

WILKINSON & ASSOCIATES, INC.
 1150 CALVERT DR
 SUITE 313
 ALEXANDRIA, VA 22304
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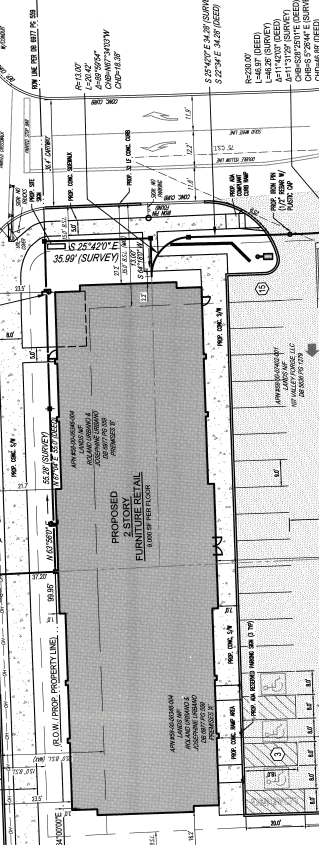
GENERAL NOTES:
 1) THE PLAN REFERENCES TO "MONTGOMERY COUNTY ZONING ORDINANCE" ARE TO THE 2015 EDITION OF THE ORDINANCE AS AMENDED BY RESOLUTION NO. 2015-011, DATED 8/19/15.
 2) THE PROPERTY IS ZONED R1 (RESIDENTIAL SINGLE-FAMILY) UNDER THE 2015 ZONING ORDINANCE.
 3) THE PROPOSED DEVELOPMENT IS TO BE CONSIDERED AS A "SPECIAL EXCEPTION" UNDER THE 2015 ZONING ORDINANCE.
 4) THE ZONING COMMISSION SHALL CONSIDER THE PROPOSED DEVELOPMENT IN ACCORDANCE WITH THE 2015 ZONING ORDINANCE.
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SITE LOCATION MAP
 SCALE: 1" = 1000'

ZONING TABLE LIMITED-COMMERCIAL (LC) REQUIREMENTS

REQUIREMENT	REQUIRED	PROPOSED
LOT AREA	N/A	1,077 AC (46,319 SF)
MIN. FRONT YARD SETBACK (FROM CURB)	15'	21.7'
MIN. FRONT YARD SETBACK (FROM DRIVE)	35'	27.2'
MIN. SIDE YARD SETBACK	10'	16.2'
MIN. REAR YARD SETBACK	25'	73.8'
MAX. BUILDING COVERAGE	20%	14.18% (6,000 SF)
MAX. IMPROVED COVERAGE	75%	70.84% (33,311 SF)
MIN. OPEN AREA	23%	24.18% (11,041 SF)
MAX. BUILDING HEIGHT	35'	43.5'
MIN. RESIDENTIAL BUFFER	15'	15.7'

MATERS GRANTED:
 1) SECTION 108-17.2(d) TO PROVIDE SHADING WITHIN 9' OF A PROPERTY LINE.
 2) SECTION 108-17.2(e) TO PROVIDE A TRAFFIC IMPACT STUDY AND ANALYSIS.
 3) SECTION 108-17.2(f) TO PROVIDE A TRAFFIC IMPACT STUDY AND ANALYSIS.
 4) SECTION 108-17.2(g) TO PROVIDE A TRAFFIC IMPACT STUDY AND ANALYSIS.
 5) SECTION 108-17.2(h) TO PROVIDE A TRAFFIC IMPACT STUDY AND ANALYSIS.
 6) SECTION 108-17.2(i) TO PROVIDE A TRAFFIC IMPACT STUDY AND ANALYSIS.



EXISTING FEATURES LEGEND
 ZONING DISTRICT BOUNDARY
 PROPERTY BOUNDARY
 RIGHT-OF-WAY LINE
 MOOREY CONTINUE
 ROADWAY CENTERLINE
 RIGHT-OF-WAY LINE
 ROADWAY CENTERLINE

PROPOSED FEATURES LEGEND
 PROPOSED 2-STORY BUILDING FOOTPRINT
 PROPOSED PARKING SPACES
 PROPOSED DRIVEWAY
 PROPOSED DRIVEWAY

NOTES:
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APPROVED FOR THE TOWNSHIP ENGINEER:
 TOWNSHIP ENGINEER
 DATE: 4/11/16

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