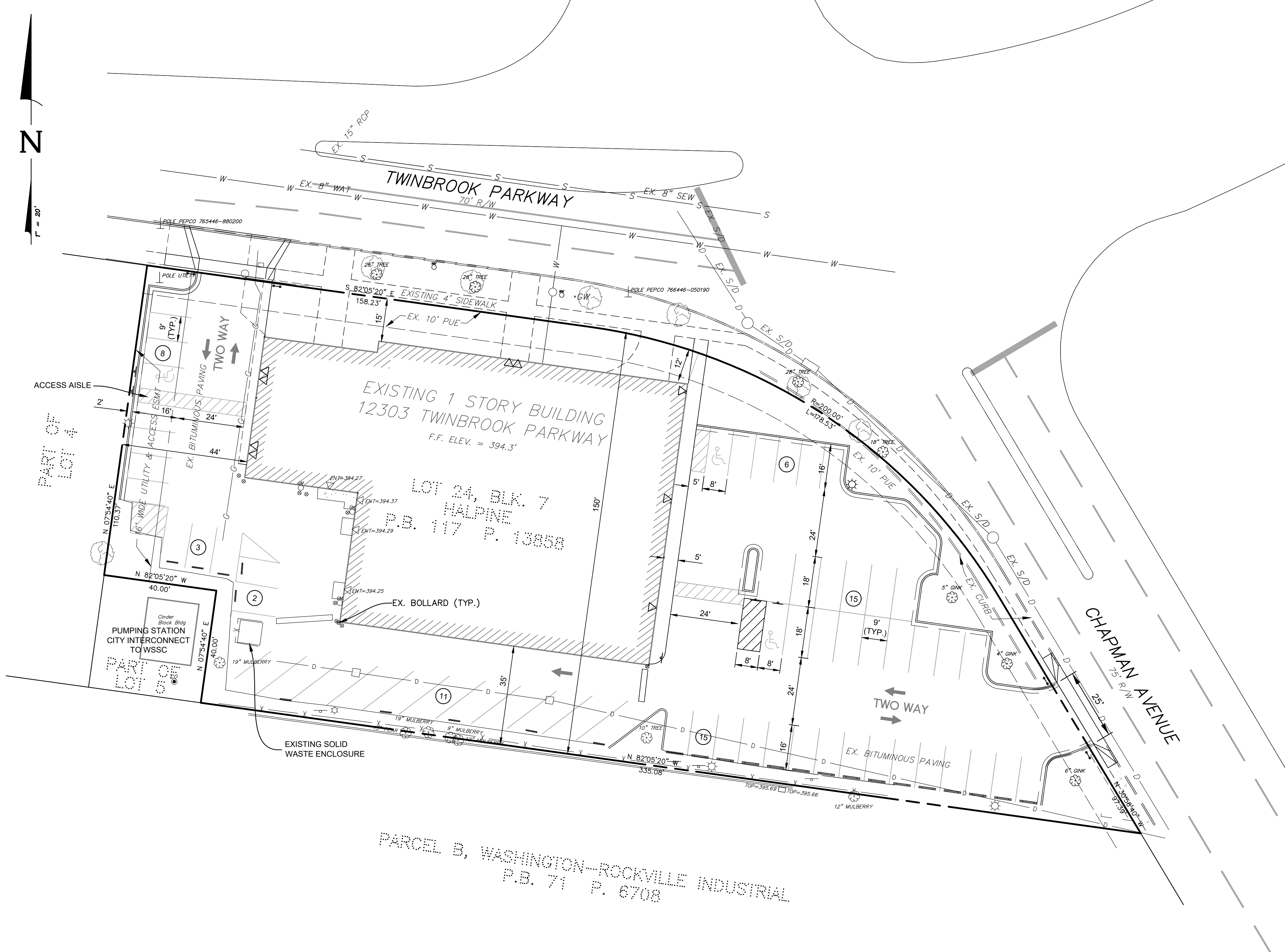




PROPERTY INFORMATION

SUBJECT PROPERTY: LOT 24, BLOCK 7 HALPINE
PB. 117 PLAT NO. 13858

PROPERTY ADDRESS: 12303 TWINBROOK PARKWAY
ROCKVILLE, MD 20852

LOT AREA: 1.02 ACRES
44,406 SF

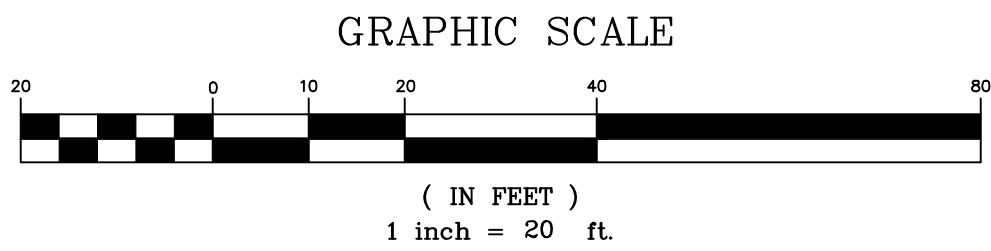
PROPERTY OWNER: WHITE FLINT EXPRESS REALTY GROUP, LP
C/O GREENBERG COMPANY
4901 FAIRMONT AVENUE
SUITE 200
BETHESDA, MD 20814

TAX ID NUMBER: 04-02210778

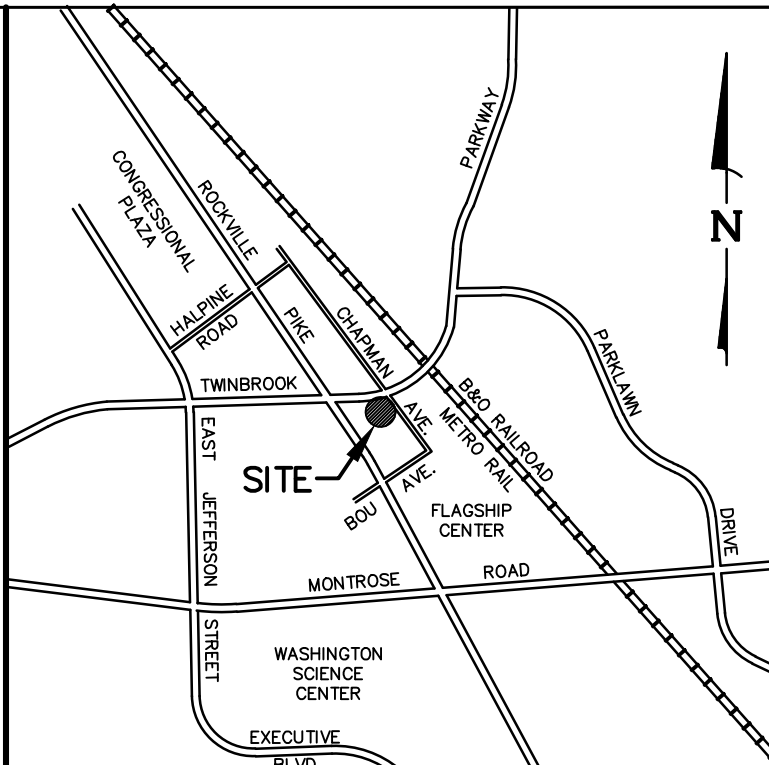
ZONING CLASSIFICATION: MXCD (MIXED-USE CORRIDOR DISTRICT)
TWINBROOK METRO PERFORMANCE DISTRICT OVERLAY

EXISTING/PROPOSED USE: RETAIL, RESTAURANT, MEDICAL MARIJUANA DISPENSARY

PREVIOUS APPROVALS: USE PERMIT USA1982-0235
SITE PLAN STP2018-00329



Community Planning and
Development Services
Received
9/23/2022
WAV2023-00004



MHG

Civil Engineers
Land Planners
Landscape Architects
Land Surveyors

9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.670.0840
www.mhga.com

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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. Lic. No. 16905 Exp. Date. 4/21/2022

PROPERTY OWNER
WHITE FLINT EXPRESS REALTY
C/O GRP LTD PTS
C/O GREENBERG COMPANY
4901 FAIRMONT AVE.
SUITE 200
BETHESDA, MD 20814

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP G0563 WSSC 216NW06
PLAT NO. 13858
4TH ELECTION DISTRICT
CITY OF ROCKVILLE
MARYLAND

HALPINE
LOT 24
BLOCK 7

PROJ. MGR KDJ
DRAWN BY KDJ
SCALE 1"= 20'
DATE 6/30/22

MINOR SITE PLAN
AMENDMENT

PROJECT NO. 1996.361.41
SHEET NO. 1 OF 1

	DEVELOPMENT STANDARDS (MXCD ZONE) ¹	
	PERMITTED/REQUIRED	PROVIDED PER THIS PLAN
MAX. BUILDING HEIGHT:	75'	EXISTING
OPEN AREA AND PUBLIC USE SPACE:		
TOTAL OPEN AREA ² :	15%	19.2%
PUBLIC USE SPACE ³ :	10%	14.2%
MIN. WIDTH AT FRONT LOT LINE:	10'	150'
MIN. PUBLIC ROW SETBACK:	NONE	12'
MIN. SIDE SETBACK ⁴ :	NONE 10' MIN. IF PROVIDED	44'
MIN. REAR SETBACK ⁵ :	NONE 10' MIN. IF PROVIDED	35'

¹25.13.05.b
²FOR SITES 20,000 SF OR MORE
³SETBACKS INDICATED REFLECT NON-RESIDENTIAL LAND ABUTTING
⁴25.16.03.d
⁵BASED UPON ARCHITECTURAL PLANS
⁶INCLUDES 3 ACCESSIBLE PARKING SPACES
⁷PARKING REDUCTION REQUESTED

DETAILED PARKING TABULATION						
TENANT	USE	GFA	PATRON AREA	EMPLOYEES	PARKING RATE ⁶	PARKING REQUIRED
LOS PRIMOS	RESTAURANT	2,345 SF	940 SF INDOOR 493 SF OUTDOOR	3	1 PER 50 SF OF PATRON USE AREA 1 PER 80 SF OF OUTDOOR PATRON USE AREA 1 PER 2 EMPLOYEES	26.5
PEAKE RELEAF	RETAIL	3,508 SF ⁷	N/A	N/A	1 PER 200 SF	17.6
PEAKE RELEAF	MEDICAL OFFICE	2,707 SF ⁷	N/A	N/A	1 PER 250 SF	10.9
VACANT	RESTAURANT	2,235 SF	438 SF INDOOR	4	1 PER 50 SF OF PATRON USE AREA 1 PER 80 SF OF OUTDOOR PATRON USE AREA 1 PER 2 EMPLOYEES	10.8
GILLY'S	RETAIL	2,125 SF	N/A	N/A	1 PER 200 SF	10.7
TOTAL REQUIRED						77
TOTAL PROVIDED						60 ^{6,7}