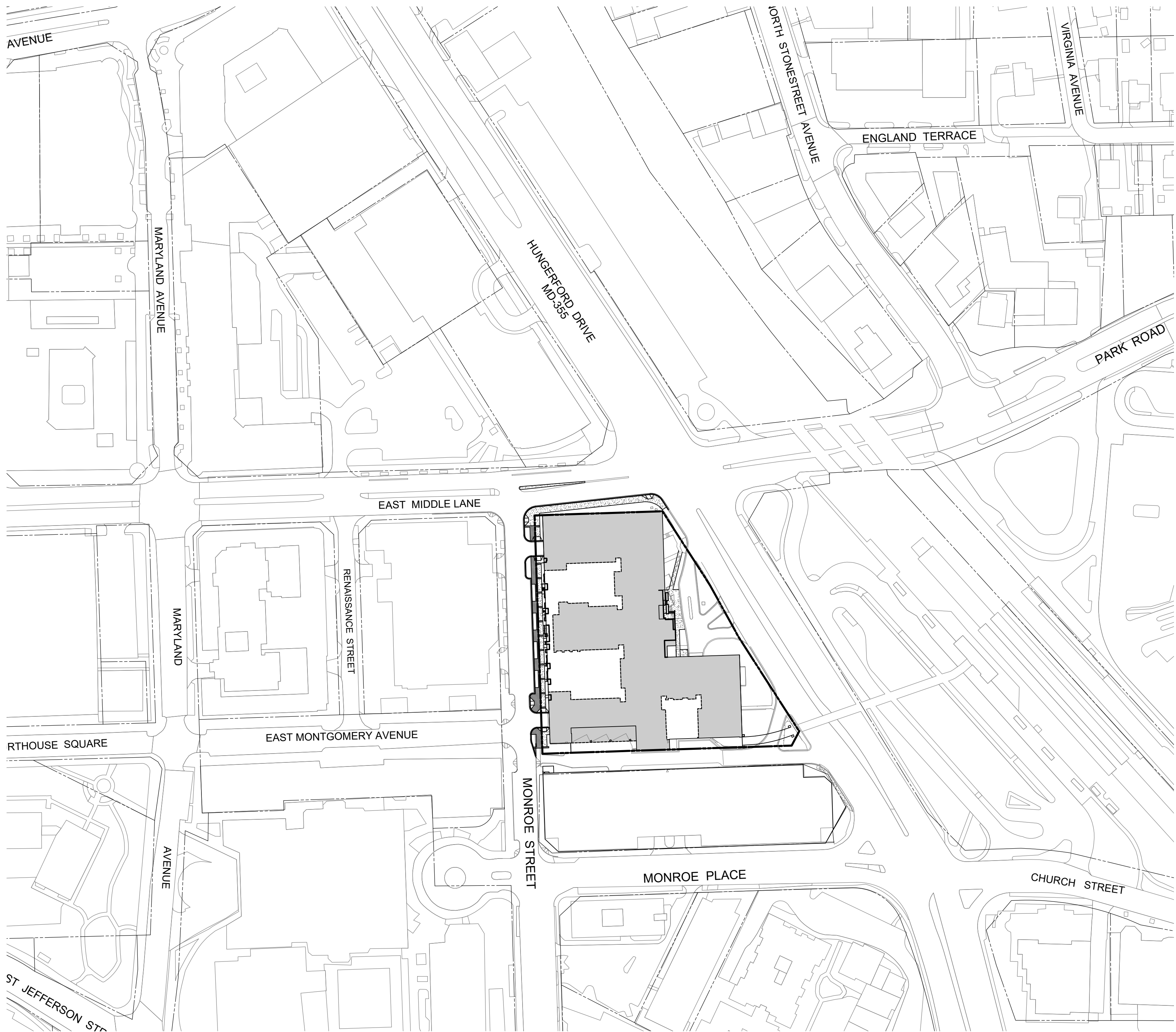
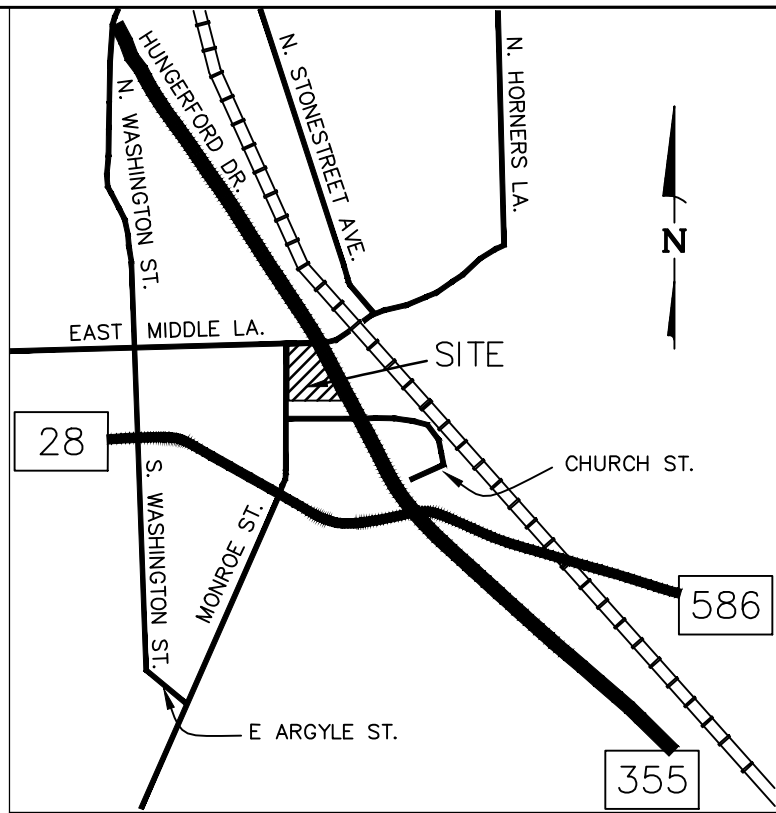
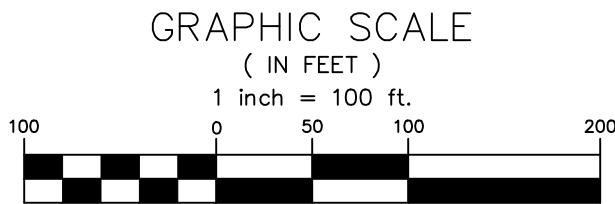


ROCKVILLE TOWN CENTER
PARCEL 2-F
255 ROCKVILLE PIKE
PJT#2025-XXXXX



SURROUNDING AREA MAP



VICINITY MAP
SCALE 1" = 2,000'

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A-3.01 BUILDING SECTIONS
A-4.01 ADAPTIVE RE-USE CONCEPT & PHASING PLAN



CIVIL ENGINEERING
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LANDSCAPE ARCHITECTURE
LAND PLANNING

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Phone: 301.670.0840
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REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP GR32

WSSC 218NW07

PLAT 19531

4TH ELECTION DISTRICT
CITY OF ROCKVILLE
MARYLAND

ROCKVILLE TOWN
CENTER
ROCKVILLE TOWN
CENTER PARCEL 2-F

PROJ. MGR PGL

DRAWN BY PGL

SCALE 1"= 100'

DATE 03.05.2025

PROJECT PLAN
COVER SHEET

PJ0.01

PROJECT NO. 93.395.02

SHEET NO. 1 OF 1

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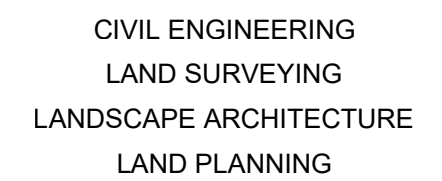
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Community Planning & Development Services
Received
March 11, 2025



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SHEET NO. 1 OF 1



Abbreviation:	Symbol:
AC = Air Conditioner	Bench/Spot
BLDG = Building	Benchmark
CPM = Cable Paint Mark (Miss Utility)	Bike Rock
CLF = Chain Link Fence	Ballard/Fence Post
CONC = Concrete	Cable TV Box
CC = Concrete Curb	Cleanout
CC&G = Concrete Curb & Gutter	
CMP = Corrugated Metal Pipe	Communications Cable (below grade)
DEAD = Dead	Concrete
DISC = WSSC/Metric Control	Drill Hole
EDP = Edge of Pavement	Electric Cable (below grade)
EMH = Electric Man Hole	Electric Manhole
EFM = Electric Paint Mark (Miss Utility)	Electric Meter
FEN = Fence	Entrance
FF = Finished Floor	Fence, Wire
FI = Fire Hydrant	Fence, Wood
FL = Flow Line	Fill Cap (underground tank)
G = Ground	Fire Department Connection
GPM = Gas Paint Mark (Miss Utility)	Fire Hydrant
GRAV = Gravel	Flag Pole
GW = Guy Wire	Flood Light
HAC = Heating, Ventilation & Air Conditioning	Gas Manhole
INV = Invert	Gas Meter
IPC = Iron Pipe with Cap	Gas Pipeline
IRP = Iron Pipe Found	Gas Post
LF = Light Pole	Gas Valve
MLEBX = Mail Box	Gate
PI = Plot	Guard Rail
MH = Manhole (unidentified)	Guy Wire
MON = Monument	Hand Box (electric)
OPF = Open Pipe Found	Handicap Parking Space/Ramp
PI = Plot	HS
PAV = Pavement	Headstone
PCM = Painted Centerline Markings	Hvac Units
PEM = Painted Edge Markings	Iron Pipe Found
PFC = Punched Pipe Found	Light/Signal Pole
RCC = Rebar with Cap Found	Manhole (unidentified)
RCP = Reinforced Concrete Pipe	Mailbox
(CS) = Survey	Monument Found
SD = Storm Drain	Over Head Wire(s)
SDMH = Storm Drain Manhole	Parking Meter
SMH = Sewer Manhole	Parking Spaces (count)
SPM = Sewer Paint Mark (Miss Utility)	Photo
STOM = Stream/Creek	Telephone Junction Box
TC = Top of Curb (8 Back)	Sewer Manhole
TE = Telephone Manhole	Sewer Pipeline
UGE = Under Ground Electric	Sign
W = Walkway/Path	Signal
WMH = Water Manhole	Sprinkler Control Box/Head
WPM = Water Paint Mark (Miss Utility)	Stone
	Storm Drain Grate
	Storm Drain Manhole
	Storm Drain Manhole
	Stream/Creek/Wateline
	Telephone Manhole
	Traffic Signal Cabinet
	Traffic Signal Pole
	Transformer
	Trashcan
	Tree/Evergreen
	Tree/Ornamental
	Tree/Shade
	Tree/Shrub or Planting Line
	Utility Pole
	Water Blow-off Valve
	Water Manhole
	Water Meter
	Water Pipeline
	Water Valve
	Well/Monitor Well
	Wheelstop
	X-Cut Found

1. Vertical Datum is based on NAVD 29/NAVD 88, from W.S.S.C. plan # Benchmarks used are No. and No. . The vertical datum on this plan is from aerial photography/Field survey methods by McKenzie/Snyder, Inc./MHG on [Month Day, Year]. This establishes the horizontal control for this site on 30 second topography. By showing the vertical datum at a larger size does not change the accuracy standards of this datum. Any larger scale detail is for horizontal location clarification only.
2. Horizontal Datum is based on the Maryland Coordinate System NAD 83(2011) Datum as projected by NGS. SmartNet North America Vertical Reference Station System (GNSS) Data used to establish the horizontal control for this site on 30 second topography. By showing the vertical datum at a larger size does not change the accuracy standards as specified by Title 9, Subtitle 13, Chapter 6, Sections .04 and .12 of the Minimum Standards of Practice for Land Surveys.
3. The Horizontal and Vertical Tolerances for this drawing meet or exceeds the National Map Standards for a xx scale map.
4. Aerial photogrammetric/Field survey methods were used in the compilation of the topographical data shown on this plan. The (aerial was performed by (Aerial Company) and based on aerial photography dated [Month Day, Year] OR The survey was performed by (MHG) on [Month Day, Year].
5. The locations of existing underground utilities are shown in their approximate locations as per available records and markings found in the field. The exact locations of all underground utilities should be verified by "MISS UTILITY" prior to excavation. MHG does not express or imply any guarantee or warranty as to the location or existence of any underground utility.
6. Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground overhead containers or facilities that may affect the use or development of this site.
7. The property lines shown hereon do not constitute a current boundary survey.
8. This map or plot and the survey on which it is based were prepared under the responsible charge of the undersigned and are in compliance with COMAR Regulations 09-13.06.04 and 09-13.06.12.T
9. Certification Defined - The use of the word certify or certification by a Professional Engineer in this project is not intended to constitute an expression of professional opinion regarding those facts of findings which are the subject of the certification and does not constitute a warranty or guarantee, either expressed or implied.
10. This digital data has been generated for the exclusive use of the staff of MHG. MHG makes no guarantee or warranty either assumed or implied as to the accuracy of this data. Should this data be used for Construction, Stakeout, the company or person using this data does so at their own risk. It is strongly recommended that you verify this information, to your own satisfaction, before using any of this data. Quality control of the drawings and data is the responsibility of the user.

VICINITY MAP
SCALE 1" = 2,000'

SITE DATA	
SUBJECT PROPERTIES:	PARCEL 2-F ROCKVILLE TOWN CENTER PLAT 19531
PROPERTY ADDRESSES:	255 ROCKVILLE PIKE
TAX ID NUMBERS:	04-03084266
PROPERTY OWNER:	255 ROCKVILLE PIKE LLC 4341 MONTGOMERY AVENUE BETHESDA, MD 20814
EXISTING / PROPOSED SITE AREA:	109,107 SF (2.50 AC)
ZONING CLASSIFICATION:	PD-RD (ROCKVILLE CENTER INC.) & TOWN CENTER PERFORMANCE OVERLAY
EXISTING USES:	OFFICE (145,000 SF)
PROPOSED USES:	MULTI-FAMILY RESIDENTIAL (550 UNITS TOTAL)

GENERAL NOTES

1. THE EXISTING CONDITIONS AND PROPERTY BOUNDARY SHOWN FOR PARCEL 2-F ARE TAKEN FROM TOPOGRAPHIC & BOUNDARY SURVEYS PREPARED BY MHG, LAST UPDATED IN OCTOBER OF 2024.
2. EXISTING UTILITIES SHOWN ARE BASED ON VISIBLE SURVEYED APPURTENANCES, MARKINGS BY MISS UTILITY, ACCESSIBLE STRUCTURES AND PLANS OF RECORD.
3. THE PROPERTY IS WITHIN THE ROCK CREEK WATERSHED.
4. THE PROPERTY DOES NOT CONTAIN "WATERS OF THE UNITED STATES", WETLANDS, STREAMS, SEEPS, SPRINGS, FLOODPLAINS OR THEIR ASSOCIATED BUFFERS.
5. THE PROPERTY IS NOT IDENTIFIED IN THE CITY OF ROCKVILLE'S HISTORIC BUILDINGS INDEX.
6. A NATURAL RESOURCES INVENTORY / FOREST STAND DELINEATION (NRIFSD) FOR THIS PROPERTY WAS APPROVED UNDER 2025-14-NRI.
7. THE PROPERTY IS WITHIN THE CITY OF ROCKVILLE WATER AND SEWER SERVICE AREA.
8. REFER TO FINAL SITE PLAN FOR GRADING, UTILITIES AND ADDITIONAL SITE DEVELOPMENT DETAILS.

DEVELOPMENT STANDARDS - PD-RC/MXTD ZONE

	<u>PERMITTED/REQUIRED</u>	<u>PROVIDED</u>
MAXIMUM BUILDING HEIGHT 25.13.05 (b)	217 FT ³	PHASE 1: 85 FT PHASE 2: 217 FT ⁴
MINIMUM OPEN AREA 25.13.05 (b)	15% (16,366 SF)	PHASE 1: 38% (41,485 SF) PHASE 2: 35% (38,118 SF)
MINIMUM PUBLIC USE SPACE 25.13.05 (b)	10% (10,911 SF)	PHASE 1: 13% (14,415 SF) PHASE 2: 13% (14,415 SF)
MINIMUM LOT WIDTH AT FRONT LOT LINE: 25.13.05 (b)	10 FT	395 FT (HUNGERFORD DR)
PUBLIC RIGHT-OF-WAY ABUTTING SETBACK: 25.13.05 (b)	NONE REQ'D.	0 FT
MINIMUM SIDE YARD SETBACK: 25.13.05 (b)	N/A ²	N/A ²
MINIMUM REAR YARD SETBACK: 25.13.05 (b)	N/A ²	N/A ²
MINIMUM AUTO SPACES: 25.16.03	PHASE 1: 327 SPACES PHASE 2: 630 SPACES	PHASE 1: 436 SPACES PHASE 2: 416 SPACES ⁵
MINIMUM BICYCLE SPACES - SHORT TERM: 26.16.03	PHASE 1: 6 SPACES PHASE 2: 11 SPACES	PHASE 1: 12 SPACES PHASE 2: 12 SPACES
MINIMUM BICYCLE SPACES - LONG TERM: 26.16.03	PHASE 1: 95 SPACES PHASE 2: 184 SPACES	PHASE 1: 102 SPACES PHASE 2: 184 SPACES

FOOTNOTES

1. DESIGNATED EQUIVALENT ZONE FOR PD-RIC1 IS THE MIXTD ZONE.
2. THE PROPERTY HAS PUBLIC STREET FRONTAGES ON ALL SIDES, THEREFORE IT HAS NO SIDE OR REAR YARDS.
3. BUILDING HEIGHT OF UP TO 217 FEET WAS APPROVED BY PRELIMINARY DEVELOPMENT PLAN PDP94-0001.
4. THE PERMITTED BUILDING HEIGHT FOR PHASE 2 IS THE APPLICABLE MAXIMUM ALLOWED BY THE ZONING ORDINANCE IN EFFECT AT THE TIME THE PHASE 2 SITE PLAN APPLICATION IS FILED, SUBJECT TO THE CONDITION OF THE PHASE 2 SITE PLAN. THEREFORE, A PROJECT AMENDMENT TO THE PHASE 2 SITE PLAN IS NOT REQUIRED TO ACHIEVE ANY MAXIMUM BUILDING HEIGHT RECOMMENDED IN THE UPDATED TOWN CENTER MASTER PLAN AND/OR PERMITTED BY FUTURE AMENDMENTS TO THE ZONING ORDINANCE AND CONCEPT MAP AS ADOPTED BY THE MAYOR AND COUNCIL PRIOR TO THE FILING OF THE PHASE 2 SITE PLAN APPLICATION.
5. CONCURRENT WITH THIS APPLICATION, THE APPLICANT IS SUBMITTING A WAIVER REQUEST TO PURSUE FINAL PARKING STANDARDS FOR THE PHASE 2 EXPANSION, PURSUANT TO SECTION 25.16.03.1 OF THE ZONING ORDINANCE.

PHASE 1 VEHICLE PARKING CALCULATIONS (MIN REQUIRED)			
USE	DENSITY	METRIC	REQUIREMENT
RESIDENTIAL DWELLING, MULTIPLE UNIT (STUDIO)	0.3 UNITS	1.00 UNIT	0.6
RESIDENTIAL DWELLING, MULTIPLE UNIT (1BR)	202 UNITS	1.00 UNIT	202.0
RESIDENTIAL DWELLING, MULTIPLE UNIT (2BR)	83 UNITS	1.50 UNIT	124.5
TOTAL (ROUNDED)			327 SPACES
PHASE 1 BICYCLE PARKING CALCULATIONS - SHORT TERM (MIN)			
USE	DENSITY	METRIC	REQUIREMENT
RESIDENTIAL DWELLING, MULTIPLE UNIT	285 UNITS	1.050 UNIT	5.7
TOTAL (ROUNDED)			6 SPACES
PHASE 1 BICYCLE PARKING CALCULATIONS - LONG TERM (MIN)			
USE	DENSITY	METRIC	REQUIREMENT
RESIDENTIAL DWELLING, MULTIPLE UNIT	285 UNITS	1.033 UNIT	94
TOTAL (ROUNDED)			95 SPACES

PHASE 2 VEHICLE PARKING CALCULATIONS - (MIN REQUIRED) USE			
	DENSITY	METRIC	REQUIREMENT
RESIDENTIAL DWELLING, MULTIPLE UNIT (STUDIO)	0 UNITS	1.0 UNIT	0.0
RESIDENTIAL DWELLING, MULTIPLE UNIT (1BR)	390 UNITS	1.0 UNIT	390.0
RESIDENTIAL DWELLING, MULTIPLE UNIT (2BR)	160 UNITS	1.5 UNIT	240.0
TOTAL (ROUNDED)			630 SPACES
PHASE 1 BICYCLE PARKING CALCULATIONS - SHORT TERM (MIN) USE			
	DENSITY	METRIC	REQUIREMENT
RESIDENTIAL DWELLING, MULTIPLE UNIT	550 UNITS	1.0/50 UNIT	11.0
TOTAL (ROUNDED)			11 SPACES
PHASE 1 BICYCLE PARKING CALCULATIONS - LONG TERM (MIN) USE			
	DENSITY	METRIC	REQUIREMENT
RESIDENTIAL DWELLING, MULTIPLE UNIT	550 UNITS	1.0/3 UNIT	183.3
TOTAL (ROUNDED)			184 SPACES

REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP GR32

WSSC 218NW07

PLAT 19531

4TH ELECTION DISTRICT
CITY OF ROCKVILLE
MARYLAND

ROCKVILLE TOWN
CENTER
ROCKVILLE TOWN
CENTER PARCEL 2-F

PROJ. MGR	PGL
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DRAWN BY PGL

SCALE 1"= 30'

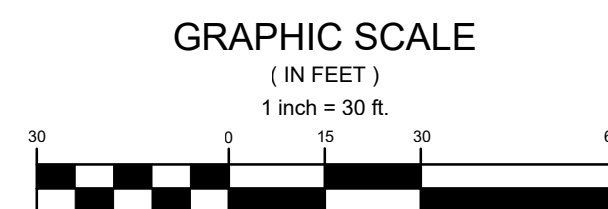
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PROJECT PLAN

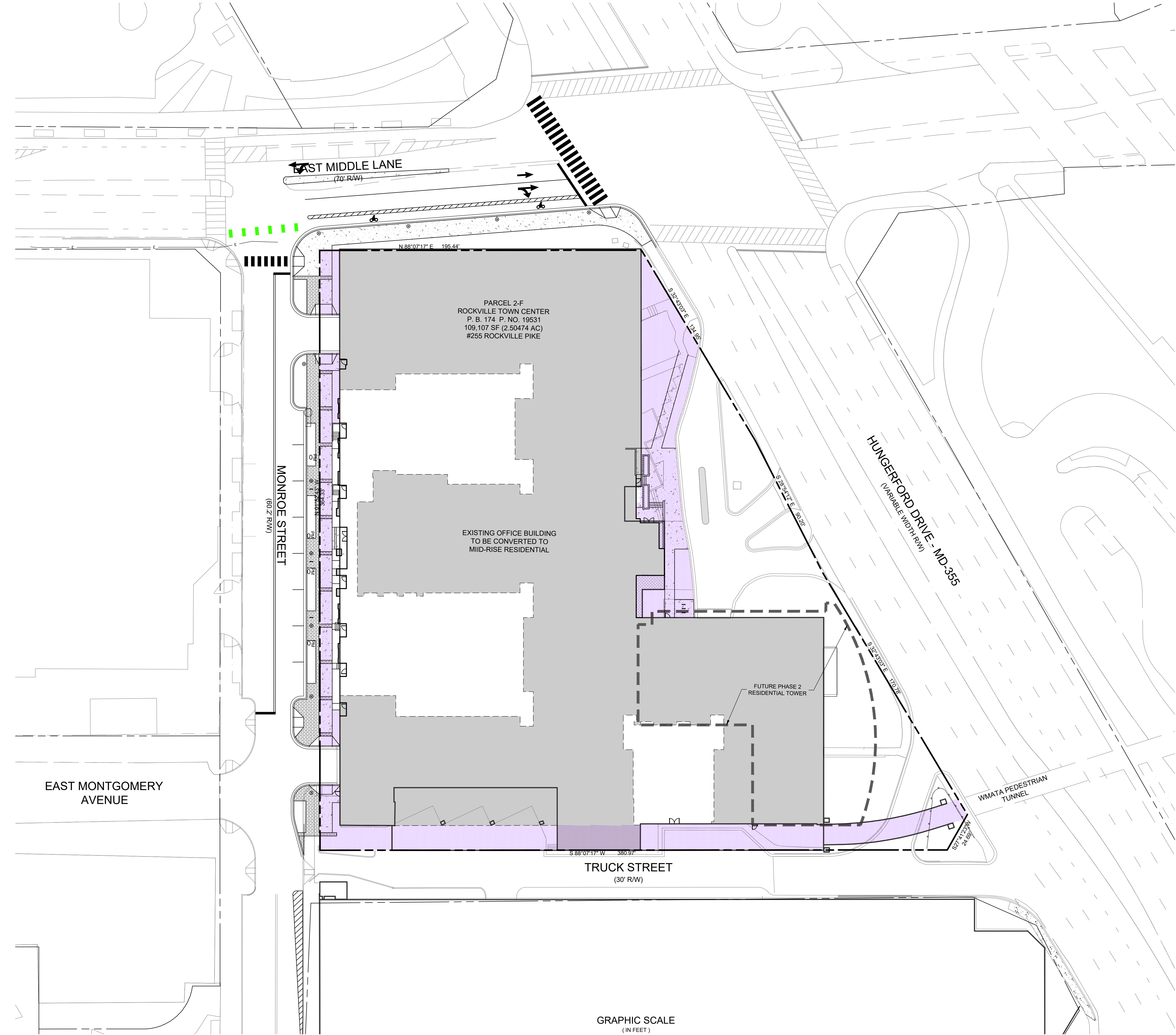
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PROJECT NO.	93.395.02
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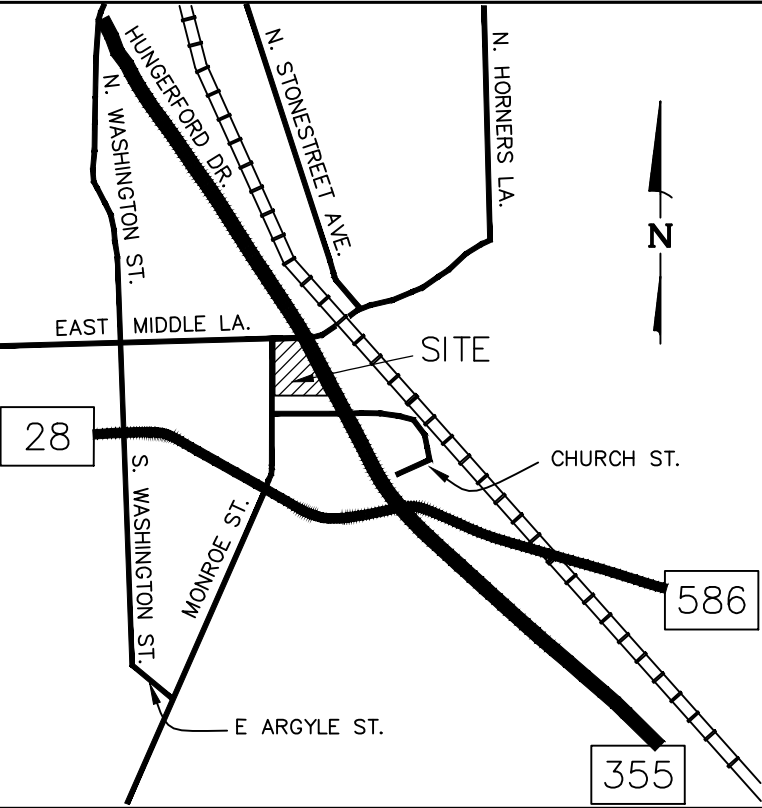
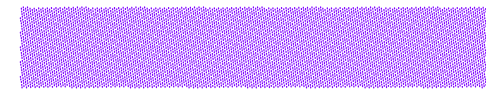
SHEET NO. 1 OF 2



I:\3355\DWG\PJ_02_02.dwg P:02 11-PUBLIC USE SPACE, 3/6/2025 2:59:28 PM, lawaya, ARCHD (24.00 x 36.00 inches), Copyright © 2025 Macris, Hendricks & Glascock, P.A., Copyright © 2025 Macris, Hendricks & Glascock, P.A.



PUBLIC USE SPACE = 13,860 SF



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LAND PLANNING

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REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP GR32 WSSC 218NW07
PLAT 19531
4TH ELECTION DISTRICT
CITY OF ROCKVILLE
MARYLAND

ROCKVILLE TOWN
CENTER
ROCKVILLE TOWN
CENTER PARCEL 2-F

PROJ. MGR	PGL
DRAWN BY	PGL
SCALE	1"= 30'
DATE	03.05.2025

PUBLIC USE SPACE
EXHIBIT

PJ2.11
PROJECT NO. 93.395.02
SHEET NO. 1 OF 1



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REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP GR32 WSSC 218NW0

PLAT 19531

4TH ELECTION DISTRICT
CITY OF ROCKVILLE
MARYLAND

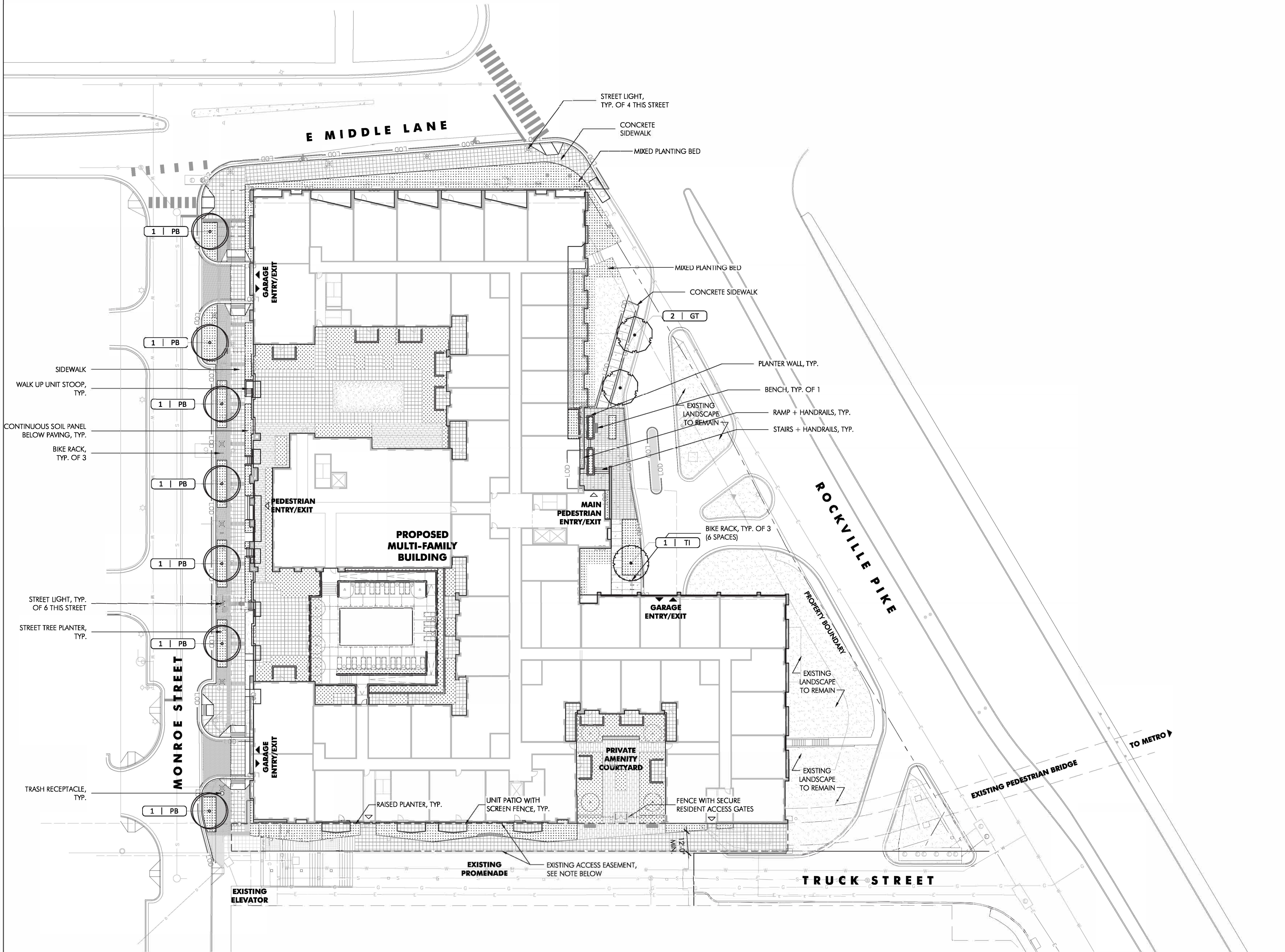
ROCKVILLE TOWN
CENTER
ROCKVILLE TOWN
CENTER PARCEL 2-F

PROJ. MGR	PGF
DRAWN BY	PGF
SCALE	1"= 30'
DATE	03.05.2025

OPEN AREA EXHIBIT

PJ2.12

PROJECT NO.	93.395.02
SHEET NO.	1 OF 1



NOTE: IMPROVEMENTS WITHIN EXISTING EASEMENT MAY
REQUIRE AMENDMENT OR TERMINATION WHICH WILL REQUIRE
APPROVAL BY CITY OF ROCKVILLE MAYOR AND COUNCIL.

NOTE: PLANTS LISTED ABOVE ARE PRELIMINARY AND ARE INTENDED TO EXHIBIT THE INTENT OF THE
PLANTING PALETTE WITH A FOCUS ON LOCALLY AND REGIONALLY NATIVE PLANTS.



Planting Notes for Landscape Plans

NOVEMBER 2019

INSTALLATION OF PLANT MATERIAL

- The Permittee is responsible for obtaining the approved Forest Conservation Plan/Landscape Plan and providing a copy to the Landscape Contractor. The Permittee shall ensure that the Landscape Contractor can secure the plants shown the FCP/Landscape Plan. Plant substitutions are not allowed. 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 landscaping, afforestation, or reforestation. The applicant must schedule an on-site pre-planting meeting with the City Forestry Inspector. Attendees 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 TREE PLANTING WHERE EXISTING PAVEMENT OR OTHER IMPERVIOUS SURFACES WERE PREVIOUSLY LOCATED OR WHERE EXISTING GREENSPACE HAS BEEN SEVERELY DEGRADED¹
 - Site preparation
 - Demolish existing impervious surface and remove all existing asphalt, concrete, stone and construction materials to expose subsoil free of debris.
 - Excavate so that final planting bed will provide quality soil to a depth of forty-eight (48) inches, and to a radius of 10' minimum or to new hard edge of planting bed, whichever is less.
 - Loosen exposed subsoil below 48" 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 imported soil to fill excavated planting bed. Imported soil shall have a texture of LOAM, per the USDA soil classification system and a chemical composition compatible with healthy tree growth. When installing the soil, it should be installed in lifts or layers of < 12 inches (30 cm), tamping or watering (not both) between lifts to minimize potential settling.
 - 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 SPACE HAS NOT BEEN PROTECTED FROM CONSTRUCTION IMPACTS BUT IS NOT SEVERELY DEGRADED.
 - Site Preparation:
 - Remove all construction debris and top four to six inches of existing soil.
 - Test remaining 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 mature compost evenly over the entire planting surface. (4" = 12 Cubic Yard/1,000 s.f.). Provide compost supplier information and specifications to the City Forestry Inspector for approval prior to install.
 - Till the compost into the existing soil to a minimum depth of thirty-six (36) inches using the city's soil profile rebuilding specification.
 - If soil does not meet nutrient standards, mitigate soil chemistry to meet the chemical parameters.
 - The Forestry Inspector may require additional soil specifications, based on site conditions.
 - Soil Specification FOR PLANTING WITHIN EXISTING GREEN SPACE AREAS WHICH HAVE BEEN PROTECTED FROM CONSTRUCTION IMPACTS (One of two options, as determined by Forestry Inspector) Refer to approved City of Rockville Detail A-7
- 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 nutrient standards, one of two options will be performed to mitigate the soil.
 - Option 1 – Till Method- Depth of tilling for planting must be at least twenty-four (24) inches:
 - Apply four (4) inches of mature compost evenly over the entire planting surface (4" = 12 cubic yards/1,000 s.f.). Provide compost supplier information and specifications to the City Forestry Inspector for approval prior to install.
 - Till the compost into the existing soil to a minimum depth of twenty-four (24") inches.
 - Option 2 – Aeration and Vertical Mulching
 - Using a 2- 3" Auger, drill a series of holes in the soil to a depth of twenty-four (24) inches.
 - Begin at the edge of the hole dug for the root ball and continue drilling at one-foot intervals (maximum), in concentric rings around the tree out to ten (10) feet from the tree.
 - Each hole must be refilled with mature compost.
 - The Forestry Inspector may require additional soil specifications, based on site conditions.
 - Soil testing of the existing soil may be conducted with PRIOR approval from the City's 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 top 24" of existing soil contains a minimum of 4-6% organic matter by weight
 - The soil is free of contaminants
 - The soil texture is sandy loam or loam
 - The soil has an infiltration rate not less than 1" per hour
 - The soil does not contain debris or stones greater than one inch
 - The soluble salt content is less than 3 dS/m
 - Consult the University of Maryland Extension website: <http://extension.umd.edu/> for a listing of commercial soil testing facilities.
 - Soil preparation is required for street trees planted within the city's rights-of-way and private street trees, if they are part of the approved plan.
 - The depths and grades shown on plan drawings are final grades after settlement and shrinkage of the organic material. The contractor shall install the soil mix at a higher level to anticipate this reduction of volume. All grades are assumed to be "as measured" to be prior to the addition of any surface compost till layer or mulch or sod.
 - All details of the planting plans regarding plant quality and proper planting will be discussed including but not limited to:
 - Plant quality.
 - Proper form for species.
 - Proper ratio of caliper size/height to container size/root ball size.
 - Proper pruning cuts if applicable in accordance with current ANSI A300 pruning standards (generally there should be no recent pruning).
 - No co-dominant stems or multiple trunks (unless approved by FCP or by The Forestry Inspector).
 - Sound graft union.
 - Free of girdling roots, or the ability to remove girdling roots without damaging the tree.
 - Trees shall be healthy, vigorous, insect/disease free, and without cankers/cracks or trunk damage.
 - Proper Installation
 - Root flare no higher than 3 inches from existing grade.
 - Exposed root flare (not graft): removing more than several inches of soil to expose the root flare may result in the rejection of the plant material.
 - Wire baskets/twine/burlap removed from at least the top half of root ball, or as directed by Forestry Inspector.
 - All burlap or twine removed completely.
 - No hose and wire; staking and strapping per City planting detail.
 - Planting Hole a minimum of twice the width of the root ball; could be greater. Planting detail assumes soil has been prepared per the city's specifications (Planting, #3).
 - Mulched properly, per City planting detail.
 - Wildlife 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.
 - Tree planting will generally not be permitted between the dates of June 1 and September 1, or when the ground is frozen.
- DEFINITIONS
 - Topsoil
 - Soil can be considered topsoil if it originates from an A horizon of a natural soil or is a mineral soil with 4-6% organic matter content, and a NRCS textural class similar to pre-development conditions A horizon soils for the site, or as specified by the City Forestry Division. The city Forestry Division will specify a LOAM texture in the absence of native conditions listed above. Blended soils shall not be used unless specified by the City Forestry Division. In addition, topsoil shall:
 - Be friable and well drained
 - Have a pH between 5.5-7.
 - Have an organic matter content between 4-6%.
 - Have low salinity as indicated by a soluble salt content which is less than 3 dS/m
 - Be free of debris, stone, gravel, trash, large sticks, heavy metals, and other deleterious contaminants, (if screening is used to remove debris, screen size must be ¼ inch or larger).
 - Have a nutrient profile such that it has an adequate rating, per current industry standards.
 - Be free of noxious weed seeds
 - Compost
 - Compost shall be composed of leaves, yard waste, or food waste. Biosolid-based composts shall not be 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 completeness of the aerobic composting process and suitability (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 7 or below in accordance with TMECC 05.08-B, "Carbon Dioxide Evolution Rate". Maturity (suitability for plant growth) may be documented as compost testing greater than 80% in accordance with TMECC 05.05-A, "Germination and Vigor". 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 (test information and equipment available at www.solvita.com).
 - Compost shall also be:
 - Free of weed seeds.
 - Free of heavy metals or other deleterious contaminants.
 - Have a soluble salt content which is less than 3 dS/m.
 - Severely Degraded Soil
 - Soil shall be considered severely degraded if grade was lowered or raised more than 14 inches OR soil was compacted in lifts regardless of the final grade OR was used as a staging area for construction materials, equipment or processes.

¹ See definitions section #9

CITY OF ROCKVILLE, MARYLAND

LANDSCAPE ARCHITECT

ParkerRodriguez

101 North Union Street, Suite 320
Alexandria VA 22314
703.548.5010

OWNER

255 ROCKVILLE PIKE LLC
500 N. Washington Street, Suite 4408
Rockville, MD 20850
301.246.5000

ARCHITECT

TORTI GALLAS + PARTNERS
1923 Vermont Ave NW, 2nd Floor
Washington, DC 20001
301.588.4800

CIVIL ENGINEER

MHG - Macris Hendricks & Glascock
9220 Wightman Road
Montgomery Village, MD 20886
301.670.0840

TRANSPORTATION ENGINEER

GOROVE SLADE
1140 Connecticut Ave NW, Suite 1010
Washington, DC 20036
202.296.8625

KEY PLAN



REVISIONS

SITE PLAN 1	12.20.2024
SITE PLAN 2	03.05.2025

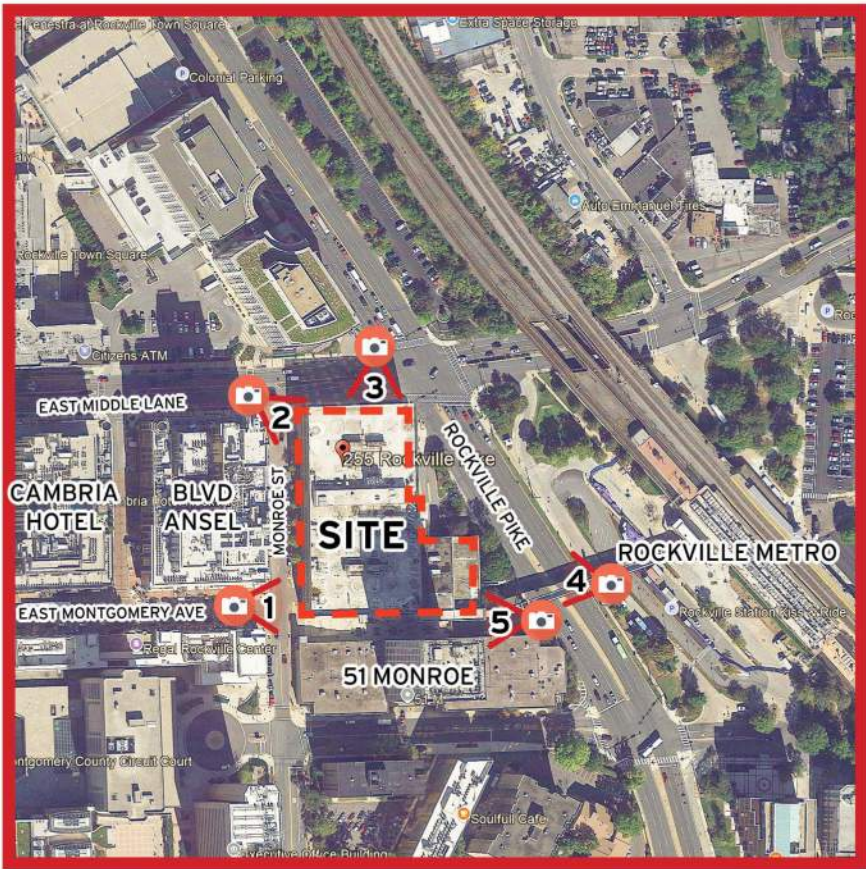
LANDSCAPE
NOTES



1. VIEW DOWN EAST MONTGOMERY AVE



2. CORNER OF MONROE ST. & EAST MIDDLE LN.



VICINITY MAP



3. VIEW DOWN ROCKVILLE PIKE



4. AERIAL VIEW ON ROCKVILLE PIKE



5. TRUCK STREET ENTRANCE

PROJECT PLAN SET - MARCH 5, 2025

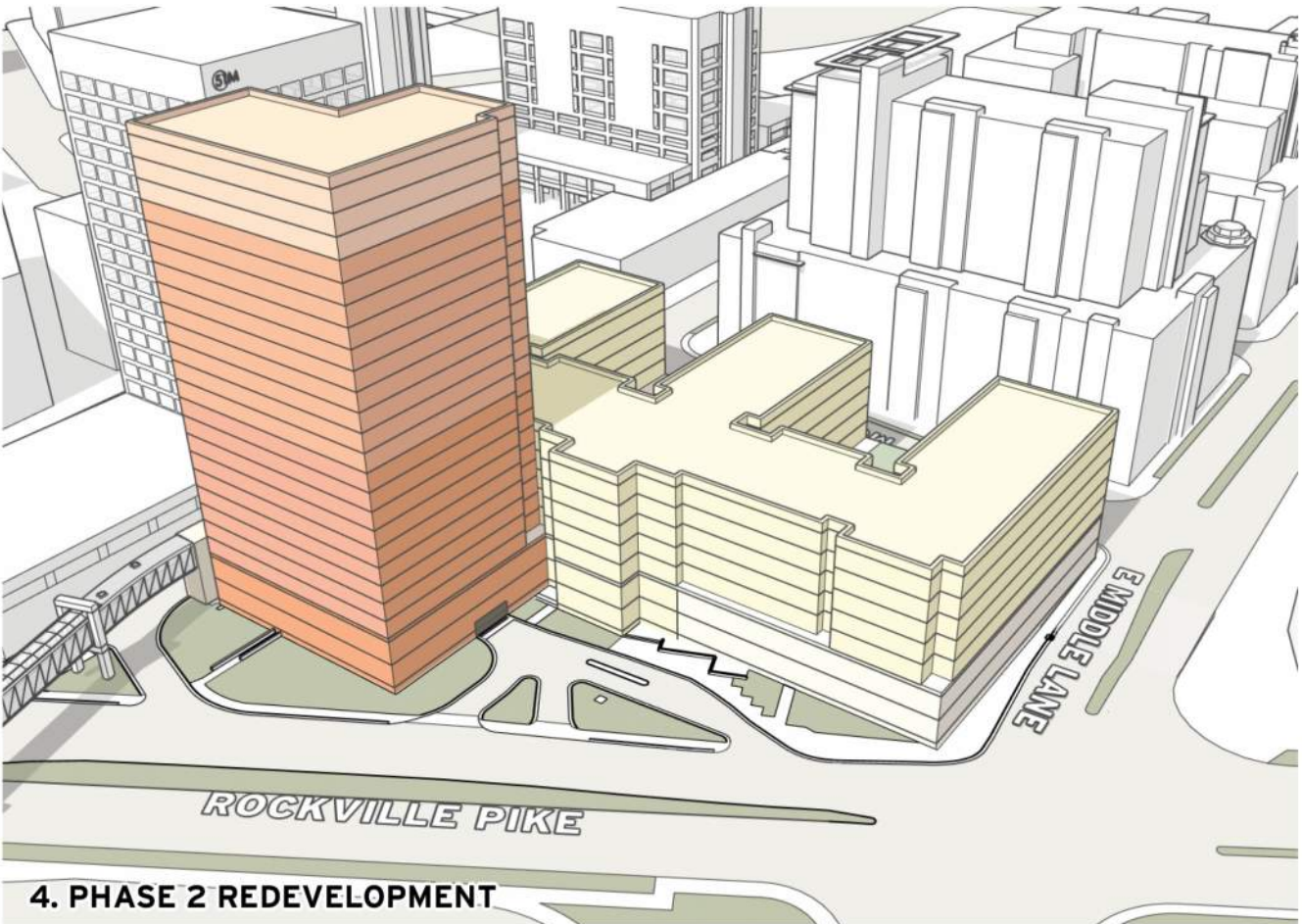
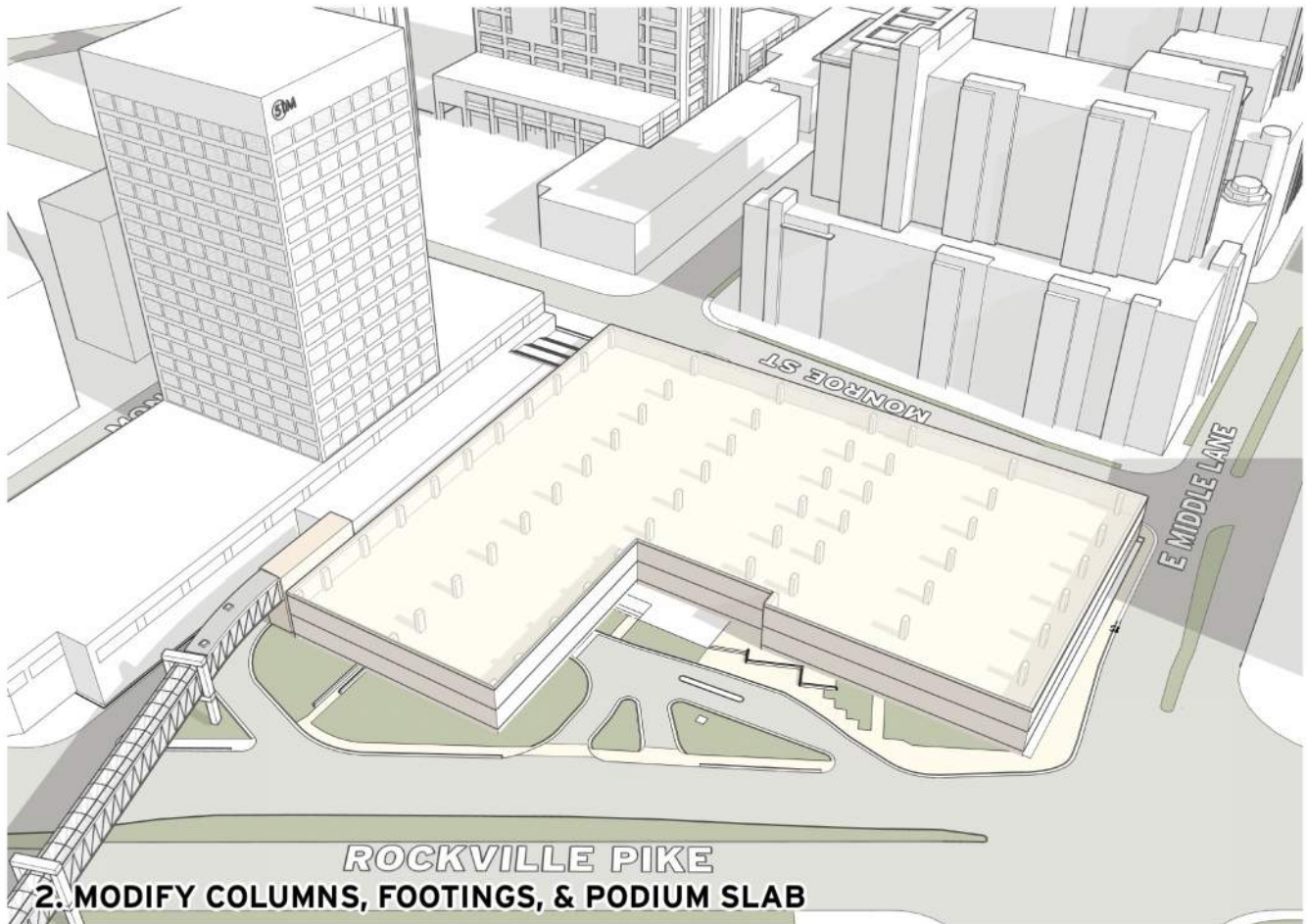
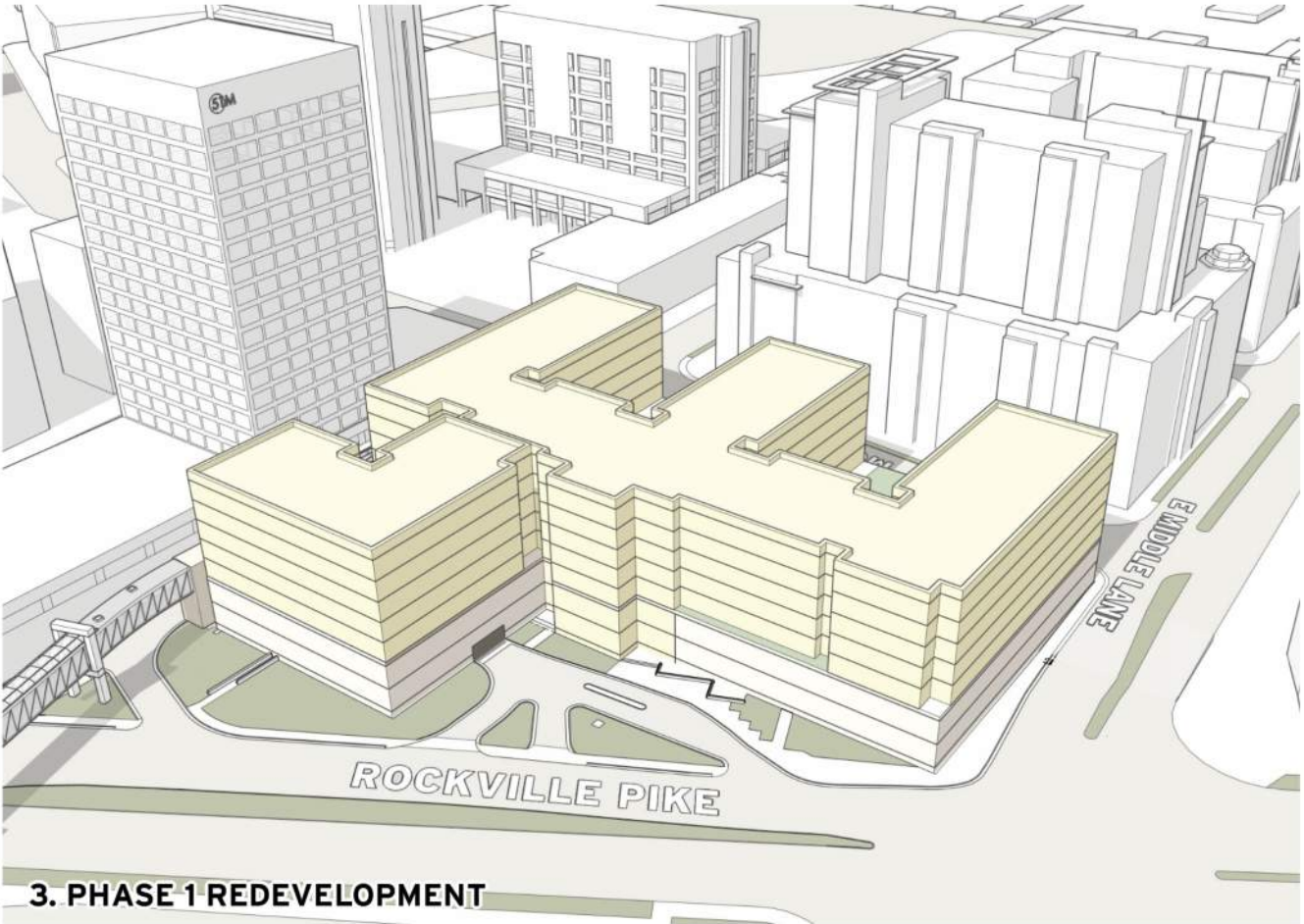
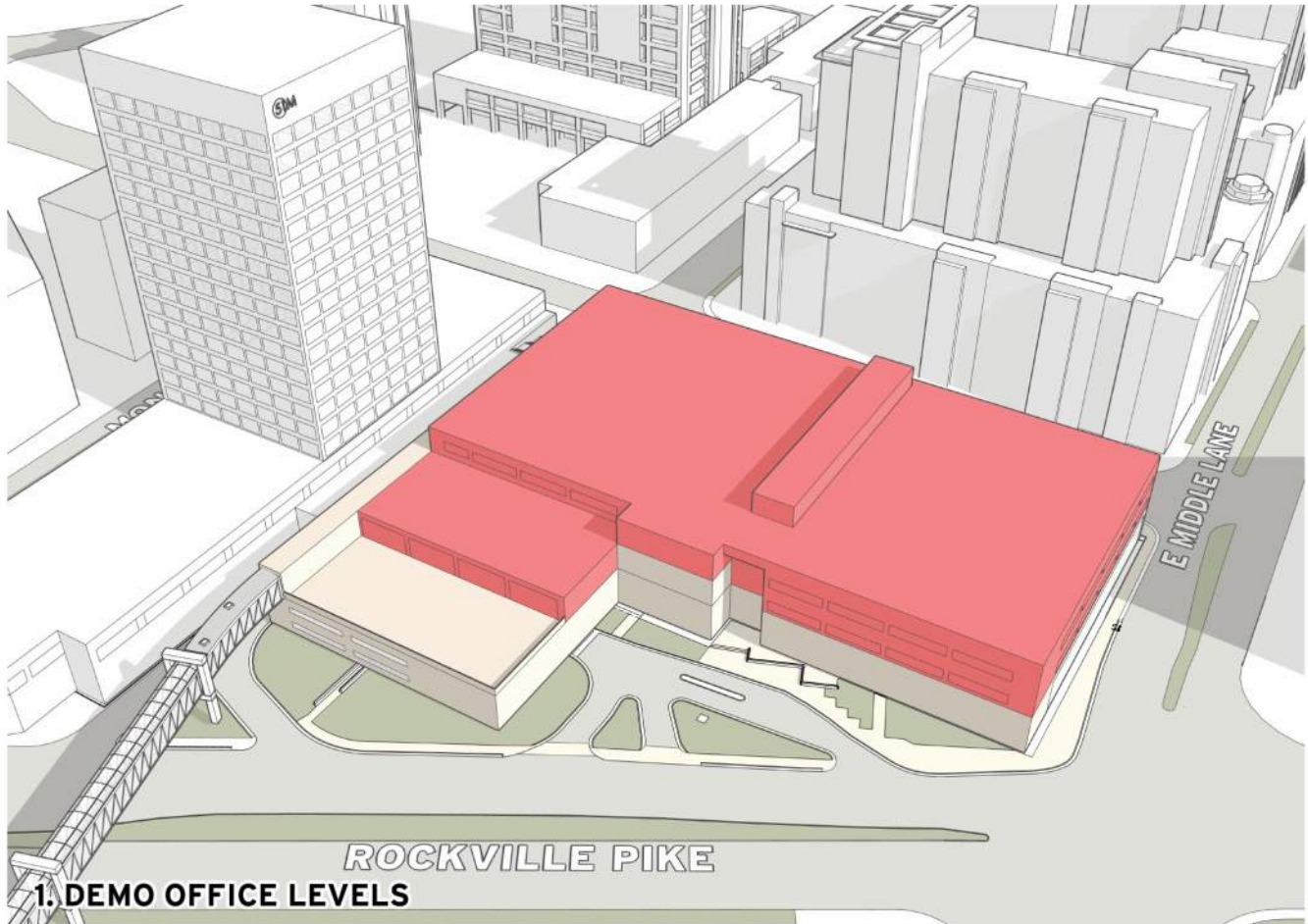
255 Rockville Pike

OWNER:
255 ROCKVILLE PIKE LLC
500 N. Washington Suite #4408
Rockville, MD 20850

EXISTING CONDITION
PHOTOS

DATE:
03/05/2025

DRAWING NO.
A-1.01



255 Rockville Pike

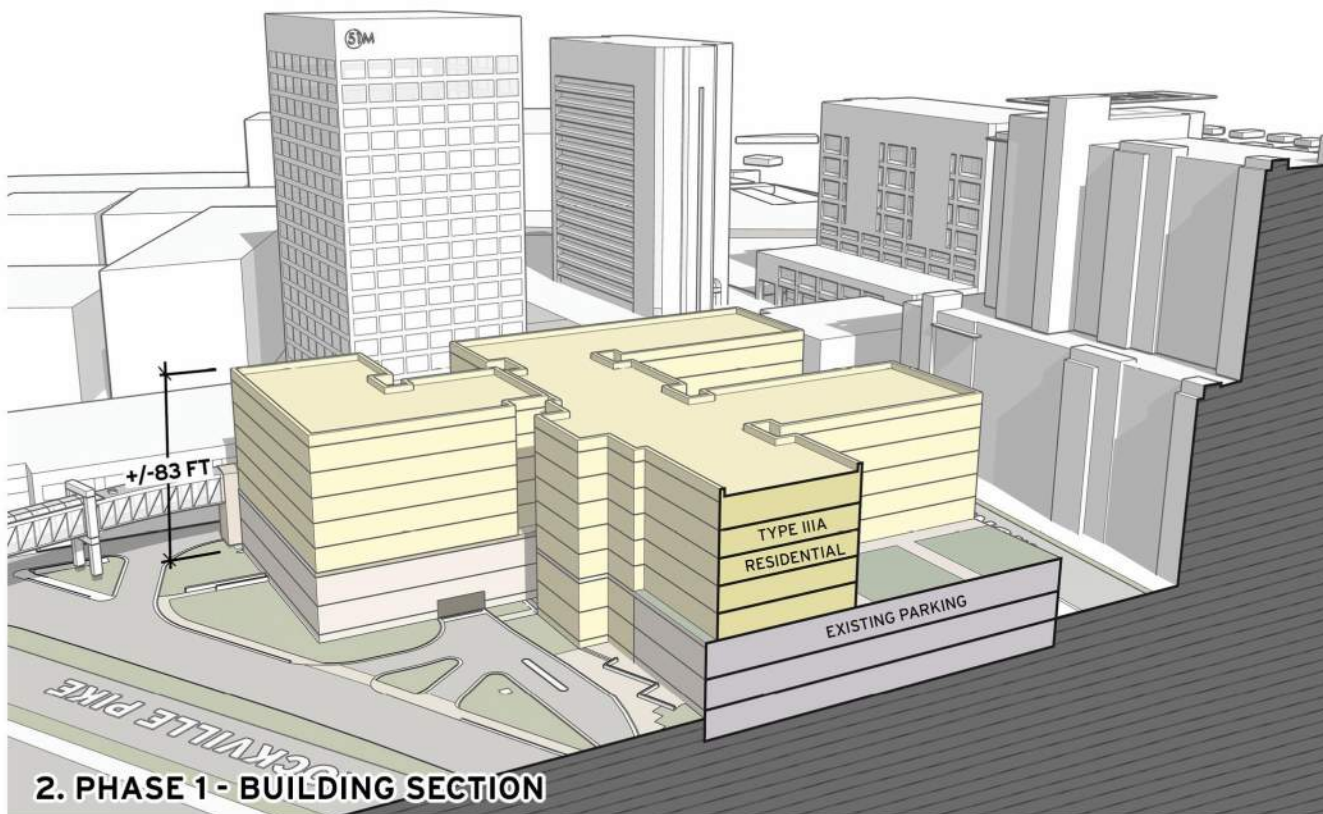
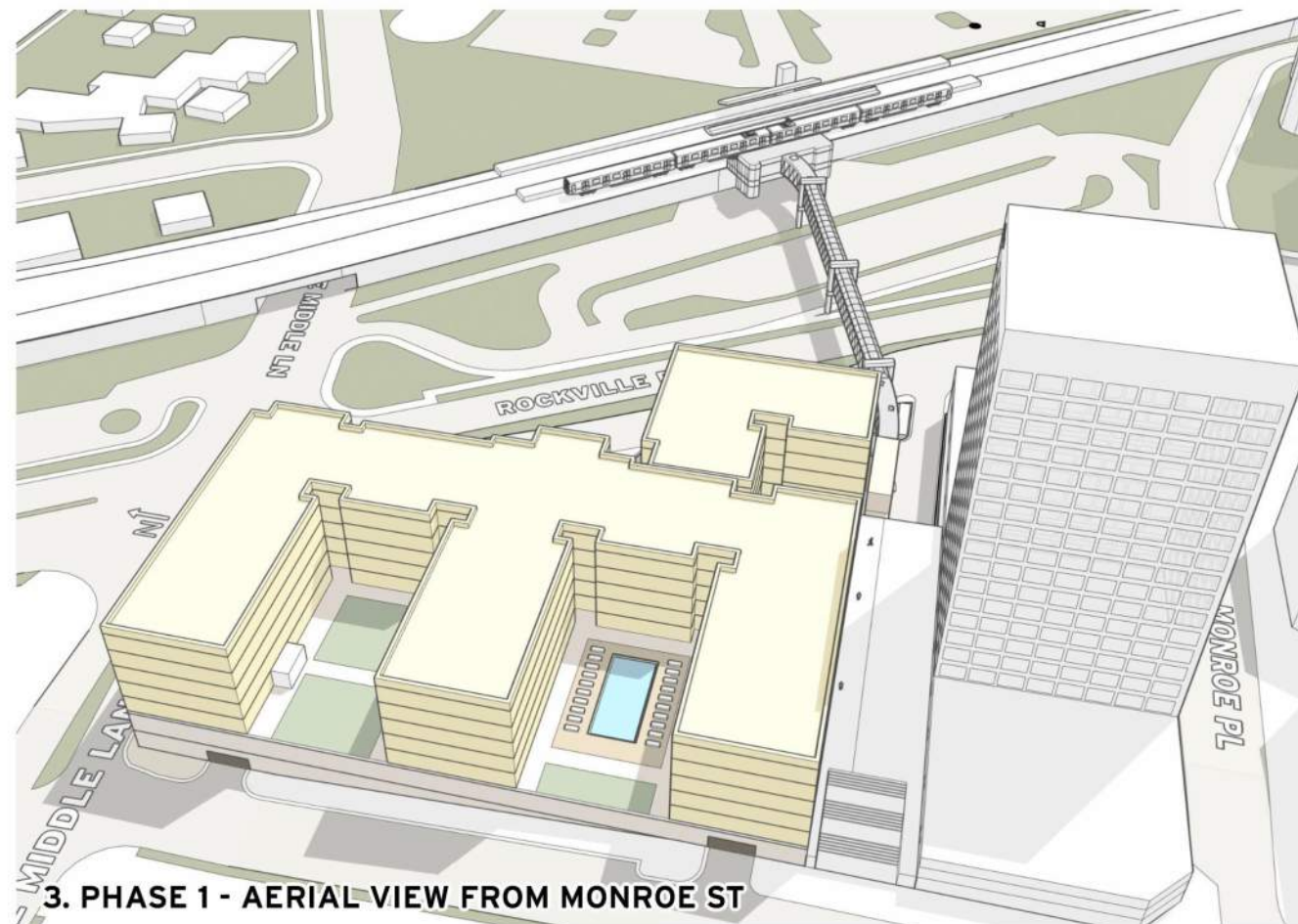
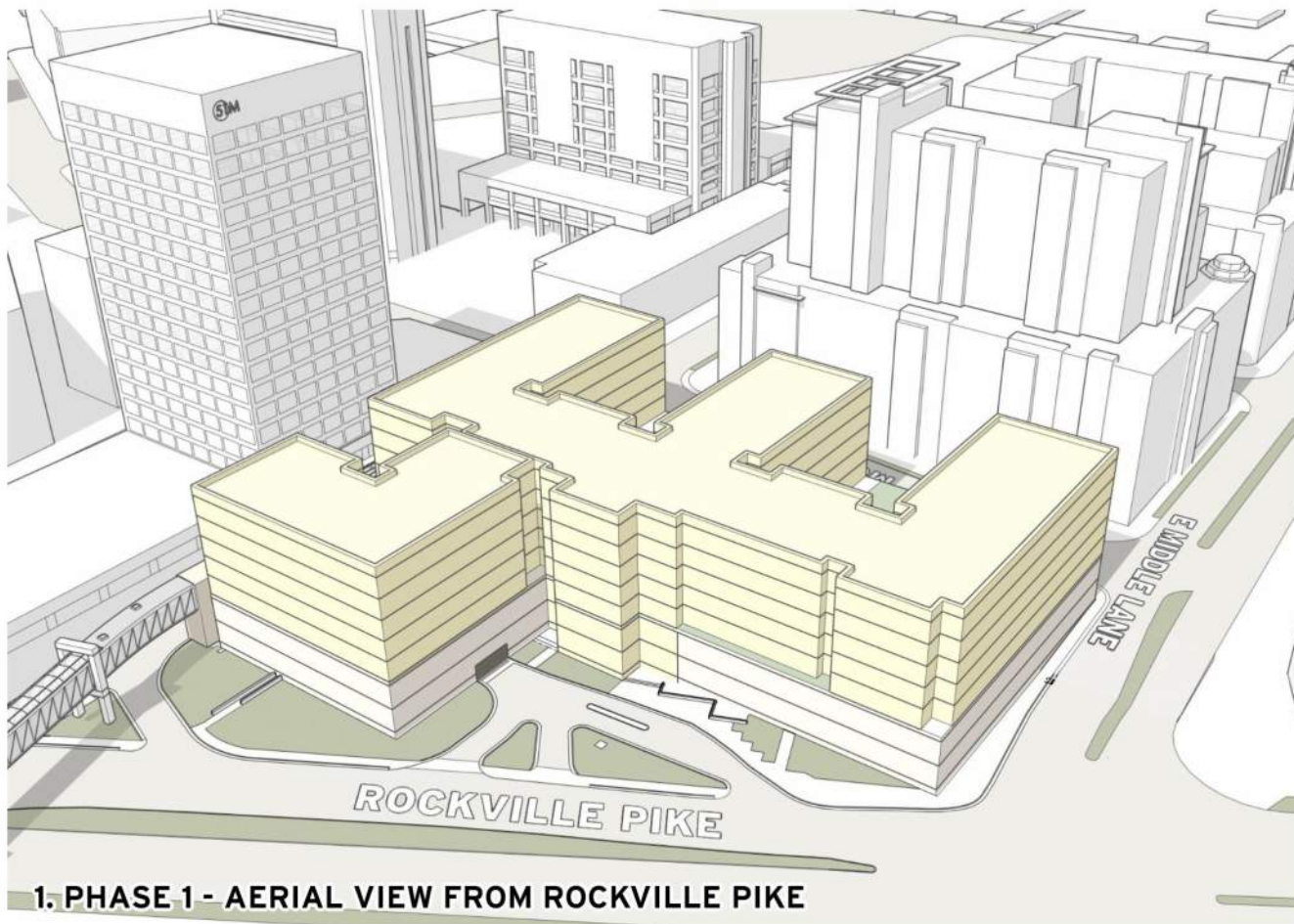
OWNER:
255 ROCKVILLE PIKE LLC
500 N. Washington Suite #4408
Rockville, MD 20850

**ADAPTIVE RE-USE
STRATEGY**

DATE:
03/05/2025

DRAWING NO.
A-1.02

PROJECT PLAN SET - MARCH 5, 2025



255 Rockville Pike

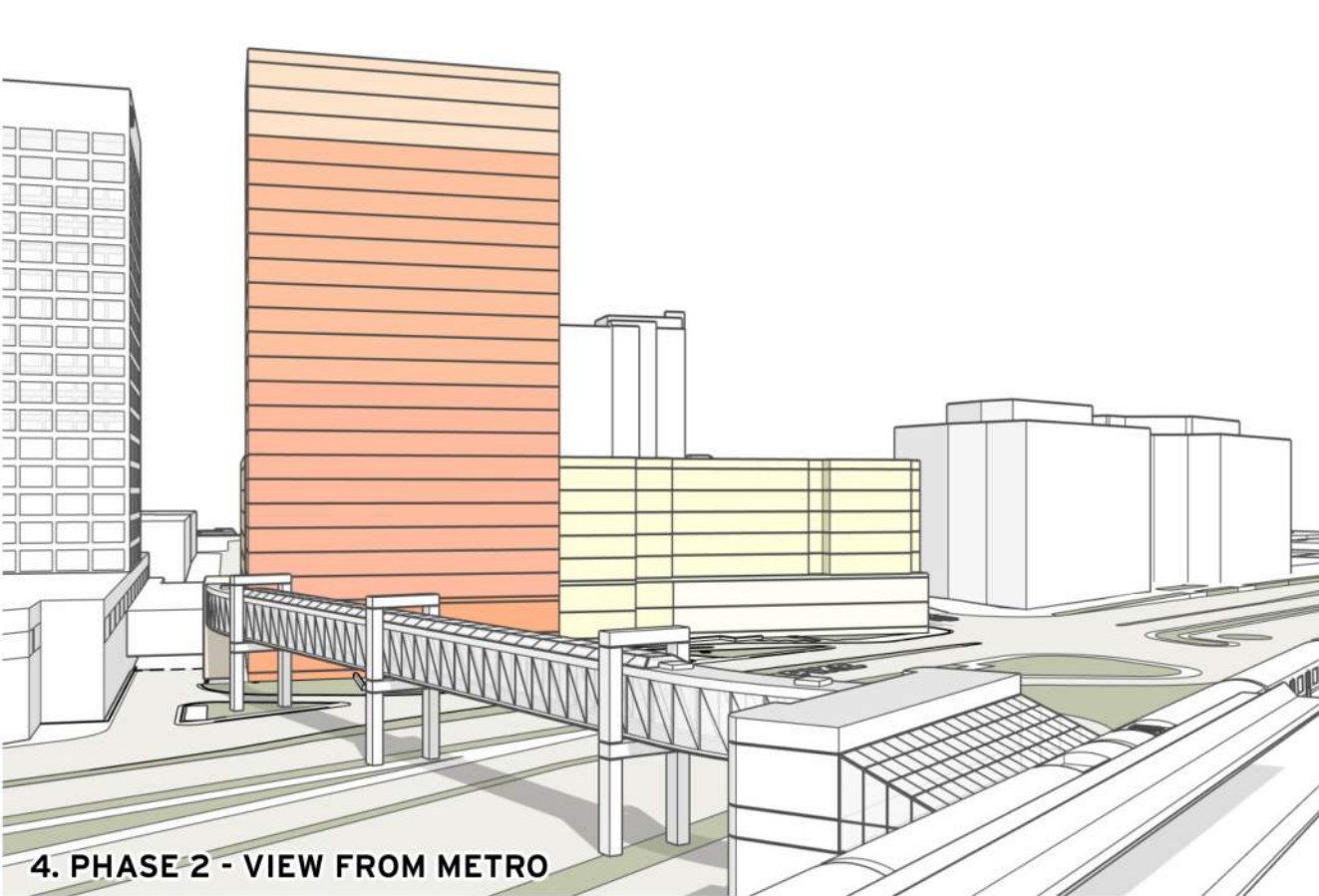
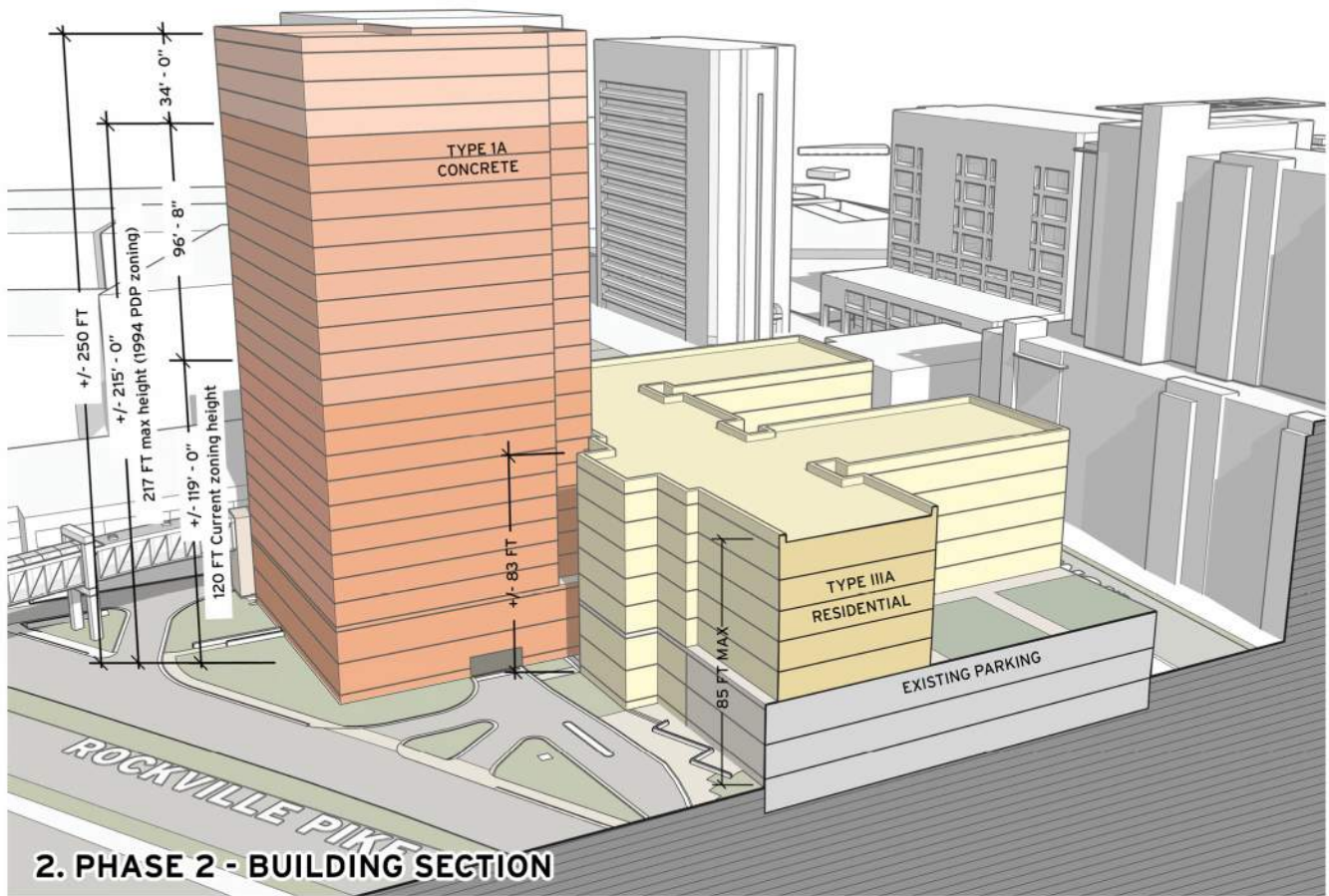
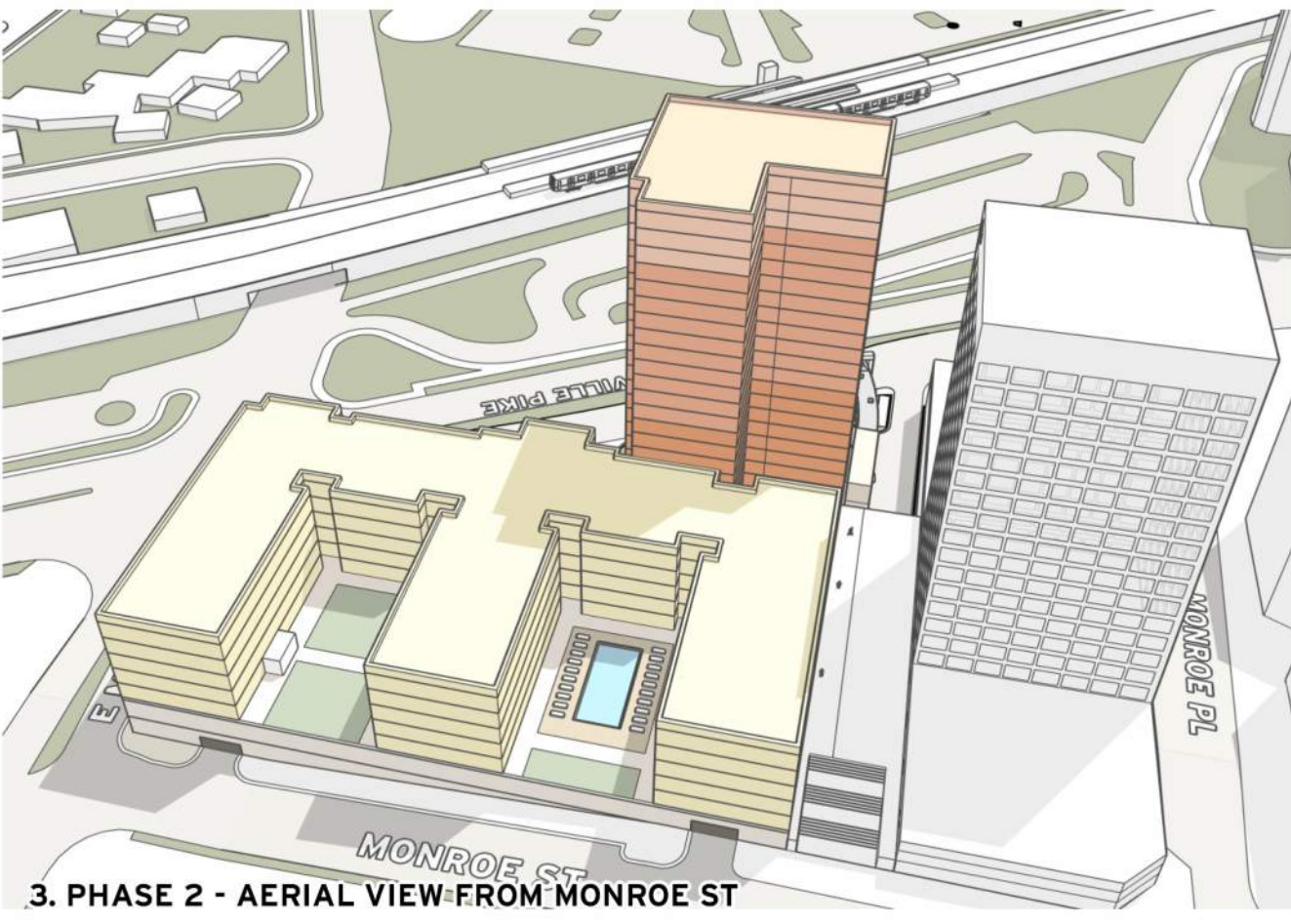
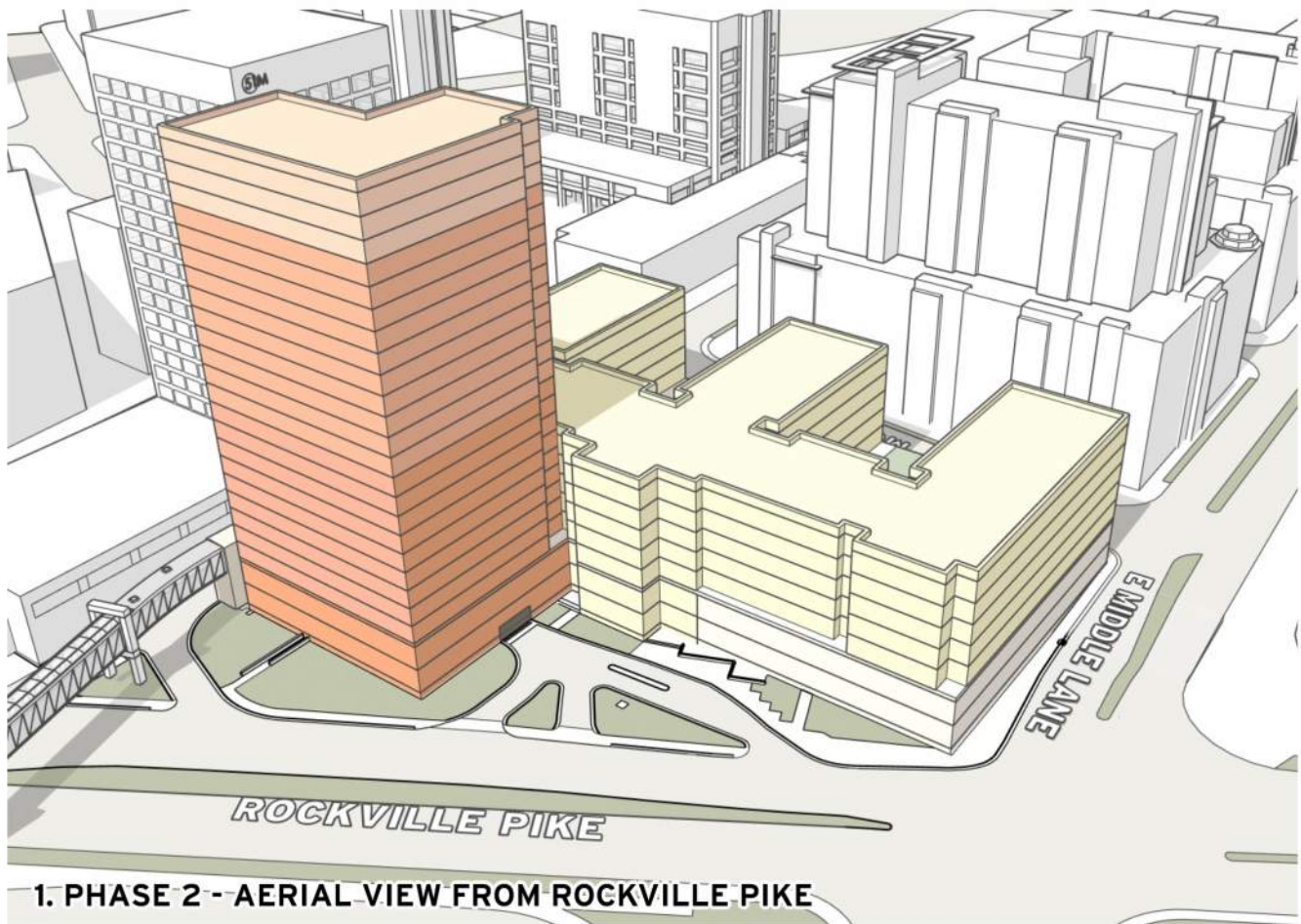
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Rockville, MD 20850

PHASE 1 - 3D VIEWS

DATE:
03/05/2025

DRAWING NO.
A-2.01

PROJECT PLAN SET - MARCH 5, 2025



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500 N. Washington Suite #4408
Rockville, MD 20850

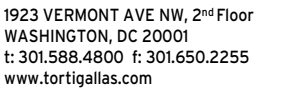
PHASE 2 - 3D VIEWS

DATE:
03/05/2025

DRAWING NO.

A-2.02

PROJECT PLAN SET - MARCH 5, 2025



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255 ROCKVILLE PIKE LLC
500 N. Washington Suite #4408
Rockville, MD 20850



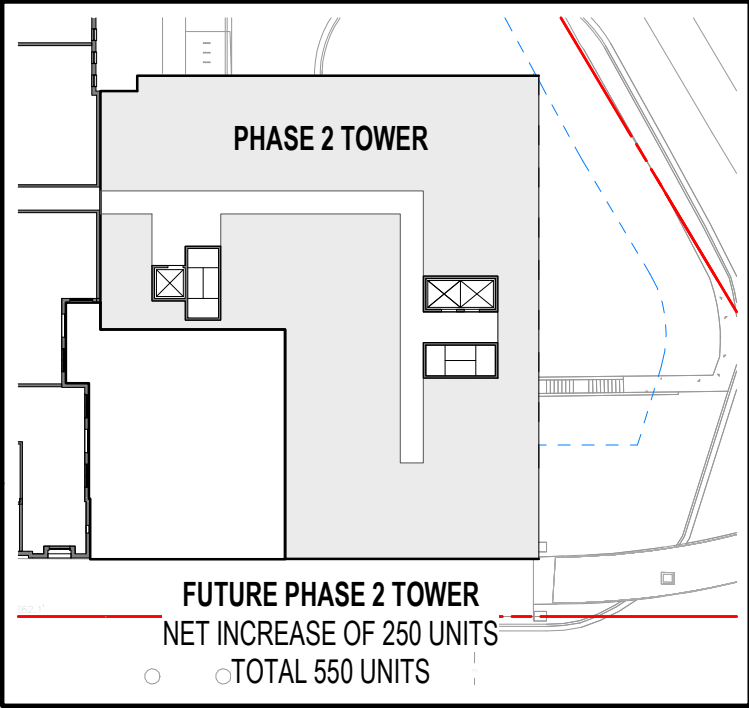
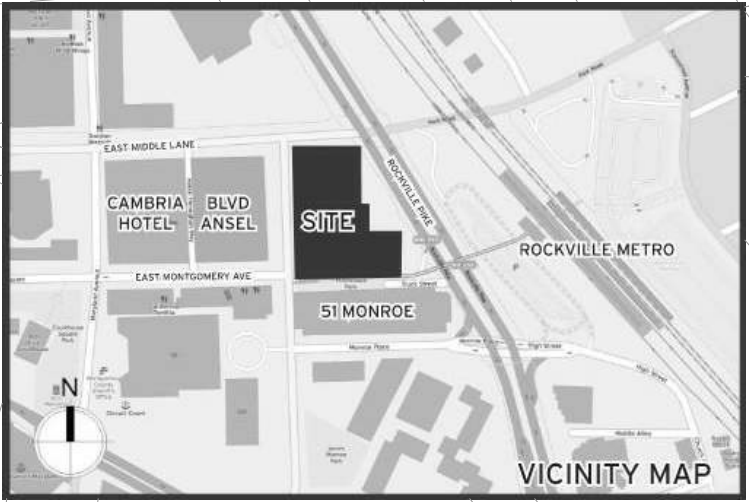
255 Rockville Pike

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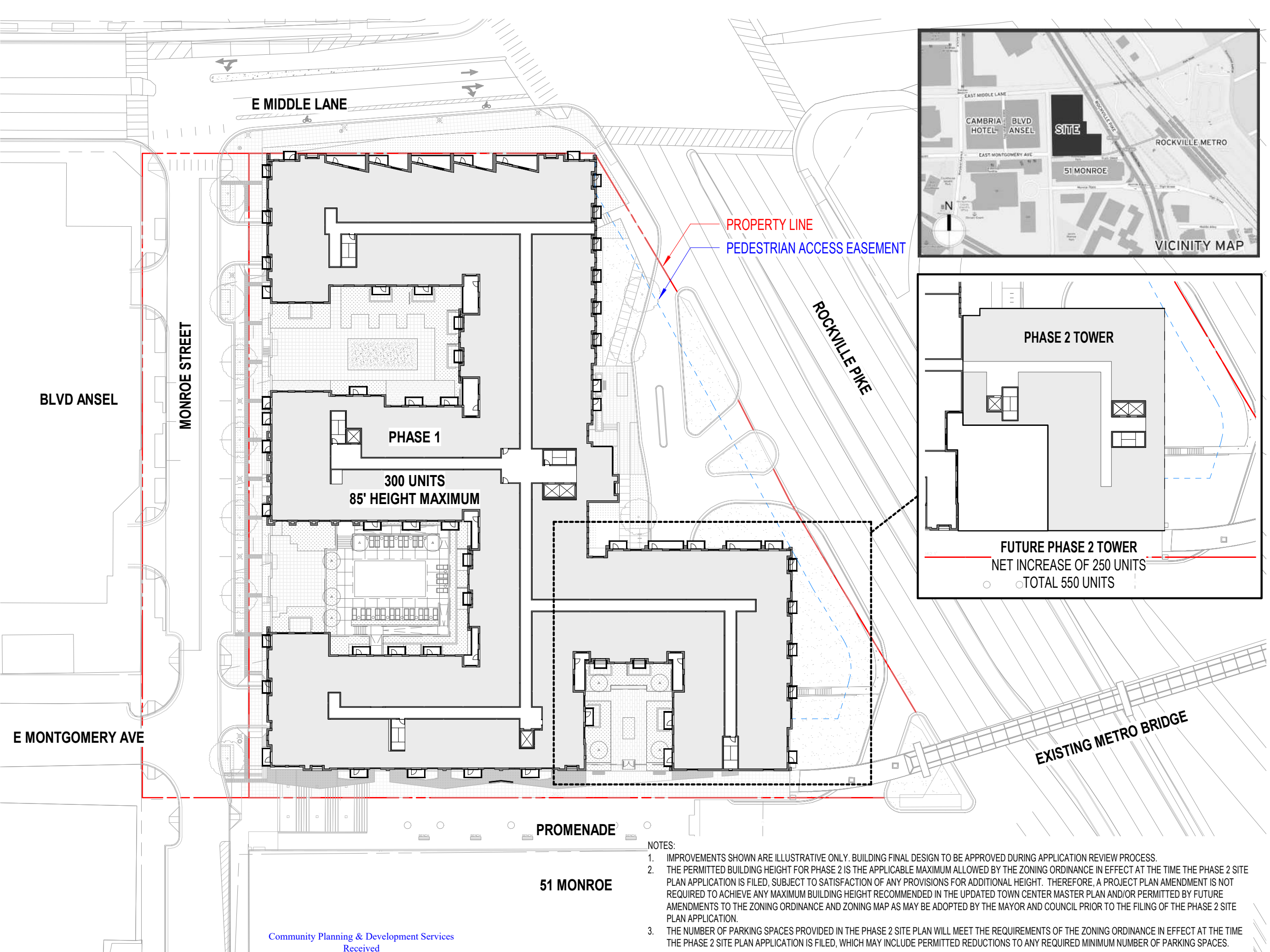
ADAPTIVE RE-USE
CONCEPT & PHASING
PLAN

DATE:
03/05/2025

DRAWING NO.
A-4.01



PROJECT PLAN SET - MARCH 5, 2025



- NOTES:
- IMPROVEMENTS SHOWN ARE ILLUSTRATIVE ONLY. BUILDING FINAL DESIGN TO BE APPROVED DURING APPLICATION REVIEW PROCESS.
 - THE PERMITTED BUILDING HEIGHT FOR PHASE 2 IS THE APPLICABLE MAXIMUM ALLOWED BY THE ZONING ORDINANCE IN EFFECT AT THE TIME THE PHASE 2 SITE PLAN APPLICATION IS FILED, SUBJECT TO SATISFACTION OF ANY PROVISIONS FOR ADDITIONAL HEIGHT. THEREFORE, A PROJECT PLAN AMENDMENT IS NOT REQUIRED TO ACHIEVE ANY MAXIMUM BUILDING HEIGHT RECOMMENDED IN THE UPDATED TOWN CENTER MASTER PLAN AND/OR PERMITTED BY FUTURE AMENDMENTS TO THE ZONING ORDINANCE AND ZONING MAP AS MAY BE ADOPTED BY THE MAYOR AND COUNCIL PRIOR TO THE FILING OF THE PHASE 2 SITE PLAN APPLICATION.
 - THE NUMBER OF PARKING SPACES PROVIDED IN THE PHASE 2 SITE PLAN WILL MEET THE REQUIREMENTS OF THE ZONING ORDINANCE IN EFFECT AT THE TIME THE PHASE 2 SITE PLAN APPLICATION IS FILED, WHICH MAY INCLUDE PERMITTED REDUCTIONS TO ANY REQUIRED MINIMUM NUMBER OF PARKING SPACES.