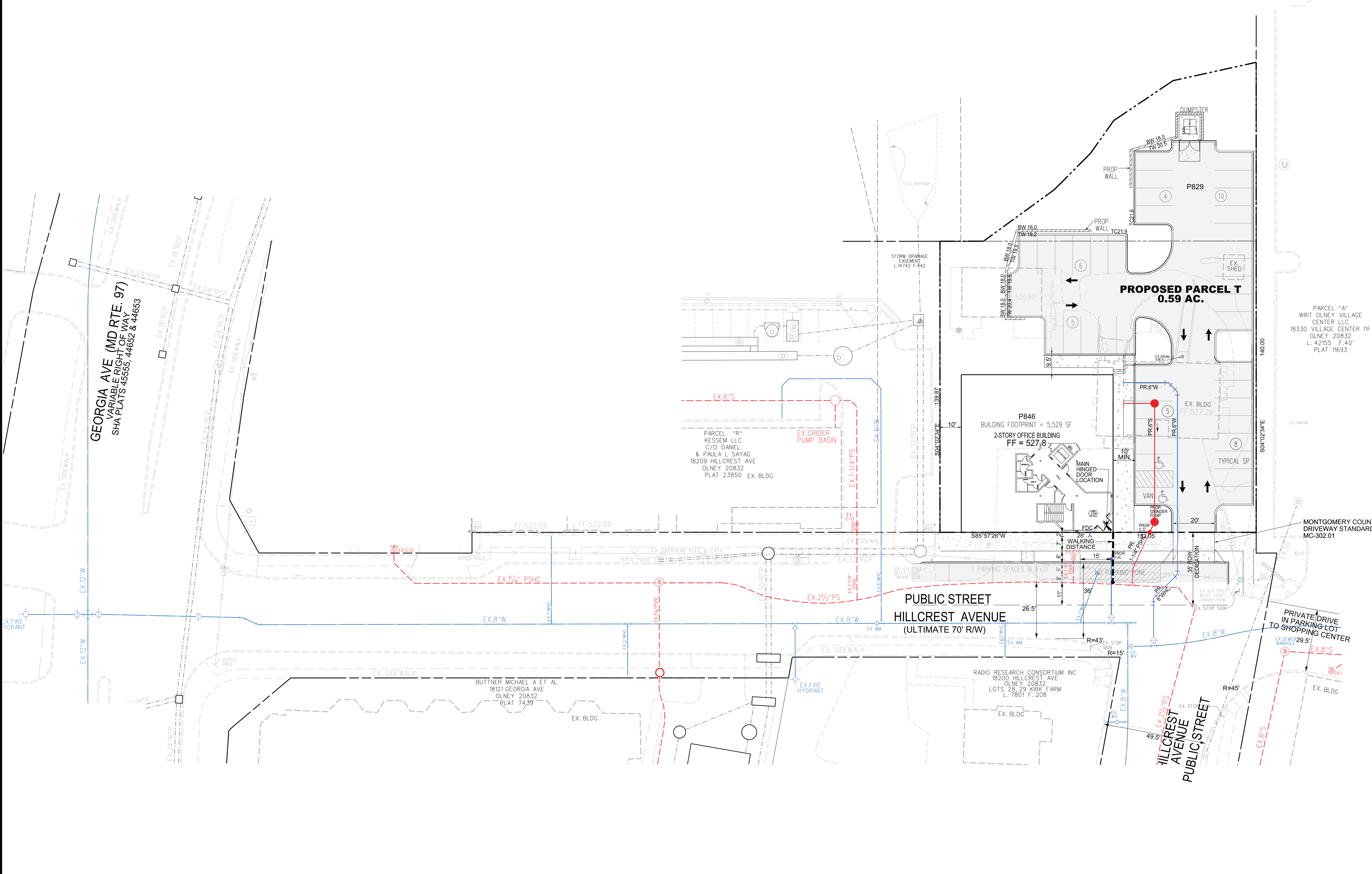


- LEGEND**
- X MAIN HINGED DOOR
  - FDC FIRE DEPARTMENT CONNECTION
  - PROPOSED FIRE HYDRANT
  - EXISTING FIRE HYDRANT

- 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 NRI/FSD 420201830 WAS APPROVED ON MAY 22, 2020. A RECERTIFICATION FOR THIS NRI/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 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 26.08.02.02IN). THIS SITE IS LOCATED IN THE PATUXENT RIVER PRIMARY MANAGEMENT AREA.
  - THE SITE IS NOT LOCATED IN A SPECIAL PROTECTION AREA.
  - PROPOSED BUILDING GFA - 11,058 SF (2 FLOORS - 5,529 SF)
  - HILLCREST AVENUE WILL BE USED AS FIRE DEPARTMENT ACCESS.



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

DEVELOPMENT STANDARD	MINIMUM REQUIREMENT	PROPOSED
<b>L. SITE</b>		
OPEN SPACE (MAX)	100% - 2,803 SF (28,024 ÷ 10%)	10% OPEN SPACE REQUIREMENT TO BE MET BY DONATING PRES TO PARKS
LOT AND DENSITY	CRT 2.0, C.1.0, R.1.0, H-70	C-40 395 FAR (11,058 GFA/27,988)
MAXIMUM DENSITY	CRT 2.0, C.1.0, R.1.0, H-70	C-40 395 FAR (11,058 GFA/27,988)
MINIMUM LOT AREA	N/A	123,744 SQ FT AC - AFTER RW DEDICATION
MINIMUM LOT WIDTH	N/A	378 FT
MINIMUM FRONT SETBACK	N/A	32 FT
MINIMUM SIDE SETBACK	N/A	32 FT
MINIMUM REAR SETBACK	N/A	32 FT
<b>M. PLACEMENT</b>		
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
<b>PARKING SETBACK FOR SURFACE PARKING (MIN)</b>		
FRONT SETBACK	MUST BE BEHIND FRONT BUILDING LINE OF BUILDING IN THE BTA.	32 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>PARKING</b>		
FRONT SETBACK	Be a minimum of 6 feet wide; contain a hedge or low wall a maximum of 3 feet high; and 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.	THE PROPERTY ABUTS ANOTHER PARKING LOT ON BOTH SIDES IN WHICH CASE A PERIMETER PLANTING AREA IS NOT REQUIRED.
SIDE SETBACK	Be a minimum of 6 feet wide; contain a hedge or low wall a maximum of 3 feet high; and 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.	A WALL IS INCLUDED ALONG THE REAR OF THE PARKING LOT, AND IS AT LEAST 7' HIGH THROUGHOUT
<b>MIN. # OF BUILDING SETBACK AND MIN. # OF BUILDING FACIAD</b>		
FRONT SETBACK	20 FT	0 FT
BUILDING IN FRONT STREET BTA	20%	20% MIN.
SIDE STREET SETBACK	20 FT	N/A
BUILDING IN SIDE STREET BTA	20%	N/A
<b>A. HEIGHT</b>		
ROOF HEIGHT	20 FT	20 FT MAX.
<b>D. FORM</b>		
MASSING (MAX)		
ROOF PITCHED BY A ROW	N/A	N/A
BUILDING ORIENTATION	N/A	N/A
ENTRANCE LOCUS STRENGTH OR OPEN SPACE	REQUIRED	PROPOSED
ENTRANCE SPACING (MAX)	100 FT	N/A
<b>OR OPEN SPACE</b>		
GROUND STORY SOLID (MIN)	40%	40% MIN.
GROUND STORY SOLID (MAX)	20%	20% MIN.
UPPER STORY (MIN)	20%	20% MIN.
UPPER STORY (MAX)	20%	20% MIN.
BLANK WALL (FRONT) (MAX)	35 FT	35 FT MAX.
BLANK WALL (SIDE/REAR) (MAX)	15 FT	15 FT MAX.
<b>PRECIPITATION FOR BUILDING ORIENTATION AND TRANSPARENCY</b>		
ALLOWED BUILDING ELEMENTS		
GLAZED WALLING	YES	YES
PORCH/STOOP	YES	YES
BALCONY	YES	YES
<b>E. PARKING</b>		
CLINIC MEDICAL CENTER (LANDSCAPING): 1 SPACE PER 2,000 GFA	11,058/2,000=5.5	40 SPACES
CLINIC MEDICAL CENTER (LANDSCAPING): 1 SPACE PER 1,000 GFA	11,058/1,000=11.058	44 SPACES
MAXIMUM REQUIRED PARKING		40 SPACES
CLINIC MEDICAL CENTER (LANDSCAPING): 1 SPACE PER 2,000 GFA	11,058/2,000=5.5	40 SPACES
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MAXIMUM REQUIRED PARKING		40 SPACES

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

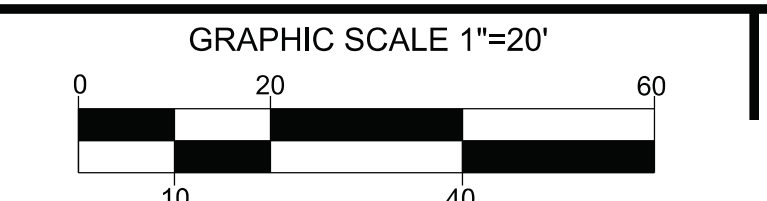
**FIRE CODE ENFORCEMENT**  
 Fire Department Access Review  
 Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.  
 BY: *S.M.C.* PM: 43 DATE: 2/1/2022

**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  
*Brandon J. Fritz*

**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**

**PRELIMINARY PLAN**

**FIRE ACCESS PLAN**  
**HILLCREST PROPERTY**  
 18201 HILLCREST AVENUE  
 OLNEY ELEC. DISTRICT, MONTGOMERY COUNTY

SHEET 6 OF 6  
 SCALE 1"= 20'  
 DATE: 2/1/2022

TOTAL SHEETS IN THIS SET 5