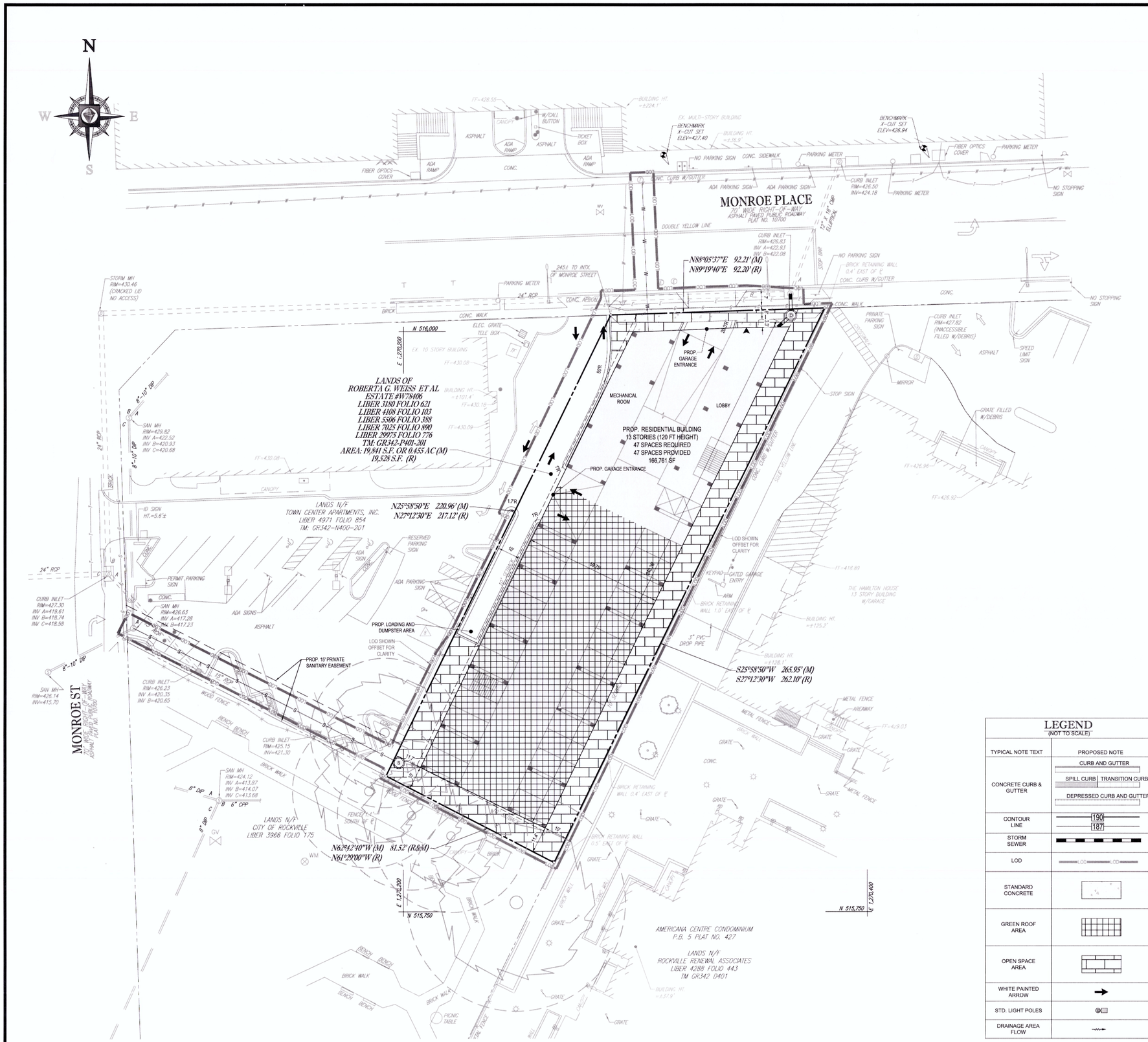

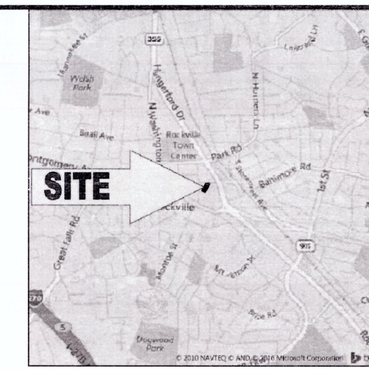

LOCATION MAP

SITE INFORMATION:

1. THIS PLAN IS BASED ON A SURVEY BY:

   BOHLER ENGINEERING
   TOPOGRAPHIC SURVEY
   IDI GROUP COMPANIES
   50 MONROE PLACE
   4TH ELECTION DISTRICT
   MONTGOMERY COUNTY, MARYLAND
   FILE NO: SB162047
   DATE: 07/21/16

2. SUBJECT PROPERTY DESCRIPTION: THE LANDS OF LOUIS FOX AND DORA FOX, LAWRENCE GUSS, ROBERTA G. WEISS, ESTATE OF IRVING JAFFE, IRANDI LYN MEISEL, RICHARD S. COHEN, RONALD J. COHEN, JEFFREY GUSS, KAREN GUSS HOWARD WEISS, MICHELLE LEVIN AS RECORDED IN ESTATE # W78406, LIBER 3180 FOLIO 621, LIBER 29975 FOLIO 776, LIBER 7025 FOLIO 890, LIBER 5506 FOLIO 388, LIBER 4108 FOLIO 103, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND HAVING A TAX MAP NUMBER OF GR342 P401 201 PER THE DEPARTMENT OF ASSESSMENTS.
3. SITE PLAN AREA: 19,841 SQUARE FEET OR 0.455 ACRES (M)
4. SITE PLAN AREA GREEN SPACE: 21.0% (4,176 S.F.)
5. ZONE: MXTD (MIXED-USE TRANSIT DISTRICT)
6. SITE ADDRESS: 50 MONROE PLACE, CITY OF ROCKVILLE, MD, ELECTION DISTRICT 4
7. BUILDING GROSS FLOOR AREA (RESIDENTIAL): 166,781 S.F. (175 UNITS)
8. USES: VACANT (EXISTING)
   RESIDENTIAL (PROPOSED)
9. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY; HOWEVER, NO PHYSICAL INDICATIONS OF SUCH WERE FOUND AT THE TIME OF THE FIELD INSPECTION OF THIS SITE.
10. ELEVATIONS ARE BASED ON NGVD 29 DATUM PER GPS OBSERVATIONS AND TIE INTO THE WSSC BENCHMARK 19936 HAVING A PUBLISHED ELEVATION OF 440.014 FEET.
11. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 334 OF 480", MAP NUMBER 24031C0334D, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 29, 2006.
12. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
13. BUILDING SETBACKS

	REQUIRED/ALLOWED	PROVIDED
FRONT SETBACK (NORTH)	0'	7.66'
SIDE SETBACK (EAST)	10'	10'
SIDE SETBACK (WEST)	10'	11.74'
REAR SETBACK (SOUTH)	10'	10'

14. BUILDING HEIGHT 120' 120'
15. PARKING TABULATION

- 1 SPACE/3 UNITS @ 175 UNITS = 58.33 SPACES - 20% REDUCTION DUE TO PROXIMITY TO METRO = (58.33 * 0.8) = 46.67 SPACES	47 SPACES	47 SPACES

16. OPEN AREA AND PUBLIC USE SPACE

TOTAL OPEN AREA	15% OR 2,977 SF	23.4% OR 4,641 SF
PUBLIC USE SPACE WITHIN OPEN AREA	10% OR 1,985 SF	23.4% OR 4,641 SF

17. ALL MECHANICAL EQUIPMENT IS PROPOSED INSIDE OF THE BUILDING.
18. A GROUND MOUNTED TRANSFORMER IS NOT ALLOWED UNLESS APPROVED BY A CITY WAIVER. PER THE PRE-APPLICATION MEETING WITH CITY STAFF, THE EXISTING POLE MOUNTED TRANSFORMER IS TO REMAIN AS SHOWN AND SERVE THE PROPOSED DEVELOPMENT.

GREEN SPACE / OPEN SPACE REQUIREMENTS

OPEN AREA IS DEFINED AS:

1. OPEN AREA MUST, IN GENERAL, BE AVAILABLE FOR ENTRY AND USE BY THE OCCUPANTS OF THE BUILDING INVOLVED, BUT MAY INCLUDE SPACE SO LOCATED AND TREATED AS TO ENHANCE THE AMENITY OF THE DEVELOPMENT BY PROVIDING LANDSCAPING FEATURES, SCREENING FOR THE BENEFIT OF THE OCCUPANTS OR THOSE IN NEIGHBORING AREAS, OR A GENERAL APPEARANCE OF OPENNESS.

2. OPEN AREA MAY INCLUDE, BUT NOT BE LIMITED TO, LAWNS, DECORATIVE PLANTING, SIDEWALKS AND WALKWAYS, AND ACTIVE AND PASSIVE RECREATION AREAS, INCLUDING CHILDREN'S PLAYGROUNDS, FOUNTAINS, SWIMMING POOLS, ROOFTOP RECREATION AREAS, WOODED AREAS, AND WATERCOURSES; BUT SHALL NOT INCLUDE PARKING LOTS OR VEHICULAR SURFACES, ACCESSORY BUILDINGS OTHER THAN SWIMMING POOLS, OR AREAS OF OPEN SPACE SO LOCATED OR SO CIRCUMSCRIBED BY BUILDINGS, PARKING, OR DRAINAGE AREAS AS TO HAVE NO SUBSTANTIAL VALUE FOR THE PURPOSES STATED IN THIS PARAGRAPH.

OPEN SPACE PROVIDED = GREEN SPACE (4,176 SF) + SIDEWALK AREA (465 SF) = 4,641 SF (23.4%)

GREEN SPACE / PUBLIC USE SPACE REQUIREMENTS

PUBLIC USE SPACE IS DEFINED AS:

AN OPEN AREA ASSOCIATED WITH AND LOCATED ON THE SAME TRACT OF LAND AS A PRINCIPAL BUILDING OR GROUP OF BUILDINGS PROVIDING LIGHT AND AIR, RECREATIONAL SPACE, OR OTHER SIMILAR PURPOSE. SUCH OPEN AREA MUST BE ACCESSIBLE FOR USE AND ENJOYMENT BY THE GENERAL PUBLIC, AND MAY INCLUDE SPACE SO LOCATED AND TREATED AS TO ENHANCE THE AMENITY OF THE DEVELOPMENT BY PROVIDING LANDSCAPING FEATURES, SCREENING OR A GENERAL APPEARANCE OF OPENNESS AND MAY INCLUDE ACCESSIBLE PORTIONS OF A STORMWATER MANAGEMENT FACILITY. IN ADDITION, PUBLIC USE SPACE MAY ALSO CONSIST OF INDOOR SPACES DEDICATED TO THE PROVISION OF PUBLICLY-ACCESSIBLE ART, AND OPEN AREAS OR DEDICATED SPACES OPEN TO THE PUBLIC SUCH AS MUSEUMS, ART GALLERIES, SCIENCE CENTERS AND/OR FACILITIES, CULTURAL ARTS CENTERS, OR COMMUNITY ROOMS. PUBLIC USE SPACE MAY ALSO CONSIST OF OPEN AREAS RECOMMENDED IN AN ADOPTED MASTER PLAN, INCLUDING ENHANCED PUBLIC WALKWAYS AND OFF-SITE PUBLIC IMPROVEMENTS. SUCH PUBLIC IMPROVEMENTS DO NOT INCLUDE ROAD IMPROVEMENTS OR OTHER CAPITAL PROJECT IN THE VICINITY OF THE PROPERTY. INTERNAL LANDSCAPING WITHIN A PARKING FACILITY AS REQUIRED IN SECTION 4.D OF THE LANDSCAPING, SCREENING AND LIGHTING MANUAL, DOES NOT CONSTITUTE PUBLIC USE SPACE. DEVELOPMENT CONSISTING PRIMARILY OF OFFICE AND/OR INDUSTRIAL USES MAY INCLUDE SPACE ACCESSIBLE TO THE PUBLIC OR THE EMPLOYEES OF THE SITE FOR THE PURPOSE OF SATISFYING THE PUBLIC USE SPACE REQUIREMENT.

PUBLIC USE SPACE PROVIDED = GREEN SPACE (4,176 SF) + SIDEWALK AREA (465 SF) - PARKING LOT LANDSCAPE (0 SF) = 4,641 SF (23.4%)

LEGEND
(NOT TO SCALE)

TYPICAL NOTE TEXT	PROPOSED NOTE
CONCRETE CURB & GUTTER	CURB AND GUTTER; SPILL CURB; TRANSITION CURB; DEPRESSED CURB AND GUTTER
CONTOUR LINE	190; 187
STORM SEWER	
LOD	LOD
STANDARD CONCRETE	
GREEN ROOF AREA	
OPEN SPACE AREA	
WHITE PAINTED ARROW	
STD. LIGHT POLES	
DRAINAGE AREA FLOW	

1" = 20'

BOHLER ENGINEERING
SITE/CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
UPSTATE NEW YORK · LEHIGH VALLEY, PA · BOSTON, MA · NEW YORK METRO · NEW JERSEY · PHILADELPHIA, PA · RALEIGH, NC · SAVANNAH, GA · REHOBOTH BEACH, DE · BALTIMORE, MD · WASHINGTON, MARYLAND · NORTHERN VIRGINIA · CENTRAL VIRGINIA · ATLANTA, GEORGIA · TAMPA, FL · SOUTH FLORIDA
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REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE: IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL - 811
(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB162047
DRAWN BY:	TT
CHECKED BY:	NS
DATE:	07/22/16
SCALE:	1" = 20'
CAD I.D.:	SS0

PROJECT:

SITE PLAN
FOR
IDI 50 MONROE, L.C.
LOCATION OF SITE
50 MONROE PLACE
ROCKVILLE, MD 20850
MONTGOMERY COUNTY

BOHLER ENGINEERING
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

M. K. JONES
PROFESSIONAL ENGINEER
PROFESSIONAL CERTIFICATION
I, MATTHEW K. JONES, 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.
LICENSE NO. 39999, EXPIRATION DATE: 3/15/2017

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

1
OF 1

H:\16MB162047\DRAWINGS\PLAN SETS\SITE PLAN\MB162047SS0.DWG PRINTED BY: TTYBOROSKI 7-27-16 @ 12:08 PM LAST SAVED BY: TTYBOROSKI