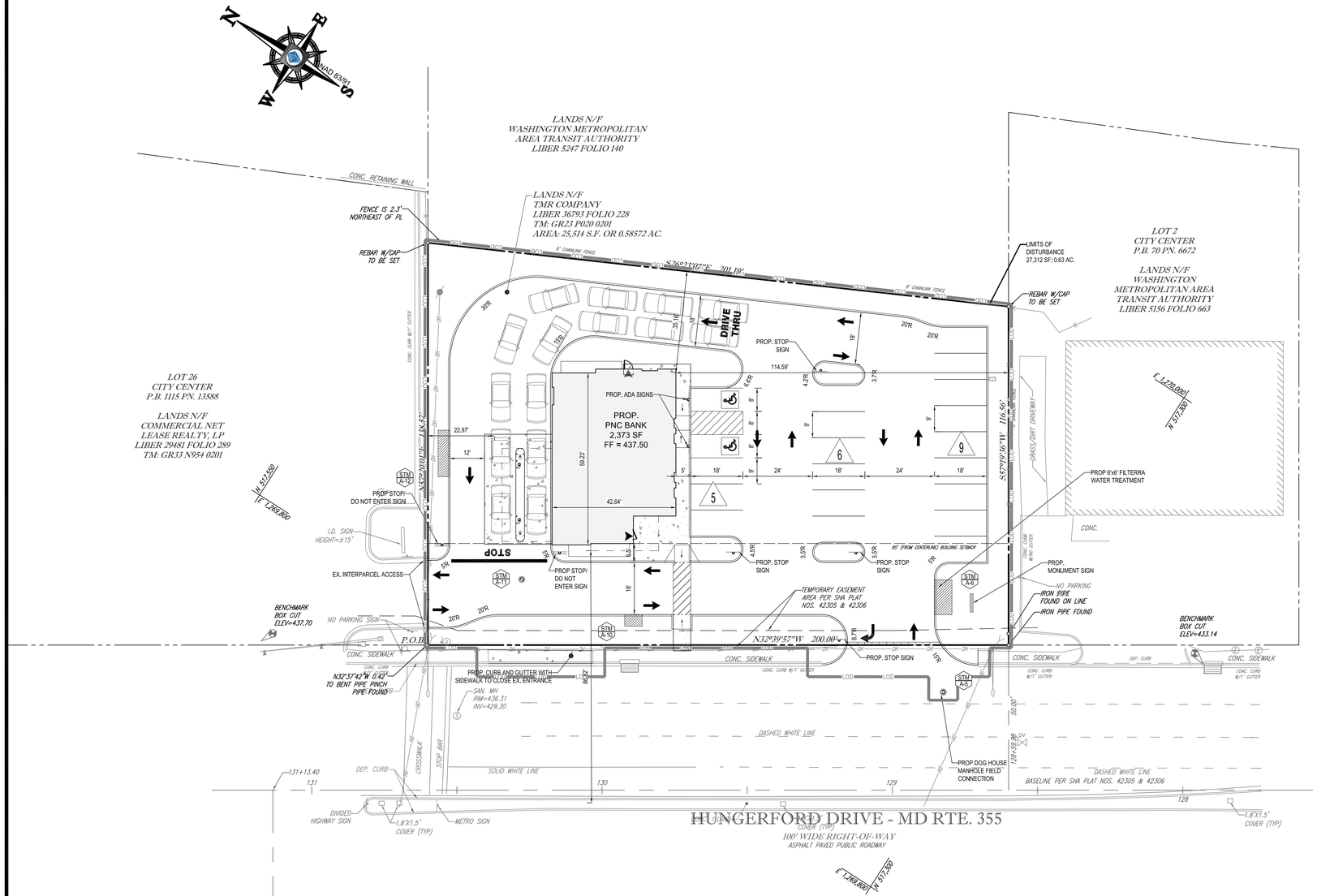

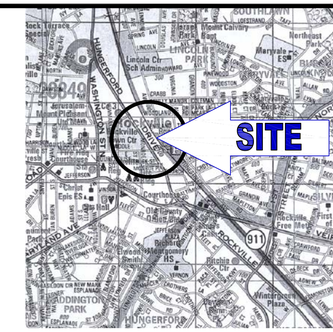

LOCATION MAP
SCALE: 1" = 200'

SITE INFORMATION:

1. THIS PLAN IS BASED ON A SURVEY BY:
   BOHLER ENGINEERING
   ALTA/ACSM LAND TITLE SURVEY
   FILE NO: SS114009
   DATE: 06/22/11
2. SUBJECT PROPERTY DESCRIPTION: THE LANDS OF 369 LLC, AS RECORDED IN LIBER 41303 FOLIO 389, TAX MAP GR32 P020 0201.
3. SITE PLAN AREA: 25,514 S.F., 0.59 ACRES
4. SITE PLAN AREA GREEN SPACE: 25% (6,534 S.F.)
5. ZONE: MXCD (MIXED-USE CORRIDOR DISTRICT)
6. SITE ADDRESS: 396 HUNGERFORD DRIVE, CITY OF ROCKVILLE, MD ELECTION DISTRICT 4
7. BUILDING GROSS FLOOR AREA (BANK): 2,373 S.F.
8. USES: FUEL STATION (EXISTING)
   DRIVE-IN BANK (PROPOSED)
9. THERE ARE UNDERGROUND STORAGE TANKS ON THIS PROPERTY, PROPERTY FORMERLY USED AS A GAS STATION.
10. ELEVATIONS ARE NGVD29 PER GPS OBSERVATIONS USING KEY NET GPS RTK (VRS) POSITIONS.
11. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER PLAN REFERENCE #2.
12. SANITARY SEWER, WATER, GAS & ELECTRIC UTILITIES ARE SHOWN PER MARK-OUT AND FIELD LOCATION. STORM SEWER AND WATER UTILITIES ARE SHOWN PER FIELD LOCATION OF ABOVE GROUND STRUCTURE AND PLANS RECEIVED FROM UTILITY COMPANIES AND LOCAL GOVERNMENT OFFICES.

13. BUILDING SETBACKS	REQUIRED/ALLOWED	PROVIDED
FRONT SETBACK (HUNGERFORD DR; WEST)	85'	86.62'
SIDE SETBACK (NORTH)	10'	22.97'
SIDE SETBACK (SOUTH)	NONE	114.59'
REAR SETBACK (EAST)	10'	35.16'
14. BUILDING HEIGHT	75'	24'-1"
15. PARKING TABULATION		
1 SPACE PER EMPLOYEE PLUS 1 SPACE PER 300 GROSS SQUARE FOOTAGE (8 SPACES + 1 PER EMPLOYEE)	14 SPACES	20 SPACES

20 10 5 0 20
1"= 20'

PROFESSIONAL CERTIFICATION
I, MATTHEW K. JONES, 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, LICENSE NO. 39999, EXPIRATION DATE: 3/15/2013.

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

H:\17\MB114000\DRAWINGS\PLAN SETS\SITE PLAN\MB114000SSS.DWG PRINTED BY: NGPEACH 1.09.12 @ 11:14 AM LAST SAVED BY: ANTHONY.WHITE

BOHLER ENGINEERING
CORPORATE OFFICE: WARREN, NJ
OFFICES: SOUTHBOROUGH, MA; ALBANY, NY; ROANOKE/CMA, NY; CHARLOTTE, NC; CENTER VALLEY, PA; TAMPA, FL; BOWIE, MD; ALEXANDRIA, VA; STERLING, VA; FORT LAUDERDALE, FL; PHILADELPHIA, PA
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
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REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL - 811
(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB114000
DRAWN BY:	AMW
CHECKED BY:	MKJ
DATE:	09/23/11
SCALE:	1"=20'
CAD I.D.:	SS0

PROJECT:
SITE PLAN
FOR
PNCBANK

LOCATION OF SITE
369 HUNGERFORD DRIVE
CITY OF ROCKVILLE, MD
ELECTION DISTRICT 4
LANDS OF 369, LLC

BOHLER ENGINEERING
16900 SCIENCE DRIVE , SUITE 104
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
www.BohlerEngineering.com

M. K. JONES
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 39999

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
1
OF 1