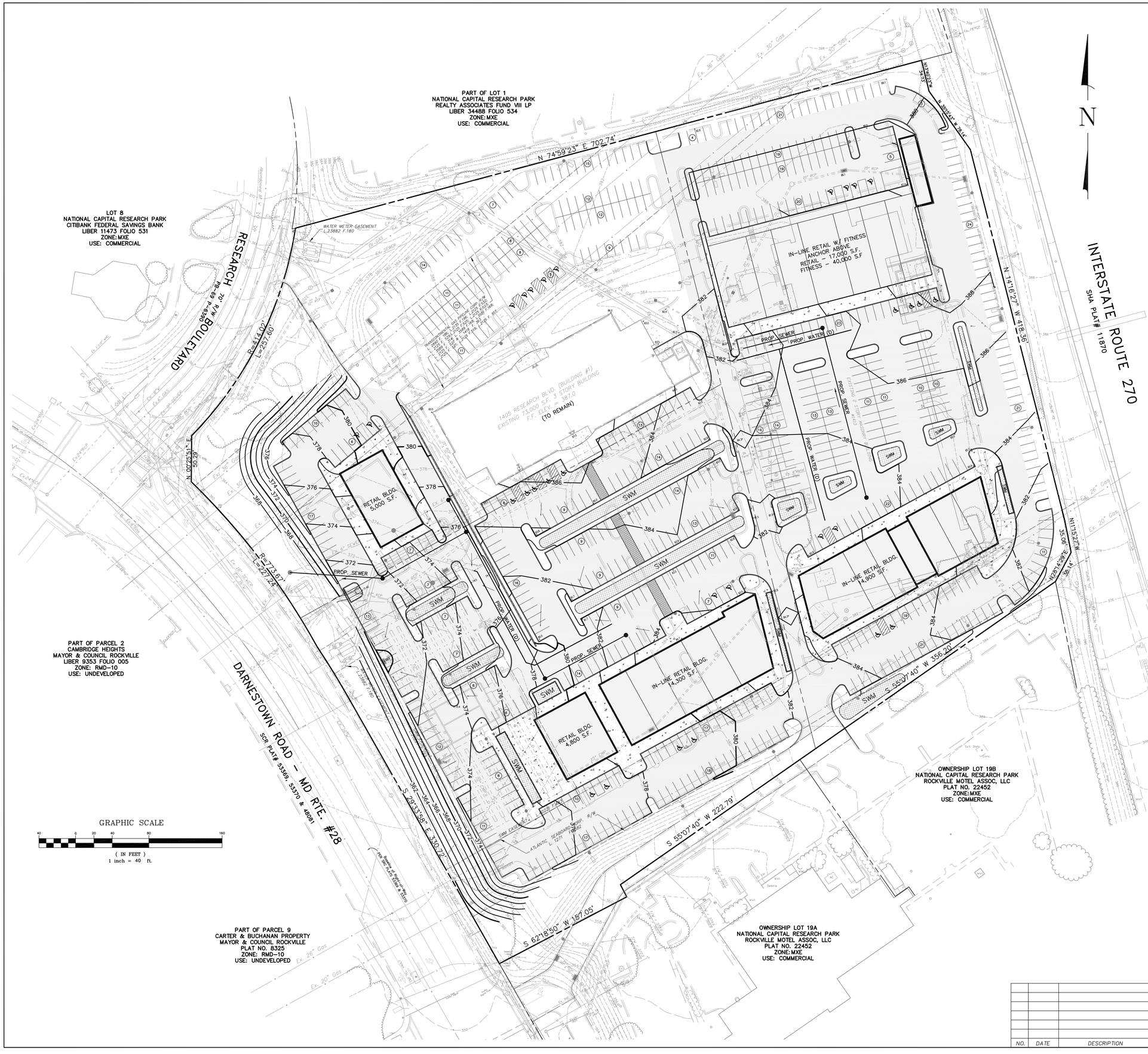

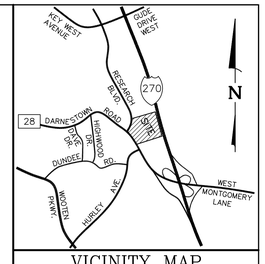

VICINITY MAP
SCALE 1" = 2,000'

PROPERTY INFORMATION

SUBJECT PROPERTY:	LOTS 18A, 18B & 18C NATIONAL CAPITAL RESEARCH PARK PLAT #9024
PROPERTY ADDRESS:	1401, 1405 & 1413 RESEARCH BOULEVARD
LOT AREA:	582,643 S.F. or 13.38 AC.
TAX ID NUMBERS:	04-03428545, 04-03428557, 04-03428568
ZONING CLASSIFICATION:	MXE – MIXED-USE EMPLOYMENT
EXISTING USE:	OFFICE = 73,000 S.F. (TO REMAIN)
PROPOSED USE:	OFFICE = 88,000 S.F. (15,000 S.F. NEW) RETAIL = 94,100 S.F.
PREVIOUS APPROVALS:	USE2001-00630

DEVELOPMENT STANDARDS (MXE ZONE)

	PERMITTED/REQUIRED	PROVIDED PER THIS PLAN
MAXIMUM BUILDING HEIGHT §25.13.05 (b)	120 FT.	PENDING
TOTAL OPEN AREA REQUIRED §25.13.05 (b)	20.0% (116,529 S.F.)	31.7% (184,859 S.F.)
PUBLIC USE SPACE REQUIRED §25.13.05 (b)	5.0% (29,133 S.F.)	6.6% (38,321 S.F.)
MINIMUM WIDTH AT FRONT LOT LINE: §25.13.05 (b)	10 FT.	257 FT.
MINIMUM SIDE YARD – NON-RESIDENTIAL: §25.13.05	NONE REQUIRED 10 FT. MIN IF PROVIDED	52 FT.
MINIMUM REAR YARD – NON-RESIDENTIAL: §25.13.05	NONE REQUIRED 10 FT. MIN. IF PROVIDED	N/A
PARKING:		
NUMBER OF AUTO SPACES: §25.16.03	764 SPACES	776 SPACES
ACCESSIBLE PARKING: COMAR 05.02.02	16 SPACES	30 SPACES
NUMBER OF BICYCLE SPACES-SHORT TERM: §26.16.03	42 SPACES	PENDING
NUMBER OF BICYCLE SPACES-LONG TERM: §26.16.03	34 SPACES	PENDING

PARKING DISTRIBUTION:

VEHICLES REQUIRED §25.16.03(d)	OFFICE: 1 SPACE PER 300 S.F. @ 88,000 S.F. = 293.3 SPACES RETAIL: 1 SPACE PER 200 S.F. @ 94,100 S.F. = 470.5 SPACES TOTAL REQUIRED = 764 SPACES
SHORT TERM BICYCLES §25.16.03(d):	OFFICE: 2 SPACES PER 40,000 S.F. @ 88,000 S.F. = 4.4 SPACES RETAIL: 2 SPACES PER 5,000 S.F. @ 94,100 S.F. = 37.6 SPACES TOTAL REQUIRED = 42 SPACES
LONG TERM BICYCLES §25.16.03(d):	OFFICE: 2 SPACES PER 10,000 S.F. @ 88,000 S.F. = 17.6 SPACES RETAIL: 2 SPACES PER 12,000 S.F. @ 94,100 S.F. = 15.7 SPACES TOTAL REQUIRED = 34 SPACES

PROVIDED PER PLAN:

STANDARD (9' X 18')	746 SPACES
ADA VAN ACCESSIBLE (8' X 18' MIN. WITH 8' ACCESS AISLE)	30 SPACES
ADA (NON-VAN) ACCESSIBLE SPACES (8' X 18' MIN. WITH 5' ACCESS AISLE)	0 SPACES
AUTOMOBILE TOTAL	776 SPACES

OWNERS
ARE-MARYLAND NO. 6 CORP
ARE-MARYLAND NO. 7 CORP
AREA-MARYLAND NO. 8 CORP
P.O. BOX 847 CARLSBAD CA, 92018
CONTACT: LAWRENCE DIAMOND
TEL: (301) 947-1770

APPLICANT
FOULGER-PRATT DEVELOPMENT
9600 BLACKWELL ROAD, SUITE 200
ROCKVILLE, MD 20852
CONTACT: COLETTE ARNOLD
TEL: 240-499-7604

TAX MAP GR123

WSSC 219NW08

PRE-APPLICATION SITE PLAN
OWNERSHIP LOTS 18A, 18B & 18C
1401 RESEARCH BOULEVARD
PLAT NO. 22754
4TH ELECTION DISTRICT – CITY OF ROCKVILLE – MARYLAND

NO.	DATE	DESCRIPTION	BY

MHG
Macris, Hendricks & Glascock, P.A.
Engineers ▪ Planners
Landscape Architects ▪ Surveyors
9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279
Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com

Proj. Mgr.	Designer
PGL	PGL
Date	Scale
02/06/15	1"=40'
Project No.	Sheet
14.264.11	1 of 1

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