

**APPLICANT / DEVELOPER**

**LERNER**  
2000 TOWER OAKS BOULEVARD  
EIGHTH FLOOR  
ROCKVILLE, MD 20852  
PH: 301.692.2375

**KEY WEST AT FALLSGROVE  
RESEARCH BOULEVARD, ROCKVILLE, MD 20852**

LERNER COPRATON

2000 TOWER OAKS BOULEVARD, ROCKVILLE, MD 20852

PARCEL 37 & 39 L17906, F.0211 & L178920, F.470 WSSC GRID 220NW09

CITY OF ROCKVILLE, MARYLAND

4TH ELECTION DISTRICT

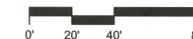
**SEAL**

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

LICENSE NO. 3108  
EXPIRATION DATE: 10.03.20



**SCALE**



No.	DATE	BY	Description
1	1.10.2020	DV	1st Project Plan Submission

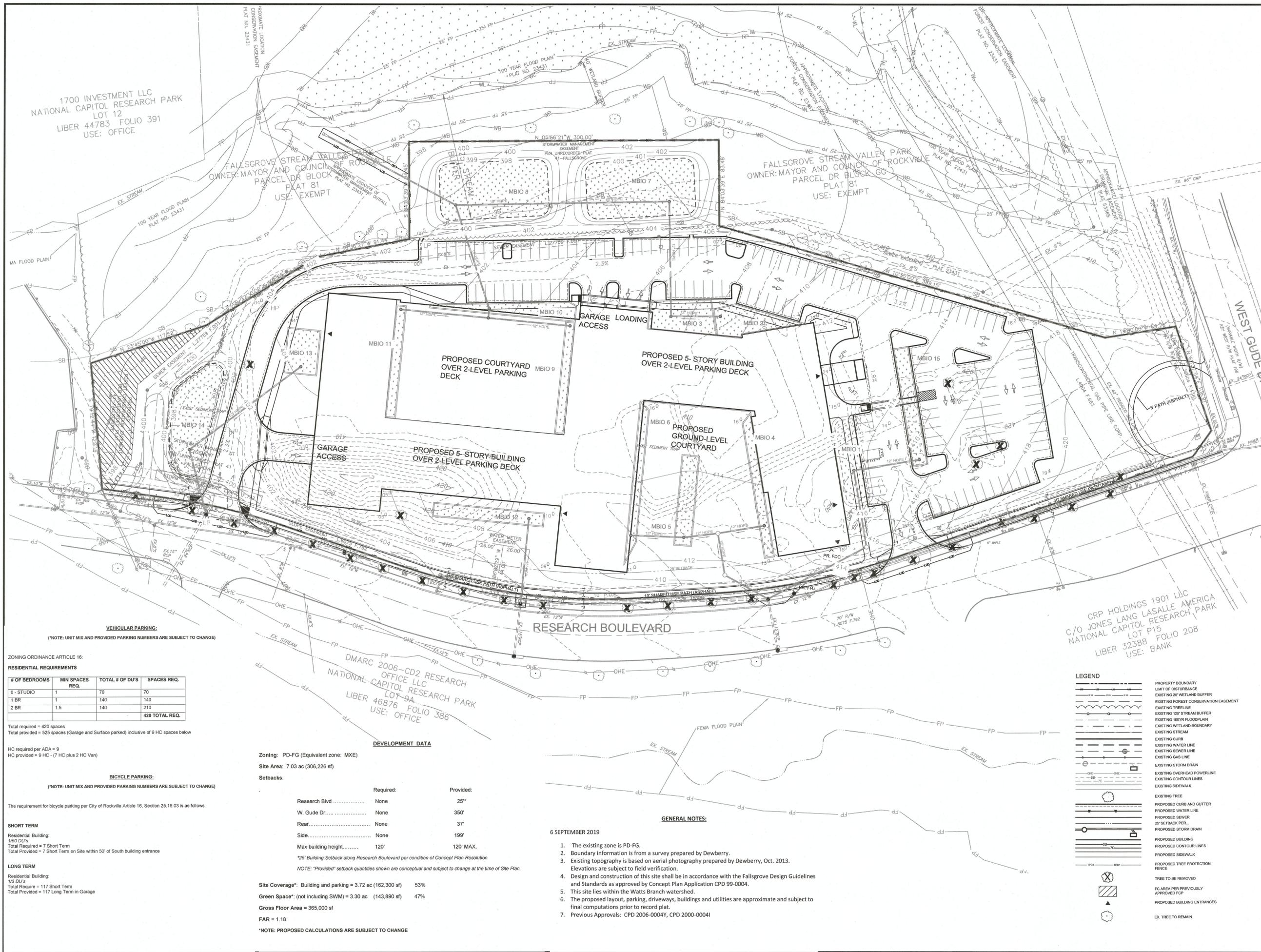
**REVISIONS**

DRAWN BY: DMV  
APPROVED BY: MLB  
CHECKED BY: MLB  
DATE: 1/10/2020

**TITLE**

**CONCEPT SITE  
DEVELOPMENT  
PLAN**

PROJECT NO. 50116243



CRP HOLDINGS 1901 LLC  
C/O JONES LANG LASALLE AMERICA  
NATIONAL CAPITOL RESEARCH PARK  
LOT P15  
LIBER 32388 FOLIO 208  
USE: BANK

**LEGEND**

	PROPERTY BOUNDARY
	LIMIT OF DISTURBANCE
	EXISTING 25' WETLAND BUFFER
	EXISTING FOREST CONSERVATION EASEMENT
	EXISTING TREELINE
	EXISTING 125' STREAM BUFFER
	EXISTING 100' FLOODPLAIN
	EXISTING WETLAND BOUNDARY
	EXISTING STREAM
	EXISTING CURB
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING GAS LINE
	EXISTING STORM DRAIN
	EXISTING OVERHEAD POWERLINE
	EXISTING CONTOUR LINES
	EXISTING SIDEWALK
	EXISTING TREE
	PROPOSED CURB AND GUTTER
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	25' SETBACK PERIMETER
	PROPOSED STORM DRAIN
	PROPOSED BUILDING
	PROPOSED CONTOUR LINES
	PROPOSED SIDEWALK
	PROPOSED TREE PROTECTION FENCE
	TREE TO BE REMOVED
	FC AREA PER PREVIOUSLY APPROVED FCP
	PROPOSED BUILDING ENTRANCES
	EX. TREE TO REMAIN

**GENERAL NOTES:**

- The existing zone is PD-FG.
- Boundary information is from a survey prepared by Dewberry.
- Existing topography is based on aerial photography prepared by Dewberry, Oct. 2013. Elevations are subject to field verification.
- Design and construction of this site shall be in accordance with the Falls Grove Design Guidelines and Standards as approved by Concept Plan Application CPD 99-0004.
- This site lies within the Watts Branch watershed.
- The proposed layout, parking, driveways, buildings and utilities are approximate and subject to final computations prior to record plat.
- Previous Approvals: CPD 2006-0004Y, CPD 2000-0004I

6 SEPTEMBER 2019

**VEHICULAR PARKING:**  
(NOTE: UNIT MIX AND PROVIDED PARKING NUMBERS ARE SUBJECT TO CHANGE)

**ZONING ORDINANCE ARTICLE 16:  
RESIDENTIAL REQUIREMENTS**

# OF BEDROOMS	MIN SPACES REQ.	TOTAL # OF DU'S	SPACES REQ.
0 - STUDIO	1	70	70
1 BR	1	140	140
2 BR	1.5	140	210
			<b>420 TOTAL REQ.</b>

Total required = 420 spaces  
Total provided = 525 spaces (Garage and Surface parked) inclusive of 9 HC spaces below

HC required per ADA = 9  
HC provided = 9 HC - (7 HC plus 2 HC Van)

**BICYCLE PARKING:**  
(NOTE: UNIT MIX AND PROVIDED PARKING NUMBERS ARE SUBJECT TO CHANGE)

The requirement for bicycle parking per City of Rockville Article 16, Section 25.16.03 is as follows.

**SHORT TERM**

Residential Building:  
1/50 DU's  
Total Required = 7 Short Term  
Total Provided = 7 Short Term on Site within 50' of South building entrance

**LONG TERM**

Residential Building:  
1/3 DU's  
Total Required = 117 Short Term  
Total Provided = 117 Long Term in Garage

**DEVELOPMENT DATA**

Zoning: PD-FG (Equivalent zone: MXE)  
Site Area: 7.03 ac (306,226 sf)  
Setbacks:

	Required:	Provided:
Research Blvd	None	25'
W. Gude Dr.	None	350'
Rear	None	37'
Side	None	19'
Max building height	120'	120' MAX.

\*25' Building Setback along Research Boulevard per condition of Concept Plan Resolution  
NOTE: "Provided" setback quantities shown are conceptual and subject to change at the time of Site Plan.

Site Coverage\*: Building and parking = 3.72 ac (162,300 sf) 53%  
Green Space\*: (not including SWM) = 3.30 ac (143,890 sf) 47%  
Gross Floor Area = 365,000 sf  
FAR = 1.18  
\*NOTE: PROPOSED CALCULATIONS ARE SUBJECT TO CHANGE

1/8/2020 3:47:58 PM



1 EAST ELEVATION  
1" = 20'-0"



2 NORTH ELEVATION  
1" = 20'-0"



3 WEST ELEVATION  
1" = 20'-0"



4 SOUTH ELEVATION  
1" = 20'-0"

DESIGN COLLECTIVE

601 EAST PRATT STREET, SUITE 300  
BALTIMORE, MARYLAND 21202  
T: 410.681.6655 F: 410.539.6642

ARCHITECTURE, PLANNING, INTERIORS  
WWW.DESIGNCOLLECTIVE.COM

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ISSUED FOR	DATE
PROJECT PLAN	01/10/2020

CONSULTANT

OWNER / DEVELOPER  
LERNER

PROJECT NAME  
KEY WEST

PROJECT ADDRESS

PROJECT MANAGEMENT

DCI Project No.

Owner Project No.

Drawn By: NA

Checked By:

SCALE

SHEET TITLE  
BUILDING  
ELEVATIONS

SCALE  
1" = 20'-0"  
SHEET NUMBER

A4.0