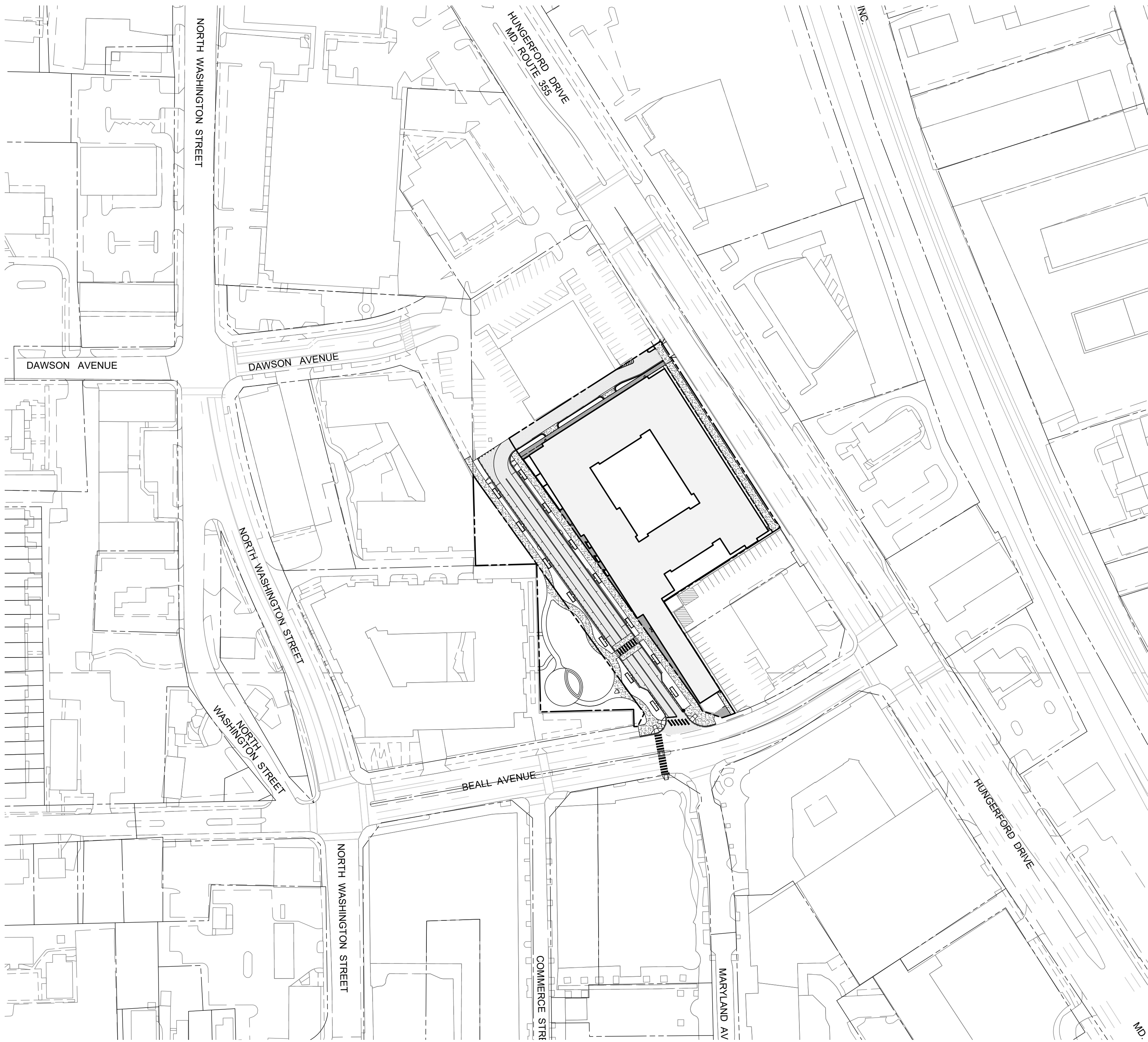
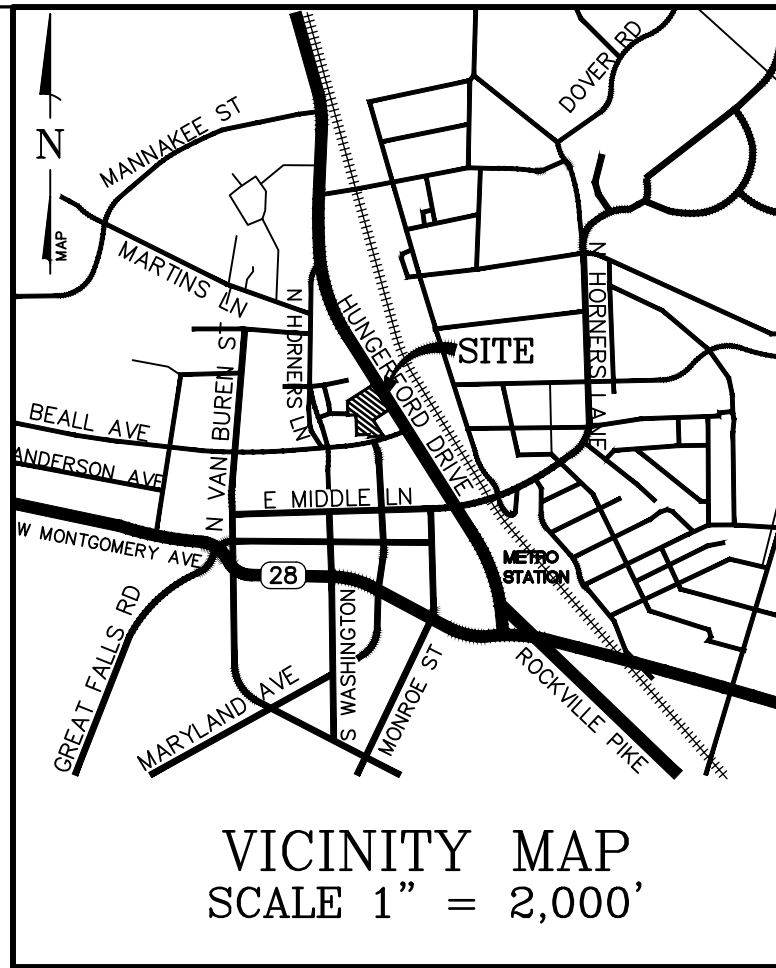
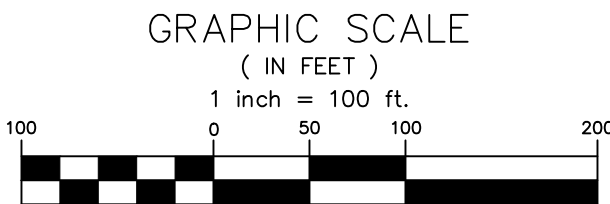


CITY CENTER LOTS 8 & 12 STP#2024-XXXXX



SURROUNDING AREA MAP



VICINITY MAP
SCALE 1" = 2,000'

MHG

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Professional Certification
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. Lic. No. 16905 Exp. Date: 04.21.2024

PREPARED FOR:

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5602 BALTIMORE NATIONAL PIKE
#400
BALTIMORE, MD 21228

LATERRA HOMES
59 FRANKLIN STREET
ANNAPOLIS, MD 21401

SHEET INDEX

OVERALL	COVER SHEET
SP0.01	PLANNING COMMISSION APPROVAL LETTER
SP0.02	EXISTING CONDITIONS PLAN
SP1.01	LOTING DIAGRAM
SP2.01	SITE PLAN
SP2.02	OPEN AREA & PUBLIC USE SPACE EXHIBIT
SP2.03	PEDESTRIAN & LOADING CIRCULATION PLAN
SP2.04	FIRE DEPARTMENT SITE PLAN
SP2.05	
L2.01	LANDSCAPE PLAN
L2.02	LANDSCAPE DETAILS
G000	COVER SHEET
A0111	PROJECT VIEWS
A0121	NGBS SCORECARD/UNIT MATRIX/AREA TABULATION
A0201	OVERALL LEVEL P1 FLOOR PLAN
A0202	OVERALL LEVEL 1 FLOOR PLAN
A0203	OVERALL LEVEL 2 FLOOR PLAN
A0204	OVERALL LEVEL 3 FLOOR PLAN
A0205	OVERALL LEVELS 4-7 FLOOR PLANS
A0206	OVERALL ROOF PLAN
A0300	BUILDING ELEVATIONS
A0310	OVERALL BUILDING SECTIONS
A0311	OVERALL BUILDING SECTIONS

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP GR33 WSSC XXXX

PLAT 9079 (LOT 8)
PLAT 9506 (LOT 12)
4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

**LOT 8 & LOT 12
"CITY CENTER"**

PROJ. MGR	PGL
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SCALE	1"= 30'
DATE	03.21.2024

SITE PLAN COVER SHEET

SP0.01

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RESERVED FOR PLANNING
COMMISSION APPROVAL LETTER



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approved by me, and that I am a duly licensed
Professional Engineer under the Laws of the State of
Maryland. Lic. No. 16905 Exp. Date: 04.21.2024

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TAX MAP GR33 WSSC XXXX

PLAT 9079 (LOT 8)
PLAT 9506 (LOT 12)
4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

LOT 8 & LOT 12
"CITY CENTER"

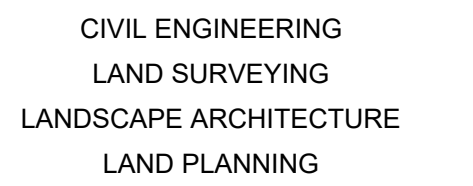
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DATE	03.21.2024

PLANNING COMMISSION
APPROVAL LETTER

SP0.02

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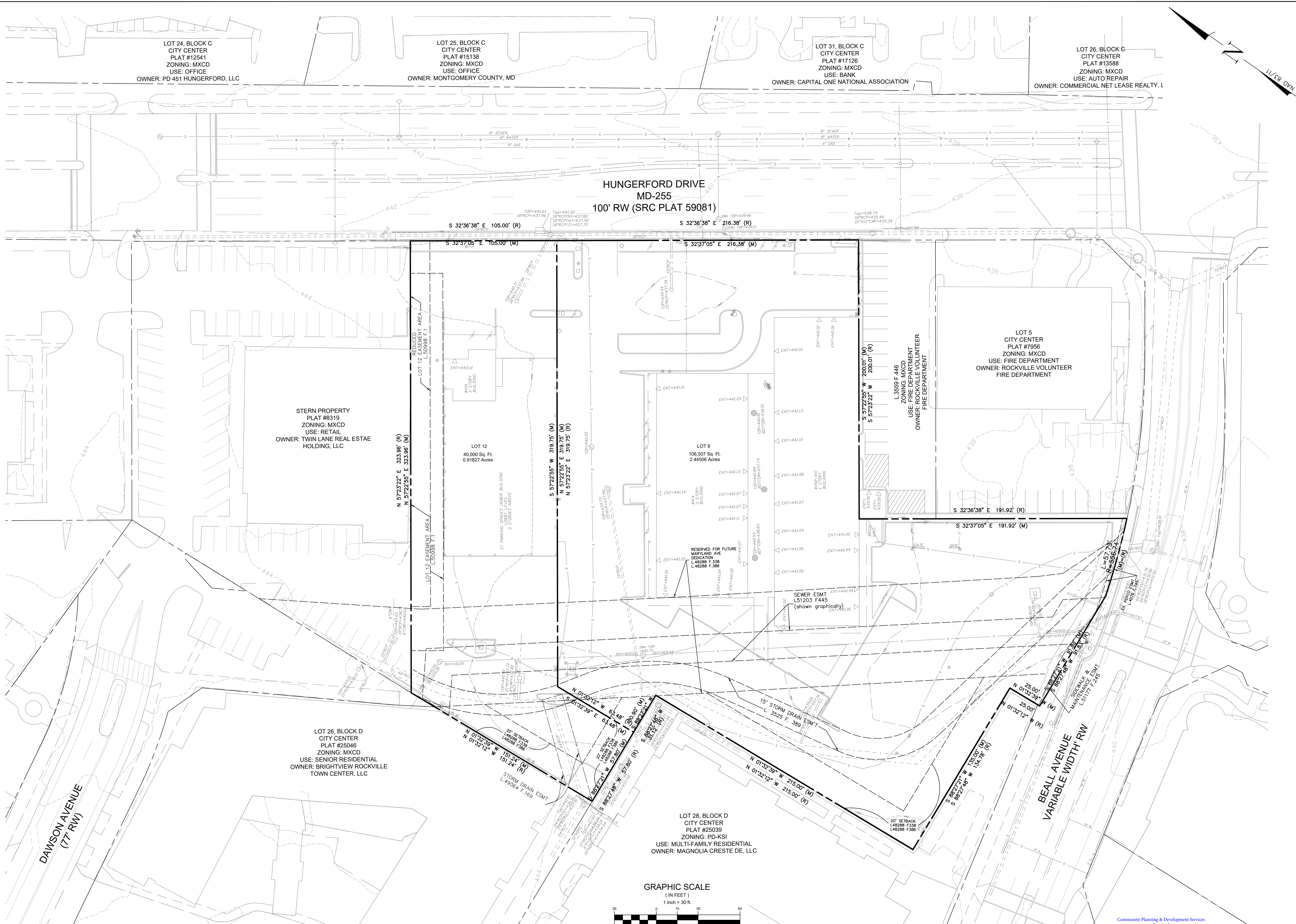
AX MAP GR33 WSSC XXXX

LOT 8 & LOT 12
CITY CENTER"

ROJ. MGR	PGL
RAWN BY	PGL
CALE	1"= 30'
DATE	03.21.2024

SP1.01

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TAX MAP GR33

WSSC XXXX

PLAT 9079 (LOT 8)
PLAT 9506 (LOT 12)
4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

LOT 8 & LOT 12
"CITY CENTER"

PROJ. MGR PGL

DRAWN BY PGL

SCALE 1"= 30'

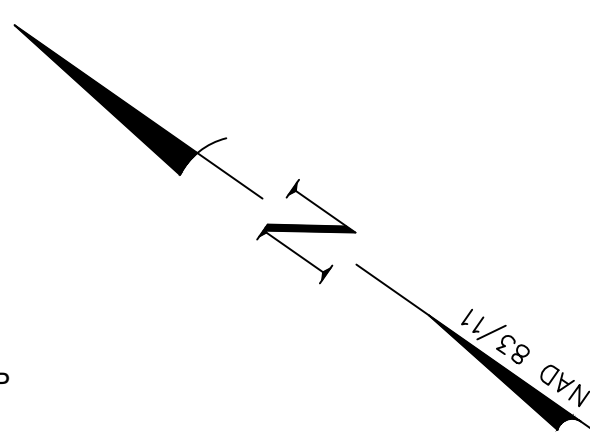
DATE 03.21.2024

LOTING DIAGRAM

SP2.01

PROJECT NO. 2022.226.11

SHEET NO. 1 OF 1



HUNGERFORD DRIVE
MD-255
100' RW (SRC PLAT 59081)

LOT 24, BLOCK C
CITY CENTER
PLAT #12541
ZONING: MXCD
USE: OFFICE
OWNER: PD 451 HUNGERFORD, LLC

LOT 25, BLOCK C
CITY CENTER
PLAT #15138
ZONING: MXCD
USE: OFFICE
OWNER: MONTGOMERY COUNTY, MD

LOT 31, BLOCK C
CITY CENTER
PLAT #17126
ZONING: MXCD
USE: BANK
OWNER: CAPITAL ONE NATIONAL ASSOCIATION

LOT 26, BLOCK C
CITY CENTER
PLAT #13588
ZONING: MXCD
USE: AUTO REPAIR
OWNER: COMMERCIAL NET LEASE REALTY, LP

STERN PROPERTY
PLAT #8319
ZONING: MXCD
USE: RETAIL
OWNER: TWIN LANE REAL ESTATE
HOLDING, LLC

NEW LOT
89,375 SF
2.05 AC

LOT 12
40,000 Sq. Ft.
0.91827 Acres

LOT 8
106,507 Sq. Ft.
2.44506 Acres

L.3559 F.446
ZONING: MXCD
USE: FIRE DEPARTMENT
OWNER: ROCKVILLE VOLUNTEER
FIRE DEPARTMENT

LOT 5
CITY CENTER
PLAT #7956
ZONING: MXCD
USE: FIRE DEPARTMENT
OWNER: ROCKVILLE VOLUNTEER
FIRE DEPARTMENT

RESERVED FOR FUTURE
MARYLAND AVE
DEDICATION
L.48288 F.338
L.48288 F.386

SEWER ESMT
L51203 F445
(shown graphically)

MARYLAND AVENUE
DEDICATION
(35,351 SF)

EX. RETRO ESMT
L4878 F.340

SURVEY &
LIMITED ESMT
L3117 F.245

OPEN AREA
PARCEL 2
15,976 SF
0.37 AC

OPEN AREA
PARCEL 1
5,805 SF
0.13 AC

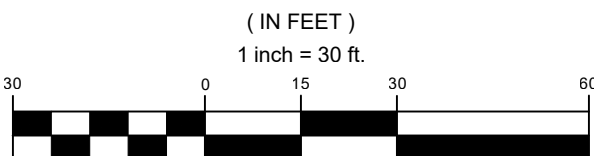
LOT 28, BLOCK D
CITY CENTER
PLAT #25039
ZONING: PD-KSI
USE: MULTI-FAMILY RESIDENTIAL
OWNER: MAGNOLIA CRESTE DE, LLC

LOT 26, BLOCK D
CITY CENTER
PLAT #25046
ZONING: MXCD
USE: SENIOR RESIDENTIAL
OWNER: BRIGHTVIEW ROCKVILLE
TOWN CENTER, LLC

LINE	BEARING	DISTANCE
L1	S 28° 36' 14\"	20.18'
L2	S 10° 22' 46\"	0.98'
L3	S 88° 27' 21\"	5.88'
L4	S 01° 31' 29\"	24.99'

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING	CHORD
C1	555.74'	20.15'	2° 04' 25\"	10.06'	N 70° 51' 57\"	E	20.15'
C2	190.00'	22.15'	6° 40' 49\"	11.09'	N 32° 22' 53\"	W	22.14'
C3	250.64'	30.58'	6° 58' 28\"	15.31'	S 32° 13' 13\"	E	30.56'
C4	322.64'	17.67'	3° 08' 15\"	8.84'	S 34° 08' 49\"	E	17.67'

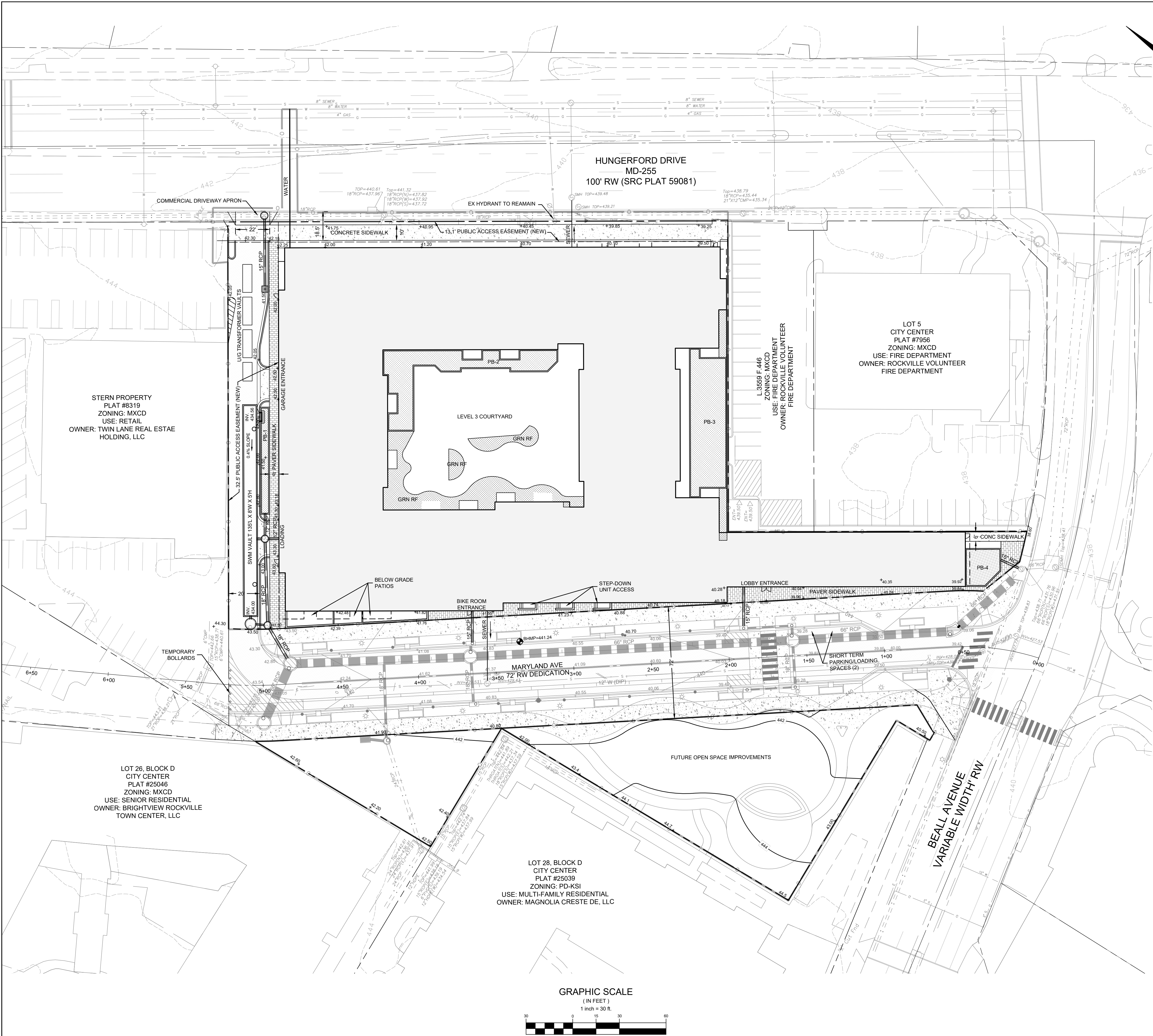
GRAPHIC SCALE



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DAWSON AVENUE
(77' RW)

BEALL AVENUE
VARIABLE WIDTH' RW



SITE DATA	
SUBJECT PROPERTIES:	LOTS 8 & 12 CITY CENTER PLATS 9079 & 9506
PROPERTY ADDRESSES:	414 & 416 HUNGERFORD ROAD
TAX ID NUMBERS:	04-00145142 & 04-00145153
PROPERTY OWNER:	ROCKVILLE PLAZA, LLC 5602 BALTIMORE NATIONAL PIKE SUITE 400 BALTIMORE, MD 21228
EXISTING SITE AREA:	146,507 SF (3.36 AC)
PROPOSED DEDICATION:	57,133 SF (1.31 AC)
PROPOSED LOT AREA:	89,374 SF (2.05 AC)
PROPOSED NUMBER OF LOTS:	1 LOT
ZONING CLASSIFICATION:	MXCD (MIXED-USE CORRIDOR DISTRICT) TOWN CENTER PERFORMANCE OVERLAY
EXISTING USES:	OFFICE (72,773 SF) RETAIL (13,058 SF)
PROPOSED USES:	MULTI-FAMILY RESIDENTIAL (291 UNITS)

DEVELOPMENT STANDARDS - MXCD ZONE

	PERMITTED/REQUIRED	PROVIDED
MAXIMUM BUILDING HEIGHT 25.13.05 (b)	75 FT	75 FT
MINIMUM OPEN AREA 25.13.05 (b)	15% (13,406 SF)	30% (27,000 SF) ¹
MINIMUM PUBLIC USE SPACE 25.13.05 (b)	10% (8,937 SF)	11% (10,400 SF) ¹
MINIMUM LOT WIDTH AT FRONT LOT LINE: 25.13.05 (b)	10 FT	321 FT (HUNGERFORD DR) 485 (MARYLAND AVE)
PUBLIC RIGHT-OF-WAY ABUTTING SETBACK: 25.13.05 (b)	0 FT	10 FT (HUNGERFORD DR) 0 FT (MARYLAND AVE)
MINIMUM SIDE YARD SETBACK: 25.13.05 (b)	NONE REQUIRED 10 FT. MIN. IF PROVIDED	32 FT (NORTH) 0 FT (SOUTH)
MINIMUM REAR YARD SETBACK: 25.13.05 (b)	NONE REQUIRED 10 FT. MIN. IF PROVIDED	N/A
MINIMUM AUTO SPACES: 25.16.03	338 SPACES	383 SPACES
MINIMUM BICYCLE SPACES - SHORT TERM: 28.16.03	6 SPACES	6 SPACES
MINIMUM BICYCLE SPACES - LONG TERM: 28.16.03	97 SPACES	102 SPACES

FOOTNOTES

1. AN ADDITIONAL 21,780 OF LAND QUALIFYING AS BOTH OPEN AREA AND PUBLIC OPEN SPACE IS PROVIDED IN THE OPEN SPACE PARCEL CREATED WEST OF MARYLAND AVENUE.

VEHICLE PARKING CALCULATIONS (MIN REQUIRED)

USE	DENSITY	METRIC	REQUIREMENT
RESIDENTIAL DWELLING, MULTIPLE UNIT (STUDIO)	20 UNITS	1.0/UNIT	20.0
RESIDENTIAL DWELLING, MULTIPLE UNIT (1BR)	178 UNITS	1.0/UNIT	178.0
RESIDENTIAL DWELLING, MULTIPLE UNIT (>2BR)	93 UNITS	1.5/UNIT	139.5
TOTAL (ROUNDED)			338 SPACES

BICYCLE PARKING CALCULATIONS - SHORT TERM (MIN)

USE	DENSITY	METRIC	REQUIREMENT
RESIDENTIAL DWELLING, MULTIPLE UNIT	291 UNITS	1.0/50 UNIT	5.8
TOTAL (ROUNDED)			6 SPACES

BICYCLE PARKING CALCULATIONS - LONG TERM (MIN)

USE	DENSITY	METRIC	REQUIREMENT
RESIDENTIAL DWELLING, MULTIPLE UNIT	291 UNITS	1.0/3 UNIT	97.0
TOTAL (ROUNDED)			97 SPACES

GENERAL NOTES

1. THE EXISTING CONDITIONS AND PROPERTY BOUNDARY SHOWN FOR LOTS 8 & 12 ARE TAKEN FROM TOPOGRAPHIC & BOUNDARY SURVEYS PREPARED BY MHG, LAST UPDATED IN NOVEMBER OF 2022.
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 (NRI/FSI) FOR THIS PROPERTY WAS APPROVED UNDER FTO#2020-00014.
7. ALL NEW UTILITIES SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH DESIGN PROGRESSION.
8. THE PROPERTY IS WITHIN THE CITY OF ROCKVILLE WATER AND SEWER SERVICE AREA.
9. REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS.



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ANNAPOLIS, MD 21401

REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP GR33 WSSC XXXX

PLAT 9079 (LOT 8)
PLAT 9506 (LOT 12)
4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

LOT 8 & LOT 12
"CITY CENTER"

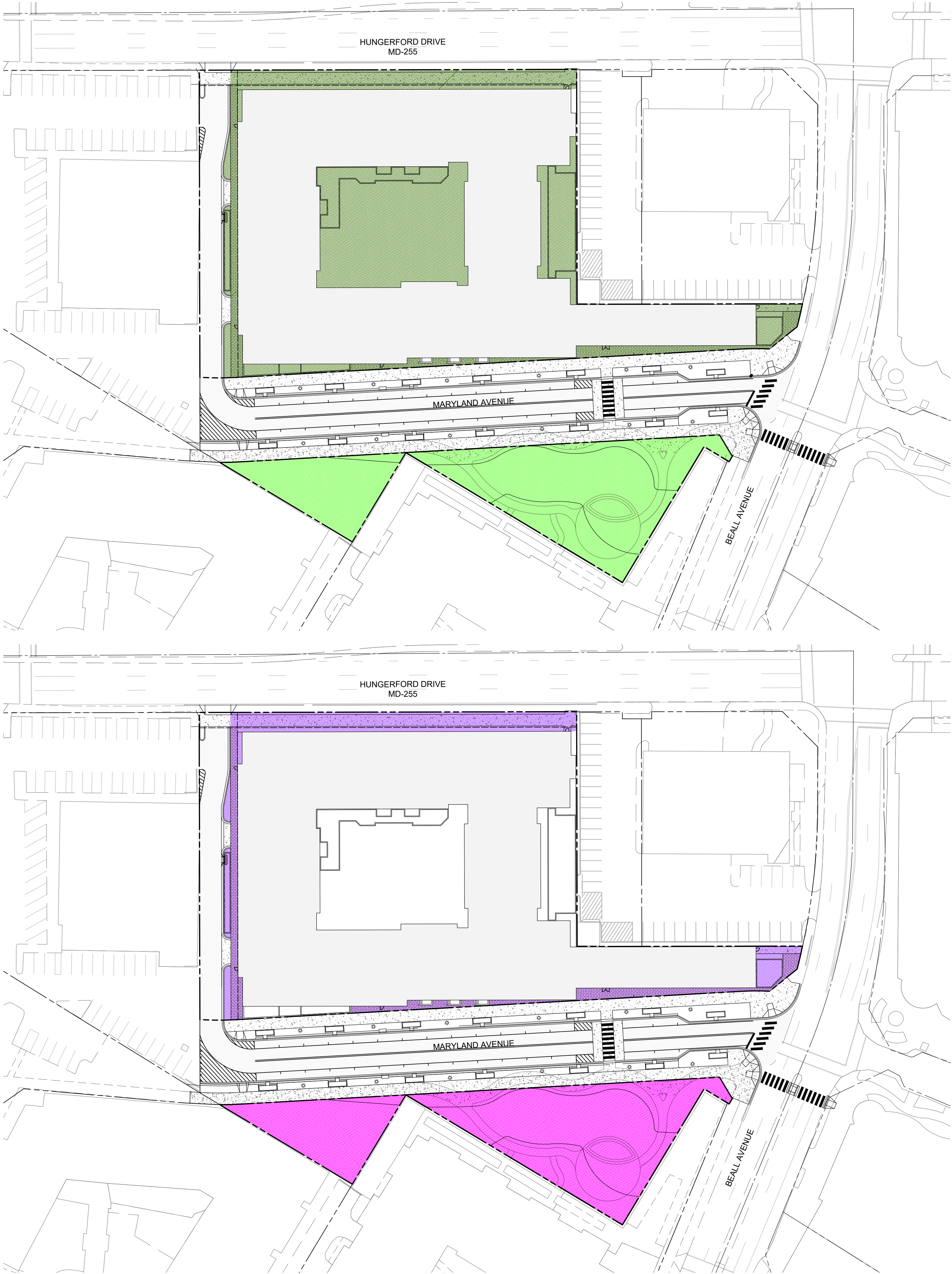
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DATE	03.21.2024

SITE PLAN

SP2.02

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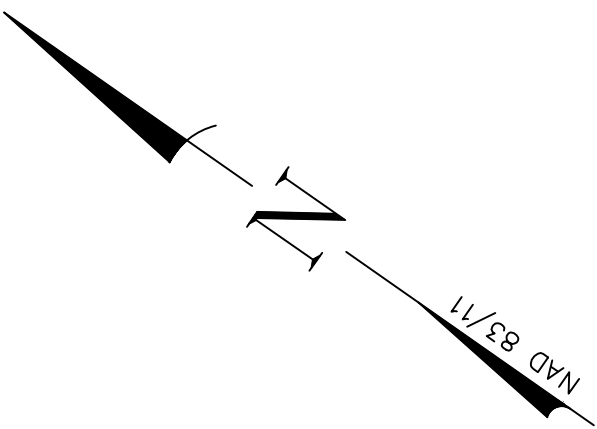
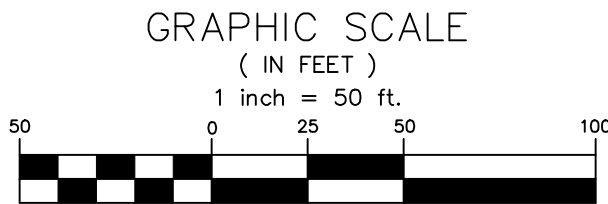


OPEN AREA (ON-SITE)
= 27,000 SF

OPEN AREA (OFF-SITE)
= 21,780 SF

PUBLIC USE SPACE (ON-SITE)
= 10,400 SF

PUBLIC USE SPACE (OFF-SITE)
= 21,780 SF



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TAX MAP GR33 WSSC XXXX

PLAT 9079 (LOT 8)
PLAT 9506 (LOT 12)
4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

LOT 8 & LOT 12
"CITY CENTER"

PROJ. MGR	PGL
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SCALE	1"= 30'
DATE	03.21.2024

OPEN AREA & PUBLIC
USE SPACE EXHIBIT

SP2.03

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TAX MAP GR33 WSSC XXXX

PLAT 9079 (LOT 8)
PLAT 9506 (LOT 12)
4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

LOT 8 & LOT 12
"CITY CENTER"

PROJ. MGR PGL

DRAWN BY PGL

SCALE 1"= 50'

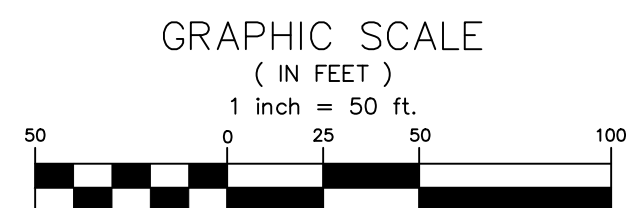
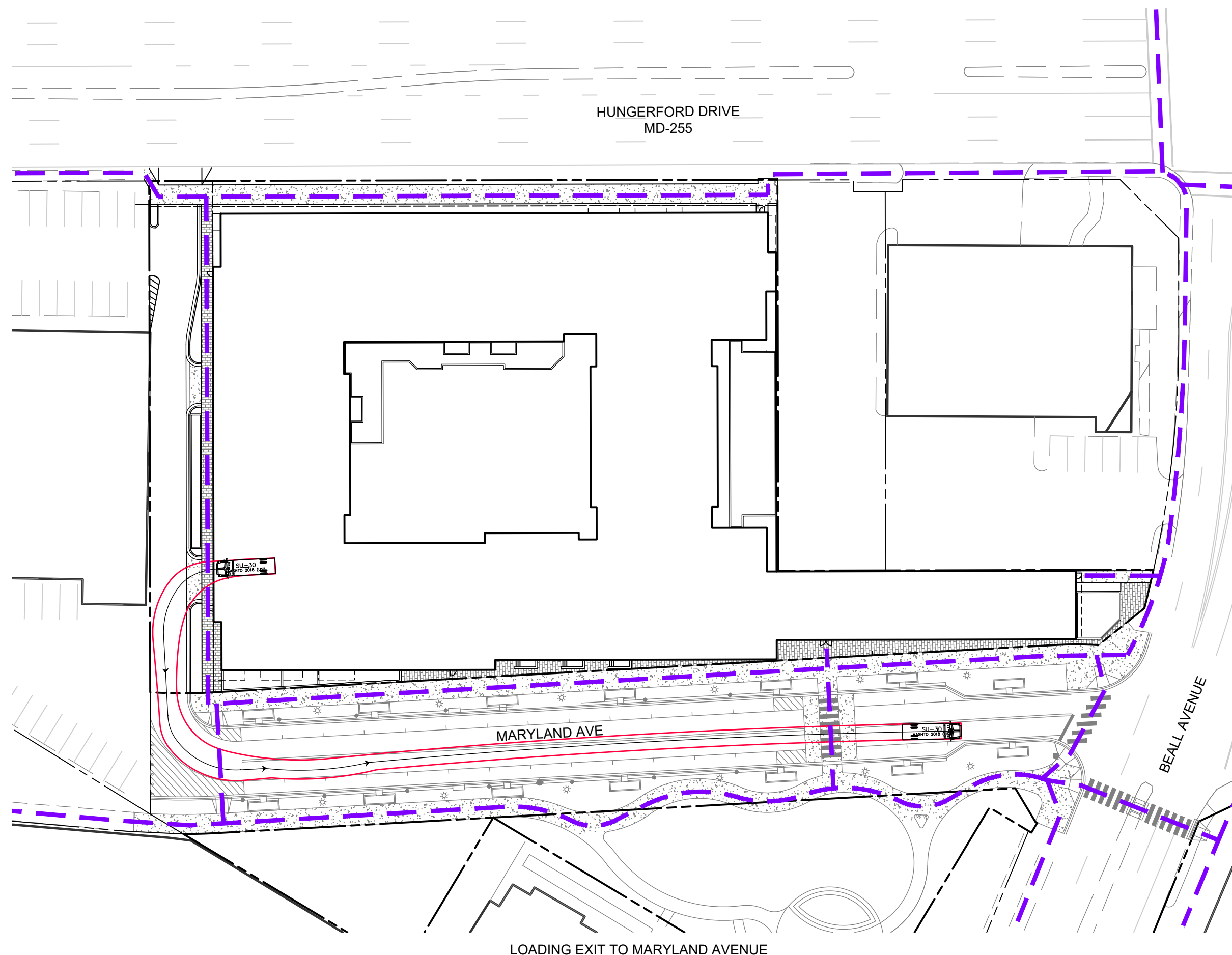
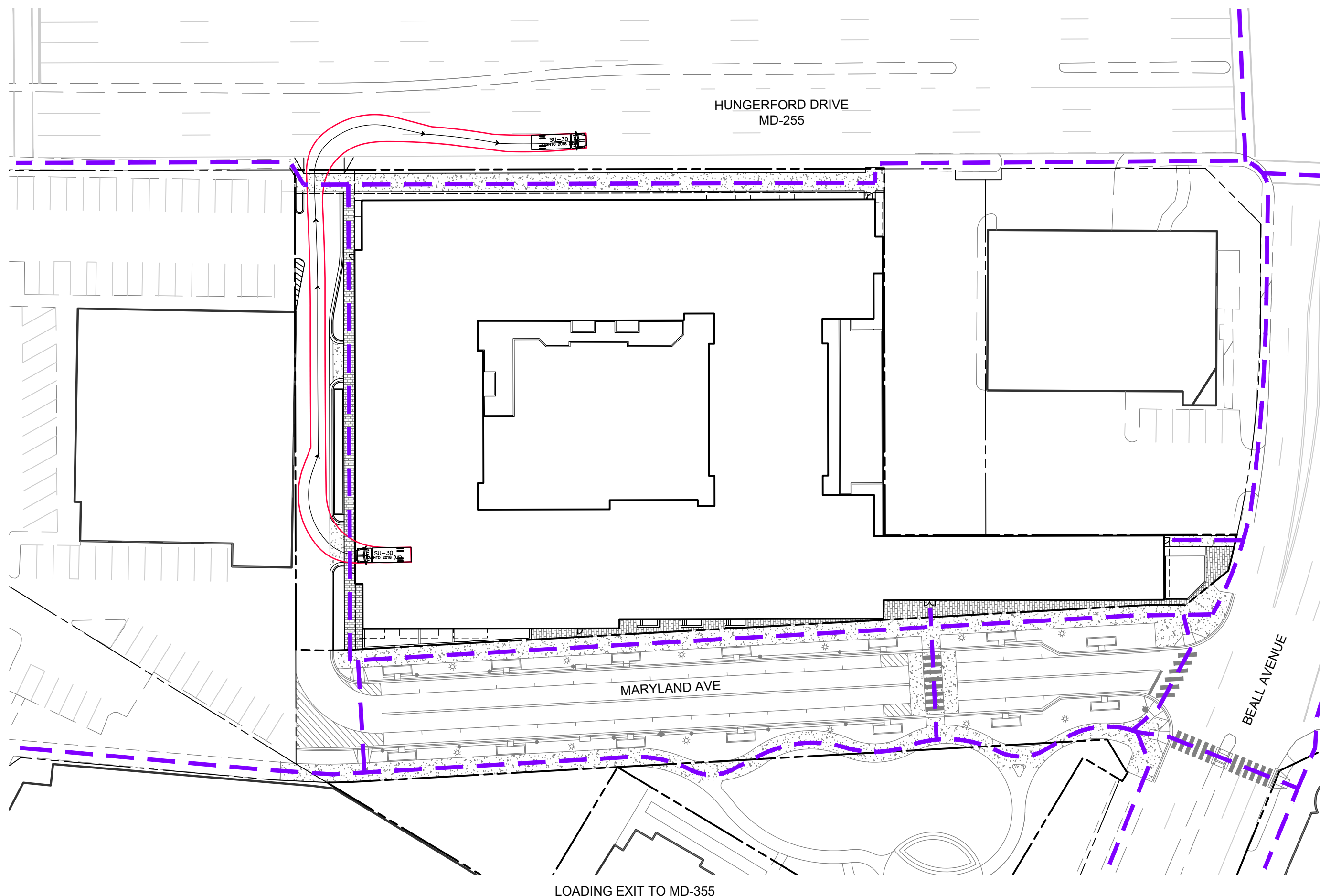
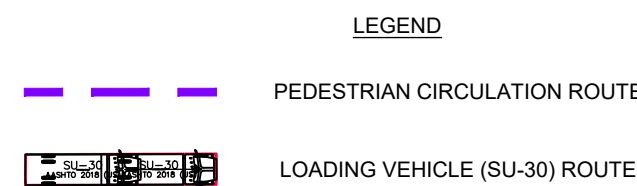
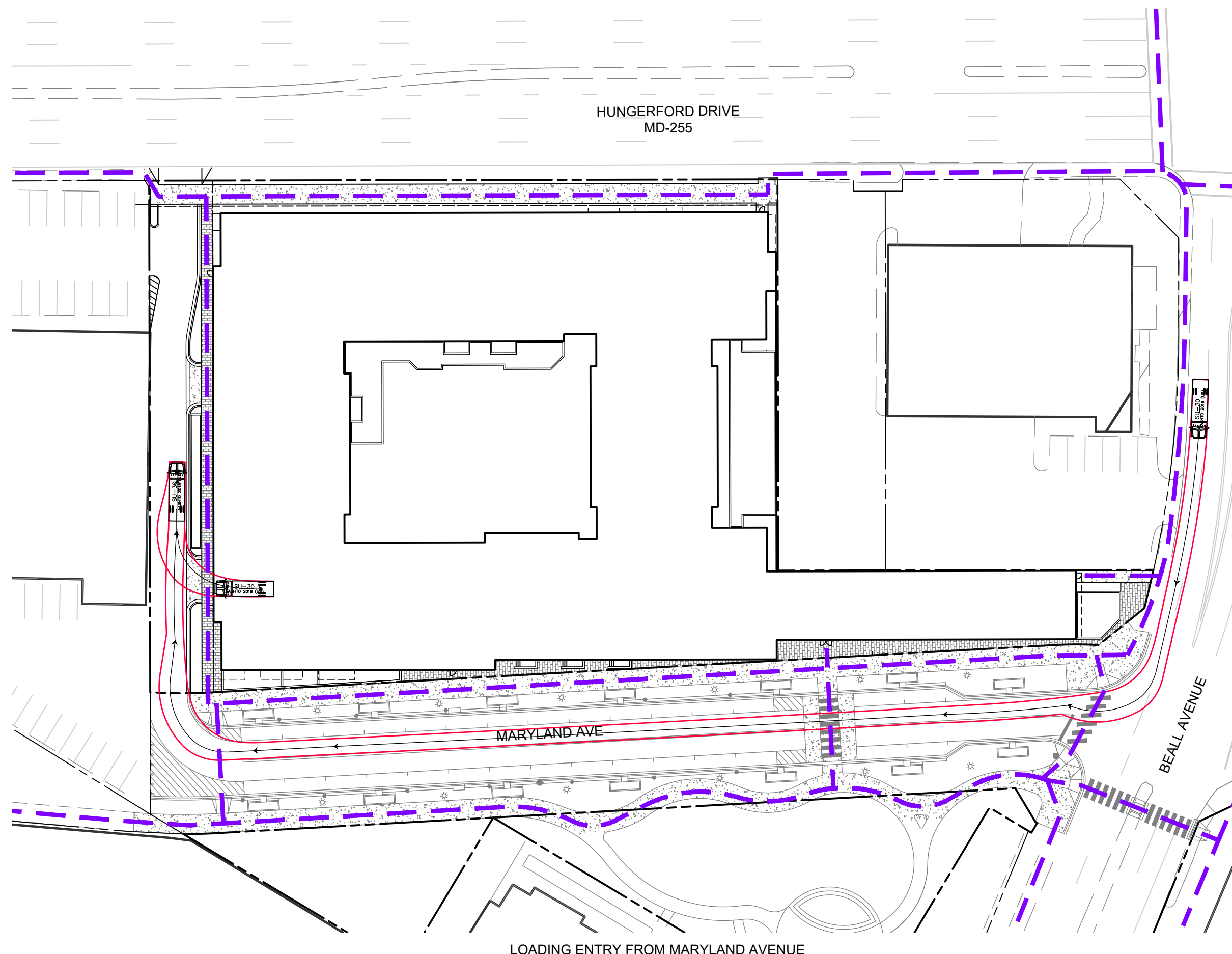
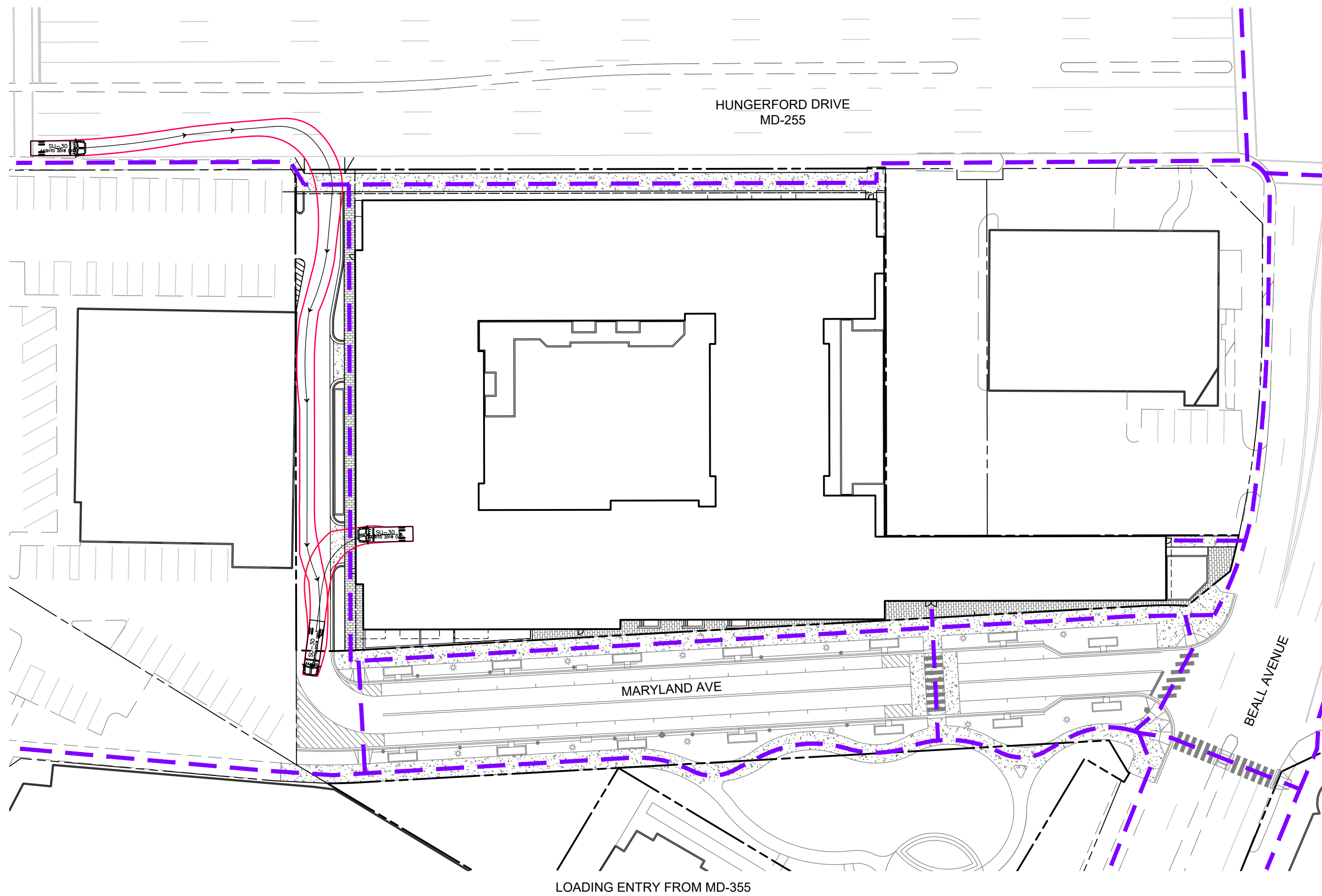
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PEDESTRIAN & LOADING
CIRCULATION PLAN

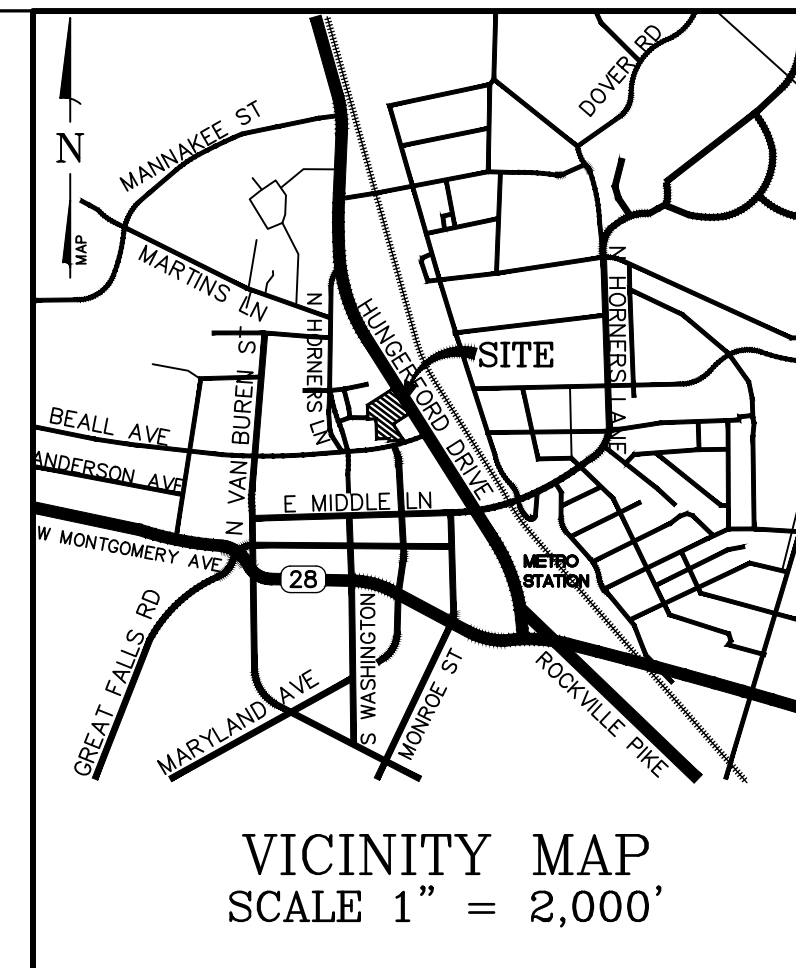
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ADDRESS:
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SUITE 400
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TAX MAP GR343 WSSC 219NW07

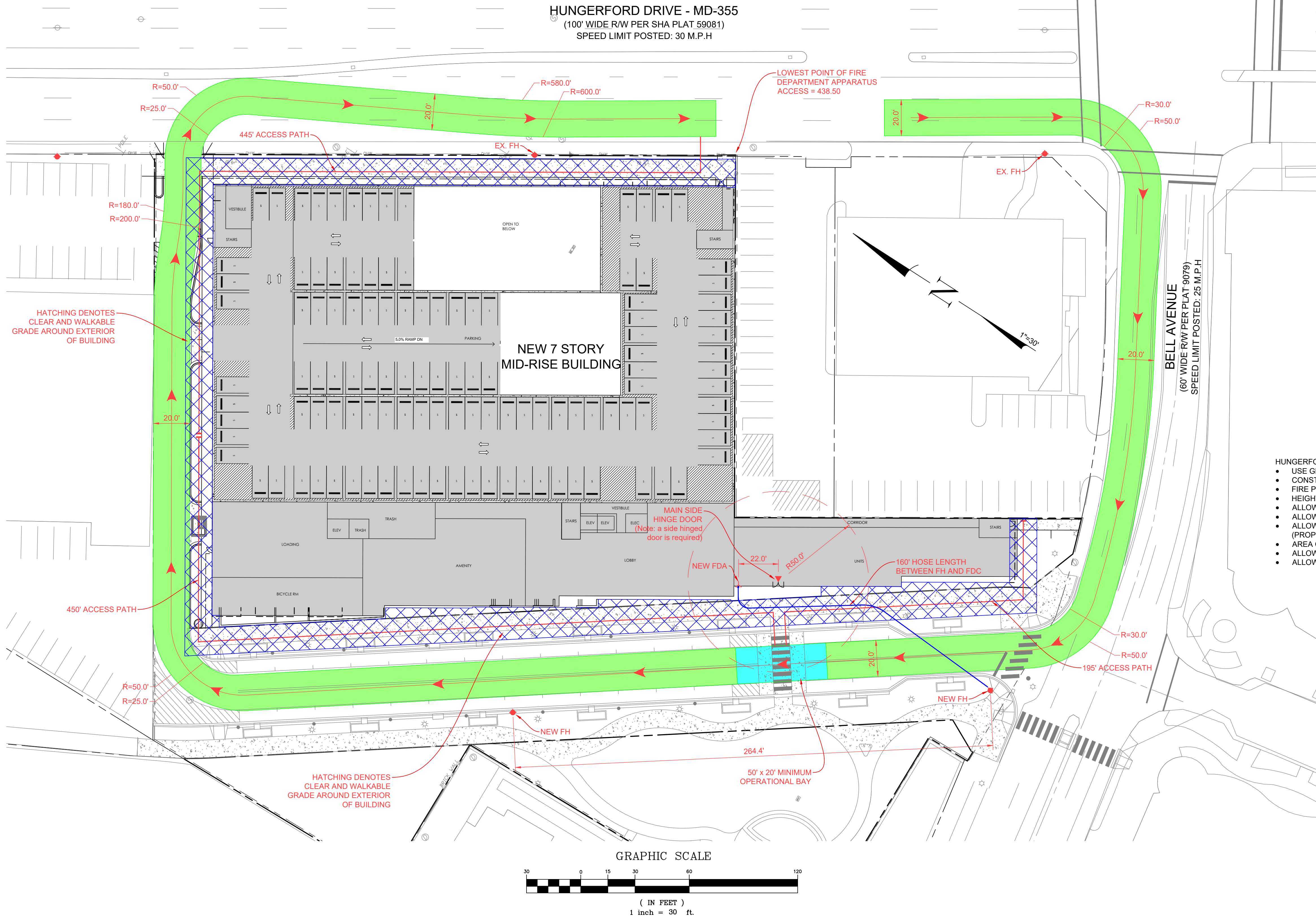
PLAT 9079 (LOT 8)
PLAT 9506 (LOT 12)
4TH ELECTION DISTRICT
CITY OF ROCKVILLE
MONTGOMERY COUNTY
MARYLAND

**LOT 8 & LOT 12
CITY CENTER**

PROJ. MGR	PGL
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SCALE	1" = 30'
DATE	03.21.2024

**FIRE APPARATUS
ACCESS PLAN**

PROJECT NO. 22.226.11
SHEET NO. 1 OF 1



- HUNGERFORD PLAZA BUILDING CODE SUMMARY**
- USE GROUP - R-2, A-3, B, S-2
 - CONSTRUCTION TYPE - IIIA AND IA PARTIALLY MODIFIED TO 1B
 - FIRE PROTECTION SYSTEMS - AUTOMATIC SPRINKLER SYSTEMS NFPA 13
 - HEIGHT CALCULATIONS (PER TABLE 503 AND SECTION 504.2)
 - ALLOWABLE BUILDING HEIGHT IA - UNLIMITED
 - ALLOWABLE BUILDING HEIGHT IIIA 85' - SECT 504.2 +20' (PROPOSED 74'-6")
 - ALLOWABLE STORIES ABOVE IIIA ABOVE GRADE PLANE 5 - SECT 504.2 +1 STORY (PROPOSED 5)
 - AREA CALCULATIONS - (PER TABLE 503 AND 506.3)
 - ALLOWABLE AREA - TYPE IA - UNLIMITED
 - ALLOWABLE AREA - TYPE IIIA 72,000 SF PER STORY (PROPOSED 55,692 SF PER STORY)