REFERENCE GRID A B C D E F G H I J K L M N O

Community Planning & Development Services
Received
October 13, 2025

PARK PLAZA

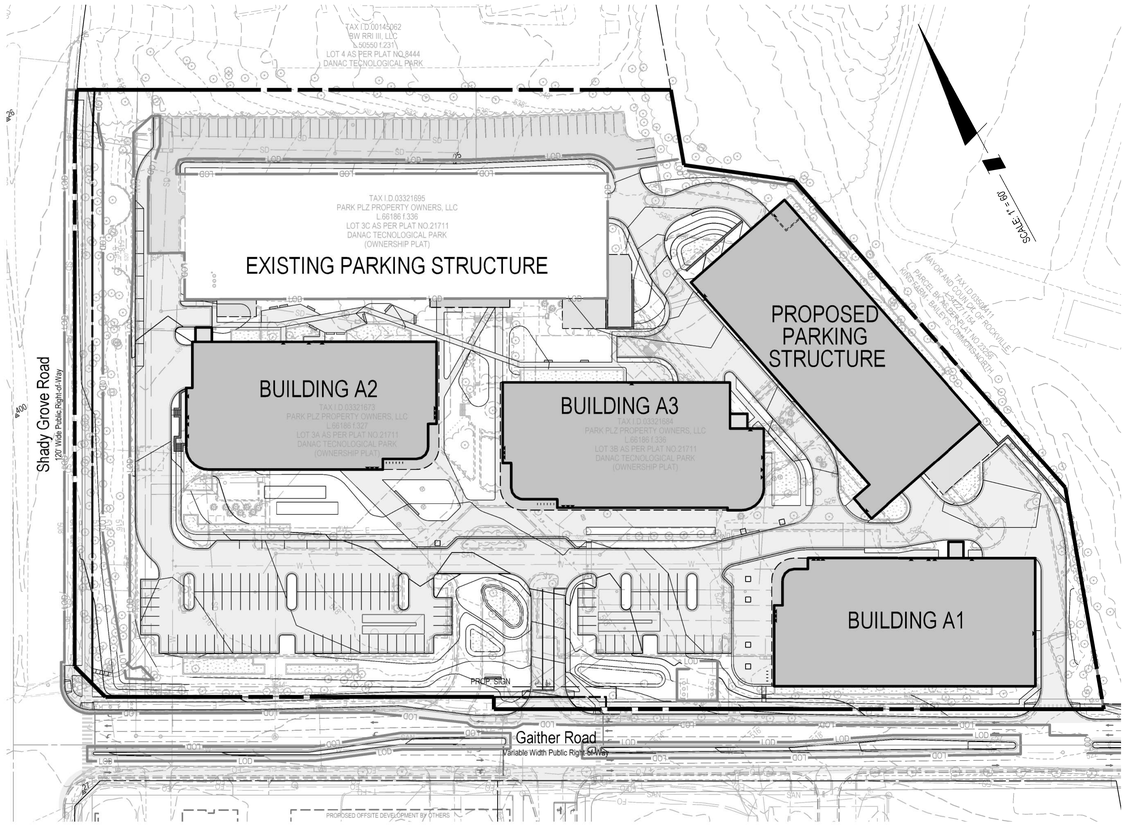
LEVEL 2 SITE PLAN

STP2024-00482

Park Plaza - Project Data Table: MXE Zone (Mixed-Use Employment)				
	Required Development Standards	Proposed Initial Phase (Phase 1)	Proposed Second Phase (Phase 2)	Proposed Final Phase (Phase 3)
Site Area:		**11.78 AC (513,483 sf)**	**11.78 AC (513,483 sf)**	**11.78 AC (513,483 sf)**
Gross Tract Area		7.79 AC (339,497 sf)	7.79 AC (339,497 sf)	7.79 AC (339,497 sf)
Ownership Lot 3A (L.66186 f.327)		2.67 AC (116,342 sf)	2.67 AC (116,342 sf)	2.67 AC (116,342 sf)
Ownership Lot 3B (L.66186 f.336)		1.32 AC (57,644 sf)	1.32 AC (57,644 sf)	1.32 AC (57,644 sf)
Ownership Lot 3C (L.66186 f.336)				
Dedication Shady Grove Road (17.2')		*2260 AC (9,847.21 sf)*	*2260 AC (9,847.21 sf)*	*2260 AC (9,847.21 sf)*
Dedication Gaither Road (12 'x 103')		*.0303 AC (1320 sf)*	*.0303 AC (1320 sf)*	*.0303 AC (1320 sf)*
Net Site Area		**11.53 AC (502,316 sf)**	**11.53 AC (502,316 sf)**	**11.53 AC (502,316 sf)**
MXE Zone Development Standards (Sec.25.13.05.b.1)				
Existing #2101 Gaither Road				
Maximum Building Height	120' [2]	± 80.8'	± 80.8'	N/A
Existing #2099 Gaither Road				
Maximum Building Height	120'	± 78.2'	N/A	N/A
Research and Development Building - Phase I				
Maximum Building Height	120' [2]	± 111' [2]	± 111' [2]	± 111' [2]
Research and Development Building - Phase II				
Maximum Building Height	120' [2]	N/A	± 109' [2]	± 109' [2]
Research and Development Building - Phase III				
Maximum Building Height	120' [2]	N/A	N/A	± 108' [2]
Open Area and Public Use Space				
Open Area	20% (2.31 AC, 100,479 sf.)	190,252 SF (37.86%)	196,956 SF (39.20%)	186,040 SF (37.03%)
Public Use Space Required within Open Area	5% (0.58 AC, 25,120 sf.)	56,728 SF (11.29%)	62,903 SF (12.52%)	69,174 SF (13.76%)
Minimum Lot Width at Front Lot Line	10' min.	996'	996'	996'
Building Setbacks: (Minimum)				
Public right-of-way abutting	None or 10' min. if provided.	22.5'	22.5'	22.5'
Side setback:				
Residential land abutting:	Greater of 25' or 1/2 height of building.	N/A	N/A	N/A
Non-residential land abutting:	None or 10' min. if provided.	15'	15'	15'
Rear setback:				
Residential land abutting:	Greater of 25' or 1/2 height of building.	N/A	N/A	N/A
Non-residential land abutting:	None or 10' min. if provided.	15'	15'	15'
Non-Residential Uses:				
Existing #2101 Gaither Road				
General Office	100%	± 127,300 sf	± 127,300 sf	N/A
Existing #2099 Gaither Road				
General Office	100%	± 132,700 sf	N/A	N/A
Research and Development Building A1 - Phase I		**R&D A1 (± 223,000 GFA)**	**R&D A1 (± 223,000 GFA)**	**R&D A1 (± 223,000 GFA)**
Lab	60%	± 133,800 sf	± 133,800 sf	± 133,800 sf
Office	40%	± 89,200 sf	± 89,200 sf	± 89,200 sf
Research and Development Building A2 - Phase II			**R&D A2 (± 210,000 GFA)**	**R&D A2 (± 210,000 GFA)**
Lab	60%	N/A	± 126,000 sf	± 126,000 sf
Office	40%	N/A	± 84,000 sf	± 84,000 sf
Research and Development Building A3 - Phase III				**R&D A3 (± 212,000 GFA)**
Lab	60%	N/A	N/A	± 127,200 sf
Office	40%	N/A	N/A	± 84,800 sf
Residential Uses:				
(NONE)	N/A	N/A	N/A	N/A
MPDU's				
(NONE)	N/A	N/A	N/A	N/A
Non-Residential Parking (Sec. 25.16.03.d)				
Auto Spaces				
Required Research & Development	(1.5 sp. per1000 sf. of GFA) Required	335 sp.	650 sp.	968 sp.
Required Office	(1 sp. per 300 sf. of GFA) Required	867 sp.	425 sp.	N/A
	Total Required:	**1,202 sp.**	**1,075 sp.**	**968 sp.**
Provided				
Existing Surface Lot Parking		226	141	54
Proposed Surface Lot Parking		29	43	123
Total Surface Lot Parking		**255 sp.**	**184 sp.**	**177 sp.**
Existing Structured Parking		465	465	465
Proposed Structured Parking		692	692	692
Total Structured Parking		**1157 sp**	**1157 sp**	**1157 sp**
	[1]**Total Provided:**	**1412 sp.**	**1341 sp.**	**1334 sp.**
Bicycle Spaces				
Short Term	(2 per 40,000 sf of GFA)	24 sp.	29 sp.	33 sp.
Long Term	(2 per 10,000 sf of GFA)	97 sp.	114 sp.	130 sp.
	Total Required:	**121 sp.**	**143 sp.**	**163 sp.**
Short Term	Short Term Provided:	26 sp. (MRA)	30 sp. (MRA)	34 sp. (MRA)
Long Term	Long Term Provided:	98 sp. (MRA)	114 sp. (MRA)	130 sp. (MRA)
	Total Provided:	**124 sp. (MRA)**	**144 sp. (MRA)**	**164 sp. (MRA)**

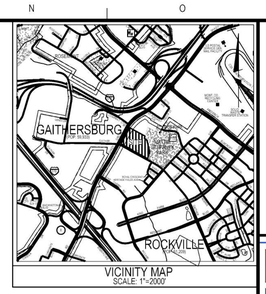
[1]Parking space totals (differences between proposed and required):
-Phase I exceeds the required parking count by: 210 spaces.
-Phase II exceeds the required parking count by: 266 spaces.
-Phase III exceeds the required parking count by: 396 spaces.

[2] See Section VII.A of the 2099, 2102 and 2097 Gaither Road - Park Plaza Statement of Justification Site Plan Application (Level 2) for information related to the Building Height Waiver to accommodate the rooftop mechanical equipment.



GENERAL NOTES:

1. THE EXISTING ZONE IS MXE, MIXED-USE EMPLOYMENT.
2. BOUNDARY INFORMATION IS FROM A SURVEY PREPARED BY SOLTESZ, INC.
3. THE MAJORITY OF THE SITE LIES WITHIN THE WATTS BRANCH WATERSHED (74%), THE REMAINDER OF THE SITE LIES WITHIN THE MUDDY BRANCH WATERSHED (26%).
4. WATER AND SEWER CATEGORIES: W-1 / S-1
5. PEPCO, WASHINGTON GAS LIGHT CO OF MD, VERIZON, COMCAST AND WSSC ARE THE PUBLIC UTILITY COMPANIES THAT WILL PROVIDE SERVICES TO THE PROPOSED DEVELOPMENT.
6. THE PROPOSED LAYOUT, PARKING, DRIVEWAYS, BUILDINGS, OPEN AREAS, LOCATION, DIMENSIONS, AND UTILITIES ARE FINAL. MINOR ADJUSTMENTS CAN BE REVIEWED AND APPROVED AT FINAL ENGINEERING.
7. ALL RETAINING WALLS TO BE DESIGNED BY OTHERS.
8. THERE IS NO FLOODPLAIN ON THIS PROPERTY. SOURCE OF THE INFORMATION IS FROM FEMA FLOODPLAIN COMMUNITY - PANEL NUMBER 24031C0331D.
9. THERE ARE NO WETLANDS WITHIN 100 FEET OF THE PROPERTY.
10. STATE WATER USE DESIGNATION IS I,P.
11. THERE ARE NO RARE, THREATENED, OR ENDANGERED (RTE) SPECIES ON SITE.
12. THE SITE IS NOT WITHIN THE CITY OF ROCKVILLE HISTORIC DISTRICT AND IS NOT A BUILDING OR STRUCTURE WITHIN THE CITY OF ROCKVILLE HISTORIC BUILDING CATALOG, PER CITY OF ROCKVILLE MAPS ARCGIS.
13. THE SOILS ON THIS SITE ARE 400 URBAN LAND AND 2B GLENELG SILT LOAM.
14. NO STATE OR CHAMPION TREES EXIST ON SITE.
15. NATURAL RESOURCE INVENTORY / FOREST STAND DELINEATION WAS APPROVED ON FEBRUARY 12TH, 2024.
16. APPLICANT WILL SEEK A WAIVER PURSUANT TO ZONING CODE SECTION 25.09.06.c. FROM THE REQUIREMENTS OF SECTION 25.09.06.b LIMITING THE COVERAGE OF THE MECHANICAL EQUIPMEMT TO 25 PERCENT OF THE ROOFTOP AREA AND THE MAXIMUM HEIGHT OF THE EQUIPMENT TO 19 FEET AND REQUIRING A 1 TO 1 SETBACK.



VICINITY MAP
SCALE: 1"=2000'

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ROCKVILLE OFFICE
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Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067
www.solteszco.com

Engineering
Surveying
Planning
Environmental Sciences

NO.	REVISIONS	BY	DATE

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

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LANDSCAPE ARCHITECT
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BALTIMORE, MD 21211
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EMAIL: EKU@MAHANRYKIEL.COM

ATTORNEY
LERCH, EARLY & BREWER, CHTD
7900 WISCONSIN AVENUE, SUITE 700
BETHESDA, MD 20814
301-841-3832
CONTACT: PATRICIA HARRIS
EMAIL: PAHARRIS@LERCHEARLY.COM

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. **LICENSE NO.** 60695 , **EXPIRATION DATE:** 03/02/2027

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- EXISTING ROAD
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- PROPOSED ROAD
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- E — PROPOSED ELECTRIC

COVER SHEET

SITE PLAN
PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: VERTICAL:	TAX MAP: FS62, 0000
1" = 60'	DATE: 9/25/2025 DESIGNED: JS TECHNICIAN: JS CHECKED: JDS CAD STD'S VERSION: ORD / NCS
SHEET SP-1 OF SP-12	
PROJECT NO: 4290-00-00	

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REFERENCE GRID A B C D E F G H I J K L M N O

TAX I.D.00145062
BW RRI III, LLC
L.50550 f.231
LOT 4 AS PER PLAT NO.8444
DANAC TECNOLOGICAL PARK

S61°32'53"E 581.24'

STORM WATER MANAGEMENT EASEMENT
L.8913 f.418 - PART 2

Pl= 1005.95' L= 69.95'
T= 34.99' DELTA= 03°41'18"
CH= N63°17'42"E CH= 69.93'

S61°32'53"E 407.29'

TAX I.D.03321695
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.336
LOT 3C AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

57,644 S.F.
OR 1.3233 A.C.

N28°27'07"W 309.21'

N61°33'01"W 425.16'

N61°32'53"W 380.03'

N28°27'07"W 309.21'

513,479 S.F.
OR 11.7879 A.C.

Shady Grove Road
120' Wide Public Right-of-Way

Gaither Road
Variable Width Public Right-of-Way

10' P.U.E. (L.3834 f.457 & PLAT NO.17491)

15' WIDE UTILITY EASEMENT & RIGHT-OF-WAY (L.5124 f.510)

10' WIDE EASEMENT & RIGHT-OF-WAY WASHINGTON GAS (BK.5552 PG.42)

15' WIDE WSSC RIGHT-OF-WAY SEWER & APPURTENANCES (L.5518 f.624)

10' WIDE PEPCO & CAPTC EASEMENT (L.4171 f.788)

WSSC RIGHT-OF-WAY (L.3639 f.533)

TAX I.D.03321673
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.327
LOT 3A AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

339,491 S.F.
OR 7.7937 A.C.

N28°27'07"E 283.08'

TAX I.D.03321684
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.336
LOT 3B AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

116,345 S.F.
OR 2.6709 A.C.

S24°45'59"W 103.09'
S53°30'48"E 109.51'
S29°29'54"W 150.18'
S77°02'47"W 27.00'
S77°29'45"W 99.04'
S12°01'25"E 101.46'
S28°27'07"E 283.08'
N61°32'05"W 151.69'
S27°26'31"W 9.64'
N61°31'17"W 154.88'
N61°32'53"W 73.61'
N61°32'53"W 597.24'

TAX I.D.03586411
MAYOR AND COUNCIL OF ROCKVILLE
PARCEL A, BLK B, PEERLESS ROCKVILLE
KING FARM VALLEY SUMMIT NORTH

UTILITY EASEMENT & RIGHT-OF-WAY (PEPCO) (L.9201 f.221)

10' WIDE PEPCO & CAPTC EASEMENT (L.4171 f.788)

10' P.U.E. (L.3834 f.457 & PLAT NO.17491)

SCALE: 1" = 30'

30 15 0 30 60

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Engineering
Surveying
Planning
Environmental Sciences

NO.	REVISIONS	BY	DATE

MISS UTILITY NOTE

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APPLICANT / PROPERTY OWNER

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CONTACT: PETER STUBB
EMAIL: PETER_STUBB@GENSLER.COM

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BALTIMORE, MD 21211
410-235-6001

CONTACT: ELAINE KU
EMAIL: EKU@MAHANRYKIEL.COM

ATTORNEY

LERCH, EARLY & BREWER, CHTD
7600 WISCONSIN AVENUE, SUITE 700
BETHESDA, MD 20814
301-841-3832

CONTACT: PATRICIA HARRIS
EMAIL: PAHARRIS@LERCHEARLY.COM

PROFESSIONAL CERTIFICATION

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EXISTING CONDITIONS

SITE PLAN
PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT; MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: _____ VERTICAL: _____	TAX MAP: FS62, 0000
1" = 30'	DATE: 9/25/2025 DESIGNED: JS TECHNICIAN: JS CHECKED: JDS CAD STD'S VERSION: ORD / NCS
SHEET: SP-2 OF SP-12	
PROJECT NO.: 4290-00-00	

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P:\4290000\Engineer\Sheet_Files\Site_Sheet.dgn Model= 02-Site Plan-1 [Sheet] Scale= 0.08333333 ' in. User= SCastor PLTdrv= SPDF_Grey_300.pltcfg 9/25/2025 11:57:10 AM

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REFERENCE GRID A B C D E F G H I J K L M N O

LEGEND

- EXISTING PUE
- EXISTING SWM EASEMENT
- EXISTING WSSC ROW
- EXISTING UTILITY EASEMENT & ROW
- EXISTING GAS EASEMENT

TAX I.D.00145062
BW RRI III, LLC
L.50550 f.231
LOT 4 AS PER PLAT NO.8444
DANAC TECNOLOGICAL PARK

STORM WATER MANAGEMENT EASEMENT
L.8913 f.418 - PART 2

5' SIDEWALK

TAX I.D.03321695
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.336
LOT 3C AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

EXISTING PARKING STRUCTURE

17.2' DEDICATION FOR FUTURE SHADY GROVE IMPROVEMENTS (BY OTHERS)

10' P.U.E. (L.3834 f.457 & PLAT NO.17491)

Shady Grove Road
120' Wide Public Right-of-Way

17' WIDE UTILITY EASEMENT & RIGHT-OF-WAY (L.5124 f.510)

BULK GAS STORAGE

PROPOSED BUILDING A2

TAX I.D.03321673
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.327
LOT 3A AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

PROPOSED BUILDING A3

TAX I.D.03321684
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.336
LOT 3B AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

PROPOSED PARKING STRUCTURE

TAX I.D.03566411
MAYOR AND COUNCIL OF ROCKVILLE
PARCEL BK-2 PER PLAT NO.22256
KING FARM VILLAGE CENTER NORTH

SCALE 1" = 30'

10' WIDE EASEMENT & RIGHT-OF-WAY WASHINGTON GAS (BK.55529 PG.42)

15' WIDE WSSC RIGHT-OF-WAY SEWER & APPURTENANCES (L.55161 f.624)

6' SIDEWALK

8' SIDEWALK

5' SIDEWALK

WSSC RIGHT-OF-WAY (L.3639 f.533)

PROP. SIGN

UTILITY & SLOPE RIGHT-OF-WAY (L.9201 f.221)

10' WIDE PEPCO/COMCAST EASEMENT (L.4171 f.76)

STORM WATER MANAGEMENT EASEMENT
L.8913 f.418 - PART 1

PROPOSED BUILDING A1

RELOCATED 10' P.U.E.

12' DEDICATION AT PROPERTY ENTRY (1320 SF)

Gaither Road
Variable Width Public Right-of-Way

PROPOSED OFFSITE DEVELOPMENT BY OTHERS

SCALE 1" = 30'

P:\42900000\Engineer\Sheet_Files\Site_Sheet.dgn Model= 03-Site Plan [Sheet] Scale= 0.08333333 ' / in. User= SCastor PLTdrv= SPDF_Grey_300.pltcfg 9/25/2025 11:58:39 AM

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Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067
www.solteszco.com

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NO.	REVISIONS	BY	DATE

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

APPLICANT / PROPERTY OWNER

PARK PLZ PROPERTY OWNER, LLC C/O MONDAY PROPERTIES
1000 WILSON BOULEVARD, SUITE 700
ARLINGTON, VA 22209
703-284-0200

CONTACT: TIM HELMIG
EMAIL: THELMIG@MONDAYRE.COM

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CONTACT: PETER STUBB
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CONTACT: ELAINE KU
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ATTORNEY

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BETHESDA, MD 20814
301-841-3832

CONTACT: PATRICIA HARRIS
EMAIL: PAHARRIS@LERCHEARLY.COM

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 60655 , **EXPIRATION DATE:** 03/02/2027

EASEMENT EXHIBIT

SITE PLAN
PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: VERTICAL:	TAX MAP: FS52, 0000
1" = 30'	DATE: 9/25/2025 DESIGNED: JS TECHNICIAN: JS CHECKED: JDS CAD STD'S VERSION: ORD / NCS
SHEET: SP-3 OF SP-12	
PROJECT NO.: 4290-00-00	

REFERENCE GRID A B C D E F G H I J K L M N O

SHADY GROVE FRONTAGE WILL BE DEDICATED AS PART OF PHASE I TO ENSURE THAT THE PROJECT DOES NOT IMPEDE THE CONSTRUCTION OF THE BRT OR OTHER SHADY GROVE ROAD IMPROVEMENTS.

TAX I.D.00145062
BW RRI III, LLC
L.50550 f.231
LOT 4 AS PER PLAT NO.8444
DANAC TECNOLOGICAL PARK

LEGEND

- PHASE I DEVELOPMENT
- PHASE II DEVELOPMENT
- PHASE III DEVELOPMENT

TAX I.D.03321695
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.336
LOT 3C AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

57,644 S.F.
OR 1.3233 A.C.

EXISTING PARKING STRUCTURE

PROPOSED BUILDING A2

TAX I.D.03321673
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.327
LOT 3A AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

339,491 S.F.
OR 7.7937 A.C.

PROPOSED BUILDING A3

TAX I.D.03321684
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.336
LOT 3B AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

116,345 S.F.
OR 2.6709 A.C.

PROPOSED PARKING STRUCTURE

TAX I.D.03560411
MAYOR AND COUNCIL OF ROCKVILLE
PARCEL BK-2 PER PLAT NO.22205
KING FARM VALLEY'S COMMUNITY FOURTH

PROPOSED BUILDING A1

Shady Grove Road
120' Wide Public Right-of-Way

10' SHARED USE PATH

17.2' DEDICATION FOR FUTURE SHADY GROVE IMPROVEMENTS (BY OTHERS)

10' WIDE UTILITY EASEMENT & RIGHT-OF-WAY (L.51241 f.510)

10' WIDE EASEMENT & RIGHT-OF-WAY WASHINGTON GAS (BK. 6509 PG.42)

10' WIDE WSSC RIGHT-OF-WAY SEWER & APPURTENANCES (L.5516 f.624)

WSSC RIGHT-OF-WAY (L.3809 f.533)

6' SIDEWALK

5' SIDEWALK

BULK GAS STORAGE

GEN.27B

GEN.27A

GEN.24.5

513,479 S.F.
OR 11.7879 A.C.

RELOCATED WSSC R.O.W.

12' DEDICATION AT PROPERTY ENTRY (1320 SF)

Gaither Road
Variable Width Public Right-of-Way

PROPOSED OFFSITE DEVELOPMENT BY OTHERS

IF CONSTRUCTION OF DISCOVERY STREET THROUGH TO GAITHER ROAD IS COMMENCED PRIOR TO COMMENCEMENT OF PHASE II, THE GAITHER ROAD ENTRANCE RECONSTRUCTION WILL occur AS PART OF PHASE I.

SCALE: 1" = 30'

SCALE: 1" = 30'

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MISS UTILITY NOTE

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PHASING PLAN

SITE PLAN
PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: _____ VERTICAL: _____	TAX MAP: FS62, 0000
1" = 30'	DATE: 9/25/2025 DESIGNED: JS TECHNICIAN: JS CHECKED: JDS CAD STD'S VERSION: ORD / NCS
SHEET: SP-4 OF SP-12	
PROJECT NO: 4290-00-00	

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LEGEND

- PROPERTY LINE
- PROPOSED R.O.W. DEDICATION
- LOD — LIMITS OF DISTURBANCE
- 538 — EXISTING TOPOGRAPHY
- 532 — PROPOSED TOPOGRAPHY
- PROPOSED SWM FACILITY
- EXISTING SIDEWALKS
- EXISTING ROAD
- PROPOSED SIDEWALK
- PROPOSED ROAD
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED WALL
- SD — EXISTING STORMDRAIN
- PROPOSED STORMDRAIN
- SAN — EXISTING SEWER
- PROPOSED SEWER
- W — EXISTING WATER
- PROPOSED WATER
- E — PROPOSED ELECTRIC

SCALE 1" = 30'

TAX I.D.00145062
BW RRI III, LLC
L.50550 f.231
LOT 4 AS PER PLAT NO.8444
DANAC TECNOLOGICAL PARK

STORM WATER MANAGEMENT EASEMENT
L.39131 f.418 - PART 2

TAX I.D.03321695
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.336
LOT 3C AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)
57,644 S.F.
OR 1.3233 A.C.

EXISTING PARKING STRUCTURE

17.2' DEDICATION FOR FUTURE SHADY GROVE IMPROVEMENTS (BY OTHERS)

Shady Grove Road
120' Wide Public Right-of-Way

10' SHARED USE PATH

10' P.U.E. (L.3834 f.457 & PLAT NO.17491)

5' SIDEWALK

SITE WALL

LVL 2 = 535.50

PROPOSED PARKING STRUCTURE

PROPOSED BUILDING A2

TAX I.D.03321673
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.327
LOT 3A AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)
339,491 S.F.
OR 7.7937 A.C.

FFE = 523.00

PROPOSED BUILDING A3

TAX I.D.03321684
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.336
LOT 3B AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)
116,345 S.F.
OR 2.6709 A.C.

FFE = 523.00

LVL 1 = 523.50

PROPOSED BUILDING A1

FFE = 523.50

BULK GAS STORAGE

LOADING AREA

DOCK = 519.00

6' SIDEWALK

PROP. SIGN

RELOCATED 10' P.U.E.
12' DEDICATION AT PROPERTY ENTRY (1320 SF)

Gaither Road
Variable Width Public Right-of-Way

PROPOSED OFFSITE DEVELOPMENT BY OTHERS

A B C C-1 D

SCALE: 1" = 30'

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NO.	REVISIONS	BY	DATE

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OVERALL SITE PLAN

SITE PLAN
PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: VERTICAL:	TAX MAP: FS62, 0000
1" = 30'	DATE: 9/25/2025 DESIGNED: JS TECHNICIAN: JS CHECKED: JDS CAD STD'S VERSION: ORD / NCS
SHEET SP-5 OF SP-12	
PROJECT NO. 4290-00-00	

REFERENCE GRID A B C D E F G H I J K L M N O

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LEGEND

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- 532 — PROPOSED TOPOGRAPHY
- SWM — PROPOSED SWM FACILITY
- EXISTING SIDEWALKS
- EXISTING ROAD
- PROPOSED SIDEWALK
- PROPOSED ROAD
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED WALL
- SD — EXISTING STORMDRAIN
- PROPOSED STORMDRAIN
- SAN — EXISTING SEWER
- PROPOSED SEWER
- W — EXISTING WATER
- PROPOSED WATER
- E — PROPOSED ELECTRIC

SCALE 1" = 30'

TAX I.D.00145062
BW RRI III, LLC
L.50550 f.231
LOT 1 AS PER PLAT NO.8444
DANAC TECNOLOGICAL PARK

TAX I.D.03321695
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.336
LOT 3C AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)
57,644 S.F.
OR 1.3233 A.C.

EXISTING PARKING STRUCTURE

PROPOSED PARKING STRUCTURE

PROPOSED BUILDING A1

STORM WATER MANAGEMENT EASEMENT L.39131 F.418 - PART 2

17.2' DEDICATION FOR FUTURE SHADY GROVE IMPROVEMENTS (BY OTHERS)

10' P.U.E. (L.3834 f.457 & PLAT NO.17491)

75' WIDE UTILITY EASEMENT & RIGHT-OF-WAY (L.5124 f.510)

10' WIDE WSSC RIGHT-OF-WAY - SEWER & APPURTENANCES (L.5518 f.294)

10' WIDE WSSC RIGHT-OF-WAY

10' WIDE EASEMENT & RIGHT-OF-WAY WASHINGTON GAS (BK.5552 PG.142)

TAX I.D.03321673
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.327
LOT 3A AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)
339,491 S.F.
OR 7.7937 A.C.

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(OWNERSHIP PLAT)
116,345 S.F.
OR 2.6709 A.C.

513,479 S.F.
OR 11.7879 A.C.

RELOCATED 10' P.U.E.
"Z" DEDICATION AT PROPERTY ENTRY (1320 SF)

Shady Grove Road
120' Wide Public Right-of-Way

Gaither Road
Variable Width Public Right-of-Way

SITE WALL

30 15 0 30 60

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PHASE I SITE PLAN

SITE PLAN
PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: ____ VERTICAL: ____	TAX MAP: FS62, 0000
1" = 30'	DATE: 9/25/2025 DESIGNED: JS TECHNICIAN: JS CHECKED: JDS CAD STD'S VERSION: ORD / NCS
SHEET: SP-6 OF SP-12	
PROJECT NO.: 4290-00-00	

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LEGEND

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- LOD — LIMITS OF DISTURBANCE
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- 532 / 530 — PROPOSED TOPOGRAPHY
- PROPOSED SWM FACILITY
- EXISTING SIDEWALKS
- EXISTING ROAD
- PROPOSED SIDEWALK
- PROPOSED ROAD
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED WALL
- SD — EXISTING STORMDRAIN
- PROPOSED STORMDRAIN
- SAN — EXISTING SEWER
- 8"S — PROPOSED SEWER
- W — EXISTING WATER
- 8"W — PROPOSED WATER
- E — PROPOSED ELECTRIC

SCALE 1" = 20'

SEE SHEET SP-9

TAX I.D.00145062
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STORM WATER MANAGEMENT EASEMENT
L.8913 f.418 - PART 2

5' SIDEWALK

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(OWNERSHIP PLAT)

57,644 S.F.
OR 1.3233 A.C.

EXISTING PARKING STRUCTURE

GEN 2TB
GEN 2TA
GEN 2LS

SITE WALL

BULK GAS STORAGE

LOADING AREA

DOCK = 519.00

PROPOSED BUILDING A2

TAX I.D.03321673
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DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

FFE = 523.00

17.2' DEDICATION FOR FUTURE SHADY GROVE IMPROVEMENTS (BY OTHERS)

Shady Grove Road
120' Wide Public Right-of-Way

PUBLIC UTILITY EASEMENT
& RIGHT-OF-WAY
(L.9724 f.510)

SEE SHEET SP-10

PROPO
BUILDIN

SCALE: 1" = 20'

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410-235-6001

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BETHESDA, MD 20814
301-841-3832

CONTACT: PATRICIA HARRIS
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PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 60656 **EXPIRATION DATE:** 03/02/2027

SITE PLAN

SITE PLAN
PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: VERTICAL:	TAX MAP: FS62, 0000
1" = 20'	DATE: 9/25/2025
	DESIGNED: JS
	TECHNICIAN: JS
	CHECKED: JDS
SHEET SP-8 OF SP-12	CAD STD'S VERSION: ORD / NCS
PROJECT NO. 4290-00-00	

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REFERENCE GRID A B C D E F G H I J K L M N O

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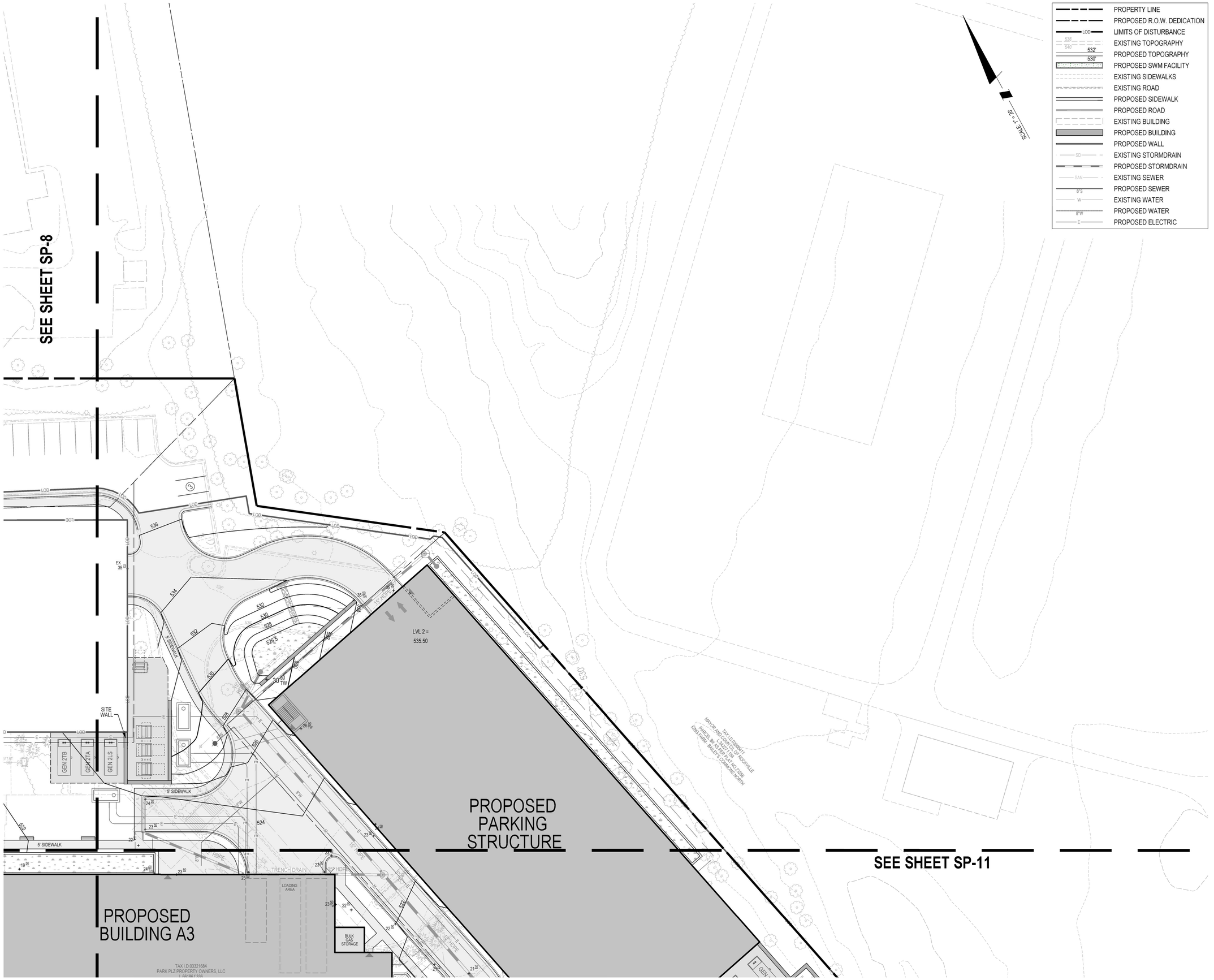

SCALE 1" = 20'

LEGEND

- PROPERTY LINE
- PROPOSED R.O.W. DEDICATION
- LOD — LIMITS OF DISTURBANCE
- 538 / 540 — EXISTING TOPOGRAPHY
- 532 / 530 — PROPOSED TOPOGRAPHY
- PROPOSED SWM FACILITY
- EXISTING SIDEWALKS
- EXISTING ROAD
- PROPOSED SIDEWALK
- PROPOSED ROAD
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED WALL
- SD — EXISTING STORMDRAIN
- PROPOSED STORMDRAIN
- SAN — EXISTING SEWER
- 8"S — PROPOSED SEWER
- W — EXISTING WATER
- 8"W — PROPOSED WATER
- E — PROPOSED ELECTRIC

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www.solteszco.com

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NO.	REVISIONS	BY	DATE

MISS UTILITY NOTE

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APPLICANT / PROPERTY OWNER

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703-284-0200

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EMAIL: THELMIG@MONDAYRE.COM

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LICENSE NO. 60695 **EXPIRATION DATE:** 03/02/2027

SITE PLAN

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PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM: HORIZONTAL: ____ VERTICAL: ____	TAX MAP: FS62, 0000
1" = 20'	DATE: 9/25/2025
SHEET: SP-9 OF SP-12	DESIGNED: JS; TECHNICIAN: JS; CHECKED: JDS; CAD STD'S VERSION: ORD / NCS
PROJECT NO: 4290-00-00	

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SCALE: 1" = 20'

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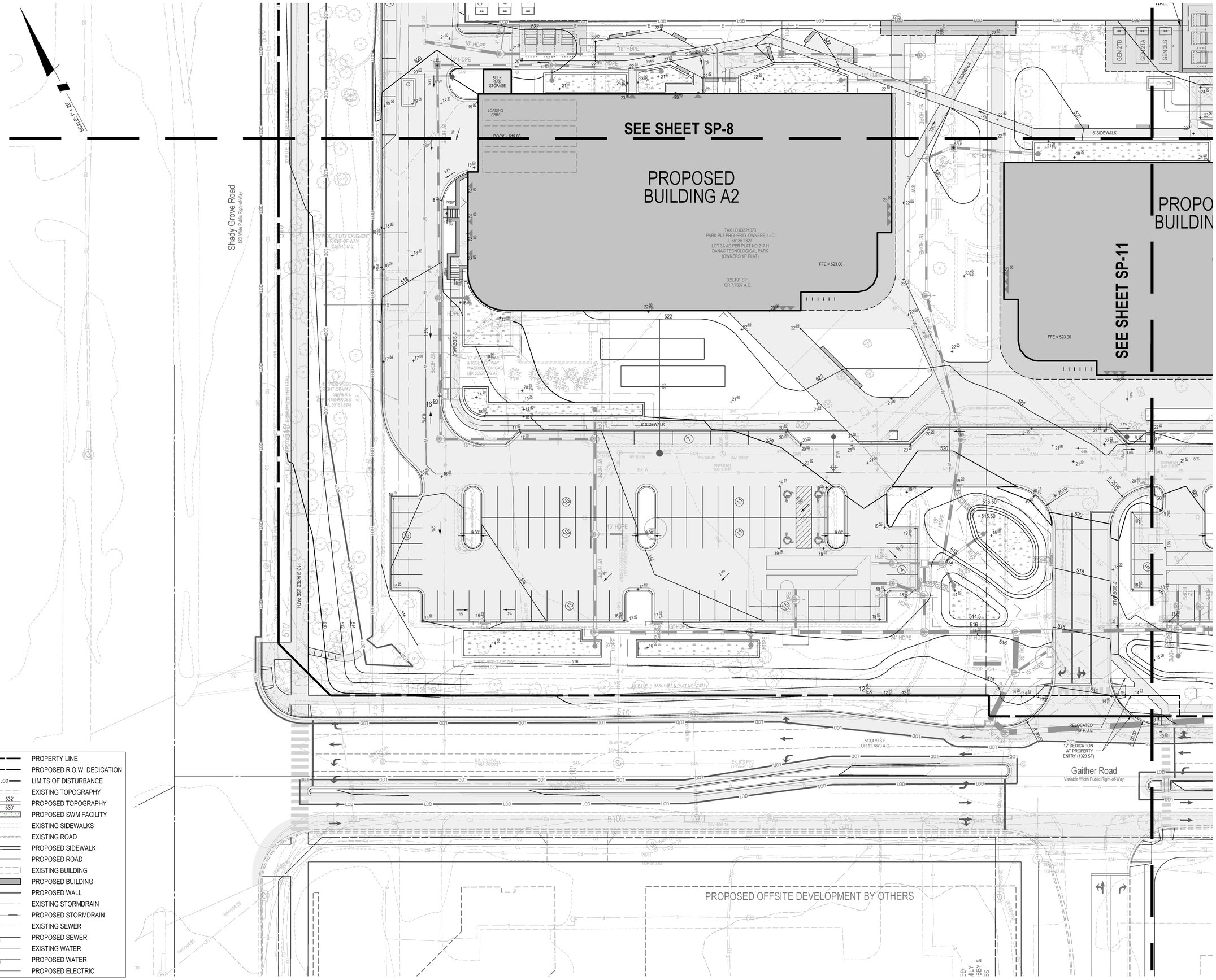

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PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: VERTICAL:	TAX MAP: FS62, 0000
1" = 20'	DATE: 9/25/2025 DESIGNED: JS TECHNICIAN: JS CHECKED: JDS CAD STD'S. VERSION: ORD / NCS
SHEET: SP-10 OF SP-12	
PROJECT NO.: 4290-00-00	

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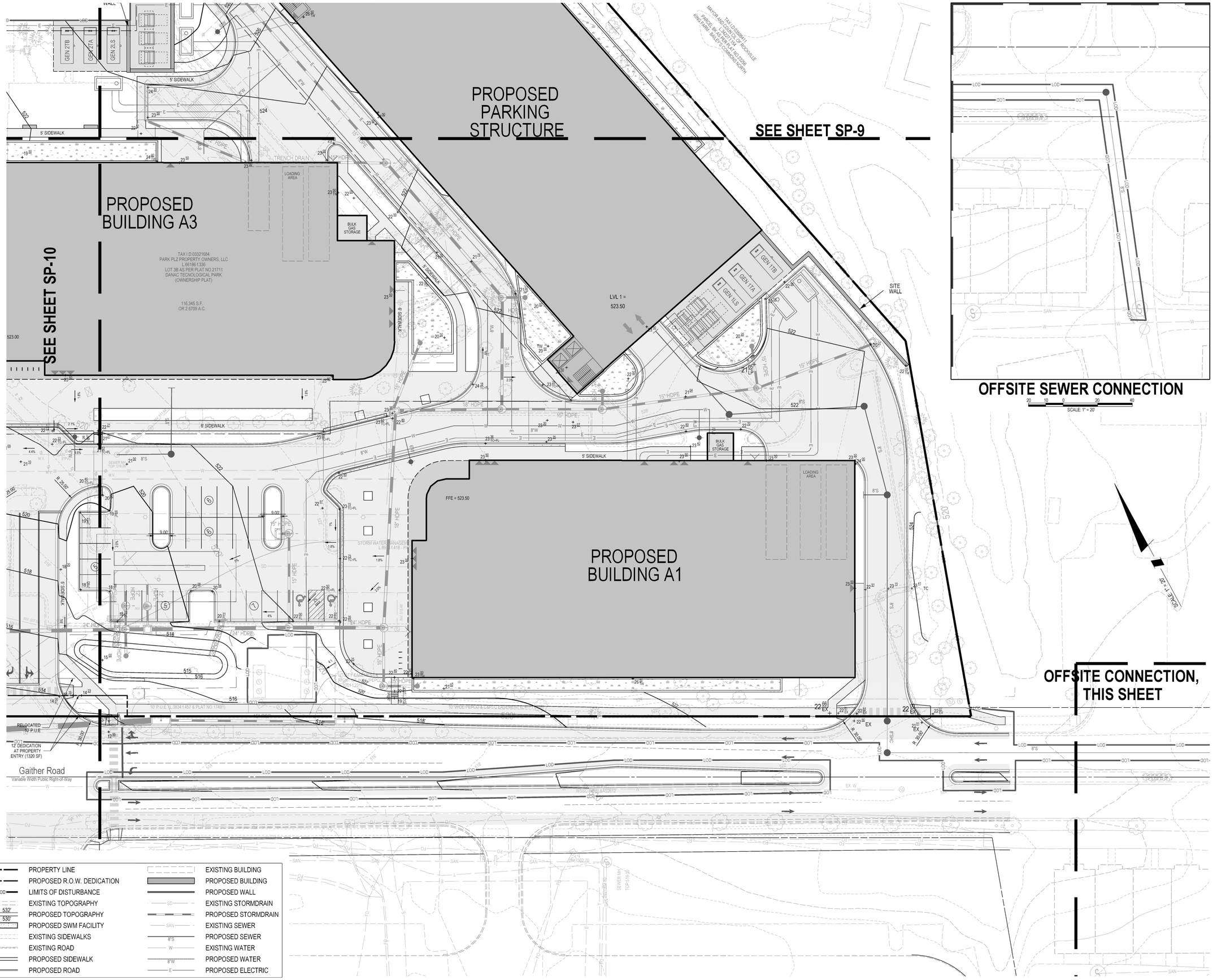

OFFSITE CONNECTION, THIS SHEET

SCALE: 1" = 20'

LEGEND

PROPERTY LINE	EXISTING BUILDING
PROPOSED R.O.W. DEDICATION	PROPOSED BUILDING
LOD — LIMITS OF DISTURBANCE	PROPOSED WALL
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LICENSE NO. 60655 **EXPIRATION DATE:** 03/02/2027

SITE PLAN

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PARK PLAZA
ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: VERTICAL:	TAX MAP: FS52, 0000
1" = 20'	DATE: 9/25/2025 DESIGNED: JS TECHNICIAN: JS CHECKED: JDS CAD STD'S VERSION: ORD / NCS
SHEET SP-11 OF SP-12	
PROJECT NO. 4290-00-00	

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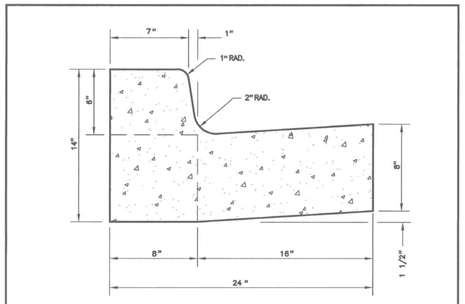
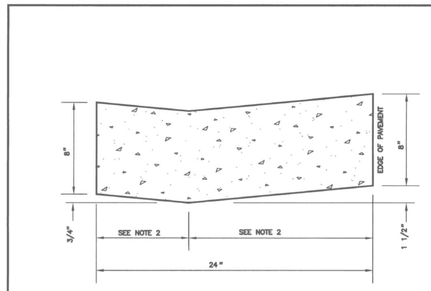


GENERAL NOTES

1. REFER TO MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR MATERIALS, METHODS OF CONSTRUCTION AND EXPANSION JOINT LOCATIONS.
2. THIS STANDARD SHALL BE USED ON PRIMARY RESIDENTIAL, ARTERIAL AND BUSINESS DISTRICT ROADS AS WELL AS CURB RETURNS AND INLET THROATS.
3. WHENEVER STANDARD MC-101.01 CURB IS USED IN CONJUNCTION WITH THIS STANDARD, A TEN FOOT TRANSITION SHALL BE PROVIDED FROM STANDARD MC-100.01 TO STANDARD MC-101.01 FOR CURB RETURNS AND CURB SECTIONS WHICH INCLUDE INLETS.
4. THE STANDARD DISTANCE BETWEEN JOINTS SHALL BE TEN FEET (MAXIMUM AND MINIMUM DISTANCES SHALL BE THIRTEEN FEET AND FIVE FEET RESPECTIVELY).
5. EXPANSION JOINT MATERIAL SHALL BE 1/2 INCH PREFORMED CORK, TRIMMED AND SEALED WITH NON-STAINING TWO-COMPONENT POLYSULFIDE OR POLYURETHANE ELASTOMERIC TYPE SEALANT COMPLYING WITH ASTM-C920. ⚠

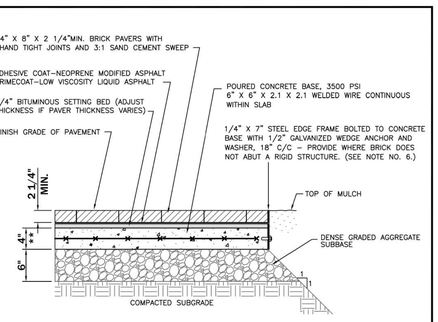
APPROVED 14 APR '06 DATE	REVISED	MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
DIRECTOR, DEPT. OF PUBLIC WORKS & TRANSPORTATION	⚠ ASTM-C920 4/2006	COMBINATION CONCRETE CURB AND GUTTER TYPE A
for CHIEF, DIV. OF CAP. DEV.		STANDARD NO. MC-100.01



GENERAL NOTES

1. REFER TO MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR MATERIALS, METHODS OF CONSTRUCTION AND EXPANSION JOINT LOCATIONS.
2. THE DISTANCES FROM THE FLOWLINE TO THE FRONT AND BACK EDGE OF CURB SHALL BE ADJUSTED TO MATCH EXISTING CONDITIONS.
3. THE STANDARD DISTANCE BETWEEN JOINTS SHALL BE TEN FEET (MAXIMUM AND MINIMUM DISTANCES SHALL BE THIRTEEN FEET AND FIVE FEET RESPECTIVELY).
4. EXPANSION JOINT MATERIAL SHALL BE 1/2 INCH PREFORMED CORK, TRIMMED AND SEALED WITH NON-STAINING TWO-COMPONENT POLYSULFIDE OR POLYURETHANE ELASTOMERIC TYPE SEALANT COMPLYING WITH ASTM-C920. ⚠

APPROVED 14 APR '06 DATE	REVISED	MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
DIRECTOR, DEPT. OF PUBLIC WORKS & TRANSPORTATION	⚠ ASTM-C920 4/2006	DEPRESSED CURB ENTRANCE
for CHIEF, DIV. OF CAP. DEV.		STANDARD NO. MC-102.01

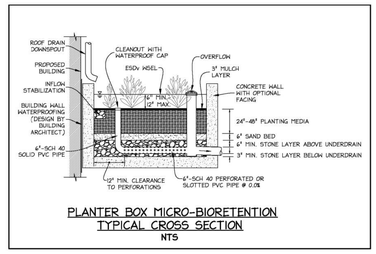


** 7" THICK CONCRETE SUBBASE AT DRIVEWAY ENTRANCES

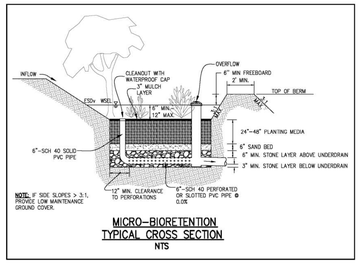
GENERAL NOTES

1. Pavers shall be WATSONTOWN "Garden Blend" or approved equal, class SX, type I, have compressive strength of 10,000 psi for any five block tested, shall be capable of withstanding a min. of a 100 freeze-thaw cycles, have an average water absorption rate of 4% or less, and shall conform to ASTM Designation of C-902.
2. The Bituminous setting shall consist of Hot Mix Asphalt Superpave 4.75mm for surface PG58-28 conforming to AASHTO designation M-320.
3. A tack coat of 2% neoprene-modified asphalt adhesive shall be used.
4. Joint filler shall be one part Portland cement mixed with three parts sand.
5. The 28 day compressive strength for the concrete subbase shall be 3500 p.s.i.
6. Provide 1/2" expansion joint where brick abuts a rigid structure.
7. Refer to Maryland State Highway Administration specifications for materials and methods of construction.

APPROVED 22 MAY '09 DATE	MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
DIRECTOR, DEPARTMENT OF TRANSPORTATION	STREETSCAPE - PAVERS SIDEWALK
CHIEF, DIVISION OF TRANSPORTATION ENGINEERING	STANDARD NO. MC-111.02

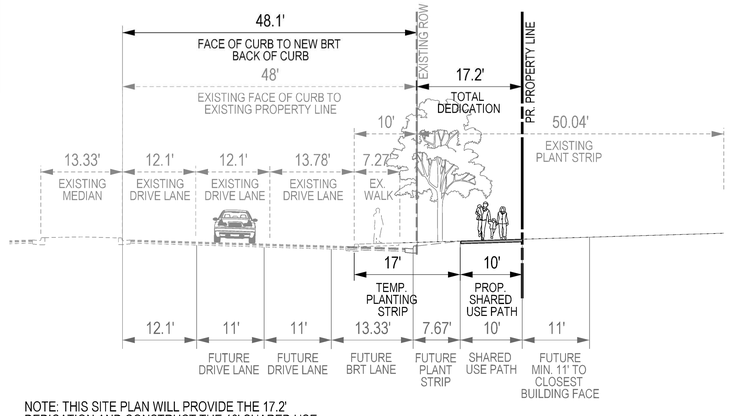


PLANTER BOX MICRO-BIORETENTION
TYPICAL CROSS SECTION
NTS



NOTE: IF SIDE SLOPES > 3:1, PROVIDE LOW MAINTENANCE GROUND COVER.

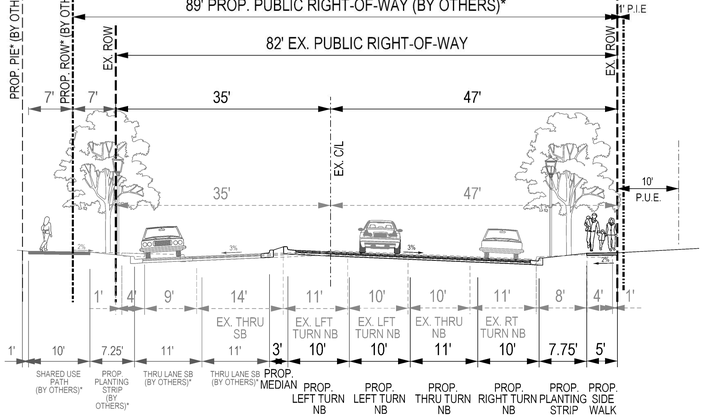
MICRO-BIORETENTION
TYPICAL CROSS SECTION
NTS



NOTE: THIS SITE PLAN WILL PROVIDE THE 17.2' DEDICATION AND CONSTRUCT THE 10' SHARED USE PATH AS A PART OF THIS DEVELOPMENT.

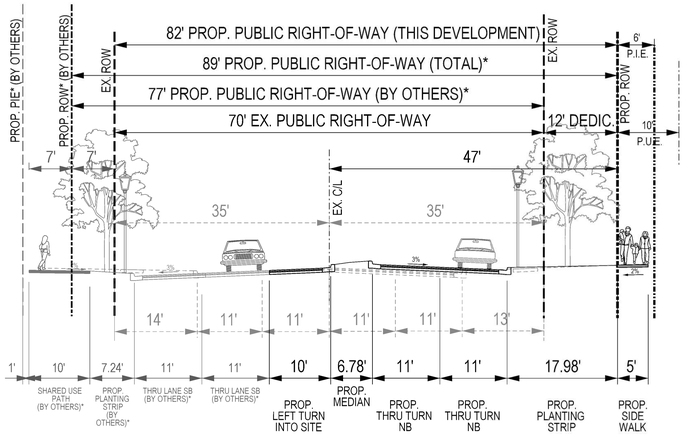
SHADY GROVE ROAD SECTION

SCALE: 1"= 10'



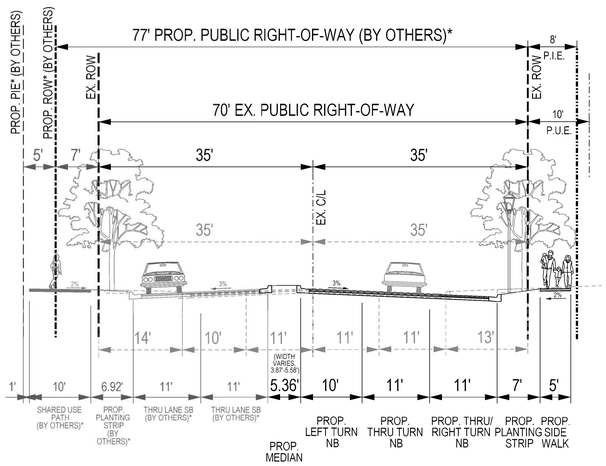
SECTION A - GAITHER ROAD

SCALE: 1"= 10'



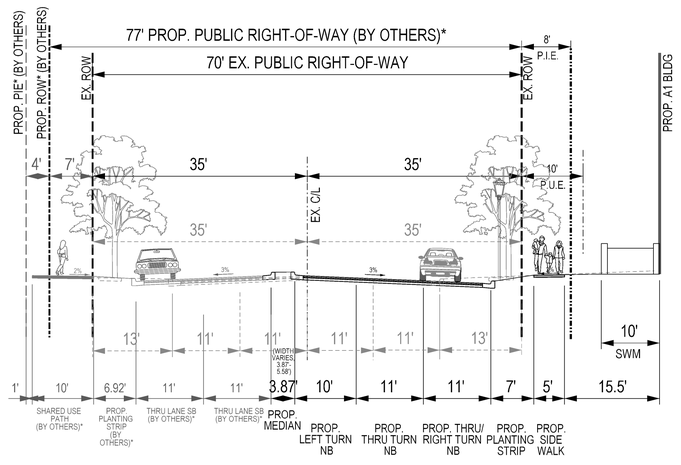
SECTION B - GAITHER ROAD

SCALE: 1"= 10'



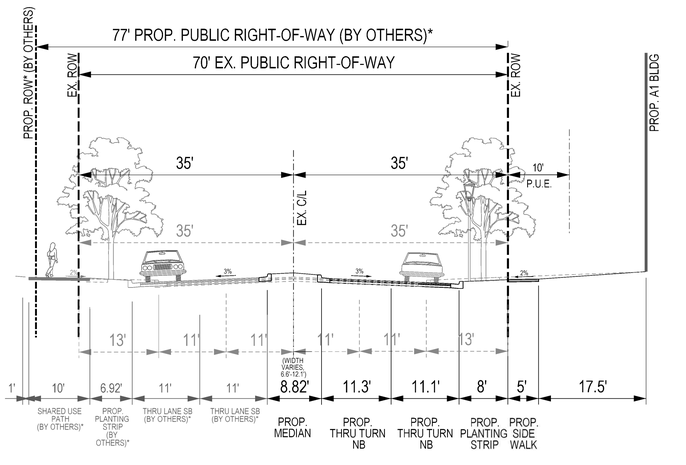
SECTION C - GAITHER ROAD

SCALE: 1"= 10'



SECTION C-1 - GAITHER ROAD

SCALE: 1"= 10'



SECTION D - GAITHER ROAD

SCALE: 1"= 10'

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BETHESDA, MD 20814
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CONTACT: PATRICIA HARRIS
EMAIL: PAHARRIS@LERCHEARLY.COM

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 60695 **EXPIRATION DATE:** 03/02/2027

NOTES AND DETAILS

SITE PLAN
PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: _____ VERTICAL: _____	TAX MAP: FS62, 0000
ONE INCH	DATE: 9/25/2025
	DESIGNED: JS
	TECHNICIAN: JS
	CHECKED: JDS
SHEET: SP-12 OF SP-12	CAD STD'S VERSION: ORD / NCS
PROJECT NO: 4290-00-00	

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Community Planning & Development Services
Received
October 13, 2025

NON- SPRINKLERED
EXISTING PARKING STRUCTURE TO REMAIN

PARKING GARAGE
SPRINKLERED

BUILDING A2
SPRINKLERED

BUILDING A3
SPRINKLERED

BUILDING A1
SPRINKLERED

PROPOSED OFFSITE DEVELOPMENT BY OTHERS

Shady Grove Road
(120' Wide Public Right-of-Way)

Gaither Road
Variable Width Public Right-of-Way

TAX I.D.00145052
BW RR III, LLC
L.50550 f.231
LOT 1 AS PER PLAT NO.8444
DANAC TECNOLOGICAL PARK

TAX I.D.03321895
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.336
LOT 3C AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

TAX I.D.03321673
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.327
LOT 3A AS PER PLAT NO.21711
DANAC TECHNOLOGICAL PARK
(OWNERSHIP PLAT)

TAX I.D.03321684
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.333
LOT 3B AS PER PLAT NO.21711
DANAC TECHNOLOGICAL PARK
(OWNERSHIP PLAT)

TAX I.D.03324041
MAYOR AND COUNCIL OF ROCKVILLE
PARCEL B, BLOCK F, PLAT NO.10295
KING KNOLL SUBDIVISION (4TH ELECTION)

STORM WATER MANAGEMENT EASEMENT
L.39131418 - PART 2

10' WIDE UTILITY EASEMENT
& RIGHT-OF-WAY
(L.5124 f.510)

10' WIDE EASEMENT
& RIGHT-OF-WAY
WASHINGTON GAS
(BK.55529 PG.427)

15' WIDE WSSC
RIGHT-OF-WAY
SEWER &
APPURTENANCES
(L.5516 f.224)

10' WIDE PEPCO & ELECTRIC EASEMENT (L.44114 f.465)

WSSC RIGHT-OF-WAY
(L.3839 f.533)

10' P.U.E. (L.38341 f.457 & PLAT NO.17491)

UTILITY & STORM WATER MANAGEMENT
RIGHT-OF-WAY EASEMENT
(BK.39071 f.224)

5' SIDEWALK
6' SIDEWALK
8' SIDEWALK

24.0'
30' R
50' R
25' R
35' R
100' R
45' R

FH
FDC
FIRE PUMP ROOM
FIRE COMMAND ROOM
R50' ACCESS

323' ACCESS PATH
337' ACCESS PATH
416' ACCESS PATH
281' ACCESS PATH
184' ACCESS PATH
98.8'
95.8'
72.7'
34.5'
64.7'
34.3'
98.3'
33.0'
41.0'
32.0'
22.0'
21.0'

XYWALK 2
XYWALK 3
XYWALK 5

GEN.27B
GEN.27A
GEN.24.5

HUYA 391 (CSX/NS Jct.)

EX. 16"W
EX. 12"W PVC
WSSC 200B / 43CS612

WMH
TOP=510.79
WMH
TOP=510.83

PROP. SIGN

SCALE: 1" = 30'

30 15 0 30 60

LEGEND

- FIRE ACCESS LANE
- FH — PROPOSED FIRE HYDRANT
- # — FIRE DEPT. KEY ACCESS BOX

AT-29 Germantown

	feet
Width	: 8.25
Track	: 8.25
Lock to Lock Time	: 6.0
Steering Angle	: 33.2

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www.solteszco.com

Engineering
Surveying
Planning
Environmental Sciences

NO.	REVISIONS	BY	DATE

MISS UTILITY NOTE

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APPLICANT / PROPERTY OWNER

PARK PLZ PROPERTY OWNER, LLC C/O MONDAY PROPERTIES
1000 WILSON BOULEVARD, SUITE 700
ARLINGTON, VA 22209
703-284-0200

CONTACT: TIM HELMIG
EMAIL: THELMIG@MONDAYRE.COM

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OVERALL FIRE ACCESS PLAN

FIRE ACCESS PLAN
PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: VERTICAL:	TAX MAP: FS92, 0000
1" = 30'	DATE: 10/6/2025
SHEET F-1 OF F-3	DESIGNED: JS TECHNICIAN: JS CHECKED: JDS CAD STD'S. VERSION: ORD / NCS
PROJECT NO. 4290-00-00	

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Community Planning & Development Services
Received
October 13, 2025

TAX I.D.00145062
BW RRI III, LLC
L.50550 f.231
LOT 4 AS PER PLAT NO.8444
DANAC TECNOLOGICAL PARK

TAX I.D.03321695
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.336
LOT 3C AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)
57,844 S.F.
OR 1.3233 A.C.

EXISTING PARKING STRUCTURE

PROPOSED BUILDING A2

PROPOSED BUILDING A3

PROPOSED PARKING STRUCTURE

PROPOSED BUILDING A1

PROPOSED OFFSITE DEVELOPMENT BY OTHERS

PROPOSED MULTI-FAMILY BUILDING LOBBY & AMENITIES

STORM WATER MANAGEMENT EASEMENT
L.8913 f.418 - PART 2

11' PEDESTRIAN ACCESS EASEMENT FOR SHARED USE IMPROVEMENTS (BY OTHERS)

Shady Grove Road
120' Wide Public Right-of-Way

10' WIDE EASEMENT & RIGHT-OF-WAY WASHINGTON GAS (BK.55529 PG.477)

8' WIDE WSSC RIGHT-OF-WAY SEWER & APPURTENANCES (L.5516 f.284)

WSSC RIGHT-OF-WAY (L.3939 f.533)

40' B.U.E. (L.3934 f.467 OR PLAT NO.17401)

10' P.U.E. (L.3934 f.457 & PLAT NO.17401)

RELOCATED 10' P.U.E.

12' DEDICATION AT PROPERTY ENTRY (1320 SF)

511,479 S.F. OR 11.7679 A.C.

Gaither Road
Variable Width Public Right-of-Way

5' SIDEWALK
6' SIDEWALK
8' SIDEWALK
5' SHARED USE PATH
6' SHARED USE PATH

BULK GAS STORAGE

PROP. SIGN

SU-30 DELIVERY TRUCK

WB-50 SEMI-TRUCK

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Surveying
Planning
Environmental Sciences

NO.	REVISIONS	BY	DATE

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APPLICANT / PROPERTY OWNER

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OVERALL TRUCK TURN EXHIBIT

TRUCK TURN EXHIBITS
PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

TAX MAP: FS62, 0000	ZONING CATEGORY: MXE
WSSC 200' SHEET: 221NW09	
SITE DATUM HORIZONTAL: _____ VERTICAL: _____	
1" = 30'	DATE: 10/7/2025
	DESIGNED: SC
	TECHNICIAN: RC
	CHECKED: JDS
SHEET E1-1 OF E1-.3	CAD STD'S. VERSION: ORD / NCS
PROJECT NO. 4290-00-00	

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REFERENCE GRID A B C D E F G H I J K L M N O

LEGEND

VEHICLE CIRCULATION

PEDESTRIAN CIRCULATION

SCALE 1" = 30'

TAX I.D.00145052
BW RR III, LLC
L.50560 f.231
LOT 4 AS PER PLAT NO.8444
DANAC TECNOLOGICAL PARK

TAX I.D.03321695
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.336
LOT 3C AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

EXISTING PARKING STRUCTURE

PROPOSED BUILDING A2

PROPOSED BUILDING A3

PROPOSED PARKING STRUCTURE

PROPOSED BUILDING A1

10' SHARED USE PATH

17.2' DEDICATION FOR FUTURE SHADY GROVE IMPROVEMENTS (BY OTHERS)

5' SIDEWALK

6' SIDEWALK

BULK GAS STORAGE

PROP. SIGN

RELOCATED 10' P.U.E.

12' DEDICATION AT PROPERTY ENTRY (1320 SF)

Shady Grove Road
120' Wide Public Right-of-Way

Gaither Road
Variable Width Public Right-of-Way

PROPOSED OFFSITE DEVELOPMENT BY OTHERS

30 15 0 30 60

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Engineering
Surveying
Planning
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NO.	REVISIONS	BY	DATE

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ARLINGTON, VA 22209
703-284-0200

CONTACT: TIM HELMIG
EMAIL: THELMIG@MONDAYRE.COM

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CIRCULATION EXHIBIT

EXHIBITS
PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: VERTICAL:	TAX MAP: FS62, 0000
1" = 30'	DATE: 10/6/2025 DESIGNED: AH TECHNICIAN: AH CHECKED: JDS CAD STD'S, VERSION: ORD / NCS
SHEET E3-1 OF E3-4	
PROJECT NO. 4290-00-00	

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Community Planning & Development Services
Received
October 13, 2025

LOCATION MAP

0 500' 1000' 2000' N

SHADY GROVE RD

MATTIE J.T. STEPANEK PARK

EXISTING GARAGE

PROPOSED GARAGE

BUILDING A2

BUILDING A3

BUILDING A1

GAITHER RD

CIP CONCRETE SIDEWALK
5" THK WITH WWF
SCORED JOINTS

BIORETENTION

CIP CONCRETE SIDEWALK
5" THK WITH WWF
SCORED JOINTS
BULK GAS STORAGE

SHADE TREES - 3" CALIPER
BLDG. OVERHANG
CONCRETE UNIT PAVERS MIN. 3" THK (VEHICULAR), PAVERS ON
MIN. 6" CONCRETE SLAB ON 3/4" BITUMINOUS BED WITH TACK COAT
CONCRETE UNIT PAVERS 2" THK (PEDESTRIAN), PAVERS ON 4"
CONCRETE SLAB ON 3/4" BITUMINOUS BED WITH TACK COAT
BIKE RACKS, TYP. OF 6

BIORETENTION
6'X6' TREE GRATE, TYP. OF 2
CONTINUOUS SOIL PANEL
UNDER TREE GRATES, TYP.
MOVEABLE TABLES & CHAIRS

PLAZA
CONTINUOUS SOIL PANEL
UNDER TREE GRATES, TYP.

DROP OFF

6'X6' TREE GRATE
16" WIDE DETECTABLE PAVERS
SS VEHICULAR BOLLARDS @5'-0 O.C., 36" HT.
2'-0" WIDE VEHICULAR CONCRETE BAND
STAMPED CONCRETE (PATTERN TBD)

PLANTINGS WITH 24" AMENDED SOIL, 2" MULCH
SHRUBS 36" HT., GROUNDCOVER 12" O.C.

PARKING

(4) TJ

(188) TJ

(90) TJ

40'-0" O.C.
TYP.

CIP CONCRETE SIDEWALK
5" THK WITH WWF
SCORED JOINTS

BIORETENTION

CONCRETE
SIDEWALK TO
MATCH EX. CITY
STANDARD

EXISTING SIDEWALK TO REMAIN

PROPOSED STREET TREES AND
PROPOSED IMPACTS TO STREET
TREES ARE SUBJECT TO CITY
FORESTER REVIEW AND APPROVAL

PLANTINGS WITH 24" AMENDED SOIL, 2" MULCH
SHRUBS 36" HT.
GROUNDCOVER 12" O.C.

CONCRETE SIDEWALK TO
MATCH EX. PER CITY STANDARD

PLANTINGS WITH 24" AMENDED SOIL, 2" MULCH
SHRUBS 36" HT., GROUNDCOVER 12" O.C.

GAME AREA

LAWN

PLAZA

FH

LOD

SAN

0 15' 30' 60' N

1 OVERALL LANDSCAPE PLAN (FULL BUILD OUT)

1" = 30'-0"

LANDSCAPE STRIP AREA ADJOINING A STREET RIGHT-OF-WAY PHASE III	
TOTAL LENGTH OF FRONTAGE	1395 FT.
REQUIRED NUMBER OF TREES (1 TREE EVERY 40 FT)	35
PROVIDED NUMBER OF TREES	35

PERIMETER LANDSCAPE AREA FOR PARKING ADJOINING PROPERTY OTHER THAN A STREET RIGHT OF WAY PHASE III	
TOTAL LOT PERIMETER LENGTH	476 FT.
REQUIRED NUMBER OF TREES (1 SHADE TREE EVERY 40 FT)	12
PROVIDED NUMBER OF TREES	14
REQUIRED NUMBER OF SHRUBS (15 SHRUBS EVERY 40 FT)	180
PROVIDED NUMBER OF SHRUBS	188

INTERNAL LANDSCAPING OF SURFACE PARKING FACILITY REQUIREMENT PHASE III	
TOTAL PARKING AREA	22,252 SQ. FT.
REQUIRED LANDSCAPE AREA (5%)	1,113 SQ. FT.
PROVIDED LANDSCAPE AREA	1,146 SQ. FT.

LEGEND

- PLANTING BED
- LAWN
- BIORETENTION AREA
- SCORED CONCRETE PAVING, SEE DETAIL 1/L-5
- TREE GRATE (6' X 6' WITH 16" SQ. OPENING)
- POTENTIAL LOCATION OF WAYFINDING SIGNAGE
- BOLLARD
- BIKE RACK (17 TOTAL IN OVERALL PLAN = 34 BIKE PARKING SPACES)
- BENCH
- MOVEABLE TABLES & CHAIRS
- FH FIRE HYDRANT
- PROPOSED CONTOUR
- EXISTING CONTOUR

NOTES

1. REFER TO CIVIL DRAWINGS FOR BIO-RETENTION AREAS, CURBS, GUTTER, STREET DETAILS, AND MATERIALS.
2. SEE SHEET L-4 FOR PLANT LIST INFORMATION.
3. LANDSCAPING SHOWN WITHIN STORM WATER MANAGEMENT FACILITIES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY BE CHANGED AT THE TIME OF DETAILED PLAN REVIEW OF THE SEDIMENT CONTROL / STORM WATER MANAGEMENT PLANS BY THE COUNTY. DEPARTMENT OF PERMITTING SERVICES, WATER RESOURCES SECTION.
4. ALL TREES TO BE CENTERED IN PLANTER BEDS AS SHOWN AND TO BE PLANTED CLEAR OF ALL UNDERGROUND UTILITIES.
5. INCREMENTALLY CUT THE INNER RINGS OF TREE GRATES AS THE TREE INCREASES IN CALIPER, PER MANUFACTURERS' INSTRUCTIONS FOR TREE GRATE EXPANSION.
6. WHEN THE ROOT FLARE REACHES TO THE COLLAR, CUT THE PAVEMENT AROUND THE COLLAR TO ACCOMMODATE THE TREE, SUBJECT TO STAFF REVIEW AND APPROVAL.
7. AS-BUILT PAVING PATTERN MUST BE SUBSTANTIALLY SIMILAR TO THE PATTERN DEPICTED ON THE SITE PLAN, SUBJECT TO STAFF REVIEW AND APPROVAL.
8. TREE IMPACTS ON ADJACENT CITY PARK PROPERTY HAS BEEN ASSESSED ON-SITE WITH REC/PARKS STAFF ON AUGUST 14, 2024. TREE REPLACEMENTS WILL BE PROVIDED ON PARK PROPERTY. THE QUANTITY, LOCATIONS, AND SPECIES WILL BE DETERMINED BY RECREATION AND PARKS STAFF PRIOR TO PLANTING.
9. A PRE-PLANTING MEETING TO BE SCHEDULED BEFORE INSTALLATION OF LANDSCAPING, AFFORESTATION, OR REFORESTATION. ATTENDEES MUST INCLUDE THE PERMITTEE, LANDSCAPE CONTRACTOR, CITY FORESTRY INSPECTOR, AND HORTICULTURIST.
10. APPLICANT WILL REMOVE INVASIVES IN THE BUFFER ZONE BETWEEN MATTIE STEPANEK AND PARK PLAZA AT THE DISCRETION OF RECREATION AND PARKS STAFF.

SOLTESZ, INC.

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www.solteszco.com

Engineering
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NO.	REVISIONS	BY	DATE

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LANDSCAPE ARCHITECT

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410-235-6001

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PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3429 EXPIRATION DATE: 09/25/2025.

STATE OF MARYLAND · JINGPENG GU · 3429 · LANDSCAPE ARCHITECT

OVERALL LANDSCAPE PLAN (FULL BUILD OUT)

SITE PLAN
PARK PLAZA
OVERALL LANDSCAPE PLAN (FULL BUILD OUT)
ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET	ZONING CATEGORY:
221NW09	MXE
SITE DATUM HORIZONTAL: VERTICAL:	TAX MAP
	FS62, 0000
1" = 30'-0"	DATE: 09/23/2025
	DESIGNED: JS
	TECHNICIAN: JS
	CHECKED: JDS
SHEET L-1 OF L-6	CAD STD'S VERSION: ORD / NCS
PROJECT NO. 4290-00-00	

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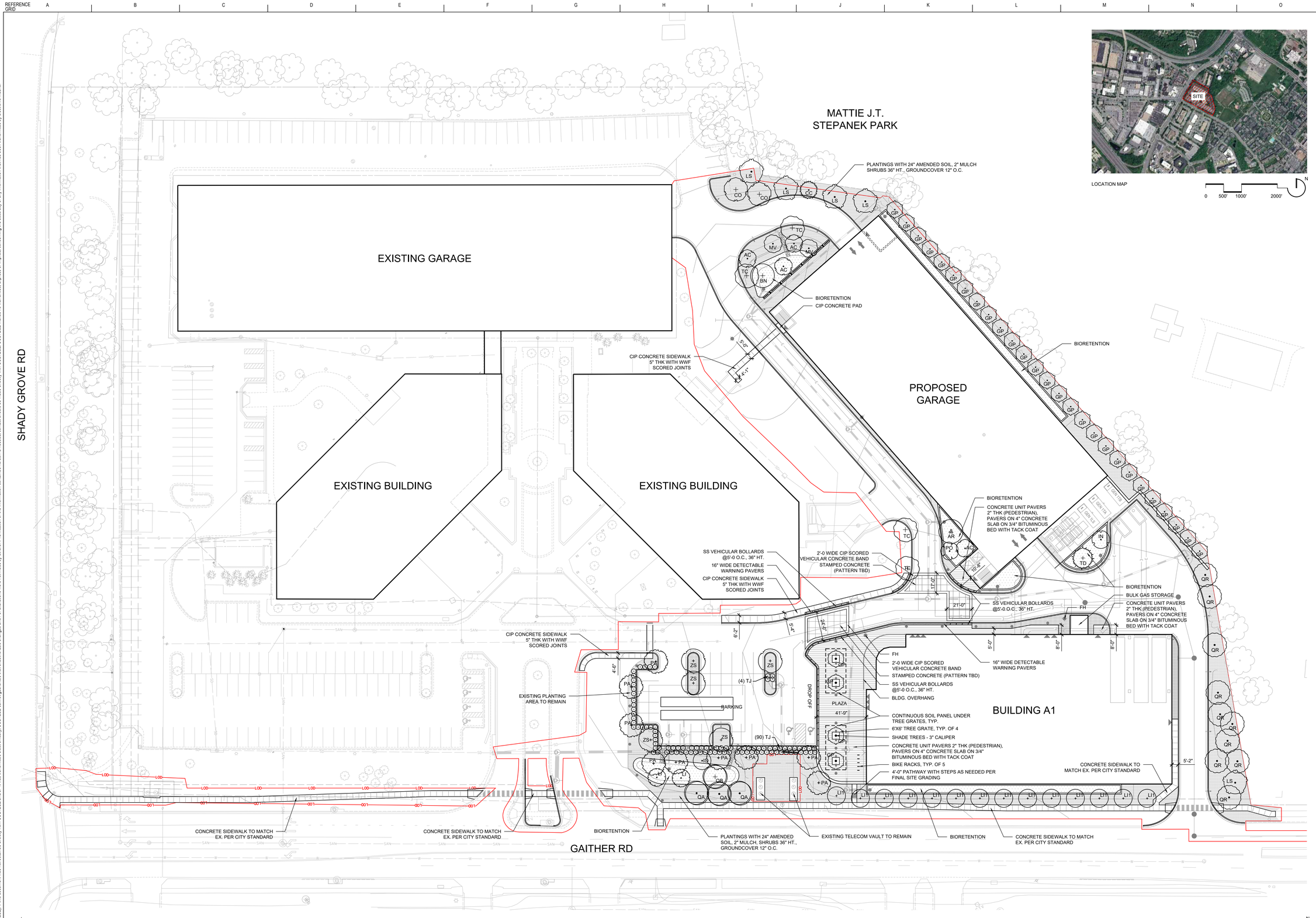
REFERENCE GRID A B C D E F G H I J K L M N O



LOCATION MAP

0 500' 1000' 2000' N

1 PHASE I LANDSCAPE PLAN

1" = 30'-0"

0 15' 30' 60' N

PERIMETER LANDSCAPE AREA FOR PARKING ADJOINING PROPERTY OTHER THAN A STREET RIGHT OF WAY PHASE I	
TOTAL LOT PERIMETER LENGTH	227 FT.
REQUIRED NUMBER OF TREES (1 SHADE TREE EVERY 40 FT)	6
PROVIDED NUMBER OF TREES	10
REQUIRED NUMBER OF SHRUBS (15 SHRUBS EVERY 40 FT)	90
PROVIDED NUMBER OF SHRUBS	90

INTERNAL LANDSCAPING OF SURFACE PARKING FACILITY REQUIREMENT PHASE I	
TOTAL PARKING AREA	10,784 SQ. FT.
REQUIRED LANDSCAPE AREA (5%)	539 SQ. FT.
PROVIDED LANDSCAPE AREA	836 SQ. FT.

LEGEND

- PLANTING BED
- LAWN
- BIORETENTION AREA
- SCORED CONCRETE PAVING, SEE DETAIL 1/L-5
- TREE GRATE (6' X 6' WITH 16" SQ. OPENING)
- BOLLARD
- BIKE RACK (5 TOTAL PHASE I =10 BIKE PARKING SPACES)
- BENCH
- MOVEABLE TABLES & CHAIRS
- FH FIRE HYDRANT
- PROPOSED CONTOUR
- EXISTING CONTOUR

NOTES

1. REFER TO CIVIL DRAWINGS FOR BIO-RETENTION AREAS, CURBS, GUTTER, STREET DETAILS, AND MATERIALS.
2. SEE SHEET L-4 FOR PLANT LIST INFORMATION.
3. LANDSCAPING SHOWN WITHIN STORM WATER MANAGEMENT FACILITIES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY BE CHANGED AT THE TIME OF DETAILED PLAN REVIEW OF THE SEDIMENT CONTROL / STORM WATER MANAGEMENT PLANS BY THE COUNTY. DEPARTMENT OF PERMITTING SERVICES, WATER RESOURCES SECTION.
4. ALL TREES TO BE CENTERED IN PLANTER BEDS AS SHOWN AND TO BE PLANTED CLEAR OF ALL UNDERGROUND UTILITIES.
5. INCREMENTALLY CUT THE INNER RINGS OF TREE GRATES AS THE TREE INCREASES IN CALIPER, PER MANUFACTURERS' INSTRUCTIONS FOR TREE GRATE EXPANSION.
6. WHEN THE ROOT FLARE REACHES TO THE COLLAR, CUT THE PAVEMENT AROUND THE COLLAR TO ACCOMMODATE THE TREE, SUBJECT TO STAFF REVIEW AND APPROVAL.
7. AS-BUILT PAVING PATTERN MUST BE SUBSTANTIALLY SIMILAR TO THE PATTERN DEPICTED ON THE SITE PLAN, SUBJECT TO STAFF REVIEW AND APPROVAL.
8. TREE IMPACTS ON ADJACENT CITY PARK PROPERTY HAS BEEN ASSESSED ON-SITE WITH REC/PARKS STAFF ON AUGUST 14, 2024. TREE REPLACEMENTS WILL BE PROVIDED ON PARK PROPERTY. THE QUANTITY, LOCATIONS, AND SPECIES WILL BE DETERMINED BY RECREATION AND PARKS STAFF PRIOR TO PLANTING.
9. A PRE-PLANTING MEETING TO BE SCHEDULED BEFORE INSTALLATION OF LANDSCAPING, AFFORESTATION, OR REFORESTATION. ATTENDEES MUST INCLUDE THE PERMITTEE, LANDSCAPE CONTRACTOR, CITY FORESTRY INSPECTOR, AND HORTICULTURIST.
10. APPLICANT WILL REMOVE INVASIVES IN THE BUFFER ZONE BETWEEN MATTIE STEPANEK AND PARK PLAZA AT THE DISCRETION OF RECREATION AND PARKS STAFF.

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Surveying
Planning
Environmental Sciences

NO.	REVISIONS	BY	DATE

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

APPLICANT / PROPERTY OWNER

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703-284-0200

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STATE OF MARYLAND — JINGPENG GU — 3429 — LANDSCAPE ARCHITECT

PHASE I LANDSCAPE PLAN

SITE PLAN
PARK PLAZA
PHASE I LANDSCAPE PLAN
ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET	221NW09
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SHEET	L-2
OF	L-6
PROJECT NO.	4290-00-00

REFERENCE GRID A B C D E F G H I J K L M N O

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SHADY GROVE RD

EXISTING GARAGE

BUILDING A2

EXISTING BUILDING

MATTIE J.T. STEPANEK PARK

PROPOSED GARAGE

BUILDING A1

GAITHER RD

BULK GAS STORAGE
BIORETENTION
CONCRETE UNIT PAVERS 2" THK (PEDESTRIAN), PAVERS ON 4" CONCRETE SLAB ON 3/4" BITUMINOUS BED WITH TACK COAT
BIORETENTION
CIP CONCRETE SIDEWALK 5" THK WITH WWF, SCORED JOINTS
BENCH
MOVEABLE TABLES & CHAIRS
BIORETENTION

CIP CONCRETE SIDEWALK 5" THK WITH WWF, SCORED JOINTS
BIORETENTION
PLANTINGS WITH 24" AMENDED SOIL, 2" MULCH SHRUBS 36" HT. GROUNDCOVER 12" O.C.
CONCRETE UNIT PAVERS 2" THK (PEDESTRIAN), PAVERS ON 4" CONCRETE SLAB ON 3/4" BITUMINOUS BED WITH TACK COAT
BLDG. OVERHANG
BIKE RACKS, TYP. OF 6
BENCH
MOVEABLE TABLE & CHAIRS BENCH , TYP. OF 2
GAME AREA
BOCCE
BOCCE
LAWN
PLAZA
BIORETENTION
CIP CONCRETE SIDEWALK 5" THK WITH WWF SCORED JOINTS
PARALLEL PARKING
SHADE TREES - 3" CALIPER
BIORETENTION
CONCRETE SIDEWALK TO MATCH EX. PER CITY STANDARD
CONCRETE SIDEWALK TO MATCH EX. PER CITY STANDARD
CONCRETE SIDEWALK TO MATCH EX. PER CITY STANDARD

(4) TJ
(90) TJ

LOCATION MAP

0 500' 1000' 2000' N

1 PHASE II LANDSCAPE PLAN

1" = 30'-0"

0 15' 30' 60' N

LEGEND

- PLANTING BED
- LAWN
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- BENCH
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- PROPOSED CONTOUR
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STATE OF MARYLAND · JINGPENG GU · 3429 · LANDSCAPE ARCHITECT

PHASE II LANDSCAPE PLAN

SITE PLAN
PARK PLAZA
PHASE II LANDSCAPE PLAN

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: VERTICAL:	TAX MAP: FS62, 0000
1" = 30'-0"	DATE: 09/23/2025 DESIGNED: JS TECHNICIAN: JS CHECKED: JDS CAD STD'S. VERSION: ORD / NCS
SHEET L-3 OF L-6	
PROJECT NO.: 4290-00-00	

NOTE: FINAL PLANT SELECTION WILL BE FROM THE FOLLOWING LIST OR APPROVED EQUAL IN COORDINATION WITH STAFF.

PLANTING SCHEDULE

EVERGREEN TREES

QTY	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS
11	IS	Ilex opaca 'Satyr Hill' Satyr Hill American Holly	8` Ht.	B&B	Full to Ground, Matched
10	IN	Ilex x 'Nellie R. Stevens' Nellie R. Stevens Holly	8` Ht.	B&B	Full to Ground, Matched

ORNAMENTAL TREES

QTY	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS
2	AP	Acer palmatum 'Bloodgood' Japanese Maple	2.0"-2.5" Cal.	B&B	Single Stem, Full Canopy, Specimen Quality
7	AC	Amelanchier canadensis Serviceberry	8`-10` Ht.	B&B	Multi-Stem, 3-5 canes, Matched
8	CC	Carpinus caroliniana American Hornbeam	2.5" Cal.	B&B	Single Stem, Full Canopy, Matched, Do Not Fall Dig
6	CK	Cornus kousa Kousa Dogwood	2.5" Cal.	B&B	Single Stem, Full Canopy, Matched
14	LI1	Lagerstroemia indica 'Natchez' Natchez Crape Myrtle	10` Ht.	B&B	Multi-Stem, 3-5 canes, Matched
5	LI	Lagerstroemia indica 'Tuscarora' Tuscarora Crape Myrtle	8`-10` Ht.	B&B	Multi-Stem, 3-5 canes, Matched
8	MV	Magnolia virginiana Sweetbay Magnolia	8`-10` Ht.	B&B	Multi-Stem, 3-5 canes, Matched
35	PK	Prunus serrulata 'Kwanzan' Kwanzan Cherry	2.5" Cal.	B&B	Single Stem, Full Canopy, Matched
5	PO	Prunus x 'Okame' Okame Cherry	2.5" Cal.	B&B	Single Stem, Full Canopy, Matched

SHADE TREES

QTY	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS
3	AR	Acer rubrum 'Frank Jr.' Redpointe® Maple	3" Cal.	B&B	Central Leader, Full Canopy, Matched
28	AR2	Acer rubrum 'October Glory' October Glory Red Maple	3" Cal.	B&B	Central Leader, Full Canopy, Matched
2	AL	Acer saccharum 'Legacy' Sugar Maple	3" Cal.	B&B	Central Leader, Full Canopy, Matched
4	BN	Betula nigra River Birch Multi-Trunk	10` Ht.	B&B	Multi-Stem, 3-5 canes, Matched, Do Not Fall Dig
4	CO	Celtis occidentalis Common Hackberry	3" Cal.	B&B	Central Leader, Full Canopy, Matched
1	CK2	Cladrastis kentukea Yellow Wood	3" Cal.	B&B	Central Leader, Full Canopy, Matched
41	GP	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2.5" Cal.	B&B	Central Leader, Full Canopy, Matched
7	GT	Gleditsia triacanthos 'Shademaster' Shademaster Honeylocust	3" Cal.	B&B	Central Leader, Full Canopy, Matched
6	LS	Liquidambar styraciflua 'Ward' Cherokee™ Sweet Gum	3" Cal.	B&B	Central Leader, Full Canopy, Matched, Do Not Fall Dig
7	NS	Nyssa sylvatica Black Gum	3" Cal.	B&B	Central Leader, Full Canopy, Matched, Do not Fall Dig
17	PA	Platanus x acerifolia 'Morton Circle' Exclamation Planetree	3" Cal.	B&B	Central Leader, Full Canopy, Matched
7	QA	Quercus alba White Oak	3" Cal.	B&B	Central Leader, Full Canopy, Matched, Do Not Fall Dig
2	QB	Quercus bicolor Swamp White Oak	3" Cal.	B&B	Central Leader, Full Canopy, Matched, Do Not Fall Dig
13	QS	Quercus phellos 'Hightower' Hightower Willow Oak	3" Cal.	B&B	Central Leader, Full Canopy, Matched, Do Not Fall Dig
10	QR	Quercus rubra Red Oak	3" Cal.	B&B	Central Leader, Full Canopy, Matched, Do Not Fall Dig
1	TD	Taxodium distichum 'Mickelson' Shawnee Brave™ Bald Cypress	3" Cal.	B&B	Central Leader, Full Canopy, Matched, Do Not Fall Dig
8	TC	Tilia cordata 'Greenspire' Greenspire Linden	3" Cal.	B&B	Central Leader, Full Canopy, Matched
2	UA	Ulmus americana 'Jefferson' Princeton Elm	3" Cal.	B&B	Central Leader, Full Canopy, Matched
13	ZS	Zelkova serrata 'Village Green' Japanese Zelkova	3" Cal.	B&B	Central Leader, Full Canopy, Matched, Do Not Fall Dig

SHRUBS

QTY	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS
286	TJ	Taxus x media 'Densiformis' Densiformis Anglo-Japanese Yew	30" - 36" Ht.	B&B	Full, Matched

Planting Notes for Landscape Plans

NOVEMBER 2019

INSTALLATION OF PLANT MATERIAL

1. The Permittee is responsible for obtaining the approved Forest Conservation Plan/Landscape Plan and providing a copy to the Landscape Contractor. The Permittee shall ensure that the Landscape Contractor can secure the plants shown the FCP/Landscape Plan. Plant substitutions are not allowed. It is strongly recommended that plant material be secured from supplier by the project start date.
2. A pre-planting meeting is required before installation of landscaping, afforestation, or reforestation. The applicant must schedule an on-site pre-planting meeting with the City Forestry Inspector. Attendees must include the Permittee, landscape contractor, and Forestry Inspector. Trees and shrubs shall conform to the current edition of the American Standard for Nursery Stock (ANSI Z60.1).
3. Comply with appropriate City Soil Specification:
   - I. Soil Specification FOR TREE PLANTING WHERE EXISTING PAVEMENT OR OTHER IMPERVIOUS SURFACES WERE PREVIOUSLY LOCATED OR WHERE EXISTING GREENSPACE HAS BEEN SEVERELY DEGRADED[1]
     1. Site preparation
        a. Demolish existing impervious surface and remove all existing asphalt, concrete, stone and construction materials to expose subsoil free of debris.
        b. Excavate so that final planting bed will provide quality soil to a depth of forty-eight (48) inches, and to a radius of 10' minimum or to new hard edge of planting bed, whichever is less.
        c. Loosen exposed subsoil below 48" by ripping 18" into the sub grade elevation.
        d. Test to ensure that planting bed drains at a rate of at least 1 inch/per hour.
        e. Install imported soil to fill excavated planting bed. Imported soil shall have a texture of LOAM, per the USDA soil classification system and a chemical composition compatible with healthy tree growth. When installing the soil, it should be installed in lifts or layers of < 12 inches (30 cm), tamping or watering (not both) between lifts to minimize potential settling.
     2. Immediately prior to installation of plant material, the soil must be tested and must have a pH range between 5.5 and 7 and a nutrient content which corresponds to an adequate rating, per current industry standards. Amend soil, if necessary, to achieve the current industry standard.
     3. The Forestry Inspector may require additional soil specifications, based on site conditions.
   - II. Soil Specification FOR PLANTING WHERE EXISTING GREEN SPACE HAS NOT BEEN PROTECTED FROM CONSTRUCTION IMPACTS BUT IS NOT SEVERELY DEGRADED.
     1. Site Preparation:
        a. Remove all construction debris and top four to six inches of existing soil.
        b. Test remaining existing soil to verify a pH range between 5.5 and 7, and has a nutrient content which corresponds to an adequate rating, per current industry standards.
        c. Apply four (4) inches of mature compost evenly over the entire planting surface. (4" = 12 Cubic Yard/1,000 s.f.). Provide compost supplier information and specifications to the City Forestry Inspector for approval prior to install
        d. Till the compost into the existing soil to a minimum depth of thirty-six (36) inches using the city's soil profile rebuilding specification.
        e. If soil does not meet nutrient standards, mitigate soil chemistry to meet the chemical parameters.
     2. The Forestry Inspector may require additional soil specifications, based on site conditions.
   - III. Soil Specification FOR PLANTING WITHIN EXISTING GREEN SPACE AREAS WHICH HAVE BEEN PROTECTED FROM CONSTRUCTION IMPACTS (One of two options, as determined by Forestry Inspector) Refer to approved City of Rockville Detail A-7

[1] See definitions section #9

1. Test existing soil to verify it has a pH range between 5.5 and 7, and a nutrient content which corresponds to an adequate rating, per current industry standards. If soil does not meet nutrient standards, one of two options will be performed to mitigate the soil:
   a. Option 1- Till Method- Depth of tilling for planting must be at least twenty-four (24) inches:
      i. Apply four (4) inches of mature compost evenly over the entire planting surface (4" = 12 cubic yards/1,000 s.f.). Provide compost supplier information and specifications to the City Forestry Inspector for approval prior to install.
      ii. Till the compost into the existing soil to a minimum depth of twenty-four (24") inches.
   b. Option 2 – Aeration and Vertical Mulching
      i. Using a 2- 3" Auger, drill a series of holes in the soil to a depth of twenty-four (24) inches.
      ii. Begin at the edge of the hole dug for the root ball and continue drilling at one-foot intervals (maximum), in concentric rings around the tree out to ten (10) feet from the tree.
      iii. Each hole must be refilled with mature compost.
   c. The Forestry Inspector may require additional soil specifications, based on site conditions.
   - IV. Soil testing of the existing soil may be conducted with PRIOR approval from the City's Forestry Inspector to determine the number and location of the samples. The above requirements may be reduced if soil testing shows the following:
     1. Soil pH is between 5.5 and 7
     2. The top 24" of existing soil contains a minimum of 4-6% organic matter by weight
     3. The soil is free of contaminants
     4. The soil texture is sandy loam or loam
     5. The soil has an infiltration rate not less than 1" per hour
     6. The soil does not contain debris or stones greater than one inch
     7. The soluble salt content is less than 3 dS/m
     8. Consult the University of Maryland Extension website: http://extension.umd.edu/ for a listing of commercial soil testing facilities.
   - V. Soil preparation is required for street trees planted within the city's rights-of-way and private street trees, if they are part of the approved plan.
4. The depths and grades shown on plan drawings are final grades after settlement and shrinkage of the organic material. The contractor shall install the soil mix at a higher level to anticipate this reduction of volume. All grades are assumed to be 'as measured" to be prior to the addition of any surface compost till layer or mulch or sod.
5. All details of the planting plans regarding plant quality and proper planting will be discussed including but not limited to:
   a. Plant quality.
   b. Proper form for species.
   c. Proper ratio of caliper size/height to container size/root ball size.
   d. Proper pruning cuts if applicable in accordance with current ANSI A300 pruning standards (generally there should be no recent pruning).
   e. No co-dominant stems or multiple trunks (unless approved by FCP or by The Forestry Inspector).
   f. Sound graft union.
   g. Free of girdling roots, or the ability to remove girdling roots without damaging the tree.
   h. Trees shall be healthy, vigorous, insect/disease free, and without cankers/cracks or trunk damage.
6. Proper Installation
   a. Root flare no higher than 3 inches from existing grade.
   b. Exposed root flare (not graft); removing more than several inches of soil to expose the root flare may result in the rejection of the plant material.
   c. Wire baskets/twine/burlap removed from at least the top half of root ball, or as directed by Forestry Inspector.
   d. All burlap or twine removed completely.
   e. No hose and wire; staking and strapping per City planting detail.
   f. Planting Hole a minimum of twice the width of the root ball; could be greater. Planting detail assumes soil has been prepared per the city's specifications (Planting, #3).
   g. Mulched properly, per City planting detail.
   h. Wildlife protection installed, if required; type approved by the Forestry Inspector.
7. Trees not complying with the above requirements may be rejected at the discretion of the City Forestry Inspector.

8. Tree planting will generally not be permitted between the dates of June 1 and September 1, or when the ground is frozen.
9. DEFINITIONS
   a. Topsoil
      i. Soil can be considered topsoil if it originates from an A horizon of a natural soil or is a mineral soil with 4-6%% organic matter content, and a NRCS textural class similar to pre-development conditions A horizon soils for the site, or as specified by the City Forestry Division. The city Forestry Division will specify a LOAM texture in the absence of native conditions listed above. Blended soils shall not be used unless specified by the City Forestry Division. In addition, topsoil shall:
         1. Be friable and well drained
         2. Have a pH between 5.5-7.
         3. Have an organic matter content between 4-6%.
         4. Have low salinity as indicated by a soluble salt content which is less than 3 dS/m
         5. Be free of debris, stone, gravel, trash, large sticks, heavy metals, and other deleterious contaminants, (if screening is used to remove debris, screen size must be ¾ inch or larger).
         6. Have a nutrient profile such that it has an adequate rating, per current industry standards.
         7. Be free of noxious weed seeds
   b. Compost
      i. Compost shall be composed of leaves, yard waste, or food waste. Biosolid-based composts shall not be used. A compost sample with analysis shall be submitted for approval to the City Forestry Division before application.
      ii. Stability refers to the rate of biological breakdown, measured by carbon dioxide release. Maturity refers to completeness of the aerobic composting process and suitability (lack of plant toxicity) as a plant growth media, often measured by ammonia release and by plant growth tests. Compost manufacturers that subscribe to the US Composting Council's testing program may document stability as compost testing 7 or below in accordance with TMECC 05.08-B, "Carbon Dioxide Evolution Rate". Maturity (suitability for plant growth) may be documented as compost testing greater than 80% in accordance with TMECC 05.05-A, "Germination and Vigor". Compost is considered mature and stable if it tests at 6.0 or higher on the Solvita Compost Maturity Index Rating, which is a combination of Carbon Dioxide and Ammonia Maturity Tests (test information and equipment available at www.solvita.com).
      iii. Compost shall also be:
         1. Free of weed seeds.
         2. Free of heavy metals or other deleterious contaminants.
         3. Have a soluble salt content which is less than 3 dS/m.
   c. Severely Degraded Soil
      i. Soil shall be considered severely degraded if grade was lowered or raised more than 14 inches OR soil was compacted in lifts regardless of the final grade OR was used as a staging area for construction materials, equipment or processes.

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NO.	REVISIONS	BY	DATE

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APPLICANT / PROPERTY OWNER

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703-284-0200

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301-841-3832

CONTACT: PATRICIA HARRIS
EMAIL: PAHARRIS@LERCHEARLY.COM

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STATE OF MARYLAND · JINGPENG GU · 3429 · LANDSCAPE ARCHITECT

PLANTING SCHEDULE

SITE PLAN
PARK PLAZA
PLANTING SCHEDULE

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: _____ VERTICAL: _____	TAX MAP: FS62, 0000
1" = 1/16 INCH: AS SHOWN	DATE: 09/23/2025 DESIGNED: JS TECHNICIAN: JS CHECKED: JDS CAD STD'S. VERSION: ORD / NCS
SHEET: L-4 OF: L-6	
PROJECT NO.: 4290-00-00	

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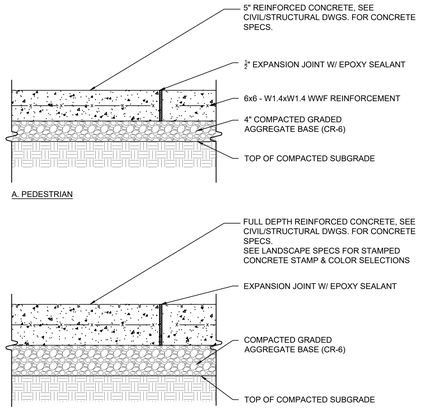
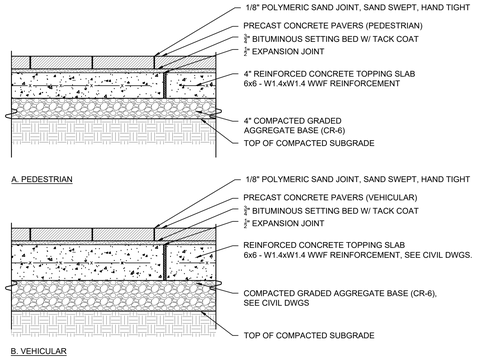


NOTES:
1. SEE STRUCTURAL FOR STRUCTURAL SLAB REINFORCEMENT AND LOADING REQUIREMENTS.
2. REFER TO LANDSCAPE PLANS FOR EXPANSION JOINT LOCATIONS (NOT TO EXCEED 20' O.C.)
3. CONTRACTOR TO SUBMIT EXPANSION JOINT MATERIAL COLOR OPTIONS TO LANDSCAPE ARCHITECT FOR APPROVAL.
3. FOR ALL ROADWAY SUBBASE, REINFORCEMENT & CONCRETE, SEE CIVIL DWGS. & SPECS
&. SEE LANDSCAPE SPECS FOR CONCRETE FINISH (STAMP/ TEXTURE) AND INTEGRAL COLOR
3. SEE MEP/ CIVIL FOR DRAINAGE/ DRAINS/ WATER CALCULATIONS ETC.
4. DETAIL FOR VEHICULAR CONCRETE IS SHOWN FOR DESIGN INTENT ONLY

1 CONCRETE SIDEWALK/ CROSSWALK

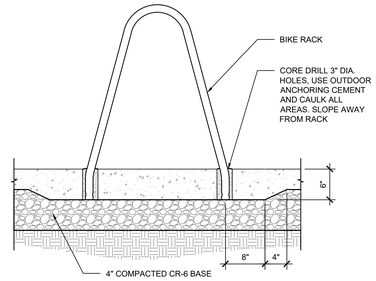
3/4" = 1'-0"



NOTES:
1. CONTRACTOR TO SUBMIT EXPANSION JOINT MATERIAL FOR COLOR SELECTIONS TO LANDSCAPE ARCHITECT FOR APPROVAL
2. FOR ALL ROADWAY SUBBASE & CONCRETE, SEE CIVIL DWGS. & SPECS

2 CONCRETE PAVERS

3/4" = 1'-0"



NOTE:
1. QUANTITY PER PLAN

PRODUCT INFORMATION

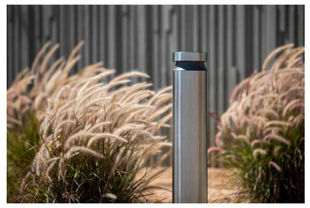
MANUFACTURER: LANDSCAPE FORMS INC.
431 LAWNDALE AVE.
KALAMAZOO, MI 49048
800.430.6209
LANDSCAPEFORMS.COM

MODEL: BOLA BIKE RACK
COLOR & FINISH: STAINLESS STEEL

OR EQUIVALENT, SUBJECT TO STAFF REVIEW AND APPROVAL

3 BIKE RACKS EXAMPLE

3/4"=1'-0"



PRODUCT INFORMATION

MANUFACTURER: FORMS + SURFACES

MODEL: HELIO (LIT & UN-LIT)
COLOR & FINISH: SS
OR EQUIVALENT, SUBJECT TO STAFF REVIEW AND APPROVAL

4 BOLLARD EXAMPLE

N.T.S.

PRODUCT INFORMATION

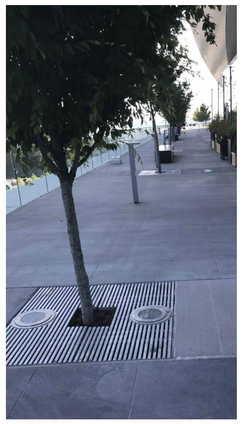
MANUFACTURER: LANDSCAPE FORMS INC.
431 LAWNDALE AVE.
KALAMAZOO, MI 49048
800.430.6209
LANDSCAPEFORMS.COM

MODEL: AUSTIN
COLOR & FINISH: POWDER COATED; IPE WOOD

OR EQUIVALENT, SUBJECT TO STAFF REVIEW AND APPROVAL

5 BENCH EXAMPLE

N.T.S.



PRODUCT INFORMATION

MANUFACTURER: URBAN ACCESSORIES
MODEL: JAMISON
SIZE: 5' X 5' WITH 16" SQ. OPENING
COLOR & FINISH: BRUSHED ALUMINUM
OR EQUIVALENT, SUBJECT TO STAFF REVIEW AND APPROVAL

6 TREE GRATE EXAMPLE

N.T.S.

PRODUCT INFORMATION

MANUFACTURER: LANDSCAPE FORMS INC.
431 LAWNDALE AVE.
KALAMAZOO, MI 49048
800.430.6209
LANDSCAPEFORMS.COM

MODEL: CATENA
COLOR & FINISH: POWDER COATED
OR EQUIVALENT, SUBJECT TO STAFF REVIEW AND APPROVAL

7 TABLE & CHAIRS EXAMPLE

N.T.S.

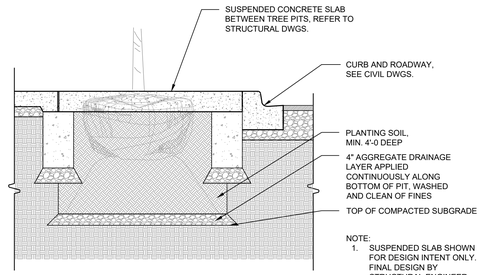
PRODUCT INFORMATION

MANUFACTURER: LANDSCAPE FORMS INC.
431 LAWNDALE AVE.
KALAMAZOO, MI 49048
800.430.6209
LANDSCAPEFORMS.COM

MODEL: SELECT
COLOR & FINISH: POWDER COATED
OR EQUIVALENT, SUBJECT TO STAFF REVIEW AND APPROVAL

8 TRASH & RECYCLE RECEPTACLE EXAMPLE

N.T.S.



NOTE:
1. SUSPENDED SLAB SHOWN FOR DESIGN INTENT ONLY. FINAL DESIGN BY STRUCTURAL ENGINEER.

9 CONTINUOUS SOIL PANEL

1/2" = 1'-0"

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NO.	REVISIONS	BY	DATE

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STATE OF MARYLAND · JINGPENG GU · 3429 · LANDSCAPE ARCHITECT

HARDSCAPE DETAILS

SITE PLAN
PARK PLAZA
HARDSCAPE DETAILS
ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: ____ VERTICAL: ____	TAX MAP: FS62, 0000
GRAPHIC SCALE: AS SHOWN	DATE: 09/23/2025
	DESIGNED: JS
	TECHNICIAN: JS
	CHECKED: JDS
SHEET: L-5 OF L-6	CAD STD'S. VERSION: ORD / NCS
PROJECT NO.: 4290-00-00	

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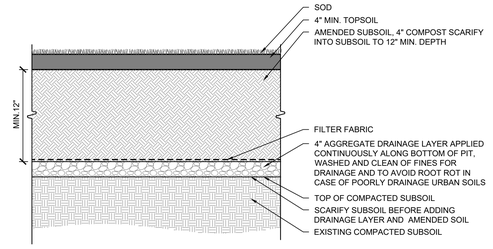
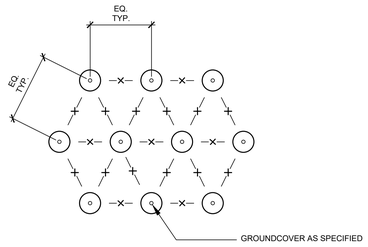


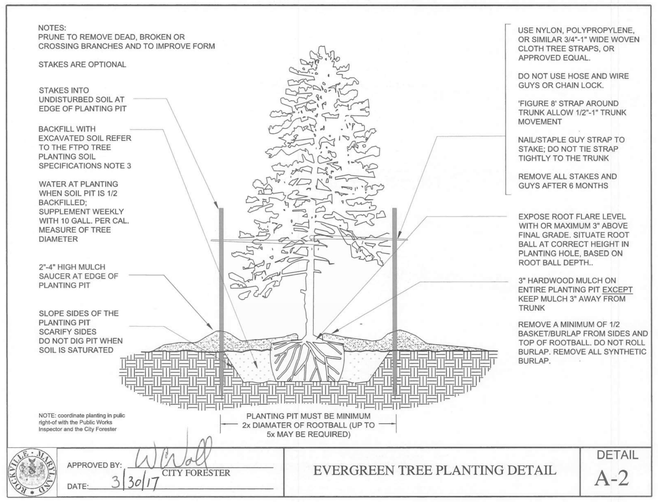
1 TURF/ LAWN

3/4"=1'-0"



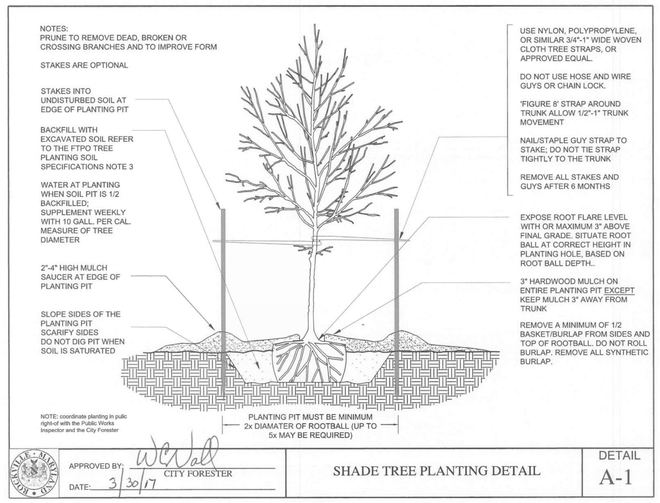
2 GROUNDCOVER SPACING

1"=1'-0"



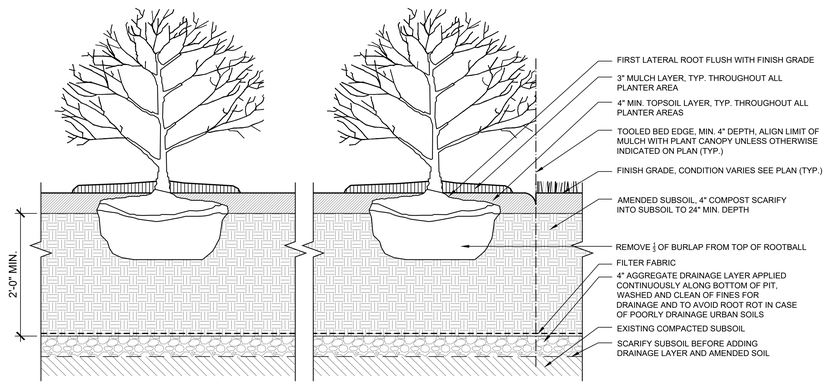
3 EVERGREEN TREE PLANTING (TYPICAL)

N.T.S.



4 SHADE TREE PLANTING (TYPICAL)

N.T.S.



5 SHRUBS PLANTING

1/2"=1'-0"

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NO.	REVISIONS	BY	DATE

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STATE OF MARYLAND · JINGPENG GU · 3429 · LANDSCAPE ARCHITECT

PLANTING DETAILS

SITE PLAN
PARK PLAZA
PLANTING DETAILS

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: VERTICAL:	TAX MAP: FS62, 0000
GRAPHIC SCALE: AS SHOWN	DATE: 09/23/2025
	DESIGNED: JS
	TECHNICIAN: JS
SHEET: L-6 OF: L-6	CHECKED: JDS
	CAD STD'S. VERSION: ORD / NCS
PROJECT NO.: 4290-00-00	

JSchwartz

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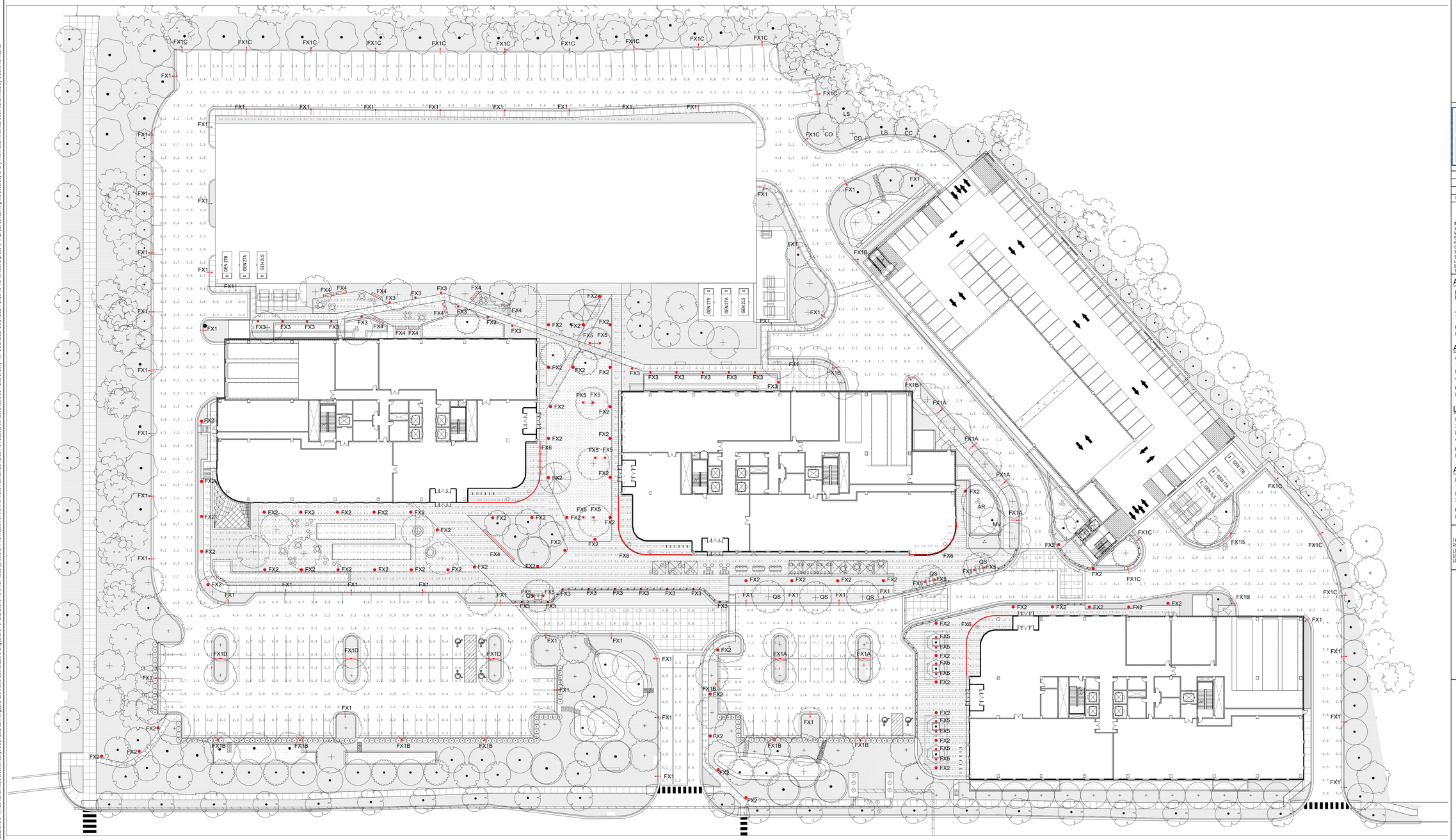
Community Planning & Development Services
Received
October 13, 2025



Calculation Summary

Label	Avg	Max	Min	Avg/Min
Pathway - near Parking - Phase 1	2.69	8.0	0.8	3.36
Pathway - near Parking - Phase 3	2.78	5.5	1.1	2.53
Building Canopy A1 - Phase 1	4.39	5.3	2.6	1.69
Building Canopy A2 - Phase 3	4.31	7.6	2.2	1.96
Building Canopy A3 - Phase 2	7.50	18.6	2.2	3.41
Driveway Entry - Phase 3	2.14	7.5	0.5	4.28
Driveway NW - Phase 2	1.64	6.0	0.3	5.47
Drvieway - Phase 1	2.49	9.7	0.4	6.23
Parking - Phase 1	2.75	10.2	0.6	4.58
Parking - Phase 3	2.52	9.5	0.4	6.30
Pathway A2 - Phase 3	5.21	7.9	2.1	2.48
Pathway A2 to Garage - Phase 3	3.30	7.8	0.8	4.13
Pathway A3 to A2 - Phase 3	2.64	10.3	0.7	3.77
Pathway Center - Phase 3	2.73	19.8	0.5	5.46
Pathway Ext Garage - Phase 3	4.27	6.8	1.5	2.85
Pathway New Garage - Phase 1	2.78	5.0	1.5	1.85
Plaza A1 - Phase 1	2.99	7.1	0.5	5.98
Pathway A3 - Phase 2	4.04	24.8	0.7	5.77
Driveway - Phase 1 A1	2.27	7.4	0.4	5.68
Driveway - Phase 1 A1 to Garage	2.68	9.7	0.5	5.36

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NO.	REVISIONS	BY	DATE

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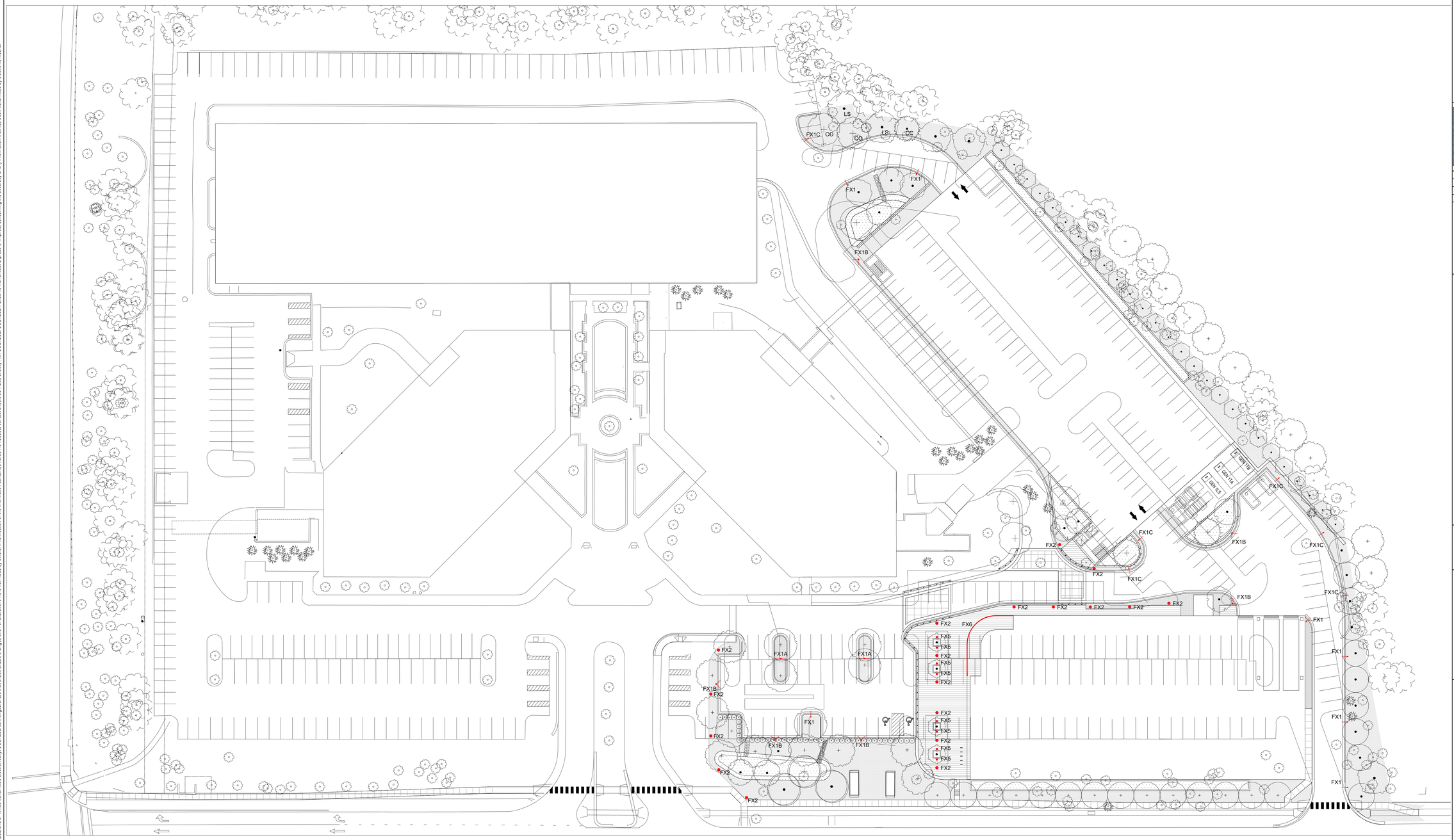
PLANTING DETAILS

SITE PLAN
PARK PLAZA
PLANTING DETAILS

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: VERTICAL:	TAX MAP: FS62, 0000
1" = 1'-0" AS SHOWN	DATE: 10/01/2025
	DESIGNED: MD
	TECHNICIAN:
	CHECKED: AR
SHEET LL-1 OF LL-4	CAD STD'S VERSION: ORD / NCS
PROJECT NO. 4290-00-00	

REFERENCE GRID A B C D E F G H I J K L M N O



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Surveying
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Environmental Sciences

NO.	REVISIONS	BY	DATE

MISS UTILITY NOTE

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SCALE: AS SHOWN	DATE: 10/01/2025
SHEET LL-2 OF LL-4	DESIGNED: MD TECHNICIAN: CHECKED: AR CAD STD'S: VERSION: ORD / NCS
PROJECT NO. 4290-00-00	

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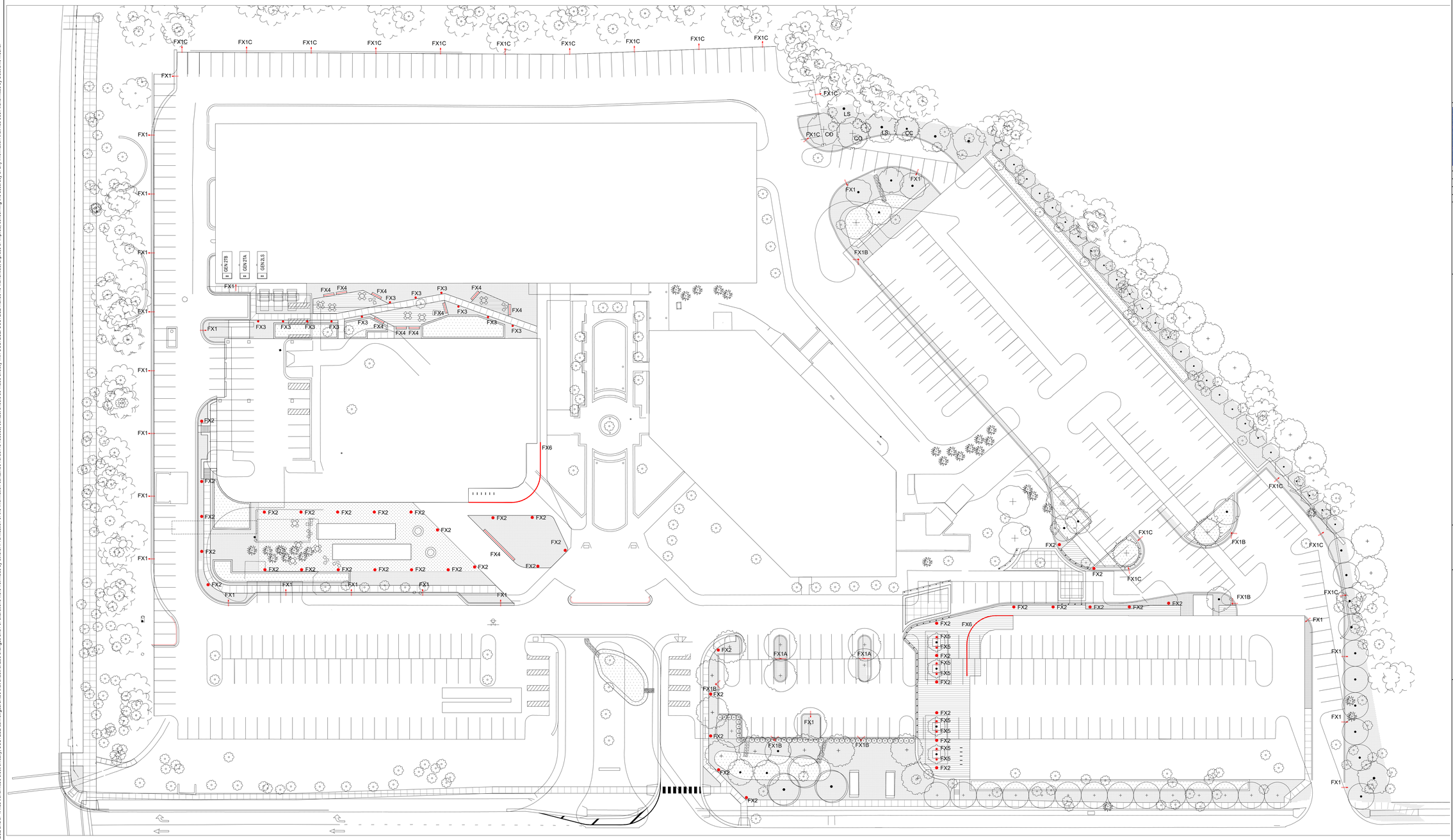

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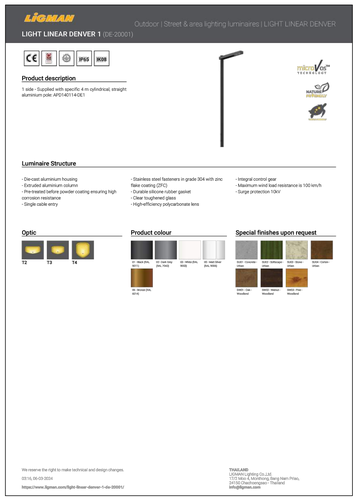
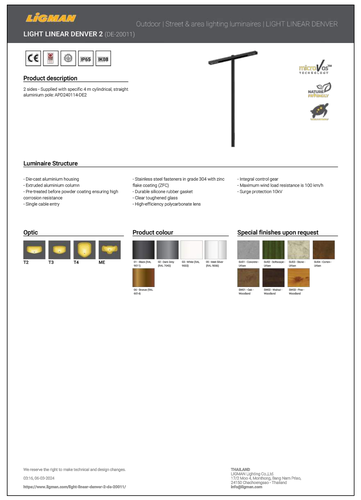
0'1" 1"0" 2" AS SHOWN	DATE: 10/01/2025
	DESIGNED: MD
	TECHNICIAN:
	CHECKED: AR
SHEET: LL-3 OF LL-4	CAD STD'S. VERSION: ORD / NCS
PROJECT NO. 4290-00-00	

LIGHTING SCHEDULE

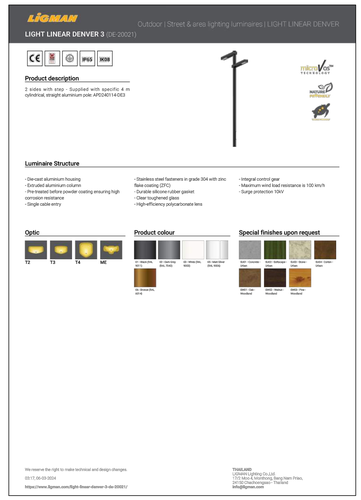
TYPE	SYMBOL	DESCRIPTION	MANUFACTURER	NAME	LUMENS	WATTS
FX1		15 ' POLE MTD. SINGLE HEAD TYPE II FIXTURE	LIGMAN #UDE-20001-T2-W30-FINISH -120/277V-DIM OR APPROVED EQUAL	DENVER	3,543	54W
FX1A		15' POLE MTD. DOUBLE HEADS @ 180 DEG TYPE III FIXTURE	LIGMAN #UDE-20011-T3-W30-FINISH -120/277V-DIM OR APPROVED EQUAL	DENVER	7,146	108W
FX1B		15' POLE MTD. DOUBLE HEADS @ 90 DEG TYPE III FIXTURE	LIGMAN #UDE-20021-T3-W30-FINISH -120/277V-DIM OR APPROVED EQUAL	DENVER	7,146	108W
FX1C		15' POLE MTD. SINGLE HEAD TYPE III FIXTURE	LIGMAN #UDE-20001-T3-W30-FINISH -120/277V-DIM OR APPROVED EQUAL	DENVER	3,573	54W
FX1D		15' POLE MTD. DOUBLE HEADS @ 180 DEG TYPE III FIXTURE	LIGMAN #UDE-20012-T3-W30-FINISH -120/277V-DIM OR APPROVED EQUAL	DENVER	14,954	164W
FX2		12' LIGHT COLUMN WITH SYMMETRIC DISTRIBUTIION	BEGA #B84064-K3-FINISH OR APPROVED EQUAL	B84064	2,349	48W
FX3		BOLLARD WITH SYMMETRIC DISTRIBUTIION	BEGA #84061-K3-FINISH OR APPROVED EQUAL	B84061	1,374	23W
FX4		CONT. LINEAR LIGHT INTEGRATED IN UNDER BENCH DETAIL	QTRAN #ALTA-03-SW-4.0-30-ENC-TL-**-***-**-**-***-SST-FINISH-LENGTH PER LAYOUTS OR APPROVED EQUAL	ALTA	228	4W/LF
FX5		GROUND MTD. ADJUSTABLE TREE ACCENT FLOODLIGHT	BK #B-NSII-LED-E65-WFL-A9-FINISH-12-11 OR APPROVED EQUAL	NITE STAR II	409	7W
FX6		SURFACE MTD. CONT. FLEXIBLE LINEAR UPLIGHT INTEGRATED IN ARCHITECTURAL COVE	QTRAN #KURV-BK-SW-HE-PPS-FT-WET-30-VHO-ENC/TL-**-**-**-BK-LED PER LAYOUTS OR APPROVED EQUAL	KURV	500	6W/LF



FX1/FX1C



FX1A



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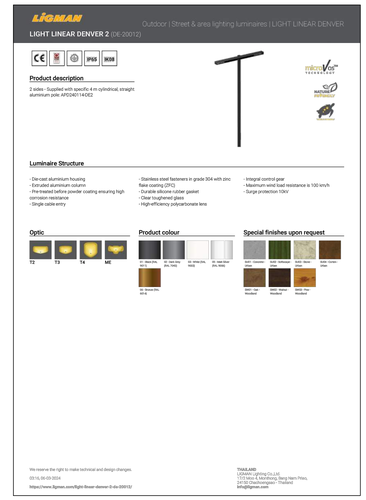

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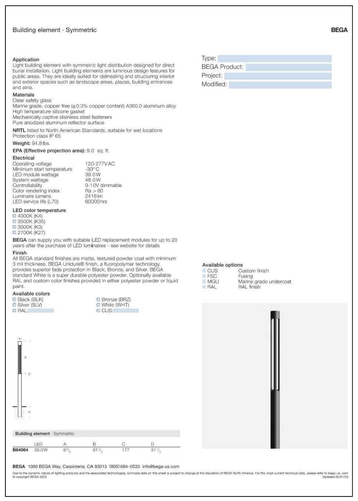
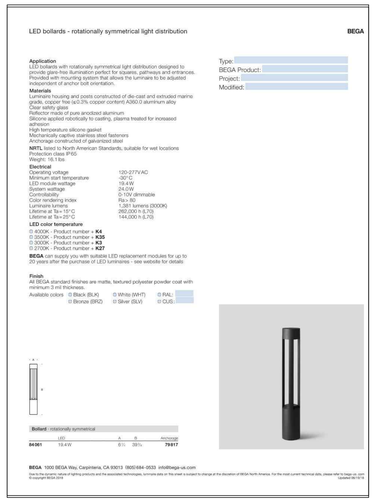
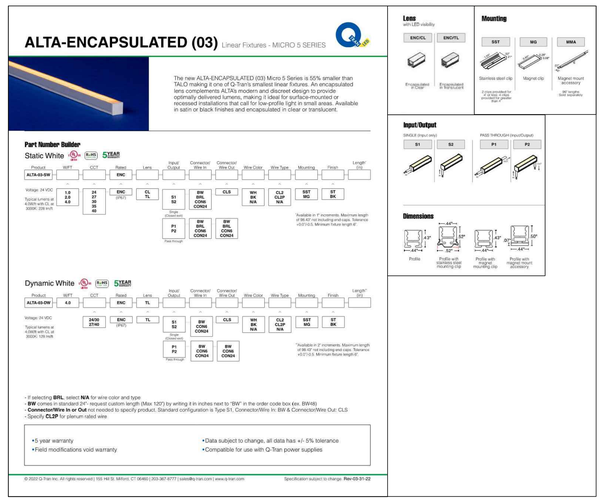


FX2



FX3



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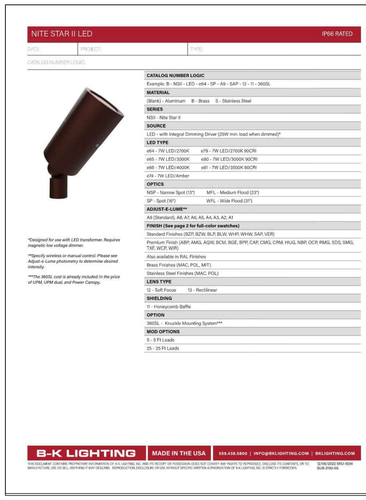
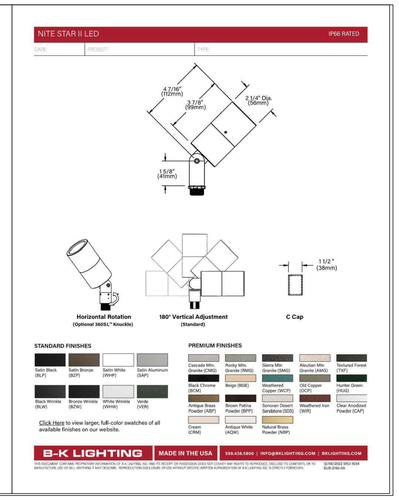


FX5



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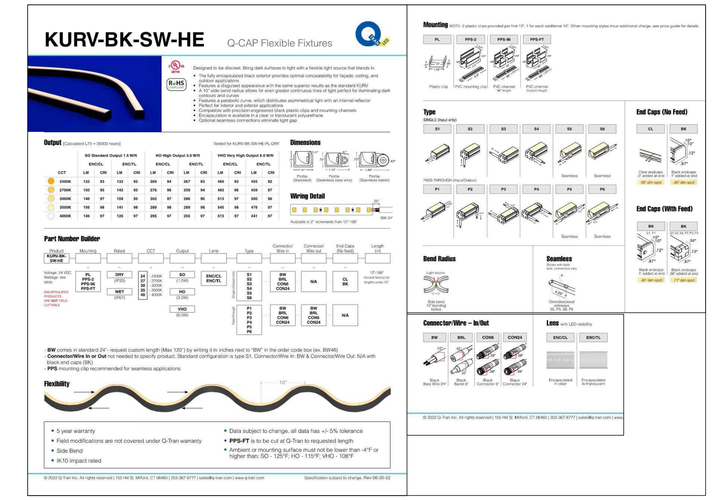

FX6

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NO.	REVISIONS	BY	DATE

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PARK PLAZA
PLANTING DETAILS
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WSSC 200' SHEET	ZONING CATEGORY:
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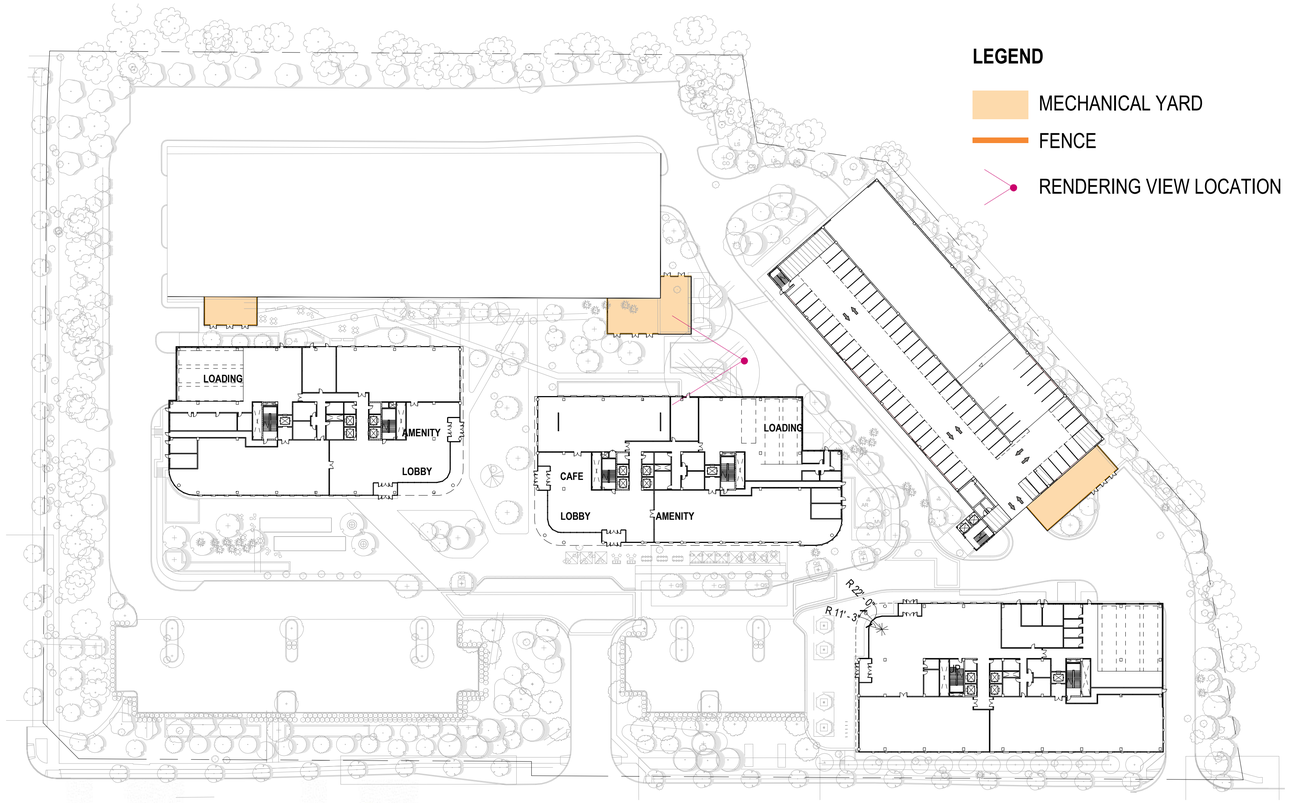
Community Planning & Development Services
Received
October 13, 2025



RENDERING VIEW

REFERENCE

SCREENING TO BE COMPATIBLE WITH BUILDING FACADE. MATERIAL PROPOSED: METAL SCREEN, PRECAST CONCRETE OR EQUIVALENT.

MONDAY PROPERTIES

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PARK PLAZA

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Tel 410.235.6001

LIGHTING WORKSHOP

20 Jay Street
Suite 504
Brooklyn, NY 11201
Tel 413. 923.4117

△ Date	Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
PARK PLAZA

Project Number
19.8027.000

Description
SITE PLAN - GROUND FLOOR -SCREEN

Scale
As indicated

A0-A0.100

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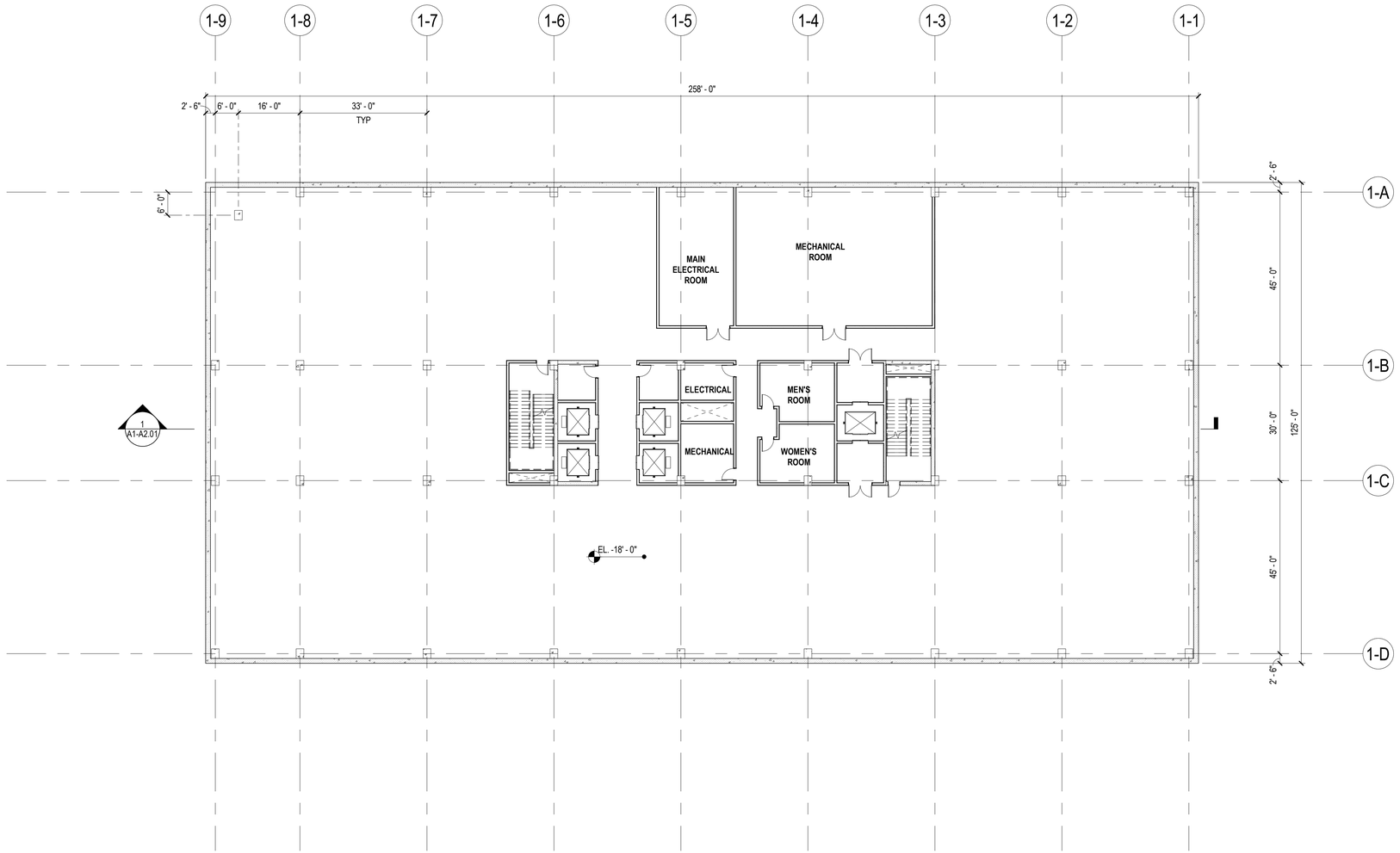

1 A1 - FLOOR PLAN - CELLAR
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

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Description
A1 - FLOOR PLAN - CELLAR

Scale
1/16" = 1'-0"

A1-A1.100

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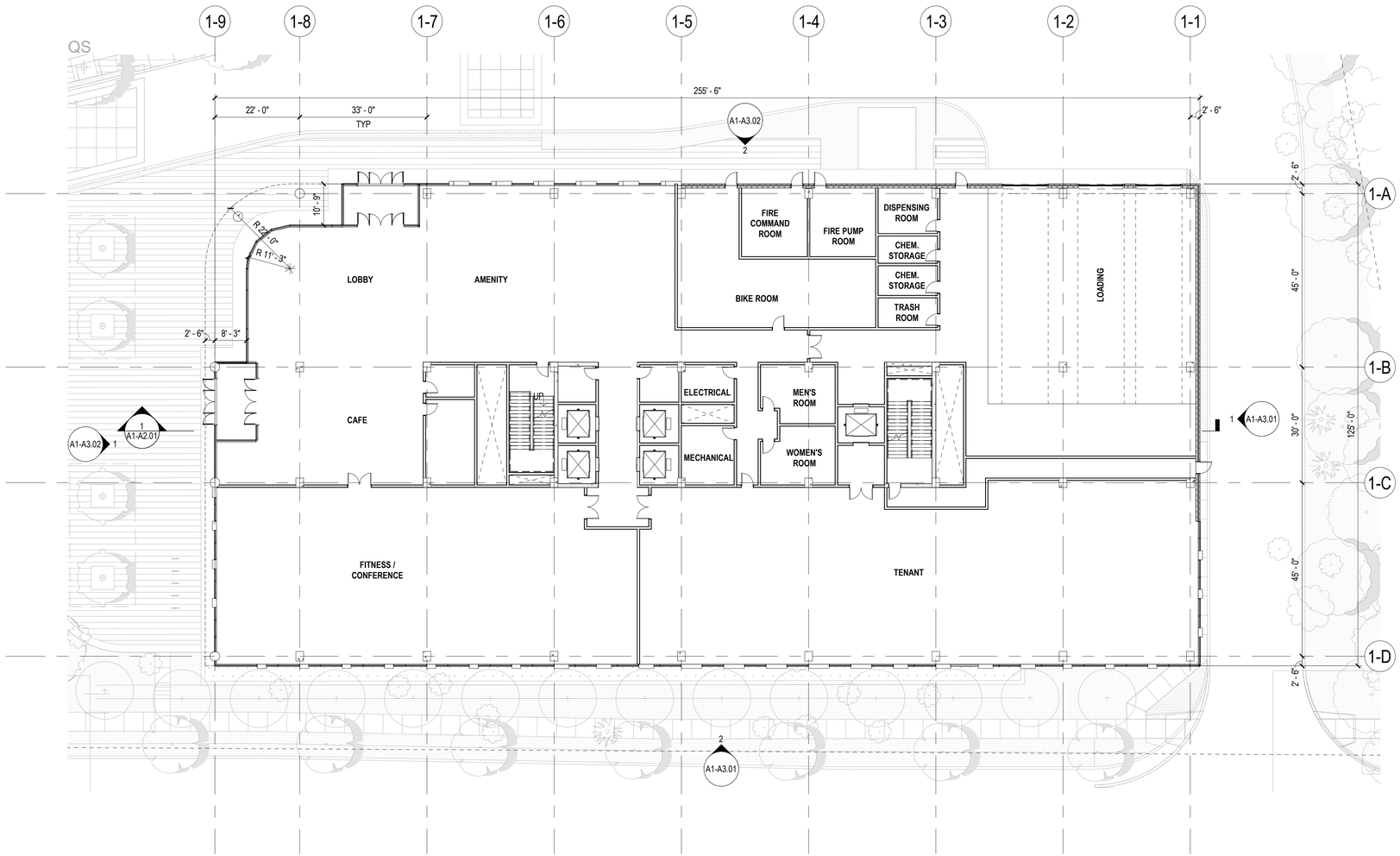

1 A1 - FLOOR PLAN - LEVEL 01
SCALE: 1/16" = 1'-0"

SHEET NOTES

1. INTERIOR TENANT / AMENITY DEMISING CONCEPTUAL AND SUBJECT TO CHANGE.

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Description
A1 - FLOOR PLAN - LEVEL 01

Scale
As indicated

A1-A1.101

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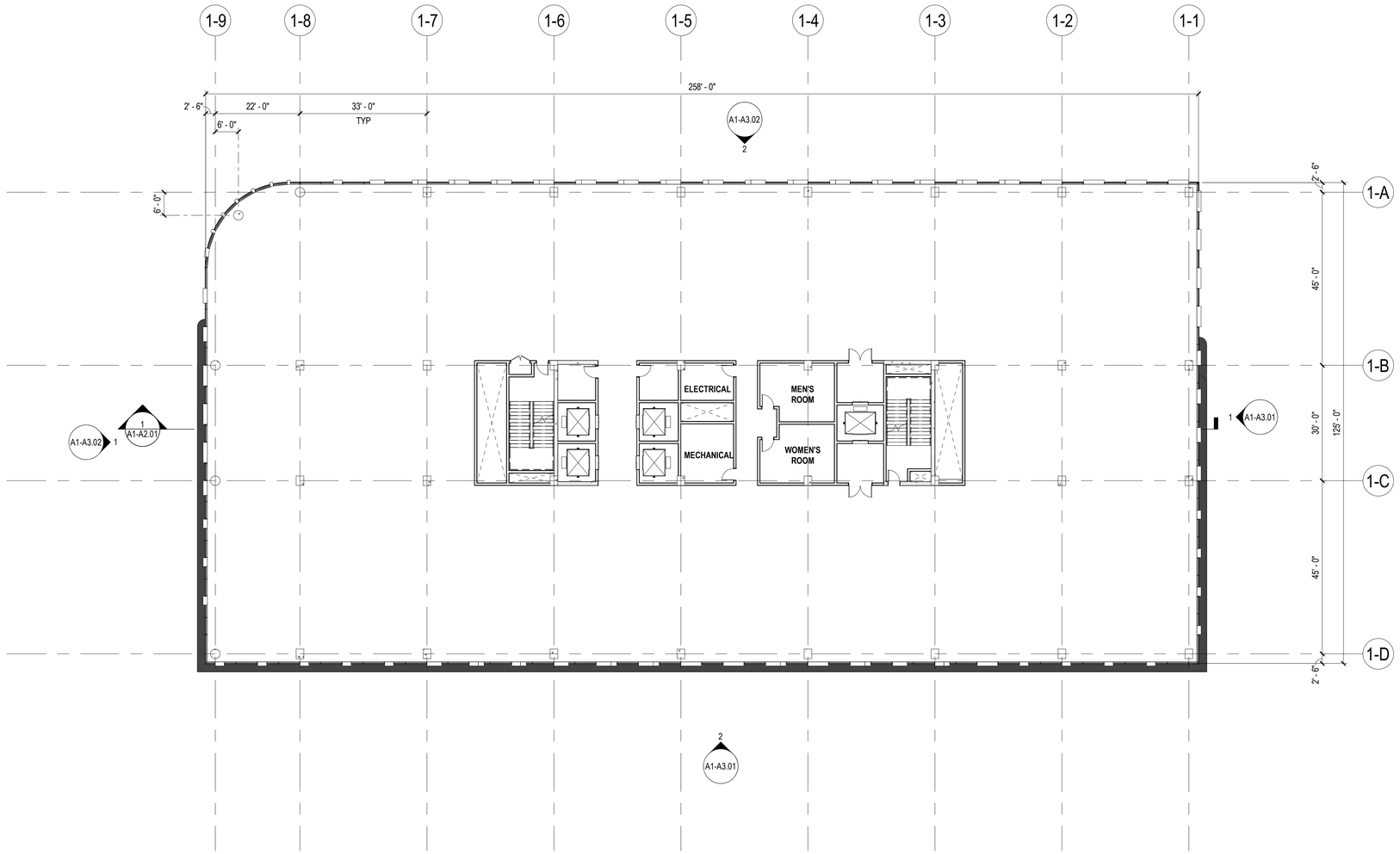

1 A1 - FLOOR PLAN - TYPICAL
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

MONDAY PROPERTIES

PARK PLZ PROPERTY OWNER, LLC C/O
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CONTACT: TIM HELMIG
Tel 703.284.0200
Email: thelmig@mondayre.com

PARK PLAZA

SITE PLAN

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Fax 410.539.8741

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Tel 410.235.6001

LIGHTING WORKSHOP
20 Jay Street
Suite 504
Brooklyn, NY 11201
Tel 413. 923.4117

△	Date	Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
PARK PLAZA

Project Number
19.8027.000

Description
A1 - FLOOR PLAN - TYPICAL

Scale
1/16" = 1'-0"

A1-A1.104

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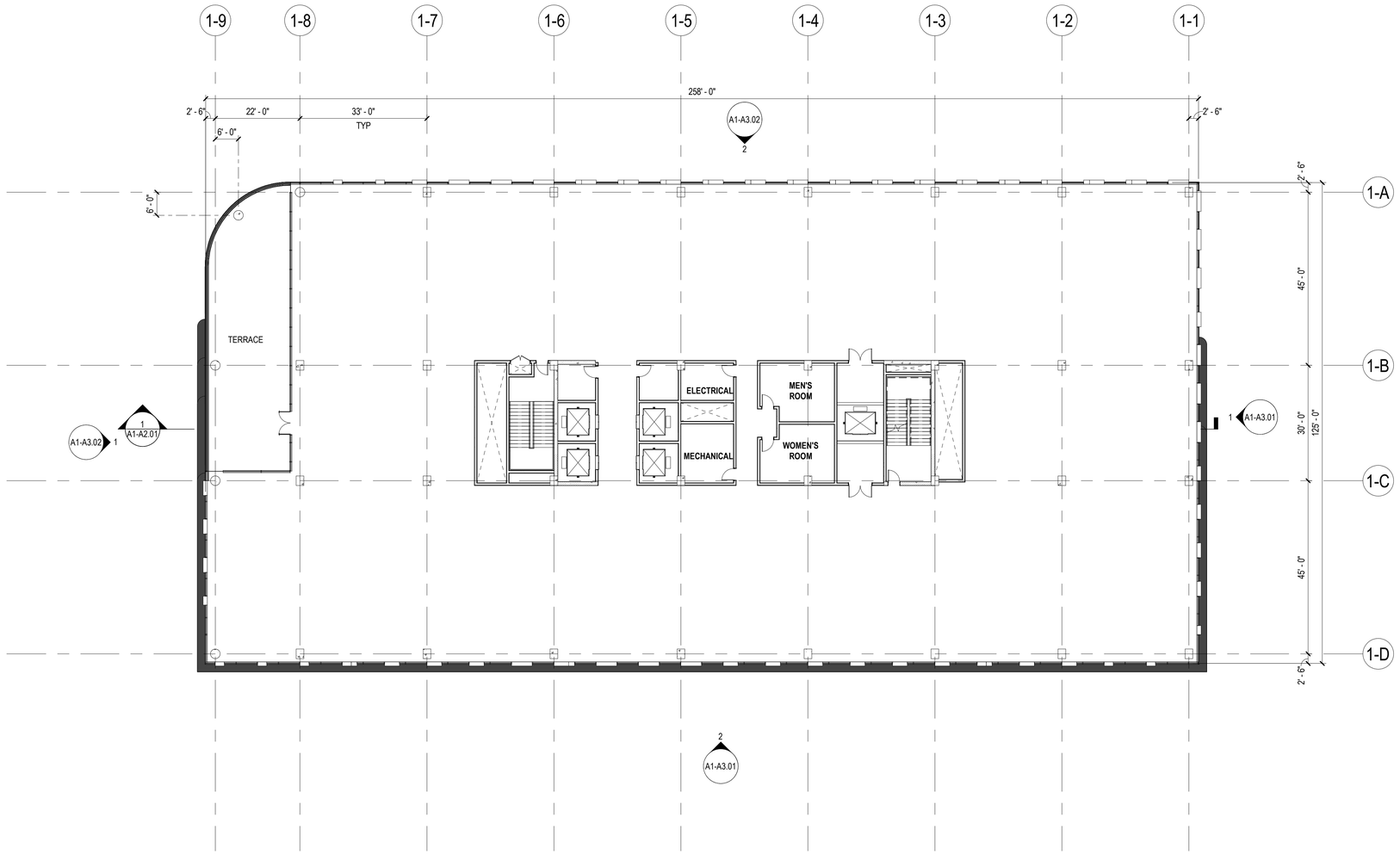

1 A1 - FLOOR PLAN - LEVEL 07 / TERRACE LEVEL

SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

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△	Date	Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
PARK PLAZA

Project Number
19.8027.000

Description
A1 - FLOOR PLAN - LEVEL 07 / TERRACE LEVEL

Scale
1/16" = 1'-0"

A1-A1.107

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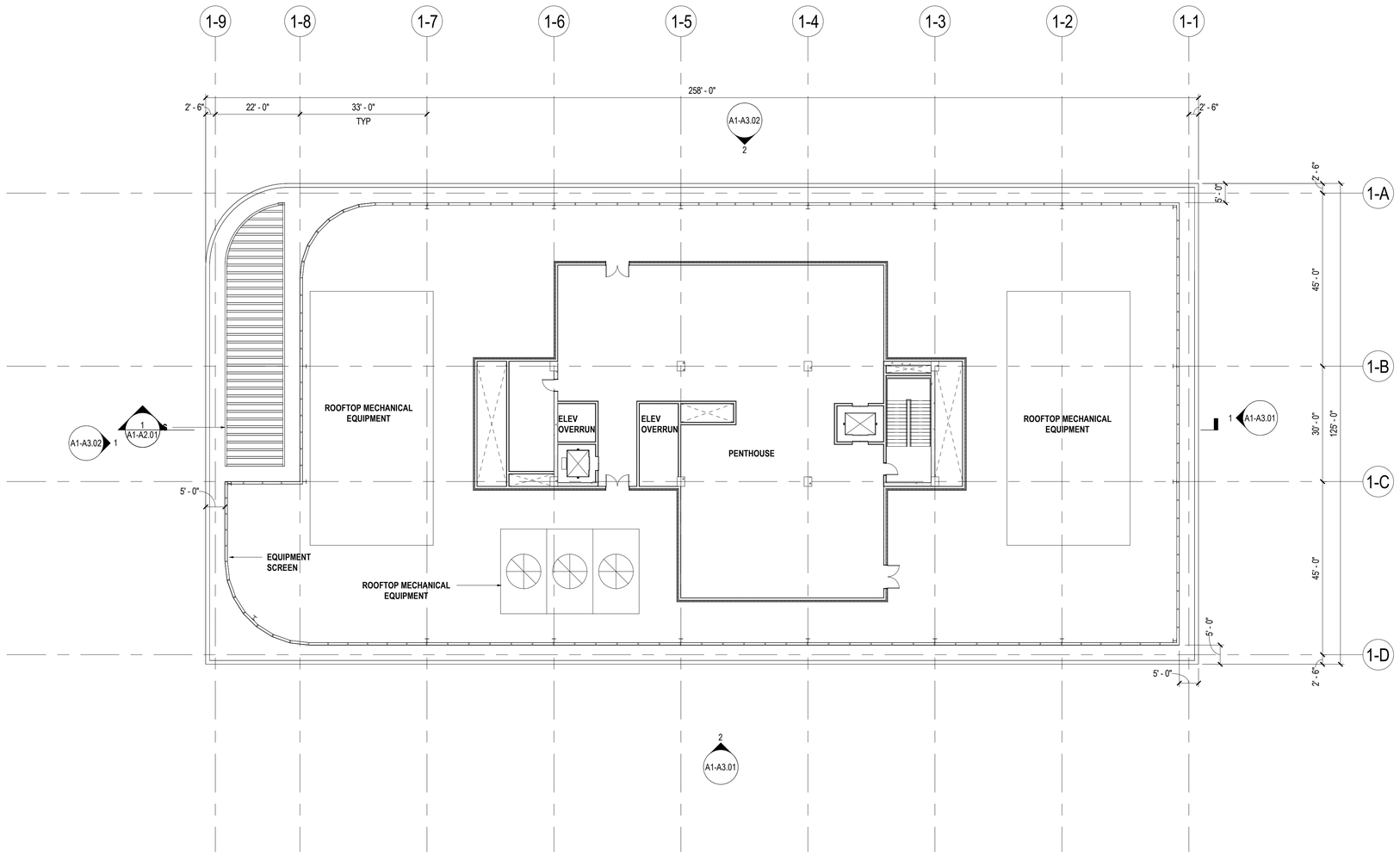

1 A1 - FLOOR PLAN - ROOF
SCALE: 1/16" = 1'-0"

SHEET NOTES

1. ROOF TOP MECHANICAL EQUIPMENT CONCEPTUAL AND SUBJECT TO CHANGE.

GENERAL NOTES

KEY PLAN

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△	Date	Description

Seal / Signature

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Project Name
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Project Number
19.8027.000

Description
A1 - FLOOR PLAN - ROOF

Scale
As indicated

A1-A1.108

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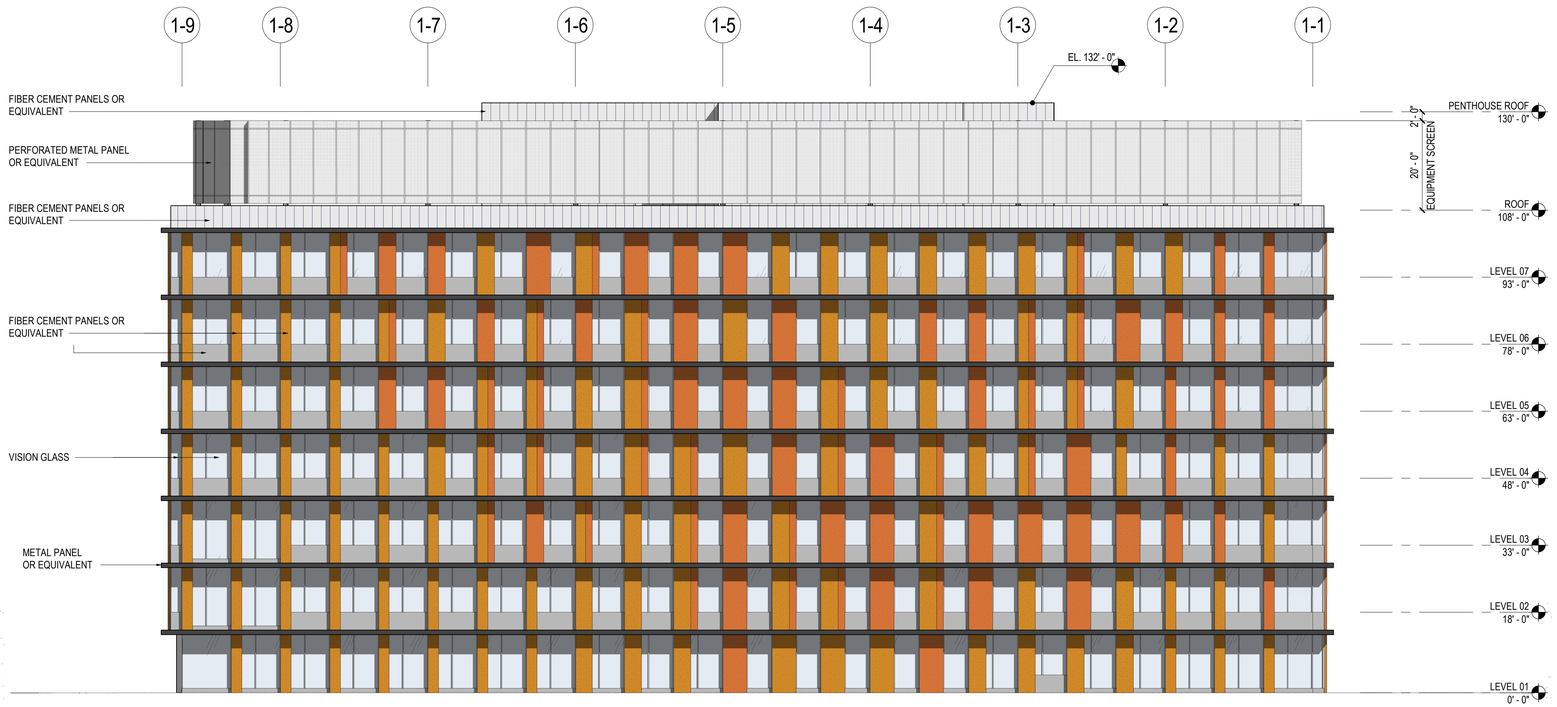
1 A1 - EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 A1 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

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△	Date	Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
PARK PLAZA

Project Number
19.8027.000

Description
A1 - BUILDING ELEVATIONS

Scale
1/16" = 1'-0"

A1-A3.01

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1 A1 - WEST ELEVATION

SCALE: 1/16" = 1'-0"

2 A1 - NORTH ELEVATION

SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

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PARK PLAZA

SITE PLAN

1000 WILSON BOULEVARD, SUITE 700
ARLINGOTN, VA 22209

△ Date Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
PARK PLAZA

Project Number
19.8027.000

Description
A1 - BUILDING ELEVATIONS

Scale
1/16" = 1'-0"

A1-A3.02

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1 A2 - FLOOR PLAN - CELLAR
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

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△ Date Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
PARK PLAZA

Project Number
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Description
A2 - FLOOR PLAN - CELLAR

Scale
1/16" = 1'-0"

A2-A1.100

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1 A2 - FLOOR PLAN - LEVEL 01
SCALE: 1/16" = 1'-0"

SHEET NOTES

1. INTERIOR TENANT / AMENITY DEMISING CONCEPTUAL AND SUBJECT TO CHANGE.

GENERAL NOTES

KEY PLAN

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△	Date	Description

Seal / Signature

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Project Name
PARK PLAZA

Project Number
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Description
A2 - FLOOR PLAN - LEVEL 01

Scale
As indicated

A2-A1.101

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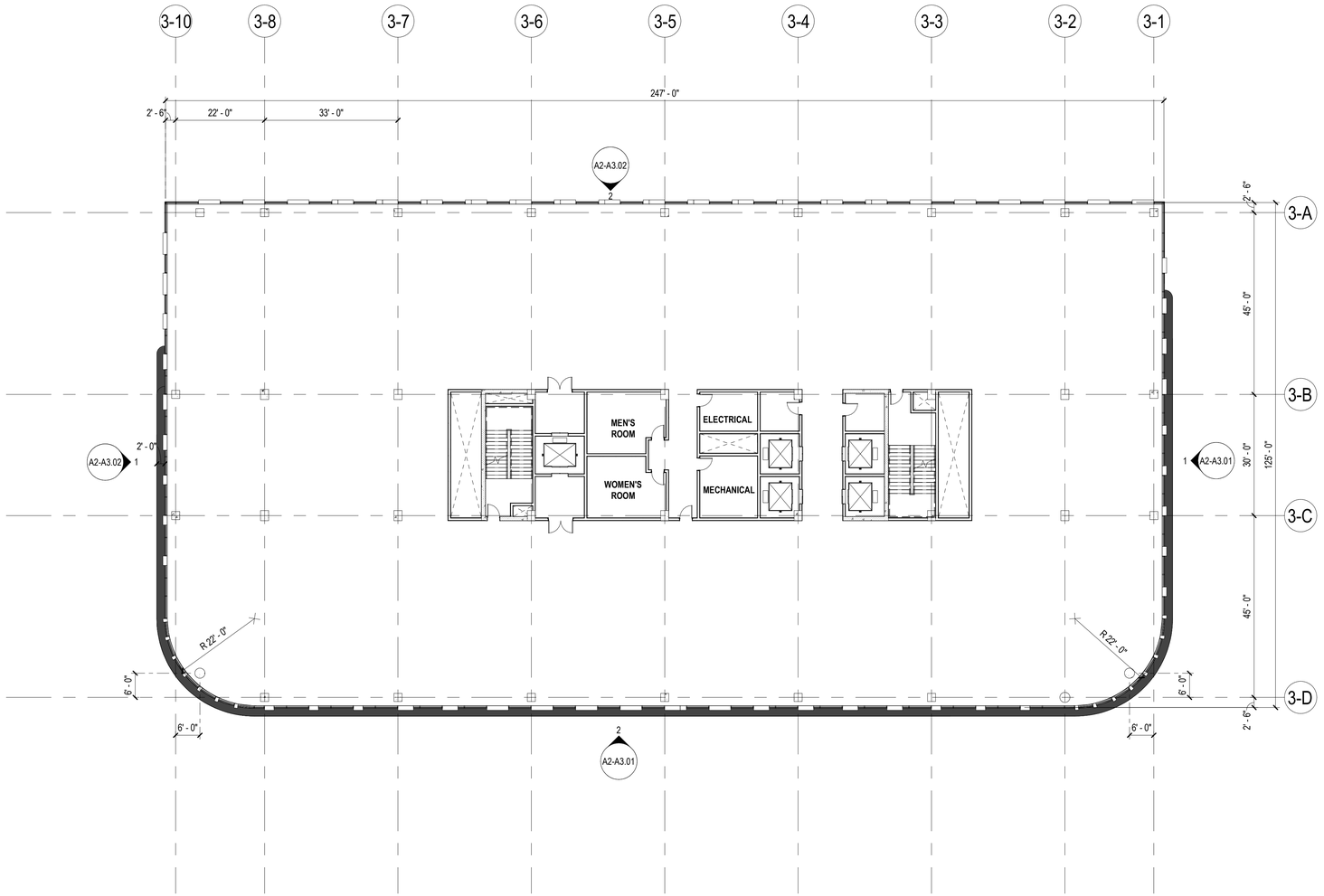

1 A2 - FLOOR PLAN - TYPICAL
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

MONDAY PROPERTIES

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Tel 413. 923.4117

△	Date	Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
PARK PLAZA

Project Number
19.8027.000

Description
A2 - FLOOR PLAN - TYPICAL

Scale
1/16" = 1'-0"

A2-A1.104

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1 A2 - FLOOR PLAN - LEVEL 07 / TERRACE LEVEL

SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

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PARK PLAZA

SITE PLAN

1000 WILSON BOULEVARD, SUITE 700
ARLINGOTN, VA 22209

△	Date	Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
PARK PLAZA

Project Number
19.8027.000

Description
A2 - FLOOR PLAN - LEVEL 07 / TERRACE LEVEL

Scale
1/16" = 1'-0"

A2-A1.107

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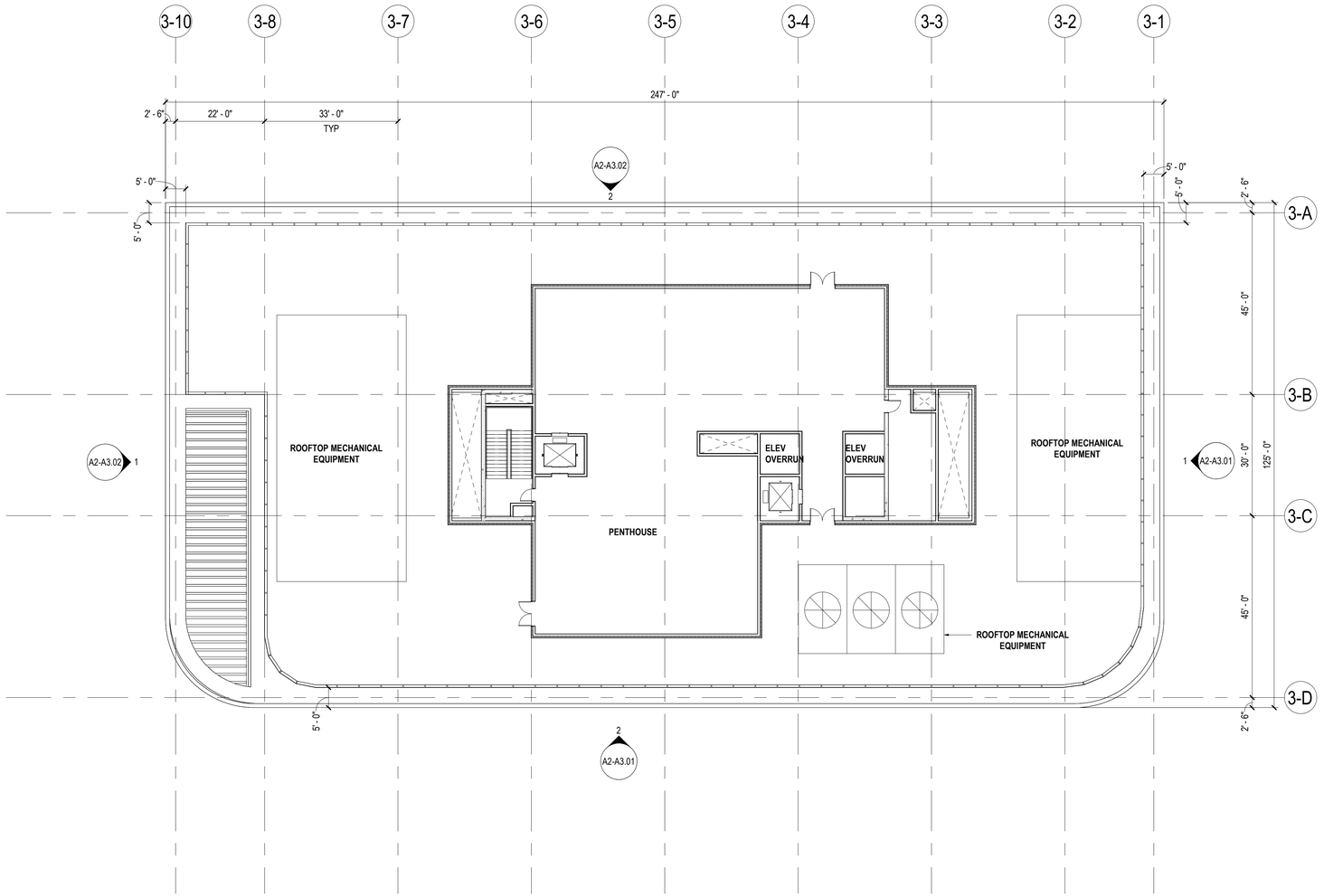

1 A2 - FLOOR PLAN - ROOF
SCALE: 1/16" = 1'-0"

SHEET NOTES

1. ROOF TOP MECHANICAL EQUIPMENT CONCEPTUAL AND SUBJECT TO CHANGE.

GENERAL NOTES

KEY PLAN

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△	Date	Description

Seal / Signature

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Project Name
PARK PLAZA

Project Number
19.8027.000

Description
A2 - FLOOR PLAN - ROOF

Scale
As indicated

A2-A1.108

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1 A2 - EAST ELEVATION
SCALE: 1/16" = 1'-0"

2 A2 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

MONDAY PROPERTIES

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△	Date	Description

Seal / Signature

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Project Name
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Project Number
19.8027.000

Description
A2 - BUILDING ELEVATION

Scale
1/16" = 1'-0"

A2-A3.01

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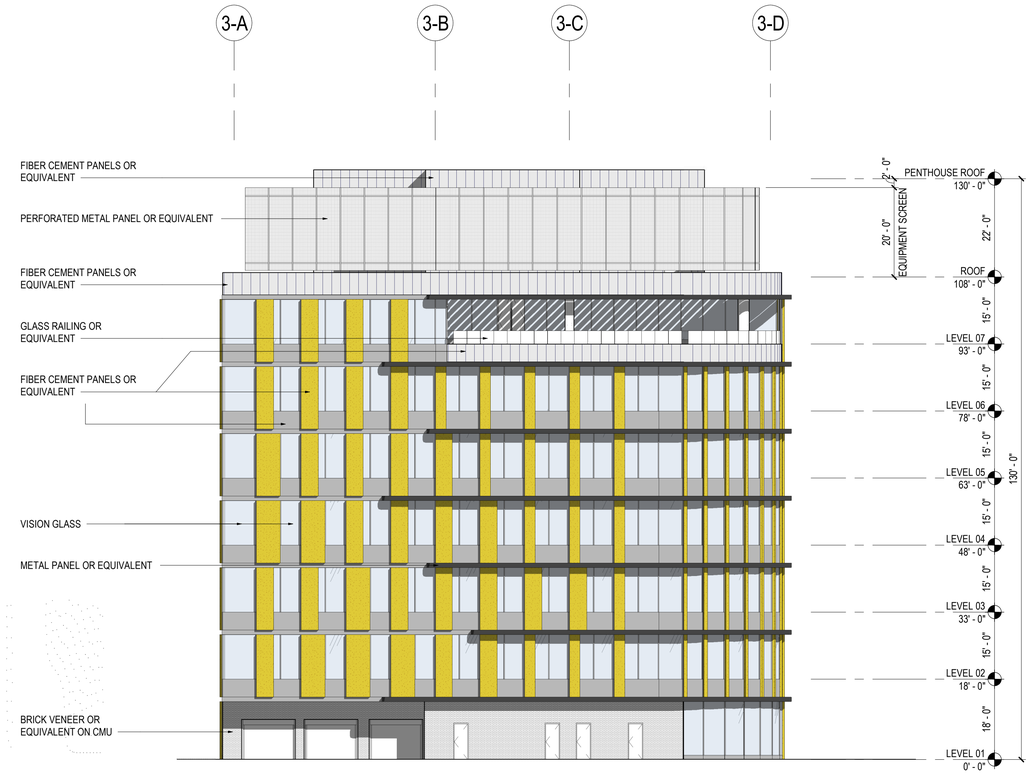

1 A2 - WEST ELEVATION
SCALE: 1/16" = 1'-0"

2 A2 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

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PARK PLAZA

SITE PLAN

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△	Date	Description

Seal / Signature

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Project Name
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Project Number
19.8027.000

Description
A2 - BUILDING ELEVATION

Scale
1/16" = 1'-0"

A2-A3.02

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1 A3 - FLOOR PLAN - CELLAR
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

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△	Date	Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
PARK PLAZA

Project Number
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Description
A3 - FLOOR PLAN - CELLAR

Scale
1/16" = 1'-0"

A3-A1.100

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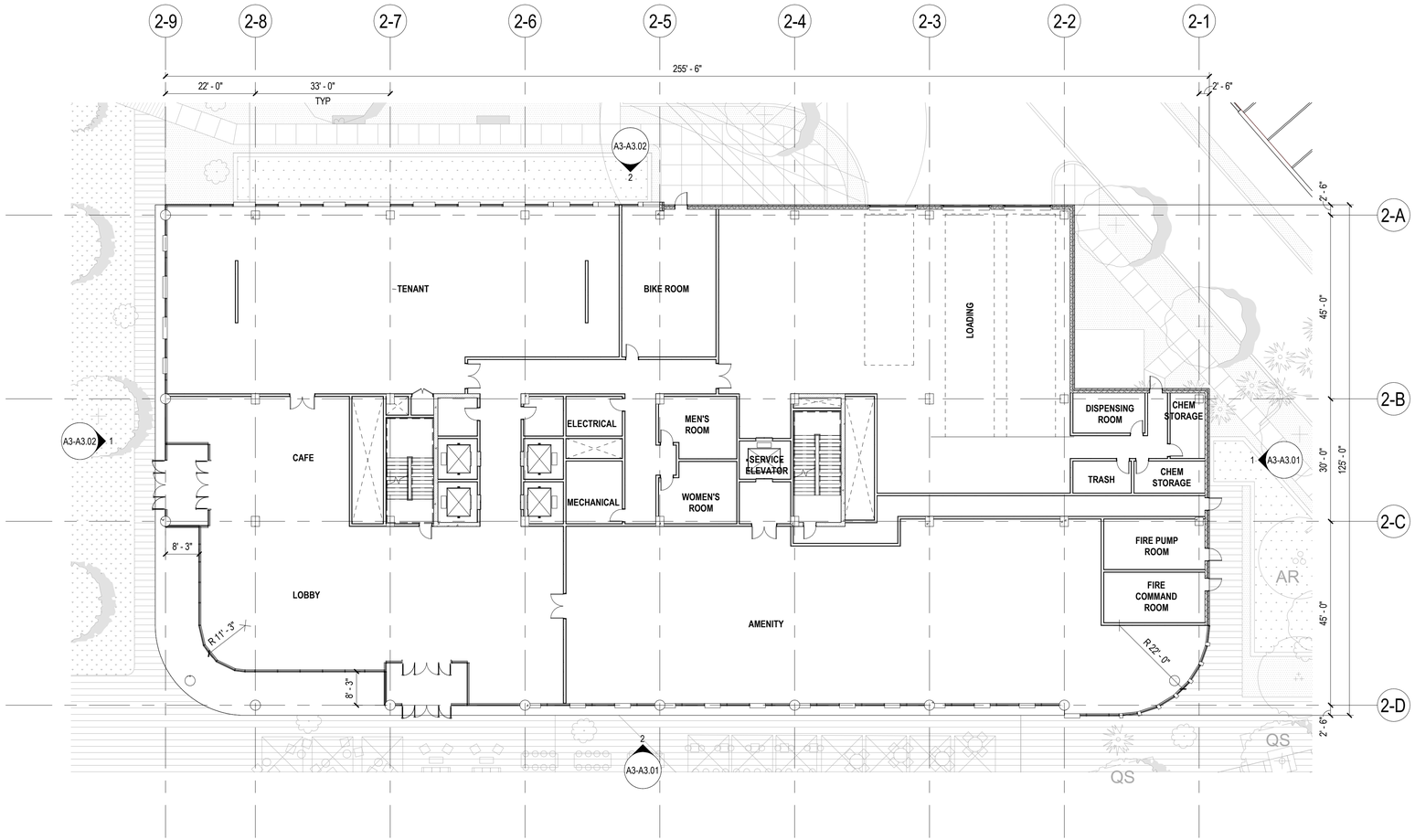

1 A3 - FLOOR PLAN - LEVEL 01
SCALE: 1/16" = 1'-0"

SHEET NOTES

1. INTERIOR TENANT / AMENITY DEMISING CONCEPTUAL AND SUBJECT TO CHANGE.

GENERAL NOTES

KEY PLAN

MONDAY PROPERTIES

PARK PLZ PROPERTY OWNER, LLC C/O
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Project Name
PARK PLAZA

Project Number
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Description
A3 - FLOOR PLAN - LEVEL 01

Scale
As indicated

A3-A1.101

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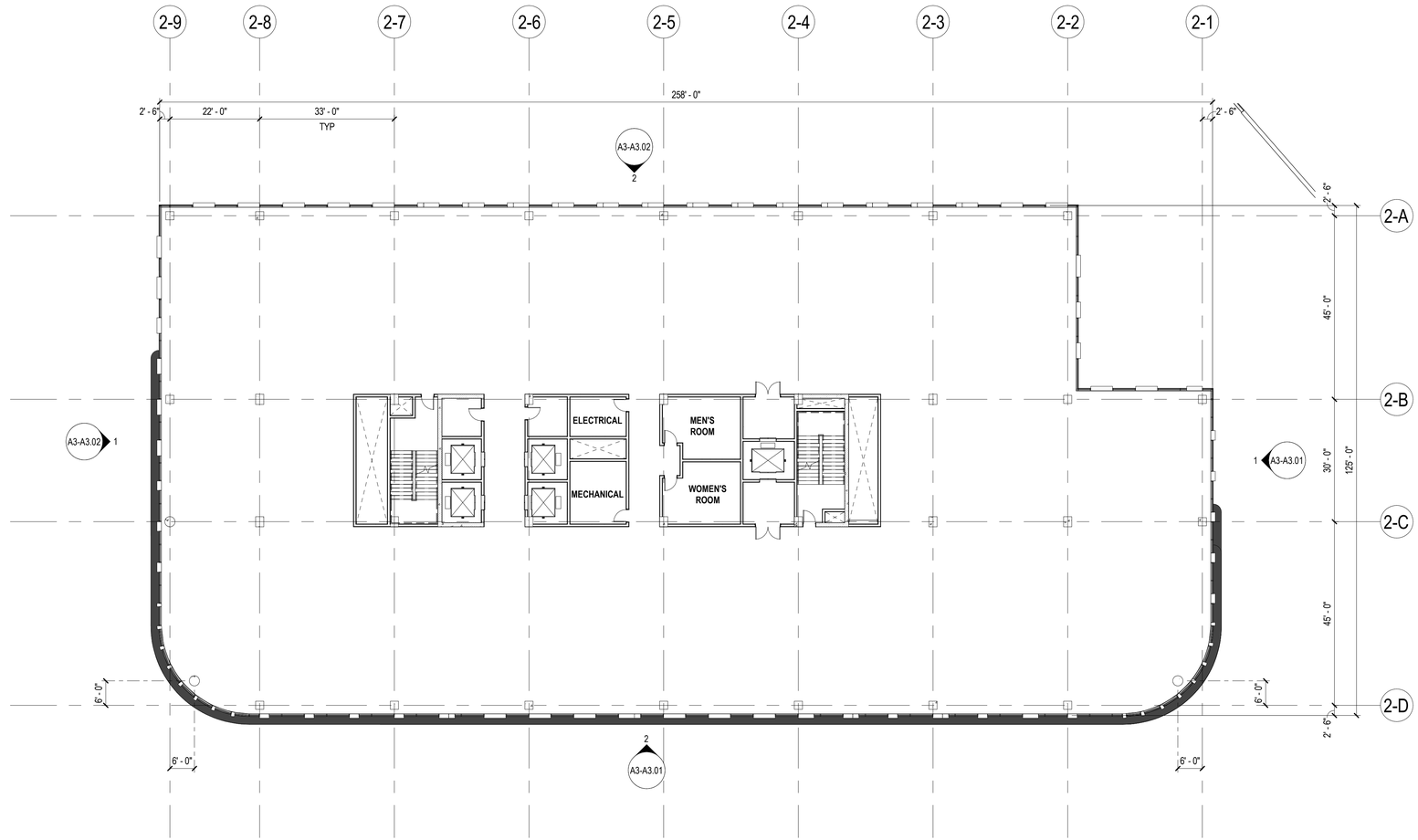

1 A3 - FLOOR PLAN - TYPICAL
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

MONDAY PROPERTIES

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Project Number
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Description
A3 - FLOOR PLAN - TYPICAL

Scale
1/16" = 1'-0"

A3-A1.104

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1 A3 - FLOOR PLAN - LEVEL 07 / TERRACE LEVEL
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

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△	Date	Description

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Project Name
PARK PLAZA

Project Number
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Description
A3 - FLOOR PLAN - LEVEL 07 / TERRACE LEVEL

Scale
1/16" = 1'-0"

A3-A1.107

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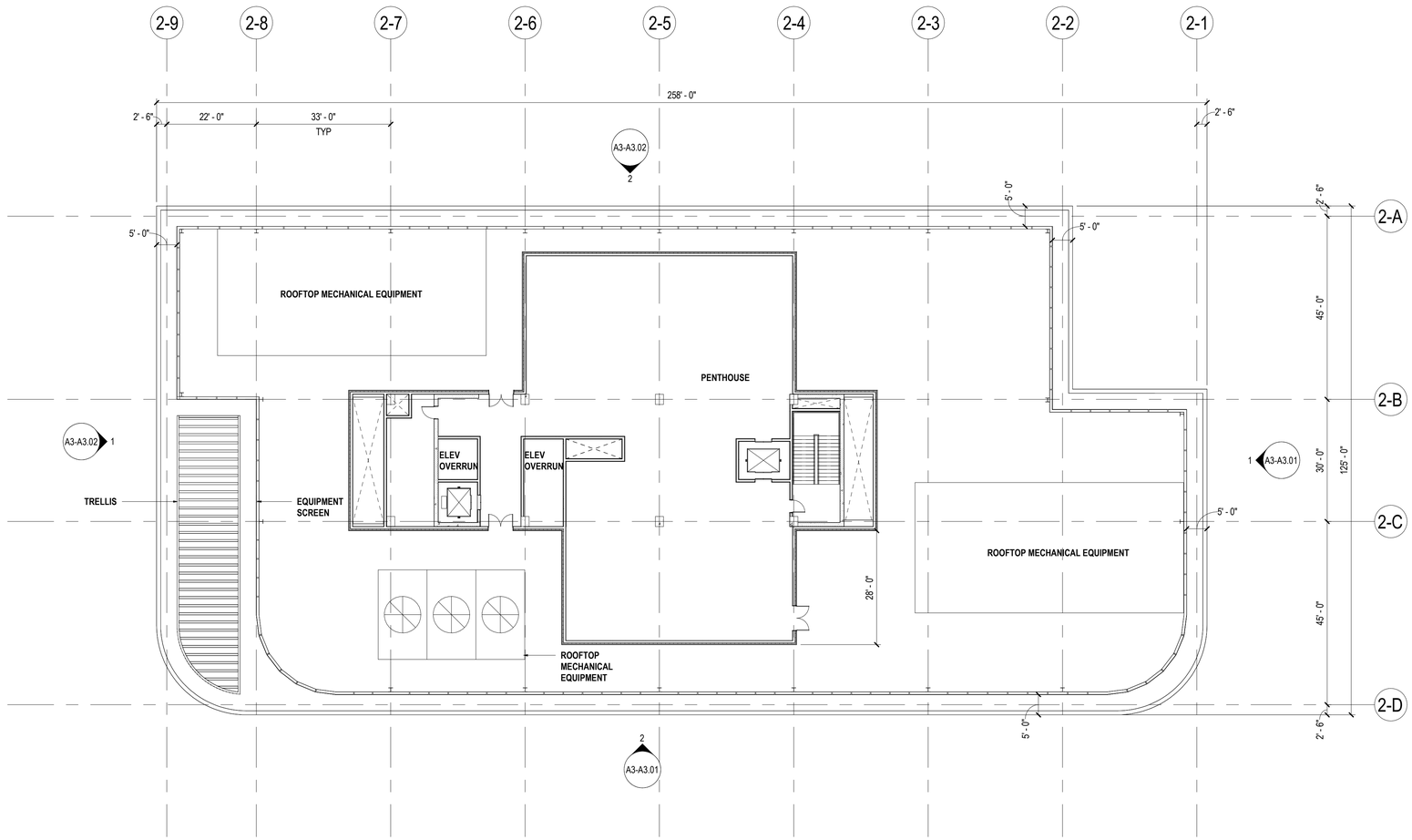

1 A3 - FLOOR PLAN - ROOF
SCALE: 1/16" = 1'-0"

SHEET NOTES

1. ROOF TOP MECHANICAL EQUIPMENT CONCEPTUAL AND SUBJECT TO CHANGE.

GENERAL NOTES

KEY PLAN

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Description
A3 - FLOOR PLAN - ROOF

Scale
As indicated

A3-A1.108

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1 A3 - EAST ELEVATION
SCALE: 1/16" = 1'-0"

2 A3 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

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Project Number
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Description
A3 - BUILDING ELEVATION

Scale
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A3-A3.01

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1 A3 - WEST ELEVATION
SCALE: 1/16" = 1'-0"

2 A3 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

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Description
A3 - BUILDING ELEVATION

Scale
1/16" = 1'-0"

A3-A3.02

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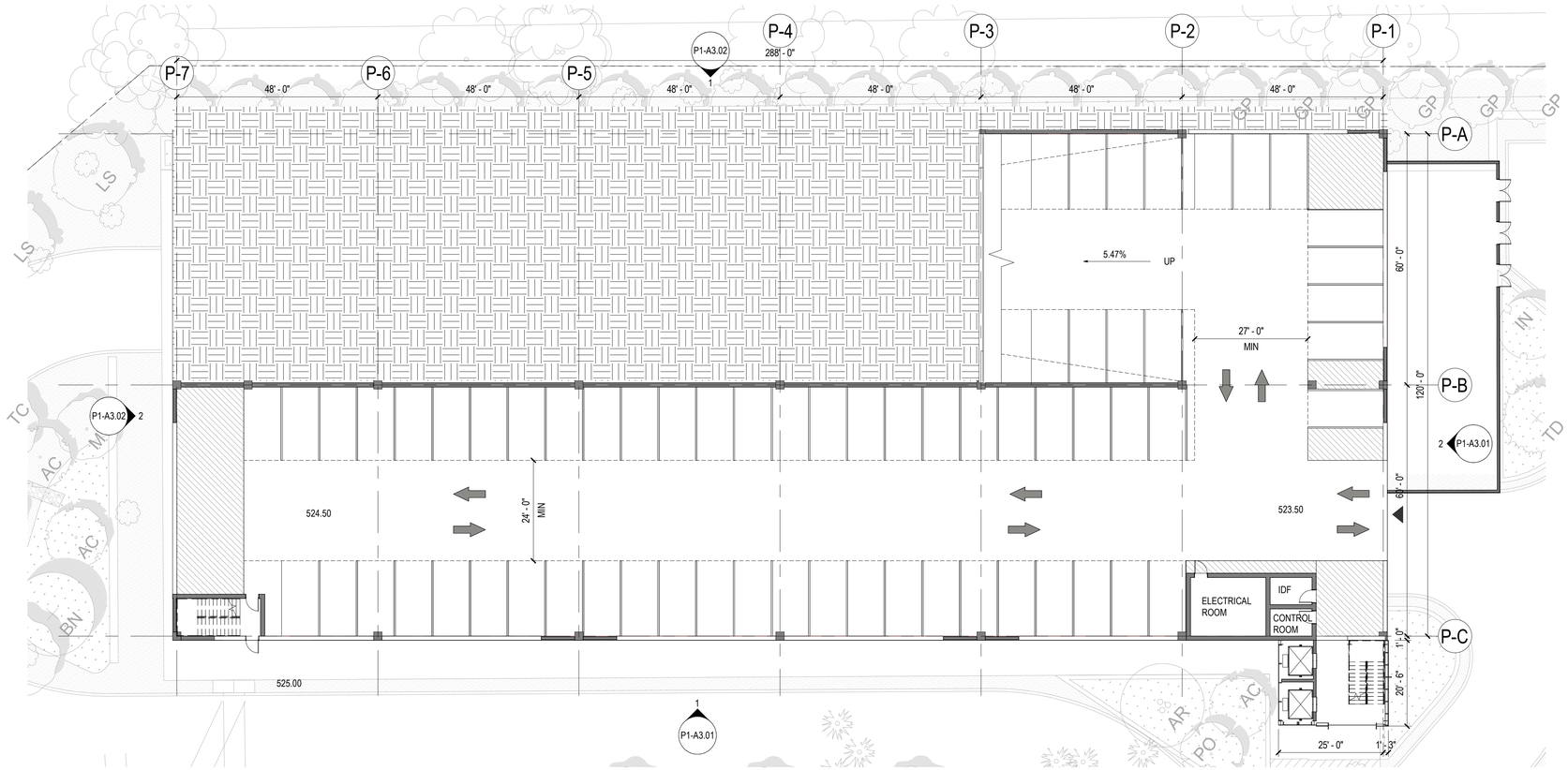

1 P1 - FLOOR PLAN - LEVEL 01
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

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Tel 413. 923.4117

△ Date	Description

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Project Name
PARK PLAZA

Project Number
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Description
P1 - FLOOR PLAN - LEVEL 01

Scale
1/16" = 1'-0"

P1-A1.101

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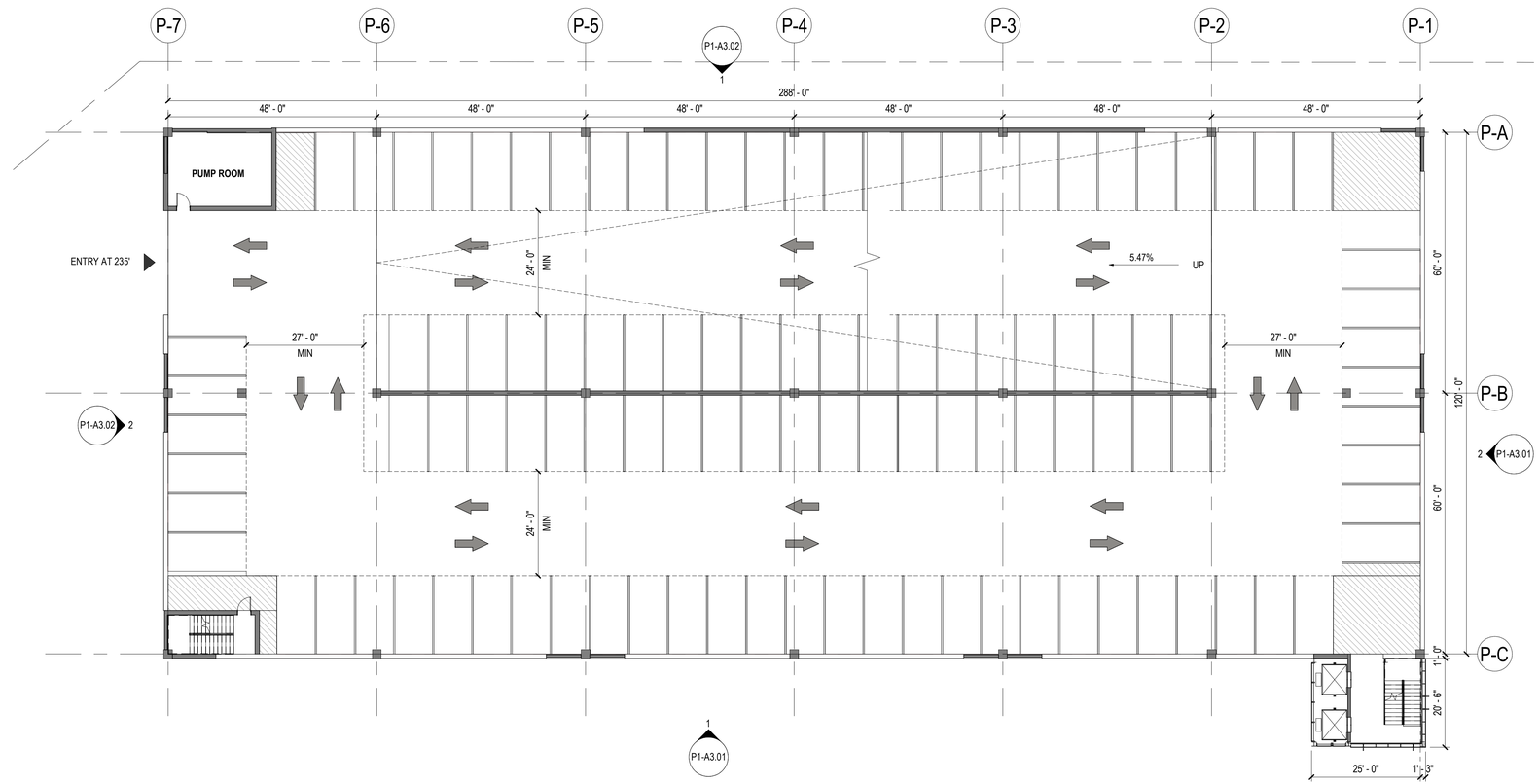

1 P1 - FLOOR PLAN - LEVEL 02
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

MONDAY PROPERTIES

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PARK PLAZA

Project Number
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Description
P1 - FLOOR PLAN - LEVEL 02

Scale
1/16" = 1'-0"

P1-A1.102

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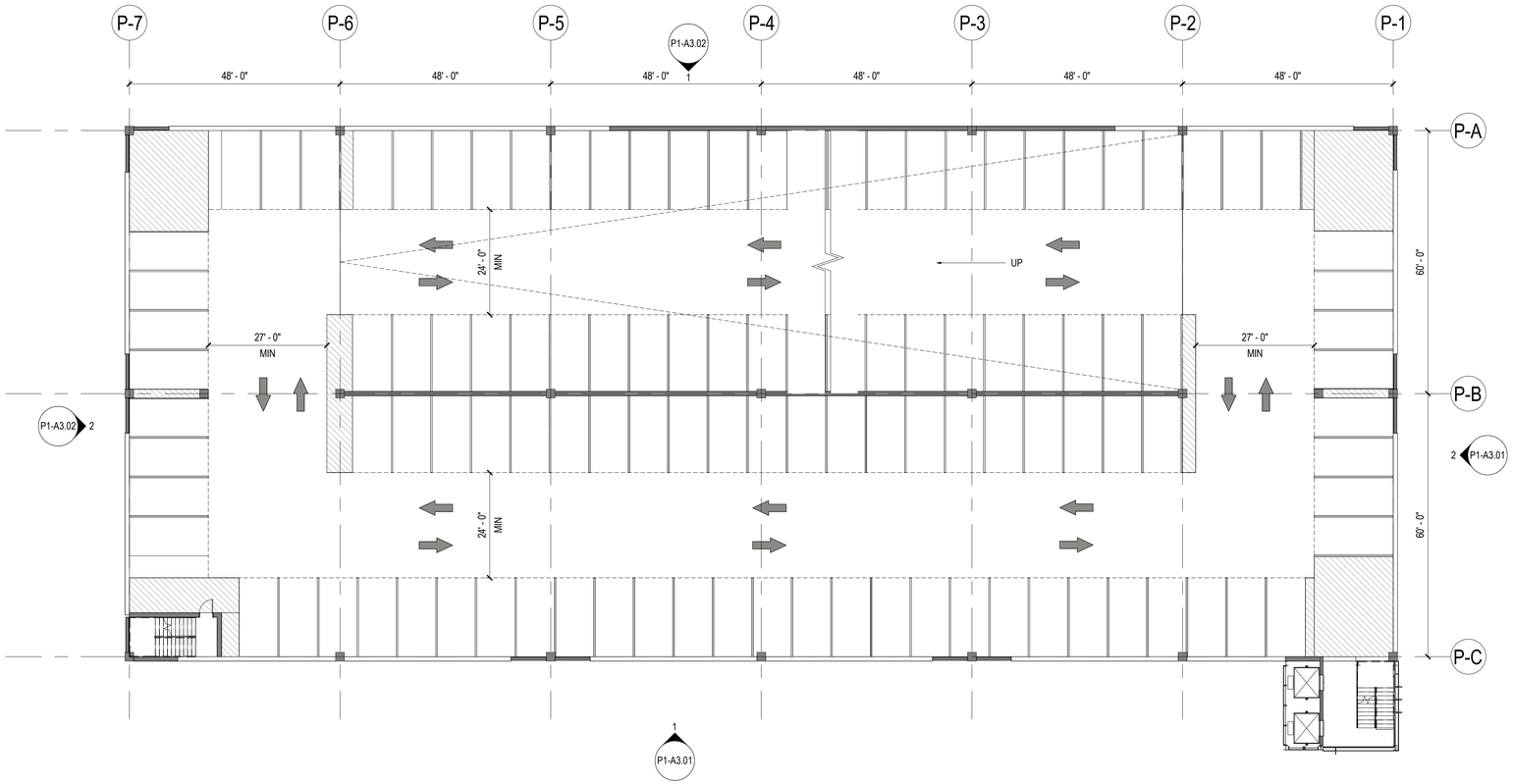

1 P1 - CONSTRUCTIO PLAN - LEVEL 03
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

MONDAY PROPERTIES

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Project Name
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Project Number
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Description
P1 - FLOOR PLAN - TYPICAL LEVEL

Scale
1/16" = 1'-0"

P1-A1.103

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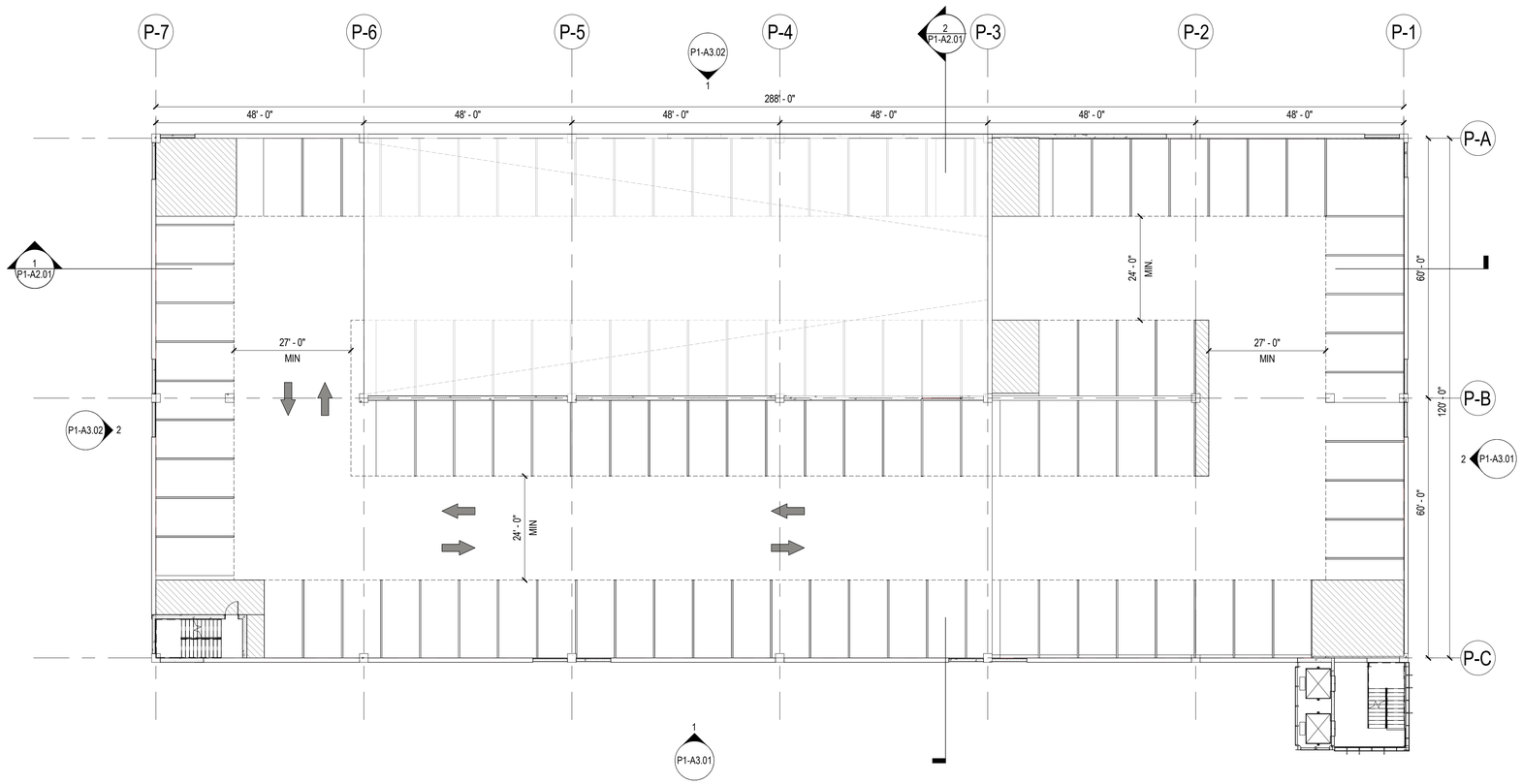

1 P1 - FLOOR PLAN - LEVEL 07
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

MONDAY PROPERTIES

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Project Number
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Description
P1 - FLOOR PLAN - ROOF

Scale
1/16" = 1'-0"

P1-A1.107

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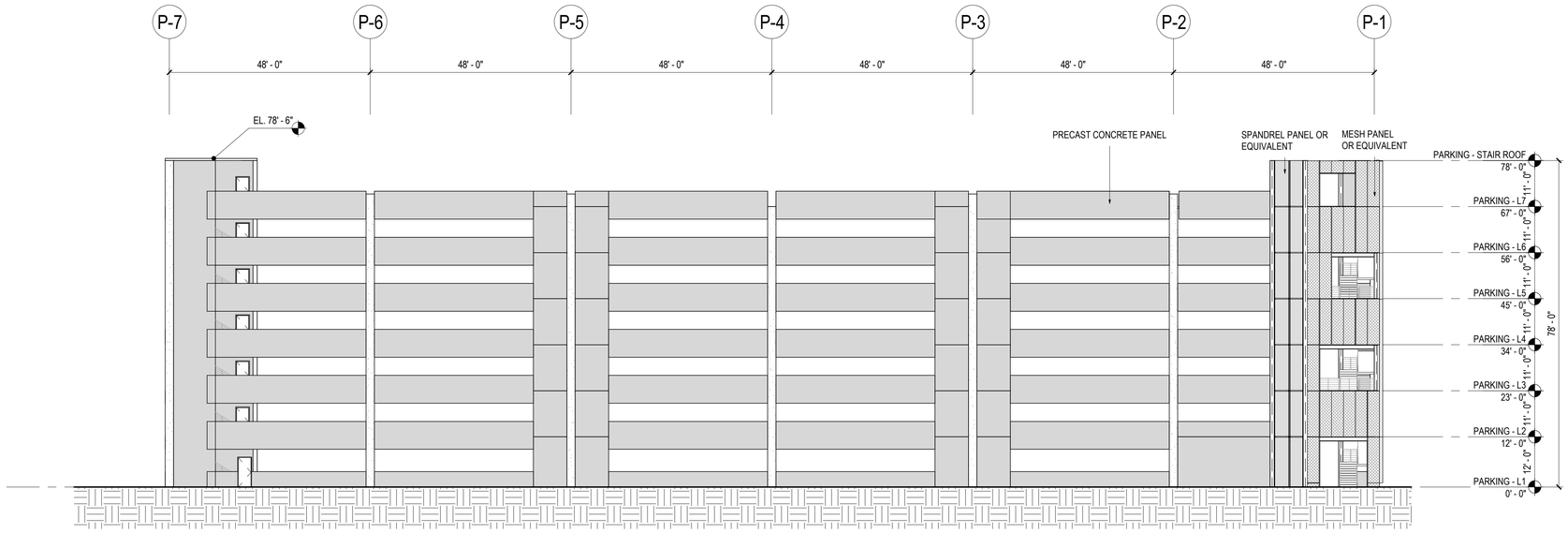
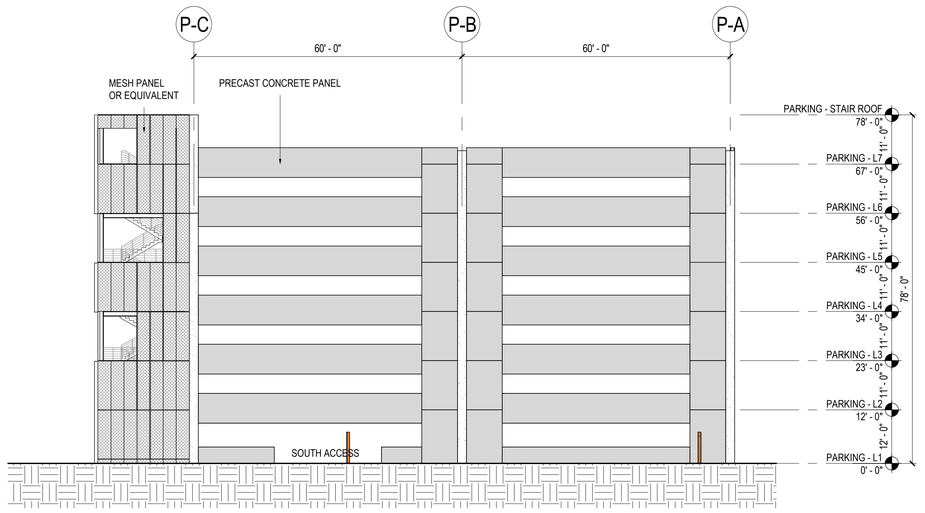


1 P1 - WEST ELEVATION

SCALE: 1/16" = 1'-0"



2 P1 - SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

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Project Name

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Description

P1 - BUILDING ELEVATIONS

Scale

1/16" = 1'-0"

P1-A3.01

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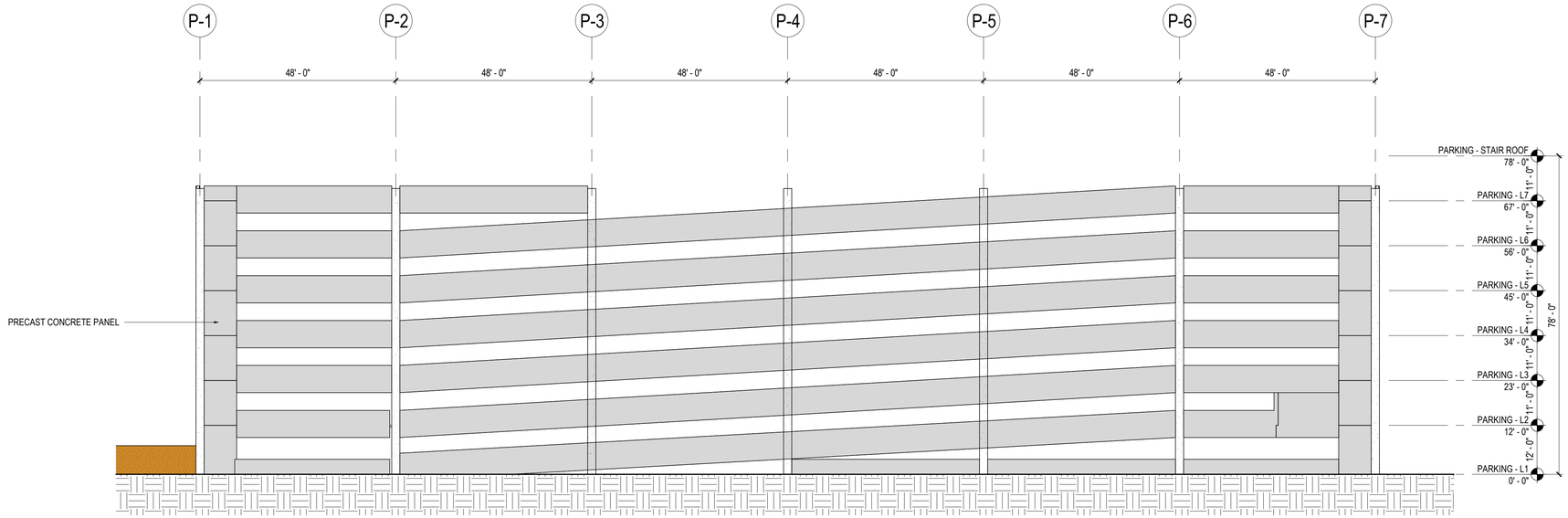
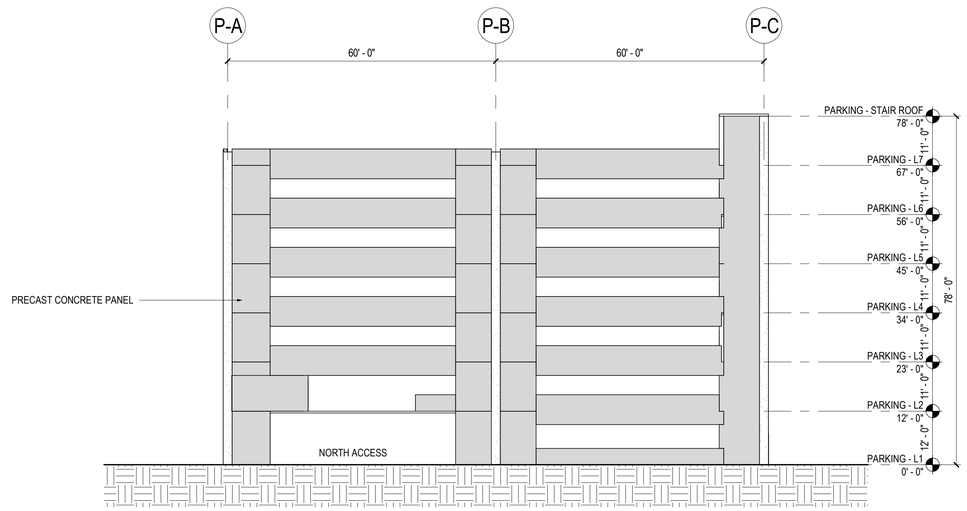


1 P1 - EAST ELEVATION

SCALE: 1/16" = 1'-0"



2 P1 - NORTH ELEVATION

SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

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PARK PLAZA

Project Number

19.8027.000

Description

P1 - BUILDING ELEVATIONS

Scale

1/16" = 1'-0"

P1-A3.02

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