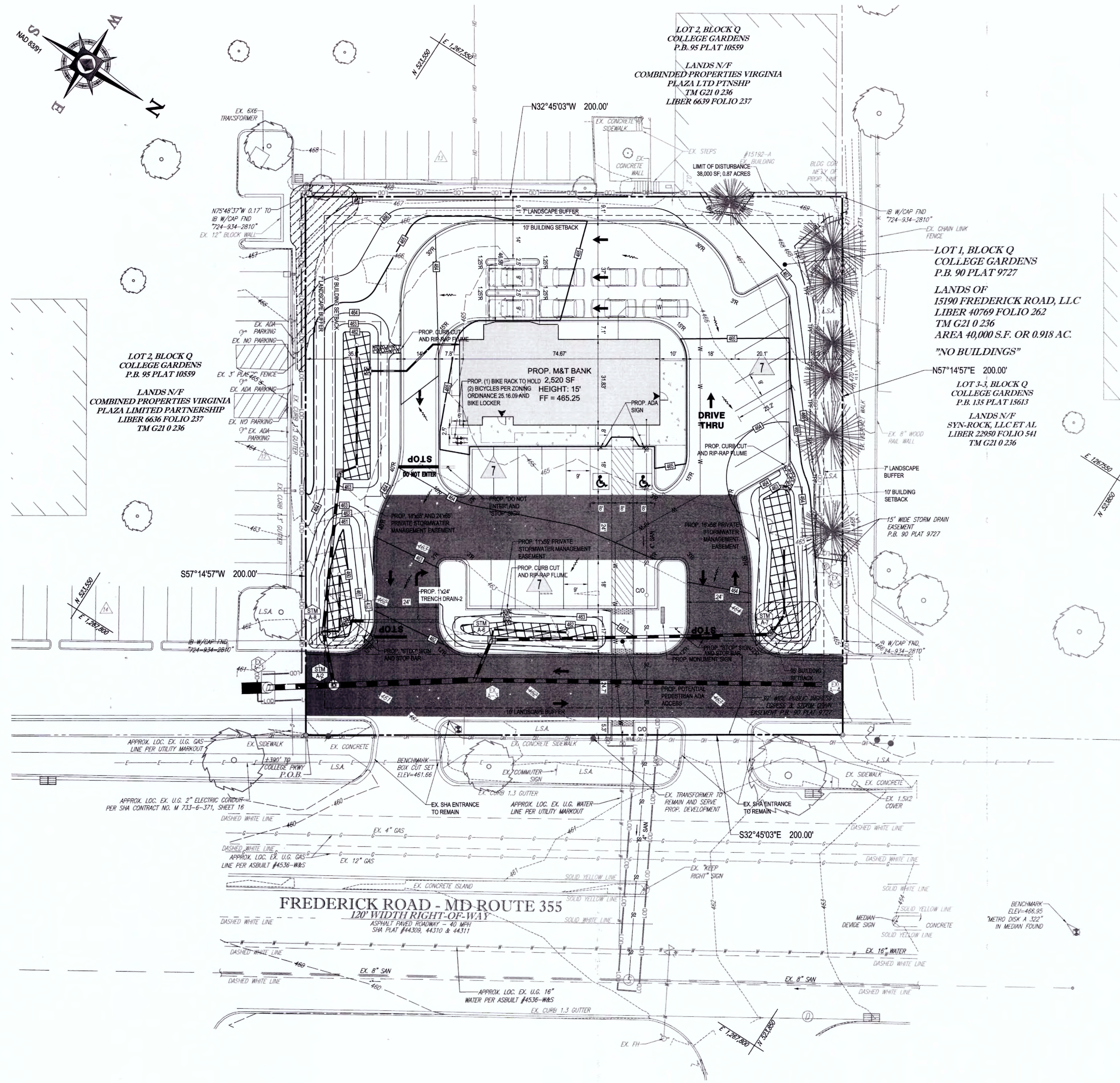
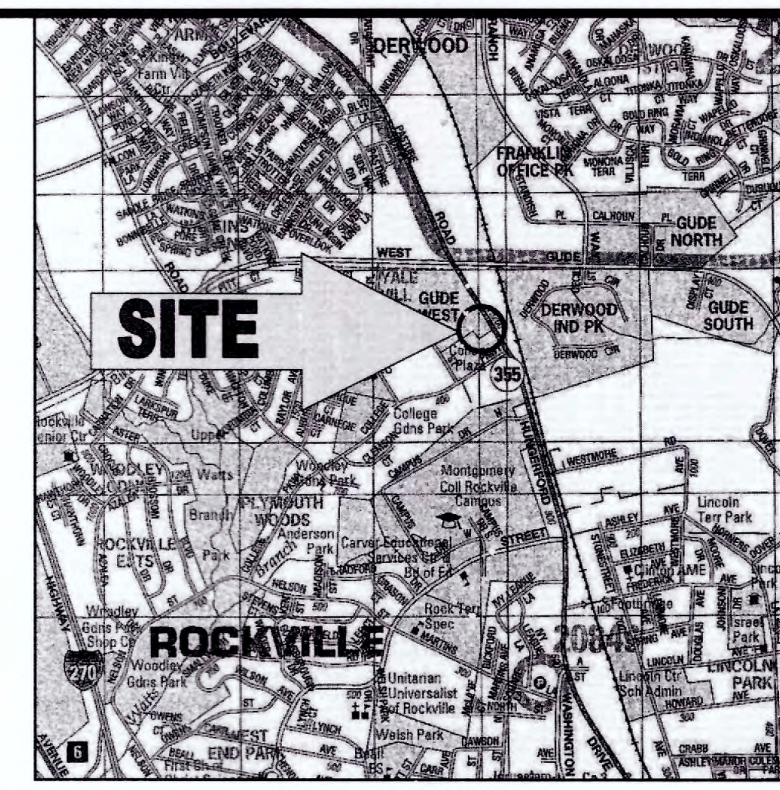


HATCH LEGEND:

- LIMITS OF MICRO-BIORETENTION FACILITY
- LIMITS OF HEAVY-DUTY PAVEMENT



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

SITE INFORMATION:

1. THIS PLAN IS BASED ON A SURVEY BY:

   BOHLER ENGINEERING
   ALTA/ACSM LAND TITLE SURVEY
   M & T BANK, 15190 REDERICK RD, ROCKVILLE
   LOT 1, BLOCK Q, COLLEGE GARDEN
   PLAT BOOK 90 PLAT 9727
   MONTGOMERY COUNTY, MARYLAND
   FILE NO: SB132048
   DATE: 02/28/14
2. 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 40769 FOLIO 262 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, TAX MAP GS21 0 236.
3. SITE PLAN AREA: 40,000 S.F., 0.918 ACRES
4. SITE PLAN AREA GREEN SPACE: 37.3% (14,927 S.F.)
5. ZONE: MXCD (MIXED-USE CORRIDOR DISTRICT)
6. SITE ADDRESS: 15190 FREDERICK ROAD, CITY OF ROCKVILLE, MD, ELECTION DISTRICT 4
7. BUILDING GROSS FLOOR AREA (BANK): 2,520 S.F.
8. USES: FUEL STATION (EXISTING)
   DRIVE-IN BANK (PROPOSED)
9. UNDERGROUND STORAGE TANKS WERE PREVIOUSLY LOCATED ON THIS PROPERTY, PROPERTY FORMERLY USED AS A GAS STATION. THE TANKS HAVE BEEN REMOVED.
10. ELEVATIONS ARE NGVD29 PER METRO DISK "A 322" WITH A PUBLISHED ELEVATION OF 466.95 FEET.
11. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER PLAN REFERENCE #2.
12. 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.

	REQUIRED/ALLOWED	PROVIDED
13. BUILDING SETBACKS		
FRONT SETBACK (RTE 355 CENTERLINE; NORTHEAST)	95'	175.00'
SIDE SETBACK (SOUTHEAST)	10'	57.33'
SIDE SETBACK (NORTHWEST)	10'	68.00'
REAR SETBACK (SOUTHWEST)	10'	46.58'
14. BUILDING HEIGHT	75' (MAX.)	15'
15. PARKING TABULATION		
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) (2 ADA SPACES - 1 MUST BE VAN ACCESSIBLE)	29 SPACES (INCLUDES 8 RESERVOIR SPACES) (ADA SPACES - 2 PROVIDED, 1 VAN ACCESSIBLE)
BIKE SPACES/LOCKERS (LONG TERM / SHORT TERM)	2 SPACES	2 SPACES
16. OPEN AREA AND PUBLIC USE SPACE		
TOTAL OPEN AREA REQUIRED	15% (6,000 SF)	40.2% (16,077 SF)
PUBLIC USE SPACE REQUIRED WITHIN OPEN AREA	10% (4,000 SF)	32.8% (13,103 SF)

17. FEDERAL LAW REQUIRES DAILY WASTE REMOVAL FROM BANKS. THEREFORE A TRASH DUMPSTER IS NOT PROVIDED.
18. ALL MECHANICAL EQUIPMENT IS PROPOSED INSIDE OF THE BUILDING.
19. A GROUND MOUNTED TRANSFORMER IS NOT ALLOWED UNLESS APPROVED BY A CITY WAIVER. PER THE PRE-APPLICATION MEETING WITH CITY STAFF, THE EXISTING POLE MOUNTED TRANSFORMER IS TO REMAIN AS SHOWN AND SERVE THE PROPOSED DEVELOPMENT.

GENERAL NOTE:
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20 10 5 0 20
1"= 20'

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

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PROJECT No.:	MB132048
DRAWN BY:	BWR
CHECKED BY:	NBS
DATE:	10/17/14
SCALE:	1"=20'
CAD I.D.:	SS1

PROJECT:
SITE PLAN
FOR
M&T BANK

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

BOHLER ENGINEERING
16701 MELFORD BLVD., SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
www.BohlerEngineering.com

M. K. JONES
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 39999
11/4/14

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
1
OF 2

REV 1

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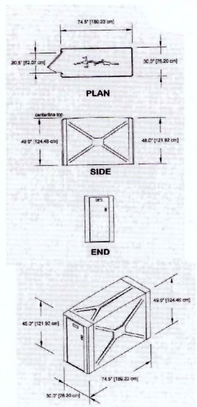
Park a Bike
smart racks : smart solutions

351 LOCKERS
Spec-n-Tech



MATERIALS

Structure: Fiberglass reinforced plastic
Hardware: 1/2" stainless steel bolts
3/8" anchors
Teflon washers
Heavy gauge stainless steel continuous door hinge
Zinc plated fasteners and assembly hardware

FINISH

Fiberglass reinforced plastic with a solid color stipple texture finish allows for easy removal of graffiti and is resistant to impact, scratches and U.V. damage.

Finish does not need painting, resists impact plus chemicals and stains. Materials will withstand extremes in temperature and other weather environmental conditions.

Seven standard colors or custom colors can be matched with a color sample.

MOUNTING

Stand alone or grouped options are available.

A stacking option is also available for specific models

Bottom edge must be a minimum of 1" above ground level

parkabike.com / P: 800 630-7225 / info@parkabike.com

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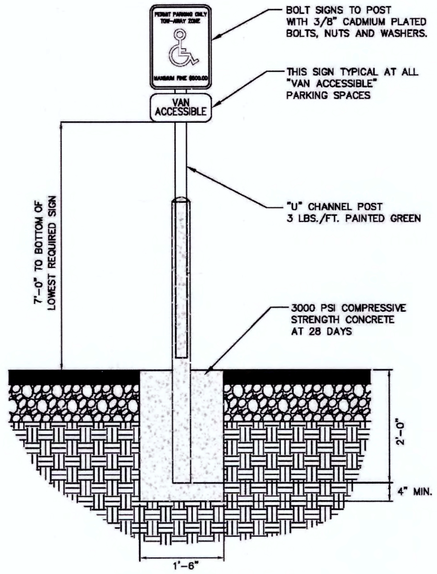
PROPOSED BIKE LOCKER SPECIFICATIONS

NOT TO SCALE

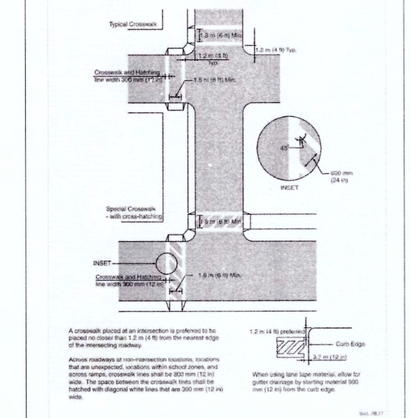


SIGN MOUNTING DETAIL

NOT TO SCALE

NOT TO SCALE

Figure 3B-17a. Examples of Crosswalk and Crosswalk Lines S9A



A crosswalk placed at an intersection is preferred to be placed no closer than 1.2 m (4 ft) from the nearest edge of the intersecting roadway.

Across roadways at non-intersection locations, locations that are unexpected, locations within school zones, and across ramps, crosswalk lines shall be 300 mm (12 in) wide. The space between the crosswalk lines shall be hatched with diagonal white lines that are 300 mm (12 in) wide.

When using lane tape material, allow for gutter drainage by starting material 300 mm (12 in) from the curb edge.

Sect. 3B.17

Source: *Maryland MUTDC 2006 Edition (Interim Edition)*, Section 3B.17

Figure 10.5 - Crosswalk Marking Types (Sheet 3 of 3)

Page 10-10

SIGNAGE INFORMATION:

THE FOLLOWING SIGNS ARE PROPOSED IN LOCATIONS AS NOTED ON THE ADJACENT SITE PLANS:

NOTE:

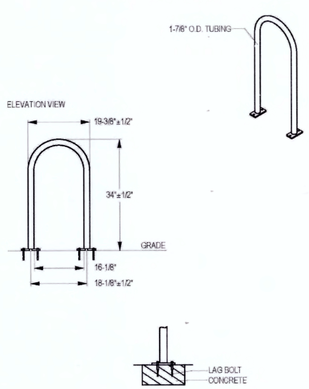
- SIGN HEIGHT SHALL BE AT LEAST 7 FEET FROM THE BOTTOM OF THE SIGN TO THE GROUND.
- ALL SIGNS AND MARKINGS SHALL BE DONE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

BELSON OUTDOORS

111 North River Road
North Aurora, IL 60542
Phone: (800) 323-5664
Fax: (630) 897-0573
sales@belson.com

Model # U190-SF-G | **Dimension Sheet**

U RACK | 1 LOOP 3 BIKES



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OR APPROVED EQUIVALENT

PROPOSED BIKE RACK

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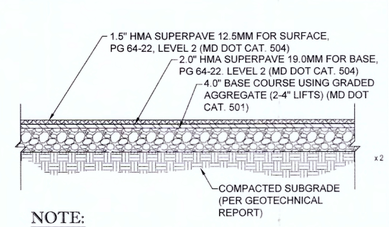

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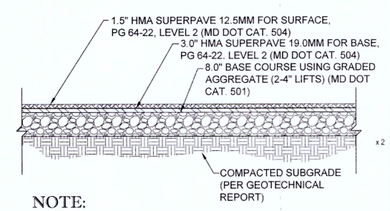
2. ABOVE PAVEMENT SECTION IS BASED ON AN ASSUMED CBR DESIGN VALUE OF 3.

MEDIUM DUTY ASPHALT PAVEMENT SECTION

NOT TO SCALE



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HEAVY DUTY ASPHALT PAVEMENT SECTION

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SHEET NUMBER:
2
OF 2

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