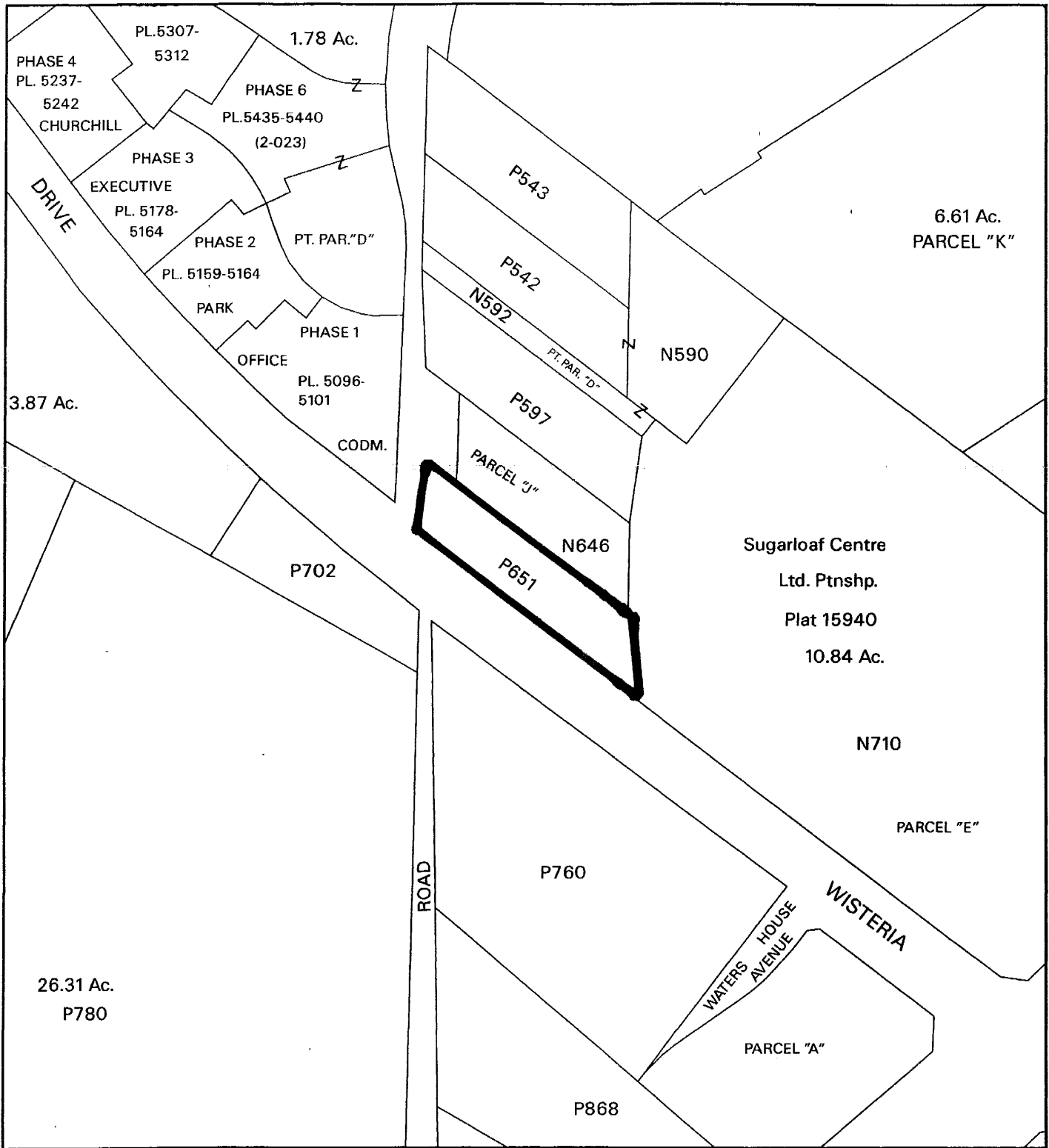


PARCEL 651 - CHESTNUT RIDGE (1-05079)



Map compiled on April 13, 2005 at 9:55 AM | Site located on base sheet no - 227NW13

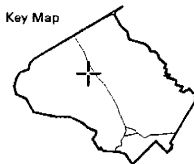
NOTICE

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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

Key Map



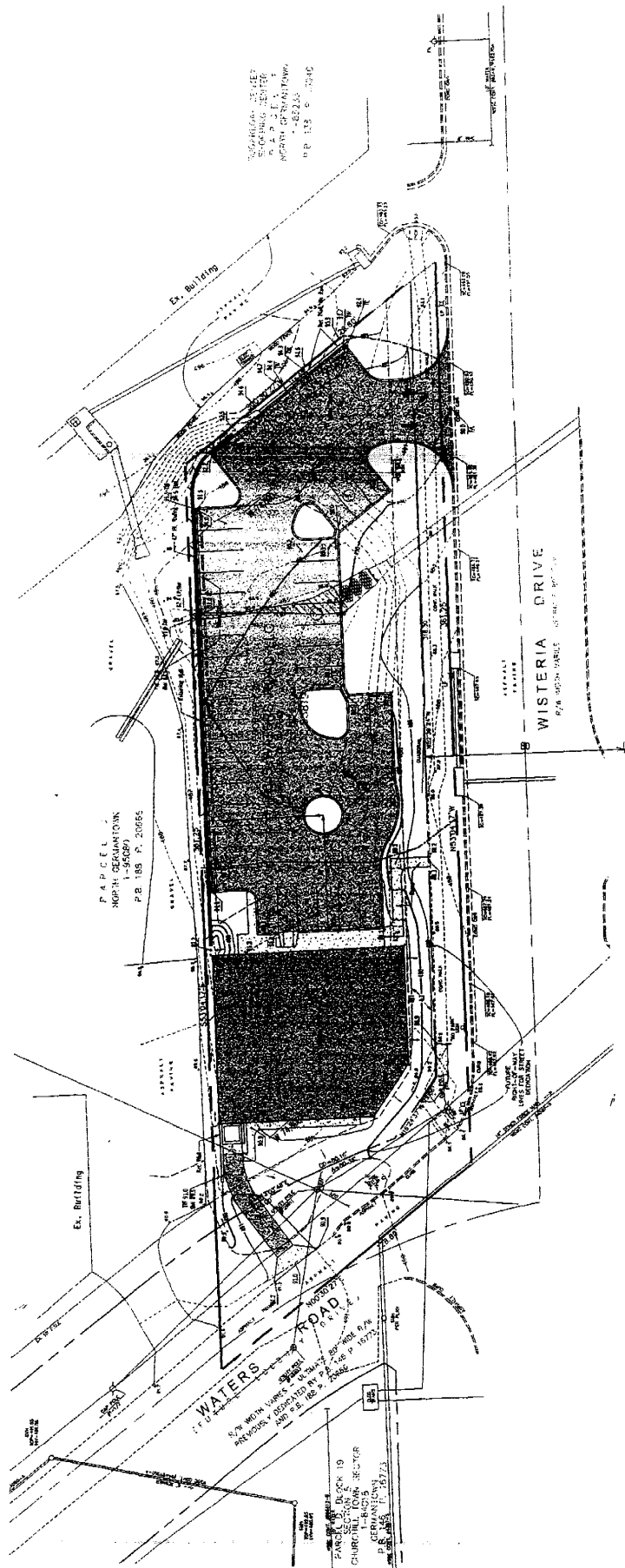
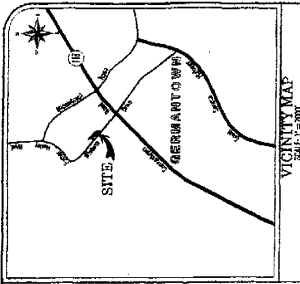
N



0 200



1 inch = 200 feet
1 : 2400



SITE DATA

1. Zoning: C-2
2. Gross Tract Area: 37,383 sq. ft. (0.86 Ac.)
3. Approximate Area of Planned Right-of-Way Dedication: 8,257 sq. ft. (by 60th measurement)
4. Net Tract Area: 29,126 sq. ft.
5. Proposed Use: General Commercial & General Office
6. Maximum Building Height Permitted: 3 Stories - Proposed: 2 Stories
7. Maximum F.A.R. Permitted: 1.5 - Proposed: 0.37 (10,660 sq. ft.)
 First Floor = 5,330 sq. ft. General Commercial
 Second Floor = 5,330 sq. ft. General Office
 Total = 10,660 sq. ft. - Provided: 25% (10,200 sq. ft.)
8. Minimum Green Area Required: 10% (2,913 sq. ft.) - Provided: 26.65 spaces
9. Site to be developed in a single phase.
10. Off-Street Parking Required: 43 Spaces, as follows:
 General Commercial: 5.0 spaces per 1,000 sq. ft. of building area (5,330 sq. ft.) = 15.99 spaces
 General Office: 3.0 spaces per 1,000 sq. ft. of building area (5,330 sq. ft.) = 42.64 or 43 spaces
 Total: 58.63 or 59 spaces
11. Off-Street Parking Provided: 43 Spaces

General Notes

1. Boundary, topography and surface feature information is from a Boundary & Topographic Survey entitled "Proposed Parcel 651 - Chestnut Ridge" prepared by Fowler Associates, Inc., Rockville, Md., dated February, 2004.



I have certified that this preliminary plan has been prepared in accordance with the provisions of the Professional Registration Law, Chapter 17, Title 19, and the regulations thereunder.

Date: 1/16/05

<p>NOT FOR CONSTRUCTION</p> <p>DATE: 1/16/05</p> <p>SCALE: 1"=1'</p> <p>PROJECT NO.: 13338</p>	
<p>PRELIMINARY PLAN</p> <p>PARCEL 651 - CHESTNUT RIDGE</p> <p>19635 WATERS ROAD</p> <p>CLARSBURG (204) ELECTRIC DISTRICT</p> <p>MONTGOMERY COUNTY, MARYLAND</p>	
<p>OWNER: 19635 Waters Road LLC 1019 Farm House Drive Rockville, Md. 20852 (301)970-9151</p>	<p>ENGINEER: Robert L. Jones State of Maryland License No. 11813</p>