

VICTORY COURT SENIORS HOUSING

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

DESIGN TEAM:

OWNER:
Montgomery County
100 Maryland Avenue
Rockville, MD 20850
Phone: 240-777-3600

DEVELOPER:
Victory Housing Inc.
5430 Grosvenor Lane, Suite 210
Bethesda, MD 20814
Phone: 301-493-6000

ARCHITECTS:
Grimm + Parker Architects
11720 Beltsville Drive, Suite 600
Calverton, MD 20705
Phone: 301-595-1000

ATTORNEY:
Miller, Miller & Canby
200-B Monroe Street
Rockville, MD 20850
Phone: 301-762-5212

CIVIL ENGINEER:
Macris, Hendricks & Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301-670-0840

LANDSCAPE ARCHITECT:
Macris, Hendricks & Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301-670-0840



VICINITY MAP
SCALE 1" = 2,000'

SITE DATA

SUBJECT PROPERTY: PART OF LOTS 1 THROUGH 13, BLOCK 2, PLAT 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 - 88 UNIT (SPECIAL EXCEPTION) 48 ONE BEDROOM UNITS 38 TWO BEDROOM UNITS

DEVELOPMENT STANDARDS

	REQUIRED/ALLOWED	PROPOSED
TRACT AREA (28.18.02 j 3 (a))	87,120 S.F. or 2.0 AC.	144,016 S.F. or 3.31 AC. (1)
BUILDING SETBACK REQUIREMENTS		
PUBLIC ROW (E & W)	(10)	31.0'
SIDE ADJ. MXT (Res. Use) (N) (28.15.02 j 3 (4)(b)) (20)		59.0'
REAR ADJ. RES. USE (S) (28.15.02 j 3 (4)(b)) (40)		67.4'
BUILDING HEIGHT	35'	LOW ROOF 44.33' HIGH ROOF 47.00' (2)
BUILDING AREA	NONE SPECIFIED	97,049 S.F. (3)
BUILDING COVERAGE	NONE SPECIFIED	18.5% or 28,056 S.F. (3)
PARKING LOT & DRIVEWAY COVERAGE	NONE SPECIFIED	17.7% or 26,877 S.F.
TOTAL SITE COVERAGE	NONE SPECIFIED	36.2% or 54,932 S.F.
PUBLIC USE SPACE	(20% or 28,750 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 SENIOR ADULT HOUSING (88 UNITS)	(1/2 UNITS = 29)	52 (5)
HANDICAP ACCESSIBLE SPACES (TOTAL)	(3)	3
VAN ACCESSIBLE SPACES	(1)	2
TRUCK SERVICES	(1)	1 (WB-40)
BICYCLE SHORT TERM (88 UNITS)	(1/100 UNITS = 1)	2
LONG TERM (88 UNITS)	(1/100 UNITS = 2)	2

NOTES:

- INCLUDES 1/2 OF THE MOUNT VERNON PLACE RIGHT-OF-WAY TO BE ABANDONED
- BUILDING HEIGHT MEASURED FROM THE CENTERLINE GRADE OF MONROE STREET OPPOSITE THE MIDDLE OF THE BUILDING FRONTING MONROE STREET TO THE MIDDLE OF THE HP ROOF (28.23.03 3(a)(iv)).
LOW ROOF (64.33' Mid Point of Roof - 410.0' CL Street - 44.33')
HIGH ROOF (67.00' Mid Point of Roof - 410.0' CL Street - 47.00')
- BUILDING AREA PROVIDED BY THE PROJECT ARCHITECT
- EXEMPTION - SENIOR ADULTS AFFORDABLE HOUSING (25.17.01 (a))
- 36 SURFACE SPACE AND 16 SPACES PROVIDED IN GARAGE BELOW BUILDING.

SHEET INDEX

SP-1 Site Plan - Cover Sheet
SP-2 Site Plan

Stormwater Management Concept Plan

Approved NRI/FSD

EXISTING	Legend	PROPOSED
	Paving	
	Curb & Gutter	
	Sign	
	Utility Pole	
	Lamp Post	
	Post or Bollard	
	Tree	
	Electric	
	Overhead Wires	
	Sanitary Sewer	
	Storm Drain	
	Water Line	
	Fire Hydrant	
	Gas	
	Telephone	
	Buildings	
	Concrete	
	Spot Elevation	
	Contour	
	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

	Macris, Hendricks & Glascock, P.A. Engineers • Planners Landscape Architects • Surveyors	Proj. Mgr. MDP	Designer MDP
	9220 Wightman Road, Suite 120 Montgomery Village, Maryland 20886-1279	Phone: 301.670.0840 Fax: 301.948.0693 www.mhga.com	Date 12-22-09 Scale NONE Project No. 08-111-11 Sheet 1 of 2