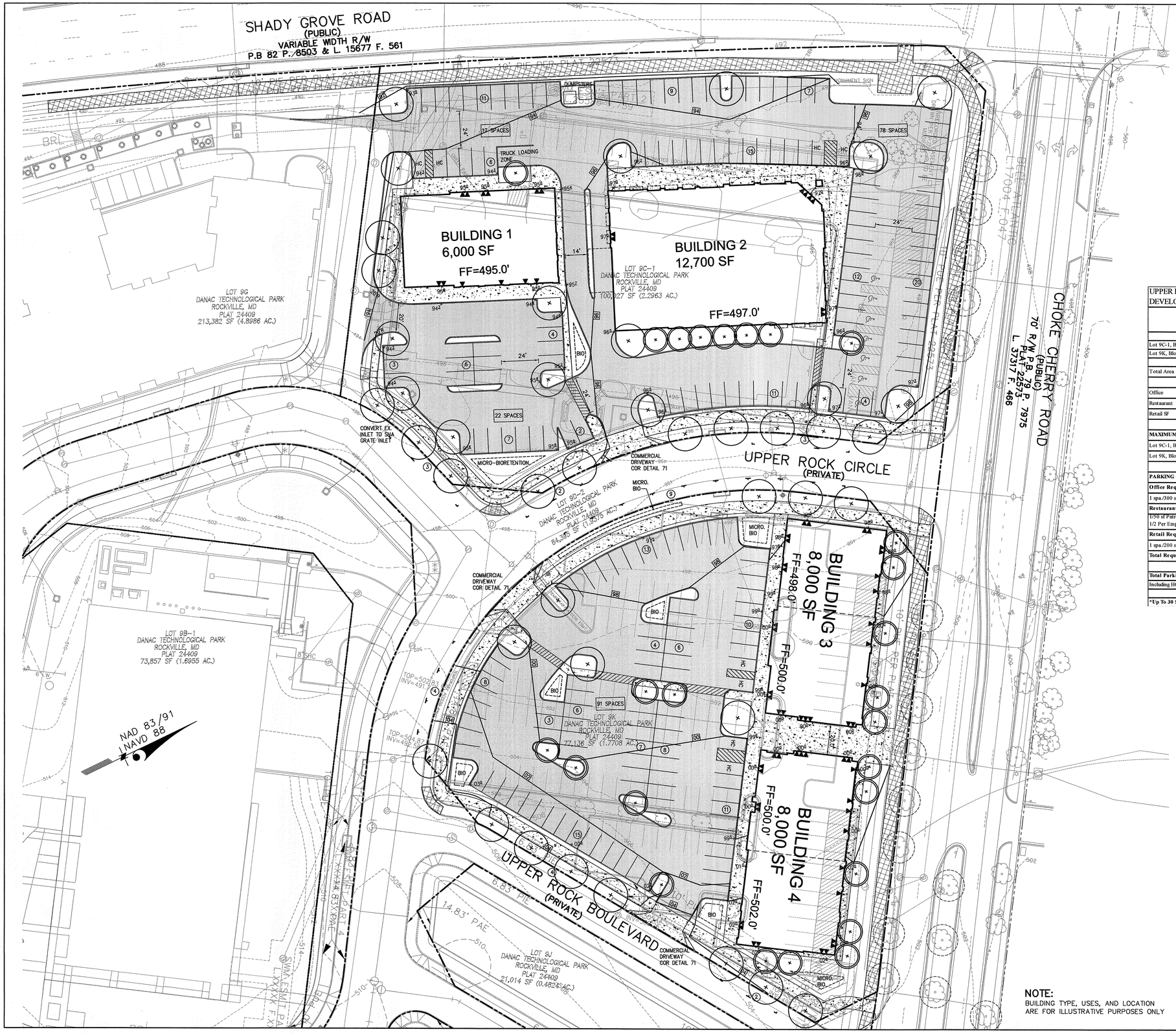

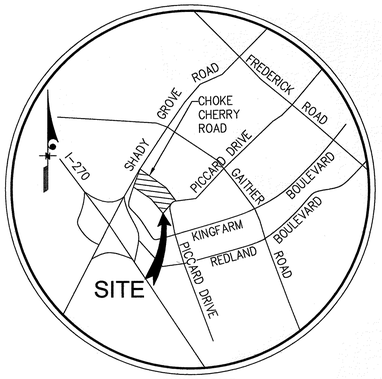

VICINITY MAP
1"=2,000'

UPPER ROCK - PHASE III - DEVELOPMENT TABLE	Existing	Approved PDP2004-0007	Proposed
		SF	AC.
Lot 9C-1, Block 'B'		100,027	2.2963
Lot 9K, Block 'C'		77,136	1.7708
Total Area		177,163	4.0671
Office	73,700		
Restaurant			6,000
Retail SF			28,700
MAXIMUM HEIGHT			
Lot 9C-1, Block 'B'		40 FT	
Lot 9K, Block 'C'		90 FT	
PARKING SPACES:			
Office Required			
1 spa./300 sf			0
Restaurant Required			
1/50 sf Patron Area (assume 50%) 1/2 Per Employee (assume 10)			65
Retail Required			
1 spa./200 sf			144
Total Required			209
Total Parking Spaces Provided (Approx.)			208*
Including HC			8
***Up To 30 Spaces Available in Garage**			

LEGEND

- PROPERTY LINE
- BUILDING
- DOOR
- BUILDING OVERHANG
- CURB
- PARKING LOT PAVING
- SHADE TREE (42) — (55) TREES REQUIRED PER FTP2008-00006
- ORNAMENTAL TREE (26)
- EX. EASEMENT
- EX. MANHOLE
- EX. STORM DRAIN PIPE
- EX. STORM INLET
- EX. WATER PIPE
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. SEWER PIPE
- EX. ELECTRIC LINE
- EX. ELECTRIC
- EX. SIGN
- EX. VEGETATION
- STREET TREE PER FTP0#2008-00006

NOTE:
BUILDING TYPE, USES, AND LOCATION ARE FOR ILLUSTRATIVE PURPOSES ONLY

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

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REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL

UPPER ROCK - PHASE III
CONCEPT SITE PLAN

BLOCKS B & C
ROCKVILLE, MARYLAND

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

PLAN NO.:	
SCALE:	1"=30'
DATE:	2/11/14
SHEET	C-1.10
FILE NO:	05-021

I:\Proj\05-021 - Upper Rock\Plot\Site Plan.dwg