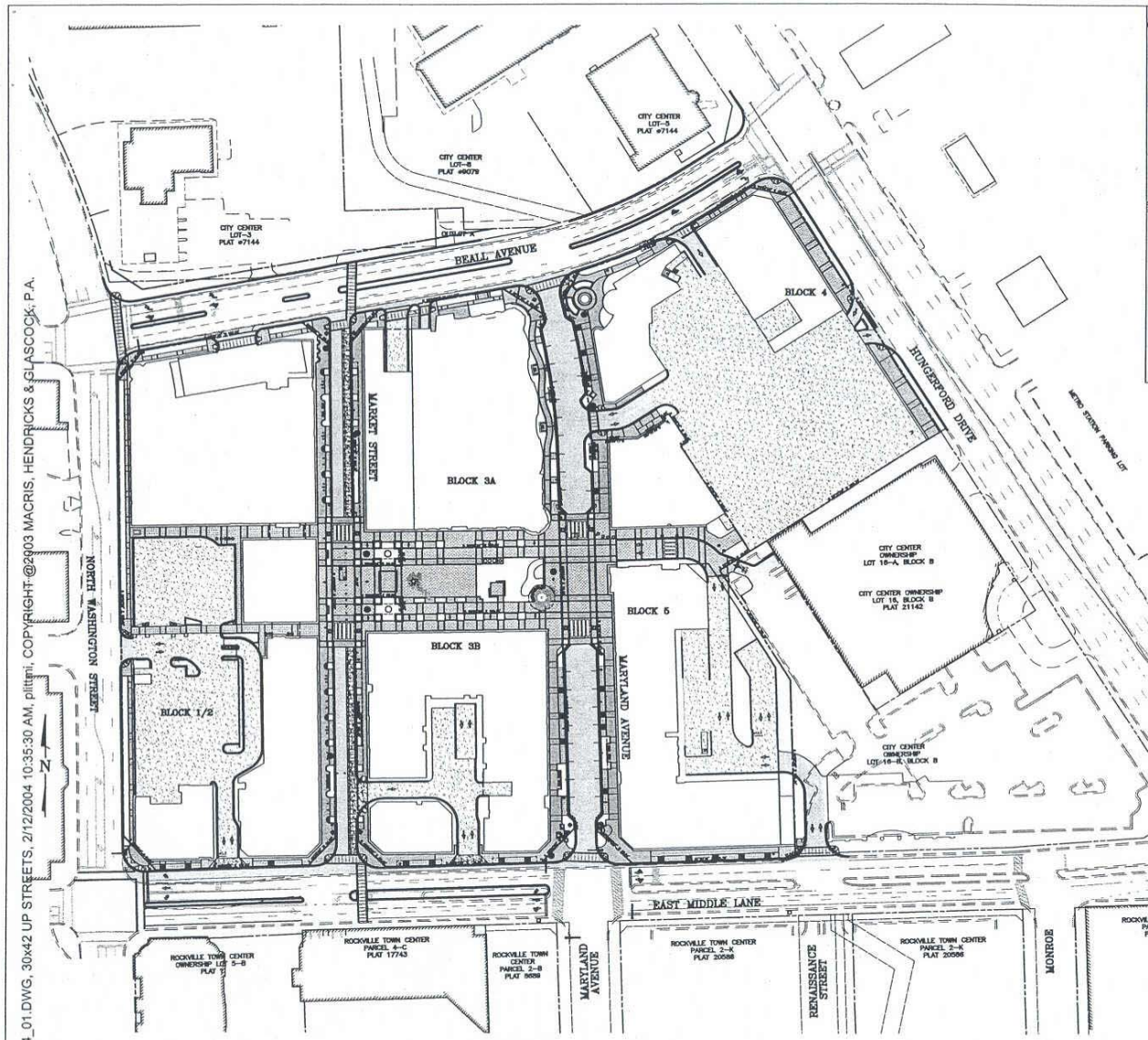
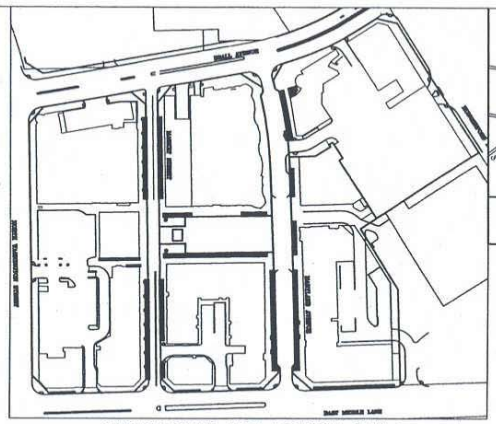
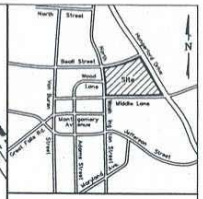




OUTSIDE DINING AREA LOCATION PLAN

SCALE: 1" = 100'

SYMBOL



VICINITY MAP

SCALE 1" = 2,000'

SITE DATA

SUBJECT PROPERTY:	PROPOSED BLOCKS 1, 2, 3A, 3B, 4 & 5 ROCKVILLE TOWN SQUARE
SITE AREA:	538,627 S.F. OR 12.365 AC.
PROPOPOSED DEDICATION - APPROXIMATE:	
Street:	42,000 S.F.
Park:	16,000 S.F.
ZONING CLASSIFICATION:	TCM-2 (TOWN CENTER MIXED USE)
PROPOSED USE:	THIS USE PERMIT IS FOR PUBLIC STREETS ONLY
OFF STREET PARKING:	44 SPACES

GENERAL NOTES:

1. The subject of this application is the improvements to the surrounding streets, (Hungerford Drive, East Middle Lane, North Washington Street and Beall Avenue) the extension of Maryland Avenue and the creation of Market Street and the adjacent walks to the face of the proposed buildings.
2. The Planning Commission recommended approval of the Preliminary Development Plan Application #PDP2003-00005 at a public hearing held on July 8, 2003.
3. Stormwater management will be provided in accordance with the approved Stormwater Management Concept #SCP2003-00084.
4. The existing intersections at East Middle Lane & North Washington and Beall Avenue & North Washington Street will require signalization modifications.
5. The proposed intersection improvements at Maryland Avenue and Beall Avenue include conduit and locations for equipment for future signalization.
6. Traffic signalization is to be provided at the intersection of East Middle Lane & Maryland Avenue and coordinated with the City DPW.
7. Public art display to be coordinated with the city planning staff.

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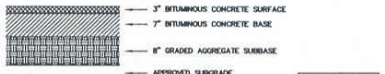

SYMBOL

PUBLIC ROAD PAVING SECTION

THE PAVING SECTION SHOWN IS BASED ON THE CITY STANDARD FOR A BUSINESS DISTRICT ROAD. REFER TO CITY STANDARD DETAIL 43 FOR ALTERNATE PAVING SECTION.

MACRIS, HENDRICKS, & GLASCOCK, P.A. MAKES NO GUARANTEE OR WARRANTY EITHER ASSUMED OR IMPLIED AS TO THE SUITABILITY OF THE PAVING SECTION AND ASSUMES NO LIABILITY IN PROVIDING THE PAVING SECTION SHOWN ABOVE ON OUR DRAWINGS. THE SECTION ARE PLACED HERE SOLELY AS A REQUIREMENT OF THE USE PERMIT APPLICATION.

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MAYOR AND COUNCIL
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ROCKVILLE, MD 20850
CONTACT: ART CHAMBERS
PHONE: 301-309-3200

DEVELOPER
FEDERAL REALTY INVESTMENT TRUST
1126 EAST JEFFERSON STREET
ROCKVILLE, MD 20852
CONTACT: DON BRIGGS
PHONE: 301-998-8173

NO.	DATE	DESCRIPTION

USE PERMIT PLAN # USE2003-00670
TAX MAP GR342 PRELIMINARY DEVELOPMENT PLAN # PDP2003-00005 WSSC 218 NW 7

USE PERMIT PLAN
PUBLIC STREETS, PUBLIC PARK & ADJACENT LANDSCAPE AND HARDSCAPE
ROCKVILLE TOWN SQUARE

4TH ELECTION DISTRICT – MONTGOMERY COUNTY – MARYLAND

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Proj. Mgr.	Designer
MDP	ABJ
Date	Scale
2-10-04	1" = 50'
Project No.	Sheet
97-397-12	1 of 3

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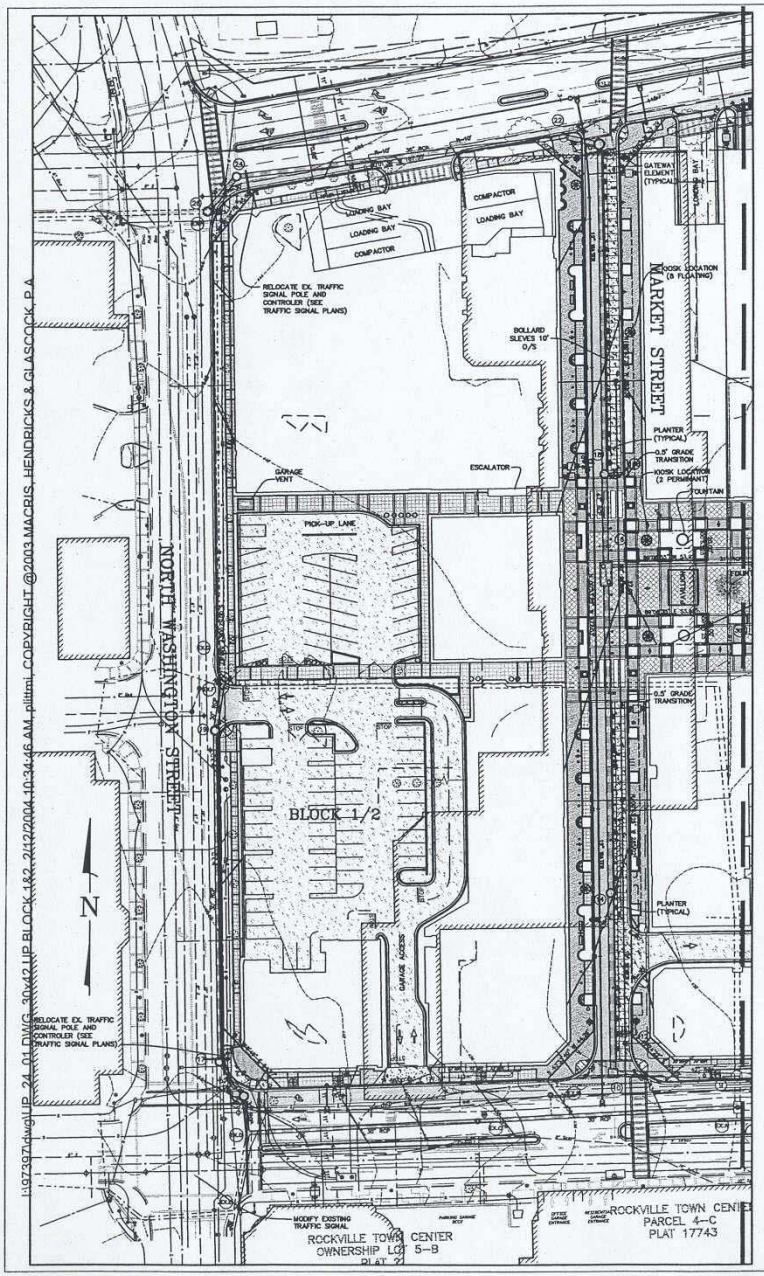
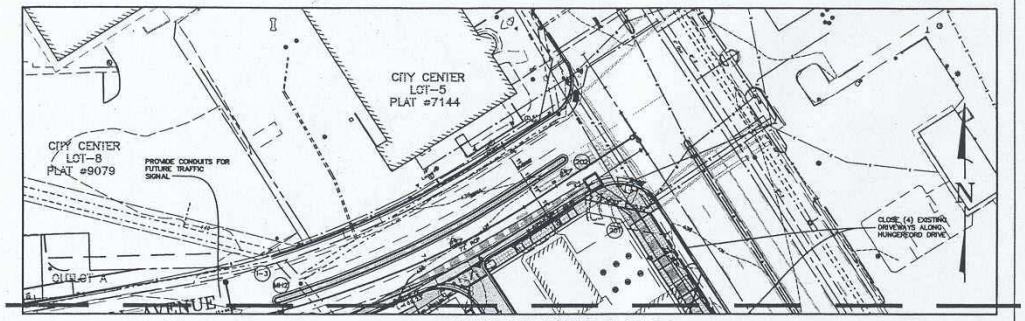
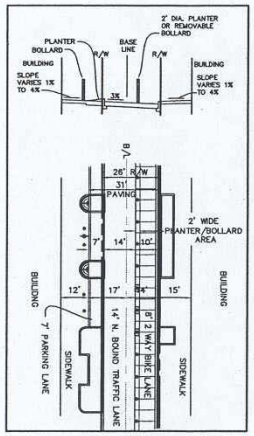


MATCH LINE SHEET 3 OF 3



MATCH LINE SHEET 3 OF 3



MARKET STREET
TYPICAL ROAD SECTION

Legend

EXISTING		PROPOSED
	Paving	
	Curb & Gutter	
	Sign	
	Utility Pole	
	Lamp Post	
	Post or Bollard	
	Tree	
EX. --KV ELEC.	Electric	ELEC.
	Overhead Wires	
EX. 8" SEW	Sanitary Sewer	8" SEWER
EX. 15" S/D	Storm Drain	15" RCP
EX. 6" WAT	Water Line	3" WATER
	Fire Hydrant	
EX. 6" HP GAS	Gas	4" GAS
EX. TELE.	Telephone	TELE
	Buildings	
	Concrete	
75.1	Spot Elevation	75.5+
470	Contour	474

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USE PERMIT PLAN

ROCKVILLE TOWN SQUARE

4TH ELECTION DISTRICT – MONTGOMERY COUNTY – MARYLAND

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MATCH LINE SHEET 2 OF 3

BEALL AVENUE

BLOCK 4

PROVIDE SHA APPROVED DIRECTIONAL ACCESS

HUNGERFORD DRIVE

GARAGE ACCESS

SIGN SPACE "RESERVED FOR BOOK DROP OFF"

BLOCK 3A

0.5' GRADE TRANSITION

WALL FOUNTAIN

EXTEND SIDEWALK AND STREET SCAPING TO MATCH RECENT WORK ON ADJACENT SITE

CITY CENTER OWNERSHIP LOT 16-A, BLOCK B

CITY CENTER OWNERSHIP LOT 16, BLOCK B PLAT 21142

BOLLARDS

PLANTERS

BLOCK 5

0.5' GRADE TRANSITION

BLOCK 3B

MARYLAND AVENUE

LOADING BAY

GARAGE ACCESS

CITY CENTER OWNERSHIP LOT 16-B, BLOCK B

TRASH AREA

KIOSK LOCATION (3 FLOATING)

FOUNTAIN

EAST MIDDLE LANE

ROCKVILLE TOWN CENTER PARCEL 2-K

ROCKVILLE TOWN CENTER PARCEL 2-K PLAT 20586

PROVIDE TRAFFIC

MATCH LINE SHEET 2 OF 3

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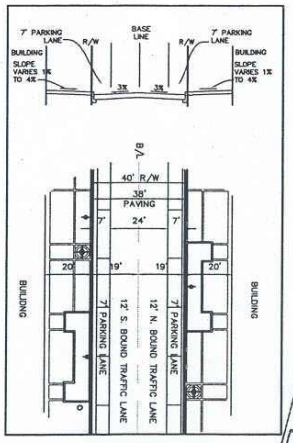

MARYLAND AVENUE
TYPICAL ROAD SECTION

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ROCKVILLE TOWN SQUARE

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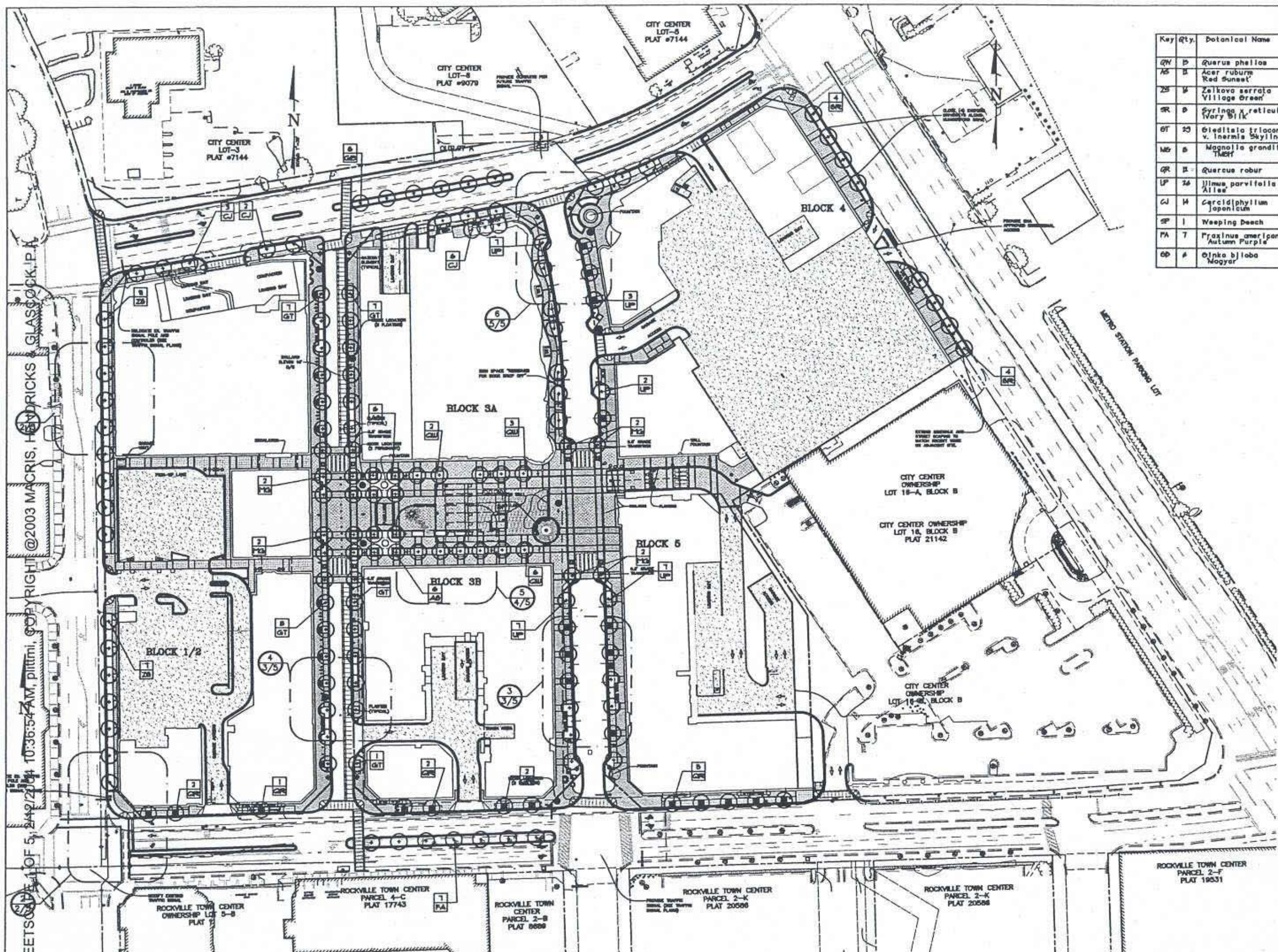
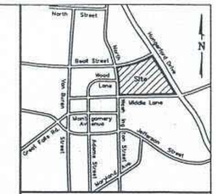


LANDSCAPE PLANT LIST

Key	Qty.	Botanical Name	Common Name	Cal.	Hgt.	Spd.	Misc.	
QW	15	Querus phellos	Willow Oak	3"			B+B	30' O.C.
AS	11	Acer ruburm 'Red Sunset'	Red Sunset Red Maple	3"			B+B	30' O.C.
ZS	16	Zelkova serrata 'Village Green'	Zelkova	4"			B+B	30' O.C.
SR	9	Syringa x reticulata 'Ivory Silk'	Ivory Silk Lilac	1 - 1 1/2"			B+B	30' O.C.
GT	25	Gleditsia triacanthos v. inermis 'Skyline'	Skyline Honeylocust	6"			B+B	30' O.C.
MG	6	Magnolia grandiflora 'TMGH'	Alta Southern Magnolia	1 - 1 1/2"			B+B	
QR	11	Quercus robur	English Oak	2 1/2 - 3"			B+B	30' O.C.
UP	26	Ulmus parvifolia 'Allee'	Allee Elm	6 1/2 - 7'			B+B	30' O.C.
CJ	14	Cercidiphyllum japonicum	Katsura Tree	2 1/2 - 3"			B+B	30' O.C.
SP	1	Weeping Beech		12"				
FA	7	Fraxinus americana 'Autumn Purple'	Autumn Purple Ash	1 - 1 1/2"			B+B	30' O.C.
GB	4	Ginko biloba 'Magyar'	Magyar Upright Ginko (male only)	1 - 1 1/2"			B+B	30' O.C.



VICINITY MAP
SCALE 1" = 2,000'

PLANTING NOTES

Description:

Planting shall consist of furnishing and installing plant material as shown on the plans. Care and replacement necessary to complete the work as specified shall be provided.

The Landscape Plan is to be used for planting purposes only.

Materials:

A. Plant Material

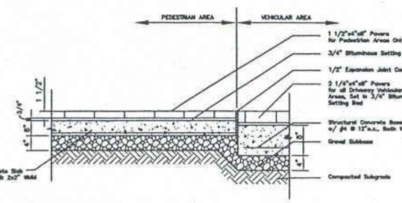
1. The installer shall make arrangements to insure a supply of the required material. This shall be done six (6) months prior to planting time to guarantee the supply.
2. All plant material shall conform to the current issues of the American Standard for nursery stock published by the American Association of Nurserymen, except were otherwise noted.
3. Plant materials must be selected from nurseries that have been inspected by appropriate state and federal agencies.
4. All plant material shall be obtained from mid Atlantic area sources, and approved by the owner or duly appointed representative prior to planting. No substitutions are permitted without the approval of the City Forester.
5. Plant installation shall comply with the standards in the latest edition of "Landscape Specifications Guidelines" as published by the Landscape Contractors Association, unless otherwise noted in detail drawings.
6. Plant material shall be provided with plant identification tags listing the latin and common names. The tags shall not be removed until after final certification by the landscape architect.

B. Planting

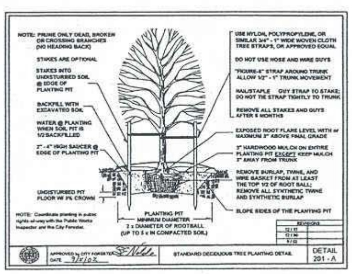
1. Planting will be installed no later than (1) year after completion of the construction project.
2. Root Stock of the plant material shall be kept moist during transportation from the source to the job site and until planted. Plant materials left unplanted shall be protected from direct sun and weather and kept moist.
3. Plants shall be installed only between the months of January and May or between September and December when ground is not frozen. Plants shall be guaranteed for a one-year period from the time of installation. Any replacements must be installed as above.
4. All areas are to be seeded or sodded as shown on drawing. Install seed and sod per the Landscape Contractors Association's lateset edition of "Landscape Specifications Guidelines". A soil test shall be performed and the soil amended per recommendations of test results.
5. The installer shall adequately water all plants promptly following installation to insure plant growth.
6. Watering of the plant material shall take place at the end of each fifth day through September 1, if the soil is not moist.
7. Contractor shall be responsible for making himself familiar with all the existing on-site conditions prior to submission of bid. The contractor is responsible for the location of all underground utilities, pipes, and structures. Contractor shall take sole responsibility for any cost incurred due to damage of said utilities. Call Miss Utility, 48 hours prior to digging (1-800-257-7777).
8. All plants shall be placed so as not to obstruct drainage.
9. Prune ONLY dead, broken, diseased, or crossed branches.
10. Where field conditions exist which would adversely affect plant performance, or interfere with proper planting procedures, the contractor shall notify the Owner prior to installation of plant material.
11. All trees are to be located a minimum distance of 5' from all utility boxes, 5' from a storm drain inlet or manhole, 10' from a fire hydrant, 15' from any public street light, and 5' from any driveway aprons.
12. All mulch to be shredded hardwood bark to a depth of three inches in landscape areas.
13. Contractor to confirm quantity of plant materials by plan count. Notify landscape architect of any discrepancy prior to planting.

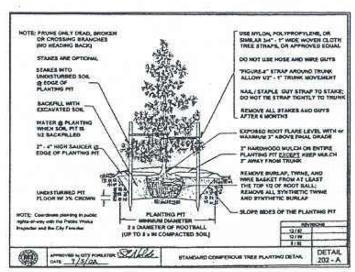
C. Clean Up:

1. Final Clean up shall be the responsibility of the installer and consist of removing all trash and materials incidental to the project and properly disposing of them off site. In addition the construction procedure shall not damage any areas of existing plants which are to remain.
2. There shall be no open burning on-site.
3. The contractor shall replace or repair at no cost to the owner, all site areas or surrounding items damaged by work of his contracts.
4. During landscape work, store materials and equipment where directed. Keep pavement clean and work areas in an orderly condition.



TYPICAL PAVING DETAIL





OWNER

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DEVELOPER

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STREETSCAPE PLAN

ROCKVILLE TOWN SQUARE

4TH ELECTION DISTRICT – MONTGOMERY COUNTY – MARYLAND

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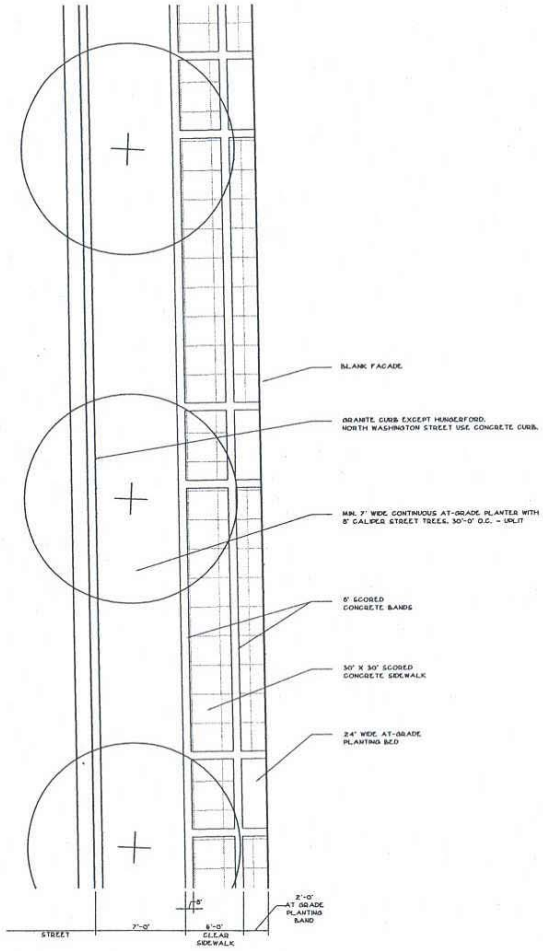
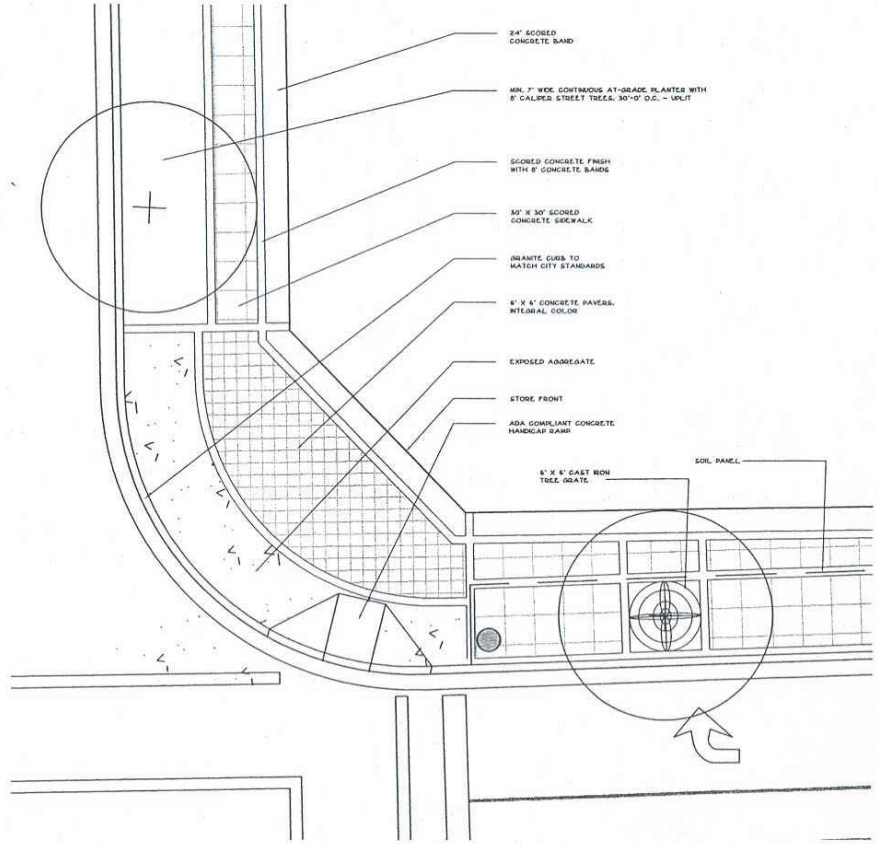


DETAIL #1 – TYPICAL SIDE STREET

Scale: 1" = 4'



DETAIL #2 – TYP. CORNER W/ RETAIL ENTRY

Scale: 1" = 4'

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TAX MAP GR342, GS342

WSSC 219NW07, 218NW07

STREETSCAPE PLAN – DETAILS

ROCKVILLE TOWN SQUARE

4TH ELECTION DISTRICT – MONTGOMERY COUNTY – MARYLAND

NO.	DATE	DESCRIPTION

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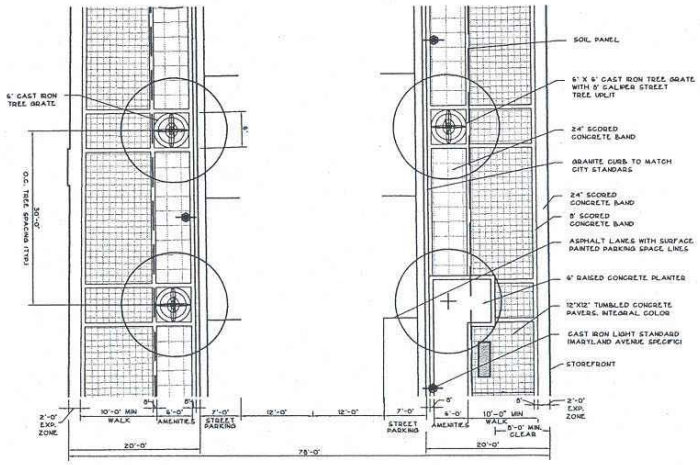
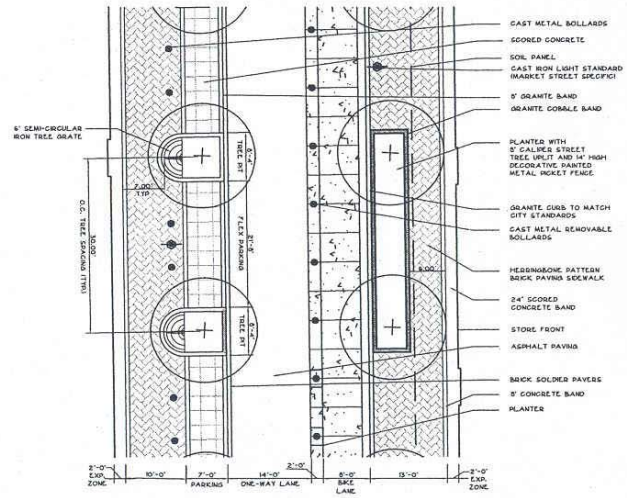


DETAIL #3 – MARYLAND AVENUE: TYPICAL

Scale: 1" = 8'



DETAIL #4 – MARKET STREET: TYPICAL

Scale: 1" = 8'

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STREETSCAPE PLAN – DETAILS

ROCKVILLE TOWN SQUARE

4TH ELECTION DISTRICT – MONTGOMERY COUNTY – MARYLAND

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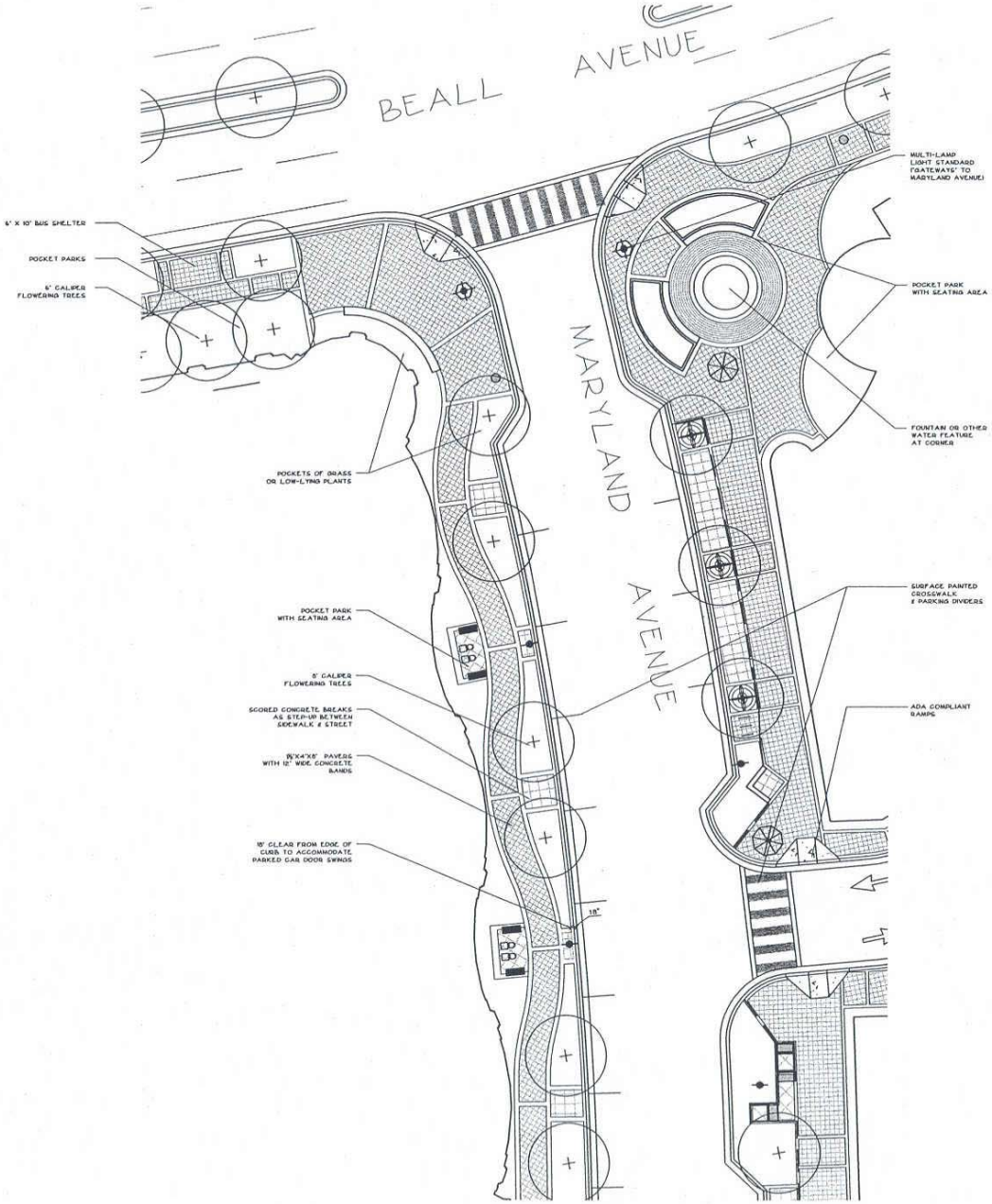
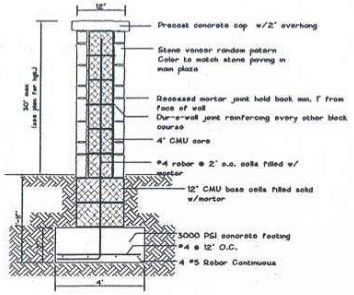


DETAIL #6 – MARYLAND AVENUE: LIBRARY EDGE
Scale: 1" = 10'



NOTE:
Planters will have only one side of wall faced with stone. Unfaced wall will be backfilled with soil.

DETAIL #7 – TYPICAL PLANTER/FREESTANDING WALL
Scale: 1" = 1'

NO.	DATE	DESCRIPTION

STREETSCAPE PLAN – DETAILS

ROCKVILLE TOWN SQUARE

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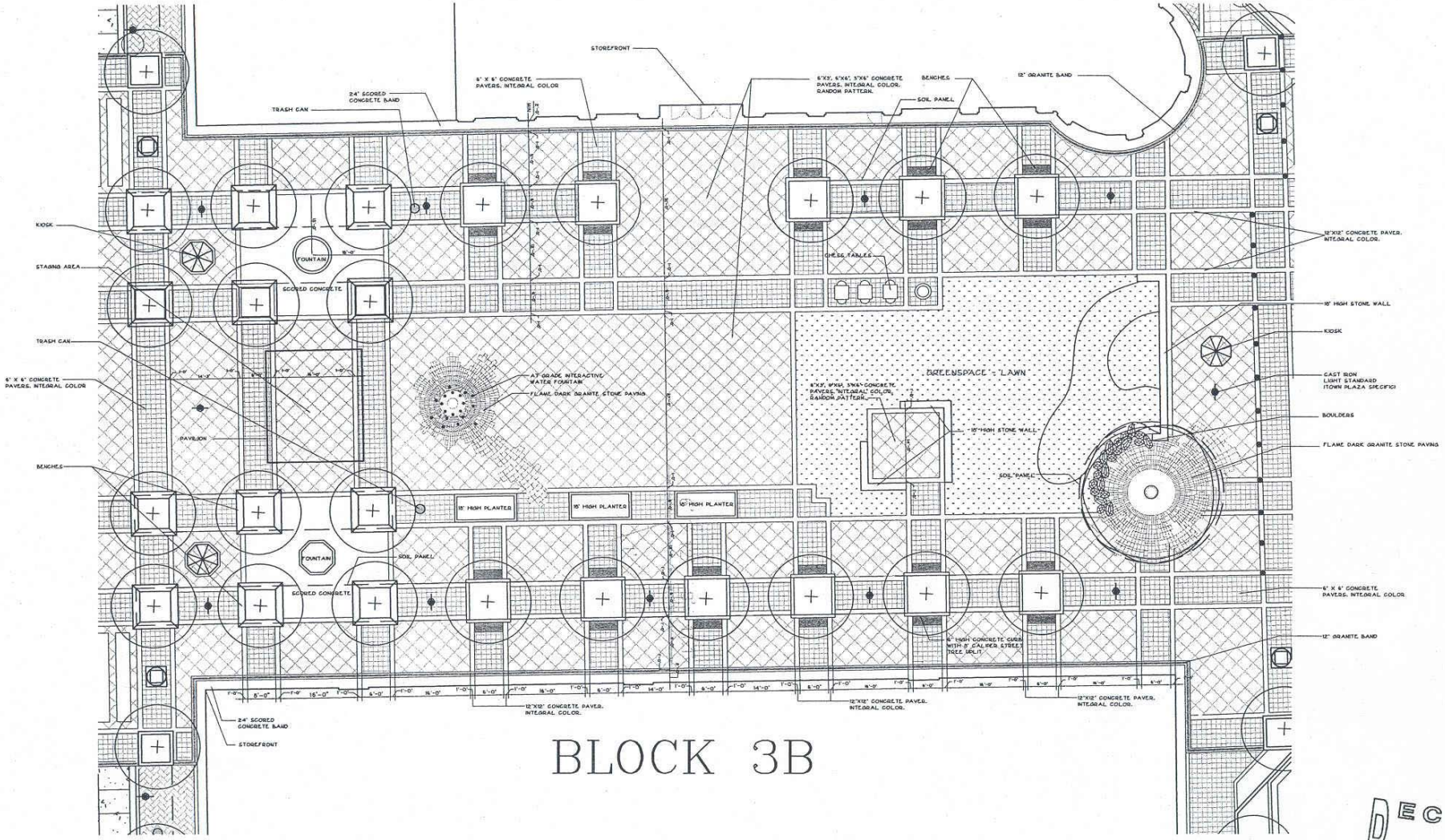

BLOCK 3B

DETAIL #5 – TYPICAL PLAZA
Scale: 1" = 8'

NO.	DATE	DESCRIPTION

STREETSCAPE PLAN – DETAILS

ROCKVILLE TOWN SQUARE

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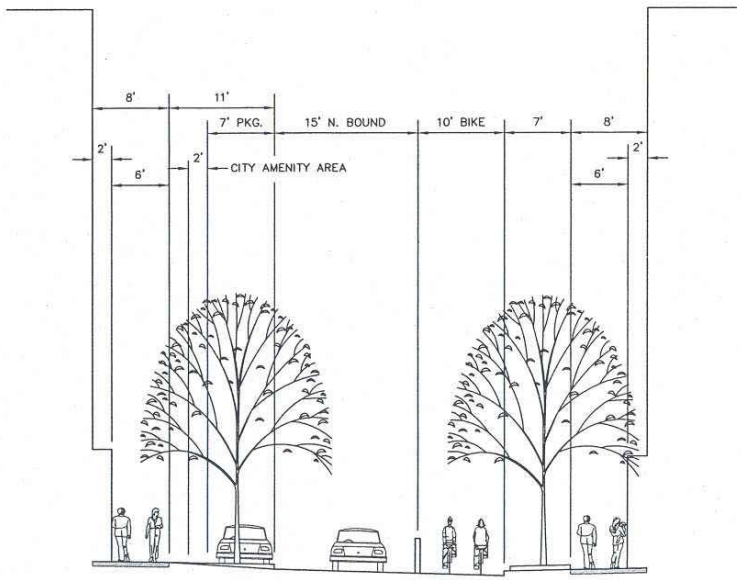
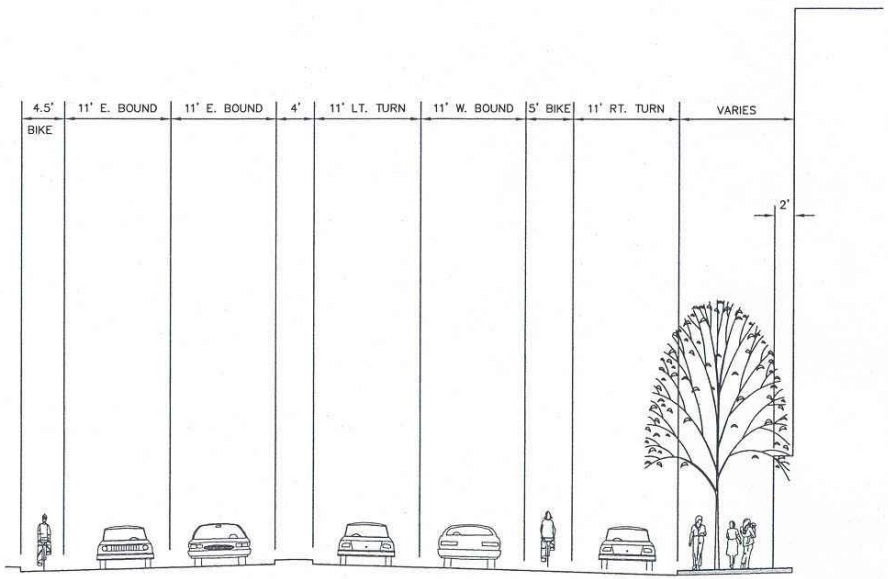


STREET CROSS-SECTION
MARKET ST. APPROACHING BEALL AVE.



STREET CROSS-SECTION
EAST MIDDLE LA. APPROACHING NORTH WASHINGTON ST.

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COMMUNITY F
AND DEVELOPME

NO.	DATE	DESCRIPTION

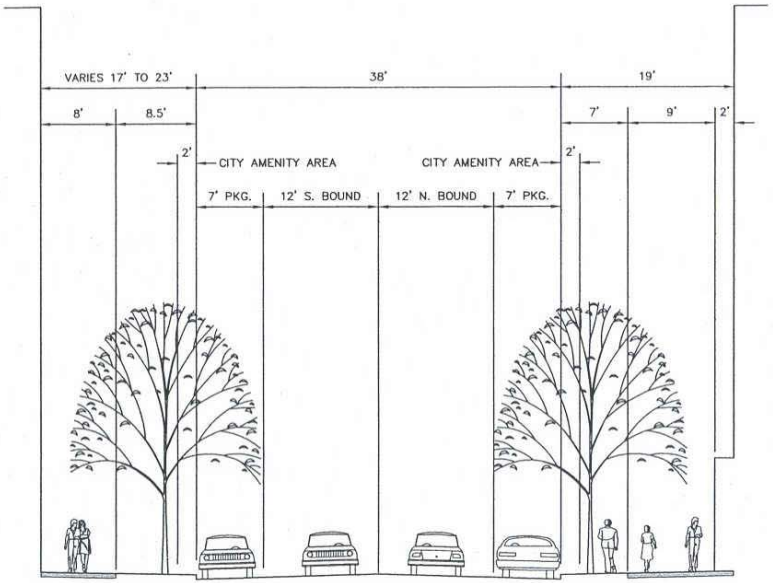
USE PERMIT PLAN
STREET CROSS SECTION EXHIBIT

ROCKVILLE TOWN SQUARE

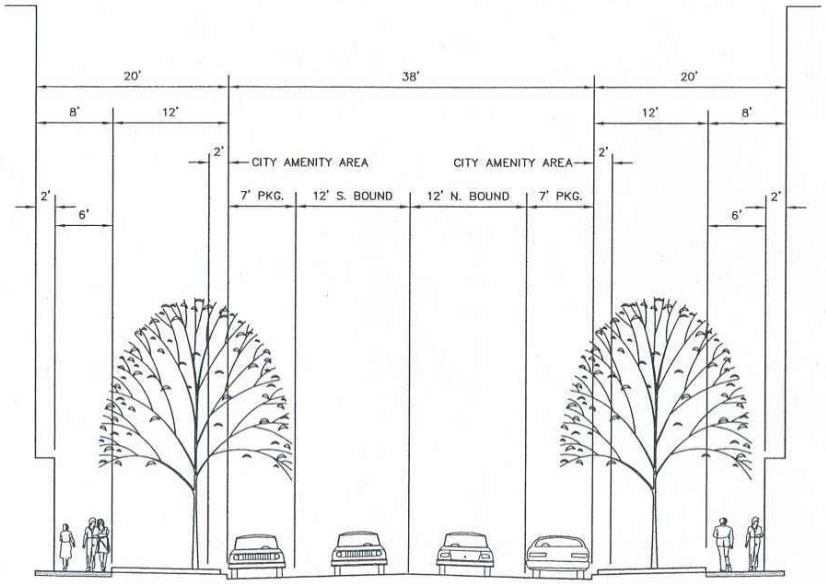
4TH ELECTION DISTRICT – MONTGOMERY COUNTY – MARYLAND

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.	Designer
MDP	ABJ
Date	Scale
2-10-04	1" = 5'
Project No.	Sheet
97-397-12	2 of 4



STREET CROSS-SECTION
MARYLAND AVE. APPROACHING BEALL AVE.



STREET CROSS-SECTION
MARYLAND AVE. LEAVING EAST MIDDLE LA.

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AND DEVELOPME

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STREET CROSS SECTION EXHIBIT

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Proj. Mgr.	Designer
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Date	Scale
2-10-04	1" = 5'
Project No.	Sheet
97-397-12	1 of 4

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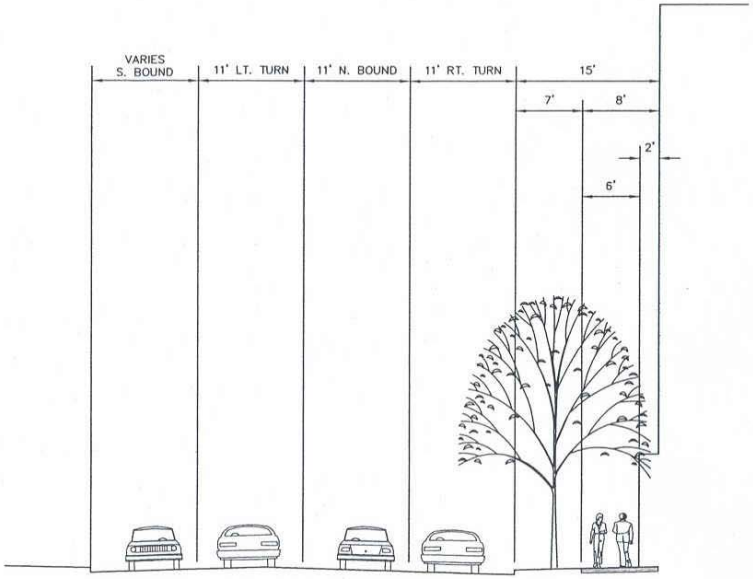

STREET CROSS-SECTION
NORTH WASHINGTON ST. APPROACHING BEALL LA.

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2-10-04	1" = 5'
Project No.	Sheet
97-397-12	4 of 4

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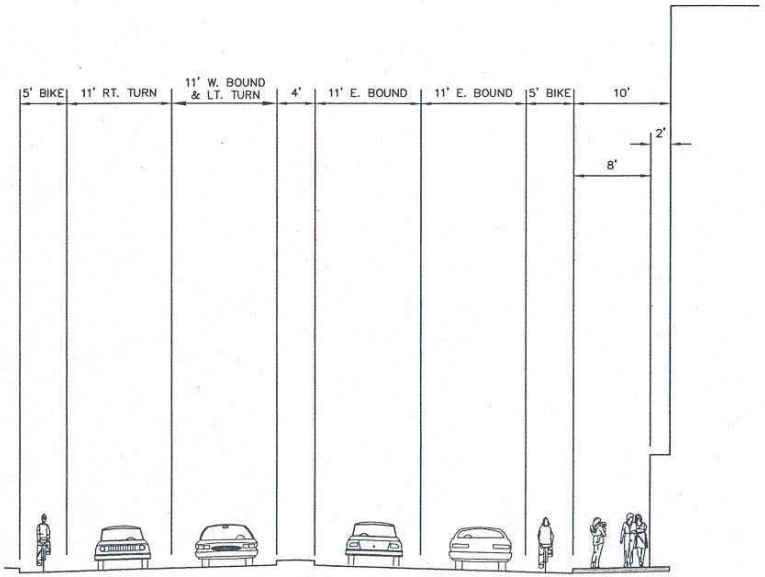
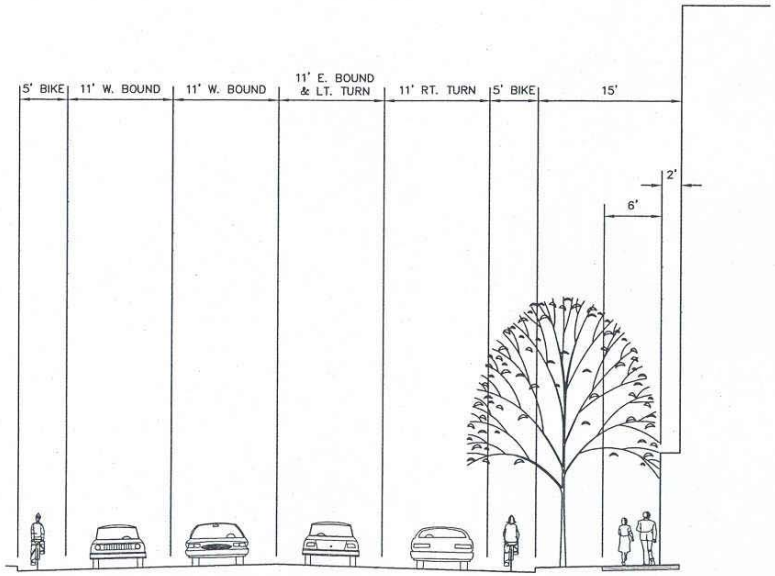


STREET CROSS-SECTION
BEALL AVE. APPROACHING HUNGERFORD DR.



STREET CROSS-SECTION
BEALL AVE. LEAVING NORTH WASHINGTON ST.

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AND DEVELOPMEN

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97-397-12	3 of 4

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