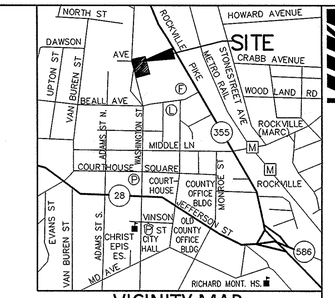

VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES:

1.) THE EXISTING SITE IS COMPRISED OF LOT 7 CITY CENTER WHICH TOTALS 237,056 SF OR 3.14 ACRES. THE SITE PLAN AREA FOR APPROVAL IS PROPOSED LOT 24 WHICH TOTALS 42,246 SF OR 0.97 ACRES. THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GR33 WITH A TAX ACCOUNT NO. OF 00156338.

2.) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE NAD 83 BASED ON THE FOLLOWING CONTROL MONUMENTS: NGS MONUMENT JV7120, WSSC MONUMENT 19936.

3.) THE VERTICAL DATUM IS NAVD 29 AND BASED ON THE FOLLOWING BENCH MARKS: WSSC BM 5691, WSSC BM 5692 (BM A).

4.) THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 24031C 0334D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.

5.) BOUNDARY & TOPOGRAPHIC SURVEY WAS PERFORMED BY VIKA, INC., IN DECEMBER, 2011.

6). THE SUBJECT PROPERTY IS CURRENTLY ZONED "MXCD".

7.) THE SUBJECT PROPERTY IS LOCATED IN THE ROCK CREEK WATERSHED, A CLASS IP STREAM.

8.) THERE ARE NO WETLANDS, WATERS OF THE UNITED STATES OR 100 YEAR FLOOD PLAINS LOCATED ON THE SUBJECT PROPERTY.

9.) THERE IS NO FOREST ON THE PROPERTY AS DEFINED BY THE CITY OF ROCKVILLE.

10.) THE SUBJECT PROPERTY IS INCLUDED IN THE ROCKVILLE HISTORIC BUILDINGS CATALOG AS AN EXAMPLE OF ROCKVILLE ARCHITECTURAL STYLES BUT IS NOT DESIGNATED A HISTORIC PROPERTY OR BUILDING AND THUS IS NOT SUBJECT TO SECTION 25.14.01.d.6 OF THE CITY'S ZONING ORDINANCE.

11.) THERE IS ONE SOIL TYPE ON THE PROPERTY- 400 URBAN LAND.

12.) THIS SITE IS SUBJECT TO NRI# 2012-00012, APPROVED 03/29/2012.

13.) THE PROJECT IS PROPOSED TO CONTINUE TO BE SERVED BY PUBLIC WATER AND SEWER.

14.) AT SITE PLAN, THIS PROJECT WILL SEEK A WAIVER TO PROVIDE FEWER PARKING SPACES THAN REQUIRED BY THE ZONING REGULATIONS.

DEVELOPMENT TABLE

MXCD DEVELOPMENT STANDARDS Per Sec. 25.13.05		ZONING ORDINANCE DEVELOPMENT STANDARDS	SITE PLAN PROPOSED FOR APPROVAL (PROP. LOT 24)	ZONING ORDINANCE DEVELOPMENT STANDARDS	EXISTING SITE AREA
GROSS TRACT AREA	(SF)		42,246		137,056
	(AC)		0.97		3.14
RESERVATION FOR FUTURE DAWSON AND MARYLAND AVENUE EXTENSIONS	(SF)		8,787		35,340
	(AC)		0.20		0.81
NET LOT AREA (SF)			33,459		101,716
	(AC)		0.77		2.33

OPEN AREA & PUBLIC USE SPACE Per Sec. 25.13.05		REQUIRED		REQUIRED	
OPEN AREA:	PERCENTAGE	15%	15.00%	15%	15.00%
	AREA (SF)	5,019	5,019	15,257	15,257
PUBLIC USE SPACE:	PERCENTAGE	10%	10.00%	10.00%	10.00%
	AREA (SF)	3,346	3,346	10,172	10,172

PROPOSED DEVELOPMENT		ZONING ORDINANCE DEVELOPMENT STANDARDS	SITE PLAN PROPOSED FOR APPROVAL (PROP. LOT 24)
OFFICE			12,000 SF
RETAIL/RESTAURANT			7,000 SF
BANK			5,000 SF
GROSS FLOOR AREA	(GSF)		24,000 SF
BUILDING HEIGHT	(FT)	75 FT	xx FT
SETBACKS			
FRONT:	(ABUTTING PUBLIC R.O.W.)	0'	7.5'
SIDE:		0' *	0'
REAR:		0' *	0'
* - 10' MIN. IF PROVIDED			

PARKING TABULATIONS Per Sec. 25.16.03				
AUTOMOBILE SPACES:		REQ. PARKING RATE	REQ. SPACES	
OFFICE (SF)	12,000 SF	1 PER 300 SF OF GFA	40	
BANK (SF)	5,000 SF	1 PER 200 SF OF GFA	25	
	2 DRIVE-IN WINDOWS	4 RESERVOIR SPACES PER WINDOW OR FACILITY	8	
		PLUS 1 PER EMPLOYEE	10	
			43	
RESTAURANT (SF)***	7,000 SF	1/50 SF PATRON USE AREA (5,250 SF)	105	
	2,233	1/80 SF OUTDOOR PATRON USE	28	
	0	1/15 SF BAR PATRON AREA IF >10%	0	
		1/2 EMPLOYEES	12	
			145	
***Assumes: 75% of GFA total patron use area and 1 employee/300 SF				PROPOSED SPACES
TOTAL			228	43
				2 PROPOSED SURFACE
				41 PROPOSED GARAGE
				8 PROPOSED BANK RESERVOIR
		****CAR ACCESSIBLE SPACES	2	2
		****INCLUDES VAN ACCESSIBLE SPACES	2	2
BICYCLE SPACES:				
OFFICE	SHORT TERM:	2/40,000 SF OF GFA	0.6	
RETAIL/BANK/RESTAURANT	SHORT TERM:	2/5,000 SF GFA	4.8	
			6	6
OFFICE	LONG TERM:	2/10,000 SF OF GFA	2.4	
RETAIL/BANK/RESTAURANT	LONG TERM:	2/12,000 SF GFA	2.0	
			5	5

LEGEND

CABLE TELEVISION CONDUIT
ELECTRICAL CONDUIT
EDGE OF PAVEMENT
FENCE LINE
NATURAL GAS CONDUIT
OVERHEAD WIRES
TELE/COMMUNICATIONS CONDUIT
PROPERTY LINE
PUBLIC UTILITIES EASEMENTS
ELECTRICAL JUNCTION BOX
SANITARY CLEANOUT
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
UTILITY POLE
GUY POLE
TRAFFIC CONTROL BOX
TRAFFIC SIGNAL POLE
LIGHT POLE
SIGN POST
CURB INLET
TRV ELECTRICAL TRANSFORMER
RCP REINFORCED CONCRETE PIPE
CMP CORRUGATED METAL PIPE
CATV FDP CABLE TELEVISION PEDESTAL
GAS VALVE
WATER METER
WATER VALVE
EX. PARKING LABEL
SANITARY SEWER CONDUIT
STORM DRAIN CONDUIT
WATER CONDUIT
MANHOLES
LOD PROPOSED LIMITS OF DISTURBANCE (SUBJECT TO CHANGE WITH SITE PLAN)
EXISTING TREE
PROPOSED CONCRETE CURB & GUTTER
PROPOSED PARKING LABEL
PROPOSED 10' CONTOUR
PROPOSED 2' CONTOUR
PROPOSED WATER LINE
PROPOSED SANITARY SEWER WITH STRUCTURE
PROPOSED STORM DRAIN
PROPOSED GROUND SPOT

APPLICANT/DEVELOPER
HUNGERFORD RETAIL II, L.L.C.
C/O THE JBG COMPANIES
4445 WILLARD AVENUE - SUITE 400
CHEVY CHASE, MD 20815
240-333-3600
CONTACT: ANTHONY WOLF GREENBERG

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.

SIGNATURE — DATE 7/18/2012
JOHN CLAPSADDLE — JUNE 9, 2014
PRINTED NAME — EXPIRATION DATE
TITLE: ASSOCIATE
LICENSE NO.: 16956

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD, SUITE 400 ■ GERMANTOWN, MD 20874
(301)916-4800 ■ FAX (301)916-2262
GERMANTOWN, MD ■ McLEAN, VA

275 NORTH WASHINGTON STREET
LOT 7
PLAT NO. 8694
LIBER 22946 FOLIO 107
CITY OF ROCKVILLE
MONTGOMERY COUNTY, MARYLAND

PRELIMINARY SITE PLAN
(FOR PRE-APPLICATION MEETING)

VIKA REVISIONS

DATE: JULY, 2012
DES. IEV | DWN. NRP
SCALE: 1" = 30'
PROJECT/FILE NO. 1745
SHEET NO. 1 OF 1

LAYOUT: SHT 1 OF 1, Plotted By: Paterno
K:\1501-2000\1745\vesd\yeatmoor\1745_100.dwg - Jul 18, 2012 AT 11:03:22 AM