

**LEGEND**

	EXISTING BUILDING
	EXISTING CURB & GUTTER
	EXISTING PARKING
	EXISTING TREES
	EXISTING TREE LINE
	PROPOSED BUILDING
	PROPOSED CURB & GUTTER
	PROPOSED PARKING
	PROPOSED TREE LINE
	PEDESTRIAN ROUTE
	PAVEMENT STRIPING
	PROPERTY LINE
	CHAINLINK FENCE
	PROPOSED WALK
	EXISTING WALK
	ASPHALT DIKE
	FOREST CONSERVATION EASEMENT
	HANDICAP RAMP
	BOLLARD

**ENGINEER CERTIFICATE**  
 THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE DRAWINGS HEREON CONFORM TO THE STANDARDS OF THE ZONE. THE DRAWINGS ARE CONSISTANT WITH THE DATA TABLE PROVIDED. 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.

DAVID M. O'BRYAN  
 PROFESSIONAL ENGINEER  
 MD # 14752

10/15/09 DATE      01/19/2010 EXPIRATION DATE

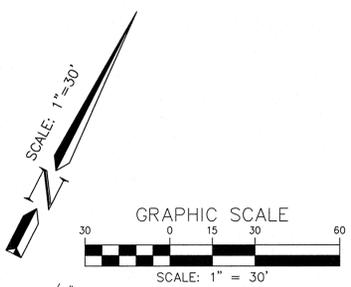
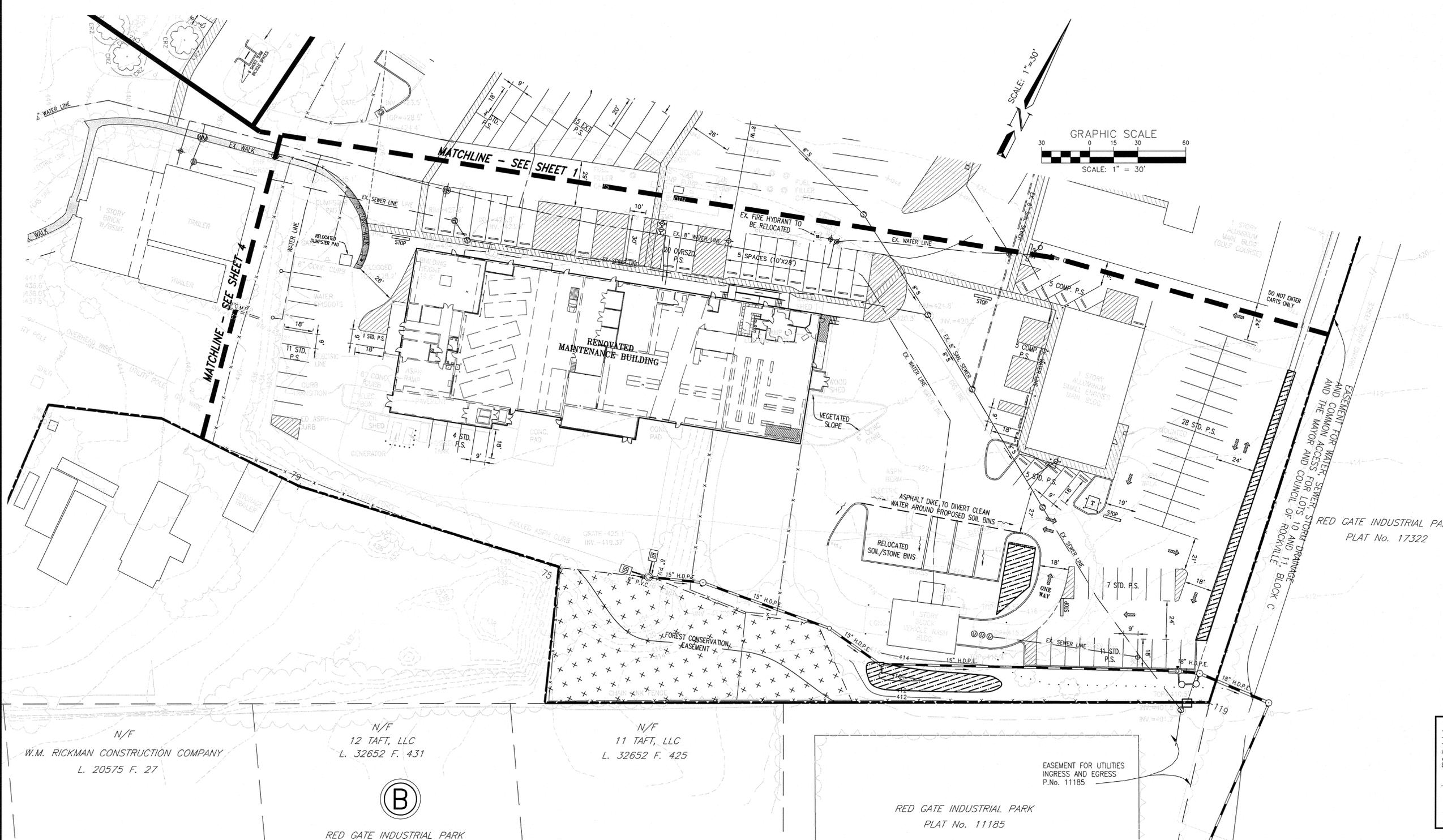
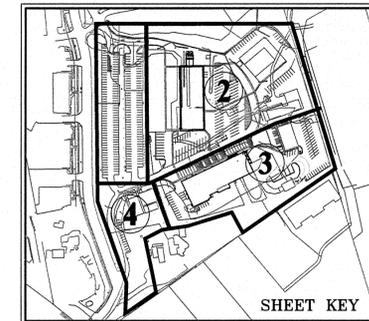
**SITE PLAN - PHASE 2**  
**GUDE DRIVE FACILITY**  
**IMPROVEMENTS**  
 4th ELECTION DISTRICT  
 CITY OF ROCKVILLE, MARYLAND

**CPI Charles P. Johnson & Associates, Inc.**  
 Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors  
 Associates  
 1781 Elton Rd., Ste. 300 Silver Spring, MD 20903 301.434.7000 Fax: 301.434.9394  
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CLIENT: Mayor & City Council of Rockville 111 Maryland Avenue Rockville Maryland 20860	PRELIMINARY PLAN NO.	SITE PLAN NO.
	DESIGN SPS	SHEET 4 OF 7
	DRAFT HWD	
	DATE MAY 2009	FILE NO:
	SCALE 1"=30'	39-020-21 B

**UPDATES/REVISIONS :**

10/15/09	SUBMIT FOR SITE PLAN APPROVAL	SPS



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 MD # 14752  
 10/15/09 DATE 01/14/2010 EXPIRATION DATE

N/F  
 W.M. RICKMAN CONSTRUCTION COMPANY  
 L. 20575 F. 27

N/F  
 12 TAFT, LLC  
 L. 32652 F. 431

N/F  
 11 TAFT, LLC  
 L. 32652 F. 425

(B)  
 RED GATE INDUSTRIAL PARK  
 PLAT No. 11503

EASEMENT FOR UTILITIES INGRESS AND EGRESS  
 P.No. 11185

RED GATE INDUSTRIAL PARK  
 PLAT No. 11185

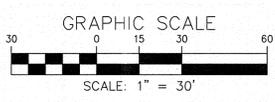
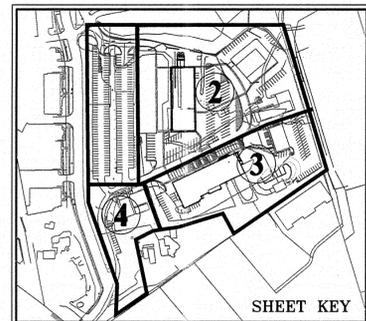
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CLIENT: Mayor & City Council of Rockville 111 Maryland Avenue Rockville Maryland 20850	PRELIMINARY PLAN NO.	SITE PLAN NO.
DESIGN SPS	SHEET	OF
DRAFT HWD	3	7
DATE MAY 2009	FILE NO.	
SCALE 1"=30'	59-020-21 B	

UPDATES/REVISIONS :  
 10/15/09 SUBMIT FOR SITE PLAN APPROVAL SPS

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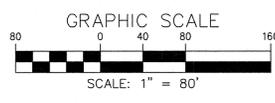
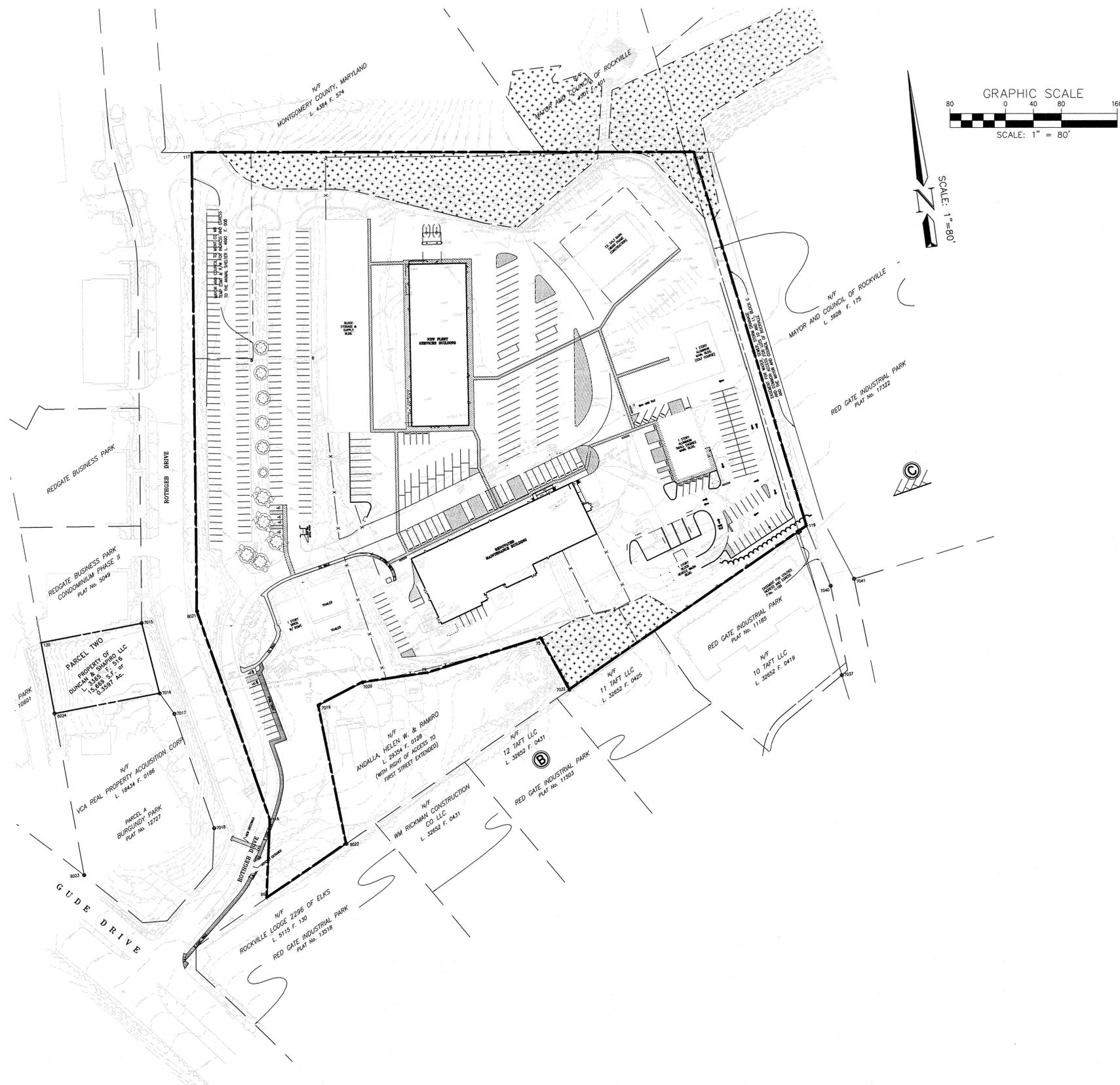
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DESIGN SPS SHEET 2 OF 7	DRAFT HWD
DATE MAY 2009	FILE NO. 39-020-21 B

UPDATES/REVISIONS :

10/15/09 SUBMIT FOR SITE PLAN APPROVAL	SPS
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# GUDE DRIVE FACILITY IMPROVEMENTS



### GENERAL NOTES

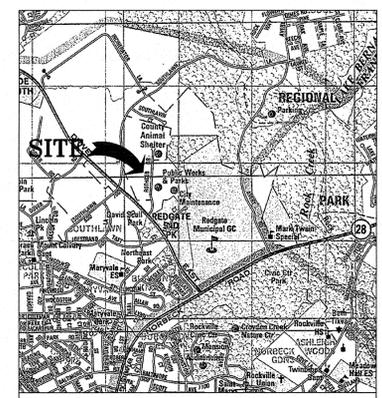
- Tract Area: 14. Ac.
  - Title Info.: Liber 3365, Folio 516
  - Zone: L-1
  - Density: Ex. Administration = 9,216 s.f.  
Ex. Maintenance = 36,980 s.f.  
Proposed Maintenance = 45,142 s.f.  
Publicly owned service building, Maintenance Facility
  - Use: Charles P. Johnson & Assoc.
  - Boundary: Field surveyed, originally performed April 2001; most recently May 12, 2009-May 18, 2009, 2 ft. contour intervals
  - Topography: Charles P. Johnson & Assoc.
  - Tax Map/Grid: GR563, Montgomery County MD
  - WSSC grid: 219NW08, 220NW06
  - Water & Sewer: Rockville Water Service, W-1 S-1
1. Parking spaces within the limits of Phase 2 are for the storage & service of vehicle owned by the City of Rockville.
  2. All employee & visitor parking spaces located outside of the secured area.
  3. Forest Conservation for this site provided per Plan #200100021 approved 9/7/05.
  4. NRIFSD for this site provided per Plan #200100021 approved 6/30/03.

### PARKING REQUIREMENTS

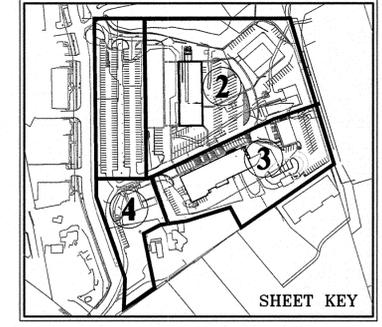
Building	Use (as specified in Sec. 25.16.03)	Use areas (sq. ft.)	Parking Ratio (cars)	Parking Ratio (bicycles)	Parking total (cars)		Parking Total (bicycles)		
					ST	LT	ST	LT	
<b>Existing buildings:</b>									
Administration (house + trailers)									
	Offices (other than medical or dental)	9391	1/300 sq. ft.	ST=2/40K LT=2/10K	32	1	2		
Small Engines Maintenance:									
	Service industrial bld	4709	1/500 sq. ft.	ST=1 LT=2/40K	10	1	1		
Golf Course Maintenance:									
	Service industrial bld	7660	1/500 sq. ft.	ST=1 LT=2/40K	16	1	1		
Salt Storage:									
	Warehouse:	5895	000+1/ vehicle	ST=1 LT=2/40K	7	1	1		
<b>Phase 2 buildings:</b>									
Renovated maintenance:									
	Service industrial bld	27696	1/500 sq. ft.	ST=1 LT=2/40K	56	1	2		
New Fleet services:									
	Auto repair facility employees	19238	1/300 sq. ft. 1/ employee	ST=2/40K LT=2/10K	69	1	4		
<b>TOTAL REQUIRED</b>					<b>190</b>	<b>6</b>	<b>11</b>		
<b>TOTAL PROVIDED</b> -includes 6 HC spaces					<b>199</b>	<b>6</b>	<b>11</b>		

**NOTE:** All parking noted in this chart is provided within the existing parking lot outside the limits of the City of Rockville. Parking within the limits of Phase 2 are for the storage & service of vehicles owned by:  
 \* Long term bicycle spaces will be accommodated within the building.  
 ST= Short term bicycle parking, LT= Long Term bicycle parking to be provided within bldg.

Parking Space	Dimension	Required	Provided
Compact	9' x 18'	11	11
Extended	12' x 20'	14	15
Oversized	10'-11' x 25'-30'	85	85
Standard	9' x 18'	91	92



VICINITY MAP  
MONTGOMERY COUNTY  
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