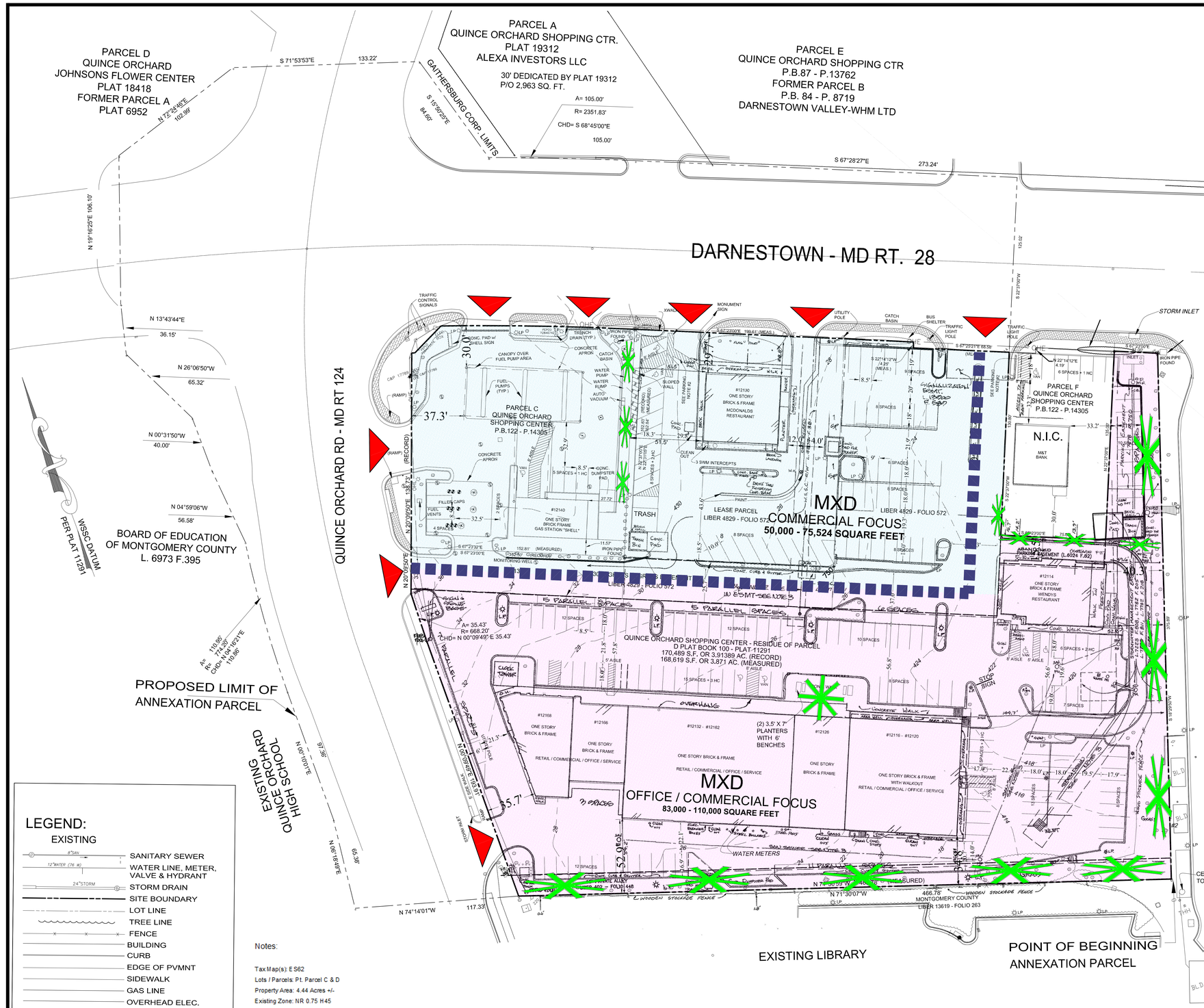

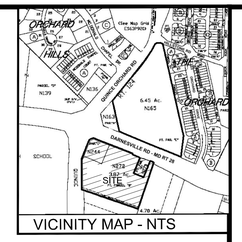

VICINITY MAP - NTS

LEGEND:

- GREEN AREAS
- PRIMARY TRAFFIC CIRCULATION
- ACCESS POINTS
- MXD COMMERCIAL FOCUS
- MXD OFFICE / COMMERCIAL FOCUS

ZONING SKETCH NOTES:

1.	NET TRACT AREA:	193,522 SF; 4.44 Acres
2.	GROSS TRACT FOR FAR CALCULATION PURPOSES:	247,365 SF; 5.68 Acres
3.	MAXIMUM FAR (75%):	185,524 SF
4.	MINIMUM SETBACKS PROPOSED:	
	FROM QUINCE ORCHARD ROAD:	15'
	FROM DARNESTOWN ROAD:	15'
	FROM PARCEL 382 (FIRE STATION):	35'
	FROM PARCEL 379 (LIBRARY):	35'
	FROM PARCEL F (M&T BANK):	5'
5.	MINIMUM GREEN SPACE (20% OF NET TRACT):	38,704 SF
6.	EXISTING ZONE:	NR 0.75 H45
7.	PROPOSED ZONE:	MXD
8.	MAXIMUM BUILDING HEIGHT:	5 Stories, as measured from the street front

LEGEND:

EXISTING

- SANITARY SEWER
- WATER LINE, METER, VALVE & HYDRANT
- STORM DRAIN
- SITE BOUNDARY
- LOT LINE
- TREE LINE
- FENCE
- BUILDING
- CURB
- EDGE OF PVMNT
- SIDEWALK
- GAS LINE
- OVERHEAD ELEC.
- UNDERGR. ELEC.
- UNDERGR. TELE.
- UTILITY POLE
- EXIST. CONTOUR
- SPECIMEN TREE
- TANK FILLER CAP
- MONITORING WELL
- TELEPHONE POLE
- POWER POLE
- LIGHT POLE
- GUY WIRE
- CLEAN OUT
- SANITARY MANHOLE
- STORM MANHOLE
- TRAFFIC LIGHT POLE
- OVERHEAD UTILITY WIRES
- SLOPED WALL

Notes:

Tax Map(s): E S62
Lots / Parcels: Pt. Parcel C & D
Property Area: 4.44 Acres +/-
Existing Zone: NR 0.75 H45
Proposed Zone: MXD

Property Description: The property is located, at the intersection of Quince Orchard Road and Darnestown Road (MD Rte 28)

Topography and Boundary: The outline of the property included in this application is taken from computed deeds and/or plats of record. The topographic data for the property is from topography provided by Dewberry.

Highly Erodible, Unsuitable and Unsafe Soils: There are no highly erodible, unsuitable, or unsafe soils noted on the Property. The soils mapped per the USDA Natural Resources Conservation Service (NRCS) online soil survey are:
1B – Gaillia silt loam, 3-8% slopes
67UB – Urban land – Wheaton complex, 0-8% slopes
400-Urban land

Streams & Stream Buffers: The property is within the Muddy Branch watershed (Class 1). There are no perennial streams

Floodplain: There is no 100 year floodplain on the property according to FEMA panels 24031C0307D, dated September 29, 2006.

Wetlands: There are no known Wetlands on the property.

Steep Slopes: Existing moderate (15-25%) no steep slope over 25% on the property.

Rare, Threatened, Endangered Species: No Rare, Threatened, or Endangered species of plants or animals were observed on the property.

Existing Wildlife: No urban wildlife was observed on the property.

Special Protection Areas: The property is not within the Sensitive Areas of the City of Gaithersburg, per the City's Master Plan.

Significant Views & Vistas: No significant views or vistas were noted during site vists.

Other: Field work for this NRI/FSD was conducted 8/14/12 Dewberry Consulting staff.

Mayor and City Council
X-7089-2015
Ex. 224

0' 15' 30' 60'

Dewberry
203 Perry Parkway, Suite 1
Gaithersburg, MD 20877-2149
301.548.9282 Fax: 301.258.7607
www.dewberry.com

Drawn by: ACO
Designed by: KDM
Checked by: KDM
Preliminary Plan #: -
NRI/FSD #: -
Tax Map #: -
Zoned: -

STATE OF MARYLAND
KEVIN DAVID MAGRUDER
No. 7902
REGISTERED
03-31-2016

OWNER
THE MAGRUDER COMPANIES
9220 WIGHTMAN RD, SUITE 120
GAITHERSBURG, MD 20879
TEL: 301-921-8050
FAX: 301-963-2180
ATT: BILL MAGRUDER

LEGAL DESCRIPTION
QUINCE ORCHARD SHOPPING CENTER
PARCELS C & D

ZONING SKETCH PLAN

POTOMAC SHOPPING CENTER SOUTH PARCELS C & D

MONTGOMERY COUNTY , MARYLAND

6TH ELECTION DISTRICT

Date: 03-31-2016
Sheet: 1 of 1
Scale: 1:30
File number: .