PROJECT TEAM

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Community Planning & Development Services Received March 11, 2025



ROCKVILLE TOWN CENTER PARCEL 2-F 255 ROCKVILLE PIKE PJT#2025-XXXXX





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CIVIL ENGINEERING LAND SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING

9220 Wightman Road, Suite 120 Montgomery Village, MD 20886 Phone: 301.670.0840 www.mhgpa.com

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255 ROCKVILLE PIKE LLC

500 N. WASHINGTON STREET, SUITE #4408

ROCKVILLE, MD 20850 301-300-5600

BELLIOTT@LANTIANDEVELOPMENT.COM

REVISIONS NO. DESCRIPTION

DATE

TAX MAP GR32

WSSC 218NW07

PLAT 19531

4TH ELECTION DISTRICT CITY OF ROCKVILLE MARYLAND

ROCKVILLE TOWN CENTER **ROCKVILLE TOWN** CENTER PARCEL 2-F

PROJ. MGR	PGL
DRAWN BY	PGL
SCALE	1"= 100'
DATE	03.05.2025

PROJECT PLAN COVER SHEET

PJ0.01

PROJECT NO.	93.395.02	
SHEET NO.	1 OF 1	





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SUITE #4408

301-300-5600

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BELLIOTT@LANTIANDEVELOPMENT.COM

Abbreviation: AC= Air ConditionerBIT.= BituminousBLDG= BuildingCPM= Cable Paint Mark (Miss Utility)CLF= Chain Link FenceCONC.= ConcreteCC= Concrete CurbCC&G= Concrete Curb & GutterCMP= Corrugated Metal Pipe(D)= Deed (D) = Deed DISC = WSSC/Metro Control EP = Fdae of Payment EP = Edge of Pavement EMH = Electric Man Hole EMH = Electric Man Hole EPM = Electric Paint Mark (Miss Utility) FEN = Fence FF = Finished Floor FH = Fire Hydrant FL = Flow Line G = Ground GM = Gas Meter CPM = Oright Mark (Miss Utility)GPM = Gas Meter GPM = Gas Paint Mark (Miss Utility) GRAV = Gravel GW = Guy Wire HVAC = Heating, Ventilation & Air Conditioning INV = Invert IPC = Iron Pipe with Cap IPF = Iron Pipe Found LP = Light Pole MLBX = Mail Box MH = Manhole (unidentified MON. = Monument MON. = Monument OPF = Open Pipe Found (P) = Plat PAV = Pavement PCM = Painted Centerline Markings PEM = Painted Edge Markings PPF = Pinched Pipe Found R\C = Rebar with Cap Found RCP = Reinforced Concrete Pip (S) = Survey SD = Storm Drain SDMH = Storm Drain Manhole SMH = Sever Manhole SPM = Sever Paint Mark (Miss Utility) STRM = Stream/Creek TC = Top of Curb (@ Back) TMH = Telephone Manhole UGE = Under Ground Electric WK = Walkway/Path

WMH = Water Manhole

WPM = Water Paint Mark (Miss Utility)

LEGEND:



<u>NOTES:</u>

- 1. Vertical Datum is based on NAVD 29/NAVD 88, from W.S.S.C. plan # Benchmarks used are No. and No. . The vertical datum on this plan is from aerial photography/Field survey methods by McKenzieSnyder, Inc./MHG on [Month Day, Year] and meets National Map Accuracy Standards for a 30 scale topography. By showing the vertical datum at a larger scale does not change the accuracy standards of this datum. Any larger scale detail is for horizontal location clarification only.
- 2. Horizontal Datum is based on the Maryland Coordinate System NAD 83(2011) Datum as projected by NGS. SmartNet North America Virtual Reference Station System (VRS) was used to establish the horizontal control for this site on (DATE). The combined scale factor for this site is . This survey meets the positional tolerance as specified by Title 9, Subtitle 13, Chapter 6, Sections .04 and .12 of the Minimum Standards of Practice for Land Surveyors.
- 3. The Horizontal and Vertical Tolerances for this drawing meet or exceeds the National Map Standards for a xx scale map.
- 4. Aerial photogrammetric/Field survey methods were used in the compilation of the topographical data shown on this plan. The (aerial was performed by (Aerial Company) and based on aerial photography dated [Month Day, Year] OR The field survey was performed by (MHG) on [Month Day, Year].
- 5. The locations of existing underground utilities are shown in their approximate locations as per available records and markings found in the field. The exact locations of all underground utilities should be verified by "MISS UTILITY" prior to excavation. MHG does not express or imply any guarantee or warranty as to the location or existence of any underground utility.
- 6. Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this site.
- 7. The property lines shown hereon do not constitute a current boundary survey.
- 8. This map or plat and the survey on which it is based were prepared under the responsible charge of the undersigned and are in compliance with COMAR Regulations 09.13.06.04 and 09.13.06.12.T
- 9. Certification defined The use of the word certify or certification by a Professional Land Surveyor in the practice of land surveying, constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification and does not constitute a warranty or guarantee, either expressed or implied.
- 10. This digital data has been generated for the exclusive use of the staff of MHG. MHG makes no guarantee or warranty either assumed or implied as to the accuracy of this data. Should this electronic data be used for Construction Stakeout, the company or person using this data does so at their own risk. It is strongly recommended that you verify this information, to your own satisfaction, before using any of this data. Quality control of the drawings and data is the responsibility of the user.

REVISIONS

NO. DESCRIPTION

WSSC 218NW07

DATE

TAX MAP GR32 PLAT 19531

4TH ELECTION DISTRICT CITY OF ROCKVILLE MARYLAND

ROCKVILLE TOWN CENTER **ROCKVILLE TOWN CENTER PARCEL 2-F**

PROJ. MGR	PGL
DRAWN BY	PGL
SCALE	1"= 30'
DATE	03.05.2025

EXISTING CONDITIONS PLAN

	PJ1.01
PROJECT NO.	93.395.02
SHEET NO.	1 OF 1











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PLAT 19531

4TH ELECTION DISTRICT CITY OF ROCKVILLE MARYLAND

ROCKVILLE TOWN CENTER

ROCKVILLE TOWN CENTER PARCEL 2-F

PROJ. MGR	PGL
DRAWN BY	PGL
SCALE	1"= 30'
DATE	03.05.2025

PUBLIC USE SPACE EXHIBIT

PJ2.11 PROJECT NO. 93.395.02 1 OF 1 SHEET NO.

PUBLIC USE SPACE = 13,860 SF



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EVISIONS		
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DATE

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WSSC 218NW07

PLAT 19531

4TH ELECTION DISTRICT CITY OF ROCKVILLE MARYLAND

ROCKVILLE TOWN CENTER ROCKVILLE TOWN CENTER PARCEL 2-F

PROJ. MGR	PGL
DRAWN BY	PGL
SCALE	1"= 30'
DATE	03.05.2025

OPEN AREA EXHIBIT

OPEN AREA = 38,118 SF

PJ2.12 PROJECT NO. 93.395.02 1 OF 1 SHEET NO.