

VICINITY MAP FOR
SDPA 03-1



Map compiled on March 07, 2003 at 10:54 AM | Site located on base sheet no. 227NW11

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998



Kimley-Horn and Associates, Inc.
 3001 WESTON PARKWAY
 CARY, NORTH CAROLINA 27513-2301

CONSULTANT:
 KIMLEY-HORN AND ASSOC.
 3001 WESTON PARKWAY
 CARY, NORTH CAROLINA 27513-2301
 TEL: (919) 877-7000
 FAX: (919) 877-2000



CVS/
pharmacy
 10,880 PROTOTYPE
 STORE NUMBER: NEW
 FREDERICK ROAD
 CERRITOS, MARYLAND

OWNER/DEVELOPER:
 ROADSIDE DEVELOPMENT
 SUITE 400
 WASHINGTON, D.C. 20005
 OFFICE: (202) 730-2007
 FAX: (202) 730-2030

REVISIONS:
 LAYOUT COORD: ENT
 PLANNING ADR: JAB
 DRAWING BY: TLM
 DATE: 7-31-02
 JOB NUMBER: 02115001
 TITLE: SCHEMATIC DEVELOPMENT PLAN AMENDMENT
 SHEET NUMBER: 1 OF 1
 COMMENTS: NOT FOR CONSTRUCTION

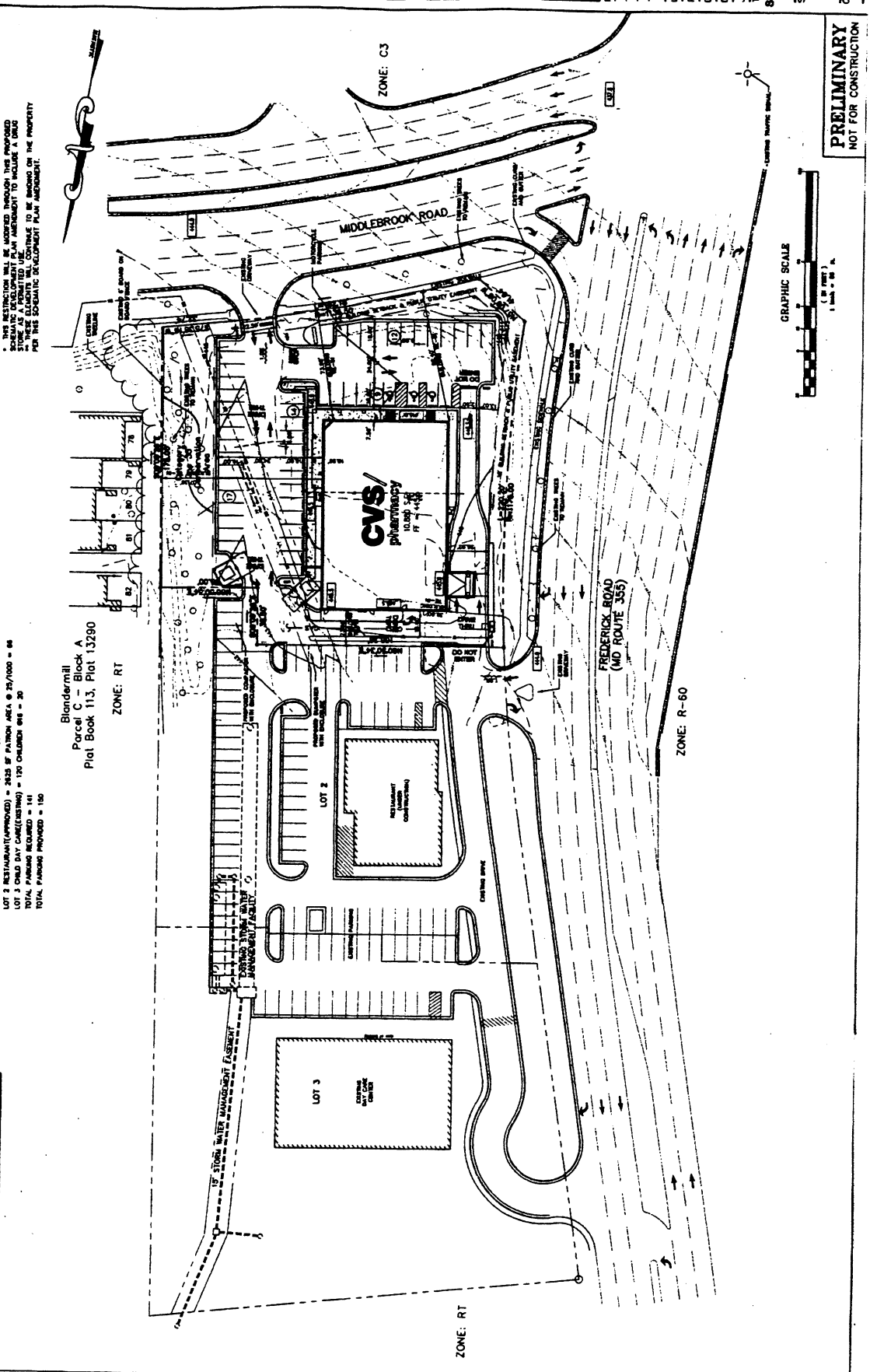
NO.	REVISION/NOTED FOR	DATE
1	REVISED PER COMMENTS	8-1-02
2	REVISED PER COMMENTS	8-1-02
3	REVISED PER COMMENTS	8-1-02
4	REVISED PER COMMENTS	8-1-02
5	REVISED PER COMMENTS	8-1-02
6	REVISED PER COMMENTS	8-1-02
7	REVISED PER COMMENTS	8-1-02
8	REVISED PER COMMENTS	8-1-02
9	REVISED PER COMMENTS	8-1-02
10	REVISED PER COMMENTS	8-1-02
11	REVISED PER COMMENTS	8-1-02
12	REVISED PER COMMENTS	8-1-02
13	REVISED PER COMMENTS	8-1-02
14	REVISED PER COMMENTS	8-1-02
15	REVISED PER COMMENTS	8-1-02
16	REVISED PER COMMENTS	8-1-02
17	REVISED PER COMMENTS	8-1-02
18	REVISED PER COMMENTS	8-1-02
19	REVISED PER COMMENTS	8-1-02
20	REVISED PER COMMENTS	8-1-02

GENERAL NOTES:

- SCHEMATIC AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHER ASSOCIATES, LLC AND DRUMPER ADRI ASSOCIATES.
- EXISTING NEAR FLOOD PLAIN ON THE SITE. (FOR SCHEMATIC DEVELOPMENT PLAN NO. G-724)
- EXISTING AND PROPOSED UTILITIES ON THE SITE. (FOR SCHEMATIC DEVELOPMENT PLAN NO. G-724)
- EXISTING AND PROPOSED UTILITIES ON THE SITE. (FOR SCHEMATIC DEVELOPMENT PLAN NO. G-724)
- PLANNING AREA: CERRITOS-AREA 18. (FOR SCHEMATIC DEVELOPMENT PLAN NO. G-724)
- PUBLIC WATER AND SEWER TO BE UTILIZED R-1 AND S-1. (FOR SCHEMATIC DEVELOPMENT PLAN NO. G-724)
- DRAINAGE BASIN: GREAT SMOKY CREEK WATERSHED; A-12 (SUBWATERSHED FOR SCHEMATIC DEVELOPMENT PLAN NO. G-724)
- STORM WATER MANAGEMENT IS PROVIDED ON-SITE. (CONCEPT APPROVED 6/7/02)
- PROPOSED CONNECTIONS TO FREDERICK ROAD AND MIDDLEBROOK ROAD ARE EXISTING AND THERE ARE NO PROPOSED CHANGES TO THESE ROADS.
- THIS PLAN REFLECTS AN AMENDMENT TO LOT 1 AS DEPICED ON SCHEMATIC DEVELOPMENT PLAN NO. G-724.

ZONING REQUIREMENTS:

LOT 1 (ORIG. STORE) = 10,880 SQ. FT. / ZONE = R-60
 LOT 2 (RESTAURANT/PROPOSED) = 17,000 SQ. FT. / ZONE = R-60
 LOT 3 (CHILD DAY CARE/EXISTING) = 120 CHILDREN / ZONE = R-60
 TOTAL PARKING REQUIRED = 141
 TOTAL PARKING PROVIDED = 150



PRELIMINARY
 NOT FOR CONSTRUCTION

SCHEMATIC DEVELOPMENT PLAN AMENDMENT

SITE SUMMARY FOR ZONING NOTES			
ITEM	REQUIRED/PERMITTED PER ZONING ORDINANCE	REQUIRED PER COVENANTS	PROPOSED
ZONING	C-3	C-3	C-3
USE	DRUG STORE ALLOWED	DRUG STORE NOT ALLOWED *	DRUG STORE - 10,880 SF
BUILDING COVERAGE (F.A.R.)	N/A	0.25 **	0.21 (LOT 1)
TOTAL GREEN AREA	10% MINIMUM	25% MINIMUM **	27.1% MINIMUM (LOT 1)
INTERN. GREEN AREA	5% MINIMUM	N/A	6% MINIMUM (LOT 1)
HEIGHT	3 STORY - 42' MAXIMUM	35' MAXIMUM **	1 STORY - 30'
SETBACKS	STREET - 10' ADJACENT TO RESIDENCE - 20' REAR - 0'	STREET - N/A ADJACENT TO RESIDENCE - 35' ** REAR - N/A	STREET - 73.98', 38.60' ADJACENT TO RESIDENCE - 107.39' REAR - 23.98'
PARKING	55 SPACES	N/A	52 SPACES (PARKING WAIVER REQUEST FOR 3 SPACES SUBMITTED CONCURRENT WITH THIS APPLICATION

- * THIS RESTRICTION WILL BE MODIFIED THROUGH THIS PROPOSED SCHEMATIC DEVELOPMENT PLAN AMENDMENT TO INCLUDE A DRUG STORE AS A PERMITTED USE.
- ** THESE ELEMENTS WILL CONTINUE TO BE BINDING ON THE PROPERTY PER THIS SCHEMATIC DEVELOPMENT PLAN AMENDMENT.

Kimley-Horn and Associates, Inc.
 3001 WESTON PARKWAY
 CARY, NORTH CAROLINA 27513-2301

CONSULTANT:
 KIMLEY-HORN AND ASSOC.
 3001 WESTON PARKWAY
 CARY, NC 27513-2301
 TEL: (919) 877-8000
 FAX: (919) 877-2050

SEAL:

CVS/
pharmacy
 10,880 PROTOTYPE
 STORE NUMBER: NEW
 FREDERICK ROAD
 GERMANTOWN, MARYLAND

OWNER/DEVELOPER:
 ROADSIDE DEVELOPMENT
 815 S. WASHINGTON AVE.
 WASHINGTON, D.C. 20005
 OFFICE: (202) 730-2007
 FAX: (202) 730-2030

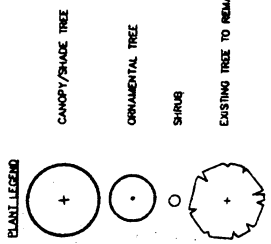
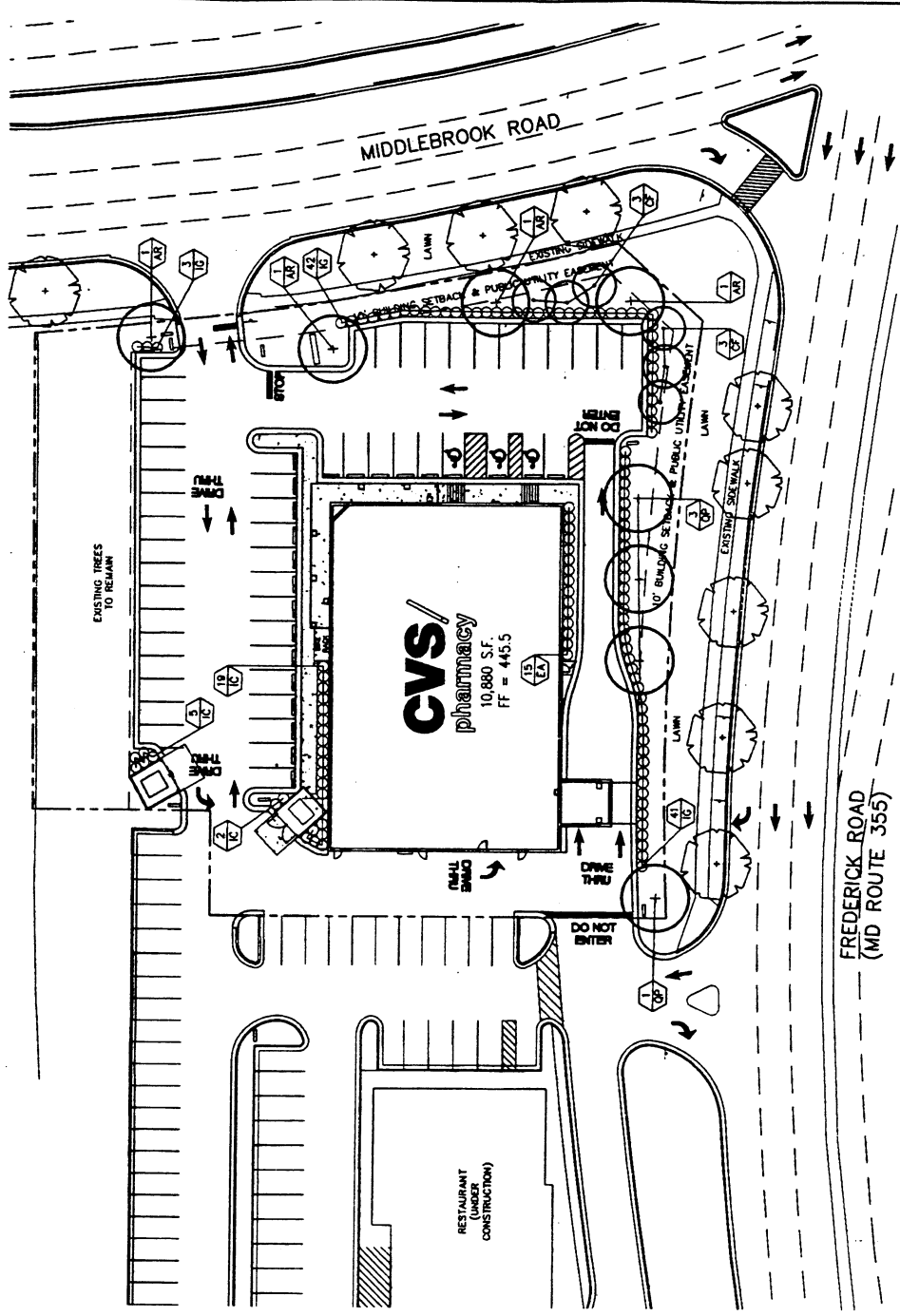
REVISIONS:

LAYOUT COORD:
 PLANNING MGR:
 DRAWING BY:
 DATE:
 JOB NUMBER:
 TITLE:

LANDSCAPE PLAN

SHEET NUMBER:
LA-1

COMMENTS:
 NOT APPROVED



PLANT LIST

TYPE	SYMBOL	BOTANICAL NAME	COMMON NAME	CAULIFER	HEIGHT	SPREAD	ROOT	SPACING	OTHER
TREES	AR	Aster rubrum	Red Aster	3'	14'-18'	18'	BBM	BBM	LIMITED TO 6'
	CF	Conium maculatum	Poison Hemlock	3'	18'-22'	18'	BBM	BBM	LIMITED TO 6'
	CP	Quercus phellos	White Oak	5'	14'-16'	18'-20'	BBM	BBM	4' o.c.
SHRUBS	IC	Malva sylvestris	Sherry Chiffon Holly	3'-4'-5'	18'-20'	18'-20'	CORH	4' o.c.	4' o.c.
	IS	Hamamelis virginica	Sweetgum Holly	3'-4'-5'	18'-20'	18'-20'	CORH	4' o.c.	4' o.c.
	EA	Empetrum nigrum	Chokeberry	3'-4'-5'	18'-20'	18'-20'	CORH	4' o.c.	4' o.c.

- LANDSCAPE CALCULATIONS**
- LANDSCAPE STRIP AREA ADJACENT TO A STREET
 475' LF OF FRONTAGE MINUS 25' DRIVEWAY = 450 LF OF FRONTAGE
 480 LF @ 1 TREE PER 40' = 11 TREES REQUIRED
 3' HT. EVERGREEN HEDGE PROVIDED, WHERE REQUIRED.
 1.4 TREES PROVIDED
 - INTERNAL LANDSCAPING
 REQUIRED A MINIMUM OF THE INTERNAL AREA OF A SURFACE PARKING FACILITY TO BE LANDSCAPED WITH SHADE TREES.
 PROVIDED LANDSCAPED AREA IS 10.1% OF INTERNAL SURFACE PARKING AREA.
 - LINEAR REQUIREMENTS
 REQUIRED - 30' WIDE LANDSCAPED CONSERVATION AREA WHEN PROPERTY IS ADJACENT TO RESIDENTIAL ZONE.
 PROVIDED - THE LANDSCAPED AREA IS EXISTING ON SITE.