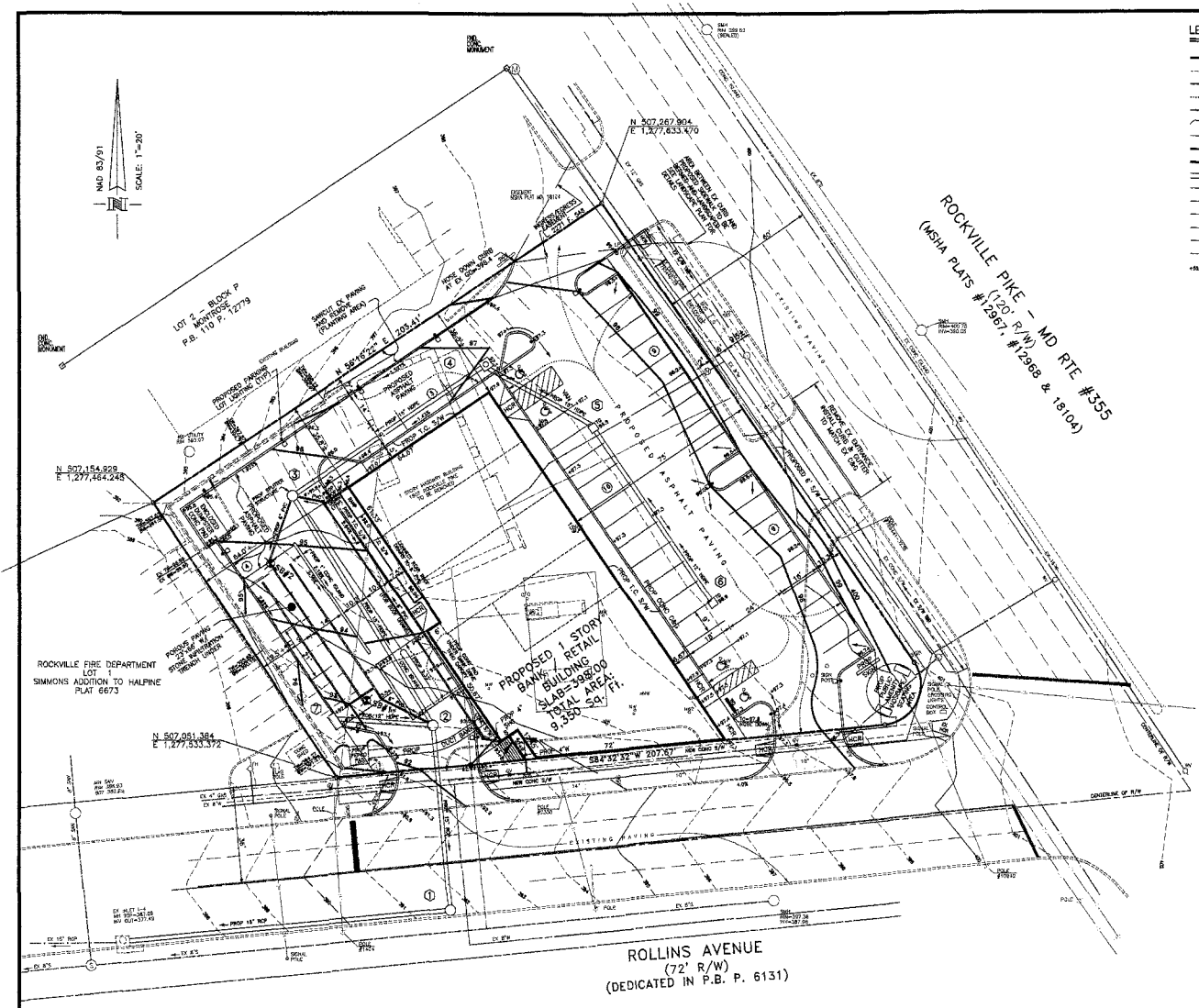
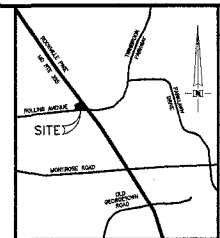


LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- LOD — LIMIT OF DISTURBANCE
- 75' RTO @ 4.0% — ROOF TOP DISCONNECT FLOW PATH
- TREE LINE
- OH — EXISTING OVERHEAD LINES
- EXISTING WATER LINES
- EXISTING SEWER LINES
- EXISTING STORM DRAIN
- G — EXISTING UNDERGROUND GAS LINES
- E — EXISTING UNDERGROUND ELECTRICAL LINES
- T — EXISTING UNDERGROUND TELEPHONE / CABLE LINES
- EXISTING WOOD FENCE
- X — EXISTING WIRE FENCE
- EXISTING RAIL FENCE
- PROPOSED SPOT GRADES
- DW#1 — PROPOSED DRY WELLS
- SB#1 — SOIL BORING
- PROPOSED PARKING LOT POLE LIGHTS
- STORM DRAIN STRUCTURE No.
- HANDICAP PARKING SPACE
- No. OF PARKING SPACES IN ROW



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 5285 GRID A-1

GENERAL NOTES

1. THIS SITE IS IN THE CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND.
2. BOUNDARY BY AVAILABLE DEEDS AND PLATS.
3. TOPOGRAPHY BY FIELD SURVEY BY GOODE SURVEYS, LLC DATED MARCH 2010
4. STREET ADDRESS: 1807 ROCKVILLE PIKE
5. TAX ID NUMBER: 04-00155868
6. TAX MAP: GC-563
7. 200 SHEET: 216-NW-06
8. WATER SHED: CABIN JOHN
9. DEED REFERENCE: LIBER 31008 FOLIO 228
10. PLAT REFERENCE: LOT 4, SIMMONS ADDITION TO HALPINE
    PLAT BOOK 88 AT PLAT 9328
11. UTILITY COMPANIES
    WATER & SEWER: CITY OF ROCKVILLE
    GAS: WASHINGTON GAS
    ELECTRIC: PEPCO
    TELEPHONE: VERIZON
    CATV: COMCAST
12. SOILS: THE ENTIRE SITE IS SOIL TYPE 400 - URBAN LAND, AS SHOWN ON MAP 24 OF THE SOIL SURVEY OF MONTGOMERY COUNTY, MARYLAND.
13. TRACT AREA = 36,512. S.F.
14. ALL ON SITE SIDEWALKS TO BE TEXTURE CONCRETE. (T.C. S/W)

ZONING INFORMATION

EXISTING ZONING: MXCD
MIN LOT SIZE: N/A
PUBLIC USE SPACE = 20%
SETBACK REQUIREMENTS:
FRONT: NONE
SIDE: NONE, 10 FEET MIN IF PROVIDED
REAR: NONE, 10 FEET MIN IF PROVIDED
HEIGHT: 75 FEET MAX
(BASED ON NO RESIDENTIAL ZONED PROPERTY ABUTTING SITE.)

PROPERTY INFORMATION

ADDRESS: 1807 ROCKVILLE PIKE
TOTAL AREA: 36,512 SQ. FT.
TAX ACCOUNT NUMBER: 04-00155868
TAX MAP: GR-343
LOT 4, SIMMONS ADDITION TO HALPINE
PLAT BOOK 88 PLAT 9328
LIBER 31008 FOLIO 228
OWNER / APPLICANT
DRAKMAN PROPERTIES
130 ROLLINS AVENUE, SUITE 110
ROCKVILLE, MD 20852
CONTACT: DAVID DRAKMAN
PH: 301-881-3090 FAX: 301-881-3288

DEVELOPMENT DATA

PROPOSED BUILDING = 9,350 S.F.
USE = BANK / RETAIL
PROPOSED LOT COVERAGE = 25.6%
PROPOSED BUILDING HEIGHT =
PROPOSED PUBLIC USE SPACE (REQUIRED: 20% OR 7,302 S.F.)
PROVIDED: 2,905 S.F. OR 7.80% (REQUEST FEE-IN-LIU PAYMENT FOR BALANCE)
GREEN SPACE: (5% OF PARKING AREA) PARKING AREA = 18,600 S.F. x 5%
REQUIRED: 980 S.F. PROVIDED: 1088 S.F. (5.4%)
GREEN SPACE: (10% OF TOTAL AREA) GROSS AREA = 36,512 S.F. x 10%
REQUIRED: 3,651 S.F. PROVIDED: 5,933 S.F. (16.25%)

PARKING CALCULATIONS

PROPOSED BUILDING = 9,350 S.F.
BANK: 4,104 S.F.
PARKING REQUIRED: 1 SPACE PER 300 S.F. + 1 FOR DRIVE THRU TELLER= 14.68 SPACES
RETAIL: 5,246 S.F.
PARKING REQUIRED: 1 SPACE PER 200 S.F. = 26.23 SPACES
TOTAL SPACES REQUIRED: 41.00 SPACES

PARKING PROVIDED:
41 SPACES INCLUDING 4 HANDICAP SPACES

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE No. 16518, EXPIRATION DATE: 06/10/11.

DEAN PACKARD, P.E. — DATE

GRAPHIC SCALE: 1"=20'
20 0 20 40 60

BEFORE BEGINNING CONSTRUCTION
CONTACT MISS UTILITY AT
1-800-257-777
AND THE CITY OF ROCKVILLE
UTILITY AT
240-314-8567
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION

HANDICAP PARKING SPACES

ALL HANDICAP PARKING SPACES TO BE GRADED WITH A MAXIMUM OF A 2% SLOPE EACH WAY THOUGH THE SPACES.
ALL SPACES TO BE STRIPED AND SIZED PER LATEST ADA GUIDELINES

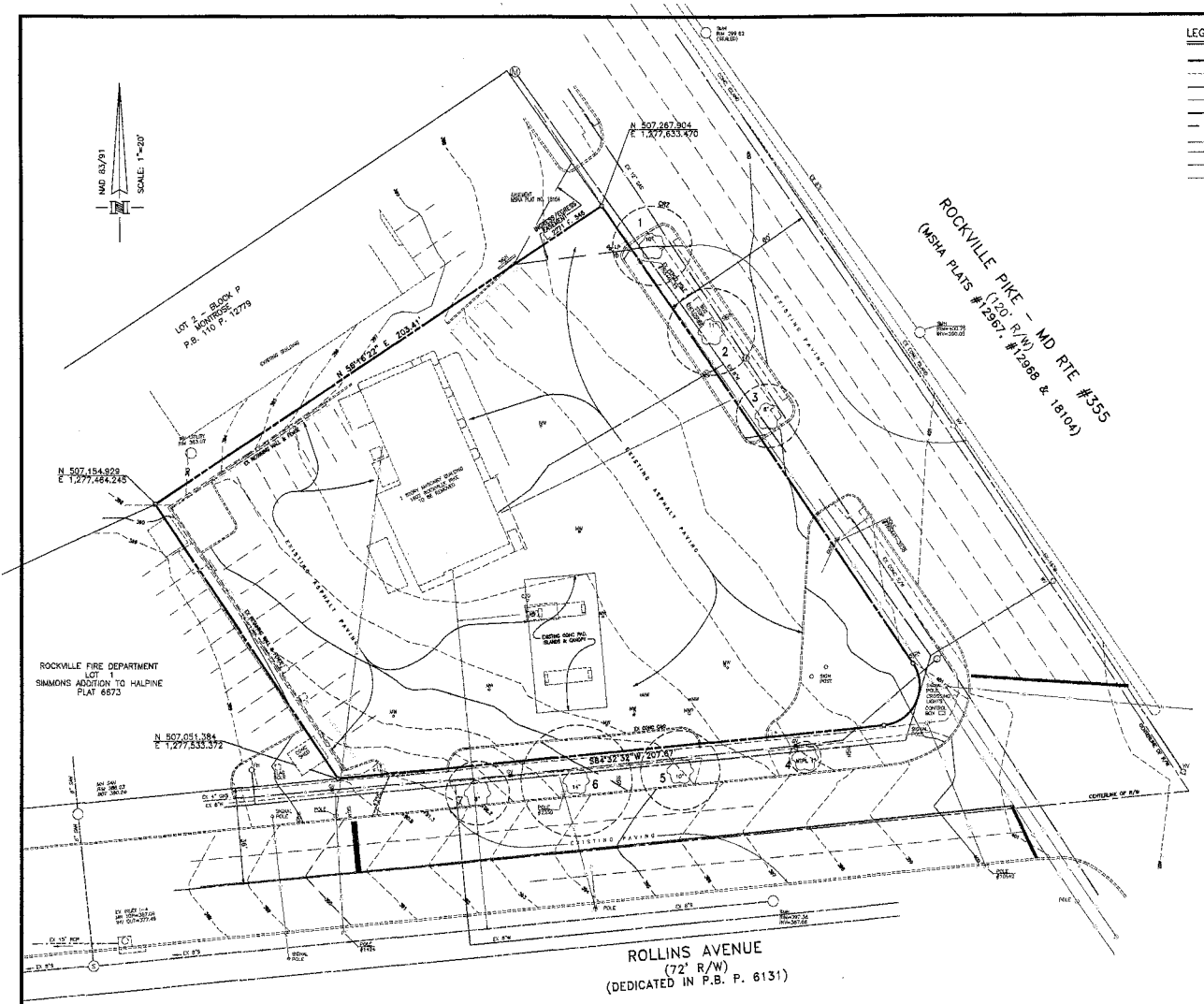
DATE	DESCRIPTION	BY
	REVISIONS	

P.G. ASSOCIATES, INC.
CIVIL ENGINEERS * SURVEYORS * LAND PLANNERS
16220 FREDERICK ROAD, SUITE 300
GAITHERSBURG, MARYLAND 20877
PHONE (301) 208-0250 FAX (301) 208-1270

SITE DEVELOPMENT PLAN
ROLLINS CENTER on THE PIKE

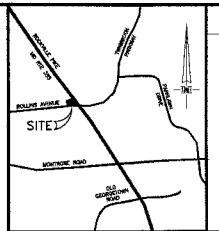
1807 ROCKVILLE PIKE
LOT 4 - SIMMONS ADDITION TO HALPINE - PLAT 9328
and LIBER 31008 FOLIO 228 & LIBER 33735 FOLIO 557
CITY OF ROCKVILLE
ROCKVILLE ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND

SCALE 1"=20'	DRAWN JDJ
CHECKED	DATE 03/26/10
ACAD FILE NAME HALPINE/HALPINE2.DWG	
JOB NO.	
DRAWING NO. SHEET 1 of 1	



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING OVERHEAD LINES
- EXISTING WATER LINES
- EXISTING SEWER LINES
- EXISTING STORM DRAIN
- EXISTING UNDERGROUND GAS LINES
- EXISTING UNDERGROUND ELECTRICAL LINES
- EXISTING UNDERGROUND TELEPHONE / CABLE LINES
- EXISTING TREE WITH CRITICAL ROOT ZONE
- IDENTIFIED TREE



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 5285 GRID A-1

GENERAL NOTES

1. THIS SITE IS IN THE CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND.
2. BOUNDARY BY AVAILABLE DEEDS AND PLATS.
3. TOPOGRAPHY BY FIELD SURVEY BY GOODE SURVEYS, LLC DATED MARCH 2010
4. STREET ADDRESS: 1807 ROCKVILLE PIKE
5. TAX ID NUMBER: 04-00155866
6. TAX MAP: GQ-563
7. 200 SHEET: 216-NW-06
8. WATER SHED: CABIN JOHN
9. DEED REFERENCE: LIBER 31008 FOLIO 228
10. PLAT REFERENCE: LOT 4, SIMMONS ADDITION TO HALPINE
    PLAT BOOK 86 AT PLAT 9328
11. UTILITY COMPANIES
    WATER & SEWER: CITY OF ROCKVILLE
    GAS: WASHINGTON GAS
    ELECTRIC: PEPCO
    TELEPHONE: VERIZON
    CATV: COMCAST
12. SOILS: THE ENTIRE SITE IS SOIL TYPE 400 - URBAN LAND, AS SHOWN ON MAP 24 OF THE SOIL SURVEY OF MONTGOMERY COUNTY, MARYLAND.
13. TRACT AREA = 36,812. S.F.

PROPERTY INFORMATION

ADDRESS: 1807 ROCKVILLE PIKE
TOTAL AREA: 36,812 Sq. Ft.
TAX ACCOUNT NUMBER: 04-00155866
TAX MAP: GR-343
LOT 4, SIMMONS ADDITION TO HALPINE
PLAT BOOK 86 PLAT 9328
LIBER 31008 FOLIO 228
OWNER / APPLICANT
BRAMAH PROPERTIES
130 ROLLINS AVENUE, SUITE 110
ROCKVILLE, MD 20850
CONTACT: DAVID DRAMAN
PH: 301-881-3090 FAX: 301-881-3288

NRI NOTES

1. THERE ARE NO NON-TIDAL WETLANDS IDENTIFIED ON THE PROPERTY DURING THE COURSE OF THE FSD.
2. A REQUEST HAS BEEN MADE TO THE DEPARTMENT OF NATURAL RESOURCES FOR IDENTIFICATION OF ANY RARE, THREATENED OR ENDANGERED SPECIES ON THE SITE.
3. THERE ARE NO HISTORIC OR CULTURAL FEATURES ON THE SITE.
4. THIS NRI / FSD ONLY COVERS LOT 4.
5. THERE IS NO 100 YEAR FLOOD PLAIN ON THIS PROPERTY.
6. THE SIGNIFICANT TREES SHOWN ON THIS PLAN HAS BEEN FIELD SURVEYED.
7. THIS PROPERTY IS EXEMPT FROM THE FOREST CONSERVATION REGULATIONS.

FOREST STAND SUMMARY TABLE

EXISTING FOREST =	0.00 ACRES
WETLANDS =	0.00 ACRES
STREAM BUFFER =	0.00 ACRES
AREA OF SITE WITHIN	
FLOOD PLAIN =	0.00 ACRES
WETLANDS =	0.00 ACRES
STREAM BUFFER =	0.00 ACRES
FOREST =	0.00 ACRES

SURVEYS, INC
350 MAIN SREET
LAUREL, MD 20707
PHONE: 301-776-0561 FAX: 301-776-0642

Plan Prepared by:

GREGORY CURTIS BENEFIEL
Qualified Professional
Colmar 08.19.06.01

BEFORE BEGINNING CONSTRUCTION
CONTACT MISS UTILITY AT
1-800-257-777
AND THE CITY OF ROCKVILLE
UTILITY AT
240-314-8567
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION

20 0 20 40 60
GRAPHIC SCALE: 1"=20'

SIGNIFICANT / SPECIMEN TREE SUMMARY

TREE No.	TREE SPECIES	COMMON NAME	D.B.H. INCHES	CRITICAL ROOT ZONE (S.F.)	CTLA TREE RATING	COMMENTS
1	ACER RUBRUM	RED MAPLE	10"	707	71	STREET TREE, TRUNK/LIMB DAMAGE
2	ACER RUBRUM	RED MAPLE	11"	855	71	STREET TREE, TRUNK/LIMB DAMAGE
3	ACER RUBRUM	RED MAPLE	8"	452	71	STREET TREE, TRUNK/LIMB DAMAGE
4	PLATANUS ACERIFOLIA	LONDON PLANE	MULTIPLE 1"	113	93	STREET TREE
5	ACER RUBRUM	RED MAPLE	10"	707	96	STREET TREE
6	ACER RUBRUM	RED MAPLE	14"	1,385	96	STREET TREE
7	PLATANUS ACERIFOLIA	LONDON PLANE	8"	452	96	STREET TREE

MAPPED SOIL TYPES

SYMBOL	DESCRIPTION	PRIME FARMLAND	HIGHLY ERODIBLE	HYDRIC
400	URBAN LAND	NO	NO	NO

DATE	DESCRIPTION	BY
	REVISIONS	

P.G. ASSOCIATES, INC.
CIVIL ENGINEERS * SURVEYORS * LAND PLANNERS
15220 FREDERICK ROAD, SUITE 300
GAITHERSBURG, MARYLAND 20877
PHONE (301) 208-0250 FAX (301) 208-1270

NRI / FSD PLAN
ROLLINS CENTER on THE PIKE

1807 ROCKVILLE PIKE
LOT 4 - SIMMONS ADDITION TO HALPINE - PLAT 9328
and LIBER 31008 FOLIO 228 & LIBER 33735 FOLIO 557
CITY OF ROCKVILLE
ROCKVILLE ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND

SCALE 1"=20'	DRAWN JOJ
CHECKED	DATE 05/10/10
ACAD FILE NAME HALPINE/HALPINE2.DWG	
JOB NO.	
DRAWING NO. SHEET 1 of 1	