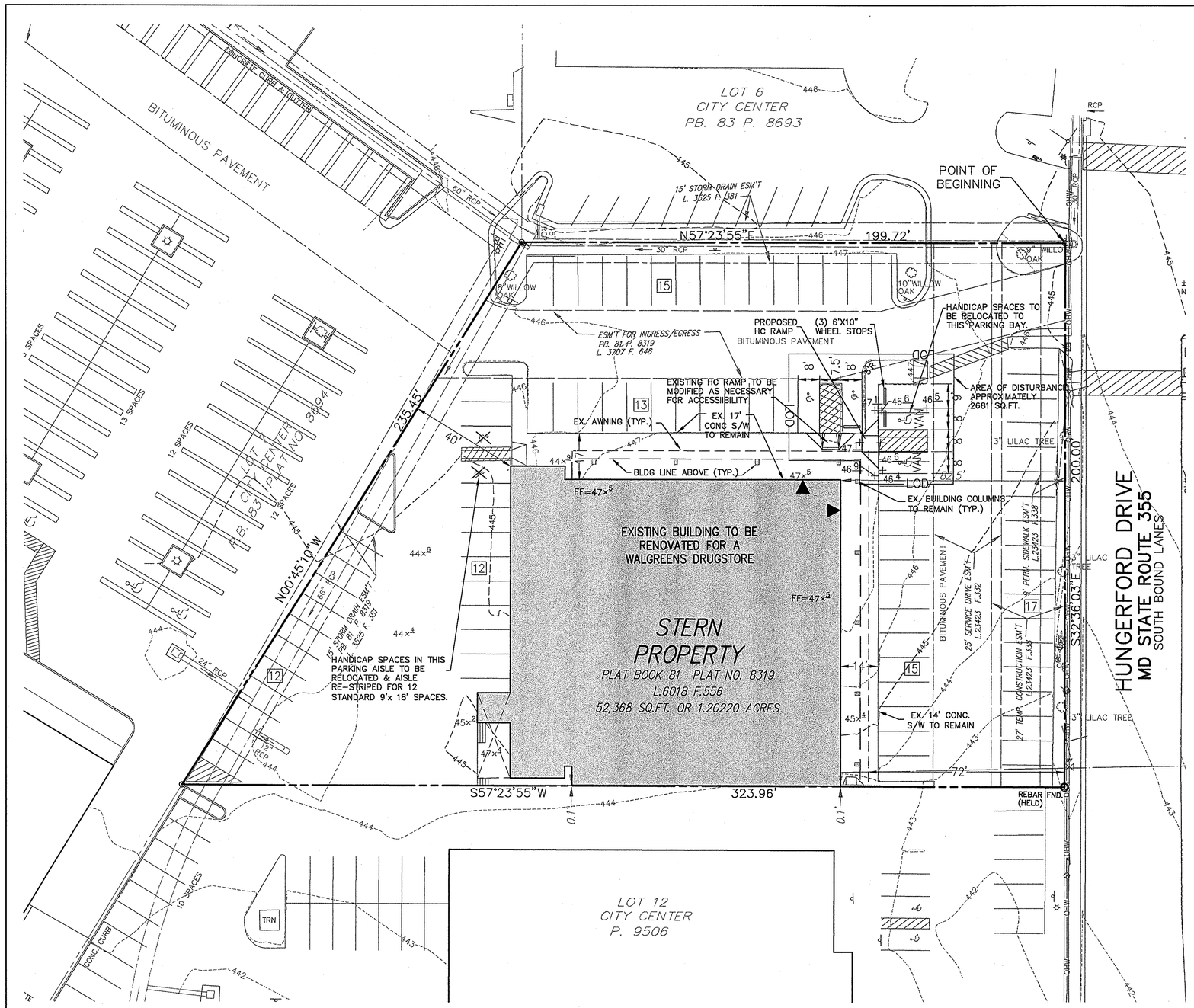


PROJECT DATA TABLE:

		ZONING ORDINANCE DEVELOPMENT STANDARDS	SITE PLAN PROPOSED FOR APPROVAL
TRACT AREA	(SF)		52,368
	(AC)		1.20
GROSS FLOOR AREA (GSF)			13,878
BUILDING HEIGHT		120 FT	25 FT
SETBACKS			
FRONT:	(ABUTTING PUBLIC R.O.W.)	0'	72'
SIDE:		0' *	0'
REAR:		0' *	40'
* - 10' MIN. IF PROVIDED			

PARKING		REQ. PARKING RATE	SPACES
RETAIL	13,878	1 PER 200 SF OF GFA	69

	ZONING ORDINANCE DEVELOPMENT STANDARDS	SITE PLAN PROPOSED FOR APPROVAL
TOTAL VEHICLE SPACES	69	84
ACCESSIBLE SPACES INCLUDING VAN	2	4
VAN SPACES	1	2
BICYCLE SPACES:		
SHORT TERM:	2 PER 5000 SF OF GFA	6
LONG TERM:	2 PER 12000 SF OF GFA	2
OPEN AREA & PUBLIC USE SPACE *		
OPEN AREA:		
PERCENTAGE	15%	0%
AREA (SF)	7,856	
PUBLIC USE SPACE:		
PERCENTGE	10%	0%
AREA (SF)	5,237	

GENERAL NOTES:

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GR33 WITH A TAX ACCOUNT NO. OF 00156327. THE PROPERTY IS ZONED MXCD AS PER THE TAX ACCOUNT RECORDS.

2.) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE NAD 83 BASED ON THE FOLLOWING CONTROL MONUMENTS: NGS MONUMENT JV7120, WSSC MONUMENT 19936.

3.) THE VERTICAL DATUM IS NAVD 29 AND BASED ON THE FOLLOWING BENCH MARKS: WSSC BM 5691, WSSC BM 5692 (BM A).

4.) THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 24031C 0334D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.

5). THE SUBJECT PROPERTY IS CURRENTLY ZONED "MXCD"

6.) THE SUBJECT PROPERTY IS LOCATED IN THE ROCK CREEK WATERSHED, A CLASS IP STREAM.

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

8.) THERE ARE NO FORESTS ON THE PROPERTY.

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

10.) THERE IS ONE SOIL TYPE ON THE PROPERTY– 400 URBAN LAND.

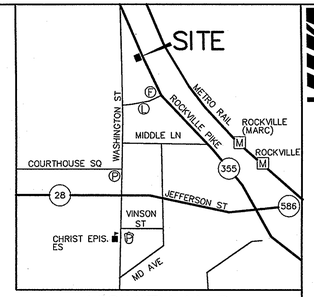
11.) A SIMPLIFIED NRI/FSD HAS BEEN SUBMITTED FOR THIS SITE AND IS CURRENTLY UNDER REVIEW.

12.) THE PROJECT IS PROPOSED TO CONTINUE TO BE SERVED BY PUBLIC WATER AND SEWER.

13.) PROJECT IS EXEMPT FROM SEDIMENT CONTROL AND STORM WATER MANAGEMENT DUE TO THE FACT THAT THE TOTAL DISTURBANCE IS LESS THAN 5,000 SQ.FT.

14.) PURSUANT TO SECTION 3 (b)(2) OF THE FOREST CONSERVATION MANUAL AND SINCE NO SEDIMENT CONTROL PERMIT & NO SIGNIFICANT TREES WILL BE DISTURBED, NO FOREST CONSERVATION PLAN OR FORESTRY PERMITS WILL BE REQUIRED.

15.) THE PROJECT IS NOT PROPOSING CHANGES TO THE BUILT ENVIRONMENT. THEREFORE A WAIVER OF PUBLIC USE SPACE AND OPEN AREA WILL BE REQUESTED.



VICINITY MAP
SCALE: 1" = 1000'

PROPOSED LEGEND

- PROPOSED DOORS
- 445 — PROPOSED 10' CONTOUR
- 444 — PROPOSED 2' CONTOUR
- LOD — PROPOSED OVERALL LIMITS OF DISTURBANCE
- EXISTING BUILDING

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

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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.

STATE OF MARYLAND — JAGDISH CHERNAMALAI MANDAVIA — No. 20776 — REGISTERED PROFESSIONAL ENGINEER

SIGNATURE — DATE 6/15/11

JAGDISH MANDAVIA — MARCH 22, 2013
PRINTED NAME — EXPIRATION DATE
LICENSE NO. 20776

APPLICANT/LEASE HOLDER
WALGREENS CO.

C/O CONTACT PERSON: GRANT RAMSEY

5700 OAKLAND AVENUE – SUITE 200
ST. LOUIS, MO 63110
314-242-0313

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

WALGREENS
430 HUNGERFORD
PLAT NO. 8319
LIBER 6018 FOLIO 556
CITY OF ROCKVILLE
MONTGOMERY COUNTY, MARYLAND

PRELIMINARY SITE PLAN
(FOR PRE-APPLICATION MEETING)

VIKA REVISIONS

DATE: MAY 2011
DES. IEV | DWN. CLC
SCALE: 1"=20'
PROJECT/FILE NO. 1696
SHEET NO. 1 OF 1

LAYOUT: Preliminary Site Plan, Plotted By: crislip

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