



**SUBJECT PROPERTY:** PART OF LOT 6, BLOCK A, THE PIKE PLAT #9254  
**LOT AREA:** 157,373 S.F. OR 3.610 AC.  
**ZONING CLASSIFICATION:** MXD (Mixed Use Corridor District) MIDDLE PIKE PLANNING AREA  
**PROPERTY ADDRESS:** 1450 ROCKVILLE PIKE  
**TAX ACCOUNT #:** 04-00149468  
**PROPOSED USE:** MOTOR VEHICLE SALES, SERVICE, & AUTOMOBILE RENTAL

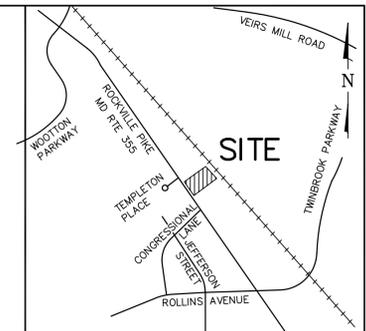
**DEVELOPMENT STANDARDS**

	REQUIRED/ALLOWED	EXISTING	PROPOSED
<b>TRACT AREA</b>	NONE	157,373 S.F. or 3.610 Acres	
<b>BUILDING SETBACKS (Section 25.13.05.b.1)</b>			
FRONT - ROCKVILLE PIKE	0'	76.8"	0'
SIDE/REAR - NON RES. ZONE	0' OR 10' IF PROVIDED	0'	0'
<b>*Main sales and Service Building</b>			
<b>MAXIMUM BUILDING HEIGHT (Section 25.13.05.b.2.(b))</b>	75'	30' (Main sales and Service Bldg.)	
<b>BUILDING AREA - GROSS FLOOR AREA</b>		25,032 S.F.	NONE
- EX. SALES TRAILERS (Office)		1,840 S.F.	
- EX. REPAIR/SERVICE (10 Bays)		3,787 S.F.	
- EX. SHOWROOM/SERVICE RENOVATION - TOTAL		19,405 S.F.	
RETAIL/PARTS & SHOWROOM		4,405 S.F.	
REPAIR/SERVICE (12 Bays)		10,800 S.F.	
AUTO RENTAL OFFICE		400 S.F.	
		3,800 S.F.	

**OFF STREET PARKING**

	REQUIRED	PROVIDED
<b>RETAIL (PARTS &amp; SHOWROOM)</b>	1/200 S.F. X 4,405 S.F.	22
<b>OFFICE</b>	1/300 S.F. X 5,640 S.F.	19
<b>REPAIR/SERVICE</b>	1/300 S.F. X 14,587 S.F.	49
<b>-PLUS 1 SPACE PER SERVICE EMPLOYEE X 31 EMPLOYEES</b>		31
<b>AUTO RENTAL</b>	1/300 S.F. X 400 S.F.	2
<b>SUB TOTAL</b>		123 Spaces
<b>AUTO RENTAL 1 SPACE PER RENTAL CAR VEHICLE (100 CARS)</b>		103
<b>TOTAL PARKING REQUIRED</b>		223 Spaces
<b>OFF STREET PARKING</b>		
SERVICE QUEUE		12
INTERIOR SERVICE (22 Bays)		22
EMPLOYEE/CUSTOMER		85
HANDICAPPED		4
<b>SUB TOTAL</b>		123 Spaces
<b>RENTAL STORAGE</b>		100
<b>TOTAL PARKING PROVIDED</b>		223 Spaces
<b>VEHICLE STORAGE PROVIDED</b>		+/-152 Spaces

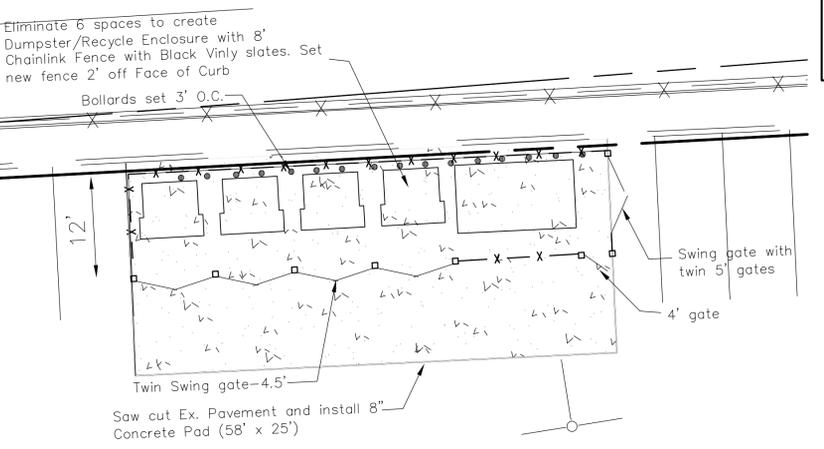
-NO BICYCLE SPACES HAVE BEEN PROVIDED AS PART OF THIS APPLICATION.  
 -THIS DEVELOPMENT WILL NOT RESULT IN A DISTURBED AREA OF MORE THAN 5,000 S.F.  
 -THIS DEVELOPMENT IS NOT SUBJECT TO THE REQUIREMENTS OF THE CITY OF ROCKVILLE SOIL EROSION AND SEDIMENT CONTROL OR FOREST CONSERVATION. NO ADDITIONAL SWM WILL BE REQUIRED.  
 -SEE LIGHTING/PHOTOMETRIC PLAN FOR RELOCATION AND INSTALLATION OF NEW LIGHTING FIXTURES.  
 -NO ADDITIONAL LANDSCAPING OR SCREENING IS BEING PROPOSED AS PART OF THIS APPLICATION.  
 -RENOVATION OF EXISTING TRAILERS AND CONSTRUCTION OF NEW DECK, STAIRS AND RAMP TO BE INSTALLED AS PART OF A BUILDING/RENOVATION PERMIT.  
 -THE PARKING AREA WILL BE MILLED AND OVERLAID AS PART OF THIS SITE PLAN APPLICATION.



VICINITY MAP  
SCALE 1" = 2,000'

**Legend**

EXISTING	PROPOSED
[Symbol]	Paving
[Symbol]	Curb & Gutter
[Symbol]	Sign
[Symbol]	Utility Pole
[Symbol]	Lamp Post
[Symbol]	Post or Ballard
[Symbol]	Tree
[Symbol]	Electric
[Symbol]	Overhead Wires
[Symbol]	Sanitary Sewer
[Symbol]	Storm Drain
[Symbol]	Water Line
[Symbol]	Fire Hydrant
[Symbol]	Gas
[Symbol]	Telephone
[Symbol]	Buildings
[Symbol]	Concrete
[Symbol]	Spot Elevation
[Symbol]	Contour
[Symbol]	Matchline



**DUMPSTER ENCLOSURE**  
1"=10'

Owner:  
1300 Rockville Pike, L.L.C.  
c/o V.O.B. Auto Sales  
11605 Old Georgetown Road  
Rockville, Maryland 20852

USE PERMIT # U-614-73  
TAX MAP GR 51  
C-2  
WSSC 217 NW 06

USE PERMIT AMENDMENT - SITE PLAN  
THE PIKE  
VOB  
PART OF LOT 6, BLOCK A, PLAT 9254  
4TH E.D., CITY OF ROCKVILLE - MONTGOMERY COUNTY - MARYLAND

REVISIONS		Proj. Mgr.	Designer
NO.	DATE	BJD	BJD
1	11/5/10		

**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.mhgap.com

Proj. No. 04-107-23  
Date 9/20/10  
Scale 1" = 30'  
Sheet 2 of 2

FOR LOCATIONS OF CITY WATER AND SEWER CALL "CITY UTILITIES SUPERINTENDENT" AT 301-309-3093. FOR LOCATIONS OF OTHER UTILITIES CALL "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CH DISTANCE	DELTA
C1	17,248.74'	188.02'	94.01'	N32°07'43"W	188.02'	0°37'28"

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, License No. 16905, Expiration Date: 4-21-2012  
Stephen E. Crum