PRE– APPLICATION MEETING SUBMISSION – OCTOBER 26, 2011 NOT FOR CONSTRUCTION

LEGEND:

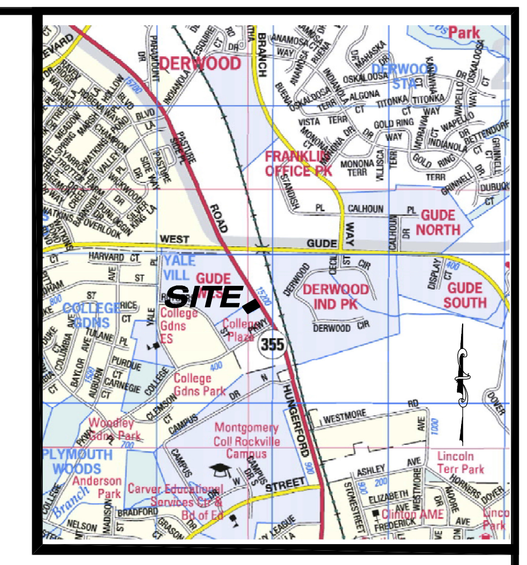
EXISTING

- SANITARY SEWER
- WATER LINE, METER VALVE & HYDRANT
- STORM DRAIN
- SITE BOUNDARY
- LOT LINE
- TREE LINE
- FENCE
- BUILDING
- CURB
- EDGE OF PVMNT
- SIDEWALK
- GAS LINE
- OVERHEAD ELEC.
- UNDERGR. ELEC.
- UNDERGR. TELE.
- UTILITY POLE
- EXIST. CONTOUR
- SPECIMEN TREE

LEGEND:

PROPOSED

- RIGHT OF WAY
- PUBLIC UTILITY EASEMENT
- PUBLIC IMPROVEMENT EASEMENT
- PAVEMENT LINE
- FLAT BOTTOM DITCH
- SHOULDER
- BUILDING RESTRICTION LINE
- FOREST CONSERV. AREA / LANDSCAPING BUFFER
- LIMITS OF DISTURB.
- BUILDING
- SIDEWALK
- GAS
- STORM DRAIN
- WATER LINE



VICINITY MAP

SCALE: 1"=2000'

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BENCHMARK NOTE

BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON USGS BM H147 NAVD88 DATUM.
HORIZONTAL DATUM BASED ON "COLLEGE GARDENS" SUBDIVISION PLAT #9727.
TOPOGRAPHIC AND BOUNDARY DATA SHOWN ON THESE DRAWINGS WAS ESTABLISHED FROM AN ALTA/ACSM FIELD SURVEY COMPLETED IN SEPTEMBER 2011 BY "McILVRIED DIDIANO & MOX, LLC" AND PROVIDED TO DEWBERRY.

ZONING REGULATIONS

ZONING: MXCD (Mixed Use Corridor District)

SITE AREA: 40,000 SF; 0.918 Acres

SETBACKS

	REQUIRED	PROVIDED
FRONT	None	111.0'
REAR	None, 10' Min if Provided	17.0'
SIDE	None, 10' Min if Provided	21.0'
MAX BUILDING HEIGHT	75 Feet	ONE STORY

COVERAGE

BUILDING AND PARKING.....85% MAX

PARKING

ZONING ORDINANCE ARTICLE 16
RETAIL – 1 space for every 200 square feet of Gross floor area

REQUIRED PARKING CALCULATIONS
6784 SF FLOOR AREA /200 = 33.92
SPACES REQUIRED 34 SPACES

SPACES PROVIDED 37 SPACES REGULAR
2 SPACES HANDICAP
39 SPACES TOTAL

EMPLOYEES 3 – 6 PER SHIFT

INTERNAL PARKING GREENSPACE

BASED ON 14,833 SF OF PARKING AREA

REQUIRED ..... 5%; 742 SF
PROVIDED..... 6%; 916 SF

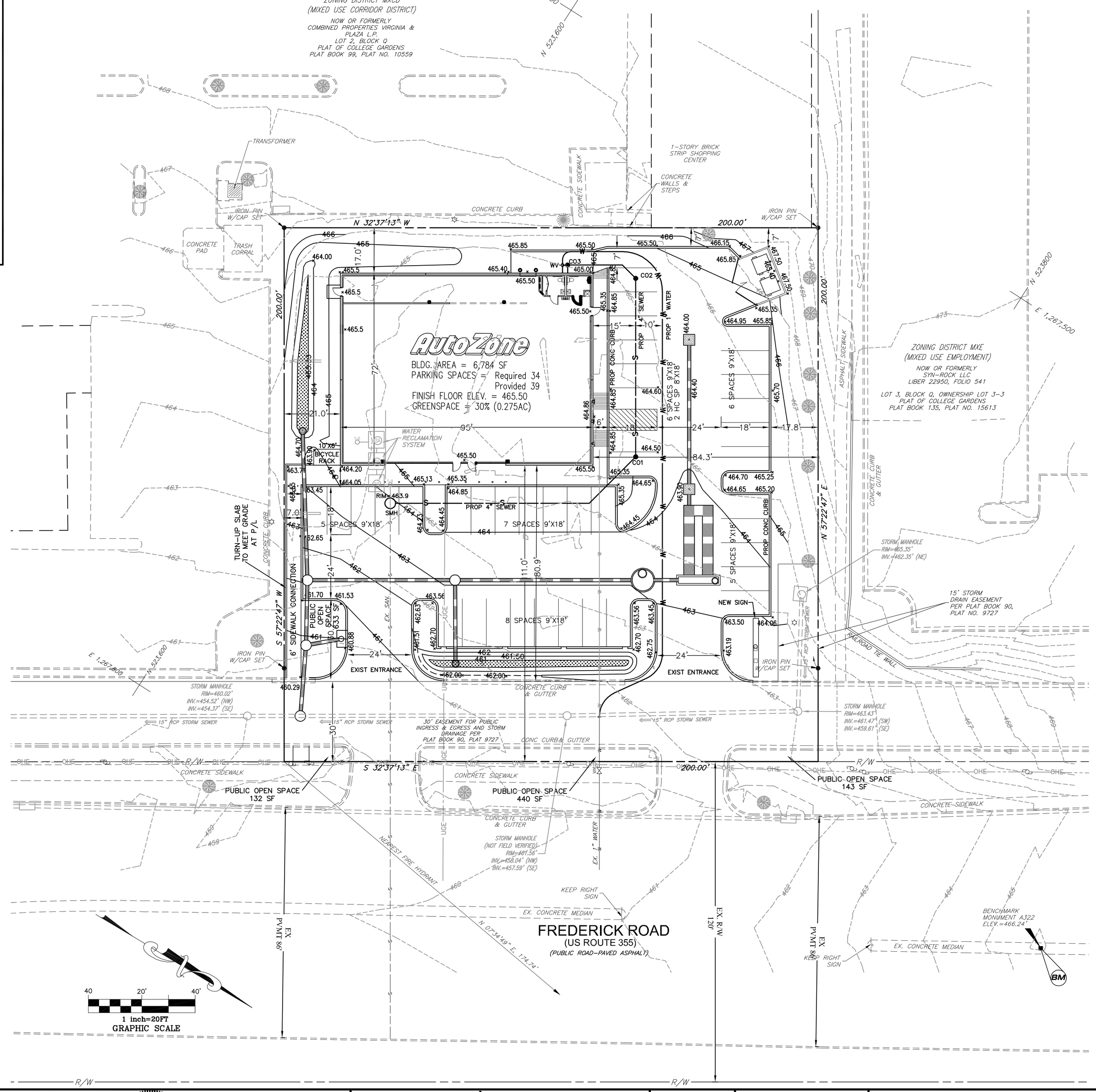
OPEN AREA

REQUIRED ..... 15%; 6,000 SF
PROVIDED..... 30%; 11,831 SF

"PUBLIC USE SPACE"

REQUIRED ..... 10% OF OPEN AREA; 600 SF
PROVIDED..... 11.2%; 1,348 SF

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.



NO	DATE	SUBMITTALS/REVISIONS	BY

CIVIL ENGINEER
Dewberry
203 Perry Parkway, Suite 1
Gaithersburg Maryland 20877
Phone: (301) 337-2866 FAX: (301) 258-7607
Contact: Peter Okafor, PE, Senior Associate

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.
License No.:28759
Expiration Date:5/14/2013

LESSEE/DEVELOPER
AutoZone, Inc
123 South Front Street
3rd Floor
Memphis, TN 38103
Attn: Mr. Kevin Murphy
Phone: 901-495-7625

DEVELOPMENT LOT OWNER
15190 FREDERICK ROAD, LLC
8309 BRYANT DRIVE
BETHESDA MARYLAND, 20817

SCALE: AS SHOWN
DESIGN BY: KEVIN MACK, RLA
CHECKED BY: C.P. OKAFOR, PE
PROJECT NO: 50046120

Watershed: UPPER ROCK CREEK

AutoZone Store No. 4645
15190 FREDERICK ROAD, ROCKVILLE MARYLAND, 20850
"COLLEGE GARDENS" SUBDIVISION LOT 1 BLOCK Q – PLAT 9727

PRELIMINARY PLAN

DISTRICT 4 ACCT 04-000-00238554 ZONE: MXCD TAX MAP GS21 LIBER 40769 FOLIO 262 0.918 AC

DATE: OCTOBER 26, 2011 SHEET 1 OF 1 PP–1