# VICTORY COURT SENIORS HOUSING

## (PROPOSED) LOT-2, VICTORY COURT
## CITY OF ROCKVILLE, MARYLAND
## LEVEL II SITE PLAN - CITY REF #PENDING

ASSOCIATED PLANS: SPECIAL EXCEPTION PLAN #SPX2009-00378
PAM #PAM2010-00020

### DESIGN TEAM:


*OWNER:*
Montgomery County
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Rockville, MD 20850
Phone: 240-777-3600

*DEVELOPER:*
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*ARCHITECTS:*
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*CIVIL ENGINEER:*
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*LANDSCAPE ARCHITECT:*
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VICINITY MAP
SCALE 1" = 2,000'

**SITE DATA**

| | | |
|---|---|---|
| **SUBJECT PROPERTY:** | PART OF LOTS 1 THROUGH 13, BLOCK 2 PB A, PLAT 56 | |
| **LOT AREA (PROPOSED LOT-2):** | 144,016 S.F. or 3.31 AC (1) | |
| **ZONING CLASSIFICATION:** | MXT (MIXED USE TRANSITION) | |
| **PROPERTY ADDRESS:** | 209 MONROE STREET | |
| **PROPOSED USE:** | SENIOR HOUSING - 86 UNIT (SPECIAL EXCEPTION)<br>48 ONE BEDROOM UNITS<br>38 TWO BEDROOM UNITS | |

**DEVELOPMENT STANDARDS**

| | (REQUIRED)/ALLOWED | PROPOSED |
|---|---|---|
| **TRACT AREA (25.15.02 j 3 (a))** | 87,120 S.F. or 2.0 AC. | 144,016 S.F. or 3.31 AC. (1) |
| **BUILDING SETBACK REQUIREMENTS** | | |
| PUBLIC R/W (E & W) | (10') | 31.9' |
| SIDE ADJ. MXT (Res. Use) (N) **(25.15.02 j 3 (c)(ii))** | (20') | 59.0' |
| REAR ADJ. RES. USE (S) **(25.15.02 j 3 (c)(ii))** | (40') | 67.4' |
| **BUILDING HEIGHT** | 35'<br>50' W/P.B. APPROVAL | LOW ROOF 44.33'<br>HIGH ROOF 47.00' (2) |
| **BUILDING AREA** | NONE SPECIFIED | 97,049 S.F. (3) |
| **BUILDING COVERAGE** | NONE SPECIFIED | 18.5% or 28,055 S.F. (3) |
| **PARKING LOT & DRIVEWAY COVERAGE** | NONE SPECIFIED | 17.7% 26,877 S.F. |
| **TOTAL SITE COVERAGE** | NONE SPECIFIED | 36.2% or 54,932 S.F. |
| **PUBLIC USE SPACE** | (20% or 26,750 S.F.) | EXEMPT (4) |
| **OFF STREET PARKING AND LOADING** | | |
| **PARKING AREA (2 AREAS)** | | 13,992 S.F. |
| **INTERNAL PARKING LOT LANDSCAPING** | (5% or 700 S.F.) | 5% or 710 S.F. |
| **PARKING SPACES** | | |
| AUTO<br>SENIOR ADULT HOUSING (86 UNITS) | (1/3 UNITS = 29) | 52 (5) |
| HANDICAP ACCESSABLE SPACES (TOTAL)<br>VAN ACCESSABLE SPACES | (3)<br>(1) | 3<br>2 |
| TRUCK SERVICES | (1) | 1 (WB-40) |
| BICYCLE<br>SHORT TERM (86 UNITS)<br>LONG TERM (86 UNITS) | (1/100 UNITS = 1)<br>(1/50 UNITS = 2) | 2<br>2 |

**NOTES:**

1. INCLUDES 1/2 OF THE MOUNT VERNON PLACE RIGHT-OF-WAY TO BE ABANDONED
2. BUILDING HEIGHT MEASURED FROM THE CENTERLINE GRADE OF MONROE STREET OPPOSITE THE MIDDLE OF THE BUILDING FRONTING MONROE STREET TO THE MIDDLE OF THE HIP ROOF (25.03.03.3(a)(iii).
   LOW ROOF (454.33' Mid Point of Roof - 410.0' C/L Street = 44.33')
   HIGH ROOF (457.00' Mid Point of Roof - 410.0' C/L Street = 47.00')
3. BUILDING AREA PROVIDED BY THE PROJECT ARCHITECT
4. EXEMPTION – SENIOR ADULTS/AFFORDABLE HOUSING (25.17.01 (e))
5. 36 SURFACE SPACE AND 16 SPACES PROVIDED IN GARAGE BELOW BUILDING.

### Legend

| EXISTING | | PROPOSED |
|---|---|---|
| | Paving | |
| | Curb & Gutter | |
| | Sign | |
| GUY WIRE | Utility Pole | |
| | Lamp Post | POLE WALL PACK BOLLARD |
| | Post or Bollard | |
| | Tree | |
| EX. --KV ELEC. | Electric | ELEC. |
| OHW | Overhead Wires | |
| EX. 8" SEW | Sanitary Sewer | 6" SEWER CLEAN OUT |
| EX. 15" S/D | Storm Drain | 15" RCP |
| EX. 6" WAT | Water Line | 3" WATER VALVE |
| | Fire Hydrant | |
| EX. 6" HP GAS | Gas | 4" GAS |
| EX. TELE | Telephone | TELE |
| | Buildings | |
| | Concrete | DOOR 434.5 |
| 77.1 | Spot Elevation | 75.5+ |
| 470 | Contour | 474 |
| | Special Exception Boundary | |
| | Limit of Disturbance | |

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. 14979, Expiration Date: 7-02-10

Scott D. Roser

TAX MAP GR 342 WSSC 218 NW 07

LEVEL II SITE PLAN - COVER SHEET **SP-1**
LOT 2, VICTORY COURT (PROPOSED)
**VICTORY COURT SENIORS HOUSING**
PART OF LOTS 1 THROUGH 13, BLOCK 2, PLAT BOOK A, PLAT 56
4TH E.D. - CITY OF ROCKVILLE - MONTGOMERY COUNTY, MD

| REVISIONS | | |
|---|---|---|
| NO. | DATE | DESCRIPTION |
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| | |
|---|---|
| Proj. Mgr. MDP | Designer MDP |
| Date 2-24-10 | Scale NONE |
| Project No. 08-111-11 | Sheet 1 of 2 |


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