

HATCH LEGEND:



SITE INFORMATION:

- THIS PLAN IS BASED ON A SURVEY BY:
BOHLER ENGINEERING
ALTAGESSI LAND TITLE SURVEY
M & T BANK, 15190 FREDERICK RD, ROCKVILLE
LOT 1, BLOCK Q, COLLEGE GARDEN
PLAT BOOK 90 PLAT 9727
MONTGOMERY COUNTY, MARYLAND
FILE NO. 88132048
DATE: 02/28/14
 - SUBJECT PROPERTY DESCRIPTION: LOT 1, BLOCK Q, COLLEGE GARDENS, AS RECORDED IN PLAT BOOK 90 PLAT 9727 AND ALSO BEING LANDS OF 15190 FREDERICK ROAD, LLC AS RECORDED IN LIBER 40789 FOLIO 262 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, TAX MAP GS21 0 236.
 - SITE PLAN AREA: 40,000 S.F., 0.918 ACRES
 - SITE PLAN AREA GREEN SPACE: 33.5% (13,382 S.F.)
 - ZONE: MXCD (MIXED-USE CORRIDOR DISTRICT)
 - SITE ADDRESS: 15190 FREDERICK ROAD, CITY OF ROCKVILLE, MD, ELECTION DISTRICT 4
 - BUILDING GROSS FLOOR AREA (BANK): 2,510 S.F.
 - USES: FUEL STATION (EXISTING)
DRIVE-IN BANK (PROPOSED)
 - THERE MAY BE UNDERGROUND STORAGE TANKS ON THIS PROPERTY, PROPERTY FORMERLY USED AS A GAS STATION.
 - ELEVATIONS ARE NGVD29 PER METRO DISK "A 322" WITH A PUBLISHED ELEVATION OF 466.95 FEET.
 - THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER PLAN REFERENCE #2.
 - SANITARY SEWER, WATER, GAS & ELECTRIC UTILITIES ARE SHOWN PER MARK-OUT AND FIELD LOCATION. STORM SEWER AND WATER UTILITIES ARE SHOWN PER FIELD LOCATION OF ABOVE GROUND STRUCTURE AND PLANS RECEIVED FROM UTILITY COMPANIES AND LOCAL GOVERNMENT OFFICES.
- | 13. BUILDING SETBACKS | REQUIRED/ALLOWED | PROVIDED |
|---|------------------|----------|
| FRONT SETBACK (RTE 355 CENTERLINE, NORTHEAST) | 95' | 117.00' |
| SIDE SETBACK (SOUTHEAST) | 10' | 57.33' |
| SIDE SETBACK (NORTHWEST) | 10' | 68.00' |
| REAR SETBACK (SOUTHWEST) | 10' | 44.65' |
| 14. BUILDING HEIGHT | 75' (MAX.) | 15' |
- | 15. PARKING TABULATION | PROVIDED | REQUIRED |
|--|--|---|
| 4 RESERVOIR SPACES PER WINDOW OR FACILITY
1 SPACE PER EMPLOYEE PLUS
1 SPACE PER 300 GROSS SQUARE FOOTAGE
(9 SPACES FOR BUILDING + 10 EMPLOYEES + 8 FOR DRIVE-THRU WINDOWS & ATMS) | 27 SPACES
(INCLUDES 8 RESERVOIR SPACES) | 30 SPACES
(INCLUDES 8 RESERVOIR SPACES)
(ADA SPACES - 2)
PROVIDED, 1 VAN ACCESSIBLE) |
| BIKE SPACES/LOCKERS (LONG TERM / SHORT TERM) | 2 SPACES | 2 SPACES |
- OPEN AREA AND PUBLIC USE SPACE
 - TOTAL OPEN AREA REQUIRED: 15% (6,000 SF)
 - PUBLIC USE SPACE PROVIDED: 10% (4,000 SF)
 - TOTAL OPEN AREA PROVIDED: 36.5% (14,608 SF)
 - PUBLIC USE SPACE PROVIDED WITHIN OPEN AREA: 29.4% (11,746 SF)
 - FEDERAL LAW REQUIRES DAILY WASTE REMOVAL FROM BANKS. THEREFORE A TRASH DUMPSTER IS NOT PROVIDED.
 - ALL MECHANICAL EQUIPMENT IS PROPOSED INSIDE OF THE BUILDING.
 - A GROUND MOUNTED TRANSFORMER IS NOT ALLOWED UNLESS APPROVED BY A CITY WAIVER.

GREEN SPACE / OPEN SPACE REQUIREMENTS

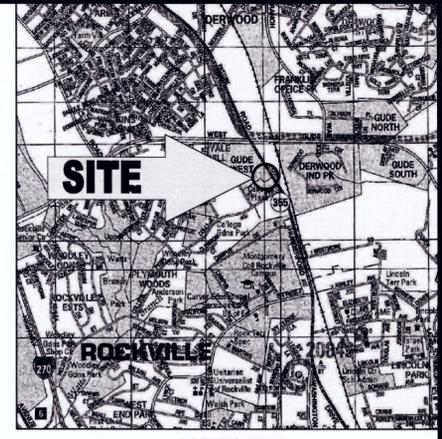
OPEN AREA IS DEFINED AS:
1. OPEN AREA MUST, IN GENERAL, BE AVAILABLE FOR ENTRY AND USE BY THE OCCUPANTS OF THE BUILDING INVOLVED, BUT MAY INCLUDE SPACE SO LOCATED AND TREATED AS TO ENHANCE THE AMENITY OF THE DEVELOPMENT BY PROVIDING LANDSCAPING FEATURES, SCREENING FOR THE BENEFIT OF THE OCCUPANTS OR THOSE IN NEIGHBORING AREAS, OR A GENERAL APPEARANCE OF OPENNESS.
2. OPEN AREA MAY INCLUDE, BUT NOT BE LIMITED TO, LAWNS, DECORATIVE PLANTING, SIDEWALKS AND WALKWAYS, AND ACTIVE AND PASSIVE RECREATION AREAS, INCLUDING CHILDREN'S PLAYGROUNDS, FOUNTAINS, SWIMMING POOLS, ROOFS OF RECREATION AREAS, WOODED AREAS, AND WATERCOURSES; BUT SHALL NOT INCLUDE PARKING LOTS OR VEHICULAR SURFACES, ACCESSORY BUILDINGS OTHER THAN SWIMMING POOLS, OR AREAS OF OPEN SPACE SO SMALL OR SO CIRCUMSCRIBED BY BUILDINGS, PARKING, OR DRAINAGE AREAS AS TO HAVE NO SUBSTANTIAL VALUE FOR THE PURPOSES STATED IN THIS PARAGRAPH.

OPEN SPACE PROVIDED = GREEN SPACE (13,382 SF) + SIDEWALK AREA (1,224 SF) = 14,606 SF (36.5%)

GREEN SPACE / PUBLIC USE SPACE REQUIREMENTS

PUBLIC USE SPACE IS DEFINED AS:
AN OPEN AREA ASSOCIATED WITH AND LOCATED ON THE SAME TRACT OF LAND AS A PRINCIPAL BUILDING OR GROUP OF BUILDINGS PROVIDING LIGHT AND AIR, RECREATIONAL SPACE, OR OTHER SIMILAR PURPOSE. SUCH OPEN AREA MUST BE ACCESSIBLE FOR USE AND ENJOYMENT BY THE GENERAL PUBLIC AND MAY INCLUDE SPACE SO LOCATED AND TREATED AS TO ENHANCE THE AMENITY OF THE DEVELOPMENT BY PROVIDING LANDSCAPING FEATURES, SCREENING OR A GENERAL APPEARANCE OF OPENNESS AND MAY INCLUDE ACCESSIBLE PORTIONS OF A STORMWATER MANAGEMENT FACILITY. IN ADDITION, PUBLIC USE SPACE MAY ALSO CONSIST OF INDOOR SPACES DEDICATED TO THE PROVISION OF PUBLICLY-ACCESSIBLE ART AND OPEN AREAS OR DEDICATED SPACES OPEN TO THE PUBLIC SUCH AS MUSEUMS, ART GALLERIES, SCIENCE CENTERS AND/OR FACILITIES, CULTURAL ARTS CENTERS, OR COMMUNITY ROOMS. PUBLIC USE SPACE MAY ALSO CONSIST OF OPEN AREAS RECOMMENDED IN AN ADOPTED MASTER PLAN, INCLUDING ENHANCED PUBLIC WALKWAYS AND OFF-SITE PUBLIC IMPROVEMENTS. SUCH PUBLIC IMPROVEMENTS DO NOT INCLUDE ROAD IMPROVEMENTS OR OTHER CAPITAL PROJECTS IN THE VICINITY OF THE PROPERTY. INTERNAL LANDSCAPING WITHIN A PARKING FACILITY, AS REQUIRED IN SECTION 4.0 OF THE LANDSCAPING, SCREENING AND LIGHTING MANUAL, DOES NOT CONSTITUTE PUBLIC USE SPACE. DEVELOPMENT CONSISTING PRIMARILY OF OFFICE AND/OR INDUSTRIAL USES MAY INCLUDE SPACE ACCESSIBLE TO THE PUBLIC OR THE EMPLOYEES OF THE SITE FOR THE PURPOSE OF SATISFYING THE PUBLIC USE SPACE REQUIREMENT.

PUBLIC USE SPACE PROVIDED = GREEN SPACE (13,382 SF) + SIDEWALK AREA (1,224 SF) + PARKING LOT LANDSCAPE (2,860 SF) = 11,746 SF (29.4%)



LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'

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SURVEYORS
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ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

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REVISIONS

REV	DATE	COMMENT	BY



NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MB132048
DRAWN BY: BWR
CHECKED BY: NBS
DATE: 05/15/14
SCALE: 1"=20'
CAD I.D.: SGO

SITE PLAN
FOR
M&T BANK

LOCATION OF SITE
15190 FREDERICK ROAD
CITY OF ROCKVILLE, MD
ELECTION DISTRICT 4

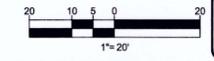
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M. K. JONES
PROFESSIONAL ENGINEER
LICENSE NO. 39978
STATE OF MARYLAND
7/17/14

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
1
OF 1

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER BY RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH ALL APPLICABLE REGULATIONS AND CODES.



PROFESSIONAL CERTIFICATION
I, MATTHEW K. JONES, 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. 39999, EXPIRATION DATE: 3/15/2015