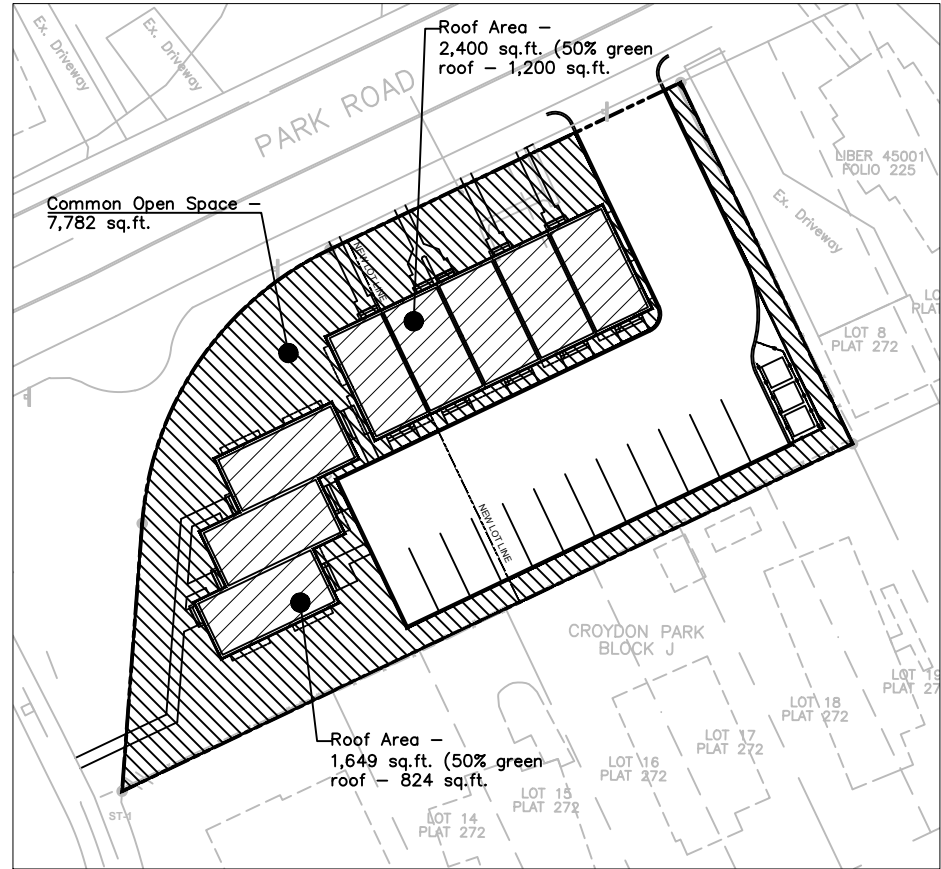
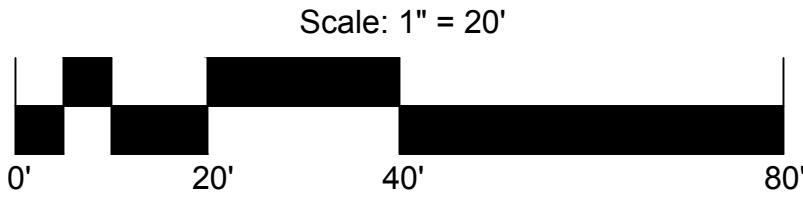




GENERAL NOTES:

- 1. Area of Property - 18,018 Square Feet
- 2. Existing Zone - RMD-Infill
- 3. Proposed Use - Dwelling, Rowhouse
- 4. Rowhouse is allowed as a "conditional use" in the RMD-Infill zone subject to the development standards in Section 25.11.05.
- 5. The number of proposed dwelling units (DU) is 8.
- 6. The number of proposed lots is 2.
- 7. Lot 2 is presented as a "corner lot" which fronts both Park Road and S. Stonesteet Avenue. The interior angle of the intersecting streets right-of-way lines is 120°.
- 8. The number of required parking spaces for rowhouses is 1.5 per DU or 12 total for the 8 units proposed.

BOUNDARY & TOPOGRAPHIC DATA FROM A SURVEY BY:
Goode Surveys, LLC
P.O. Box 599
Damascus, Maryland 20872
301-368-3700



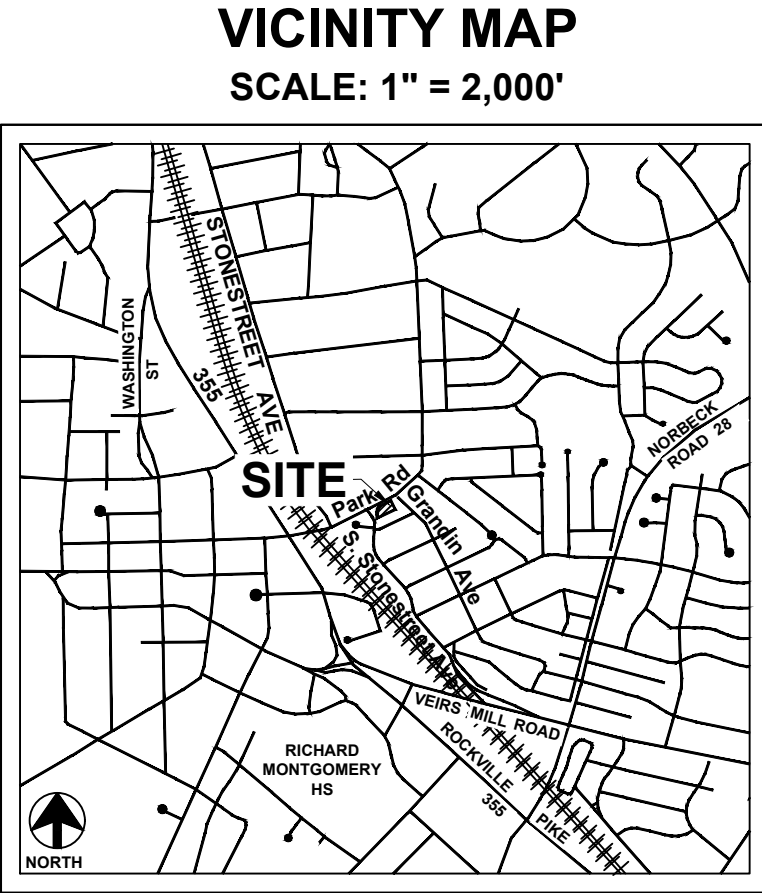
Surveyor's Certification:
I hereby certify that I am a duly licensed property line surveyor registered to practice in the State of Maryland. I hereby affirm the accuracy of boundary lines and other survey data shown on this plan.
Signature: [Signature] Date: 12/5/23 Exp. Date: 12/10/24



Professional Certification:
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed landscape architect registered to practice in the State of Maryland.
Signature: [Signature] Date: 11-30-2023 Exp. Date: 10-21-2024



Prepared for:
Arcon, Limited
c/o Ray Izadi
4711 Rosedale Avenue
Bethesda, Maryland 20814
(301)654-9299
rayizadi@gmail.com



Special Provisions for Development in the RMD-Infill Zone (per Sec.25.11.05)			
	Requirement	Proposed on Plan for Lot 1	Proposed on Plan for Lot 2
Height	Building height must be measured as provided in Section 25.01.09.	Building height will comply with Section 25.01.09.	Building height will comply with Section 25.01.09.
Impervious Surface (Interior Lot)	A maximum of 40% impervious surface is permitted in the front yard.	Area of front yard is 1,920 sq.ft.; area of impervious is 770 sq.ft. (40.0%).	N/A
Impervious Surface (Corner Lot)	The front yard impervious surface limits are a maximum of 20%.	N/A	Area of front yard is 3,442 sq.ft.; area of impervious is 301 sq.ft. (8.7%).
Front Yard Setbacks for Corner Lots	The minimum front yard setback along a side street is reduced to 15 ft.	N/A	The front yard setback facing S. Stonesteet Avenue has been reduced to 15 ft.
Minimum Open Area	The minimum open area may be calculated across contiguous lots subject to the same site plan if such open space is provided as common open space.	Combined open area shown is 9,806 sq.ft. (54%) which includes 7,782 sq.ft. of common area and 2,204 sq.ft. of green roof	Combined open area shown is 9,806 sq.ft. (54%) which includes 7,782 sq.ft. of common area and 2,204 sq.ft. of green roof
Side Yard Setbacks	Side yard setbacks may be reduced from the normal requirement of 5 ft, provided that the sum of both side setbacks is a minimum of 10 ft.	32 ft & 0 ft	0 ft (only one side yard for corner lot; setback not required per 25.11.04.c)

LEGEND:

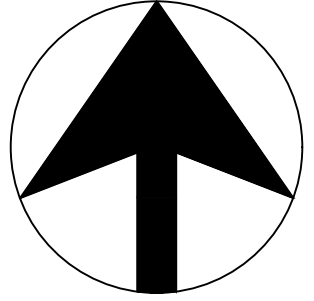
- EX. OVERHEAD LINES — E —
- EXISTING BUILDING [Symbol]
- EXISTING FENCE — X —
- INDEX CONTOUR (2' INTERVAL) — 300 —
- INTERMEDIATE CONTOUR [Symbol]
- OVERHEAD UTILITIES — OHU —
- PROPERTY LINE (SUBJECT) — N 67°04'00" W —
- PROPERTY LINE [Symbol]
- SEWER MANHOLE [Symbol]
- UTILITY POLE [Symbol]
- PROP. BUILDING [Symbol]
- PROP. BUILDING RESTRICTION LINE [Symbol]
- PROP. CONTOUR [Symbol]
- PROP. GREEN SPACE [Symbol]
- PROP. SPOT ELEVATION [Symbol]
- PROP. WALKWAYS [Symbol]

Table of Development Standards:
RMD-Infill Zone

	Required Standard	Provided for Lot 1 (4 DU)	Provided for Lot 2 (4 DU)
Density	Min. 2,000 sq.ft. per tract area per DU, no more than 4 units per lot	8,000 sq.ft. is required for 4 DU; 9,999 sq.ft. is provided	8,000 sq.ft. is required for 4 DU; 8,437 sq.ft. is provided
Minimum Area	Min. lot area of 4,000 sq.ft.	9,999 sq.ft.	8,437 sq.ft.
Minimum Lot Frontage	40 ft	96 ft	165.7 ft
Minimum Open Area (percent of site area)	40% for lots less than 6,000 sq.ft.; otherwise 50%	Combined Open Area is 9,806 sq.ft. (54%)	Combined Open Area is 9,806 sq.ft. (54%)
Minimum Front Setback	20 ft or the established setback, whichever is less	20 ft from Park Road	20 ft from Park Road
Minimum Side Setback*	8 ft	32 ft	N/A
Minimum Rear Setback	20 ft	54 ft	20 ft
Maximum Height	35 ft	35 ft	35 ft

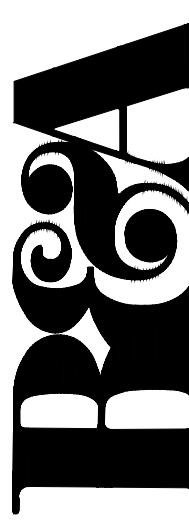
* per Sec. 25.11.04.c., townhouses, rowhouses or attached dwellings are not required to provide a side yard except that a minimum side yard of 8 ft is required where there is no shared party wall along the common lot line with a contiguous residentially zoned property

Revisions



date: 11-30-2023
scale: 1" = 20'

Benning & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301)948-0240



PRELIMINARY SITE PLAN
CROYDON PARK
LOTS 1-7, BLOCK J - 205 PARK ROAD
City of Rockville, Maryland

WSSC GRID 218NW07

TAX MAP: GR342