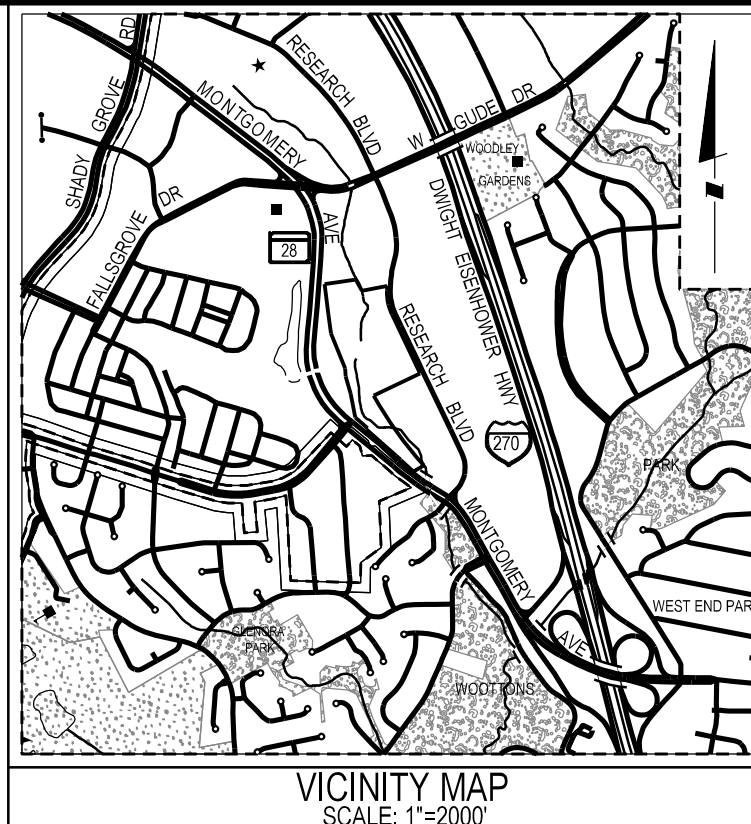


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WESTAT

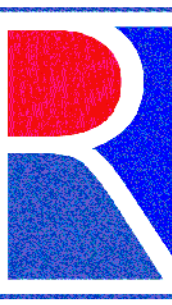
PRE-APPLICATION MEETING SITE PLAN

CITY OF ROCKVILLE (4TH ELECTION DISTRICT) MONTGOMERY COUNTY, MARYLAND



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ARCHITECT

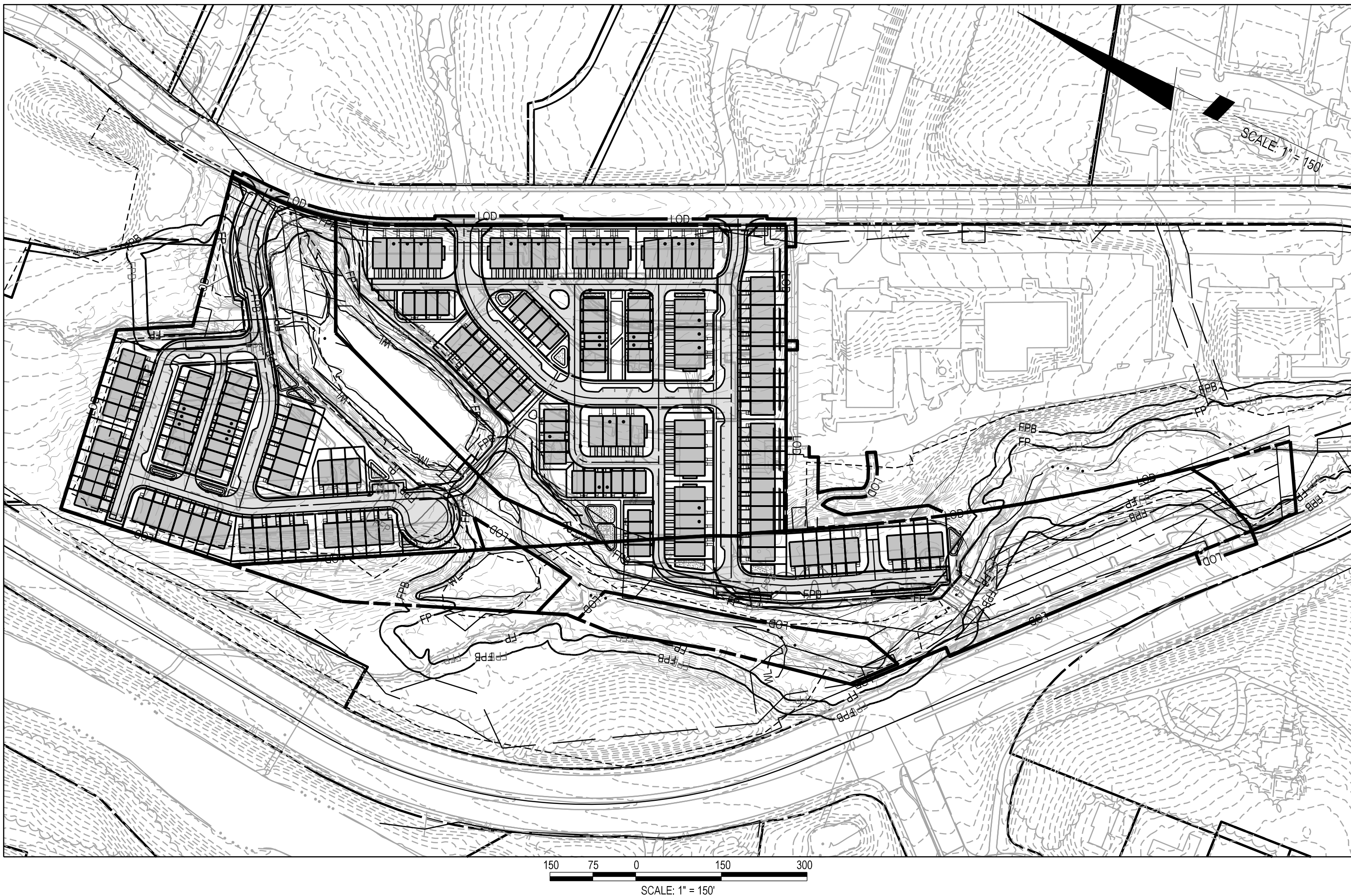
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SHEET INDEX:

SITE PLAN	
SHEET 1	COVER SHEET
SHEET 2	OVERALL PLAN
SHEET 3	SITE PLAN
SHEET 4	SITE PLAN
SHEET 5	SITE PLAN
SHEET 6	SITE PLAN
SHEET 7	SITE PLAN
SHEET 8	SITE PLAN
SHEET 9	SITE PLAN



LEGEND

BOUNDARY / PROPERTY LINE	---
LIMITS OF DISTURBANCE	--- LOD ---
PRELIMINARY FEMA FLOODPLAIN	--- FFP ---
PRELIMINARY FEMA FLOODPLAIN BUFFER	--- FPB ---
PROPOSED FLOODPLAIN	--- FP ---
PROPOSED FLOODPLAIN BUFFER	--- FPB ---
EXISTING CONTOURS	--- 387 ---
PROPOSED BUILDINGS	[Solid Grey Box]
PROPOSED MPDUs	●
PROPOSED SIDEWALKS	[Hatched Box]
PROPOSED STORMWATER MANAGEMENT FACILITY	[Hatched Box]
EXISTING CURB & GUTTER	---
PROPOSED CURB & GUTTER	---
FOREST STAND DELINEATION	---
EXISTING WETLAND	--- WL ---

SITE AREA TABLE

Gross Tract Area	21.96 AC / 956,462 SF
Lot 12 (Tax #: 01958687)	6.79 AC / 295,793 SF
Lot 20A (Tax #: 03638016)	8.33 AC / 363,052 SF
Lot 20B (Tax #: 03638027)	6.83 AC / 297,617 SF
Net Site Area	21.96 AC / 956,462 SF

NOTE: LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE WITH LEVEL 2 SITE PLAN REVIEW. THE PROJECT IS ZONED MXE (MIXED-USE EMPLOYMENT). PROJECT DATA REGARDING DEVELOPMENT STANDARDS (SEC.25.13.05.b.1) TO BE PROVIDED AT THE TIME OF LEVEL 2 SITE PLAN.

COVER SHEET
PRE-APPLICATION MEETING SITE PLAN
WESTAT

ROCKVILLE (4th ELECTION DISTRICT) MONTGOMERY COUNTY, MARYLAND

WSBC 200' SHEET
219NW09

ZONING CATEGORY:
MXE

SITE DATUM

TAX MAP

HORIZONTAL: NAD83/91

FR83

VERTICAL: NAD83

DATE: 7/14/2025

DESIGNED: JS

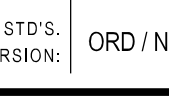
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CHECKED: TH

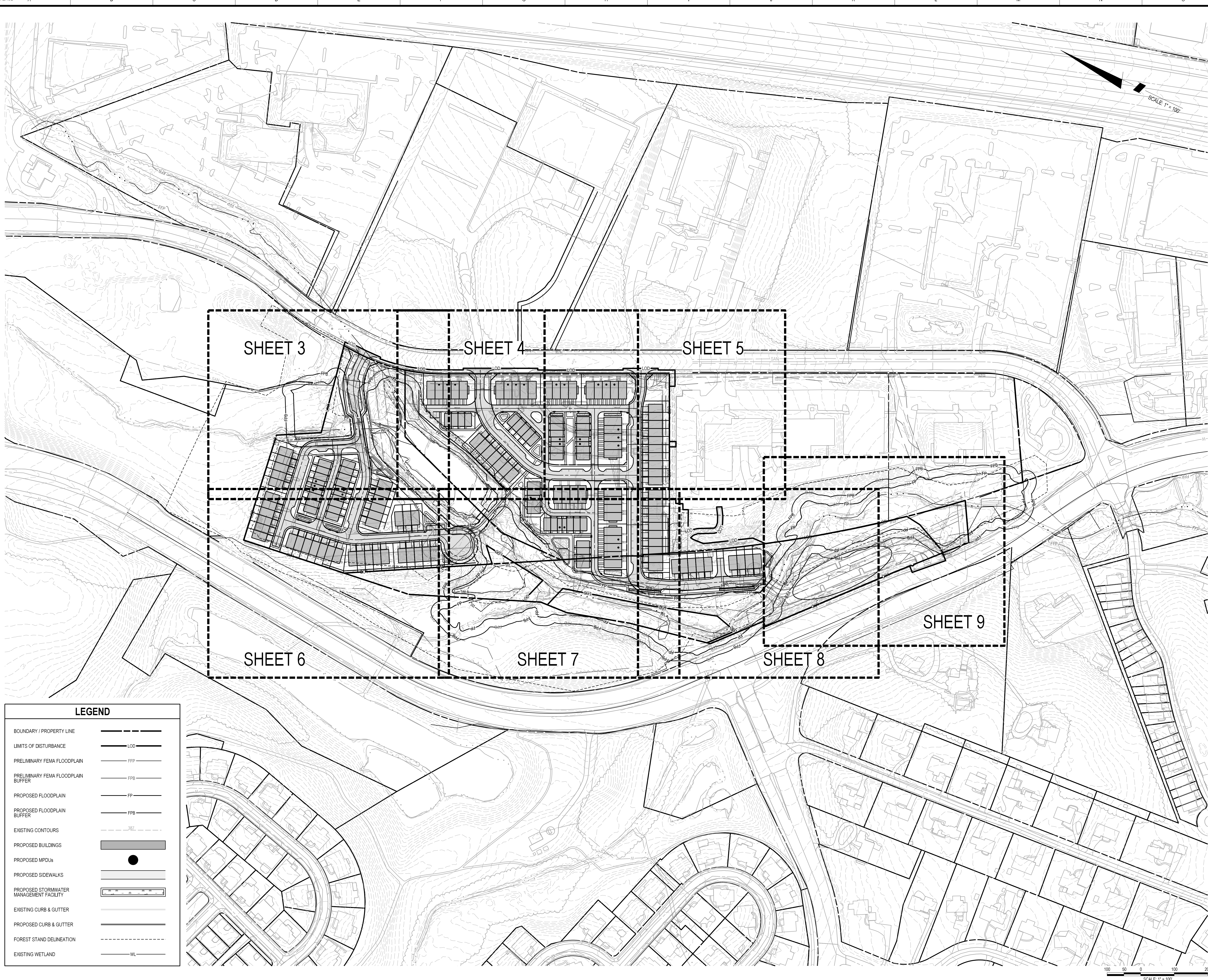
CAD STPS: TH

VERSION: ORD / NCS

PROJECT NO.
0641-33-00

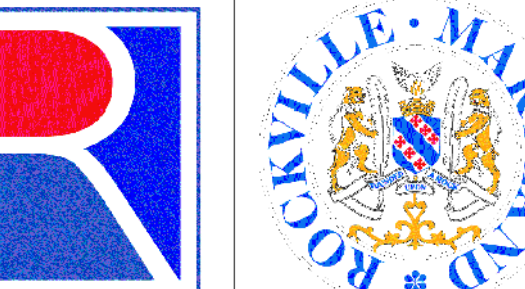


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OVERALL SITE PLAN
PRE-APPLICATION MEETING SITE PLAN
WESTAT

ROCKVILLE (RD) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSBC 200' SHEET	ZONING CATEGORY:
219NW09	MOE

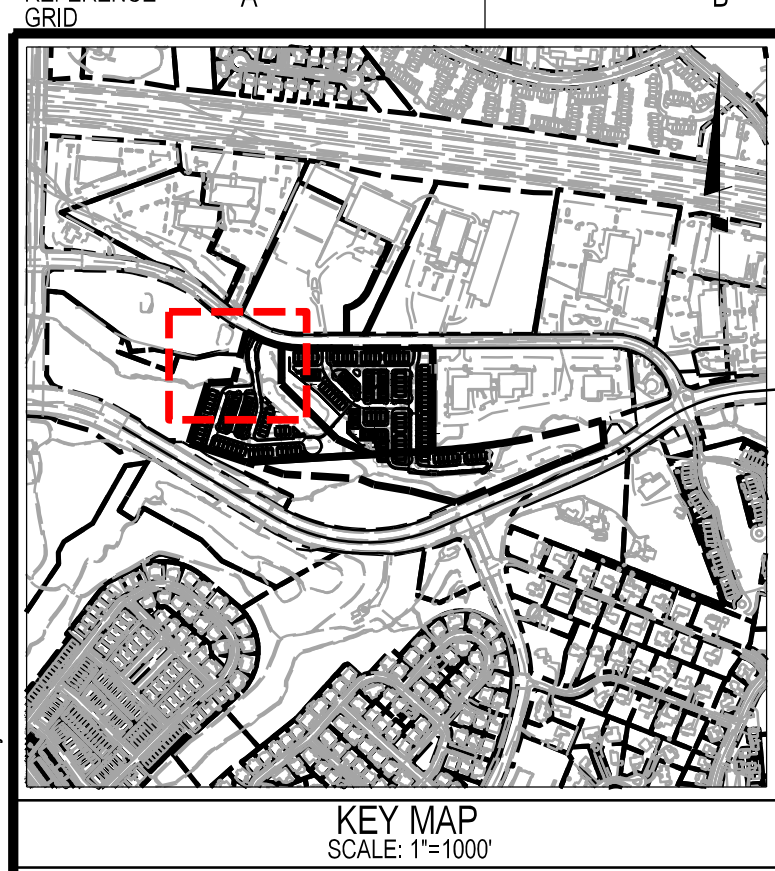
SITE DATUM	TAX MAP
HORIZONTAL: NAD83/91	FR63
VERTICAL: NAVD83	

DATE: 7/14/2025
DESIGNED: JS
TECHNICIAN: JS
CHECKED: TH
CAD STOPS: ORD / NCS
VERSION:

SHEET 2 OF 9

PROJECT NO. 0641-33-00





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LEGEND	
BOUNDARY / PROPERTY LINE	---
LIMITS OF DISTURBANCE	LOD
PRELIMINARY FEMA FLOODPLAIN	FFP
PRELIMINARY FEMA FLOODPLAIN BUFFER	FFB
PROPOSED FLOODPLAIN	FP
PROPOSED FLOODPLAIN BUFFER	FPB
EXISTING CONTOURS	387
PROPOSED BUILDINGS	
PROPOSED MPDUs	●
PROPOSED SIDEWALKS	
PROPOSED STORMWATER MANAGEMENT FACILITY	
EXISTING CURB & GUTTER	
PROPOSED CURB & GUTTER	
FOREST STAND DELINEATION	- - - -
EXISTING WETLAND	WL

LD# 04-02647742
AX MAP F5561
JOURNAL OF ROCKVILLE
33091 FOLD 248
BLOCK 600 GALLSROVE
LAT# 39.531



SCALE: 1" = 20'

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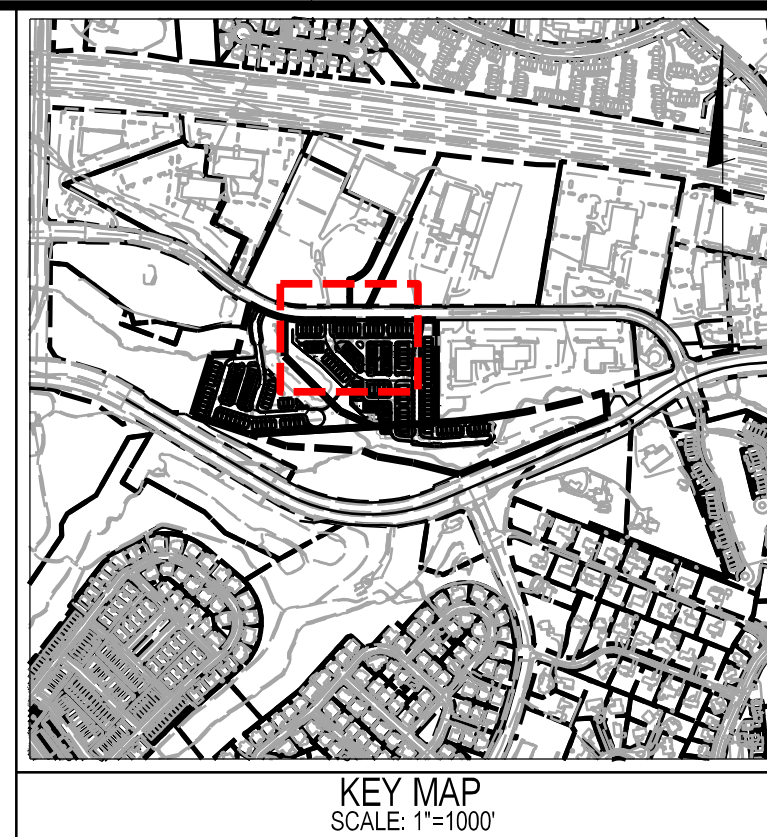
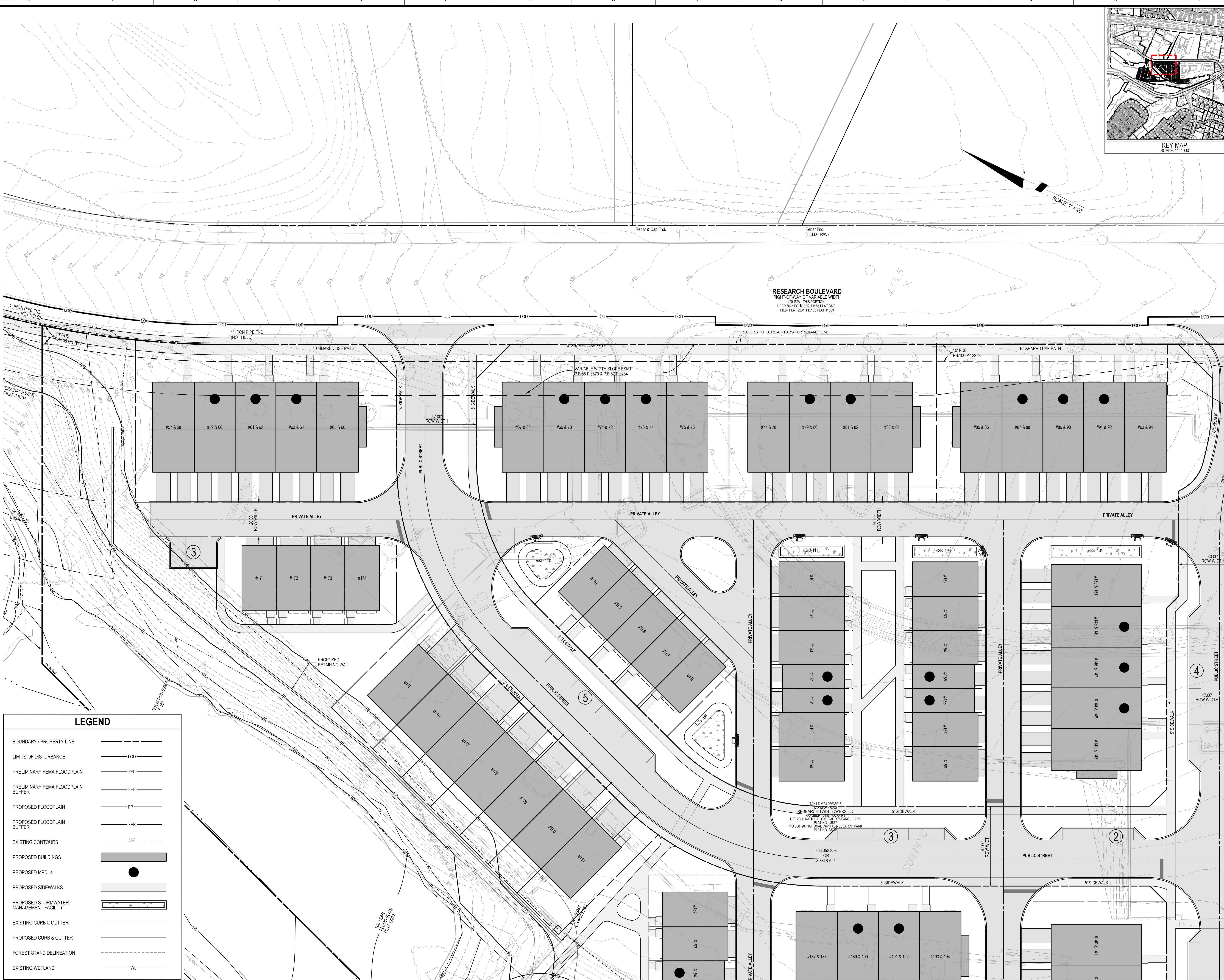
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SITE PLAN
PRE-APPLICATION MEETING SITE PLAN
WESTAT

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSBC 200' SHEET 219RW09	ZONING CATEGORY: MOE
SITE DATUM: HORIZONTAL: NAD83/91 VERTICAL: NAVD83	TAX MAP: FR63
1" = 20'	DATE: 7/14/2025 DESIGNED: JS CHECKED: TH CAD STOPS: ORD / NCS
SHEET 3 OF 9	PROJECT NO. 0641-33-00

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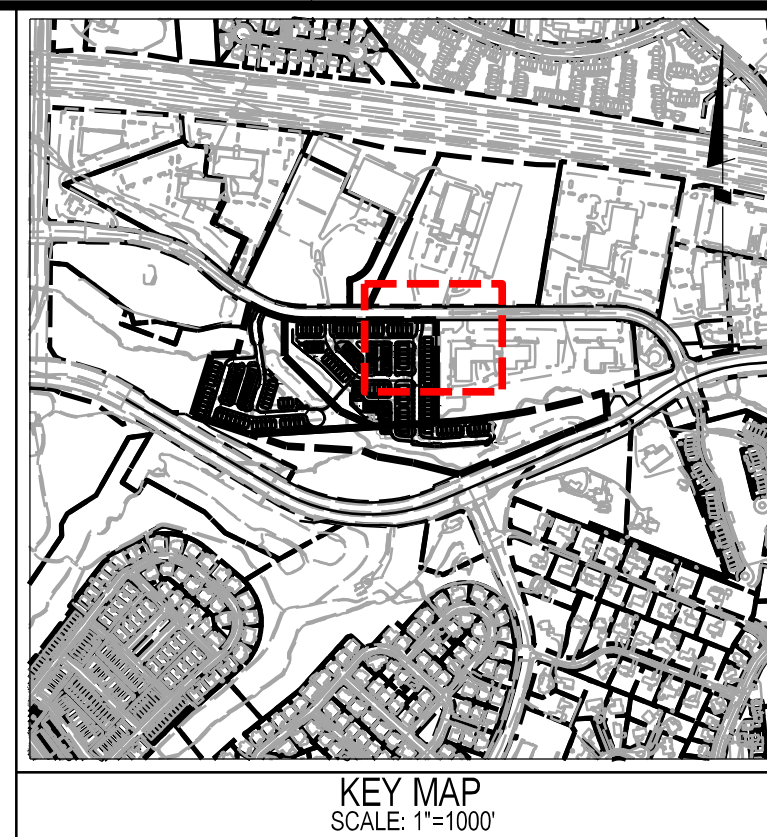
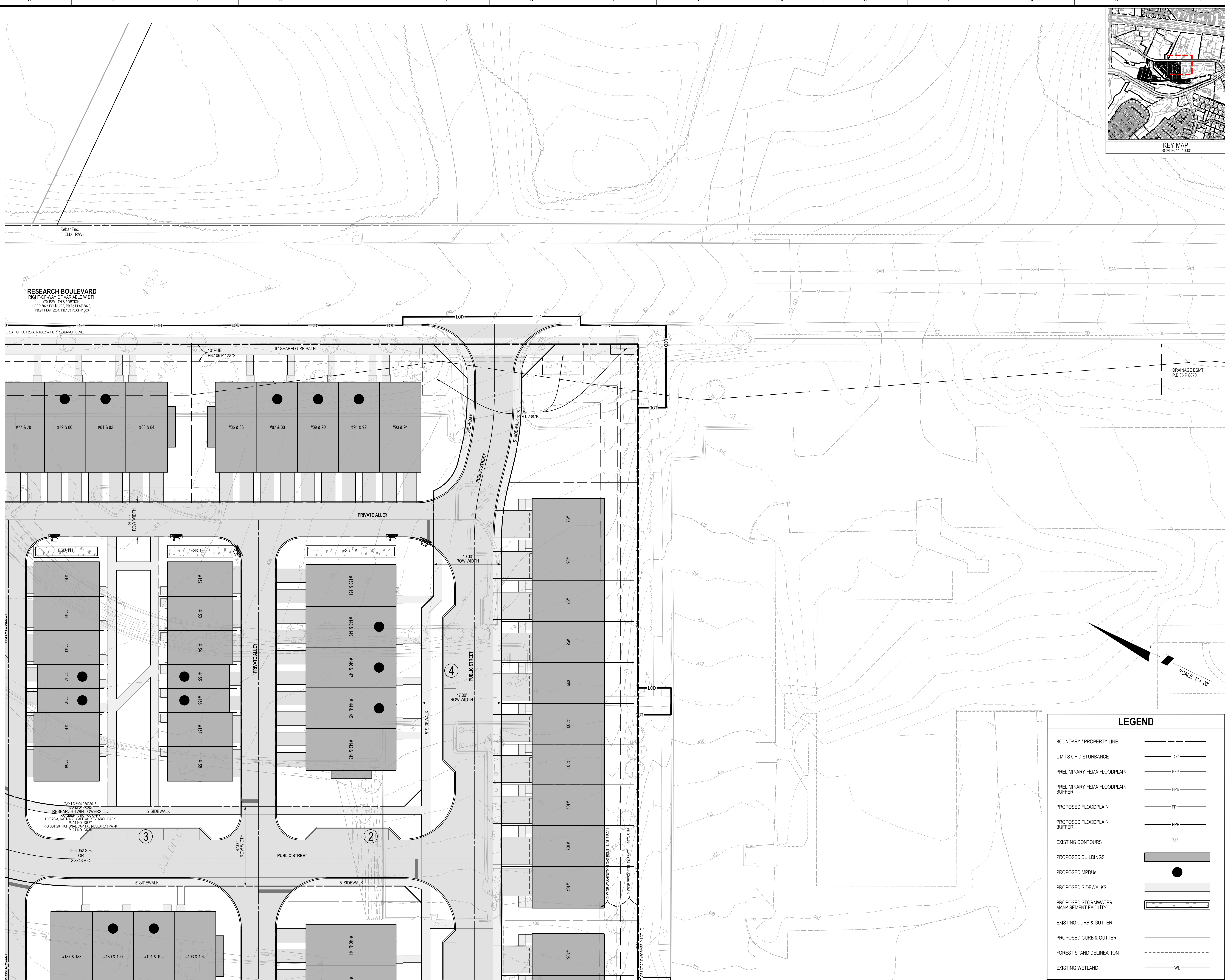
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LEGEND	
BOUNDARY / PROPERTY LINE	---
LIMITS OF DISTURBANCE	LOD
PRELIMINARY FEMA FLOODPLAIN	FFP
PRELIMINARY FEMA FLOODPLAIN BUFFER	FFB
PROPOSED FLOODPLAIN	FP
PROPOSED FLOODPLAIN BUFFER	FPB
EXISTING CONTOURS	387
PROPOSED BUILDINGS	●
PROPOSED MPDUs	●
PROPOSED SIDEWALKS	---
PROPOSED STORMWATER MANAGEMENT FACILITY	---
EXISTING CURB & GUTTER	---
PROPOSED CURB & GUTTER	---
FOREST STAND DELINEATION	---
EXISTING WETLAND	WL

SITE PLAN
PRE-APPLICATION MEETING SITE PLAN
WESTAT

WSBC 200' SHEET 219NW09	ZONING CATEGORY: MXE
SITE DATUM: HORIZONTAL: NAD83/NA VERTICAL: NAVD83	TAX MAP FR83
DATE: 7/14/2025 DESIGNED: JS CHECKED: TH CAD STOPS: ORD / NCS	PROJECT NO. 0641-33-00

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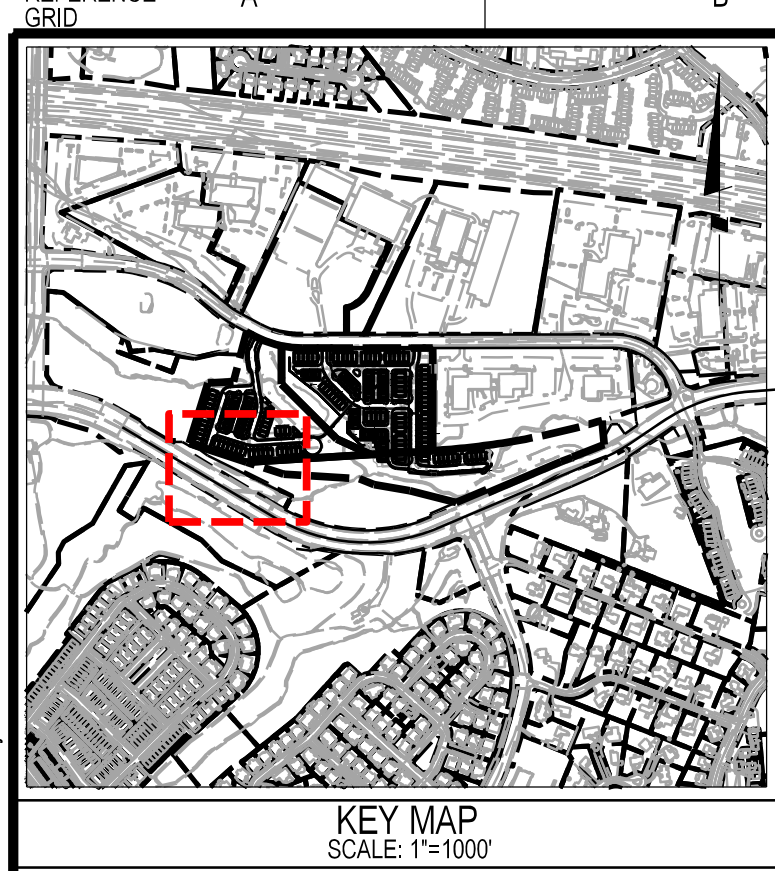
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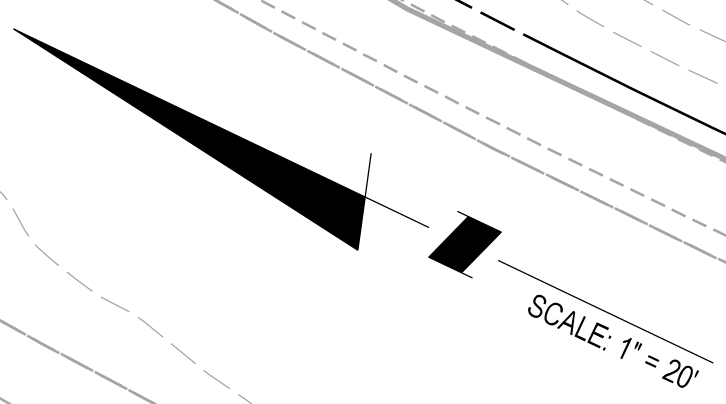
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BOUNDARY / PROPERTY LINE	---
LIMITS OF DISTURBANCE	---
PRELIMINARY FEMA FLOODPLAIN	---
PRELIMINARY FEMA FLOODPLAIN BUFFER	---
PROPOSED FLOODPLAIN	---
PROPOSED FLOODPLAIN BUFFER	---
EXISTING CONTOURS	---
PROPOSED BUILDINGS	■
PROPOSED MPDUs	●
PROPOSED SIDEWALKS	---
PROPOSED STORMWATER MANAGEMENT FACILITY	---
EXISTING CURB & GUTTER	---
PROPOSED CURB & GUTTER	---
FOREST STAND DELINEATION	---
EXISTING WETLAND	---

SITE PLAN
PRE-APPLICATION MEETING SITE PLAN
WESTAT

WSBC 200' SHEET 219NW09	ZONING CATEGORY: MXE
SITE DATUM: HORIZONTAL: NAD83/91 VERTICAL: NAVD83	TAX MAP: FR63
DATE: 7/14/2025 DESIGNED: JS TECHNICIAN: JS CHECKED: TH CADD STOPS: VERSION: ORD / NCS	PROJECT NO.: 0641-33-00



LEGEND	
BOUNDARY / PROPERTY LINE	---
LIMITS OF DISTURBANCE	--- LOD ---
PRELIMINARY FEMA FLOODPLAIN	--- FFP ---
PRELIMINARY FEMA FLOODPLAIN BUFFER	--- FFB ---
PROPOSED FLOODPLAIN	--- FP ---
PROPOSED FLOODPLAIN BUFFER	--- FFB ---
EXISTING CONTOURS	--- 387 ---
PROPOSED BUILDINGS	[Solid Grey Box]
PROPOSED MPDUs	●
PROPOSED SIDEWALKS	---
PROPOSED STORMWATER MANAGEMENT FACILITY	[Patterned Box]
EXISTING CURB & GUTTER	---
PROPOSED CURB & GUTTER	---
FOREST STAND DELINEATION	---
EXISTING WETLAND	--- WL ---



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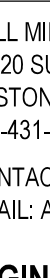
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SITE PLAN
PRE-APPLICATION MEETING SITE PLAN
WESTAT

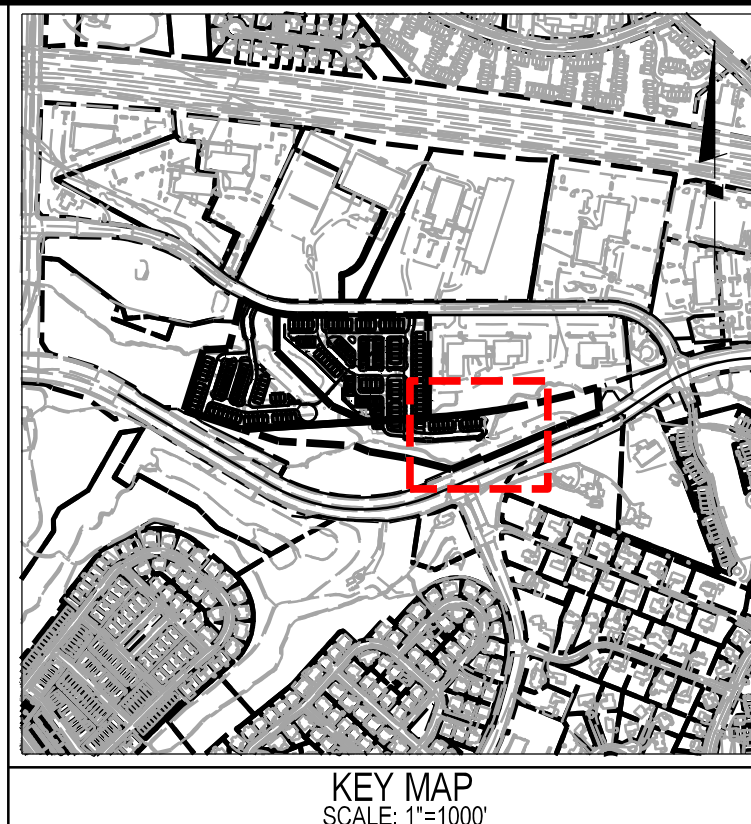
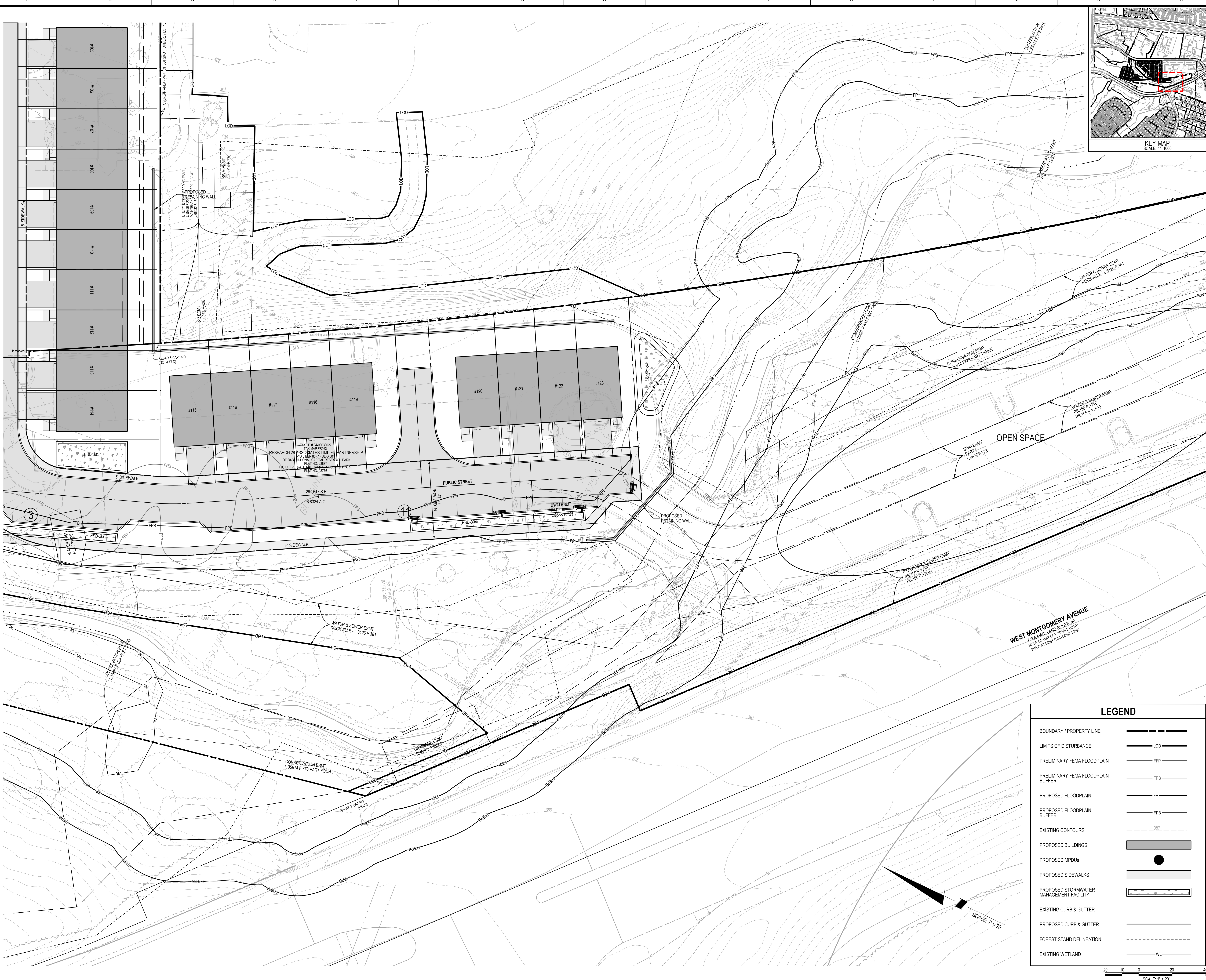
WSBC 200' SHEET 219NW09	ZONING CATEGORY: MXE
SITE DATUM: HORIZONTAL: NAD83/91 VERTICAL: NAVD83	TAX MAP FR63
1" = 20'	DATE: 7/14/2025 DESIGNED: JS TECHNICIAN: JS CHECKED: TH CAD STPS. VERSION: ORD / NCS
SHEET 6 OF 9	PROJECT NO. 0641-33-00

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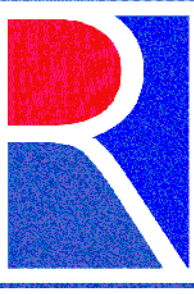
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SITE PLAN		WESTAT	
PRE-APPLICATION MEETING SITE PLAN			
ROCKVILLE (4th) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND			
WSOC 200 SHEET 219N009		ZONING CATEGORY: MXE	
SITE DATUM HORIZONTAL: NAD83/91 VERTICAL: NAVD88		TAX MAP FR63	
 1" = 20'		DATE: 7/14/2025 DESIGNED: JS TECHNICIAN: JS CHECKED: TH CAD STP'S. VERSION: ORD / NCS	
SHEET 7 OF 9			
PROJECT NO. 0641-33-00			

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SITE PLAN
PRE-APPLICATION MEETING SITE PLAN
WESTAT

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

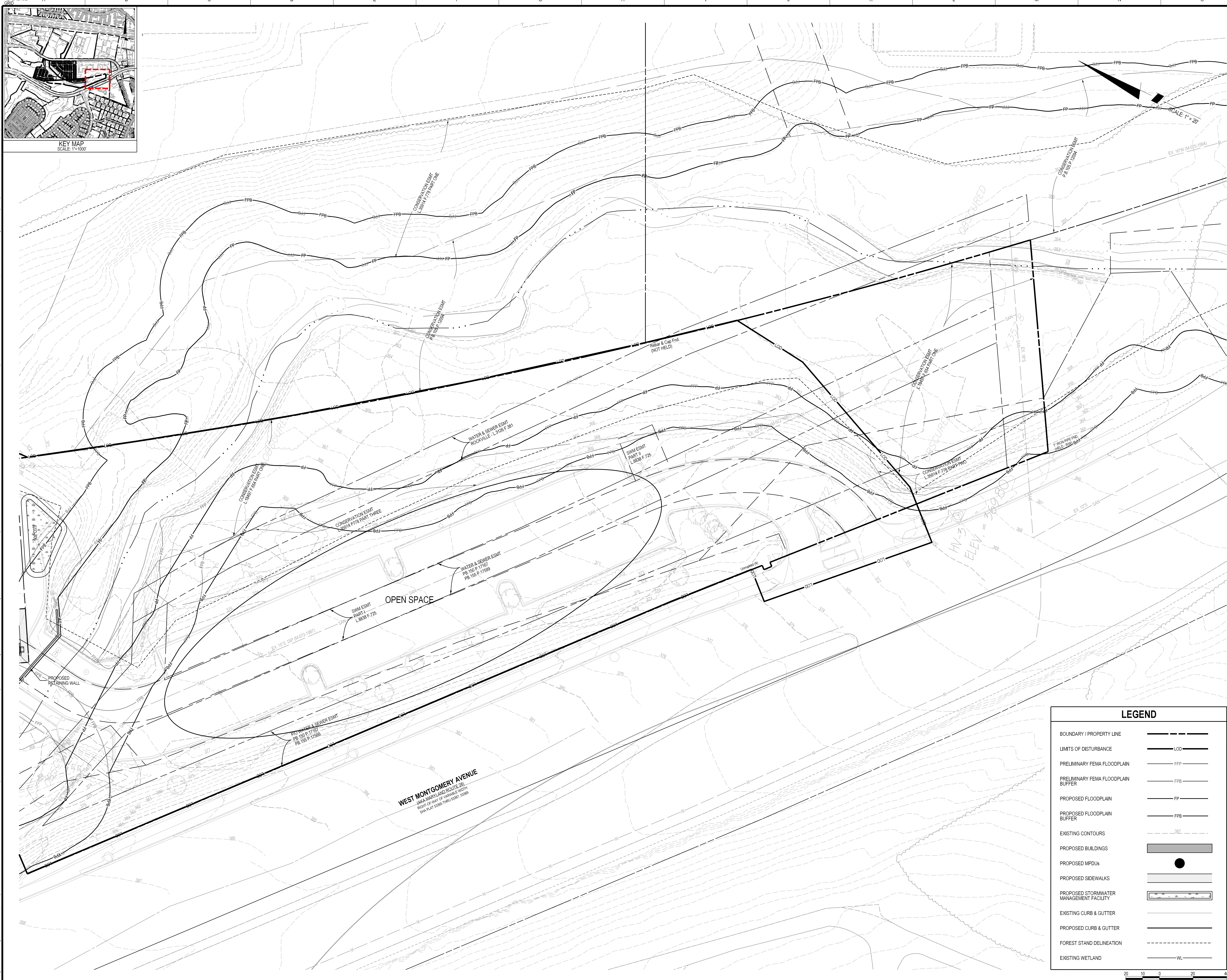
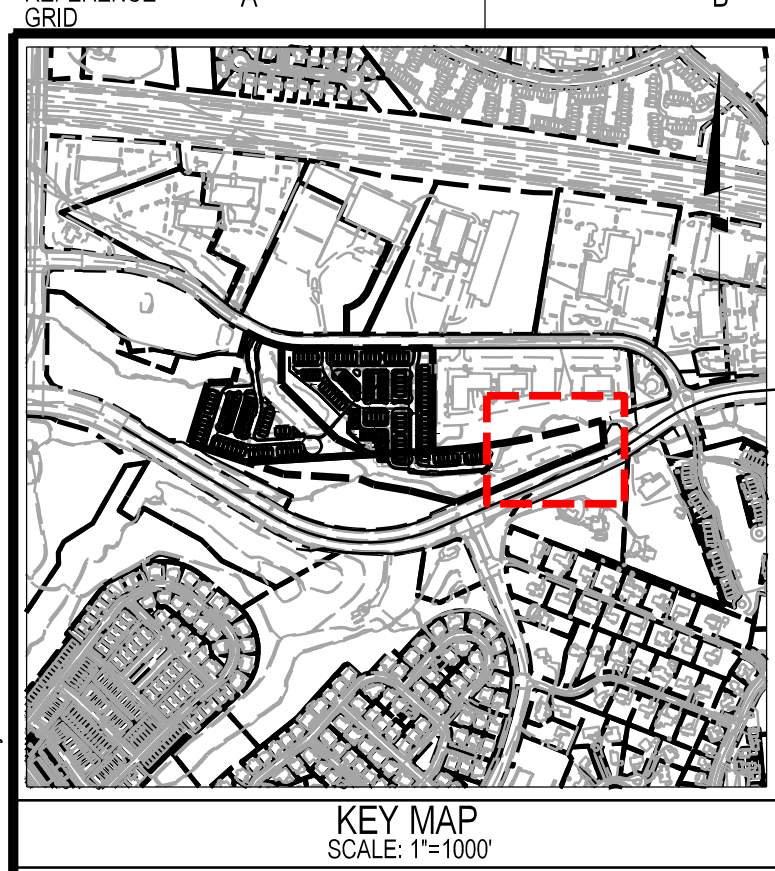
LEGEND

BOUNDARY / PROPERTY LINE	---
LIMITS OF DISTURBANCE	LOD
PRELIMINARY FEMA FLOODPLAIN	FFP
PRELIMINARY FEMA FLOODPLAIN BUFFER	FPB
PROPOSED FLOODPLAIN	FP
PROPOSED FLOODPLAIN BUFFER	FPB
EXISTING CONTOURS	387
PROPOSED BUILDINGS	■
PROPOSED MPDUs	●
PROPOSED SIDEWALKS	---
PROPOSED STORMWATER MANAGEMENT FACILITY	---
EXISTING CURB & GUTTER	---
PROPOSED CURB & GUTTER	---
FOREST STAND DELINEATION	---
EXISTING WETLAND	WL

SCALE: 1" = 20'

20 10 0 10 20 30 40
SCALE: 1" = 20'

WSBC 200' SHEET 219NW09	ZONING CATEGORY: MOE
SITE DATUM: HORIZONTAL: NAD83/89 VERTICAL: NAVD88	TAX MAP: FR63
1" = 20'	DATE: 7/14/2025 DESIGNED: JS CHECKED: JS CAD STPS: TH VERSION: ORD / NCS
SHEET 8 OF 9	PROJECT NO. 0641-33-00



LEGEND	
BOUNDARY / PROPERTY LINE	---
LIMITS OF DISTURBANCE	---
PRELIMINARY FEMA FLOODPLAIN	---
PRELIMINARY FEMA FLOODPLAIN BUFFER	---
PROPOSED FLOODPLAIN	---
PROPOSED FLOODPLAIN BUFFER	---
EXISTING CONTOURS	---
PROPOSED BUILDINGS	■
PROPOSED MPDUs	●
PROPOSED SIDEWALKS	---
PROPOSED STORMWATER MANAGEMENT FACILITY	---
EXISTING CURB & GUTTER	---
PROPOSED CURB & GUTTER	---
FOREST STAND DELINEATION	---
EXISTING WETLAND	---

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NO. REVISIONS BY DATE

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SITE PLAN

PRE-APPLICATION MEETING SITE PLAN

WESTAT

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSBC 200' SHEET	ZONING CATEGORY:
219NW09	MOE
SITE DATUM:	TAX MAP:
HORIZONTAL: NAD83/91	FR83
VERTICAL: NAD83/91	
DATE: 7/14/2025	
DESIGNED: JS	
TECHNICIAN: JS	
CHECKED: TH	
CAD STOPS: OR	
VERSION: NCS	
PROJECT NO. 0641-33-00	

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