

GENERAL NOTES:

- 6 SEPTEMBER 2019
1. The existing zone is PD-FG.
 2. Boundary information is from a survey prepared by Dewberry.
 3. Existing topography is based on aerial photography prepared by Dewberry, Oct. 2013. Elevations are subject to field verification.
 4. Design and construction of this site shall be in accordance with the Falls Grove Design Guidelines and Standards as approved by Concept Plan Application CPD 99-0004.
 5. This site lies within the Watts Branch watershed.
 6. The proposed layout, parking, driveways, buildings and utilities are approximate and subject to final computations prior to record plat.
 7. Previous Approvals: CPD 2006-0004Y, CPD 2000-0004I

VEHICULAR PARKING:

(*NOTE: UNIT MIX AND PROVIDED PARKING NUMBERS ARE SUBJECT TO CHANGE)

ZONING ORDINANCE ARTICLE 16:

RESIDENTIAL REQUIREMENTS

# OF BEDROOMS	MIN SPACES REQ.	TOTAL # OF DU'S	SPACES REQ.
0 - STUDIO	1	70	70
1 BR	1	140	140
2 BR	1.5	140	210
			420 TOTAL REQ.

Total required = 420 spaces
Total provided = 525 spaces (Garage and Surface parked) inclusive of 9 HC spaces below

HC required per ADA = 9
HC provided = 9 HC - (7 HC plus 2 HC Van)

BICYCLE PARKING:

(*NOTE: UNIT MIX AND PROVIDED PARKING NUMBERS ARE SUBJECT TO CHANGE)

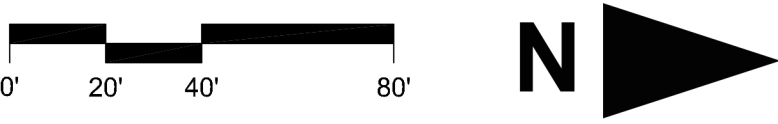
The requirement for bicycle parking per City of Rockville Article 16, Section 25.16.03 is as follows.

SHORT TERM

Residential Building:
1/50 DU's
Total Required = 7 Short Term
Total Provided = 7 Short Term on Site within 50' of South building entrance

LONG TERM

Residential Building:
1/3 DU's
Total Required = 117 Short Term
Total Provided = 117 Long Term in Garage



DEVELOPMENT DATA

Zoning: PD-FG (Equivalent zone: MXE)

Site Area: 7.03 ac (306,226 sf)

Setbacks:	Required:	Provided:
Front.....	None	25'
Rear.....	None	None
Side.....	None	None
Max building height.....	120'	120' MAX.
25' Building Setback along Research Boulevard per condition of Concept Plan Resolution		

Site Coverage*: Building and parking = 3.72 ac (162,300 sf) 53%

Green Space*: (not including SWM) = 3.30 ac (143,890 sf) 47%

Gross Floor Area = 361,801 sf

FAR = 1.18

*NOTE: PROPOSED CALCULATIONS ARE SUBJECT TO CHANGE

CONCEPTUAL SITE PLAN

KEY WEST at FALLSGROVE

City of Rockville, Maryland

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