



PLANNING COMMISSION

Wednesday, March 11, 2020

7:00 PM

Rockville City Hall

Mayor and Council Chambers

Meeting No. 06-2020

AGENDA

Charles Littlefield, Chair

Don Hadley
Suzan Pitman
Sarah Miller

Anne Goodman
John Tyner, II
Rev. Jane E. Wood

Jim Wasilak, Staff Liaison

Nicholas Dumais, Assistant City Attorney

1. Review and Action

- A. **Level 2 Site Plan STP2019-00367, for Approval of 29 Townhouse Units in the King Farm Planned Development at 801 King Farm Boulevard; 8 Irvington Associates, LLC, Applicant**
- B. **Ownership Plat Application PLT2019-00580, for Approval of an Ownership Plat for 29 Townhouse Lots and One Common Area Lot in the PD-KF (Planned Development - King Farm) Zone at 801 King Farm Boulevard; 8 Irvington Centre, LLC, Applicant**
- C. **Level 2 Site Plan STP2020-00393 Shady Grove Neighborhood Center, Proposed Phase 1 Site Plan Implementing Previously Approved Project Plan at 15825 Shady Grove Road in the MXE (Mixed Use Employment) Zone; Lantian/1788/Shady Grove 31 III LLC, Applicants**

2. Commission Items

- A. **Staff Liaison Report**
-

B. Old Business

C. New Business

D. Minutes Approval

- a) January 15, 2020
- b) January 22, 2020

E. FYI/Correspondence

3. Adjourn

HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

I. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS

1. Staff presentation
2. City Board or Commission comment
3. Applicant presentation (10 min.)
4. Public comment (3 min, or 5 min for the representative of an association)
5. Planning Commission Discussion and Deliberation
6. Decision or recommendation by vote

The Commission may ask questions of any party at any time during the proceedings.

II. PLANNING COMMISSION BROADCAST

- Watch LIVE on Comcast Cable Rockville Channel 11 and online at: www.rockvillemd.gov
- Replay on Comcast Cable Channel 11:
 - Wednesdays at 7:00 pm (if no live meeting)
 - Sundays at 7:00 pm
 - Mondays, Thursdays and Saturdays at 1:00 pm
 - Saturdays and Sundays at 12:00 am (midnight)
- Video on Demand (within 48 hours of meeting) at: www.rockvillemd.gov/VideoOnDemand.

III. NEW DEVELOPMENT APPLICATIONS

- For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch.

VI. ADDITIONAL INFORMATION RESOURCES

- Additional resources are available to anyone who would like more information about the planning and development review process on the City’s web site at: www.rockvillemd.gov/cpds.

Maryland law and the Planning Commission's Rules of Procedure regarding ex parte (extra-record) communications require all discussion, review, and consideration of the Commission's business take place only during the Commission's consideration of the item at a scheduled meeting. Telephone calls and meetings with Commission members in advance of the meeting are not permitted. Written communications will be directed to appropriate staff members for response and included in briefing materials for all members of the Commission.



Agenda Item #:	A
Meeting Date:	March 11, 2020
Responsible Staff:	Brian Wilson

SUBJECT:

Level 2 Site Plan STP2019-00367, for Approval of 29 Townhouse Units in the King Farm Planned Development at 801 King Farm Boulevard; 8 Irvington Associates, LLC, Applicant

RECOMMENDATION

(Include change in law or Policy if appropriate in this section):

Staff recommends approval of the application, based on the findings and subject to the conditions in this staff report.



Overview

Case: STP2019-00367, King Farm F-8 site

Location: 801 King Farm Boulevard

Staff: Brian R. Wilson, AICP
Planning & Development Services
240.314.8227
bwilson@rockvillemd.gov

Applicant: 8 Irvington Centre Assoc., LLC

Filing Date: October 25, 2018

Executive Summary

The applicant, 8 Irvington Centre Associates, has submitted a Level 2 Site Plan application to allow for the construction of 29 townhouse dwelling units to be built at 801 King Farm Boulevard (also known as the F-8 site). The subject property is located in the Irvington Centre area of King Farm and is zoned PD-KF (Planned Development – King Farm). The site is located on the north side of King Farm Boulevard, east of the intersection with Piccard Drive. The overall property for this area contains an existing office building and parking garage, known as the F-4 site. The F4 property also includes the sites for the approved but unbuilt F-7 and F-8 office sites.

During the review of the proposed application, staff worked with the applicant to address several issues related to the compatibility of the proposed residential townhouse development with the existing office building and parking garage that exist on the property. Primary among these concerns was ensuring that interior vehicular circulation functioned, and that vehicular ways have the appearance of streets rather than driveways within a parking lot. In addition, the

applicant agreed to provide supplemental landscaping in front of the existing parking garage to help soften the view of the garage from the townhouses that face the garage.

The application has been fully reviewed for compliance with all relevant City codes and policies (forest conservation, stormwater management, utility adequacy, and traffic and transportation). Based on that review and the proposed findings and recommended conditions, staff recommends approval.

The Planning Commission is the Approving Authority for Level 2 site plans, and the Commission must make the findings listed in Section 25.07.01.a.3 of the Zoning Ordinance to approve the application.

Background

The resolution approving the King Farm Planned Development (Resolution No. 10-96) allowed for the Mayor and Council to approve up to an additional 400 residential units within the development, in addition to the 3,200 units approved by the resolution at buildout. At its meeting of October 16, 2017, the Mayor and Council approved Resolution No. 8-17 that allowed for up to 162 multi-unit dwellings in place of the approved but unbuilt F-7 and F-8 office buildings on this property, which also contains the existing F-4 office building and parking garage.

Following approval, the applicant (King Farm Associates) requested an amendment to modify the approved resolution to allow for up to 65 townhomes, rather than 162 multiple-unit dwellings, on the F-7 and F-8 office sites. Resolution No. 5-18, which allowed for this change, was approved by the Mayor and Council on May 24, 2018 (see Attachment A).

During the site plan review process, the applicant elected to withdraw the F-7 site from consideration and move forward solely with the F-8 portion of the application. Thus, the total number of proposed units has been reduced to 29, as reflected in the application now before the Planning Commission.

Site Description

Master Plan Land Use: Comprehensive Planned Development

Zoning District: PD-KF, Planned Development - King Farm

Existing Use: Vacant Land

Parcel Area: F-8 is 0.934 acres (40,695 sq.ft.)

Dwelling Units: 29 Townhouse Units

Building Height: 44 feet

Parking: 48 spaces on-site and 15 spaces in the south parking lot

Surrounding Land Use and Zoning

	Zoning	Planned Land Use	Existing Use
North	PD-KF	Comprehensive Planned Development	F-4 Parking Garage

East	PD-KF	Comprehensive Planned Development	Senior Housing
South	PD-KF	Comprehensive Planned Development	King Farm Boulevard; Parkland
West	PD-KF	Comprehensive Planned Development	F-4 Office

Site Analysis

The F-8 site is part of a record lot that includes the F-4 office building, parking garage, and surface parking lot, and is located at the northeast corner of Piccard Drive and King Farm Boulevard. The F-7 site along Piccard Drive contains surface parking spaces, and the F-8 site is currently undeveloped.

The Ingleside at King Farm senior living facility is located to the east of the property. Office buildings are located to the north and west. South of the F-8 site, across King Farm Boulevard, is property used for stormwater management and passive recreation that is public parkland. The King Farm shuttle bus currently provides a connection to Shady Grove Metro Station and the King Farm Village Center from the vicinity.

Project Description

The 0.93-acre F-8 parcel is proposed to accommodate 29 townhome units and is located along King Farm Boulevard, east of Piccard Drive (see Attachments B through F). All of the proposed units will have garage access off of an alleyway, with the frontage of the properties located along either a public street (King Farm Boulevard), or an access drive that runs between the units and the existing parking garage. Twenty-two units will be 16’ x 38’, with two units at 14’ x 38’. The five MPDUs (Moderately Priced Dwelling Units) are proposed to have a dimension of 14’ x 25’. All proposed townhouses will be four stories in height (44 feet).

The project is unique in that there are no proposed public rights-of-way within the development, as the site was originally designed for three office buildings served by a common parking garage accessed via on-site driveways. King Farm Boulevard (south) and Piccard Drive (west) provide neighborhood access to public streets. Internal access to the units behind the street side units are provided via alleys and the private drive aisles of the office parking lot. Pedestrian access to properties fronting on public rights-of-way will be provided by existing sidewalks along the frontage of King Farm Boulevard. The remainder of the lots will be accessed by 4-foot-wide sidewalks providing pedestrian connectivity interior to the development.

The townhouse lots are proposed to be created by approval and recordation of an Ownership Plat, as shown in the accompanying Ownership Plat application PLT2019-00580.

Previous Related Actions

- CPD95-0002 – Comprehensive Planned Development – Approved by Mayor and Council by Resolution No. 10-96 on June 8, 1996, approving a concept plan for the 430.63 acres of the King Farm development. This approval authorized 3,200 residential units with the ability to

increase the number of dwelling units up to 3,600, with Mayor and Council approval, in addition to office and retail development.

- CPD2003-02AC2 – Site plan approval for a 151,522-square-foot, six-story office building with 3,595 square feet of retail space on the F-7 site and for a six-story, 157,642-square-foot office building with 5,119 square feet of retail space on the F-8 site. This was an amendment to CPD2001-002AC, which was the approval for the F-4 office building.
- Resolution No. 8-17 – On October 16, 2017 the Mayor and Council approved a resolution to allow the applicant to construct up to 162 multi-unit dwellings on the F-7 and F-8 properties, rather than the previously-approved office buildings.
- Resolution No. 5-18 – On May 24, 2018, the Mayor and Council approved a resolution to allow the applicant to construct up to 65 townhouse units, rather than the previously authorized multi-unit dwellings.

Project Analysis

Master Plan

The site is located within the King Farm Planned Development, which designates the planned land uses for each area. The City's Comprehensive Master Plan recommends that the concept plan be followed as detailed applications are submitted for approval.

Within the King Farm concept plan for the Irvington Centre area of the development, the land is designated for office use, with buildings of between 3 and 12 stories. The plan indicates that 300 of an allowable 400 optional residential units may be located within this area. The F-5 and F-6 sites, previously approved in 2014, account for 129 of those 300 units. The F-8 site proposal includes an additional 29 units, bringing the total number of optional units added into the Irvington Center area to 158. Therefore, the request is consistent with the Comprehensive Planned Development resolution and Zoning Ordinance requirements, which allows for additional units to be added to this section of King Farm.

Infrastructure/ Adequate Public Facilities Standards (APFS)

As indicated above, the Comprehensive Planned Development and Annexation Agreement for the King Farm development anticipated a total of 3,600¹ residential dwelling units. With the adoption of Resolution No. 5-18, the Mayor and Council authorized up to 65 units presented with this application. The availability of public facilities was determined at the time of the original approval of the Comprehensive Planned Development, of which these units, pursuant to the annexation agreement, were a part. Pursuant to Section 25.20.03.a.3 of the Zoning Ordinance (below), the previous public facility determination associated with the original CPD remains valid.

¹ "The total number of residential units may not exceed 3,200 units' provided, however, that the subject to the approval of the Mayor and Council, the number of residential units may be increased to 3,600 dwelling units.

3. Prior Approvals of Certain Developments - A determination of adequate public facilities made prior to March 16, 2009 in connection with the approval of the following developments under the zoning regulations in effect at the time remains valid for such period as may have been determined by the Mayor and Council or the Planning Commission, as applicable, at the time of approval: Comprehensive Planned Development, Variable Lot Size Development, Cluster Development, Residential Townhouse Development, Planned Residential Unit Development, I-3 Optional Method of Development, Preliminary Development Plan, development pursuant to an optional method of development requiring a Preliminary Development Plan.

Water and Sewer

Water and Sewer service is provided by the Washington Suburban Sanitary Commission (WSSC). The Hydraulic Planning Analysis for this project was performed by WSSC and approved on May 20, 2019.

Schools

The subject properties are located within the Gaithersburg High School cluster and are served by Rosemont Elementary School, Forest Oak Middle School and Gaithersburg High School. Staff notes that, although the adequate public facilities have been previously evaluated, there is capacity at the high school and middle school levels, and a planned new elementary school in the Gaithersburg HS cluster will add capacity to the elementary school level within the evaluation period.

Transportation and Circulation

The applicant is seeking to develop the F-8 parcel with 29 residential townhouse units in accordance with the adopted Resolution No. 5-18, in lieu of the unbuilt office building per the approved Detailed Application CPD2003-01AC2. While the majority of the proposed townhouse units will front a public street (King Farm Boulevard), several front on a sidewalk within a proposed public use easement along an existing surface parking lot.

Access & Circulation

The access to the development will be provided from King Farm Boulevard and Piccard Drive, via an existing private driveway that extends between Piccard Drive and King Farm Boulevard. The entrance from King Farm Boulevard will maintain a public use easement over it and will also maintain a four (4) foot wide sidewalk adjacent to the townhouse sticks to create the appearance of a public street, rather than a private drive accessing a parking lot.

Traffic

Trip generation for the development stated in the table below is a comparison between the projected number of peak hour vehicle trips that will be generated for the approved office use (approximately 162,723 square feet of office and retail) compared with the proposed 29 residential townhouses:

Land Use	Amount	Units	AM Peak Hour			PM Peak Hour		Saturday Peak Hour			
			In	Out	Total	In	Out	Total	In	Out	Total
Approved											
Office	157,604	Sq. Ft.	242	33	275	43	212	255	37	31	68
Retail	5,119	Sq. Ft.	3	2	5	9	10	19	13	12	25
Proposed											
Townhouse	29	Units	3	16	19	29	14	43	19	16	35
Net Total Trip Differences (Proposed Vs. Approved)											
Total			-242	-19	-261	-23	-208	-231	-31	-27	-58

Based upon these calculations the proposed townhouse development would generate substantially fewer peak hour trips than the approved but unbuilt office development, thereby resulting in less impact on the local transportation network.

Bicycle/Pedestrian Access

Pedestrian access will be provided by existing sidewalks along Piccard Drive and King Farm Boulevard. Both public streets are currently classified by the 2017 Bikeway Master Plan as shared roadways.

Transit

There are multiple Montgomery County Ride-On bus routes, as well as the existing King Farm shuttle, that provide transit service to the proposed development and to the Shady Grove Metro Station. The Montgomery County Department of Transportation (MCDOT) is currently studying provision of Bus Rapid Transit (BRT) service between Downtown Bethesda and Clarksburg on the MD 355 (Rockville Pike/Frederick Road) corridor. Finally, the concept plan for King Farm has identified the median of King Farm Boulevard as the future alignment of the Corridor Cities Transitway (CCT).

Historic Resources

The site to be developed has been determined to have no historical significance through the NRI/FSD (Natural Resource Inventory/Forest Stand Delineation) review process.

Environment

The F-8 property is currently open lawn, with some landscape trees of insignificant size. On the east side, the property abuts a stream buffer that is also encumbered by a forest conservation easement (FCE). There are no natural resources or sensitive environmental features on the site. There are sensitive environmental features within the abutting FCE.

Forest Conservation

The forest conservation requirement for the F-8 site was met through the overall Forest Conservation Plan for the King Farm development. Because of this, these projects do not have any onsite planting or preservation requirements under the Forest and Tree Preservation Ordinance (FTPO). Since the site abuts an FCE, the project requires a Tree Save Plan be submitted and approved. This plan will outline the forest and tree preservation measures necessary to protect the abutting FCE and the nearby street trees.

Stormwater Management

Stormwater Management (SWM) for this project will be provided in compliance with priority methods as established by code and as approved by the Development SWM Concept approval dated January 31, 2020 (See Attachment G).

This project is being grandfathered pursuant to Chapter 19, Section 19-48(g) of the City Code. Piccard Pond was originally approved by the City under SCP99-00043 to provide quantity storage and retrofitted under SCP2004-00019 to provide water quality for its entire contributing drainage area. The F-8 site is wholly contained within the contributing drainage area to Piccard Pond where the SWM will be provided.

Partial on-site SWM is being provided by a combination of Environmental Site Design Measures (ESD) including Micro-Bioretenion Planter Box facilities. The remainder of required SWM will be provided in the Piccard Pond.

Safe Conveyance

Safe Conveyance for this project will be provided in compliance with the Safe Conveyance approval dated January 31, 2020 (see Attachment H). Safe conveyance is provided through the public storm drain system in King Farm Boulevard.

Sediment Control

Erosion and Sediment Control for this project will be provided in compliance with the Preliminary Erosion and Sediment Control approval dated January 31, 2020 (see Attachment I).

Zoning Ordinance Compliance

The subject property is zoned PD-KF (Planned Development – King Farm) and is subject to the development standards specifically approved for the Planned Development identified in Resolution No. 10-96. The proposed development is consistent with the standards set forth for the “Rear Loaded Garage Townhouse” as depicted on the King Farm Design Guidelines, approved December 16, 1996 and revised on February 22, 1999.

Development Standard	Allowed	Proposed
Minimum Front Setback	6'	6'
Minimum Side Setback	0'	0'
Minimum Rear Setback	16'	16'
Maximum Height	120'	44'
Parking	1.7 spaces per unit	1.7 spaces per unit
MPDU	5 units	5 units

Based upon staff's review of the site plans, all applicable development standards have been met. Although the proposed height of the townhouses is 44', which is inconsistent with the 35' residential height limit imposed for townhouses in King Farm within designated residential areas, the underlying land use designation for the F-8 parcel, as approved by the Concept Plan, is for office use, with a height range of between 3 and 12 stories. Staff finds that, given the overall height of existing and potential buildings in this area, the proposed 44' (4 stories) height is consistent with the existing development and is appropriate given the range of building height specified for this location by the Concept Plan. This same height determination was used for the F-5 and F-6 townhouse sites on the west side of Piccard Drive, which were approved at a maximum height of 45'.

Park

As part of the Mayor and Council authorization to allow for residential use on this property, the applicant is required to provide a tot lot in the terminus park area at the end of King Farm Boulevard, between the F-5 and F-6 residential townhouse developments.

Parking

The applicant has provided 48 parking spaces within the townhouse lots as garage spaces, which meets the requirement for townhouse units of this type. In addition, there are fifteen parking spaces reserved within the adjacent parking lot. Twenty-two on-street parking spaces are also available on King Farm Boulevard and 25 on-street spaces on Piccard Drive are available to residents and guests.

MPDUs

The proposed townhouse units add to the total number of units within the King Farm development, and as such MPDUs are required. The applicant has proposed a total of 29 units, which will include 5 MPDUs, in this application. Resolution No. 5-18 requires that 15% of the units authorized by the application be MPDUs. The proposed development meets this requirement.

Neighborhood compatibility

The property is located within the Irvington Centre section of the King Farm development. On the original concept plan the Irvington Centre area was the primary office location for King Farm. Subsequent amendments to the concept plan have included the F-5 and F-6 townhome developments, Sheraton Hotel and the Ingleside at King Farm continuing care community within the previously designated office area.

The adjoining and adjacent properties are commercial and office in nature. The proposed four-story townhouse development represents a further departure from the office use designated by the concept plan but continues the mixed-use concept that the F-5 and F-6 townhome developments introduced. The approved concept plan does allow for the location of 300 residential units in the Office-designated areas.

Design Guidelines

Pursuant to the concept plan, as approved by Resolution No. 10-96, a set of architectural guidelines were approved to govern the overall design of the community. Implementation of these guidelines for proposed construction is the responsibility of the King Farm architect. To determine compliance with the design guidelines, the King farm architect has reviewed the proposal and made a determination of compliance outlined in a letter dated December 31, 2018 (see Attachment J).

Community Outreach

Pursuant to Section 25.07.05 of the Zoning Ordinance, a Level 2 site plan requires that the applicant reach out to the neighborhood and conduct two public area meetings: a pre-application area meeting held during the pre-application process; and, a post-application area meeting held following submittal of the site plan application. The project applicant has complied with both requirements. Their pre-application area meeting was held on April 26, 2018, with 3 citizens attending. The post application area meeting was held on November 29, 2018. The applicant has also complied with the written and electronic notification requirements of the Zoning Ordinance prior to this meeting.

Findings

In accordance with Section 25.07.01.3.b. of the Zoning Ordinance, a site plan that implements all or a portion of an approved project plan is deemed to meet the findings for approval so long as the site plan complies with the conditions and requirements of the approved project plan and where the application will not:

- i) *Be detrimental to the public welfare or injurious to property or improvements in the neighborhood;*

There is nothing to suggest that the proposed townhouse development will be detrimental to the public welfare or injurious to property or improvements in the neighborhood. The neighborhood is designated by the Concept Plan for "Office" land use, and the Mayor and Council gave their consent to allow up to 65 townhouse units on parcels F-7 and F-8. Therefore, the residential use is established for this property by Mayor and Council action. The surrounding development, which consists of office, senior housing and residential townhomes will not be detrimentally impacted by the proposed townhouses.

As discussed in the report, the proposed site plans provide adequate, yet limited, connections to the neighboring King Farm streets. Additionally, as shown in the Transportation Report, the proposed townhouse development will generate significantly less traffic than the approved office development for this site.

- ii) *Constitute a violation of any provision of the Zoning Ordinance or other applicable law;*

The project complies with the PD-KF (“Planned Development – King Farm”) zone as regulated by the approved Concept Plan for the King Farm neighborhood. Additionally, the project is consistent with the design guidelines adopted for the King Farm development. Compliance with the attached conditions will ensure that the project is consistent with all other applicable law as determined through the development review process.

iii) Be incompatible with surrounding uses or properties

As indicated above, the surrounding uses and properties include office development, the F-5 and F-6 townhomes to the west and the Ingleside at King Farm community to the east. The subject site is currently undeveloped, but given the range of uses and height of buildings in the immediate area, the proposed townhouse development will be compatible in scale with surrounding buildings. In addition, the on-site driveways that provide access to the townhouse units will have the appearance of public streets, compatible with the mixed-use nature of this part of King Farm.

Conditions

Staff recommends approval of Site Plan STP2019-00367, based on the above findings and subject to the following conditions:

Planning and Zoning

1. Submission, for approval of the Zoning Manager, of twelve (12) copies of the site plan (on sheets no larger than 24 inches by 36 inches).
2. Submission, for approval of the Zoning Manager, of twelve (12) copies of the architectural plans (on sheets no larger than 24 inches by 36 inches).
3. Submission, for the approval of the Zoning Manager, of twelve (12) copies of a coordinated detailed landscaping plan (on sheets no larger than 24 inches by 36 inches).
4. The applicant shall sign and return the approval letter prior to the release of any permits.
5. The tot lot and all associated improvements shall be completed prior to the issuance of building permits for the final section of townhomes.

Forestry

5. Submission, for review and approval, of a Tree Save plan that demonstrates protection of the city parkland and Forest Conservation Easement along the east side of the project limits, as well as any impacts to significant on-site trees.

Department of Public Works

6. Submission for review, approval, and permit issuance by the Department of Public Works (DPW) of the following detailed engineering plans, studies and computations, appropriate checklists, plan review and permit applications and associated fees. The following plans shall be submitted on 24"x36" City base sheets at a minimum scale of 1"=30' unless otherwise approved by DPW.

- a. Sediment Control Permit (SCP) - Submit Erosion and Sediment Control plans for all disturbed areas;
 - b. Stormwater Management Permit (SMP) - Submit Stormwater Management plans for on-site stormwater management;
 - c. Public Works Permit (PWK) - Submit plans for all work proposed within the King Farm Boulevard right-of-way and within any existing or required City easements. Plans must include a maintenance of traffic plan for vehicles and pedestrians.
7. Submission, for review and approval by the City Attorney's office prior to DPW permit issuance, all necessary deeds, easements, agreements, dedications and declarations including ownership plats. Drafts of the documents must be included with the initial submission of the engineering plans and must be recorded prior to issuance of DPW permits, unless otherwise allowed by DPW.
 8. Post sureties for all permits based on the approved construction estimate in a format acceptable to the City Attorney prior to the issuance of DPW permits. Approval is coordinated through DPW staff.
 9. DPW permits must be issued prior to issuance of building permits.
 10. Comply with conditions of the Development Stormwater Management Concept approval letter dated January 31, 2020.
 11. Comply with conditions of the Preliminary Erosion and Sediment Control letter dated January 31, 2020.
 12. Comply with conditions of the Safe Conveyance Letter dated January 31, 2020.
 13. Obtain all required plan approvals and permits from WSSC prior to issuance of building permits.
 14. Location of dry utilities shown on the Site Plan are conceptual. Unless otherwise approved by DPW, the final layout of the dry utilities shall not impact the locations of the proposed water, sanitary sewer, storm drain, SWM facilities, and other public improvements. Obtain all required plan approvals from Dry Utility Agencies prior to issuance of building permits.
 15. Delineate limits of Public Access on Signature Set Site Plan and Ownership Plats. Limits of Public Access are required to include sidewalks.
 16. All internal traffic control devices (i.e. Signs, marking and devices placed on, over or adjacent to a roadway or walkway) to regulate, warn or guide pedestrians and/or vehicular traffic shall comply with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). The on-site signing and pavement marking plans shall be submitted to DPW and approved by the Chief, Traffic and Transportation Division (Approved plan shall be included in the signature set.)
 17. The construction plans for the proposed Retaining Wall must demonstrate adequate horizontal and vertical clearance for associated tie-backs. Tie-backs must not impact units, proposed water, sanitary sewer, storm drain, SWM facilities, and other public improvements. The retaining wall and tie-backs will require easements and a written statement from the responsible HOA accepting and acknowledging maintenance responsibility for the wall and tie-backs prior to issuance of building permits.

Attachments

- Attachment 1.A.a: Resolution No. 5-18 (PDF)
- Attachment 1.A.b: Applicant Statement of Justification (PDF)
- Attachment 1.A.c: F8 Site Plan (PDF)
- Attachment 1.A.d: F8 Site Plan-2 (PDF)
- Attachment 1.A.e: Landscape Plan (PDF)
- Attachment 1.A.f: Architectural Plan (PDF)
- Attachment 1.A.g: Stormwater Management Approval Letter (PDF)
- Attachment 1.A.h: Safe Conveyance Approval Letter (PDF)
- Attachment 1.A.i: Sediment Control Permit Letter (PDF)
- Attachment 1.A.j: King Farm Architect Review Letter (PDF)

Jim Wasilak

Jim Wasilak, Zoning and Development Manager

3/4/2020

Resolution No. 5-18

RESOLUTION: To amend Resolution No. 8-17 which approved King Farm Associates request for Additional Residential Units at King Farm

WHEREAS, on July 8, 1996, the Mayor and Council approved Resolution No. 10-96 approving CPD 95-0002 (“Concept Plan Application”) for a comprehensive planned development on 430.63 acres, more or less, called the “King Farm,” located east of Interstate 270, north of Gude Drive, south of Shady Grove Road, and west of Frederick Road (MD 355) in accordance with the plans submitted under the O-3 zoned Comprehensive Planned Development Special Development Procedure Provisions of the City of Rockville Zoning and Planning Ordinance (the “Approved Concept Plan”); and

WHEREAS, Resolution No. 10-96 approved, *inter alia*, 3,100,700 square feet of office space and 3,200 residential units with the provision that the 3,200 residential units may be increased to 3,600 residential units subject to the approval of the Mayor and Council; and

WHEREAS, King Farm was annexed into the City of Rockville from Montgomery County, effective September 22, 1995, and an annexation agreement was signed on August 7, 1995 by Helios/Towle LLC, now known as King Farm Associates, and the Mayor and Council of Rockville to outline issues related to the future development of the property (“Annexation Agreement”); and

WHEREAS, the Annexation Agreement provides that the King Farm will, *inter alia*, be developed with 3,200 dwelling units and that King Farm Associates as owner may increase the number of residential dwelling units to be constructed at King Farm to 3,600 dwelling units, subject to the reasonable approval of the Mayor and Council of Rockville; and

WHEREAS, the additional 400 dwelling units allowed by Resolution 10-96 and the Annexation Agreement were included at the time the Comprehensive Planned Development was reviewed by the Mayor and Council and were found to meet the required findings of the Zoning and Planning Ordinance for approval, including the availability of adequate public facilities; and

WHEREAS, the Approved Concept Plan consists of Resolution No. 10-96 and all exhibits in Resolution No. 10-96 listed in Paragraph I thereof, including Exhibit 2A-D, entitled "Land Use Plan"; and

WHEREAS, the Land Use Plan approved as part of the Approved Concept Plan designates Irvington Centre, which includes Parcel F-7 and Parcel F-8, for use as "Office – 3-12 stories" and provides that 300 residential units may be located in the Office Designated Area;

and

WHEREAS, on August 4, 2003, the Mayor and Council approved Resolution No. 25-03, approving Concept Plan Application CPD 1995-0002A ("First Amendment Application"), to allow a maximum square footage of 175,000 square feet of hotel use, including ancillary uses, as an alternative use to an equivalent amount of approved office space in one of three undeveloped areas; and

WHEREAS, on March 14, 2005, the Mayor and Council adopted Resolution No. 6-05 approving Amended Concept Plan Application CPD 1995-0002A (“Second Amended Concept Plan Application”) to allow a maximum of 1,200,000 square feet of independent living, assisted living, and/or nursing home uses, and related recreation and commercial use facilities, as an alternative use to an equivalent amount of approved office space in an undeveloped area (collectively, the Approved Concept Plan, First Amended Concept Plan and Second Amended Concept Plan hereinafter called the “Concept Plan”); and

WHEREAS, on September 9, 2013, the Mayor and Council adopted Resolution No. 9-13 approving a request to allow for 144 townhouse units on King Farm parcels F-5 and F-6 Irvington Centre; and

WHEREAS, on June 27, 2017, King Farm Associates filed a letter submission with the Mayor and Council pursuant to the Annexation Agreement and Concept Plan requesting approval of 162 residential units on two sites located in the Irvington Centre office area of King Farm, identified as Parcels F-7 and F-8 (the “Residential Request”); and

WHEREAS, on October 16, 2017, the Mayor and Council adopted Resolution No. 8-17 approving the residential request for an additional 162 residential units; and

WHEREAS, on January 19, 2018, King Farm Associates submitted a request to amend Resolution No. 8-17 by amending the number and type of residential units approved for Parcels F-7 and F-8 from 162 multi-family dwelling units to 65 townhouse dwelling units (“Request to Amend Resolution”); and

WHEREAS, the Planning Commission, at its meeting of February 28, 2018, reviewed the Request to Amend Resolution No. 8-17 and forwarded its recommendation for approval to the Mayor and Council of Rockville; and

WHEREAS, notice was given that a public hearing on the Request to Amend Resolution 8-17 by amending the number and type of residential units approved for Parcels F-7 and F-8 would be held by the Mayor and Council of Rockville on March 19, 2018; and

WHEREAS, on March 19, 2018, the Request to Amend Resolution 8-17 came up for hearing before the Mayor and Council; and

WHEREAS, the matter having been fully considered by the Mayor and Council, the Mayor and Council having decided that approval of King Farm Associates' request for 65 residential units located on Parcels F-7 and F-8 would promote the health, safety and general welfare of the citizens of Rockville, the Mayor and Council further finding pursuant to the Annexation Agreement, Concept Plan, the Planning Commission recommendation from its meeting of February 28, 2018, and the public hearing of March 19, 2018 as well as the remaining matters contained in the Record, that the development proposed by the Residential Request, subject to the conditions, limitations, additions and modifications set forth herein, maintains the findings made at the time of approval of the Approved Concept Plan for the entire King Farm as follows:

1. Will not adversely affect the health or safety of persons who will reside or work in the neighborhood of the proposed development; and

2. Will not be detrimental to the public welfare or injurious to property improvements located or to be located in or adjacent to the development; and
3. Will not be inconsistent with the intent or purpose of Article XII, Division 7, and the Concept Plan; and
4. Will not be contrary to the requirements contained in Division 5 of Article XII; and
5. Will not overburden public services including water, sanitary sewer, public roads, storm drainage or other public improvements; and
6. Complies with the development standards and requirements set forth in Division 7 of Article XII; and
7. Complies with any applicable development staging and adequate public facilities requirements included in the Concept Plan; and
8. Complies with the provisions of Chapter 25 of the Zoning and Planning Ordinance; and
9. Will not be inconsistent with the Plan as said term is defined in Chapter 25 of the Zoning and Planning Ordinance; and
10. Will not adversely affect the health or safety of persons residing or working in the subdivision or neighborhood; and
11. Will be suitable for the type of development, the use contemplated, and available public utilities and services; and
12. Will not unreasonably disturb existing topography, in order to minimize stormwater runoff and to conserve the vegetation cover and soil.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND, that Resolution No. 8-17 be and the same is hereby amended as follows:

1. That Paragraph A of Resolution 8-17 is amended to read as follows:

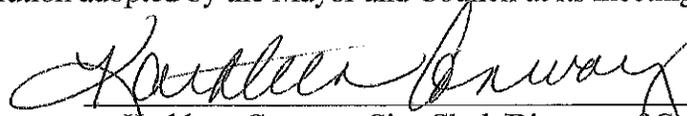
A total of ~~162 multiple unit dwellings~~ 65 townhouses dwelling units, including ~~12.5~~ 15 percent Moderately Priced Dwelling Units, may be constructed on King Farm Parcels F-7 and F-8 in the Irvington Center section for King Farm. ~~Up to 120 dwelling units may be constructed in Parcel F-7 and up to 42 dwelling units may be constructed on Parcel F-8.~~

2. That Paragraph B of Resolution 8-17 is amended to read as follows:

~~The Mayor and Council recommend the Planning Commission examine the potential of establishing a children's play area on a portion of the F7 or F8 site, or in close proximity thereof, during the site plan review process. A total lot will be provided at Terminus Park.~~

Note: ~~Strikethrough~~ indicates material deleted
Underlining indicates material added

I hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Mayor and Council at its meeting of April 30, 2018.


Kathleen Conway, City Clerk/Director of Council Operations

Attachment 1.A.a: Resolution No. 5-18 (2707 : STP2019-00367 King Farm F8 Townhouses)

LINOWES
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January 16, 2020

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By Hand

Mr. James Wasilak
 Chief of Zoning
 City of Rockville Department of Community Planning and Development Services
 111 Maryland Avenue
 Rockville, Maryland 20850

Re: Site Plan No. STP2019-00367 – Level 2 Site Plan for 801 King Farm Boulevard, Rockville (the “F-8 Parcel”)

Dear Mr. Wasilak:

King Farm Associates, LLC, owner and applicant (the “Applicant”) seeks to make minor modifications to a Level 2 Site Plan application previously filed on November 29, 2018 and revised on May 24, 2019. Specifically, Applicant proposes limited adjustments to the widths and locations of certain townhouses proposed for the F-8 Parcel, make corresponding updates to stormwater management and landscaping, remove the previously proposed development on 1503 Piccard Drive from the Application (the “F-7 Parcel”), leaving the existing development in place, and identify a future potential second phase of redevelopment on a portion of Ownership Lot AB-4. This letter updates the letter of justification submitted with the original filing.¹

The Application will redevelop the F-8 Parcel with 29 townhouse dwellings, including 5 Moderately Priced Dwelling Units in lieu of the approved but unbuilt office building with ground floor retail identified below (collectively, the “Project”). The Project will, among other things, provide additional housing, including affordable units, near employment, services, and transportation, offer a horizontal mix of uses within King Farm’s Irvington Centre neighborhood, and incorporate architectural design that is compatible with existing development.

¹ Some sections of the original letter are repeated for convenience, and a redline showing the changes to the original letter is attached.

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Property Background

The F-8 Parcel is located in the City of Rockville (the “City”) and included in the 345,155 square feet area of land (or 7.9237 acres) identified as Parcel AB, Block M on a subdivision plat recorded among the Land Records of Montgomery County on November 13, 2002 as Plat No. 22359 (the “Subdivision Plat”). The F-8 Parcel at 801 King Farm Boulevard consists of Ownership Lots AB-1, King Farm: Irvington Centre subdivision. As shown on an ownership plat identified as Plat No. 23627 recorded among the Land Records of Montgomery County on May 25, 2007 (the “Ownership Plat”), the F-8 Parcel contains 40,695 square feet (or 0.9342 acres). The F-8 Parcel is zoned PD-KF (Planned Development-King Farm) and is located along King Farm Boulevard north of Piccard Drive. The F-8 Parcel is currently unimproved and abuts a multi-story office building to the west, a surface parking lot adjoining a parking structure to the north, and open space to the east. The F-8 Parcel is proximate to existing office, townhouse, hotel, and senior housing uses. The F-8 Parcel also offers convenient access to Interstate 270, Maryland State Route 355 (MD 355), Interstate 370, the Intercounty Connector (Maryland State Route 200), and numerous public transportation services, including Metrorail Red Line service at the Shady Grove Metro. The F-8 Parcel is near many established employment and retail uses.

Entitlement History

The over 400-acre King Farm site, which includes the F-8 Parcel, was annexed into the City via an Annexation Agreement recorded among the Land Records on November 7, 1995 (the “Annexation Agreement”). The Annexation Agreement provided that the King Farm development would be developed pursuant to the City’s then existing Comprehensive Planned Development procedures. Under the Annexation Agreement, a concept plan would provide for, among other things, 3,200 dwelling units, with a potential increase to 3,600 dwelling units “subject to the reasonable approval of Rockville.”

On July 8, 1996, the City adopted Resolution No. 10-96 approving Concept Plan Application CPD95-0002 (the “Concept Plan”).² Resolution No. 10-96 recognized, among other things, that the total number of dwelling units may be increased from 3,200 to 3,600 “subject to the approval of the Mayor and Council.” The development summary shown on the approved Concept Plan noted that 300 of these potential additional 400 residential units may be developed on the portion of the King Farm site designated for office use (presently known as Irvington

² The Mayor and Council has since approved two amendments to the Concept Plan in 2003 and 2005 permitting a hotel and independent living, assisted living, and/or nursing home uses in lieu of approved office space.

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Centre). The Mayor and Council then adopted a resolution on September 9, 2013, pursuant to the Annexation Agreement and Concept Plan approving a request to allow 144 townhouse units on King Farm Parcel F-5 and Parcel F-6 within the Irvington Centre neighborhood of King Farm. The Planning Commission subsequently approved separate site plans for 129 townhouses on Parcel F-5 and Parcel F-6.

On May 14, 2007, the City issued a letter approving a detailed application for comprehensive planned development CPD2003-02AC2 with two six-story office buildings containing ground floor retail on the F-7 Parcel and the F-8 Parcel (the "Previous Approval"). Specifically, the Previous Approval permitted, subject to certain conditions, one building containing 151,522 square feet of office and 3,595 square feet of retail on the F-7 Parcel, as well as one building containing 157,642 square feet of office with 5,119 square feet of retail on the F-8 Parcel. These approved buildings have not been built on the F-7 Parcel and F-8 Parcel.

On June 27, 2017, Applicant filed a request for additional residential dwelling units on the F-7 Parcel and F-8 Parcel. After the City adopted Resolution No. 8-17 on October 16, 2017 allowing the development of 162 multiple unit dwellings, Applicant's agreement with a builder to construct the approved additional residential uses unexpectedly terminated. Thereafter, Applicant reached agreement with a new builder to develop the F-7 Parcel and F-8 Parcel with townhouses instead. Thus, on January 19, 2018, Applicant submitted a letter requesting the Mayor and Council amend Resolution No. 8-17 to permit the construction of 65 townhouse dwelling units, including 15% Moderately Priced Dwelling Units ("MDPUs") on the F-7 Parcel and F-8 Parcel instead of the multiple unit dwellings. On April 30, 2018, the Mayor and Council adopted Resolution No. 5-18 to approve the request for developing the F-7 Parcel and F-8 Parcel with 65 townhouses, subject to the provision of a tot lot at Terminus Park.

Since the Mayor and Council's approval, Applicant held a pre-application area meeting on April 26, 2018 and filed a Pre-Application Meeting Application (the "PAM") on July 13, 2018. City staff held a Pre-Application Development Review Committee meeting (the "PAM DRC") on August 22, 2018, which was attended by Applicant. Thereafter, Applicant filed the Application on October 25, 2018, which was accepted by the City on November 1, 2018. City staff then held a Development Review Committee meeting on November 29, 2018 and Applicant held a post-application area meeting that same date. Since then, Applicant has filed revisions to the Application with the City, the latest of which were submitted on May 29, 2019. The May 29, 2019 version, therefore, is the plan set that Applicant proposes to revise with this submission.

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The Project

As noted on the submitted redlines, Applicant's revisions to the May 29, 2019 version of the Application are modest in scale. With respect to the F-8 Parcel, Applicant seeks to modify the widths of some of the proposed townhouses while maintaining the overall number of townhouses (29). As a result, the number of 16' x 38' units increase (from 19 to 22), while the number of 14' x 38' units and 14' x 38' MPDUs decrease (from 3 to 2 and from 7 to 5, respectively). Despite the decrease in MPDUs, the Project is still providing 15% MPDUs (5 of the overall 29) based on the removal of the F-7 Parcel from the Application. Accompanying updates have been made to the landscape and stormwater management plans, as reflected in the enclosed redlines. Lastly, Ownership Lot AB-4 east of the F-7 Parcel has been identified as a future second phase of development.

The Project will transform an unimproved open area on the F-8 Parcel into a vibrant new residential community containing 29 townhouses, 5 of which (or 15%) are proposed to be MPDUs. These townhouse units are proposed to be offered in 14 foot and 16 foot widths to respond to market demand and provide a range of homeownership options in the desirable King Farm community. The Project also exceeds the required amount of parking by 5 spaces with 48 spaces internal to the F-8 Parcel and 15 spaces on the South Parking Lot directly adjacent to the F-8 Parcel. The 15 parking spaces on the abutting South Parking Lot will be provided by covenant for the exclusive use of the Project's residents. There are also 5 spaces on the South Parking Lot for visitor parking, with additional visitor parking opportunities available along the on-street King Farm Boulevard spaces.

The Project continues to embrace principles of traditional neighborhood design to provide compatible infill development in accordance with the Annexation Agreement, Concept Plan, and Design Guidelines. Specifically, the townhouses will be served by alleys with rear loaded garages in order for buildings to front King Farm Boulevard and frame the street. Similarly, the Project's alleys also continue to be designed to meet Type 5 Residential Alley standards. The entrances to these alleys incorporate driveway apron design to match the King Farm standard. The Applicant also maintains the T-turnaround on the F-8 Parcel for safe, adequate, and efficient circulation. Therefore, the Project incorporates safe, adequate, efficient, and visually pleasing circulation.

With respect to building design, the Project's townhouses are also intended to include large windows and prominent entries with attractive landscaping along street frontages to promote a sense of community. The Project's contemporary architecture, massing, and potential building materials and color palate continue to complement the existing surrounding office structures and townhouses while offering visual interest to convey a unique sense of place. The

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proposed single-family building type also offers an appropriate transition between the surrounding commercial buildings, mixed-use structures, multi-family buildings, and single-family attached units to create variations in height. As discussed above, the Project incorporates an appropriate amount of parking in garages, off-street spaces, and driveways.

The Project will also include high-quality amenities to future residents. Specifically, the townhouses are presently designed to incorporate rooftop decks to offer opportunities for outdoor gathering, reflection, and interaction. Additionally, the Project is proximate to numerous nearby green areas, including Mattie Stepanek Park and Terminus Park, the latter of which will include a future tot lot located at the end of King Farm Boulevard as shown in the submitted Application materials for the Project and included in the first phase of development.

The Project's townhouses will also place new residential uses close to existing employment, retail, services, and public facilities to strengthen King Farm's mixed-use neighborhood fabric. The F-8 Parcel is convenient to a number of transportation facilities, including being serviced by the King Farm Shuttle, which offers frequent access throughout the King Farm community to the Shady Grove Metrorail Station, RideOn bus, and Capital Bikeshare. The Project's townhouses will also be proximate to many nodes of activity, including King Farm Village Center, Upper Rock, and the Shady Grove Road and MD 355 corridors. By encouraging non-auto modes of transportation, creating infill development in a mixed-use neighborhood, and integrating state-of-the-art stormwater management facilities, the Project will also advance environmental sustainability. In short, the Project will enhance the vitality of King Farm, create new opportunities for homeownership (including units affordable to those making less than area median income) near public transportation, retail, and jobs, offer a differing architecture and product sizing, and strengthen the horizontal mix of uses within the Irvington Centre neighborhood.

Community Outreach

On April 26, 2018, Applicant held a pre-application area meeting at the King Farm Community Center, which was attended by approximately seven individuals. Applicant held a post-application area meeting on November 29, 2018 at the King Farm Community Center.

Compliance with the Zoning Ordinance

The Project satisfies the requirements of Section 25.07.01.a.3(a) of the Zoning Ordinance as follows.

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The Project Will Not Adversely Affect the Health or Safety of Persons Residing or Working in the Neighborhood of the Proposed Project

First, approval of the Project will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed project in accordance with Section 25.07.01.a.3(a).i of the Zoning Ordinance. The Project proposes appropriate single-family infill development that is well integrated with the surrounding community. As stated in the Annexation Agreement and the Concept Plan, and as recognized by the Mayor and Council, additional residential units are anticipated within King Farm's Irvington Centre neighborhood. The Project contains a thoughtful design including residential units that engage the street with wide sidewalks, highly visible entrances, large windows, attractively landscaped front yards, and appropriate setbacks. By placing additional residential uses near existing transit, employment, and retail, the Project strengthens the horizontal mix of uses and promotes pedestrian and bicycle activity. As stated in the Trip Generation Memorandum submitted with the Application, the Project will also generate significantly less traffic than the office and retail uses in the Previous Approvals granted for the F-7 Parcel and the F-8 Parcel.

The Project Will Not Be Detrimental to the Public Welfare or Injurious to Property or Improvements in the Neighborhood

Next, the Project would not be detrimental to the public welfare or injurious to property or improvements in the neighborhood pursuant to Section 25.07.01.a.3(a).ii of the Zoning Ordinance. The Project is consistent with the previously approved townhouses on King Farm's Parcel F-5 and Parcel F-6 along Piccard Drive to the west, expresses a contemporary architectural design that is congruent with the appearance of the existing office buildings, and offers an appropriate transition between the multi-family uses to the west, and the commercial structures to the east. The Project's convenient location near wide sidewalks with landscaping, use of alleys serving rear loaded garages, and proximity to a grid network of streets offers safe, efficient, and effective pedestrian, bicycle, and vehicular circulation. The Project promotes sustainable development by offering new townhouses, including needed MPDUs, near significant transportation infrastructure, employment opportunities, retail services, and public facilities, as well as integrating modern stormwater management. As noted above the Project will result in a considerable reduction in traffic over the Previous Approvals for the F-7 Parcel and the F-8 Parcel. The Project also includes appropriate parking facilities and will locate new residents proximate to existing and planned public transit and bicycle facilities. Furthermore, the Project's proposed uses will provide new residents to support existing retail in King Farm Village Center and Upper Rock. Additionally, the Project still includes street trees and plantings to provide visually attractive landscaping and screening for the proposed townhouses.

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The Project Will Not Overburden Existing and Programmed Public Facilities

Additionally, the Project will not overburden existing and programmed public facilities as set forth in Article 20 of the Zoning Ordinance and as provided in the adopted Adequate Public Facilities Standards in accordance with Section 25.07.01.a.3(a).iii of the Zoning Ordinance. Per Section 25.20.04.a of the Zoning Ordinance, “[a]ny Planned Development identified in Section 25.14.07 of [the Zoning Ordinance] is deemed to satisfy the Adequate Public Facilities Standards[.]”³ King Farm is such a Planned Development project. See § 25.14.07.c.2 of the Zoning Ordinance (identifying PD-KF – King Farm as a “principally mixed-use residential and commercial development”). The adequacy of public facilities, including transportation, water and sewer service, and schools are comprehensively addressed in the Annexation Agreement and/or Concept Plan.

The Project Will Not Adversely Affect the Natural Resources or Environment of the City

Furthermore, the Project will not adversely affect the natural resources or environment of the City of surrounding areas under Section 25.07.01.a.3(a).iv of the Zoning Ordinance. The Project will enhance sustainability by, among other things, reducing reliance on the automobile by locating new housing (including 15% MPDUs) near public transit and bicycle facilities, achieving infill development proximate to existing employment, retail and services, and integrating environmental site design to the maximum extent possible. Although stormwater management for the entire King Farm development is comprehensively covered in the Annexation Agreement and Concept Plan approvals, with considerable stormwater infrastructure already constructed on King Farm, the Project has submitted a Development Stormwater Management Concept Package (the “SWM Concept”), which has been updated to reflect proposed plan revisions. Additionally, Applicant has submitted a landscape plan with the Application that also reflects plan revisions to incorporate numerous shade trees (including street trees), ornamental trees, shrubs, grasses and perennials to create an attractive and environmentally sustainable community.

The Project Will Not Be In Conflict with the Master Plan

Under Section 25.07.01.a.3(a).v of the Zoning Ordinance, the Project will also not be in conflict with the City’s 2002 Comprehensive Master Plan (the “Comprehensive Plan”). The

³ As neither the Annexation Agreement nor the Concept Plan specify the number of years that public facilities are deemed adequate, the validity period ends 25 years from November 1, 2005 (or November 1, 2030). § 25.20.04.a of the Zoning Ordinance.

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Project is consistent with the Comprehensive Plan's description of King Farm as a "neo-traditional neighborhood designed with a grid street pattern and a mixture of uses and housing types incorporated into the design." Comprehensive Plan, pg. 11-58. The Project's provision of residential uses close to multiple public transit options, as well as the inclusion of pedestrian and bicycle friendly design achieves the neighborhood's accommodation of "multi-modal transportation needs with sidewalks, bikeways, and a connection to the Metro system." *Id.* By providing development that conforms to King Farm's governing documents, the Project achieves the Comprehensive Plan's recommendation to "[f]ollow the [C]oncept [P]lan as [site plans] are submitted for approval." *Id.* at 11-58.

The Project Will Not Constitute A Violation of Any Provision of the City Code or Other Applicable Law

Furthermore, the Project will not constitute a violation of any provision of this Code or other applicable law in conformance with Section 25.07.01.a.3(a).vi of the Zoning Ordinance. As shown on the concept site plan included in the Application, the Project will meet the development standards as covered in the Concept Plan and be consistent with the Design Guidelines, as it relates to, among other things, building height, setbacks, parking, character, architecture, and landscaping. Compliance with all applicable laws, such as relevant Zoning Ordinance provisions, Chapter 10.5 of the City Code (Forest and Tree Preservation), and Chapter 19 of the City Code (Sediment Control and Stormwater Management) will be confirmed during development review of the Application.

The Project Will Not Be Incompatible With The Surrounding Uses or Properties

Lastly, the Project will not be incompatible with the surrounding uses or properties under Section 25.07.01.a.3.(a).vii of the Zoning Ordinance. As stated above, the Annexation Agreement and the Concept Plan anticipated additional residential units, such as the Project's 29 townhouses, within King Farm Irvington Centre's neighborhood. The Project has been intentionally designed to conform to the Concept Plan's development standards and the Design Guidelines, including the alley cross-sections incorporated in the Project. The Project's single-family residential uses bolsters the horizontal mix of uses, including commercial, multi-family dwellings, retail, and parks, within the surrounding community. The Project's structures offer a suitable variation in building heights between the existing office, multi-family, and mixed-use structures within King Farm and Upper Rock. Additionally, the Project includes an appropriate amount of parking spaces to serve future residents and visitors. Furthermore, the Project will generate less traffic than the Previous Approval for the F-7 Parcel and F-8 Parcel, convey a contemporary architectural style that is harmonious with existing buildings, and frame the street

LINOWES
AND BLOCHER LLP
 ATTORNEYS AT LAW

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 Chief of Zoning
 City of Rockville Department of Community Planning and Development Services
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with prominent entrances, significant amounts of transparency, attractive landscaping, and comfortable sidewalks.

We look forward to continue to work with you on the Application, which will bring mixed-use, transit-oriented, and infill development in the heart of Rockville's King Farm neighborhood. Please feel free to contact us if you have any questions.

Very truly yours,

LINOWES AND BLOCHER LLP

*Barbara A. Sears / BY:
 P. A. H.*

Barbara A. Sears

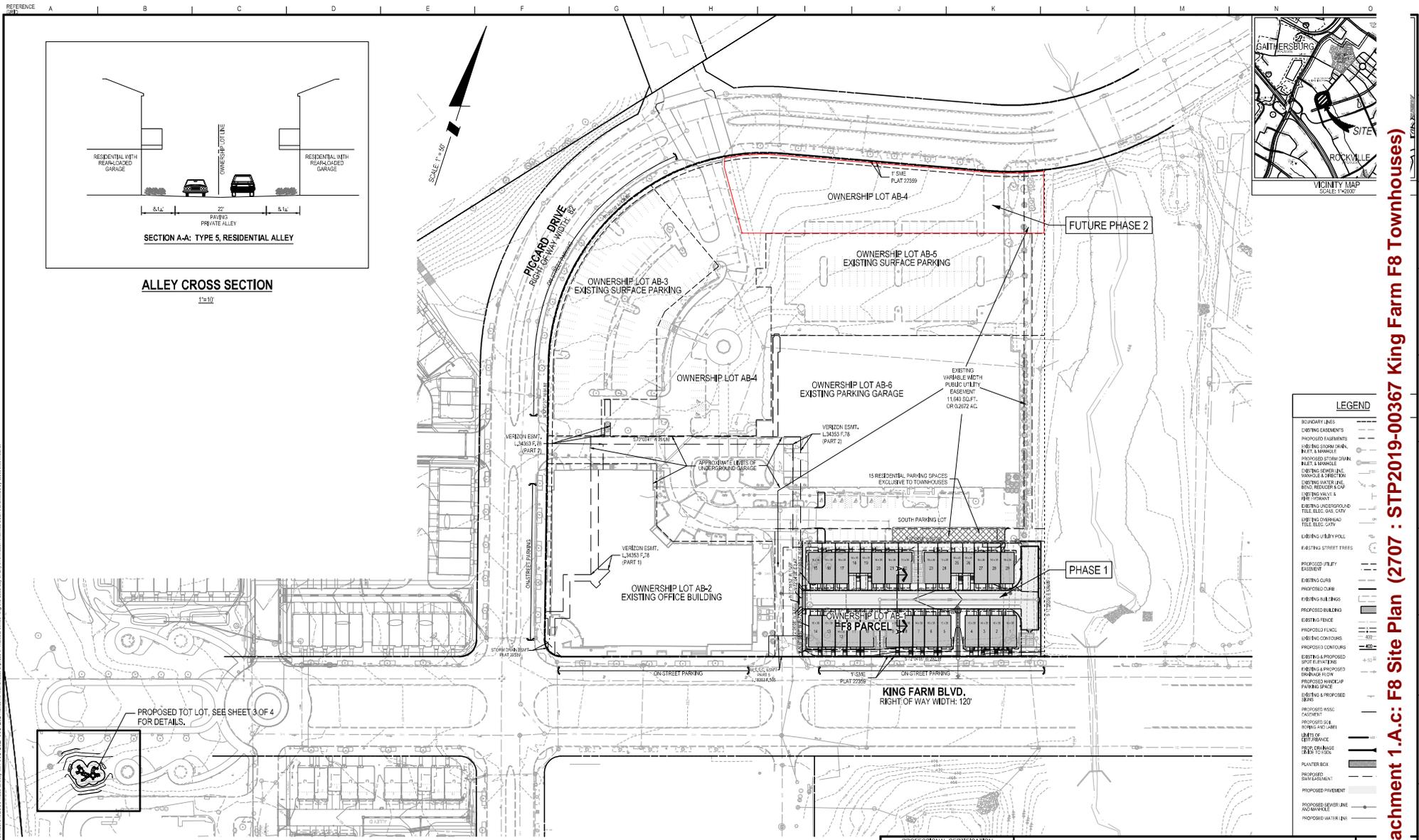
Phillip A. Hummel

Phillip A. Hummel

Enclosures

cc: Ole Kollevoll
 Ken Wormald
 Mike Wiley
 Jim Soltesz
 Dana Chiao
 Dan Pino
 Chris Kabatt

Attachment 1.A.b: Applicant Statement of Justification (2707 : STP2019-00367 King Farm F8 Townhouses)



Attachment 1.A.c: F8 Site Plan (2707 : STP2019-00367 King Farm F8 Townhouses)

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NO.	DATE	BY	DATE	BY	DATE
1	FEBRUARY 2020	DEP, TDC	12/14/19	DEP	

MISSED UTILITY NOTE

ANY INFORMATION CONCERNING THE LOCATION OF UNDERGROUND UTILITIES MUST BE OBTAINED FROM THE RECORDS OF THE JURISDICTION OF ALL UTILITIES IN THE PROJECT AREA PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES IN THE PROJECT AREA PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES IN THE PROJECT AREA PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES IN THE PROJECT AREA PRIOR TO CONSTRUCTION.

OWNER/DEVELOPER/APPLICANT

SEVEN / EIGHT IRVINGTON CENTRE ASSOC. LLC
SEVEN / EIGHT IRVINGTON CENTRE ASSOC. LLC
C/O THE PENROSE GROUP
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MERRIA, VA 22182
OLE.KOLLEVOLL@penrosegroup.com

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.

LEWIS W. WILSON EXPIRATION DATE: 03/31/2020

OVERALL PLAN

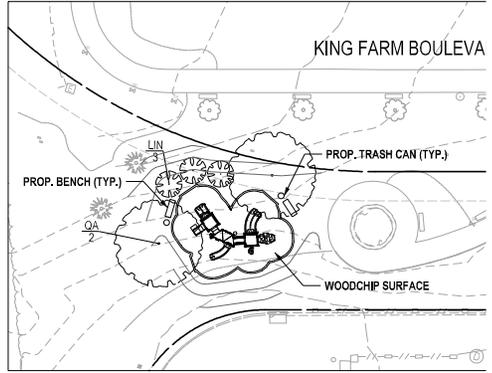
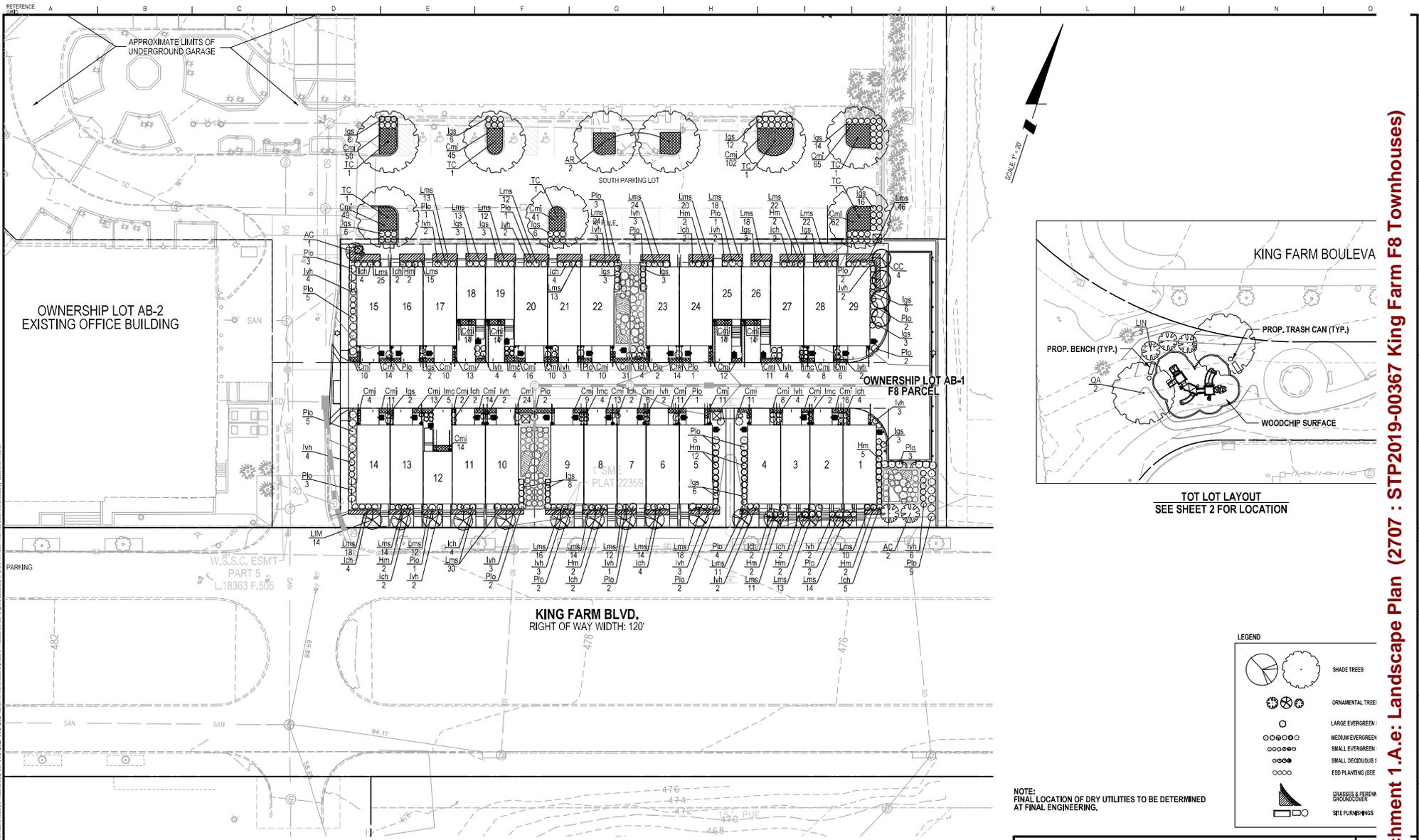
SITE PLAN

KING FARM

SEVEN / EIGHT IRVINGTON CENTRE, BLOCK M

8TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

3/13/2020



TOT LOT LAYOUT
SEE SHEET 2 FOR LOCATION

LEGEND

- SHADE TREES
- ORNAMENTAL TREE
- LARGE EVERGREEN
- MEDIUM EVERGREEN
- SMALL EVERGREEN
- SMALL DECIDUOUS
- ESD PLANTING (SEE)
- GRASSES & FERNS
- SITE FURNISHINGS

NOTE:
FINAL LOCATION OF DRY UTILITIES TO BE DETERMINED
AT FINAL ENGINEERING.

PHASE 1 & TOT LOT LANDSCAPE PLAN

LANDSCAPE AND LIGHTING PLAN

KING FARM

SEVEN / EIGHT IRINGTON CENTRE, BLOCK M

8TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

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Revised:	
Drawn:	
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Date:	

MISS UTILITY NOTE

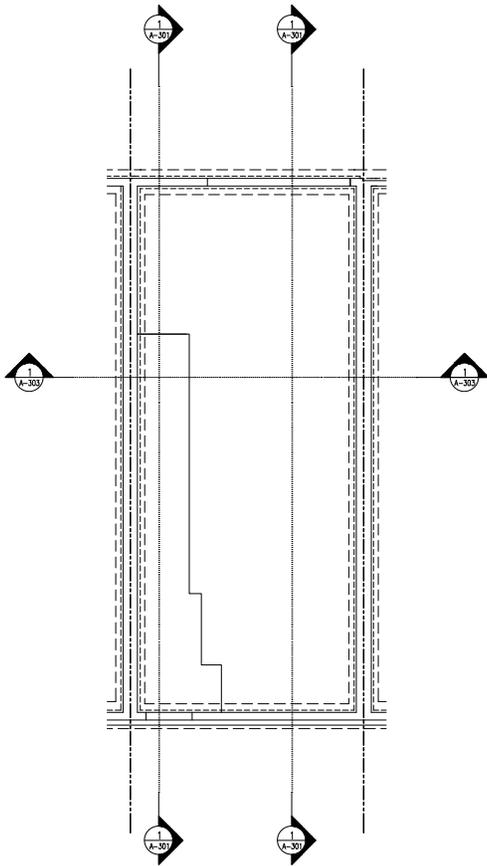
ANY INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES MUST BE OBTAINED FROM THE APPROPRIATE AGENCIES AND CONTRACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES.

OWNER/DEVELOPER/APPLICANT

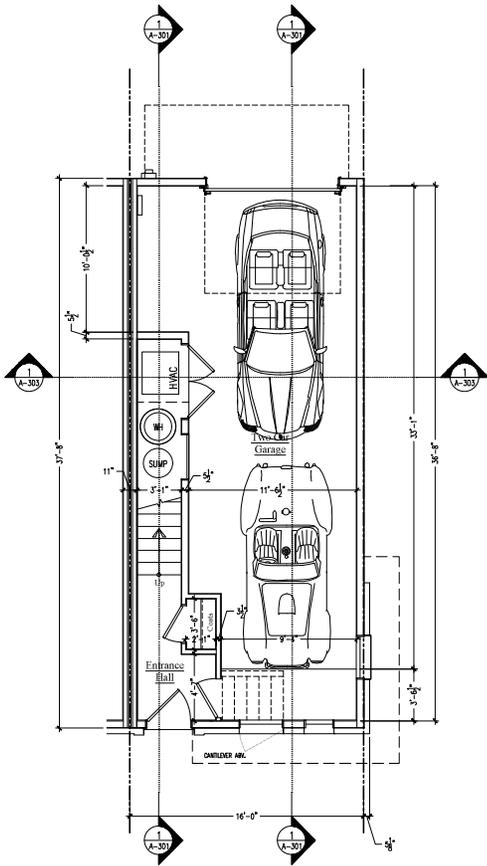
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OLE KOLLEVO
olekollevo@penrosegroup.com

DATE 01/15/2020
TIME 10:15 AM
SCALE 1" = 20'

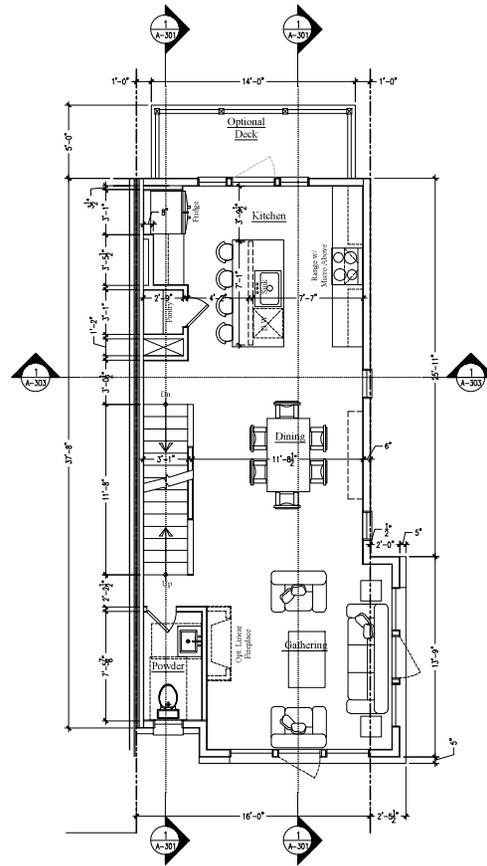
Attachment 1.A.e: Landscape Plan (2707 : STP2019-00367 King Farm F8 Townhouses)



1 16' FOUNDATION PLAN
ELEVATION 'A' (END UNIT)
Scale: 1/4"=1'-0"



2 16' STUDIO LEVEL PLAN
ELEVATION 'A' (END UNIT)
Scale: 1/4"=1'-0"

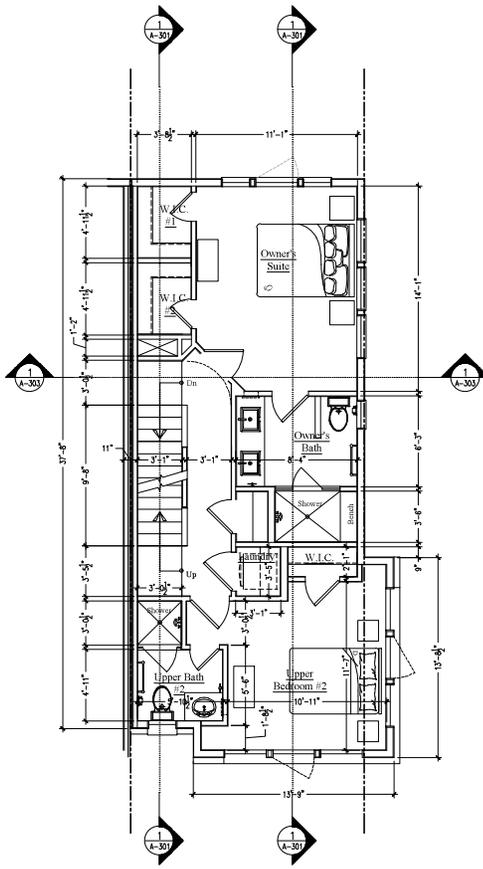


3 16' MAIN LEVEL PLAN
ELEVATION 'A' (END UNIT)
Scale: 1/4"=1'-0"

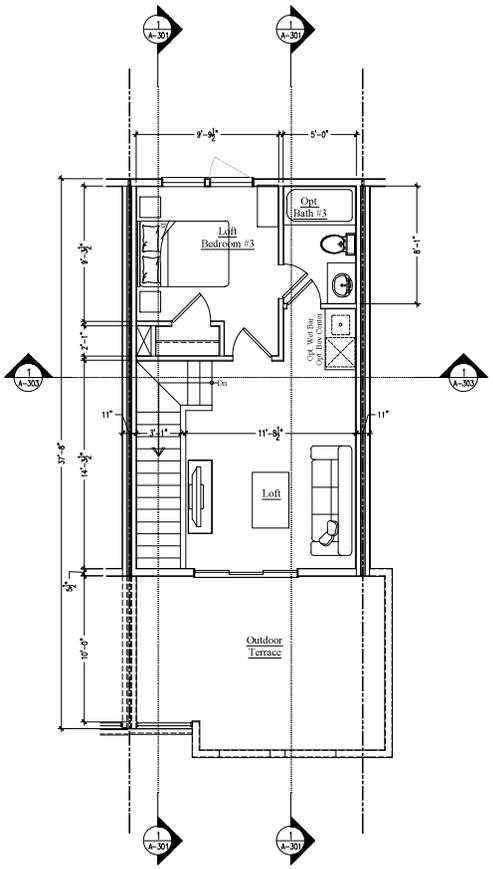
NO.	REVISIONS	DATE

BENCHMARK
06/27/22
SITE PLAN F

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER PROFESSIONALS OR THE ADEQUACY OF ANY INFORMATION PROVIDED BY OTHER PROFESSIONALS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS.



1 16' UPPER LEVEL PLAN
ELEVATION 'A' (END UNIT) Scale: 1/4"=1'-0"



2 16' LOFT LEVEL PLAN
ELEVATION 'A' (END UNIT) Scale: 1/4"=1'-0"

WORMALD
BUILDERS - ARCHITECTS - ENGINEERS

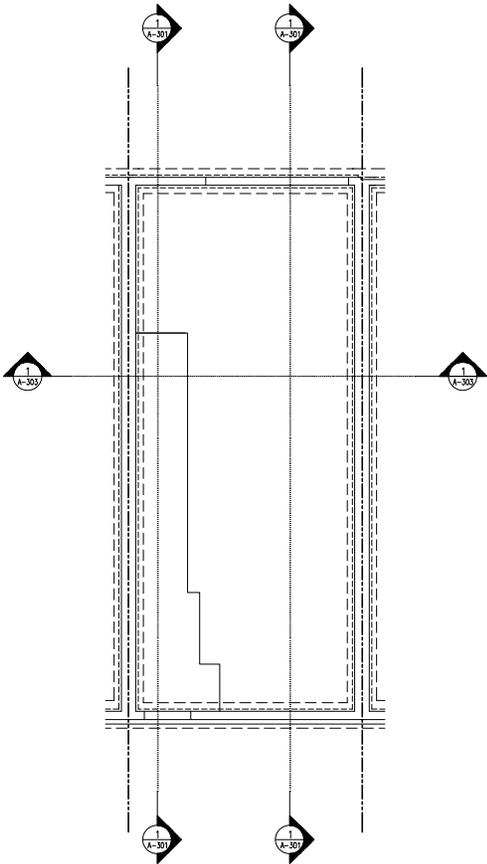
KING FARM TOWNHOMES

Attachment 1.A.f: Architectural Plan (2707 : STP2019-00367 King Farm F8 Townhouses)

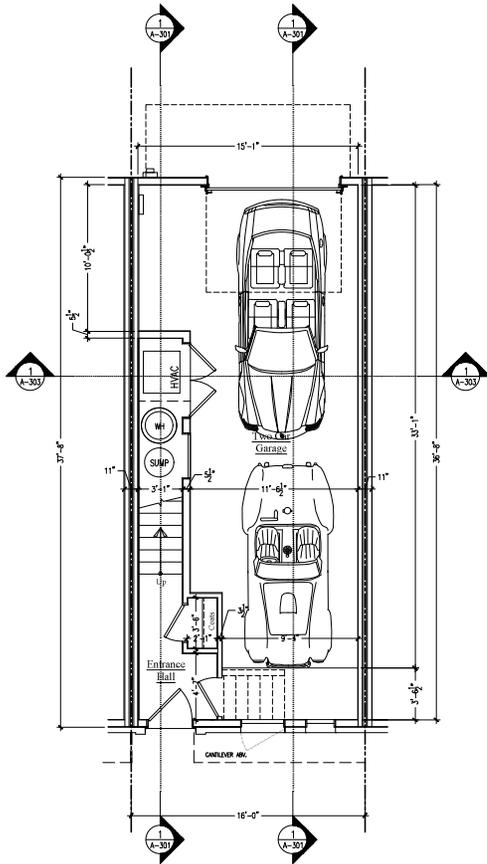
NO.	REVISIONS	DATE	BENCHMARK
			06/27/22
			SITE PLAN F

16' ELEV
CONSTRU
PLANS /
NOTE

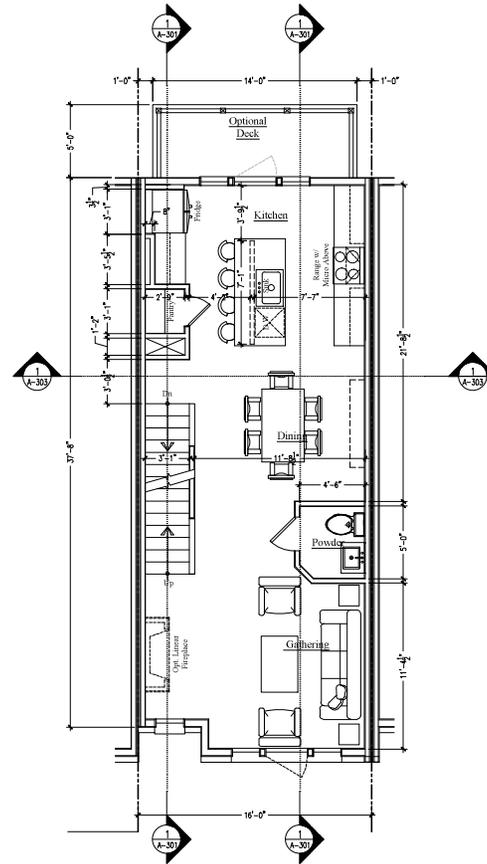
A-102



1 16' ELEV 'B' STUDIO - FOUNDATION PLAN
ELEVATION 'B' (INTERIOR UNIT) Scale: 1/4"=1'-0"



2 16' STUDIO LEVEL PLAN
ELEVATION 'B' (INTERIOR UNIT) Scale: 1/4"=1'-0"



3 16' MAIN LEVEL PLAN
ELEVATION 'B' (INTERIOR UNIT) Scale: 1/4"=1'-0"

CONSTRUCTION OF THIS PLAN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE SUPPLEMENTAL SPECIFICATIONS TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION.

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BENCHMARK
 06/27/22
 SITE PLAN F

**KING FARM
 TOWNHOMES**

WORMALD
 BUILDERS - ARCHITECTS - ENGINEERS

Attachment 1.A.f: Architectural Plan (2707 : STP2019-00367 King Farm F8 Townhouses)

A-101

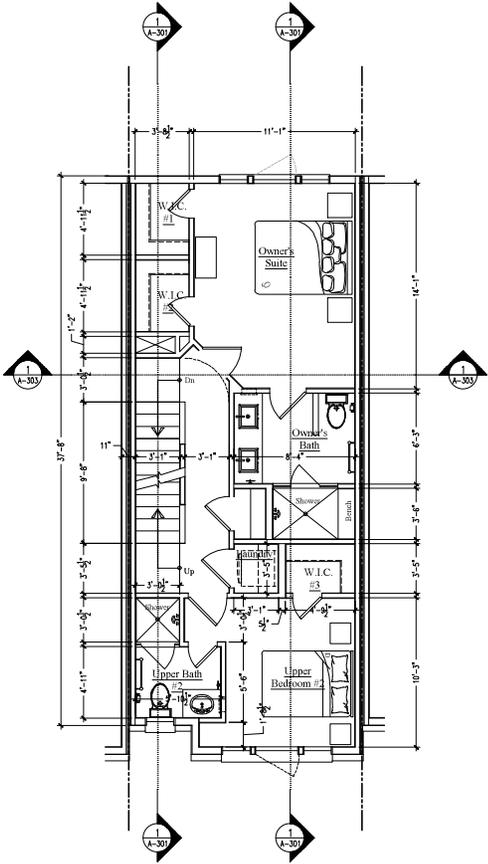
OWNER: O - 2707 : STP2019-00367 King Farm F8 Townhouses - 4818 Park Ridge, #207, #208, #209, #210, #211, #212, #213, #214, #215, #216, #217, #218, #219, #220, #221, #222, #223, #224, #225, #226, #227, #228, #229, #230, #231, #232, #233, #234, #235, #236, #237, #238, #239, #240, #241, #242, #243, #244, #245, #246, #247, #248, #249, #250, #251, #252, #253, #254, #255, #256, #257, #258, #259, #260, #261, #262, #263, #264, #265, #266, #267, #268, #269, #270, #271, #272, #273, #274, #275, #276, #277, #278, #279, #280, #281, #282, #283, #284, #285, #286, #287, #288, #289, #290, #291, #292, #293, #294, #295, #296, #297, #298, #299, #300, #301, #302, #303, #304, #305, #306, #307, #308, #309, #310, #311, #312, #313, #314, #315, #316, #317, #318, #319, #320, #321, #322, #323, #324, #325, #326, #327, #328, #329, #330, #331, #332, #333, #334, #335, #336, #337, #338, #339, #340, #341, #342, #343, #344, #345, #346, #347, #348, #349, #350, #351, #352, #353, #354, #355, #356, #357, #358, #359, #360, #361, #362, #363, #364, #365, #366, #367, #368, #369, #370, #371, #372, #373, #374, #375, #376, #377, #378, #379, #380, #381, #382, #383, #384, #385, #386, #387, #388, #389, #390, #391, #392, #393, #394, #395, #396, #397, #398, #399, #400, #401, #402, #403, #404, #405, #406, #407, #408, #409, #410, #411, #412, #413, #414, #415, #416, #417, #418, #419, #420, #421, #422, #423, #424, #425, #426, #427, #428, #429, #430, #431, #432, #433, #434, #435, #436, #437, #438, #439, #440, #441, #442, #443, #444, #445, #446, #447, #448, #449, #450, #451, #452, #453, #454, #455, #456, #457, #458, #459, #460, #461, #462, #463, #464, #465, #466, #467, #468, #469, #470, #471, #472, #473, #474, #475, #476, #477, #478, #479, #480, #481, #482, #483, #484, #485, #486, #487, #488, #489, #490, #491, #492, #493, #494, #495, #496, #497, #498, #499, #500, #501, #502, #503, #504, #505, #506, #507, #508, #509, #510, #511, #512, #513, #514, #515, #516, #517, #518, #519, #520, #521, #522, #523, #524, #525, #526, #527, #528, #529, #530, #531, #532, #533, #534, #535, #536, #537, #538, #539, #540, #541, #542, #543, #544, #545, #546, #547, #548, #549, #550, #551, #552, #553, #554, #555, #556, #557, #558, #559, #560, #561, #562, #563, #564, #565, #566, #567, #568, #569, #570, #571, #572, #573, #574, #575, #576, #577, #578, #579, #580, #581, #582, #583, #584, #585, #586, #587, #588, #589, #590, #591, #592, #593, #594, #595, #596, #597, #598, #599, #600, #601, #602, #603, #604, #605, #606, #607, #608, #609, #610, #611, #612, #613, #614, #615, #616, #617, #618, #619, #620, #621, #622, #623, #624, #625, #626, #627, #628, #629, #630, #631, #632, #633, #634, #635, #636, #637, #638, #639, #640, #641, #642, #643, #644, #645, #646, #647, #648, #649, #650, #651, #652, #653, #654, #655, #656, #657, #658, #659, #660, #661, #662, #663, #664, #665, #666, #667, #668, #669, #670, #671, #672, #673, #674, #675, #676, #677, #678, #679, #680, #681, #682, #683, #684, #685, #686, #687, #688, #689, #690, #691, #692, #693, #694, #695, #696, #697, #698, #699, #700, #701, #702, #703, #704, #705, #706, #707, #708, #709, #710, #711, #712, #713, #714, #715, #716, #717, #718, #719, #720, #721, #722, #723, #724, #725, #726, #727, #728, #729, #730, #731, #732, #733, #734, #735, #736, #737, #738, #739, #740, #741, #742, #743, #744, #745, #746, #747, #748, #749, #750, #751, #752, #753, #754, #755, #756, #757, #758, #759, #760, #761, #762, #763, #764, #765, #766, #767, #768, #769, #770, #771, #772, #773, #774, #775, #776, #777, #778, #779, #780, #781, #782, #783, #784, #785, #786, #787, #788, #789, #790, #791, #792, #793, #794, #795, #796, #797, #798, #799, #800, #801, #802, #803, #804, #805, #806, #807, #808, #809, #810, #811, #812, #813, #814, #815, #816, #817, #818, #819, #820, #821, #822, #823, #824, #825, #826, #827, #828, #829, #830, #831, #832, #833, #834, #835, #836, #837, #838, #839, #840, #841, #842, #843, #844, #845, #846, #847, #848, #849, #850, #851, #852, #853, #854, #855, #856, #857, #858, #859, #860, #861, #862, #863, #864, #865, #866, #867, #868, #869, #870, #871, #872, #873, #874, #875, #876, #877, #878, #879, #880, #881, #882, #883, #884, #885, #886, #887, #888, #889, #890, #891, #892, #893, #894, #895, #896, #897, #898, #899, #900, #901, #902, #903, #904, #905, #906, #907, #908, #909, #910, #911, #912, #913, #914, #915, #916, #917, #918, #919, #920, #921, #922, #923, #924, #925, #926, #927, #928, #929, #930, #931, #932, #933, #934, #935, #936, #937, #938, #939, #940, #941, #942, #943, #944, #945, #946, #947, #948, #949, #950, #951, #952, #953, #954, #955, #956, #957, #958, #959, #960, #961, #962, #963, #964, #965, #966, #967, #968, #969, #970, #971, #972, #973, #974, #975, #976, #977, #978, #979, #980, #981, #982, #983, #984, #985, #986, #987, #988, #989, #990, #991, #992, #993, #994, #995, #996, #997, #998, #999, #1000

NO.	REVISIONS	DATE

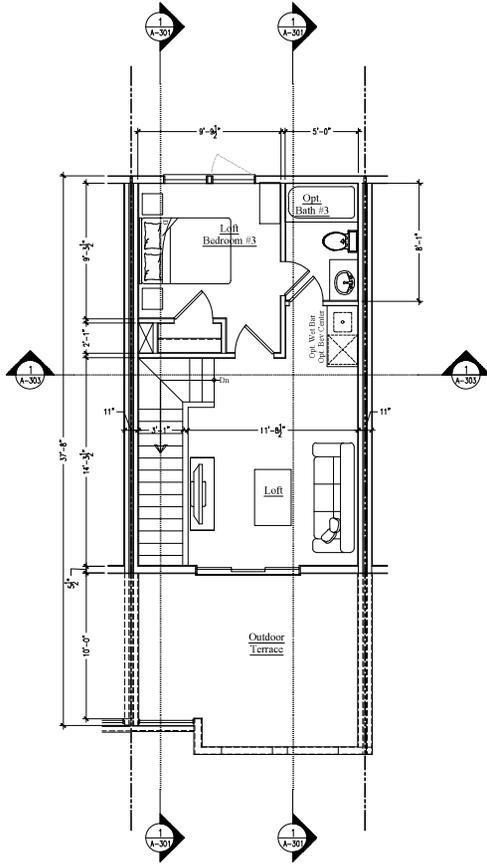
BENCHMARK
06/27/22
SITE PLAN F

16' ELEV/
CONSTRU
PLANS /
NOTE

A-102



1 16' UPPER LEVEL PLAN
ELEVATION 'B' (INTERIOR UNIT) Scale: 1/4"=1'-0"



2 16' LOFT LEVEL PLAN
ELEVATION 'B' (INTERIOR UNIT) Scale: 1/4"=1'-0"

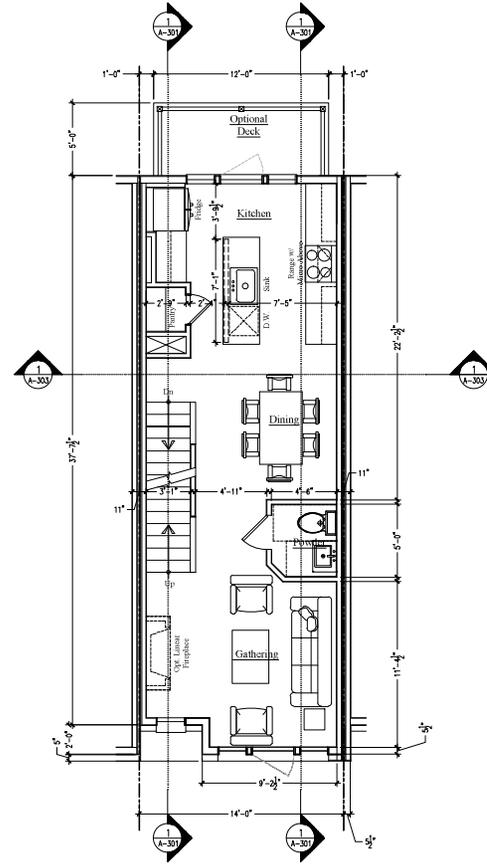
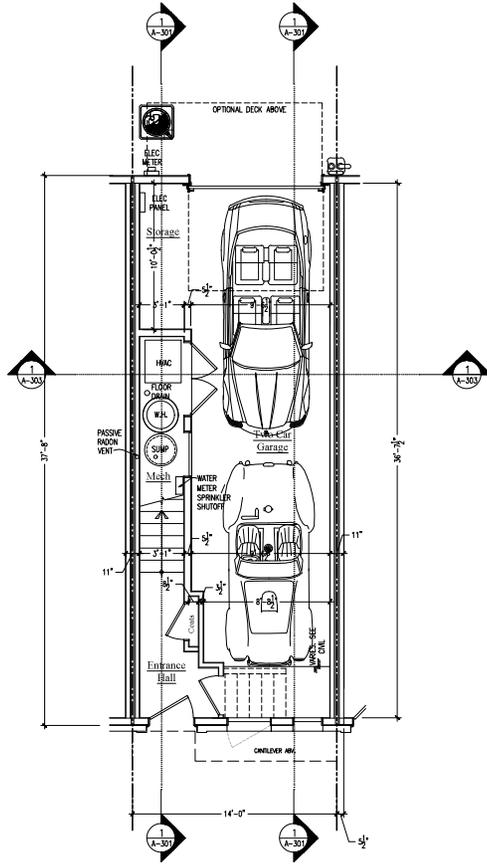
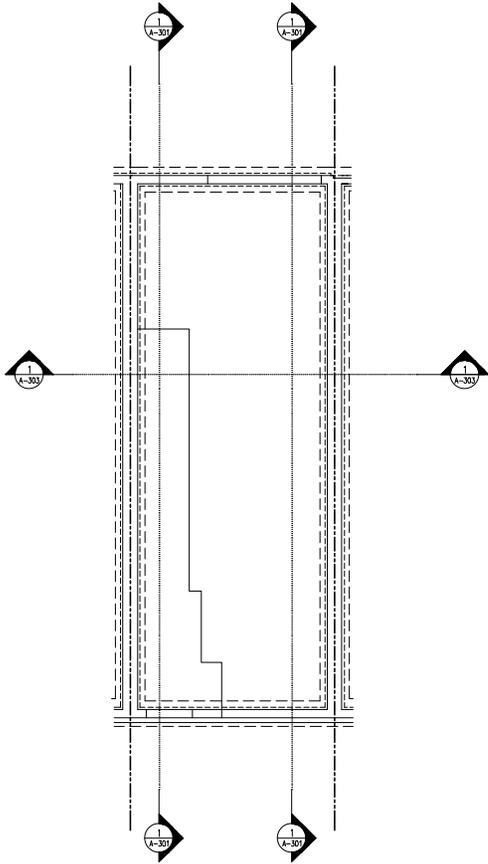
CONTRACT NO. 2019-00367, PROJECT NO. 2707, KING FARM TOWNHOMES, 2707 ST. PATRICKS LANE, WASHINGTON, DC 20007. THIS DOCUMENT IS THE PROPERTY OF WORMALD BUILDERS - ARCHITECTS - ENGINEERS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF WORMALD BUILDERS - ARCHITECTS - ENGINEERS IS STRICTLY PROHIBITED.

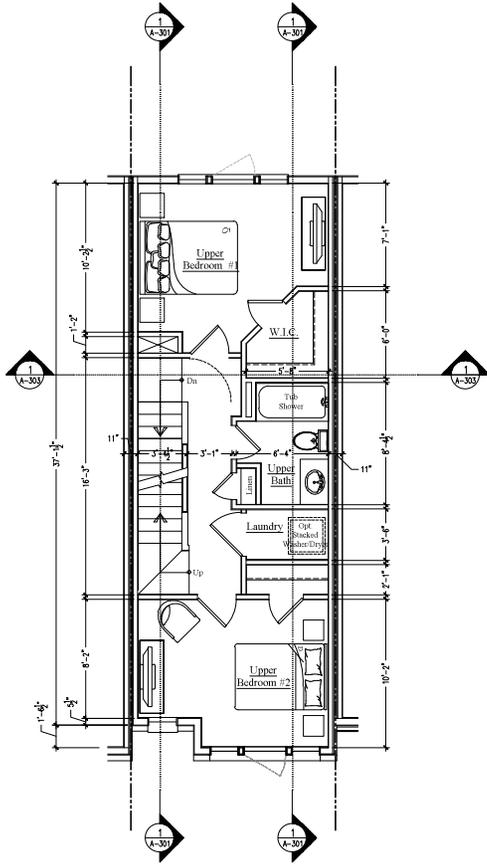
NO.	REVISIONS	DATE

BENCHMARK
06/27/22
SITE PLAN F

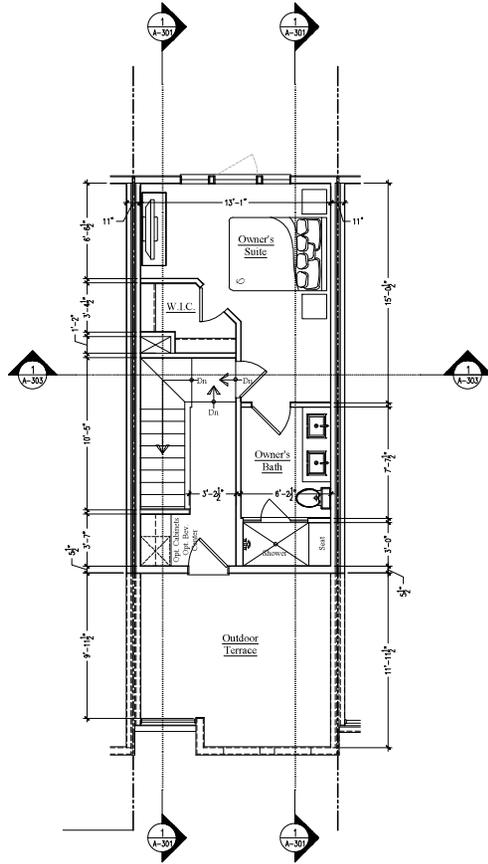
14' ELEV.
CONSTRU.
PLANS /
NOTE

A-101





1 14' UPPER LEVEL PLAN
ELEVATION C Scale: 1/4"=1'-0"



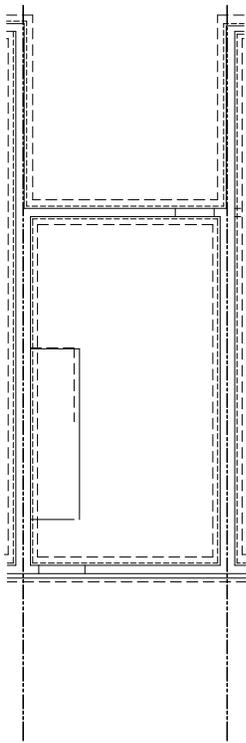
2 14' LOFT LEVEL PLAN
ELEVATION C Scale: 1/4"=1'-0"

NO.	REVISIONS	DATE

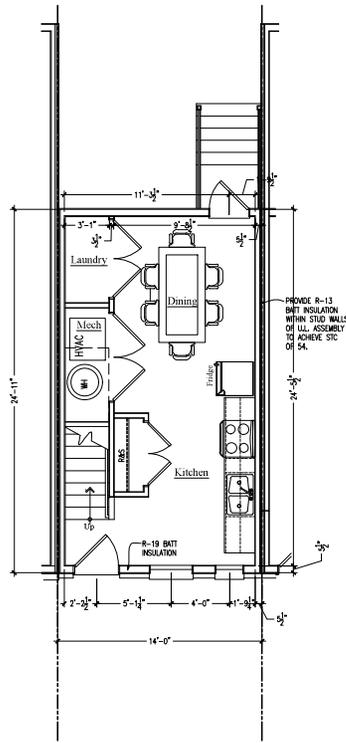
BENCHMARK
06/27/22
SITE PLAN F

14' ELEV.
CONSTRU.
PLANS /
NOTE

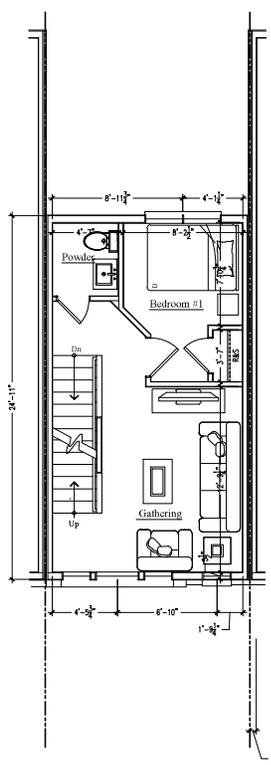
A-102



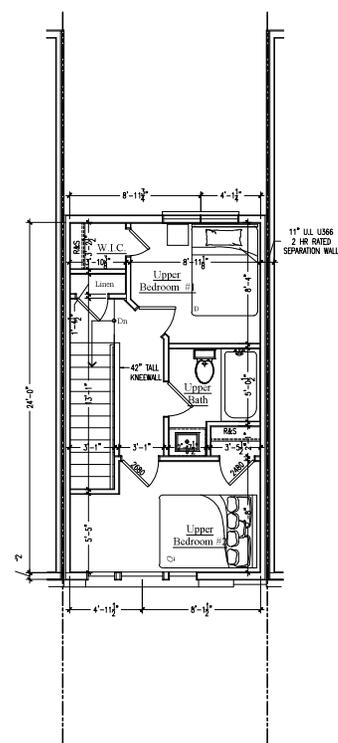
1 14' MPDU STUDIO LEVEL FOUNDATION PLAN
ELEVATION 'D' Scale: 1/4"=1'-0"



2 14' MPDU STUDIO LEVEL PLAN
ELEVATION 'D' Scale: 1/4"=1'-0"



3 14' MPDU MAIN LEVEL PLAN
ELEVATION 'D' Scale: 1/4"=1'-0"



4 14' MPDU UPPER LEVEL PLAN
ELEVATION 'D' Scale: 1/4"=1'-0"

NO.	REVISIONS	DATE

BENCHMARK
06/27/22
SITE PLAN F

14' MPDU E
CONSTRU
PLANS F
NOTE



1 CONCEPTUAL ARTIST'S RENDERING

NOTE: DRAWING IS AN ARTIST'S RENDERING OF THE PROPOSED FRONT ELEVATION OF A PORTION OF THE SITE. DETAILING, COLORS, LANDSCAPING AND GROUPING OF FACADE TYPES MAY VARY DEPENDING ON FINAL CONSTRUCTION DOCUMENTS.

WORMALD
BUILDERS - ARCHITECTS - ENGINEERS

KING FARM
TOWNHOMES

NO.	REVISIONS	DATE

BENCHMARK
06/27/22
SITE PLAN F

CONCEPT
RENDER

A-20

Attachment 1.A.f: Architectural Plan (2707 : STP2019-00367 King Farm F8 Townhouses)



111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

January 31, 2020

Mr. Olav B. Kollevoll, Jr.
 Seven and Eight Irvington Center Associates, L.L.C.
 8330 Boone Boulevard, Suite #460
 Vienna, Virginia 22182

SUBJECT: 801 King Farm Boulevard, King Farm Irvington Center F8, Revised Development SWM Concept, SMC2019-00002, STP2019-00367

Dear Mr. Kollevoll:

The conditional Development Stormwater Management (SWM) Concept issued on June 13, 2019, for the above referenced site is being revised based on changes to the area of disturbance on the Site Plan. Staff has determined that the Development SWM Concept, as described below, achieves the required level of on-site Environmental Site Design (ESD), $P_E = 0.6$ inch equivalent to 27 percent of the required ESD_V , as established by the Pre-Application SWM Concept letter dated September 24, 2018. This letter supersedes the previous Development SWM Concept approval letter listed above.

This site is 7.92 acres and is identified as Parcel F8, Block M, of the King Farm Irvington Center Subdivision situated at the intersection of King Farm Boulevard and Piccard Drive. The proposed development includes construction of 29 townhouse dwellings. The property is located in the Watts Branch Watershed and is zoned PD-KF (Planned Development – King Farm). The on-site soils are predominately Glenelg Silt Loam of the B hydrologic soil group.

According to Chapter 19, Section 19-2 Definitions of the Rockville City Code (Code), the site qualifies as Redevelopment because it proposes construction on a property where existing site imperviousness is greater than 40 percent of the site. The property is currently 64 percent impervious.

In accordance with Chapter 19, Section 19-45 of the Code, SWM is required to be provided for all new and replacement impervious area within the disturbed area because the land disturbing activity involves less than 50 percent of the site. According to the submitted concept, the total on-site impervious area subject to SWM is 0.87 acre.

According to Chapter 19, Section 19-46 (b), the imperviousness in the portion of adjacent King Farm Boulevard and Piccard Drive may be excluded from the contiguous Right-of-way (ROW) to be treated because SWM has been previously provided through currently acceptable SWM systems. According to the submitted Concept, the existing Piccard Pond provides the SWM treatment to the King Farm Boulevard and Piccard Drive ROW, therefore the total impervious area in the adjacent ROW subject to SWM is 0.00 acre.

Mr. Olav B. Kollevoll, Jr.
 January 31, 2020
 Page 2

Your proposed Development SWM Concept, as shown on the attachment, is summarized as follows:

ON SITE SUMMARY

Proposed new or replacement impervious areas are summarized as:

- Residential Uses – 29 Townhomes.
- Public/Private Infrastructure – Roadways, Sidewalks, Parking.

Total on-site impervious area subject to SWM = 0.87 acre.

Environmental Site Design Measures

- The Concept proposes to provide a $P_e = 0.61$ inch equivalent to 28 percent of the required ESD_v in the following measures:
 - Three Micro Bioretention Planter Box Facilities.
- Summary of ESD
 - Total ESD_v provided = 1,858 cubic feet cf.
 - Total ESD_v required = 6,681 cf.
 - Percentage of ESD_v provided = $1,858 \text{ cf.} / 6,681 \text{ cf.} = 28$ percent.

Structural Measures and/or Alternative Measures

Staff has determined that ESD exceeds levels established with the Pre-Application SWM Concept approval. The remainder of the ESD_v for on-site is being managed by Piccard Pond. The existing pond was retrofitted in 2004 to provide water quality volume (WQ_v), channel protection volume (C_p), and 10-year flood control (Q_{p10}) for the proposed site.

ROW SUMMARY

Structural Measures and/or Alternative Measures

SWM for impervious area in the adjacent public ROW of King Farm Boulevard and Piccard Drive is not required by this Concept because it is provided by Piccard Pond, which was constructed by SCP99-00043.

CONDITIONS OF APPROVAL

This Development SWM Concept is conditionally approved subject to the following conditions, which must be addressed at the stages in the process as indicated below:

1. Submit a Stormwater Management Permit (SMP) Application, including the application and plan review fee, which is based on an initially submitted SWM construction estimate, in conjunction with detailed SWM plans and computations signed and sealed by a Professional Engineer (PE) licensed in the state of Maryland, except as otherwise noted, for review and approval by the Department of Public Works (DPW).

Mr. Olav B. Kollevoll, Jr.
 January 31, 2020
 Page 3

The submitted material must:

- a. Demonstrate compliance with this Concept including locations, types, and sizing of ESD measures.
 - b. Include computations and construction details for review and approval by DPW:
 - i. Design shall be in conformance with the latest version of the Montgomery County Department of Permitting Services Design Specifications for micro-bioretenion facilities. Deviations from the specification must be approved by DPW.
 - ii. Computations and plans must show the ESDv water surface elevations.
 - iii. Utilize flow splitters, curb cuts, or other methods approved by DPW to direct runoff for required volume to the micro-bioretenion planter box facilities.
 - iv. Overflow structures and underdrains within the micro-bioretenion planter box facilities must be shown on the SWM construction plans and approved by DPW.
 - v. Where proximity of the micro-bioretenion planter box facilities to the townhomes is less than 10-feet, a licensed geotechnical engineer must determine if any special treatment, including impermeable liners, is required. Evidence of such investigation and recommendations must be provided with the final engineering.
 - vi. Include the design, construction specifications, planting media depth, planting media specifications, planting schedule with types, sizes, and quantities of planting material for the micro-bioretenion planter box facilities.
 - vii. Plumbing plans for the townhouse buildings must clearly detail the routing of roof runoff through the buildings to the planter boxes and must be provided to and approved by DPW.
 - viii. Plan must show how roof runoff, where applicable, will bypass the planter box facilities and connect to the storm drainage once the required ESD volume is reached.
 - c. Include a landscape design that has been coordinated with the Forest Conservation Plan (FCP), where applicable. The plan should include a planting schedule with types, sizes, and quantities of planting material, planting details, and notes, sealed by a Registered Landscape Architect. The plan should differentiate between what planting material will be approved, bonded, and permitted with the SWM plan and what will be part of the Forestry Permit.
 - d. Identify paths for safe overland flow of the 100-year storm event with flow arrows.
 - e. Demonstrate that all components of the SWM system drain by gravity. Pumping of stormwater will not be permitted.
 - f. Submit a SWM Database sheet for each facility.
2. The SWM facilities on-site shall be privately maintained. Submit to DPW staff a SWM Easement, Inspection, and Maintenance Agreement (Agreement) for the proposed SWM measures. The SWM Agreement is subject to review and approval by DPW and the City Attorney Office and is to be executed by the property owner and other parties of interest. Access to the SWM facilities will be determined in conjunction with final engineering and must be included in the SWM Agreement. The SWM Agreement must be recorded in the Montgomery County Land Records prior to SMP permit issuance.
 3. Post financial security based on the final approved SWM construction cost estimate in a format acceptable to the City Attorney, either by letter of credit or performance bond. Approval, which is coordinated through DPW staff, is required prior to permit issuance.
 4. Obtain approval of an FCP from the City Forester prior to DPW issuance of SMP and Sediment Control permits.

Mr. Olav B. Kollevoll, Jr.
 January 31, 2020
 Page 4

This SWM approval does not supersede or negate other required project approvals. The Concept approval is contingent upon compliance of all other City and other governmental agency requirements including, but not limited to, City Forestry, Traffic and Transportation, and Planning and Development Services.

Any significant changes to the proposed development may result in the requirement to submit a revised Development SWM Concept with review fee for approval by DPW.

If you have questions, please contact Senior Civil Engineer Sean Murphy via email at smurphy@rockvillemd.gov or via telephone at 240-314-8535.

Sincerely,



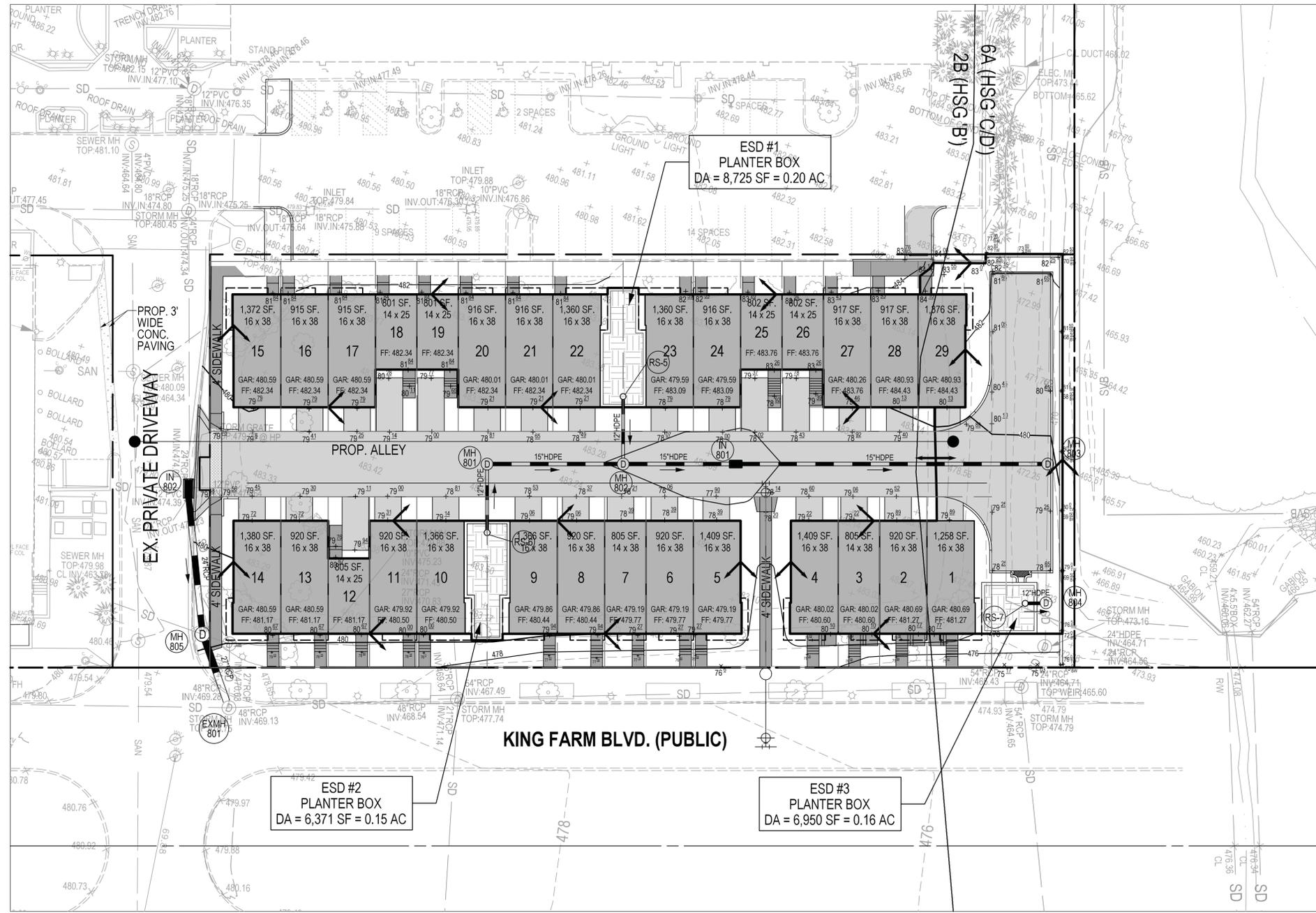
John K. Scabis, PE
 Acting Chief of Engineering

JKS/SKM/kmc

Attachment: King Farm Seven and Eight Irvington Center, Development Stormwater Management Concept, received January 16, 2020.

cc: James Woods, Engineering Supervisor
 James Lapping, Principal Civil Engineer
 Brian Wilson, Principal Planner
 Andrea Murtha, Principal Planner
 Barbara Sears, Linowes and Blocher, L.L.P.
 Dan Pino, Soltesz, Inc.
 SWM Concept file
 Permit plan, SMC2019-00002, STP2019-00367
 Day file

Attachment 1.A.g: Stormwater Management Approval Letter (2707 : STP2019-00367 King Farm F8 Townhouses)



LEGEND

- PROP. DRAINAGE DIVIDE TO ESDs
- PLANTER BOX
- PROPOSED TOWNHOUSE
- PROPOSED PAVEMENT
- SOIL LINE

DRAINAGE AREA SUMMARY

Individual Facility Summary	ESD Facility	Drainage Area sq. ft.	Imp. D.A. sq. ft.	% of Imp. Cover	Provided ESDv cu. ft.	Type of Facility
	ESD #1	8,725	8,281	95%	667	Planter Box
	ESD #2	6,371	5,926	93%	757	Planter Box
	ESD #3	6,950	5,489	79%	435	Planter Box
TOTALS		22,046 sqft	19,696 sqft		1,858 cu-ft	

SOLTESZ
 ROCKVILLE OFFICE
 2 Research Place, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9067
 Engineering // Surveying // Planning // Environmental Sciences www.solteszco.com

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. 17731
 EXPIRATION DATE: 03/23/2020

OWNER / DEVELOPER
 SEVEN IRVINGTON CENTRE ASSOCIATES, LLC & EIGHT IRVINGTON CENTRE ASSOCIATES, LLC
 C/O PENROSE IRVINGTON ASSOCIATES, LLC
 8330 BOONE BLVD SUITE #460 VIENNA, VA 22182
 CONTACT: OLE KOLLEVOLL
 EMAIL: okollevo@penrosegroup.com

MAP 5164 TAX MAP F582
 WSSC 200 SHEET 221N009
 SITE DATUM HORIZONTAL: NAD 83/91 VERTICAL: NGVD 29

MISS UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

THIS PLAN IS FOR STORMWATER MANAGEMENT PURPOSES ONLY



DESIGNED: DC APPROVED: GATE
 TRACED: SD
 CHECKED: JDS
 DIRECTOR OF PUBLIC WORKS

DEPARTMENT OF PUBLIC WORKS
 CITY OF
ROCKVILLE
 MARYLAND AT VINSON ROCKVILLE, MARYLAND

DATE PROJECT STARTED _____ AS BUILT COMPLETED _____
 DATE PROJECT COMPLETED _____
 DATE ACCEPTED BY CITY _____
 DATE TRANS. TO FINANCE DEPT., W/R 9 FORM _____

CHEF INSPECTOR _____

ESD DRAINAGE AREA MAP

KING FARM
 SEVEN & EIGHT IRVINGTON CENTRE - PHASE 1
 DEVELOPMENT STORMWATER MANAGEMENT CONCEPT PLAN
 KING FARM IRVINGTON CENTER - LOTS AB1, AB3, BLOCK M
 ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

NO.	REVISIONS	APP'D	DATE

DATE: JANUARY 2020
 SCALE: 1" = 20'
 DRAWING NO.: 3
 OF: 6
 FILE



111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

January 31, 2020

Mr. Olav B. Kollevoll, Jr.
 Seven and Eight Irvington Center Associates, L.L.C.
 8330 Boone Boulevard, Suite #460
 Vienna, Virginia 22182

SUBJECT: 801 King Farm Boulevard, King Farm Irvington Center F8; Revised Safe Conveyance, SMC2019-00002, STP2019-00367

Dear Mr. Kollevoll:

The conditional Safe Conveyance Study issued on June 13, 2019, for the above referenced site is being revised based on changes to the area of disturbance on the Site Plan. Staff has determined that the existing downstream storm drain system has the capacity to safely convey the proposed 10-year runoff from this project and that no system upgrades or mitigating measures are required for this application and the proposed development. This letter supersedes the previous Safe Conveyance Study approval letter listed above.

The Development Project consists of a 7.92-acre site identified as Parcel F8, Block M, of the King Farm Irvington Center Subdivision situated at the intersection of King Farm Boulevard and Piccard Drive. The proposed development includes construction of a residential development containing 29 townhouse units with associated infrastructure. The property is in the Watts Branch Watershed and is currently zoned PD-KF as it is part of the King Farm Planned Development. The predominant soils on the site are Glenelg Silt Loam, which is classified as Hydrologic Soils Group B. The on-site impervious area subject to SWM is 0.87 acre.

The development proposes to connect the private on-site drainage system to the public storm drain system at two different locations along the north side of King Farm Boulevard. The King Farm Boulevard storm drain ultimately discharges into the regional Piccard Pond. Storm drain computations provided with the Development Stormwater Management Concept Plan indicate the public storm drain system has adequate capacity to safely collect and convey the runoff associated with the 10-year storm for the designed contributing area, including the proposed development.

The Safe Conveyance Study is conditionally approved subject to the following conditions which must be addressed at the stages in the process as indicated below:

1. Applicant shall continue to demonstrate at final engineering that the existing storm drain system can safely collect runoff from the 10-year event according to Montgomery County criteria. The proposed connection will be reviewed in conjunction with the Department of Public Works (DPW) Public Improvements Permit (PWK).
2. Applicant shall also demonstrate the on-site private storm drain system can safely collect and convey runoff from the 10-year event according to Montgomery County criteria. The proposed private system will be reviewed in conjunction with the DPW Private Improvements Plan (PWK) for on-site infrastructure.

This approval does not supersede or negate other required project approvals. The approval is contingent upon compliance of all other City of Rockville and other governmental agency requirements including, but not limited to forestry, traffic and transportation, and planning.

Any significant modification, revisions, or alterations to the development program may result in the requirement to submit a revised Safe Conveyance Study for approval by DPW.

If you have questions, please contact Senior Civil Engineer Sean Murphy via email at smurphy@rockvillemd.gov or via telephone at 240-314-8535.

Sincerely,



John K. Scabis, PE
Acting Chief of Engineering

JKS/SKM/kmc

cc: James Woods, Engineering Supervisor
James Lapping, Principal Civil Engineer
Jim Wasilak, Chief of Planning
Brian Wilson, Principal Planner
Barbara Sears, Linowes and Blocher, L.L.P.
Dan Pino, Soltész, Inc.
SWM concept file
Permit plan SMC2019-00002; STP2019-00367
Day file



City of
Rockville
Get Into It

111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

January 31, 2020

Mr. Olav B. Kollevoll, Jr.
Seven and Eight Irvington Center Associates, L.L.C.
8330 Boone Boulevard, Suite #460
Vienna, Virginia 22182

SUBJECT: 801 King Farm Boulevard, King Farm Irvington Center F8, Revised Preliminary Sediment Control Plan; SCP2019-00011, STP2019-00367

Dear Mr. Kollevoll:

The conditional Preliminary Sediment Control Plan (Plan) issued on June 13, 2019, for the above referenced project is being revised based on changes to the area of disturbance on the Site Plan. Staff has determined that the Plan demonstrates the integration of Erosion and Sediment Control and Environmental Site Design measures into the Development Project, while protecting the natural resources, as required by Rockville City Code, Chapter 19, Section 19-97. This letter supersedes the previous Preliminary Sediment Control approval letter listed above.

The site is identified as Parcel F8, Block M, of the King Farm Irvington Center Subdivision located at 801 King Farm Boulevard. The site is currently an open green space. The proposed development includes construction of 29 townhouse dwellings. The property is in the Watts Branch Watershed and is zoned PD-KF (Planned Development – King Farm). The on-site soils are designated as Glenelg Silt Loam, which is classified in the B hydrologic soil group.

The Plan incorporates the Maryland Department of the Environment (MDE) standard methods and practices and includes a sequence of construction for demolition, building construction, stormwater management construction, and construction of associated infrastructure. A copy of your submitted Plan is attached.

The Preliminary Sediment Control Plan associated with STP2019-00367 is approved subject to the following conditions, which must be addressed at the appropriate stage in the City of Rockville's (City) three-stage Erosion and Sediment Control process:

1. Submit a Sediment Control Permit (SCP) Application, including the application and plan review fee, which is based on the project's limits of disturbance, in conjunction with a final engineering Erosion

Attachment 1.A.i: Sediment Control Permit Letter (2707 : STP2019-00367 King Farm F8 Townhouses)

Mr. Olav Kollevoll, Jr.
 January 31, 2020
 Page 2

and Sediment Control Plan for approval and permitting by the Department of Public Works (DPW) prior to any construction or site disturbance.

The submission should:

- a. Include all plans, computations, and supporting documentation as outlined in the City's Chapter 19, Regulations and Sediment Control Checklist (available on the City's website).
 - b. Incorporate MDE standard methods and practices and include a sequence of construction for excavation, building construction, stormwater management construction, and construction of associated infrastructure.
2. Obtain all other required permits for sediment control and site disturbance prior to any site activity, including the installation of Sediment Control and an MDE Notice of Intent (NOI) authorization.
 3. Post financial security based on the final approved Sediment Control construction cost estimate in a format acceptable to the City Attorney, either by letter of credit or performance bond. Approval, which is coordinated through DPW staff, is required prior to permit issuance.

This Plan approval does not supersede or negate other required project approvals. The approval does not imply or infer the approval of methods or the sequence of construction. Further, the approval is contingent on meeting all other City and other governmental agency requirements including, but not limited to the requirements of forestry, traffic and transportation, and planning.

Any significant modification, revisions, or alterations to the proposed development as shown on the attached Plan may result in the requirement to submit a revised Preliminary Sediment Control Plan for approval by DPW.

If you have questions, please contact Senior Civil Engineer Sean Murphy, via email at smurphy@rockvillemd.gov or via telephone at 240-314-8535.

Sincerely,



James Woods, P.E.
 Engineering Supervisor

JDW/SKM/kmc

Attachment: King Farm Seven and Eight Irvington Center, Preliminary Soil Erosion and Sediment Control Plan, received January 16, 2020

cc: James Lapping, Principal Civil Engineer
 Brian Wilson, Principal Planner
 Andrea Murtha, Principal Planner
 Barbara Sears, Linowes and Blocher, L.L.P.
 Dan Pino, Soltesz, Inc.
 Permit plan, SCP2019-00011, STP2019-00367
 Preliminary Sediment Control file
 Day file

Attachment 1.A.i: Sediment Control Permit Letter (2707 : STP2019-00367 King Farm F8 Townhouses)

KING FARM - F7 & F8 IRVINGTON CENTER
LOTS AB1, AB3, BLOCK M
SEQUENCE OF CONSTRUCTION

This plan provides Sediment Control for fine grading, townhouse, road/parking construction, installation of utilities, paving, curb and gutter.

- NOTES:
- 1. Any storm drains in place as part of this plan will require flushing once the site is permanently stabilized.
 - 2. No land dedicated to the City of Rockville shall be used for storage of materials without approval.
 - 3. The limit of disturbance (LOD) must be marked in the field prior to the pre-construction meeting.

TREE SAVE MEASURES

- 1. Prior to construction activities, tree save fence should be placed as shown on plan and remain until construction operations are finalized.

UTILITIES

- 1. Contact Miss Utility at 1-800-257-7777 at least 48 hours prior to start of work for marking of utilities in the area of the proposed work. All of these utilities must be marked prior to the pre-construction meeting.

PRE-CONSTRUCTION MEETING

Conduct a pre-construction meeting on site with:

- City of Rockville Construction Inspector - Bob Brewer - 240-314-8544
- City of Rockville Sediment Control Inspector - Dylan Drudal - 240-314-8879
- City of Rockville Forestry Inspector - Paula Perez - 240-314-8713

Provide a minimum 48 hour notice to each representative.
A representative for the permitted and the contractor must also be present at the construction meeting.

F8-PHASE 1: Demo and RG only. Utility work may be permitted with approval from utility provider.

- 1. Install stabilized construction entrance as shown on plan.
- 2. Clear and grub as necessary to install the proposed sediment control devices.
- 3. Install proposed sediment control as follows:
 - a. Install perimeter sediment control measures per plan.
 - b. Provide cover on existing storm drain inlet next to the proposed stabilized construction entrance on existing private driveway as per plan.
 - c. Install safety fence as per plan.
 - d. Install super silt fence in front of the safety fence as per plan. (inspector may require additional measures)
- 4. No land disturbing activities can begin until approval from the City of Rockville inspector has been obtained that all sediment control measures have been installed correctly.
- 5. Begin demolition and removal of existing parking lot, sidewalk, light poles, trees and other utilities.
- 6. Begin rough grading activities.
- 7. Existing storm drain inlets and existing RCP to remain during rough grading activities. Provide curb inlet protection to the existing inlet on King Farm Boulevard.

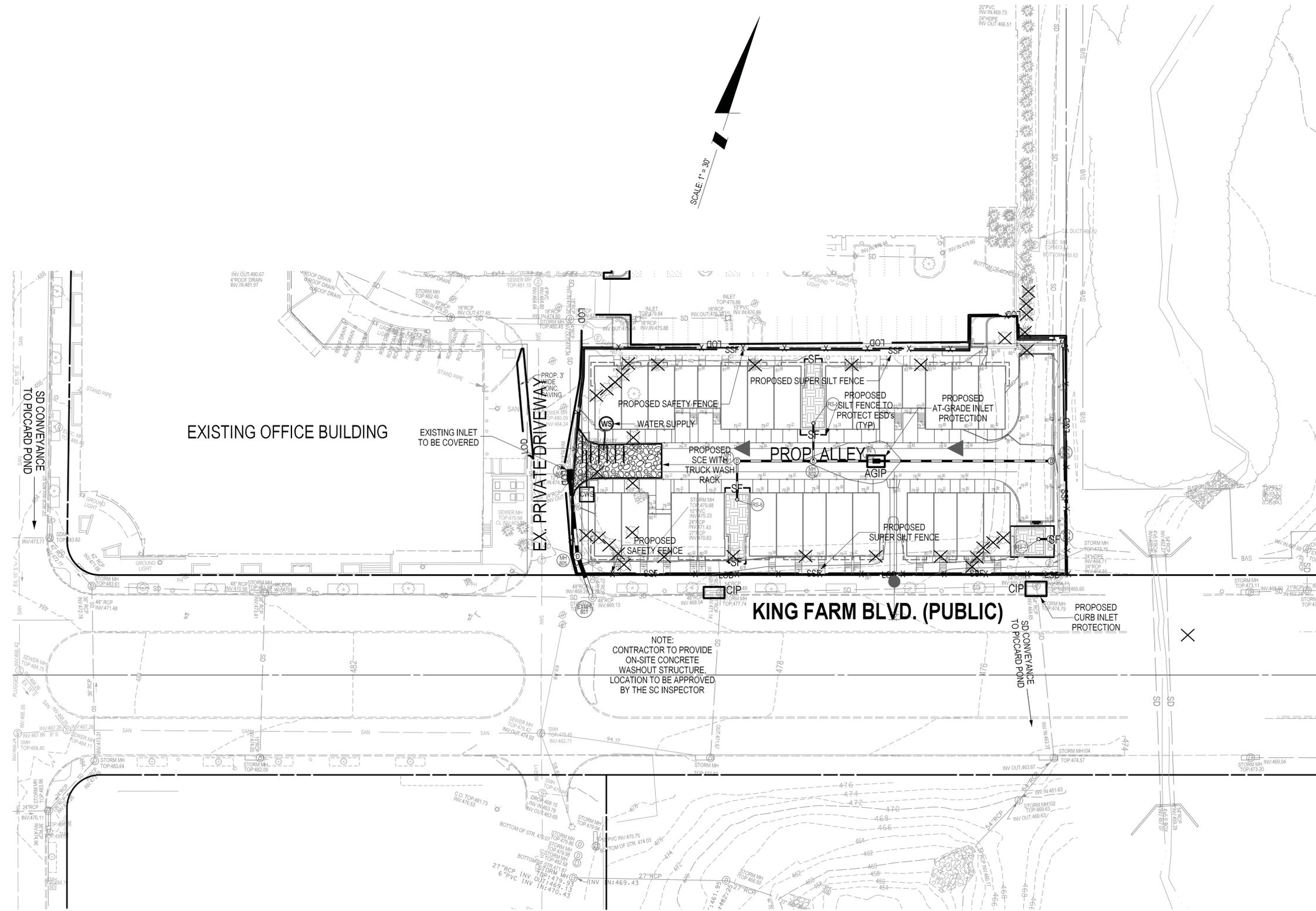
NO UTILITY WORK CAN BEGIN UNTIL THE ASSOCIATED UTILITY PERMITS (PWK, WSSC) HAVE BEEN ISSUED

F8-PHASE 2: Infrastructure and townhome construction cannot begin until SMP and PWK permits have been issued by C.O.R.

- 8. Install stabilized construction entrance on existing Private Driveway as shown on plan.
- 9. Install tree save fence to existing trees located within the public right-of-way.
- 10. Remove top of the existing storm drain inlet and provide a standard manhole top frame and cover for proposed manhole No. 706. Provided inlet protection is to be removed at this time.
- 11. Begin construction of the townhouses, storm drain, water and sewer, and other utilities. Install temporary storm drain inlet protection as shown. Storm drain shall be plugged/capped at limits of all stormwater management facilities. Provide additional silt fence around townhome rows as construction proceeds and as common areas are stabilized.
- 12. Install proposed ESD's #5, #6, and #7 after foundations of the townhouse units adjacent to them have been prepared and cover tops for safety purposes and to limit construction debris from entering (Riser, underdrain pipe and underdrain to be installed later. ESD's structures must be cleaned out of all debris prior to media installation).
- 13. Install on-site proposed sidewalks, roadway, curb and gutter as required.
- 14. After contributing drainage areas are permanently stabilized, install facilities ESD's #5, #6 and #7. At this time, contractor to install the riser and connect to the plugged/capped pipe, install underdrain pipes, media and plantings, and provide silt fence around facility area. All stormwater facilities and structures must be protected from sedimentation and/or any other unstable material immediately upon their installation.
- 15. Fine grade site and provide permanent stabilization.
- 16. Install all site amenities.
- 17. Flush storm drain system free of sediment.
- 18. Upon complete stabilization of site obtain authorization from City of Rockville Inspector and remove any/all remaining sediment control measures. Bring any remaining disturbed areas to grade and stabilize immediately.
- 19. Install final surface pavement.
- 20. Obtain final inspection from City of Rockville Inspector.

SEDIMENT CONTROL PLAN LEGEND

DESCRIPTION	PROPOSED
AT-GRADE INLET PROTECTION	AGIP
CURB INLET PROTECTION	CIP
STANDARD INLET PROTECTION	SIP
SUPER SILT FENCE = LIMITS OF DISTURBANCE	SSF-LOD
LIMITS OF DISTURBANCE	LOD
SILT FENCE	SF
SUPER SILT FENCE	SFOP
TREE SAVE FENCE	TSF
SAFETY FENCE	X-X
STABILIZED CONSTRUCTION ENTRANCE	SCE
CONCRETE WASHOUT STRUCTURE	CWS
EXISTING DRAINAGE DIVIDE	→
TREE TO BE REMOVED	⊗



SCALE: 1" = 30'

NOTE:
CONTRACTOR TO PROVIDE
ON-SITE CONCRETE
WASHOUT STRUCTURE
LOCATION TO BE APPROVED
BY THE SC INSPECTOR

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

NOTE:
THERE ARE NO STEEP SLOPES
OR HIGHLY ERODIBLE SOILS
LOCATED ON SITE

THIS PLAN IS FOR MAINTENANCE AND
CONSTRUCTION OF SEDIMENT AND
EROSION CONTROL MEASURES ONLY



SOLTESZ
ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9067
Engineering // Surveying // Planning // Environmental Sciences www.solteszco.com

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. 17731
EXPIRATION DATE: 03/23/2020

OWNER / DEVELOPER
SEVEN IRVINGTON CENTRE ASSOCIATES, LLC & EIGHT IRVINGTON CENTRE ASSOCIATES, LLC
C/O PENROSE IRVINGTON ASSOCIATES, LLC
8330 BOONE BLVD
SUITE #460
VIENNA, VA 22182
CONTACT: TIM MCDONALD
PHONE: 703-848-3570

MAP: 5164
GRID: A3
ZONING CATEGORY: PD-KF
WSSC 200 SHEET: F582
DATE: 221NW09
SITE DATUM: HORIZONTAL: NAD 83/91
VERTICAL: NGVD 29

DESIGNED: DC
TRACED: DC
CHECKED: JDS
APPROVED: GATE
DIRECTOR OF PUBLIC WORKS

DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE
MARYLAND AT VINSON ROCKVILLE, MARYLAND

DATE PROJECT STARTED: _____
DATE PROJECT COMPLETED: _____
DATE ACCEPTED BY CITY: _____
DATE TRANS TO FINANCE DEPT.: W/R 9 FORM

AS BUILT COMPLETED: _____
DATE: _____
CHIEF INSPECTOR: _____

SEDIMENT CONTROL PLAN - PHASE 1

KING FARM
SEVEN & EIGHT IRVINGTON CENTRE - PHASE 1
PRELIMINARY SEDIMENT CONTROL PLAN
KING FARM IRVINGTON CENTER - LOTS AB1, AB3, BLOCK M
ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

DATE: JANUARY 2020
SCALE: 1" = 30'
DRAWING NO.: 5
OF: 5
FILE



1/15/2020

NO.	REVISIONS	APP'D	DATE

BENNETT FRANK McCARTHY**a r c h i t e c t s , i n c .**

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755

**Office of the Community Architect
King Farm Citizens Assembly, Inc.
300 Saddle Ridge Circle
Rockville, MD 20850**

31 December 2018

Tim McDonald
Penrose / King Farm Associates
8330 Boone Boulevard, Suite 460
Vienna VA 22182

Re: King Farm F7 F8 Townhouse Proposal

Dear Mr. McDonald,

In my capacity as the King Farm Architect, I have reviewed the files and information listed below for conformance with the approved King Farm Concept Plan and King Farm Design Guidelines. I have provided comments to the team as the project has developed and the plans have evolved in response. I find the plans to be in conformance with the terms and conditions of the Concept Plan and the Design Guidelines.

Drawings Reviewed:

King Farm F7 F8 Site plan submission to the City dated 10.25.18 including:

Soltesz

- Cover Sheet
- Overall Plan
- F7 Plan
- F8 Plan
- Landscape and Lighting Plans Sheets 1-10
- 18-1218_Garage Buffer Exhibit.pdf
- Revised Site Plan submission response to DRC Comments dated December 2018

Wormald

2018-10-05 King Farm Preliminary Site Plan Submission.pdf 6 Sheets

King Farm Presentation 10-10-2018.pdf 7 sheets

Task

The King Farm Community Architect assists the developer and City Staff by reviewing development plans and proposed architecture for compatibility and compliance with the Concept Plan and the Guidelines.

Review

King Farm Concept Plan: The plans proposed are in general conformance with the King Farm Concept Plan including:



- The proposed plan introduces residents who will further extend the (24 hour) daily use to this area of King Farm.
- The proposed townhouse use diversifies housing options throughout the community. Townhouse housing by Michael Harris/Streetscape and Pulte is found adjacent at the F5/F6 sites. Multi-family housing is found adjacent at Upper Rock, and proposed to the east. The life care facility located nearby at KF Ingleside also serves residents in the community. The townhouse housing continues to enhance the mix of uses found in King Farm and does so in an area previously recognized by the Mayor and Council as suitable for residential use, where housing was approved (on the nearby F5 & F6 parcels).
- The site location offers transit-oriented housing options in its adjacency to the future Corridor City Transitway. Additionally, the site is well-served by KF circulator buses that connect to Metro, as well as the local road and highway networks.
- The proposed access drives conform to the Concept Plan and other existing conditions in King Farm.
- The plan will further activate local streets and parks. The plan improves the existing terminus park with additional facilities. As noted above, the residential uses will provide more people at more times throughout the day. The mix of uses will create synergy with the existing commercial restaurants and office uses found in Irvington Center.
- The plan enhances walkability, providing the opportunity for residents to walk to work and shopping at the King Farm retail center and to activity nodes, such as the King Farm park amenities and other public open spaces.

King Farm Design Guidelines: The plans proposed are consistent with the requirements of the King Farm Design Guidelines including:

- The proposed architecture conforms generally to the materials, forms and types and building techniques shown in the Design Guidelines.
- The proposed landscape plans conform generally to the materials, forms and types and building techniques shown in the Design Guidelines.
- The street and alley plantings conform generally to the materials, forms and types and building techniques shown in the Design Guidelines.
- The step, stoop and leadwalk layouts and approach to platform grading conforms generally to the intent shown for the design relationship of the building front, entry and yard to the street shown in the Design Guidelines.
- The proposed alley and other screen fences are consistent with and conform to the design standards shown in the Design Guidelines.
- The siting generally conforms to that shown for rear loaded garage townhouses in the Design Guidelines.
- The alley lighting conforms to the intent for lighting shown in the Design Guidelines.
- The architectural style proposed for the Multifamily Building including:
 - o the proportion and orientation of window and door fenestration
 - o the consistency of street facades with entry at street level

- well proportioned facades
- consistency of materials
- Complies with the intent shown in the Design Guidelines and is in harmony with and complements the commercial and residential architecture found in adjacent buildings on adjacent parcels.

Variance: Alternate Roof Form

The Design Guidelines state: "6. All TOWNHOUSE TYPES shall have roofs arranged in a gable configuration only with the ridge of the gable parallel to the street." on page 3 in the matrix for Roofs & Chimneys / Forms and Types.

The Miscellaneous portion of the Design Guidelines on this page states: "1. Variances from the King Farm Design Guidelines may be granted by the Community Architect for the following: architectural merit, site conditions. Others must be approved by the City Chief of Planning. The developer retains the right to alter or change the design Guidelines as listed here per resolution."

The proposed townhouses for F7 and F8 appear to meet both conditions (although a variance may be granted based on only one condition).

The architectural merit for these building elevations includes the following:

- quality elevation design and composition
- architectural quality features including
- detailed cornice materials
- detailed bay projections
- street facing roof terraces

The site condition of these townhouses located in the Irvington Center section of the community among the flat roofed office buildings, flat roof hotel and flat roof townhouses provide the opportunity to achieve compatibility for townhouse buildings to be designed with the proposed similar, yet alternate roof form.

Both of these conditions provide sound reason for granting a variance to permit the proposed townhouses with alternate roof form.

Building Permit Details

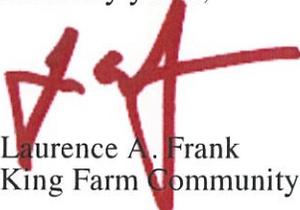
As the project proceeds and develops through building permit design, I look forward to working with you further on issues including the final architectural details, including material selections and finishes, building mounted and alley lighting, and retaining wall and railing materials and design.

Summary:

The proposed F7 & F8 site plans and architecture comply with the intent and requirements of the King Farm Concept Plan and King Farm Design Guidelines. I find the proposed development to be a positive addition to King Farm and consistent with the vision of King Farm as expressed throughout its governing documents and existing development pattern.

If you have any questions, please feel free to call me.

Sincerely yours,



Laurence A. Frank
King Farm Community Architect

Attachment 1.A.j: King Farm Architect Review Letter (2707 : STP2019-00367 King Farm F8 Townhouses)



Agenda Item #:	B
Meeting Date:	March 11, 2020
Responsible Staff:	Brian Wilson

SUBJECT:

Ownership Plat Application PLT2019-00580, for Approval of an Ownership Plat for 29 Townhouse Lots and One Common Area Lot in the PD-KF (Planned Development - King Farm) Zone at 801 King Farm Boulevard; 8 Irvington Centre, LLC, Applicant

RECOMMENDATION

(Include change in law or Policy if appropriate in this section):

Staff recommends approval of the Ownership Plat application, based upon substantial compliance of the ownership plat with the Zoning Ordinance and subject to approval of the related Site Plan (STP2019-00367).



Case: Ownership Plat PLT2019-00580

Location: 801 King Farm Boulevard

Staff: Brian R. Wilson, AICP
Planning and Development Services
240.314.8227
bwilson@rockvillemd.gov

Applicant: 8 Irvington Centre, LLC
8330 Boone Blvd #460
Vienna, VA 22182

Filing Date: November 1, 2018

Executive Summary: The applicant has submitted an Ownership Plat application to create additional ownership lots for the townhouse development on the F-8 property in King Farm. A total of 30 ownership lots will be created on the F-8 site (existing Ownership Lot AB-1). The submission of the Ownership Plat application is necessary to implement Level 2 Site Plan STP2019-00367 which is scheduled for consideration by the Planning Commission immediately prior to this application. Per Article 21 of the Zoning Ordinance, the Planning Commission is the Approving Authority for Ownership Plats.

Background and Project Description

The property containing 801 King Farm Boulevard is a record lot known as Parcel AB, Block M of the King Farm Planned Development, Irvington Centre subdivision, and contains 7.9 acres of land. The property is located at the northeast corner of King Farm Boulevard and Piccard Drive, and is zoned PD-KF (Planned Development – King Farm). The property was originally approved for development of three office buildings along with structured and surface parking spaces in 2003. Accordingly, an ownership plat which reflected the approved site plan and containing six ownership lots was approved by the Planning Commission and recorded among the land records in 2007.

The application proposes to create additional ownership lots within existing Ownership Lot AB-1 (801 King Farm Boulevard) to create the townhouse lots and associated maneuvering lanes shown in Site Plan application STP2019-00367 via the ownership plat process. The F-8 site will include 30 new ownership lots, one for the alleyway and 29 for the proposed townhome units within Ownership Lot AB-1.

In accordance with the Zoning Ordinance, an ownership plat may be approved by the Planning Commission in certain zones to allow for separate ownership, financing or phasing of a building, group of buildings or site components on a site with multiple buildings or phases.

Site Description

Location: 801 King Farm Boulevard
Land Use Designation: Comprehensive Planned Development
Zoning District: PD-KF (Planned Development-King Farm)
Plat Area: Approximately 3.32 Acres
Current Use: Vacant Land and Surface Parking
Proposed Use: Townhouses

	Zoning	Planned Land Use	Existing Use
North	KF-PD	Comprehensive Planned Development	Parking Garage
East	KF-PD	Comprehensive Planned Development	Stream Valley Park/Senior Living
South	KF-PD	Comprehensive Planned Development	King Farm Boulevard/Parkland
West	KF-PD	Comprehensive Planned Development	Office

Previous Related Applications

- CPD95-0002 – Comprehensive Planned Development – Approved by Mayor and Council Resolution No. 10-96, a concept plan for the 430.63 acres of the King Farm development. Approved on June 8, 1996. This approval authorized 3,200 residential units with the ability to increase the number of dwelling units to up to 3,600, with Mayor and Council approval.
- Comprehensive Planned Development Detailed Application CPD2001-002AC, for approval of an office building (F-4) at the northeast corner of the intersection of King Farm

Boulevard and Piccard Drive; later amended to add two additional office buildings (F-7 and F-8) by approval of the Planning Commission on March 28, 2007.

- STP2019-00367 – Pending site plan application to allow for 29 townhouse units on the F-8 site.

Analysis

Zoning Compliance

The proposal complies with the requirements for an Ownership Plat listed in Section 25.21.13 of the Zoning Ordinance. To be considered for an Ownership Plat, the subject property must consist of a record lot shown on a plat recorded among the Land Records of Montgomery County, Maryland and have a Site Plan approved for the entire site. Approval of Site Plan STP2019-00367, as an amendment of the approved CPD Detailed Application, is a recommended condition of approval of the proposed ownership plat.

The lots shown on an Ownership Plat do not constitute a resubdivision of the original record lot, as it only achieves a division of the property for either financing or separate ownership, where resubdivision into record lots is not feasible. The findings for creating ownership lots are evaluated in the “Required Findings” section below.

Forest /Tree Preservation

An Ownership Plat does not constitute subdivision and, as such, is not subject to the Forest and Tree Preservation Ordinance, but the related site plan must comply.

Required Findings

Section 25.21.13.b, Findings related to Ownership Plats, provides that “where more than one (1) building or building component exists, or is to be located, on a tract of land, the Planning Commission may approve an ownership plat if the Commission finds all of the following.”

- 1. The land is located in a zone other than the R-400, R-200, R-150, R-90, R-75, R-60, and R-40 Zones, except that an Ownership Plat is permitted in the previously mentioned zones if the property contains or is approved for a use other than single-unit detached residential.** The property is located in the PD-KF (Planned Development-King Farm) Zone.
- 2. The Ownership Plat is reasonably necessary to accommodate the financing or separate ownership of a building or group of buildings or building components on the tract of land.** The purpose of the division of existing ownership lots into additional ownership lots, and ownership lots for each individual townhouse and alley, is to accommodate separate financing and ownership of the properties within the existing ownership lot scheme on the property. It would not be feasible to subdivide the property into record lots because of the ownership lots and existing improvements that already exist on the site.

3. **The subdivision into individual record lots for each building or building component is not feasible because:**

(a) **Setback, open space or lot size requirements or other development standards of the zone reasonably preclude such subdivision;**

It is not feasible to establish record lots on this property without major impacts to existing development, due to the current ownership structure of the property. Because of this, it is most practical to create ownership lots for the townhomes rather than attempt to have all parties agree to new record plats for the property. Subdivision would require that each lot meet all Zoning Ordinance and other development requirements for stormwater management, landscaping and parking requirements. However, the ownership plats allow for these features to be provided within the record lot that will serve the development on the entire property.

(b) **Amenity features required in the zone or pursuant to an approved use permit or site plan for the tract are designed to serve the various buildings or building components, or other design feature of the project are integrated among the buildings or components;**

The open space and public use space serve all ownership lots.

(c) **Density calculations or bonus densities allowed in the zone and approved in a use permit or site plan are based on the area of the entire tract; or**

The site is regulated by the King Farm Comprehensive Planned Development resolution of approval and is therefore not subject to density bonuses or other density calculations within the Ordinance.

(d) **The creation of ownership lines or financing lines is intended principally to accommodate the separate ownership or financing rather than its formal subdivision.**

In this case, resubdivision to accommodate the sale or financing of individual buildings on the property is not an option. As a result, an Ownership Plat affords the property owners the ability to separately finance or sell each of the townhouse lots. To assure compliance with the Zoning Ordinance on the underlying record lot, the Ownership Plat process requires that the property remain governed by a single Use Permit or Site Plan, which it is governed by CPD2001-002AC, as amended by CPD2003-02AC2 and STP2019-00367, if approved.

4. **The Ownership Plat:**

(a) **Will not constitute a violation of any provision of this Chapter or other applicable law;**

Adding ownership lot lines on the underlying record lot for separate financing or ownership does not affect the conditions on the property and does not constitute a violation of any provision of the Zoning Ordinance or other applicable law;

- (b) Will not violate or adversely affect the Plan;**
The ownership plat anticipates allowing for the existing office building and parking garage to exist within the area separate from the proposed townhouses. Any additional development would be required to be not in conflict with the Master Plan and consistent with the PD-KF Zone, which implements the City's Master Plan for this area. Dividing the property into ownership lots will not violate or adversely affect the Plan;
- (c) Will not be unsuitable for the type of development, the use contemplated, and available public utilities and services;**
While this would be the first use of the Ownership Plat process to create townhouse lots, approving the proposed Ownership Plat will not create any condition where the development, the use contemplated, or public utilities and services will negatively affect the property or the area; **or**
- (d) Will not adversely affect the health or safety of persons residing or working in the neighborhood;**
The Ownership Plat will in no way adversely affect the health or safety of persons residing or working in the neighborhood because it amounts to ownership lines on the property's plat to delineate separate portions for either ownership or financing purposes. On the actual property, there will be no indication that anything has changed and, as a result, the proposed Ownership Plat will not adversely affect the health or safety of persons residing or working in the neighborhood.

Recommended Conditions

1. The Ownership Plat shall be submitted in an appropriate electronic format as specified in Section 25.21.10.d of the City of Rockville Zoning Ordinance.
2. The applicant shall submit, for review by the City Attorney's office, a Declaration of Covenants and Easements for the Ownership Lots. The Declaration of Covenants and Easements must be recorded prior to the plat and referenced on the ownership plats.
3. That bonds be posted and permits obtained from the Department of Public Works for all public and private improvements in accordance with Section 25.21.15 of the City of Rockville Zoning Ordinance.
4. Submission, for review and approval by the City Attorney's office, of the terms and location of all necessary easements for the implementation of STP2019-00367. Easements include but are not limited to ingress/egress easements, stormwater management easements and maintenance agreements, private storm drain easements, Washington Sanitary Suburban Commission easements, utility easements, retaining wall easements and public access easements, as applicable.
5. Submission, for review and approval by the City Attorney's office, of the Amended and Restated Declaration of Covenants and Restrictions referred to in Note 3 on the ownership plats. The City's review and approval authority over the document shall be limited in scope to covenants, easements, restrictions, and terms that pertain to the interests of the City or the public. Any subsequent amendments to provisions related to

covenants, easements, restrictions, and terms that pertain to the interests of the City or the public must be reviewed and approved by the City Attorney's Office.

6. All easements and the Amended and Restated Declaration of Covenants and Restrictions must be recorded in the Montgomery County Land Records prior to the issuance of any building permit for the project.

Staff Recommendation

Staff recommends approval of the Ownership Plat application, based on compliance with the criteria as described above, and subject to the recommended conditions in this staff report.

Attachments

Attachment 1.B.a: Location Map (PDF)

Attachment 1.B.b: King Farm Ownership Plat (F-8) (PDF)

Jim Wasilak

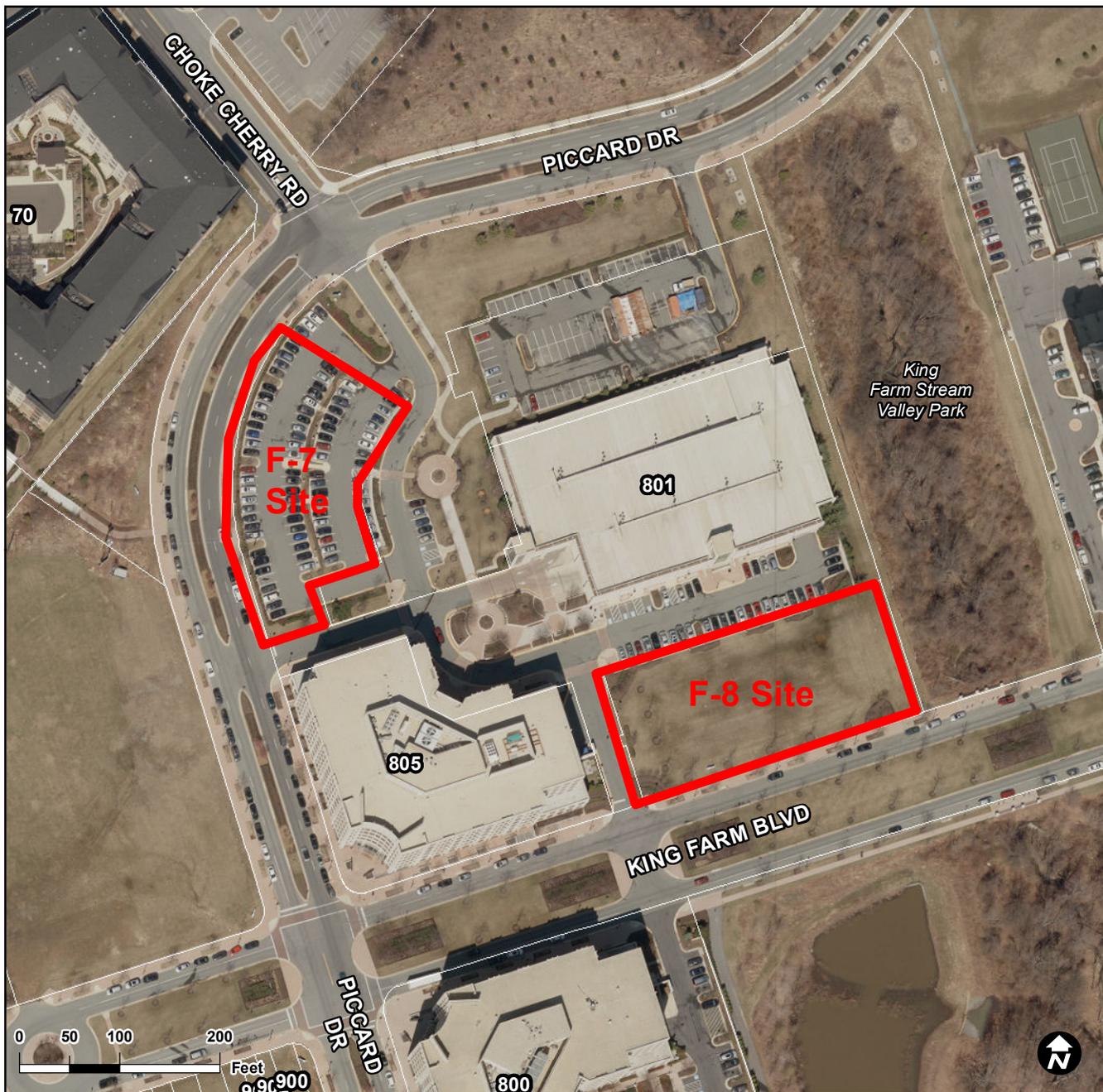
Jim Wasilak, Zoning and Development Manager

3/4/2020



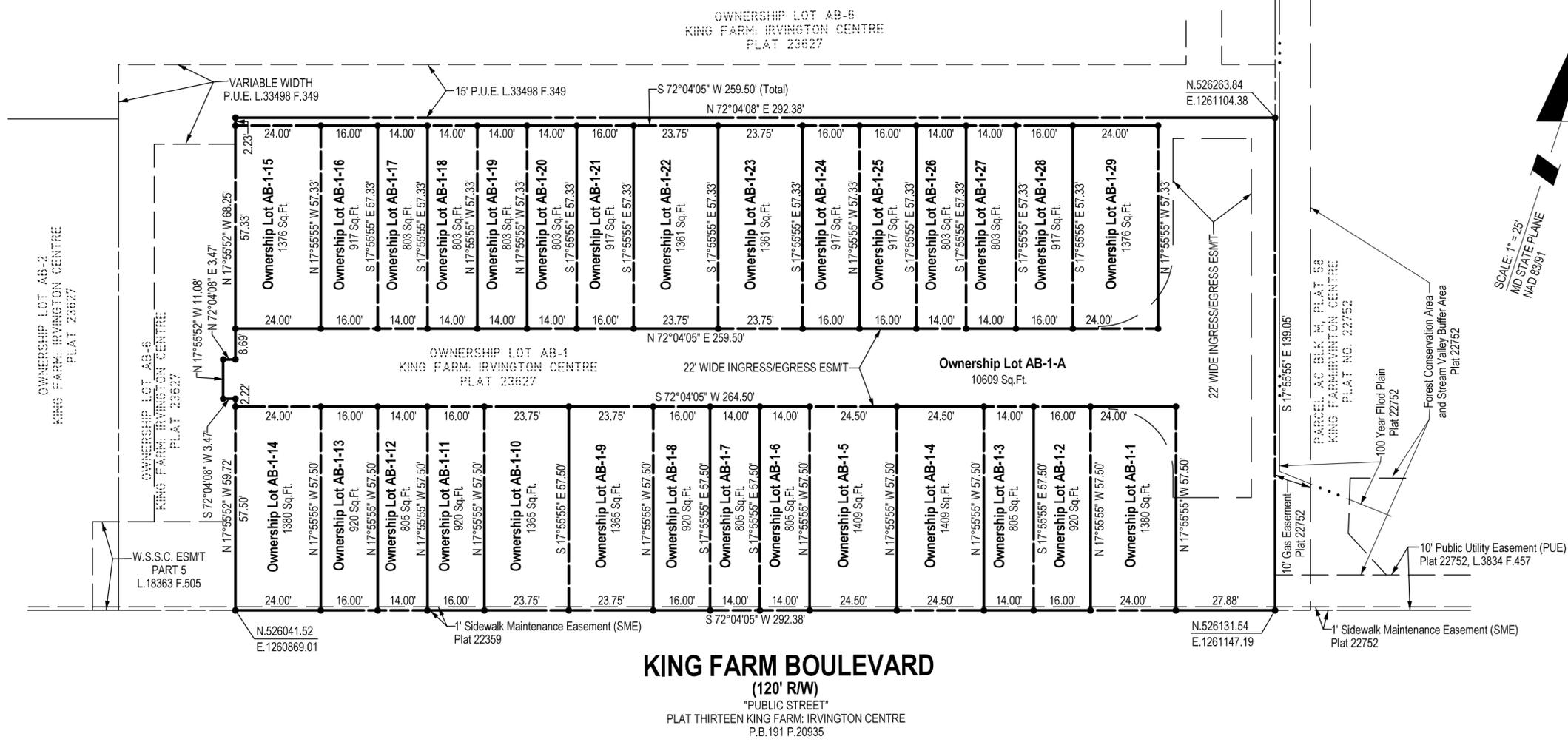
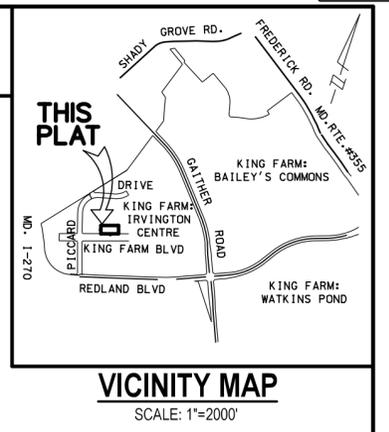
Case Number: Consent for Residential Use Address: Vacant Land on Piccard Dr. & King Farm B

Project Name: Parcels F-7 & F-8 Irvington Centre at the King Farm



Attachment 1.B.a: Location Map (2719 : PLT2019-00580, 801 King Farm Blvd)

PLAT NO.



NOTES:

- Existing Zoning is Planned Development – King Farm (PD-KF). Development is in accordance with the approved Concept Plan CPD 95-0002, as amended, approved Detailed Application CPD2003-02AC2 and Site Plan STP2019-00367, as may be amended from time to time.
- This development is subject to approved Concept Plan CPD95-0002, as amended, approved Detailed Application CPD2003-02AC2, and Site Plan STP2019-00367, as may be amended from time to time. All terms, conditions, agreements, limitations, and requirements associated with the approved Concept Plan, Detailed Application, and Site Plan are intended to survive, and not be extinguished with this plat, unless satisfied by, or prior to, the recordation of this plat. No building permit or other permit for public improvements required by the Zoning Ordinance of the City of Rockville will be issued for development on the property covered by this plat until all necessary performance bonds required by Section 25.21.15 are posted. The provisions of this paragraph are not to waive or modify any other city requirement applicable to the development covered by this plat.
- This property is subject to an Amended and Restated Declaration of Covenants, Easements, and Restrictions to be recorded among the Land Records of Montgomery County, Maryland, concurrently with this plat and will include, among other things, private easements for ingress and egress, public access easements, and easements for storm drain, storm water management, utilities, electrical vaults and reciprocal parking.
- This ownership plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The ownership plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- This property appears on Montgomery County Tax Map FS 562.

AREA TABULATION

35 Ownership Lots.....	40,695 Square Feet or 0.93423 Acres
Total by this plat.....	40,695 Square Feet or 0.93423 Acres

OWNER'S DEDICATION

We the undersigned, owners of the property described hereon, certify that: This Ownership Plat is prepared pursuant to Section 25.21.13 of the City of Rockville Zoning Ordinance; these ownership lots do not constitute a record lot or plan of subdivision; all improvements on the ownership lots shown hereon shall at all times be in accordance with the approved Concept Plan CPD95- 0002, as amended, and approved Detailed Application CPD2003-02AC2 and Site Plan STP2019-00367, as may be amended or superseded, and duly issued by the City of Rockville, and on file at the City of Rockville Planning Division.

All private easements are in accordance with the terms and conditions of the Amended and Restated Declaration of Covenants, Easements and Restrictions executed by the undersigned, and recorded concurrently herewith, among the Land Records of Montgomery County, Maryland, as may be amended from time to time.

As owners of this subdivision, we, our successors, agents and assigns will cause corner markers and any other required monumentation to be set by a Registered Maryland Surveyor.

There are no recorded suits, actions at law, liens, leases, mortgages or trusts affecting the property included in this ownership plat.

EIGHT IRVINGTON CENTRE ASSOCIATES, LLC, a Maryland limited liability company

Olav B. Kollevoll, Jr., Authorized Person Date Witness/Attest

SURVEYOR'S CERTIFICATION

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct: that it is a re-subdivision of Ownership Lot AB-1, Block M as shown on an ownership plat titled "OWNERSHIP PLAT, LOTS AB-1 THROUGH AB-6, BLOCK M, KING FARM:, IRVINGTON CENTRE" and recorded among the Land Records of Montgomery County, Maryland, as Plat 23627, said ownership lot being part of the property described in a conveyance from FOUR IRVINGTON CENTRE ASSOCIATES, LLC, a Maryland limited liability company, to EIGHT IRVINGTON CENTRE ASSOCIATES, LLC, a Maryland limited liability company, by deed dated June 18, 2007, and recorded among the said Land Records in Liber 34459 at Folio 608.

And that, once engaged as described in the owner's dedication hereon, all iron pipes marked thus: will be set at finished grade, in accordance with Chapter 25, Article 21, Section 25.21.25 of the Rockville City Code.

The total area of this ownership plat is 40,695 square feet or 0.93423 acres of land, there is no street dedication by this plat.

Brian L. Wood Date
Professional Land Surveyor
Maryland Registration No. 10885
License Expires: 5/6/2020

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY

THE CITY OF ROCKVILLE PLANNING COMMISSION
ROCKVILLE, MARYLAND

APPROVED - _____
WITHOUT COMMITMENT TO THE INSTALLATION OF WATER, SEWER AND STREETS

CHAIR CITY MANAGER

RECORDED _____
PLAT _____

25 12.5 0 25 50

**OWNERSHIP PLAT
LOTS AB-1-1 THROUGH AB-1-29 AND
LOT AB-1-A, BLOCK M
KING FARM:
IRVINGTON CENTRE**
(BEING A REDIVISION OF LOT AB-1, BLOCK M)
(BEING PART OF OWNERSHIP PLAT 23627)
CITY OF ROCKVILLE
GAITHERSBURG (9TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"= 25' DATE: JUNE 2019

SOLTESZ, INC.
ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9067
Engineering // Surveying // Planning // Environmental Sciences www.solteszco.com



Agenda Item #:	C
Meeting Date:	March 11, 2020
Responsible Staff:	Brian Wilson

SUBJECT:

Level 2 Site Plan STP2020-00393 Shady Grove
 Neighborhood Center, Proposed Phase 1 Site Plan
 Implementing Previously Approved Project Plan at 15825
 Shady Grove Road in the MXE (Mixed Use Employment)
 Zone; Lantian/1788/Shady Grove 31 III LLC, Applicants

RECOMMENDATION

(Include change in law or Policy if
 appropriate in this section):

Staff recommends approval of the proposed site plan, based
 on the recommended findings and subject to the conditions
 outlined within the staff report.



Overview

- Case:** Level 2 Site Plan STP2020-00393, Shady Grove Neighborhood Center
- Location:** 15825 Shady Grove Road, 2092-2098 Gaither Road, 2 – 4 Choke Cherry Road
- Staff:** Brian R. Wilson, AICP
Development Review
240.314.8227
bwilson@rockvillemd.gov
- Applicant:** Lantian/1788/Shady Grove 31, LLC
- Filing Date:** September 20, 2019

Executive Summary

The applicant, Lantian/1788/Shady Grove 31 LLC, has submitted a Site Plan application for the implementation of Phase 1 of the previously approved Project Plan (PJT2017-0007) for the Shady Grove Neighborhood Center. The Project Plan approval (Resolution No. 7B-19, see Attachment A) allows for the construction of a mixed-use development consisting of townhomes, multi-unit dwellings (apartments), retail, office, hotel and institutional uses. The first phase of the proposal would result in the construction of 136 townhouse units. Located in the southernmost quarter of the site, this phase also includes the construction of a one-acre park area and stormwater retention pond.

The applicant proposes to develop 11.5 acres of the property in this first phase. The overall property is approximately 31 acres in size and is located in the MXE (Mixed-Use Employment) Zone. The site is adjacent to Choke Cherry Road on the south, and abuts the King Farm Planned Development. Existing development on the overall site consists of seven office buildings

containing 435,456 square feet. Phase I proposes demolition of two of the office buildings.

During the review of the proposed application, staff worked with the applicant to address several issues related to implementation of the approved Project Plan. Central to the review process was ensuring that the road system and demolition of existing office buildings was planned and executed in a manner that maintained safe access between the planned roadways and the office parking lots. In addition, staff worked with the applicant to ensure the open space area around the pond was designed in a manner that facilitated safe pedestrian access to the area for future residents.

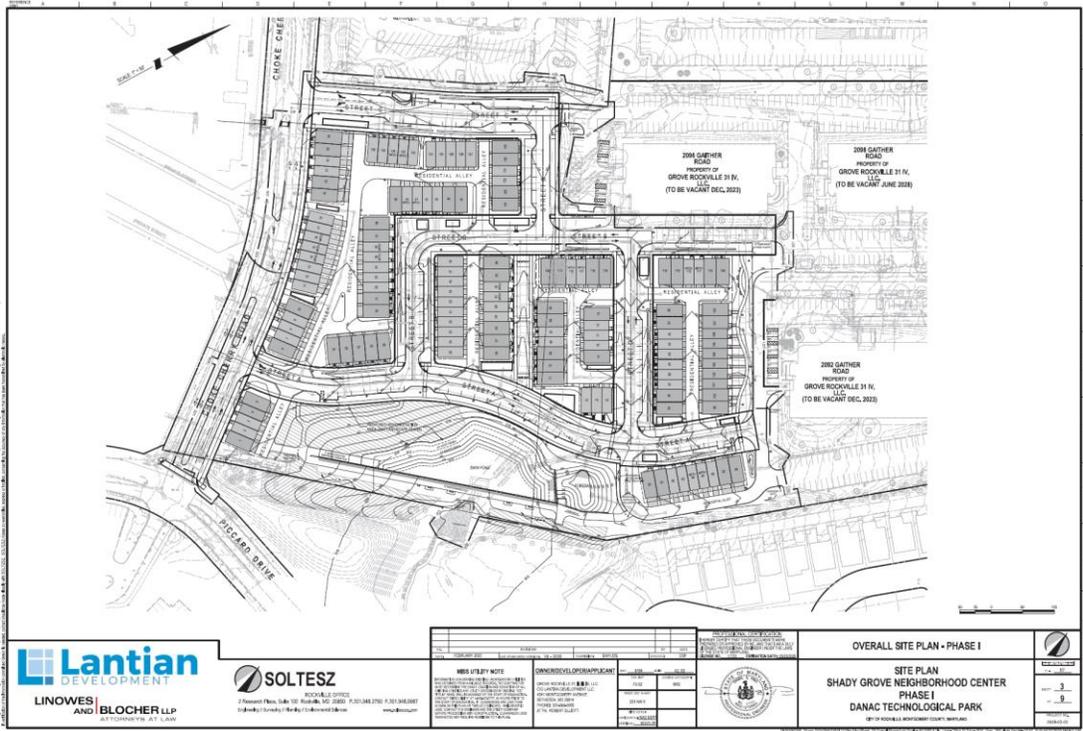
The application has been fully reviewed for compliance with all relevant City codes and policies (forest conservation, stormwater management, utility adequacy and traffic and transportation). Based on that review, the proposed findings and recommended conditions, staff recommends approval of the Site Plan. This also includes a recommendation of approval for a proposed waiver of Chapter 21 of the Zoning Ordinance related to trees planted per residential lot, which would reduce the number of trees required per lot from 3 to 1.5 as calculated in the aggregate.

The Planning Commission's role is to conduct a review of the application at a public meeting and make a decision on the proposed site plan regarding its consistency with the approved Project Plan and Zoning Ordinance, as outlined in Section 25.07.01a.3(b).

Project Description

This Site Plan is the first phase in the implementation of the approved Project Plan (PJT2020-00007). As part of a Project Plan, the applicant is required to submit a Level 2 Site Plan to implement that approval (see Attachments B through H). The proposal includes 136 townhouses, 17 of which will be Moderately Priced Dwelling Units (MPDUs). The project features traditional neighborhood design principles with alleyways designed to service garages at the rear of each townhouse. Another aspect of this design is the development of an open space mews area which will be located between Streets B and D. This will allow the units in this area to front on open space, rather than a public road.

The townhouses will be either 16 feet or 20 feet wide. The applicant is also proposing to utilize rooftop living spaces as part of the townhome design. Portions of the approved public street network will be developed as part of this phase. Roads will be public and will include on-street parking and a sidewalk system. A one-acre public park space will also be constructed around a regional stormwater pond.



Proposed Phase 1 Site Plan

Site Description

Master Plan Land Use: Restricted Industrial / Office Park
 Zoning District: MXE (Mixed Use Employment)
 Existing Use: Office
 Parcel Area: Phase 1 -11.5 Acres (Total Site - 31 acres)
 Existing Building Floor Area: 435,456 square feet of office (total site)

Project Vicinity

Surrounding Land Use and Zoning

	Zoning	Planned Land Use	Existing Use
North	MXE	Restricted Industrial/Office Park	Office Use
East	PD-KF	Planned Development (PD)	King Farm PD single family and townhomes
South	PD-UR	Restricted Industrial/Office Park	Upper Rock PD Apartment and Grocery Store
West	City of Gaithersburg	City of Gaithersburg	Retail Center

Site

The overall site is 31 acres in size and includes four parcels located along Shady Grove Road between Gaither Road and Choke Cherry Road: 15825 Shady Grove Road, 2092 - 2098 Gaither Road, and 2 - 4 Choke Cherry Road. Zoned MXE (Mixed Use Employment), the property includes office buildings and surface parking lots developed in the 1960s and 1970s. The property is across the street from the Home Depot shopping center in Gaithersburg and directly abuts both the King Farm Planned Development to the east and the Upper Rock Planned Development to the south. The Phase being reviewed as part of this application is 11.5 acres in size and located within the southernmost quarter of the site adjacent to Choke Cherry Road and the King Farm Planned Development.

Project Analysis**Master Plan**

The property is in Planning Area 15 (Research/Piccard/King Farm/Fallsgrove) in Rockville's 2002 Comprehensive Master Plan (CMP). Page 12-14 of the CMP states that "The Research/Piccard area is part of the Montgomery County High Technology Corridor" and the Land Use map designates these parcels as Restricted Industrial/Office Park. The area is presented in the plan as appropriate for office/industrial development, though it also notes that "Zoning in the corridor permits certain commercial service activities such as banks and restaurants to support the office/industrial development."

The CMP also states that "There is redevelopment potential in the area on the sites that were developed in the 1970s to a lower density than is currently allowed." Furthermore, it contemplates that an additional mix of uses may be appropriate. On Page 12-15, the CMP states that the former I-3 (Industrial Park) Zone, which was the zone at the time, "contains an optional method of development which allows a greater mix of uses and increased density in proximity to planned or programmed transit stations in order to encourage use of those facilities", though careful consideration should be given to other plan principles and impacts on surrounding areas.

Master Plan Compliance

With the adoption of the City's Zoning Ordinance in 2009, the MXE Zone was created to implement the Restricted Industrial/Office Park designation, previously implemented by the I-3 (Industrial Park) Zone. Development consistent with the standards of the MXE Zone can therefore be deemed compatible with the Master Plan. The proposed plan would allow for a mix of different use types in a compatible manner, which is a central goal of the MXE Zone. The pedestrian orientation of the street layout, the location of proposed public open spaces and the use of limited setbacks with the buildings to frame the street ensures that the proposal will promote both walking and bicycling in the area.

The proposed project was found to be in compliance with the City's Comprehensive Master Plan at the time of Project Plan approval. Implementation of that Project Plan through the Site Plan application process is also deemed compliant with the Master Plan as long as the Planning

Commission determines that the proposal is consistent with Resolution No. 7B-19 and all applicable ordinances.

Infrastructure/Adequate Public Facilities Standards (APFS)

Traffic

Trip generation for this portion of Phase One, consists of the number of vehicle trips expected to be generated by the proposed 136 new townhouses, and the remaining office uses on the overall site. For the purposes of calculating vehicle trips, the rates and equations are consistent with those used in the approved Comprehensive Transportation Review submitted with the Project Plan (PJT2017-0007) and approved by staff. The Number of peak hour trips expected to be generated is summarized on table below.:

Shady Grove Development			AM Peak Hour	PM Peak Hour	Saturday Peak Hour
			Total	Total	Total
Approved Trip Caps Phase 1			644	1,327	1,042
Remaining office	233,587	Sq. Ft.	390	357	101
Proposed Townhouses	136	Units	68	101	83
Total site Trips with This portion of Phase 1			458	458	184
Remaining Phase 1 Trips (unallocated)			186	869	858

As shown in the table above, the remaining existing office uses and the proposed 136 new townhouses are expected to generate approximately 458 AM peak hour vehicle trips, 458 PM peak hour vehicle trips, and 184 Saturday peak hour vehicle trips, all of which are below the established peak hour trip caps.

Water and Sewer

The proposed development is located within the Washington Suburban Sanitary Commission’s (WSSC) service area for water and sanitary sewer. The applicant will construct a network of water and sanitary sewer infrastructure to serve the development that complies with all WSSC requirements. The applicant received approval of the Hydraulic Planning Analysis (HPA) by WSSC during the Project Plan process. The applicant has recently applied for an HPA Amendment approval from WSSC, which details the sewer and water service required for the development. The amendment proposes to direct wastewater flow to the Watts Branch Sewershed and into the City’s wastewater collection system. The City and WSSC have agreed to allow the connection proposed in the HPA Amendment (see Attachment I).

Schools

The proposal was reviewed for school adequacy at the time of Project Plan. Projected student generation was found to be within the required threshold and therefore a determination of adequacy with the APFO was made. The review conducted as part of the Project Plan submission is detailed in the following paragraphs as a reference for Planning Commissioners:

The subject property is served by the Gaithersburg High School cluster, including Rosemont ES, Forest Oak MS and Gaithersburg HS. Using the Montgomery County Student Generation Rates for Housing Types (dated January 1, 2017), the proposed development will generate the following number of students: 146 students at the elementary school grade level, 63 students at the middle school level, and 84 students at the high school level. Based on current student generation rates, the residential dwellings in Phase One will generate 34 elementary school students, 17 middle school students and 22 high school students.

In 2017, the Mayor and Council adopted amendments to the school standards of the APFS to take into account individual schools in the capacity analysis. Also, in 2017, a provision was approved allowing Project Plan applications submitted prior to the change to be tested with the standard in effect at the time of application (January 20, 2017). As a result of the amendment, this application is subject to the prior test, which considers student population in the entire cluster at each school level. The analysis using the prior standard indicates that school capacity is present at each school level, and therefore the application meets the schools test.

School Test: Percent Utilization >120% = Moratorium						
School Type (Gaithersburg Cluster)	Projected 2020-21 Enrollment	Students Generated by Proposed Development	100% MCPS Program Capacity	Enrollment Including Proposed Development	Cluster Percent Utilization in 2020-21	Cluster Percent Utilization in 2020-21 with Proposed Development
Elementary School	4,549	146	4,160	4,695	109.3%	112.8%
Middle School	1,994	63	1,882	2,057	106.0%	109.3%
High School	2,451	84	2,407	2,535	102.0%	105.3%

Transportation and Circulation

Access & Circulation

The access to the new townhouse development will be provided from Choke Cherry Road, via two improved north-south public roadways. The proposed Street “C” will be constructed with a Business District Type II cross section and will allow full movement to and from Choke Cherry Road. Street “A” will be constructed as a residential street without allowing any outbound left turns onto southbound Choke Cherry Road.

Bicycle/Pedestrian Access

Pedestrian access will be provided by proposed new and wider sidewalks along Choke Cherry Road and the proposed sidewalk along all internal streets as shown on the submitted plan. On the west side of Choke Cherry Road, there currently exists a shared use path that extends from Shady Grove Road south to Piccard Drive.

Transit

There are multiple Montgomery County Ride-On bus routes, as well as the existing King Farm shuttle that can provide transit service to both the proposed development and the Shady Grove Metro Station. The Montgomery County Department of Transportation (MCDOT) is currently studying provision of Bus Rapid Transit (BRT) service between Downtown Bethesda and Clarksburg on the MD 355 (Rockville Pike) corridor. Finally, the concept plan for King Farm both has identified the median of King Farm Boulevard as the future alignment of the Corridor Cities Transitway (CCT), which would also be a BRT facility.

Historic Resources

Condition 7 of Resolution 7B-19 required the applicant to provide a report containing a historical evaluation of the existing buildings located on the site. This condition has been met and it has been determined the buildings have no historical significance.

Environment

Environmental Guidelines

The 31.1-acre site has an approved Natural Resources Inventory/Forest Stand Delineation (NRI/FSD), which identifies all of the natural features in accordance with the Forest and Tree Preservation Ordinance and the Environmental Guidelines. The site does not contain forest, wetlands or 100-year floodplain. However, a perennial stream daylights from an outfall near the southeastern property corner and a 125-foot stream valley buffer consisting of 0.80 acres extends from the outfall. Due to the presence of over 200 individual trees, the existing canopy coverage averages 18% over the entirety of the site per the City's Urban Tree Canopy GIS mapping page.

The applicant submitted and received a response from the Maryland Department of Natural Resources (DNR) confirming there are no State or Federal records indicating that the site contains rare, threatened or endangered species.

Forest and Tree Preservation Ordinance

The previously approved Project Plan submission to the City for redevelopment of an existing office park to a mixed-use neighborhood center required compliance with the City of Rockville's Forest and Tree Preservation Ordinance. The City Forester's office approved a Natural Resources Inventory/Forest Stand Delineation plan on April 15, 2016 and a Preliminary Forest Conservation Plan on April 24, 2019.

Forest Conservation

The forest conservation requirement for this project is based on the following:

- Tract area: 31.1 acres
- Site zoning: MXE
- Existing forest: 0 acres
- Overall Afforestation required: 4.67 acres
- Overall Approved Fee-in-Lieu: 2.29 acres
- Phase I Afforestation required (37.07%): 1.69 acres
- Phase I Fee-in-Lieu required (37.07%): 0.85 acres

In accordance with Section 10.5-24 of the FTPO, the project applicant has received approval to pay fee in lieu for 2.29 acres (49%) of the 4.67-acre afforestation requirement. In an April 24, 2019 letter approving the Shady Grove Neighborhood Center Preliminary Forest Conservation Plan (PFCP), the Principal Planner in Urban Forestry approved the request. The fee-in-lieu of afforestation is to be paid in installments during the implementation of Project Plan PJT2017-00007 through phased site plans. The monetary contribution to be paid for each installment is determined at the time of each phased site plan and calculated in accordance with the rates in effect at the time of each site plan approval. Each respective installment payment is based on the proportional amount of square footage of land being developed in each phased site plan when compared to the 31.1-acre overall site. The Phase I Site Plan covers 37.07% of the overall site and therefore requires a payment based on 37.07% of the approved fee-in-lieu for afforestation for 2.29 acres.

The remaining Phase I Site Plan forest conservation requirement for this project is 1.69 acres. The project will plant 0.61 acres of forest to meet a portion of this requirement within the public park space surrounding the proposed SWM pond in the southwest corner of the project parcel. A Forest and Tree Conservation Easement and Declaration of Covenants must be recorded among the Land Records of Montgomery County for the long-term protection of the forest conservation area.

Minimum Tree Cover

The minimum tree cover requirement in the MXE zone is 15%, though it may be reduced to 10% with the dedication of 5% of usable park land to the city. The project is proposing to meet the 10% (3.11 acres) requirement with the dedication of two parks within the site totaling 5% or (1.73 acres) of the tract area.

- Central Green 0.57 acres
- Pond Park 1.16 acres

Significant Trees/Specimen Trees

Significant trees are defined as trees located outside of a forest and being 12" DBH (diameter at breast height) and trees located within a forest and being 24" DBH and

greater. Specimen trees are defined as trees with a diameter equal to or greater than 30" DBH or trees that are 75% of the diameter of the state champion tree of that species. Removal of significant trees requires written justification approved by the City Forester in accordance with Section 10.5-21(c) of the FTPO. The site contains 178 significant trees, of which 10 trees are also considered specimen trees.

Significant trees:

The project proposes to remove all trees within the site except for one 36" black oak located at the corner of Shady Grove Road and Gaither Road. The project replacement requirement is 172 trees.

The project requires 172 significant replacement trees, but in accordance with Section 10.5-24 of the FTPO, the project has received approval for a fee-in-lieu payment for up to 60 significant replacement trees. The remaining 112 significant replacement trees must be planted within the project boundaries in locations in accordance with City standards.

The significant tree replacement requirement for this project is based on the following:

- Tract area: 31.1 acres
- Site zoning: MXE
- Existing forest: 0 acres
- Overall Significant Replacements required: 172 trees
- Overall Approved Fee-in-Lieu: 60 trees
- Phase I Significant Replacement required (37.07%): 42 trees
- Phase I Fee-in-Lieu required (37.07%): 22 trees

As with afforestation, the fee-in-lieu for significant tree replacement may be paid in installments during the build out of the project. The monetary contribution to be paid for each installment will be determined at the time of each site plan. Each respective installment payment will be based on the proportional amount of square footage of area being developed with each site plan, regardless of the amount of significant tree replacement planting to be installed with the specific phase. The amount of each respective installment payment will be calculated in accordance with the rates in effect in the Forest Conservation Manual at the time the site plan is approved. At each site plan, the respective payment due must be paid prior to the issuance of any forestry permit. At the final phase, if the applicant provides a site plan that requires less fee-in-lieu than the maximum determined at PFCP, the payment for the final phase will receive the adjustment.

In accordance with Section 10.5-21(e) of the FTPO, the project has received approval to remove 9 specimen trees. The Forestry Planner has reviewed the fee-in-lieu request in conjunction with the plan submission and found that the project meets the justification criteria for the following trees:

Site access:

- Trees 316, 317, 326 and 327 due to other City developmental standards
- Tree 343 due to ADA access and sewer requirements.
- Trees 255, 256 and 257 due to stormwater management features

Site conditions:

- Tree 279 due to proximity of tree to existing building and location of tree on steep slope.

In accordance with Section 10.5-24 of the FTPO, the project has received approval to pay fee in lieu for 60 significant replacement trees. The City Forester's office has reviewed the request in conjunction with the plan submission and found that the project meets the justification criteria for the following limitations:

Other City development standards-stormwater management features:

- At least 60 ornamental trees could be planted where stormwater management features are shown.

Soil augmentation per the city's Forest and Tree Preservation Ordinance Notes will be required prior to installation of new trees within existing green space or where pavement was previously located. The current ordinance notes at the time of Final FCP submission shall be included on the Final FCP.

Landscaping

Street Trees

The project has frontage on Gaither and Choke Cherry roads, which are City of Rockville rights-of-way, and Shady Grove Road which is a Montgomery County right-of-way. Street trees removed within the city's rights-of-way are required to be replaced at a 1:1 ratio and shall be shown on both the Final FCP and the street tree and lighting plan in addition to new street tree planting within proposed city rights of way. The applicant is required to obtain permits from Montgomery County and Maryland DNR for removal of trees within the Shady Grove Road right-of-way.

- Phase I Street Tree Removals: 3 trees (Choke Cherry)
- Phase I Street Tree Replacements: 15 trees (Choke Cherry)
- Phase I New Street Trees: 110 trees

Residential Lot Tree Reduction

A waiver request has been submitted for a reduction in the number of trees required per residential lot (Sec. 25.21.21.b). The applicant has requested a reduction in this number from three to 1.5 trees per lot (see Attachments J and K). This issue is addressed in more detail elsewhere in this report.

Noise

Noise levels that may be generated during construction must comply with maximum allowable noise levels as referenced under Sec. 31B-6 of the Montgomery County Noise Ordinance.

Stormwater Management

Stormwater Management (SWM) for this project will be provided in compliance with the Development SWM Concept Approval Letter (see Attachment L). The Development SWM Concept Approval Letter lists project-specific conditions of approval. On-site SWM is being provided by the applicant through the construction of a SWM pond dedicated to the City of Rockville and in a combination of Environmental Site Design (ESD) measures including planter box bioretention facilities, microbioretention facilities, and bioswales. The SWM pond provides water quality treatment for 6.21 acres of on-site impervious area during Phase 1, 19.0 acres of on-site impervious area for the ultimate development, and 6.7 acres of off-site impervious area that drains through the property. A monetary contribution is being provided by the applicant in lieu of providing on-site quantity management and the remaining on-site water quality management.

Sediment Control

DPW staff has determined that the proposal demonstrates the integration of Erosion and Sediment Control and Environmental Site Design measures into the development project, while protecting the natural resources, as required by Rockville City Code (See Attachment M).

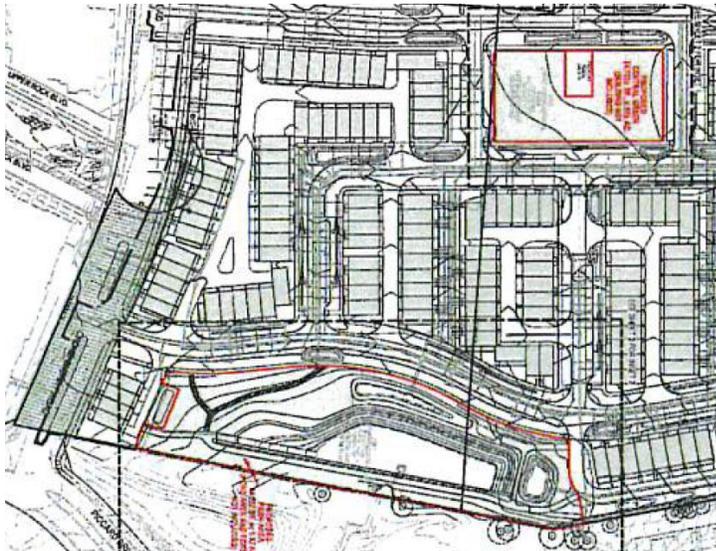
Safe Conveyance

Staff has studied the adequacy of the storm drain system to accommodate runoff created as a result of this project and has determined that the existing downstream storm drain system has the capacity to safely convey the proposed 10-year runoff from this project. No system upgrades or mitigating measures are required for the proposed application (see Attachment N).

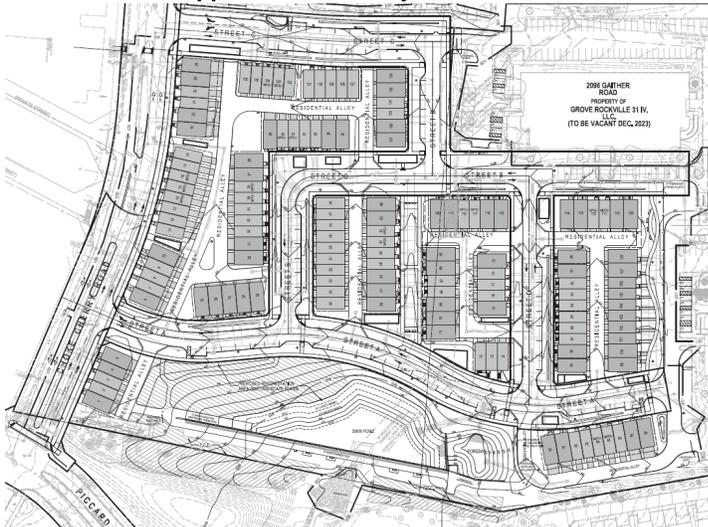
Zoning Ordinance Compliance and Regulating Specifications

The subject property is regulated in accordance with Resolution No. 7B-19, as approved by the Mayor and Council. The applicant is permitted to construct up to 330 townhouse units on the property (subject to conditions of the Project Plan approval). This phase of development proposes 136 dwelling units, meaning that the applicant may construct up to 194 townhouse units in future phases.

As part of the MXE Zoning District, the development standards for the townhouse units were approved at the time of Project Plan to ensure a compatible pedestrian oriented urban form. As such, Zoning Ordinance compliance review is specifically focused on consistency of the site plan layout with the Project Plan layout, as presented in Resolution 7B-19. Setbacks, building location, park location and the road layout were reviewed, and staff believes the proposed site plan satisfies Condition 2 of Resolution 7B-19, as demonstrated in the following graphics:



Phase 1 Area as approved in the Project Plan Resolution



Phase 1 Area as proposed in the Site Plan Application

Public Parkland, Public Use Space and Open Area

As part of the MXE district, open space will be provided consistent with the Zoning Ordinance and the approved Project Plan Resolution. This phase of the project includes 6.58 acres of open space. Total open area for the entire site at buildout will be 9.47 acres. The first phase includes development of the one-acre park area at the rear of the site. This park property will be dedicated to the City and will connect to the City-owned open space in the adjacent King Farm neighborhood. Staff worked with the applicant to ensure the stormwater pond built within the park will be designed in a manner that allows for pedestrian access around the perimeter of the pond.

Subdivision Regulations: Residential Lot Tree Planting Requirement

The applicant has submitted a waiver request to Section 25.21.07 of the Zoning Ordinance. This Ordinance standard would require the applicant to plant 3 trees per residential lot proposed. The applicant has requested a waiver that would allow for 1.5 trees per lot based on the aggregate tree total for this phase of development.

	Phase 1	Future Site Plan Phases	Total in All Phases
Number of Townhouse Lots	136 Lots	122 Lots	258 Lots
Trees Required Without Waiver	408 Trees	366 Trees	774 Trees
Number of Proposed Townhouse Lot Trees Provided on Overall Site	291 Trees	96 Trees	387 Trees
Waiver Requested (1.5 Trees Per Lot)	117 Trees	270 Trees	387 Trees

As part of the Project Plan review, Mayor and Council acknowledged that the tree planting constraints on the site would make it difficult to plant three trees per lot. In Condition 6 of Resolution 7B-19 the following is noted:

“The Mayor and Council acknowledge that implementation of the approved Project Plan’s urban townhouse design requires the grant of a waiver by the Planning Commission of Section 25.21.21.b of the City Code pursuant to Section 25.21.07 of the City Code to allow a reduction of the required trees per residential lot from 3 trees to 1.5 trees per lot, based on an aggregate of the on-site trees, and support such a waiver.”

The Planning Commission must review the requested waiver and the applicant’s justification based on the standard outlined within the Zoning Ordinance, Section 25.21.07.b. The Ordinance states the following:

“If the Planning Commission finds that undue hardship will result from strict compliance with any requirement of this chapter, it may grant a waiver or modification from such requirement so that substantial justice may be done if the public health, safety and aesthetics, or general welfare will not be impaired and the waiver will not be contrary to the intent and purpose of the plan or this chapter.”

The applicant has stated that the waiver is necessary to facilitate the urban, pedestrian form proposed, as well as to accommodate the public improvements such as public roads and parkland (See Attached Waiver Justification Letter).

Staff finds that the necessity of a tree-per-lot planting waiver was acknowledged and specifically identified within the Mayor and Council Resolution of Approval. The Mayor and Council recognized the design and density of the project would necessitate a reduction in the number of trees provided on each residential lot. In reviewing the proposed development, it is evident that the design of the townhouse lots and the limited amount of planting area (see example below) makes it impossible to accommodate multiple tree plantings on each lot. Further, the applicant sacrificed a significant amount of planting area within the park when they

agreed to construct a regional stormwater pond to accommodate stormwater from areas outside of the site. This infrastructure improvement, made at the request of the City during the Project Plan phase, also reduced the area available for tree planting. This is relevant because the City has typically allowed trees that could not be placed on the lot to be planted elsewhere on the project site, typically within common area.



Proposed lots have no planting area in the rear yard due to the garage accommodation and limited area in the front yard to accommodate multiple tree plantings.

Due to the above-stated reasons, staff recommends approval of the proposed tree planting waiver. The waiver will not be contrary to the intent and purpose of the plan and will allow for the implementation of the approved Project Plan, which was previously deemed consistent with the City's planning goals. The applicant is still required to provide a substantial number of tree plantings on the site, including afforestation, minimum tree coverage, significant tree replacement of the FTPO as well as street tree planting requirements.

Moderately Priced Dwelling Units (MPDU) Ordinance

The applicant will provide a minimum of 12.5% of the residential units as MPDUs. Staff worked with the applicant to ensure the MPDUs were adequately distributed throughout this phase of development. As part of this phase, 17 MPDUs will be constructed.

Parking

In addition to providing off-street parking per the Zoning Ordinance (2 spaces per unit), on-street parking (52 spaces) is also proposed throughout the site. Parking is proposed on one side of Street "A", "B" and "D". Street "C" is the only street that maintains parking on both sides. The applicant has indicated that parking garages within the future mixed-use portion of the development will be available to visitors for the townhouse area. The extent of the availability of structured parking for visitors will be determined at the time those phases are proposed.

Staff also reviewed the parking calculations for the office buildings that will continue to operate on the site outside of the Phase 1 area and have determined that adequate parking exists to accommodate those uses.

Community Outreach and Public Meetings

A Post-Application Area Meeting was held on October 22, 2019. This meeting was attended by three residents. In accordance with Sections 25.05.03.c and 25.07.03.c of the Zoning Ordinance, written notice of the Planning Commission review of Site Plan Application STP2020-00393 was sent to nearby property owners. The applicant affirmed via submission of required affidavits that both written and electronic public notification was provided for all area and public meetings on the subject Site Plan application. Staff has received no correspondence from the public regarding this proposed application.

Findings

In accordance with Section 25.07.01.3.b, of the Zoning Ordinance, a site plan that implements all or a portion of an approved Project Plan may be approved so long as the site plan complies with the conditions and requirements of the approved Project Plan and where the application will not:

Be detrimental to the public welfare or injurious to property or improvements in the neighborhood;

The proposal complies with the strict standards of all applicable ordinances and the project plan resolution of approval. Staff has not identified any further health, safety or welfare issues associated with the proposed development nor any aspect of the proposed development that would be injurious to property or improvements in the neighborhood.

Constitute a violation of any provision of the Zoning Ordinance or other applicable law;

The proposed site plan application as submitted complies with all provisions of the Zoning Ordinance in that the proposal is consistent with Resolution No. 7B-19 and all associated exhibits relating to the design and layout of the project. As stated above, the proposal also complies with the strict standards of all applicable ordinances, as well as other applicable laws.

Be incompatible with the surrounding uses or properties;

The proposal respects and complements the existing uses surrounding the property through the improvement and expansion of the road infrastructure, the expansion of stormwater capabilities for the surrounding area and the use of urban design principles that promote the Master Plan and advance the City's long-term planning goals. The design also respects the City-owned open space area adjacent to the subject property within the King Farm development by allowing for the continuation of this City owned park area into the subject site.

Conditions and Recommendation

Staff recommends the Planning Commission approve Site Plan application STP2020-00393. The proposal meets the findings necessary to approve the project and is consistent with the Project

Plan resolution of approval. Staff also recommends approval of the tree planting waiver request because the waiver will not be contrary to the intent and purpose of the plan and will allow for the implementation of the approved Project Plan, which was previously deemed consistent with the City's planning goals.

Staff's recommendation of approval is subject to the following conditions:

Planning and Development Services

1. Submission, for the approval of the Chief of Zoning, of six (6) copies of the site plan (on sheets no larger than 24 inches by 36 inches).
2. Submission, for the approval of the Chief of Zoning, of six (6) copies of the architectural plans (on sheets no larger than 24 inches by 36 inches).
3. Submission, for the approval of the Chief of Zoning, of six (6) copies of the landscaping plan (on sheets no larger than 24 inches by 36 inches).
4. The applicant shall sign and return the approval letter prior to the release of any permits.
5. Submission of the FTP permit application and fee.
6. Prior to release of the first building permit, the applicant must post a bond, in a form acceptable to the City, that covers the completion of all improvements to the phase one park area. The bond shall be released upon the satisfactory completion of the required improvements to the phase one park area, as determined by the City. All improvements to the phase one park area must be completed to the satisfaction of the City within four (4) years of the release of the first building permit. Prior to issuance of the first occupancy permit, and contingent on the City's determination that all improvements to the phase one park area are complete, the applicant must convey the phase one park area to the City in fee simple. If the phase one park area is conveyed to the City prior to the end of the five-year warranty period for the Forest Conservation Plan plantings, the applicant will remain obligated to ensure the survival and replacement, if necessary, of all Forest Conservation Plan plantings within the phase one park area for the full five-year warranty period.
7. The applicant must execute and record among the Land Records a Forest and Tree Conservation Easement and Declaration of Covenants granted to the Mayor and Council of Rockville in a form suitable to the City. The easement must also be submitted in GIS format acceptable to the city.
8. Applicant must execute a Five-year Warranty and Maintenance Agreement in a form suitable to the City.
9. Applicant must post a bond or letter of credit approved by the City. The bond estimate shall include the following:
 - a. Significant replacement trees for the Final Phase I FCP.
 - b. Onsite afforestation trees for the Final Phase I FCP.
 - c. Off-site reforestation area for impacted existing FCE on the Final Phase I FCP.
 - d. Street trees for the Final Phase I FCP.
 - e. Non-native and invasive plant control for the entire FCE area within 50' of the Limits of Disturbance (LOD).

- f. Installation of permanent fencing and signage along the entire perimeter of the FCE as per COR standards.

Department of Public Works

10. Submission for review, approval, and permit issuance by DPW of the following detailed engineering plans, studies and computations, appropriate checklists, plan review and permit applications and associated fees. The following plans shall be submitted on 24"x36" City base sheets at a minimum scale of 1"=30' unless otherwise approved by DPW.
 - a. Sediment Control Permit (SCP) – Submit Erosion and Sediment Control plans for all disturbed areas;
 - b. Stormwater Management Permit (SMP) – Submit Stormwater Management plans for on-site stormwater management;
 - c. Public Works Permit (PWK) – Submit plans for all work within the proposed public rights-of-way, within the Choke Cherry Road right-of-way, and within any existing or required public easements. DPW will also review, approve and permit the construction of private improvements in alleys through the PWK permit, including applicable fees.
11. Submit for review, approval and authorization by the Maryland Department of Environment and U.S. Army Corps of Engineers a Joint Permit Application, for all proposed impacts to wetlands and waterways, including temporary impacts during construction, and for the construction of the stormwater management pond embankment/wall. DPW permits will not be issued until all required permits and authorizations from the appropriate state agencies with jurisdiction are received.
12. In accordance with Chapter 10 of the City Code, submit for review and approval all necessary supporting information to delineate the proposed 100-year floodplain and to obtain any necessary floodplain variances and/or floodplain permits.
13. Submission for review and approval by the City Attorney's office prior to DPW permit issuance, all necessary deeds, easements, agreements, dedications and declarations. Drafts of the documents must be included with the initial submission of the engineering plans and must be recorded prior to issuance of DPW permits, unless otherwise allowed by DPW.
14. The location of the proposed Stormwater Management Easement, Inspection and Maintenance Agreement surrounding the SWM pond is conceptual and must be defined at the detailed engineering phase. If the limits of the SWM easement must be revised, the limits of the Forest Conservation Easement must also be revised, and a Site Plan amendment will be required.
15. Applicant must dedicate the parcel containing the proposed regional Stormwater Management pond to the City of Rockville. The pond will not be accepted for maintenance by the City until the surety is released.
16. The Mayor and Council must authorize the termination of any existing easement that is dedicated to the City of Rockville. Any termination of an easement dedicated to the City must be reviewed and approved by DPW and in a format acceptable to the City Attorney's Office and be recorded in the Montgomery County Land Records prior to

issuance of any DPW permit. If any existing easement is granted to an entity other than the City of Rockville, applicant must submit plans for work within the easement to Grantee for review. Any proposed development activity within an existing easement will require the permission of the Grantee or the extinguishment of the easement. Written permission must be obtained applicable to the easement prior to the issuance of any DPW permit.

17. Applicant shall execute a Revocable License and Maintenance Agreement for the shared maintenance of Stormwater Management Facilities located within the public right-of-way. The agreement must be executed by the property owner and other parties of interest for review and approval by DPW and the City Attorney Office. The Revocable License and Maintenance Agreement must be authorized by the Mayor and Council and must be recorded in the Montgomery County Land Records prior to DPW issuance of any SMP permit.
18. Applicant shall execute a Revocable License and Maintenance Agreement for the private improvements associated with the existing office buildings to remain located within the proposed public rights-of-way. The agreement must be executed by the property owner and other parties of interest for review and approval by DPW and the City Attorney Office. The Revocable License and Maintenance Agreement must be authorized by the Mayor and Council and must be recorded in the Montgomery County Land Records prior to DPW issuance of any PWK permit.
19. Applicant must grant a Public Access Easement (PAE) across the entire width of the privately maintained alleys and grant a 1' Public Improvement Easement (PIE) adjacent to all proposed public rights-of-way for maintenance of public sidewalks. The PIE shall overlap the proposed WSSC Easements associated with the curb stops and cleanouts. The PAE and PIE must be reviewed and approved by DPW and in a format acceptable to the City Attorney's Office and be recorded in the Montgomery County Land Records prior to DPW issuance of any PWK permit.
20. Post sureties for all permits based on the approved construction estimate and, in a format acceptable to the City Attorney. A separate surety is required for private improvements within the alleys permitted through a PWK. Approval is coordinated through DPW staff.
21. Sureties for public infrastructure, must be submitted and approved prior to recordation of plats dedicating right-of-way.
22. PWK permits for public improvements within the proposed right-of-way will not be issued prior to the recordation of the plats dedicating the right-of-way to the City.
23. PWK permits must be issued for public infrastructure prior to the issuance of any building permits.
24. Applicant shall comply with the conditions of the Development SWM Concept approval letter dated February 28, 2020.
25. Applicant shall comply with the with the conditions of the Preliminary Erosion and Sediment Control letter dated February 26, 2020.
26. Applicant shall comply with the with the conditions of the Safe Conveyance approval letter dated February 28, 2020.

27. Applicant shall comply with all conditions of the HPA and mitigate any service deficiencies identified as a condition of any affected phase's site plan(s), unless the HPA is otherwise amended.
28. Applicant shall comply with the conditions of the Department of Public Works Sewer Capacity Letter of Adequacy dated March 3, 2020.
29. Location of dry utilities shown on the Site Plan is conceptual. Unless otherwise approved by the Director of Public Works, the final layout of the dry utilities shall not impact the locations of the proposed storm drain, SWM facilities, street trees and other public improvements including WSSC water and sewer infrastructure.

DPW – Transportation

30. In accordance with condition #35 of the Project Plan Resolution, the applicant shall construct all proposed roadway modifications as shown on the Department of Public Works approved plans, on Choke Cherry Road between proposed Street C and Piccard Drive.
31. In accordance with condition #37 of the Project Plan Resolution, the Applicant shall pay the City's Transportation Improvement Fee as provided in the Comprehensive Transportation Review (CTR). The fee of \$900 per residential unit must be paid prior to the issuance of a building permit for each dwelling unit.
32. In accordance with condition #38 of the Project Plan Resolution, the applicant shall pay the County's Development Impact Tax, as applicable, subject to the credits allowed by Montgomery County. The applicant shall submit a receipt of payment to the Department of Planning and Development Services and the Traffic and Transportation Division of the Department of Public Works prior to the issuance of building permits.
33. In accordance with condition #39 of the Project Plan resolution, all internal and external traffic control devices (i.e. signs, marking and devices placed on, over or adjacent to a roadway or walkway) to regulate, warn or guide pedestrians and/or vehicular traffic shall comply with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). An on-site signing and pavement marking plan must be approved by the Chief of the Traffic and Transportation Division at the time of Site Plan Signature Set approval and prior to any building permits being issued.
34. Prior to the issuance of any building permit, the applicant shall submit for review and approval to the Department of Public Works, a construction phasing plan. The plan shall include, but not be limited to construction access, truck routing, staging, construction parking and a pedestrian access plan. The pedestrian access plan shall include, but not be limited to, the methods of maintaining pedestrian safety and access on the existing sidewalk along Choke Cherry Road and pedestrian detours if any, as well as efforts to minimize closure of sidewalks.
35. The applicant shall install light-emitting diode (LED) streetlight fixtures within the proposed development that match in style and material, the existing streetlights in King Farm. Streetlight materials and locations of lights shall be approved at the time of the Site Plan Signature Set approval.

Attachments

- Attachment 1.C.a: Resolution No. 7B-19, Shady Grove Neighborhood Center (PDF)
- Attachment 1.C.b: Applicant Statement of Justification (PDF)
- Attachment 1.C.c: Phase 1 Site Plan (PDF)
- Attachment 1.C.d: Phase One Order of Development (PDF)
- Attachment 1.C.e: Landscape Plan (PDF)
- Attachment 1.C.f: King Farm Buffer Exhibit (PDF)
- Attachment 1.C.g: Usable Park Space Exhibits (PDF)
- Attachment 1.C.h: Architectural Elevations and Floor Plans (PDF)
- Attachment 1.C.i: Executed Sewer Capacity Letter of Adequacy - March 3, 2020 (PDF)
- Attachment 1.C.j: Townhouse Lot Tree Waiver Request(PDF)
- Attachment 1.C.k: Townhouse Lot Tree Waiver Exhibit-01 (PDF)
- Attachment 1.C.l: Shady Grove Neighborhood Stormwater Management Development Concept Approval Letter (PDF)
- Attachment 1.C.m: Preliminary Sediment Control Authorization Letter - SCP2020-00005 (PDF)
- Attachment 1.C.n: Safe Conveyance Approval Letter (PDF)

Jim Wasilak

Jim Wasilak, Zoning and Development Manager

3/4/2020

Resolution No. 7B-19

RESOLUTION: To approve, with conditions, Project Plan Application PJT2017-00007, to allow up to 1,336 multi-unit dwellings, up to 330 townhouses, up to 390,000 square feet of office, hotel, or institutional uses, and up to 170,000 square feet of retail uses for property located at 15825 Shady Grove Road, 2 and 4 Choke Cherry Road, and 2092-2098 Gaither Road; Lantian/1788/Shady Grove 31, LLC, Applicant; and to affirm a waiver of Chapter 21 of the City Code pursuant to Section 21-20(c).

WHEREAS, on January 20, 2017, Lantian/1788/Shady Grove 31, LLC (now known as Grove Rockville 31, LLC, Grove Rockville 31 II, LLC, Grove Rockville 31 III, LLC, and Grove Rockville 31 IV, LLC) (collectively, “Lantian Development,” or the “Applicant”) filed Project Plan Application PJT2017-00007 (the “Project Plan Application” or “Application”), pursuant to Section 25.07.07 of the Zoning Ordinance, proposing up to 1,336 multi-unit dwellings, up to 330 townhouses, up to 390,000 square feet of office, hotel, or institutional uses, and up to 170,000 square feet of retail uses (the “Project”) on approximately 31 acres of property located at 15825 Shady Grove Road, 2092-2098 Gaither Road, and 2-4 Choke Cherry Road (the “Property”); and

WHEREAS, pursuant to Section 25.07.07 of the Zoning Ordinance, the Planning Commission and the Mayor and Council held briefing sessions on the Application on March 8 and 27, 2017, respectively; and

WHEREAS, pursuant to Sections 25.05.03.c, 25.07.04, and 25.07.07 of the Zoning Ordinance, the Planning Commission, at its December 12, 2018 meeting, reviewed the Application, and after considering the information presented and testimony provided, voted to recommend that the Mayor and Council approve the Application; and

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WHEREAS, pursuant to Sections 25.05.03.c, 25.07.03, and 25.07.07 of the Zoning Ordinance, a duly noticed public hearing on the Application was held by the Mayor and Council on January 15, 2019; and

WHEREAS, at its April 29, 2019 meeting, the Mayor and Council found and determined that approval of the Application would promote the health, safety, and welfare of the citizens of Rockville, and the Mayor and Council made further findings set forth herein, based upon information presented and testimony provided as contained in the public record; and

WHEREAS, the Mayor and Council, find and determine, pursuant to Section 25.07.01.b.2 of the Zoning Ordinance, in consideration of the Application, subject to the conditions, limitations, additions, and modifications set forth herein, as follows:

1. The Application will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed development:

There is no evidence in the record that the development of the commercial and residential mixed-use arrangement will adversely affect the health or safety of persons residing or working in the neighborhood of the proposed development.

The Application will replace obsolete office buildings with infill mixed-use development proximate to existing transportation infrastructure (including public transit), employment, retail, and public facilities. The Project replaces an auto-oriented office park development with a new community containing varied building types, a walkable street grid, significant landscaping, and open spaces for gathering and recreation. The Project is compatible with existing development in the neighborhood by transitioning from taller building heights, non-residential uses, and structured parking along Shady Grove Road to townhouses and open areas on the Property's eastern half approaching the King Farm neighborhood.

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The Applicant will dedicate 5% of the Property's tract area to the City as usable parkland, subject to the Director of Recreation and Parks' determination that the parkland is "usable." Additionally, the Application meets and exceeds City Code requirements for stormwater management through a combination of state-of-the-art Environmental Site Design ("ESD") measures, such as planter box bioretention facilities, microbioretention facilities, and bioswales, as well as a regional stormwater management ("SWM") pond that will be dedicated to the City that provides water quality treatment for both on-site and off-site runoff.

Further, the Application includes enhancements for multiple modes of transportation. The Application extends an existing buffered shared use path along the Property's Gaither Road frontage to Shady Grove Road, dedicates substantial right-of-way to Choke Cherry Road and Gaither Road, accommodates a buffered shared use path along the Property's Shady Grove Road frontage between Choke Cherry Road and Gaither Road, includes a new sidewalk along the Property's Choke Cherry Road frontage, provides sidewalks along all internal streets within the Project, and incorporates a new public street grid to create smaller blocks. The Application's vehicular access points, parking facilities, and internal streets have been carefully designed to efficiently and safely distribute traffic to surrounding roadways. The Application is staged to provide appropriate road, pedestrian, and bicycle facilities during the phased construction of the Project. The Application's transportation improvements will therefore create new linkages and strengthen circulation between the Project and surrounding neighborhoods for drivers, walkers, and cyclists.

Given these factors, there is no evidence that the Application will adversely affect the health or safety of persons residing or working in the neighborhood of the Project.

2. The Application will not be in conflict with the [Comprehensive Master] Plan:

The Application is consistent with the City's 2002 Comprehensive Master Plan (the "Master Plan") in that the development presents a mix of uses consistent with the MXE Zone, which is the implementing zone for the Restricted Industrial/Office Park designation in the Master Plan. The proposal encourages a mix of housing types and provides multiple-family housing within a mixed-use area, as recommended in the Master Plan. The Project contemplates dedicated parkland for both the general public and resident use, appropriate pedestrian, bicycle, and vehicle connections to bus stations and the future CCT and it is designed in such a manner to promote a pedestrian scale style of development that is central to the goals of the Master Plan.

The Application is also harmonious with many of the goals, objectives, and policies of the Master Plan, including the encouragement of an appropriate balance of office, retail, industrial, and residential uses (with an emphasis on mixed-use development), ensuring a mix of housing types and price ranges to meet diverse needs of different sectors of the City's population (with an emphasis on owner-occupied housing), increasing opportunities for homeownership for persons of all income levels, maintaining an appropriate mix of ownership and rental opportunities in the City, encouraging multi-family housing in mixed-use areas of development, creating a balance between different housing types, promoting the construction of housing alternatives for an aging population, and providing high quality design, inviting public use space, and a sense of identity along the Shady Grove Road corridor as a welcoming gateway at the City's northern border. Master Plan, at pgs. 9-2, 10-1, and 12-1.

As such, there is no evidence that the Application is in conflict with the Master Plan.

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3. The Application will not overburden existing and programmed public facilities as set forth in Article 20 of the Zoning Ordinance and as provided in the Adopted Adequate Public Facilities Standards:

As required per Section 25.20.03.a.3 of the Zoning Ordinance, the Application is subject to a determination of adequate public facilities compliance. The Project has been analyzed for compliance with the City's Adequate Public Facilities Standards ("APFS") and the Mayor and Council has determined that the proposed development will not overburden existing and programmed public facilities, subject to compliance with the conditions of approval.

With respect to transportation, the Application satisfies the APFS' Comprehensive Transportation Review ("CTR") for new development projects, as conditioned below, by appropriately phasing development with accompanying improvements or measures as necessary, applicable, and warranted.

As the Application was filed and accepted as complete before July 1, 2017, it is subject to the APFS for school capacity in effect at the time of application acceptance, namely, January 20, 2017. At that point time (2016-2017 school year), the APFS school standards reviewed projected capacity in five years' time (2021-22 school year) on a cluster-wide basis at each school level. Under the applicable APFS test, there is adequate capacity in the Gaithersburg school cluster, and the cluster remains adequate with the addition of students projected to be generated by the Application at the elementary school level, middle school level, and high school level.

The Property is located within the Washington Suburban Sanitary District and is currently served by public water and sewer. The Washington Suburban Sanitary Commission ("WSSC") issued a Hydraulic Planning Analysis ("HPA") dated March 18, 2019. Compliance with WSSC's

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HPA and mitigation of any service deficiencies, if needed, for any respective phased site plan, will satisfy APFS requirements for water and sewer service.

Given these factors and the conditions imposed on the Applicant, there is no evidence that the Application will overburden existing and programmed public facilities.

4. The Application will not constitute a violation of any provision of the Zoning Ordinance or other applicable law:

The Application complies with all provisions of the Zoning Ordinance in that a concept plan has been submitted with associated tables and graphics that would act as the development regulations for the area at the time site plans are submitted for review and approval.

The Pre-Application SWM Concept submitted with the Application has been reviewed and approved, subject to the conditions listed in the Department of Public Works (“DPW”)’s October 30, 2018 letter. As noted in the conditions below, compliance with DPW’s October 30, 2018 letter, as may be amended, is incorporated as a condition of Mayor and Council approval of the Application.

The Preliminary Forest Conservation Plan (“Pre-FCP”) submitted with the Application has also been reviewed and approved, subject to the conditions listed in the revised Preliminary Forest Conservation Plan approval letter dated April 24, 2019 (“PFCP Approval Letter”). As noted in the conditions below, compliance with the PFCP Approval Letter, as may be amended, is incorporated as a condition of Mayor and Council approval of the Application. The minimum tree coverage required is 10% of the net tract area, subject to 5% of the tract area dedicated in fee simple to the City as usable public parkland as provided in Section 10.5-22(d)(3). Subject to the Director of Recreation and Parks’ approval of land as usable public parkland, these requirements will be satisfied by the dedication of the central green (0.57 acres, excluding the retail building)

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and the open space surrounding the SWM pond (1.02 acres) shown on the Application. The dedication of the central green area is subject to the approved project plan phasing plan included with the Application. The 5% dedication qualifies as open area and public use space within the open area development requirements of the MXE zone. Planting within the 5% dedication area may also be used to satisfy afforestation and minimum tree coverage requirements, but the City Forester or other authorized designee (the “City Forester”) must approve any such planting.

Per its authority under Chapter 21-20 of the City Code, the Mayor and Council hereby affirm the approval of the City Manager to grant a requested waiver of the requirements of Section 21-60.a.2 of the City Code to reduce the sidewalk width to 6 feet on the south side of Street C. The approval of Applicant’s request is in the public interest. As noted in the conditions below, all street sections must comply with the Application and associated exhibits, with any deviation to be approved by the Director of Public Works at the time of site plan.

Given these factors, there is no evidence that the Application will constitute a violation of any provision of the Zoning Ordinance or other applicable law.

5. The Application will not adversely affect the natural resources or environment of the City or surrounding areas:

The Applicant has proposed to create a significant amount of park space, including the central green and the area around the retention pond at the rear of the site, including the mews areas in the townhouse section of the proposal. Stormwater management issues have been reviewed by the City and it has been determined that the Applicant will be able to feasibly meet stormwater requirements when site plans are submitted, as well as providing for off-site stormwater management.

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The Property is presently almost entirely comprised of impervious surfaces and does not have any existing stormwater management controls. The Application improves the Property's existing conditions by meeting and exceeding City Code requirements for stormwater management through incorporating a wide array of ESD facilities, such as planter box bioretention facilities, microbioretention facilities, and bioswales, as well as a regional SWM pond that will provide quality control for both on-site and off-site runoff.

Additionally, the Application incorporates a significant amount of new open spaces, including 5% of the site to be dedicated to the City as usable public parkland in accordance with Section 10.5-22(d)(3) of the City Code, as well as pocket parks, green mews, interconnected trails, and other landscaped areas. The Application includes planting trees, which will maintain the Property's existing tree canopy and offer other landscaping throughout the Project.

Further, the Application includes the extension of a shared-use pathway along the Property's Gaither Road frontage, the dedication of significant rights-of-way for Choke Cherry Road and Gaither Road, the accommodation of a new shared-use pathway along the Property's Shady Grove Road's frontage, the construction of a new sidewalk along Choke Cherry Road, and the incorporation of a new grid network of streets with sidewalks. These improvements, combined with locating new mixed-use infill development near existing goods, services, employment, and public transit facilities, will encourage non-automobile modes of transportation.

Given these factors, there is no evidence that the Application will adversely affect the natural resources or environment of the City or surrounding areas.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND, that the Project Plan Application PJT2017-00007 to allow up to 1,336 multi-unit dwellings, up to 330 townhouses, up to 390,000 square feet of office, hotel or

Resolution 7B-19

institutional uses, and up to 170,000 square feet of retail office space subject to the operations of the associated footnotes on the Phasing Plan of the Project Plan, be and the same is hereby approved, in accordance with the following terms, conditions, and limitations:

Approved Project Plan

1. For purposes of this Resolution, the approved Project Plan means this Resolution and all Exhibits to this Resolution listed below and attached hereto, including notations, references, descriptions, and writings on the Exhibits:

- Exhibit A - Project Plan dated November 2018
- Exhibit B - Phasing Plan dated October 15, 2018
- Exhibit C - Roadway Cross-Sections dated November 19, 2018, including the Road Code Waiver Request dated September 28, 2018 and revised November 19, 2019
- Exhibit D - Dedication of Usable Park Area comprising 5% of the Tract dated December 2018
- Exhibit E - Natural Resources Inventory / Forest Stand Delineation dated April 14, 2016
- Exhibit F - Preliminary Forest Conservation Plan dated April 24, 2019

Community Planning and Development Services

2. The proposed development will be designed in a manner generally consistent with the concept design identified on the Project Plan. Building locations, dimensions, types, and uses shown on the Project Plan are illustrative and may be modified at the Site Plan phase. The number of units and permitted commercial square footage designated on the approved Project Plan and Phasing Plan are maximum numbers and are subject to the applicant's ability to meet the requirements of all City Ordinances, unless otherwise noted in this resolution.

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3. The Project Plan will be considered a valid project plan approval for twenty years from the date of Mayor and Council approval.

4. The proposed development shall be consistent with Exhibit B - Phasing Plan. While the phasing boundaries and order of phasing may change, all future site plans shall be consistent with the proposed development intensity identified in the phasing chart, with the associated footnotes.

5. The Applicant is required to comply with the PFCP Approval Letter, as may be amended, and obtain approval of Final Forest Conservation Plans with each site plan submission. The PFCP Approval Letter sets forth the following:

- a. Afforestation – Applicant may pay a fee in lieu, at the square footage rate in effect at the time of payment to the City, for up to 49% of the Project’s 4.67 acre afforestation requirement. Payment of the fee-in-lieu will be made in accordance with the PFCP Approval Letter.
- b. Significant tree replacement – Applicant must plant a minimum of 112 replacement trees on site and may pay a fee in lieu, at the per tree rate in effect at the time of payment to the City, for any additional required replacement trees. Payment of the fee-in-lieu will be made in accordance with the PFCP Approval Letter.
- c. Minimum tree coverage – Applicant may reduce the minimum tree coverage required to 10% of the net tract area (30.44 acres), subject to dedication in fee simple of 5% of the tract area as usable public parkland. This requirement will be satisfied by the dedication of the central green area (0.57 acres, excluding the retail building) (the “Central Green”) and the open space surrounding the

regional stormwater management pond (1.02 acres) shown on the Project Plan. The dedication of the Central Green area and open space surrounding the pond are subject to the approved project plan phasing plan and associated notes, and completion of improvements thereon in accordance with approved plans and permits. The 5% dedication area qualifies as open area and public use space within the open area development requirements of the MXE zone. Planting within the 5% dedication area may also be used to satisfy afforestation and minimum tree coverage requirements, but any plantings must be approved by the City Forester

- d. Specimen Trees – Applicant may remove 9 specimen trees, as set forth on the PFCP Approval Letter.

6. The Mayor and Council acknowledge that implementation of the approved Project Plan’s urban townhouse design requires the grant of a waiver by the Planning Commission of Section 25.21.21.b of the City Code pursuant to Section 25.21.07 of the City Code to allow a reduction of the required trees per residential lot from 3 trees to 1.5 trees per lot, based on an aggregate of the on-site trees, and support such a waiver.

7. Prior to any site plan submission proposing removal of an existing office building, Applicant must provide a report to the Chief of Zoning containing an architectural and historical evaluation of the existing buildings, based on the criteria for historic designation in Rockville, per Section 25.07.02.a.4(a) of the Zoning Ordinance.

8. Applicant must provide a minimum of one (1) children’s playground, or “tot lot,” designed to accommodate, at a minimum, children ages 2 to 5 years old. The tot lot must be approximately, but no less than, 3,000 square feet in area, accessible to the general public and

Resolution 7B-19

within the Central Green portion of the development. The location of said tot lot within the Central Green shall be determined by the Planning Commission, with direction from City Staff, during the site plan review phase of development. The tot lot shall meet all minimum standards for City recreation equipment and shall be subject to review and approval by the Department of Recreation and Parks.

Department of Public Works

9. Applicant must construct all proposed roads within the Property per City standards and specifications. The right-of-way and easements for all roads within the Property (Streets A, B, C and D) shall be dedicated to public use and be reflected on a Final Record Plat to be reviewed by staff and approved by the Planning Commission and other agencies having jurisdiction of the right-of-way.

10. Applicant must dedicate for public use right-of-way along Choke Cherry Road and Gaither Road. The right-of-way to be dedicated shall be in accordance with Exhibit C – Roadway Cross Sections.

11. Per its authority under Chapter 21-20 of the City Code, the Mayor and Council hereby affirm the approval of the City Manager to grant a requested waiver of the requirements of Section 21-60.a.2 of the City Code to reduce the sidewalk width to 6-feet on the south side of Street C. All street sections are approved and must comply with Exhibit C – Roadway Cross Sections. Any deviation from the sections must be approved by the Director of Public Works at the site plan phase.

12. Applicant must construct a sidewalk along Shady Grove Road in accordance with the Project Plan, and per the standards of the Montgomery County Department of Transportation (“MCDOT”). Applicant must dedicate an easement for the sidewalk along Shady Grove Road or

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construct the sidewalk within the Shady Grove right-of-way as permitted by the Montgomery County Department of Permitting Services.

13. Applicant must grant to the City all Public Improvement Easements (“PIE”) as shown on the Project Plan. Any deviation from the location of the PIE must be approved by the Director of Public Works at the site plan phase.

14. Applicant must construct all necessary public improvements, including but not limited to street trees, streetlights, street light conduit, and traffic signals in accordance with all applicable City standards or the standards of the jurisdiction of the corresponding right-of-way. Public improvements shall be located within the right-of-way or within a PIE as approved by the Director of Public Works.

15. Applicant must grant a Public Access Easement across the entire width of the privately maintained alleys.

16. Applicant must execute a Revocable License Agreement authorized by the Mayor and Council for the shared maintenance of Stormwater Management Facilities located within the public right-of-way prior to the issuance of a Stormwater Management Permit by DPW for these facilities.

17. Applicant must dedicate the parcel containing the proposed regional Stormwater Management pond to the City of Rockville.

18. Applicant must comply with all conditions of the HPA and mitigate any service deficiencies identified as a condition of any affected phase’s site plan(s), unless the HPA is otherwise amended and/or an alternative to convey some or all of the flow to the City of Rockville sewer lines is agreed to by the City and WSSC.

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19. Applicant must comply with the conditions of DPW's Pre-Application SWM Concept Letter dated October 30, 2018, as may be amended.

20. Applicant must construct dry utilities underground within Public Utility Easements, unless otherwise permitted to be located elsewhere by the Director of Public Works. At the site plan phase, Applicant shall submit a conceptual dry utility plan to be approved by both the utility companies and DPW.

21. Applicant must construct all necessary public infrastructure to support each respective phase's site plan, including the dedication of right-of-way. It is acknowledged that the Project will be built in multiple site plan phases. As a result, some proposed roads will have temporary conditions because of the Project phasing. Applicant must submit, for the approval of the Director of Public Works, a plan demonstrating how roads will terminate when the full road is not proposed to be constructed within a single site plan.

22. With each site plan, Applicant must submit a phasing plan for vehicular access, pedestrian access, construction access, staging and parking for review and approval by DPW. The phasing plan must demonstrate how the remaining surface parking lots and existing uses of the Property will integrate with the proposed development.

23. Applicant must submit an operations statement for visitor parking at the proposed parking garages and remaining surface parking lots, to be reviewed and approved at the time of site plan.

DPW – Transportation

24. Applicant must submit, for approval by the Chief of Traffic and Transportation, a Trip Reduction Agreement to be finalized prior to any Phase Two (as defined in Condition 25) site plan approval. The Trip Reduction Agreement will establish the goal of reducing single occupant

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vehicles by 20% for proposed new office uses at full build-out (Phase One and Phase Two combined) and must include appropriate peak hour trip reduction strategies to be fully funded and implemented by Applicant.

25. The transportation impact of the Application has been evaluated in two phases. Phase One will be limited to generate no more than 644 (273+371) AM, 1,327 (265+1062) PM, and 1,042 (79+963) Saturday peak hour trips. This level of development is based upon 183,798 square feet of existing office space to remain plus 70,000 square feet of commercial retail, 220 multi-family units, and 120 single-family attached dwelling units. Phase Two is defined as development beyond Phase One.

26. The total development on the proposed site at build-out (Phase One and Phase Two combined) can generate no more than 1,451 AM, 2674 PM, and 2,083 Saturday peak hour trips. This level of commercial development is based upon 220,000 square feet of office development, 170,000 square feet commercial retail, hotel(s) with up to 240 rooms, 1,336 multi-family units, and 330 single-family attached dwelling units.

27. Applicant may make changes in the mix of uses within each phase of development without analyzing the traffic impact, as long as the above trip cap for each respective phase is not exceeded.

28. Prior to the issuance of the first building permit for a building within the Property, Applicant must revise the plan to show a total dedication of 60 feet from the existing center line along the entire Property's frontage with Shady Grove Road, with an additional 15-foot wide public access easement for the construction of a shared-use path in this portion of the Property, with all other rights retained by Applicant. This is needed to accommodate the future upgrading of Shady Grove Road to a Major Highway, as recommended by the approved M-NCPPC Master

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Plan of Highways. Additionally, and within the recommended rights-of-way limits for Shady Grove Road, the plan must show a 10 to 15-foot-wide shared use path separated from the travel lanes by at least a 6-foot wide landscape buffer.

29. Prior to the issuance of the last occupancy permit for the proposed townhouse units or any occupancy permit for the proposed multi-family, office, retail, or hotel buildings within the Property, the Applicant must prepare and submit for review a full traffic signal warrant study based on the existing and projected traffic. If deemed warranted, Applicant must design and construct a new traffic signal for the intersection of proposed Road C and Choke Cherry Road with all necessary geometric modifications per the City standards and specifications, including all required signal coordination hardware deemed needed by MCDOT, such that the operation of this signal can be directly linked to the existing signal at the intersection of Shady Grove Road with Choke Cherry Road. Alternatively, and at any time, the Applicant can submit design and construction plans to extend the existing median along Choke Cherry Road across the Road C intersection to limit the proposed Street C access to right-in and right-out only. As part of this improvement, the Applicant must continue to provide for safe pedestrian crossing of Choke Cherry Road at this location. Applicant must construct the required improvements within the limits of available rights-of-way on its side of the street and within the boundaries of each respective site plan for Phase One development, including the adjustment to medians and minor pavement markings on the opposite side, if needed, prior to the issuance of any occupancy permit.

30. Prior to the issuance of any occupancy permit for any building with frontage along Shady Grove Road, Applicant must construct a 10 to 15-foot-wide shared use path separated from the travel lanes by at least a 6-foot wide landscape buffer along the Property's frontage, between its intersection with Choke Cherry Road and Gaither Road.

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31. For Phase Two development, Applicant must provide full updated warrant studies, including weekdays and Saturdays, per the MD Manual on Uniform Traffic Control Devices (“MUTCD”) procedures and standards, at the intersections identified below for the following traffic signals at the time of each respective site plan:

- a. If warranted prior to the issuance of any occupancy permit, Applicant must design and construct a new traffic signal for the intersection of Choke Cherry Road and Piccard Drive, with all necessary geometric and signage modifications per City standards and specifications.
- b. If warranted prior to the issuance of any occupancy permit for the site plan that triggers its need, Applicant must design and construct a new traffic signal for the intersection of Road C and Gaither Road, with all necessary geometric modifications per the City standards and specifications.

32. Prior to any development related to Phase Two, Applicant must:

- a. Submit construction plans for Gaither Road from its intersection with Shady Grove Road and along the Property’s entire frontage as recommended and modified by DPW staff, including the provision of two travel lanes in the southbound direction with a landscaped median, and safe accommodation for pedestrians and bicycles at all intersection crossings, including the provision of recommended bicycle facilities per the 2017 Bikeway Master Plan. Applicant must construct the required improvements prior to the issuance of any occupancy permit for any part of Phase Two development.
- b. Submit construction plans for provision of an additional westbound left turn lane on Shady Grove Road at its signalized intersection with Gaither Road and per MCDOT standards and specifications, including all necessary signal,

signing and markings modifications per the City and/or MCDOT standards and specifications. If approved and permitted by MCDOT, Applicant must construct the required improvements prior to the issuance of any occupancy permit for any part of Phase Two development.

33. Prior to the full build-out, or expiration of the Application, whichever occurs first, and if approved and permitted by MCDOT:

- a. Applicant must design and reconstruct the northbound approach of Choke Cherry Road at its signalized intersection with Shady Grove Road to provide for two exclusive left-turn lanes, a shared through-left, and an exclusive right-turn lane, plus all needed geometric improvements along the median of Shady Grove Road and any required signal modifications as deemed appropriate by the City and/or MCDOT.
- b. Applicant must design and reconstruct the northbound approach of Gaither Road at its signalized intersection with Shady Grove Road to provide for two exclusive left-turn lanes, a shared through-left, and an exclusive right-turn lane, along with all needed geometric improvements and signal modifications as deemed appropriate by the City and/or MCDOT.

34. Prior to the full build-out, or the expiration of the Application, whichever occurs first, and if approved and permitted by the MCDOT and/or MDSHA, Applicant must design, and reconstruct the eastbound approach of Shady Grove Road at the signalized intersection with Frederick Road (MD 355) to provide for an additional left-turn lane, converting the existing shared through and left to a through lane, along with all needed geometric improvements and signal

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modifications as deemed appropriate by the MCDOT and/or Maryland State Highway Administration.

35. With the approval of each site plan, City staff must identify the extent of the planned road and street network, as well as access accommodations shown on the approved Project Plan and as modified by DPW, including bicycle facilities along Gaither Road per the 2017 Bikeway Master Plan needed to serve the development proposed by that site plan. As part of each respective site plan, Applicant must design and construct the improvements and have such improvements opened to traffic, prior to issuance of any occupancy permits for any part of the development contained within that site plan.

36. With each subsequent site plan, Applicant must provide short-term and long-term bike racks/storage as required by the Zoning Ordinance.

37. Applicant must pay the City's Transportation Improvement Fee as provided in the Comprehensive Transportation Review ("CTR"). The fee will be due before the building occupancy permit is issued and will be at that rate applicable at the time of payment, consistent with the development approved in each respective phased site plan. The one-time fee is currently equal to \$1.50 per square foot of gross floor area for commercial uses and \$900 per unit of multi-unit residential development.

38. Applicant must pay Montgomery County's Development Impact Taxes, as applicable, subject to the credits allowed by Montgomery County. Applicant must submit a receipt of payment to the Inspection Services Division of the Department of Community Planning and Development Services, and the Traffic and Transportation Division of DPW, prior to the issuance of the occupancy permit for the uses in each respective phased site plan.

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39. All internal traffic control devices (i.e., signs, marking and devices placed on, over or adjacent to a roadway or walkway) to regulate, warn, or guide pedestrians and/or vehicular traffic, shall comply with the latest edition of the MUTCD. The signing and pavement marking plans shall be submitted to DPW and approved by the Chief of Traffic and Transportation Division prior to building permit (the approved plan shall be included in the signature set).

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Mayor and Council at its meeting of April 29, 2019.

Sara Taylor-Ferrell
City Clerk/Director of Council Operations

EXHIBIT A

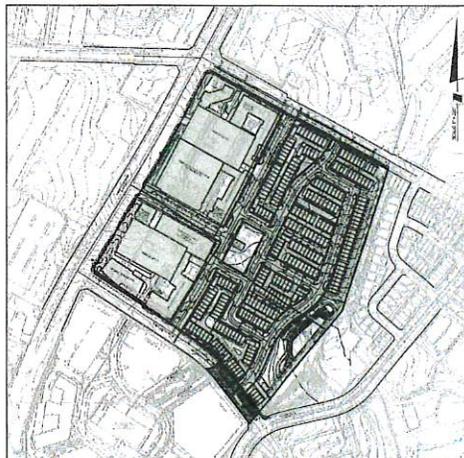
PROJECT PLAN FOR SHADY GROVE NEIGHBORHOOD CENTER

SHADY GROVE ROAD, ROCKVILLE, MARYLAND 20850



GENERAL NOTES

1. BOUNDARY INFORMATION BY SOLTESZ, INC. FEBRUARY, 2016. BACED ON AVAILABLE INFORMATION.
2. GRID COORDINATES ARE FROM BALTIMORE ESTATE PLAT 64 (M&D 8333).
3. TWO FOOT CONTIGUOUS INTERNAL AERIAL TOPOGRAPHY PROVIDED BY INKENDINE ENGINEERING, INC. IN MAY, 2016.
4. SUBJECT PROPERTY IS COMPOSED OF FOUR RECORDED LOTS LOCATED AT 2 CHERRY CHERRY ROAD, 4 CHERRY CHERRY ROAD, 1685 CHERRY GROVE ROAD, AND 2020 GATHER ROAD. LOTS 1, 2, 4 & 5 ARE ZONED RECREATIONAL-PUBLIC (R-PUB).
5. SUBJECT PROPERTY IS ZONED RECREATIONAL-PUBLIC (R-PUB).
6. TOTAL TRACT AREA: 31.1 ACRES.
7. SUBJECT PROPERTY IS LOCATED WITH INTERSECTING PLANNING.
8. THE SITE IS WITHIN BOTH HYDRAULIC WATERSHED AND WETLANDS BRANCH WATERSHEDS.
9. THERE ARE NO RECORDS ON THE PROPERTY. A PERFORMA SITE PLAN DATED AT A STORED DRAWN OUTLINE ALONG THE EASTERN BOUNDARY OF THE SITE.
10. THERE IS NO 100 YEAR FLOODPLAIN ON THE PROPERTY.
11. THE NATURAL RESOURCES PROTECTION FUND SUBSIDIZATION FOR SUBJECT PROPERTY WAS APPROVED ON APRIL 15, 2016. PFD# 0418-0013.
12. THE SITE IS WITHIN THE DESIGNATED CITY OF ROCKVILLE HISTORIC DISTRICT AND DOES NOT CONTAIN BALTIMORE CITY STRUCTURES IN THE CITY OF ROCKVILLE HISTORIC BUILDING DISTRICT.
13. WATER AND SEWERAGE SERVICE, N.E. 8-1.
14. ALL TOWNSHIP CONSTRUCTION SHALL BE DONE ON GRADE.



- OVERALL PLAN**
- SCALE: 1" = 40'
- PLAN LIST**
1. COVER SHEET
 2. PROPOSED STREET CROSS SECTIONS
 3. PROPOSED ROAD CROSS SECTIONS - SOUTH CHERRY ROAD
 4. PROPOSED ROAD CROSS SECTIONS - 4 CHERRY CHERRY ROAD
 5. OVERALL CONCEPT SITE DEVELOPMENT PLAN
 6. CONCEPT SITE DEVELOPMENT PLAN - 30 SCALE
 7. CONCEPT SITE DEVELOPMENT PLAN - 30 SCALE
 8. CONCEPT SITE DEVELOPMENT PLAN - 30 SCALE
 9. CONCEPT SITE DEVELOPMENT PLAN - 30 SCALE
 10. CONCEPT SITE DEVELOPMENT PLAN - 30 SCALE
 11. CONCEPT SITE DEVELOPMENT PLAN - 30 SCALE

Item	Description	Quantity	Unit
1	Site Area	31.1	Acres
2	Impervious Area	1,200,000	Sq. Ft.
3	Impervious Area	1,200,000	Sq. Ft.
4	Impervious Area	1,200,000	Sq. Ft.
5	Impervious Area	1,200,000	Sq. Ft.
6	Impervious Area	1,200,000	Sq. Ft.
7	Impervious Area	1,200,000	Sq. Ft.
8	Impervious Area	1,200,000	Sq. Ft.
9	Impervious Area	1,200,000	Sq. Ft.
10	Impervious Area	1,200,000	Sq. Ft.
11	Impervious Area	1,200,000	Sq. Ft.

- Note:**
1. Project plan is illustrative only. The mix of uses, areas (square footage), building locations, maximum building heights, and unit counts shown herein may vary.
 2. The mix of non-residential uses (to include retail, office, hotel, and/or institutional uses) may vary, but shall not exceed a total square footage of 1,500,000 square feet.
 3. The mix of residential uses may vary, but shall not exceed 350 townhouse units (with a corresponding 2.1 conversion of multiple-unit dwellings to townhouse units if Site Plan application) (including more than 300 townhouse units) and 1,335 multiple-unit dwellings.

LANTIAN DEVELOPMENT

LINOWES AND BLOCHER LLP
ATTORNEYS AT LAW

TORTI GALLAS + PARTNERS

SOLTESZ

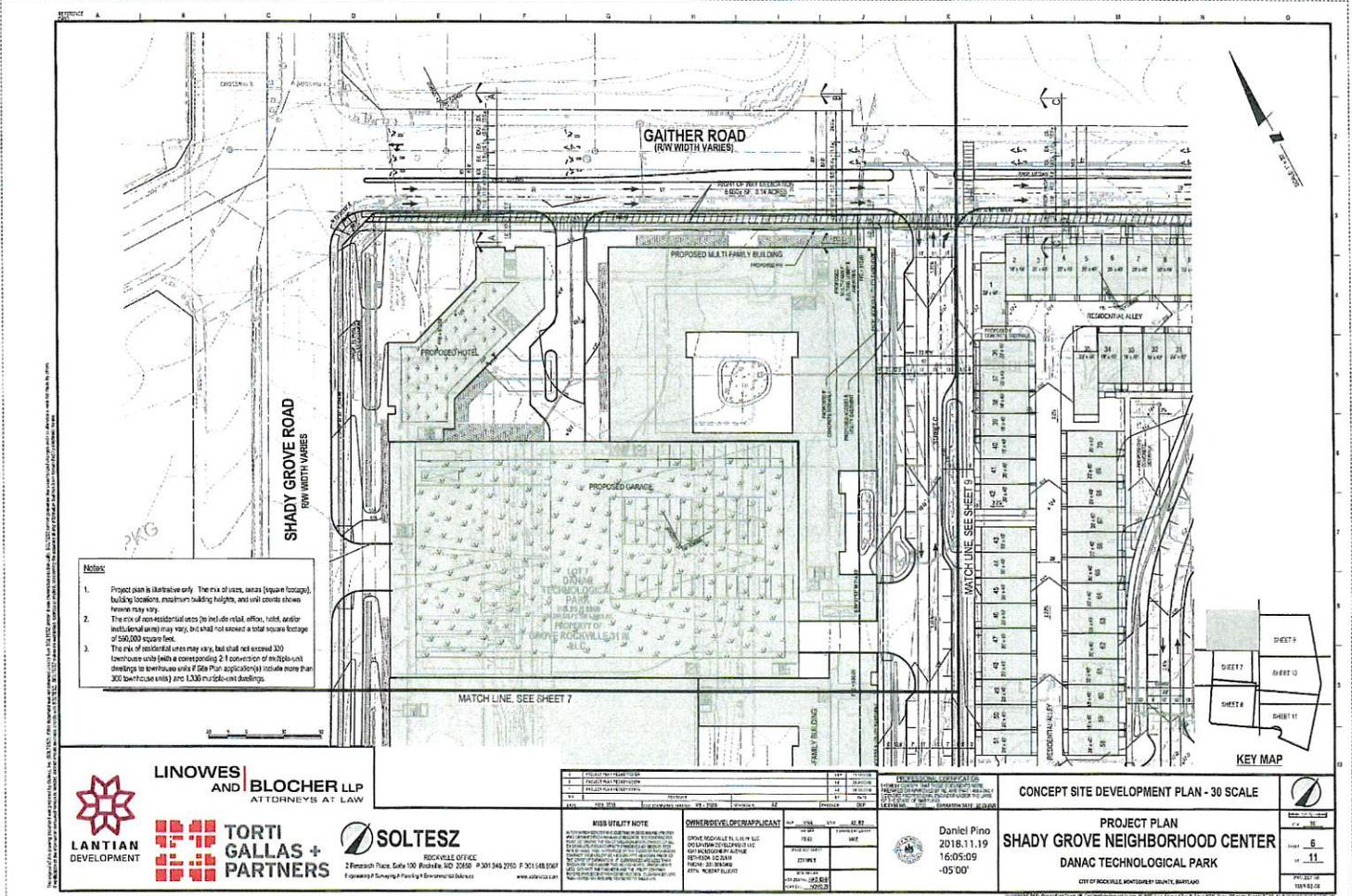
NO.	DESCRIPTION	DATE	BY	SCALE
1	PROPOSED STREET CROSS SECTIONS	11/19/18	DAN PINO	1" = 40'
2	PROPOSED ROAD CROSS SECTIONS - SOUTH CHERRY ROAD	11/19/18	DAN PINO	1" = 40'
3	PROPOSED ROAD CROSS SECTIONS - 4 CHERRY CHERRY ROAD	11/19/18	DAN PINO	1" = 40'
4	OVERALL CONCEPT SITE DEVELOPMENT PLAN	11/19/18	DAN PINO	1" = 40'
5	CONCEPT SITE DEVELOPMENT PLAN - 30 SCALE	11/19/18	DAN PINO	1" = 40'
6	CONCEPT SITE DEVELOPMENT PLAN - 30 SCALE	11/19/18	DAN PINO	1" = 40'
7	CONCEPT SITE DEVELOPMENT PLAN - 30 SCALE	11/19/18	DAN PINO	1" = 40'
8	CONCEPT SITE DEVELOPMENT PLAN - 30 SCALE	11/19/18	DAN PINO	1" = 40'
9	CONCEPT SITE DEVELOPMENT PLAN - 30 SCALE	11/19/18	DAN PINO	1" = 40'
10	CONCEPT SITE DEVELOPMENT PLAN - 30 SCALE	11/19/18	DAN PINO	1" = 40'
11	CONCEPT SITE DEVELOPMENT PLAN - 30 SCALE	11/19/18	DAN PINO	1" = 40'

COVER SHEET

PROJECT PLAN
SHADY GROVE NEIGHBORHOOD CENTER
DANAC TECHNOLOGICAL PARK

DANAC TECHNOLOGICAL PARK

CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND



- Notes**
1. Project plan is illustrative only. The mix of uses, areas (square footage), building location, maximum building heights, and unit counts shown herein may vary.
 2. The mix of non-residential uses (to include retail, office, hotel, and/or institutional uses) may vary, but shall not exceed a total square footage of 500,000 square feet.
 3. The mix of residential uses may vary, but shall not exceed 300 townhouse units (with a corresponding 2:1 conversion of multiple-unit dwellings to townhouse units) and 1,300 multiple-unit dwellings.

LINOWES AND BLOCHER LLP
ATTORNEYS AT LAW

LANTIAN DEVELOPMENT

TORTI GALLAS + PARTNERS

SOLTESZ
ROCKVILLE OFFICE
2 Research Triangle Center 100
Rockville, MD 20850
P 301 343 2700 F 301 548 5567
www.soltesz.com

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMITS	11/19/2018	DP	MB
2	ISSUED FOR PERMITS	11/19/2018	DP	MB
3	ISSUED FOR PERMITS	11/19/2018	DP	MB
4	ISSUED FOR PERMITS	11/19/2018	DP	MB
5	ISSUED FOR PERMITS	11/19/2018	DP	MB

RISK UTILITY NOTE

ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT AVAILABLE RECORD DRAWINGS AND FIELD SURVEY DATA. THE DESIGNER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS IDENTIFIED ANY APPARENT UTILITIES. THE DESIGNER HAS NOT CONDUCTED A UTILITY LOCATING SURVEY. THE USER OF THIS PLAN SHOULD CONDUCT A UTILITY LOCATING SURVEY PRIOR TO CONSTRUCTION.

PROFESSIONAL CORNERSTONE

Daniel Pino
2018.11.19
16:05:09
-05'00"

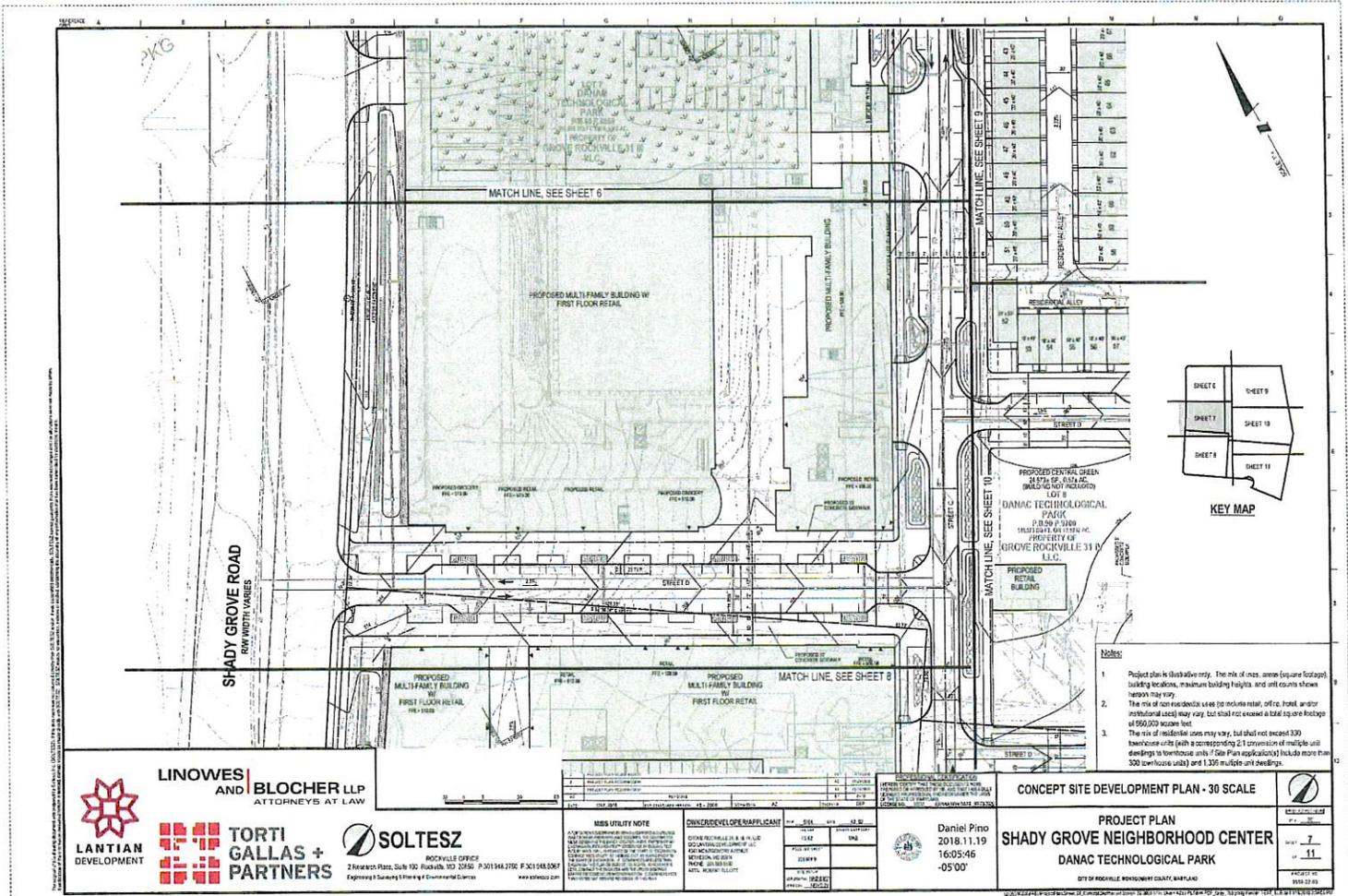
CONCEPT SITE DEVELOPMENT PLAN - 30 SCALE

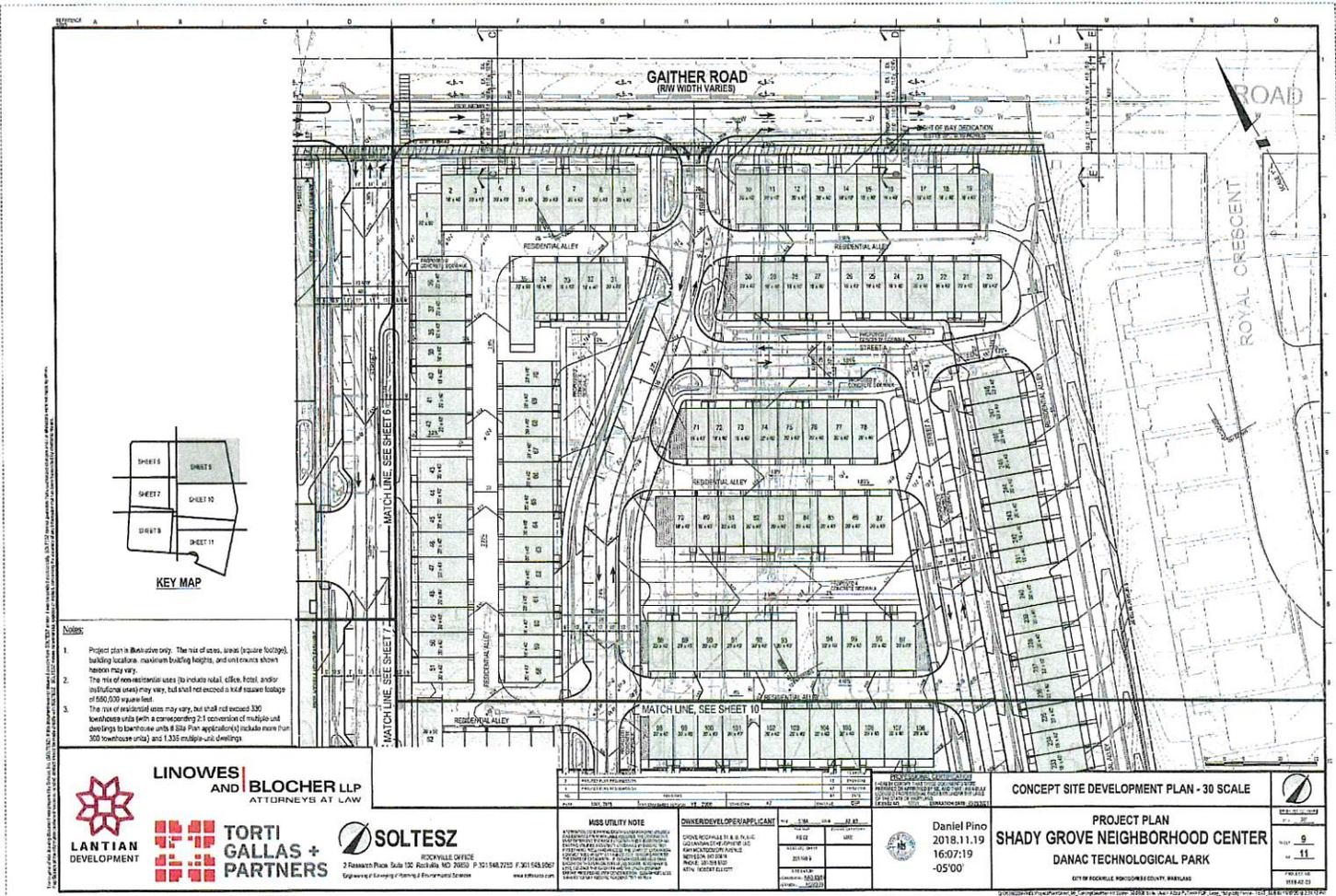
PROJECT PLAN
SHADY GROVE NEIGHBORHOOD CENTER
DANAC TECHNOLOGICAL PARK

CITY OF ROCKVILLE NORTHWEST COUNCIL DISTRICT 6

SHEET 6 OF 11

DATE: 11/19/2018





- notes:
1. Project plan is illustrative only. The use of area, area (square footage), building locations, maximum building heights, and unit counts shown herein may vary.
 2. The use of non-residential uses (to include retail, office, hotel, and/or institutional uses) may vary, but shall not exceed a total square footage of 500,000 square feet.
 3. The use of residential uses may vary, but shall not exceed 330 townhouse units (with a corresponding 2.1 conversion of multiple-unit dwellings to townhouse units in Site Plan application(s) includes more than 300 townhouse units) and 1,332 multiple-unit dwellings.



LINOWES AND BLOCHER LLP
ATTORNEYS AT LAW



ROCKVILLE OFFICE
2 Research Plaza, Suite 100, Rockville, MD 20850 | P: 301.548.2705 | F: 301.548.6567
www.soltesz.com

MISS UTILITY NOTE		OWNER/DEVELOPER/APPLICANT	
1	PROPERTY OWNER/DEVELOPER/APPLICANT	DATE	PROJECT NUMBER
2	PROJECT NUMBER	DATE	PROJECT NUMBER
3	PROJECT NUMBER	DATE	PROJECT NUMBER
4	PROJECT NUMBER	DATE	PROJECT NUMBER
5	PROJECT NUMBER	DATE	PROJECT NUMBER
6	PROJECT NUMBER	DATE	PROJECT NUMBER
7	PROJECT NUMBER	DATE	PROJECT NUMBER
8	PROJECT NUMBER	DATE	PROJECT NUMBER
9	PROJECT NUMBER	DATE	PROJECT NUMBER
10	PROJECT NUMBER	DATE	PROJECT NUMBER
11	PROJECT NUMBER	DATE	PROJECT NUMBER
12	PROJECT NUMBER	DATE	PROJECT NUMBER
13	PROJECT NUMBER	DATE	PROJECT NUMBER
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CONCEPT SITE DEVELOPMENT PLAN - 30 SCALE

PROJECT PLAN
SHADY GROVE NEIGHBORHOOD CENTER
DANAC TECHNOLOGICAL PARK

Daniel Pino
2018.11.19
16:07:19
-05'00"

CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

DATE: 11/19/2018
TIME: 16:07:19
SCALE: 30' = 1"

PROJECT NUMBER: 2018-11-19
PROJECT NAME: SHADY GROVE NEIGHBORHOOD CENTER
PROJECT LOCATION: DANAC TECHNOLOGICAL PARK
PROJECT OWNER: LINOWES AND BLOCHER LLP
PROJECT ARCHITECT: SOLTESZ
PROJECT ENGINEER: DANIEL PINO
PROJECT SURVEYOR: DANIEL PINO
PROJECT DATE: 11/19/2018

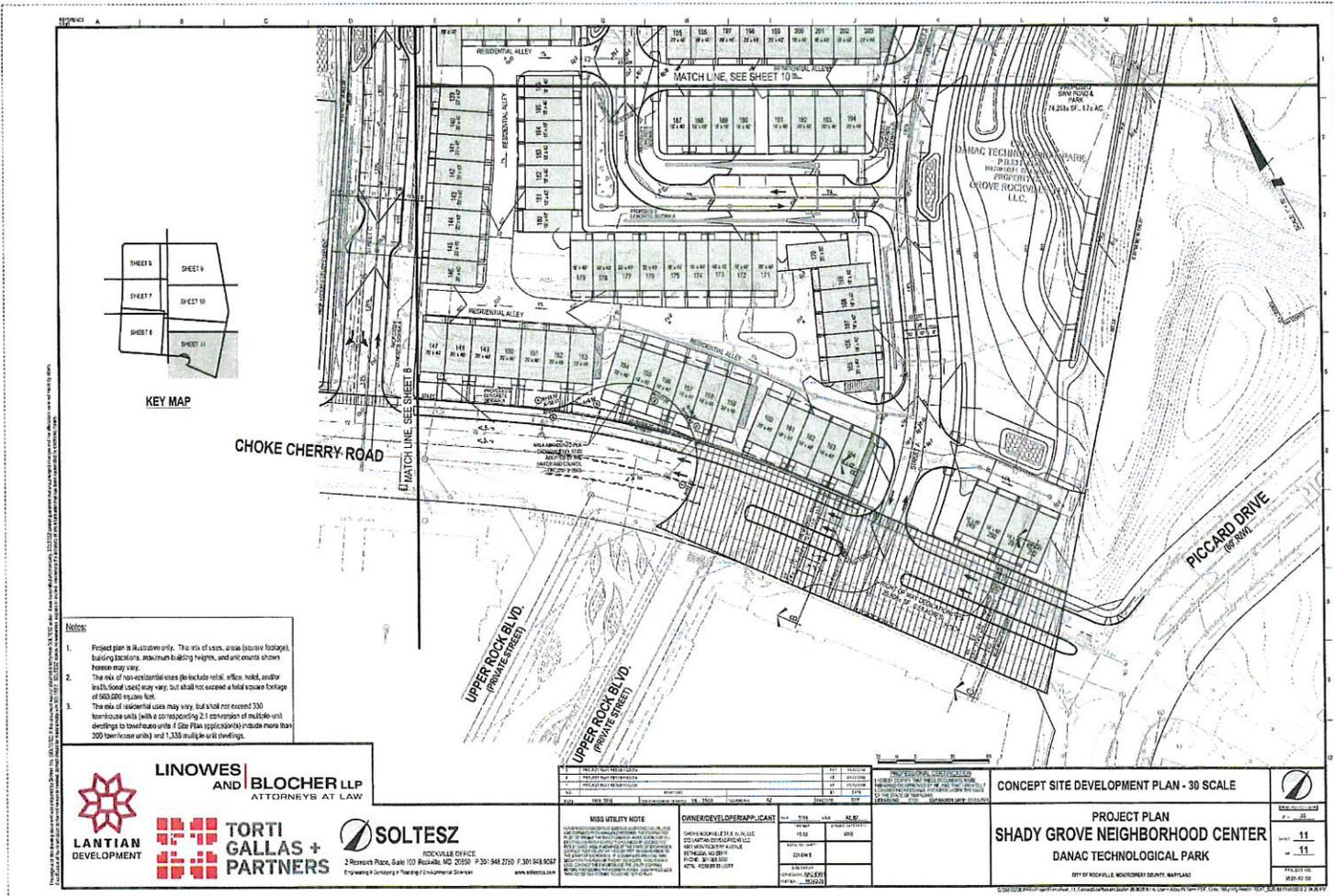
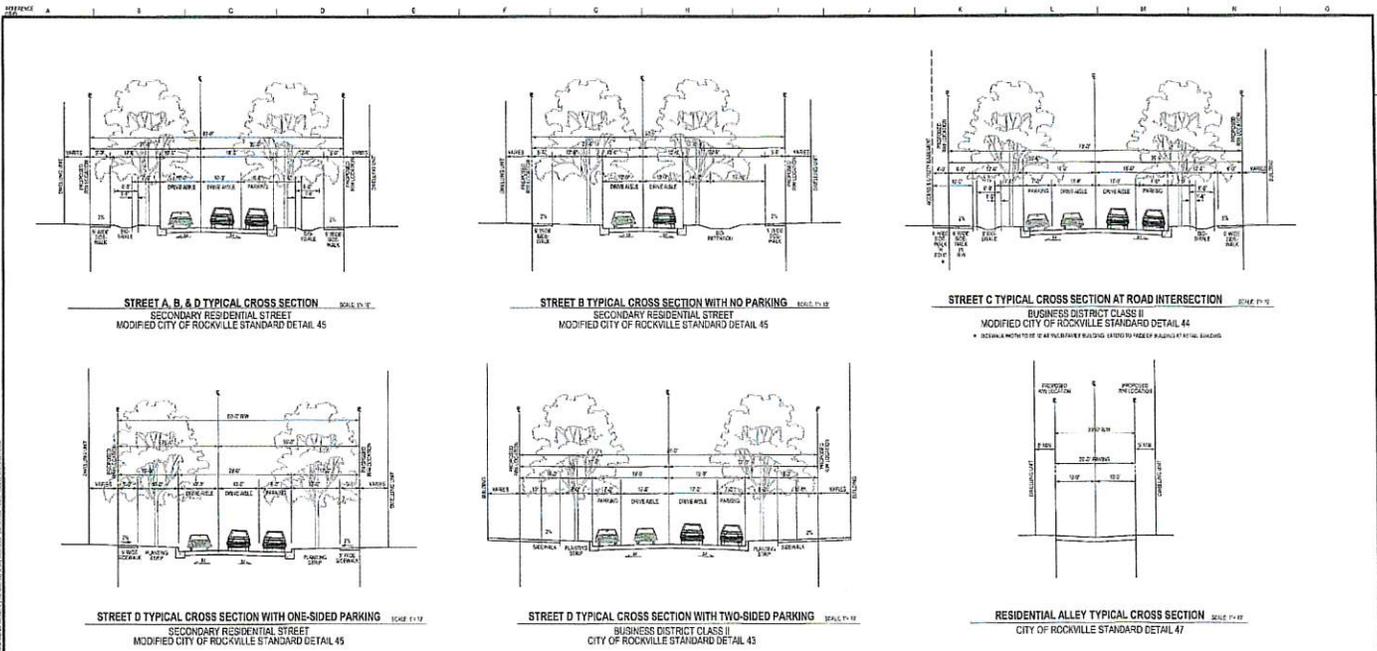


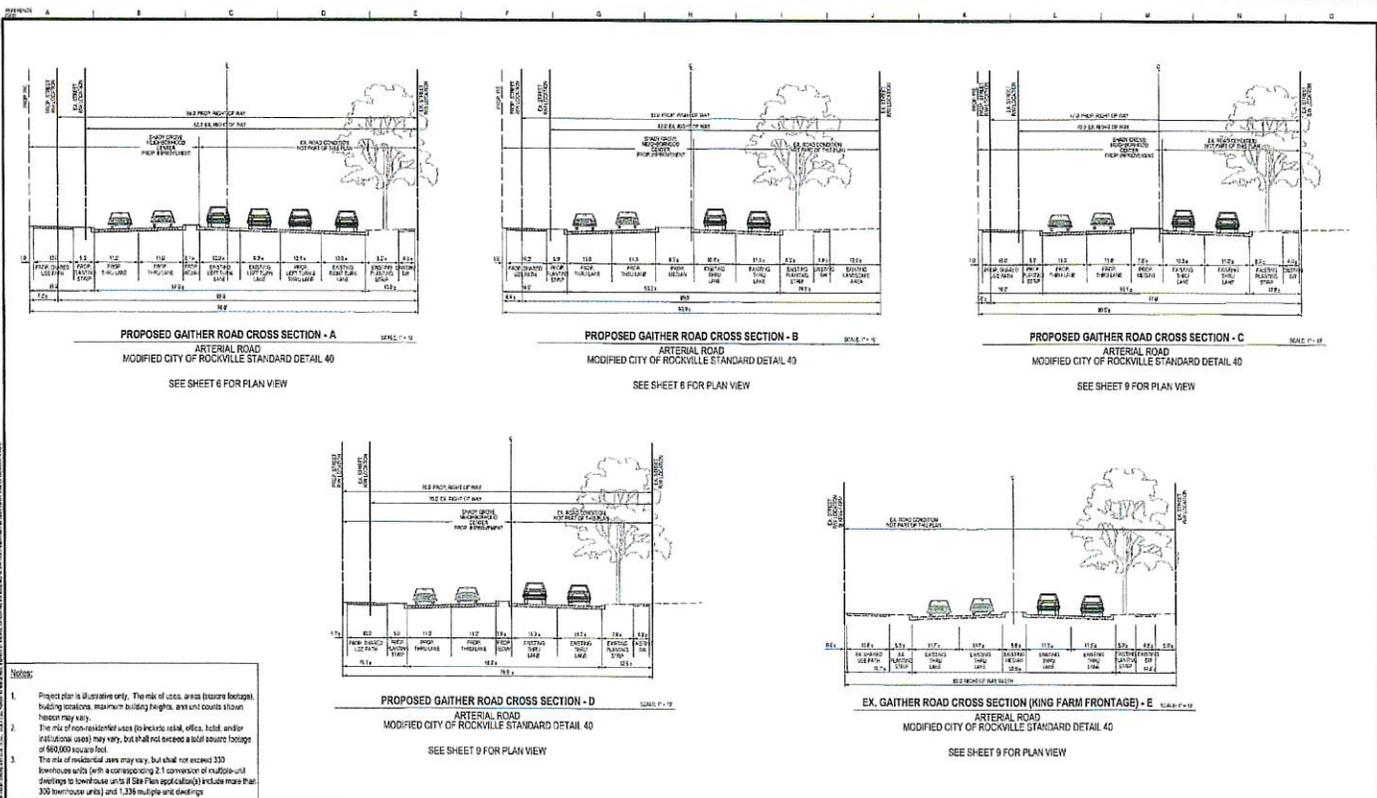
EXHIBIT B

EXHIBIT C



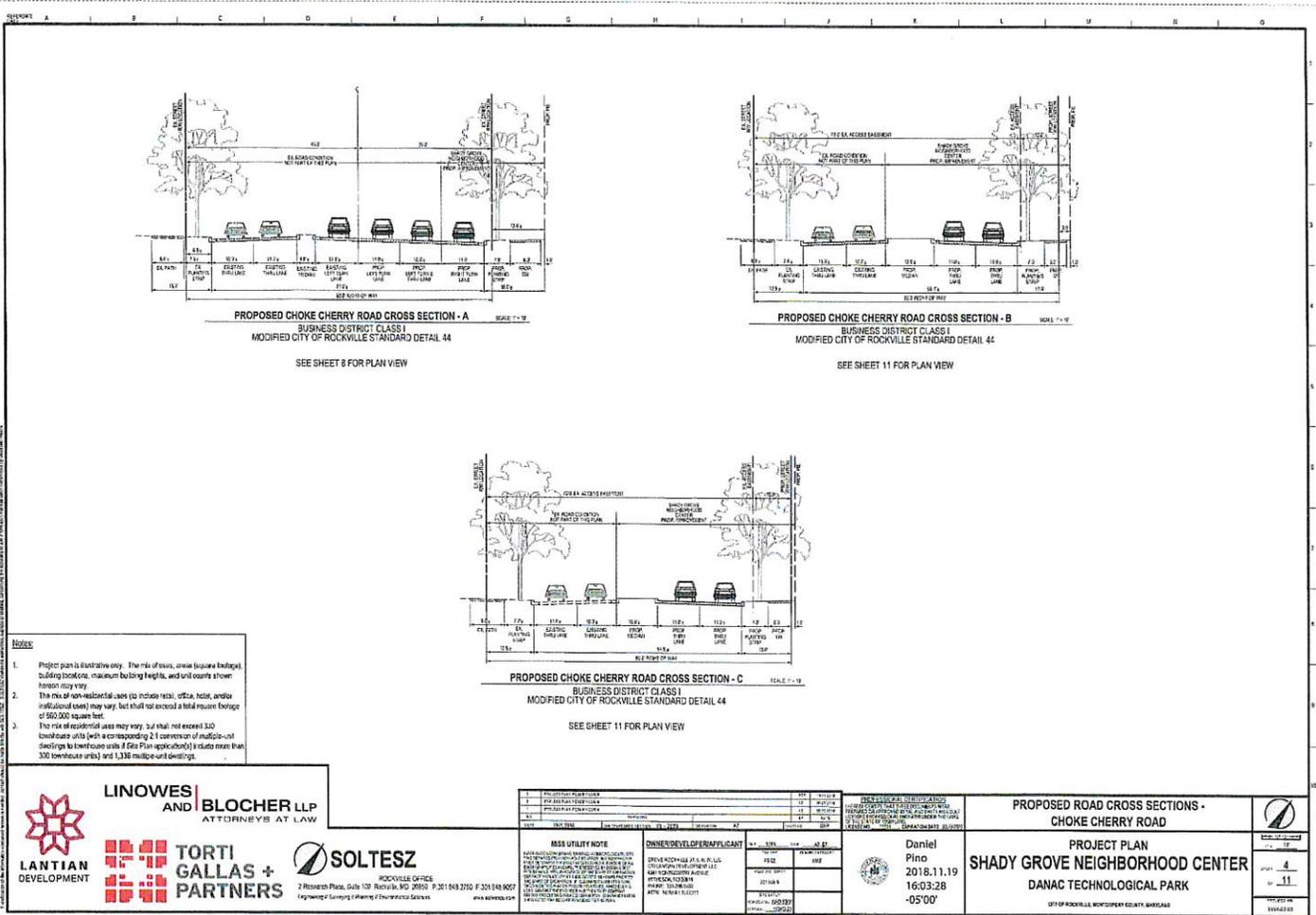
- Notes:**
1. Project plan is illustrative only. The mix of uses, areas (square footage), building locations, maximum building heights, and unit counts shown herein may vary.
 2. The mix of non-residential uses (to include retail, office, hotel, and/or institutional uses) may vary, but shall not exceed a total square footage of 100,000 square feet.
 3. The mix of residential uses may vary, but shall not exceed 330 townhouse units (with a corresponding 2:1 conversion of multiple unit dwellings to townhouse units if (from application)) include more than 300 townhouse units and 7,335 multiple unit dwellings.

	ISSUE UTILITY NOTE THE UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE UTILITY LOCATIONS SHOWN ON THIS PLAN ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY. THE UTILITY LOCATIONS SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE UTILITY LOCATIONS SHOWN ON THIS PLAN ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY. THE UTILITY LOCATIONS SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE WITHOUT NOTICE.	OWNERS/DEVELOPER/APPLICANT DANIEL PINO 2018.11.19 16:01:58 -05'00"	PROPOSED STREET CROSS SECTIONS PROJECT PLAN SHADY GROVE NEIGHBORHOOD CENTER DANAC TECHNOLOGICAL PARK CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND	SHEET NO. 2 OF 11 DATE: 11/19/2018 10:58:42 AM													
	REVISIONS <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>ISSUE FOR PERMITTING</td> <td>11/19/2018</td> </tr> <tr> <td>2</td> <td>ISSUE FOR PERMITTING</td> <td>11/19/2018</td> </tr> <tr> <td>3</td> <td>ISSUE FOR PERMITTING</td> <td>11/19/2018</td> </tr> <tr> <td>4</td> <td>ISSUE FOR PERMITTING</td> <td>11/19/2018</td> </tr> </table>	NO.	DESCRIPTION	DATE	1	ISSUE FOR PERMITTING	11/19/2018	2	ISSUE FOR PERMITTING	11/19/2018	3	ISSUE FOR PERMITTING	11/19/2018	4	ISSUE FOR PERMITTING	11/19/2018	APPROVED FOR THE CITY DANIEL PINO 2018.11.19 16:01:58 -05'00"
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3	ISSUE FOR PERMITTING	11/19/2018															
4	ISSUE FOR PERMITTING	11/19/2018															



- Notes:**
1. Project plan is illustrative only. The mix of uses, areas (residential, building locations, maximum building heights, and unit counts shown herein may vary.
 2. The mix of non-residential uses (to include retail, office, hotel, and/or institutional uses) may vary, but shall not exceed a total square footage of 600,000 square feet.
 3. The mix of residential uses may vary, but shall not exceed 330 townhouse units (with a corresponding 2:1 conversion of existing-unit shellings to townhouse units) (Site Plan applications) include more than 330 townhouse units and 1,336 multiple-unit dwellings.

	MISS UTILITY NOTE THE INFORMATION CONTAINED HEREIN IS BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA PROVIDED BY THE APPLICANT. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT SITE AND HAS IDENTIFIED THE LOCATION OF EXISTING UTILITIES. THE LOCATION OF UTILITIES NOT IDENTIFIED BY THE APPLICANT OR NOT SHOWN ON THE RECORD DRAWINGS IS NOT GUARANTEED. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT SITE AND HAS IDENTIFIED THE LOCATION OF EXISTING UTILITIES. THE LOCATION OF UTILITIES NOT IDENTIFIED BY THE APPLICANT OR NOT SHOWN ON THE RECORD DRAWINGS IS NOT GUARANTEED.	OWNER/DEVELOPER/APPLICANT DANIEL PINO 2018.11.19 16:02:55 -05'00"	PROFESSIONAL CERTIFICATION I, DANIEL PINO, A PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND, HEREBY CERTIFY THAT I AM THE DESIGNER OF THE PROJECT DESCRIBED HEREIN AND THAT I AM A MEMBER IN GOOD STANDING OF THE ENGINEERING PROFESSION IN THE STATE OF MARYLAND.	PROPOSED ROAD CROSS SECTIONS - GAITHER ROAD PROJECT PLAN SHADY GROVE NEIGHBORHOOD CENTER DANAC TECHNOLOGICAL PARK CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND	SHEET NO. 3 OF 11 DATE: 2018.11.19
	MISS UTILITY NOTE (continued)	OWNER/DEVELOPER/APPLICANT (continued)	PROFESSIONAL CERTIFICATION (continued)	PROJECT PLAN (continued)	SHEET NO. 3 OF 11 (continued)



- Notes:**
1. Project plan is illustrative only. The mix of uses, overall square footage, building footprints, maximum building heights, and unit counts shown herein may vary.
 2. The mix of non-residential uses (to include retail, office, hotel, and/or institutional uses) may vary, but shall not exceed a total square footage of 650,000 square feet.
 3. The mix of residential uses may vary, but shall not exceed 100 townhouse units with a corresponding 21 conversion of multifamily-dwelling to townhouse units if the Plan application indicates more than 300 townhouse units and 1,338 multiple-unit dwellings.

LINOWES AND BLOCHER LLP
ATTORNEYS AT LAW

LANTIAN DEVELOPMENT

TORTI GALLAS + PARTNERS

SOLTESZ
ROCKVILLE OFFICE
2 Riverside Plaza, Suite 100, Rockville, MD 20850 | P: 301-949-2700 | F: 301-949-9607
Engineering | Surveying | Planning | Environmental Services

1	PROPOSED ROAD CROSS SECTION - A	1/4\"/>
2	PROPOSED ROAD CROSS SECTION - B	1/4\"/>
3	PROPOSED ROAD CROSS SECTION - C	1/4\"/>

PROPOSED ROAD CROSS SECTIONS - CHOKO CHERRY ROAD

PROJECT PLAN
SHADY GROVE NEIGHBORHOOD CENTER
DANAC TECHNOLOGICAL PARK

City of Rockville, Incorporated Equity Shareholder

Daniel Pino
2018.11.19
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Sheet: 4 of 11



September 28, 2018
Revised November 19, 2018

Brian R. Wilson, AICP
Principal Planner
Department of Community Planning & Development Services
City of Rockville
111 Maryland Avenue
Rockville, MD 20850

Re: Shady Grove Neighborhood Center - PJT 2017-00007
Road Code Waiver Request

Dear Mr. Wilson:

On behalf of Grove Rockville 31, LLC, Grove Rockville 31 II, LLC, Grove Rockville 31 III, LLC, and Grove Rockville 31 IV LLC, the owners of properties located on 2 Choke Cherry Road, 4 Choke Cherry Road, 15825 Shady Grove Road, and 2092, 2094, 2096 and 2098 Gaither Road (the "Property"), Soltesz, Inc. respectfully submits this Road Code Waiver request for the proposed Shady Grove Neighborhood Center project (the "Project") pursuant to Sections 21-60 and 21-20 of the Rockville City Code (the "City Code").

Property Background

The Property consists of four recorded lots (Lot 5, 6, 7, and 8) that total approximately 31.1 acres in the Danac Technological Park subdivision and are located east of Shady Grove Road, north of Choke Cherry Road, and south of Gaither Road. The east side of the Property is adjacent to the King Farm neighborhood and an existing forest conservation easement. The Property's existing use is approximately 435,456 square feet of office uses, distributed in seven office buildings constructed in the 1960s. These buildings are surrounded by large surface parking lots and wide drive aisles with no stormwater management facilities. Eighty percent (80%) of the site (25.2 or 31.1 acres) is covered by impervious surfaces. The site also does not contain any forest, priority retention areas, or stormwater management facilities.

The adjacent properties are developed with mixed-use, commercial, and residential development. On the south across Choke Cherry is the Gables' Upper Rock project, which is developed with multi-family buildings and retail uses. Across Shady Grove Road are large scale retail uses including Home Depot, Best Buy, Office Depot, and Nordstrom Rack Gaithersburg. To the north, across Gaither Road, are existing office buildings. Single-family detached structures, townhouses, and a forestation area in King Farm are located to the east.

Project Information

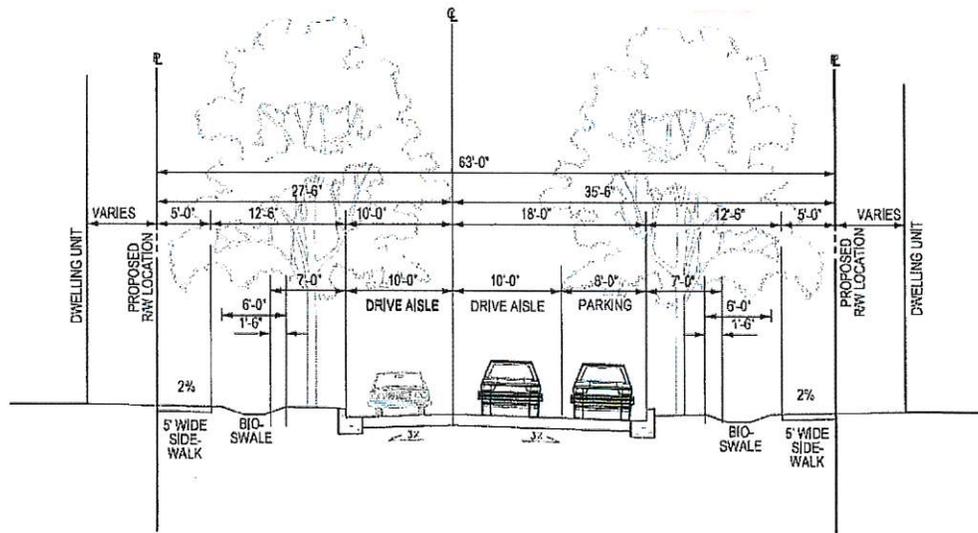
Depending on the final mix of uses, the proposed Project will include between approximately 1,036 to 1,336 multi-use dwelling units, up to 330 townhouses, between approximately 260,000 to 560,000

square feet of non-residential uses, and related public use spaces and amenities. The non-residential uses are envisioned to include office, retail, hotel and/or institutional uses such as active adult senior housing or nursing homes. The Project replaces the existing outdated office structures and surface parking with high quality mixed-use development, which transforms the site with traditional neighborhood design while decreasing the current level of impervious surfaces by almost three acres and introducing state of the art stormwater management facilities treating both on-site and off-site runoff. The Project incorporates 6.22 acres of new open areas with opportunities for both active and passive recreation, including a central village green, a linear park, park space surrounding a regional stormwater management pond, landscaped mews, and sidewalks with planted buffers. The scale, design, and style of the Project are consistent with the surrounding character of development, the emerging Shady Grove Road Corridor, and the Property's development potential as recognized in the City's Comprehensive Master Plan.

The Project's Proposed Street Cross Sections

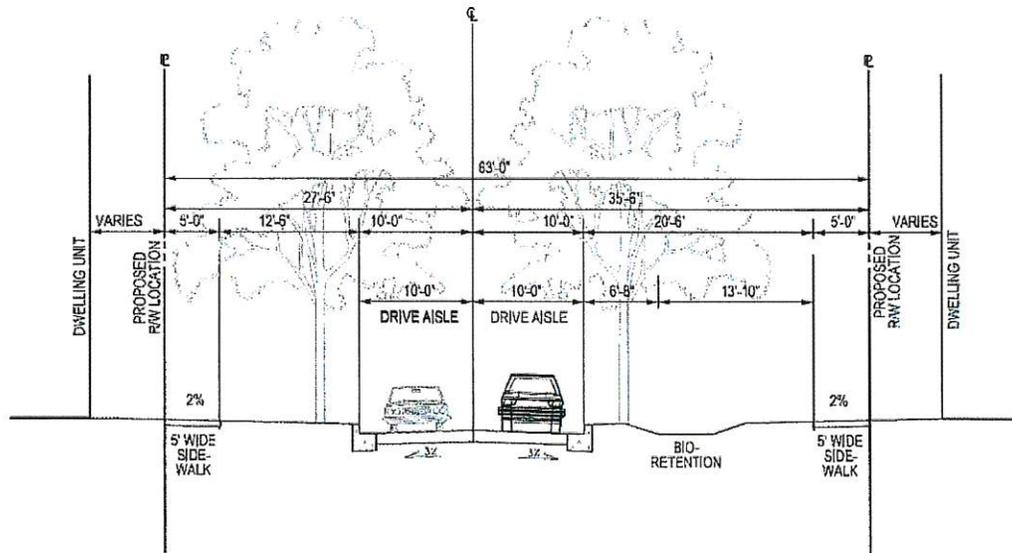
The Project proposes four (4) major roads throughout the development, all of which are proposed to be public streets:

- 1) Street A, B, & D – Secondary Residential Road
 - Right of way width: 63 feet wide
 - Pavement width: 28 feet wide, with two 10 foot wide travel lanes and one 8 foot wide parking strip



STREET A, B, & D TYPICAL CROSS SECTION SCALE: 1" = 10'
 SECONDARY RESIDENTIAL STREET
 MODIFIED CITY OF ROCKVILLE STANDARD DETAIL 45

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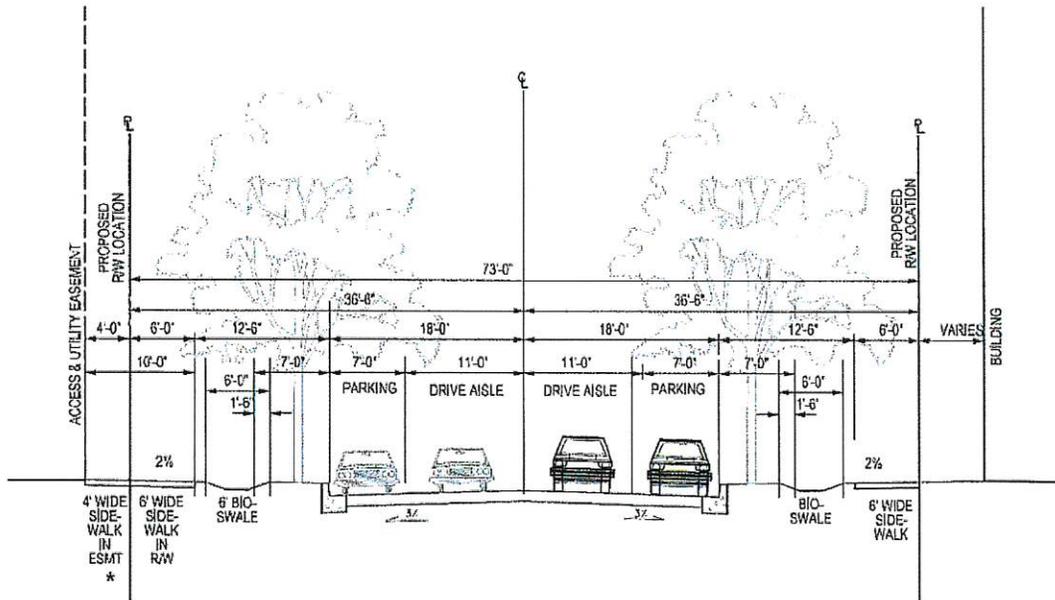


STREET B TYPICAL CROSS SECTION WITH NO PARKING

SCALE: 1"= 10'

SECONDARY RESIDENTIAL STREET
MODIFIED CITY OF ROCKVILLE STANDARD DETAIL 45

- 2) Street C – Business District Road – Class II
 - Right of way width: 73 feet wide
 - Pavement width varies:
 - 36 feet wide, with two 11-foot wide travel lanes and two 7-foot wide parking strips (between Choke Cherry Road and intersection south of central green; and between intersection north of central green and second most northerly residential alley)
 - 29 feet wide, with two 11-foot wide travel lanes and one 7-foot wide parking strip (between Gaither Road and second most northerly residential alley)
 - 22 feet wide, with two 11-foot wide travels lanes and no parking strips (along central green)
 - Buffer width (from face of curb to edge of sidewalk): 12.5 feet
 - Sidewalk width:
 - Along mixed-use development
 - 6 feet within right of way, 10 feet total width to face of building
 - Along residential development
 - 6 feet within right of way (total width)



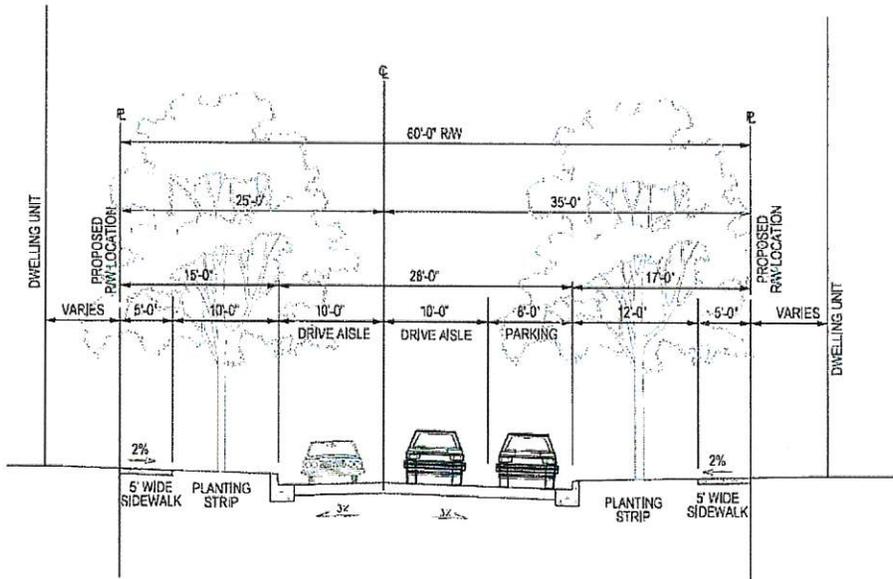
STREET C TYPICAL CROSS SECTION AT ROAD INTERSECTION

SCALE: 1"= 10'

BUSINESS DISTRICT CLASS II
 MODIFIED CITY OF ROCKVILLE STANDARD DETAIL 44

* SIDEWALK WIDTH TO BE 10' AT MULTI-FAMILY BUILDING. EXTEND TO FACE OF BUILDING AT RETAIL BUILDING.

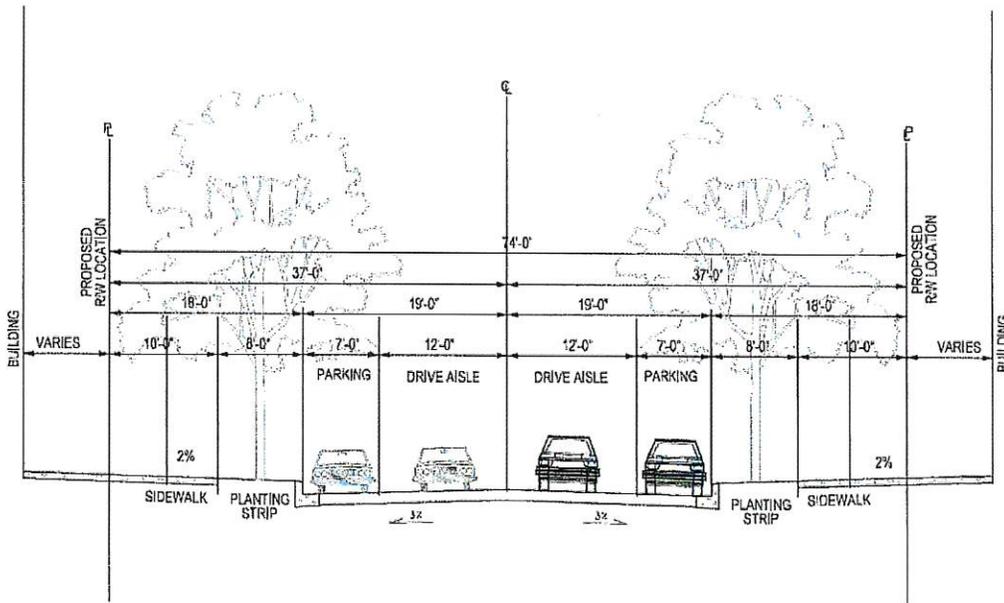
- 4) Street D – Business District Road - Class II (between Shady Grove Road and intersection with Street C) and Secondary Residential Road (along central green and between intersection with Street B and intersection with Street A)
 - Right of way width varies:
 - 74 feet (between Shady Grove Road and intersection with Street C)
 - 60 feet (along central green and between intersection with Street A and intersection with Street B)
 - Pavement width varies:
 - 38 feet (between Shady Grove Road and intersection with Street C)
 - 28 feet (between Street A and C to 48' between Shady Grove Road and Street C.
 - Buffer width (where Business District Road):
 - 8 feet (from edge of curb to planting box)
 - Width of sidewalk (where Business District Road)
 - 10 feet within right of way; total width to face of building varies



STREET D TYPICAL CROSS SECTION WITH ONE-SIDED PARKING

SCALE: 1" = 10'

SECONDARY RESIDENTIAL STREET
MODIFIED CITY OF ROCKVILLE STANDARD DETAIL 45



STREET D TYPICAL CROSS SECTION WITH TWO-SIDED PARKING

SCALE: 1" = 10'

BUSINESS DISTRICT CLASS II
MODIFIED CITY OF ROCKVILLE STANDARD DETAIL 43

Waiver Request for Street C

As shown in the cross-sections above, Applicant requests waivers for:

1. Minimum pavement width from 38-foot pavement width requirement of Section 21-60(a)(1)(b) of the City Code to 36'
2. Minimum sidewalk width from 10-foot sidewalk width requirement of Section 21-60(a)(2) of the City Code for business district roads – Class II to 6' minimum width on the residential side as applied to Street C.
3. Minimum sidewalk width from 10-foot sidewalk width within right of way requirement of Section 21-60(a)(2) of the City Code for business district roads – Class II to 6' minimum width within the right of way, 4' in public access easement on the multi-family and retail side as applied to Street C.

Waiver Justification

Section 21-60(c) of the City Code provides:

Waivers for right-of-way and/or pavement width requirements for business district roads as provided herein shall be approved or denied by the Director. All other waivers of this article shall be made pursuant to section 21-20, as amended. The Director may approve a waiver from the required right-of-way and/or pavement width requirements, if any of the following are requested as part of a permit application:

* * *

- (6) The addition of stormwater management systems other than standard storm drainage systems.

A modified cross section is proposed for Street C's pavement width (varying between 22, 29, and 36 feet depending on the incorporation of on-street parking) and sidewalk width (6 feet along the townhouse development). As discussed in greater detail below, these modifications are necessary to incorporate additional stormwater management systems other than standard storm drainage systems in order to allow for proper stormwater management and bioswale design, as well as the design and spacing of the tree lawn panel, all in accordance with guidance from City staff.

The current layout for Street C includes, among other things, bioswales with side slopes that are 2 feet wide with 3:1 side slopes and 2-foot bottom, resulting in swales that are 6 feet wide with 1.5 feet shoulder providing 8 inches of combined flow and freeboard as requested by City staff. These bioswales, along with the other stormwater management facilities included in the Project, achieve 0.75 inches of P_e , which is in excess of the 0.6 inch target set by City staff. Furthermore, Street C is designed with 7-foot wide tree lawn, with 5 feet free and clear of SWM devices and 1.5 feet extending into the bioswale slope as requested by City staff. Due to the accommodation of these additional stormwater management systems, as well as the minimum tree lawn panel width and the spacing

between the lawn area and the stormwater management facilities, waivers from the business district road – Class II standards for Street C are justified.

The overall goal for Street C is to ensure that the traffic within the development moves at proper speed with narrower travel lanes, while at the same time provide proper room for storm water management facilities that meet current design standards within the public right of way.

Section 21-20(c) of the City Code (Waivers) provides:

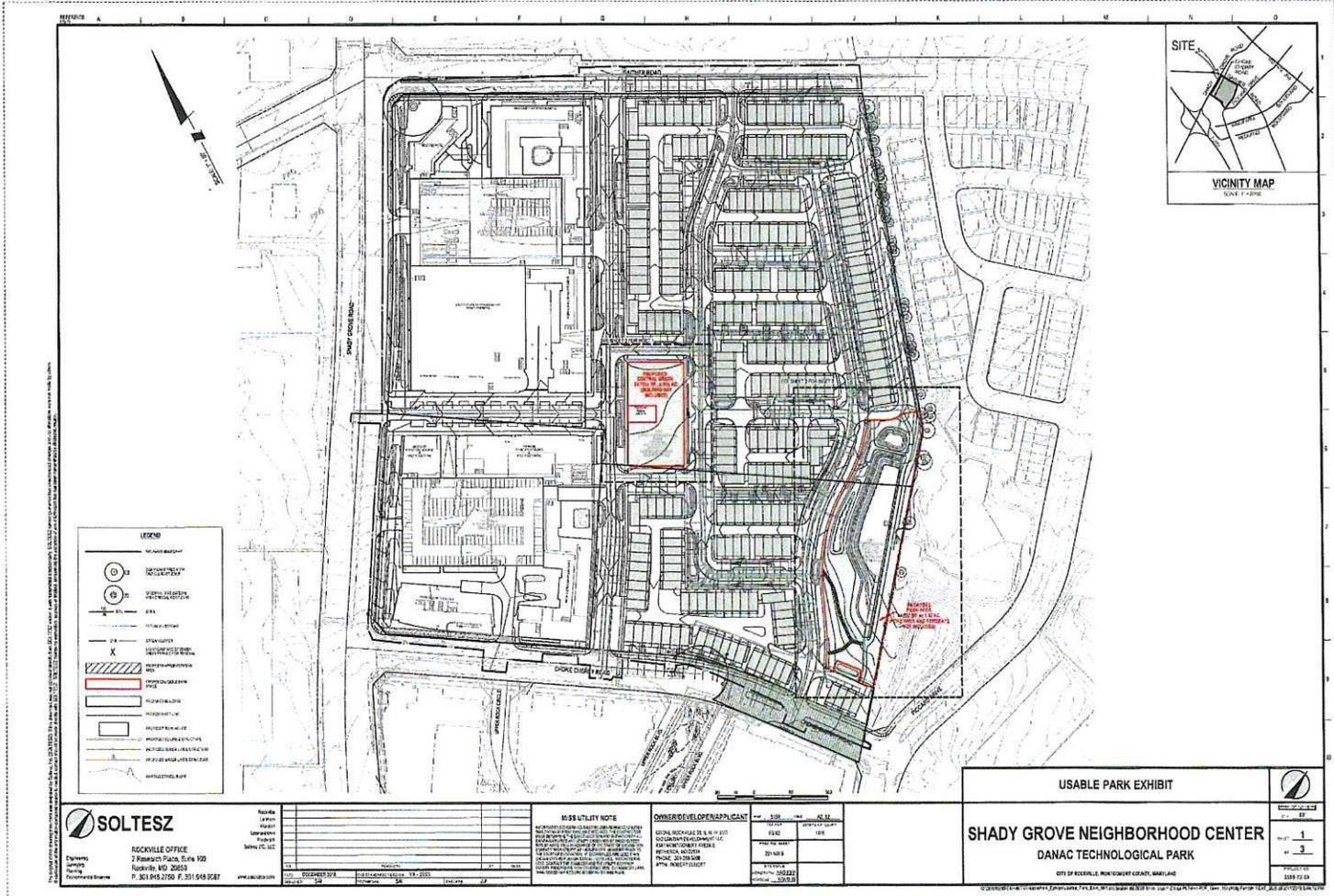
Upon applying for a permit under this article any person may file a written request for a waiver of any requirement of this article for sidewalks, rights-of-way and paving widths, grade percentages, drainage structures and curbs and gutters. Except as provided in section 21-60, the City Manager may expressly approve an requested waiver as to any one (1) or a combination of the above items where he finds that it is in the public interest that the waiver be granted. Upon approving the waiver, the City Manager shall submit a written report to the Council of his actions, and the reasons therefor at its next meeting. Such approval shall be subject to final approval by resolution of the Council in open session. . . . In granting a waiver the City Manager and the Council shall be guided by the general purposes and intent of this article, and shall require that the work be done in accordance with sound engineering principles, with due regard to present and future circumstances and conditions affecting the public safety of the inhabitants of the City and with due regard to minimizing the future maintenance expenditures by the City. It is, however, the intent of the Council in enacting this article that the requirements thereof shall not impose undue economic hardship upon individuals and persons proposing to install facilities designed principally to provide service for individual as opposed to present or future general public needs.

Pursuant to this provision of the City Code, the proposed sidewalk width for Street C along the townhouse development properly addresses the requirements of traditional neighborhood design and promote pedestrian activity while providing sufficient space for the stormwater management facilities and tree lawn areas requested by City staff. The requested design ensures efficient traffic movements within the Project while accommodating ESD devices.

Street C will be constructed according to city road construction standards, with due regard paid to present and future circumstances, as the Project achieves the potential for mixed-use infill development envisioned in the City's Master Plan, avoids the imposition of economic hardship upon Applicant. Street C will also promote the public safety of the inhabitants of the City, with due regard to minimizing the future maintenance expenditures by the City.

Additionally, Street C is designed to fit the mixed-use environment of the Project, with considerations paid to the needs of both residents and visitors. The proposed condition of Street C is intended to meet present and future general public needs, as opposed to providing service principally for individual needs.

EXHIBIT D



SOLTESZ
 ENGINEERS
 2 PARKWAY PLACE, SUITE 100
 ROCKVILLE, MD 20850
 P. 301.948.2750 F. 301.948.9587
 www.soltesz.com

Project No.	2019-00393
Client	City of Rockville
Site No.	2989
Scale	AS SHOWN
Revision	
Drawn by	
Checked by	
Approved by	

MISS UTILITY NOTE
 THE INFORMATION CONTAINED HEREIN IS BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

OWNER/DEVELOPER/APPLICANT	2989	04	02-22
PROJECT NO.	2989		
DATE	02-22		
SCALE	AS SHOWN		
PROJECT NO.	2989		
DATE	02-22		
SCALE	AS SHOWN		

USABLE PARK EXHIBIT		 NORTH
SHADY GROVE NEIGHBORHOOD CENTER DANAC TECHNOLOGICAL PARK CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND		
SHEET NO.	1	DATE
TOTAL SHEETS	3	PROJECT NO.
		2989

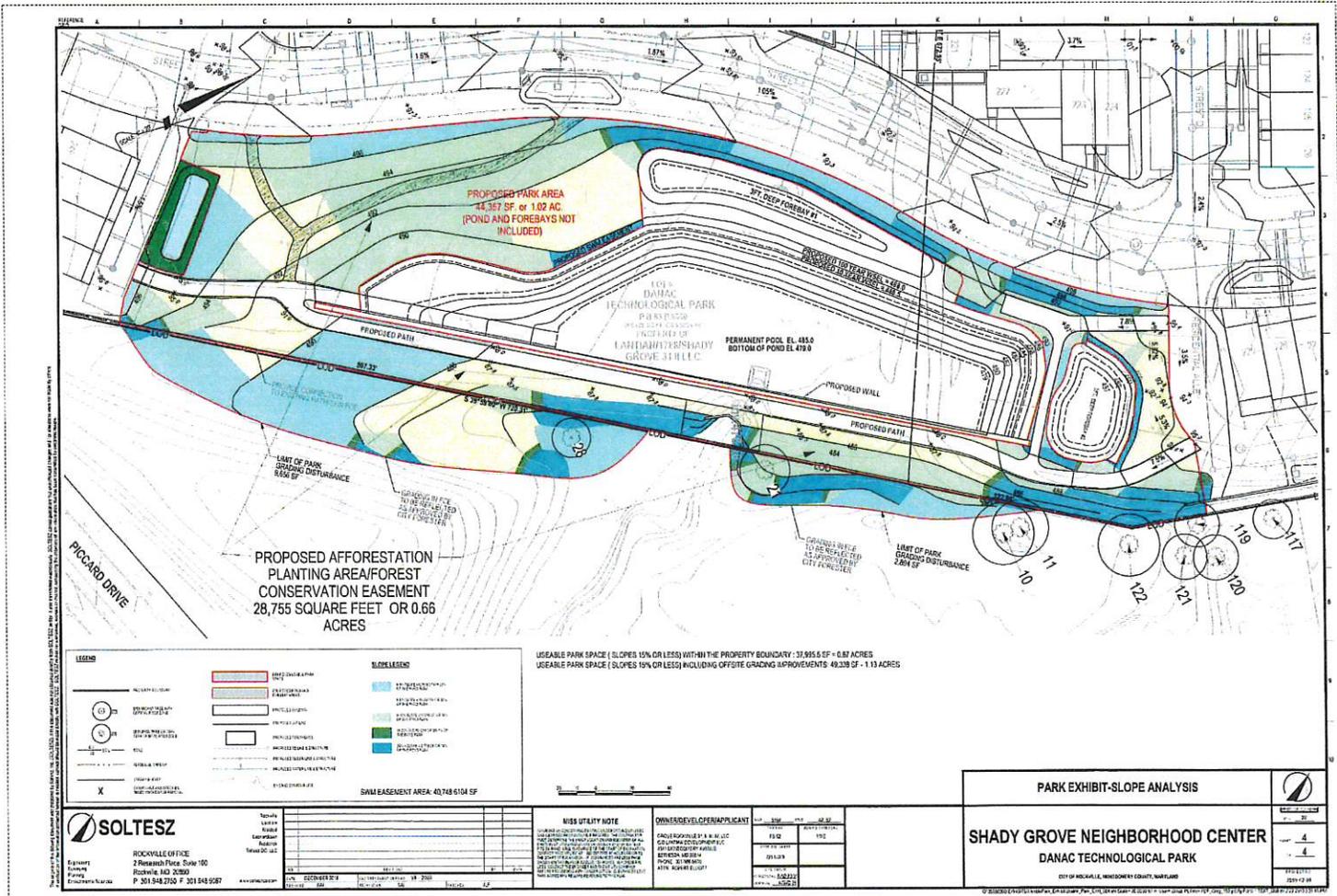
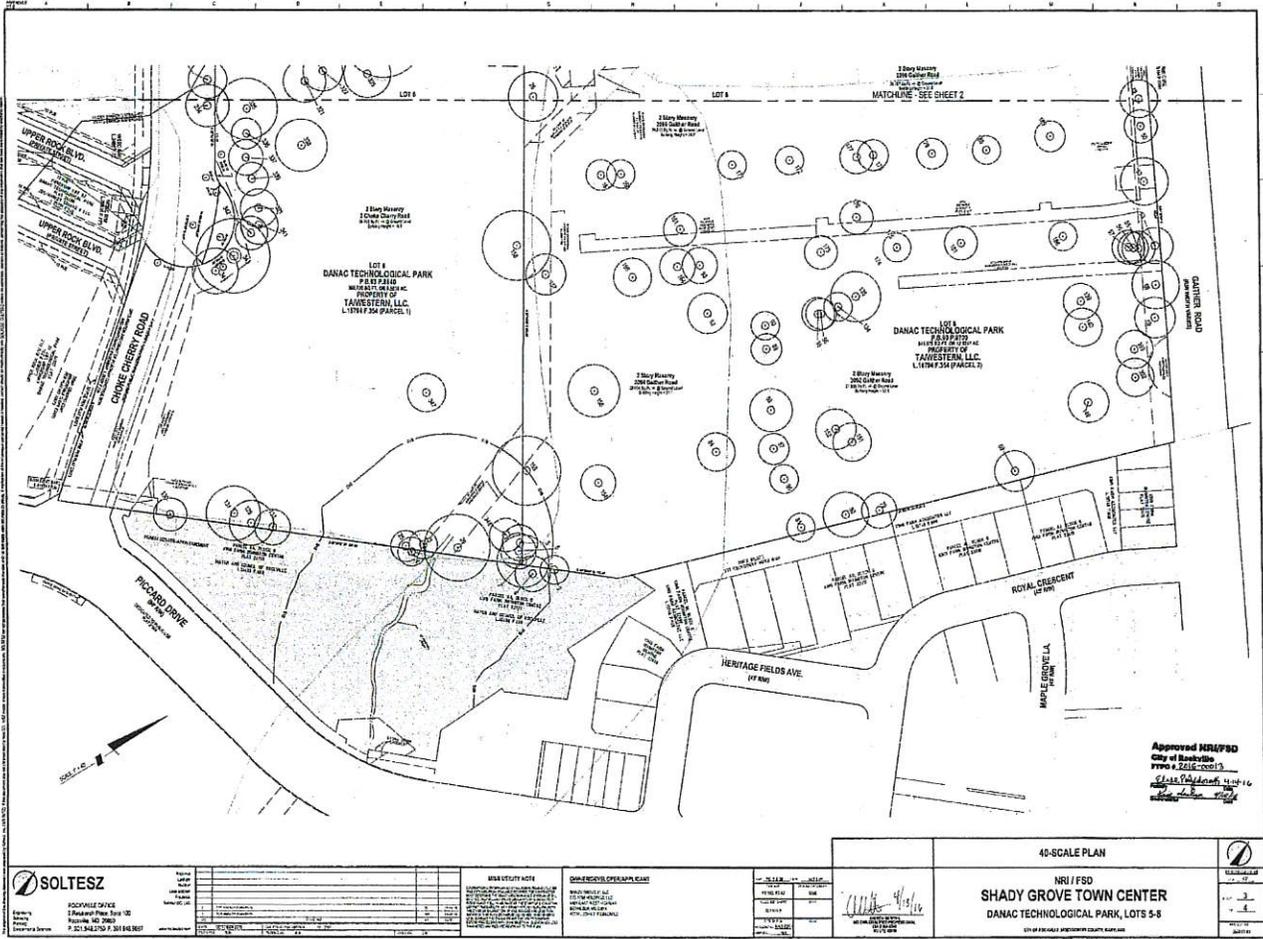


EXHIBIT E



Attachment 1.C.a: Resolution No. 7B-19, Shady Grove Neighborhood Center (2989 : STP2020-00393 Shady Grove Neighborhood Center)

LINOWES
AND BLOCHER LLP
 ATTORNEYS AT LAW

September 20, 2019

Barbara A. Sears
 bsears@linowes-law.com
 301.961.5157

Phillip A. Hummel
 phummel@linowes-law.com
 301.961.5149

By Hand

Mr. James Wasilak
 Chief of Zoning
 City of Rockville Department of Community Planning and Development Services
 111 Maryland Avenue
 Rockville, Maryland 20850

**Re: Project Narrative and Statement of Justification for Level 2 Site Plan –
 Redevelopment of 2 Choke Cherry Road and 2094 Gaither Road**

Dear Mr. Wasilak:

Grove Rockville 31 II, LLC and Grove Rockville IV, LLC, owners and applicants (collectively, the “Applicant”) is filing this Project Narrative and Statement of Justification pursuant to Sections 25.07.02 and 25.07.05 of Chapter 25 of the City of Rockville Code of Ordinances (the “Zoning Ordinance”) to replace obsolete office buildings located at 2 Choke Cherry Road and 2094 Gaither Road with 136 townhouses including 17 Moderately Priced Dwelling Units (“MPDUs”), a regional stormwater management pond, public park land, and other associated amenities (the “Phase I Site Plan”) As discussed in greater detail below, the Phase I Site Plan is the first site plan that implements Project Plan PJT2017-0007 (Shady Grove Neighborhood Center) approved by the Mayor and City Council on April 29, 2019.

Background

2 Choke Cherry Road and 2094 Gaither Road Within The Danac Technological Park

The property covered by the Phase I Site Plan (the “Subject Property”) is a 11.28 acre portion of an approximately 31.1 acre site (the “Overall Site”). The Overall Site is currently subdivided into four existing lots (Lot 5, Lot 6, Lot 7, Lot 8, Danac Technological Park subdivision), contains seven office buildings (2 and 4 Choke Cherry Road, 15825 Shady Grove Road, and 2092, 2094, 2096, and 2098 Gaither Road), and is zoned MXE (Mixed Use Employment). The 2 Choke Cherry Road and 2094 Gaither Road office buildings are located on the Subject Property.

Attachment 1.C.b: Applicant Statement of Justification (2989 : STP2020-00393 Shady Grove Neighborhood Center)

Mr. James Wasilak
September 20, 2019
Page 2

The seven office buildings constructed on the Overall Site “were designed individually rather than as an integrated complex[.]” *See* Evaluation of Historic Significance prepared by R. Christopher Goodwin & Associates, Inc. submitted with the Phase I Site Plan application (the “Report”) at pg. 5. The Overall Site’s piecemeal redevelopment is reflected in the construction of the existing buildings over three periods by different architects, the dissimilarity between the design of the various buildings throughout the site, and the lack of a vehicular connection between the Overall Site’s four lots. Report, pg. 15.

The Subject Property within the Overall Site is comprised of Lot 6 (6.94 acres), a 4.29 acre portion of Lot 8, and a 0.05 acre portion of Lot 5, Danac Technological Park subdivision, as well as 0.02 ac (approximately 705 sq. ft.) associated with a future technical correction to a previously approved abandonment of right-of-way from the former Choke Cherry Road cul-de-sac abutting Lot 6.¹ As shown on the drawings included in the Phase I Site Plan application, the Subject Property is improved with the approximately 88,500 square foot 2 Choke Cherry Road office building, the approximately 54,900 square foot 2094 Gaither Road office building, as well as surface parking facilities, drive aisles, and associated open areas. The Subject Property is bounded by Choke Cherry Road to the south, open space owned by the City of Rockville and the King Farm neighborhood to the east, the remaining portion of Lot 8 of the Danac Technological Park subdivision to the north (containing the 2092, 2096, and 2098 Gaither Road office buildings), and the remaining portion of Lot 5 of the Danac Technological Park subdivision to the west (containing the 4 Choke Cherry Road office building). Although the Lot 6 portion of the Subject Property has direct access to Choke Cherry Road and the Lot 8 portion contains drive aisles that provide circulation to two access points to Gaither Road, there is no direct vehicular connection between the 2 Choke Cherry Road and 2094 Gaither Road. Office buildings. Most of the Subject Property contains impervious surfaces and does into include any stormwater management facilities.

The 2 Choke Cherry Road office building was initially constructed as a one-story office building in 1967, with a two story addition built in 1979. Report, pgs. 7-8. 2094 Gaither Road is a two-story structure and the last of the four office buildings constructed on Lot 8 between 1981 and 1985. Report, pgs. 9-10. The seven existing office buildings on the Overall Site, including 2 Choke Cherry Road and 2094 Gaither Road on the Subject Property, are outmoded and do not possess sufficient historic, architectural, design, landscape significance or integrity under the City’s Historic Designation Commission criteria under the Zoning Ordinance Report, pg. 15.

¹ The City abandoned the majority of the Choke Cherry Road cul-de-sac “bulb” abutting Lot 6 (1,903 sq. ft.) in Ordinance No. 17-03 granting Street Closing and Abandonment Application No. SCA2003-00087 on June 9, 2003.

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Project Plan PJT2017-0007

On April 29, 2019, the Mayor and City Council adopted Resolution No. 7B-19 (the “Resolution”) approving Applicant’s project plan application PJT2017-0007 (the “Project Plan”). The Project Plan allows the redevelopment of the Overall Site with up to 1,336 multi-unit dwellings, up to 330 townhouses, up to 390,000 square feet of office, hotel, or institutional uses, and up to 170,000 square feet of retail uses.² The Resolution provides that the Project Plan is valid for 20 years from the date of approval. *See* Resolution, Condition 3.

The Resolution approves the Project Plan subject to thirty-nine (39) enumerated conditions, the following of which are relevant to the Phase I Site Plan:

Development Phasing

The Resolution provides that the approved development be phased in a manner consistent with the October 15, 2018 phasing plan and associated footnotes thereto (attached to the Resolution as Exhibit B, the “Phasing Plan”), while noting phasing boundaries and sequencing may change. *See* Resolution, Condition 4. Relevant to the Phase I Site Plan, the Phasing Plan illustrates 283 townhouses with a maximum of 330 townhouses. *See* Resolution, Exhibit B.

The Project Plan’s impact on transportation facilities was evaluated in two phases, with Phase One permitted to generate a maximum of 644 AM, 1,327 PM, and 1,042 Saturday peak hour trips based on 183,798 square feet of existing office space to remain, 70,000 square feet of commercial retail, 220 multi-family units, and 120 single-family attached dwelling units. *See* Resolution, Condition 25. Changes to the phased development program is permitted, so long the trip caps are not exceeded. *See* Resolution, Condition 27.

The Resolution also states that Applicant must comply with all conditions of the Washington Suburban Sanitary Commission (“WSSC”)’s Hydraulic Planning Analysis (“HPA”) dated March 18, 2019 and mitigate any service deficiencies identified as a condition of any affected phased site plan, unless the HPA is amended and/or an alternative to convey some or all

² For ease of reference, Resolution No. 7B-19 includes the following attached exhibits: Project Plan dated November 2018 (Exhibit A), Phasing Plan dated October 15, 2018 (Exhibit B), Roadway Cross-Sections dated November 19, 2019, including the Road Code Waiver Requested dated September 29, 2019 and revised November 19, 2019 (Exhibit C), Dedication of Usable Park Area comprising 5% of the tract (Exhibit D), approved Natural Resources Inventory / Forest Stand Delineation dated April 14, 2016 (Exhibit E), and Preliminary Forest Conservation Plan dated April 24, 2019 (Exhibit F)

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of the flow to the City's sewer lines is agreed upon by the City and WSSC. *See* Resolution, Condition 18.

Forestry and Trees

The Resolution incorporates the City's April 24, 2019 letter approving, with conditions, the Project Plan's preliminary forest conservation plan (the "PFCP Letter") regarding, among other things, afforestation, significant tree replacement, and minimum tree cover. *See* Resolution, Condition 5. Both the Resolution and the PFCP Letter approve a fee-in-lieu payment equal up to 2.29 acres (or up to 49%) of the 4.67 acre afforestation requirement.³ *See* Resolution, Condition 5a; PFCP Letter, pg. 2.

The Resolution and the PFCP Letter also identify a 172 significant replacement tree requirement, with a fee-in-lieu payment for up to 60 significant replacement trees, resulting in a requirement to plant a minimum of 112 significant replacement trees on site.⁴ *See* Resolution, Condition 5b; PFCP Letter, pgs. 3-4.

With respect to minimum tree cover, the Resolution and the PFCP Letter 1) note the 15% requirement within the MXE zone may be reduced to 10% of the net tract area, with dedication of 5% of the net tract area as useable public parkland; and 2) allow Applicant to satisfy these requirements by providing 3.11 acres of tree cover, as well as dedicating 1.02 acres of open space around the regional stormwater management pond and 0.57 acres (excluding a retail building) for a central green shown on the Project Plan.⁵ *See* Resolution, Condition 5c; PFCP Letter, pg. 3. The PFCP Letter provides that a usable park space exhibit must include certain information and be approved by the Director of Parks and Recreation prior to the approval of the first site plan and associated Final Forest Conservation Plan. *See* PFCP Letter, pg. 3.

³ Per the PFCP Letter, the fee-in-lieu for afforestation may be paid in installments during the build out of the Project Plan, with each installment based "on the proportional amount of square footage of land area being developed with each site plan, regardless of the amount of forestry planting to be installed with the specific phase." *See* PFCP Letter, pg. 2.

⁴ Similar to afforestation, the PFCP Letter allows the fee-in-lieu for significant tree replacement may be paid in installments during the build out of the Project Plan, with each installment based "on the proportional amount of square footage of land area being developed with each site plan, regardless of the amount of forestry planting to be installed with the specific phase." *See* PFCP Letter, pg. 4.

⁵ The Resolution states that the 5% dedication area qualifies as open area and public use space within the open area development requirements of the MXE zone. Plantings within the dedication areas may also be used to satisfy afforestation and minimum tree cover requirements, with plantings approved by the City Forester. *See* PFCP Letter, pg. 3.

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Both the Resolution and the PFCP Letter also allow for the removal of nine (9) specimen trees located on the Overall Site. *See* Resolution, Condition 5d; PFCP Letter, pg. 4.

Furthermore, the Resolution acknowledges that the implementation of the approved Project Plan's townhouse layout required the Planning Commission's approval of a waiver to reduce the required trees per residential lot from 3 trees per lot to 1.5 trees per lot (based on an aggregate of the on-site trees) and supports such a waiver. *See* §§ 25.21.21.b & 25.21.07 of the Zoning Ordinance; Resolution, Condition 6.

The PFCP Letter also states that the tree replacement requirement for the removal of trees within the buffer between the Property's eastern boundary and the King Farm neighborhood is to provide a similar buffer with trees planted on both the Property and King Farm. *See* PFCP Letter, pg. 5. Any trees removed must be replaced in kind, with tree types and locations coordinated with King Farm and the City. *See* PFCP Letter, pg. 5. Additionally, any street trees removed within the City's right-of-way must be replaced on a 1:1 basis. *See* PFCP Letter, pg. 4.

Historic Evaluation

The Resolution provides that prior to any site plan submission proposing removal of an existing office building, Applicant must provide a report to the Chief of Zoning containing an architectural and historical evaluation of the existing buildings based on the criteria for historic designation from the City's Zoning Ordinance. *See* Resolution, Condition 7.

Public Works

The Resolution also conditions approval of the Project Plan on dedicating the rights-of-way and easements for Streets A, B, and C to public use, as reflected on a final record plat. With respect to Street C, the Resolution affirms the City Manager's approval of a waiver to reduce the sidewalk width to 6 feet on Street C's south side. *See* Resolution, Conditions 9 & 11. All street sections must comply with the roadway cross section exhibit incorporated in the Resolution, with any deviation to be approved by the Director of Public Works at the time of site plan. *See* Resolution, Condition 11. Applicant is also required to dedicate right-of-way for Choke Cherry Road in accordance with the roadway cross section exhibit incorporated in the Resolution. *See* Resolution, Condition 10. Public Access Easements must be granted across the entire width of privately maintained alleys. *See* Resolution, Condition 15. Per the Resolution, Applicant must dedicate the parcel containing the regional stormwater management pond to the City. *See* Resolution, Condition 17.

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In recognition that the Project Plan would be implemented in multiple site plans, the Resolution acknowledges that some proposed roads will have temporary conditions. As a result, the Resolution includes a condition requiring Applicant to submit a plan for approval by the Director of Public Works demonstrating how roads will terminate when an entire road is not proposed to be constructed within a single site plan. *See* Resolution, Condition 21. Similarly, the Resolution requires Applicant to submit a phasing plan with each site plan for vehicular access, pedestrian access, construction access, staging and parking for Department of Public Works approval showing how the remaining surface parking lots and existing uses on the Overall Site will be integrated with new development. *See* Resolution, Condition 22. Additionally, Applicant must submit information regarding visitor parking for review and approval at the time of site plan. *See* Resolution, Condition 23. As part of each respective site plan, the Resolution requires Applicant to design and construct the phased improvements and have such improvements opened to traffic prior to issuance of any occupancy permits for any part of the development contained within that site plan. *See* Resolution, Condition 35.

The materials submitted with this application, together with the discussion below, demonstrate how Applicant's Phase I Site Plan satisfies the applicable conditions from the Resolution.

Phase I Site Plan

The Phase I Site Plan will commence the redevelopment of the Overall Site by replacing outdated office structures and ample surface parking lots with new townhouses, a grid system of streets, open spaces, and other amenities. The Phase I Site Plan includes 136 townhouses, 12.5% of which (or 17) are MPDUs. The Phase I Site Plan embraces traditional neighborhood design with residential units that face the street, are served by alleys with rear loaded garages each containing two off-street parking spaces, and include both 16 foot and 20 foot building widths. In contrast to typical colonial, pitched roof designs, the Phase I Site Plan will feature modern design massing offering roof top living on all market rate units. MPDUs, which are suitably distributed throughout the site plan, will contain three stories capped by a parapet wall and a low pitch roof behind. The integration of market rate units with MPDUs will also create vertical articulation in building height for visual interest and variety. Although the architecture uses urban-inspired massing and form, the Phase I Site Plan proposes traditional brick masonry facades, extensive fenestrations, and thoughtful detailing to ensure that the townhouses convey pedestrian-scaled proportions and elements.

These townhouses will front public streets with cross-sections approved in the Project Plan that include appropriate areas for wide sidewalks, attractive landscaping, an appropriate number of on-street parking spaces for residents and visitors, and drive aisles. These streets,

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combined with the construction of a new sidewalk along Choke Cherry Road will offer connections to existing and planned retail, employment, personal services, transportation infrastructure, and surrounding communities. The network of streets approved in the Project Plan for the Overall Site will be implemented through phased site plans, the first of which is the Phase I Site Plan. Therefore, portions of Streets A, B, and C included in the Phase I Site Plan will temporarily terminate in a safe and appropriate manner as shown in the exhibit submitted with the Application with appropriate curbs, sidewalks, and signage for suitable access. Thus, the Phase I Site Plan will integrate the townhouses and public streets in a series of short blocks to promote pedestrian and bicycle activity, offer safe and efficient vehicular circulation, and facilitate a sense of community.

The Phase I Site Plan also includes inviting open areas with ample landscaping that will create a sense of place, offer opportunities for passive and active recreation, and encourage social interaction. These include streets lined with a variety of shade trees, evergreen trees, and ornamental grasses. In addition to landscaped pocket parks, the Phase I Site Plan also includes 1.03 acres of usable public parkland surrounding a regional stormwater pond. This public park will contain afforestation and other tree planting areas with a trail system and seating, all of which will replace existing surface parking areas with a high-quality amenity for the Phase I Site Plan's future residents and neighbors. Additionally, per the PFCP Letter and as shown in an exhibit included with the application, the Phase I Site Plan provides a similar buffer along the shared property line with the King Farm neighborhood and includes replacement in kind of any removed tree in this area, as well as replaces three street trees within the Choke Cherry Road right-of-way in excess of a 1:1 basis (removal of three street trees and planting thirteen replacement trees). Individual lots are proposed to include a wide variety of plantings, including shrubs, perennials and groundcovers

The Phase I Site Plan also includes state-of-the-art stormwater management facilities on a site where none currently exist. Environmental site design measures will be implemented to the maximum extent practicable, through a combination of planter box bioretention facilities, microbioretention facilities, enhanced microbioretention facilities, bioswales, and enhanced bioswales. These features are intended to replicate natural hydrology and reduce impervious surfaces. Additionally, the Phase I Site Plan's regional stormwater management pond will promote environmental sustainability through the provision of quality control for both on-site and off-site stormwater runoff.

In sum, the Phase I Site Plan will initiate the Overall Site's transformation into a mixed-use development by placing new housing, including MPDUs, near existing and anticipated commercial uses, public amenities, and transportation options, as well as enhancing the

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environment with new stormwater management infrastructure, pedestrian and bicycle facilities, and increased landscaped open areas.

Compliance with Required Findings

Under Section 25.07.01.a.3(b) of the Zoning Ordinance, a site plan that implements all or a portion of an approved project plan (such as the Phase I Site Plan) is deemed to meet the findings for approval so long as the site plan complies with the conditions and requirements of the approved project plan and where the application will not:

- i. Be detrimental to the public welfare or injurious to property or improvements in the neighborhood;
- ii. Constitute a violation of any provision of this Chapter or other applicable law; or
- iii. Be incompatible with the surrounding uses or properties.

The following discussion demonstrates how the Phase I Site Plan satisfies the applicable conditions of requirements of the Project Plan, as well the above three findings.

The Phase I Site Plan Complies With the Applicable Conditions and Requirements of the Project Plan

The Phase I Site Plan adheres to the relevant conditions and requirements of the Resolution approving the Project Plan. The 136 townhouses proposed in the Phase I Site Plan are designed in a manner consistent with the Project Plan and in conformance with the illustrative phasing plan incorporated in the Resolution, which lists 283 townhouses with a maximum of 330 townhouses. *See* Resolution, Conditions 2 & 4, Exhibit B. Furthermore, as shown in the July 16, 2019 Trip Scorecard Summary memorandum prepared by Applicant's traffic engineer submitted with this application, the Phase I Site Plan in combination with the remaining office uses, will generate peak trips within the Phase One trip cap established in the Resolution. *See* Resolution, Condition 25.

With regard to compliance with the Resolution and the FFCP Letter, the materials submitted with the Phase I Site Plan demonstrate that the Project includes 1.64 acres of the overall 2.38 acre afforestation requirement and 79 trees of the overall 112 significant tree replacement requirement, with the balance to be provided in future phased site plans. These materials also show that the Project provides fee-in-lieu for 0.83 acre of the overall 2.29 acre fee-

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in-lieu of afforestation, as well as fee-in-lieu for 22 significant tree replacement of the overall 38 fee-in-lieu of significant tree replacement. The balance of fee-in-lieu of afforestation and significant tree replacement will be provided in future phased site plans. Applicant proposes reducing the minimum tree coverage requirement in the MXD zone from 15% to 10%, subject to dedication in fee simple of 5% of the tract area as usable public parkland. Applicant seeks to dedicate 1.03 acres of usable park land around the regional stormwater management pond (and within the Phase I Site Plan) and 0.57 acres of usable park land for the central green shown on the Project Plan (to be included in a future site plan). Consistent with the Resolution and the PFCP Letter, Applicant has included a usable park space exhibit for approval by the Director of Parks and Recreation prior to approval of the Phase I Site Plan and associated final forest conservation plan. *See* Resolution, Condition 5c; PFCP Letter, pg. 3. Per the PFCP Letter, which is incorporated as a condition of the Project Plan, the Phase I Site Plan meets and exceeds the requirements to replace in kind any removed trees within the King Farm buffer, and replace street trees removed within the Choke Cherry right-of-way on a 1:1 basis. Resolution, Condition 5; PFCP Letter, pgs. 3 & 5. Specifically, the exhibits included with the Phase I Site Plan illustrate the replacement of three shade trees in the King Farm buffer with seven shade trees, six ornamental trees, and seven evergreen trees, as well as the replacement of three street trees within the Choke Cherry right-of-way with thirteen trees.

In accordance with the Resolution, Applicant has provided the Report to the City's Chief of Zoning with an architectural and historical evaluation of the Overall Site's existing office buildings, based on the criteria for historic designation under the Zoning Ordinance. *See* Resolution, Condition 7. The Report concludes that the existing office buildings have insufficient historic, architectural, design, and landscape and/or integrity under the relevant criteria for historic designation. Report, pg. 15.

Additionally, the Resolution accommodates the dedications of the rights-of-way and easements, as well as the construction for the sections of Streets A, B, and C and Choke Cherry Road within the boundaries of the Phase I Site Plan. *See* Resolution, Conditions 9 & 10. All street sections comply with the roadway cross section exhibit incorporated with the Resolution. *See* Resolution, Exhibit C. Applicant will also grant public access easements across the width of private alleys and the regional stormwater management pond within the boundaries of the Phase I Site Plan. *See* Resolution, Conditions 15 & 17. These dedications and granting of easements will be reflected on final record plats to be reviewed by City staff and approved by the Planning Commission. To satisfy relevant conditions of the Resolution, Applicant has submitted plans demonstrating how roads will terminate as certain streets are not proposed to be constructed in their entirety within a single site plan, and how remaining surface parking lots and existing uses of the Overall Site will integrate with the proposed townhouses. The Phase I Site Plan also includes an exhibit illustrating 52 on-street parking spaces available to visitors of the Phase I Site

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Plan's 136 units (approximately .38 visitor spaces per unit), which are exclusive of off-street parking spaces also available for visitors to those respective units. *See* Resolution, Conditions 21, 22, & 23. Applicant will also submit a conceptual dry utility plan for approval by the utility companies and the Department of Public Works. *See* Resolution, Condition 20.

The Phase I Site Plan Will Not Be Detrimental to the Public Welfare or Injurious to Property or Improvements in the Neighborhood

The Phase I Site Plan will advance the public welfare and not cause injury to property or improvements in the surrounding neighborhoods. As noted in the Resolution, the Project Plan will transform the Overall Site from an auto-centric and outmoded collection of office buildings and surface parking lots to a mixed-use community with a range of building types, a walkable grid network of streets, landscaping, and welcoming open areas. The Phase I Site Plan is the first site plan application that will implement the redevelopment vision for the Overall Site approved in the Project Plan. The Phase I Site Plan will include 136 townhouses, including 17 MPDUs that are proximate to existing and future transportation infrastructure, commercial services, employment, and community facilities.

The Phase I Site Plan will also integrate stormwater management controls on a site currently lacking such facilities, including a regional stormwater management pond that will be dedicated to the City and provide water quality treatment for both on-site and off-site runoff. Furthermore, the Phase I Site Plan dedicates approximately 1.03 acres around the regional stormwater management as usable public park space that will offer new opportunities for passive and active recreation. The regional stormwater management pond, the surrounding public park, as well as plantings along the Subject Property's eastern boundary will provide an effective buffer between and transition from the residential development included in the Phase I Site Plan and the adjacent King Farm neighborhood.

Connections within and through the Subject Property will also be enhanced by the dedication and construction of the portion of the Project Plan's new public roadway network within the boundary of the Phase I Site Plan, including segments of Streets A, B, and C, as well as expanded right-of-way and a new sidewalk along Choke Cherry Road. These transportation improvements, with appropriate transitions between new road segments and existing parking lots, will efficiently and safely distribute traffic and enhance vehicular access, as well improve circulation for cyclists and pedestrians.

Additionally, the Phase I Site Plan will include new pervious areas on a site presently defined by impervious surfaces, such as attractive landscaping, street trees, and numerous plantings within new open areas. Phased fee-in-lieu payments for afforestation and significant

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tree replacement will also provide significant funds to install, maintain, and replace landscaping on City-owned parkland and/or control and eradicate invasive/exotic plants. *See* § 10.5-24(c) of the Rockville City Code.

The Phase I Site Plan Will Not Constitute a Violation of Any Provision of the Zoning Ordinance or Other Applicable Law

The Phase I Site Plan complies with the Zoning Ordinance and other applicable law. As shown on the development tables shown on the site plan, the Phase I Site Plan adheres to the applicable development standards from the MXE zone, including maximum height, open area and public use space, minimum width at the front lot line, and setbacks. The Phase I Site Plan also complies with other relevant portions of the City's Ordinance, including parking and loading (Article 16 of the Zoning Ordinance) and standards for public use space (Article 17 of the Zoning Ordinance). Applicant's civil engineer has also confirmed the Phase I Site Plan complies with the City's Landscaping, Screening, and Lighting Manual.

The Phase I Site Plan was also specifically designed to comply with the design guidelines for all mixed use zones, as well as the design guidelines applicable to the MXE zone. The Phase I Site Plan's townhouses will be strategically programmed with a combination of three principal designs common to both the 16' and 20' wide units. These elevation types will be thoughtfully dispersed in patterns that may include both regular and irregular sequences, pairs, and groupings to provide for variable design and visual interest. The architectural design also will be layered with a community-specific color scheme that features varying brick colors and painted brick elements. Color schemes will be applied to create variety, but will utilize a common trim color to link the various schemes together.

The Phase I Site Plan's units also embrace different elevation styles to create variability in appearance and offer articulation. Some unit types feature large, two-story cantilevered box bay window projection on the front elevation to offer substantial façade relief and shadow lines. Another unit type features heavy fenestration on the front elevation with a heavy count of windows and accent horizontal soldier course banding at the base of the third level. A different unit type complements other elevation styles by featuring large, two-story recessed panels with inset windows. All elevations feature strut supported metal canopies over the front entry doors and use of horizontal brick rowlock courses that provide for additional façade relief and shadow lines.

Furthermore, side elevations receive similar material treatment as front elevations, namely brick masonry. Prominent, "high visibility" side elevations (particularly those on street corners) will feature a box bay window design element to provide for additional visual interest

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and a linking design element with the front elevations. Cementitious horizontal siding, contemporary garage doors featuring horizontal window lites and cantilevered rear decks accessed from the second level kitchen/family room area comprise the principal design elements of the rear facades. Thoughtful detailing such as contemporary “cylinder” style coach lamps, glass front entry doors and contemporary style handrails (when grading conditions dictate) compliment the urban-inspired architectural design style.

As noted above and as shown in submitted materials, the Phase I Site Plan appropriately satisfies portions of afforestation and significant tree replacement requirements, as well as provides a proportional installment of fee-in-lieu of afforestation and significant tree replacement, all in accordance with the City’s Forestry and Tree Preservation Ordinance (Chapter 10.5 of the City Code). The balance of these requirements will be met in future phased site plans. Consistent with the Project Plan, Applicant proposes to satisfy the minimum tree cover requirement based on 10% of the Overall Site’s tract area with the dedication of 5% of the Overall Site’s tract area to the City as usable public parkland as permitted under the City’s Forestry and Tree Preservation Ordinance. *See* § 10.5-22(d)(3) of the City Code. A 1.03 acre portion of this public parkland is included in the Phase I Site Plan around the regional stormwater management pond. The remaining 0.57 acres of public park area will be satisfied by dedication and construction of the central green included in a future site plan.

Technical plans included with the Phase I Site Plan application also establish conformance with applicable provisions of the City’s stormwater management and sediment and erosion control standards from Chapter 19 of the City Code.

As part of the Phase I Site Plan, Applicant seeks a waiver of the tree planting requirements of Section 25.21.21.a of the Zoning Ordinance, as authorized by Section 25.21.07 of the Zoning Ordinance, to implement the Project Plan on the Overall Site. Specifically, Applicant requests to reduce the requirement to plant three trees in every residential lot (one tree in the front yard and two trees in the rear yard) to 1.5 trees per lot, based on an aggregate of the on-site trees. Granting the waiver for the redevelopment of the Overall Site is appropriate as undue hardship will result from strict compliance and substantial justice will be done as the public health, safety, aesthetics, or general welfare will not be impaired and the waiver will not be contrary to the intent and purpose of the City’s Comprehensive Master Plan or the Zoning Ordinance.

Specifically, achieving a walkable, compact, and mixed-use community with a redundant grid network of public streets and modern stormwater management controls along the redeveloping Shady Grove Road corridor as envisioned in the City’s Comprehensive Master Plan and supported in the Mayor and Council’s approval of the Project Plan demands a reduction in

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the requirement to plant three trees in every townhouse lot. The Phase I Site Plan includes a significant number of trees, including those planted within public parkland around the regional stormwater management pond, within the public right-of-way, and within other private open space areas such as pocket parks. Future site plan phases implementing the Project Plan will include other areas with tree plantings, including the central green (to be dedicated as public parkland), future segments of the road network, and other pocket park, mews, and open areas. Lastly, the Mayor and Council acknowledged in the Resolution that “implementation of the approved Project Plan’s urban townhouse design requires the grant of a waiver by the Planning Commission . . . and support[s] such a waiver.” *See* Resolution, Condition 6. As such, the Planning Commission’s grant of Applicant’s request to reduce the tree planting requirement from three trees per townhouse lot to 1.5 trees per townhouse lot would conform to the necessary findings of Section 21.21.07.b of the Zoning Ordinance.

The Phase I Site Plan Will Not Be Incompatible with Surrounding Uses or Properties

The Phase I Site Plan will be compatible with surrounding uses and properties. With respect to uses, the 136 townhouses and open areas proposed in the Phase I Site Plan will create an effective transition between the existing townhouses in the King Farm neighborhood to the east and the multi-family, commercial, institutional and/or hotel uses along Shady Grove Road approved in the Project Plan. The Phase I Site Plan’s regional stormwater management pond, the public parkland surrounding the regional stormwater management pond, and plantings along the Subject Property’s eastern boundary will also support a compatible relationship between the new townhouses and the existing King Farm townhouses. The segments of the new grid network of public streets within the Subject Property as well as the new sidewalk along the Subject Property’s Choke Cherry Road frontage will enhance linkages between existing uses and properties and the development included in the Phase I Site Plan and facilitate vehicular, bicycle, and pedestrian circulation.

List of Enclosures

- 1) Completed Site Plan Application dated 8/02/2019;
- 2) Application filing fee dated 7/22/2019 (including sign fee);
- 3) Detailed Site Development Plan dated 9/20/2019 (12 copies);
- 4) Preliminary Building Elevations and Floor Plans dated 9/20/2019 (3 copies);

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- 5) Trip Scorecard Summary Memorandum prepared by Wells+Associates dated 7/16/19 (2 copies);
- 6) Landscape and Lighting Plan dated 9/20/2019 (6 copies);
- 7) Final Forest Conservation Plan dated 9/20/2019;
- 8) Forestry Fee-in-Lieu Exhibit dated 9/20/2019;
- 9) King Farm Buffer Exhibit dated 9/20/2019;
- 10) Residential Lot Tree Exhibit dated 9/20/2019;
- 11) Copy of Approved Pre-Application Stormwater Management Concept Letter dated 10/30/18;
- 12) Development Stormwater Management Concept Plan with Fee via separate check dated 7/22/2019;
- 13) Preliminary Sediment Control Plan (with fee via separate check dated 7/22/2019);
- 14) Private Storm Drain and Paving Plan dated 9/20/2019;
- 15) Copy of Water and Sewer Authorization Application filed on 8/21/2019;
- 16) Copy of NRI/FSD Approved in April 2016 (FTPO # 2016-00013);
- 17) Fire Protection Site Plan dated 9/20/2019;
- 18) Evaluation of Historic Significance prepared by R. Christopher Goodwin & Associates, Inc. dated 7/12/19
- 19) Usable Park Space Exhibit dated 9/20/2019;
- 20) Phasing Plan Demonstrating Termination of Roads dated 9/20/2019;
- 21) Phasing Plan Demonstrating Vehicular/Pedestrian/Construction Access, Staging, and Parking dated 9/20/2019;

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- 22) Parking Allocation Exhibit dated 9/20/2019;
- 23) Conceptual Dry Utility Plan dated 9/20/2019;
- 24) Development and Construction Phasing Exhibit dated 9/20/2019;
- 25) CD containing electronic copy of all materials

Conclusion

We look forward to working with you on the Phase I Site Plan, which will begin the implementation of the Project Plan and the transformation of the Overall Site into a new walkable, compact, and mixed-use community. Please feel free to contact us if you have any questions.

Very truly yours,

LINOWES AND BLOCHER LLP


Barbara A. Sears


Phillip A. Hummel

Enclosures

cc: Bob Elliott, Lantian Development
Mike Smith, Lantian Development
Shawn Li, Lantian Development
Daniel Pino, Soltesz
William Zeid, Wells+Associates

SITE PLAN

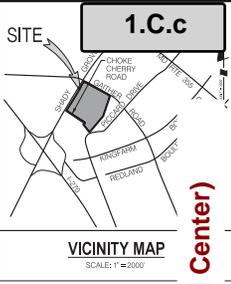
SHADY GROVE NEIGHBORHOOD CENTER

PHASE I

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 PHONE: 301-388-5600
 ATTN: ROBERT ELLIOTT

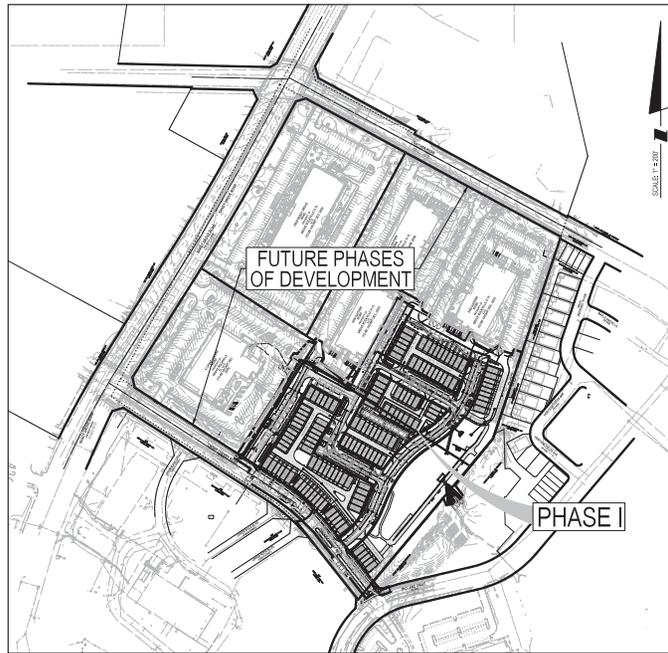
ATTORNEY
 LINOWES AND BLOCHER LLP
 7200 WISCONSIN AVENUE, SUITE 800
 BETHESDA, MARYLAND 20814
 PHONE: 301-654-0504
 ATTN: BARBARA A. SEARS

CIVIL ENGINEER
 SOLTESZ INC.
 2 RESEARCH PLACE, SUITE 100
 ROCKVILLE, MD 20850
 PHONE: 301-948-2750
 ATTN: DAN PINO



GENERAL NOTES:

- BOUNDARY INFORMATION BY SOLTESZ, INC., AUGUST, 2015, BASED ON AVAILABLE INFORMATION.
- GRID COORDINATES ARE PER MARYLAND STATE PLANE DATUM (NAD 83/91).
- TWO-FOOT CONTOUR INTERVAL AERIAL TOPOGRAPHY PROVIDED BY MCKENZIE SNYDER, INC., IN MARCH, 2015.
- SUBJECT PROPERTY IS COMPRISED OF THREE RECORDED LOTS LOCATED AT 2 CHOKE CHERRY ROAD, 4 CHOKE CHERRY ROAD, 15825 SHADY GROVE ROAD, AND 2092 GAITHER ROAD, LOT 6 AND PORTIONS OF LOT 5 AND 8 OF DANAC TECHNOLOGICAL PARK SUBDIVISION.
- SUBJECT PROPERTY IS ZONED MKX (MIXED USE EMPLOYMENT).
- TOTAL GROSS TRACT AREA: 31.1 ACRES.
- TOTAL PHASE 1 APPLICATION AREA: 11.28 ACRES.
- PHASE 1 LOD AREA: 11.53 ACRES.
- PHASE 1 LOD ON SITE: 10.94 ACRES.
- SUBJECT PROPERTY IS LOCATED WITH WSSW GRID 221NW09.
- THE SITE IS WITHIN BOTH WATTS BRANCH WATERSHED AND MUDDY BRANCH WATERSHED.
- THERE ARE NO WETLANDS ON THE PROPERTY. A PERENNIAL STREAM DAYLIGHTS AT A STORM DRAIN OUTFALL ALONG THE EASTERN BOUNDARY OF THE SITE.
- THERE IS NO 100-YEAR FLOODPLAIN ON THE PROPERTY.
- THE NATURAL RESOURCE INVENTORY / FOREST STAND DELINEATION FOR SUBJECT PROPERTY WAS APPROVED ON APRIL 15, 2018, FTPO # 2018-00013.
- THE SITE IS NOT WITHIN THE DESIGNATED CITY OF ROCKVILLE HISTORIC DISTRICT AND DOES NOT CONTAIN BUILDINGS OR STRUCTURES IN THE CITY OF ROCKVILLE HISTORIC BUILDING CATALOG.
- WATER AND SEWER CATEGORY: UH-1, S-4
- ALL TOWNHOUSE CONSTRUCTION WILL BE SHIP ON GRADE.
- THIS FINAL SITE PLAN IS SUBJECT TO APPROVAL AND RECORDED OF RIGHT-OF-WAY ABANDONMENT, PER CITY OF ROCKVILLE CODE OF ORDINANCES CHAPTER 21 - ARTICLE V - DIVISION 2, FOR PROPERTY (RIGHT-OF-WAY) LOCATED ALONG CHOKE CHERRY ROAD.



Shady Grove Neighborhood Center Project Data Table: MKX Zone (Mixed-Use Employment)			
Site Area	Required Development Standards	Approved Project Plan P-17-2017-00007	Proposed with Phase 1
Gross Tract Area 31.1 ac Lot 32.27 ac w/ 13.97 ac LF Lot 6.86 ac w/ 302.483 ac LF Lot 6.25 ac w/ 107.586 ac LF Area to be Abandoned (City of Rockville Right-of-Way) 0.00 ac w/ 107.457 ac LF 0.00 ac w/ 107.457 ac LF Net Site Area 18.36 ac (242.448 ac LF)			
MKX Zone Development Standards (Sec. 2011.08.6.1)			
Maximum Building Height	120'	80'	80'
Min. Lot Width w/ Front Lot	100'	100'	100'
Open Area and Public Use Space	20% of 20' x 100' = 400 sq ft	30.4% of 27' x 413.348' = 32,678 sq ft	20% of 26.56 ac = 388,708 sq ft
Public Use Space Required within Open Area	8% of 20' x 100' = 1,600 sq ft	8% of 32,678 sq ft = 261,424 sq ft	8% of 117,028 ac = 44,969 sq ft
Building Setbacks (Minimum)			
Side setback	None or 10' min. if provided	None or 10' min. if provided	None or 10' min. if provided
Site setback	Greater of 20' or 1/2 height of building	20'	N/A
Residential and ancillary	None or 20' min. if provided	20'	10'
Non-residential and ancillary	Greater of 20' or 1/2 height of building	20'	10'
Residential and ancillary	None or 10' min. if provided	10'	10'
Non-residential and ancillary	None or 10' min. if provided	10'	N/A
Approved Non-Residential Uses			
Hotel			
Office			
Call center			
Health Care for Senior Adults and Persons with Disabilities			Up to 850,00 sq. ft.
Manufacturing			
Approved Residential Uses			
Multi-Family		Up to 1,900 Units	N/A
Townhomes		Up to 300 Units	N/A
MDOT			
12.5% of Units	Up to 238 Units (530 to 1,900 Units)	Up to 238 Units	17 (12.5% of 136)
Parking (Sec. 201.16.0.2)			
Minimum (Minimum of 2 per room)			202
2 parking spaces per Dwelling Unit			202

This final site plan is subject to approval and location of Right-of-Way Abandonment, per City of Rockville Code of Ordinances, Chapter 21 - Article V - Division 2, for property (City of Rockville Right-of-Way) located along Choke Cherry Road.
 Landmark Status: Building height cannot generate a setback above the first (3) stories, beginning from the lowest ground point of the lot line of any property in any residential zone where single unit detached, semi-detached, attached, or townhouse development exists or such abandonment is recommended in the plan, without regard to intervening lots or other transportation facilities. The project will comply with the regulation on the property's western boundary as applicable.
 * Payment to Exhibit B (Planning Plan) of the Approved Project Plan P-17-2017-00007

LEGEND			
BOUNDARY LINES	EXISTING CURB	EMITTING LIGHT	EMITTING LIGHT
EXISTING EASEMENTS	PROPOSED CURB	PROPOSED CURB	PROPOSED CURB
PROPOSED EASEMENTS	EXISTING BUILDINGS	PROPOSED BUILDING	PROPOSED BUILDING
EXISTING STORM DRAIN	PROPOSED STORM DRAIN	PROPOSED STORM DRAIN	PROPOSED STORM DRAIN
EXISTING WATER LINE	PROPOSED WATER LINE	PROPOSED WATER LINE	PROPOSED WATER LINE
EXISTING OVERHEAD TELE. ELEC. CATV	PROPOSED OVERHEAD TELE. ELEC. CATV	PROPOSED OVERHEAD TELE. ELEC. CATV	PROPOSED OVERHEAD TELE. ELEC. CATV
EXISTING UTILITY POLE	PROPOSED UTILITY POLE	PROPOSED UTILITY POLE	PROPOSED UTILITY POLE
EXISTING STREET TREES	PROPOSED STREET TREES	PROPOSED STREET TREES	PROPOSED STREET TREES
PROPOSED UTILITY EASEMENT	PROPOSED UTILITY EASEMENT	PROPOSED UTILITY EASEMENT	PROPOSED UTILITY EASEMENT

SHEET INDEX	LANDSCAPE AND LIGHTING PLAN
1. COVER SHEET	1. LANDSCAPE & LIGHTING COVER SHEET
2. PROPOSED STREET CROSS SECTIONS	2. OVERALL LANDSCAPE AND LIGHTING PLAN
3. OVERALL SITE PLAN - PHASE I	3. STREET TREE PLANTING PLAN
4. SITE AND GRADING PLAN	4. LANDSCAPE PLAN
5. SITE AND GRADING PLAN	5. LANDSCAPE PLAN
6. SITE AND GRADING PLAN	6. LANDSCAPE PLAN
7. SITE AND GRADING PLAN	7. LANDSCAPE PLAN
8. FIRE ACCESS PLAN	8. LANDSCAPE NOTES
	9. LANDSCAPE DETAILS
	10. OVERALL ESD LANDSCAPE PLAN
	11. ESD LANDSCAPE PLAN
	12. ESD LANDSCAPE PLAN
	13. ESD LANDSCAPE PLAN
	14. ESD LANDSCAPE PLAN
	15. ESD LANDSCAPE PLAN
	16. ESD LANDSCAPE PLAN
	17. PHOTOMETRIC PLAN
	18. PHOTOMETRIC PLAN
	19. PHOTOMETRIC PLAN
	20. PHOTOMETRIC PLAN
	21. PHOTOMETRIC PLAN

PRELIMINARY BUILDING ELEVATIONS AND FLOOR PLANS		OVERALL PLAN	
A1	16' UNIT-4 STORY STRIP ELEVATIONS	A1	20' LOWER LEVEL FLOOR PLAN
A2	16' UNIT-3 STORY STRIP ELEVATIONS	A2	20' LOWER LEVEL FLOOR PLAN
A3	16' UNIT- SIDES AND REAR ELEVATIONS	A3	20' LOWER LEVEL FLOOR PLAN
A4	16' UNIT- SIDES AND REAR ELEVATIONS	A4	20' FIRST FLOOR PLAN
A1	20' UNIT-4 STORY STRIP ELEVATIONS	A5	20' SECOND FLOOR PLAN
A4	20' UNIT- SIDES AND REAR ELEVATIONS	A6	20' THIRD FLOOR PLAN
A1	16' FIRST FLOOR PLAN		
A2	16' SECOND FLOOR PLAN		
A3	16' THIRD FLOOR PLAN		
A4	16' FOURTH FLOOR PLAN		
A5	16' FOURTH FLOOR PLAN		



MISS UTILITY NOTE		OWNER/DEVELOPER/APPLICANT	
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND VERIFY OCCURRENCE BY BORING TEST. THE START OF EXCAVATION IS CONSIDERED TO BE THE DATE SHOWN ON THE PLAN OR THE DATE IN WHICH WORK BEGINS. LOSS OF CONTACT WITH UTILITIES HAS THE SAME CONSEQUENCES AS THOSE NOTED IN RECORDS. CLEARANCES LESS THAN NOTED MAY REQUIRE PERMITS TO THE PLAN.		GROVE ROCKVILLE 31, II, III, IV, LLC C/O LANTIAN DEVELOPMENT LLC 4341 MONTGOMERY AVENUE BETHESDA, MD 20814 PHONE: 301-388-5600 ATTN: ROBERT ELLIOTT	

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.: 072311 - EXPIRATION DATE: 03/31/2020

COVER SHEET

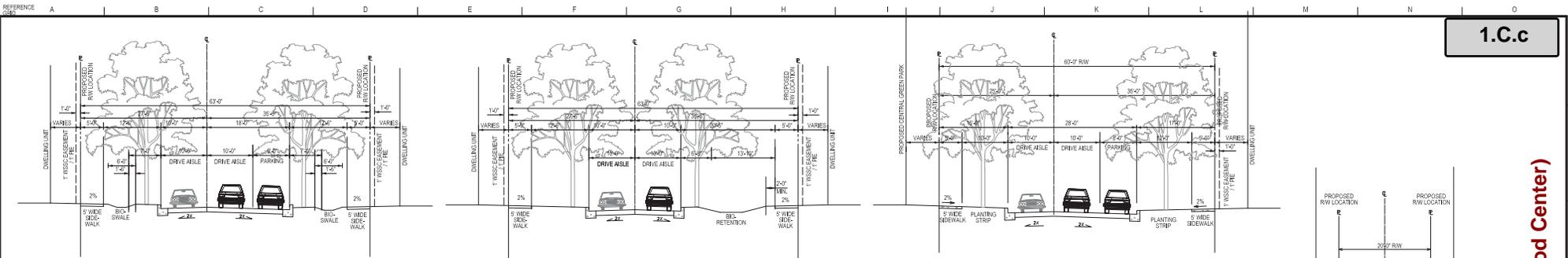
SITE PLAN
SHADY GROVE NEIGHBORHOOD CENTER
PHASE I
DANAC TECHNOLOGICAL PARK

CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

DATE: FEBRUARY 2020
 REVISION: CAD STANDARDS UPDATE - V.B. - 2000
 TECHNICIAN: DHP/DS
 BY DATE: [Signature] DEP
 CHECKED: DEP

MAP: FS-02
 TAX MAP: FS-02
 ZONING CATEGORY: MKX
 SHEET: 221 NW 9
 SITE SKETCH: H:\072311-180-0330-0001\072311-180-0330-0001\221 NW 9

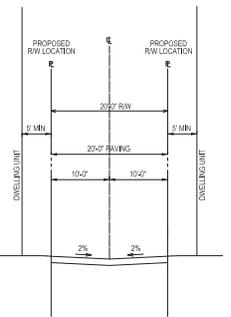
Attachment 1.C.c: Phase 1 Site Plan (2989 : STP2020-00393 Shady Grove Neighborhood Center)



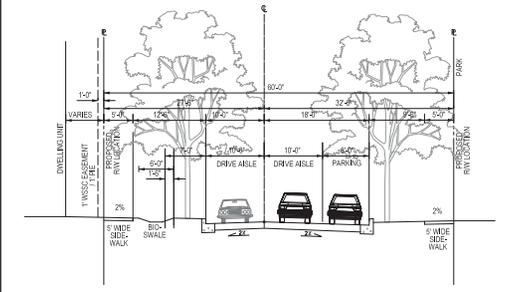
STREET B, & D TYPICAL CROSS SECTION
 SECONDARY RESIDENTIAL STREET
 MODIFIED CITY OF ROCKVILLE STANDARD DETAIL 45
 SCALE: 1"=10'

STREET B TYPICAL CROSS SECTION WITH NO PARKING
 SECONDARY RESIDENTIAL STREET
 MODIFIED CITY OF ROCKVILLE STANDARD DETAIL 45
 SCALE: 1"=10'

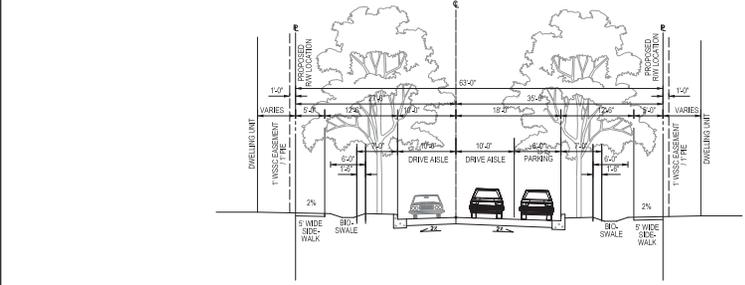
STREET D TYPICAL CROSS SECTION WITH ONE-SIDED PARKING
 SECONDARY RESIDENTIAL STREET
 MODIFIED CITY OF ROCKVILLE STANDARD DETAIL 45
 SCALE: 1"=10'



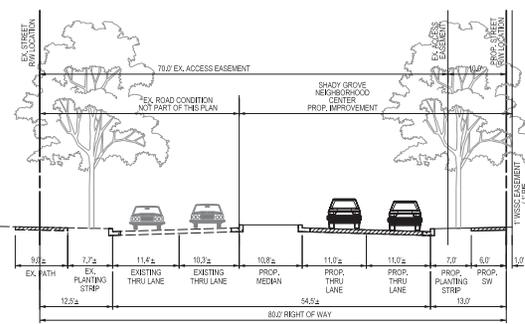
RESIDENTIAL ALLEY TYPICAL CROSS SECTION
 CITY OF ROCKVILLE STANDARD DETAIL 47
 SCALE: 1"=10'



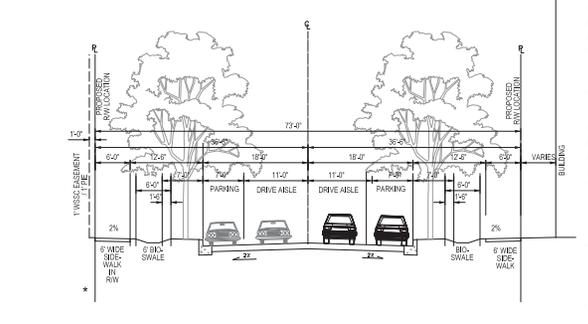
STREET A CROSS SECTION AT PARK
 SECONDARY RESIDENTIAL STREET
 MODIFIED CITY OF ROCKVILLE STANDARD DETAIL 45
 SCALE: 1"=10'



STREET A TYPICAL CROSS SECTION
 SECONDARY RESIDENTIAL STREET
 MODIFIED CITY OF ROCKVILLE STANDARD DETAIL 45
 SCALE: 1"=10'



PROPOSED CHOKE CHERRY ROAD CROSS SECTION - C
 BUSINESS DISTRICT CLASS I
 MODIFIED CITY OF ROCKVILLE STANDARD DETAIL 44
 SCALE: 1"=10'



STREET C TYPICAL CROSS SECTION AT ROAD INTERSECTION WITH TWO-SIDED PARKING
 BUSINESS DISTRICT CLASS II
 MODIFIED CITY OF ROCKVILLE STANDARD DETAIL 44
 SCALE: 1"=10'

Lantian
 DEVELOPMENT

LINOWES AND BLOCHER LLP
 ATTORNEYS AT LAW

SOLTESZ

ROCKVILLE OFFICE
 2 Research Plaza, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9067
 Engineering / Surveying / Planning / Environmental Sciences www.soltesz.com

NO. _____		REVISION _____		BY DATE _____	
DATE: FEBRUARY 2020		CAD STANDARDS VERSION: V8 - 2000		TECHNICAL: DHP/DS	
CHECKED: _____		DATE: _____		DEP: _____	
MISS UTILITY NOTE		OWNER/DEVELOPER/APPLICANT		MAP SIZE: _____	
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS BEEN PROVIDED FOR YOUR INFORMATION. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITIES OCCURRING BY BORING TEST. THIS IS TO BE DONE PRIOR TO THE START OF EXCAVATION. CONTACT THE UTILITY PROVIDER AT THE ADDRESS LISTED BELOW TO OBTAIN THE EXACT LOCATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CLEARANCES PRIOR TO THE START OF EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CLEARANCES PRIOR TO THE START OF EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CLEARANCES PRIOR TO THE START OF EXCAVATION.		GROVE ROCKVILLE 31.88 BL IN LLC C/O LANTIAN DEVELOPMENT LLC 4541 MONTGOMERY AVENUE BETHESDA, MD 20814 PHONE: 301-588-5500 ATTN: ROBERT ELLIOTT		TAX MAP: FS-02 ZONING CATEGORY: MKE SHEET: WSS-307-SHEET SITE NW 9 SITE SKY UP HORIZONTAL: 340-330 VERTICAL: 11-20-22	

PROFESSIONAL CERTIFICATION

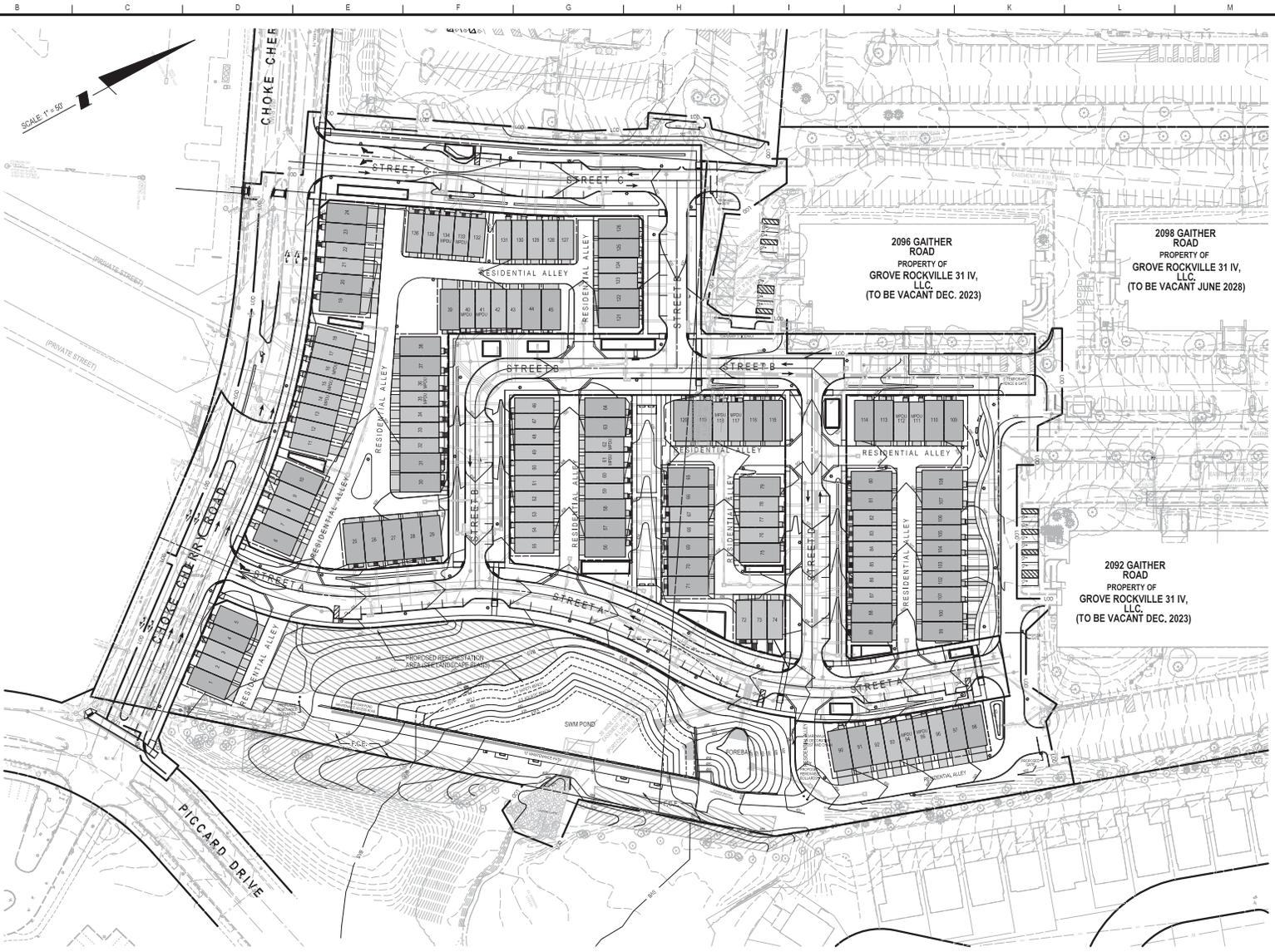
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO.: 07321 - EXPIRATION DATE: 03/31/2020

PROPOSED STREET CROSS SECTIONS

SITE PLAN
SHADY GROVE NEIGHBORHOOD CENTER
PHASE I
DANAC TECHNOLOGICAL PARK

CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND



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DEVELOPMENT

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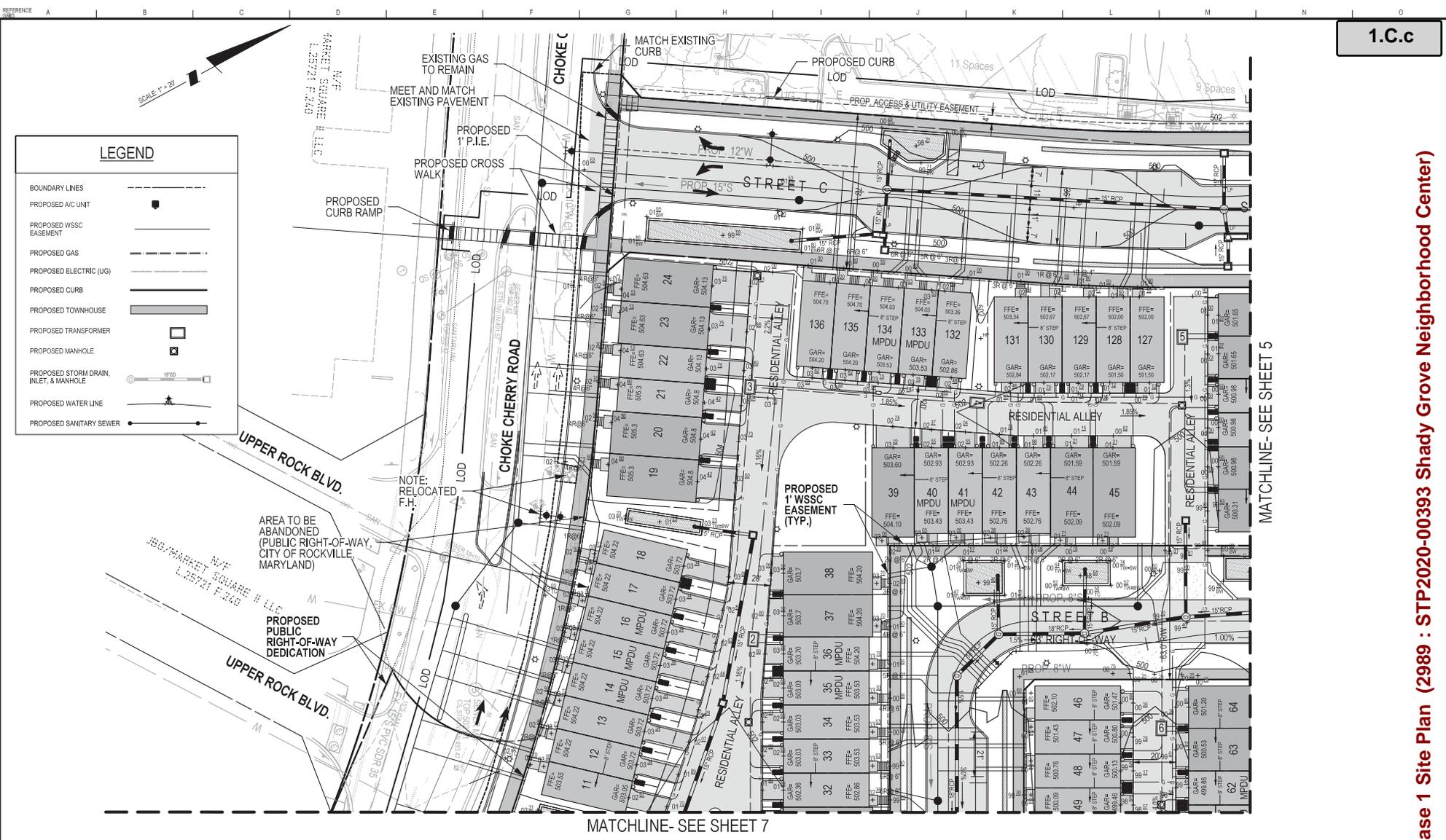
NO. _____		REVISION _____		BY _____ DATE _____																																	
DATE: FEBRUARY 2020	CAD STANDARDS VERSION: V8 - 2000	TECHNICAL: DHP/JS	CHECKED: DEP																																		
MISS UTILITY NOTE		OWNER/DEVELOPER/APPLICANT		<table border="1"> <tr> <th>TAX MAP</th> <th>SIZE</th> <th>GRID</th> <th>SL. #1</th> </tr> <tr> <td>FS 62</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">ZONING CATEGORY: M1E</td> </tr> <tr> <td colspan="4">WSS 307 SHEET</td> </tr> <tr> <td colspan="4">221 NW 9</td> </tr> <tr> <td colspan="4">SITE SKY UP</td> </tr> <tr> <td colspan="4">HORIZONTAL: 340.535</td> </tr> <tr> <td colspan="4">VERTICAL: -245.02</td> </tr> </table>		TAX MAP	SIZE	GRID	SL. #1	FS 62				ZONING CATEGORY: M1E				WSS 307 SHEET				221 NW 9				SITE SKY UP				HORIZONTAL: 340.535				VERTICAL: -245.02			
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OVERALL SITE PLAN - PHASE I

SITE PLAN
SHADY GROVE NEIGHBORHOOD CENTER
PHASE I
DANAC TECHNOLOGICAL PARK

CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

The rights of the property documents were recorded by Soltesz, Inc. (SOLTESZ) in the Office of the State Register of the State of Maryland. SOLTESZ is a registered professional engineering firm and all drawings were not made by others. The rights of the property documents were recorded by Soltesz, Inc. (SOLTESZ) in the Office of the State Register of the State of Maryland. SOLTESZ is a registered professional engineering firm and all drawings were not made by others.



Attachment 1.C.c: Phase 1 Site Plan (2989 : STP2020-00393 Shady Grove Neighborhood Center)

Lantian
DEVELOPMENT

LINOWES AND BLOCHER LLP
ATTORNEYS AT LAW

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 2 Research Plaza, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9067
 Engineering / Surveying / Planning / Environmental Sciences www.soltesz.com

NO. _____		REVISION _____		DATE _____	
DATE: FEBRUARY 2020		CAD STANDARDS VERSION: V8 - 2000		TECHNICAL: DHP/DS	
DRAWN: _____		CHECKED: _____		DATE: _____	
DESIGNED: _____		APPROVED: _____		DATE: _____	
<p>MISS UTILITY NOTE</p> <p>INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITIES OCCURRED BY BORING TEST. THIS SHALL BE DONE AT THE START OF EXCAVATION. CONTRACTOR SHALL NOTIFY ALL UTILITIES CONCERNED WITH THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES SHOWN ON THE PLAN OF THIS SITE BEFORE COMMENCING EXCAVATION. CONTRACTOR SHALL NOTIFY ALL UTILITIES CONCERNED WITH THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES SHOWN ON THE PLAN OF THIS SITE BEFORE COMMENCING EXCAVATION. CONTRACTOR SHALL NOTIFY ALL UTILITIES CONCERNED WITH THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES SHOWN ON THE PLAN OF THIS SITE BEFORE COMMENCING EXCAVATION.</p>		<p>OWNER/DEVELOPER/APPLICANT</p> <p>GROVE ROCKVILLE 31, 38, 41, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 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406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 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CERTIFICATION</p> <p>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.</p> <p>LICENSE NO. 15721 - EXPIRATION DATE: 03/31/2020</p>	

SITE AND GRADING PLAN

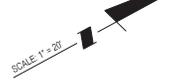
SITE PLAN
SHADY GROVE NEIGHBORHOOD CENTER
PHASE I
DANAC TECHNOLOGICAL PARK

CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

DATE: _____

SHEET: _____

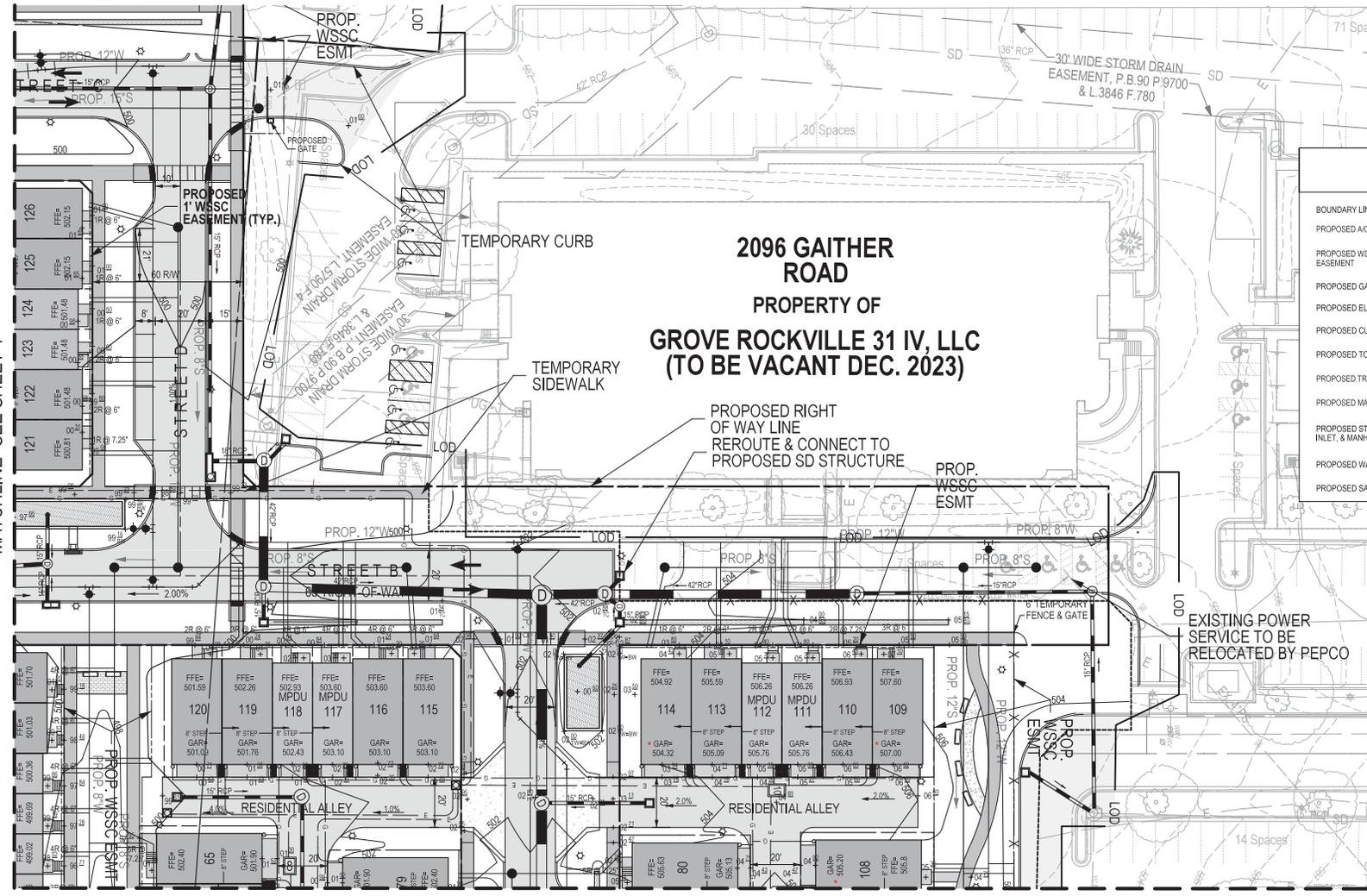
G:\2020\2020_Phase I\ENGINEER\Site\Plan\Sheet_04_SitePlan.dwg Scale: 20,000.0 x 1/4" Use: Title Plot Date: 2020/02/20 10:40:40



LEGEND

- BOUNDARY LINES: - - - - -
- PROPOSED A/C UNIT: ■
- PROPOSED WSSC EASEMENT: ———
- PROPOSED GAS: - · - · -
- PROPOSED ELECTRIC (UG): - · - · -
- PROPOSED CURB: ———
- PROPOSED TOWNHOUSE: [Shaded Box]
- PROPOSED TRANSFORMER: □
- PROPOSED MANHOLE: □
- PROPOSED STORM DRAIN, INLET, & MANHOLE: [Symbol]
- PROPOSED WATER LINE: [Symbol]
- PROPOSED SANITARY SEWER: [Symbol]

2096 GAITHER ROAD
PROPERTY OF
GROVE ROCKVILLE 31 IV, LLC
(TO BE VACANT DEC. 2023)



MATCHLINE- SEE SHEET 4

MATCHLINE- SEE SHEET 6



NO. _____		REVISION		BY DATE	
DATE: FEBRUARY 2020		DESIGNED: JMD	STANDARD: V8 - 2000	TECHNICAL: DHP/JS	CHECKED: DEP
MISS UTILITY NOTE		OWNER/DEVELOPER/APPLICANT		MAP: SITE	
<p>INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS BEEN OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND VERIFY OCCURRENCE BY GROUND TEST PRIOR TO ANY WORK. IN THE EVENT OF ANY DISCREPANCY, CONTACT THE UTILITY PROVIDER IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CLEARANCES FROM THE UTILITY PROVIDERS BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES SHALL BE OBTAINED FROM THE UTILITY PROVIDERS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CLEARANCES FROM THE UTILITY PROVIDERS BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES SHALL BE OBTAINED FROM THE UTILITY PROVIDERS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CLEARANCES FROM THE UTILITY PROVIDERS BEFORE PROCEEDING WITH CONSTRUCTION.</p>		<p>GROVE ROCKVILLE 31 IV, LLC C/O LANTIAN DEVELOPMENT LLC 4541 MONTGOMERY AVENUE BETHESDA, MD 20814 PHONE: 301-588-5000 ATTN: ROBERT ELLIOTT</p>		TAX MAP: FS-02 ZONING CATEGORY: MIE SHEET: 221 NW 9 SITE SKETCH: HORIZONTAL SCALE 1:500 VERTICAL: 1"=20'	

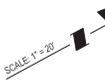


PROFESSIONAL CERTIFICATION		SITE AND GRADING PLAN	
<p>I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 17721 - EXPIRATION DATE: 03/31/2020</p>		<p>SITE PLAN SHADY GROVE NEIGHBORHOOD CENTER PHASE I DANAC TECHNOLOGICAL PARK</p>	
<p>CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND</p>		<p>SHEET: 1.C.c OF: 11</p>	

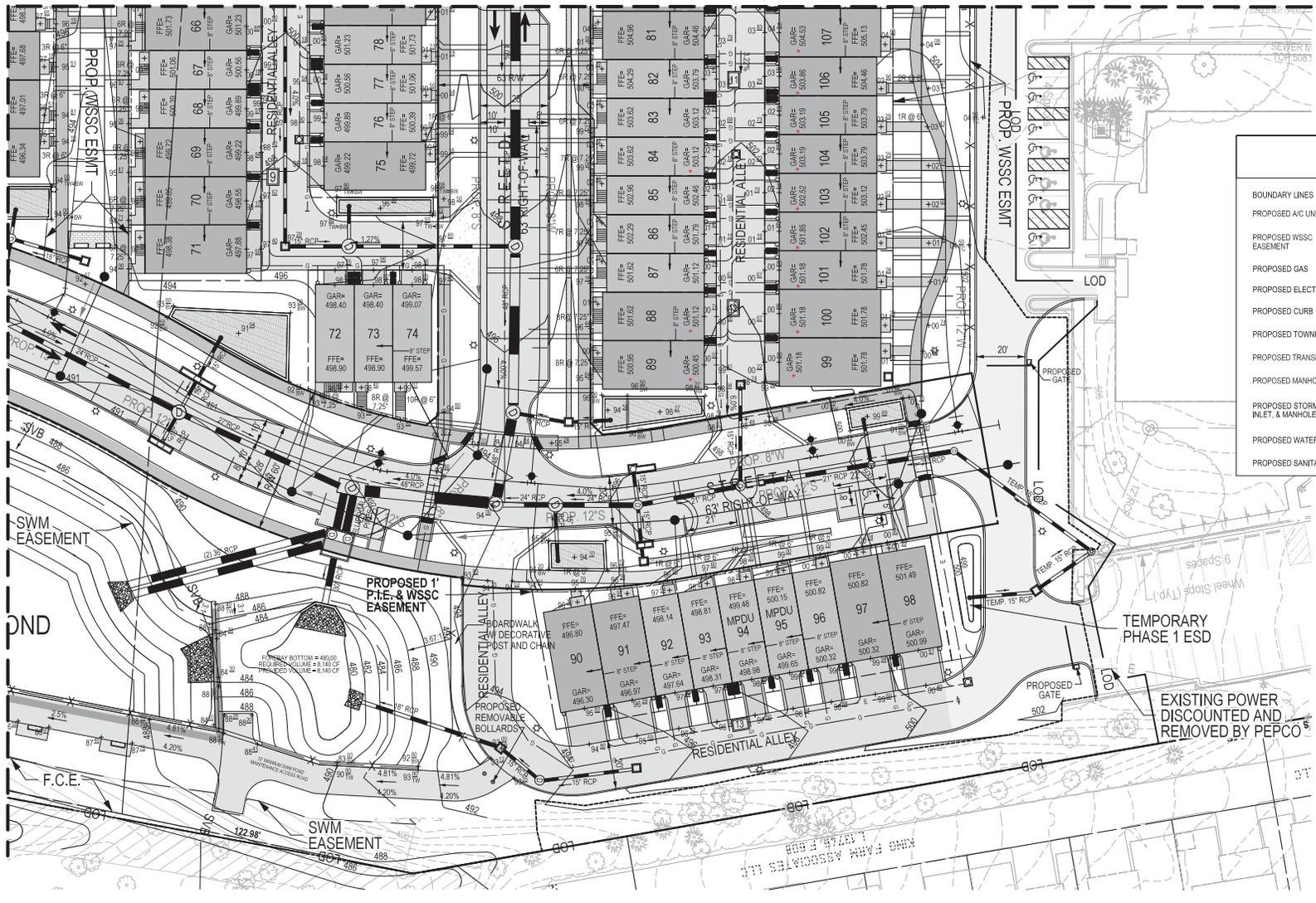
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MATCHLINE- SEE SHEET 5

1.C.c



LEGEND	
BOUNDARY LINES	---
PROPOSED A/C UNIT	■
PROPOSED WSSC EASEMENT	—
PROPOSED GAS	---
PROPOSED ELECTRIC (UG)	---
PROPOSED CURB	---
PROPOSED TOWNHOUSE	▭
PROPOSED TRANSFORMER	□
PROPOSED MANHOLE	⊠
PROPOSED STORM DRAIN, INLET, & MANHOLE	⊠
PROPOSED WATER LINE	—
PROPOSED SANITARY SEWER	—



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DEVELOPMENT

LINOWES AND BLOCHER LLP
ATTORNEYS AT LAW

SOLTESZ
ROCKVILLE OFFICE
2 Research Plaza, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.3967
Engineering / Surveying / Planning / Environmental Sciences www.soltesz.com

NO. FEBRUARY 2020		REVISION		BY DATE	
DATE		CAD STANDARDS NUMBER: VB - 2000		CHECKED DEP	
TECHNICAL: DHP/DS		DRAWN: DS		DATE: 02/20/20	
<p>MISS UTILITY NOTE</p> <p>INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS BEEN OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND VERIFY OCCURRENCE BY BORING TEST. THIS IS TO BE COMPLETED PRIOR TO THE START OF EXCAVATION. CONTRACTOR SHALL NOTIFY ALL UTILITIES AND RECORDERS TO SHOW UP ON THE PLAN OF THESE UTILITIES. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CLEARANCES PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CLEARANCES PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CLEARANCES PRIOR TO ANY EXCAVATION.</p>		<p>OWNER/DEVELOPER/APPLICANT</p> <p>GROVE ROCKVILLE 31 & 88 BLN LLC C/O LANTIAN DEVELOPMENT LLC 4541 MONTGOMERY AVENUE BETHESDA, MD 20814 PHONE: 301-588-5000 ATTN: ROBERT ELLIOTT</p>		<p>MAP SITE</p> <p>TAX MAP FS 02</p> <p>ZONING CATEGORY: MME</p> <p>WSSC SHEET: WSSC 300 SHEET</p> <p>SITE SKYVIEW: 221 NW 9</p> <p>UTM COORDINATES: 18QUD UTM 18QUD 22</p>	

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.

EXPIRES: 03/31/2020

SITE AND GRADING PLAN	
SITE PLAN	
SHADY GROVE NEIGHBORHOOD CENTER	
PHASE I	
DANAC TECHNOLOGICAL PARK	
CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND	

Attachment 1.C.c: Phase 1 Site Plan (2019) : STP2020-00393 Shady Grove Neighborhood Center

The depth of this preliminary document was determined by Soltesz, Inc. (SOLTESZ) using data from SOLTESZ design files and SOLTESZ data. SOLTESZ is not responsible for any inaccuracies or omissions that may occur in this preliminary document. SOLTESZ is not responsible for any inaccuracies or omissions that may occur in this preliminary document. SOLTESZ is not responsible for any inaccuracies or omissions that may occur in this preliminary document.

REFERENCE A B C D E F G H I J K L M N O

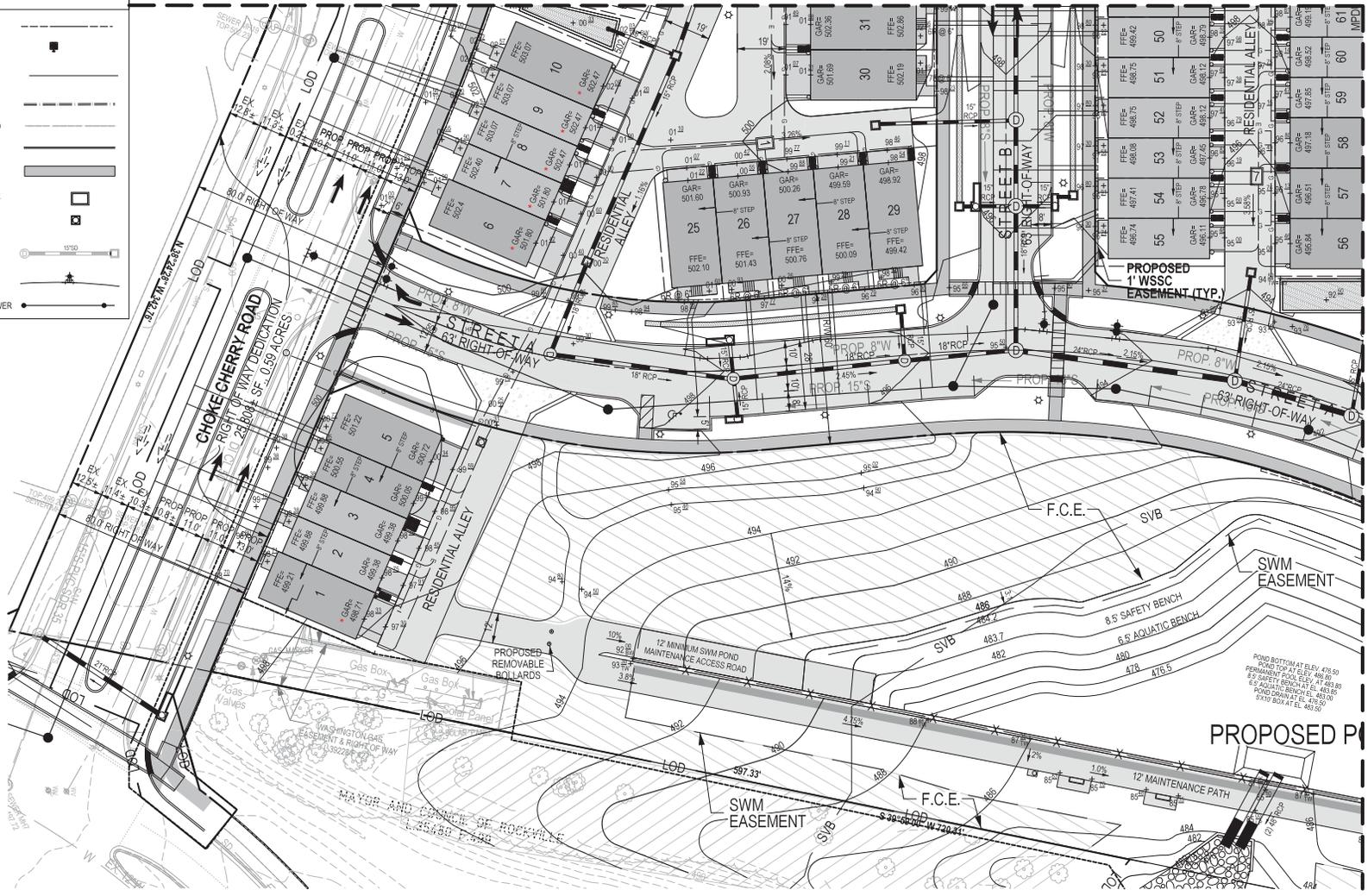
1.C.c

MATCHLINE- SEE SHEET 4

SCALE 1" = 20'

LEGEND

- BOUNDARY LINES
- PROPOSED A/C UNIT
- PROPOSED WSSC EASEMENT
- PROPOSED GAS
- PROPOSED ELECTRIC (UG)
- PROPOSED CURB
- PROPOSED TOWNHOUSE
- PROPOSED TRANSFORMER
- PROPOSED MANHOLE
- PROPOSED STORM DRAIN, INLET, & MANHOLE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER



MATCHLINE- SEE SHEET 6

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NO. _____		REVISION _____		BY DATE _____	
DATE: FEBRUARY 2020		CAD STANDARDS VERSION: V8 - 2000		TECHNICAL: DHP/JS	
CHECKED: _____		DESIGNED: _____		DATE: _____	
<p>MISS UTILITY NOTE</p> <p>INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND VERIFY OCCURRENCE BY AUGER TEST PIT BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTRACTOR SHALL NOT PROCEED WITH EXCAVATION UNLESS THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES IS KNOWN ON THE PLAN OF THIS SITE. CONTRACTOR SHALL CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE PERMITS TO THE PLAN.</p>		<p>OWNER/DEVELOPER/APPLICANT</p> <p>SHADY GROVE ROCKVILLE 31 HILL LLC C/O LANTIAN DEVELOPMENT LLC 6541 MONTGOMERY AVENUE BETHESDA, MD 20814 PHONE: 301-588-5500 ATTN: ROBERT ELLIOTT</p>		<p>MAP TAX MAP _____</p> <p>TAX MAP FS-02</p> <p>ZONING CATEGORY M1E</p> <p>WSSC SHEET 221 NW 9</p> <p>SITE SKYVIEW 10/10/2019 10:43:33</p> <p>VERSION 1 - 10/10/2019</p>	

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. 137231 - EXPIRATION DATE: 03/31/2020

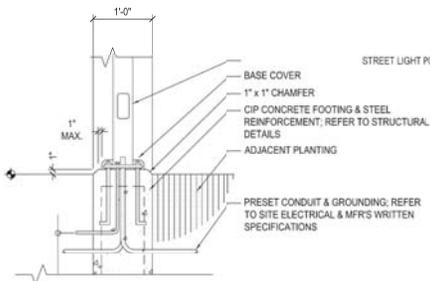
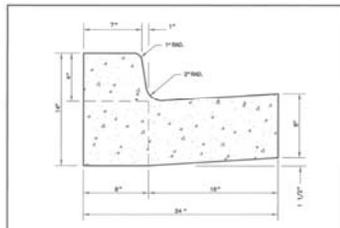
SITE AND GRADING PLAN

SITE PLAN
SHADY GROVE NEIGHBORHOOD CENTER
PHASE I
DANAC TECHNOLOGICAL PARK

CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

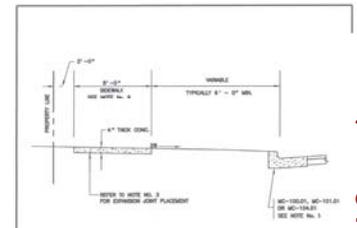
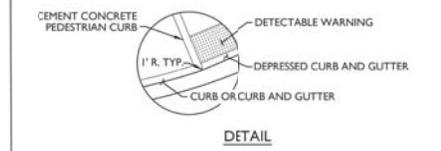
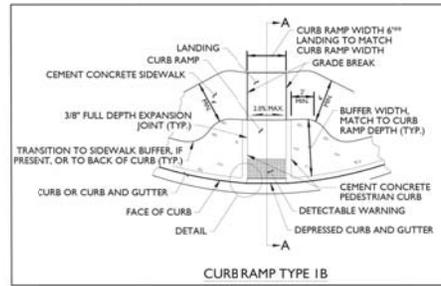
Attachment 1.C.c: Phase 1 Site Plan (2989 : STP2020-00393 Shady Grove Neighborhood Center)

The design of this preliminary document was prepared by Soltesz, Inc. (SOLTESZ) under the supervision of Robert Elliott, a Professional Engineer in the State of Maryland. SOLTESZ is not responsible for any errors or omissions that may occur in this document. SOLTESZ is not responsible for any errors or omissions that may occur in this document. SOLTESZ is not responsible for any errors or omissions that may occur in this document.



- NOTES:
1. FOOTING DESIGN BY OTHERS.
 2. VERIFY FOOTING DIAMETER W/ LIGHT MRF. & STRUCTURAL REQUIREMENTS.
 3. REFER TO SITE ELECTRICAL PLANS/SPECIFICATIONS & POLE MFR. FOR ADDITIONAL INFORMATION.

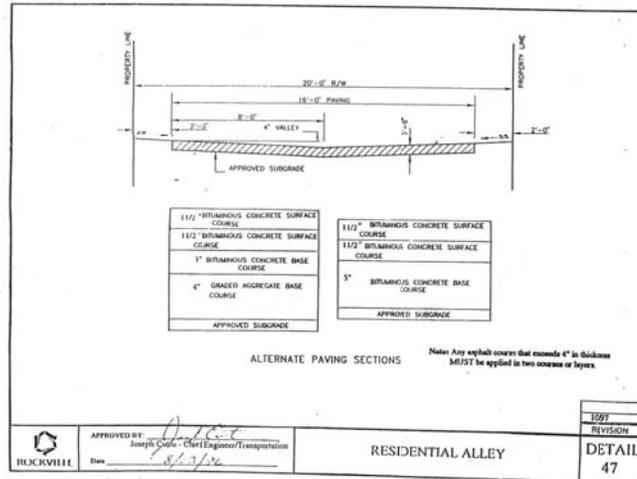
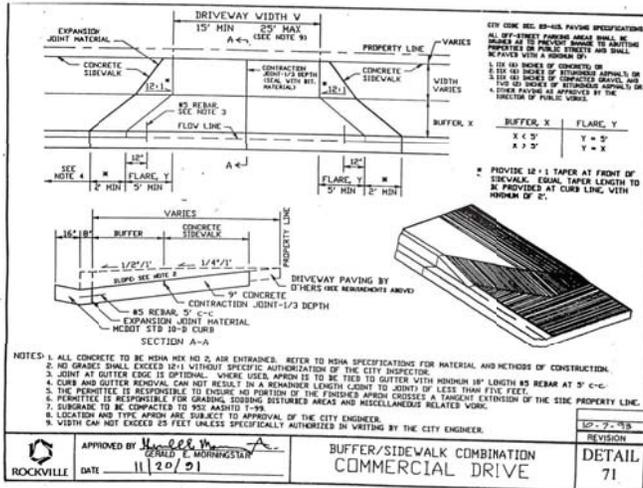
APPROVED	DATE	REVISION	DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
<i>[Signature]</i>	11/20/21		COMBINATION CONCRETE CURB AND GUTTER TYPE I
STANDARD NO. MC-100.01			



GENERAL NOTES

1. REFER TO MONTGOMERY COUNTY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
2. REFER TO THE APPLICABLE MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS FOR DETAILS OF STRUCTURES.
3. EXPANSION JOINTS SHALL HAVE A MINIMUM SPACING OF 10 FEET AND BE LOCATED AT POINTS OF CHANGING ELEVATION AND MATERIAL SHALL BE 1/2\"/>
- 4. REINFORCE THE CONCRETE TO A DEPTH OF 1/3 THE SLAB THICKNESS TO PROVIDE REINFORCED PLANE TRANSVERSE JOINTS 8\"/>
- 5. REFER TO THE APPLICABLE ROAD CONSTRUCTION AND CURB AND GUTTER CONSTRUCTION FOR OTHER DETAILS.
- 6. SIDEWALK WITH SHALL BE 4\"/>

APPROVED	DATE	REVISION	DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
<i>[Signature]</i>	11/20/21		RESIDENTIAL SIDEWALK CLOSED SECTION
STANDARD NO. MC-110.01			



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Engineering | Surveying | Planning | Environmental Sciences www.soltesz.com

NO. MISS UTILITY NO'E	OWNER/DEVELOPER/APPLICANT	DATE	REVISION	BY	DATE
1	SHADY GROVE ROCKVILLE, 31, S. H. H. LLC (C/O LANTIAN DEVELOPMENT LLC), 8241 MONTGOMERY AVENUE, BETHESDA, MD 20814, PHONE: 301-388-5800, ATTN: ROBERT ELLIOTT	FEBRUARY 2020	1	LEAD ENGINEER	02/02/20

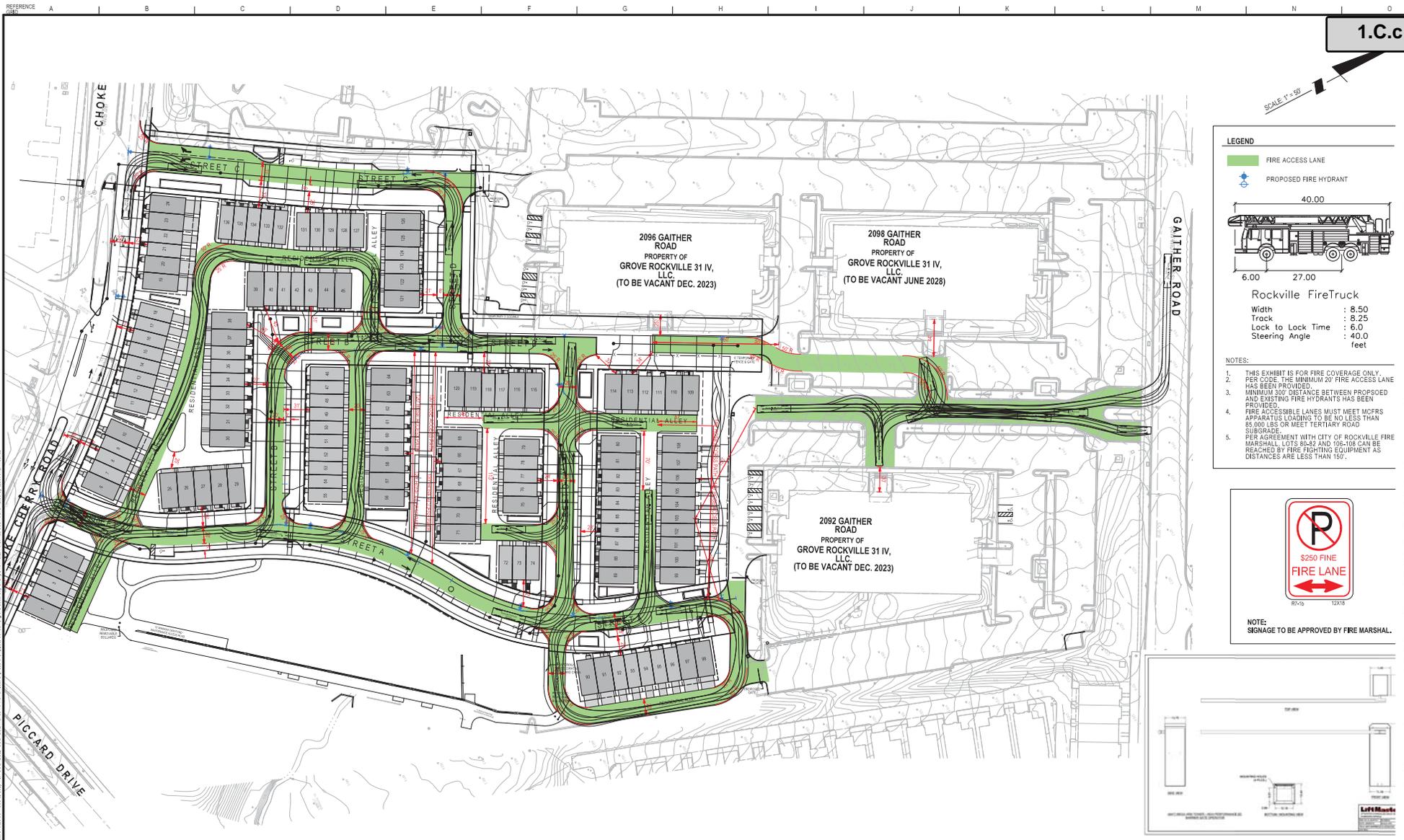
PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

EXPIRATION DATE: 03/31/2025

[Signature]
ROBERT ELLIOTT
Professional Engineer No. 15020

DETAILS	SITE PLAN
	SHADY GROVE NEIGHBORHOOD CENTER PHASE I
	DANAC TECHNOLOGICAL PARK
	CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND



1.C.c



LEGEND

- █ FIRE ACCESS LANE
- PROPOSED FIRE HYDRANT

40.00
6.00 27.00

Rockville FireTruck

Width : 8.50
Track : 8.25
Lock to Lock Time : 6.0
Steering Angle : 40.0 feet

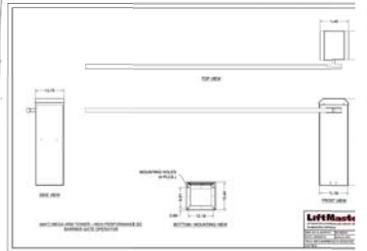
NOTES:

- THIS EXHIBIT IS FOR FIRE COVERAGE ONLY.
- PER CODE, THE MINIMUM 20' FIRE ACCESS LANE HAS BEEN PROVIDED.
- MINIMUM 50' DISTANCE BETWEEN PROPOSED AND EXISTING FIRE HYDRANTS HAS BEEN PROVIDED.
- FIRE ACCESSIBLE LANES MUST MEET MCFRS APPARATUS LOADING TO BE NO LESS THAN 45,000 LBS OR MEET TERTIARY ROAD SUBGRADE.
- PER AGREEMENT WITH CITY OF ROCKVILLE FIRE MARSHALL LOTS 86-82 AND 106-108 CAN BE REACHED BY FIRE FIGHTING EQUIPMENT AS DISTANCES ARE LESS THAN 100'.

**\$250 FINE
FIRE LANE**

RP-1b 12x18

NOTE:
SIGNAGE TO BE APPROVED BY FIRE MARSHAL.



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NO. _____		REVISION _____		BY DATE _____	
DATE: FEBRUARY 2020	DESIGNER: CAD STANDARDS: V08 - 2000	TECHNICAL: DHP/UGS	CHECKED: DEP		
MISS UTILITY NOTE		OWNER/DEVELOPER/APPLICANT		PROFESSIONAL CERTIFICATION	
<p>INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND VERIFY OCCURRENCE BY SOURCE TEST. THIS IS TO BE COMPLETED PRIOR TO THE START OF EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ROCKVILLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ROCKVILLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ROCKVILLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ROCKVILLE.</p>		<p>GROVE ROCKVILLE 31, III, III, LLC C/O LANTIAN DEVELOPMENT LLC 4541 MONTGOMERY AVENUE BETHESDA, MD 20814 PHONE: 301-588-5500 ATTN: ROBERT ELLIOTT</p>		<p>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. 17231 - EXPIRATION DATE: 03/31/2020</p>	
<p>TAX MAP: FS-02 SHEET: 221 NW 9 SITE SKETCH: HORIZONTAL: 360x535 VERTICAL: 240x320</p>		<p>MAP: SITE SHEET: 221 NW 9 SHEET: 221 NW 9</p>		<p>STATE OF MARYLAND PROFESSIONAL ENGINEER</p>	

FIRE ACCESS PLAN

SITE PLAN
SHADY GROVE NEIGHBORHOOD CENTER
PHASE I
DANAC TECHNOLOGICAL PARK

CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

Attachment 1.C.c: Phase 1 Site Plan (2989 : STP2020-00393 Shady Grove Neighborhood Center)

The rights of the property owner are not limited by this document. The information contained herein is for informational purposes only. It is not intended to constitute an offer of any financial product or service. The information contained herein is not a recommendation, offer, or solicitation of any financial product or service. The information contained herein is not a recommendation, offer, or solicitation of any financial product or service. The information contained herein is not a recommendation, offer, or solicitation of any financial product or service.



LIMIT OF DISTURBANCE

- PHASE 1A
- PHASE 1B
- PHASE 1C

NOTE: CONSTRUCTION IS WITHIN EACH PHASE PER DOCUMENTS.

TO BE PROVIDED CONSTRUCTION

The majority of this plan was prepared by SOLTESZ Engineering & Planning, Inc. (SOLTESZ) under the supervision of Robert Elliott, P.E., a Professional Engineer in the State of Maryland. SOLTESZ is not responsible for any errors or omissions that may have occurred in the preparation of this plan. SOLTESZ is not responsible for any errors or omissions that may have occurred in the preparation of this plan. SOLTESZ is not responsible for any errors or omissions that may have occurred in the preparation of this plan.

Lantian
DEVELOPMENT

LINOWES AND BLOCHER LLP
ATTORNEYS AT LAW

SOLTESZ
ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9067
Engineering | Surveying | Planning | Environmental Sciences
www.solteszco.com

NO. _____		REVISION _____		DATE _____	
DATE: SEPTEMBER 20, 2019	JOB STANDARD: VB - 2000	TECHNICAL: DP/UG	CHECKED: DEP	BY: _____	DATE: _____
MISS UTILITY NOTE		OWNER/DEVELOPER/APPLICANT			
<p>INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS BEEN PROVIDED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND VERIFY OCCURRENCE BY BORING TESTS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITIES AND OBTAIN PERMISSION TO EXCAVATE OR PROTECT THE UTILITIES. CONTRACTOR SHALL SHOW ON THE PLAN OR FIELD THE EXACT LOCATION OF ALL EXISTING UTILITIES AND THE CLEARANCE REQUIRED BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN THOSE SHOWN MAY REQUIRE PERMITS FROM THE PLAN.</p>		<p>GROVE ROCKVILLE 31 III III LLC C/O LANTIAN DEVELOPMENT LLC 4541 MONTGOMERY AVENUE BETHESDA, MD 20814 PHONE: 301-588-5500 ATTN: ROBERT ELLIOTT</p>			
		MAP: _____	SCALE: _____	DATE: _____	BY: _____
		TAX MAP: _____	DATE: _____	DATE: _____	DATE: _____
		PG: 02	DATE: _____	DATE: _____	DATE: _____
		221 NW 9	DATE: _____	DATE: _____	DATE: _____
		DATE: _____	DATE: _____	DATE: _____	DATE: _____
		DATE: _____	DATE: _____	DATE: _____	DATE: _____

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. 07221 - EXPIRATION DATE: 03/31/2020

DEVELOPMENT AND CONSTRUCTION PHASING EX

SHADY GROVE NEIGHBORHOOD CEN'
PHASE I
DANAC TECHNOLOGICAL PARK

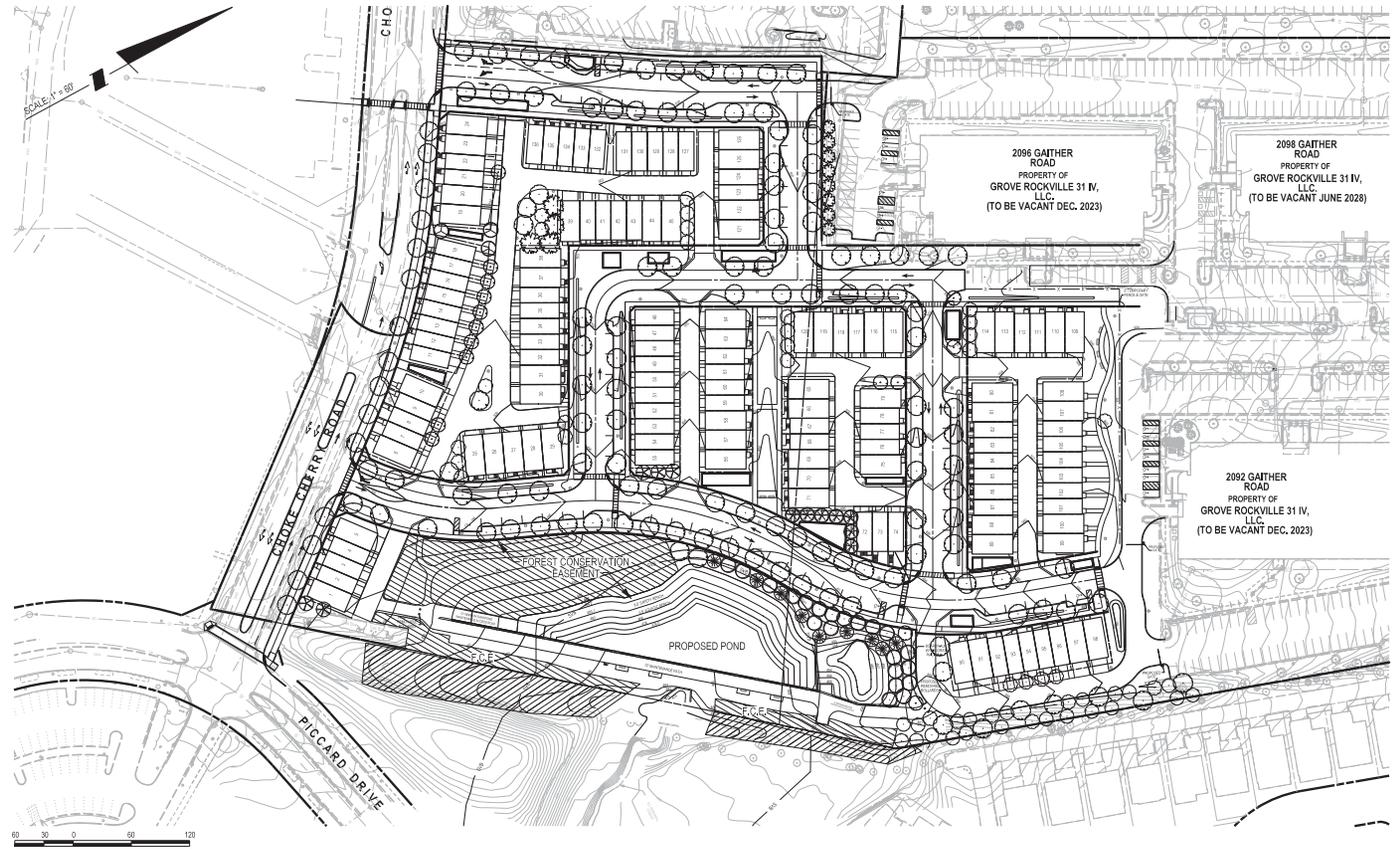
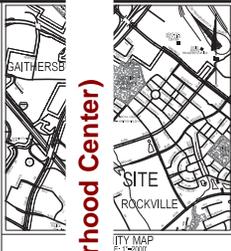
CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

Attachment 1.C.d: Phase One Order of Development (2989 : STP2020-00393 Shady Grove Neighborhood

LANDSCAPE AND LIGHTING PLAN

SHADY GROVE NEIGHBORHOOD CENTER

SHADY GROVE ROAD, ROCKVILLE, MARYLAND 20850



SHEET INDEX:

1	LANDSCAPE & LIGHTING PLAN
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4	LANDSCAPE PLAN
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6	LANDSCAPE PLAN
7	LANDSCAPE PLAN
8	LANDSCAPE NOTE
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10	OVERALL ESD LANDSCAPE PLAN
11	ESD LANDSCAPE PLAN
12	ESD LANDSCAPE PLAN
13	ESD LANDSCAPE PLAN
14	ESD LANDSCAPE PLAN
15	ESD LANDSCAPE PLAN
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17	ESD LANDSCAPE PLAN
18	ESD LANDSCAPE PLAN
19	PHOTOMETRIC PLAN
20	PHOTOMETRIC PLAN
21	PHOTOMETRIC PLAN
22	PHOTOMETRIC PLAN

LEGEND

[Symbol]	PROPERTY BOUNDARY
[Symbol]	TOWN DRAIN PIPE
[Symbol]	OUTLET
[Symbol]	SHADE TREES (FOR STREET TREES)
[Symbol]	ENVIRONMENTAL TREES
[Symbol]	VERGREEN TREES
[Symbol]	TREE LIGHT
[Symbol]	VAC UTILITY UNIT
[Symbol]	ENCH

APPLICANT
 GROVE ROCKVILLE 31, II, III, IV, LLC
 C/O LANTIAN DEVELOPMENT LLC
 4341 MONTGOMERY AVENUE
 BETHESDA, MD 20814
 PHONE: 301-388-5600
 ATTN: ROBERT ELLIOTT

ATTORNEY
 LINOWES AND BLOCHER LLP
 7200 WISCONSIN AVENUE, SUITE 800
 BETHESDA, MD 20814
 PHONE: 301-654-0504
 ATTN: BARBARA A. SEARS

CIVIL ENGINEER / LANDSCAPE ARCHITECT
 SOLTESZ, INC.
 2 RESEARCH PLACE, SUITE 100
 ROCKVILLE, MD 20850
 PHONE: 301-948-2750
 ATTN: DAN PINO

Attachment 1.C.e: Landscape Plan (2989 : STP2020-00393 Shady Grove Neighborhood Center)



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NO. 1118	REVISIONS	BY DATE
DATE: FEBRUARY 2020	ADD STANDARD VEHICLE: V8 - 2000	TECHNICAL: ECDD/HP
		CHECKED: DHP

MISS UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS BEEN OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND VERIFY PROPOSED DEGREE OF CLEARANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ROCKVILLE PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ROCKVILLE PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ROCKVILLE PRIOR TO ANY CONSTRUCTION.

OWNER/DEVELOPER/APPLICANT
 GROVE ROCKVILLE 31, II, III, IV, LLC
 C/O LANTIAN DEVELOPMENT LLC
 4341 MONTGOMERY AVENUE
 BETHESDA, MD 20814
 PHONE: 301-388-5600
 ATTN: ROBERT ELLIOTT

MAP SIZE
 TAX MAP: PS 02
 ZONING CATEGORY: M1C
 WBS: 300 SHEET
 221 NW 9
 SITE DATE: 01/20/20
 DRAWN BY: DAN PINO
 CHECKED BY: DAN PINO



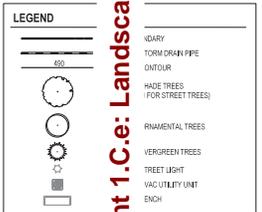
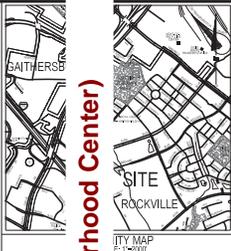
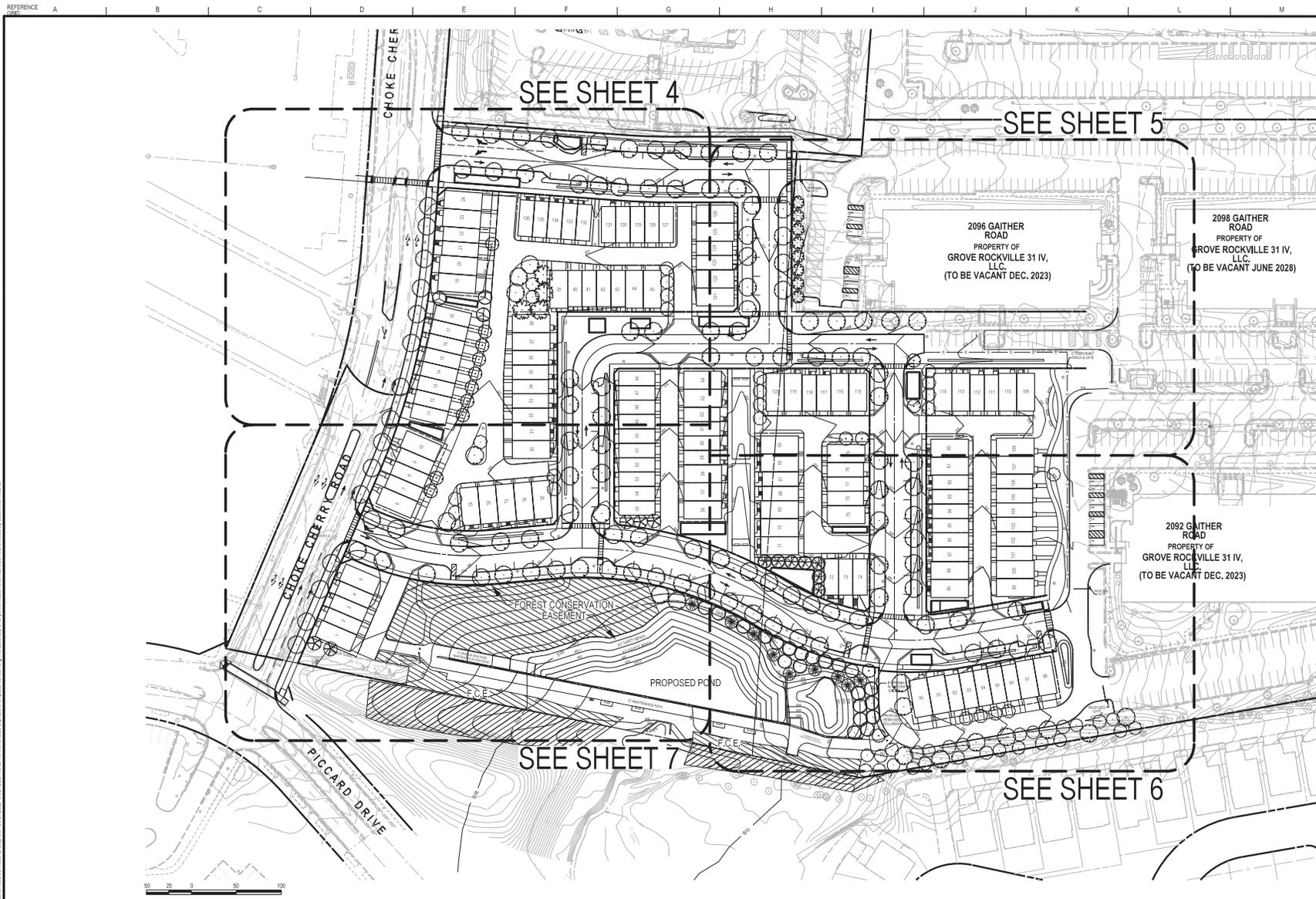
COVER SHEET

LANDSCAPE & LIGHTING PLAN
SHADY GROVE NEIGHBORHOOD CENTER
PHASE I
DANACK TECHNOLOGICAL PARK

CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

PROJECT NO.: 3553-02-00

SHEET 1 OF 22



Attachment 1.C.e: Landscape Plan (2989 : STP2020-00393 Shady Grove Neighborhood Center)



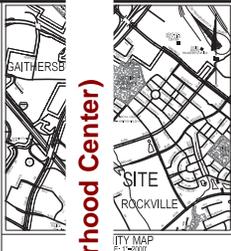
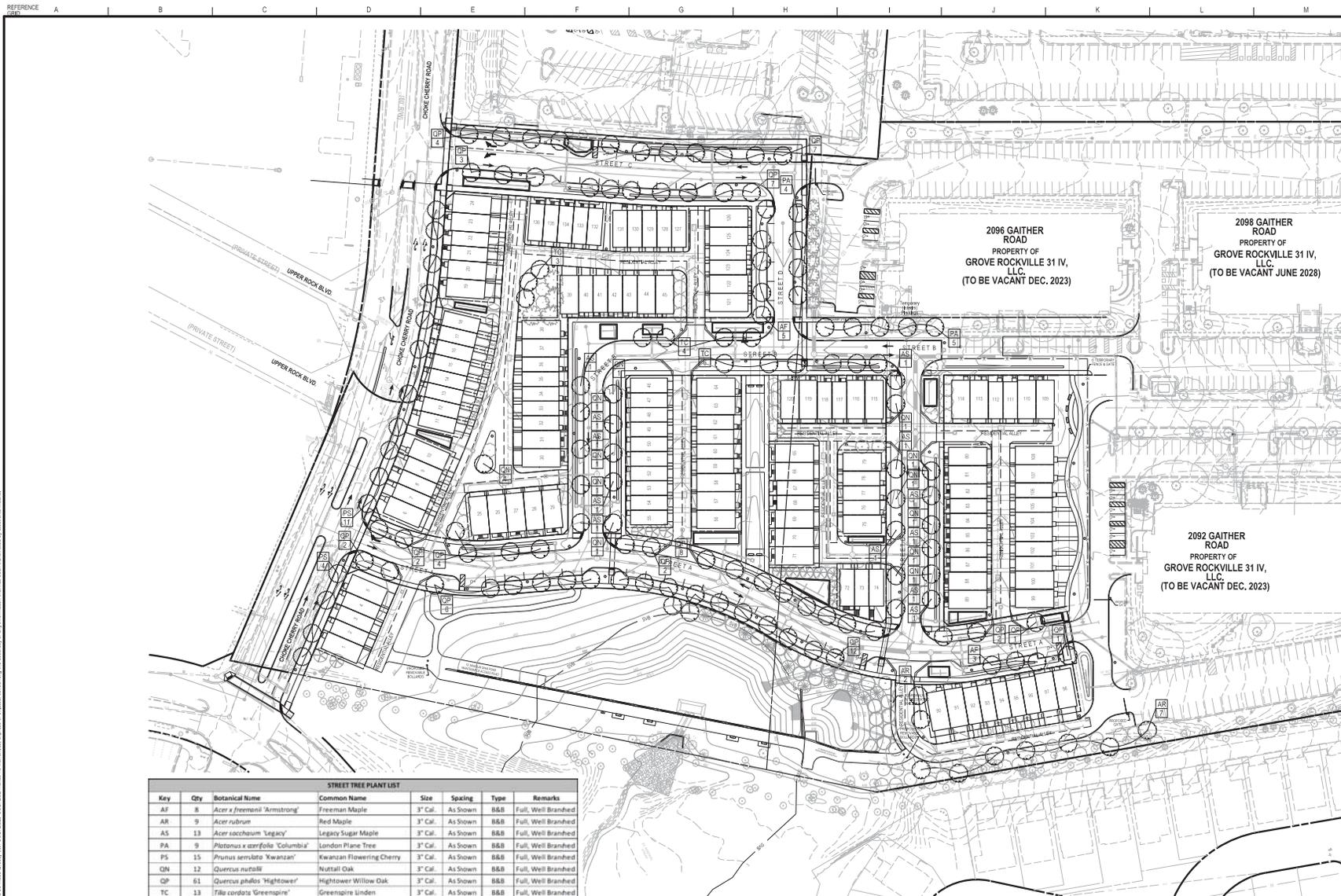
SOLTESZ
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 Engineering // Surveying // Planning // Environmental Sciences
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NO. _____	REVISIONS	BY DATE
DATE: FEBRUARY 2020	ADD STANDARD VISION: V8 - 2000	TECHNICAL: ECDD/HP
		CHECKED: DHP
MISS UTILITY NOTE		
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS BEEN OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND VERIFY OCCURRENCE BY EXCAVATION TEST PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. CLEARANCES SHALL BE SHOWN ON THE PLAN OR TO BE VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE PERMITS TO THE PLAN.		
OWNER/DEVELOPER/APPLICANT		
GROVE ROCKVILLE 31, III, IV, LLC C/O LANTIAN DEVELOPMENT LLC 4341 MONTGOMERY AVENUE BETHESDA, MD 20814 PHONE: 301-588-8000 ATTN: ROBERT ELLIOTT		
MAP	SHEET	DATE
TAX MAP	PS 02	NOV 16
ZONING CATEGORY		
W303 300' SHEET		
221 NW 9		
SITE DATE		
10/10/19		
DATE		
10/10/2020		

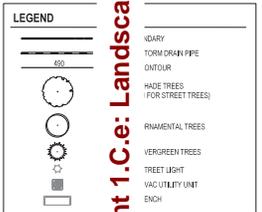


OVERALL LANDSCAPE PLAN
LANDSCAPE & LIGHTING PLAN
SHADY GROVE NEIGHBORHOOD CENTER
PHASE I
DANAC TECHNOLOGICAL PARK
 CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

SCALE	1" = 50'
SHEET	2
OF	22
PROJECT NO.	3553-02-00



STREET TREE PLANT LIST							
Key	Qty	Botanical Name	Common Name	Size	Spacing	Type	Remarks
AF	8	Acer x freemanii 'Armstrong'	Freeman Maple	3" Cal.	As Shown	B&B	Full, Well Branched
AR	9	Acer rubrum	Red Maple	3" Cal.	As Shown	B&B	Full, Well Branched
AS	13	Acer saccharum 'Legacy'	Legacy Sugar Maple	3" Cal.	As Shown	B&B	Full, Well Branched
PA	9	Platanus x acerifolia 'Columbia'	London Plane Tree	3" Cal.	As Shown	B&B	Full, Well Branched
PS	15	Prunus serotina 'Kwanzan'	Kwanzan Flowering Cherry	3" Cal.	As Shown	B&B	Full, Well Branched
QN	12	Quercus nuttallii	Nuttall Oak	3" Cal.	As Shown	B&B	Full, Well Branched
QP	61	Quercus phellos 'Hightower'	Hightower Willow Oak	3" Cal.	As Shown	B&B	Full, Well Branched
TC	13	Tilia cordata 'Greenspire'	Greenspire Linden	3" Cal.	As Shown	B&B	Full, Well Branched



Attachment 1.C.e: Landscape Plan (2989 : STP2020-00393 Shady Grove Neighborhood Center)



LINOWES | BLOCHER LLP
ATTORNEYS AT LAW



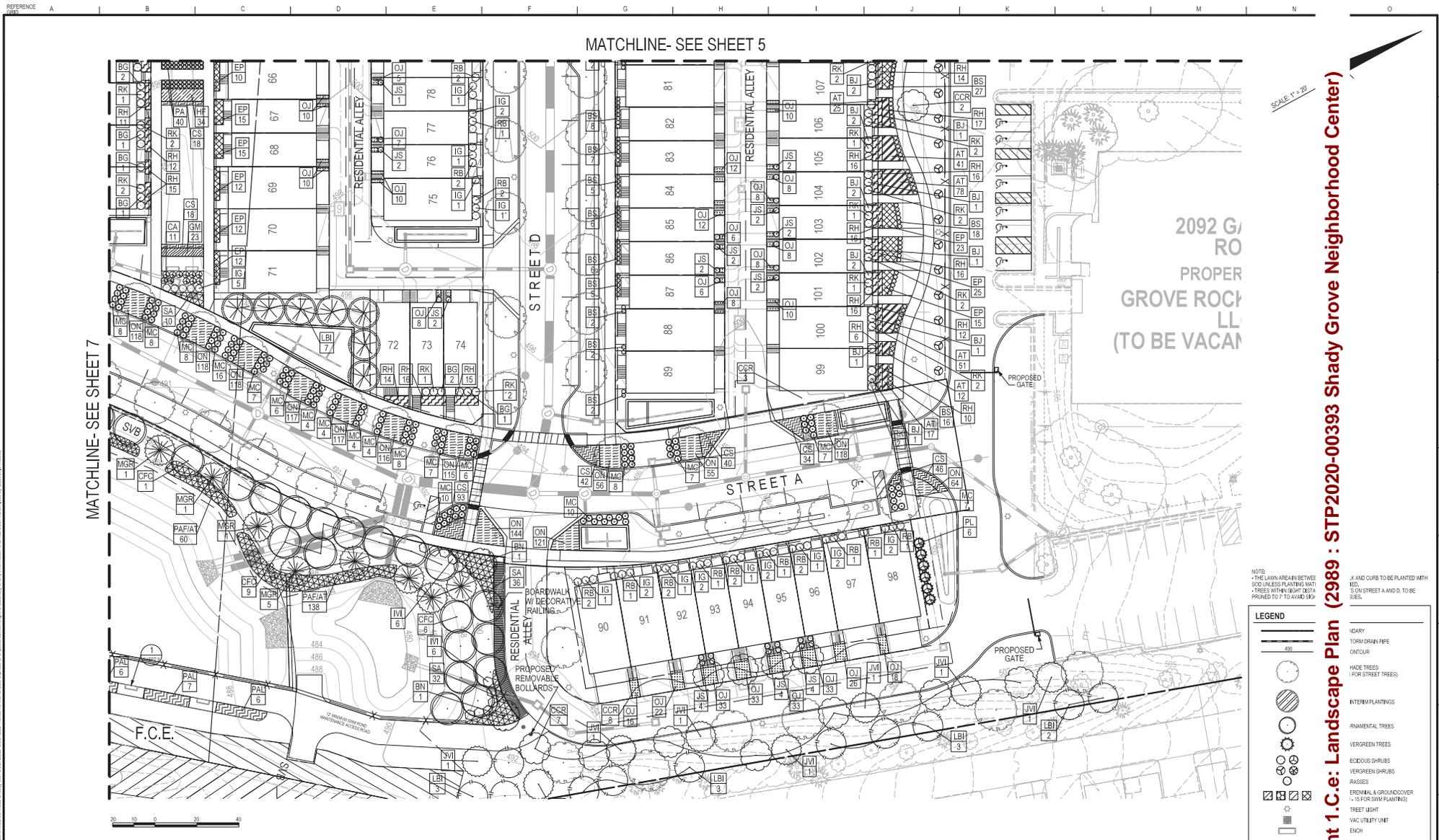
SOLTESZ
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Engineering | Surveying | Planning | Environmental Sciences www.solteszco.com

MISS UTILITY NOTE INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS BEEN OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND VERIFY OCCURRENCE BY EXCAVATION TEST PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.		OWNER/DEVELOPER/APPLICANT GROVE ROCKVILLE 31, III, IV, LLC C/O LANTIAN DEVELOPMENT LLC 4341 MONTGOMERY AVENUE BETHESDA, MD 20814 PHONE: 301-588-8000 ATTN: ROBERT ELLIOTT		MAP TAX MAP PS-02 W38C 300 (SHEET) 221 NW 9 SITE CENTER WORKING DRAWING NO. 2202-0035 VERSION: 1 - 02/02/2020		DATE FEBRUARY 2020 (LAD STANDARD VERSION: V8 - 2000) TECH/INCH EOOD/HP BY DATE CHECKED DATE DHP	
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STREET TREE PLANTING PLAN
LANDSCAPE & LIGHTING PLAN
SHADY GROVE NEIGHBORHOOD CENTER
PHASE I
DANAC TECHNOLOGICAL PARK
CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

SHEET	3
OF	22
PROJECT NO.	3553-02-00



Attachment 1.C.e: Landscape Plan (2989 : STP2020-00393 Shady Grove Neighborhood Center)

The title of this preliminary document was prepared by Soltesz, Inc. (SOLTESZ) in accordance with the contract documents for the project. SOLTESZ assumes no responsibility for any errors or omissions that may be present in this document. SOLTESZ is not responsible for any errors or omissions that may be present in this document. SOLTESZ is not responsible for any errors or omissions that may be present in this document.



NO. FEBRUARY 2020		REVISIONS		BY DATE	
DATE		LEAD STANDARDS USER: VB - 2020	TECHNICIAN: ECDDHP	CHECKER: DHP	DATE
MISS UTILITY NOTE					
<p>INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS BEEN OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES AND UTILITIES OCCURRING BY RECORDS THAT ARE NOT SHOWN ON THE PLAN OR TRUSTED UTILITIES. CONTRACTORS SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE PERMITS TO THE PLAN.</p>					
OWNER/DEVELOPER/APPLICANT					
GROVE ROCKVILLE 31, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138		TAX MAP		ZONING CATEGORY:	
C/O LANTIAN DEVELOPMENT LLC		FS-02		M10E	
4541 MONTGOMERY AVENUE		W88C 300 SHEET			
BETHESDA, MD 20814		221 NW 9			
PHONE: 301-588-8500		DATE OF			
ATTN: ROBERT ELLIOTT		HYDROGRAPHIC DATA			
		1/18/2020			



LANDSCAPE PLAN

LANDSCAPE & LIGHTING PLAN

SHADY GROVE NEIGHBORHOOD CENTER PHASE I

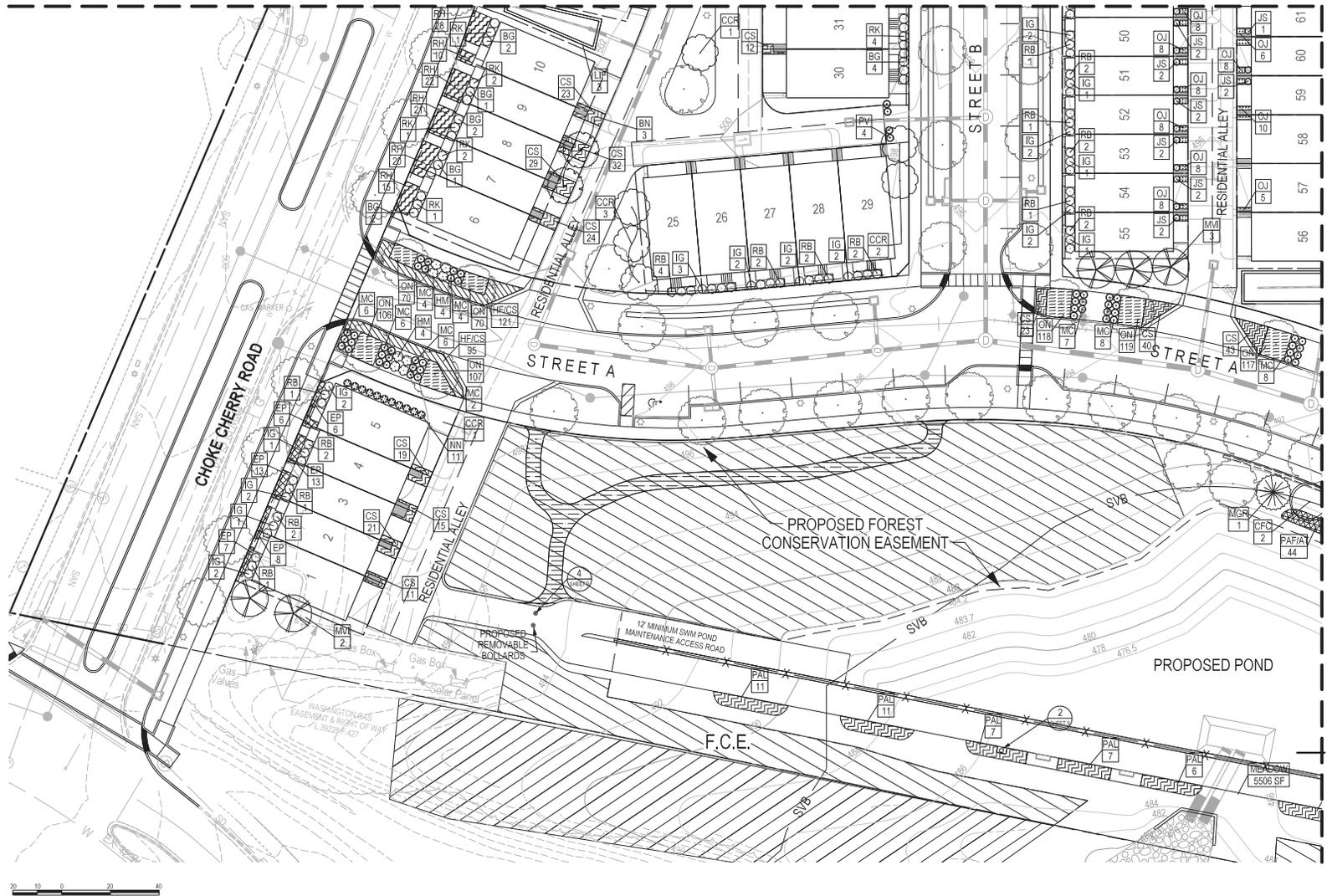
DANAC TECHNOLOGICAL PARK

CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

SHEET 6	
OF 22	
PROJECT NO.	3559-02-00

MATCHLINE- SEE SHEET 4

SCALE 1" = 20'



MATCHLINE- SEE SHEET 6

NOTE:
 *THE LAWN AREA IN BETWEEN 500 UNLESS PLANTING MAT. TREES WITHIN SIGHT DISTA PRUNED TO 7' TO AVOID SIG.

LEGEND

- NADRY
- TORM DRAIN PIPE
- OUTCOUR
- HEDGE TREES (FOR STREET TREES)
- INTERN PLANTINGS
- RINAMENTAL TREES
- VERGREEN TREES
- ECODIOUS SHRUBS
- VERGREEN SHRUBS
- GASSES
- PERENNIAL & GROUND COVER (- 15 FOR SWM PLANTING)
- TREE LIGHT
- VAC UTILITY UNIT
- ENCH



Lantian
 DEVELOPMENT

LINOWES | BLOCHER LLP
 ATTORNEYS AT LAW

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NO. _____		REVISION		BY DATE	
DATE	DESCRIPTION	TECHNICIAN	ECODHP	CHECKER	DHP
FEBRUARY 2020	LAND STANDARD DESIGN - VB - 2000				
MISS UTILITY NOTE		OWNER/DEVELOPER/APPLICANT			
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS BEEN OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND VERIFY OCCURRENCE BY EXCAVATION TESTS BY HAND. WELL IN ADVANCE OF THE START OF EXCAVATION, CONTACT THE UTILITY AT APPROPRIATE INTERVALS PRIOR TO THE START OF EXCAVATION. CLEARANCES SHALL BE SHOWN ON THE PLAN OR TOOLS USED TO LOCATE UTILITIES. CONTRACTOR SHALL CONTACT THE UTILITY AND THE CITY ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE PERMITS TO THE PLAN.		GROVE ROCKVILLE 31.88 BLV LLC C/O LANTIAN DEVELOPMENT LLC 4541 MONTGOMERY AVENUE BETHESDA, MD 20814 PHONE: 301-588-8500 ATTN: ROBERT ELLIOTT			
		MAP	SIZE	DATE	BY
		TAX MAP	FS-02	02/2020	DHP
		W883 300 SHEET	ZONE	DATE	BY
		221 NW 9	MSB	02/2020	DHP
		DATE DRAWN	DATE CHECKED	DATE	BY
		02/19/2020	02/19/2020		



LANDSCAPE PLAN

LANDSCAPE & LIGHTING PLAN
SHADY GROVE NEIGHBORHOOD CEN'
PHASE I
DANAC TECHNOLOGICAL PARK

CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

Attachment 1.C.e: Landscape Plan (2989 : STP2020-00393 Shady Grove Neighborhood Center)

SHEET 7 OF 22	PROJECT NO. 3559-02-00



Planting Notes for Landscape Plans

INSTALLATION OF PLANT MATERIAL

- The Permittee is responsible for obtaining the approved Forest Conservation Plan/Landscape Plan and providing a site to the Landscape Contractor. The Permittee shall ensure that the Landscape Contractor can access the plants shown the FCP/Landscape Plan. Plant materials are not allowed if it is strongly recommended that plant material be secured from supplier by the project start date.
- A pre-planting meeting is required before installation of landscape, afforestation, or reforestation. The applicant must schedule an on-site pre-planting meeting with the City Forestry Inspector. Attendance must include the Permittee, landscape contractor, and Forestry Inspector. Trees and shrubs shall conform to the current edition of the American Standard for Nursery Stock (ANSI Z60.1).
- Comply with appropriate City Soil Specification:
 - Soil Specification FOR PLANTING WHERE EXISTING FOLIAGE OR OTHER IMPROVED SURFACES WERE PREVIOUSLY LOCATED OR WHERE EXISTING GEOTECHNICS HAS BEEN SEVERELY DISTURBED:
 - Site Preparation
 - Demolish existing impervious surface and remove or deeply aerate (depth, cores, stems, and construction materials) impervious surface of debris.
 - Excavate to soil that four planting and provide quality soil to a depth of forty-eight (48) inches, and to a minimum of 20" minimum soil over hard layer of debris.
 - Loosen exposed subsoil beneath by ripping 18" into the sub grade elevation.
 - Test to ensure that planting bed drains at a rate of at least 1 inch per hour.
 - Install required soil to the required planting bed. Imported soil shall have a texture of UCMAP per the USDA soil classification system and a chemical composition compatible with healthy tree growth. When replacing the soil, it should be installed in lifts or layers of 12 inches (30 cm), spacing or watering bed holes between to minimum planting setting.
 - Immediately prior to installation of plant material, the soil must be tested and must have a pH range between 5.5 and 7 and a nutrient content which corresponds to an adequate rating per current industry standards. Amend soil, if necessary, to achieve the current industry standard.
 - The Forestry Inspector may require additional soil specifications, based on site conditions.
 - Soil Specification FOR PLANTING WHERE EXISTING GREEN SPACES HAS NOT BEEN PROTECTED FROM CONSTRUCTION IMPACTS BUT IS NOT SEVERELY DISTURBED:
 - Site Preparation
 - Remove all construction debris and top soil to six (6) inches of existing soil.
 - Test existing existing soil to verify a pH range between 5.5 and 7, and has a nutrient content which corresponds to an adequate rating, per current industry standards.
 - Apply four (4) inches of organic compost evenly over the entire planting surface. (2" - 12" Calc #4/1000 +/-). Permittee contact supplier information and specifications to the City Forestry Inspector for approval prior to use.
 - Test the compost into the existing soil to a minimum depth of thirty-six (36) inches using the city's soil profile classification equipment.
 - If soil does not meet nutrient and/or chemical requirements to the chemical parameters.
 - The Forestry Inspector may require additional soil specifications, based on site conditions.

Page 1 of 8



Soil Profile Rebuilding Specification

Specifications for Restoration of Graded and Compacted Soils that will be Vegetated

- PURPOSE AND SCOPE**
 - 1.1 Purpose**
Soil Profile Rebuilding is an appropriate soil restoration technique for sites where topsoil has been completely or partially removed and subsoil layers have been compacted (graded and/or trafficked by equipment). It may also be used with some modifications to topsoil or amend. This is not an appropriate technique in sites with surface compaction only (6 inches or less), although this situation is rare in construction sites. This technique is not appropriate within the root zones of trees that are to be protected. Soil Profile Rebuilding can improve physical and biological characteristics of soil to allow for revegetation. Soil chemical properties, soil contamination from heavy metals, hydrocarbons or excessive salinity or gravel shall not be addressed separately.
 - 1.2 Description of Procedure**
The procedure includes a subsiding procedure, addition of organic matter in the form of compost, replacement or addition of topsoil, and subsoil remediation with needed plants. The soil preparation portion of Soil Profile Rebuilding also incorporates a plan for restoration of characteristics similar to undisturbed soils, however, the complete restoration process requires root systems that are to be protected. Soil Profile Rebuilding can improve physical and biological characteristics of soil to allow for revegetation. Soil chemical properties, soil contamination from heavy metals, hydrocarbons or excessive salinity or gravel shall not be addressed separately.
 - 1.3 Expected Outcomes**
Soil Profile Rebuilding may improve vegetation establishment, increase tree growth rates, increase soil permeability, enhance formation of aggregates in the subsoil, and enhance long term soil carbon stocks.
- 2. PROCEDURE**
 - 2.1 Installation**
Profile Rebuilding shall occur on all soil areas that are to be vegetated that have been disturbed by trafficking or grading during construction or prior to construction. Soil areas that are not to be treated should be protected by permanent fencing during the construction period, and all access to these areas prohibited. A soil map delineating graded areas and areas to be treated shall be approved by the forestry inspector before grading or construction begins.
 - 2.2 Sequencing**
Profile Rebuilding shall occur after site disturbance is complete, including all vehicle and equipment trafficking, but before replacement of topsoil. Once profile rebuilding is complete, all traffic and equipment storage on treated areas is prohibited, with the exception of back traffic, for the purposes of planting or mulching if topsoil is already present and 6 inches or greater in depth, use the "substitutions for pre-existing topsoil (S2)".
 - 2.3 Remove Foreign Materials**
Remove all foreign materials resulting from construction operations, including of debris, stone, gravel, and other construction materials from the existing soil surface.
 - 2.4 Application of Compost**
Spread mature, stable compost to a 4-inch depth over compacted subsoil (see Section 3.1.2 Definitions for definition of compost).
 - 2.5 Subsoiling**
Subsoiling may be performed when soil is neither wet nor dry. If it should be forced into the soil, it is too dry. If the surface is sticky or muddy, it is too wet. Use a rear-biactor or similar equipment with a narrow (less than 24") tined bucket to break the compacted soil and incorporate the compost. Work backwards away from excavated soils to treat soil is not trafficked by the equipment. Insert the bucket through the compact soil and into the subsoil to a depth of three inches (S2), and remove bucket of soil at least twenty-four inches above the soil surface.

Page 2 of 8

- Test existing soil to verify it has a pH range between 5.5 and 7, and a nutrient content which corresponds to an adequate rating, per current industry standards. If soil does not meet current standards, use of topsoil will be performed to mitigate the soil.
 - Option 1 - 18 inches of topsoil shall be placed over the entire planting surface (24" inches). Apply four (4) inches of organic compost evenly over the entire planting surface (24" - 12" Calc #4/1000 +/-). Provide complete supplier information and specifications to the City Forestry Inspector for approval prior to use.
 - Option 2 - 18 inches of topsoil shall be placed over the entire planting surface (24" inches). Apply four (4) inches of organic compost evenly over the entire planting surface (24" inches). Rip at the edge of the lift for the soil and compact drilling at one foot intervals in increments of 18 inches, using a 1.5 inch diameter rod. This shall be done on all lifts.
 - Each hole must be refilled with native compost.
 - The Forestry Inspector may require additional soil specifications, based on site conditions.
- Soil testing of the existing soil may be conducted with INHOM approval from the City Forestry Inspector to determine the number and location of the samples. The above requirements may be reduced if soil testing shows the following:
 - Soil pH is between 5.5 and 7.
 - The 24" of existing soil contains a minimum of a 4% organic matter by weight.
 - The soil is free of contaminants.
 - The soil has an infiltration rate not less than 1" per hour.
 - The soil does not contain debris or stone greater than one inch.
 - The available soil carbon is less than 1.0 g/kg.
 - Contains the University of Maryland System website: <http://extension.umd.edu/> for a listing of commercial soil testing facilities.
- Soil preparation is required for direct trees planted within the city's rights of way and private street trees, if they are in the approved plan:
 - The depth and grades shown on plan drawings are final grades after settlement and shrinkage of the organic material. The contractor shall install the soil to a higher level to anticipate this reduction of volume. All grades are assumed to be measured to the top of the soil in the addition of any surface compacted soil or mulch or soil.
- All details of the planting plans regarding plant quality and/or planting spacing will be discussed including but not limited to:
 - Plant quality.
 - Proper tree for species.
 - Proper root collar height to ensure correct trunk ball cut.
 - Proper amending soil if applicable in accordance with current ANSI 600 grading standards (generally, there should be no recent paving).
 - No construction or multiple trucks (unless approved by FCP by the Forestry Inspector).
 - Steady soil plan.
 - Free of grading marks, or the ability to remove grading marks without damaging the tree.
 - Trees shall be healthy, vigorous, insect/disease free, and without cankers/trauma or trunk damage.
- Proper installation
 - Root flare no higher than 1/4 inch from existing soil.
 - Exposed root flare (if any) remaining more than the lowest inches of soil to expose the root flare may result in the rejection of the plant material.
 - Use burlap/straw/mulch wrapped on at least one half of root ball, or as directed by Forestry Inspector. All burlap or straw removed immediately.
 - No wire and wire meshing and remaining per City planting detail.
 - Planting hole a minimum of 2 inches wider than the root ball. The hole should be greater. Planting detail assumes soil has been prepared per the City's specifications (Planting #3).
 - Matched protection installed, if required, type approved by the Forestry Inspector.
 - Stability protection installed, if required, type approved by the Forestry Inspector.
- Trees not complying with the above requirements may be rejected at the discretion of the City Forestry Inspector.

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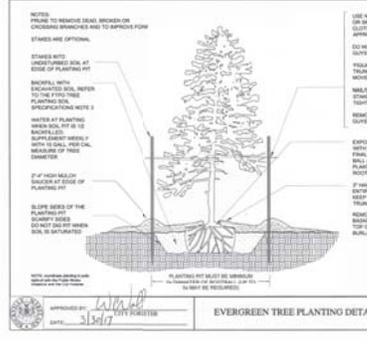
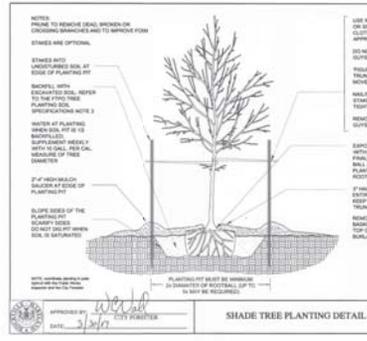
The bucket and allow soil to fall. Repeat this procedure until no clumps of compacted soil larger than 12 inches in diameter remain. The rest of the bucket can be used to break apart larger clumps of debris. 50% of the soil shall be in clumps 6 inches or smaller. No clumps shall be greater than 12" in diameter. The subsiding is not intended to homogenize the compost and soil, but rather loosen it to a thirty-six inch depth and create voids of compost down to that depth as well. To ensure that subsiding reached the appropriate depth, a push tube soil sampler shall be used to verify compost is present at thirty-six inch depth.

- 2.6 Replacement of topsoil**
 - 2.6.1 Standard procedure**
Subsoiled, compacted, or additional topsoil if none is available from the site, shall be returned to the site to a four (4) inch minimum depth (see Section 3.1.2 Definitions for definition of topsoil). If soil was severely disturbed (see definition), it shall be eight (8) inch minimum shall be replaced with topsoil that meets city standards.
 - 2.6.2 Modification of significant topsoil already present before Profile Rebuilding is initiated**
Case 1: At least four inches of topsoil is present on the site after construction activities are completed AND soil is not severely disturbed (see Section 3.1.2 Definitions for description of severely disturbed).
Case 2: At least four inches of topsoil is present on site after construction activities were completed but before Profile Rebuilding is initiated. OR soil is severely disturbed (see Section 3.1.2 Definitions for description of severely disturbed).
For Case 1: A minimum of three inches additional topsoil shall be placed over the subsided layer before filling.
For Case 2: Follow Section 2.6.2 Additional procedure, as if no topsoil had been present.
- 2.7 Filing**
Rebuild topsoil to a depth of six to eight inches when soil is neither dry nor very moist. Rebuilding depth should cross the interface with the subsided layer by a minimum of one (1) inch and can be verified with a random sampling with a push tube soil sampler.
- 2.8 Planting**
Plant the site with woody plants, trees or shrubs, in a density that insure a minimum of 50% of the site will be occupied with roots within 10 years. Planting of at least one large tree (e.g., one that will measure approximately 60-70 feet in height) or 20 medium trees (e.g., 6" to 10" dbh) shall be considered to achieve 50%.
- 3. DEFINITIONS**
 - 3.1 Topsoil**
Soil that has been considered topsoil if it originates from an horizon of a natural soil or a mineral soil with 4.0% organic matter content, and a NCS texture class similar to pre-disturbance conditions. A horizon soils for the site, or as specified by the City Forestry Division. The City Forestry Division will specify a UCMAP texture in the absence of native conditions listed above. Imported soil shall be used unless specified by the City Forestry Division. In addition, topsoil shall:
 - Be friable and well mixed.
 - Have a pH between 5.5 - 7.
 - Have an organic matter content between 4.0%.
 - Have low salinity as indicated by a soluble salt content which is less than 2 dS/m.
 - Be free of debris, stone, gravel, silt, silt, heavy metals, and other deleterious contaminants. If screening is used to remove debris, screen size must be 1/4 inch or larger.
 - Have a nutrient profile such that it has an adequate rating, per current industry standards.
 - Be free of noxious weed seeds.
 - 3.2 Compost**
Compost shall be composed of leaves, lawn waste, or food waste. Bacterial-based composts that are not used. A compost sample with analysis shall be submitted for approval to the City Forestry Division before application. Stability refers to the rate of biological breakdown, measured by carbon dioxide release. Maturity refers to completion of the aerobic composting process and stability (lack of plant toxicity) as a plant growth media, often measured by ammonia release and by plant growth tests. Compost manufacturers that subscribe to the US Composting Council's testing program may document stability as compost testing. If not, a minimum of 180 days in accordance with TMC02-05.08-B, "Carbon Dioxide Evolution Rate". Maturity (suitability for plant growth) may be documented as compost testing greater than 80% in accordance with TMC02-05.08-A, "Termination and Rigor". Compost is considered mature and stable if it tests at 6.0 or higher on the Solvita Compost Maturity Index Rating, which is a combination of Carbon Dioxide and Ammonia Maturity Tests (see information and equipment available at www.solvita.com). Compost that also:
 - Free of weed seeds.
 - Free of heavy metals or other deleterious contaminants.
 - 3.3 Severely Disturbed Soil**
Soil that is considered severely degraded if grade was lowered or raised more than 18 inches OR soil was compacted in the preparation of the final grade OR used as staging area for construction materials, equipment or process.

Page 4 of 8

- Tree planting will generally not be permitted between the dates of June 1 and September 1, or when the ground is frozen.
- 3. DEFINITIONS**
 - 3.1 Topsoil**
Soil that has been considered topsoil if it originates from an horizon of a natural soil or a mineral soil with 4.0% organic matter content, and a NCS texture class similar to pre-disturbance conditions. A horizon soils for the site, or as specified by the City Forestry Division. The City Forestry Division will specify a UCMAP texture in the absence of native conditions listed above. Imported soil shall be used unless specified by the City Forestry Division. In addition, topsoil shall:
 - Be friable and well mixed.
 - Have a pH between 5.5 - 7.
 - Have an organic matter content between 4.0%.
 - Have low salinity as indicated by a soluble salt content which is less than 2 dS/m.
 - Be free of debris, stone, gravel, silt, silt, heavy metals, and other deleterious contaminants. If screening is used to remove debris, screen size must be 1/4 inch or larger.
 - Have a nutrient profile such that it has an adequate rating, per current industry standards.
 - Be free of noxious weed seeds.
 - 3.2 Compost**
Compost shall be composed of leaves, lawn waste, or food waste. Bacterial-based composts that are not used. A compost sample with analysis shall be submitted for approval to the City Forestry Division before application. Stability refers to the rate of biological breakdown, measured by carbon dioxide release. Maturity refers to completion of the aerobic composting process and stability (lack of plant toxicity) as a plant growth media, often measured by ammonia release and by plant growth tests. Compost manufacturers that subscribe to the US Composting Council's testing program may document stability as compost testing. If not, a minimum of 180 days in accordance with TMC02-05.08-B, "Carbon Dioxide Evolution Rate". Maturity (suitability for plant growth) may be documented as compost testing greater than 80% in accordance with TMC02-05.08-A, "Termination and Rigor". Compost is considered mature and stable if it tests at 6.0 or higher on the Solvita Compost Maturity Index Rating, which is a combination of Carbon Dioxide and Ammonia Maturity Tests (see information and equipment available at www.solvita.com). Compost that also:
 - Free of weed seeds.
 - Free of heavy metals or other deleterious contaminants.
 - 3.3 Severely Disturbed Soil**
Soil that is considered severely degraded if grade was lowered or raised more than 18 inches OR soil was compacted in the preparation of the final grade OR used as staging area for construction materials, equipment or process.
- 4. SUBMITTALS**
 - 4.1 Soil Map**
A soil map indicating soil areas to be protected and those to be restored via Soil Profile Rebuilding shall be submitted by the contractor for approval to the City Forestry Division before construction begins.
 - 4.2 Compost**
A compost sample with analysis certifying it is stable, mature from acceptable feedstocks and free of contaminants and weed seeds shall be submitted for approval to the City Forestry Division before compost is applied to the soil.
 - 4.3 Topsoil**
A topsoil sample with analysis from a certified testing laboratory and verification of source shall be submitted for approval to the City Forestry Division before application. Separate documentation is required for each 100 cubic cubic feet of topsoil unless otherwise approved by the City Forestry Division.
- 5. REFERENCES & PERMITS**
Use of this specification has been documented to increase tree canopy and soil carbon stocks compared with typical practices. See www.urbanforestry.net at 4/26/15 for more information.
Soil Profile Rebuilding Specification by Susan Dwyer et al. licensed under a Creative Commons Attribution Non-Commercial 3.0 United States License. It may be used freely as is, or modified. However, use of the term "Soil Profile Rebuilding" should only be used when that information is performed as described in this specification. See www.urbanforestry.net at 4/26/15 for full details.

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Engineering | Surveying | Planning | Environmental Science www.soltesz.com

MSS UTILITY NOTE		OWNER/DEVELOPER/APPLICANT		DATE	BY	DATE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES MUST BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES. UTILITIES AND DEPTHS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES. UTILITIES AND DEPTHS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.		GROVE ROCKHILL PHASE II, LLC C/O LANTIAN DEVELOPMENT LLC 1431 MONTGOMERY AVENUE BETHESDA, MD 20814 PHONE: 301-588-8200 ATTN: ROBERT ELLIOTT		DATE	DATE	DATE
NO.	REVISION	DATE	DATE	DATE	DATE	DATE
1		FEBRUARY 2020	JAN 2020	TECHNICAL	ECDD/HP	CHEMICAL
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NO.	REVISION	DATE	DATE	DATE	DATE	DATE
1		FEBRUARY 2020	JAN 2020	TECHNICAL	ECDD/HP	CHEMICAL



LANDSCAPE NOTES

LANDSCAPE & LIGHTING PLAN
SHADY GROVE NEIGHBORHOOD CENTER
PHASE I
DANAC TECHNOLOGICAL PARK

CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

Attachment 1.C.e: Landscape Plan (2989 : STP2020-00393 Shady Grove Neighborhood Center)

REFERENCE LINE A B C D E F G H I J K L M N O

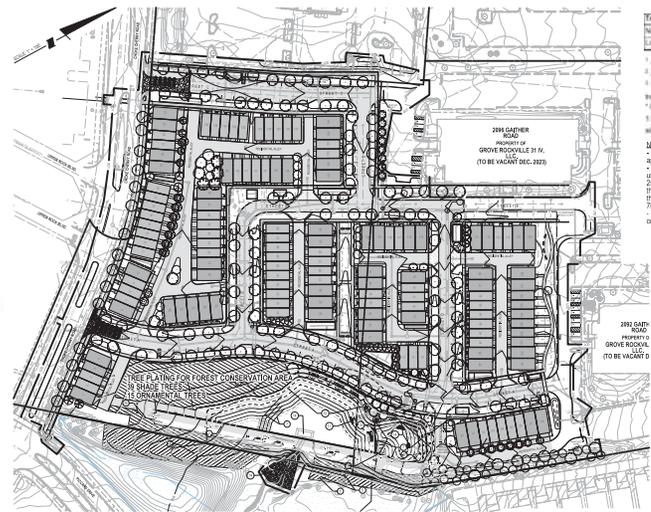
Shady Grove Neighborhood Center Phase I Plant Schedule						
Key	Qty	Botanical Name	Common Name	Size	Spacing	Type
Evergreen Trees						
IAP	7	Ilex x attenuata 'Fosteri'	Foster Holly	10' ht.	As Shown	B&B Full, To the Ground, Well Balanced
INS	12	Ilex x 'Nellee R. Stevens'	Nellee Stevens Holly	10' ht.	As Shown	B&B Full, To the Ground, Well Balanced
JVI	8	Juniperus virginiana	Eastern Red Cedar	10' ht.	As Shown	B&B Full, To the Ground, Well Balanced
MGR	9	Magnolia grandiflora	Southern Magnolia	10' ht.	As Shown	B&B Full, Well Balanced
TOS	22	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	10' ht.	As Shown	B&B Full, To the Ground, Well Balanced
Ornamental Trees						
BN	16	Betula nigra 'Dura Heat'	Dura Heat River Birch	12' ht.	As Shown	B&B Multi-stem, Full, Well Balanced
COR	33	Cercis canadensis 'The Rising Sun'	Rising Sun Redbud	10' ht.	As Shown	B&B Full, Well Balanced
OCF	32	Cornus florida 'Cherokee Chief'	Flowering Dogwood	10' ht.	As Shown	B&B Full, Well Balanced
LB1	11	Lagerstroemia 'Blotz'	Blotz Crapemyrtle	10' ht.	As Shown	B&B Multi-stem, Full, Well Balanced
UF	6	Lagerstroemia indica x faurii 'Tuscarora'	Tuscarora Cape Myrtle	12' ht.	As Shown	B&B Multi-stem, Full, Well Balanced
MVI	5	Magnolia virginiana	Sweetbay Magnolia	10' ht.	As Shown	B&B Multi-stem, Full, Well Balanced
Ornamental Grasses						
CA	24	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	3 Gal	36" O.C.	Cont. Dense, Full, Mature
MC	359	Muhlenbergia capillaris	Pink Muhly Grass	1 Gal	36" O.C.	Cont. Dense, Full, Mature
PA1	61	Pennisetum alopecuroides 'Hameln'	Fountain Grass	1 Gal	3' O.C.	Cont. Dense, Full, Mature
PA	40	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 Gal	24" O.C.	Cont. Dense, Full, Mature
PV	32	Panicum stipitatum 'Northwind'	Switch Grass	1 Gal	36" O.C.	Cont. Dense, Full, Mature
SN	11	Sorghastrum nutans	Indian Grass	3 Gal	36" O.C.	Cont. Dense, Full, Mature
Shrubs						
BG	79	Buxus 'Green Gem'	Green Gem Boxwood	24" ht.	30" O.C.	Cont. Dense, Full
BS	116	Buxus sempervirens 'Suffruticosa'	Dwarf English Boxwood	12" ht.	24" O.C.	Cont. Dense, Full
HM	50	Hydrangea macrophylla 'All Summer Beauty'	Bigleaf Hydrangea	3 Gal	48" O.C.	Cont. Dense, Full
IG	105	Ilex glabra 'Compacta'	Imbricary Holly	30" ht.	48" O.C.	Cont. Dense, Full
VI	12	Ilex virginica	Virginia Sweetgum	3 Gal	3' O.C.	Cont. Dense, Full
JS	59	Juniperus squamata 'Blue Star'	Blue Star Juniper	24" ht.	36" O.C.	Cont. Dense, Full
PL	67	Prunus laurocerasus 'Schickiana'	Schickia Chery Laurel	36" ht.	6' O.C.	Cont. Dense, Full
RK	76	Rosa x 'Radiator #16,203'	Double Knock Out Rose	18" ht.	24" O.C.	Cont. Dense, Full
RB	99	Rosa 'Radyof Blushing Knockout'	Blushing Knockout Rose	18" ht.	24" O.C.	Cont. Dense, Full
Herbaceous Perennials and Groundcovers						
AT	345	Asclepias tuberosa	Butterfly Milkweed	1 Gal	18" O.C.	Cont. Dense, Full, Mature
CS	1,919	Carex acedrostricha 'Vanguard'	Broad-Headed Sedge	1 Gal	18" O.C.	Cont. Dense, Full, Mature
EP	399	Echinacea purpurea	Purple Coneflower	1 Gal	24" O.C.	Cont. Dense, Full, Mature
ES	61	Erythraea spectabilis	Showy Aster	1 Gal	24" O.C.	Cont. Dense, Full, Mature
GM	46	Geranium macrorrhizum	Cranesbill	1 Gal	24" O.C.	Cont. Dense, Full, Mature
OJ	548	Ophiopogon japonicus	Mondo Grass	1 Qt.	18" O.C.	Cont. Dense, Full, Mature
ON	3,563	Ophiopogon planicaulis 'Nigrescens'	Black Mondo Grass	1 Qt.	12" O.C.	Cont. Dense, Full, Mature
PAF	121	Perovskia atriplicifolia 'Filigran'	Russian Sage	1 Gal	30" O.C.	Cont. Dense, Full, Mature
HF	370	Hemerocallis fulva	Daylily Original Orange	1 Gal	24" O.C.	Cont. Dense, Full, Mature
NN	55	Nipponanthemum nipponicum	Montauk Daisy	1 Gal	36" O.C.	Cont. Dense, Full, Mature
RH	683	Rudbeckia hirta	Black-Eyed Susan	1 Gal	24" O.C.	Cont. Dense, Full, Mature
SA	101	Symphoricarpos noveboracensis	New England Aster	1 Gal	30" O.C.	Cont. Dense, Full, Mature
Annuals						
ANN	312	Annuals			TBD by Owner	
Seedling Planting						
Shady Northeast Native Wildflower Mix				See attached pdf for full list		
* See Sheet 3 of Usable Park Exhibit for detailed planting plan.						



Shady Northeast Native Wildflower Mix

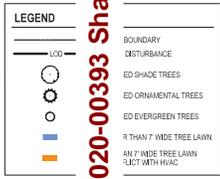
- Mix Composition**
- 12.0% *Chamaecrista fasciculata*, PA Sprague (Prairie Ridge PA, PA Sprague)
 - 12.0% *Corynephorus lanatus* (Lamb's Quarters)
 - 12.0% *Echinacea purpurea* (Purple Coneflower)
 - 12.0% *Erigeron philadelphicus*, PA Sprague (White Deadnettle/PA, PA Sprague)
 - 12.0% *Rudbeckia hirta*, Coastal Plain NC Sprague (Black-eyed Susan, Coastal Plain NC Sprague)
 - 4.0% *Asclepias tuberosa*, PA Sprague (Orange Butterfly Milkweed)
 - 4.0% *Thalictrum flavum*, PA Sprague (Yellow Poppy)
 - 4.0% *Liatris scariosa*, PA Sprague (Purple Flowering Spire)
 - 4.0% *Asclepias tuberosa* (Orange Butterfly Milkweed)
 - 4.0% *Aster oblongifolius*, PA Sprague (Lanceolate Aster, PA Sprague)
 - 4.0% *Aster praeae*, PA Sprague (Clipping Aster, PA Sprague)
 - 4.0% *Stachys palustris*, PA Sprague (Water Thyme)
 - 4.0% *Munroa liliifolia*, Fort. Johnsons Gap PA Sprague (Wild Bergamot, Fort. Johnsons Gap PA Sprague)
 - 4.0% *Psycotrochium imbricatum* (Hemlock Mountainmint)
 - 4.0% *Senecio jacobinae*, VA & WV Sprague (Wild Senecio, VA & WV Sprague)
 - 4.0% *Aster laevis*, NY Sprague (Smooth Blue Aster, NY Sprague)
 - 4.0% *Aster novae-angliae*, PA Sprague (New England Aster, PA Sprague)
 - 4.0% *Rapistrum acutifolium*, Southern WV Sprague (Blue Flowered Mustard, Southern WV Sprague)
 - 4.0% *Rapistrum acutifolium*, PA Sprague (Blue Flowered Mustard, PA Sprague)
 - 4.0% *Rudbeckia hirta* var. *altissima*, Northern VA Sprague (Orange Coneflower, Northern VA Sprague)
 - 4.0% *Senecio jacobinae* (Wild Bergamot)
 - 4.0% *Asclepias tuberosa* (Orange Butterfly Milkweed)
 - 4.0% *Psycotrochium imbricatum* (Hemlock Mountainmint)

General Product Information:
 Plants are shown with full sun to the left and full shade to the right. Plants are shown with full sun to the left and full shade to the right. Plants are shown with full sun to the left and full shade to the right. Plants are shown with full sun to the left and full shade to the right.



Tree Table	Required
Number of Lots	204
Lot Area (sq ft)	367

1. Assume 25% total tree-to-lot ratio in all phases.
 2. All proposed trees must be located within the tree-to-lot ratio.
 3. All proposed trees must be located within the tree-to-lot ratio.
 4. All proposed trees must be located within the tree-to-lot ratio.
 5. All proposed trees must be located within the tree-to-lot ratio.



- 1 BENCH**
 Manufacturer: Landscape Forms
 Collection: Lakeside
 Style: Grass Backed
 Dimensions: 6' L x 25' W x 35' H
 Quantity: 8
 Notes:
 1. Or approved equal.
 2. Install per manufacturer specifications.
 3. Standard arm rest for Grass Backed, add mid-arm rest.
 4. See plan for locations.
- 2 TRASH RECEPTACLE**
 Manufacturer: Landscape Forms
 Collection: Lakeside
 Style: Grass Backed
 Dimensions: 6' L x 8' W
 Quantity: 8
 Notes:
 1. Or approved equal.
 2. Install per manufacturer specifications.
 3. See plan for locations.
 4. Symbol.
- 3 SCREENING FENCE**
 Manufacturer: Fencl Direct
 Product SKU: BC7001477
 Collection: Norfolk Privacy Fence Panel
 Color: White
 Dimensions: 6' H x 8' W
 Notes:
 1. Or approved equal.
 2. Install per manufacturer specifications.
 3. See plan for locations.
 4. Symbol.
- 4 REMOVABLE**
 Manufacturer: Fencl Direct
 Product SKU: BC7001477
 Collection: Norfolk Privacy Fence Panel
 Color: White
 Dimensions: 6' H x 8' W
 Notes:
 1. Or approved equal.
 2. Install per manufacturer specifications.
 3. See plan for locations.
 4. Symbol.

Lantian DEVELOPMENT
LINOWES AND BLOCHER LLP
 ATTORNEYS AT LAW

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NO.	REVISION	DATE	BY	DATE
1	ISSUED FOR PERMIT	FEBRUARY 2020	LD	STANDARD

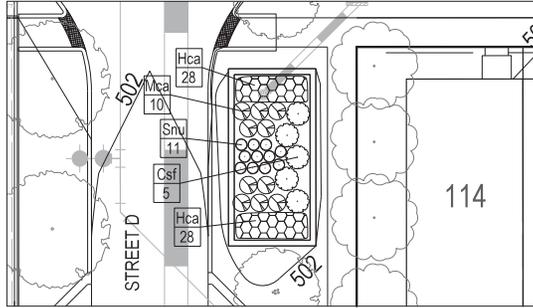
LANDSCAPE DETAILS

LANDSCAPE & LIGHTING PLAN
SHADY GROVE NEIGHBORHOOD CENTER PHASE I
DANAC TECHNOLOGICAL PARK

CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

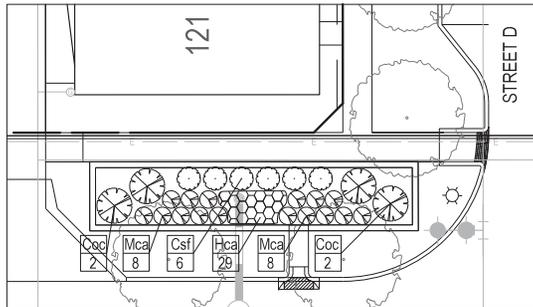
DATE: 02/10/2020

Attachment 1.C.e: Landscape Plan (2989 - STP2020-00393 Shady Grove Neighborhood Center)



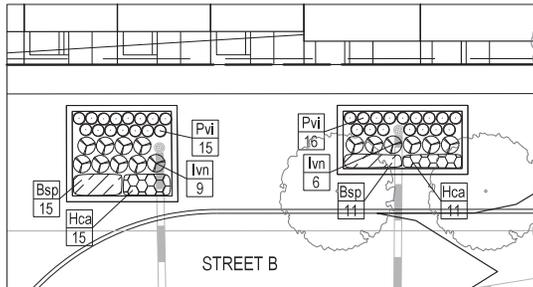
ESD #E41A SCALE: 1"=10'

ESD #E41A PLANTER BOX							
Shrubs							
Key	Qty	Botanical Name	Common Name	Size	Spacing	Type	Remarks
Csf	5	<i>Cornus sericea</i> 'Farrow'	Farrow Red Twig Dogwood	48" Ht.	As Shown	Cont.	Full, Dense
Grasses							
Key	Qty	Botanical Name	Common Name	Size	Spacing	Type	Remarks
Mca	10	<i>Muhlenbergia capillaris</i>	Pink Muhlygrass	1 gal	36" O.C.	Cont.	Full, Mature
Snu	11	<i>Sorghastrum nutans</i>	Indian Grass	1 gal	24" O.C.	Cont.	Full, Mature
Herbaceous Perennials, and Groundcovers							
Key	Qty	Botanical Name	Common Name	Size	Spacing	Type	Remarks
Hca	56	<i>Hypericum calycinum</i>	St. Johnswort	1 gal	18" O.C.	Cont.	Full, Mature



ESD #E42 SCALE: 1"=10'

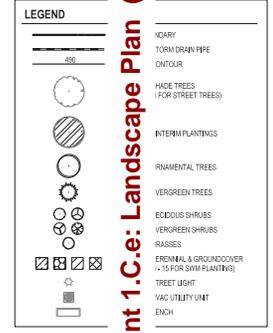
ESD #E42 PLANTER BOX							
Shrubs							
Key	Qty	Botanical Name	Common Name	Size	Spacing	Type	Remarks
Coc	4	<i>Cephalanthus occidentalis</i>	Butterbush	48" Ht.	As Shown	Cont.	Full, Dense
Csf	6	<i>Cornus sericea</i> 'Farrow'	Farrow Red Twig Dogwood	48" Ht.	As Shown	Cont.	Full, Dense
Grasses							
Key	Qty	Botanical Name	Common Name	Size	Spacing	Type	Remarks
Mca	16	<i>Muhlenbergia capillaris</i>	Pink Muhlygrass	1 gal	36" O.C.	Cont.	Full, Mature
Herbaceous Perennials, and Groundcovers							
Key	Qty	Botanical Name	Common Name	Size	Spacing	Type	Remarks
Hca	29	<i>Hypericum calycinum</i>	St. Johnswort	1 gal	18" O.C.	Cont.	Full, Mature



ESD #E43A & 43B SCALE: 1"=10'

ESD #E43A PLANTER BOX							
Shrubs							
Key	Qty	Botanical Name	Common Name	Size	Spacing	Type	Remarks
Ivn	9	<i>Ilex verticillata</i> 'Nana'	Winterberry	3 gal	24" O.C.	Cont.	Full, Dense
Grasses							
Key	Qty	Botanical Name	Common Name	Size	Spacing	Type	Remarks
Pvi	15	<i>Panicum virgatum</i> 'Heavy Metal'	Heavy Metal Switchgrass	1 gal	24" O.C.	Cont.	Full, Mature
Herbaceous Perennials, and Groundcovers							
Key	Qty	Botanical Name	Common Name	Size	Spacing	Type	Remarks
Bsp	15	<i>Baptisia australis</i>	Blue False Indigo	1 gal	18" O.C.	Cont.	Full, Mature
Hca	15	<i>Hypericum calycinum</i>	St. Johnswort	1 gal	18" O.C.	Cont.	Full, Mature

ESD #E43B PLANTER BOX							
Shrubs							
Key	Qty	Botanical Name	Common Name	Size	Spacing	Type	Remarks
Ivn	6	<i>Ilex verticillata</i> 'Nana'	Winterberry	3 gal	24" O.C.	Cont.	Full, Dense
Grasses							
Key	Qty	Botanical Name	Common Name	Size	Spacing	Type	Remarks
Pvi	16	<i>Panicum virgatum</i> 'Heavy Metal'	Heavy Metal Switchgrass	1 gal	24" O.C.	Cont.	Full, Mature
Herbaceous Perennials, and Groundcovers							
Key	Qty	Botanical Name	Common Name	Size	Spacing	Type	Remarks
Bsp	11	<i>Baptisia australis</i>	Blue False Indigo	1 gal	18" O.C.	Cont.	Full, Mature
Hca	11	<i>Hypericum calycinum</i>	St. Johnswort	1 gal	18" O.C.	Cont.	Full, Mature



Attachment 1.C.e: Landscape Plan (2989 : STP2020-00393 Shady Grove Neighborhood Center)



NO. _____		REVISION _____		BY _____ DATE _____	
DATE: FEBRUARY 2020	DESIGNER: JLD	STANDARD: VEHEN - VB - 2000	TECHNICAL: ECODHP	CHECKER: _____	DWP: _____
MISS UTILITY NOTE			OWNER/DEVELOPER/APPLICANT		
<p>INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS BEEN OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES AND VERIFY PROCEEDURE BY EXCAVATION TEST.</p> <p>THE START OF EXCAVATION IS CLEARLY INDICATED BY THE SHOWN ON THE PLAN OR THE UTILITIES RECORDS. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND THE CITY OFFICE BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN 48" MAY REQUIRE PERMITS TO THE PLAN.</p>			<p>GROVE ROCKVILLE 31.18.111.111 LLC C/O LANTIAN DEVELOPMENT LLC 6541 MONTGOMERY AVENUE BETHESDA, MD 20814 PHONE: 301-588-8500 ATTN: ROBERT ELLIOTT</p>		
<p>TAX MAP PDS 02 WSS 300 SHEET 221 NW 9</p>			<p>DATE OF WORK 02/10/2020</p>		



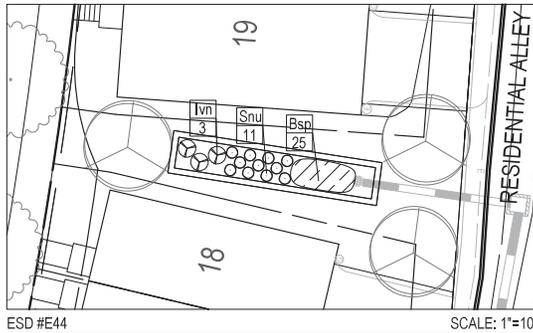
ESD LANDSCAPE PLAN

LANDSCAPE & LIGHTING PLAN
SHADY GROVE NEIGHBORHOOD CENTER
PHASE I
DANAC TECHNOLOGICAL PARK

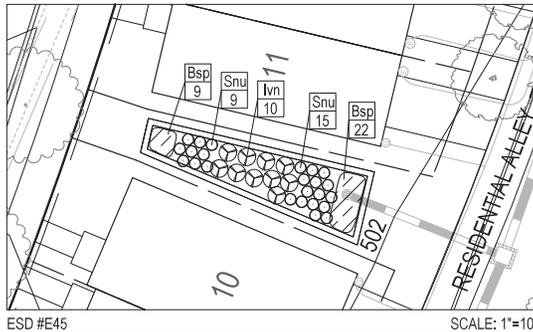
CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

PROJECT NO. 3559-02-00
SHEET 11 OF 22

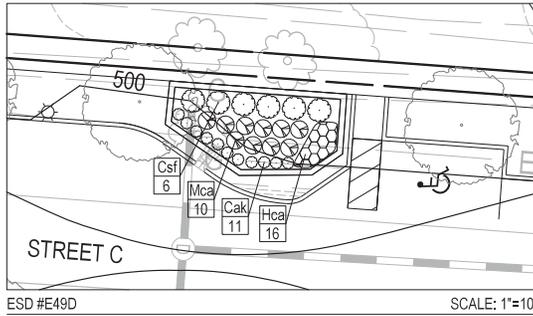
REFERENCE LINE A B C D E F G H I J K L M N O



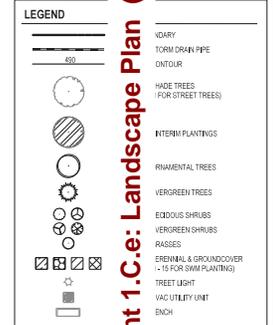
ESD #E44 PLANTER BOX							
Shrubs							
Key	Qty	Botanical Name	Common Name	Size	Spacing	Type	Remarks
Ivn	3	<i>Ilex verticillata 'Nana'</i>	Winterberry	3 gal	24" O.C.	Cont.	Full, Dense
Grasses							
Key	Qty	Botanical Name	Common Name	Size	Spacing	Type	Remarks
Snu	11	<i>Sorghastrum nutans</i>	Indian Grass	1 gal	24" O.C.	Cont.	Full, Mature
Herbaceous Perennials, and Groundcovers							
Key	Qty	Botanical Name	Common Name	Size	Spacing	Type	Remarks
Bsp	25	<i>Baptisia australis</i>	Blue False Indigo	1 gal	18" O.C.	Cont.	Full, Mature



ESD #E45 PLANTER BOX							
Shrubs							
Key	Qty	Botanical Name	Common Name	Size	Spacing	Type	Remarks
Ivn	10	<i>Ilex verticillata 'Nana'</i>	Winterberry	3 gal	24" O.C.	Cont.	Full, Dense
Grasses							
Key	Qty	Botanical Name	Common Name	Size	Spacing	Type	Remarks
Snu	24	<i>Sorghastrum nutans</i>	Indian Grass	1 gal	24" O.C.	Cont.	Full, Mature
Herbaceous Perennials, and Groundcovers							
Key	Qty	Botanical Name	Common Name	Size	Spacing	Type	Remarks
Bsp	31	<i>Baptisia australis</i>	Blue False Indigo	1 gal	18" O.C.	Cont.	Full, Mature



ESD #E49D PLANTER BOX							
Shrubs							
Key	Qty	Botanical Name	Common Name	Size	Spacing	Type	Remarks
Csf	6	<i>Cornus sericea 'Farrow'</i>	Farrow Red Twig Dogwood	48" Ht	As Shown	Cont.	Full, Dense
Grasses							
Key	Qty	Botanical Name	Common Name	Size	Spacing	Type	Remarks
Cak	11	<i>Calamagrostis x acutifolia 'Karl Forester'</i>	Karl Forester Reed Grass	1 gal	24" O.C.	Cont.	Full, Mature
Mca	10	<i>Muhlenbergia capillaris</i>	Pink Muhlygrass	1 gal	36" O.C.	Cont.	Full, Mature
Herbaceous Perennials, and Groundcovers							
Key	Qty	Botanical Name	Common Name	Size	Spacing	Type	Remarks
Hca	16	<i>Hypericum calycinum</i>	St. Johnswort	1 gal	18" O.C.	Cont.	Full, Mature



Attachment 1.C.e: Landscape Plan (2989 : STP2020-00393 Shady Grove Neighborhood Center)



LINOWES | BLOCHER LLP
ATTORNEYS AT LAW



SOLTESZ
ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9067
Engineering // Surveying // Planning // Environmental Sciences
www.solteszco.com

NO. _____		REVISION _____		BY _____ DATE _____																	
DATE: FEBRUARY 2020	DWG. STANDARD: VISION - V8 - 2000	TECHNICAL: ECDDHP	CHECKED: DHP																		
MISS UTILITY NOTE		OWNER/DEVELOPER/APPLICANT		<table border="1"> <tr> <th>MAP</th> <th>SIZE</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td>TAX MAP</td> <td>FS-02</td> <td>NOV</td> <td>NOV</td> </tr> <tr> <td>WSP-300 SHEET</td> <td>221 NW 9</td> <td></td> <td></td> </tr> <tr> <td>SITE PLAN</td> <td>WORKING DRAWING</td> <td>02/23/20</td> <td>02/23/20</td> </tr> </table>		MAP	SIZE	DATE	BY	TAX MAP	FS-02	NOV	NOV	WSP-300 SHEET	221 NW 9			SITE PLAN	WORKING DRAWING	02/23/20	02/23/20
MAP	SIZE	DATE	BY																		
TAX MAP	FS-02	NOV	NOV																		
WSP-300 SHEET	221 NW 9																				
SITE PLAN	WORKING DRAWING	02/23/20	02/23/20																		
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS BEEN OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND VERIFY PROBABLY BY GROUND TEST PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CLEARANCES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CLEARANCES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CLEARANCES PRIOR TO ANY EXCAVATION.		GROVE ROCKVILLE 31. III. III. LLC C/O LANTIAN DEVELOPMENT LLC 4341 MONTGOMERY AVENUE BETHESDA, MD 20814 PHONE: 301-588-8000 ATTN: ROBERT ELLIOTT																			

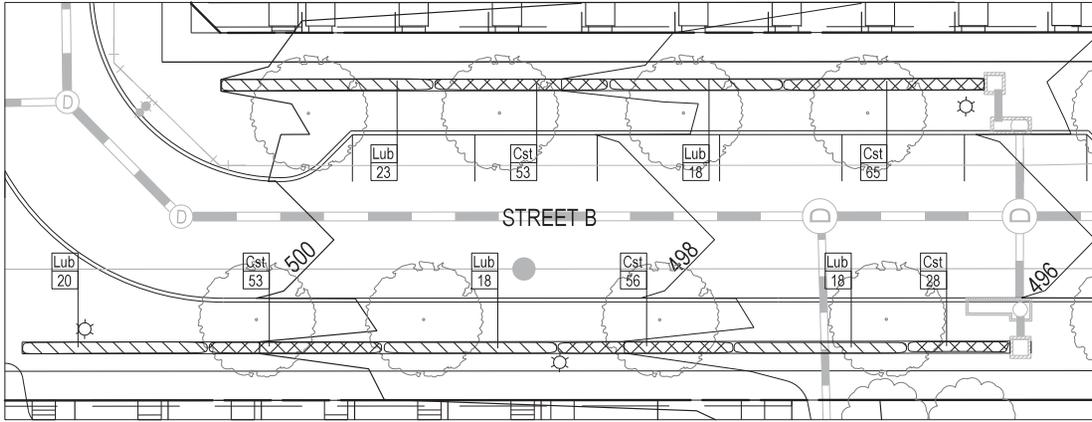
ESD LANDSCAPE PLAN

LANDSCAPE & LIGHTING PLAN
SHADY GROVE NEIGHBORHOOD CENTER
PHASE I
DANAC TECHNOLOGICAL PARK

CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

SHEET	12
OF	22
PROJECT NO.	3553-02-00

REFERENCE GRID: A B C D E F G H I J K L M N O

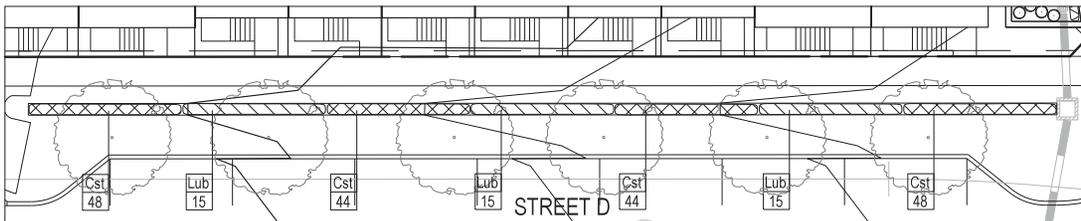


ESD #E50 & #E51

SCALE: 1"=10'

ESD #E50 Bioswales							
Grasses							
Key	Qty	Botanical Name	Common Name	Size	Spacing	Type	Remarks
Cst	118	Carex stricta	Tussock Sedge	1gal	12" O.C.	Cont.	Full, Mature
Lub	41	Liriope muscari 'Big Blue'	Big Blue Lily Turf	1gal	18" O.C.	Cont.	Full, Mature

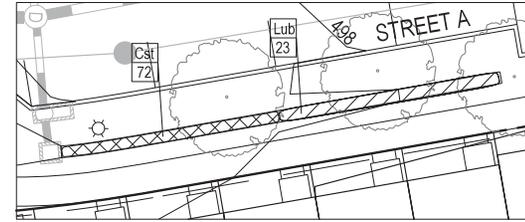
ESD #E51 Bioswales							
Grasses							
Key	Qty	Botanical Name	Common Name	Size	Spacing	Type	Remarks
Cst	105	Carex stricta	Tussock Sedge	1gal	12" O.C.	Cont.	Full, Mature
Lub	56	Liriope muscari 'Big Blue'	Big Blue Lily Turf	1gal	18" O.C.	Cont.	Full, Mature



ESD #E61

SCALE: 1"=10'

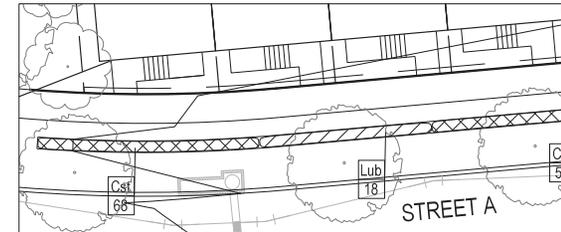
ESD #E61 Bioswales							
Grasses							
Key	Qty	Botanical Name	Common Name	Size	Spacing	Type	Remarks
Cst	184	Carex stricta	Tussock Sedge	1 gal	12" O.C.	Cont.	Full, Mature
Lub	45	Liriope muscari 'Big Blue'	Big Blue Lily Turf	1 gal	18" O.C.	Cont.	Full, Mature



ESD #E63

SCALE: 1"=10'

ESD #E63 Bioswales					
Grasses					
Key	Qty	Botanical Name	Common Name	Size	Spacing
Cst	72	Carex stricta	Tussock Sedge	1gal	12" O.C.
Lub	23	Liriope muscari 'Big Blue'	Big Blue Lily Turf	1gal	18" O.C.



ESD #E64

SCALE: 1"=10'

ESD #E64 Bioswales					
Grasses					
Key	Qty	Botanical Name	Common Name	Size	Spacing
Cst	126	Carex stricta	Tussock Sedge	1gal	12" O.C.
Lub	18	Liriope muscari 'Big Blue'	Big Blue Lily Turf	1gal	18" O.C.

LEGEND

- BOUNDARY
- TORM DRAIN PIPE
- OUTFLOW
- 480
- HAZE TREES (FOR STREET TREES)
- INTERNAL PLANTINGS
- PERMANENT TREES
- VERGREEN TREES
- ECODISC SHRUBS
- VERGREEN SHRUBS
- GRASSES
- PERENNIAL & GROUND COVER (-15 FOR SHM PLANTING)
- TREE LIGHT
- VAC UTILITY UNIT
- ENCH



NO. _____		REVISIONS		BY DATE	
DATE: FEBRUARY 2020	DESIGNED: JEREMY VB - 2080	TECHNICAL: ECODHP	CHECKED: DHP		
MISS UTILITY NOTE		OWNER/DEVELOPER/APPLICANT			
<p>INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS BEEN OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES AND VERIFY PROVISIONS BY EXCAVATION TEST AT THE START OF EXCAVATION. CLEARANCES ARE SHOWN ON THIS PLAN OR TO BE VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE PERMITS TO THE PLAN.</p>		<p>GROVE ROCKVILLE 31.88 BLN LLC C/O LANTIAN DEVELOPMENT LLC 4541 MONTGOMERY AVENUE BETHESDA, MD 20814 PHONE: 301-588-8500 ATTN: ROBERT ELLIOTT</p>			
		TAX MAP	GRID	DATE	BY
		FS-02		02/11/20	DHP
		221 NW 9			
		DATE OF			
		REVISION: 02/11/20			
		DATE: 02/11/20			



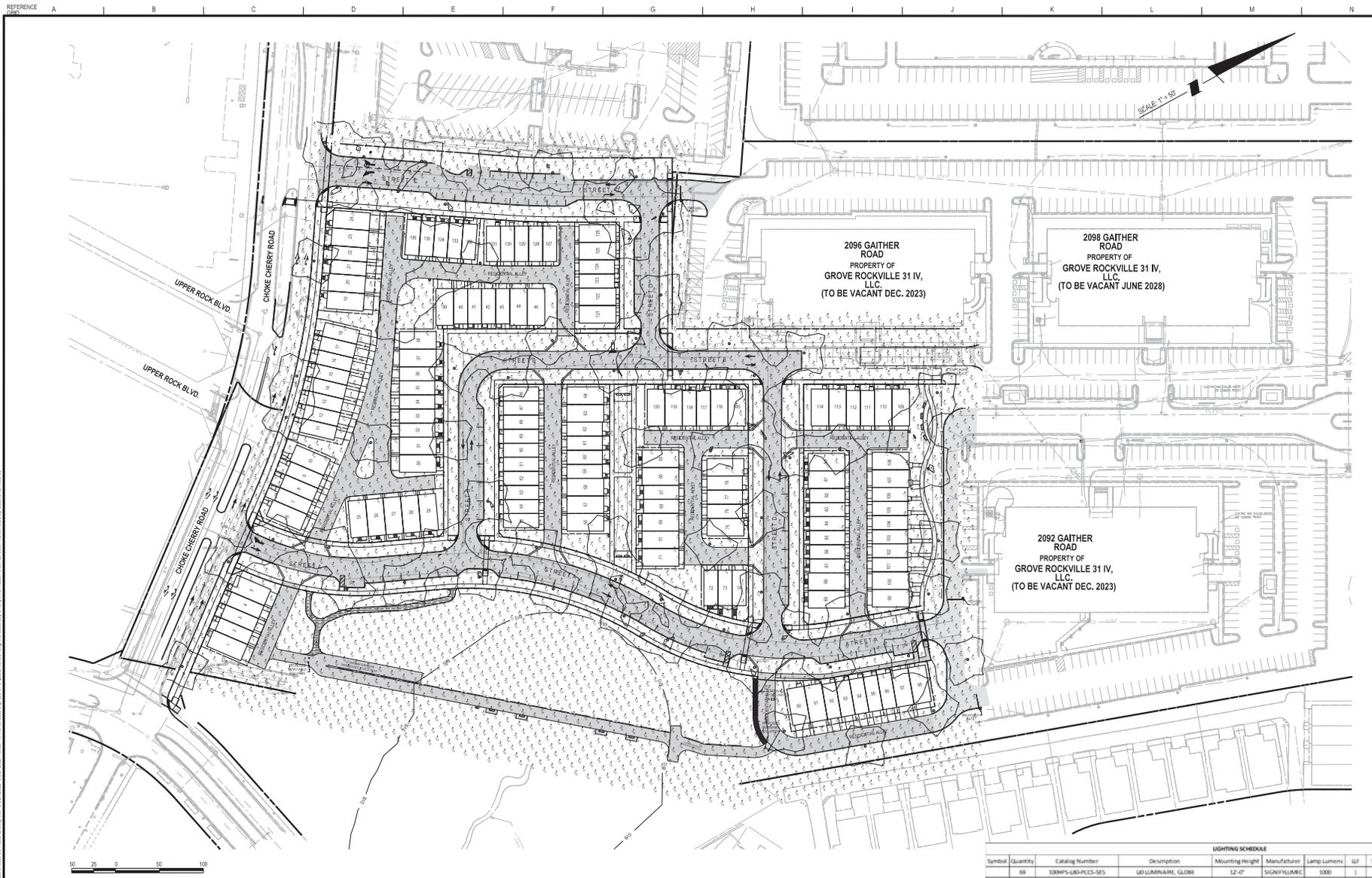
ESD LANDSCAPE PLAN

LANDSCAPE & LIGHTING PLAN
SHADY GROVE NEIGHBORHOOD CENTER
PHASE I
DANAC TECHNOLOGICAL PARK

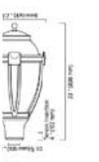
CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

Attachment 1.C.e: Landscape Plan (2989 : STP2020-00393 Shady Grove Neighborhood Center)

PROJECT NO. 3559-02-00	SHEET NO. 16
	OF 22



Attachment 1.C.e: Landscape Plan (2989 : STP2020-00393 Shady Grove Neighborhood Center)



MODERN LANTERN
BY LUMEC
10' H x 10' W



FLUTED POLE
BY LUMEC
10' H x 10' W



FLUTED POLE
BY LUMEC
10' H x 10' W



FLUTED POLE
BY LUMEC
10' H x 10' W

ING STATISTICS

0.1	
0.3	
0.0	
N/A	
N/A	

Symbol	Quantity	Catalog Number	Description	Mounting Height	Manufacturer	Lamp Lumens	LF	V
69		300PS-L80-PCCS-SFS	LED LUMINAIRE, GLOBE	32'-0"	SIGNIFY/LUMEC	3000	1	1



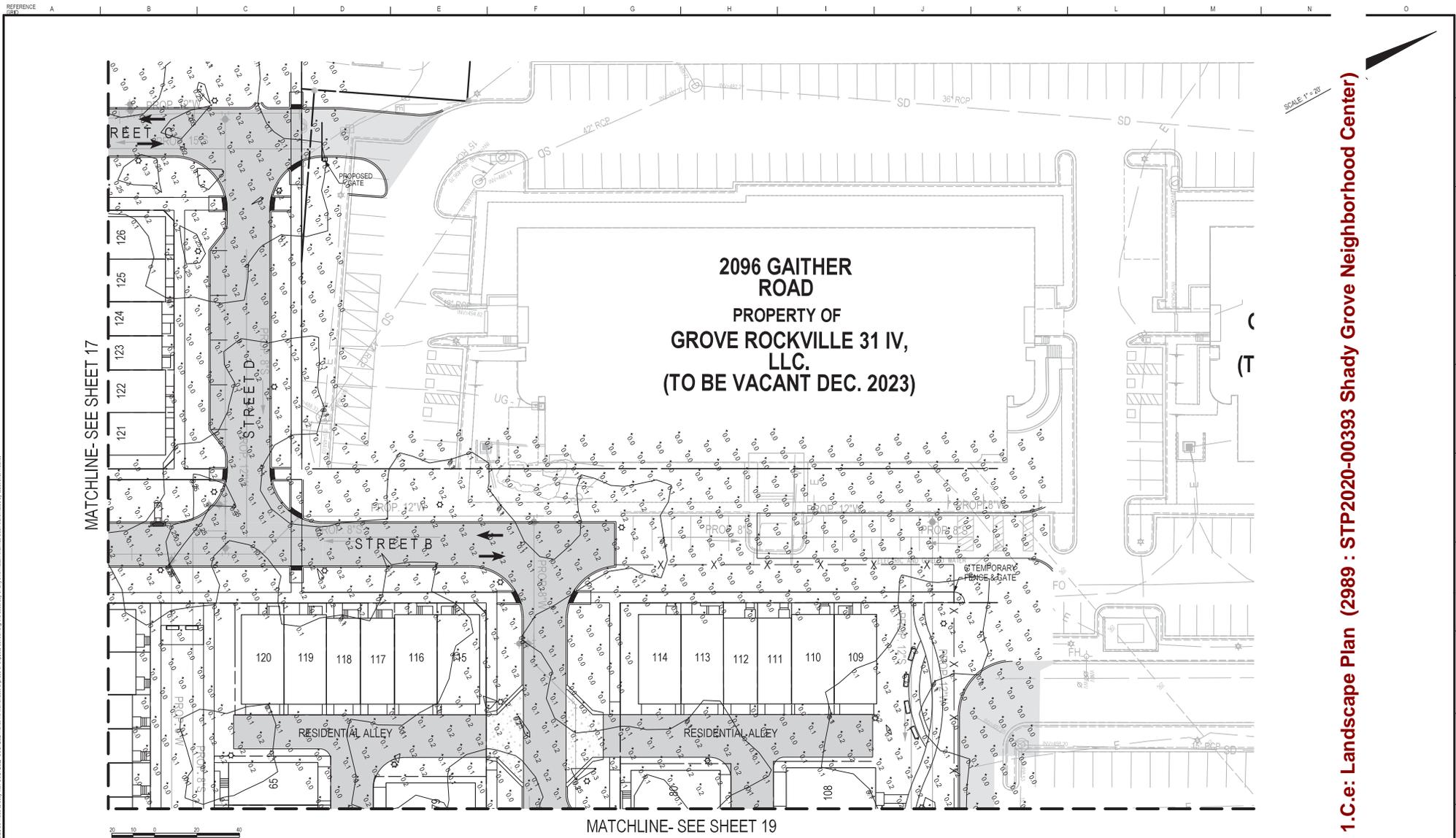
<p>MISS UTILITY NOTE</p> <p>INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS BEEN OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND VERIFY OCCURRENCE BY EXCAVATION TEST PRIOR TO ANY CONSTRUCTION. CLEARANCES SHALL BE SHOWN ON THE PLAN OR TYPED IN THE NOTES. ANY CHANGES TO THE EXISTING UTILITIES SHALL BE NOTED IN THE NOTES PRIOR TO CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THE PLAN.</p>		<p>OWNER/DEVELOPER/APPLICANT</p> <p>GROVE ROCKVILLE 31 IV, LLC C/O LANTIAN DEVELOPMENT LLC 4541 MONTGOMERY AVENUE BETHESDA, MD 20814 PHONE: 301-588-8000 ATTN: ROBERT ELLIOTT</p>		<p>DATE</p> <p>REVISED</p> <p>BY</p> <p>DATE</p>	
NO.	REVISIONS	TECHNICAL	ECDD/HP	CHECKED	DHP
DATE	FEBRUARY 2020	DATE	FEBRUARY 2020	DATE	FEBRUARY 2020

PHOTOMETRIC PLAN

LANDSCAPE & LIGHTING PLAN
SHADY GROVE NEIGHBORHOOD CENTER
PHASE I
DANAC TECHNOLOGICAL PARK

CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

<p>1" = 50'</p> <p>SHEET 18</p> <p>OF 22</p> <p>PROJECT NO. 3553-02-00</p>
--



2096 GAITHER ROAD
 PROPERTY OF
 GROVE ROCKVILLE 31 IV,
 LLC.
 (TO BE VACANT DEC. 2023)

MATCHLINE-SEE SHEET 17

MATCHLINE- SEE SHEET 19

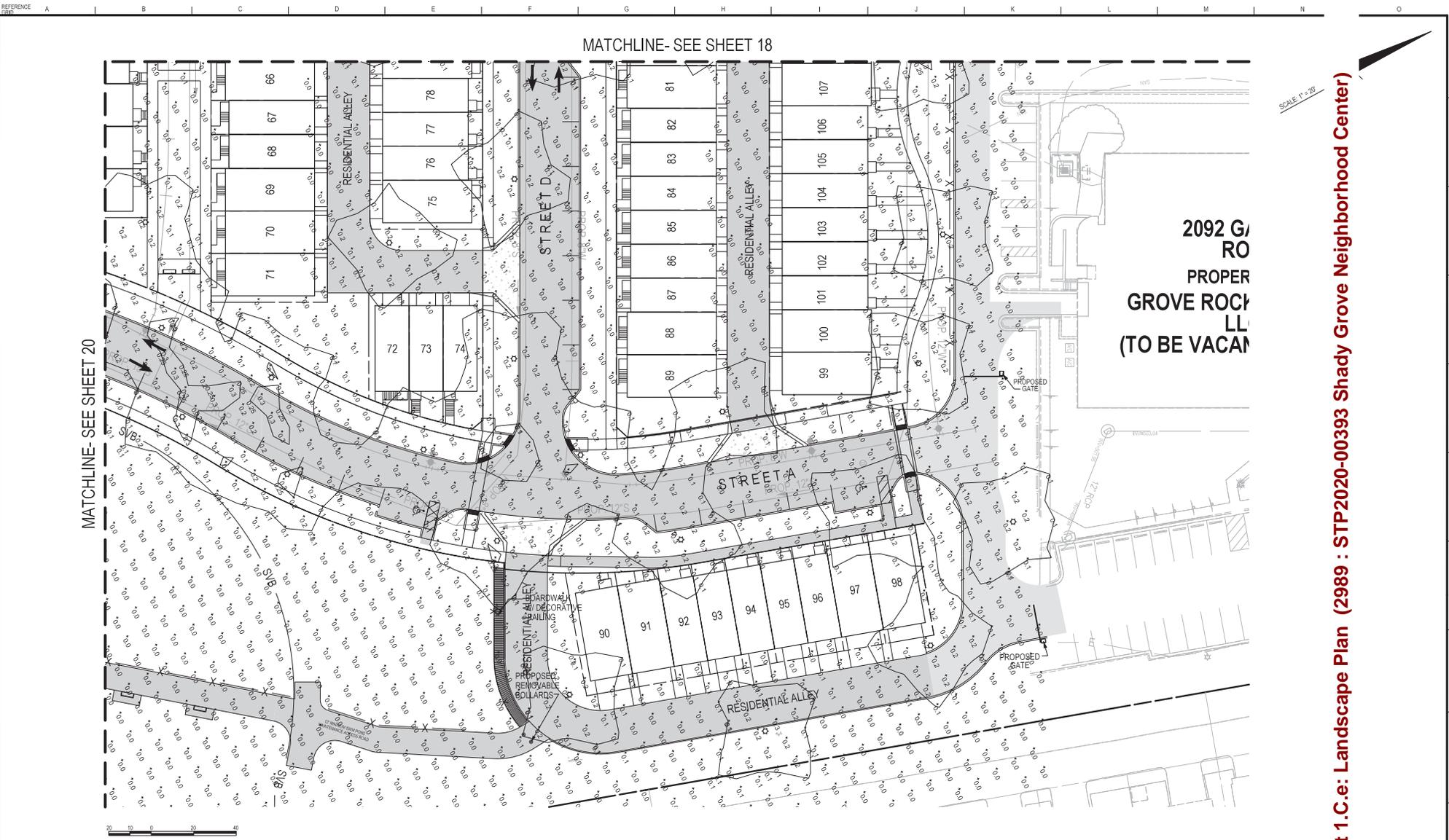


LINOWES AND BLOCHER LLP
 ATTORNEYS AT LAW



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 2 Research Place, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9067
 Engineering | Surveying | Planning | Environmental Sciences www.solteszco.com

NO. _____		REVISION		BY DATE	
DATE: FEBRUARY 2020		JOB STANDARD NUMBER: VB - 2000	TECHNICAL: ECODHP	CHECKED: DHP	
MISS UTILITY NOTE					
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS BEEN PROVIDED WHERE AVAILABLE. HOWEVER, THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND VERIFY OCCURRENCE BY BORING TESTS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY UTILITIES NOT SHOWN ON THE PLAN OR FIELD TO BE DELETED. WORKERS SHALL BE ADVISED OF THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CLEARANCES LESS THAN 18" SHALL BE INDICATED BY A DASH. CLEARANCES LESS THAN 12" SHALL BE INDICATED BY A DASH. CLEARANCES LESS THAN 6" SHALL BE INDICATED BY A DASH. CLEARANCES LESS THAN 3" SHALL BE INDICATED BY A DASH. CLEARANCES LESS THAN 1" SHALL BE INDICATED BY A DASH. CLEARANCES LESS THAN 0.5" SHALL BE INDICATED BY A DASH. CLEARANCES LESS THAN 0.25" SHALL BE INDICATED BY A DASH. CLEARANCES LESS THAN 0.125" SHALL BE INDICATED BY A DASH. CLEARANCES LESS THAN 0.0625" SHALL BE INDICATED BY A DASH. 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MATCHLINE- SEE SHEET 20

MATCHLINE- SEE SHEET 18

SCALE 1"=20'

2092 G/
RO
PROPER
GROVE ROCK
LL
(TO BE VACAN)



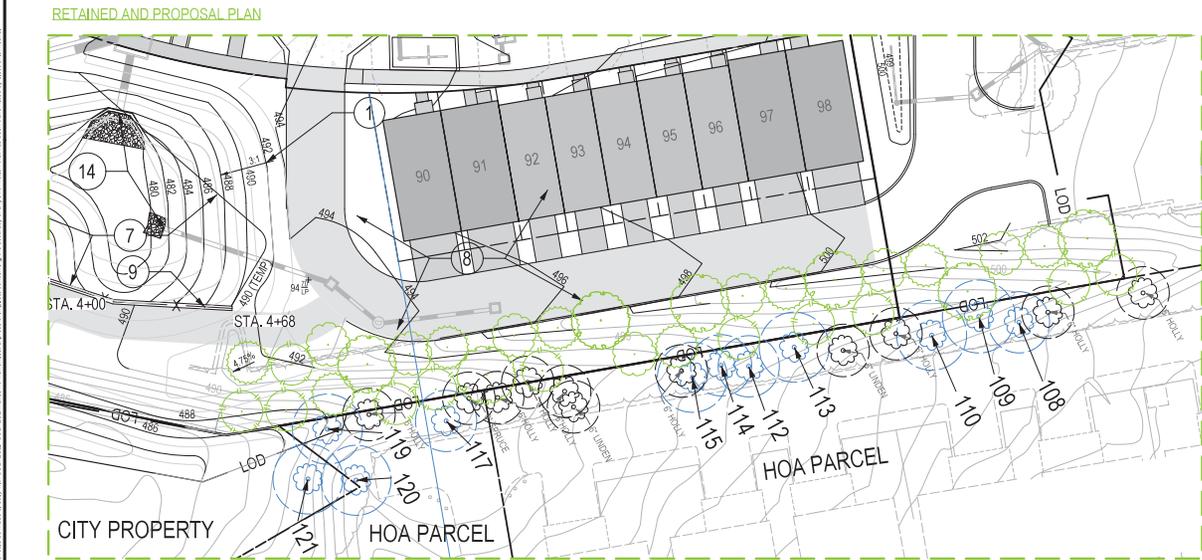
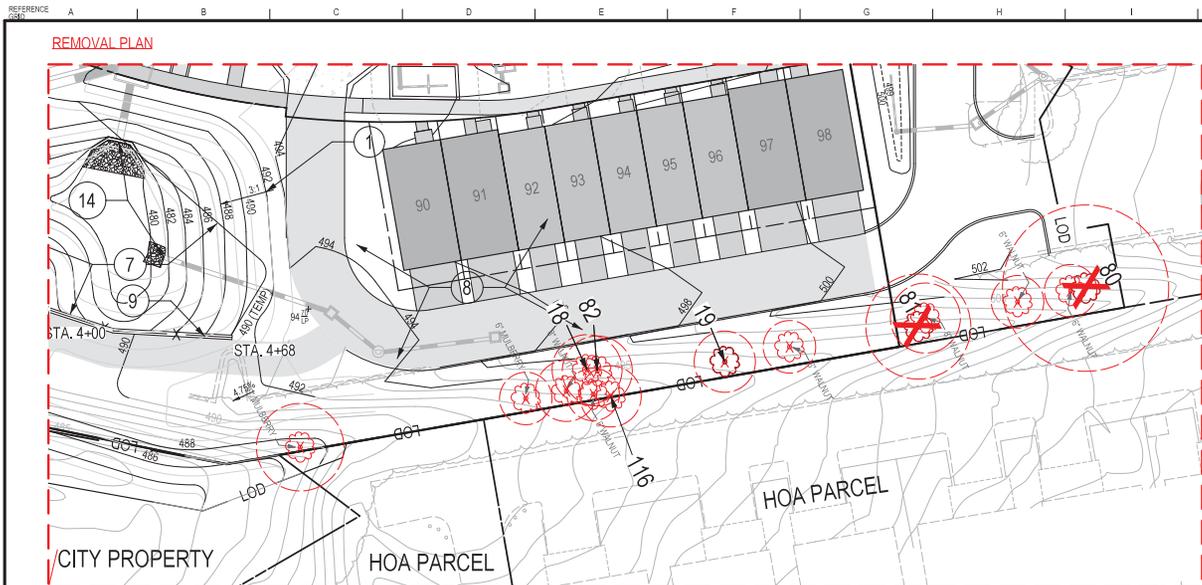
MISS UTILITY NOTE INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS BEEN OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND VERIFY PROSECUTIVE RECORDS TEST PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THE PLAN OR TO BE UTILITIES. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE PERMITS TO THE PLAN.		OWNER/DEVELOPER/APPLICANT GROVE ROCKVILLE 31, 31, 31, 31, LLC C/O LANTIAN DEVELOPMENT LLC 4341 MONTGOMERY AVENUE BETHESDA, MD 20814 PHONE: 301-588-8800 ATTN: ROBERT ELLIOTT		DATE FEBRUARY 2020		REVISIONS (ADD STANDARD REVISION: V8 - 2000)		TECHNICIAN ECDD/HP		BY DATE [Signature]		CHECKED DHP	
MAP T&L MAP FS-02 WBS 300 SHEET 221 NW 9 SITE CENTER 10/10/2020		DATE 02/20/20		SCALE 1"=20'		ZONE R-1		DATE 02/20/20		SCALE 1"=20'		DATE 02/20/20	



PHOTOMETRIC PLAN
 LANDSCAPE & LIGHTING PLAN
 SHADY GROVE NEIGHBORHOOD CENTER
 PHASE I
 DANAC TECHNOLOGICAL PARK
 CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

SHEET 21 OF 22
PROJECT NO. 3553-02-00

Attachment 1.C.e: Landscape Plan (2989 : STP2020-00393 Shady Grove Neighborhood Center)



BUFFER TREE DISTURBANCE (PHASE I)									
TOTAL QTY.	#	SCIENTIFIC NAME	COMMON NAME	SHADE ORNAMENTAL (E) VERGREEN (V)	SIZE (H)	AREA (SQ FT)	% QTY REMAIN	DISPOSITION (SAVE/REMOVE)	
1	18	Agave spica	Black Walnut	Shade Tree	8	432	82%	REMOVE	
1	18	Prunus serotina	Black Cherry	Shade Tree	8	288	21%	REMOVE	
1	81	Crataegus mollis	Honey Locust	Shade Tree	8	288	48%	REMOVE	
1	82	Agave spica	Black Walnut	Shade Tree	7	348	34%	REMOVE	
1	118	Agave spica	Black Walnut	Shade Tree	7	348	51%	REMOVE	
1	NT	White Ashberry	Manitowish	Shade Tree	10	252	38%	REMOVE	
1	NT	White Ashberry	Manitowish	Shade Tree	8	252	38%	REMOVE	
1	NT	Agave spica	Black Walnut	Shade Tree	8	432	38%	REMOVE	
1	NT	Agave spica	Black Walnut	Shade Tree	6	252	43%	REMOVE	
1	NT	Agave spica	Black Walnut	Shade Tree	6	252	31%	REMOVE	
1	NT	Agave spica	Black Walnut	Shade Tree	8	432	88%	REMOVE	
1	NT	Agave spica	Black Walnut	Shade Tree	8	252	38%	REMOVE	
1	NT	Agave spica	Black Walnut	Shade Tree	8	252	38%	REMOVE	
1	108	Ficus concolor	Whiteleaf Linden	Shade Tree	7	348	0%	SAVE	
1	109	Liquidambar styraciflua	Sweetgum	Shade Tree	9	572	16%	SAVE	
1	110	Ficus concolor	Whiteleaf Linden	Shade Tree	8	432	4%	SAVE	
1	112	Ficus concolor	Whiteleaf Linden	Shade Tree	7	348	2%	SAVE	
1	113	Ficus concolor	Whiteleaf Linden	Shade Tree	8	432	20%	SAVE	
1	114	Ficus concolor	Whiteleaf Linden	Shade Tree	7	348	3%	SAVE	
1	115	Ficus concolor	Whiteleaf Linden	Shade Tree	7	348	7%	SAVE	
1	117	Ficus concolor	Whiteleaf Linden	Shade Tree	7	348	0%	SAVE	
1	119	Ficus concolor	Whiteleaf Linden	Shade Tree	8	432	20%	SAVE	
1	120	Ficus concolor	Whiteleaf Linden	Shade Tree	8	432	0%	SAVE	
1	121	Ficus concolor	Whiteleaf Linden	Shade Tree	8	432	0%	SAVE	
1	NT	Alex spicata	American Holly	Evergreen Tree	6	252	0%	SAVE	
1	NT	Alex spicata	American Holly	Evergreen Tree	6	252	6%	SAVE	
1	NT	Alex spicata	American Holly	Evergreen Tree	6	252	15%	SAVE	
1	NT	Ficus concolor	Whiteleaf Linden	Shade Tree	6	252	3%	SAVE	
1	NT	Alex spicata	American Holly	Evergreen Tree	6	252	0%	SAVE	
1	NT	Ficus concolor	Whiteleaf Linden	Shade Tree	6	252	0%	SAVE	
1	NT	Alex x Tallier R. Glovensis	Tallier R. Glovensis Holly	Evergreen Tree	6	252	16%	SAVE	
1	NT	Alex x Tallier R. Glovensis	Tallier R. Glovensis Holly	Evergreen Tree	6	252	50%	SAVE	
1	NT	Alex x Tallier R. Glovensis	Tallier R. Glovensis Holly	Evergreen Tree	6	252	27%	SAVE	
1	NT	Phlox pilularis	Norway Spruce	Evergreen Tree	6	252	37%	SAVE	
1	NT	Alex x Tallier R. Glovensis	Tallier R. Glovensis Holly	Evergreen Tree	6	252	27%	SAVE	

NOTE: 8" DBH OR LESS ARE IN BLACK

REPLACEMENT TREES									
TOTAL QTY.	SCIENTIFIC NAME	COMMON NAME	SHADE ORNAMENTAL (E) VERGREEN (V)	SIZE (H)	AREA		REMARKS		
1	Alex verticillata	Wintergreen	Evergreen Tree	7' C&B	488		F&L Not Disturbed		
7	Cercis canadensis	The Burning Bush	Flowering Tree	10' M, A&B			F&L Not Disturbed		
11	Lagerströmia speciosa	Blow Cherry	Flowering Tree	10' M, A&B			M&A, F&L Not Disturbed		
11	Lonicera japonica	Common Honeysuckle	Evergreen Tree	10' M, A&B			F&L Not Disturbed		

Note: Requests removal of six (6) existing shade trees and replacement with thirty-three trees (33) including ornamental trees, and eleven (11) evergreen trees in excess of the replacement to kind requirement. See April Shady Grove Neighborhood Center Preliminary Forest Conservation Plan FTP2020-00013.

8 TREES 6" OR LESS WILL BE REMOVED AND REPLACED IN KIND AND PLACE.



NOTE: The tree replacement requirement for the removal of trees within the buffer between the property's eastern boundary and the King Farm neighborhood is to provide a similar buffer with trees planted on both the property and King Farm sides of the shared property line. Replacement to be in kind. Tree types and locations to be coordinated with King Farm decision making bodies and the City of Rockville. See April 24, 2019 Letter Approving Shady Grove Neighborhood Center Preliminary Forest Conservation Plan FTP2013-00013.

Lantian DEVELOPMENT
LINOWES AND BLOCHER LLP
 ATTORNEYS AT LAW

SOLTESZ
 ROCKVILLE OFFICE
 2 Research Place, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9067
 Engineering // Surveying // Planning // Environmental Sciences
 www.solteszco.com

MISS UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS BEEN OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND VERIFY OCCURRENCE BY BORING TESTS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT THE UTILITY PROVIDER IMMEDIATELY IN WRITING TO BE SHOWN ON THE PLAN OF THE PROJECT. WORKERS SHALL STOP WORK IMMEDIATELY IF ANY UTILITIES ARE ENCOUNTERED BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE PERMITS TO THE PLAN.

OWNER/DEVELOPER/APPLICANT
 GROVE ROCKVILLE 31, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98 LANTIAN DEVELOPMENT LLC
 4541 MONTGOMERY AVENUE
 BETHESDA, MD 20814
 PHONE: 301-588-5500
 ATTN: ROBERT ELLIOTT

TAX MAP
 FS-02
 SHEET 307 SHEET
 221 NW 9
 SITE SKETCH
 HORIZONTAL SCALE 1"=40'
 VERTICAL SCALE 1"=20'

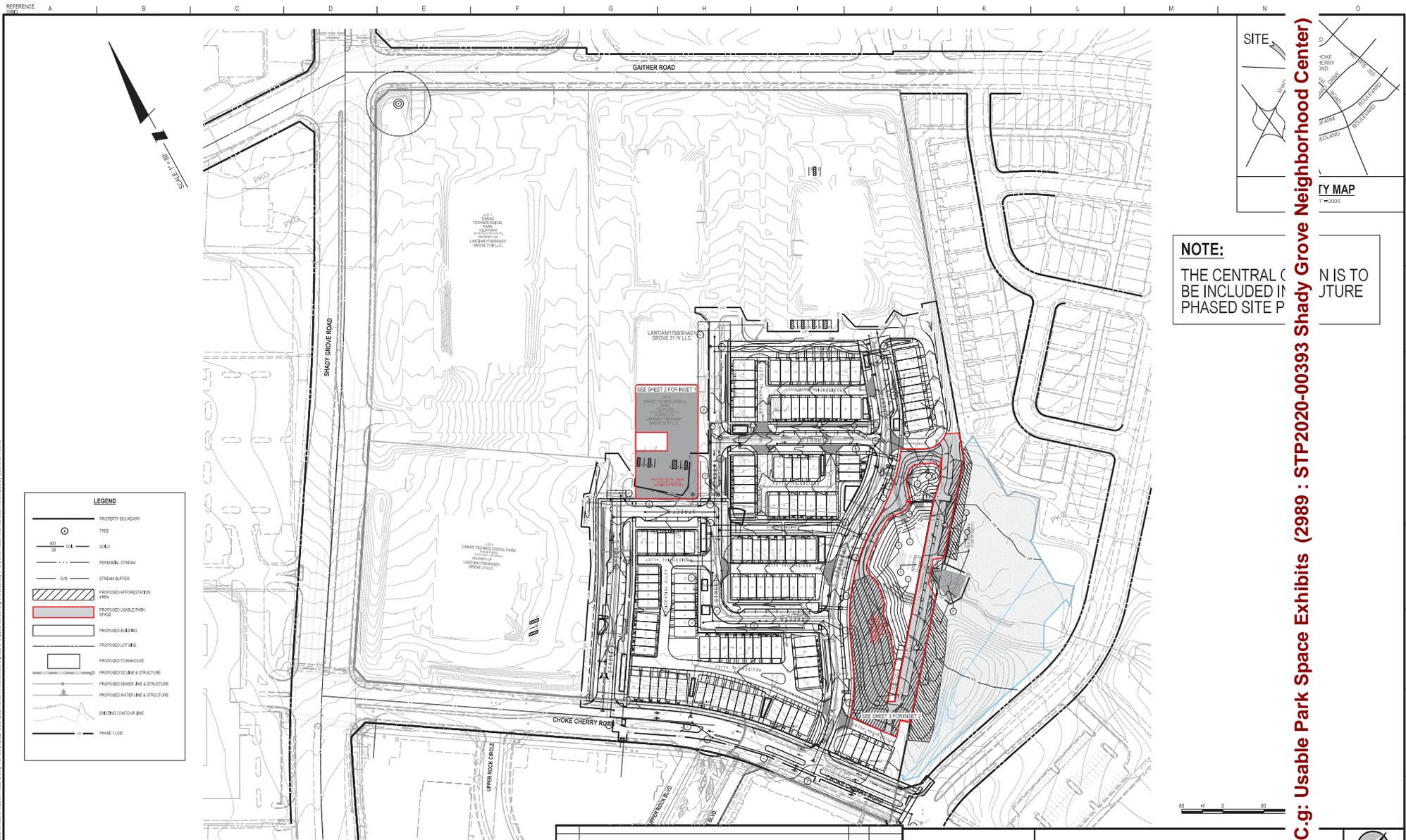
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO.: 022314 - EXPIRATION DATE: 03/31/2020

KING FARM BUFFER EXHIBIT

SHADY GROVE NEIGHBORHOOD CENTER PHASE I DANAC TECHNOLOGICAL PARK
 CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

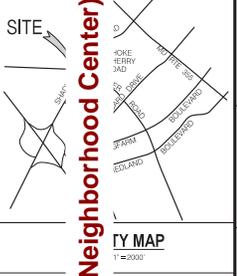
PROJECT NO.
 3553-02-00

Attachment 1.C.f: King Farm Buffer Exhibit (2989 : STP2020-00393 Shady Grove Neighborhood Center)



LEGEND

	PROPERTY BOUNDARY
	TREE
	SOIL
	PERENNIAL STREAM
	STREAM BUFFER
	PROPOSED AFFORESTATION AREA
	PROPOSED USABLE PARK SPACE
	PROPOSED BUILDING
	PROPOSED LOT LINE
	PROPOSED TOWNHOUSE
	PROPOSED SEWER LINE & STRUCTURE
	PROPOSED WATER LINE & STRUCTURE
	EXISTING CONTOUR LINE
	PHASE 1 LOD



NOTE:
THE CENTRAL () IS TO BE INCLUDED IN PHASE 2 SITE PLAN



NO.	REVISION	BY	DATE
DATE	FEBRUARY 2020	DATE	FEBRUARY 2020
DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE

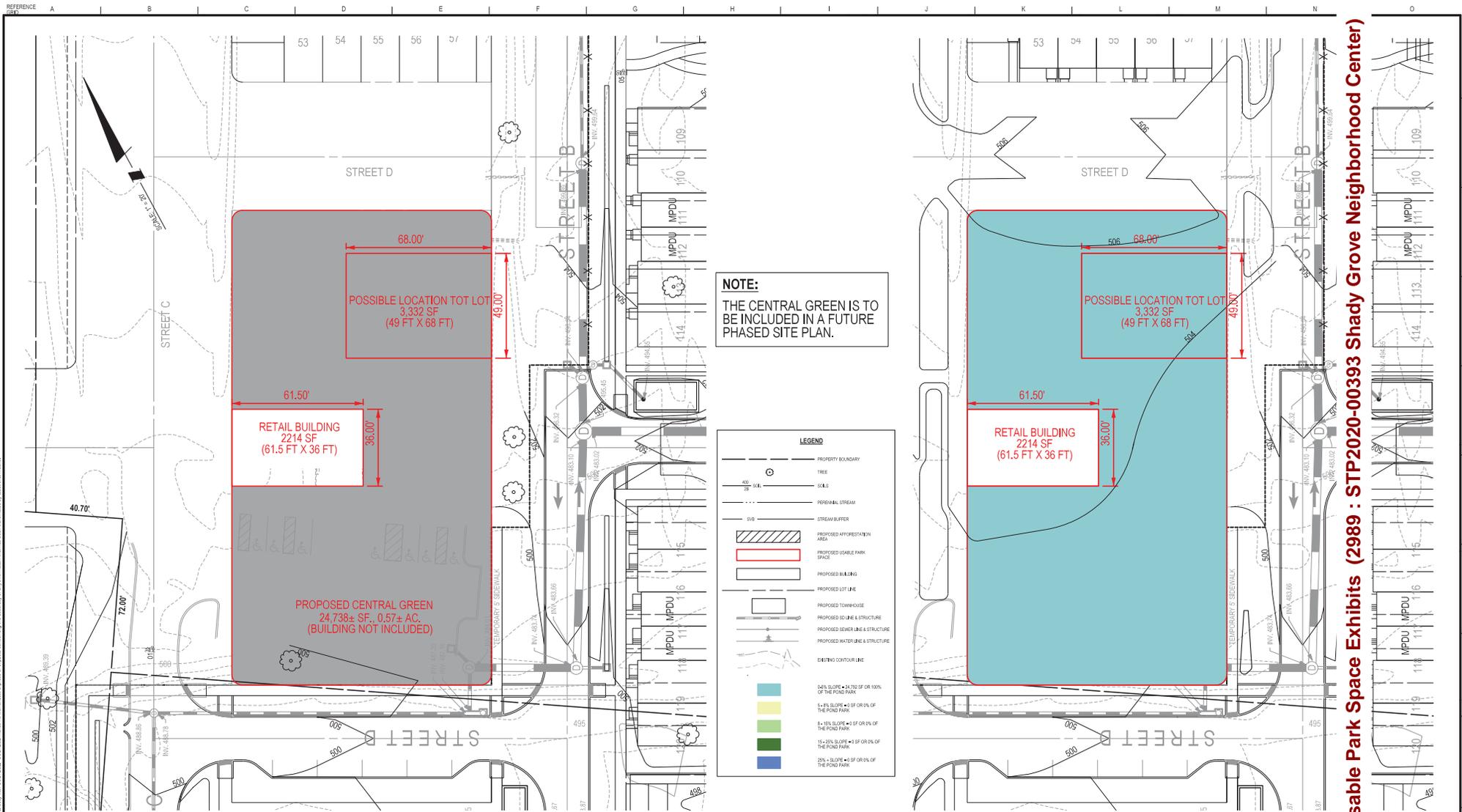
MISS UTILITY NOTE
ANY INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS BEEN OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITIES OCCUPANCY BY BOREHOLE TEST.

OWNER/DEVELOPER/APPLICANT
GROVE ROCKVILLE 31, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

USABLE PARK EXHIBIT
SHADY GROVE NEIGHBORHOOD CENTER PHASE I
DANAC TECHNOLOGICAL PARK
CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 80'
SHEET 1 OF 6
PROJECT NO. 3553-02-00

Attachment 1.C.g: Usable Park Space Exhibits (2989 : STP2020-00393 Shady Grove Neighborhood Center)



NOTE:
THE CENTRAL GREEN IS TO BE INCLUDED IN A FUTURE PHASED SITE PLAN.

LEGEND

	PROPERTY BOUNDARY
	TREE
	SOIL
	PERENNIAL STREAM
	STREAM BUFFER
	PROPOSED AFFORESTATION AREA
	PROPOSED USABLE PARK SPACE
	PROPOSED BUILDING
	PROPOSED LOT LINE
	PROPOSED TOWNHOUSE
	PROPOSED ED LINE & STRUCTURE
	PROPOSED SEWER LINE & STRUCTURE
	PROPOSED WATER LINE & STRUCTURE
	EXISTING CONTOUR LINE
	0.4% SLOPE = 24.75' OF OR 100% OF THE POND PARK
	0.5% SLOPE = 31.1' OF OR 100% OF THE POND PARK
	0.6% SLOPE = 37.5' OF OR 100% OF THE POND PARK
	0.7% SLOPE = 43.9' OF OR 100% OF THE POND PARK
	0.8% SLOPE = 50.3' OF OR 100% OF THE POND PARK

CENTRAL GREEN

CENTRAL GREEN SLOPE ANALYSIS



SOLTESZ
ROCKVILLE OFFICE
100 Rockville, MD 20850 P.301.948.9067
Engineering | Surveying | Planning | Environmental Sciences
www.solteszco.com

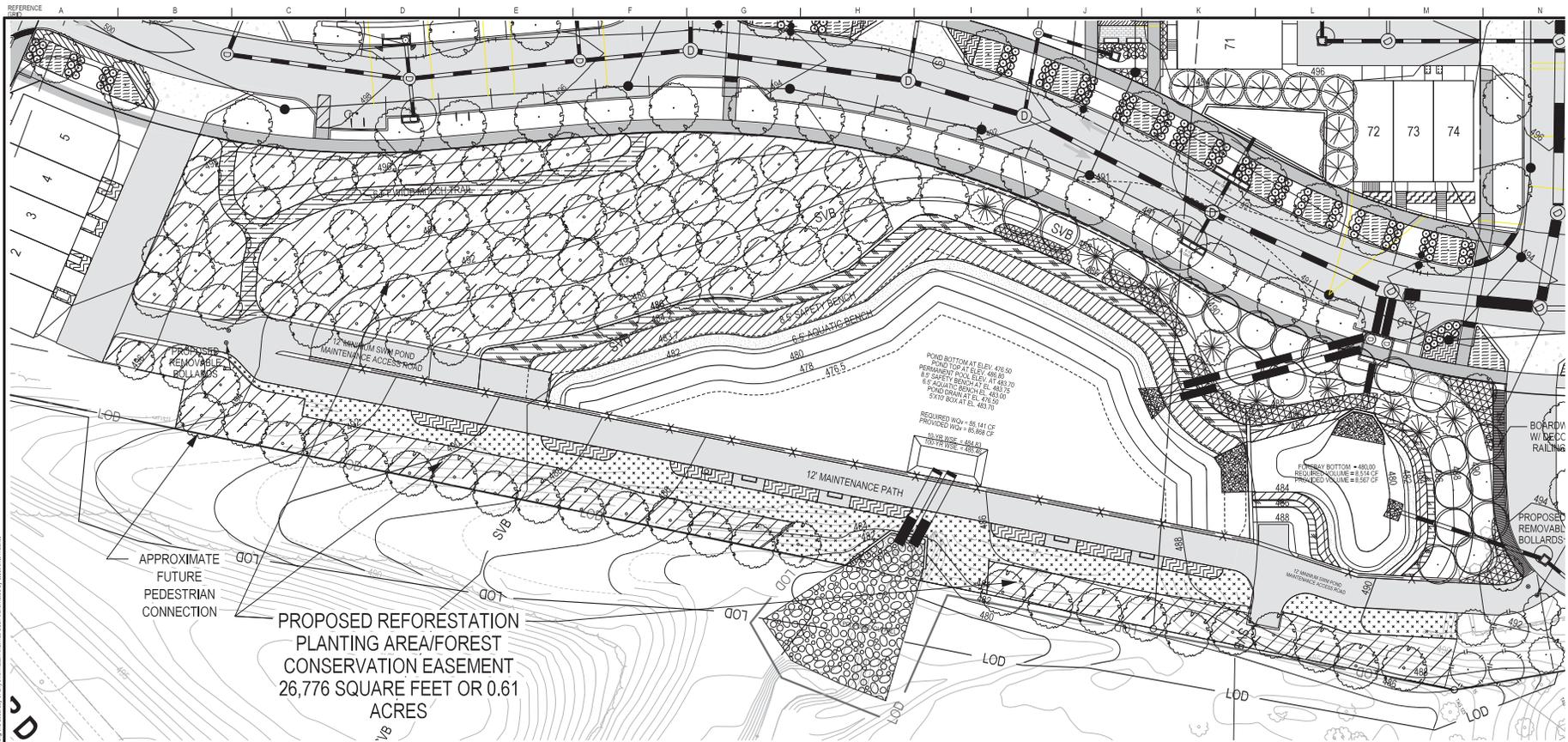
NO. _____		REVISION _____		BY _____ DATE _____	
DATE: FEBRUARY 2020		JOB STANDARD: V8 - 2000		TECHNICAL: DP/DS	
CHECKED: _____		DATE: _____		DATE: _____	
MISS UTILITY NOTE		OWNER/DEVELOPER/APPLICANT		MAP SCALE: 1"=40'	
<p>ANY INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS BEEN OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITIES OCCUPIED BY EXISTING TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS BY HAND. WELL IN ADVANCE OF THE START OF EXCAVATION, CONTACT THE UTILITY AT PROVIDING THE NECESSARY INFORMATION TO SHOW ON THE PLAN OF THE UTILITIES LOCATIONS. THE CONTRACTOR SHALL CONTACT THE UTILITY AT PROVIDING THE NECESSARY INFORMATION BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN THOSE MAY REQUIRE PERMITS TO THE PLAN.</p>		<p>GROVE ROCKVILLE 31, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000</p>		<p>TAX MAP: FS-02</p>	
<p>221 NW 9</p>		<p>DATE: 02/10/20</p>		<p>SCALE: 1"=40'</p>	

USABLE PARK EXHIBIT - CENTRAL GRE SLOPE ANALYSIS (FUTURE PHASE)

SHADY GROVE NEIGHBORHOOD CENTRAL GREEN PHASE I DANAC TECHNOLOGICAL PARK

Attachment 1.C.g: Usable Park Space Exhibits (2989 : STP2020-00393 Shady Grove Neighborhood Center)

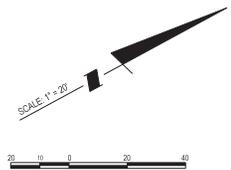
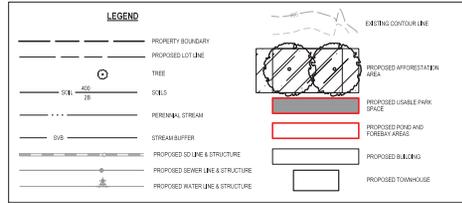
SHEET 2 OF 6	
PROJECT NO. 3553-02-00	



PROPOSED REFORESTATION
PLANTING AREA/FOREST
CONSERVATION EASEMENT
26,776 SQUARE FEET OR 0.61
ACRES

Key	Qty	Botanical Name	Common Name	Size	Spacing	Type	Remarks
Evergreen Trees							
GA	14	Magnolia grandiflora Little Gem	Southern Magnolia	10 ft.	As Shown	B&B	Full, To the Ground, Well Balanced
Ornamental Trees							
BN	2	Quercus nigra Duke Heart	Duke Heart River Birch	27 cm	As Shown	S&S	Mult-trunk, Full, Well Balanced
CFC	24	Cornus florida Cherokee Chief	Flowering Dogwood	12 ft.	As Shown	B&B	Full, Well Balanced
Ornamental Shrubs							
PAL	61	Penstemon albertianus	Fourteen Grass	1 Gal	3' O.C.	Cont.	Dense, Full, Mature
SA	70	Empetrum nigrum rose-angale	New England Aster	1 Gal	30" O.C.	Cont.	Dense, Full, Mature
Herbs							
RS	14	Urtica virginica	Virginia Sweetspire	3 Gal	3' O.C.	Cont.	Dense, Full
Perennials & Groundcovers							
AT	121	Achillea tuberosa	Butterfly Milkweed	1 Gal	18" O.C.	Cont.	Dense, Full, Mature
RAP	121	Parosia atrorubra 'Flager'*	Russian Sage	1 Gal	30" O.C.	Cont.	Dense, Full, Mature
Medicinal Planting							
Shady Northwest Native Willowow Mix							See attached pdf for full list

* OR APPROVED ALTERNATE BY CITY OF ROCKVILLE HORTICULTURIST OR FORESTER.



Lantian
DEVELOPMENT

LINOWES AND BLOCHER LLP
ATTORNEYS AT LAW

SOLTESZ

ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9067
Engineering // Surveying // Planning // Environmental Sciences
www.solteszco.com

NO. _____		REVISION _____		DATE _____	
DATE	SEPTEMBER 20, 2019	APP. STANDARD	VERSION	VB - 2000	TECHNICAL
BY	DATE	CHECKED	DATE	DEP.	
<p>MISS UTILITY NOTE</p> <p>INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND VERIFY OCCURRENCE BY BORING TEST. THE START OF EXCAVATION OR CLEARANCE SHALL BE INDICATED BY SHOWN ON THE PLAN OF THE SITE TO BE EXCAVATED. CONTRACTORS SHALL NOTIFY THE ENGINEER AND THE CITY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES SHALL BE MAINTAINED AS REQUIRED AND REPORTED TO THE PLAN.</p>					
<p>OWNER/DEVELOPER/APPLICANT</p> <p>GROUP ROCKVILLE 31, 18, 18, 11, LLC C/O LANTIAN DEVELOPMENT LLC 4541 MONTGOMERY AVENUE BETHESDA, MD 20814 PHONE: 301-588-5500 ATTN: ROBERT ELLIOTT</p>					

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. 10723	EXPIRATION DATE: 03/31/2020

USABLE PARK EXHIBIT - SWM POND PA

SHADY GROVE NEIGHBORHOOD CENTER PHASE I

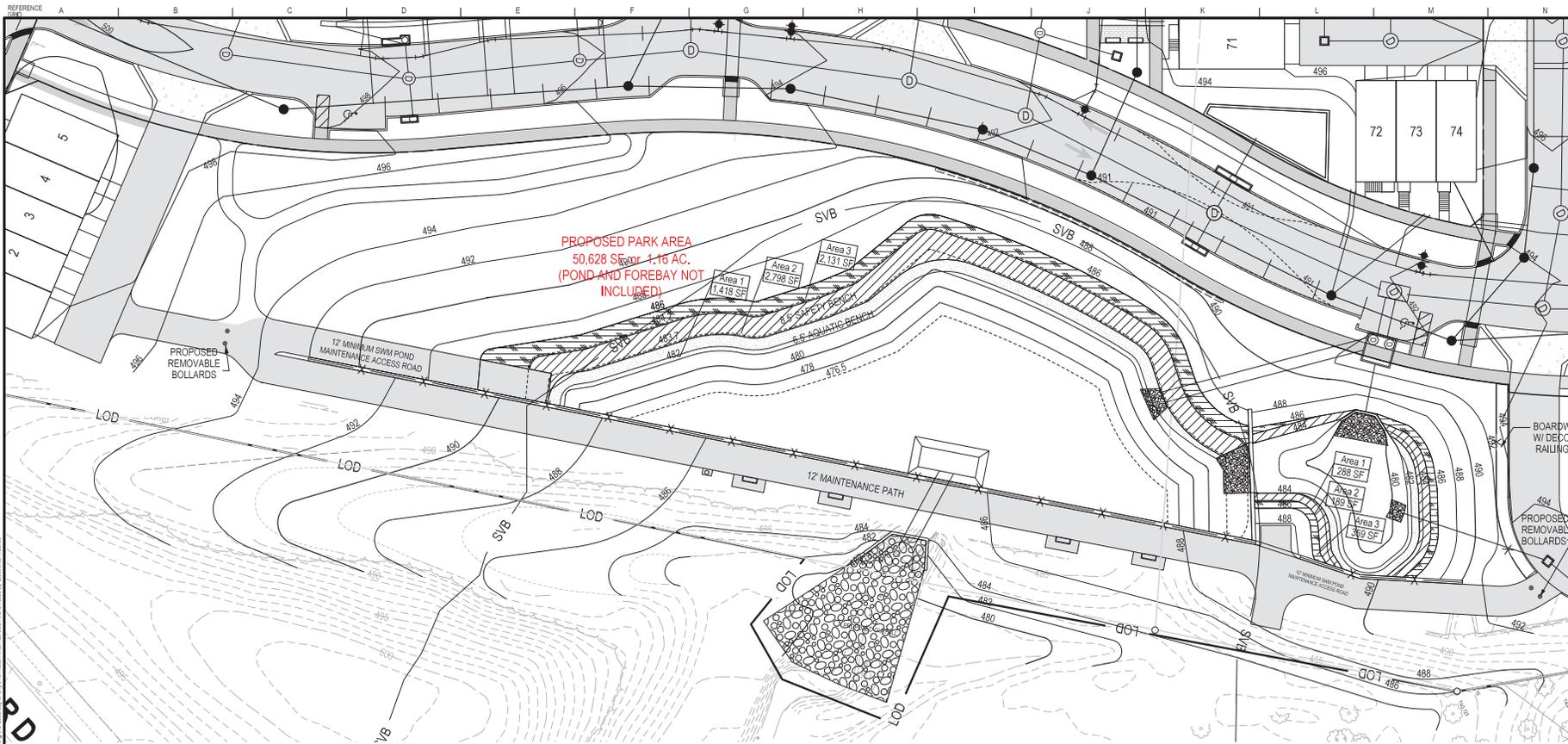
DANAC TECHNOLOGICAL PARK

CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

Attachment 1.C.g: Usable Park Space Exhibits (2989 : STP2020-00393 Shady Grove Neighborhood Center)



SHEET 3 OF 6	
PROJECT NO.	3553-02-00



PROPOSED PARK AREA
50,628 SF or 1.16 AC.
(POND AND FOREBAY NOT INCLUDED)

LEGEND

- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PERMANENT STREAM
- STREAM BUFFER
- D/B
- PROPOSED BUILDING
- PROPOSED USABLE PARK SPACE
- PROPOSED TOWNHOUSE
- PROPOSED SOIL LINE & STRUCTURE
- PROPOSED SEWER LINE & STRUCTURE
- PROPOSED WATER LINE & STRUCTURE
- EXISTING CONTOUR LINE
- PHASE LOD

Shady Grove Neighborhood Center Phase I Fringe Planting

Area	Qty	Key	Botanical Name	Common Name	Size	Spacing	Type
Area 1 1,723 SF	108	lvt	<i>Iris versicolor</i>	Blue Iris	1 Gal	24" O.C.	Cont.
	72	Jef	<i>Juncus effusus</i>	Soft rush	1 Gal	36" O.C.	Cont.
	108	Lca	<i>Lobelia cardinalis</i>	Cardinal Flower	1 Gal	24" O.C.	Cont.
	72	Sta	<i>Schoenoplectus tabernaemontani</i>	Softstem Bulrush	1 Gal	36" O.C.	Cont.
Area 2 3,436 SF	215	Cst	<i>Carex stricta</i>	Tussock Sedge	1 Gal	24" O.C.	Cont.
	143	Epu	<i>Eutrochium purpuratum</i>	Joe Pye Weed	1 Gal	36" O.C.	Cont.
	143	Pvi	<i>Panicum virgatum</i>	Switchgrass	1 Gal	36" O.C.	Cont.
Area 3 2,593 SF	41	Csf	<i>Cornus sericea</i> 'Farrow' ARCTIC FIRE	Red Twig Dogwood	1 Gal	48" O.C.	Cont.
	162	Epr	<i>Echinacea purpurea</i>	Purple Cone Flower	1 Gal	24" O.C.	Cont.
	41	lgc	<i>Alex glabra</i> 'Compacta'	Inkberry	1 Gal	48" O.C.	Cont.
	162	Rhi	<i>Rudbeckia hirta</i>	Blackeyed Susan	1 Gal	24" O.C.	Cont.

SCALE 1" = 20'



Lantian DEVELOPMENT
LINOWES AND BLOCHER LLP
ATTORNEYS AT LAW

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MISS UTILITY NOTE		OWNER/DEVELOPER/APPLICANT	
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND VERIFY OCCURRENCE BY BORING TEST. THE START OF EXCAVATION OR CLEARANCE OF THE SITE SHALL BE SHOWN ON THE PLAN OR FIELD PHOTOGRAPHS. CONTRACTORS SHALL NOTIFY THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN 10' MAY REQUIRE PERMITS TO THE PLAN.		GROVE ROCKVILLE 31, 111, 111, 111, LLC C/O LANTIAN DEVELOPMENT LLC 4541 MONTGOMERY AVENUE BETHESDA, MD 20814 PHONE: 301-388-5500 ATTN: ROBERT ELLIOTT	
NO.	REVISION	MAP	SHEET
DATE: SEPTEMBER 20, 2019	ADD STANDARD SHEETS - VB - 2000	TAX MAP	221 NW 9
TECHNICAL: DP/DS	CHECKED: DEP	DATE OF UTILITY DATA: 03/20/20	VERTICAL: 10/20/20

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.: 10733 - EXPIRATION DATE: 03/31/2020

USABLE PARK EXHIBIT - FRINGE PLANTING FOR SWM POND PARK

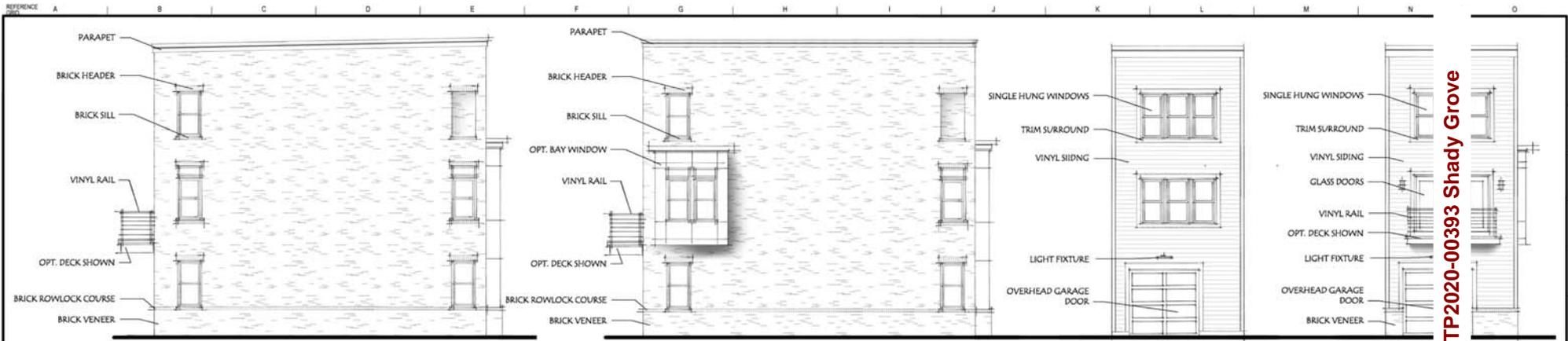
SHADY GROVE NEIGHBORHOOD CENTER PHASE I DANAC TECHNOLOGICAL PARK

CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

Attachment 1.C.g: Usable Park Space Exhibits (2989 : STP2020-00393 Shady Grove Neighborhood Center)

PROJECT NO. 3553-02-00

SHEET 5 OF 6



3 STORY SIDE ELEVATION - STANDARD VISIBILITY ORIGINAL PROPOSAL

3 STORY SIDE ELEVATION - HIGH VISIBILITY

REAR ELEVATION - STANDARD VISIBILITY

REAR ELEVATION - HIGH VISIBILITY

Item	Material	Color Options		
		Color 1	Color 2	Color 3
1	Brick	Cordoba	Walnut Grove	Crabby Mountain
2	Mortar	Beige	Grey	DK. Grey
3	Door	Bronze	Bronze	Bronze
4	Door Trim	Bronze	Bronze	Bronze
5	Garage Door	Bronze	Bronze	Bronze
6	Window	Vinyl/Bronze	Vinyl/Bronze	Vinyl/Bronze
7	Window Trim	Bronze	Bronze	Bronze
8	Siding @ Left	Navajo Beige	Navajo Beige	Navajo Beige
9	Siding @ Rear	Sandy Tan	Sandy Tan	Sandy Tan
10	Accent Panel 1	Countrylane Beak	Cobblestone	Evening Blue
11	Accent Panel 2	N/A	N/A	Rich Espresso
12	Metal Railing	DK. Bronze	DK. Bronze	DK. Bronze
13	Metal Canopy	DK. Bronze	DK. Bronze	DK. Bronze
14	Deck			

NOTE:
 1. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES AND SOLELY REPRESENTATIVE OF THE ARCHITECTURAL DESIGN INTENT AND QUALITY. FINAL DIMENSIONS, MATERIALS, AND OPTIONS SUBJECT TO CHANGE.
 2. THIS DRAWING MAY BE INTERSPERSED OR CONTAIN 3 STORY MPDU'S IN SOME LOCATIONS. SEE SITE PLAN SHEETS 3-7 FOR LOCATIONS.



3 STORY S.V. SIDE ELEVATION UPDATED PROPOSAL

3 STORY H.V. SIDE ELEVATION

TYP. REAR ELEVATION

H.V. REAR ELEVATION

16' UNIT- SIDE AND REAR ELEVATIONS



MISS UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND VERIFY THEREBY BY EXCAVATION PITTS BY HAND WELL IN ADVANCE OF THE START OF EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. THE START OF EXCAVATION IN CLEARANCES ARE LESS THAN INDICATED ON THE PLAN OR UTILITIES ENCOUNTERED, PROCEEDING IS AT THE CONTRACTOR'S RISK. THE CONTRACTOR SHALL PROCEED WITH CONSTRUCTION CLEARANCES LESS THAN INDICATED MAY REQUIRE REVISIONS TO THIS PLAN.

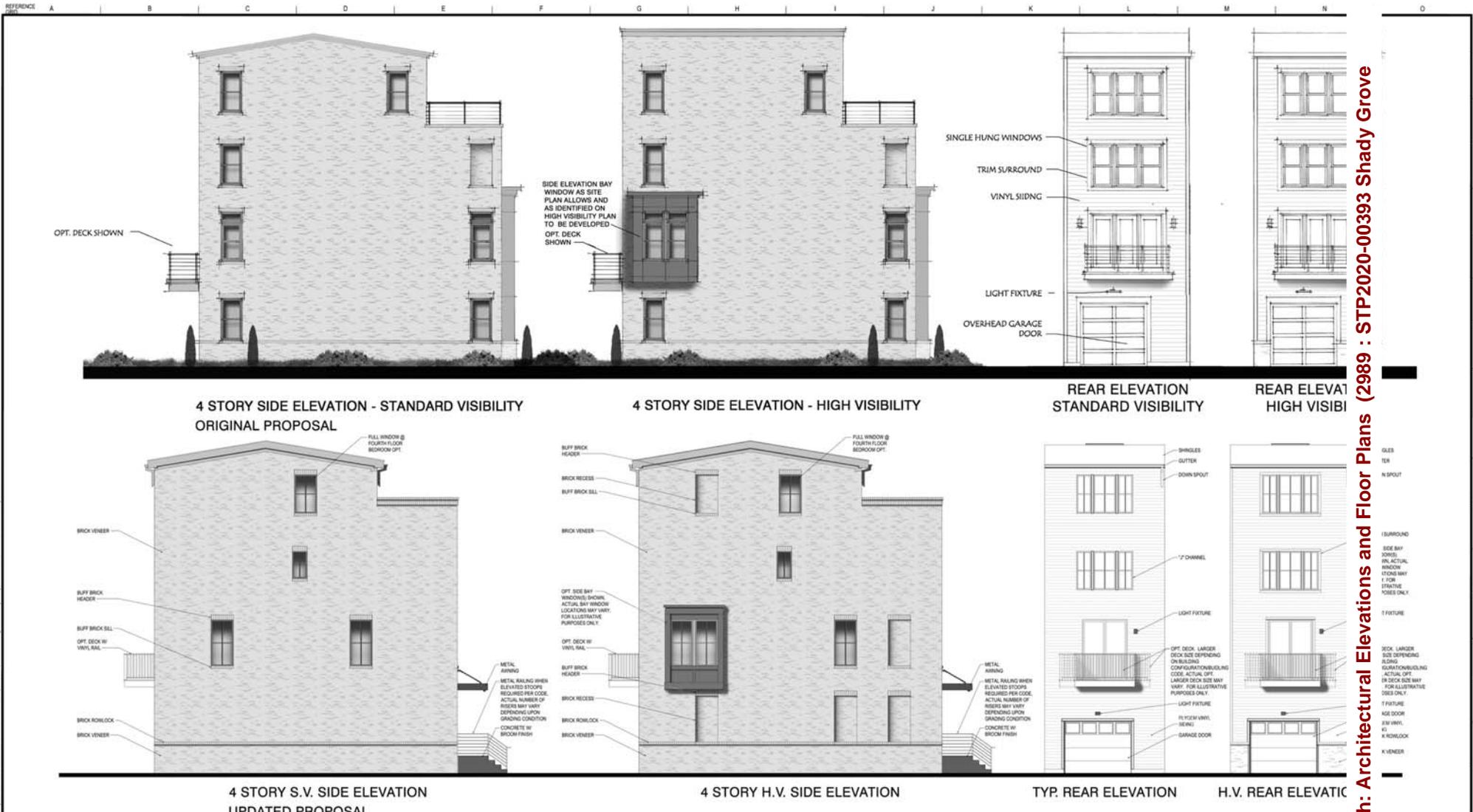
OWNER/DEVELOPER/APPLICANT
 16 GROVE ROCKVILLE ST. B, B, IV, LLC
 6341 LANTIAN DEVELOPMENT LLC
 6341 MONTGOMERY AVENUE
 BETHESDA, MD 20814
 PHONE: 301-388-5000
 ATTN: ROBERT ELLIOTT

DATE	SCALE	DESCRIPTION	BY
TBA	AS SHOWN	ISSUED FOR PERMIT	MNE
09/22/2020	AS SHOWN	REVISED SHEET	MNE
09/22/2020	AS SHOWN	REVISED SHEET	MNE
09/22/2020	AS SHOWN	REVISED SHEET	MNE

ARCHITECTURE PLAN
SHADY GROVE NEIGHBORHOOD CEN
PHASE I
DANAC TECHNOLOGICAL PARK
 CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

PROJECT NO.	3559-02-00
DATE	09/22/2020
SCALE	AS SHOWN
SHEET	A3

Attachment 1.C.h: Architectural Elevations and Floor Plans (2989 : STP2020-00393 Shady Grove



Attachment 1.C.h: Architectural Elevations and Floor Plans (2989 : STP2020-00393 Shady Grove

NOTE:
 1. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES AND SOLEY REPRESENTATIVE OF THE ARCHITECTURAL DESIGN INTENT AND QUALITY. FINAL DIMENSIONS, MATERIALS, AND OPTIONS SUBJECT TO CHANGE.
 2. THIS DRAWING MAY BE INTERSPERSED OR CONTAIN 3 STORY MPDU'S IN SOME LOCATIONS. SEE SITE PLAN SHEETS 3-7 FOR LOCATIONS.



SOLTESZ
 ROCKVILLE OFFICE
 2 Research Place, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9067
 Engineering // Surveying // Planning // Environmental Sciences www.soltesz.com

MISS UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND VERIFY BY USING TEST PITS BY HAND WELL IN ADVANCE OF THE START OF EXCAVATION. CONFIRM THE PLAN POSITION IS CORRECT, AND ADVISE THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN INDICATED ON THE PLAN, THE CONTRACTOR SHALL STOP WORK BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THE PLAN.

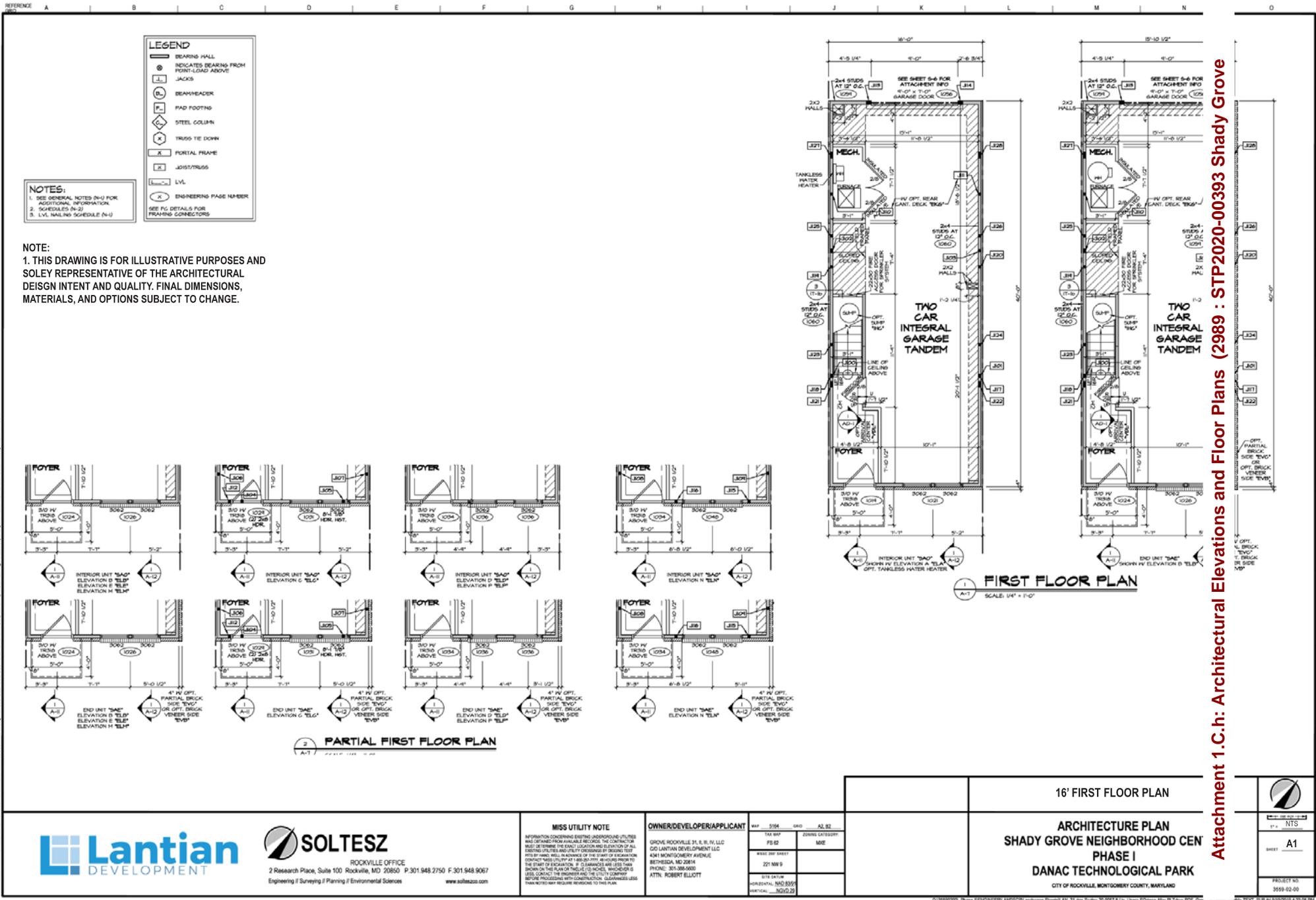
OWNER/DEVELOPER/APPLICANT
 GROVE ROCKVILLE 31, L.L.B., LLC
 C/O LANTIAN DEVELOPMENT LLC
 4341 MONTGOMERY AVENUE
 BETHESDA, MD 20814
 PHONE: 301-388-5800
 ATTN: ROBERT ELLIOTT

HAP	SISE	0000	A2_B2
TAX MAP	FS 62	ZONING	LD30(4)
WSP	201	SHEET	
SITE DATE	01/20/20	DATE	02/25

16' UNIT- SIDES AND REAR ELEVATION

ARCHITECTURE PLAN
SHADY GROVE NEIGHBORHOOD CEN
PHASE I
DANAC TECHNOLOGICAL PARK
 CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

NTS
A4
PROJECT NO. 3559-02-00



Attachment 1.C.h: Architectural Elevations and Floor Plans (2989 : STP2020-00393 Shady Grove



MISS UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND VERIFY BY DIGGING TEST PIT(S) BY HAND WELL IN ADVANCE OF THE START OF EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

OWNER/DEVELOPER/APPLICANT
 1 GROVE ROCKVILLE 31, B, B, LLC
 C/O LANTIAN DEVELOPMENT LLC
 4341 MONTGOMERY AVENUE
 BETHESDA, MD 20814
 PHONE: 301-388-6000
 ATTN: ROBERT ELLIOTT

MAP 5154	GRID A2, B2
TAX MAP FB 82	ZONING CATEGORY M2E
W300 007 SHEET 221 NW 9	
DATE 07/14/2020	CONVENTIONAL 300 007
VERTICAL 300 007	300 007

16' FIRST FLOOR PLAN

ARCHITECTURE PLAN
SHADY GROVE NEIGHBORHOOD CEN
PHASE I
DANAC TECHNOLOGICAL PARK
 CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND



NTS

A1

PROJECT NO 3559-02-00

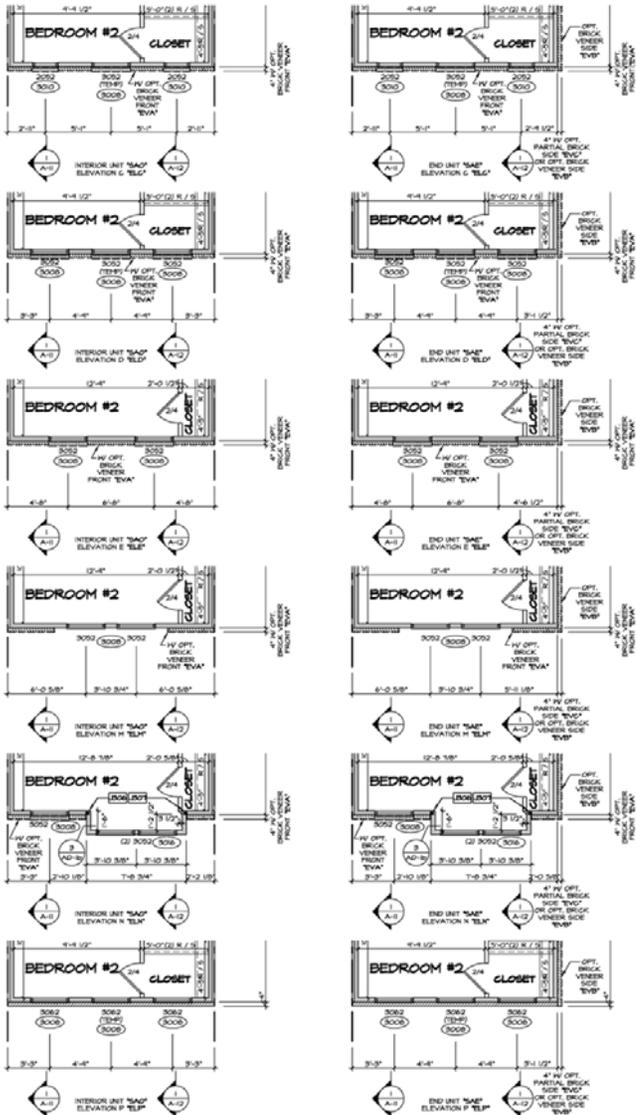
NOTE:
 1. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES AND SOLELY REPRESENTATIVE OF THE ARCHITECTURAL DESIGN INTENT AND QUALITY. FINAL DIMENSIONS, MATERIALS, AND OPTIONS SUBJECT TO CHANGE.

NOTES:
 1. GENERAL NOTES (N-1)
 2. SCHEDULES (S-1)
 3. L.V.L. MAILING SCHEDULE (M-1)
 4. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.

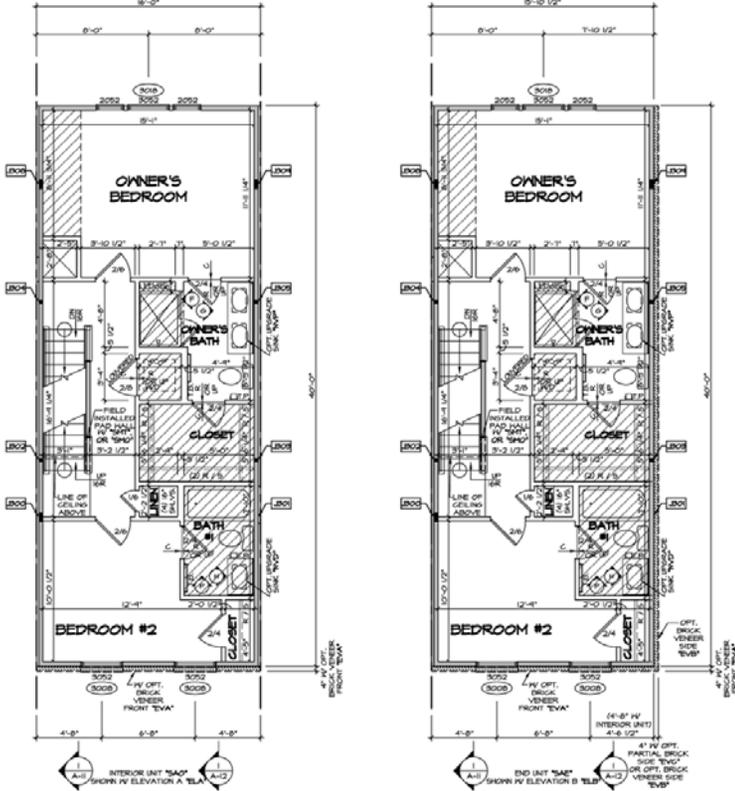
LEG

- WALL
- END WALL
- BEARING FRONT AD' ABOVE
- NOOR
- TING
- SLAB
- TRASH
- AS
- NO PAGE NUMBER
- NO
- NO

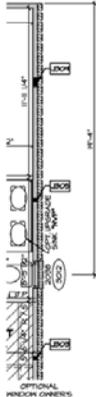
SEE FC TRAIN



2 PARTIAL THIRD FLOOR PLAN
 SCALE: 1/4" = 1'-0"



1 THIRD FLOOR PLAN
 SCALE: 1/4" = 1'-0"



16' THIRD FLOOR PLAN



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MISS UTILITY NOTE
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OWNER/DEVELOPER/APPLICANT
 1600S ROCKVILLE PI, S.W., LLC
 GIO LANTIAN DEVELOPMENT LLC
 4341 MONTGOMERY AVENUE
 BETHESDA, MD 20814
 PHONE: 301-388-5800
 ATTN: ROBERT ELLIOTT

MAP 5154	GRID A2, B2
TAX MAP FB 82	ZONING CATEGORY M2E
W300 SWP SHEET	
221 NW 9	
3715 EASTON	
CONVENTIONAL RESIDENTIAL	
1/4" = 1'-0"	

ARCHITECTURE PLAN
SHADY GROVE NEIGHBORHOOD CEN
PHASE I
DANAC TECHNOLOGICAL PARK
 CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

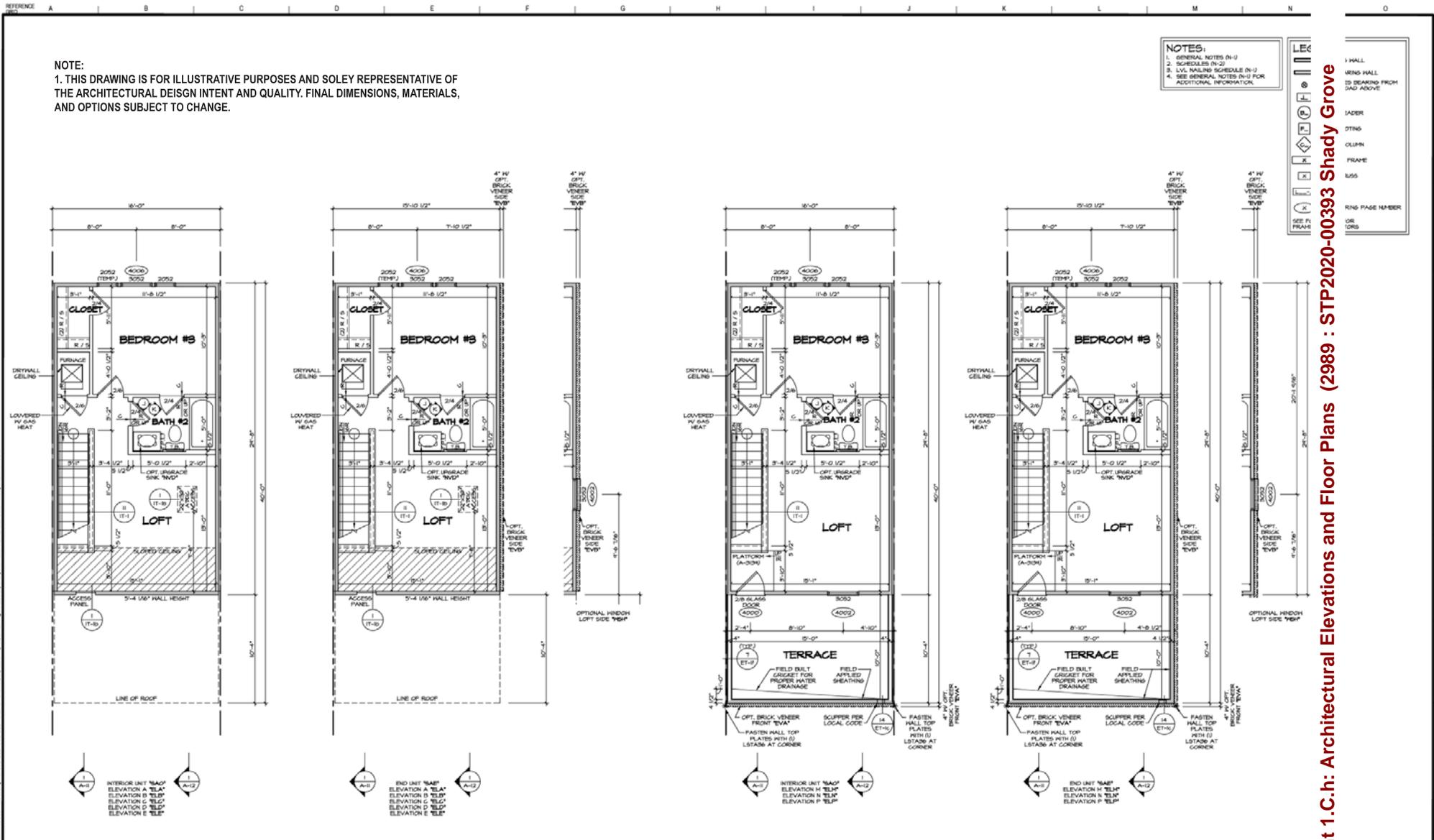
NTS
A3
PROJECT NO. 3559-02-00

Attachment 1.C.h: Architectural Elevations and Floor Plans (2989 : STP2020-00393 Shady Grove

NOTE:
 1. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES AND SOLELY REPRESENTATIVE OF THE ARCHITECTURAL DESIGN INTENT AND QUALITY. FINAL DIMENSIONS, MATERIALS, AND OPTIONS SUBJECT TO CHANGE.

- NOTES:
 1. GENERAL NOTES (N-1)
 2. SCHEDULES (N-2)
 3. L.V. HALLING SCHEDULE (N-3)
 4. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.

LEG
 HALL
 WIND BREAK FROM (DAG ABOVE)
 LADDER
 STING
 COLUMN
 FRAME
 SASS
 RING PAGE NUMBER
 OR
 (RNG)



FOURTH FLOOR PLAN
 SCALE: 1/4" = 1'-0"

16' FOURTH FLOOR PLAN	
ARCHITECTURE PLAN SHADY GROVE NEIGHBORHOOD CEN PHASE I DANAC TECHNOLOGICAL PARK CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND	
MISS UTILITY NOTE INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS BEEN OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST OBTAIN THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND VERIFY THEM BY SHOWN TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTRACTOR SHALL NOTIFY ALL UTILITIES AND OBTAIN PERMISSION TO START OF EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE RIGHT OF WAY AND ALL NECESSARY PERMITS PRIOR TO PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN 10 FEET SHALL BE MAINTAINED AT ALL TIMES.	OWNER/DEVELOPER/APPLICANT GROVE ROCKVILLE, D.L.B., III, LLC C/O LANTIAN DEVELOPMENT LLC 4341 MONTGOMERY AVENUE BETHESDA, MD 20814 PHONE: 301-388-5800 ATTN: ROBERT ELLIOTT
TAX MAP FB 82 ZONING CATEGORY M2E 8500 001 0001 221 NW 9 3715 04104 10-00-00-00-0001 10-00-00-00-0001	PROJECT NO 3559-02-00



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Attachment 1.C.h: Architectural Elevations and Floor Plans (2989 : STP2020-00393 Shady Grove

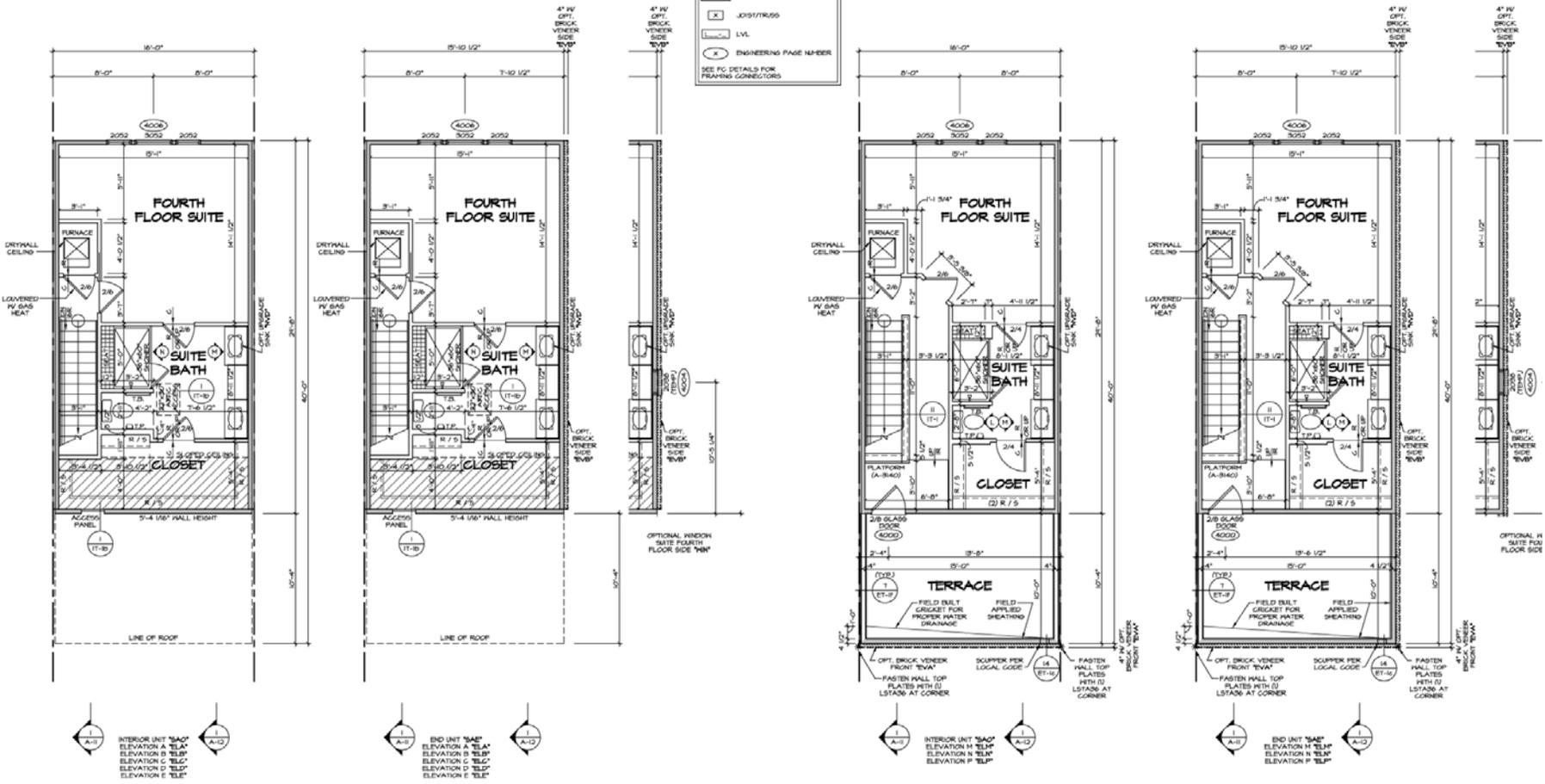
NOTE:
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NOTES:
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 2. SCHEDULES (N-2)
 3. L.V. MAILING SCHEDULE (N-3)
 4. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.

LEGEND

- BEARING HALL
- NON BEARING HALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- PORTAL FRAME
- JOIST/TRUSS
- L.V.
- ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS



FOURTH FLOOR PLAN
 SCALE: 1/4" = 1'-0"

16' FOURTH FLOOR PLAN



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OWNER/DEVELOPER/APPLICANT
 GORVIE PROPERTIES, L.P., B.L. LLC
 C/O LANTIAN DEVELOPMENT LLC
 4341 MONTGOMERY AVENUE
 BETHESDA, MD 20814
 PHONE: 301-388-5800
 ATTN: ROBERT ELLIOTT

MAP	5154	GRID	A2, B2
TAX MAP	FB 82	ZONING CATEGORY	M2E
W300 REF SHEET			
	221 NW 9		
DATE	07/14/2020	CONTRACT NO.	18010001
PROJECT NO.	18010001	DATE	07/14/2020

ARCHITECTURE PLAN
SHADY GROVE NEIGHBORHOOD CEN
PHASE I
DANAC TECHNOLOGICAL PARK
 CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

NTS
 A5
 PROJECT NO.
 3559-02-00

Attachment 1.C.h: Architectural Elevations and Floor Plans (2989 : STP2020-00393 Shady Grove

NOTE:
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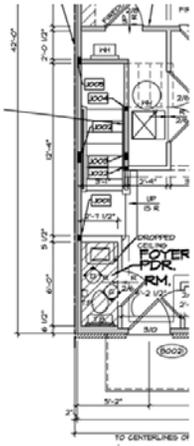
LEGEND

- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT LOAD ABOVE JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

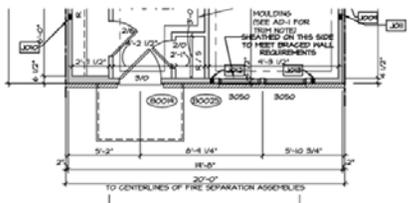
SEE FC DETAILS FOR FRAMING CONNECTORS

NOTES:

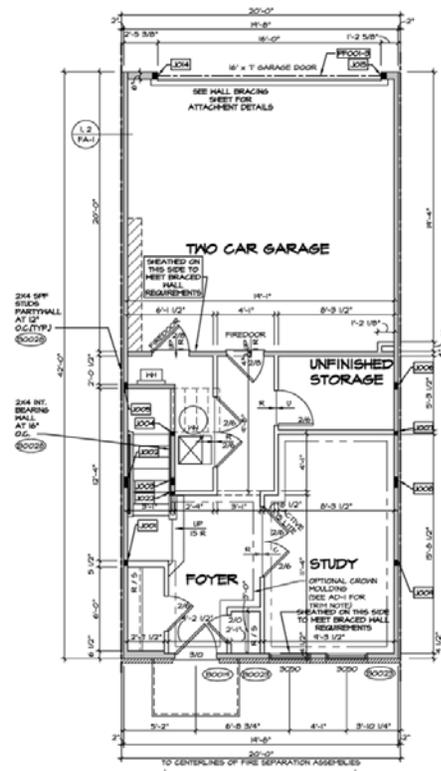
- SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
- SCHEDULES (N-2)
- LVL NAILING SCHEDULE (N-3)



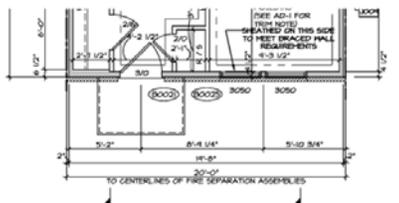
3 PARTIAL LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"
OPT. POWDER ROOM "A"R"



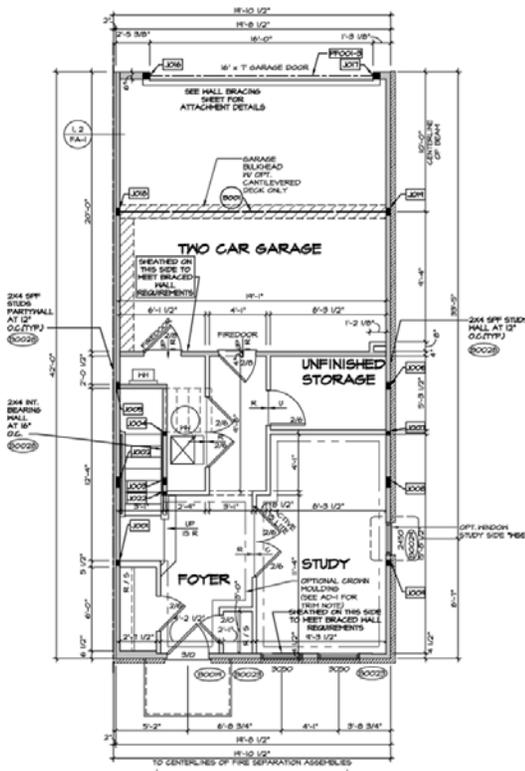
4 PARTIAL LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "N" RELT. INTERIOR UNIT "A"R"



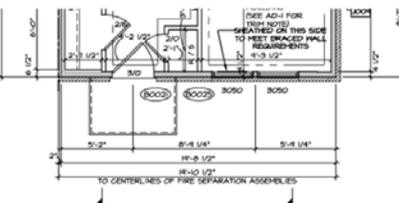
1 LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "N" RELT. INTERIOR UNIT "A"R"



4 PARTIAL LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "N" RELT. INTERIOR UNIT "A"R"



2 LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "N" RELT. END UNIT "A"R"



3 PARTIAL LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "N" RELT. END UNIT "A"R"

20' LOWER LEVEL FLOOR PLAN



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Engineering | Surveying | Planning | Environmental Sciences
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MISS UTILITY NOTE
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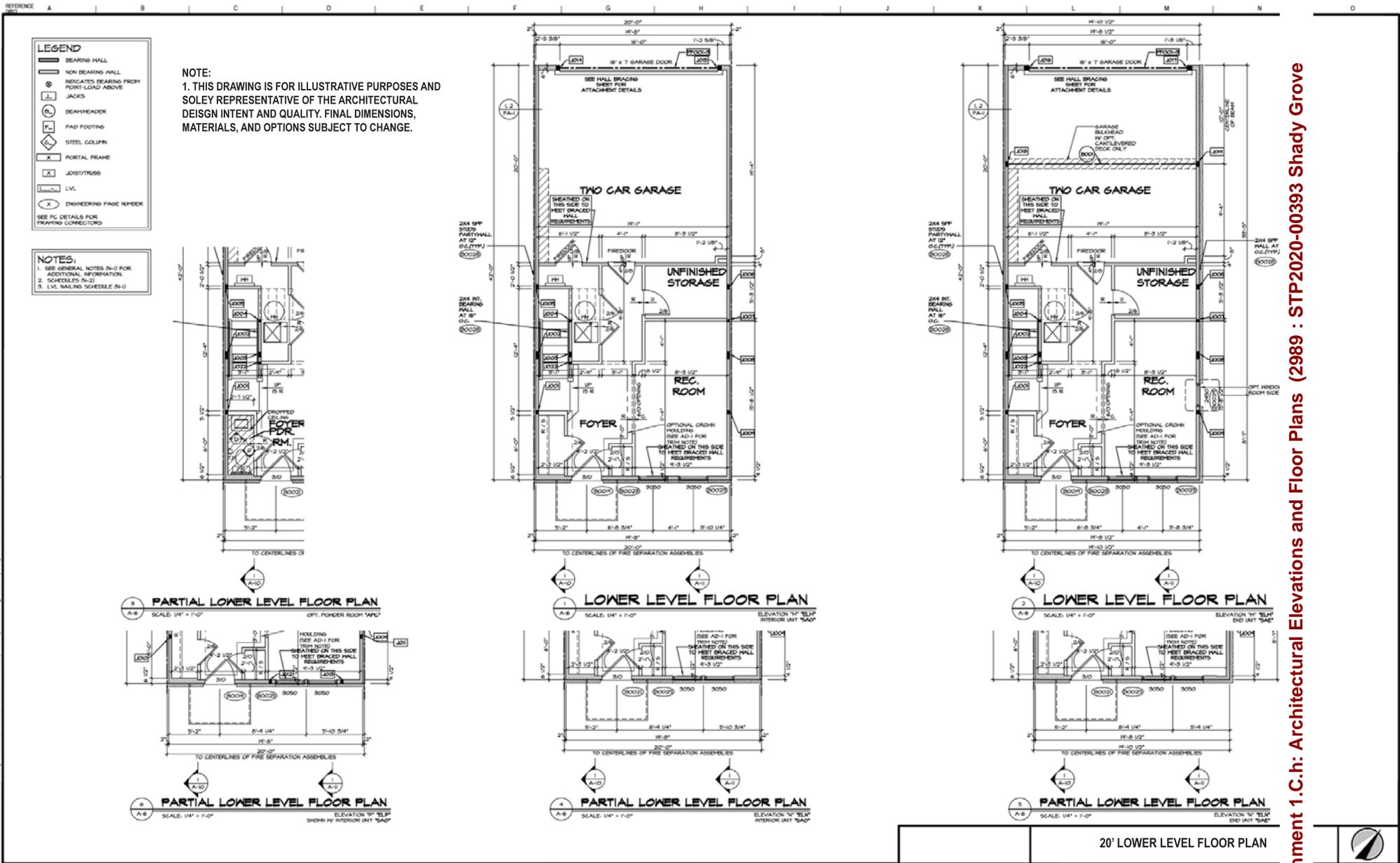
OWNER/DEVELOPER/APPLICANT
GROVE ROCKVILLE 31, S. B. II, LLC
C/O LANTIAN DEVELOPMENT LLC
4341 MONTGOMERY AVENUE
BETHESDA, MD 20814
PHONE: 301-388-5800
ATTN: ROBERT ELLIOTT

MAP	TAX MAP	GRID	ZONING CATEGORY
S154	FB 62	M02	M02
	W300 007 SHEET		
	221 NW 9		
	3718 04104		
	CONVENTIONAL RESIDENTIAL		
	11/14/14	11/30/12	

ARCHITECTURE PLAN
SHADY GROVE NEIGHBORHOOD CEN
PHASE I
DANAC TECHNOLOGICAL PARK
CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

NTS
SHEET **A1**
PROJECT NO. 3559-02-00

Attachment 1.C.h: Architectural Elevations and Floor Plans (2989 : STP2020-00393 Shady Grove

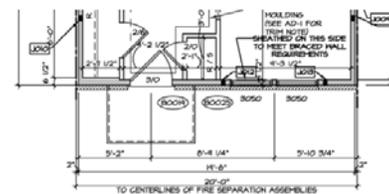


NOTE:
 1. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES AND SOLEY REPRESENTATIVE OF THE ARCHITECTURAL DESIGN INTENT AND QUALITY. FINAL DIMENSIONS, MATERIALS, AND OPTIONS SUBJECT TO CHANGE.

- LEGEND**
- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARING FROM POINT LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - PAD FOOTING
 - STEEL COLUMN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS

- NOTES:**
1. SEE GENERAL NOTES (A-U) FOR ADDITIONAL INFORMATION.
 2. SCHEDULES (A-U)
 3. LVL NAILING SCHEDULE (A-U)

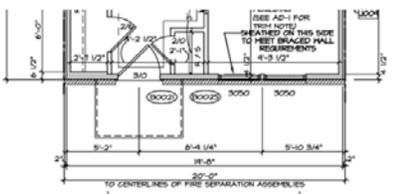
3 PARTIAL LOWER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 OPT. POWER ROOM 1"X6"



4 PARTIAL LOWER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 ELEVATION 1" BELT SHOWN IN INTERIOR UNIT 1"X6"



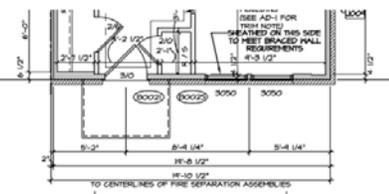
1 LOWER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 ELEVATION 1" BELT INTERIOR UNIT 1"X6"



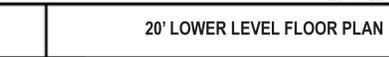
4 PARTIAL LOWER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 ELEVATION 1" BELT INTERIOR UNIT 1"X6"



2 LOWER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 ELEVATION 1" BELT END UNIT 1"X6"



5 PARTIAL LOWER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 ELEVATION 1" BELT END UNIT 1"X6"



20' LOWER LEVEL FLOOR PLAN

ARCHITECTURE PLAN
SHADY GROVE NEIGHBORHOOD CEN
PHASE I
DANAC TECHNOLOGICAL PARK
 CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND



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 Engineering | Surveying | Planning | Environmental Sciences www.soltesz.com

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OWNER/DEVELOPER/APPLICANT
 GROVUS PROPERTIES 31, S. B. BL. LLC
 C/O LANTIAN DEVELOPMENT LLC
 4341 MONTGOMERY AVENUE
 BETHESDA, MD 20814
 PHONE: 301-388-5800
 ATTN: ROBERT ELLIOTT

MAP	SISE	GRID	A2, B2
TAX MAP	FB 62		ZONING CATEGORY
			MSE
WSPC REF SHEET			
	221 NW 9		
	3715 EASTON		
	CONVENTIONAL RESID B010		
	11/14/14	11/30/14	11/30/14

Attachment 1.C.h: Architectural Elevations and Floor Plans (2989 : STP2020-00393 Shady Grove

LEGEND

- BEARING WALL
- NON BEARING WALL
- ⊗ INDICATES BEARING FROM POINT-LOAD ABOVE
- ⊕ JACKS
- ⊖ BEAM/HEADER
- ⊞ PAD FOOTING
- ⊞ STEEL COLUMN
- ⊞ PORTAL FRAME
- ⊞ JOIST/TRUSS
- LVL
- ENGINEERING FRAME NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS

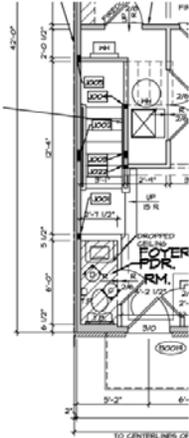
NOTES:

1. SEE GENERAL NOTES N-10 FOR ADDITIONAL INFORMATION.
2. SCHEDULES N-21
3. LVL NAILING SCHEDULE N-U

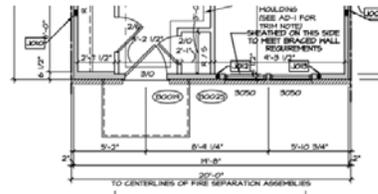
NOTE:

1. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES AND SOLEY REPRESENTATIVE OF THE ARCHITECTURAL DESIGN INTENT AND QUALITY. FINAL DIMENSIONS, MATERIALS, AND OPTIONS SUBJECT TO CHANGE.

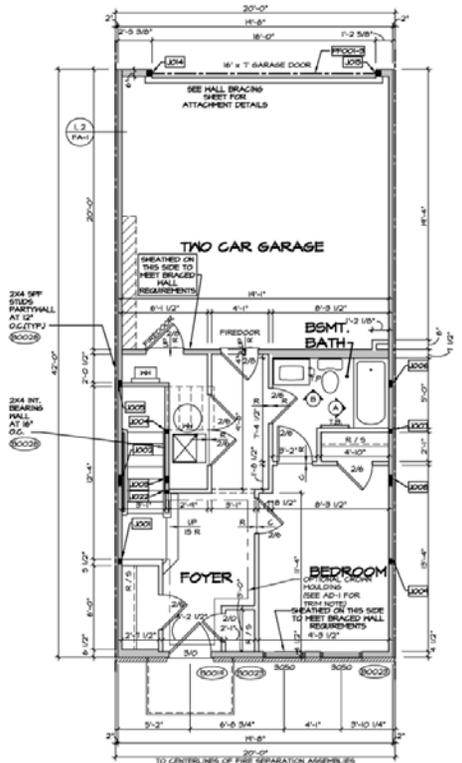
2. THIS DRAWING MAY BE INTERSPERSED OR CONTAIN 3 STORY MPDU'S IN SOME LOCATIONS. SEE SITE PLAN SHEETS 3-7 FOR LOCATIONS.



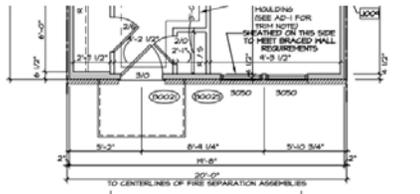
3 PARTIAL LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"
OPT. POWDER ROOM 1/4PC1



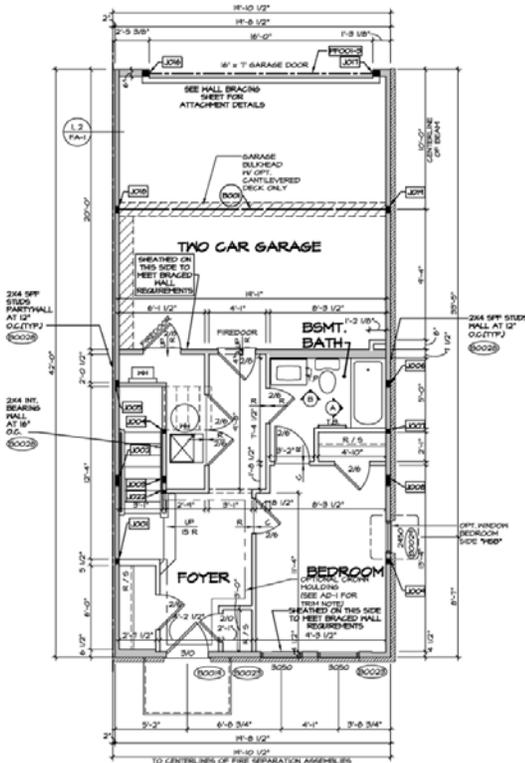
4 PARTIAL LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION 10' RLIP SHOWN W/ INTERIOR UNIT 1/2A01



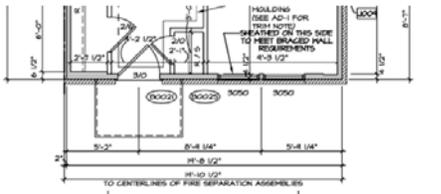
1 LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION 10' RLIP INTERIOR UNIT 1/2A01



4 PARTIAL LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION 10' RLIP INTERIOR UNIT 1/2A01



2 LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION 10' RLIP END UNIT 1/2A01



2 PARTIAL LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION 10' RLIP END UNIT 1/2A01

20' LOWER LEVEL FLOOR PLAN



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Engineering | Surveying | Planning | Environmental Sciences
www.soltesz.com

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS BEEN OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND VERIFY DEPTHS BY SHOWN TEST PIT'S BY HAND. WELL IN ADVANCE OF THE START OF EXCAVATION. CONTRACTOR SHALL NOTIFY ALL UTILITIES AGENCIES PRIOR TO THE START OF EXCAVATION. IF DISCREPANCIES ARE DISCOVERED, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN 10 FEET MAY REQUIRE PROTECTION TO THIS PLAN.

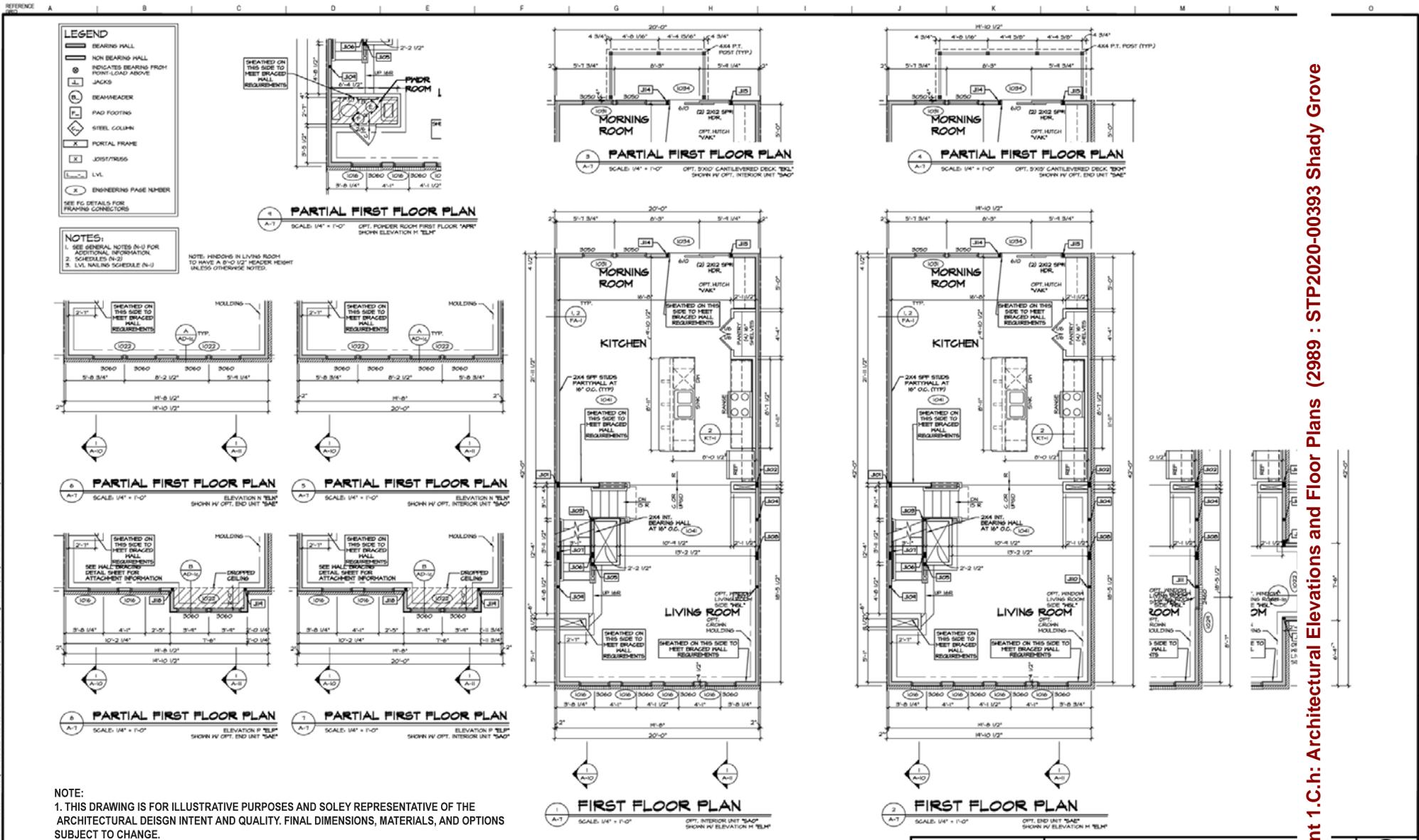
OWNER/DEVELOPER/APPLICANT
GROVE ROCKVILLE 31, B.L. II, LLC
C/O LANTIAN DEVELOPMENT LLC
4341 MONTGOMERY AVENUE
BETHESDA, MD 20814
PHONE: 301-388-5800
ATTN: ROBERT ELLIOTT

MAP 5154	GRID A2, B2
TAX MAP FB 62	ZONING CATEGORY M2E
WSP REF SHEET 221 NW 9	
DATE 04/14/20	
CONTRACTUAL NO. 2019-01	
VERSION 1.0	

ARCHITECTURE PLAN
SHADY GROVE NEIGHBORHOOD CEN
PHASE I
DANAC TECHNOLOGICAL PARK
CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

NTS
A3
PROJECT NO. 3559-02-00

Attachment 1.C.h: Architectural Elevations and Floor Plans (2989 : STP2020-00393 Shady Grove



NOTE:
 1. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES AND SOLELY REPRESENTATIVE OF THE ARCHITECTURAL DESIGN INTENT AND QUALITY. FINAL DIMENSIONS, MATERIALS, AND OPTIONS SUBJECT TO CHANGE.

Attachment 1.C.h: Architectural Elevations and Floor Plans (2989 : STP2020-00393 Shady Grove



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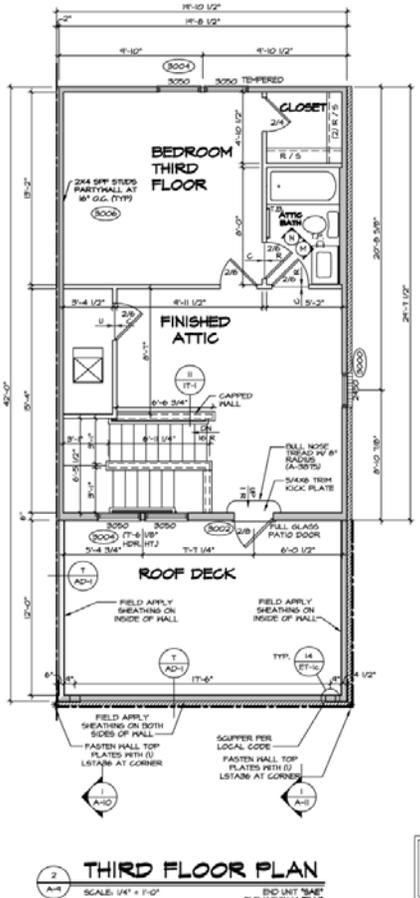
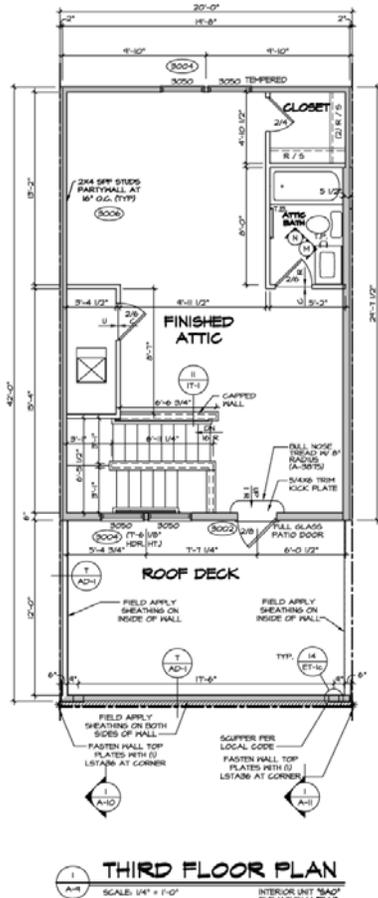
OWNER/DEVELOPER/APPLICANT
 GORDON PRODUCE, D.L. & B. II, LLC
 C/O LANTIAN DEVELOPMENT LLC
 4341 MONTGOMERY AVENUE
 BETHESDA, MD 20814
 PHONE: 301-388-5800
 ATTN: ROBERT ELLIOTT

MAP 5154	GRID A2, B2
TAX MAP FB 82	ZONING CATEGORY M2E
W300 SFP SHEET 221 NW 9	
DATE 01/14/2020	CONVENTIONAL 3000 SFP
DATE 01/14/2020	CONVENTIONAL 3000 SFP

20' FIRST FLOOR PLAN

ARCHITECTURE PLAN
SHADY GROVE NEIGHBORHOOD CEN
PHASE I
DANAC TECHNOLOGICAL PARK
 CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

NTS
A4
PROJECT NO. 3559-02-00



LEGEND

- BEARING HALL
- NON BEARING HALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

NOTES:

- SEE GENERAL NOTES (A-U) FOR ADDITIONAL INFORMATION.
- SEE SCHEDULE (N-O)
- LVL NAILING SCHEDULE (N-U)

END UNIT "BAP"
ELEVATION "M" TYP
ELEVATION "N" TYP
ELEVATION "P" TYP
SHOWN PL. CRT. BEDROOM
THIRD FLOOR "BAP"

NOTE:
1. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES AND SOLELY REPRESENTATIVE OF THE ARCHITECTURAL DESIGN INTENT AND QUALITY. FINAL DIMENSIONS, MATERIALS, AND OPTIONS SUBJECT TO CHANGE.

Attachment 1.C.h: Architectural Elevations and Floor Plans (2989) : STP2020-00393 Shady Grove



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OWNER/DEVELOPER/APPLICANT
GROVE ROCKVILLE 31, S. B. II, LLC
C/O LANTIAN DEVELOPMENT LLC
4341 MONTGOMERY AVENUE
BETHESDA, MD 20814
PHONE: 301-388-5800
ATTN: ROBERT ELLIOTT

MAP	S154	GRID	A2, B2
TAX MAP	FB 82	ZONING CATEGORY	MIE
PROJECT SHEET	221 NW 9		
DATE	01/14/2020	PROJECT NO.	2019-0001
DESIGNER	ROBERT ELLIOTT	PROJECT NAME	SHADY GROVE

20' THIRD FLOOR PLAN

ARCHITECTURE PLAN
SHADY GROVE NEIGHBORHOOD CENTER PHASE I
DANAC TECHNOLOGICAL PARK
CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

NTS
A6
PROJECT NO.
3559-02-00



City of
Rockville
Get Into It

111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

March 3, 2020

Mr. Robert Elliott
Lantian Development, L.L.C.
4341 Montgomery Avenue
Bethesda, Maryland 20814

SUBJECT: Sewer capacity for Shady Grove Neighborhood Center development –
PJT2017-00007 Letter of Adequacy

Dear Mr. Elliott:

The City of Rockville (City) has considered the proposal of Grove Rockville 31, II, III, IV, L.L.C. (Owner/Developer) to convey the wastewater of the Shady Grove Neighborhood Center development (Shady Grove Neighborhood Center or Development) through the City's sewer lines as an alternative to the proposal described in the Washington Suburban Sanitary Commission's (WSSC) letter of findings dated March 18, 2019 (Letter of Findings or HPA). As contemplated by Condition 18 of Project Plan PJT2017-00007 (the Project Plan), subject to the terms and conditions of this letter, the City agrees to and supports, an alternative wastewater concept plan allowing the Development to temporarily utilize and replace existing sanitary sewer transmission capacity and ultimately create additional sanitary sewer transmission capacity within the City's Watts Branch sewer system.

The Shady Grove Neighborhood Center is in the Muddy Branch Sewershed within the WSSC service area. WSSC's sewer system currently has sewer lines that connect to an existing City sewer manhole in Redland Road, which connects to a City sewer line located in the stream valley running south to West Gude Drive (the Existing City Stream Valley Sewer Lines). The Existing City Stream Valley Sewer Lines currently flow into a WSSC sewer line in West Gude Drive. The WSSC sewer lines and the Existing City Stream Valley Sewer Lines, including existing connections, are depicted on Exhibit "A".

If certain improvements are implemented, the Existing City Stream Valley Sewer Lines have capacity to allow the City to accommodate 43,000 gallons per day (gpd) of base sanitary flow from the Development (the Phase I Threshold Flow). These improvements consist of the construction of a new WSSC parallel sewer line in Choke Cherry Road and Piccard Drive, as described on Exhibit "B" (the Phase I Improvements) and shown on Exhibit "C" (the Phase I Preliminary Design Plan). At time of permitting, City staff will determine the restoration requirements and, if necessary, may require existing infrastructure to be relocated to facilitate the Phase I Improvements.

The Phase I Improvements are subject to WSSC confirmation, through an amended HPA, that the WSSC system has capacity to support the Phase I Threshold Flow without any additional mitigation. Any development of the Shady Grove Neighborhood Center beyond that accommodated by the Phase I Threshold Flow would create capacity deficiencies within the Existing City Stream Valley Sewer Lines that must be mitigated prior to the implementation of any portion of the Development that exceeds the Phase I Threshold Flow. Specifically, when the Phase I Threshold Flow is reached, additional improvements to mitigate the deficiencies created by the Development's proposed wastewater flow will require:

- (i) an additional WSSC parallel sewer line.
- (ii) a new, larger diameter WSSC sewer line.
- (iii) a new City sewer line to connect to the existing City sewer line.
- (iv) and an upsized City sewer line to connect to the new City sewer line.

These improvements are more particularly described on Exhibit "D" (the Phase II Improvements) and shown on Exhibit "E" (the Phase II Preliminary Design Plan). When the Phase II Improvements are completed, the Phase I Threshold Flow will be redirected to the Phase II Improvements. The Phase II Improvements will accommodate both the Phase I Threshold Flow and a minimum of 341,156 gpd of additional base sanitary sewer flow from the Shady Grove Neighborhood Center (the Remaining Development Flow).

This letter of adequacy serves as City consent to an alternative wastewater concept plan to be approved by WSSC for the Owner/Developer to direct the wastewater generated by the Development from the WSSC Muddy Branch Sewershed to the WSSC Watts Branch Sewershed by making improvements to the City and WSSC systems as described above, subject to the following conditions:

1. Prior to issuance of the first building permit for the Development, the Owner/Developer must design, permit, and bond the Phase I Improvements within existing City Right-of-way (ROW) as described on Exhibit "B" and shown on Exhibit "C" at Owner/Developer's cost. The Owner/Developer will pay all review and permit fees. The Phase I Improvements must be completed prior to the issuance of the first occupancy permit for the Development.
2. Prior to issuance of the first building permit for the Development, the Owner/Developer must contribute \$100,000 to the City's sewer fund.
3. Prior to issuance of the first building permit for the Development, the Owner/Developer must post a surety bond in accordance with the City Code (Code) requirements for installing cured-in-place pipe lining within the approximately 2,500 linear feet of the Existing City Stream Valley Sewer Lines (the Pipe Lining). With the Pipe Lining and construction of the Phase I Improvements, the City sewer system will have capacity to accommodate the entirety of the Phase I Threshold Flow before constructing the Phase II Improvements. If implemented, the Pipe Lining will replace the capacity in the Existing City Stream Valley Sewer Lines that are utilized by the Phase I Threshold Flow. If the Owner/Developer has not posted a Future Sewer Improvements Bond as described in Condition 4 below within five years from the issuance of the first building permit for the Development, the City at its sole discretion may require, through written notice, that the Owner/Developer implement the Pipe Lining. If within six months of the City's notice the Owner/Developer fails to either post a Future Sewer Improvements Bond as described in Condition #4 below or obtain a permit to implement the Pipe Lining, the City may call the bond and implement the Pipe Lining.

4. Within five years from the issuance of the first building permit for the Development, the Owner/Developer must post a surety bond in accordance with Code requirements that provides for and is sufficient for either the Phase II Improvements or the Pipe Lining (Future Sewer Improvements Bond), whichever amount is greater. The amount of the Future Sewer Improvements Bond shall be based upon an estimated budget submitted to and approved by the City as required by the Code. If the Owner/Developer has not obtained a permit to implement the Phase II Improvements within two years of posting the Future Sewer Improvements Bond, the City may, at its sole discretion, require, through written notice, that the Owner/Developer implement the Pipe Lining. If within six months of the City's notice the Owner/Developer fails to obtain a permit to implement the Pipe Lining, the City may call the Future Sewer Improvements Bond and implement the Pipe Lining. Upon the Owner/Developer's posting of the Future Sewer Improvements Bond, the surety bond required by Condition #3 for the Pipe Lining shall be released and returned to the Owner/Developer. At the Owner/Developer's request, the City, at its sole discretion, may extend the terms of Condition #4, annually, for up to a total of five additional years, provided the Owner/Developer makes an additional payment in the amount of \$10,000 per year.
5. If within five years from the issuance of the first building permit for the Development, the Pipe Lining has been completed by the City, the Owner/Developer, or a third party, the Future Sewer Improvements Bond as described in Condition #4 is not necessary. Prior to the issuance of the first building permit utilizing the Remaining Development Flow, the Owner/Developer shall still be required to design, permit, and bond the Phase II Improvements. The Phase II Improvements must be completed prior to the issuance of the first occupancy permit for the Development utilizing the Remaining Development Flow.
6. The Development will remain within the WSSC service area and will continue to be serviced by WSSC.
7. The Owner/Developer shall file such additional amended HPA(s) with WSSC to conform with the proposal as necessary. The City staff shall provide WSSC with any required documentation evidencing its consent to (a) the construction of Phase I Improvements and transmission of Phase I Threshold Flow through the Phase I Improvements and Existing Stream Valley Sewer Lines as provided above, and (b) the City's consent to the construction of the Phase II Improvements and transmission of the Remaining Development Flow and Phase I Threshold Flow through the Phase II Improvements and remaining City sewer lines in Piccard Drive and West Gude Drive as also provided. The City shall diligently process permit applications for the Phase I Improvements, Phase II Improvements, and the Pipe Lining, if required, so as not to delay Owner/Developer's compliance with the above timeframes.

Mr. Robert Elliott
March 3, 2020
Page 4

Provided the Owner/Developer is in compliance with the terms of this letter, the Phase I Threshold Flow of 43,000 gpd and the Remaining Development Flow of 341,156 gpd is reserved to the Owner/Developer and will be allocated to the Owner/Developer for the Shady Grove Neighborhood Center for the validity period of the Project Plan.

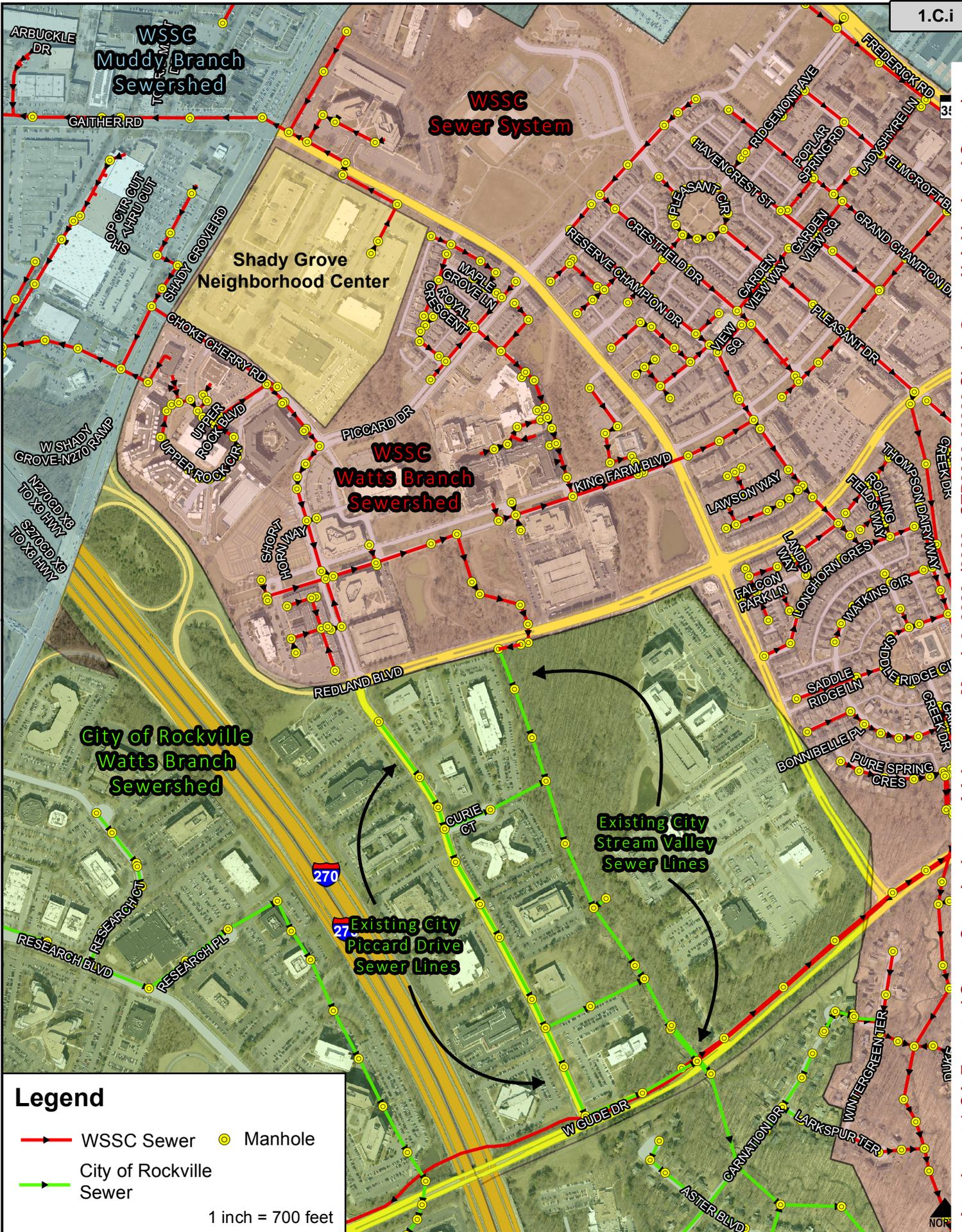
Sincerely,



Craig L. Simoneau, P.E.
Director of Public Works

CLS/JDW/jap

cc: Jim Wasilak, Chief of Zoning
John Foreman, Development Services Manager
Brian Wilson, Principal Planner
Day file



Attachment 1.C.i: Executed Sewer Capacity Letter of Adequacy - March 3, 2020 (2989 : STP2020-00393 Shady Grove Neighborhood Center)

Shady Grove Neighborhood Center

Exhibit "B" Phase I Improvements

March 3, 2020

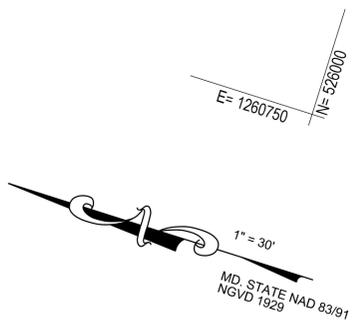
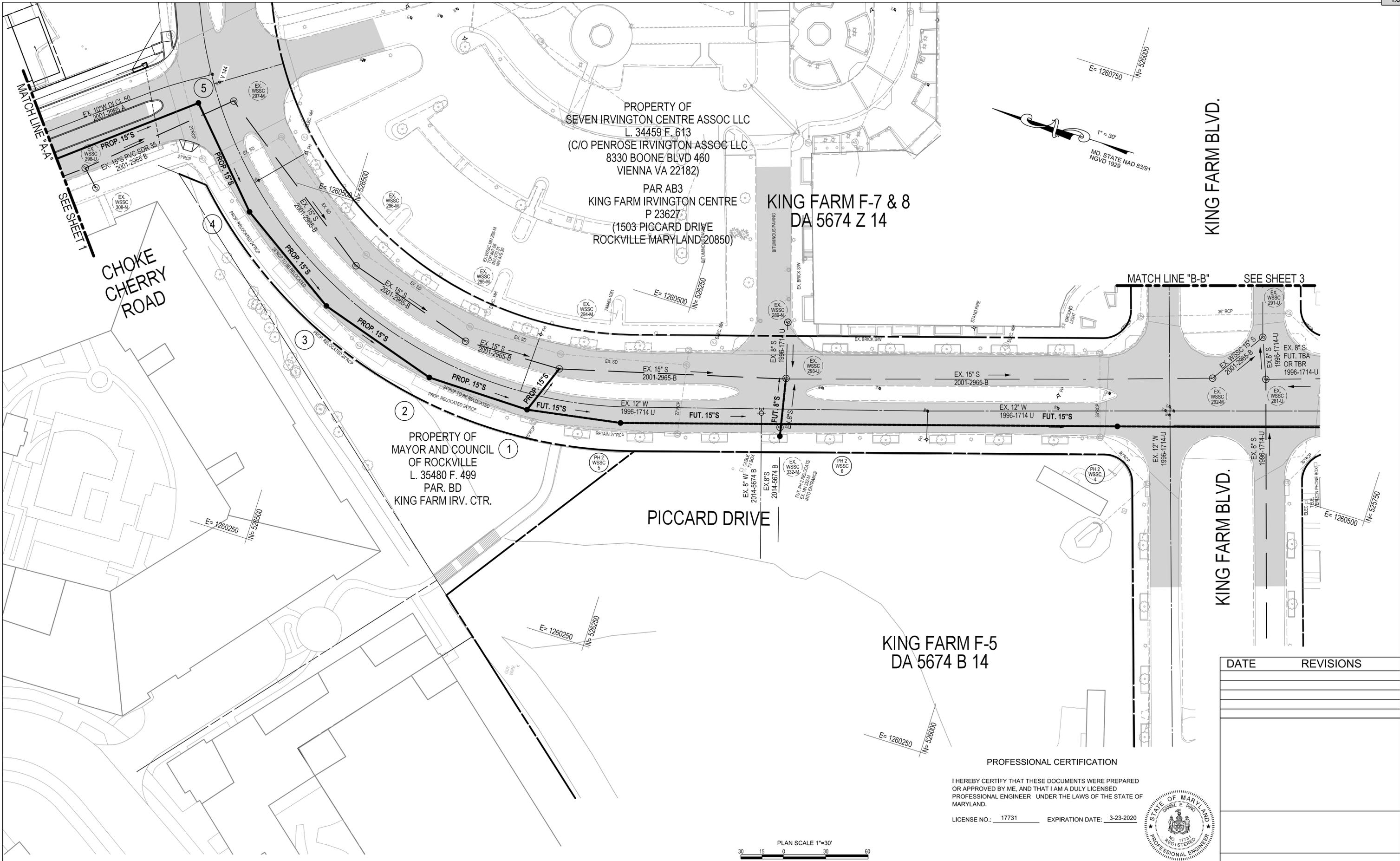
Exhibit "B" Phase I Improvements

Phase I of Shady Grove Neighborhood Center requires offsite improvements to the existing sewer system within the public rights-of-way. This consists of building a parallel WSSC sewer line from the intersection of Proposed Street "C" at Choke Cherry Road, along Choke Cherry Road and onto Piccard Drive. The new, parallel, WSSC sewer line will then connect to existing WSSC Manhole Number 169932294-M, also known as 294-M.

Phase I the Phase I Preliminary Design Plan, shown on Exhibit "C", shows proposed sewer in the Choke Cherry Road and Piccard Drive public rights-of-ways. The entire system consists of approximately 11 WSSC sewer manholes with approximately 882 linear feet of parallel 15-inch WSSC sewer pipelines. The proposed WSSC manholes are approximately 12 to 19.5 feet deep. The sewer is to be built parallel to the existing 15-inch WSSC sewer system built under WSSC Contract No. 2001-2965-B. Both sewers will remain as separate services per WSSC's requirement to not remove sewage flows from the existing WSSC 12-inch sewer system within King Farm Boulevard that was built under WSSC Contract No. 1996-1714-U.

See Exhibit "C" for preliminary plans and preliminary profiles for this scenario.

Final Engineering Design Plans that comply with WSSC standards will be necessary to enable this construction. No construction will occur before WSSC System Extension Plans (SEP) are approved, permitted, bonded, and a WSSC Preconstruction meeting is held.



KING FARM BLVD.

KING FARM BLVD.

PROPERTY OF
SEVEN IRVINGTON CENTRE ASSOC LLC
L. 34459 F. 613
(C/O PENROSE IRVINGTON ASSOC LLC
8330 BOONE BLVD 460
VIENNA VA 22182)

PAR AB3
KING FARM IRVINGTON CENTRE
P 23627
(1503 PICCARD DRIVE
ROCKVILLE MARYLAND 20850)

KING FARM F-7 & 8
DA 5674 Z 14

PROPERTY OF
MAYOR AND COUNCIL
OF ROCKVILLE
L. 35480 F. 499
PAR. BD
KING FARM IRV. CTR.

PICCARD DRIVE

KING FARM F-5
DA 5674 B 14

DATE	REVISIONS

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.: 17731 EXPIRATION DATE: 3-23-2020



WASHINGTON SUBURBAN SANITARY COMMISSION



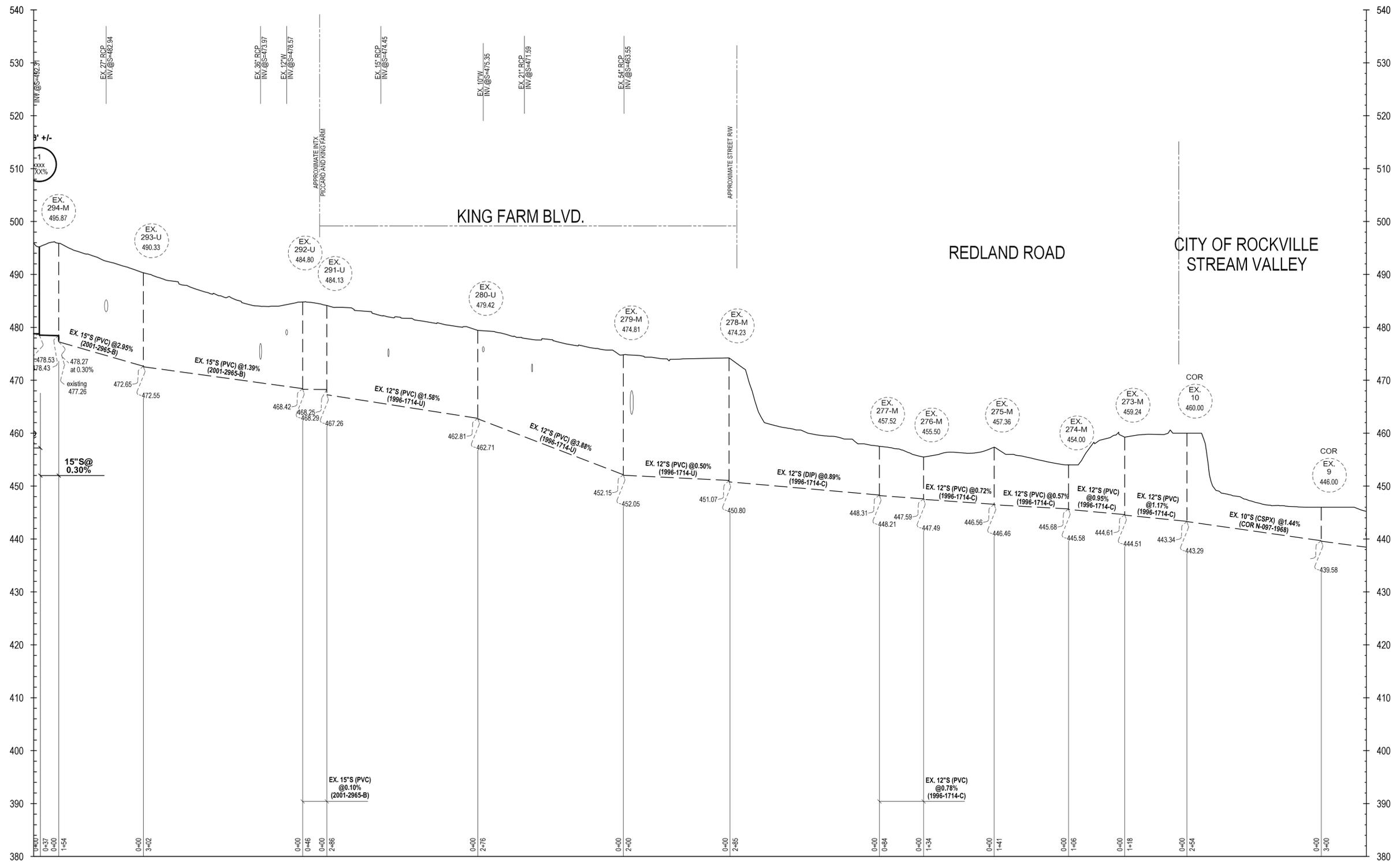
THESE DOCUMENTS CONTAIN PRIVILEGED AND CONFIDENTIAL INFORMATION WHICH SHALL NOT BE REDISTRIBUTED WITHOUT PRIOR WSSC APPROVAL



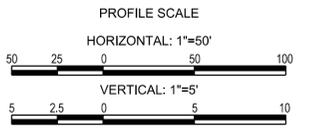
SOLTESZ, INC.
ROCKVILLE OFFICE
2 RESEARCH PLACE, SUITE 100, ROCKVILLE MD 20850
P.301.948.2750 F.301.948.9067
Engineering // Surveying // Planning // Environmental Sciences
CONTACT: Joan L. Meiselman EMAIL: jmeiselman@solteszco.com

ROCKVILLE ELECTION DISTRICT #4
PHASE I PRELIMINARY DESIGN PLAN
CHERRY ROAD AND PICCARD DRIVE
TO SERVE SHADY GROVE NEIGHBORHOOD CENTER - PHASE I

CONTRACT	EXHIBIT C
NO	2
OF	10
200'S	220 NW 08; 220 & 221 NW 09



FOR CONTINUATION
SEE SHEET 10



DATE	REVISIONS

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.: 17731 EXPIRATION DATE: 3-23-2020



WASHINGTON SUBURBAN SANITARY COMMISSION



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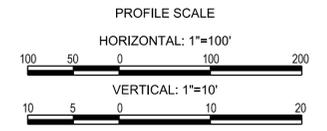
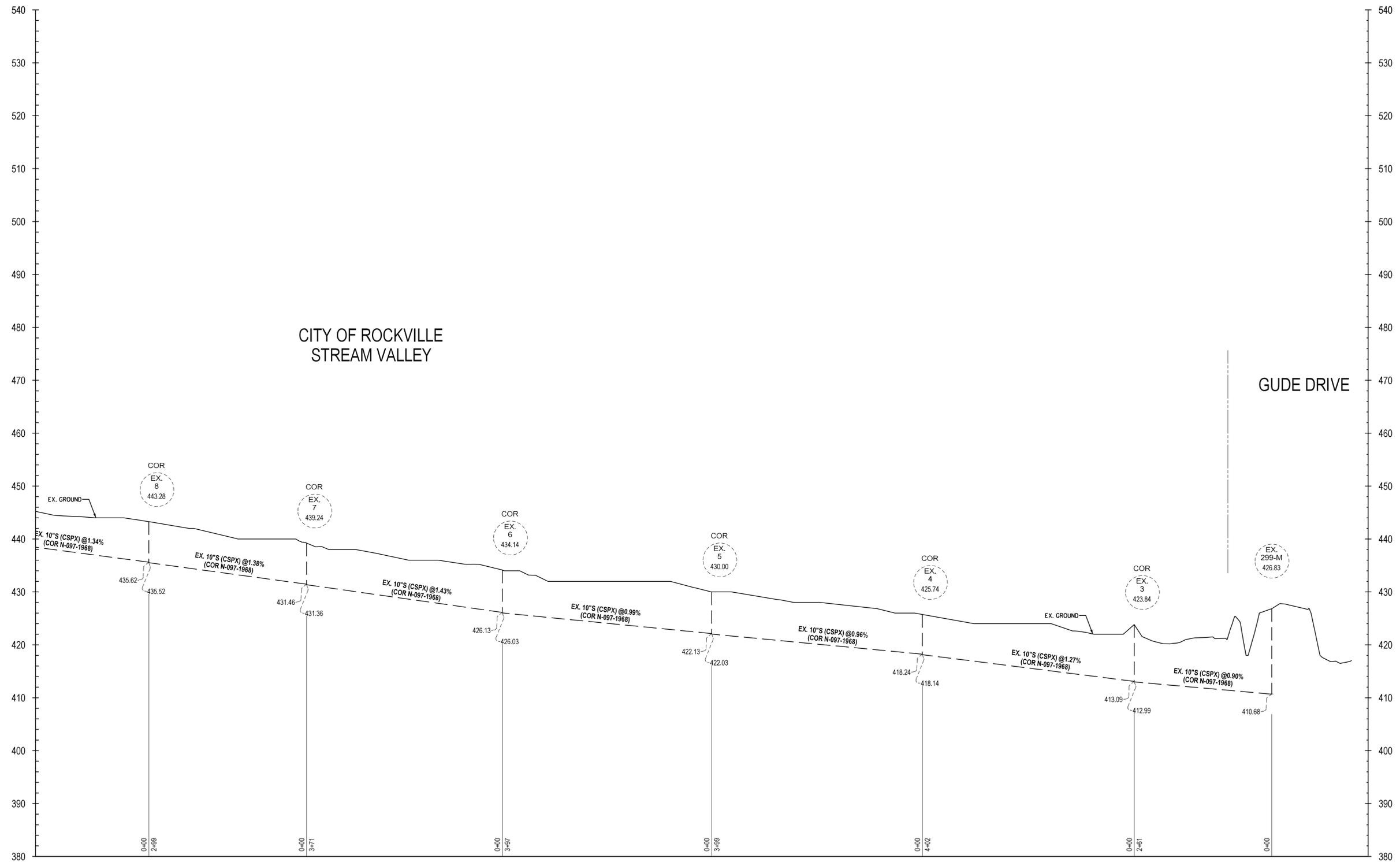


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ROCKVILLE OFFICE
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P.301.948.2750 F.301.948.9067
Engineering // Surveying // Planning // Environmental Sciences
CONTACT: Joan L. Meiselman EMAIL: jmeiselman@solteszco.com

ROCKVILLE ELECTION DISTRICT #4
PHASE I PRELIMINARY DESIGN PLAN
CHOKE CHERRY ROAD AND PICCARD DRIVE
TO SERVE SHADY GROVE NEIGHBORHOOD CENTER - PHASE I

CONTRACT	EXHIBIT C
NO	9
OF	10
Packet Pg.	225

FOR CONTINUATION
SEE SHEET 9



DATE	REVISIONS

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.: 17731 EXPIRATION DATE: 3-23-2020



WASHINGTON SUBURBAN SANITARY COMMISSION



THESE DOCUMENTS CONTAIN PRIVILEGED AND CONFIDENTIAL INFORMATION WHICH SHALL NOT BE REDISTRIBUTED WITHOUT PRIOR WSSC APPROVAL



SOLTESZ, INC.
ROCKVILLE OFFICE
2 RESEARCH PLACE, SUITE 100, ROCKVILLE MD 20850
P.301.948.2750 F.301.948.9067
Engineering // Surveying // Planning // Environmental Sciences
CONTACT: Joan L. Meiselman EMAIL: jmeiselman@solteszco.com

ROCKVILLE ELECTION DISTRICT #4
PHASE I PRELIMINARY DESIGN PLAN
CHOKE CHERRY ROAD AND PICCARD DRIVE
TO SERVE SHADY GROVE NEIGHBORHOOD CENTER - PHASE I

CONTRACT	EXHIBIT C
200'S	220 NW 08; 220 & 221 NW 09
NO	10
OF	10

Shady Grove Neighborhood Center

Exhibit “D” Phase II Improvements

March 3, 2020

Exhibit “D” Phase II Improvements

Phase II of Shady Grove Neighborhood Center requires additional offsite improvements to the existing sewer system within the public rights-of-way. This consists of building an additional WSSC sewer line from the Phase I existing WSSC Manhole Number 1 and disconnecting the Phase I sewer from existing WSSC Manhole Number 169932294-M, also known as 294-M. The pipe connecting Phase I sewer manhole Number 1 to existing sewer manhole number 294-M will be abandoned or removed as necessary. This abandonment or removal will follow WSSC standards as provided in the latest of each of: 1) the WSSC Pipeline Design Manual, 2) the WSSC Standard Details, and 3) the WSSC SEP General Conditions and Standard Specifications.

At the time of this disconnection, sewage will flow within Piccard Drive to West Gude Drive and no longer flow into the City’s Existing Stream Valley Sewer Line. This will restore the City’s capacity within the Existing Stream Valley Sewer.

Phase II the Phase II Preliminary Design Plan, shown on Exhibit “E”, shows proposed sewer in the Piccard Drive public rights-of-way. The horizontal location of the parallel WSSC sewer will require reconstruction of one existing WSSC 8-inch sewer built under WSSC Contract 2014-5674-B that flows from King Farm F-5, along with relocating existing WSSC MH 16993332-M (332-M) further west. The new WSSC 8-inch sewer will be reconnected to existing WSSC MH 16993293-U (293-U). The vertical location of the new WSSC 15-inch sewer will require reconnecting the existing WSSC 8-inch sewer built under WSSC Contract 2014-5674-A that flows from King Farm F-6 to connect to the new WSSC manhole number 2. The existing WSSC 8-inch sewer that currently flows from existing WSSC MH 16993283-M (383-M) to existing WSSC MH 16993281-U (281-U) will be abandoned or removed as necessary.

The system consists of WSSC and City pipelines and manholes. There will be approximately six (6) WSSC sewer manholes with approximately 1,245 linear feet of new 15-inch WSSC sewer pipelines and approximately 67 linear feet of new 8-

Shady Grove Neighborhood Center

Exhibit "D" Phase II Improvements

March 3, 2020

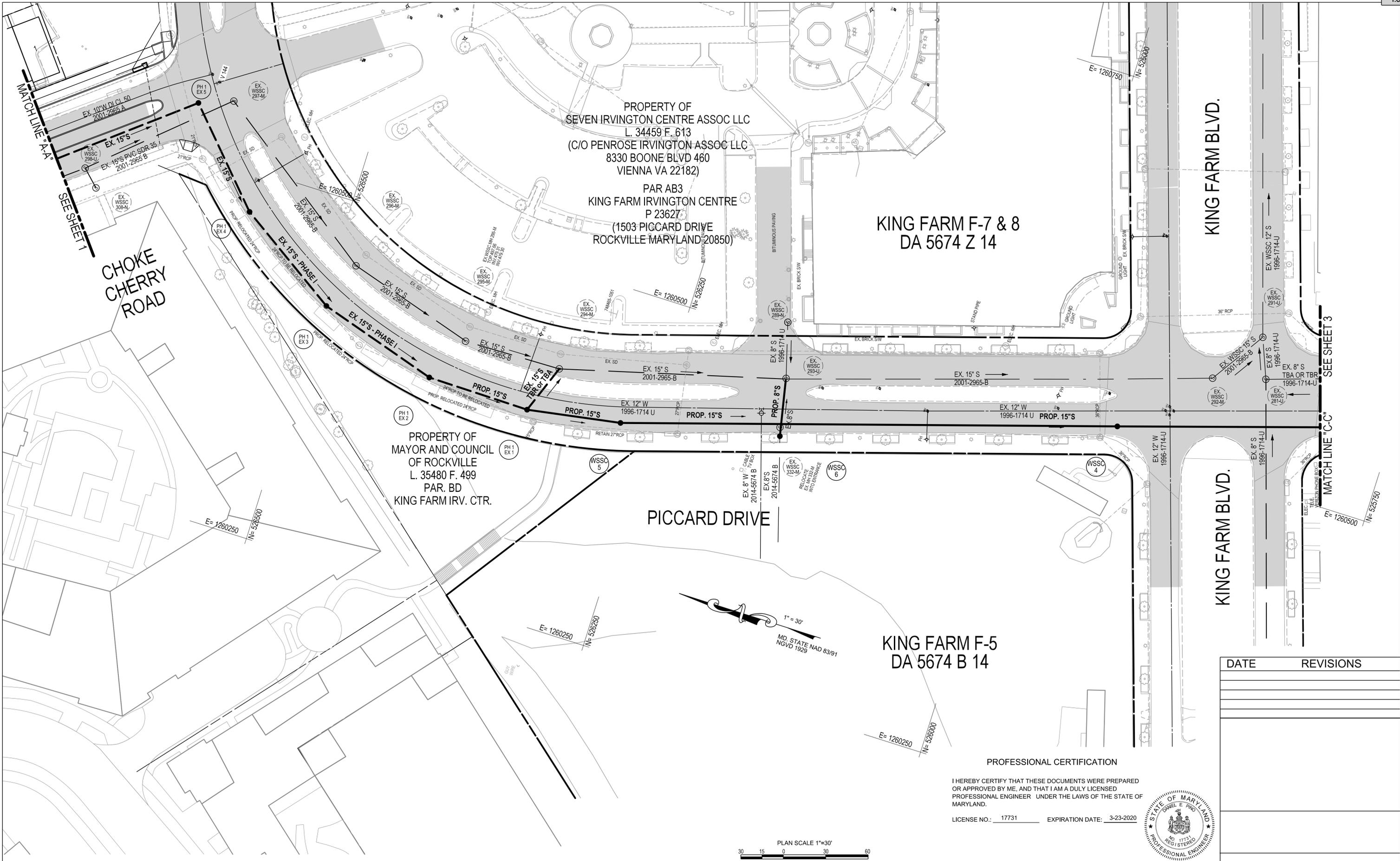
inch WSSC sewer pipeline. There will also be one (1) new City sewer manhole, reconstruction of existing City Manhole Number 15, approximately 180 linear feet of new 15-inch City sewer pipeline, and replacement of approximately 725 linear feet of existing City 8-inch sewer pipeline with new City 15-inch sewer pipeline in line and on grade.

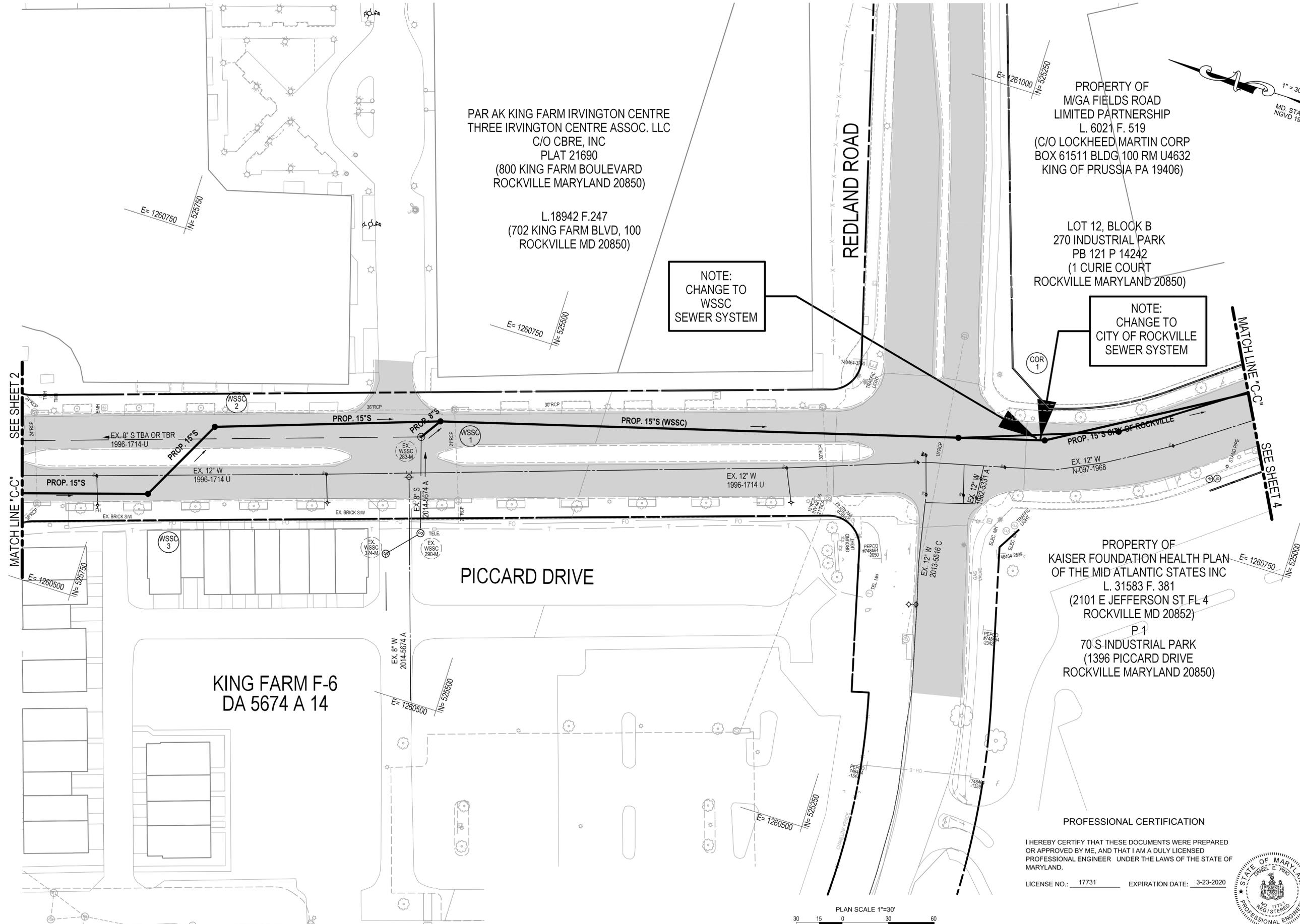
The proposed WSSC manholes are approximately 13 to 21.5 feet deep.

The existing City Manhole Number 15 is currently approximately 9.3 feet deep. The bottom will be rebuilt to deepen the inverts to be a final manhole depth of approximately 14.6 feet deep. The proposed new City Manhole will be approximately 21.5 feet deep.

See Exhibit "E" for preliminary plans and preliminary profiles for this scenario.

Final Engineering Design Plans that comply with WSSC standards will be necessary to enable this construction. Final Engineering Design Plans that comply with City standards will also be necessary to enable this construction. No construction will occur before WSSC System Extension Plans (SEP) are approved, permitted, bonded, and a WSSC Preconstruction meeting is held, nor the same for the City plans.





DATE	REVISIONS

CONTRACT		EXHIBIT E	
NO	3	OF	8
200'S	220 NW 08; 220 & 221 NW 09		

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.: 17731 EXPIRATION DATE: 3-23-2020

WASHINGTON SUBURBAN SANITARY COMMISSION



THESE DOCUMENTS CONTAIN PRIVILEGED AND CONFIDENTIAL INFORMATION WHICH SHALL NOT BE REDISTRIBUTED WITHOUT PRIOR WSSC APPROVAL

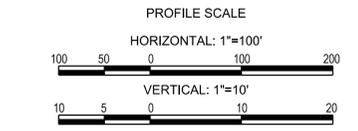
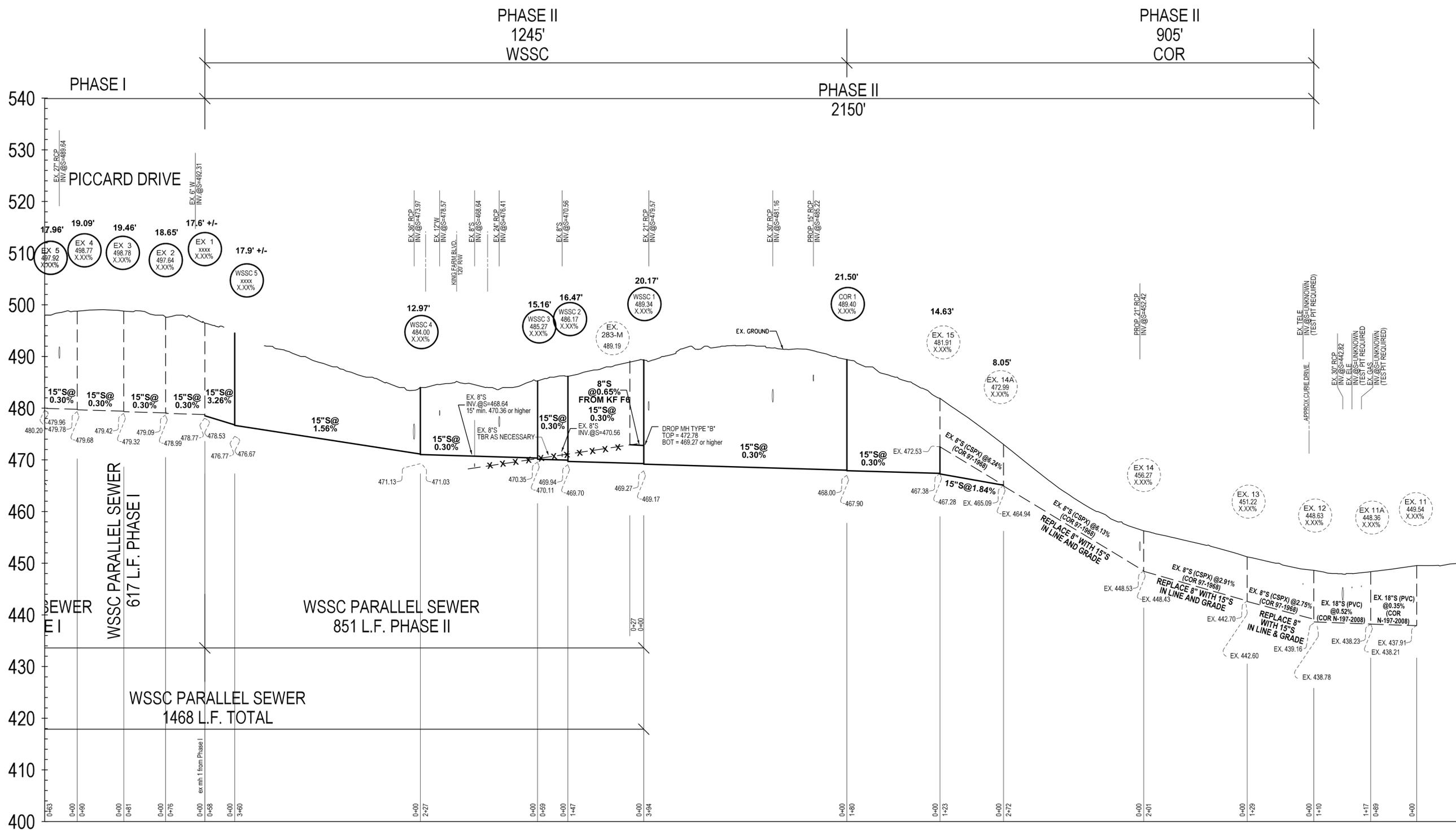


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ROCKVILLE ELECTION DISTRICT #4
PHASE II PRELIMINARY DESIGN PLAN
 CHOKE CHERRY ROAD AND PICCARD DRIVE
 TO SERVE SHADY GROVE NEIGHBORHOOD CENTER - PHASE II

TEMPLATE LAYOUT CURRENT as of: 1/17/18

Attachment 1.C.i: Executed Sewer Capacity Letter of Adequacy - March 3, 2020 (2989 - STP2020-00393 Shady Grove Neighborhood Center)



DATE	REVISIONS

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.

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ROCKVILLE ELECTION DISTRICT #4
PHASE II PRELIMINARY DESIGN PLAN
 CHOKE CHERRY ROAD AND PICCARD DRIVE
 TO SERVE SHADY GROVE NEIGHBORHOOD CENTER - PHASE II

CONTRACT	EXHIBIT E
NO	8
OF	8
Packet Pg.	236

TEMPLATE LAYOUT CURRENT as of: 1/17/18

Attachment 1.C.I.: Executed Sewer Capacity Letter of Adequacy - March 3, 2020 (2989 - STP2020-00093 Shady Grove Neighborhood Center)

LINOWES
AND | BLOCHER LLP
 ATTORNEYS AT LAW

February 10, 2020

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Mr. R. James Wasilak
 Chief of Zoning
 Department of Community Planning and
 Development Services
 City of Rockville
 111 Maryland Avenue
 Rockville, Maryland 20850

Re: STP2020-00393 – Updated Waiver of Subdivision Regulations: Residential Lot Tree Planting

Dear Mr. Wasilak:

Grove Rockville 31 II, LLC and Grove Rockville 31 IV, LLC, owner and applicant (the “Applicant”) is submitting this letter to update its December 11, 2019 letter requesting a waiver of certain requirements of Article 21 of Chapter 25 of the City of Rockville Code (the “Zoning Ordinance”) pursuant to Section 25.21.07 of the Zoning Ordinance. In accordance with City staff’s request, Applicant has revised the letter to support the requested waiver of Section 25.21.21.b of the Zoning Ordinance.

Specifically, Applicant restates its request to reduce the required number of trees planted per residential lot from 3 trees to 1.5 trees per lot based on an aggregate of the on-site trees (the “Waiver”). This request is associated with STP2020-00393, which proposes to redevelop 2 Choke Cherry Road and 2094 Gaither Road in the City of Rockville (the “City”) with 136 townhouses (the “Phase I Site Plan”). The Site Plan implements Project Plan PJT-2017-00007 (the “Project Plan”), and this waiver request was expressly discussed and supported by the Mayor and Council in Resolution No. 7B-19 (the “Resolution”), approving the Project Plan as more fully described below. Granting Applicant’s request is appropriate as undue hardship will result from strict compliance, and the Waiver allows substantial justice to be done, protects the public health, safety, aesthetics, and general welfare, and supports the intent and purpose of the City’s Comprehensive Master Plan and the Zoning Ordinance.

Attachment 1.C.j: Townhouse Lot Tree Waiver Request (2989 : STP2020-00393 Shady Grove Neighborhood Center)

Mr. R. James Wasilak
City of Rockville
February 10, 2020
Page 2

Background

The Project Plan

On April 29, 2019, the Mayor and Council approved the Project Plan by adopting the Resolution. The Project Plan allows the redevelopment of approximately 31 acres of property located at 15825 Shady Grove Road, 2092-2098 Gaither Road, and 2-4 Choke Cherry Road (collectively, the “Overall Site”) as an integrated mixed-use center containing up to 1,336 apartment units, up to 330 townhouses, up to 390,000 square feet of commercial/hotel/institutional uses, and up to 170,000 square feet of retail uses.

In granting the Project Plan, the Mayor and Council recognized that Section 25.21.21.b of the Zoning Ordinance’s requirement to plant a minimum of one tree in the front yard and two trees in the rear yard of every residential lot would need to be reduced in order to implement the approved Project Plan and expressly supported such a reduction. As specifically outlined in the Resolution:

The Mayor and Council acknowledge that implementation of the approved Project Plan’s urban townhouse design requires the grant of a waiver by the Planning Commission of Section 25.21.21.b of the City Code pursuant to Section 25.21.07 of the City Code to allow a reduction of the required trees per residential lot from 3 trees to 1.5 trees per lot, based on an aggregate of the on-site trees, and support such a waiver.

Resolution, Condition 6. Furthermore, the Project Plan also requires that the network of internal streets within the Overall Site be dedicated as public streets, and states Applicant must dedicate public-right-of-way along Choke Cherry Road and Gaither Road. Resolution, Conditions 9 & 10.

The Phase I Site Plan

The Phase I Site Plan, which is the first site plan application implementing the Project Plan, proposes redeveloping 2 Choke Cherry Road and 2094 Gaither Road with 136 townhouses, a grid network of new public streets, public park land, and a regional stormwater management pond treating off-site areas for water quality, and other associated amenities. Under strict application of Section 25.21.21.b of the Zoning Ordinance, the Phase I Site Plan would require three trees per townhouse lot (or 408 trees), one tree to be located in the front of the lot and two trees in the rear of the lot. The three tree per lot standard, specifically the requirement for two trees in the rear of the lot, anticipates single-family detached building types. This standard was

Mr. R. James Wasilak
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 February 10, 2020
 Page 3

conceived for older suburban-style development and is inconsistent with modern infill projects and mixed-use communities. The urban townhouse design complementing the mixed-use development approved in the Project Plan does not anticipate or accommodate this suburban form of planting.

Future Site Plan Phases

Future site plan phases are anticipated to include an additional 122 townhouse lots. Strict application of Section 25.21.21.b of the Zoning Ordinance would require an additional 366 trees per townhouse lot thereby further compromising the compact, infill, and urban design approved in the Project Plan.

Requested Waiver

Consistent with Condition 6 of the Resolution quoted above, Applicant seeks a waiver of Section 25.21.21.b to reduce the required trees per townhouse lot from 3 trees to 1.5 trees based on an aggregate of the on-site trees for the 31-acre Overall Site. Applicant's Waiver request is summarized in the following chart:

	Phase I	Future Site Plan Phases	All Phases
Number of Townhouse Lots	136 lots	122 lots	258 lots
Number of Required Townhouse Lot Trees Based on Waiver Request	204 trees	183 trees	387 trees
Number of Proposed Townhouse Lot Trees Provided on Overall Site	291 trees	96 trees	387 trees

Applicant's Waiver request is also illustrated on the Tree Waiver Exhibit with accompanying chart and notes attached as Exhibit 1.

All proposed trees planted on the Overall Site for the full buildout of the Project Plan, whether located within the public right-of-way or on public parkland, homeowner association parcels, or individual lots, count towards satisfying the proposed 1.5 trees per residential lot in accordance with Condition 6 of the Resolution. The scope of the Waiver request includes the Phase I Site Plan application, as well as future phased townhouse site plan applications for Project Plan implementation, with all trees to be planted on the Overall Site meeting the aggregate total of 1.5 trees per residential lot. As noted on the attached exhibit, the number, location, and type of

Mr. R. James Wasilak
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shade and/or ornamental trees for future phases are illustrative only and may be modified at the time of site plan for any applicable phase.

The realization of the Project Plan with the Waiver will result in almost twice as many trees as currently exist on the Overall Site, a significant increase in tree canopy, as well as reduction in impervious surface area presently without any water quality treatment and numerous other public benefits.

Justification for Waiver

Granting Applicant's proposed reduction of residential lot trees from 3 to 1.5, as defined in the Resolution, is appropriate under Section 25.21.07 of the Zoning Ordinance. With regard to findings, this Section states:

If the Planning Commission finds that undue hardship will result from strict compliance with any requirement of this chapter, it may grant a waiver or modification from such requirement so that substantial justice may be done if the public health, safety, aesthetics, or general welfare will not be impaired and the waiver will not be contrary to the intent and purpose of the plan or this chapter.

Strict Compliance with the Three Tree Per Residential Lot Requirement of 25.21.21.b of the Zoning Ordinance Will Result in Undue Hardship and the Waiver is Necessary so that Substantial Justice May Be Done

Applicant will suffer undue hardship arising from strict compliance with Section 25.21.21.b of the Zoning Ordinance. The Project Plan calls for compact, walkable, and mixed-use development in order to take full advantage of the Overall Site's proximity to existing transportation infrastructure, public facilities, retail services, and employment opportunities. The Mayor and Council's Project Plan approval, as conditioned by the Resolution, also includes a new grid of public streets (totaling in excess of 7 acres of private land to be dedicated to the City), 1.59 acres of public parkland, a regional stormwater management pond (treating 9 acres of off-site area), and several other environmental site design measures, as well as the dedication of substantial public rights-of-way and construction of new shared-use paths and sidewalks along existing adjacent public streets. Achieving this desired form of urban redevelopment with the significant public benefits associated with the Project Plan necessitates the requested flexibility in the on-lot tree planting requirements of Section 25.21.21.b of the Zoning Ordinance. Indeed, the Mayor and Council expressly recognized and supported the need for the reduction to

Mr. R. James Wasilak
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Page 5

implement the Project Plan's urban townhouse design in the Resolution, approving the Project Plan and stated its support for the Waiver. Otherwise, Applicant will suffer a hardship through the preclusion of an economically viable project and the inability of receiving a reasonable financial return on its considerable investment for providing extensive public benefits. Importantly, the implementation of the Project Plan could not be achieved, contrary to the Mayor and Council's approval.

Undue hardship is also created by the fact that the City expressly required Applicant to provide public streets rather than private streets, although the City has approved private streets or partial street dedications in similar developments. It should be noted that Applicant is required to use the gross tract area for the purposes of all tree and onsite improvements. In this matter, all of the to-be dedicated property for the public streets is currently under private ownership and should be considered usable for tree calculation purposes. Providing private streets and/or granting easements permits all street trees to be counted as on-site lot trees. City staff, however, has not counted street trees in public streets, despite the fact that these trees are visually identical, protected, and maintained. Therefore, the Mayor and Council recognized that, for purposes of the requested Waiver, all street trees in the public streets would count toward the on-site lot tree calculation resulting in 1.5 trees per lot based on the aggregate. If the Waiver is denied, the method of calculation established by the Mayor and Council in the Resolution would not be available to Applicant, unfairly denying Applicant the ability to implement the approved Project Plan.

The Public Health, Safety, Aesthetics, or General Welfare Will Not Be Impaired by Granting the Waiver

Furthermore, the Planning Commission's approval of the Waiver will support the public health, safety, aesthetics, and general welfare. As noted by the Mayor and Council, approving the Waiver will allow the implementation of the approved Project Plan's "urban townhouse design." Resolution, Condition 6. This, in turn, will enable the provision of much needed housing in the City, including a significant number of moderately priced dwelling units ("MPDUs"), convenient to existing transportation infrastructure, employment, retail uses, commercial services, and public recreational facilities. Residents of these new dwellings will be able to access and enjoy new open areas enhanced with trees and associated landscaping. This includes public parkland surrounding the proposed pond and the Central Green, as well as pocket parks with children play facilities, mews, and other landscaped areas. These open areas will be improved with many attractive and desirable amenities to serve the community.

The Waiver will also support the incorporation of other enhancements to public health, safety, aesthetics, and general welfare included in the approved Project Plan, including a new

Mr. R. James Wasilak
 City of Rockville
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grid network of internal public streets with comfortable sidewalks and attractive street trees, the construction of new shared-use pathways for pedestrians and cyclists, the incorporation of a new stormwater management pond that will provide quality control for both on-site and off-site runoff, and an enhanced landscaped buffer between the Overall Site and the abutting King Farm neighborhood. Applicant observes that the existing property currently contains approximately 138 trees, most of which are located in planting strips adjacent to surface parking lots. The Phase I Site Plan is proposed to provide 291 new trees planted to City standards. As noted above, implementation of the Project Plan with Applicant's requested Waiver will result in more than twice as many trees in comparison to existing conditions, a significant increase in tree canopy, and a reduction in untreated impervious surfaces when compared to the Overall Site's existing conditions.

Granting the Waiver Will Not Be Contrary to the Intent and Purpose of the City's Comprehensive Plan or the City's Zoning Ordinance

Lastly, the Waiver request advances the intent and purpose of the City's Comprehensive Master Plan and the Zoning Ordinance. Before stating its support for the Waiver, the Mayor and Council found in its Resolution that the Project Plan was consistent with the City's 2002 Comprehensive Master Plan (the "Master Plan"). Resolution, pg. 4. The Mayor and Council noted that the Project Plan replaced outmoded auto-centric office structures with a range of housing types, price ranges, and opportunities for both ownership and rental. Resolution, pg. 4. The Mayor and Council also found that the Project Plan complied with the Master Plan's objectives of placing housing near mixed-use development with new public parkland and improved transportation facilities, as well as creating a welcoming mixed-use gateway at the City's northern border along the Shady Grove Road corridor. *Id.* The Waiver is entirely consistent with these findings by implementing the first phase of the Project Plan in the Phase I Site Plan with new for-sale urban townhouses (including MPDUs), public parkland, a regional stormwater management pond providing water quality treatment for off-site impervious areas, with walking paths, benches, and high quality landscaping, including improvements to the adjacent City-owned property, new public streets and sidewalks, and attractively landscaped open spaces. Approving the Waiver is also consistent with many of the purposes of the Zoning Ordinance, including providing appropriately scaled buildings that are compatible with their surroundings, facilitating diversity in housing, building design, and land use, ensuring orderly development consistent with the Master Plan, allowing for the most appropriate use of land throughout the City, fostering flexible building and site design, and offering attractive, high quality development and design that enhances the community's quality of life. *See* § 21.01.02 of the Zoning Ordinance.

Mr. R. James Wasilak
City of Rockville
February 10, 2020
Page 7

Conclusion

Granting the Waiver will prevent undue hardship resulting from strict compliance with the three trees per residential lot planting requirement, allow for substantial justice to be done without impairment to public health, safety, aesthetics, or general welfare, and not be contrary to either the intent of the City's Master Plan or the Zoning Ordinance. Accordingly, the Applicant respectfully requests that the Planning Commission grant the Waiver.

Very truly yours,

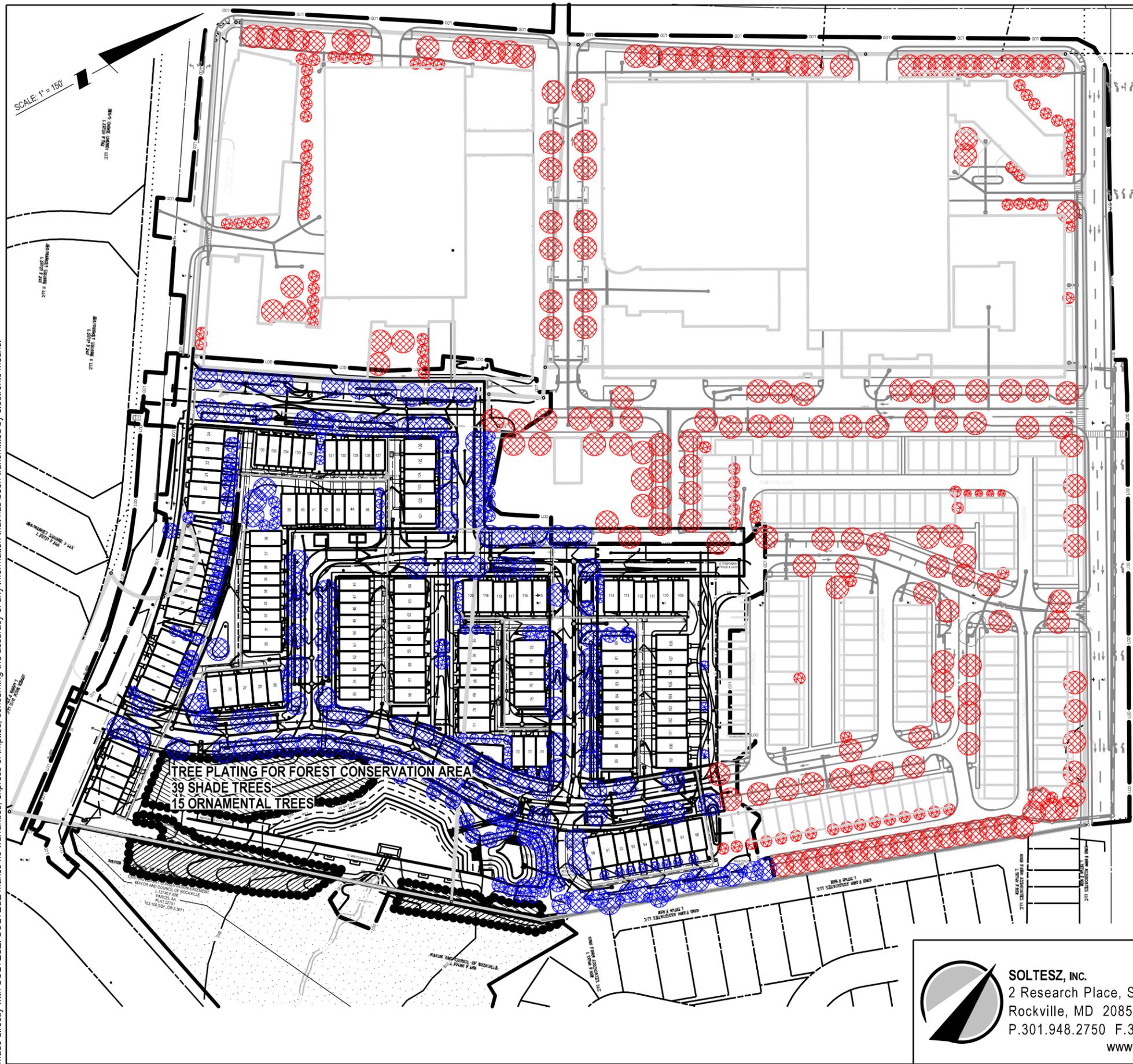
LINOWES AND BLOCHER LLP

Barbara A. Sears / By:
Barbara A. Sears *P.A.H.*

Phillip A. Hummel
Phillip A. Hummel

cc: Brian Wilson
Bob Elliott
Mike Smith
Shawn Li
Jim Soltesz

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TREE TABLE BASED ON WAIVER REQUEST			
LOT TREES REQUIREMENT			
	Phase 1	Future Phases	Total Counts
Number of Townhouse Lots	136	122	258
Number of Required Townhouse Lot Trees	204	183	387
LOT TREES PROPOSED			
Number of Proposed Townhouse Lot Trees Provided on Overall Site	291	96	387

NOTE:

- The Mayor and Council has acknowledged that implementation of the approved Project Plan's urban townhouse design requires the grant of a waiver by the Planning Commission of Section 25.21.21.b of the City Code pursuant to Section 25.21.07 of the City Code to allow a reduction of the required trees per residential lot from 3 trees to 1.5 trees per lot, based on an aggregate of the on-site trees, and has supported approval of such a waiver. See Condition 6, Resolution No. 7B-19 Approving PJT2017-00007.
- The number, location, and type of shade and/or ornamental trees shown in red for future phases are illustrative only and may be modified at the time of tree plan for future phases. The required cumulative number of shade and ornamental trees to satisfy Chapter 10.5 of the City Code requirements shall equal a total of 105 on-site trees in future phases.

LEGEND

- PARCEL BOUNDARY
- LOD LIMIT OF DISTURBANCE
- PROPOSED SHADE TREES (PHASE 1)
- PROPOSED ORNAMENTAL TREES (PHASE 1)
- PROPOSED SHADE TREES (FUTURE PHASES-ILLUSTRATIVE)
- PROPOSED ORNAMENTAL TREES (FUTURE PHASES-ILLUSTRATIVE)

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TREE WAIVER EXHIBIT- 1
SHADY GROVE NEIGHBORHOOD CENTER
 DANAC TECHNOLOGICAL PARK
 CITY OF ROCKVILLE
 MONTGOMERY COUNTY, MARYLAND

JOB NO. 3559-02-00 SCALE 1" = 140' DATE FEBRUARY 2020

Attachment 1.C.k: Townhouse Lot Tree Waiver Exhibit-01 (2989 : STP2020-00393 Shady Grove Neighborhood Center)



111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

February 28, 2020

Mr. Bob Elliot, Executive VP and COO
 Lantian Development
 4341 Montgomery Avenue
 Bethesda, Maryland 20814

SUBJECT: 2 Choke Cherry Road and 2094 Gaither Road – Shady Grove Neighborhood Center,
 Phase 1 – Development Stormwater Management Concept Approval; SMC2020-00004,
 STP2020-00393

Dear Mr. Elliot:

The Development Stormwater Management (SWM) Concept (Concept) third submission received on February 10, 2020, for the above referenced site is conditionally approved. Staff has determined that the Development SWM Concept, as described below, achieves the required level of on-site Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP), $P_E = 0.69$ -inch as established by the Pre-Application SWM Concept letter dated January 4, 2019.

This site (Phase 1) is 10.9 acres and is identified as 2 Choke Cherry Road and 2094 Gaither Road situated on the south side of Gaither Road between Shady Grove Road and Piccard Drive. The proposed development includes the construction of 136 townhouse dwelling units with associated roads and infrastructure. The Phase 1 property is located in the Watts Branch Watershed and is zoned Mixed-Use Employment (MXE). The on-site soils are predominately Glenelg Silt Loam and Baile Silt Loam which are classified as hydrologic soil group (HSG) C and Urban Land which is classified as HSG D.

According to Chapter 19, Section 19-2 Definitions of the Rockville City Code (Code), the Site qualifies as Redevelopment because it proposes construction on a property where existing imperviousness is greater than 40 percent of the site.

In accordance with Chapter 19, Section 19-45 of the Code, SWM is required for all new and replacement impervious area within the entire site area including all impervious area previously existing on the site that does not have SWM to current standards. According to the submitted Concept, the total limit of disturbance is 11.8 acres and the on-site impervious area subject to SWM is 6.21 acres.

Per Chapter 19, Section 19-46 (b), SWM also must be provided for imperviousness in a portion of the adjacent Choke Cherry Road Right-of-way (ROW). According to the submitted Concept, the total impervious area in the adjacent ROW subject to SWM is 0.44 acre.

Your proposed Development SWM Concept, as shown on the attachment, is summarized as follows:

ON-SITE SUMMARY

Proposed new or replacement impervious areas are summarized as:

- Residential Uses – Townhomes.
- Public/Private Infrastructure – Roadways, Sidewalks, Parking.

Total on-site impervious area subject to SWM = 6.21 acres.

ESD Measures

- The Concept proposes to provide a minimum $P_E = 0.69$ -inch in the following on-site measures:
 - 14 Micro-Bioretenention Planter Boxes.
 - 10 Bioswales.
 - One Temporary Micro-Bioretenention Facility.
- Summary of ESD:
 - Total ESD_v provided = 15,516 cubic feet (cf).
 - Total ESD_v required = 22,418 cf.
 - Percentage of ESD_v provided = 15,516 cf./ 22,418 cf. = 69 percent.

Structural Measures and/or Alternative Measures – Regional Pond

- Alternative Measures – On-site SWM pond which provides on-site WQ_v (6.21 acres) in-lieu of providing full ESD and off-site WQ_v (6.74 acres) and Monetary Contribution in-lieu of providing full Cp_v , and Qp_{10} for the 6.21 acres of on-site impervious area. The SWM pond will ultimately provide on-site WQ_v for 19.0 acres with a future phase drainage area that includes a small portion previously in the Muddy Branch Watershed.

ROW SUMMARY

Structural Measures and/or Alternative Measures – Monetary Contribution

- Alternative Measures – Monetary Contribution in-lieu of providing WQ_v , Cp_v , and Qp_{10} for the 0.44 acre of impervious area in the adjacent ROW of Choke Cherry Road.

CONDITIONS OF APPROVAL

Staff has determined that ESD to the MEP has been met. The next step in the SWM approval process is submission of a SWM Construction Plan for review and approval by the City of Rockville (City's) Department of Public Works (DPW) prior to permit issuance. In accordance with Chapter 19, Section 19-44 of the Code, SWM must be provided by one of the following methods, which are listed in order of priority respectively: on-site ESD measures, on-site structural measures, and alternative measures which may include a monetary contribution. This Development SWM Concept is conditionally approved subject to the following conditions, which must be addressed at the stages in the process as indicated below:

- 1) Submit a Stormwater Management Permit (SMP) Application, including the application and plan review fee, which is based on an initially submitted SWM construction estimate, in conjunction with detailed SWM plans (24"x36") and computations signed and sealed by a Professional Engineer (PE) licensed in the State of Maryland (Maryland), except as otherwise noted, for review and approval by the DPW. SWM Construction Plans may be phased to correspond with the site plan phasing provided that SWM is provided for all new and replaced impervious areas in that phase.

- 2) The submitted material must:
- a) Demonstrate compliance with this Concept including locations, types, and sizing of ESD measures.
 - b) Include computations and construction details for review and approval by DPW:
 - i) Design shall be in conformance with the latest version of the Montgomery County Department of Permitting Services Design Specifications for bioswales and micro-bioretenion facilities. Deviations from the specification must be approved by DPW.
 - ii) Computations and plans must show the ESD_v water surface elevation.
 - iii) Utilize flow splitters, curb cuts, flow through inlets, or other methods approved by DPW to direct runoff for required volume to the bioswales and micro-bioretenion facilities.
 - iv) Overflow structures, underdrains, and tree configurations within the bioswales and micro-bioretenion facilities must be shown on the SWM construction plans and approved by DPW.
 - v) Include the design, construction specifications, plant media depth, plant media specifications, planting schedule with types, sizes, and quantities of planting material for the bioswales and micro-bioretenion facilities.
 - vi) Locations and details for routing runoff from roads into the bioswales and micro-bioretenion facilities shall be designed to avoid conflicts with street trees, streetlights, fire hydrants, and other public improvements in the ROW. Methods to minimize erosion at the inflow points shall be incorporated into the design, however, the use of rip-rap shall be limited to avoid buildup of road debris and to avoid poor aesthetics. Details for routing runoff shall be included on the SWM construction plans and approved by DPW.
 - vii) Architectural/plumbing plans for the townhomes must clearly detail the routing of roof runoff to the bioswales and micro-bioretenion facilities and must be provided for review to DPW.
 - viii) Where proximity of the micro-bioretenion facility to adjacent townhomes is less than 10-feet, a licensed PE in Maryland must determine if any special treatment, including impermeable liners, is required. Evidence of such investigation and recommendation must be provided with the final engineering.
 - c) Unless otherwise approved by DPW, storm drain conveyance infrastructure, either within the public ROW or on private property, must be located at least five-feet horizontally from the micro-bioretenion facility top of wall elevation, or from the bioswale side slopes top elevation measures from the outside edge of the proposed storm drain pipe. Street sections with bioswales shall be in conformance with the Project Plan and include a level area behind the curb, the bioswale, and at a level area adjacent to the concrete sidewalk. Final section details and depths of the bioswales shall be determined at final engineering.
 - d) Include a landscape design that has been coordinated with the Forest Conservation Plan (FCP), where applicable. The plan should include a planting schedule with types, sizes, and quantities of planting material, planting details, and notes, signed and sealed by a Landscape Architect licensed in Maryland. The plan should differentiate between what planting material will be approved, bonded, and permitted with the SWM plan and what will be part of the Forestry Permit. The Landscape plan must show all stormwater appurtenances including pipes, overflow structures, inflow protection, etc. to ensure there are no conflicts.
 - e) The on-site regional pond shall be designed to treat the remaining on-site WQ_v and the full off-site WQ_v.
 - f) All proposed storm drain infrastructure conveying drainage from the ROW must be in the proposed ROW or within an easement granted to the City.
 - g) All proposed SWM facilities located in the ROW shall be maintained by the terms of the License and Maintenance Agreement (see Condition #3).
 - h) Identify paths for safe overland flow of the 100-year storm event with flow arrows.
 - i) Demonstrate that all components of the SWM system drain by gravity. Pumping of stormwater will not be permitted.

- 3) Submit to DPW staff a SWM Easement, Inspection, and Maintenance Agreement for the SWM measures on private property, including for the proposed SWM pond. In addition, submit to DPW staff a Revocable License and Maintenance Agreement for the shared maintenance of SWM measures located within the public ROW (SWM Agreements). Both agreements are to be executed by the property owner and other parties of interest for review and approval by DPW and the City Attorney's Office. Access to all aspects of the SWM facilities will be determined in conjunction with final engineering and must be included in the SWM Agreements. The SWM Agreements must be recorded in the Montgomery County Land Records prior to SMP permit issuance. Street trees in the ROW shall be maintained by the City even if they are located within a SWM facility. The location of the proposed SWM Easement, Inspection and Maintenance Agreement surrounding the SWM pond is conceptual and must be defined at the detailed engineering phase.
- 4) The Applicant shall make a monetary contribution to the City Stormwater Fund as an Alternative to providing full ESD_v and Q_{p10} for any new or replacement impervious area created by the construction of the development not treated on-site; and as an Alternative to providing C_{pV} , WQ_v , and Q_{p10} for the contiguous ROW. Calculations for the contribution shall be submitted with the SMP application utilizing the final engineering impervious area and the monetary contribution rate in effect at that time. The contribution must be paid prior to SMP permit issuance. Fee-in-lieu of on-site SWM is required for the following: partial C_{pV} and full Q_{p10} . Partial C_{pV} is based on the prorated area not treated by ESD facilities. On-site ESD is provided for 69 percent of the required volume; therefore, 31 percent of the 6.21 acres (1.92 acres) must be provided by a SWM Alternative (Monetary Contribution).
 - a) Partial C_{pV} for 1.92 acres.
 - b) Full On-site Q_{p10} for 6.21 acres.
 - c) Full Contiguous ROW C_{pV} , WQ_v , and Q_{p10} for 0.44 acre.
- 5) Submit on-site Storm Drain plans (24"x36") and computations signed and sealed by a PE licensed in Maryland, except as otherwise noted, for review by DPW.
- 6) Post financial security based on the final approved SWM construction cost estimate in a format acceptable to the City Attorney, either by letter of credit or performance bond. Approval, which is coordinated through DPW staff, is required prior to SMP permit issuance.
- 7) Obtain approval of an FCP from the Department of Planning and Development Services prior to DPW issuance of the SMP permit.
- 8) Submit for review, approval and authorization by the MDE and U.S. Army Corps of Engineers a Joint Permit application, for all proposed impacts to wetlands and waterways, including temporary impacts during construction, and for the construction of the SWM pond embankment/wall, including dam safety approval. DPW permits will not be issued until all required permits and authorizations from the appropriate state agencies with jurisdiction are received.
- 9) In accordance with Chapter 10 of the Code, submit for review and approval all necessary supporting information to delineate the proposed 100-year floodplain and to obtain any necessary floodplain variances and/or floodplain permits.
- 10) Obtain approval from Washington Suburban Sanitary Commission (WSSC) for any WSSC utilities crossing proposed stormwater management facilities prior the issuance of a SMP.

Mr. Bob Elliot, Executive VP and COO
 February 28, 2020
 Page 5

This SWM approval does not supersede or negate other required project approvals. The Concept approval is contingent upon compliance of all other City and other governmental agency requirements including, but not limited to, City Forestry, Traffic and Transportation, and Planning and Development Services.

Any significant changes to the proposed development may result in the requirement to submit a revised Development SWM Concept with review fee for approval by DPW.

If you have any questions, please contact Senior Civil Engineer David Waterman via email at dwaterman@rockvillemd.gov or via telephone at 240-314-8523.

Sincerely,



John K. Scabis, P.E.
 Acting Chief of Engineering

JKS/DJW/jap

Enclosure: Shady Grove Neighborhood Center, Phase 1 – Development SWM Concept Plan, 3rd submission, dated February 10, 2020

cc: Jim Woods, Engineering Supervisor
 Jim Lapping, Principal Civil Engineer
 John Foreman, Development Services Manager
 Brian Wilson, Principal Planner
 Andrea Murtha, Principal Planner/Urban Forester
 Barbara Sears, Linowes and Blocher, L.L.P.
 Dan Pino, Soltesz, Inc.
 SWM Concept file
 Permit plan, SMC2020-00004, STP2020-00393
 Day file

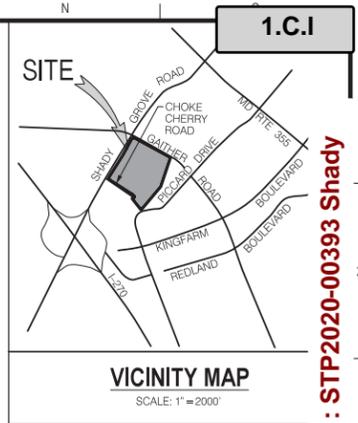
Attachment 1.C.i: Shady Grove Neighborhood Stormwater Management Development Concept Approval Letter (2989 : STP2020-00393 Shady

DEVELOPMENT STORMWATER MANAGEMENT CONCEPT PLAN

SHADY GROVE NEIGHBORHOOD CENTER

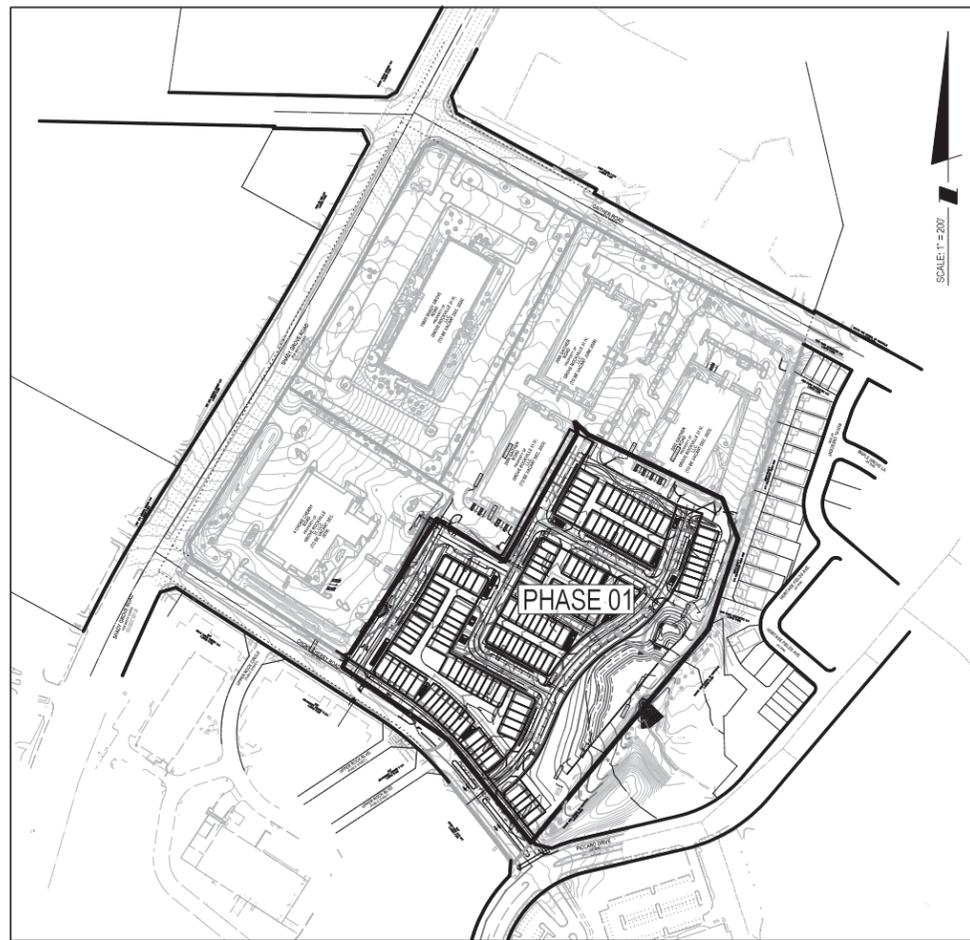
PHASE I

SHADY GROVE ROAD, ROCKVILLE, MARYLAND 20850

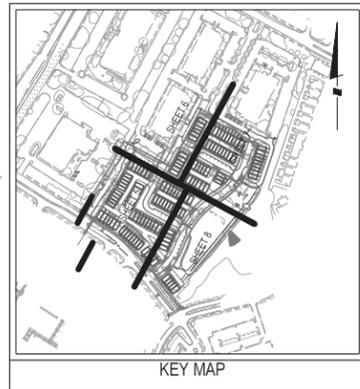


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- 3 ULTIMATE DEVELOPMENT CONDITION - OVERALL DRAINAGE AREA MAP
- 4 OVERALL SWM DRAINAGE AREA MAP
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OVERALL PLAN



KEY MAP

OWNER'S / DEVELOPER CERTIFICATION

I/WE HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT OR ALL OF THESE, WILL BE DONE PURSUANT TO THIS PLAN AND THAT THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATION OF TRAINING AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT, AND THAT THE APPLICABLE SEDIMENT CONTROL CONDITIONS AND REQUIREMENTS OF THE CITY OF ROCKVILLE AND THE STATE OF MARYLAND AND ITS AGENCIES ARE HEREBY MADE PART OF THIS PLAN.

SIGNATURE:
NAME & TITLE:
DATE:

CITY APPROVALS ASSOCIATED WITH THIS PLAN

NO.	TRACKING NO.	APPROVAL DATE
SITE PLAN	STP2020-0393	
FORESTRY		
PRELIMINARY EROSION AND SEDIMENT CONTROL		
WATER AND SEWER		

APPROVED SWM CONCEPT			DEVELOPMENT SWM CONCEPT OVERALL			DEVELOPMENT SWM CONCEPT PHASE I		
WATTS BRANCH WATERSHED			WATTS BRANCH WATERSHED			WATTS BRANCH WATERSHED		
NEW DEVELOPMENT TARGET ESDv	121,040	CF	NEW DEVELOPMENT TARGET ESDv	129,118	CF	NEW DEVELOPMENT TARGET ESDv	22,418	CF
RE-DEVELOPMENT TARGET ESDv	66,208	CF	RE-DEVELOPMENT TARGET ESDv	70,634	CF	RE-DEVELOPMENT TARGET ESDv	22,418	CF
APPROVED ESDv	45,554	CF	*PROPOSED ESDv	48,515	CF	*PROPOSED ESDv	15,516	CF
APPROVED EQUIVALENT	38%		PROPOSID EQUIVALENT	38%		PROPOSID EQUIVALENT	69%	
APPROVED P _i	0.69	IN	*PROPOSED P _i	0.69	IN	PROPOSED P _i	0.69	IN
ESD SUMMARY			ESD SUMMARY			ESD SUMMARY		
30	PLANTER BOXES		38	PLANTER BOXES		14	PLANTER BOXES	
11	MICRO-BIORETENTIONS		7	MICRO-BIORETENTIONS		1	MICRO-BIORETENTIONS(Temporary)	
2	GREEN ROOFS		2	GREEN ROOFS		0	GREEN ROOFS	
18	ENHANCED MICRO-BIORETENTIONS		7	ENHANCED MICRO-BIORETENTIONS		0	ENHANCED MICRO-BIORETENTIONS	
17	BIO-SWALES		21	BIO-SWALES		10	BIO-SWALES	
6	ENHANCED BIO-SWALES		3	ENHANCED BIO-SWALES		0	ENHANCED BIO-SWALES	
SWM POND			SWM POND			SWM POND		
APPROVED DRAINAGE AREA ONSITE	17.48	AC	*PROPOSED DRAINAGE AREA ONSITE	20.23	AC	*PROPOSED DRAINAGE AREA ONSITE	20.23	AC
APPROVED DRAINAGE AREA OFFSITE	8.87	AC	*PROPOSED DRAINAGE AREA OFFSITE	6.48	AC	*PROPOSED DRAINAGE AREA OFFSITE	6.48	AC
MUDDY BRANCH WATERSHED			MUDDY BRANCH WATERSHED			MUDDY BRANCH WATERSHED		
NEW DEVELOPMENT TARGET ESDv	29,621	CF	NEW DEVELOPMENT TARGET ESDv	27,719	CF	NEW DEVELOPMENT TARGET ESDv	N/A	CF
RE-DEVELOPMENT TARGET ESDv	15,626	CF	RE-DEVELOPMENT TARGET ESDv	15,391	CF	RE-DEVELOPMENT TARGET ESDv	N/A	CF
APPROVED ESDv	16,857	CF	*PROPOSED ESDv	15,635	CF	*PROPOSED ESDv	N/A	CF
APPROVED EQUIVALENT	57%		PROPOSID EQUIVALENT	56%		PROPOSID EQUIVALENT	N/A	
APPROVED P _i	1.02	IN	*PROPOSED P _i	1.02	IN	*PROPOSED P _i	N/A	IN
ESD SUMMARY			ESD SUMMARY			ESD SUMMARY		
5	PLANTER BOXES		5	PLANTER BOXES		5	PLANTER BOXES	
1	MICRO-BIORETENTIONS		2	MICRO-BIORETENTIONS		0	MICRO-BIORETENTIONS	
5	GREEN ROOFS		1	GREEN ROOFS		0	GREEN ROOFS	
5	BIO-SWALES		2	BIO-SWALES		0	BIO-SWALES	

*SEE SWM REPORT FOR DETAILS



SOLTESZ
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Engineering // Surveying // Planning // Environmental Sciences
www.solteszco.com

THIS PLAN IS FOR STORMWATER MANAGEMENT PURPOSES ONLY		NO. _____		REVISIONS		DATE: DECEMBER 2019		CAD STANDARDS VERSION: V8 - 2000		TECHNICIAN: ZR /WK		BY: _____		DATE: _____	
MISS UTILITY NOTE		OWNER/DEVELOPER/APPLICANT		MAP: 5164		GRID: A2 B2		TAX MAP: FS 62		ZONING CATEGORY: MXE		WSSC 200' SHEET: 221 NW 9		SITE DATUM: NAD 83/91	
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-253-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.		GROVE ROCKVILLE 31, II, III, IV, LLC C/O LANTIAN DEVELOPMENT LLC 4341 MONTGOMERY AVENUE BETHESDA, MD 20814 PHONE: 301-388-5600 ATTN: ROBERT ELLIOTT		HORIZONTAL: NAD 83/91		VERTICAL: NGVD 29		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. 17731		EXPIRATION DATE: 03/23/2020	



COVER SHEET

DEVELOPMENT SWM CONCEPT PLAN - PHASE I
SHADY GROVE NEIGHBORHOOD CENTER
DANAC TECHNOLOGICAL PARK

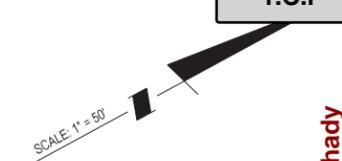
CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

SHEET 1 OF 15

Packet Pg. 250

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Attachment 1.C.I: Shady Grove Neighborhood Stormwater Management Development Concept Approval Letter (2989 : STP2020-00393 Shady



Phase 1 Study Point "Southeast" Table (To Watts Branch Watershe

ESD Facility No.	Type of ESD	Drainage area sq.ft.	Imp. D. sq.ft.
PH1_ESD_E37	Bio Swale	3,538	1,178
PH1_ESD_E41	Planter Box	6,335	5,050
PH1_ESD_E41A	Bio Swale	4,767	4,104
PH1_ESD_E42	Planter Box	14,680	11,451
PH1_ESD_E43 A	Planter Box	6,944	3,023
PH1_ESD_E43 B	Planter Box	3,987	3,224
PH1_ESD_E44	Planter Box	2,963	2,308
PH1_ESD_E45	Planter Box	5,725	5,162
PH1_ESD_E49A	Bio Swale	3,905	2,476
PH1_ESD_E49B	Bio Swale	5,244	2,685
PH1_ESD_E49C	Bio Swale	9,887	4,969
PH1_ESD_E49D	Planter Box	7,522	5,479
PH1_ESD_E50	Bio Swale	7,538	4,610
PH1_ESD_E51	Bio Swale	10,200	5,666
PH1_ESD_E55	Planter Box	7,115	6,755
PH1_ESD_E58	Planter Box	2,821	2,391
PH1_ESD_E59	Planter Box	15,580	14,791
PH1_ESD_E60	Planter Box	14,758	13,251
PH1_ESD_E61	Bio Swale	4,518	1,842
PH1_ESD_E62	Planter Box	4,348	4,348
PH1_ESD_E63	Bio Swale	0	0
PH1_ESD_E64	Bio Swale	6,172	3,618
PH1_ESD_E65TEMP	Micro Bioretention	9,425	8,546
PH1_ESD_E66A	Planter Box	4,775	4,775
PH1_ESD_E66B	Planter Box	10,359	9,857
PH1_ESD_E67	Planter Box	5,010	5,010
Totals		178,116 sqft	136,571 sqft

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 Engineering // Surveying // Planning // Environmental Sciences www.solteszco.com

THIS PLAN IS FOR STORMWATER MANAGEMENT PURPOSES ONLY

NO.	REVISIONS	BY	DATE
DATE: DECEMBER 2019	CAD STANDARDS VERSION: V8 - 2000	TECHNICIAN: ZR /WK	CHECKED: JDS
MISS UTILITY NOTE		OWNER/DEVELOPER/APPLICANT	
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-251-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.		GROVE ROCKVILLE 31, II, III, IV, LLC C/O LANTIAN DEVELOPMENT LLC 4341 MONTGOMERY AVENUE BETHESDA, MD 20814 PHONE: 301-388-5600 ATTN: ROBERT ELLIOTT	
MAP: 5164 GRID: A2 B2		TAX MAP: FS 62 ZONING CATEGORY: MKX	
WSSC 200' SHEET: 221 NW 9		SITE DATUM: HORIZONTAL: NAD 83/91 VERTICAL: NGVD 29	

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. 17731 - EXPIRATION DATE: 03/23/2020

ESD DRAINAGE AREA PLAN - PHASE I

DEVELOPMENT SWM CONCEPT PLAN - PHASE I
SHADY GROVE NEIGHBORHOOD CENTER
DANAC TECHNOLOGICAL PARK

CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

SHEET 5 OF 15

Packet Pg. 251

Attachment 1.C.I: Shady Grove Neighborhood Stormwater Management Development Concept Approval Letter (2989 : STP2020-00393 Shady



City of
Rockville
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111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

February 26, 2020

Mr. Bob Elliot, Executive VP and COO
 Lantian Development
 4341 Montgomery Avenue
 Bethesda, Maryland 20814

SUBJECT: 2 Choke Cherry Road and 2094 Gaither Road – Shady Grove Neighborhood Center,
 Phase 1 – Preliminary Sediment Control Approval; SCP2020-00005, STP2020-00393

Dear Mr. Elliot:

The Preliminary Sediment Control Plan (Plan) for the above referenced project is conditionally approved. The City of Rockville (City's) Department of Public Works (DPW) Staff has determined that the Plan demonstrates the integration of Erosion and Sediment Control and Environmental Site Design measures into the Development Project, while protecting the natural resources, as required by Rockville City Code (Code), Chapter 19, Section 19-97.

The site (Phase 1) is identified as Lots 6 and 8, Danac Technological Park subdivision located at 2 Choke Cherry Road and 2094 Gaither Road (Site). The Site is currently improved with seven office buildings and associated surface parking lots. The proposed development includes construction of 136 townhouse dwelling units with associated roads and infrastructure. The property is in the Watts Branch Watershed and is zoned Mixed-Use Employment (MXE). The on-site soils are designated as Glenelg Silt Loam and Baile Silt Loam, which are classified in the C hydrologic soil group (HSG) and Urban Land which is classified as HSG D.

The Plan incorporates the 2011 Maryland Department of the Environment (MDE) Standards and Specifications for Soil Erosion and Sediment Control and includes a sequence of construction for demolition, rough grading, building construction, stormwater management construction, and construction of associated infrastructure. A copy of your submitted Plan is enclosed.

Attachment 1.C.m: Preliminary Sediment Control Authorization Letter - SCP2020-00005 (2989) : STP2020-00393 Shady Grove Neighborhood

The Preliminary Sediment Control Plan associated with STP2020-00393 is approved subject to the following conditions, which must be addressed at the appropriate stage in the City's three-stage Erosion and Sediment Control process:

1. Submit a Sediment Control Permit (SCP) application, including the application and plan review fee, which is based on the project's limits of disturbance, in conjunction with a final engineering Erosion and Sediment Control Plan for approval and permitting by DPW prior to any construction or Site disturbance. The limits of disturbance on adjacent City owned Parcel AA shall conform with the extents shown on the approved plan and shall not exceed 20,000 square feet for temporary sediment control measures.

The submission should:

- a. Include all plans (24"x36"), computations, and supporting documentation as outlined in the City's Chapter 19, Regulations and Sediment Control Checklist (available on the City's website).
 - b. Incorporate the MDE standard methods and practices and include a sequence of construction detailing specific construction steps associated with the project.
2. Obtain all other required permits for sediment control and site disturbance prior to any Site activity, including the installation of any sediment control measures (e.g., temporary sediment trap and final stormwater outfalls) and an MDE Notice of Intent (NOI) to obtain authorization for the 2014 General Permit for Stormwater Associated with Construction Activity.
 - a. Submit for review, approval and authorization by the MDE and U.S. Army Corps of Engineers a Joint Permit Application, for all proposed impacts to wetlands and waterways, including temporary impacts during construction, and for the construction of the Stormwater Management (SWM) pond embankment/wall. DPW permits will not be issued until all required permits and authorizations from the appropriate state agencies with jurisdiction are received.
 - b. In accordance with Chapter 10 of the Code, submit for review and approval all necessary supporting information to delineate the proposed 100-year floodplain and to obtain any necessary floodplain variances and/or floodplain permits.
 3. Post financial security based on the final approved Sediment Control construction cost estimate in a format acceptable to the City Attorney, either by cash, letter of credit, or performance bond. Approval, which is coordinated through DPW staff, is required prior to permit issuance.

This Plan approval does not supersede or negate other required project approvals. The approval does not imply or infer the approval of methods or the sequence of construction. Further, the approval is contingent on meeting all other City and other governmental agency requirements including, but not limited to the requirements of forestry, traffic and transportation, and planning.

Any significant modification, revisions, or alterations to the proposed development as shown on the attached Plan may result in the requirement to submit a revised Preliminary Sediment Control Plan for approval by DPW.

Mr. Bob Elliot, Executive VP and COO
February 26, 2020
Page 3

If you have questions, please contact Senior Civil Engineer, David Waterman via email at dwaterman@rockvillemd.gov or via telephone at 240-314-8523.

Sincerely,



James Woods, P.E.
Engineering Supervisor

JDW/DJW/jap

Enclosed: Shady Grove Neighborhood Center, Rough Grading and Phase 1 – Preliminary Sediment Control Plan, dated February 10, 2020

cc: Jim Lapping, Principal Civil Engineer
Brian Wilson, Principal Planner
Andrea Murtha, Acting Principal Planner/Urban Forester
Barbara Sears, Linowes and Blocher, L.L.P.
Dan Pino, Soltesz, Inc.
Preliminary Sediment Control file
Permit plan, SCP2020-00005, STP2020-00393
Day file



City of
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111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

February 28, 2020

Mr. Bob Elliot, Executive VP and COO
Lantian Development
4341 Montgomery Avenue
Bethesda, Maryland 20814

SUBJECT: 2 Choke Cherry Road and 2094 Gaither Road – Shady Grove Neighborhood Center,
Phase 1 – Safe Conveyance Study; SMC2020-00004, STP2020-00393

Dear Mr. Elliot:

The Safe Conveyance Study for the above referenced project is conditionally approved. Staff has determined that the existing downstream storm drain system has the capacity to safely convey the proposed 10-year runoff from this project and that no system upgrades or mitigating measures are required for this application and the proposed development.

The site (Phase 1) is 10.9 acres and is identified as Lots 6 and 8, Danac Technological Park subdivision located at 2 Choke Cherry Road and 2094 Gaither Road (Site). The proposed development includes the construction of 136 townhouse dwelling units with associated roads and infrastructure. The property is in the Watts Branch Watershed and is zoned Mixed-Use Employment (MXE). The on-site impervious area subject to Stormwater Management (SWM) is 6.21 acres. The total impervious area in the existing adjacent Right-of-way (ROW) of Choke Cherry Road subject to SWM is 0.44 acre.

The development proposes to outfall to an existing stream channel southeast of the project Site within the Watts Branch Watershed. TR-55 flow computations submitted with the SWM Concept Plan demonstrate the existing outfall has adequate capacity to safely collect and convey the runoff associated with the 10-year storm for the designed contributing area, including the proposed development.

The Safe Conveyance Study is conditionally approved subject to the following conditions which must be addressed at the stages in the process as indicated below:

1. At final engineering, the Applicant shall demonstrate to the satisfaction of the City of Rockville (City) Department of Public Works (DPW) that the proposed stormwater outfall can safely collect runoff from the 10-year event according to Montgomery County design criteria. The proposed outfall will be reviewed in conjunction with the DPW Stormwater Management Permit (SMP).

Mr. Bob Elliot, Executive VP and COO
 February 28, 2020
 Page 2

2. At final engineering, the applicant shall demonstrate to the satisfaction of DPW that all existing and proposed storm drain infrastructure affected by the development can safely collect and convey runoff from the 10-year event. The storm drain system will be reviewed in conjunction with the DPW Public Works Permit (PWK). The hydraulic grade line (HGL) of conveyance pipes shall not be greater than one foot above the crown of any pipe without gasketed joints and does not exceed the top elevations of any structures within the system.
3. Submit for review, approval and authorization by the Maryland Department of Environment (MDE) and U.S. Army Corps of Engineers a Joint Permit Application, for all proposed impacts to wetlands and waterways, including temporary impacts during construction, and for the construction of the SWM pond embankment/wall, including dam safety approval. DPW permits will not be issued until all required permits and authorizations from the appropriate state agencies with jurisdiction are received.
4. In accordance with Chapter 10 of the City Code, submit for review and approval all necessary supporting information to delineate the proposed 100-year floodplain and to obtain any necessary floodplain variances and/or floodplain permits.

This Plan approval does not supersede or negate other required project approvals. The approval is contingent on meeting all other City and other governmental agency requirements including, but not limited to the requirements of forestry, traffic and transportation, and planning.

Any significant modification, revisions, or alterations to the proposed development may result in the requirement to submit a revised Safe Conveyance Study for approval by DPW.

If you have questions, please contact Senior Civil Engineer David Waterman via email at dwaterman@rockvillemd.gov or via telephone at 240-314-8523.

Sincerely,



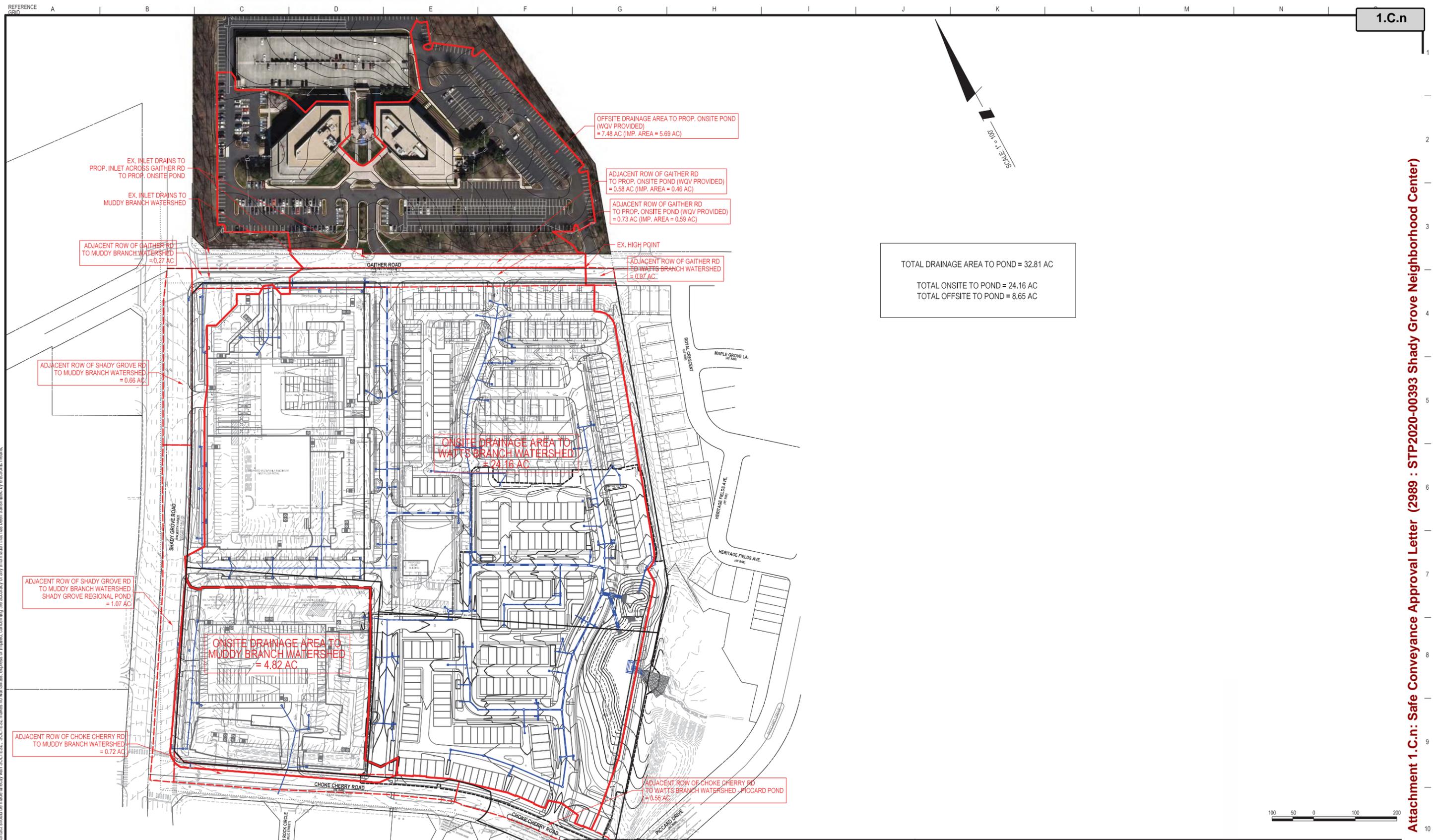
John K. Scabis, P.E.
 Acting Chief of Engineering

JKS/DJW/jap

Enclosures: Shady Grove Neighborhood Center, Phase 1 – Downstream Storm Drain Analysis, dated December 11, 2019

cc: Jim Woods, Engineering Supervisor
 Jim Lapping, Principal Civil Engineer
 John Foreman, Development Services Manager
 Brian Wilson, Principal Planner
 Andrea Murtha, Acting Principal Planner/Urban Forester
 Barbara Sears, Linowes and Blocher, L.L.P.
 Dan Pino, Soltesz, Inc.
 Stormwater Management Concept file
 Permit plan, SMC2020-00004, STP2020-00393
 Day file

I:\Secretaries Folders\Letters\FY 2020\Engineering\Shady Grove Neighborhood Center\Shady Grove Neighborhood Safe Conveyance - SMC2020-00004, STP2020-00393 - Waterman - 2-18-2020\17076).docx



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 Engineering // Surveying // Planning // Environmental Sciences
 www.solteszco.com

THIS PLAN IS FOR STORMWATER MANAGEMENT PURPOSES ONLY NO. _____ REVISIONS _____ DATE: DECEMBER 2019 CAD STANDARDS VERSION: V8 - 2000 TECHNICIAN: ZR / WK BY: _____ DATE: _____ CHECKED: JDS		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. 17731 EXPIRATION DATE: 03/23/2020	
MISS UTILITY NOTE INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-263-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.		OWNER/DEVELOPER/APPLICANT GROVE ROCKVILLE 31, II, III, IV, LLC C/O LANTIAN DEVELOPMENT LLC 4341 MONTGOMERY AVENUE BETHESDA, MD 20814 PHONE: 301-388-5600 ATTN: ROBERT ELLIOTT	
MAP: 5164 GRID: A2 B2 TAX MAP: FS 62 ZONING CATEGORY: MKX WSSC 200' SHEET: 221 NW 9 SITE DATUM: HORIZONTAL: NAD 83/91 VERTICAL: NGVD 29		STATE OF MARYLAND PROFESSIONAL ENGINEER REG. # 17731 EXPIRES 03/23/2020	

ULTIMATE DEVELOPMENT CONDITION OVERALL DRAINAGE AREA

DEVELOPMENT SWM CONCEPT PLAN - PHASE I
SHADY GROVE NEIGHBORHOOD CENTER
DANAC TECHNOLOGICAL PARK

CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

Scale: 1" = 100'

SHEET 3 OF 15

Packet Pg. 260

Attachment 1.C.n: Safe Conveyance Approval Letter (2989 : STP2020-00393 Shady Grove Neighborhood Center)