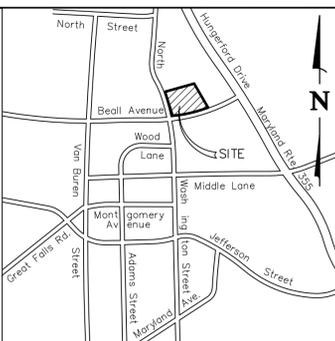


### Legend

EXISTING	PROPOSED



### SITE DATA

**SUBJECT PROPERTY:** LOT 23, BLOCK D, PLAT 23592  
**LOT AREA:** 97,905 ± S.F. (2,247 AC.)  
**PRIOR DEDICATION:** 2,325 S.F. (PARTS OF LOT 3, CITY CENTER AND OUTLOT 'A')  
**TAX ACCOUNT NO.:** 04-03590780

**ZONING CLASSIFICATION:** PD-KSI (EQUIVALENT TO MXTD)  
**PROPOSED USE:** MULTIFAMILY RESIDENTIAL UNITS WITH STREET LEVEL COMMERCIAL AND LIVE/WORK UNITS AND PARKING GARAGE

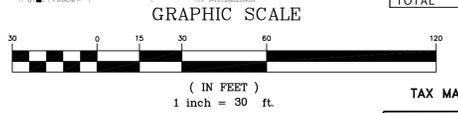
**BUILDING HEIGHT:** VARIES, MAX 90', 80' GENERALLY

**DEVELOPMENT STANDARDS PER SECTIONS 25.14.28**

	REQUIRED/ALLOWED	ESTABLISHED/PROPOSED
<b>BUILDING SETBACK REQUIREMENTS</b>		
FRONT (N. WASHINGTON ST.)	NONE	10'
SIDE (NON-RESIDENTIAL)	NONE OR (10' MIN.)	10'
REAR (MARYLAND AVE.)	NONE OR (10' MIN.)	NONE
<b>MINIMUM LOT AREA</b>	20,000 SF	97,905 S.F.
<b>MINIMUM LOT WIDTH (FRONT)</b>	100'	308'
<b>MAXIMUM HEIGHT (OPTIONAL METHOD)</b>	100'	100'
<b>PARKING SPACES</b>		
RETAIL (6,200 SF)	1 / 200 SF = 31	
TOTAL NONRESIDENTIAL	= 31	
<b>STUDIO (36)</b>	1 / UNIT = 36	
1 BR (201)	1 / 1 BR UNIT = 201	
2 BR (32)	1.5 / 2 BR UNIT = 48	
3BR (5)	1.5 / 3 BR UNIT = 8	
TOTAL RESIDENTIAL	= 293	
<b>RESIDENTIAL LOFT/LIVE WORK (6)</b>	2 / UNIT = 12	
TOTAL	336	356 (SPACES)
<b>BICYCLE SPACES</b>		
DWELLING UNIT		
SHORT TERM	1/50 = 6	
LONG TERM	1/3 = 98	
<b>RESIDENTIAL LOFT/LIVE WORK</b>		
SHORT TERM	1/5 = 2	
LONG TERM	1/3 = 2	
<b>RETAIL (6,200 SF)</b>		
SHORT TERM	2/5,000 SF = 4	
LONG TERM	2/12,000 SF = 2	
TOTAL	114	114 (MIN.)

(1) BASED ON GROSS LOT AREA OF 100,230 SF

TABLE OF USAGE	DWELLING UNITS	SQUARE FOOTAGE
USE DESCRIPTION		
RESIDENTIAL	274	
RESIDENTIAL LOFT/LIVE WORK	6	
COMMERCIAL (RETAIL)		6,200
TOTAL	280	6,200 (commercial)



- ### NOTES:
- This Plan implements Preliminary Development Plan PDP2003-00006.
  - NR/FS - FTPO # 2013-00018 for this lot was approved June 28, 2013.
  - Town Square plan information taken from Preliminary Development Plan #PDP2003-00005, approved August 6, 2003.
  - Survey by Macris, Hendricks, and Glascock, P.A., March 2003. Boundary by Macris, Hendricks, and Glascock, P.A., April, 2003.
  - Building Height is measured from the elevation of the existing street centerline, opposite the middle of the front of the building along N. Washington Street. This elevation is 449.5'.
  - The proposed site development will be constructed in substantial accordance with plans submitted with the Site Plan Application, i.e., site, building, landscape plans. Any changes must be submitted in writing and approved by Chief of Planning.
  - Information concerning underground utilities was obtained from available records. The contractor must determine the exact location of existing utilities by digging test pits at all utility crossings well in advance of trenching. If clearance is less than shown on this plan, contact this office.
  - Construction shall meet the requirements of the City of Rockville Construction Codes, State of Maryland Accessibility Code, and The Americans with Disabilities Act (ADA) Federal Requirements and other applicable code and ordinance requirements.
  - Refer to approved construction documents for construction details. Do not use the Site Plan for construction.

FOR LOCATIONS OF CITY WATER AND SEWER CALL "CITY UTILITIES SUPERINTENDENT" AT 301-309-3039. FOR LOCATIONS OF OTHER UTILITIES CALL "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION

**OWNER/DEVELOPER**  
 Rockville Town Center, LLC  
 By: Massachusetts Mutual Life Insurance Co. - Its sole member  
 By: Cornerstone Real Estate Advisers LLC - Its authorized agent  
 By: Celia Dondes 180 Glastonbury Blvd, Suite 200  
 Glastonbury, Conn 06033  
 PHONE: 860-368-2810  
 FAX: 860-368-2824  
 EMAIL: cdondes@cornerstoneadvisors.com

TAX MAP GR342, GS342 WSSC 219NW07, 218NW07

**Preliminary Site Plan**  
 255 North Washington Street  
**City Center**  
 Lot 23, Block D, City Center  
 4TH ELECTION DISTRICT - ROCKVILLE - MONTGOMERY COUNTY - MARYLAND

	Macris, Hendricks & Glascock, P.A. Engineers • Planners Landscape Architects • Surveyors	Proj. Mgr. TSW	Designer TSW
		Date 11-12-13	Scale 1"=30'
9220 Wightman Road, Suite 120 Montgomery Village, Maryland 20886-1279	Phone 301.670.0840 Fax 301.948.0693 www.mhga.com	Project No. 02-202-22	Sheet 1 of 1