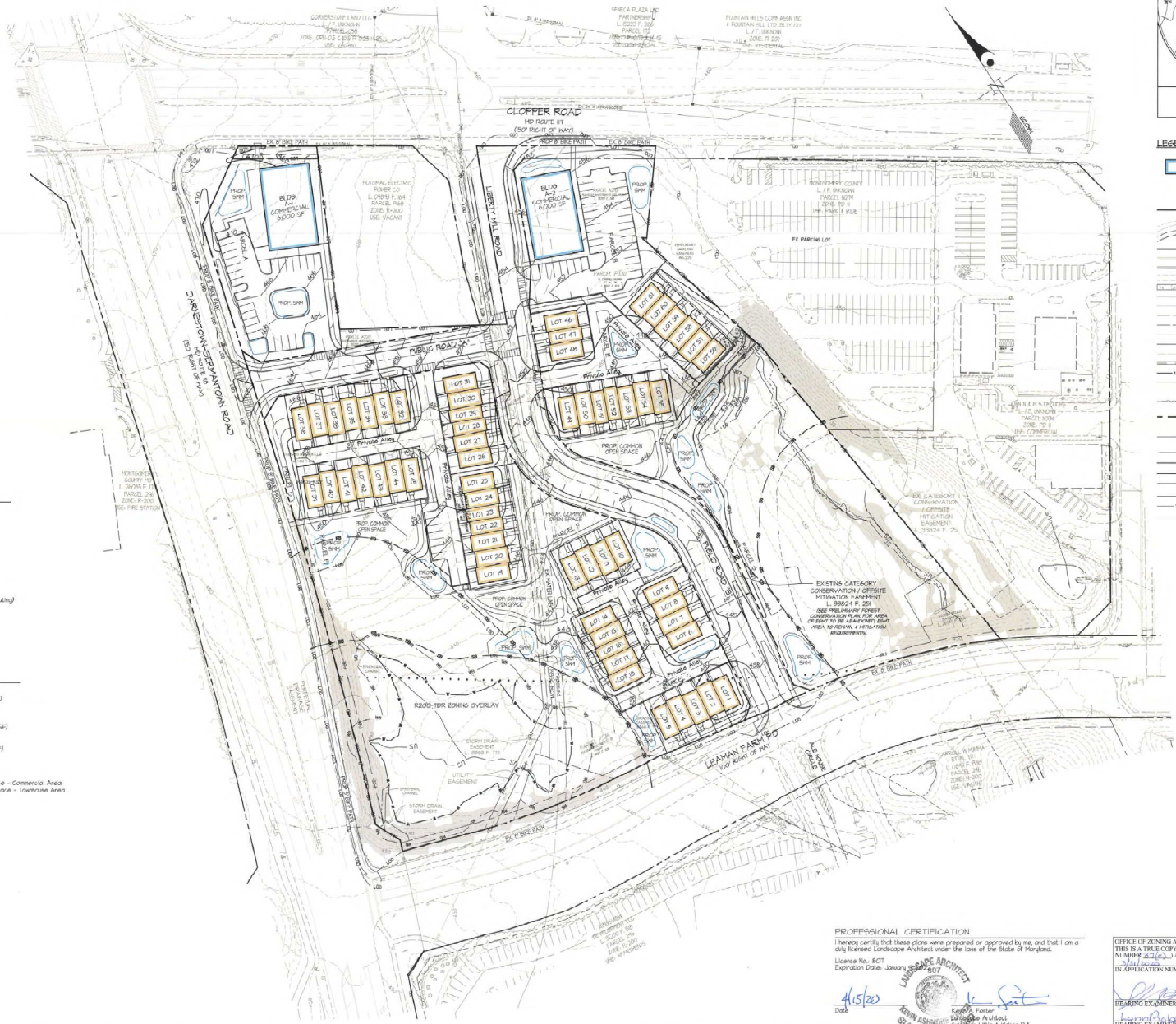
KINGSVIEW STATION

FLOATING ZONE PLAN



VICINITY MAP

SCALE: 1" = 2,000'

PROJ. GRID: 2256NE3 - TAX MAP: EI343

LEGEND

- PROPOSED BUILDING
- EXISTING BUILDINGS
- PROPERTY LINE
- EX. CONTOURS
- PROP. CONTOURS
- EX. STREAM
- EX. CURB
- PROP. CURB
- EX. SIDEWALK
- PROP. SIDEWALK
- EX. ELECTRIC
- EX. GAS
- EX. SEWER
- PROP. SEWER
- EX. WATER
- PROP. WATER
- EX. STORM DRAIN
- PROP. STORM DRAIN
- PROP. LOD
- EX. OVER HEAD WIRE
- EX. UTILITY POLE
- EXISTING TREE LINE
- MAPPED SOILS BOUNDARY LINE
- FOREST CONSERVATION EASEMENT AREA
- EX. FENCE
- WATERS OF US
- EPHEMERAL STREAM
- STREAM BUFFER PER APPROVED NRI
- ENVIRONMENTAL BUFFER
- WETLAND
- WETLAND BUFFER
- EXISTING TREE
- FIELD SURVEYED SPECIMEN TREE & GRZ
- SLOPES 25% OR GREATER

GENERAL NOTES

1. Owner/ Applicant: Kingsview Station, A Joint Venture c/o Pleasants Development 24012 Frederick Road Suite 200 Clarksburg, MD 20871
2. Boundary survey by: Charles P. Johnson & Associates, May 2018
3. Topography by: Charles P. Johnson & Associates, May 2018
4. Master Plan: Germantown Master Plan
5. NRI/FSD by: GLW P.A. NRI/FSD Plan No. 420182510 Approved: August 1, 2018
6. Watershed & Use Class: Middle Great Seneca Creek (IV-P)
7. There are no known Special Protection Areas (SPA) or PMA Areas on site.
8. There is no floodplain on site per FEMA Map #24031C0170D.
9. Wetlands were flagged by Wetland Studies and Solutions, INC on May 10, 2016.
10. There are no known Rare, Threatened or Endangered Species on site.
11. The property is not listed on the Locational Atlas and Index of Historic Sites.
12. Parcel 274, 322, 330, 536, & N210
    Existing Water Category: W-3
    Existing Sewer Category: S-3
13. Parcel 220 & 274
    Existing Water Category: W-3
    Existing Sewer Category: S-3
    Proposed Water Category: W-1 (Pending)
    Proposed Sewer Category: S-1 (Pending)
14. Utility Companies: Gas - Washington Gas
    Electric - PEPCO
    Water & Sewer - WSSC
    Telephone - Verizon
    Cable

SITE DATA

Existing Site Area:	10.28 Ac. (includes existing R.O.W. Area)
Parcel - 220	0.71 Ac.
Parcel - 274	1.00 Ac.
Parcel - 322	7.86 Ac.
Parcel - 330	4.92 Ac.
Parcel - 536	0.17 Ac.
Parcel - N210	0.42 Ac.
NOW Parcels	(3.35) Ac.
Existing Zoning:	R-200 & R-200 TDR/H
Existing Use:	Vacant
Proposed Zone:	GRNF (Commercial Residential Neighborhood - Floating) (GRNF-1.00, C-0.25, R-0.75, H-70')
Proposed Use:	Commercial & Residential Townhouses
Development Program:	Single Phase
Commercial Uses:	12,000 SF
Residential Townhouses:	61 DU
MPDUs Provided (12.5%)	8 DU

DEVELOPMENT STANDARDS - GRNF ZONE

FAR (Floor Area Ratio)	Allowed/Required	Proposed
Commercial:	Per Master Plan Village Center 110,000 SF Max.	0.25 FAR (111,800 SF)
Residential:	Per Master Plan 11 Du/Ac.	0.75 FAR (335,700 SF)
TOTAL FAR:	N/A	1.0 FAR (447,500 SF)
Building Height:	Per Master Plan recommendation	55' Max. Ht.
Open Space:	10% min.	10% Public Open Space - Commercial Area 10% Common Open Space - Townhouse Area

PARKING PROVIDED:
All Parking Shall Conform To Zoning Code Standards.

BINDING ELEMENTS:
1. No more than 12,000 sf of commercial building area.
2. No more than 61 townhouse dwelling units.
3. A maximum building height of 70'

PROFESSIONAL CERTIFICATION

I hereby certify that these plans were prepared or approved by me, and that I am a duly licensed Landscape Architect under the laws of the State of Maryland.

License No. 807
Expiration Date: January 31, 2021

4/15/20
Date

Kevin A. Foster
Landscape Architect
Lerch, Little & Weber, P.A.

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION

THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN (EXHIBIT NUMBER 27(c)) APPROVED BY THE DISTRICT COUNCIL ON 5/31/2020, BY RESOLUTION NUMBER 19-40E
IN APPLICATION NUMBER LOCA 11-01

HEARING EXAMINER

4/30/2020
DATE

Lynn Robeson Hannan
HEARING EXAMINER'S NAME PRINTED

GLW PLANNING | ENGINEERING | SURVEYING
20300 NATIONAL DRIVE | SUITE 200 | BURTONSVILLE, MD 20866 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC/MVA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY	DRAWN BY	CHECKED BY	DATE	REVISION	BY	APPR.
KAF	KAB	KAF	3/28/19	Revised Layout	KAF	

SCALE: 1" = 50'
0' 25' 50' 100' 200'

PREPARED FOR:
KINGSVIEW STATION, A JOINT VENTURE
c/o PLEASANTS DEVELOPMENT
24012 FREDERICK ROAD, SUITE 200
CLARKSBURG, MD 20871
ATTN: CLARK WAGNER
301-428-0800 x 1013

SCALE	ZONING
1"=50'	SEE SITE DATA
DATE	TAX MAP - GRID
JAN., 2020	EI-343

FLOATING ZONE PLAN
KINGSVIEW STATION
PARCELS 210, 220, 274, 322, 330, 536
DARNESTOWN ELECTION DISTRICT No. 06 — MONTGOMERY COUNTY, MARYLAND

G. L. W. FILE No. 18020

SHEET 1 OF 1

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