

Area Tabulation	SF	ACRES
Existing Gross Tract Area	799,971	18.365
Less Proposed R/W Dedication for Rockville Pike	-57,251	-1.314
Less Proposed R/W Dedication for Halpine Road	-1,254	-0.029
Less Proposed R/W Dedication for Chapman Avenue	-94,179	-2.162
Less Proposed R/W Dedication for Congressional Lane	-19,835	-0.455
Plus Proposed R/W Abandonment at Existing Halpine Road and Chapman Avenue	1,719	0.039
Proposed Net Lot Area Total	629,171	14.444

Proposed Uses & Density	Project Total	Parking Spaces Required	Parking Spaces Provided ¹
Buildings 1-10	Office	431,440 sf	
	Residential	1,895,000 sf / 1,865 du	
	Retail	472,950 sf	
	Theater	9,000 sf	
	Total	2,808,390 sf / 1,865 du	6,546
			3,983

¹ Any necessary reductions and waivers will be detailed in the Project Plan submission.

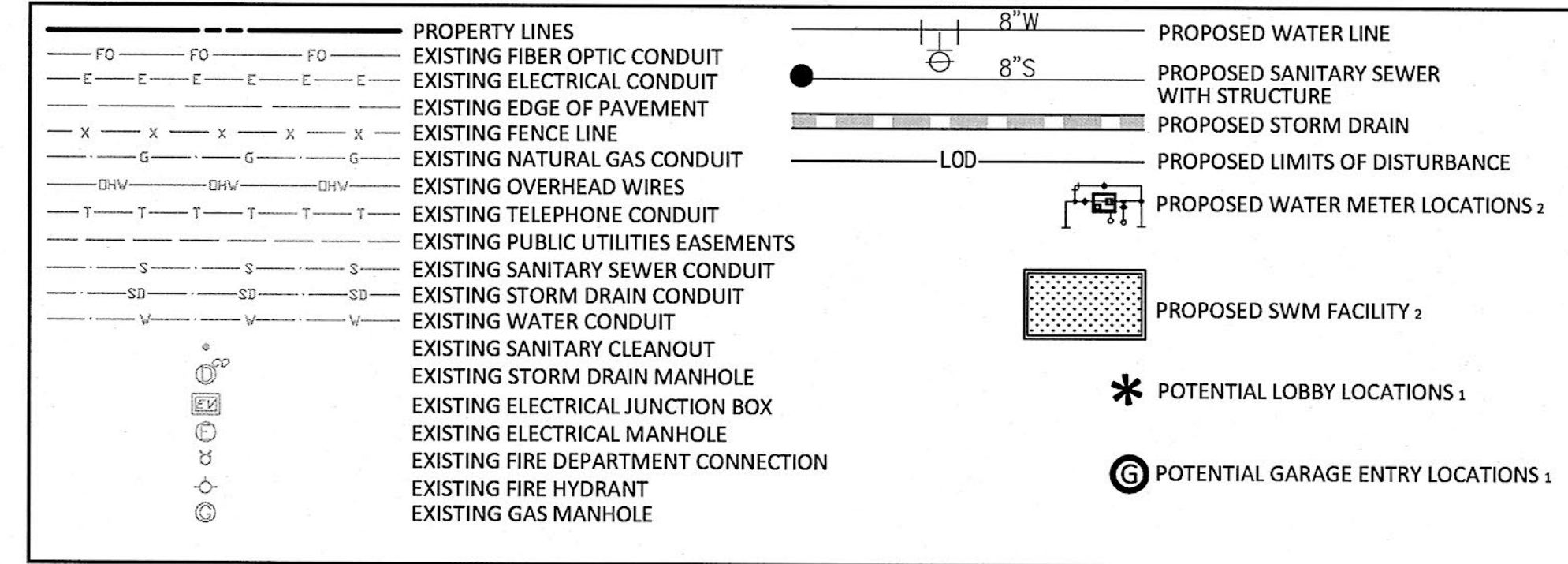
Development Standards MXTD Zone (Sec 25.13.05)	Permitted / Required	Provided
Building Setbacks		
From any public street	None	0'
From adjoining non-residential land		
Side	None, 10' min. if provided	30'
Rear	None, 10' min. if provided	30'
Build-to-line ²	103'	105'
Maximum Building Height ²	175'	See Bldg. Ht. Table
Minimum Lot Width (at front lot line)	10'	greater than 10'
Open Area (min. 15% of net lot area) ²	94,376 SF	108,500 SF 17%
Public Use Space (15% of required open area)	14,156 SF	53,000 SF 56%

² Per the Rockville Pike Neighborhood Plan (August 2016).

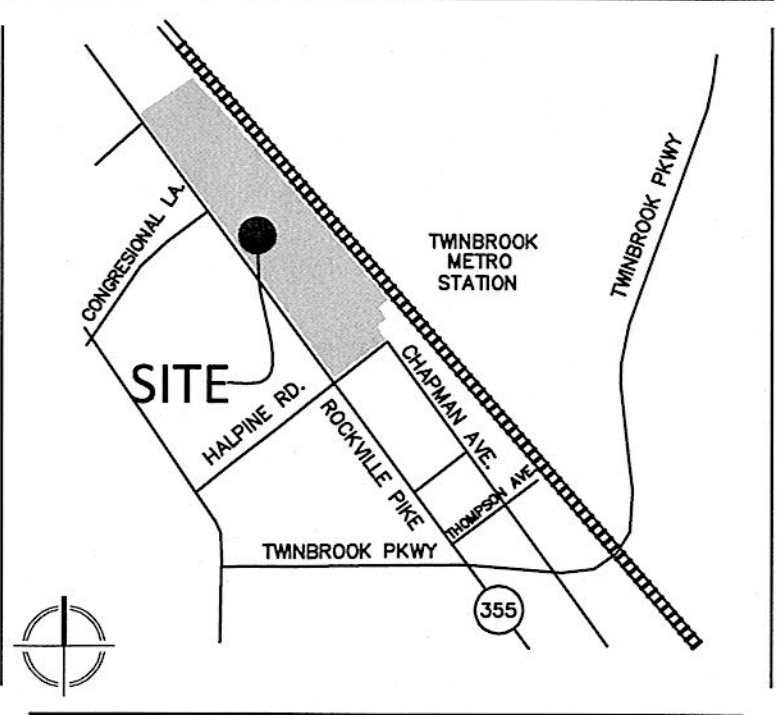
Building Height	Maximums ³	
	Min	Max
Bldg. 1	80'	180'
Bldg. 2, 4, 6	80'	150'
Bldg. 3	80'	125'
Bldg. 5	80'	90'
Bldg. 7	100'	180'
Bldg. 8, 9, 10	20'	50'

³ These numbers reflect the highest maximum height and the minimum maximum height. Buildings will have articulation and some wings/sections may be lower in places than the minimum listed.

PLAN LEGEND



- FOR ILLUSTRATIVE PURPOSES ONLY. NUMBER OF ENTRANCES AND LOCATIONS WILL BE PRELIMINARILY IDENTIFIED AT PROJECT PLAN AND SPECIFIED AT THE TIME OF EACH SITE PLAN.
- FOR ILLUSTRATIVE PURPOSES ONLY. LOCATIONS WILL BE PRELIMINARILY IDENTIFIED AT PROJECT PLAN AND SPECIFIED AT THE TIME OF EACH SITE PLAN.



VICINITY MAP
SCALE: 1" = 2000'

THE INTENT OF THIS PRE-APPLICATION SITE PLAN IS TO BEGIN TO IMPLEMENT THE ROCKVILLE PIKE NEIGHBORHOOD PLAN (AUGUST 2016). AS SUCH, THIS IS AN EVOLVING PLAN THAT WILL CHANGE AS THE RESULT OF PENDING LEGISLATION (THE ZONING TEXT AMENDMENT TO IMPLEMENT THE PLAN) AND POTENTIAL FUTURE LEGISLATION.

BUILDING NUMBERS AND USES ARE FOR CONCEPTUAL PURPOSES ONLY. SPECIFIC USES AND AMOUNTS, AND ANY ASSOCIATED PHASING, WILL BE IDENTIFIED AT THE TIME OF EACH SITE PLAN APPLICATION.

GENERAL NOTES

- THE SUBJECT PROPERTY IS 18.36 ACRES.
- THE SUBJECT PROPERTY IS LOCATED ON TAX MAP GR 561 AND IS ZONED MXTD.
- THE HORIZONTAL DATUM IS BASED ON THE FOLLOWING NGS CONTROL STATIONS (NAD83): #20328 - WSSC SURVEY DISK IN A CONCRETE MONUMENT FOUND ALONG GREAT FALLS ROAD, 0.6 MILES FROM INTERSECTION WITH WEST MONTGOMERY AVENUE, NORTH 513413.15 EAST 126090.43 #20331 - WSSC SURVEY DISK IN A CONCRETE MONUMENT FOUND AT THE PARKING AREA AT THE ROCKVILLE CIVIC CENTER ON EDMONSTON DRIVE, NORTH 504116.74 EAST 1282308.09.
THE VERTICAL DATUM IS BASED ON THE FOLLOWING WSSC BENCHMARKS (NAVD29): BM #4108 - MCBCS BRASS DISK FOUND IN TOP OF CONCRETE CURB AT THE NORTHWEST CORNER OF SHOPPING CENTER SOUTH SIDE OF MONTROSE ROAD, ELEVATION = 398.457 BM #2920 - STAMPED USC&GS BRASS DISK FOUND ON SOUTHEAST SIDE OF CSX RAILROAD TRACKS IN FACE OF SOUTHEAST PILLAR, 400 FEET NORTHWEST OF RANDOLPH ROAD, ELEVATION = 369.671.FEMA AND/OR SPA INFORMATION
- THE SUBJECT PROPERTY IS PROPOSED TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS CURRENTLY IN WATER AND SEWER SERVICE CATEGORIES W-1 AND S-1, RESPECTIVELY.



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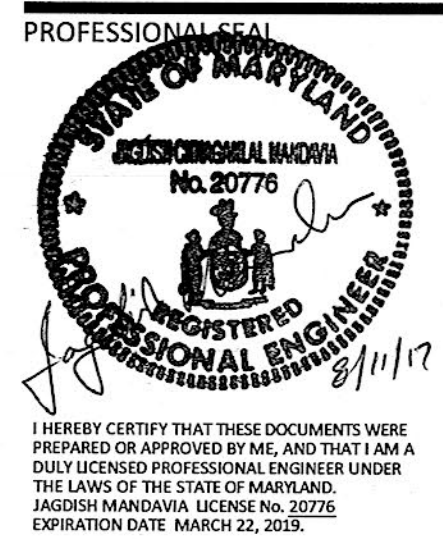
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REVISIONS	DATE



TWINBROOK
METRO
4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 216NW06
&217NW06
TAX MAP:GR561

PRE-APPLICATION SITE PLAN

DRAWN BY: JDC
DESIGNED BY: JDC/JM
DATE ISSUED: 8/11/2017
PROJECT NO.
DRAWING NO.
SHEET NO. PAM-1