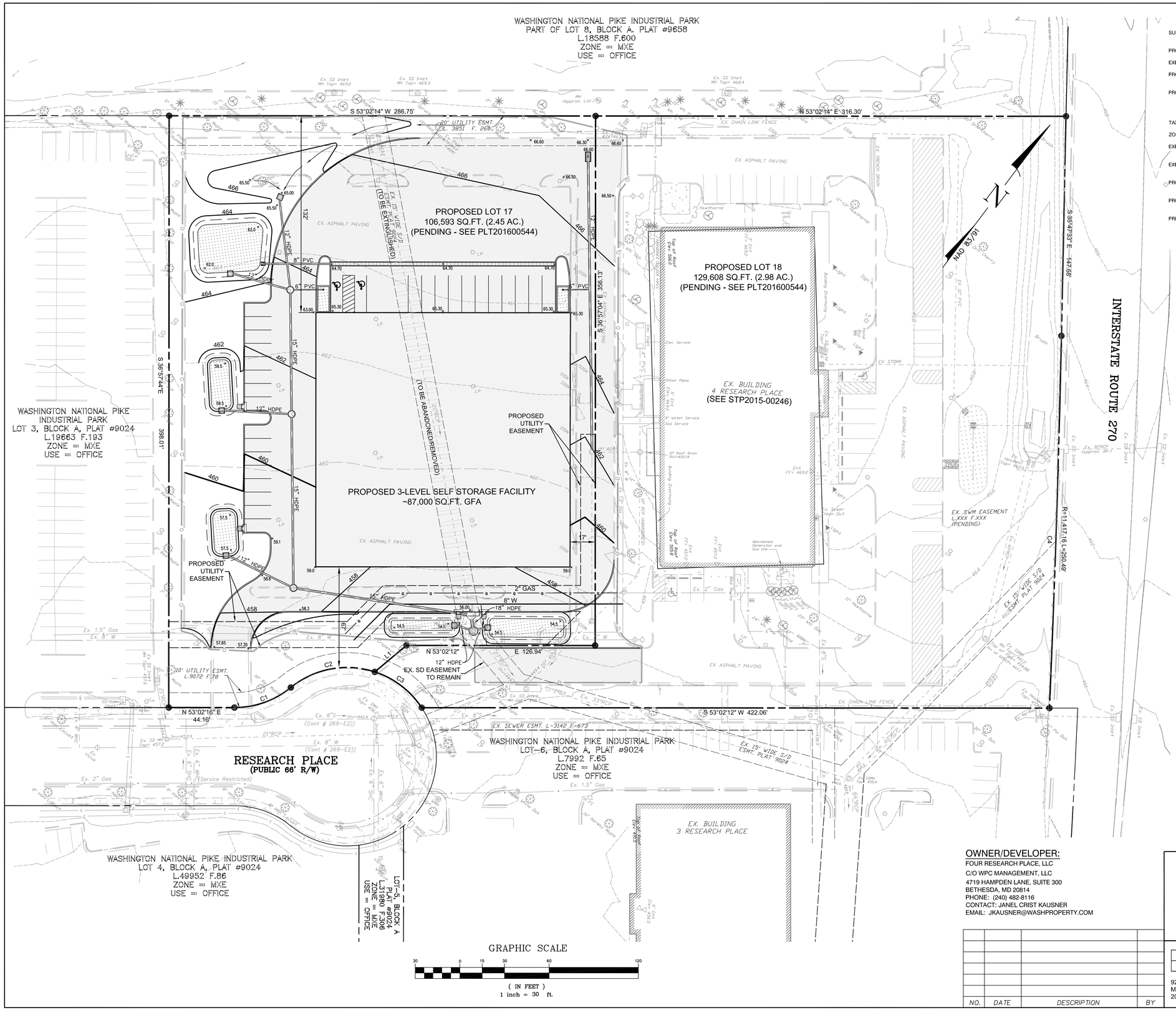
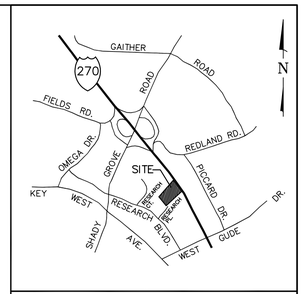


SITE DATA

SUBJECT PROPERTY:	PART OF LOT 2, BLOCK A PLAT #9024
PROPERTY ADDRESS:	4 RESEARCH PLACE
EXISTING LOT AREA:	236,198 S.F. (5.422 AC.)
PROPOSED LOT AREAS:	LOT 17 - 106,593 S.F. (2.45 AC.) LOT 18 - 129,608 S.F. (2.98 AC.)
PROPERTY OWNER:	FOUR RESEARCH PLACE, LLC C/O WPC MANAGEMENT, LLC 4719 HAMPDEN LANE, SUITE 300 BETHESDA, MD 20814
TAX ID NUMBER:	04-00157138
ZONING CLASSIFICATION:	MXE - MIXED-USE EMPLOYMENT
EXISTING GFA:	LOT 17 - O S.F. LOT 18 - 86,682 S.F.
EXISTING USE :	LOT 17 - VACANT LOT 18 - SELF STORAGE
PROPOSED GFA:	LOT 17 - 87,000 S.F. LOT 18 - 87,582 S.F. (NO CHANGE)
PROPOSED USE:	LOT 17 - SELF-STORAGE LOT 18 - SELF-STORAGE (NO CHANGE)
PREVIOUS APPROVALS:	STP2009-00007 / STP2015-00245



VICINITY MAP
SCALE 1" = 2,000'

DEVELOPMENT STANDARDS - LOT 17 (MXE ZONE)

	REQUIRED	PROVIDED
NET LOT AREA:	NO MIN.	106,593 S.F. (2.45 AC.)
MAXIMUM BUILDING HEIGHT 25.13.05 (b)	120 FT.	42 FT.
MINIMUM LOT WIDTH AT FRONT LOT LINE: 25.13.05 (b)	10 FT.	138 FT.
PUBLIC RIGHT-OF-WAY ABUTTING SETBACK: 25.13.05 (b)	NONE REQUIRED 10 FT. MIN. IF PROVIDED	67 FT. (RESEARCH PL)
MINIMUM SIDE YARD SETBACK (NON-RESIDENTIAL): 25.13.05 (b)	NONE REQUIRED 10 FT. MIN. IF PROVIDED	17 FT.
MINIMUM REAR YARD SETBACK (NON-RESIDENTIAL): 25.13.05 (b)	NONE REQUIRED 10 FT. MIN. IF PROVIDED	132 FT.
TOTAL OPEN AREA REQUIRED 25.13.05 (b)	20% (22,427 S.F.)	32.4% (34,486 S.F.)
PUBLIC USE SPACE REQUIRED 25.13.05 (b)	5% (5,607 S.F.)	31.9% (33,878 S.F.) WITHIN OPEN AREA
NUMBER OF AUTO SPACES REQUIRED: 25.16.03		
3 PER EACH 1,000 GFA OFFICE @ 2,000 S.F. OFFICE 1 PER EMPLOYEE @ 2 EMPLOYEES 1 PER EACH 100 STORAGE UNITS @ 700 UNITS	6 SPACES 2 SPACES 7 SPACES	
TOTAL	15 SPACES	29 SPACES
ACCESSIBLE PARKING REQUIRED: COMAR 05.02.02	2 SPACES	2 SPACES
NUMBER OF BICYCLE SPACES REQUIRED - SHORT TERM: 26.16.03	1 SPACE	4 SPACES
NUMBER OF BICYCLE SPACES REQUIRED - LONG TERM: 26.16.03	4 SPACES	4 SPACES

GENERAL NOTES

1. THE TOPOGRAPHY SHOWN WAS PREPARED USING PHOTOGRAMMETRIC METHODS (POTOMAC AERIAL SURVEYS. MAY 2002), SUPPLEMENTED WITH MHG FIELD SURVEYS AND AVAILABLE UTILITY RECORDS.
2. EXISTING UTILITIES SHOWN ARE BASED ON VISIBLE SURVEYED APPURTENANCES, ACCESSIBLE STRUCTURES AND PLANS OF RECORD.
3. BOUNDARY INFORMATION IS BASED ON A BOUNDARY SURVEY PREPARED BY MACRIS, HENDRICKS & GLASCOCK, P.A. SUPPLEMENTED WITH RECORDED DEEDS & PLATS.
4. THE PROPERTY IS WITHIN THE WATTS BRANCH WATERSHED (USE I-P WATERS).
5. THE PROPERTY DOES NOT CONTAIN "WATERS OF THE UNITED STATES", WETLANDS, STREAMS, SEEPS, SPRINGS, FLOODPLAINS OR THEIR ASSOCIATED BUFFERS.
6. THE PROPERTY IS NOT IDENTIFIED IN THE CITY OF ROCKVILLE'S HISTORIC BUILDINGS INDEX, NOR IS IT IDENTIFIED IN THE MONTGOMERY COUNTY MASTER PLAN FOR HISTORIC PRESERVATION.
7. A NATURAL RESOURCES INVENTORY / FOREST STAND DELINEATION (NRI/FSD) FOR THIS PROPERTY APPROVED ON OCTOBER 14, 2014 UNDER FTPO #2015-00003.
8. ALL UTILITIES SHOWN ARE CONCEPUTAL AND SUBJECT TO CHANGE; SEE APPROVED UTILITY DRAWINGS.
   SERVICING UTILITY COMPANIES INCLUDE:
   WATER & SEWER: ROCKVILLE
   NATURAL GAS: WASHINGTON GAS
   ELECTRIC: PEPCO
   TELECOMMUNICATIONS: VERIZON
9. PROPERTY LINES AND LOT/PARCEL AREAS ARE SUBJECT TO ADJUSTMENT AT THE TIME OF SUBDIVISION RECORD PLAT COMPUTATION.
10. REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS.

TAX MAP FS-61

CITY SHEET B-1

OWNER/DEVELOPER:
FOUR RESEARCH PLACE, LLC
C/O WPC MANAGEMENT, LLC
4719 HAMPDEN LANE, SUITE 300
BETHESDA, MD 20814
PHONE: (240) 482-8116
CONTACT: JANEL CRIST KAUSNER
EMAIL: JKAUSNER@WASHPROPERTY.COM

NO.	DATE	DESCRIPTION	BY

PRE-APPLICATION SITE PLAN
4 RESEARCH PLACE – PHASE II
WASHINGTON NATIONAL PIKE INDUSTRIAL PARK
PART OF LOT-2, BLOCK A, PLAT 9024
4TH ED – CITY OF ROCKVILLE – MARYLAND

MHG
Macris, Hendricks & Glascock, P.A.
Engineers ▪ Planners
Landscape Architects ▪ Surveyors
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Montgomery Village, Maryland
20886-1279
Phone 301.670.0840
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www.mhgpa.com

Proj. Mgr.	Designer
PGL	PGL
Date	Scale
09/16/15	1" =30'
Project No.	Sheet
02.151.35	1 of 1

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