HALPINE ROAD

PRE-APPLICATION SITE PLAN ROCKVILLE (4TH.) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

Residential Units

Rear Loaded MF Townhomes (2 over 2)

DEVELOPMENT TABULATIONS

Property Information			
Zoning		R-60	
Floating Zone (Residential Flexible)	1	MXNC	
Tract Area	65,580 SF	1.51 AC	
Proposed Dedications	0 SF	0.00 AC	
Site Area	65,580 SF	1.51 AC	

Building Height	М	Maximum Allowed		Maximum Requested	
Townhomes		65'		50'	
Open Space	М	inimum Required	Propose	ed (minimum)	
Open Area (includes public use space)	15%	9,837 SF	15.0%	24,997 SF	
Public Use Space	10%	6,558 SF	10.0%	6,880 SF	
Building Setbacks	М	inimum Required	Pi	roposed	
Minimum width at Frontline		10'	256' Halpir	ne, 272' Ardennes	
Setback abutting ROW	0'	or 10' if provided	10' Halpir	ne, 10' Ardennes	
Side abutting Non-Residential	0'	or 10' if provided		10'	
Side abutting Residential	25' o	r height of building,		40' (1)	

Rear	0' or 10' if provided	10'
Parking	Minimum Required	Proposed
Townhome, 52 rear load (2 per unit)	76	76
	76	76
Excess/Visitor Parking		
On-Street Parking		7

7.0 0.18 space per unit

38

38

Accessible Parking	Minimum Required	Proposed
Townhomes	0	0
Bicycle Parking	Minimum Required	Proposed
Short Term Parking	1	1
Long Term Parking	13	12

(1) 10 foot waiver from the side setback requirement pursuant to pending ZTA 2023-00261 will be pursued

SHEET INDEX

COVER SHEET

EXISTING CONDITIONS

PRE-APPLICATION SITE PLAN

OPEN AREA AND PUBLIC USE SPACE EXHIBIT

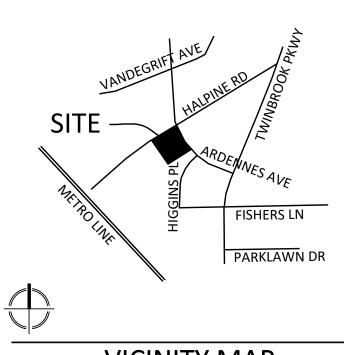
FIRE PROTECTION PLAN

GARBAGE TRUCK MOVEMENT STUDY

SUPPORTING DOCUMENTS

STORMWATER MANAGEMENT CONCEPT PLAN CONCEPT SEDIMENT EROSION CONTROL PLAN ARCHITECTURE CONCEPTS LANDSCAPE CONCEPT PLAN

Community Planning & Development Services June 16, 2023



VICINITY MAP SCALE: 1" = 2000'

GENERAL NOTES

- THE PROPERTY IS 1.51 ACRES.
- THE SUBJECT PROPERTY COMPRISES THE FOLLOWING PROPERTIES: PARCEL N091, TAX MAP GQ63, TAX ACCT NO. 04-00146900 (CITY OF ROCKVILLE)
- PARCEL N091 IS CURRENTLY ZONED R-60.
- THE SITE IS LOCATED ON WSSC MAP 216NW06.
- BOUNDARY AND TOPOGRAPHIC DATA PROVIDED BY VIKA 05/2023.
- THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON THE SITE. THERE IS NO STREAM VALLEY BUFFER LOCATED ON THE SITE.
- THERE ARE NO WETLANDS LOCATED ON THE SITE.
- 'D' TAPE WAS USED TO MEASURE THE TREES.
- THERE ARE NO STATE/COUNTY CHAMPION TREES LOCATED ON-SITE.
- THERE ARE NO EXISTING BUILDINGS WITHIN THE INVENTORY AREA IDENTIFIED IN THE CITY OF ROCKVILLE HISTORIC BUILDINGS CATALOGUE MAP. THE CITY OF ROCKVILLE ONLINE GIS DATA WAS ACCESSED ON OCTOBER 28, 2021.
- FIELD WORK WAS CONDUCTED BY VIKA MARYLAND, LLC STAFF, CHARLES CRISLIP AND ZARIA STEBBINS ON APRIL 4, 2023.
- NRI/FSD FTP2023-XXXX WAS SUBMITTED 06/09/2023.
- EXISTING BUILDINGS ON THE PROPERTY PROPOSED FOR DEMOLITION ARE SUBJECT TO ZONING ORDINANCE SEC. 25. 07.02.4, HISTORIC REVIEW.



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PULTE HOME COMPANY, LLC 9302 LEE HIGHWAY **SUITE 1000** FAIRFAX, VA 22031 703.934.9367 DAVID DeMARCO

DESIGN CONSULTANTS

PREPARED FOR:

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TRAFFIC ENGINEER

GOROVE SLADE 1140 CONNECTICUT AVE NW, SUITE 1010 WASHINGTON, DC 20036 CONTACT: WILL ZEID

DATE
_

HALPINE ROAD

CITY OF ROCKVILLE MONTGOMERY COUNTY, MARYLAND WSSC GRID: 216NW06 TAX MAP: GQ63

PRE-APPLICATION SITE PLAN **COVER SHEET**



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. ENGINEER'S NAME: MICHAEL GOODMAN, P.E. LICENSE No.: 27721 EXPIRATION DATE: JULY 19, 2024

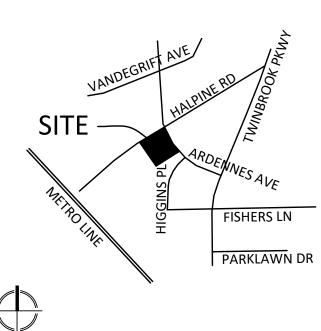
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DRAWN BY: <u>EJS</u> DESIGNED BY: MBG DATE ISSUED: <u>04/10/2023</u>

50639A PROJECT

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.ne 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY" The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.





VICINITY MAP SCALE: 1" = 2000'



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202.296.8625
CONTACT: WILL ZEID

REVISIONS	DATE

HALPINE ROAD

CITY OF ROCKVILLE MONTGOMERY COUNTY, MARYLAND WSSC GRID: 216NW06 TAX MAP: GQ63

EXISTING CONDITIONS



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SCALE: 1"= 20'

DRAWN BY: EJS
DESIGNED BY: MBG
DATE ISSUED: 04/10/2023

VIKA PROJECT 50639A DRAWING

SHEET NO. PSP-2

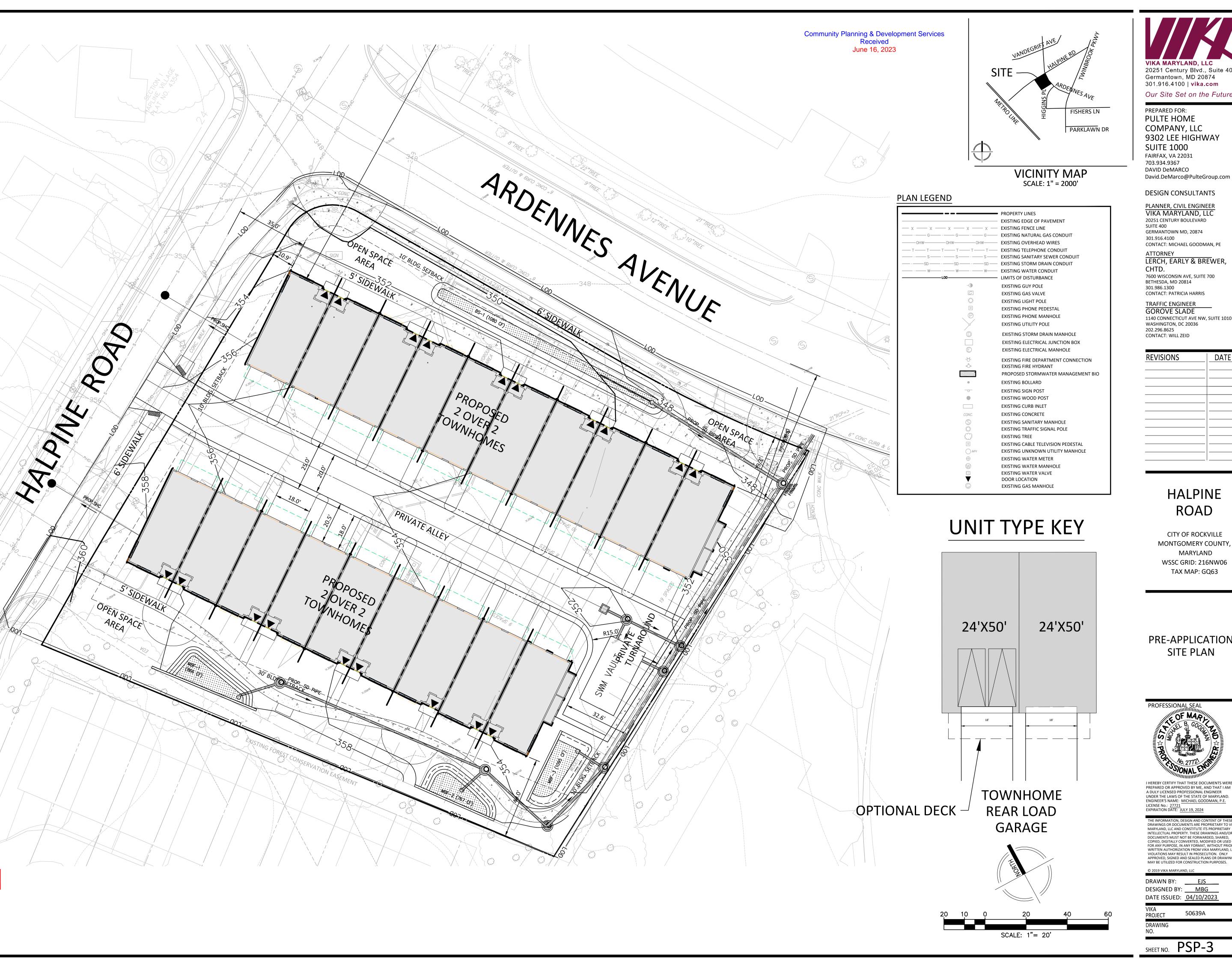
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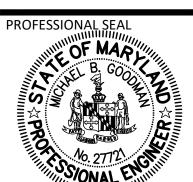
TRAFFIC ENGINEER GOROVE SLADE 1140 CONNECTICUT AVE NW, SUITE 1010 WASHINGTON, DC 20036 202.296.8625 CONTACT: WILL ZEID

REVISIONS	DATE
	_

HALPINE ROAD

CITY OF ROCKVILLE MONTGOMERY COUNTY, MARYLAND WSSC GRID: 216NW06 TAX MAP: GQ63

PRE-APPLICATION SITE PLAN



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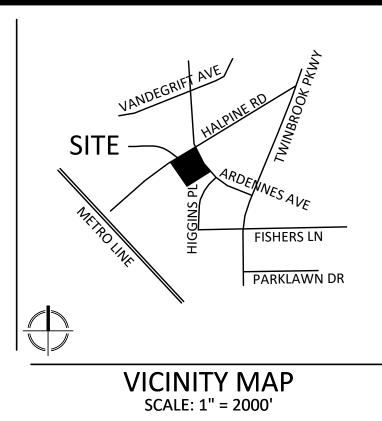
SHEET NO. PSP-3

NOT FOR CONSTRUCTION

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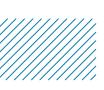


LEGEND



OPEN AREA

PUBLIC USE SPACE



Open Space	М	inimum Required	Propos	ed (minimum)
Open Area (includes public use space)	15%	9,837 SF	38.1%	24,997 SF
Public Use Space	10%	6,558 SF	10.5%	6,880 SF

SCALE: 1"= 20'

1. LOCATIONS AND MEASUREMENTS OF AREAS SHOWN ARE APPROXIMATE. FINAL LOCATIONS AND MEASUREMENTS OF OPEN AREA AND PUBLIC USE SPACE WILL BE DETERMINED AT THE TIME OF SITE PLAN APPROVAL AND MAY BE REDUCED TO THE MINIMUM REQUIRED.

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PREPARED FOR:

DAVID DeMARCO

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REVISIONS	DATE

HALPINE ROAD

CITY OF ROCKVILLE MONTGOMERY COUNTY, MARYLAND WSSC GRID: 216NW06 TAX MAP: GQ63

OPEN AREA AND PUBLIC USE SPACE



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PROJECT

SHEET NO. PSP-4

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REVISIONS	DATE
	l

HALPINE ROAD

CITY OF ROCKVILLE MONTGOMERY COUNTY, MARYLAND WSSC GRID: 216NW06 TAX MAP: GQ63

PRE-APPLICATION FIRE PROTECTION PLAN



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. ENGINEER'S NAME: MICHAEL GOODMAN, P.E. LICENSE No.: 27721 EXPIRATION DATE: JULY 19, 2024

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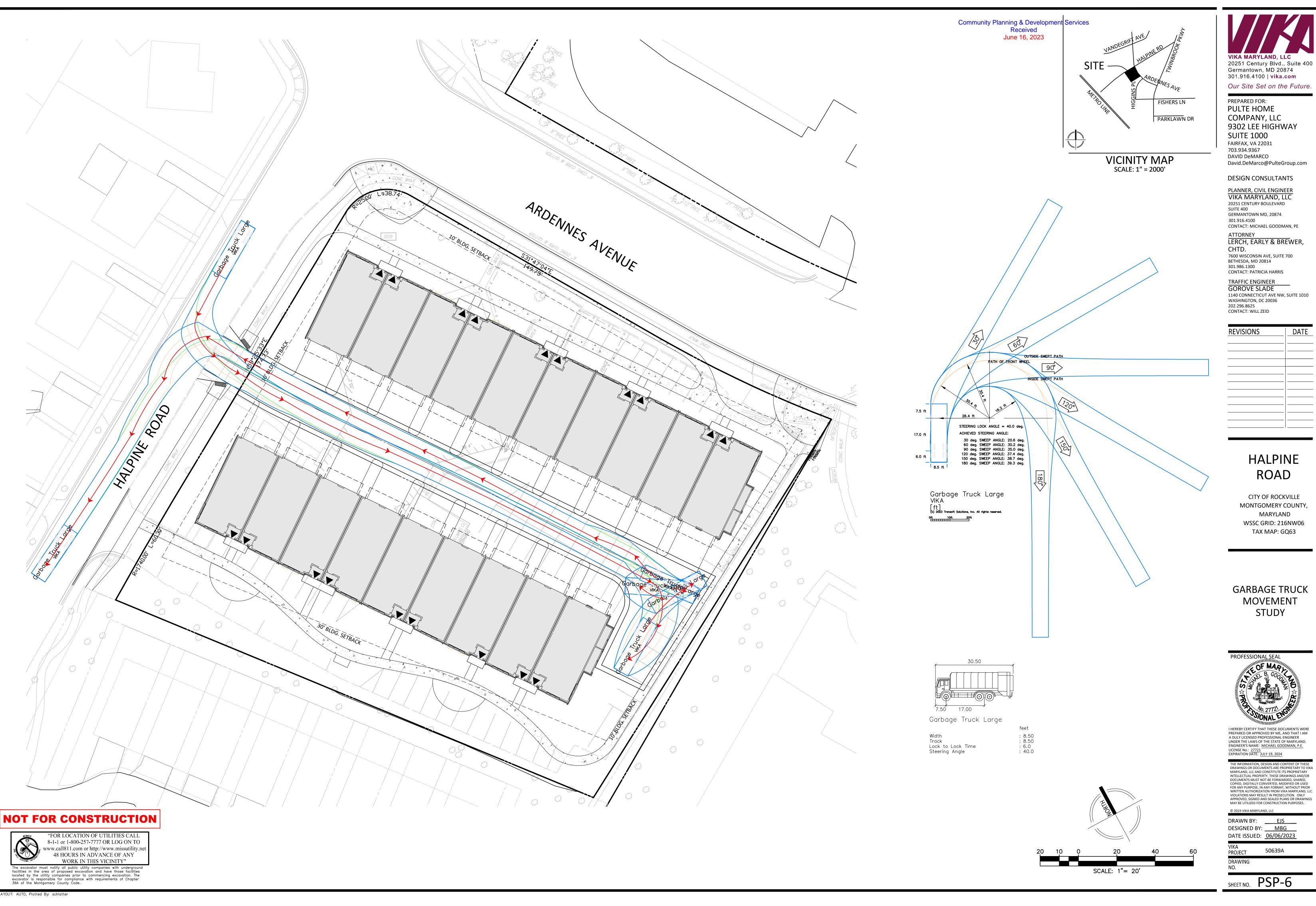
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SHEET NO. PSP-5

50639A PROJECT

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WORK IN THIS VICINITY"



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WASHINGTON, DC 20036

HALPINE ROAD

CITY OF ROCKVILLE MONTGOMERY COUNTY, MARYLAND WSSC GRID: 216NW06 TAX MAP: GQ63

GARBAGE TRUCK **MOVEMENT**



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UNDER THE LAWS OF THE STATE OF MARYLAND.
ENGINEER'S NAME: MICHAEL GOODMAN, P.E.

DRAWN BY: EJS DESIGNED BY: MBG DATE ISSUED: <u>06/06/2023</u>