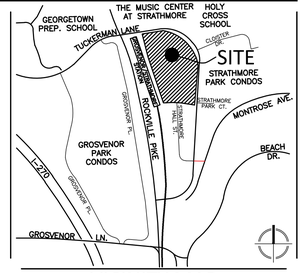
E-FILE STAMP

GROSVENOR-STRATHMORE WMATA GARAGE EXPANSION
MANDATORY REFERRAL SITE PLAN



VICINITY MAP
SCALE: 1" = 2,000'

DEVELOPMENT STANDARDS

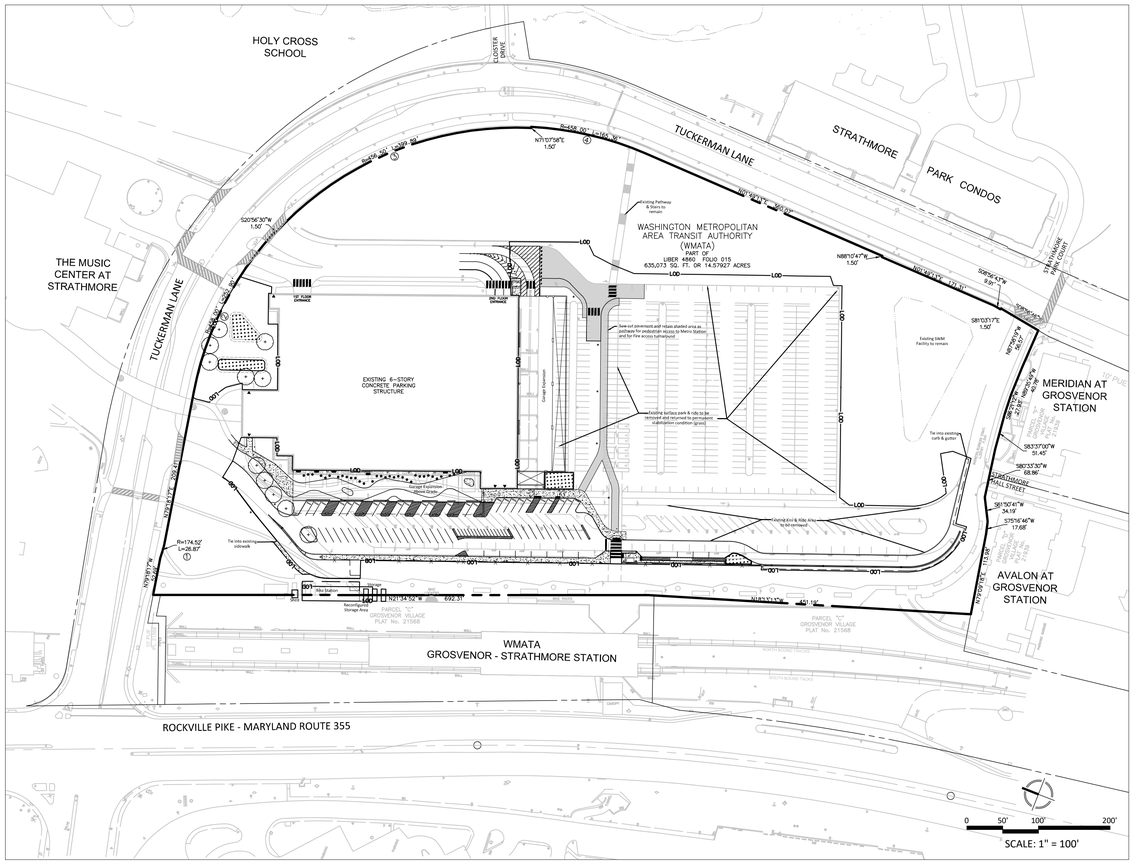
Property Area Data	*SF*	*Acres*
Tract	635,073	14.5793
Previous Dedications	0	0.0000
Existing Site	**635,073**	**14.5793**
Less Proposed Dedications	0	0.0000
Proposed Site	**635,073**	**14.5793**

Development Standards	*Required/ Permitted*	*Provided*
Minimum Lot Area (SF)	N/A	635,073
Maximum Lot Coverage (%)	N/A	19
Minimum Front Setback (feet)	N/A	45
Minimum side street setback (abutting lot fronts on the side street and is in a Residential Detached zone) (feet)	N/A	230
Side Setback (feet)	N/A	110
Sum of Side Setbacks (feet)	N/A	340
Rear Setback (feet)	N/A	605
Building Height (feet)	300'	35' (Unchanged)

Parking Tabulations	*Required*	*Existing*	*Proposed*
Surface	0	395	-
Surface HC / Van	0	13	-
Sub-Total (including HC/Van)	0	408	-
Kiss & Ride	0	77	55
Kiss & Ride HC / Van	0	3	4
Kiss & Ride Motorcycle	0	-	16
Sub-Total (including HC/Van)	0	80	75
Garage	0	1,444	1,858
Garage HC / Van	0	38	38
Garage Motorcycle	0	2	2
Sub-Total (including HC/Van)	0	1,484	1,898
TOTAL HC/VAN	**0**	**54**	**42**
GRAND TOTAL (including HC/Van)	**0**	**1,972**	**1,973**

Bicycle	0	100	100

PROJECT COMPOSITE



GENERAL NOTES

1. THE GROSS TRACT AREA IS ± 14.58 AC OR ± 635,073 SF.
2. THE SUBJECT PROPERTY IS LOCATED ON TAX MAP HP123.
3. TAX ACCOUNT NUMBER ASSOCIATED WITH THIS PROPERTY IS 04-00055028.
4. THE HORIZONTAL DATUM IS MARYLAND STATE GRID NORTH (NAD83) AND THE VERTICAL DATUM IS NVGD29.
5. THE SITE IS LOCATED ON WSSC MAP 213NW05. THE PROJECT IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS CURRENTLY IN WATER AND SEWER SERVICE CATEGORIES W-1 & S-1, RESPECTIVELY.
6. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA OF 0.2% ANNUAL CHANCE OF FLOOD) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 24031C0365D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.
7. THE SUBJECT PROPERTY IS CURRENTLY ZONED CR-3.0, C-0.5, R-2.75, H-300' PER RESOLUTION #18-1085, DATED APRIL 10, 2018.
8. THE SUBJECT PROPERTY DRAINS TO LOWER ROCK CREEK, WHICH FLOWS INTO ROCK CREEK, A USE CLASS I STREAM, AND EVENTUALLY INTO THE POTOMAC RIVER. THE SUBJECT PROPERTY ALSO DRAINS TO LUXMANOR BRANCH, WHICH DRAINS TO LOWER ROCK CREEK, WHICH FLOWS INTO ROCK CREEK, A USE CLASS I STREAM, AND EVENTUALLY INTO THE POTOMAC RIVER.
9. FINAL FCP MR-00201 FOR THE SUBJECT PROPERTY WAS APPROVED 05/22/2001.
10. SURVEY WAS PERFORMED BY VIKA MARYLAND, LLC IN JANUARY 2018.

PLAN LEGEND

PROPERTY LINES	PROPOSED WATER LINE	EXISTING GUY POLE	EXISTING BOLLARD	PROPOSED REMOVABLE LOCKED BOLLARD
EXISTING CABLE TELEVISION CONDUIT	PROPOSED SANITARY SEWER WITH STRUCTURE	EXISTING GAS VALVE	EXISTING SIGN POST	PROPOSED FIXED BOLLARD
EXISTING ELECTRICAL CONDUIT	PROPOSED STORM DRAIN	EXISTING LIGHT POLE	EXISTING WOOD POST	PROPOSED DELINEATOR POST
EXISTING EDGE OF PAVEMENT	PROPOSED LIMITS OF DISTURBANCE	EXISTING PHONE PEDESTAL	EXISTING INLETS	PROPOSED CROSSWALK
EXISTING FENCE LINE	PROPOSED STORM WATER EASEMENT	EXISTING PHONE MANHOLE	EXISTING CURB INLET	PROPOSED RELOCATED LIGHTS
EXISTING NATURAL GAS CONDUIT	EXISTING CROSSWALK	EXISTING UTILITY POLE	EXISTING CONCRETE	PROPOSED PARKING LABELS
EXISTING OVERHEAD WIRES	EXISTING SANITARY CLEANOUT	EXISTING SANITARY MANHOLE	EXISTING CURB AND GUTTER	PROPOSED HARDSCAPE
EXISTING TELEPHONE CONDUIT	EXISTING STORM DRAIN MANHOLE	EXISTING TRAFFIC CONTROL BOX	EXISTING BUILDING	DOOR LOCATION
EXISTING PUBLIC UTILITIES EASEMENTS	EXISTING ELECTRICAL JUNCTION BOX	EXISTING TRAFFIC SIGNAL POLE	EXISTING STORY	PROPOSED SWM FACILITY
EXISTING SANITARY SEWER CONDUIT	EXISTING ELECTRICAL MANHOLE	EXISTING TREE	EXISTING ELECTRICAL TRANSFORMER	PROPOSED SWM FACILITY WITH CHEEK WALL AND CURB CUT
EXISTING STORM DRAIN CONDUIT	EXISTING FIRE DEPARTMENT CONNECTION	EXISTING CABLE TELEVISION PEDESTAL	EXISTING ASPHALT	PROPOSED GARAGE AREA-WAYS
EXISTING WATER CONDUIT	EXISTING FIRE HYDRANT	EXISTING UNKNOWN UTILITY MANHOLE	EXISTING EASEMENT	
EXISTING ZONE LIMITS	EXISTING GAS MANHOLE	EXISTING WATER METER	EXISTING REINFORCED CONCRETE PIPE	
PROPOSED 10' CONTOUR		EXISTING WATER MANHOLE	EXISTING CORRUGATED METAL PIPE	
PROPOSED 2' CONTOUR		EXISTING WATER VALVE	EXISTING BUILDING RESTRICTION LINE	
			EXISTING RIGHT-OF-WAY	

SHEET INDEX

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MRPLAN-002	MANDATORY REFERRAL APPROVALS
MRPLAN-003	MANDATORY REFERRAL SITE PLAN
LOCAL-001	LOCAL AREA MAP
EXIST-001	EXISTING CONDITION PLAN
CIRC-001	VEHICLE CIRCULATION PLAN
CIRC-002	BIKE AND PEDESTRIAN CIRCULATION PLAN
LL-001	LANDSCAPING AND LIGHTING PLAN

SUPPORTING PLANS

FIRE-001	FIRE ACCESS PLAN

VIKA
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LANDSCAPE ARCHITECTS SURVEYORS
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GERMANTOWN, MD. TYSONS, VA.

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301.916.4100
LAURENT MOUNAUD, PE

REVISIONS	DATE
1 INITIAL SUBMISSION	4/25/2018

PROFESSIONAL SEAL

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.
NAME: LAURENT MOUNAUD
LICENSE #: 32749
EXPIRATION DATE: JAN. 21, 2019

GROSVENOR - STRATHMORE
WMATA GARAGE EXPANSION
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 213NW05
TAX MAP:HP123

MANDATORY REFERRAL COVER SHEET

DRAWN BY: LWA
DESIGNED BY: IPD/LGM
DATE ISSUED: 04/25/18

VIKA PROJECT: VM 50226 A
APPLICATION NO.: MR2018026
SHEET NO.: MRPLAN-001

LAYOUT: 03-MRPLAN-MR2018XXXX-01, Plotted By: Mounaud

Z:\50000-50500\50226\CAD\CONCEPTUPLOT SHEETS\50226000-P_MANDATORY REFERRAL.dwg -- Wednesday, April 25, 2018 10:37:18 AM