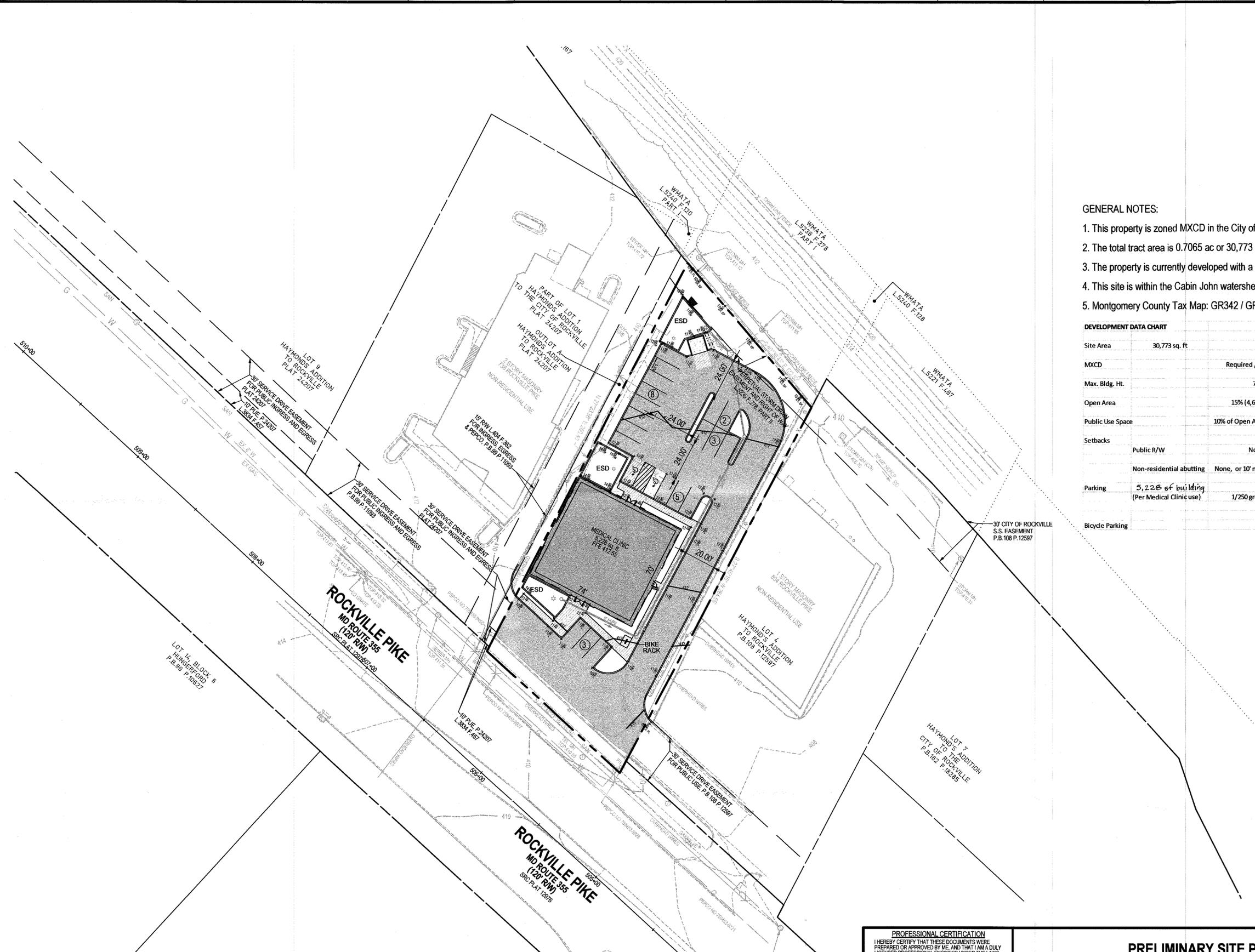
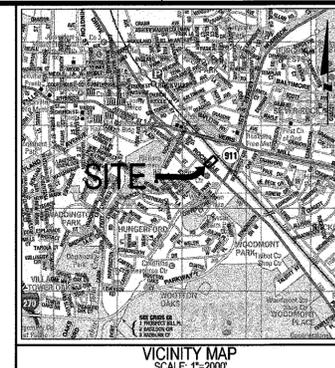


SCALE 1" = 30'



GENERAL NOTES:

1. This property is zoned MXCD in the City of Rockville.
2. The total tract area is 0.7065 ac or 30,773 sq. ft.
3. The property is currently developed with a parking lot.
4. This site is within the Cabin John watershed, Use I.
5. Montgomery County Tax Map: GR342 / GR42

DEVELOPMENT DATA CHART

Site Area	30,773 sq. ft.	
MXCD	Required / Maximum	Proposed
Max. Bldg. Ht.	75'	>50'
Open Area	15% (4,616 sq. ft.)	5,100 sq. ft.
Public Use Space	10% of Open Area (462 sq. ft.)	620 sq. ft.
Setbacks	Public R/W	None / 37'
	Non-residential abutting	None, or 10' min. if provided / 0'
Parking	5,228 of building (Per Medical Clinic use)	21 (inclusive of 2 accessible spaces)
	1/250 gross sq. ft. (21)	
Bicycle Parking	2	2

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Engineering
Planning
Environmental Sciences

NO.	REVISIONS	BY	DATE

DATE: MAY 2013 CAD STANDARDS VERSION: V8 - 2000
DESIGNED: AH TECHNICIAN: AH CHECKED: CB

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-267-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

APPLICANT

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MAP34th Ed, Pg. 29 GRID D7

TAX MAP	ZONING CATEGORY
GR342 / GR42	MXCD
WSSC 200' SHEET	
218 NW 7	
SITE DATUM	
HORIZONTAL: NAD 83/11	
VERTICAL: NGVD 29	

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.
LICENSE NO. 29443, EXPIRATION DATE: 9-15-2013.

6-3-13

PRELIMINARY SITE PLAN

CENTRA CARE - ROCKVILLE
CITY OF ROCKVILLE

FOURTH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

SHEET 1 OF 1
PROJECT NO. 1997-01-00

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