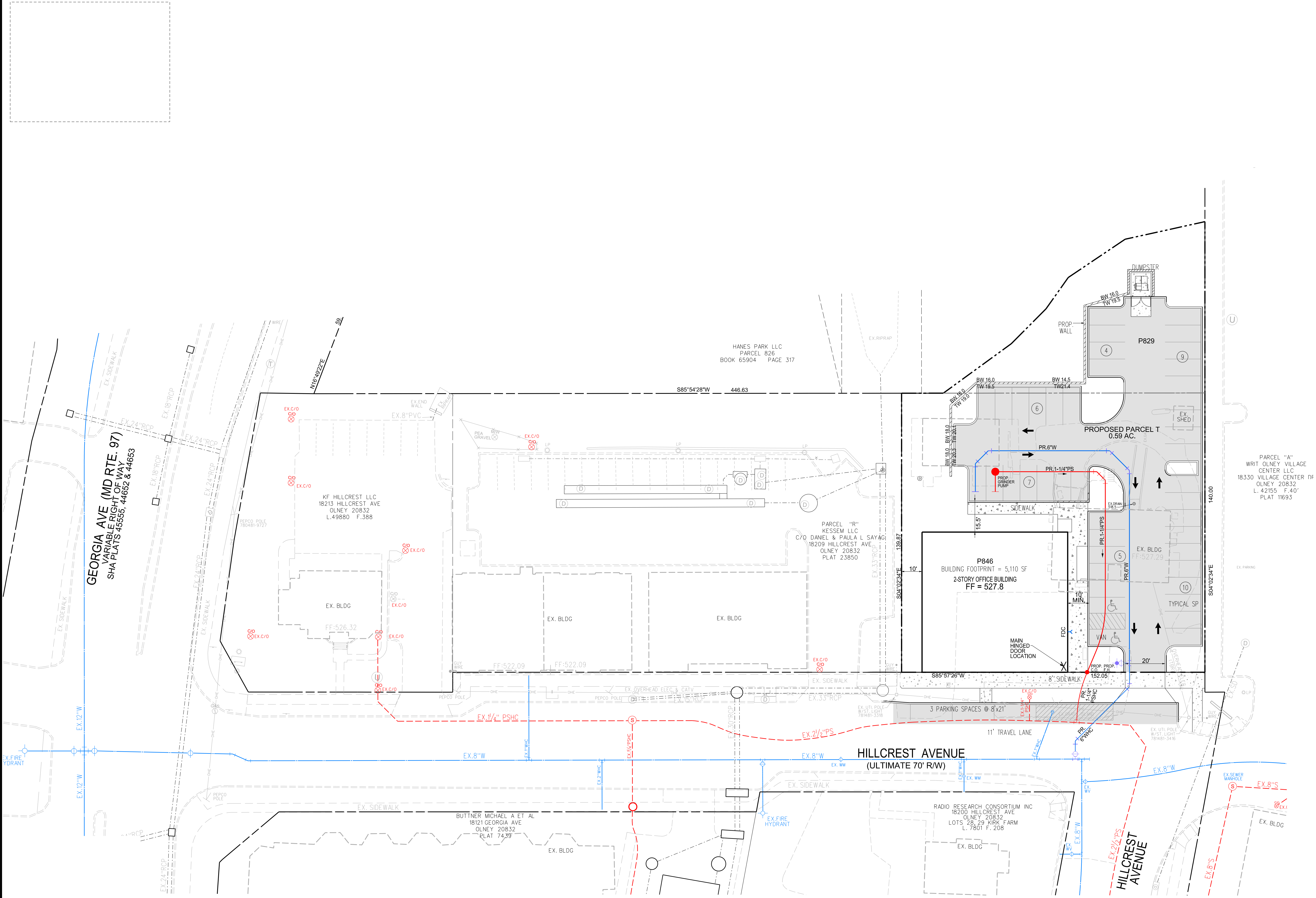


- LEGEND**
- X MAIN HINGED DOOR
  - FDC FIRE DEPARTMENT CONNECTION
  - PROPOSED FIRE HYDRANT
  - EXISTING FIRE HYDRANT

- 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
  - THE WSSC 200 SCALE SHEET FOR THIS PROPERTY IS 225NW03. THE TAX MAP REFERENCE FOR THIS PROPERTY IS HT53.
  - THIS NRV/FSD 420201830 WAS APPROVED ON MAY 22, 2020. A RECERTIFICATION FOR THIS NRV/FSD WAS RESUBMITTED ON XXXX XX, 2022.
  - THERE IS NO 100 YEAR FLOODPLAIN OR WETLANDS ON P846 OR P829.
  - THE SOURCE OF THE TOPOGRAPHY IS A FIELD SURVEY DATED MARCH 2020, BY KM 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 KM 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-F 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)
  - REQUIRED PARKING - MEDICAL/DENTAL 4 SPACES/1,000GFA  
10,220/1,000=10.22 X 4=40.88 SAY 41 SPACES  
43 SPACES PROVIDED.



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

L. SITE	PERMITTED/REQUIRED	PROVIDED
OPEN SPACE (MIN.)	10%* 2,803 SF (28,024 ÷ 10%)	*10% OPEN SPACE REQUIREMENT TO BE MET BY DONATING P829 TO PARKS
L. LOT AND 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	<= 0.80 FMS (CR-2200/FX27-99R)
MINIMUM LOT AREA	N/A	(25,744 SF) 50 AC - AFTER R/W DEDUCTION
HEIGHT OF WAY DEDUCTION	N/A	2.380 SF
LOT WIDTH AT FRONT BOUNDARY LINE	N/A	132.5 FT
LOT WIDTH AT FRONT LOT LINE	N/A	132.5 FT
PLACEMENT		
FRONT SETBACK - PUBLIC STREET	0 FT	0 FT
FRONT SETBACK - ABUTTING ALL OTHER ZONES EXCEPT AGRICULTURAL, RURAL, RESIDENTIAL, RESIDENTIAL DETACHED, RESIDENTIAL TOWNHOUSE (2-STORY)	0	10 FT/7.5 FT
REAR SETBACK - ABUTTING ALL OTHER ZONES EXCEPT AGRICULTURAL, RURAL, RESIDENTIAL, RESIDENTIAL DETACHED, RESIDENTIAL TOWNHOUSE (2-STORY)	0 FT	69 FT
PARKING SETBACK FOR SURFACE PARKING		
MIN.	MUST BE BEHIND FRONT BUILDING LINE OF BUILDING IN THE BTA	12 FT
FRONT SETBACK	MUST BE BEHIND FRONT BUILDING LINE OF BUILDING IN THE BTA	N/A
SIDE STREET SETBACK	MUST ACCOMMODATE LANDSCAPING REQUIRED UNDER SECTION 6.2.9	
REAR SETBACK	<ul style="list-style-type: none"> <li>be a minimum of 5 feet wide;</li> <li>contain a hedge or low wall a minimum of 3 feet high; and</li> <li>have a canopy tree planted every 30 feet on center, unless the property abuts another parking lot, in which case a perimeter planting area is not required.</li> </ul>	THE PROPERTY ABUTS ANOTHER PARKING LOT ON BOTH SIDES, IN WHICH CASE A PERIMETER PLANTING AREA IS NOT REQUIRED.
FRONT SETBACK	<ul style="list-style-type: none"> <li>be a minimum of 5 feet wide;</li> <li>contain a hedge or low wall a minimum of 3 feet high; and</li> <li>have a canopy tree planted every 30 feet on center, unless the property abuts another parking lot, in which case a perimeter planting area is not required.</li> </ul>	A WALL IS INCLUDED ALONG THE REAR OF THE PARKING LOT, AND IS AT LEAST 5 FEET THROUGHOUT
BUILD-TO-AREA (BTA), MAX SETBACK AND MIN. % OF BUILDING FACADE		
FRONT SETBACK	30 FT	0 FT
BUILDING IN FRONT STREET BTA	20%	75%
SIDE STREET SETBACK	30 FT	N/A
BUILDING IN SIDE STREET BTA	30%	N/A
A. HEIGHT	35 FT	35 FT
REAR SETBACK	30 FT	35 FT
FORM		
MASSING (MAX)	N/A	N/A
BUILDING ORIENTATION	REQUIRED	PROVIDED
ENTRANCE SPACING (MAX)	100 FT	N/A
TRANSPARENCY FOR WALL FACING STREET OR OPEN SPACE		
GROUND STORY (MIN) (MIN)	40%	100%
GROUND STORY (MAX) (MAX)	20%	100%
UPPER STORY (MIN)	20%	100%
BLANK WALL (FRONT) (MAX)	25 FT	100%
BLANK WALL (SIDE/REAR) (MAX)	35 FT	100%
PROVISION FOR BUILDING ORIENTATION AND TRANSPARENCY		
ALLOWED BUILDING ELEMENTS		
SCREENING WALLING	YES	100%
POOR/STOOP	YES	100%
BALCONY	YES	100%

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

\*OPEN SPACE CALCULATIONS  
P846 21,278 SF  
P829 6,746 SF  
TOTAL 28,024 SF

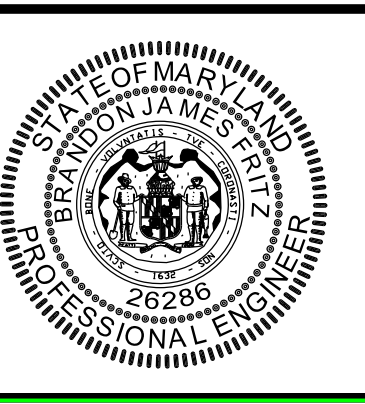
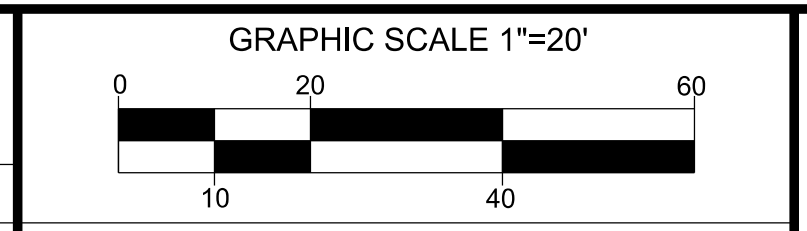
10% OPEN SPACE REQD. 2,803 SF  
10% OPEN SPACE REQUIREMENT TO BE MET BY DONATING ADJACENT P829 (57,220 SF) TO PARKS DEPARTMENT AS OFF-SITE PUBLIC OPEN SPACE.

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

**Kim Engineering, Inc.**  
MBE/DBE/SWaM  
1390 Piccard Drive, Suite 340, Beltsville, MD 20850  
240-614-7678  
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



**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.

<b>NOT FOR CONSTRUCTION</b>	<b>PRELIMINARY PLAN NO. 120230010</b>
<b>PRELIMINARY PLAN</b>	<b>FIRE ACCESS PLAN</b>
	<b>HILLCREST PROPERTY</b>
	18201 HILLCREST AVENUE
	OLNEY ELEC. DISTRICT, MONTGOMERY COUNTY
	SHEET 6 OF 6
	SCALE 1"= 20'