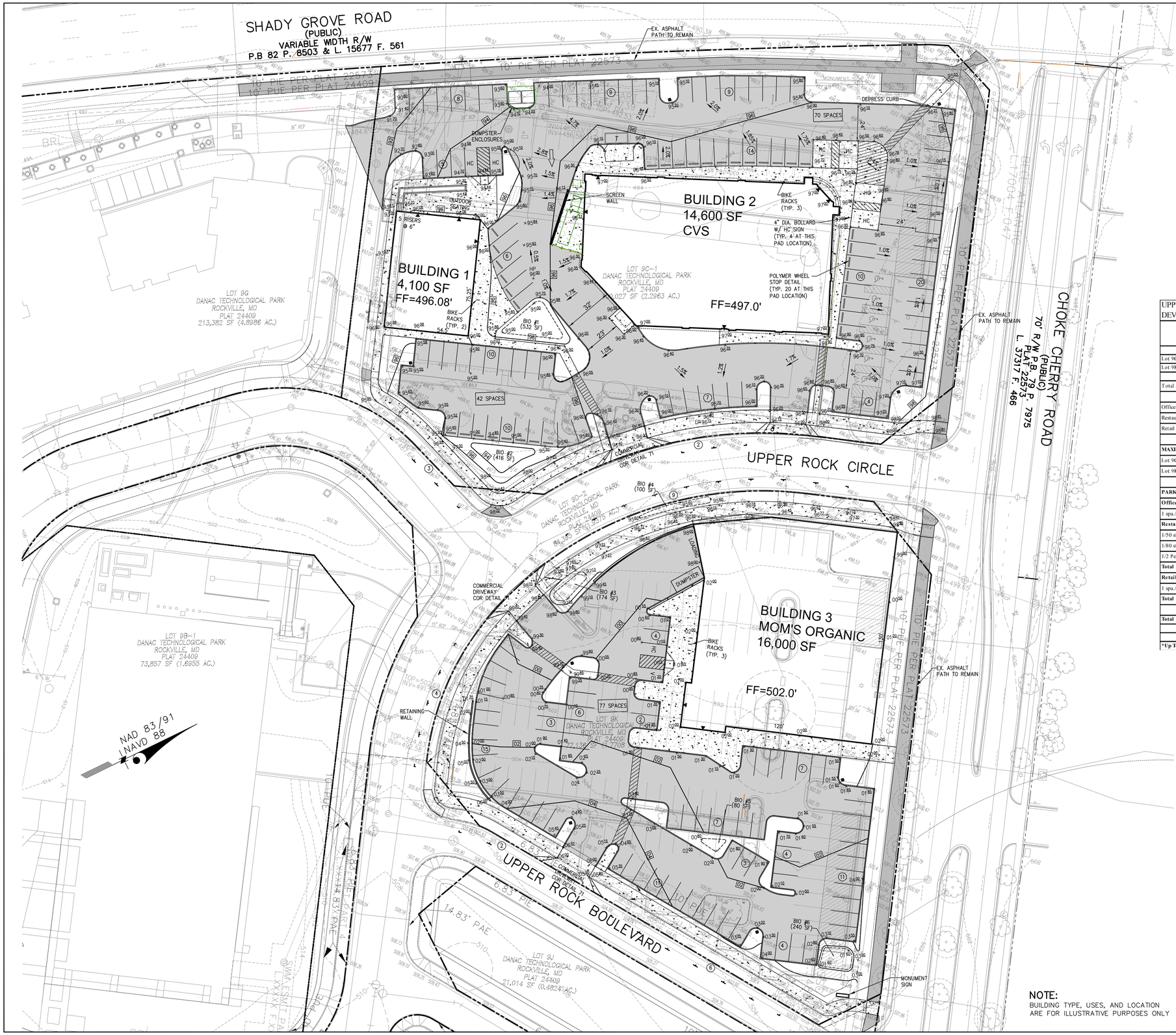

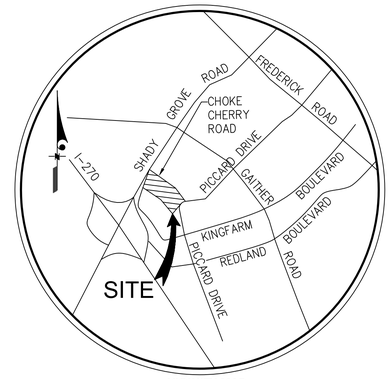

VICINITY MAP
1"=2,000'

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			4,100
Retail SF			30,600
MAXIMUM HEIGHT			
Lot 9C-1, Block 'B'		40 FT	40 FT
Lot 9K, Block 'C'		90 FT	40 FT
PARKING SPACES:			
Office Required			
1 spa./300 sf			0
Restaurant Required			
1/50 sf Patron Area (assume 50%)			41
1/80 sf Outdoor Seating (400 sf)			5
1/2 Per Employee (assume 8)			4
Total Restaurant Required			50
Retail Required			
1 spa./200 sf			153
Total Required			203
Total Parking Spaces Provided (Approx.)			189*
***Up To 30 Spaces Available in Garage**			

LEGEND

- PROPERTY LINE
- BUILDING
- DOOR
- BUILDING OVERHANG
- CURB
- PARKING LOT PAVING
- SHADE TREE (42)
- ORNAMENTAL TREE (26)

(55) TREES REQUIRED PER FTP2008-00006

- 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
- PROP. LIGHTPOLE

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.: 08-22-16

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www.jba-inc.net
Engineering·Surveying·Planning

REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL

UPPER ROCK - PHASE III

SITE PLAN

BLOCKS B & C
ROCKVILLE, MARYLAND

STATE OF MARYLAND
KEVIN T. JOHNSON
No. 16148
REGISTERED
PROFESSIONAL ENGINEER

PLAN NO.:	
SCALE:	1"=30'
DATE:	10/31/14
SHEET	C-1.10
FILE NO:	05-021

I:\Proj\05-021 - Upper Rock\Plot\Site Plan.dwg, 11/7/2014 3:00:23 PM