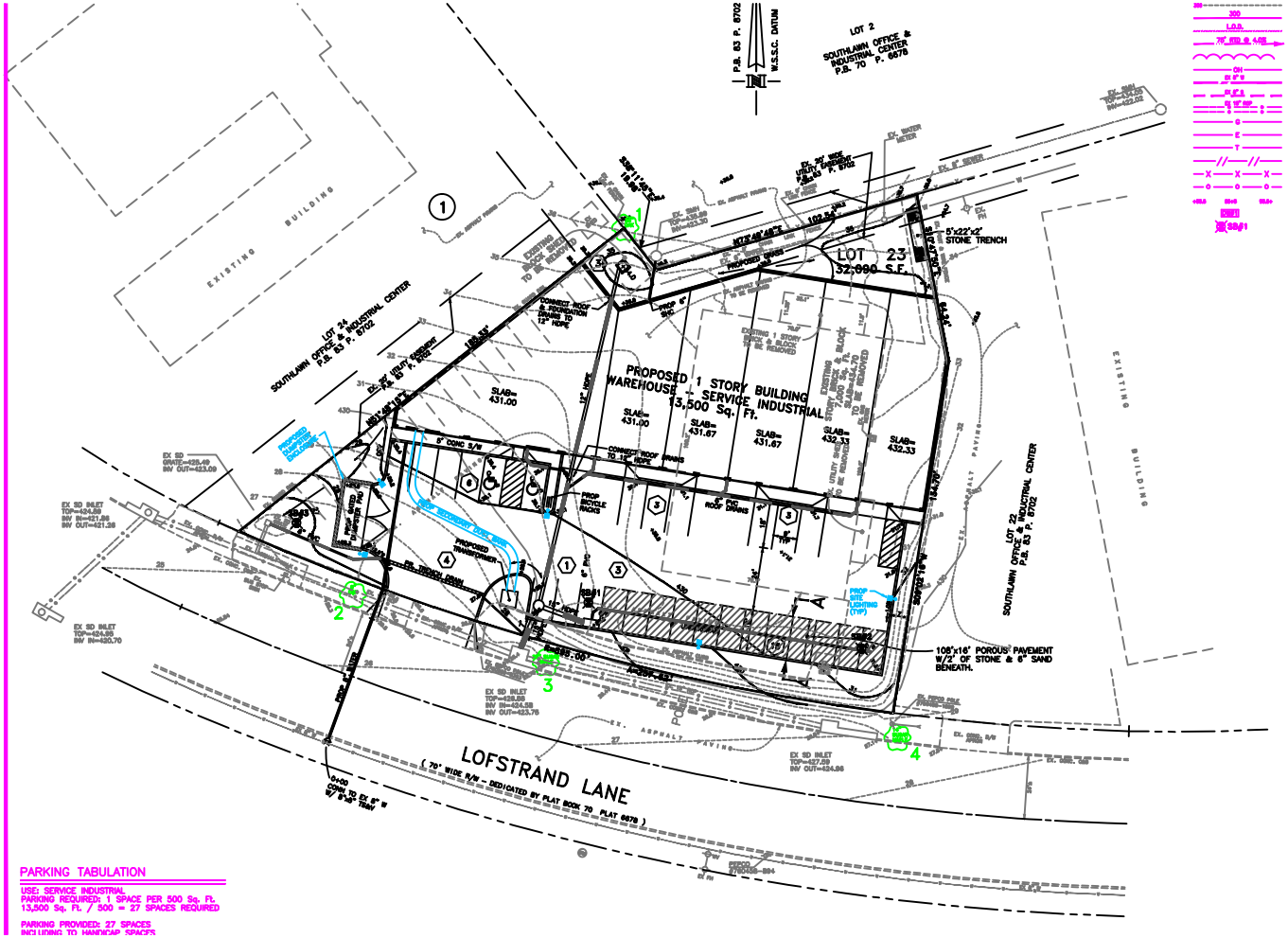
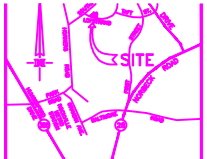


200	EXISTING CONTOUR
200	PROPOSED CONTOUR
L.O.D.	LIMIT OF DISTURBANCE
70' RTD & 4.0%	ROOF TOP DISCONNECT FLOW PATH
	TREE LINE
OH	EXISTING OVERHEAD LINES
W W W	EXISTING WATER LINES
S S S	EXISTING SEWER LINES
18" RCP	EXISTING STORM DRAIN
G	EXISTING UNDERGROUND GAS LINES
E	EXISTING UNDERGROUND ELECTRICAL LINES
T	EXISTING UNDERGROUND TELEPHONE / CABLE LINES
//	EXISTING WOOD FENCE
X	EXISTING WIRE FENCE
O	EXISTING RAIL FENCE
455.5	PROPOSED SPOT GRADES
	PROPOSED DRY WELLS
SB#1	SOIL BORING



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 5164 GRID H-5

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 DECEMBER 2009
4. STREET ADDRESS 510-528 LOFSTRAND LANE.
5. TAX ID NUMBER: 04-00146544
6. TAX MAP: GP-343
7. 200 SHEETS: 219-GP-07
8. WATER BASIN: ROCK CREEK.
9. DEED REFERENCE: LIBER 28103 FOLIO 528
10. PLAT REFERENCE: LOT 23, BLOCK 1, SOUTHLAWN OFFICE & INDUSTRIAL CENTER PLAT BOOK 83 AT PLAT 8702
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 19 OF THE SCS, SURVEY OF MONTGOMERY COUNTY, MARYLAND.
13. TRACT AREA = 32,080 S.F.
OF THE SOIL SURVEY OF MONTGOMERY COUNTY, MARYLAND.

ZONING INFORMATION

EXISTING ZONING: I-L
MIN LOT SIZE: N/A
MAX LOT COVERAGE: 80%
MIN OPEN AREA: 10%
SETBACK REQUIREMENTS:
FRONT: 25 FEET
SIDE: 0 FEET
REAR: 0 FEET
(BASED ON NO RESIDENTIAL ZONED PROPERTY ABUTTING SITE.)

PROPERTY INFORMATION

ADDRESS: 510-528 LOFSTRAND LANE
TOTAL AREA: 32,080 Sq. Ft.
TAX ACCOUNT NUMBER: 00146544
TAX MAP: GP-343
LOT 23, BLOCK 1, SOUTHLAWN OFFICE & INDUSTRIAL CENTER PLAT BOOK 83 PLAT 8702
LIBER 28103 FOLIO 528
ORIGINAL OWNER: 510-528 LOFSTRAND LANE, LLC
510-528 LOFSTRAND LANE, LLC
12201 NEBEL ST.
ROCKVILLE, MD 20850
CONTACT:

DEVELOPMENT DATA

PROPOSED BUILDING = 13,500 S.F.
USE = SERVICE INDUSTRIAL
PROPOSED LOT COVERAGE = 42%
MAX BUILDING HEIGHT = 14'
PROPOSED OPEN AREA = 5640 S.F.

PARKING TABULATION

USE: SERVICE INDUSTRIAL
PARKING REQUIRED: 1 SPACE PER 500 Sq. Ft.
13,500 Sq. Ft. / 500 = 27 SPACES REQUIRED

PARKING PROVIDED: 27 SPACES
INCLUDING TO HANDICAP SPACES

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

DATE	DESCRIPTION
	REVISIONS

SITE DEVELOPMENT PLAN
LOT 23 - BLOCK 1
SOUTHLAWN OFFICE & INDUSTRIAL CENTER
RECORD IN P.B. 83 P. 8702 AND L. 28103 F. 528
CITY OF ROCKVILLE
ROCKVILLE ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND