

TOWER PRESERVE

& EXISTING 2000 TOWER OAKS
BOULEVARD OFFICE BUILDING
LEVEL 2 SITE PLAN

Property Information		
Zoning		PD-TO (MXE Equivalent)
Tract Area (Entire Application - Parcel C and D)	384,539 SF	8.83 AC
Tract Area (Proposed Development - Parcel D)	265,749 SF	6.10 AC
Proposed Dedications	96,428 SF	2.21 AC
Site Area (Proposed Development)	169,321 SF	3.89 AC

Development Program	
Residential Units	82
Front Loaded Townhomes	29
Rear Loaded Townhomes	53

MPDUs	UNITS	%
Minimum Required	13	15.0%
Proposed	13	15.0%

Building Height	<i>Maximum Allowed</i>	<i>Maximum Requested</i>
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%	13,900 SF

Building Setbacks	<i>Minimum Required</i>	<i>Proposed</i>
Front	0'	0'
Side	0'	0'
Rear	0'	0'

Parking	Minimum Required (2 per unit)	Proposed
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		27
Total Parking Provided		220
Excess/Visitor Parking		
Excess from parking from front load townhome units		29.0
Excess from parking + On-Street Parking		56.0
		0.68 space per unit

Accessible Parking	<i>Minimum Required</i>	<i>Proposed</i>
Townhomes	0	2

Bicycle Parking	<i>Minimum Required</i>	<i>Proposed</i>
Townhomes/Stacked Condominium Townhomes	0	0

[*] 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

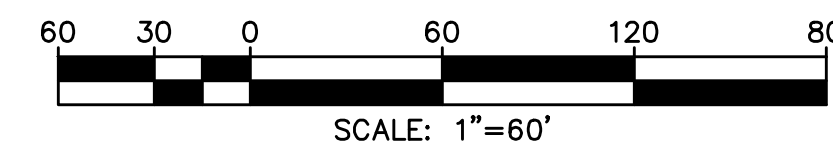
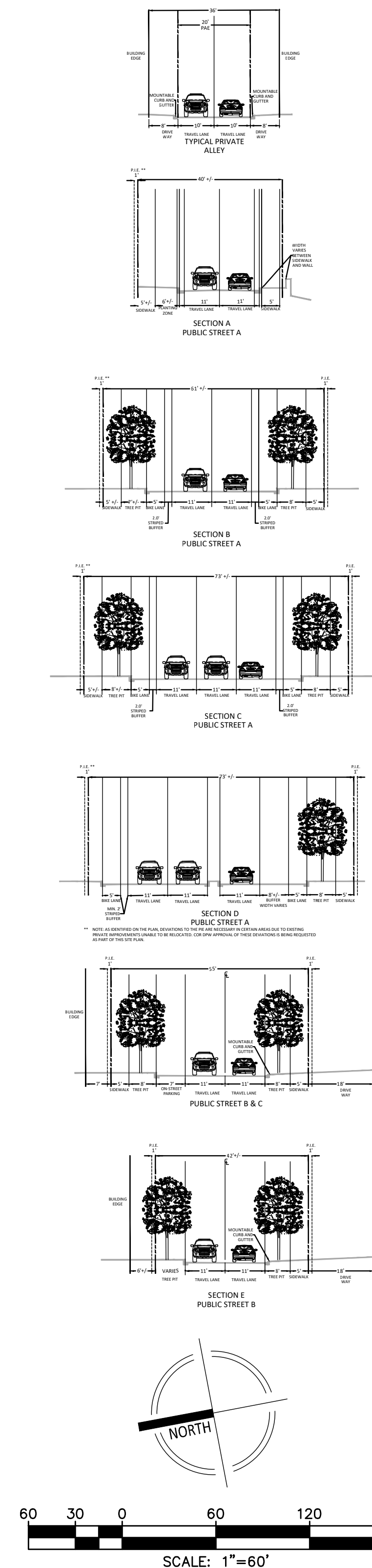
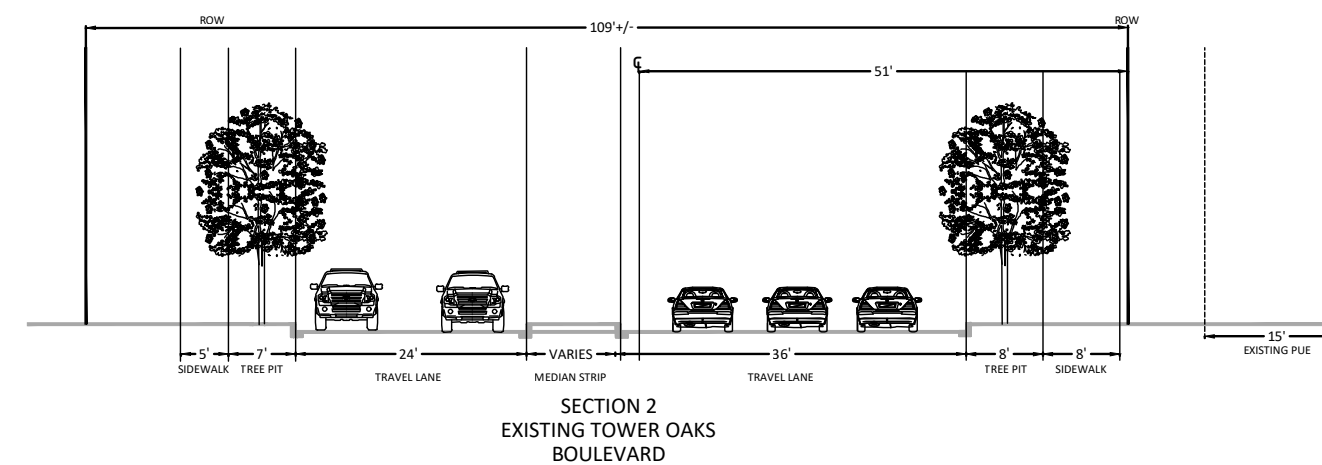
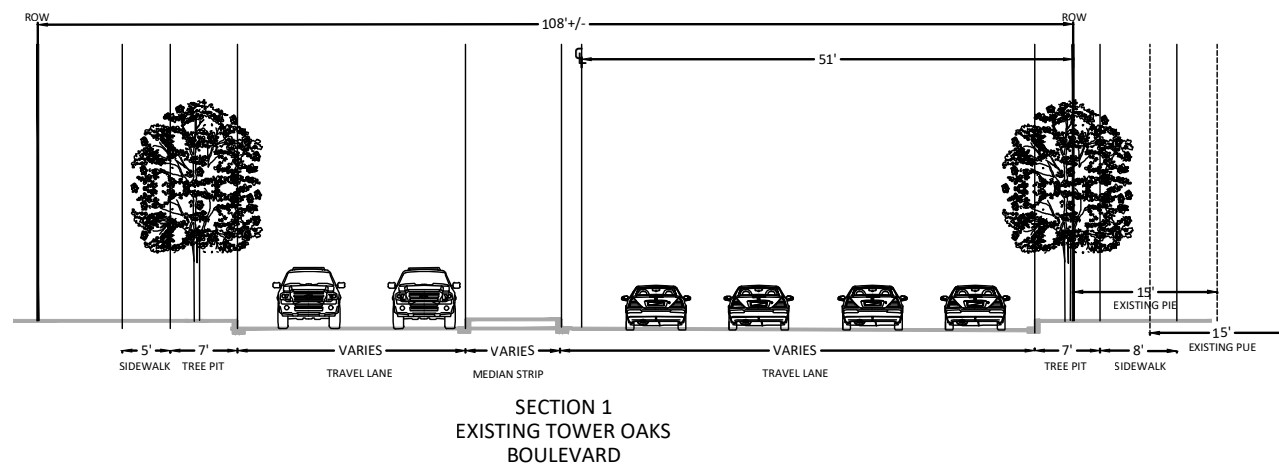
1. THE PROPERTY (PARCEL D) IS 6.10 ACRES.
2. THE SUBJECT PROPERTY COMPRISES THE FOLLOWING PROPERTIES:
PARCEL C AND D, PLAT NO. 23507, TAX MAP GQ33, TAX ACCT NO. 04-03580382 (CITY OF ROCKVILLE)
3. PARCEL D IS CURRENTLY ZONED PD-T0.
4. THE SITE IS LOCATED ON WSSC MAP 217NW06, 217NW07, 216NW07.
5. BOUNDARY AND TOPOGRAPHIC DATA BY VIKA MARYLAND, SEPTEMBER 2021.
6. THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON THE SITE.
7. THERE IS STREAM VALLEY BUFFER LOCATED ON THE SITE.
8. THERE ARE NO WETLANDS LOCATED ON THE SITE.
9. 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 15.

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ENGINEER / PLANNER /
LANDSCAPE ARCHITECT:
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PROFESSIONAL SEAL

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.
MICHAEL B. GOODMAN LICENSE No. 27721
EXPIRATION DATE JULY 19, 2024

**MICHAEL
HARRIS HOME
AT TOWER
OAKS**
4TH ELECTION DISTRICT
ROCKVILLE
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 217NW06
TAX MAP: GQ33

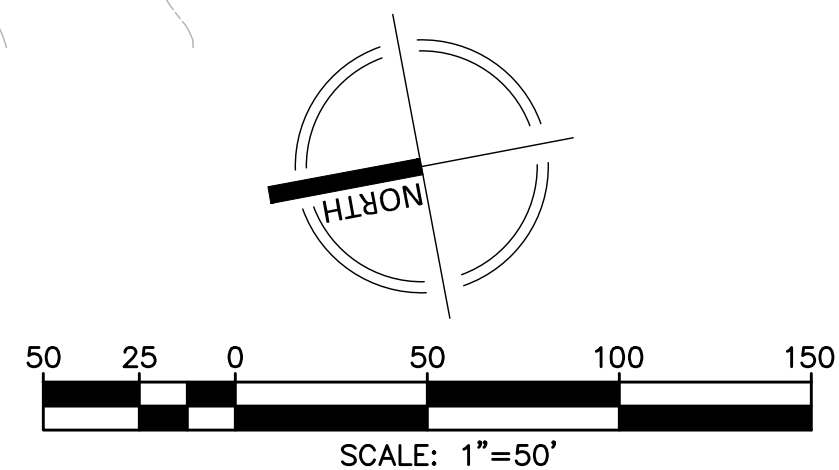
LEVEL 2 SITE PLAN COVER SHEET

DRAWN BY: JC/CC
DESIGNED BY: CC/MG
DATE ISSUED: _____

VIKA PROJECT VM50567A

DRAWING NO. _____

SHEET NO. SP-1.0



VICINITY MAP
SCALE: 1" = 2000'

OWNER/APPLICANT:
STREETSCAPE PARTNERS
One Preserve Parkway
ROCKVILLE, MD, 20852
PH: 301.978.3630
CONTACT: Ben Bulloch
e-mail: bbulloch@streetscapepartners.com

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**MICHAEL
HARRIS HOMES
AT TOWER
OAKS**
4TH ELECTION DISTRICT
ROCKVILLE
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 217NW06
TAX MAP: GQ33

SITE PLAN
EXISTING
CONDITIONS

DRAWN BY: JC/CC
DESIGNED BY: CC/MG
DATE ISSUED:

VIKA PROJECT VM50567A

DRAWING
NO.

SHEET NO. SP-1.1

