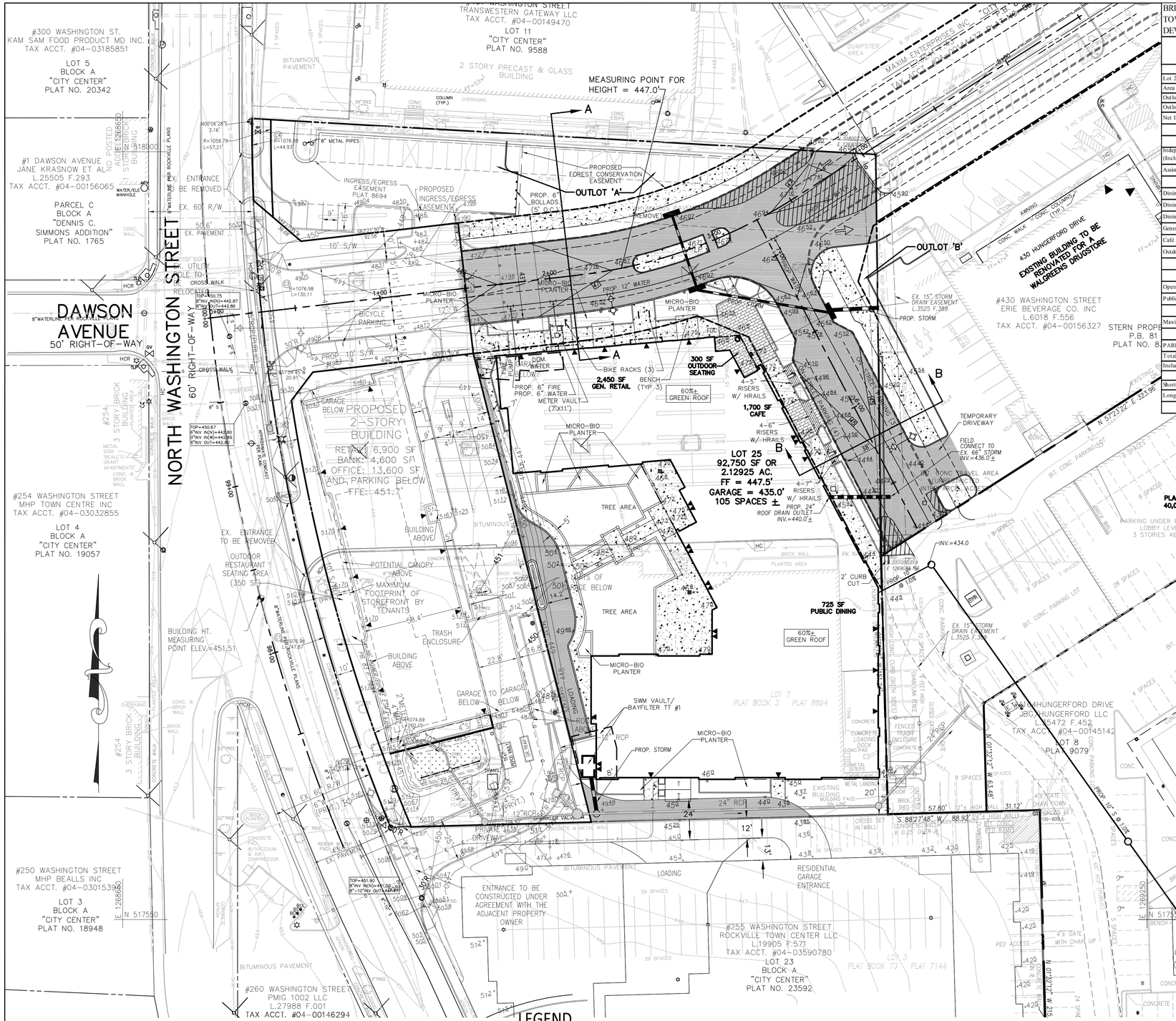
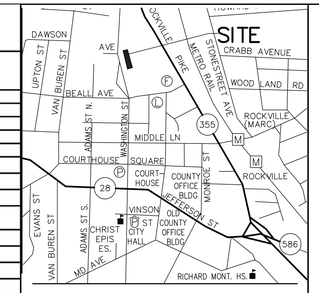


BRIGHTVIEW ROCKVILLE TOWN CENTER - DEVELOPMENT TABLE

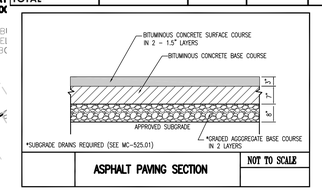
	SF	AC.
Lot 25	92,750	2.1293
Area of Street Dedication	27,076	0.6216
Outlot 'A'	12,746	0.2926
Outlot 'B'	343	0.0079
Net Lot Area	52,585	1.2072
		Proposed
Independent Living Units (Including 18 MPDU's)		117
Assisted Living Units		78
Dining Room Seats (Total)		88
Dining Room Seats Available to Public		29
Dining Area Available to Public		725
General Retail SF		2,450
Café SF Available to Public		1,700
Outdoor Seating		300
	Required	Proposed
Open Area	7888 SF (15%)	9600 SF (18.2%)
Public Use Space	None Required	
Maximum Height	75 FT	75 FT
PARKING SPACES:		Proposed
Total Parking Spaces Provided		105
Including HC		5
Short-Term Bicycle Parking	6.0	6
Long-Term Bicycle Parking	6	6



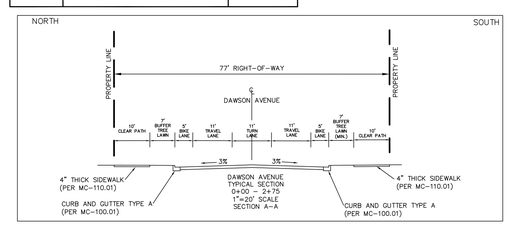
VICINITY MAP
SCALE: 1" = 2000'

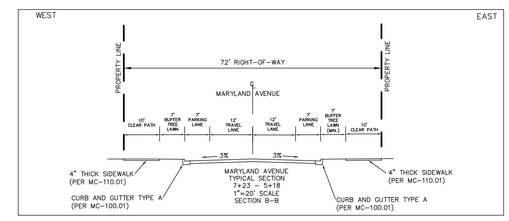
Parking Program

TYPE OF USE	REQUIRED	SQUARE FOOTAGE/ UNITS	PATRON USE AREA	EMPLOYEES	PARKING
Senior Housing	1 Spa/3 Units	195			65
Restaurant	1 Spa/50 sf		725	0	15
Retail	1 Spa/200 sf	4,150			21
Outdoor Seating	1 Spa/80 sf	300			4
TOTAL					105



ASPHALT PAVING SECTION — NOT TO SCALE





J·B·A
Johnson · Bernat · Associates, Inc.
205 N. Frederick Ave., S. 100
Gaithersburg, MD 20877
Tel. (301) 963-1133
Fax: (301) 963-6306
www.jba-inc.net
Engineering · Surveying · Planning

REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL

BRIGHTVIEW-ROCKVILLE TOWN CENTER

SITE PLAN

LOT 25, BLOCK 'D', CITY CENTER, DISTRICT 4
ROCKVILLE, MARYLAND

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.
Licence No.: 16148
Expiration Date.: 08-22-14

STATE OF MARYLAND · KEVIN T. JOHNSON · No. 16148 · REGISTERED PROFESSIONAL ENGINEER

APPLICANT:
SHELTER DEVELOPMENT, LLC
218 N. CHARLES STREET
SUITE 220
BALTIMORE, MD 21201
CONTACT: ANDREW TEETERS
410-246-7486 or ateeters@sheltergrp.com

LEGEND

CABLE TELEVISION CONDUIT
ELECTRICAL CONDUIT
EDGE OF PAVEMENT
FENCE LINE
NATURAL GAS CONDUIT
OVERHEAD WIRES
TELE/COMMUNICATIONS CONDUIT
PROPERTY LINE
PUBLIC UTILITIES EASEMENTS
ELECTRICAL JUNCTION BOX
SANITARY CLEANOUT
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
UTILITY POLE
GUY POLE
TRAFFIC CONTROL BOX
TRAFFIC SIGNAL POLE
LIGHT POLE
SIGN POST
CURB INLET
TRV ELECTRICAL TRANSFORMER
RCP REINFORCED CONCRETE PIPE
CMP CORRUGATED METAL PIPE
CABLE TELEVISION PEDESTAL
GAS VALVE
WATER METER
WATER VALVE
EX. PARKING LABEL
SANITARY SEWER CONDUIT
STORM DRAIN CONDUIT
WATER CONDUIT
MANHOLES
PROPOSED LIMITS OF DISTURBANCE
EXISTING TREE
PROPOSED CONCRETE CURB
PROPOSED PLANTER WALL
550 PROPOSED 10' CONTOUR
548 PROPOSED 2' CONTOUR
8"W PROPOSED WATER LINE
8"S PROPOSED SANITARY SEWER WITH STRUCTURE
15"RCP PROPOSED STORM DRAIN
44 20/4 PROPOSED GROUND SPOT

NORTH
0 15' 30' 60'
SCALE: 1" = 30'

PLAN NO.:	
SCALE:	1"=30'
DATE:	10/25/13
SHEET	C-2.01
FILE NO:	13-013