

Fallsgrove Executive Plaza Office

Lot 1, Block DD, Plat #23827
 CITY OF ROCKVILLE, MARYLAND
 DETAILED SITE PLAN AMENDMENT
 SITE PLAN REF: 2006-004AB

CORRECTED COPY
 January 11, 2008
 Arthur Facillo
 SG Office Associates, LLC
 c/o Lerner Enterprises
 11501 Huff Court
 North Bethesda, Maryland 20895

Re: Comprehensive Planned Development Detailed Application CPD2006-004AB, Final approval for a 114,776 square foot office building at the intersection of Shady Grove Road and Blackwell Road.

Dear Mr. Facillo:

At its meeting of April 11, 2007, the City of Rockville Planning Commission reviewed and conditionally approved the above-referenced Detailed Application. The application is for final approval of a 114,776 square foot office, and associated parking structure.

Approval is subject to the following conditions:

- Submission, for the approval of the Chief of Planning, of eleven (11) copies of the site plan, revised according to Planning Commission Exhibit A.
- Submission, for the approval of the Chief of Planning, of eleven (11) copies of the landscape plan, revised according to Planning Commission Exhibit B.
- Submission, of eleven (11) copies of the approved Signing and Pavement-Marking Plan to the Chief of Planning prior to the issuance of first building permit.
- Submission, of on-site lighting plan, including photometrics, to the Chief of Planning prior to the issuance of first building permit. Parking lot lighting must be downward directed lighting at the lowest possible candlelight that ensures public safety concerns and no less than is required by code.
- Prior to the commencement of any work pursuant to an approved Detailed Application CPD2006-004AA or CPD2006-004AB, work shall commence on the expansion of brick/pavement from walkways along certain identified sections of the perimeter of the Condominium Residences in area identified in Attachment "C" of Concept Plan Amendment for Concept Plan CPD1999-000A as approved by the Chief Planning.

By Direction of the City of Rockville Planning Commission
 R. James Wasilak, AICP
 Chief of Planning

Note: A building permit may be issued only when the conditions of approval have been met and a copy of the following acknowledgment, signed and executed by the Applicant, has been returned to the Planning Division office. We advised that this approval does not constitute approval by any department or agency having jurisdiction over this development project.

I ACKNOWLEDGE RECEIPT OF CPD2006-004AB AND AGREE TO FULLY COMPLY WITH CONDITIONS UPON WHICH APPROVAL WAS GRANTED. I FURTHER ACKNOWLEDGE THAT FAILURE TO COMPLY WITH THESE CONDITIONS MAY CAUSE APPROVAL TO BE REVOKED BY THE PLANNING COMMISSION.

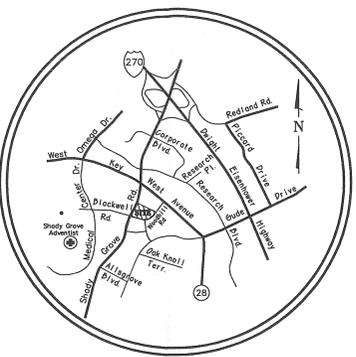
Signature: *[Signature]* Date: *[Date]*
 Applicant's Printed Name: *[Name]* Date: *[Date]*

cc: Mike Hill, MHS
 Eric Lushan, Stark Meyers Elmer & Lushan, LLC
 Craig Simmons, Director of Public Works
 Charles Baker, Chief of Inspection Services
 Mike Whelan, Chief of Contract Management
 Susan Stess, Chief of Engineering/Environment
 Road Division, Chief of Traffic and Transportation

CPD2006-004AB January 11, 2008 Page 4

CPD2006-004AB January 11, 2008 Page 5

CPD2006-004AB January 11, 2008 Page 6



VICINITY MAP
 SCALE 1" = 2,000'

SHEET INDEX

Site Plan - Cover Sheet	(1 of 4)
Site Plan	(2 of 4)
Site Plan - Details Sheet	(3 of 4)
Site Plan - Details Sheet	(4 of 4)
Landscape Plan	(1 of 3)
Landscape Plan	(2 of 3)
Landscape Plan	(3 of 3)
Architectural Plan - Office Building	(1 of 3)
Architectural Plan - Office Building	(2 of 3)
Architectural Plan - Office Building	(3 of 3)
Architectural Plan - Garage	(1 of 10)
Architectural Plan - Garage	(2 of 10)
Architectural Plan - Garage	(3 of 10)
Architectural Plan - Garage	(4 of 10)
Architectural Plan - Garage	(5 of 10)
Architectural Plan - Garage	(6 of 10)
Architectural Plan - Garage	(7 of 10)
Architectural Plan - Garage	(8 of 10)
Architectural Plan - Garage	(9 of 10)
Architectural Plan - Garage	(10 of 10)

RECEIVED
 FEB 28 2007

February 23, 2007

Mr. Arthur Facillo
 Fallsgrove Hotel Associates, LLC
 11501 Huff Court
 Kensington, Maryland 20895-1043

Subject: Fallsgrove - Executive Plaza
 Stormwater Management Concept Plan
 Fallsgrove, Block DD, Parcel 789
 CPD2006-0004AB, SMP2007-00011

Dear Mr. Facillo:

Your stormwater management (SWM) concept received on January 3, 2007 as revised from October 6, 2006 and August 14, 2006 submissions for the above referenced site is conditionally approved. The proposed site consists of the Fallsgrove Executive Plaza office site with associated garage and surface parking on the 3.26-acre site, Block DD, Parcel 789, Fallsgrove subdivision, located in the Waters Branch watershed. The site is located in the northeast quadrant of the intersection of Blackwell Road and Shady Grove Road.

The SWM concept proposes the following measures for the 3.26-acre site with an assumed 2.49 impervious acres (not including the adjacent right of way):

- Overbank Flood Protection (Op_o) and Channel Protection Volume (Cp_v) will be provided for the site in existing regional Fallsgrove Pond 3, built under SCP2000-00093 by Fallsgrove Associates, LLC.
- Water Quality Volume (WQ_v) for this project will be provided in existing regional Fallsgrove Pond 3 and an on-site bioretention facility. Fallsgrove Pond 3 provides 87% of the WQ_v and the bioretention facility treats the remainder of WQ_v.
- Recharge Volume (R_v) for this project will be provided in an underground stone trench located beneath the bioretention facility.
- Op_o, Cp_v, WQ_v, and R_v for the adjacent right of way are provided in Fallsgrove Pond 3 and the Infrastructure BMP's. The Infrastructure BMP's are located near the intersection of Blackwell Road and Fallsgrove Drive and were built under SCP2002-00067 by Fallsgrove Associates, LLC.

This SWM concept is approved subject to the following conditions, which must be addressed at the detailed engineering stage:

- Provide safe conveyance of storm flows.

Mr. Arthur Facillo
 Fallsgrove Hotel Associates, LLC
 February 23, 2007
 Page 2

2. Submit SMP permit application, permit fees, and SWM Database Sheets associated with the SWM plans.

3. Submit detailed storm drain and stormwater management plans and computations for approval by DPW. Submit for review and approval the construction estimates associated with the SWM plans.

4. Post financial security based on the approved construction estimate in a format acceptable to the City Attorney. Approval is coordinated through DPW staff.

5. Provide adequate pre-treatment of storm flows prior to bioretention facility and recharge trench.

6. Submit a SWM Easement/Maintenance Agreement signed by the property owners for review and approval by DPW and the City Attorney's Office. Approved SWM Easement Agreement for Maintenance must be recorded in the Montgomery County Land Records prior to DPW permit issuance.

If you have any questions, please contact John Scabia, Civil Engineer II, of my staff at 240-314-8514.

Sincerely,
[Signature]
 Susan T. Straus, P.E.
 Chief Engineer/Environment

STS/SJS

cc: Mike Pitt, Morris, Hendricks & Glascock, P.A.
 Jeremy Harbort, Planner I
 Mark Wesel, Civil Engineer III
 John Scabia, Civil Engineer II-Environment
 Permit Plan
 Daylie

11.Easement/Storm Drain Plan/2007-02-23-07

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. 16905, Expiration Date: 4-21-2010

[Signature]
 Stephen E. Crum

SUBJECT PROPERTY:		FALLSGROVE, PARCEL #5 PLAT #23827			
LOT AREA:	141,789 S.F. OR 3.255 AC.	ZONING CLASSIFICATION:	R-5		
PROPERTY ADDRESS:	BLACKWELL ROAD	PROPOSED USE:	OFFICE 98,072 S.F. (1) RETAIL 4,443 S.F. (1)		
% DEVOTED FOR PATRON USE	60% (1)	RESTAURANT	11,000 S.F. (1) (4)		
OUTDOOR SEATING	1,750 S.F. (1) (4)	TOTAL:	8,350 S.F.		
DEVELOPMENT STANDARDS					
TRACT AREA:	REQUIRED/ALLOWED No Minimum	PROPOSED	141,789 S.F.		
BUILDING SETBACK REQUIREMENTS:	ADJACENT TO PUBLIC RW REAR	(2) (2)	15.8' 10.5'		
MAXIMUM BUILDING HEIGHT:	(2)		5 STORIES, 7Z (1)		
BUILDING AREA:	(2)		114,515 S.F. (1)		
SITE GREEN AREA:	(2)		46,900 S.F.		
PARKING SETBACK REQUIREMENTS:	ADJACENT TO PUBLIC RW REAR	(2) (2)	11.1' 13.5'		
OFF STREET PARKING AND LOADING					
SURFACE PARKING FACILITY AREA:			18,200 S.F.		
INTERNAL LANDSCAPING:	2.5 S.F. / SPACE 15 = 38 S.F.		900 S.F.		
PARKING SPACES:	OFFICE USE (99,072 S.F.) RETAIL USE (4,443 S.F.) RESTAURANT USE	1/300 S.F. = 331 SPACES 1/200 S.F. = 29 SPACES 1/50 S.F. INDOOR SEATING = 132 SPACES 1/80 S.F. OUTDOOR SEATING = 22 SPACES 1/2 EMPLOYEES = 7 (1)			
TOTAL NON-SHARED	515 SPACES		426 SPACES (3)		
TOTAL REQUIRED (4)	426 SPACES				
NOTES:					
1. INFORMATION PROVIDED BY PROJECT ARCHITECT					
2. AS ESTABLISHED BY APPROVED COMPREHENSIVE PLAN CPD1999-00004					
3. 412 STRUCTURED PARKING SPACES WHICH INCLUDES 7 SPACES RESERVED FOR THE HANDICAPPED OF WHICH 3 ARE VAN ACCESSIBLE.					
14 SURFACE PARKING SPACES WHICH INCLUDES 2 SPACES RESERVED FOR THE HANDICAPPED.					
IN ADDITION, NOT INCLUDED IN THE TOTAL, 20 SURFACE PARKING SPACES ARE PROVIDED ADJACENT TO WOODHILL RD FOR USE BY THE ADJACENT RESIDENTIAL COMMUNITY.					
4. SEE SHARED PARKING TABULATION THIS SHEET					
FINAL SQUARE FOOTAGES OF INDOOR AND OUTDOOR RESTAURANT AREAS SUBJECT TO CHANGE. HOWEVER, THE FINAL SQUARE FOOTAGE OF BOTH WILL BE LIMITED SO THAT WHEN COMBINED SQUARE FOOTAGE OF THE REMAINING RETAIL AND THE OFFICE SPACE, THE REQUIRED PARKING WILL NOT EXCEED 426 SPACES					
SHARED PARKING TABULATION					
SHARING FACTORS PER SECTION 25-648					
	WEEKDAY DAY	WEEKDAY EVENING	WEEKEND DAY	WEEKEND EVENING	NIGHTTIME
OFFICE	100%	10%	10%	5%	5%
GEN RETAIL	60%	90%	100%	70%	5%
RESTAURANT	50%	100%	100%	100%	10%
PARKING					
OFFICE	331	34	34	17	17
GEN RETAIL	14	20	23	16	2
RESTAURANT	81	161	161	161	17
TOTAL	426	215	218	194	36
WORST CASE REQUIRED SHARED PARKING:				426	

OWNER/DEVELOPER
 SG OFFICE ASSOCIATES, LLC
 45630 DULLES CENTER BOULEVARD
 DULLES, VA 20166
 CONTACT: JAMES POLICARO
 PHONE: 703-406-0800
 EMAIL: JPOLICARO@LERNERENTERPRISES.COM

REVISIONS		
NO.	DATE	DESCRIPTION

TAX MAP FS-51 CPD#2006-004AB

CPD DETAILED SITE PLAN - AMENDMENT
 FALLSGROVE EXECUTIVE PLAZA OFFICE
FALLSGROVE
 LOT 1, BLOCK DD, PLAT #PENDING
 4TH ED - CITY OF ROCKVILLE - MONTGOMERY COUNTY - MARYLAND

MHG Macris, Hendricks & Glascock, P.A.
 Engineers + Planners
 Landscape Architects + Surveyors

9220 Wightman Road, Suite 120
 Montgomery Village, Maryland
 20886-1279
 Phone 301.670.0840
 Fax 301.948.0693
 www.mhgpa.com

Proj. Mgr. MWP
 Designer MWP
 Date 1-11-10
 Scale N.T.S.
 Project No. 05-289-21
 Sheet 1 of 4