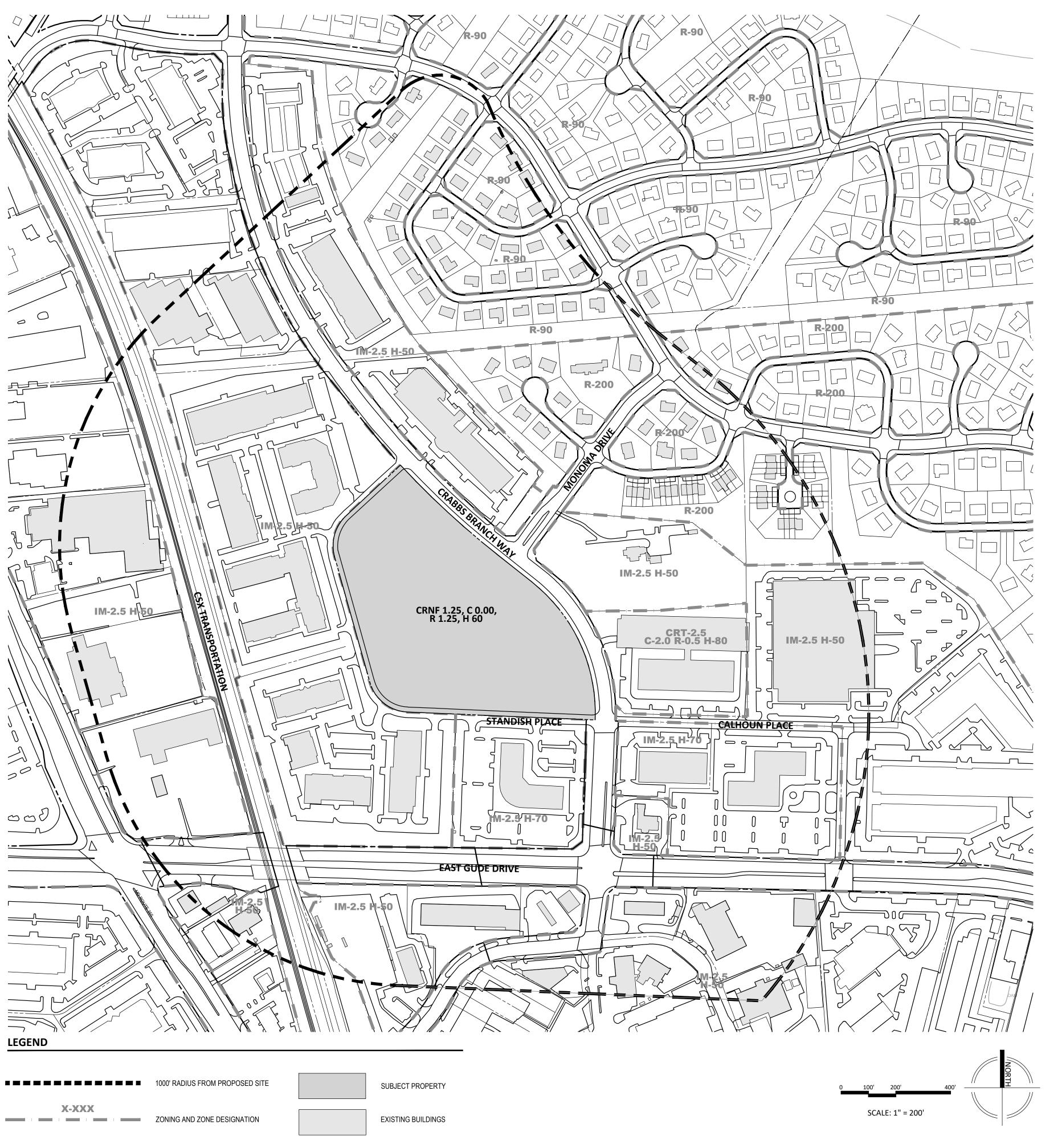
E EUE CTANAD	
E-FILE STAMP	

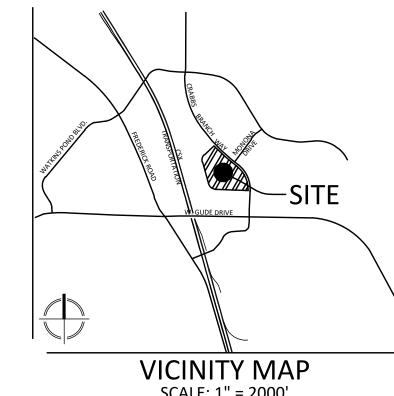
7501 STANDISH PLACE

LOCAL MAP AMENDMENT



PROPERTY LINE

Exhibit 10 H-156



SCALE: 1" = 2000'

SHEET INDEX

SHEET NO. SHEET TITLE FZP-1 COVER

FZP-2 FLOATING ZONE PLAN

FZP-3 ROAD SECTIONS

PFCP-1 PRELIMINARY FOREST CONSERVATION PLAN COVER

PFCP-2 PRELIMINARY FOREST CONSERVATION PLAN OPEN-1 OPEN SPACE PLAN

REC-1 RECREATION PLAN

FDA-1 FIRE ACCESS PLAN

CIRC-1 CIRCULATION PLAN

GRADE-1 GRADING AND UTILITY PLAN

CSWM-1 CONCEPT STORMWATER PLAN

REFERENCE NOTES

WATERSHED:

TAX ACCOUNT REFERENCE: **CURRENT ZONING:** PROPOSED ZONING:

IM-2.5 H-50 CRNF 1.25, C 0.00, R 1.25, H 60 **ROCK CREEK** WATER SERVICE CATEGORY:

SEWER SERVICE CATEGORY: SOIL DESIGNATION: 2B, 2C, 2UB, 2UC, 16D, 53A FLOODPLAIN ZONE:

FIRM COMMUNITY PANEL NO.: [24031C04 55D], FOR MONTGOMERY COUNTY, MD

DATED SEPTEMBER 29, 2006.

GENERAL NOTES

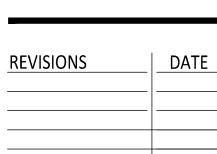
1. THE HORIZONTAL DATUM IS MARYLAND STATE GRID NORTH (NAD83) AND THE VERTICAL DATUM IS NVGD29.

2. THE BUILDING FOOTPRINTS AND LOTS SHOWN ON THE FLOATING ZONE REVISIONS PLAN ARE ILLUSTRATIVE. FINAL BUILDING LOCATIONS, RELATED DETAILS SUCH AS UTILITIES AND GRADING WILL ULTIMATELY BE DETAILED AND DETERMINED AT TIME OF SITE PLAN. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS. THE AREAS ATTRIBUTABLE TO THE VARIOUS USES AND THE AMOUNT OF THEIR RESPECTIVE OPEN SPACES MAY BE ADJUSTED AT THE TIME OF SITE PLAN.

3. EXHIBITS ARE ILLUSTRATIVE AND MAY BE REVISED BY SUBSEQUENT ENTITLEMENT REVIEWS AND APPROVALS.

4. '2-UNIT CONDOMINIUMS' ARE TWO CONDOMINIUM UNITS, WITH EACH DWELLING UNIT SEPARATED FROM THE OTHER EITHER VERTICALLY OR HORIZONTALLY, AND WITH EACH UNIT HAVING A DIRECT ENTRANCE AT GRADE IN THE FRONT OF THE BUILDING, WITH A BUILDING HEIGHT NOT TO EXCEED 50-FEET.

5. THE FINAL MIX AND NUMBER OF TOWNHOMES AND 2-UNIT CONDOMINIUMS WILL BE FINALIZED DURING SITE PLAN. THE TOTAL NUMBER OF TOWNHOMES AND 2-UNIT CONDOMINIUMS WILL NOT EXCEED 210 DWELLING UNITS AND 1.25 FLOOR-AREA RATIO.



Germantown, MD 20874

301.916.4100 | vika.com

TRI POINTE HOMES 12435 PARK POTOMAC AVE., SUITE

PREPARED FOR:

POTOMAC, MD 20854

(301)-803-4832

ATTORNEY:

CONTACT: GIO ESPOSITO

LERCH, EARLY &

BREWER, CHTD.

BETHESDA, MD. 20814

CONTACT: PATRICK O'NEIL

ploniel@learchearly.com

7600 WISCONSIN AVE., SUITE 700

Our Site Set on the Future.

4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 220NW07 & 221NW07

TAX MAP: GS341 & GS342

COVER SHEET

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF

LA NAME: <u>Name, RLA</u> LICENSE NUMBER: <u>XXXX</u> EXPIRATION DATE: Month X, XXXX THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LL
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DRAWN BY: KP DESIGNED BY: KP/JS

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50602 FZP-1

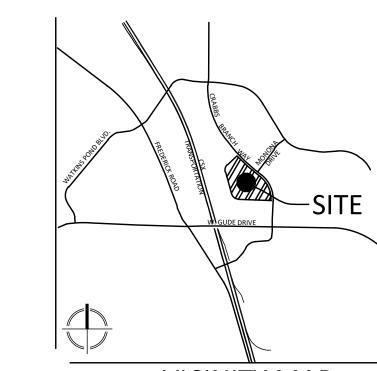
SHEET NO.

DATE ISSUED:

NOT FOR CONSTRUCTION

"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'

DEVELOPMENT TABULATIONS

FLOATING ZONE PLAN DEVELOPMENT TABULATIONS			7504 GT4 NIDIGU DI 4 GE	
Address		7501 STANDISH PLACE		
Property Description		Parcel D, Plat No. 13905		
Current Zone:		IM-2.5 H-50		
Proposed Zone			NF-1.25 C-0.0 R-1.25 H-50	
Existing Site Area to be rezoned		554,435 SF		12.7
AREA TO BE RE-ZONED TO CRNF		SF	Acres	
Tract Area		554,435 SF	1	
Previous R.O.W. Dedications		49,420 SF		1.13
Proposed R.O.W. Dedications				
Proposed Site Area		603,855 SF		13.80
PROPOSED USES				
Total Units*				21
Total MPDU				3.
* Final unit mix and number of townhouses and 2-unit condominums to be determined do	ıring site plan. To	tal unit count will n	ot exceed 210 dwelling units.	
DEVELOPMENT STANDARD	Permitte	d / Required	Provided	
Maximum Density*		•		
CRNF-1.25 Zone (CRNF-1.25 C-0.00 R-1.25 H-50)	FAR	SF	FAR	SF
Commercial	1.25	754,819 SF	0.00	
Residential	1.25	754,819 SF	1.25	754,81
Principal Building Setbacks				,
From Site Boundary - Crabbs Branch Way	Est	Est. by FZP 10'		
From Site Boundary - Private Standish Place Centerline		by FZP	30'	
Front Setback		Site Plan	TBD	
Side Street Setback		Site Plan	TBD	
Side Setback		Site Plan	TBD	
Rear Setback, Alley		/ Site Plan	TBD	
Accessory Structure Setbacks		/ Site Plan	TBD	
Maximum Building Height	EST. DY	50'	50'	
Minimum Lot Size	Fet by	/ Site Plan	TBD	
			TBD	
Maximum Lot Coverage		/ Site Plan	TBD at site plan	
Minimum Public Open Space, see Open Space Plan for Breakdown by Type		,800 SF		
Minimum Common Open Space, see Open Space Plan for Breakdown by Type		,088 SF	TBD at site plan	
PARKING**		e Min/Max	Provided	
Total Parking (1 per unit min / 2 per unit max)	210 n	nin / 420 max	TBD. at site plan	
ront Setback	behi	nd front	Yes	
	build	ding line		
ide Street Setback	behin	d the side	Yes	
street building line		uilding line	163	
	I	commodate		
Side Setback	landscaping required under Section		Provided	
		5.2.9		
		commodate		
Rear Setback	landscaping required under Section		Provided	
icai octobrok				
		5.2.9		
Rear Setback, Alley				

Proposed Rear-Loaded Townhomes Proposed 2-Unit Condominiums Subject Property Limits

> Proposed Face of Curb Proposed Public Utility Easement **Proposed Sidewalk**

> > 7501 STANDISH **PLACE**

REVISIONS

20251 Century Blvd., Suite 400 Germantown, MD 20874

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ATTORNEY:

4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 220NW07 & 221NW07 TAX MAP: GS341 & GS342

FLOATING ZONE PLAN

PROFESSIONAL SEAL

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: Name, P.E.
LICENSE No.: XXXX
EXPIRATION DATE: Month XX, XXXX THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY
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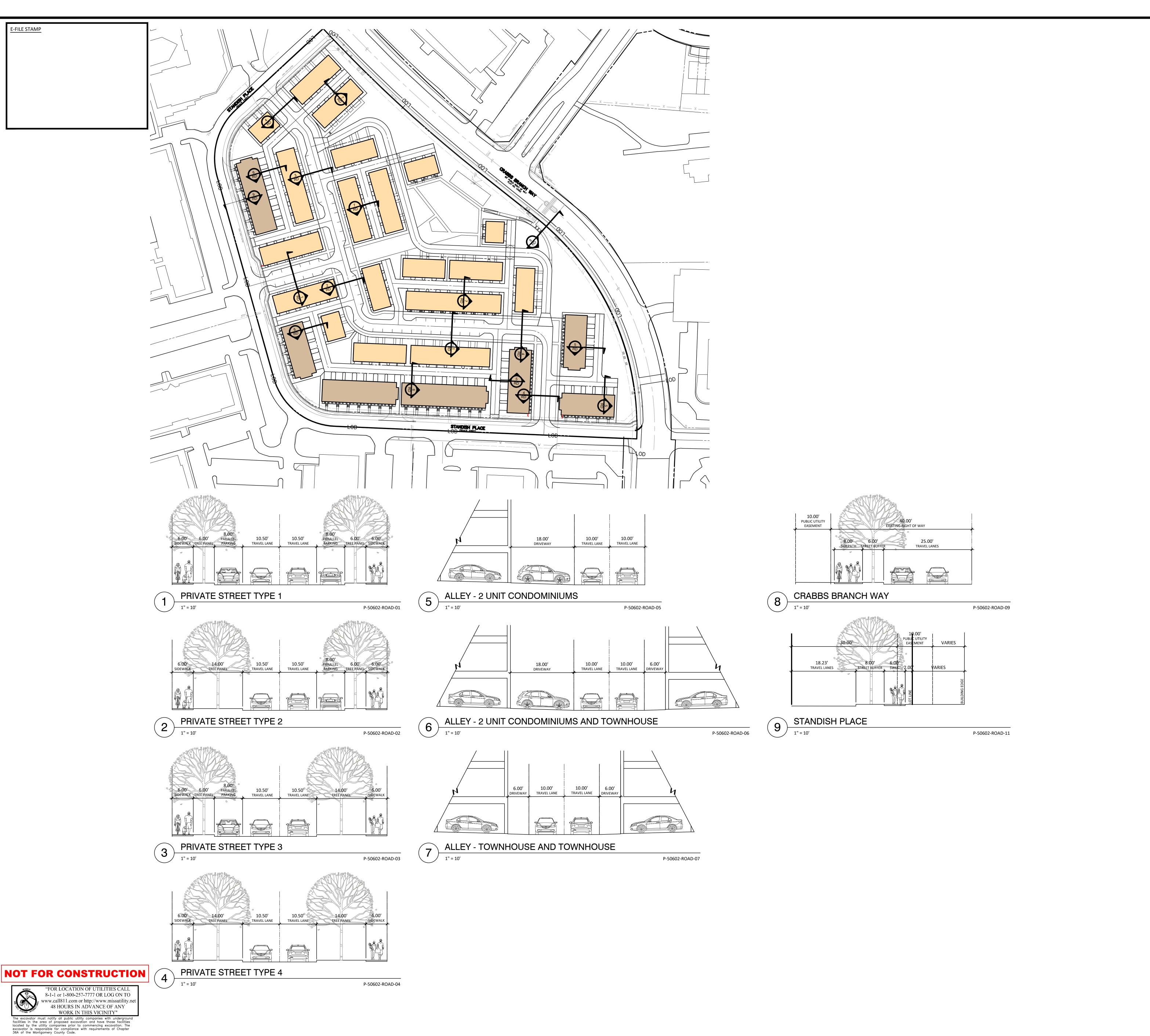
© 2019 VIKA MARYLAND, LLC DRAWN BY: KP DESIGNED BY: KP DATE ISSUED:

SHEET NO.

SCALE: 1" = 40'

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WORK IN THIS VICINITY"



VICINITY MAP SCALE: 1" = 2000'

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7501 STANDISH

PLACE

4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 220NW07 & 221NW07 TAX MAP: GS341 & GS342

> ROAD SECTIONS

PROFESSIONAL SEAL

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DESIGNED BY: KP DATE ISSUED:

SHEET NO.

50602

LAYOUT: ROAD 1, Plotted By: Posthuma

SCALE: 1" = 40'