

SITE TABULATIONS

Existing Use	Office	105,660 s.f.
Proposed Uses	Retail	3,353 s.f.
	Restaurant	2,683 s.f.
	Consumer Goods	2,042 s.f.
	Medical Office	2,544 s.f.
	Office Amenity	2,589 s.f.
Total of Additional Enclosure		13,211

PARKING TABULATIONS

Existing Parking	Surface/Deck	194
	Garage	174
Total		368
Proposed Parking	Surface/Deck	133
	Garage	174
Total		307

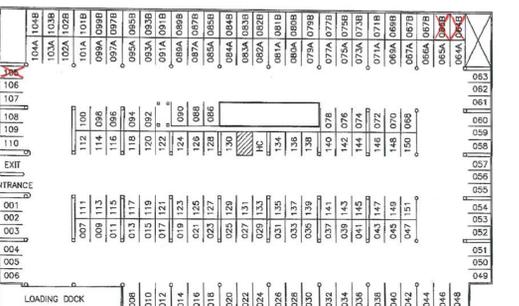
USE	AREA (GSF)	PARKING RATE
Retail	3,353 s.f.	1/500 sf + 1/Employee + 1 Business Vehicle
Restaurant	2,683 s.f.	1/300 sf + 1/2 Employees
Retail-Consumer Goods/Elec.	2,042 s.f.	1/200 sf
Office-Medical/Dental	2,544 s.f.	1/250 sf
Office - Existing	105,660 s.f.	1/300 sf + 1/2 Employees
Fitness Ctr (Office Amenity)	2,589 s.f.	n/a

BASE REQUIREMENT	Required Spaces	Bicycle*
Retail + Consumer Goods	5,395 s.f.	22
Restaurant	2,683 s.f.	15
Office-Medical/Dental	2,544 s.f.	11
Fitness Ctr (Office Amenity)	2,589 s.f.	2
Office - Existing	105,660 s.f.	353
		401

*Bicycle Parking required for new uses only

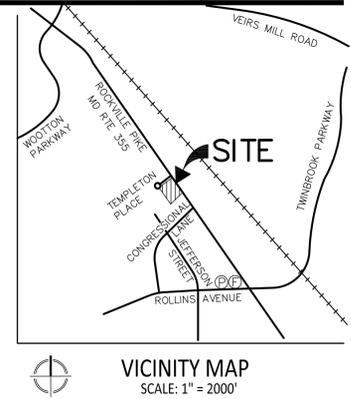
	Weekday		Weekend		
	Daytime 6am-6pm	Evening 6pm-12am	Daytime 6am-6pm	Evening 6pm-12am	
Retail	50	11	90	100	22
Restaurant	50	7.5	100	15	10
Office	100	36.4	10	36.4	5
Total	383	72	74	21	

Required number of off-street parking spaces	383
Parking provided	307
Parking reduction	76 19.7%
Approved parking waiver	76 19.7%



LEGEND

—●—	CABLE TELEVISION CONDUIT	—○—	SANITARY CLEANOUT	—○—	CONC. CONCRETE
—●—	ELECTRICAL CONDUIT	—○—	STORM DRAIN MANHOLE	—○—	C&G CURB AND GUTTER
—●—	EDGE OF PAVEMENT	—○—	ELECTRICAL JUNCTION BOX	—○—	BLDG. BUILDING
—●—	FENCE LINE	—○—	ELECTRICAL MANHOLE	—○—	STY. STORY
—●—	NATURAL GAS CONDUIT	—○—	FIRE DEPARTMENT CONNECTION	—○—	TRV. ELECTRICAL TRANSFORMER
—●—	OVERHEAD WIRES	—○—	FIRE HYDRANT	—○—	ASPH. ASPHALT
—●—	TELEPHONE/COMMUNICATIONS CONDUIT	—○—	GAS MANHOLE	—○—	ESMT. EASEMENT
—●—	PROPERTY LINES	—○—	GUY POLE	—○—	WATER METER
—●—	PUBLIC UTILITIES EASEMENTS	—○—	GAS VALVE	—○—	RCP REINFORCED CONCRETE PIPE
—●—	SANITARY SEWER CONDUIT	—○—	LIGHT POLE	—○—	CMP CORRUGATED METAL PIPE
—●—	STORM DRAIN CONDUIT	—○—	PHONE PEDESTAL	—○—	BRL. BUILDING RESTRICTION LINE
—●—	WATER CONDUIT	—○—	PHONE MANHOLE	—○—	R/W RIGHT-OF-WAY
—○—		—○—	UTILITY POLE	—○—	X EXISTING PARKING REMOVED
—○—		—○—		—○—	7 EXISTING PARKING RETAINED
—○—		—○—		—○—	7 NEW DR-RE-STRIPED PARKING



City of Rockville
111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-8000
www.rockville.gov

October 17, 2013

Matthew Macaroni
CARR Properties
1776 Eye Street NW
Washington, DC 20006

Re: Waiver Request (W/R) 2014-00051, CARR Properties, applicant, to reduce the parking requirement by 19.7% (76 parking spaces), for the property at 1451 Rockville Pike.

Dear Mr. Macaroni:

In accordance with Section 25.16.03.b.163 of Rockville's Zoning Ordinance, the above referenced waiver request was approved by the Planning Commission at their meeting of October 9, 2013. This letter constitutes approval which is for a 19.7% (76 parking spaces) reduction in required parking spaces.

The Waiver Request is approved subject to the applicant's full compliance with the following conditions:

- The requirement for bicycle parking will be met for any new square footage proposed.
- Physical barriers that limit the ability to share parking will be subject to a Site Plan or Site Plan Amendment process.
- All required parking for the proposed uses will be provided on site, or by shared parking agreement with neighboring properties.
- Implementation of the reduction will require Site Plan approval.

GENERAL NOTES:

- THE GROSS TRACT AREA IS 108,464 S.F. OR 2.495 AC.
- THE SUBJECT PROPERTY IS CURRENTLY ZONED MXCD.
- THE SOURCE OF THE TOPOGRAPHIC INFORMATION IS FROM A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY WKA MARYLAND, LLC, DATED MARCH 2013.
- THERE ARE NO WETLANDS, WATERS OF THE UNITED STATES OR 100 YEAR FLOOD PLAINS LOCATED ON THE SUBJECT PROPERTY.
- THERE IS NO FOREST ON THE PROPERTY AS DEFINED BY THE CITY OF ROCKVILLE.
- THIS SITE IS SUBJECT TO NRI# 2013-00020, APPROVED AUGUST 1, 2013
- THERE IS NO RECORD OF ARCHEOLOGICAL SITES ON THE SUBJECT PROPERTY.
- THERE ARE NO PROPOSED SITES DEDICATED TO PUBLIC USE (PARKS, PLAYGROUNDS, SCHOOLS) ON THE SUBJECT PROPERTY.
- PRE-APPLICATION AREA MEETING NUMBER = PAM2014-00068

SURVEY NOTES:

- THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GR51 WITH A TAX ACCOUNT NUMBER OF 04-02253276.
- THE HORIZONTAL DATUM IS BASED ON NAD83(91) MARYLAND STATE PLANE COORDINATES (MD1900) USING THE FOLLOWING SURVEY CONTROL STATIONS:
NCS CONTROL POINTS: DC WAAS 1 CORS ARP, PID NO. DF9217
GAITHERSBURG CORS ARP, PID NO. AF9522
ANNAPOLIS 1 CORS ARP, PID NO. A34426
W.S.S.C. CONTROL POINTS: TRAVERSE STATION 20661
TRAVERSE STATION 19936
- THE VERTICAL DATUM IS BASED ON NGVD88. A (-)0.67' VERTICAL ADJUSTMENT WAS MADE USING THE FOLLOWING NGVD29 BENCH MARKS: W.S.S.C. CONTROL POINTS: BM 4111 (TRAVERSE STATION 20661) BM 5691 (TRAVERSE STATION 19936).
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "Y" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF ROCKVILLE, MARYLAND COMMUNITY PANEL NO. 24031 C0334 D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.

APPLICANT/DEVELOPER
CARR PROPERTIES WOODMONT PLACE, LLC
1776 EYE STREET - SUITE 500
WASHINGTON, DC 20006-3716
202.303.3070
CONTACT: MATTHEW T. MACCARONI

WKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
WKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: (301) 916-4100
FAX: (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA.

PREPARED FOR:
CARR PROPERTIES
1776 EYE STREET - SUITE 500
WASHINGTON, DC 20006-3716
202.303.3070
MATTHEW T. MACCARONI, CCM

DATE	REVISIONS

PROFESSIONAL SEAL

LOT 1 WOODMONT PLACE
1451
ROCKVILLE PIKE
CITY OF ROCKVILLE
MARYLAND

SITE PLAN

DRAWN BY:
DESIGNED BY: RMC
DATE ISSUED: 04.24.2014

SHEET NO. **1**