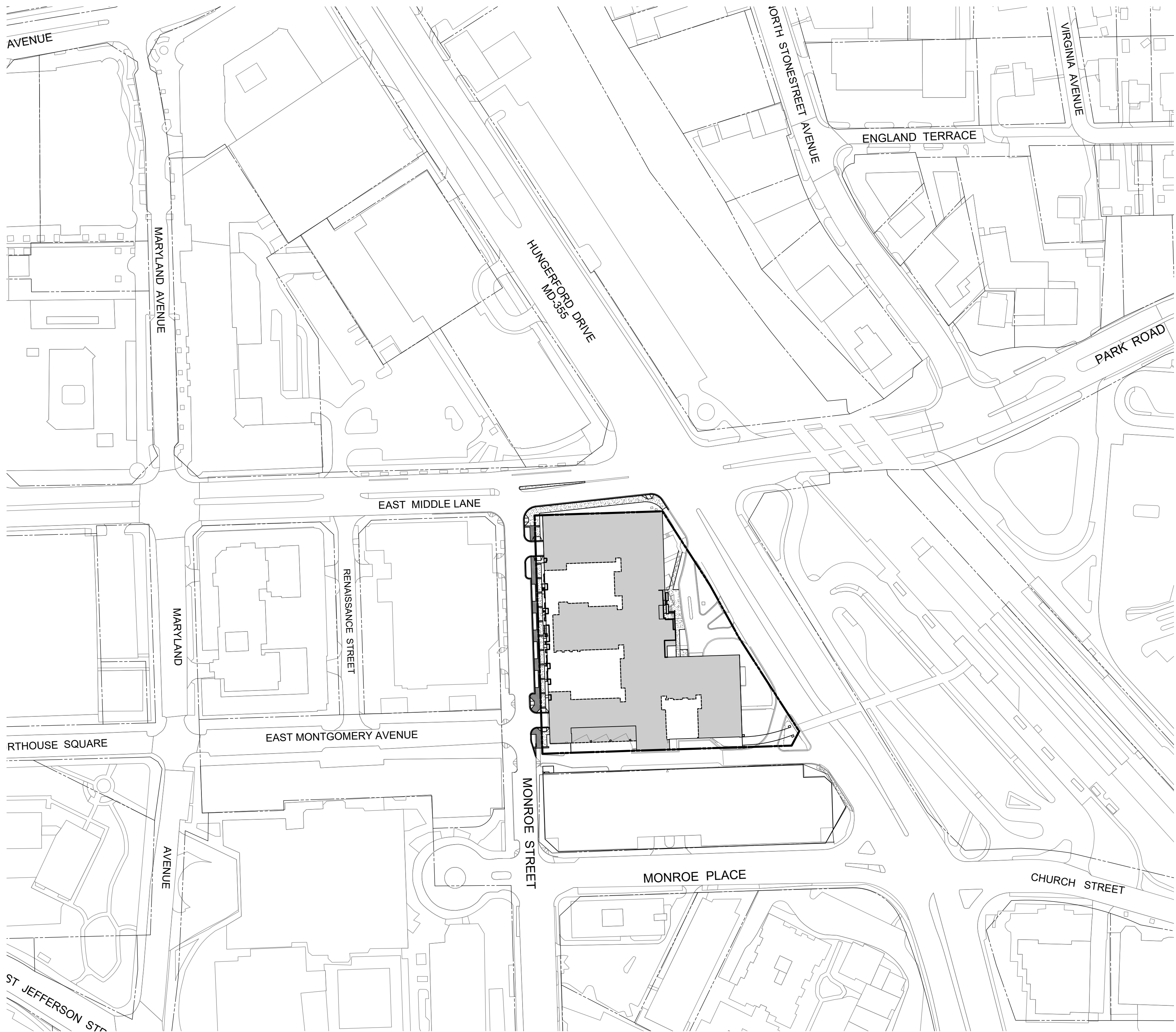
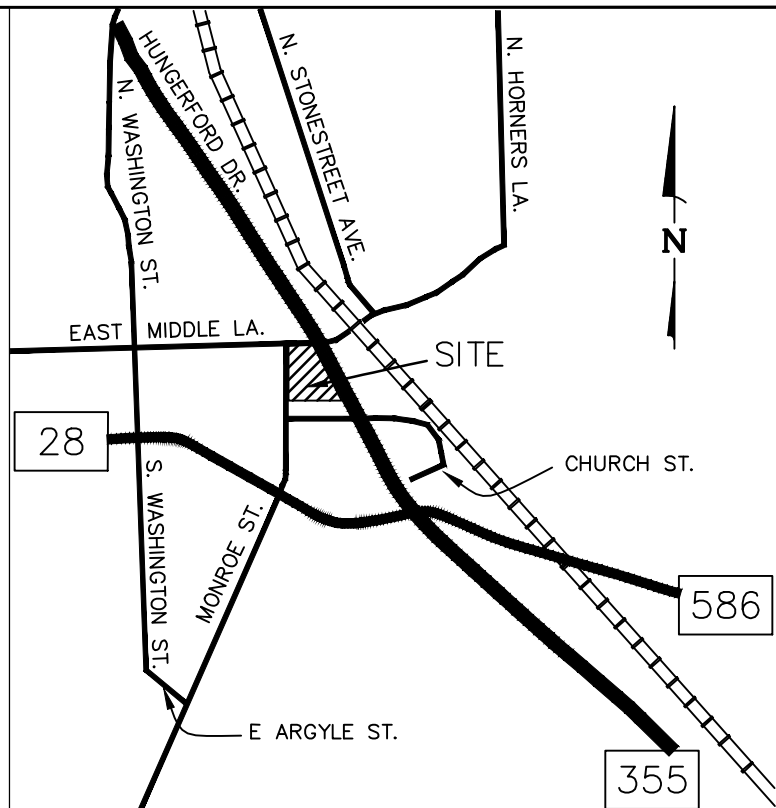
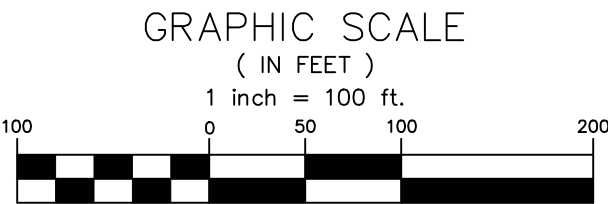


ROCKVILLE TOWN CENTER
PARCEL 2-F
255 ROCKVILLE PIKE
PJT#2025-XXXXX



SURROUNDING AREA MAP



VICINITY MAP
SCALE 1" = 2,000'

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- SITE
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PJ 1.01 EXISTING CONDITIONS PLAN
PJ 2.01 PROJECT PLAN
PJ 2.11 PUBLIC USE SPACE EXHIBIT
PJ 2.12 OPEN AREA EXHIBIT
- LANDSCAPE
L0-1 LANDSCAPE PLAN - GROUND LEVEL
L0-2 LANDSCAPE PLAN - LEVEL 02
L0-3 LANDSCAPE DETAILS
- ARCHITECTURAL
A-1.01 EXISTING CONDITIONS PHOTOS
A-1.02 ADAPTIVE RE-USE STRATEGY
A-2.01 PHASE 1 - 3D VIEWS
A-2.02 PHASE 2 - 3D VIEWS
A-3.01 BUILDING SECTIONS
A-4.01 ADAPTIVE RE-USE CONCEPT & PHASING PLAN



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REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP GR32

WSSC 218NW07

PLAT 19531

4TH ELECTION DISTRICT
CITY OF ROCKVILLE
MARYLAND

ROCKVILLE TOWN
CENTER
ROCKVILLE TOWN
CENTER PARCEL 2-F

PROJ. MGR PGL

DRAWN BY PGL

SCALE 1"= 100'

DATE 03.05.2025

PROJECT PLAN
COVER SHEET

PJ0.01

PROJECT NO. 93.395.02

SHEET NO. 1 OF 1

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Received
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TAX MAP GR32 WSSC 218NW07

PLAT 19531

4TH ELECTION DISTRICT
CITY OF ROCKVILLE
MARYLAND

ROCKVILLE TOWN
CENTER
ROCKVILLE TOWN
CENTER PARCEL 2-F

PROJ. MGR PGL

DRAWN BY PGL

SCALE 1"= 30'

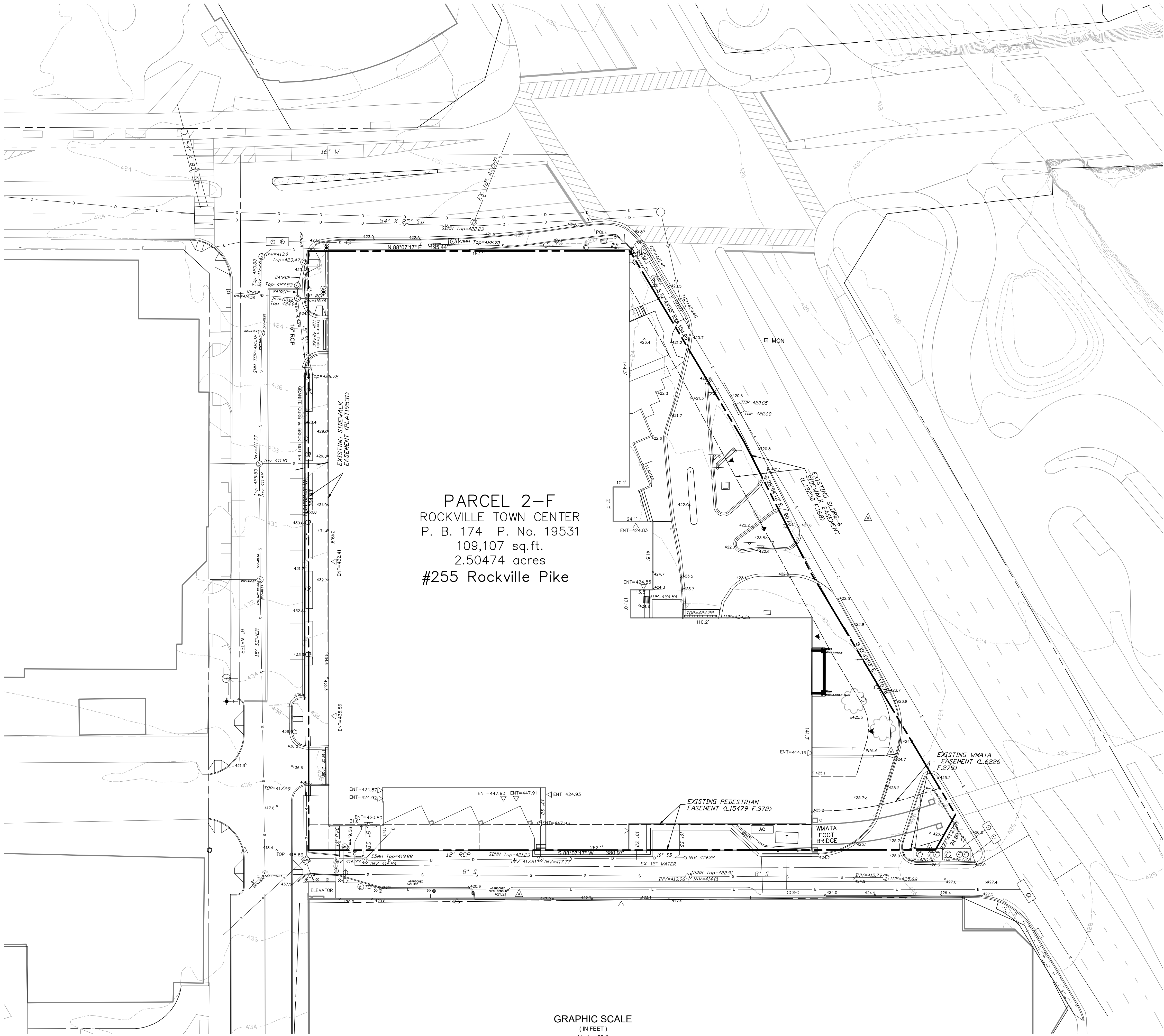
DATE 03.05.2025

EXISTING CONDITIONS
PLAN

PJ1.01

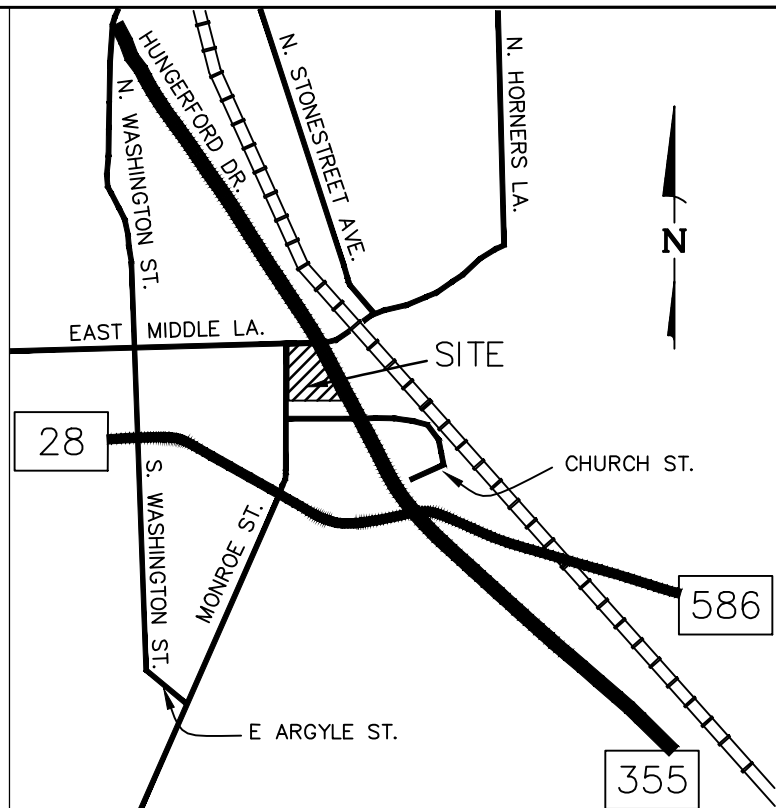
PROJECT NO. 93.395.02

SHEET NO. 1 OF 1



NOTES:

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



VICINITY MAP
SCALE 1" = 2,000'

SITE DATA	
SUBJECT PROPERTIES:	PARCEL 2-F ROCKVILLE TOWN CENTER PLAT 19531
PROPERTY ADDRESSES:	255 ROCKVILLE PIKE
TAX ID NUMBERS:	04-03064266
PROPERTY OWNER:	255 ROCKVILLE PIKE LLC 4341 MONTGOMERY AVENUE BETHESDA, MD 20814
EXISTING / PROPOSED SITE AREA:	109,107 SF (2.50 AC)
ZONING CLASSIFICATION:	PD-RCI (ROCKVILLE CENTER INC.) & TOWN CENTER PERFORMANCE OVERLAY
EXISTING USES:	OFFICE (145,000 SF)
PROPOSED USES:	MULTI-FAMILY RESIDENTIAL (550 UNITS TOTAL)

GENERAL NOTES

1. THE EXISTING CONDITIONS AND PROPERTY BOUNDARY SHOWN FOR PARCEL 2-F ARE TAKEN FROM TOPOGRAPHIC & BOUNDARY SURVEYS PREPARED BY MHG, LAST UPDATED IN OCTOBER OF 2024.
2. EXISTING UTILITIES SHOWN ARE BASED ON VISIBLE SURVEYED APPURTENANCES, MARKINGS BY MISS UTILITY, ACCESSIBLE STRUCTURES AND PLANS OF RECORD.
3. THE PROPERTY IS WITHIN THE ROCK CREEK WATERSHED.
4. THE PROPERTY DOES NOT CONTAIN "WATERS OF THE UNITED STATES", WETLANDS, STREAMS, SEEPS, SPRINGS, FLOODPLAINS OR THEIR ASSOCIATED BUFFERS.
5. THE PROPERTY IS NOT IDENTIFIED IN THE CITY OF ROCKVILLE'S HISTORIC BUILDINGS INDEX.
6. A NATURAL RESOURCES INVENTORY / FOREST STAND DELINEATION (NR/IFSD) FOR THIS PROPERTY WAS APPROVED UNDER 2025-14-NRI.
7. THE PROPERTY IS WITHIN THE CITY OF ROCKVILLE WATER AND SEWER SERVICE AREA.
8. REFER TO FINAL SITE PLAN FOR GRADING, UTILITIES AND ADDITIONAL SITE DEVELOPMENT DETAILS.

DEVELOPMENT STANDARDS - PD-RC/MXTD ZONE

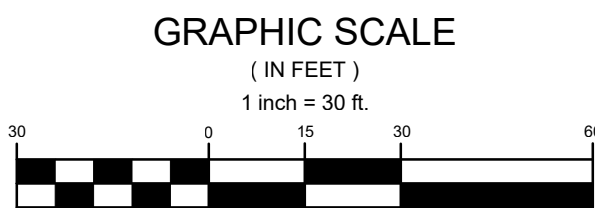
	<u>PERMITTED/REQUIRED</u>	<u>PROVIDED</u>
MAXIMUM BUILDING HEIGHT 25.13.05 (b)	217 FT ³	PHASE 1: 85 FT PHASE 2: 217 FT ⁴
MINIMUM OPEN AREA 25.13.05 (b)	15% (16,366 SF)	PHASE 1: 38% (14,485 SF) PHASE 2: 35% (38,118 SF)
MINIMUM PUBLIC USE SPACE 25.13.05 (b)	10% (10,911 SF)	PHASE 1: 13% (14,415 SF) PHASE 2: 13% (14,415 SF)
MINIMUM LOT WIDTH AT FRONT LOT LINE: 25.13.05 (b)	10 FT	395 FT (HUNGERFORD DRIVE)
PUBLIC RIGHT-OF-WAY ABUTTING SETBACK: 25.13.05 (b)	NONE REQ'D.	0 FT
MINIMUM SIDE YARD SETBACK: 25.13.05 (b)	N/A ²	N/A ²
MINIMUM REAR YARD SETBACK: 25.13.05 (b)	N/A ²	N/A ²
MINIMUM AUTO SPACES: 25.16.03	PHASE 1: 327 SPACES PHASE 2: 630 SPACES	PHASE 1: 436 SPACES PHASE 2: 416 SPACES ⁵
MINIMUM BICYCLE SPACES - SHORT TERM: 26.16.03	PHASE 1: 6 SPACES PHASE 2: 11 SPACES	PHASE 1: 12 SPACES PHASE 2: 12 SPACES
MINIMUM BICYCLE SPACES - LONG TERM: 26.16.03	PHASE 1: 95 SPACES PHASE 2: 184 SPACES	PHASE 1: 102 SPACES PHASE 2: 184 SPACES

FOOTNOTES

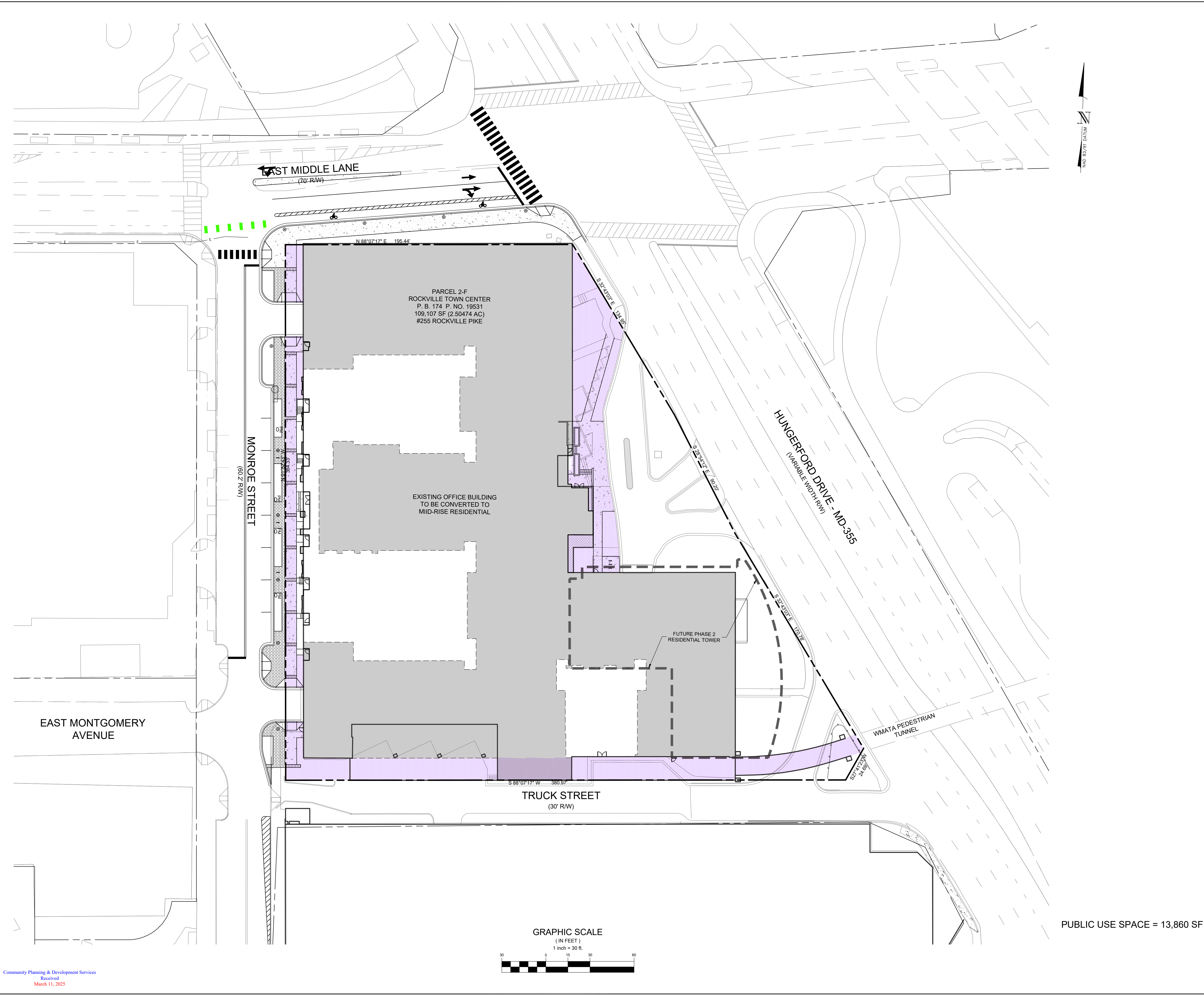
2. DESIGNATED EQUIVALENT ZONE FOR PD-R1 IS THE MIXTO ZONE.
3. THE PROPERTY HAS PUBLIC STREET FRONTAGES ON ALL SIDES, THEREFORE IT HAS NO SIDE OR REAR YARDS.
4. BUILDING HEIGHT OF UP TO 217 FEET WAS APPROVED BY PRELIMINARY DEVELOPMENT PLAN PDP94-0001, THE PERMITTED BUILDING HEIGHT FOR PHASE 2 IS THE APPLICABLE MAXIMUM ALLOWED BY THE ZONING ORDINANCE IN EFFECT AT THE TIME THE PHASE 2 SITE PLAN APPLICATION IS FILED, SUBJECT TO THE EXISTENCE OF AN AMENDMENT TO THE ZONING ORDINANCE, A PROPOSED AMENDMENT IS NOT REQUIRED TO ACHIEVE ANY MAXIMUM BUILDING HEIGHT RECOMMENDED IN THE UPDATED TOWN CENTER MASTER PLAN AND/OR PERMITTED BY FUTURE AMENDMENTS TO THE ZONING ORDINANCE AND ZONING MAPS MAY BE ADOPTED BY THE MAYOR AND COUNCIL PRIOR TO THE FILING OF THE PHASE 2 SITE PLAN APPLICATION.
5. CONCURRENT WITH THIS APPLICATION, THE APPLICANT IS SUBMITTING A WAIVER REQUEST TO PURSUE FURTHER WORKING STANDARDS FOR THE PHASE 2 EXPANSION, PURSUANT TO SECTION 25.16.03.1 OF THE ZONING ORDINANCE.

PHASE 1 VEHICLE PARKING CALCULATIONS (MIN REQUIRED)			
USE	DENSITY	METRIC	REQUIREMENT
RESIDENTIAL DWELLING, MULTIPLE UNIT (STUDIO)	0 UNITS	1.0/UNIT	0
RESIDENTIAL DWELLING, MULTIPLE UNIT (1BR)	202 UNITS	1.0/UNIT	202.0
RESIDENTIAL DWELLING, MULTIPLE UNIT (2BR)	83 UNITS	1.5/UNIT	124.5
TOTAL (ROUNDED)			327 SPACES
PHASE 1 BICYCLE PARKING CALCULATIONS - SHORT TERM (MIN)			
USE	DENSITY	METRIC	REQUIREMENT
RESIDENTIAL DWELLING, MULTIPLE UNIT	285 UNITS	1.050 UNIT	5.7
TOTAL (ROUNDED)			6 SPACES
PHASE 1 BICYCLE PARKING CALCULATIONS - LONG TERM (MIN)			
USE	DENSITY	METRIC	REQUIREMENT
RESIDENTIAL DWELLING, MULTIPLE UNIT	285 UNITS	1.0/UNIT	94.3
TOTAL (ROUNDED)			95 SPACES

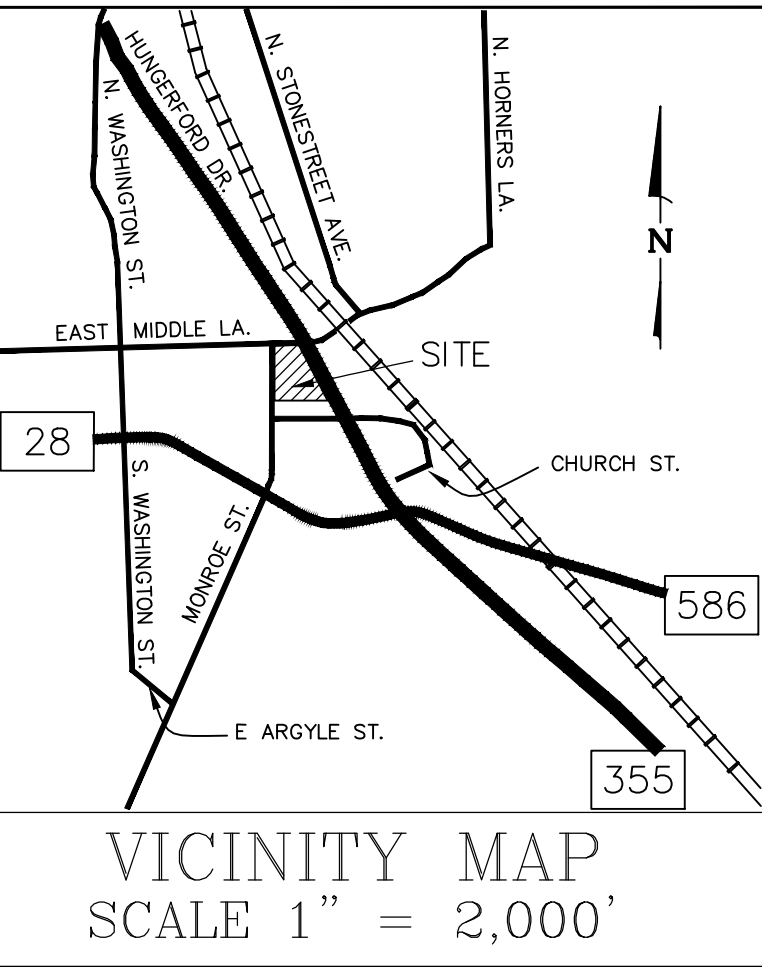
PHASE 2 VEHICLE PARKING CALCULATIONS - (MIN REQUIRED)			
USE	DENSITY	METRIC	REQUIREMENT
RESIDENTIAL DWELLING, MULTIPLE UNIT (STUDIO)	1.0 UNITS	1.0/UNIT	0.0
RESIDENTIAL DWELLING, MULTIPLE UNIT (1BR)	390 UNITS	1.0/UNIT	390.0
RESIDENTIAL DWELLING, MULTIPLE UNIT (>2BR)	160 UNITS	1.5/UNIT	240.0
TOTAL (ROUNDED)			630 SPACES
PHASE 1 BICYCLE PARKING CALCULATIONS - SHORT TERM (MIN)			
USE	DENSITY	METRIC	REQUIREMENT
RESIDENTIAL DWELLING, MULTIPLE UNIT	550 UNITS	1.0/50 UNIT	11.0
TOTAL (ROUNDED)			11 SPACES
PHASE 1 BICYCLE PARKING CALCULATIONS - LONG TERM (MIN)			
USE	DENSITY	METRIC	REQUIREMENT
RESIDENTIAL DWELLINGS, MULTIPLE UNIT	550 UNITS	1.0/3 UNIT	183.3
TOTAL (ROUNDED)			184 SPACES



I:\3355\DWG\PJ_02_02.dwg P:02:11-PUBLIC USE SPACE, 3/6/2025 2:59:28 PM, lawaya, ARCHD (24.00 x 36.00 inches), Copyright © 2025 Macris, Hendricks & Glascock, P.A., Copyright © 2025 Macris, Hendricks & Glascock, P.A.



PUBLIC USE SPACE = 13,860 SF





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REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP GR32 WSSC 218NW07

PLAT 19531

4TH ELECTION DISTRICT
CITY OF ROCKVILLE
MARYLAND

ROCKVILLE TOWN
CENTER
ROCKVILLE TOWN
CENTER PARCEL 2-F

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

PUBLIC USE SPACE
EXHIBIT

PJ2.11

PROJECT NO. 93.395.02

SHEET NO. 1 OF 1



REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP GR32 WSSC 218NW07

PLAT 19531

4TH ELECTION DISTRICT
CITY OF ROCKVILLE
MARYLAND

ROCKVILLE TOWN
CENTER
ROCKVILLE TOWN
CENTER PARCEL 2-F

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

OPEN AREA EXHIBIT

PJ2.12

PROJECT NO.	93.395.02
SHEET NO.	1 OF 1