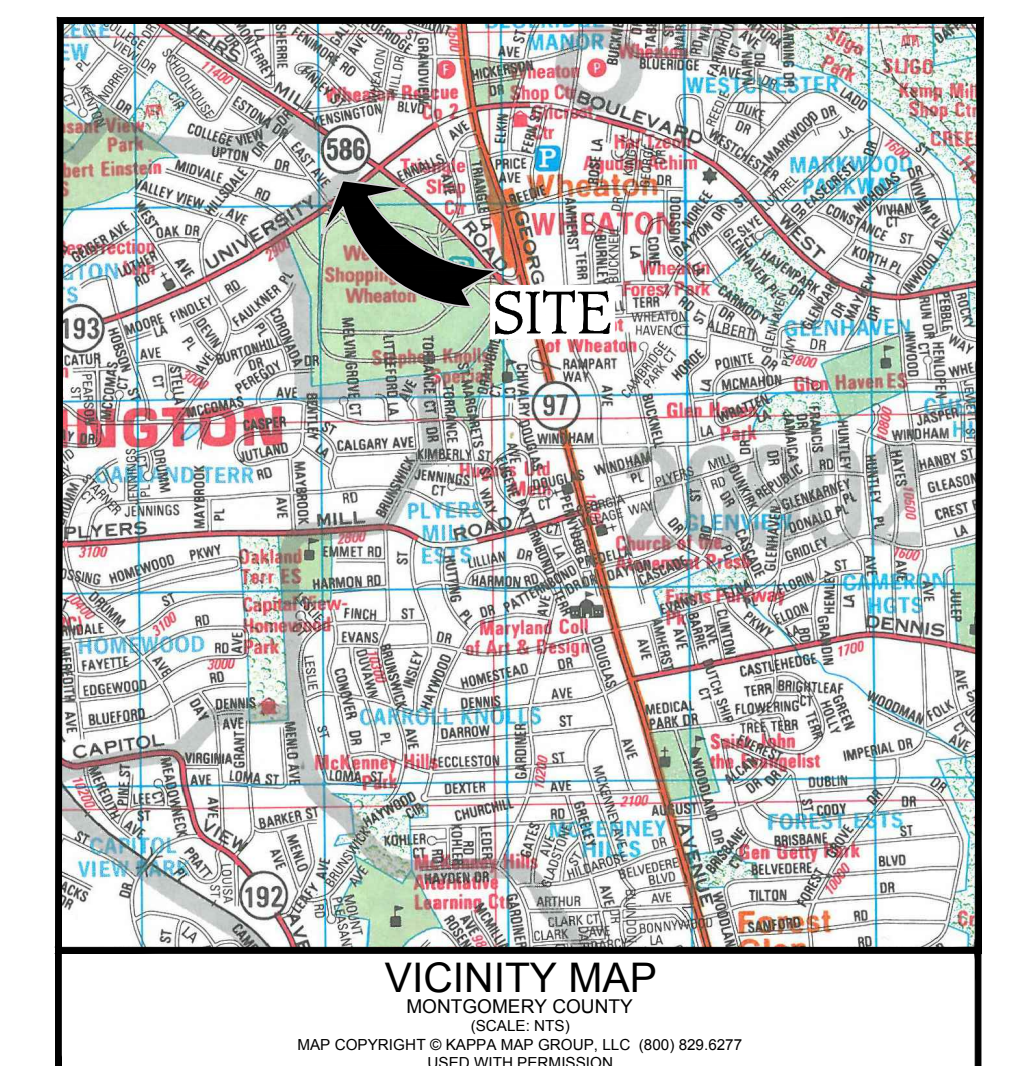


- GENERAL NOTES**
 Area: 224,712 sqft or 5.16 Acres
 Zone: CR-3.0, C-2.5, R-2.5, H-100
 CR-5.0, C-4.5, R-4.5, H-130
 CRN-1.5, C-0.25, R-1.5, H-45
 R-60
- This site is located on Tax Map HQS1, HQ61 and WSSC grid 214NW03, and identified as Parcels P282, AND 0000 with Tax ID numbers 00966988, 0188512, 01027106, 01027378, 01026977, 01027015, 01027026, 01027004, and 01027458. Street addresses are 11250 Views Mill Road, 11200 Views Mill Road, 11227 East Avenue, 11225 East Avenue, 11223 East Avenue, East Avenue, 11217 East Avenue, and Upton Drive respectively.
 - Fieldwork for Boundary information, and Topography information - 2' contours, was conducted on 02/13/2019 by Charles P. Johnson & Associates.
 - Soils information was obtained from www.websoilsurvey.nrcs.usda.gov on January 23, 2020.
 - The site is located within the Lower Rock Creek watershed.
 - The site contains no Special Protection (SPA) or Primary Management (PMA) areas.
 - No Historic sites are located within or adjacent to this property.
 - No Rare or Threatened Species, Critical Habitats were observed on this property.
 - There are steep slopes located on-site.
 - The site contains no forest. There is a small portion of canopy from the properties along East Avenue.
 - There are no significant views or vistas located on this site.
 - This site is located on tax map HQS1 AND HQ61.
 - This site is located on WSC 200 sheet 214NW03.
 - This site is located on ADC map grid F-11A.
 - This site is located in Election District 13.
 - This site is located in the Lower Rock Creek watershed.
 - WSSC service categories: S-1, W-1.
 - Site is to be serviced by public water and sewer systems.



LEGEND

- EX SIGNAL POLE
- ⊙ EX MANHOLE
- ⊕ EX STORM DRAIN MANHOLE
- EX UTILITY POLE
- ☆ EX GUY WIRE
- ⊕ EX LIGHT
- ⊕ EX SIGN
- ⊕ EX FIRE HYDRANT
- EX PROPERTY LINE
- EX EASEMENT LINE
- EX BARBED WIRE
- EX OVER HEAD WIRE
- EX TREE LINE
- EX BUSH HEDGE
- EX SOIL LINE
- STEEP SLOPES (>15%)
- STEEP SLOPES (>25%)
- ▨ EXISTING BUILDING

DATA TABLE

Zoning	CR-5.0, CR-3.0, CRN 1.5, R-60
Ex. Water/Sewer Categories	W-1/5-1
Method of SWM	Environmental Site Design
Watershed	Lower Rock Creek
Topographical Information from	Charles P. Johnson & Associates
Contour Interval	2 Foot
Boundary Information from	Charles P. Johnson & Associates
Maryland State Grid Datum Used	NAD 83/91
Tax Map Reference	HQS1 and HQ61
WSSC Base Map	214NW03
Areas	
Area of CR-5.0	60,885 SF (1.40 Acres)
Area of CR-3.0	98,407 SF (2.26 Acres)
Area of CRN-1.5	55,820 SF (1.28 Acres)
Area of R-60	9,625 SF (0.22 Acres)
Gross Tract Area	224,712 SF (5.16 Acres)
Street Dedication (Veirs Mill & University)	11,578 SF (0.27 Acres)
Street Dedication (Kensington Blvd)	5,504 SF (0.13 Acres)
Net Tract Area	207,635 SF (4.77 Acres)
100 Year Floodplain	None
Stream Valley Buffer	None
Wetlands	None

PARKING DATA TABLE (39.6.2.4)

	Required sp (50/99)	Existing
Vehicle/Equipment Sales & Rental (29989 SF)	123sp/10000ft	39 sp
Retail Sales & Service (4209 SF)	20sp/10000ft	33 sp
Storage Facility (18606 SF)	20sp/1.5sp/10000ft	43 sp
Total	160 sp	175 total sp

SOILS CHART

SYMBOL	NAME	HYDRIC	SLOPE	SOIL GROUP	COMMENTS
2C	Glenn silt loam	No	8-15%	B	Well drained
4C0	Urban land	No	N/A	D	N/A

UPDATES/REVISIONS:

EXISTING CONDITIONS PLAN

WHEATON GATEWAY
 4th DISTRICT
 MONTGOMERY COUNTY, MD

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CLIENT: Owner: The Staff Companies 57 Randolph Road, Suite 200 Silver Spring, MD 20904	WSSC GRID: 214NW03 TAX MAP: 0-00000
DESIGN: MIL	SHEET: 1 OF 2
DRAFT: MIL	
DATE: February 2020	FILE NO: 2018-1012
SCALE: 1" = 30'	

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