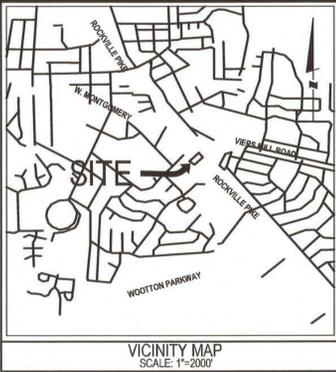


SCALE 1" = 30'



- 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 TABLE		
	Permitted/Required	Proposed
Site Area	30,773 sq. ft. (0.706 ac)	
Maximum height	75'	35' or less
Open Area	15%	
Public Use Space	4,616 sq. ft.	8,150 sq. ft.
Side setback	None or 10' min.	None - northwest lot line 37' - southeast lot line
Rear setback	None or 10' min.	120' minimum
Parking (medical clinic)	1/250 sq. ft.	
	(5,256 GFA)	22
Bike Rack spaces	2/40,000 sq. ft.	2

- GENERAL LEGEND**
- PROPERTY BOUNDARY
 - - - ADJ. PROPERTY BOUNDARY
 - SETBACK LINE
 - RIGHT OF WAY
 - EXISTING PAVING
 - PROPOSED PAVING
 - EXISTING BUILDING
 - PROPOSED BUILDING
 - LOD --- LIMITS OF DISTURBANCE (LOD)
 - 410 --- EXISTING CONTOURS
 - 408 --- PROPOSED CONTOURS
 - + 10.20 --- PROPOSED SPOT ELEVATIONS
 - * --- PROPOSED SITE FEATURES
 - PROPOSED SWM AREA
 - EXISTING TREE LINE
 - SD --- EXISTING STORM DRAIN
 - SAN --- EXISTING SEWER
 - W --- EXISTING WATER LINE
 - G --- EXISTING GAS LINE
 - X --- EXISTING FENCE
 - o --- EXISTING LIGHT



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30 15 0 30 60

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NO.	REVISIONS	BY	DATE

DATE: SEPTEMBER 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

MARYLAND URGENT CARE DEVELOPERS, LLC
 387-A Herndon Avenue, Orlando FL 32803
 Ph. 407-963-5002
 Raul Socarras
 raul.socarras@consystems.com
 Elliot Jamison
 ejamison@millenia-partners.com

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 MAP 34th Ed. Pg. 29 GRID D7

TAX MAP	ZONING CATEGORY:
GR342 / GR42	MXCD
WSSC 200' SHEET	
218 NW 7	
SITE DATUM	
HORIZONTAL: NAD 83/01	
VERTICAL: NAD 83/01	

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: 9-15-2015

SITE PLAN

CENTRA CARE - ROCKVILLE
 CITY OF ROCKVILLE

FOURTH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

SHEET 1 OF 2

PROJECT NO. 1997-01-00

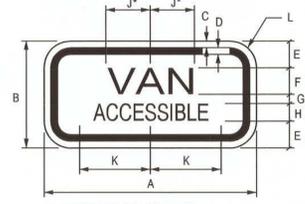
05.02.02.07 MARYLAND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
G. FOR THE PURPOSE OF REGULATION .06J, THE FOLLOWING SIGN WILL BE USED:



* REDUCE SPACING 50 PERCENT
COLORS
LEGEND AND BORDER - GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND - WHITE (RETROREFLECTIVE)

REFERENCE: STATE OF MARYLAND STANDARD HIGHWAY SIGNS BOOKLET
MARYLAND DEPARTMENT OF TRANSPORTATION
P.O. BOX 717-707 NORTH CALVERT STREET
BALTIMORE, MARYLAND 21203

VAN ACCESSIBLE PARKING SPACE SIGN
(REQUIRED BELOW THE RESERVED PARKING SIGN)



* INCREASE SPACING 50%
COLORS (MAY BE REVERSED)
LEGEND AND BORDER - GREEN OR BLACK
BACKGROUND - WHITE (RETROREFLECTIVE)

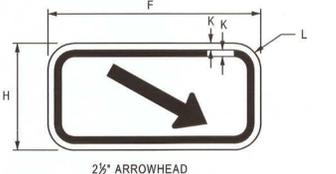
SIGN SIZE	DIMENSIONS (INCHES)										
	A	B	C	D	E	F	G	H	J	K	L
MIN.	12	6	3/4	3/4	1 1/2	1 1/2	1/2	1 D	2 1/2	4	1 1/2
STD.	18	9	3/4	3/4	2 1/2	2 D	1	1 1/2	2 3/4	7	1



LEGEND - GREEN BACKGROUND - WHITE

SIGN SIZE	DIMENSIONS (INCHES)							
	A	B	C	D	E	F	G	H
MIN.	12	9	3/8	1 3/4	28	1 1/2	1 1/4	1 1/2

ACCESS AISLE SIGN



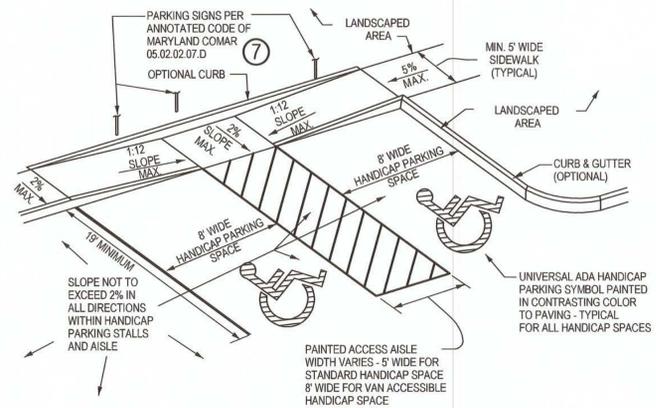
NOTE: APPROPRIATE ARROW PLATE MAY BE USED WHEN IT IS NECESSARY TO OFFSET INSTALLATION LOCATION DUE TO ACCESS RAMP.

COLORS
LEGEND - RED BACKGROUND - WHITE

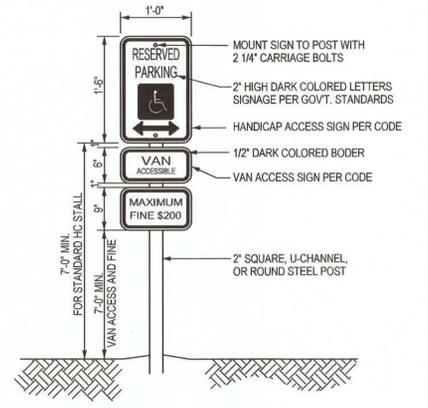
REFERENCES
MUTCD SECTION - 2B-35
MUTCD SUPPLEMEN - 2B-31

SIGN SIZE	DIMENSIONS (INCHES)										
	A	B	C	D	E	F	G	H	J	K	L
MIN.	1 1/2	2 1/2	1	2 C	1 1/2	12	18	6	3/4	1/4	1 1/2

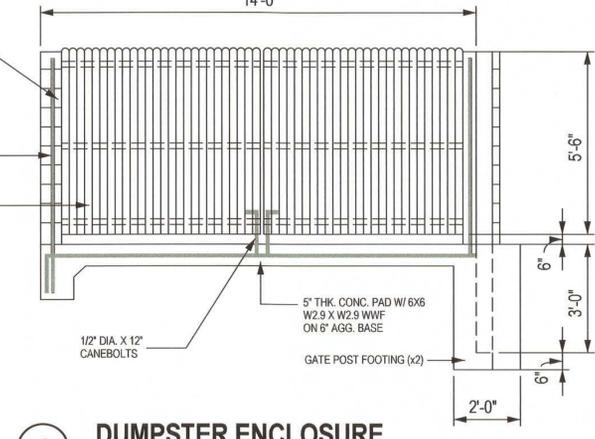
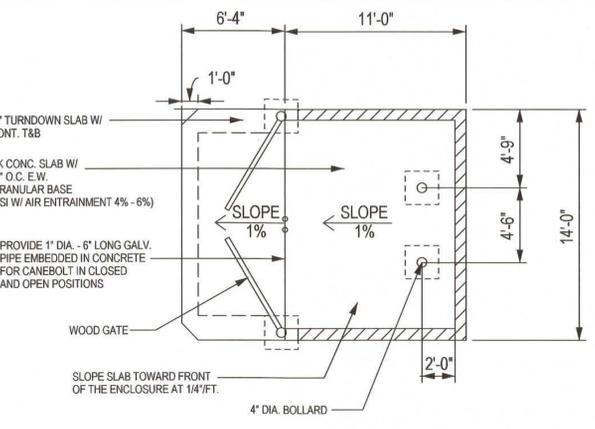
9 HANDICAP PARKING SIGN DETAILS
NOT TO SCALE
(UNITS ARE IN INCHES)



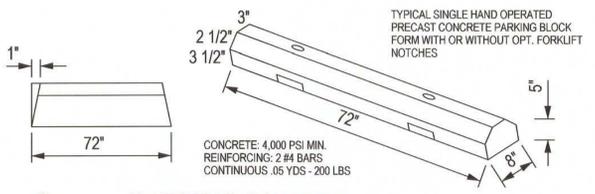
8 HANDICAP PARKING SPACE WITH RAMPED ACCESS
NOT TO SCALE



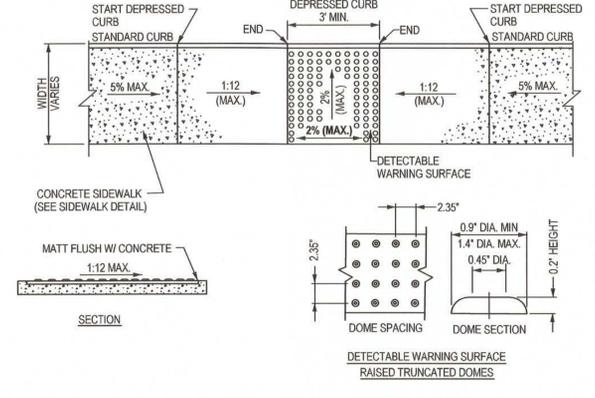
7 HANDICAP PARKING SIGN MOUNTING DETAIL
NOT TO SCALE



4 DUMPSTER ENCLOSURE
NOT TO SCALE



5 PARKING BUMPER
NOT TO SCALE



6 HANDICAP RAMP MID BLOCK CROSSING
NOT TO SCALE



1
Bike Rack
Manufacturer: Ultra Site
Model: Horizons, 5000SM
Capacity: 2
Finish: Powdercoat black
Description: Inverted 'U' bike rack, rounded
Notes:
1. Or approved equal.
2. Surface mount per manufacturers specifications.
3. See plan for location.



2
Bench
Manufacturer: DuMor Site Furnishings
Model: 165-60D
Slats: Douglas Fir
Support Finish: Black
Length: 6'
Description: Wood bench with backrest.
Notes:
1. Or approved equal.
2. Install per manufacturers specifications.
3. Surface mount.
4. See plan for locations.

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SITE PLAN

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CITY OF ROCKVILLE

FOURTH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

1" = NTS

SHEET 2 OF 2

PROJECT NO. 1997-01-00

SOLTESZ

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Engineering
Planning
Environmental Sciences

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

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