Property Information			
Zoning	PD-TO (MX	PD-TO (MXE Equivalent)	
Tract Area (Entire Application - Parcel C and D) ^[1]	384,539 SF	8.83 AC	
Tract Area (Proposed Development - Parcel D) ^[1]	265,749 SF	6.10 AC	
Proposed Dedications	96,428 SF	2.21 AC	
Site Area (Proposed Development)	169,321 SF	3.89 AC	
Davidania de Branco	103,321 31	3.03 AC	
Development Program Residential Units	103,321 31	82	
· · · · · · · · · · · · · · · · · · ·	103,321 31		
Residential Units	103,321 31	82	
Residential Units Front Loaded Townhomes	UNITS	82 29	

Building Height	Maximum Allowed		Maximum Requested	
Townhomes	75'		55'	
Open Space	Minimum Required		Proposed	
Open Area (includes public use space)	20%	33,864 SF	29.5%	50,000 SF
Public Use Space	5%	8,466 SF	8.2%	14,000 SF
Building Setbacks	Minim	um Required	Pro	posed
Front	0'		0'	
Side		0'	0'	
Rear	0'		0'	
Parking		um Required per unit)	Pro	posed
Townhome, 29 front load (2 per unit)	58		87	
Townhome, 53 rear load (2 per unit)	106		106	
Total Unit Parking	164		193	
On-Street Parking			29	
Total Parking Provided			222	
Excess/Visitor Parking				
Excess from parking from front load townhome units			29.0	
Excess from parking + On-Street Parking		58.0		
			0.71 spa	ace per unit
Accessible Parking	Minim	um Required	Pro	posed
Townhomes		0		0
Bicycle Parking	Minim	um Required	Pro	posed
Townhomes/Stacked Condominium Townhomes	0		0	

[1] The 2.73 acre property located at 2000 Tower Oaks Boulevard is only included in this amendment for purposes of seeking a parking waiver for the existing office building on that property, which will remain. Therefore, the development standards depicted hereon relate solely to the 6.10 acre development parcel.

GENERAL NOTES

- THE PROPERTY IS 6.10 ACRES.
- THE SUBJECT PROPERTY COMPRISES THE FOLLOWING PROPERTIES
- PARCEL C AND D, PLAT NO. 23507, TAX MAP GQ33, TAX ACCT NO. 04-03580382 (CITY OF ROCKVILLE)
- PARCEL D IS CURRENTLY ZONED PD-TO. THE SITE IS LOCATED ON WSSC MAP 217NW06, 217NW07, 216NW07.
- BOUNDARY AND TOPOGRAPHIC DATA BY VIKA MARYLAND, SEPTEMBER 2021.
- THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON THE SITE.
- THERE IS STREAM VALLEY BUFFER LOCATED ON THE SITE
- THERE ARE NO WETLANDS LOCATED ON THE SITE.
- THE BUILDING AT 2000 TOWER OAKS BOULEVARD WILL BE BROUGHT UP TO CURRENT CODE REQUIREMENTS FOR BICYCLE PARKING. THE LONG TERM SPACES WILL INCREASE FROM 20 TO 40 AND THE SHORT TERM SPACES WILL INCREASE FROM 7 TO 10.

SUPPLEMENTAL PLANS

EXISTING CONDITIONS

PROPOSED CONDITIONS

DUE-1 DRY UTILITY CONCEPT PLAN

FDA-1 FIRE ACCESS PLAN

TURN-1 AUTOTURN SU-30 TURN-2 AUTOTURN SU-30

TURN-3 AUTOTURN SU-30

TURN-4 AUTOTURN SU-30

TURN-5 AUTOTURN GARBAGE

TURN-6 AUTOTURN GARBAGE

TURN-7 AUTOTURN GARBAGE

TURN-8 AUTOTURN GARBAGE

CSWM-2 CONCEPT STORMWATER MANAGEMENT PLAN

CSWM-4 CONCEPT STORMWATER MANAGEMENT DETAILS

CSEC-1 CONCEPT SEDIMENT & EROSION CONTROL PLAN -

CSEC-2 CONCEPT SEDIMENT & EROSION CONTROL PLAN -

PMS-1 PAVEMENT MARKING AND SIGNAGE PLAN

LFP-1 STREET TREE LOT FRONTAGE ANALYSIS

SIGHT-1 ENTRANCE B

SHEET INDEX

PP-1.0	COVER SHEET
PP-1.1	EXISTING CONDITIONS
PP-2.0	PROJECT PLAN
L-3.0	CONCEPT LANDSCAPE PLAN
L-3.1	CONCEPT LANDSCAPE DETAILS
L-3.2	OPEN AREA AND PUBLIC USE SPACE PLAN
L-3.3	OPEN SPACE CONCEPT
A1.0	ARCHITECTURAL FLOOR PLANS (14' TOWNHOUSE)
A2.0	ARCHITECTURAL FLOOR PLANS (20' TOWNHOUSE)
A2.1	ARCHITECTURAL FLOOR PLANS (20' TOWNHOUSE)
A3.0	ARCHITECTURAL FLOOR PLANS (26'-6" TOWNHOUSE)
A3.1	ARCHITECTURAL FLOOR PLANS (26'-6" TOWNHOUSE)
A4.0	14' & 20' TH STRIP ELEVATION (FRONT ELEVATION - REAR LOAD)
A4.1	20' TH ELEVATION (SIDE ELEVATIONS - REAR LOAD)
A4.2	26'-6" TH STRIP ELEVATION (FRONT ELEVATION - FRONT LOAD)
A4.3	26'-6" ELEVATIONS (SIDE ELEVATIONS - FRONT LOAD)
A4.4	26'-6" ELEVATIONS (SIDE ELEVATIONS - FRONT LOAD)
FFCDA 10	FINAL FOREST CONSERVATION DI ANI ADDROVED
FFCPA – 1.0	FINAL FOREST CONSERVATION PLAN APPROVED
FFCPA – 1.1 FFCPA – 1.2	FINAL FOREST CONSERVATION PLAN APPROVED-DETAILS & NOTES FINAL FOREST CONSERVATION PLAN APPROVED-DETAILS-FOREST FOREST FOR
FFCPA – 1.2 FFCPA – 2.0	FINAL FOREST CONSERVATION PLAN APPROVED-DETAILS-FOREST FINAL FOREST CONSERVATION PLAN AMENDMENT OVERALL & EXI
FFCPA = 2.0	FINAL FOREST CONSERVATION PLAN AMENDMENT 20 CCALE

Γ PLANTING AREA KISTING TREE REMOVAL

FFCPA – 3.0 FINAL FOREST CONSERVATION PLAN AMENDMENT – 30 SCALE FFCPA – 3.1 CLEANED FINAL FOREST CONSERVATION PLAN AMENDMENT – 30 SCALE

FINAL FOREST CONSERVATION PLAN TREE LISTS AND DATA TABLES FINAL FOREST CONSERVATION PLAN TREE PRESERVATION NOTES FINAL FOREST CONSERVATION PLAN SOIL PROFILE REBUILDING SPECIFICATION

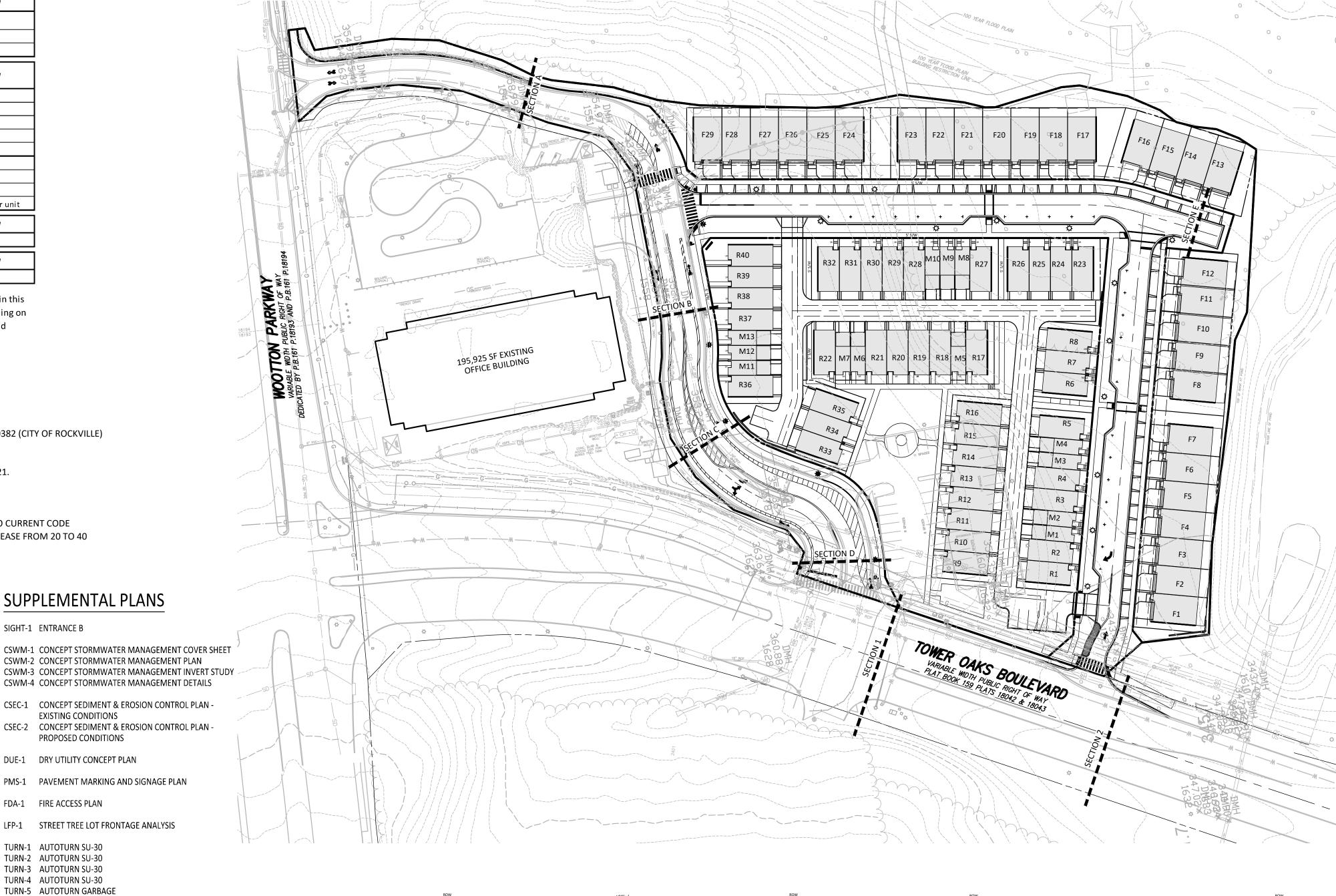
FFCPA – 5.2 FINAL FOREST CONSERVATION PLAN DETAILS AND PLANT LIST

FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.ne 48 HOURS IN ADVANCE OF ANY

WORK IN THIS VICINITY" The excavator must notify all public utility companies with undergrour facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

TOWER PRESERVE

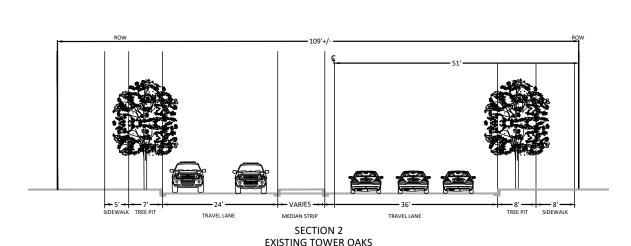
& EXISTING 2000 TOWER OAKS BOULEVARD OFFICE BUILDING PROJECT PLAN AMENDMENT

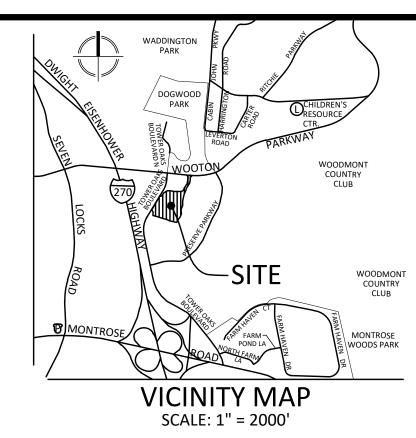


SECTION 1

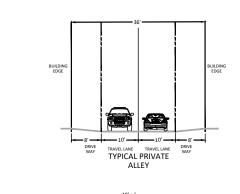
EXISTING TOWER OAKS

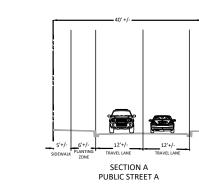
BOULEVARD

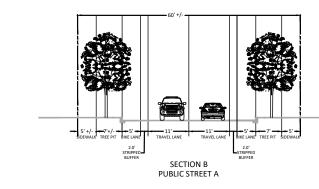


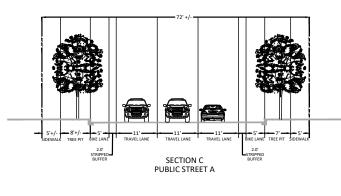


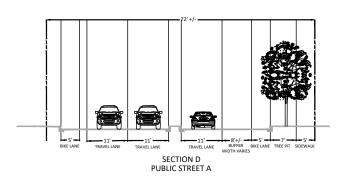
Community Planning & Development Services June 1, 2023

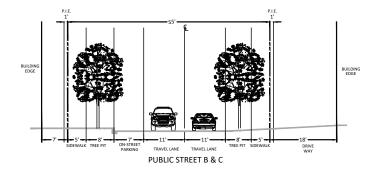


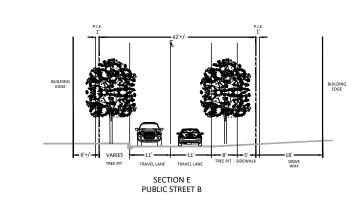


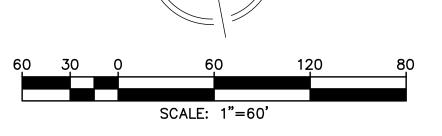












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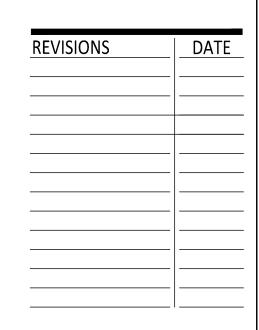
> PREPARED FOR: MICHAEL HARRIS PROPERTIES, LLC ROCKVILLE, MD, 20852 301.978.3630 CONTACT: BEN BULLOCH

BBULLOCH@STREETSCAPEPARTNERS.COM

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LANDSCAPE ARCHITECT: VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN, MD 20874 301.916.4100 CONTACT: MICHAEL GOODMAN E-MAIL: GOODMAN@VIKA.COM

ENGINEER / PLANNER /



TOWER PRESERVE

4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 217NW06 TAX MAP: GQ33 DATUM: NAD 83/91, NGVD 88

PROJECT PLAN **AMENDMENT COVER SHEET**



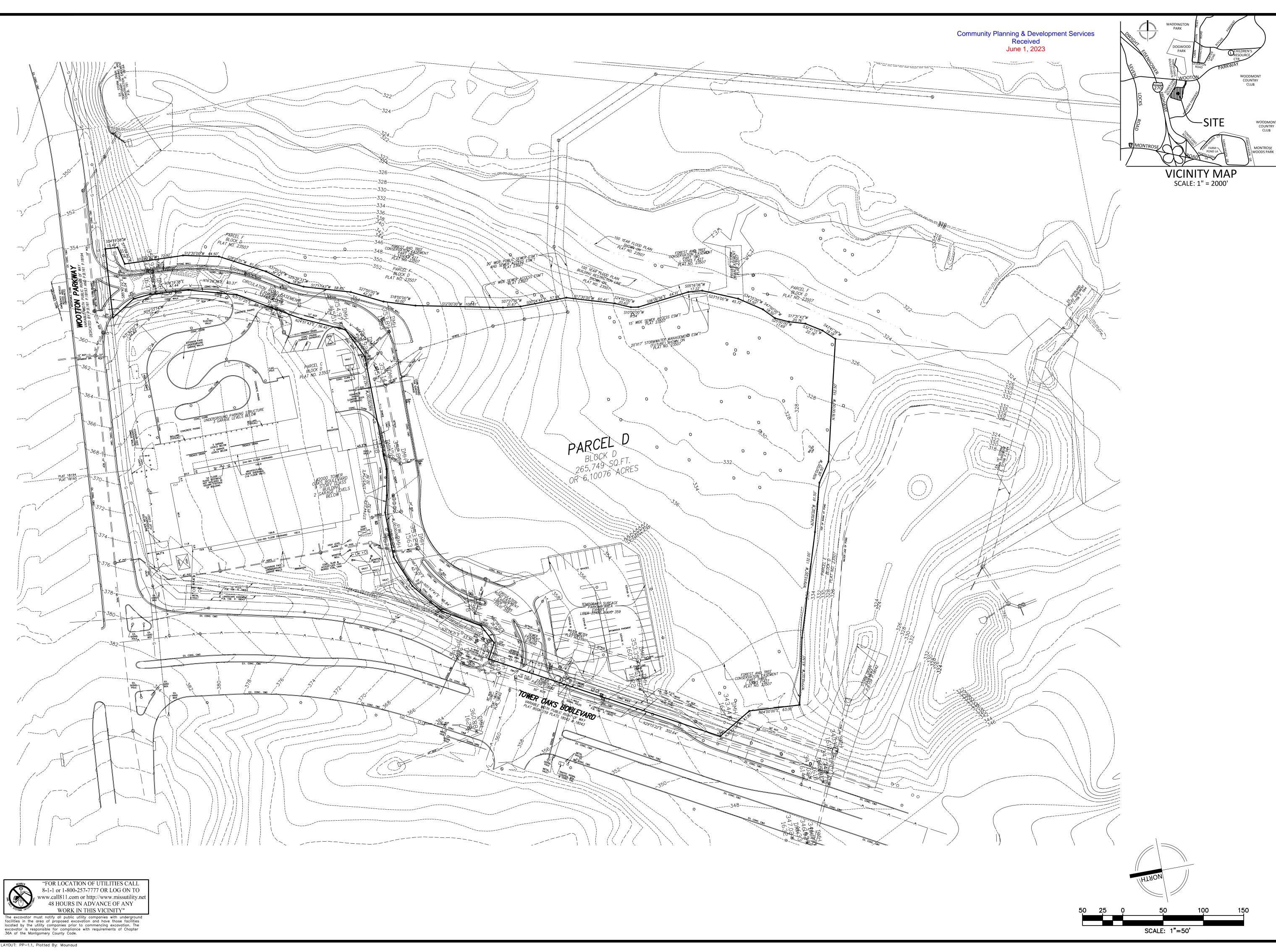
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER ENGINEER'S NAME: MICHAEL B. GOODMAN, P.E

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SHEET NO.

PROJECT VM50567



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20251 CENTURY BOULEVARD

E-MAIL: GOODMAN@VIKA.COM

REVISIONS	DATE

TOWER PRESERVE

4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 217NW06 TAX MAP: GQ33 DATUM: NAD 83/91, NGVD 88

PROJECT PLAN **AMENDMENT EXISTING** CONDITIONS



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM
A DULY LICENSED PROFESSIONAL ENGINEER ENGINEER'S NAME: MICHAEL B. GOODMAN, P.E. LICENSE No.: 27721 EXPIRATION DATE: JULY 19, 2024

EXPIRATION DATE: JULY 19, 2024

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PROJECT VM50567 DRAWING PP-1.1

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