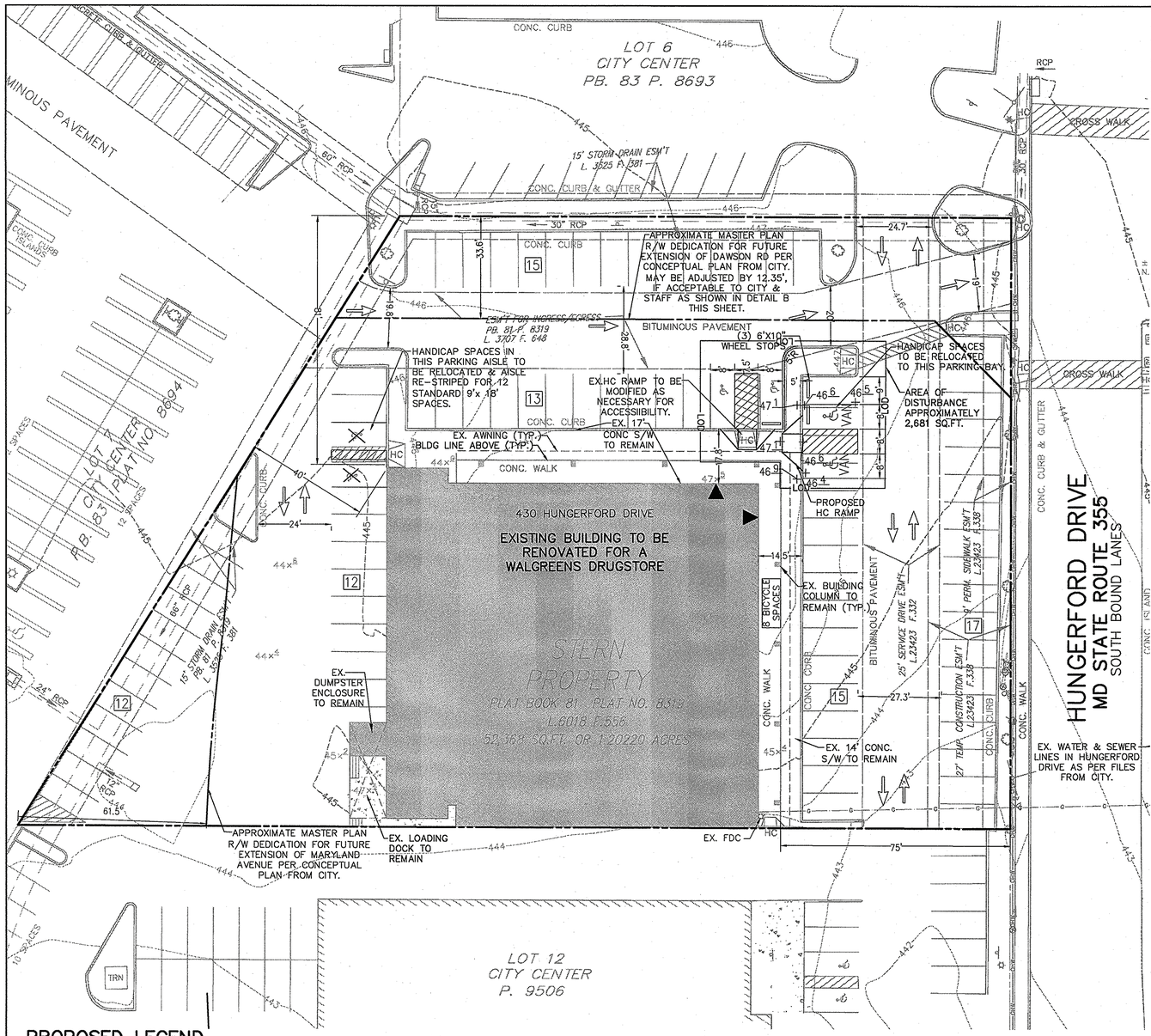
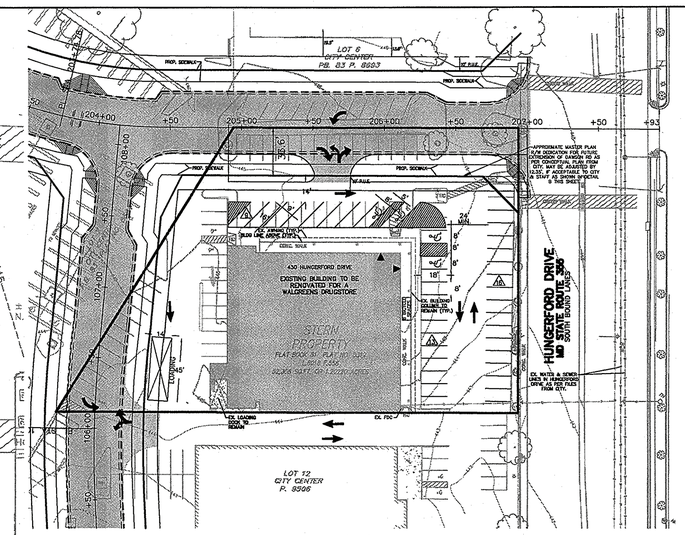
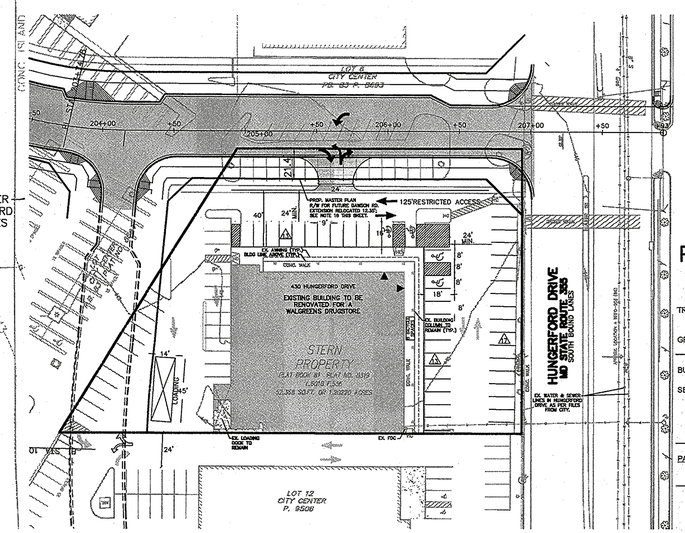




DETAIL 'A'
PROPOSED MASTER PLAN
FUTURE EXTENSION OF DAWSON AVENUE

(38 PARKING SPACES PROVIDED ON-SITE.)

SCALE: 1" = 50'

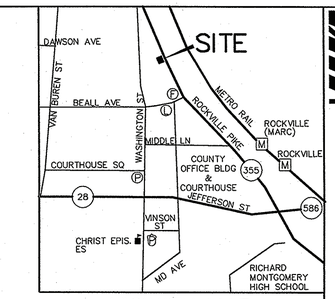


DETAIL 'B'
PROPOSED FUTURE EXTENSION OF DAWSON AVENUE APPROXIMATELY 12.35 FEET NORTH OF THE PROPOSED MASTER PLAN ALIGNMENT

SEE NOTE # 16 THIS SHEET.

(43 PARKING SPACES PROVIDED ON-SITE.)

SCALE: 1" = 50'



VICINITY MAP
SCALE: 1" = 1000'

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.)THIS SITE IS SUBJECT TO APPROVED NRI 2011–00024.

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 SF AND THAT THE REPLACEMENT IMPERVIOUS AREA IS LESS THAN 200 SF.

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.) THIS PROJECT IS NOT DISTURBING MORE THAN 50% OF THE SITE, PER SECTION 25.08.08.D, PUBLIC USE/OPEN SPACE IS NOT REQUIRED.

16.) THIS PLAN PROPOSES RELOCATING THE PROPOSED MASTER PLAN EXTENSION OF DAWSON AVENUE APPROXIMATELY 12.35 FEET TO THE NORTH IN ORDER TO ACCOMODATE PERPENDICULAR PARKING AND A TWO WAY DRIVE AISLE ON THE EWALGREEN'S SITE. THIS CHANGE WOULD ALSO NEED TO BE REVIEWED AND APPROVED BY THE CITY OF ROCKVILLE. NEVERTHELESS, THIS PLAN SHOWS COMPLIANCE WITH THE MASTER PLAN, IF DETAIL 'A' WERE ACCEPTABLE TO THE CITY AND STAFF AND APPROVED BY THE PLANNING COMMISSION.

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	37 FT
SETBACKS			
FRONT:	(ABUTTING PUBLIC R.O.W.)	0'	75'
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	

*SEE NOTE # 15 THIS SHEET.

PROPOSED LEGEND

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

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

APPLICANT/LEASE HOLDER
WALGREENS CO.

C/O CONTACT PERSON: GRANT RAMSEY

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

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 MANDAVIA — No. 20776 — REGISTERED PROFESSIONAL ENGINEER

SIGNATURE — DATE 10/28/11

JAGDISH MANDAVIA — PRINTED NAME

LICENSE No. 20776 — MARCH 22, 2013 — EXPIRATION DATE

VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD, SUITE 400
(301)916-7100 ■ FAX: (301)916-2262
GERMANTOWN, MD McLEAN, VA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

WALGREENS
STORE # 11517
PLAT No. 8319
LIBER 6018 FOLIO 556
CITY OF ROCKVILLE
MONTGOMERY COUNTY, MARYLAND

SITE PLAN

VIKA REVISIONS

DATE: OCTOBER, 2011
DES. IEV | DWN. CLC
SCALE: AS SHOWN
PROJECT/FILE NO. 1696
SHEET NO. 1 OF 1

LAYOUT: SHT 1, Plotted By: Paterno

K:\1501-2000\1696\cad\site development\1696200.dwg - Oct 28, 2011 AT 12:14:57 PM