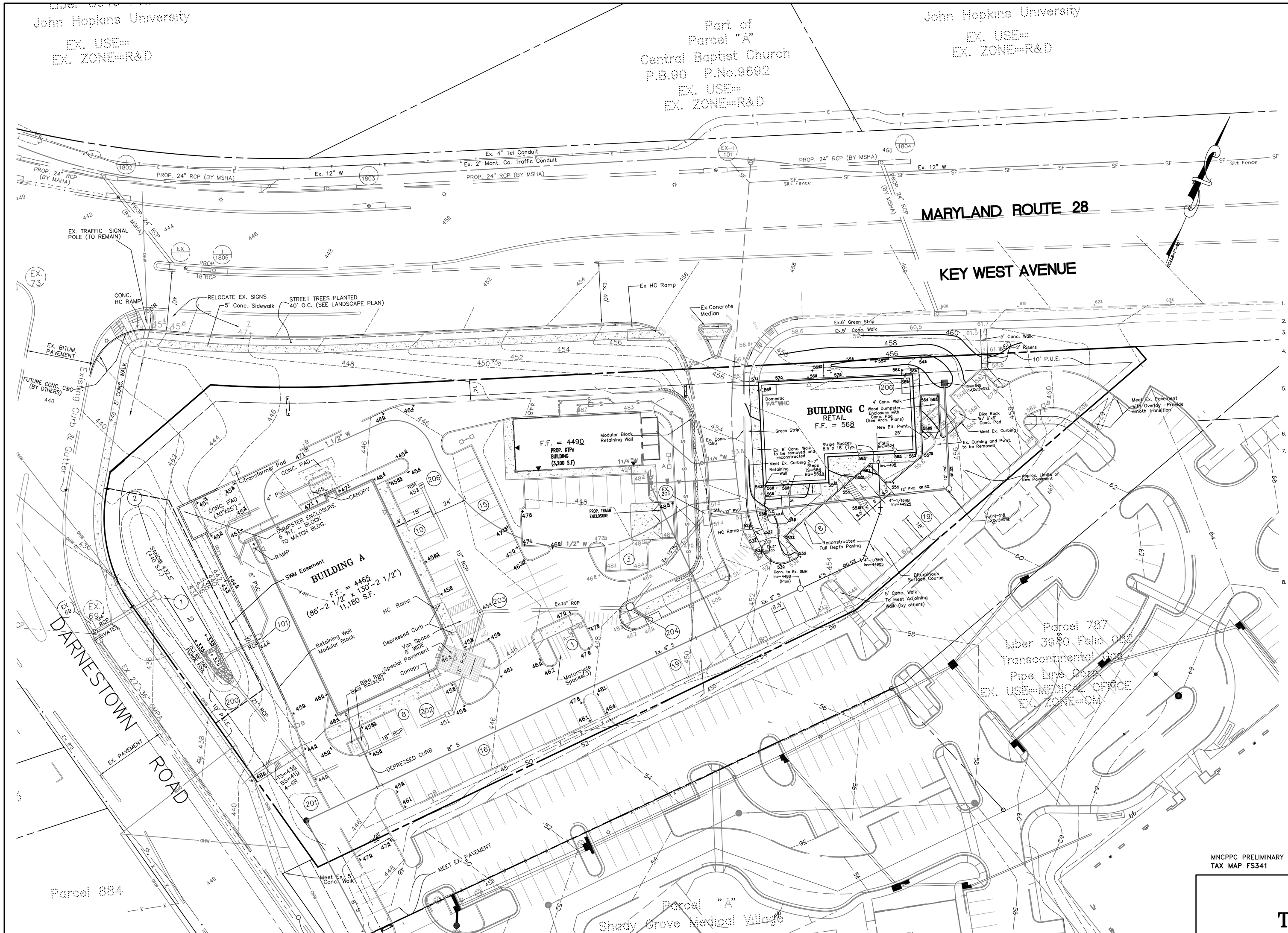

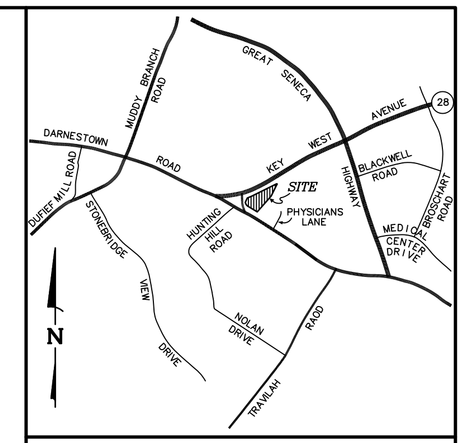

VICINITY MAP
SCALE 1" = 2,000'

1. Ex. Zoning = C-3, Highway Commercial
(Rezoned per Local Map Amendment G-739, Approved 1-30-98)
2. Net Tract Area = 2.89 acres or 126,060 sq. ft.
3. Existing Use = Vacant
Proposed Use = Restaurant, and Retail/Bank
4. Allowable Building Coverage = 35 % or 44,121 sq. ft.
Proposed Building Coverage = 14.8 % or 18,680 sq. ft.
Building A = 11,180 sq. ft.
Building B = 1,500 sq. ft.
Building C = 6,000 sq. ft.
5. Allowable F.A.R. = 0.19** or 23,900 sq.ft.
Proposed F.A.R. = 0.158 or 19,930 sq. ft.
Building A = 11,180 sq. ft. Total
Building B = 3,200 sq. ft. Total
Building C = 5,550 sq. ft. Total
6. Green Area Required = 35 % or 44,121 sq. ft.
Green Area Provided = 36.2 % or 45,700 sq. ft.
7. DEVELOPMENT STANDARDS

	PERMITTED/REQUIRED	PROVIDED
Building Height (59-C-4.361):	42 ft. max.	28 ft. max.
Building Setbacks:		
– from street r.o.w.'s (59-C-4.362(a)(1)):	10 ft. min.	14 ft. min.
		149 ft. min.
– from abutting O-M prop. (59-C-4.362(b)(2)):	0 ft. min.	71 ft. min.
Parking Setbacks (59-E-2.8):		
– from Key West Avenue (150' r.o.w.)	10 ft. min.	14 ft. min.
– from Darnestown Road (100' r.o.w.)	40 ft. min.	40 ft. min. 94 ft. min.
– from abutting O-M property line	4 ft. min.	4 ft. min.

** Development standards/restrictions established as binding elements as part of Local Map Amendment G-739.

8. Parking Tabulation:
Parking Required =
(A) 11,180 sq. ft. Retail (11,180 sq. ft. x 5 spaces per 1,000 sq. ft. = 56 spaces
(B) 3,200 sq. ft. GFA restaurant (1,220 sq. ft. x 25 spaces per 1,000 sq. ft. of patron) (38 % - Patron) = 30.5 spaces
(C) 5,550 sq ft. GFA Retail/Convience 2,448 sq.ft. GFA Restaurant (832 sq. ft. X 25 spaces per 1,000 sq. ft. of patron) (34 %- Patron)= 20.8 spaces
3,100 sq. ft. Retail /Convience (3,100 sq. ft. x 5 spaces per 1,000 sq. ft. = 15.5 spaces

Total Required = 123 spaces

Total Parking Provided = 123 spaces **

** A reduction in parking to be granted as part of this Site Plan Approval

	Required	Provided
Standard Spaces	123 total	114
Handicapped Spaces	5	6
Loading Spaces	0	1
Motorcycle Spaces	3	3
Bicycle Spaces	7	7

Motorcycle spaces required at 2 % of total parking provided
One bicycle space per 20 parking spaces provided
No loading required since proposed gross floor area is below threshold

Internal Landscape Area Required = 5 % or 2,820 sq. ft.
Internal Landscape Area Provided = 10.6 % or 5,985 sq. ft.
Parking Compound = 56,385 sq. ft.

MNCPPC PRELIMINARY PC #1-98108
TAX MAP FS341

SITE PLAN #8-98040
WSSC 220 NW 10

DETAILED SITE PLAN
PARCEL A
TROPEA PROPERTY
Pb. 193 Plat 21088
6TH ELECTION DISTRICT – MONTGOMERY COUNTY – MARYLAND

Macris, Hendricks & Glascock, P.A.
Engineers • Planners • Surveyors
(301) 670-0840
FAX (301) 948-0693
Suite 120
9220 Wightman Road
Montgomery Village, Maryland
20886-1228

Designed	Drawn
BJD	CW
Date	Scale
4/11/01	1"=30'
Job No.	Sheet
94-347	1 of 1

NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work.
The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

NOTE: MNCPPC STAFF MUST INSPECT TREE SAVE AREAS AND PROTECTION DEVICES PRIOR TO CLEANING AND GRADING

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