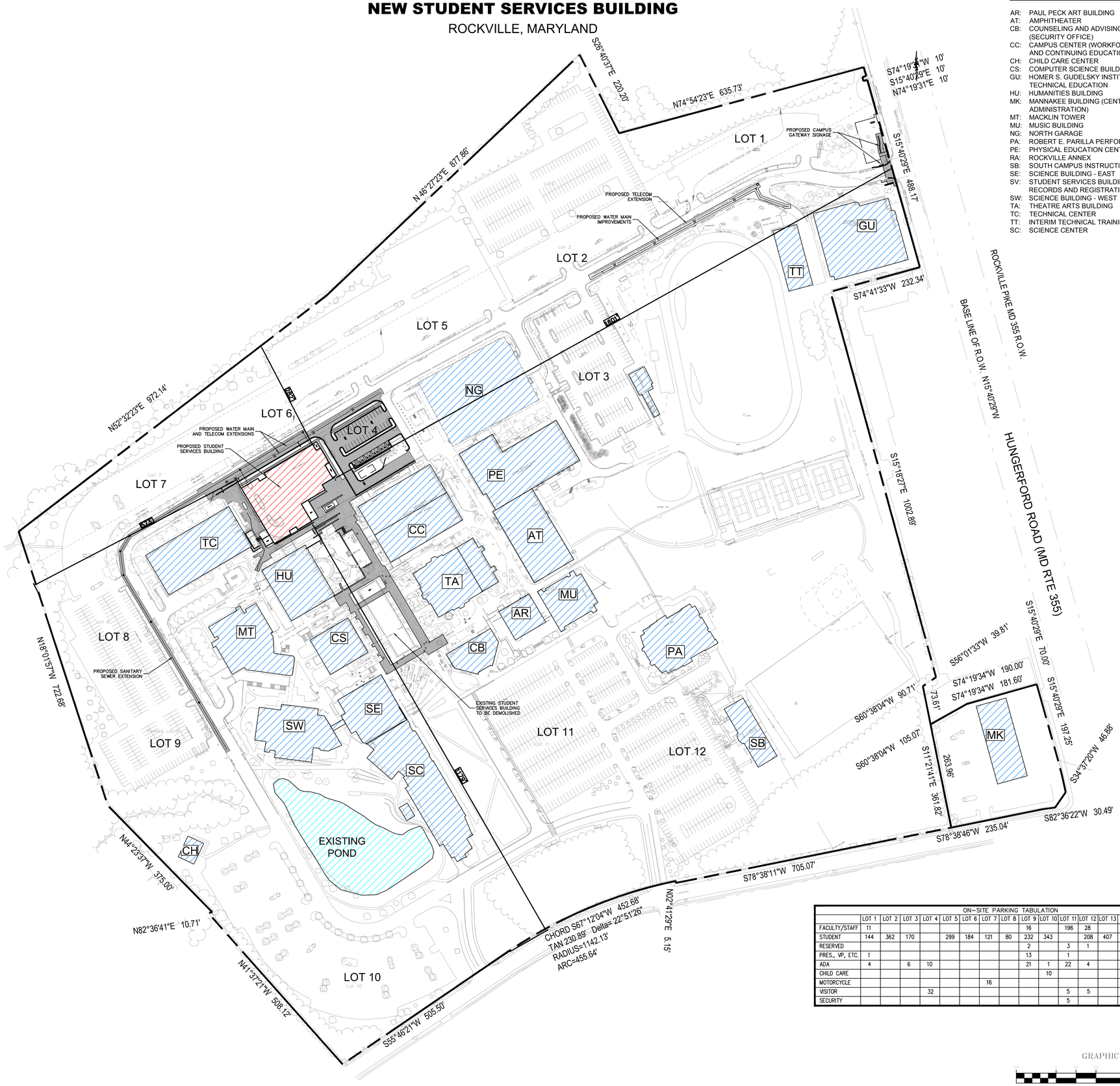
MANDATORY REFERRAL
MONTGOMERY COLLEGE ROCKVILLE CAMPUS
NEW STUDENT SERVICES BUILDING

ROCKVILLE, MARYLAND

SITE DATA SUMMARY TABLE

(NOTE: THIS SUMMARY APPLIES TO THE NEW STUDENT SERVICES PROJECT)

1. ZONING: R–200 (SUBURBAN RESIDENTIAL)
2. LOT SIZE:
   - MINIMUM: 20,000 SF (0.46 AC.)
   - PROJECT SITE: 181,000 SF (4.16 AC.)
   - PROVIDED: 3,771,425 SF (86.58 AC.)
3. BUILDING AREA:
   - PROPOSED: 29,000 SF (0.67 AC.)
   - TOTAL: 478,577 SF (10.99 AC.)
4. IMPERVIOUS AREA (SITE LOD):
   - EXISTING: 146,800 SF (3.37 AC.)
   - PROPOSED: 132,860 SF (3.05 AC.)
5. BUILDING SETBACKS:
   - 5A. FRONT NORMAL
     - REQUIRED: 35 FEET UP TO 100 FEET WHERE ESTABLISHED SETBACK EXCEEDS NORMAL
     - PROVIDED: AS INDICATED
   - 5B. SIDE, STREET ABUTTING
     - REQUIRED: 25 FEET
     - PROVIDED: AS INDICATED
   - 5C. SIDE, LAND ABUTTING
     - REQUIRED: 13 FEET
     - PROVIDED: AS INDICATED
   - 5D. REAR
     - REQUIRED: 35 FEET
     - PROVIDED: AS INDICATED
6. BUILDING COVERAGE
   - PERMITTED: 942,856 SF (25% OF NET LOT AREA)
   - EXISTING: 449,557 SF (11.9%)
   - PROPOSED: 478,577 SF (12.7%)
7. ON–SITE PARKING
   - MINIMUM: 1 SPACE FOR EACH TWO (2) EMPLOYEES PLUS SUFFICIENT SPACE FOR STUDENTS
   - PROVIDED: SEE TABLE THIS SHEET
8. BUILDING HEIGHT:
   - PERMITTED: 75'
   - PROPOSED: < 75'
9. EXISTING TOPOGRAPHY BASED ON A FIELD SURVEY PERFORMED BY A. MORTON THOMAS AND ASSOCIATES, DATED NOVEMBER 2014. SUPPLEMENTAL TOPOGRAPHY, OUTSIDE OF GARAGE PROJECT LIMITS, PROVIDED BY AVAILABLE RECORDS.
10. HORIZONTAL DATUM IS MARYLAND STATE PLANE NAD 83/91 FROM GPS OBSERVATION. VERTICAL DATUM IS NAVD 88 FROM GPS OBSERVATION.
11. THE PROJECT IS LOCATED WITHIN THE WATTS BRANCH WATERSHED.
12. NO WETLANDS ARE PRESENT WITHIN THE PROJECT AREA.
13. ELECTRIC SERVICE IS PROVIDED BY PEPCO.
14. GAS SERVICE IS PROVIDED BY WASHINGTON GAS.
15. TELEPHONE SERVICE IS PROVIDED BY VERIZON.
16. WATER AND SEWER SERVICES ARE PROVIDED BY THE CITY OF ROCKVILLE. ALL WATER MAINS LOCATED ON CAMPUS ARE PRIVATE LINES.
17. A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A 100–YEAR FLOODPLAIN PER FLOOD PLAIN RATE INSURANCE MAP NUMBER 24031C0331D.
18. THE PROPOSED USE OF THE BUILDING IS A MULTI–USE COLLEGE FACILITY.



ROCKVILLE CAMPUS BUILDING ABBREVIATIONS

- AR: PAUL PECK ART BUILDING
- AT: AMPHITHEATER
- CB: COUNSELING AND ADVISING BUILDING (SECURITY OFFICE)
- CC: CAMPUS CENTER (WORKFORCE DEVELOPMENT AND CONTINUING EDUCATION
- CH: CHILD CARE CENTER
- CS: COMPUTER SCIENCE BUILDING
- GU: HOMER S. GUDELSKY INSTITUTE FOR TECHNICAL EDUCATION
- HU: HUMANITIES BUILDING
- MK: MANNAKEE BUILDING (CENTRAL ADMINISTRATION)
- MT: MACKLIN TOWER
- MU: MUSIC BUILDING
- NG: NORTH GARAGE
- PA: ROBERT E. PARILLA PERFORMING ARTS CENTER
- PE: PHYSICAL EDUCATION CENTER
- RA: ROCKVILLE ANNEX
- SB: SOUTH CAMPUS INSTRUCTIONAL BUILDING
- SE: SCIENCE BUILDING - EAST
- SV: STUDENT SERVICES BUILDING (ADMISSIONS, RECORDS AND REGISTRATION)
- SW: SCIENCE BUILDING - WEST
- TA: THEATRE ARTS BUILDING
- TC: TECHNICAL CENTER
- TT: INTERIM TECHNICAL TRAINING CENTER
- SC: SCIENCE CENTER

ON–SITE PARKING TABULATION

	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12	LOT 13	MANNAKEE	GARAGE	TOTAL
FACULTY/STAFF	11								16		196	28		142	105	498
STUDENT	144	362	170		299	184	121	80	232	343		208	407		796	3,346
RESERVED									2		3	1				6
PRES., VP, ETC.	1								13		1			1		16
ADA	4		6	10					21	1	22	4		6	20	94
CHILD CARE										10						10
MOTORCYCLE							16									16
VISITOR				32							5	5		4		46
SECURITY											5					5
																TOTAL = 4,037

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

OWNER/APPLICANT

MONTGOMERY COLLEGE
ATTN: DEWEY YEATTS
40 WEST GUDE DRIVE, SUITE 200
ROCKVILLE, MARYLAND 20850
PHONE: (301) 251-7362

Cho Benn Holback + Associates

ARCHITECT
CHO BENN HOLBACK + ASSOCIATES
100 N. CHARLES STREET
14TH FLOOR
BALTIMORE, MD 21201
410 - 576 - 0440

ASSOCIATE ARCHITECT
BOHLIN CYWINSKI JACKSON
123 BROAD STREET, SUITE 1370
PHILADEPHIA, PA 19109
(215) 790-5900

CIVIL ENGINEER
A MORTON THOMAS AND ASSOCIATES, INC.
800 KING FARM BLVD, 4th FLOOR
ROCKVILLE, MD 20850
(301) 881-2545

LANDSCAPE ARCHITECT
MICHAEL VERGASON LANDSCAPE ARCHITECTS
1102 KING STREET, 2nd FLOOR
ALEXANDRIA, VA 22314
(703) 836-5557

STRUCTURAL ENGINEER
A & F ENGINEERS, INC.
1112 16th STREET NW, SUITE 920
WASHINGTON, D.C. 20036
(202) 628-1600

MEP ENGINEER
JAMES POSEY ASSOCIATES INC.
3112 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244-2871
(410) 265-6100

AV/IT ACOUSTICS
THE SEXTANT GROUP, INC.
1069 WEST BROAD STREET, SUITE 216
FALL CHURCH, VA 22046
(202) 753-5563

FIRE PROTECTION and SECURITY ENGINEER
GHD
14585 AVION PARKWAY, SUITE 150
CHANTILLY, VA 20151
(443) 708-4096

COST ESTIMATOR
DMS CONSTRUCTION CONSULTING SERVICES
5550 STERRETT PLACE, SUITE 300
COLUMBIA, MD 21044
(410) 740-1671

GEOTECHNICAL ENGINEER
SCHNABEL ENGINEERING CONSULTANTS, INC.
1300 PICCARD DRIVE, SUITE LL-14
ROCKVILLE, MD 20850
(301) 417-2400

HARDWARE CONSULTANT
ERBSCHLOE CONSULTING SERVICES, INC.
7820 CARTERS RUN DRIVE
MARSHALL, VA 20115
(540) 351-0553

PROFESSIONAL CERTIFICATION

"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, LIC. NO. 3256, EXP. DATE 1/9/16"

FOR AGENCY APPROVAL

PROJECT NAME:
MONTGOMERY COLLEGE STUDENT SERVICES CENTER

PROJECT NO: 21465 [MC 547]

MONTGOMERY COLLEGE
OFFICE OF CENTRAL FACILITIES
900 Hungerford Drive #110
Rockville, MD 20850

SCHEMATIC DESIGN
01/16/15

MARK	DATE	DESCRIPTION

DWG FILE: zEXHIBIT-SITE PLAN.dwg

DRAWN BY: MCW

CHECKED BY: MAE

OVERALL SITE DEVELOPMENT PLAN

SDP-1

SHEET ____ OF ____

X:\Rockville\113-814 - Montgomery College Student Ser\05-CAD\zEXHIBIT - Overall Site Development Plan.dwg, 1/26/2015 11:31:50 AM, - PDF - DWG to PDF.pc3