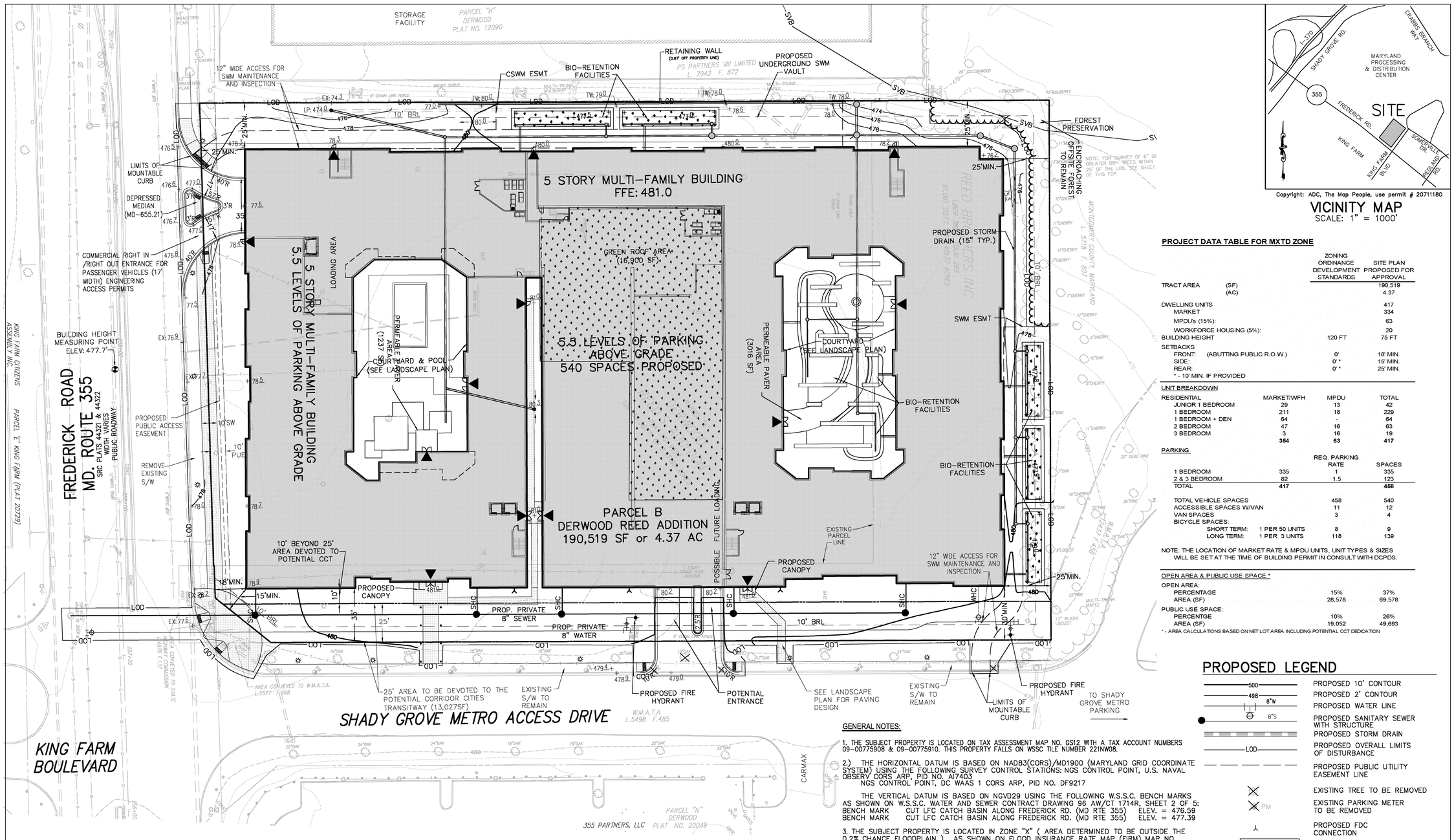
REED BROTHERS AT SHADY GROVE METRO

ROCKVILLE, MARYLAND



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VICINITY MAP

SCALE: 1" = 1000'

PROJECT DATA TABLE FOR MXTD ZONE

		ZONING ORDINANCE DEVELOPMENT STANDARDS	SITE PLAN PROPOSED FOR APPROVAL
TRACT AREA	(SF)		190,519
	(AC)		4.37
DWELLING UNITS			417
MARKET			334
MPDU's (15%):			63
WORKFORCE HOUSING (5%):			20
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

UNIT BREAKDOWN

RESIDENTIAL	MARKET/WFH	MPDU	TOTAL
JUNIOR 1 BEDROOM	29	13	42
1 BEDROOM	211	18	229
1 BEDROOM + DEN	64	-	64
2 BEDROOM	47	16	63
3 BEDROOM	3	16	19
	354	**63**	**417**

PARKING

		REQ. PARKING RATE	SPACES
1 BEDROOM	335	1	335
2 & 3 BEDROOM	82	1.5	123
TOTAL	**417**		**458**
TOTAL VEHICLE SPACES		458	540
ACCESSIBLE SPACES W/VAN		11	12
VAN SPACES		3	4
BICYCLE SPACES:			
SHORT TERM:	1 PER 50 UNITS	8	9
LONG TERM:	1 PER 3 UNITS	118	139

NOTE: THE LOCATION OF MARKET RATE & MPDU UNITS, UNIT TYPES & SIZES WILL BE SET AT THE TIME OF BUILDING PERMIT IN CONSULT WITH DCPDS.

OPEN AREA & PUBLIC USE SPACE *

OPEN AREA:		
PERCENTAGE	15%	37%
AREA (SF)	28,578	69,578
PUBLIC USE SPACE:		
PERCENTAGE	10%	26%
AREA (SF)	19,052	49,693

* - AREA CALCULATIONS BASED ON NET LOT AREA INCLUDING POTENTIAL CCT DEDICATION

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
- EXISTING TREE TO BE REMOVED
- EXISTING PARKING METER TO BE REMOVED
- PROPOSED FDC CONNECTION
- LIMIT OF PROPOSED HARDSCAPE (SEE LANDSCAPE PLAN FOR PAVING DETAIL)
- LIGHT FIXTURE (SEE LANDSCAPE PLAN FOR PAVING DETAIL)
- BOLLARD LIGHT (SEE LANDSCAPE PLAN FOR PAVING DETAIL)

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 1714R, 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 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 5,020 sf 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. A NRI/FSD HAS BEEN SUBMITTED AND APPROVED.

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

12. 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 COMMISSION.

13. THE ENTRANCE OFF OF THE SHADY GROVE METRO ACCESS DRIVE HAS BEEN DISCUSSED WITH WMATA OFFICIALS. AT THE TIME OF FILING NO DETERMINATION HAS BEEN MADE AS TO WHETHER OR NOT WMATA WILL ALLOW THIS ACCESS POINT. THE BUILDING WILL BE DESIGNED TO ACCOMMODATE THIS FUTURE ENTRANCE.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

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

GHASSAN KHOURI
PRINTED NAME
TITLE: ASSOCIATE

JUNE 29, 2012
EXPIRATION DATE

LICENSE No. 25786

OWNER

Reed Brothers Automotive
15955 Frederick Road
Rockville, MD 20855

APPLICANT/DEVELOPER

SILVERWOOD/SHADY GROVE, LLC.
1925 Isaac Newton Square E - Suite 110
Reston, Virginia 20190
703.777.8322
Contact: Mark Silverwood

DEVELOPMENT CONSULTANT

RJS REALTY SERVICES, LLC
13809 Willow Tree Drive
Rockville, Maryland 20850
240.678.5958
Contact: Robert Stoddard

CONSULTANTS

LESSARD Design
1881 Campus Drive - Suite 105
Reston, Virginia 20191
703.349.7856
Contact: Kristy Nachman

Holland & Knight
3 Bethesda Metro Center - Suite 800
Bethesda, Maryland 20814
301.215.6613
Contact: Patricia Harris

WELLS + ASSOCIATES
1420 Spring Hill Road - Suite 600
McLean, Virginia 22102
Phone: 703-917-6620
Contact: Michael Workosky

STUDIO39
6416 Grovedale Dr. Suite100-A
Alexandria, Virginia 22310
703.719.6500
Contact: David Judd

KPT ENGINEERING CORP.
35 Oxford Way
Huntingtown, Maryland 20639
301.855.5420
Contact: Mark Dempsey

VIKA
20251 Century Boulevard - Suite 400
Germantown, Maryland 20874
301.916.4100
Contact: Ines E. Vega

SHEET TITLE

SITE PLAN

SCALE	DATE	PROJ.#
1" = 30'	APRIL 2011	M1622B

PROJECT PHASE: SITE PLAN

DRAWING #

SP-2

If this drawing is not 24" x 36" it is a reduced print.

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LAYOUT: SITE PLAN, Plotted By: alamar