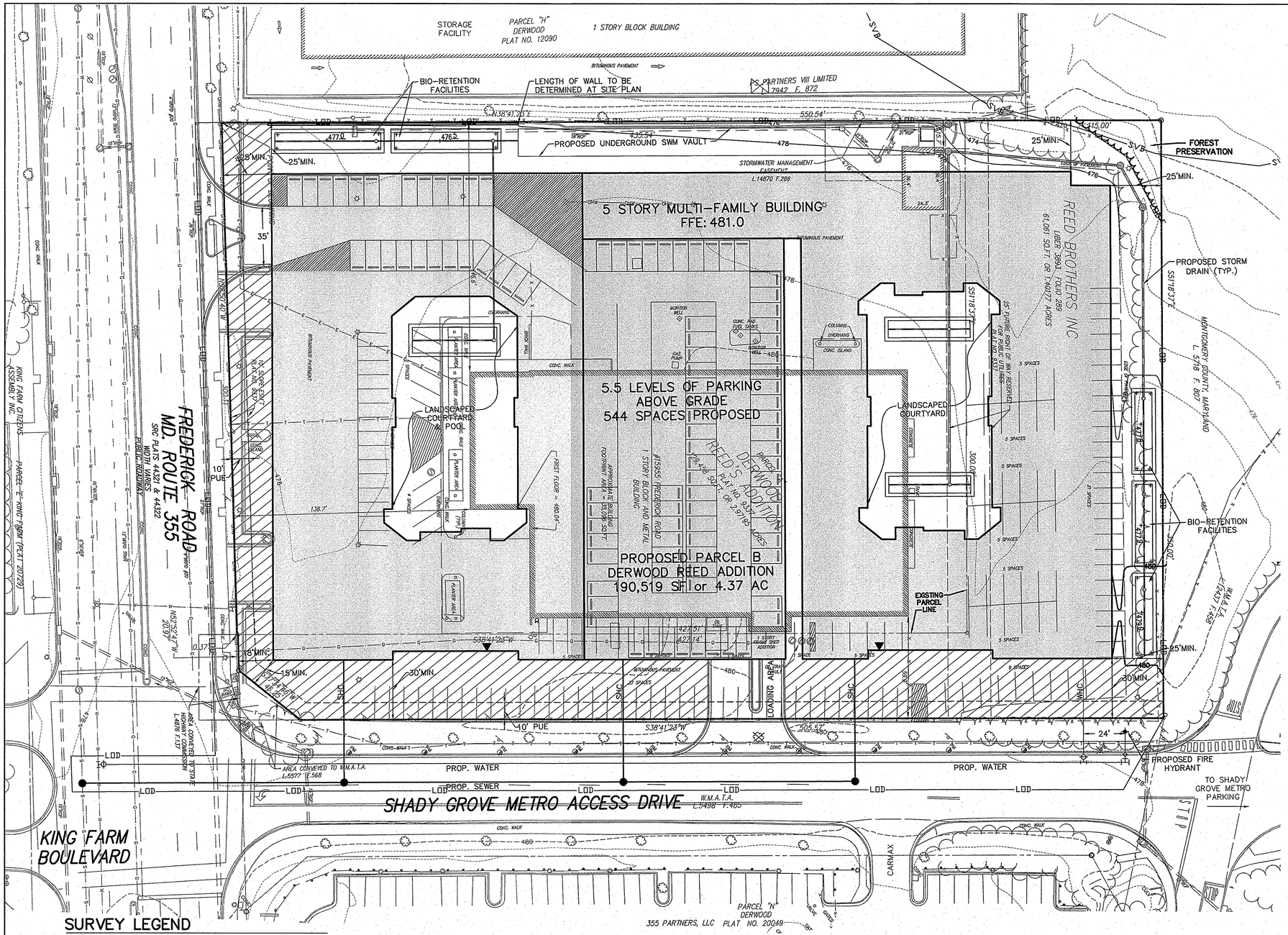


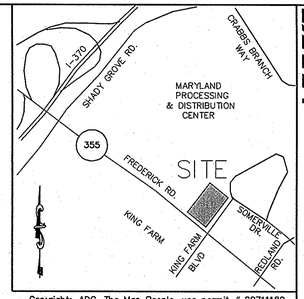


Copyright: ADC, The Map People, use permit # 20711180

## VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GS12 WITH A TAX ACCOUNT NUMBERS 09-00775908 & 09-00775910. THIS PROPERTY FALLS ON WSSC TILE NUMBER 221NW08.

2.) THE HORIZONTAL DATUM IS BASED ON NAD83(CORS)/MD1900 (MARYLAND GRID COORDINATE SYSTEM) USING THE FOLLOWING SURVEY CONTROL STATIONS: NGS CONTROL POINT, U.S. NAVAL OBSERV CORS ARP, PID NO. AI7403
NGS CONTROL POINT, DC WAAS 1 CORS ARP, PID NO. DF9217

THE VERTICAL DATUM IS BASED ON NGVD29 USING THE FOLLOWING W.S.S.C. BENCH MARKS AS SHOWN ON W.S.S.C. WATER AND SEWER CONTRACT DRAWING 96 AW/CT 17148, SHEET 2 OF 5:
BENCH MARK CUT LFC CATCH BASIN ALONG FREDERICK RD. (MD RTE 355) ELEV. = 476.59
BENCH MARK CUT LFC CATCH BASIN ALONG FREDERICK RD. (MD RTE 355) ELEV. = 477.39

3. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" ( AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN ) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 24031C0331D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006..

4. THE SUBJECT PROPERTY IS CURRENTLY ZONED "TOMX-2" AND AND IS PROPOSED TO BE ANNEXED TO THE CITY OF ROCKVILLE WITH NEW ZONING AS "MXTD".

5. THIS SITE IS LOCATED IN THE ROCK CREEK WATERSHED AND IS CLASSIFIED AS USE I.

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

7. THERE IS 780sf OF FOREST ON THE PROPERTY THAT IS CONTIGUOUS WITH FOREST ON THE ADJACENT PROPERTY TO THE NORTH OF THE SITE.

8. THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE CITY OF ROCKVILLE OR MONTGOMERY COUNTY HISTORICAL ATLAS.

9. THE SOIL DESIGNATION FOR THIS SITE IS 400, URBAN LAND (85%), AND 2B, GLENELG SILT LOAM (15%).

10. THE NUMBER & LOCATION OF MARKET RATE & MPDU UNITS, UNIT TYPES & LOCATIONS AND THEIR RESULTING PARKING WILL BE DETERMINED AT THE TIME OF SITE PLAN IN CONSULT WITH DCPDS AND WILL COMPLY WITH CITY OF ROCKVILLE PARKING REQUIREMENTS.

11. A SIMPLIFIED NRI/FSD HAS BEEN SUBMITTED FOR THIS SITE AND IS CURRENTLY UNDER REVIEW.

12. THE PROJECT IS PROPOSED TO BE SERVED BY PUBLIC WATER AND SEWER (WSSC) SYSTEMS AND IS CURRENTLY IN WATER AND SEWER SERVICE CATEGORIES W-1 & S-1, RESPECTIVELY.

13. CHANGES TO THIS PLAN DUE TO FINAL ENGINEERING REQUIRED AS A RESULT OF PUBLIC AGENCY REVIEW, SUBSEQUENT TO THE APPROVAL OF THE SITE PLAN, ARE ALLOWED AND DO NOT REQUIRE AMENDMENTS TO THIS PLAN BY THE CITY OF ROCKVILLE PLANNING BOARD.

PROJECT DATA TABLE FOR MXTD ZONE

| | ZONING ORDINANCE DEVELOPMENT STANDARDS | PRELIMINARY SITE PLAN PROPOSED FOR APPROVAL |
|---|---|---|
| TRACT AREA | | 190,519sf |
| GROSS FLOOR AREA (GSF) | | 438,710 |
| DWELLING UNITS<br>TOTAL MULTI-FAMILY DWELLING UNITS<br>*-UNIT BREAKDOWN TO BE DETERMINED AT SITE PLAN | | 417* |
| BUILDING HEIGHT | 120 FT | 75 FT |
| SETBACKS | | |
| FRONT: (ABUTTING PUBLIC R.O.W.) | 0' | 18' MIN. |
| SIDE: | 0*** | 15' MIN. |
| REAR: | 0*** | 25' MIN. |
| ***-10'MIN. IF PROVIDED | | |

PARKING TABULATION

| | UNITS | RATE | SPACES |
|---|---|---|---|
| RESIDENTIAL | | | |
| TOTAL UNITS REQUIRED | 417 | 1.3* | 543 |

*-ASSUMED AVERAGE RATE. UNIT BREAKDOWN TO BE DETERMINED AT SITE PLAN.

| PROVIDED PARKING | | |
|---|---|---|
| TOTAL VEHICLE SPACES | 543 | 544 |
| ACCESSIBLE SPACES INCLUDING VAN SPACES | 11 | 11 |
| VAN ACCESSIBLE SPACES | 3 | 3 |
| MOTORCYCLE SPACES | 10 | 10 |
| BICYCLE SPACES: SHORT TERM: 1 PER 50 UNITS | 9 | 9 |
| LONG TERM: 1 PER 3 UNITS | 139 | 139 |

NOTE: THE NUMBER & LOCATION OF MARKET RATE & MPDU UNITS, UNIT TYPES & LOCATIONS AND THEIR RESULTING PARKING WILL BE DETERMINED AT THE TIME OF SITE PLAN IN CONSULT WITH DCPDS AND WILL COMPLY WITH CITY OF ROCKVILLE PARKING REQUIREMENTS.

| OPEN AREA & PUBLIC USE SPACE | | |
|---|---|---|
| OPEN AREA | | |
| PERCENTAGE | 15% | 25% |
| AREA (SF) | 28,578 | 48,727 |
| PUBLIC USE SPACE | | |
| PERCENTAGE | 10% | 10% |
| AREA (SF) | 19,052 | 19,052 |

## SURVEY LEGEND

- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- SANITARY CLEANOUT
- STORM DRAIN MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS MANHOLE
- GUY POLE
- GAS VALVE
- LIGHT POLE
- PHONE PEDESTAL
- PHONE MANHOLE
- UTILITY POLE
- SANITARY MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TREE
- CABLE TELEVISION PEDESTAL
- UNKNOWN UTILITY MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- BOLLARD
- SIGN POST
- WOOD POST
- INLETS
- CURB INLET

CONC. ..... CONCRETE
C&G ..... AND GUTTER
BLDG. ..... BUILDING
STY. ..... STORY
TRV ..... ELECTRICAL TRANSFORMER
ASPH. ..... ASPHALT
ESMT. ..... EASEMENT
RCP ..... REINFORCED CONCRETE PIPE
CMP ..... CORRIGATED METAL PIPE
BRL ..... BUILDING RESTRICTION LINE
R/W ..... RIGHT-OF-WAY
FF. ..... FINISHED FLOOR ELEVATION

## PROPOSED LEGEND

- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER WITH STRUCTURE
- PROPOSED STORM DRAIN
- PROPOSED OVERALL LIMITS OF DISTURBANCE
- PROPOSED PUBLIC UTILITY EASEMENT LINE
- PUBLIC USE AREA
- EXISTING TREE TO BE REMOVED
- EXISTING PARKING METER TO BE REMOVED

GRAPHIC SCALE
30 0 15 30 60 120
( IN FEET )
1 inch = 30 ft.

STATE OF MARYLAND · GHASSAN S. KHOURI · No. 25786 · PROFESSIONAL ENGINEER

**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 2/15/11

GHASSAN KHOURI — PRINTED NAME
TITLE: ASSOCIATE

JUNE 29, 2012 — EXPIRATION DATE

LICENSE No. 25786

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA, MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE 400 ■ GERMANTOWN, MD 20874
(301)916-4100 ■ FAX (301)916-2262
GERMANTOWN, MD MCLEAN, VA

# REED BROTHERS
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
(PENDING ANNEXATION TO THE CITY OF ROCKVILLE)

# PRELIMINARY SITE PLAN
(FOR PREAPPLICATION)

VIKA REVISIONS

DATE: FEB., 2011
DES. IV | DWN. TSS
SCALE: 1"=30'
PROJECT/FILE NO. M1622B
SHEET NO. 1

K:\501-2000\1622\cadd\preliminary\1622100.dwg, - Feb 15, 2011 AT 10:46:10 AM

LAYOUT: 1, Plotted By: alamar