

SITE DATA

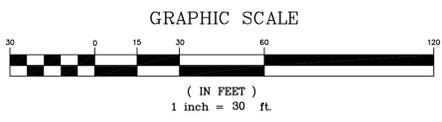
SUBJECT PROPERTY:	LOT 23, BLOCK D, PLAT 23592
LOT AREA:	97,905 ± S.F. (2,247 AC.)
PRIOR DEDICATION:	2,325 S.F. (PARTS OF LOT 3, CITY CENTER AND OUTLOT 'A')
R/W DEDICATION:	7,239.12 S.F.
PROPOSED LOT AREA:	90,660 ± S.F. (2.08 AC.)
TAX ACCOUNT NO.:	04-03590780
ZONING CLASSIFICATION:	PD-KSI (EQUIVALENT TO MXTD)
PROPOSED USE:	MULTIFAMILY RESIDENTIAL UNITS WITH STREET LEVEL COMMERCIAL AND PARKING GARAGE
BUILDING HEIGHT:	VARIES, MAX 90', 80' GENERALLY

DEVELOPMENT STANDARDS PER SECTIONS, 25.14.28

	REQUIRED/ALLOWED	ESTABLISHED/PROPOSED
BUILDING SETBACK REQUIREMENTS		
FRONT (N. WASHINGTON ST.)	NONE	0'
FRONT (BEALL AVE.)	NONE	0'
SIDE (NON-RESIDENTIAL)	NONE OR (10' MIN.)	25'
REAR (MARYLAND AVE.)	NONE OR (10' MIN.)	13'
MINIMUM LOT WIDTH (FRONT)	10'	308'
MAXIMUM HEIGHT (PER PDP)	100'	100'
OPEN AREA	15% (13,599 SF)	15%
PUBLIC USE SPACE	10% (9,066 SF)	10%
PARKING SPACES		
RETAIL (6,113 SF)	1 / 200 SF = 31	
TOTAL NONRESIDENTIAL	= 31	
JR 1 BR (36)	1 / UNIT = 36	
1 BR (177)	1 / 1 BR UNIT = 177	
2 BR (58)	1.5 / 2 BR UNIT = 87	
3BR (4)	1.5 / 3 BR UNIT = 6	
TOTAL RESIDENTIAL	= 306	
TOTAL	337	338 (SPACES)
BICYCLE SPACES		
DWELLING UNIT	1/50 = 6	
SHORT TERM	1/3 = 92	
LONG TERM		
RETAIL (6,113 SF)	2/5,000 SF = 4	
SHORT TERM	2/12,000 SF = 2	
LONG TERM		
TOTAL	104	104 (MIN.)

TABLE OF USAGE

USE DESCRIPTION	DWELLING UNITS	SQUARE FOOTAGE
RESIDENTIAL	275	
COMMERCIAL (RETAIL)		6,113
TOTAL	275	6,113 (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; updated April 2014. 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 449.3'.
 - 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.
 - Location, dimensions and standards and specifications for any features in the public right-of-way such as street trees, ramps, street lights, etc. will be approved with final engineering.
 - Hardscape details in the right-of-way will be approved and permitted by DPW at final engineering.

BENCH MARKS

BM #2 BEALL AVE. MEDIAN - NOSE ISLAND	ELEV. = 445.17'
BM #4 CATCH BASIN - RIGHT FRONT CORNER	ELEV. = 446.22'

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@cornerstoneadvisers.com

TAX MAP GR342, GS342 WSSC 219NW07, 218NW07

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 4-14	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

NO.	DATE	DESCRIPTION	BY