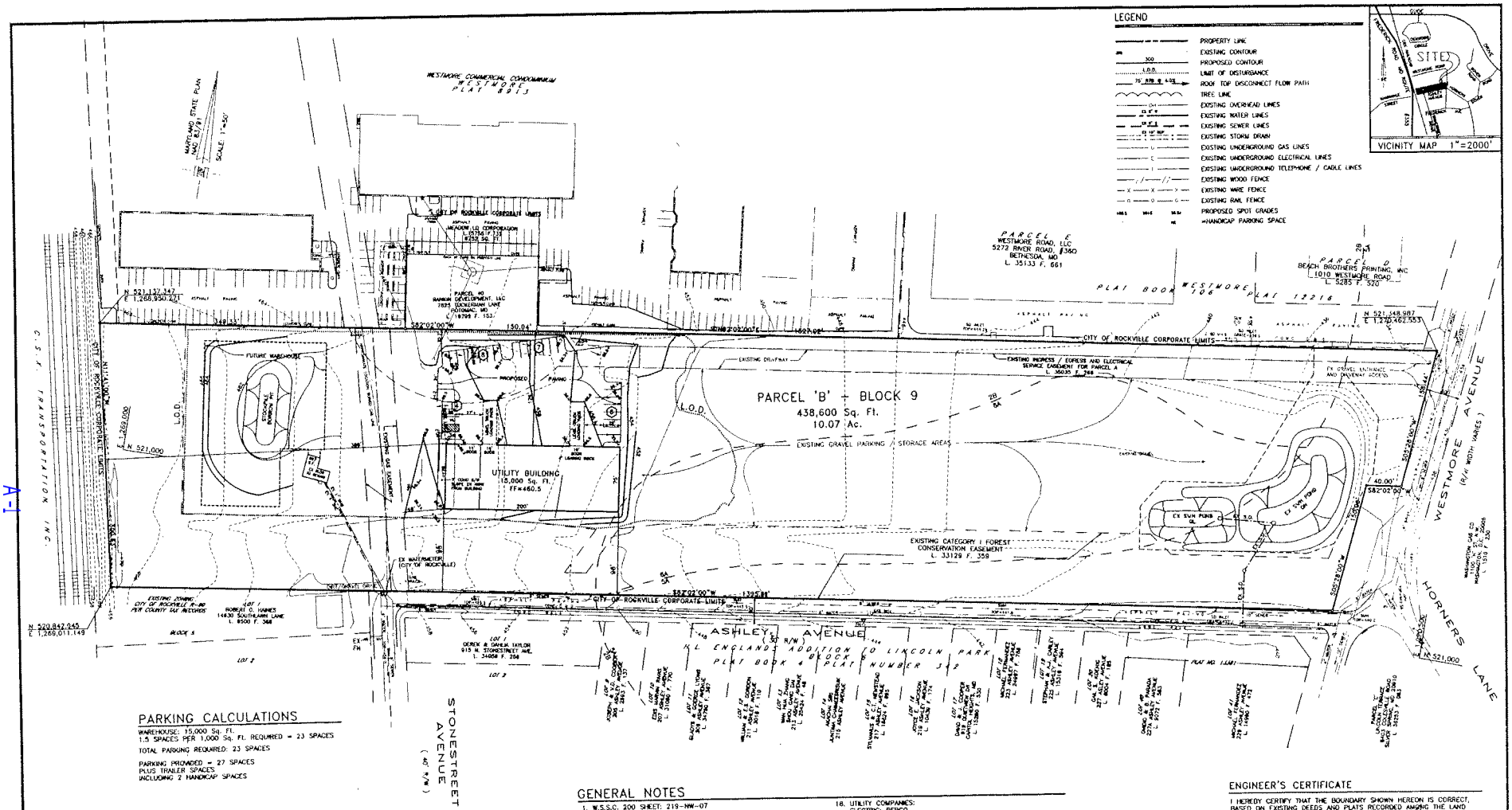

LEGEND

- PROPERTY LINE
- 300 EXISTING CONTOUR
- 300 PROPOSED CONTOUR
- L.O.D. LIMIT OF DISTURBANCE
- ROOF TOP DISCONNECT FLOW PATH
- TREE LINE
- OH EXISTING OVERHEAD LINES
- EXISTING WATER LINES
- EXISTING SEWER LINES
- EXISTING STORM DRAIN
- G EXISTING UNDERGROUND GAS LINES
- E EXISTING UNDERGROUND ELECTRICAL LINES
- T EXISTING UNDERGROUND TELEPHONE / CABLE LINES
- EXISTING WOOD FENCE
- X EXISTING WIRE FENCE
- O EXISTING RAIL FENCE
- WS WSE WSW PROPOSED SPOT GRADES
- HC =HANDICAP PARKING SPACE

PARKING CALCULATIONS

WAREHOUSE: 15,000 Sq. Ft.
1.5 SPACES PER 1,000 Sq. Ft. REQUIRED = 23 SPACES

TOTAL PARKING REQUIRED: 23 SPACES

PARKING PROVIDED = 27 SPACES
PLUS TRAILER SPACES
INCLUDING 2 HANDICAP SPACES

DEVELOPMENT DATA	REQUIRED	REQUIRED
ZONE (I1)		
MINIMUM AREA	N/A	10.07 Ac.
GREEN SPACE	10%	29.9%
SETBACKS FROM: STREETS / SIDEYARDS	60' FROM ℄ 0' OR 10' MIN	100' FROM ℄ 10' MIN
HEIGHT: IN STORIES / IN FEET	3 / 42'	1 / 25'

GENERAL NOTES

1. W.S.S.C. 200 SHEET: 219-NW-07
2. TAX MAP: GR-343, PARCEL 92
3. PARCEL TAX I.D. #04-00035564
4. ADC MAP LOCATION: MAP 5164, GRID F-5
5. PROPERTY ADDRESS IS 1000 WESTMORE AVENUE
6. DEED REFERENCE: L. 35078 F. 632
7. BUILDING AREA:
   597 Sq. Ft. OFFICE TO REMAIN
   PROPOSED 15,000 Sq. Ft. STORAGE BUILDING (UTILITY BUILDING)
8. THE SITE IS SERVED BY AN EXISTING 1" WATER AND 4" SEWER HOUSE CONNECTION TO THE EXISTING 597 S.F. BUILDING. THESE CONNECTIONS HAVE BEEN CONNECTED TO THE CITY OF ROCKVILLE SERVICE SYSTEM SINCE 1956. NO SERVICE REQUIRED OR REQUESTED FOR THE PROPOSED UTILITY BUILDING.
9. WATER AND SEWER CATEGORY: S-1, W-1
10. THERE IS NO FLOODPLAIN OR WETLANDS ON THIS SITE.
11. WATERSHED: ROCK CREEK
12. STORMWATER MANAGEMENT:
    EXISTING APPROVED CONCEPT #201183. EXISTING OH/OL FACILITY ON-SITE. THIS EXISTING STORMWATER MANAGEMENT FACILITY HAS BEEN DESIGNED, CONSTRUCTED AND AS-BUILT UNDER PERMIT #204518. THE FACILITY WAS ALSO APPROVED TO MEET THE ADDITIONAL DESIGN REQUIREMENTS REQUIRED BY THE CITY OF ROCKVILLE UNDER PERMIT #PWK 2002-00082. PROPOSED CONSTRUCTION IS ACCOUNTED FOR IN THE EXISTING FACILITY.
13. SOILS: 2B, GLENELG SILT LOAM, 5A, GLENVILLE SILT LOAM AND 8A, BAILE SILT LOAM.
14. BOUNDARY FROM SURVEY BY GOODIE SURVEYS, LLC DATED 2/2/07.
15. TOPOGRAPHIC FROM SURVEY FROM FOWLER ASSOCIATES, INC.
16. UTILITY COMPANIES:
    ELECTRIC: PEPCO
    TELEPHONE: VERIZON
    GAS: WASHINGTON GAS
    CATV: COMCAST
    WATER/SEWER: CITY OF ROCKVILLE
17. OWNER:
    INTERSTATE WESTMORE, LLC
    14640 SOUTHLAWN LANE, SUITE A
    ROCKVILLE, MD 20850
    PHONE: 301-738-7111
18. NRI/FSD #4-06265E APPROVED ON 4/10/06
19. TOTAL AREA OF DISTURBANCE: 33,000 S.F.
20. FOREST CONSERVATION REQUIREMENTS HAVE BEEN PREVIOUSLY MET WITH AN EXISTING EASEMENT RECORDED IN LIBER 33129 AT FOLIO 359. THE FINAL FOREST CONSERVATION PLAN WAS APPROVED 7/7/2000 UNDER #SE-01001. ALL REFORESTATION COMPLETED.
21. EMERGENCY FIRE SERVICE PROVIDED FROM EXISTING FIRE HYDRANT IN STONESTREET AVENUE.
22. A PERMIT FOR THE EXISTING DRIVEWAY WAS ISSUED BY THE CITY OF ROCKVILLE UNDER PERMIT PWK 2002-00082.
23. NO WORK IS PROPOSED IN ASHLEY AVENUE OR WESTMORE AVENUE SINCE THEY ARE UNDER THE JURISDICTION OF THE CITY OF ROCKVILLE.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY SHOWN HEREON IS CORRECT, BASED ON EXISTING DEEDS AND PLATS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. PROPERTY LINE SUBJECT TO CHANGE AT FINAL SURVEY. TOPOGRAPHY FROM SOURCES NOTED.

1/19/10
DATE

DEAN PACKARD, P.E. MD #16516

STATE OF MARYLAND
DEAN PACKARD
No. 16516
REGISTERED PROFESSIONAL ENGINEER

REVISIONS		
No.	DATE	BY

PRELIMINARY PLAN
PARCEL 'B' - BLOCK 9
LINCOLN PARK
1000 WESTMORE INDUSTRIAL PARK

PROPERTY OF INTERSTATE WESTMORE, LLC
RECORDED IN LIBER 35078 AT FOLIO 632
ROCKVILLE ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND

PG ASSOCIATES, INC
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
14220 FREDERICK ROAD, SUITE 300
GAITHERSBURG, MD 20877
(301) 208-0250

SCALE 1"=50'	DRAWN JDJ
CHECKED	DATE 10/25/09
JOB NUMBER	
DRAWING NO. SHEET 1 of 1	

A-1

Attachment A