  
TOTAL 28,024 SF

10% OPEN SPACE REQD. 2,803 SF  
10% OPEN SPACE REQUIREMENT TO BE MET BY DONATING ADJACENT P826 (57,250 SF) TO PARKS DEPARTMENT AS OFF-SITE PUBLIC OPEN SPACE.

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

**Kim Engineering, Inc.**  
MBE/DBE/S/W/M  
1390 Piccard 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

GRAPHIC SCALE 1"=20'

WSSC GRID: 225NW03  
TAX MAP: HT53  
ADC MAP: 21-E6  
1199/ENG/PRELIM/PRELIM INTAKE

**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**

**PRELIMINARY PLAN NO. 120230010**

**PRELIMINARY PLAN**

**HILLCREST PROPERTY**

18201 HILLCREST AVENUE  
OLNEY ELEC. DISTRICT, MONTGOMERY COUNTY

SHEET 2 OF 5  
SCALE 1"= 20'

TOTAL SHEETS IN THIS SET 5

**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: \_\_\_\_\_