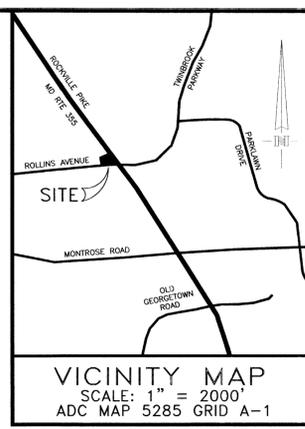


LEGEND

---	PROPERTY LINE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	LIMIT OF DISTURBANCE
---	ROOF TOP DISCONNECT FLOW PATH
---	TREE LINE
---	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 WOOD FENCE
---	EXISTING WIRE FENCE
---	EXISTING RAIL FENCE
---	PROPOSED SPOT GRADES
---	PROPOSED DRY WELLS
---	SOIL BORING
---	PROPOSED PARKING LOT POLE LIGHTS
---	STORM DRAIN STRUCTURE No.
---	HANDICAP PARKING SPACE
---	No. OF PARKING SPACES IN ROW



- GENERAL NOTES**
- THIS SITE IS IN THE CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND.
 - BOUNDARY BY AVAILABLE DEEDS AND PLATS.
 - TOPOGRAPHY BY FIELD SURVEY BY GOODE SURVEYS, LLC DATED MARCH 2010
 - STREET ADDRESS: 1807 ROCKVILLE PIKE
 - TAX ID NUMBER: 04-00155868
 - TAX MAP: 00-563
 - 200 SHEET: 216-NW-06
 - WATER SHED: CABIN JOHN
 - DEED REFERENCE: LIBER 31008 FOLIO 228
 - PLAT REFERENCE: LOT 4, SIMMONS ADDITION TO HALPINE PLAT BOOK 88 AT PLAT 9328
 - UTILITY COMPANIES
WATER & SEWER: CITY OF ROCKVILLE
GAS: WASHINGTON GAS
ELECTRIC: PEPCO
TELEPHONE: VERIZON
CABLE: COMCAST
 - SOILS: THE ENTIRE SITE IS SOIL TYPE 400 - URBAN LAND, AS SHOWN ON MAP 24 OF THE SOIL SURVEY OF MONTGOMERY COUNTY, MARYLAND.
 - TRACT AREA = 36,512 S.F.
 - 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: 135' FROM C.L. OF ROCKVILLE PIKE, FROM FOLLINS AVE - NONE, 10' MIN IF PROVIDED
SIDE: NONE, 10 FEET MIN IF PROVIDED
REAR: NONE, 10 FEET MIN IF PROVIDED
HEIGHT: 75 FEET MAX
(BASED ON NO RESIDENTIAL ZONED PROPERTY ADJUTING 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 AT PLAT 9328
LIBER 31008 FOLIO 228
OWNER / APPLICANT
DRAMMAN PROPERTIES 7, LLC
130 ROLLINS AVENUE, SUITE 110
ROCKVILLE, MD 20852
CONTACT: DAVID DRAMMAN
PH: 301-881-3090 FAX: 301-881-3288

DEVELOPMENT DATA

TOTAL AREA: 36,512 Sq. Ft.
PROPOSED BUILDING = 9,272 S.F.
USE = RETAIL/OFFICE

ITEM	REQUIRED	PROPOSED
PARKING (SEE BELOW)	40	47
HANDICAPPED SPACES	2	2
PUBLIC OPEN SPACE (20%)	7,302 S.F.	5,405 S.F. (14.8%) *1
TOTAL GREEN SPACE	N/A	6,100 S.F. (16.7%)
PARKING LOT GREEN SPACE (5%)	1,007 S.F.	1,540 S.F. (7.6%)
BUILDING HEIGHT	35' MIN	24.67' *2
LOT COVERAGE	50% MAX	25.4%

*1 COMPENSATE FOR THE LACK OF PUBLIC OPEN SPACE WITH A FEE IN LIEU CONTRIBUTION.
*2 WAIVER REQUESTED

PARKING CALCULATIONS

PROPOSED BUILDING = 9,272 S.F.

RETAIL: 5,248 S.F.		
PARKING REQUIRED: 1 SPACE PER 200 S.F. =	26.36 SPACES	
OFFICE: 4,024 S.F.		
PARKING REQUIRED: 1 SPACE PER 300 S.F. =	13.33 SPACES	
TOTAL SPACES REQUIRED:	40.00 SPACES	
PARKING PROVIDED:	47 SPACES INCLUDING 2 HANDICAP SPACES	40.00 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.

David Dramman
DAVID DRAMMAN, P.E.
DATE: 09/28/11

NO.	DATE	DESCRIPTION	BY

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
MONTGOMERY COUNTY, MARYLAND
ROCKVILLE ELECTION DISTRICT No. 4

SCALE: 1"=20'	DRAWN: JDJ
CHECKED:	DATE: 09/28/11
ACAD FILE NAME: HALPINE/HALPINE2.DWG	
JOB NO.:	
DRAWING NO.:	
SHEET 1 of 1	

BEFORE BEGINNING CONSTRUCTION CONTACT MISS UTILITY AT 1-800-257-7777 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 THROUGH THE SPACES. ALL SPACES TO BE STRIPED AND SIZED PER LATEST ADA GUIDELINES

