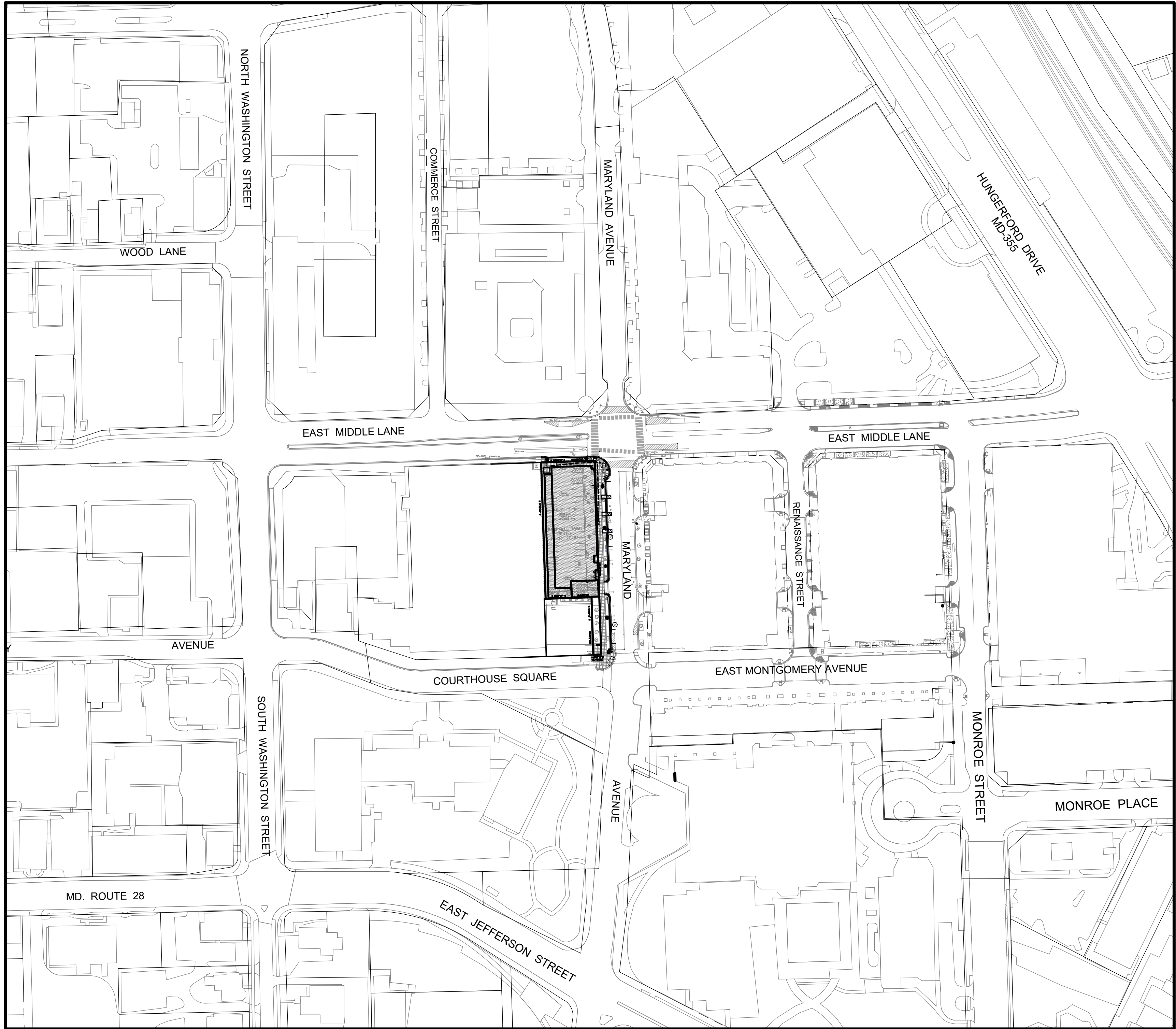
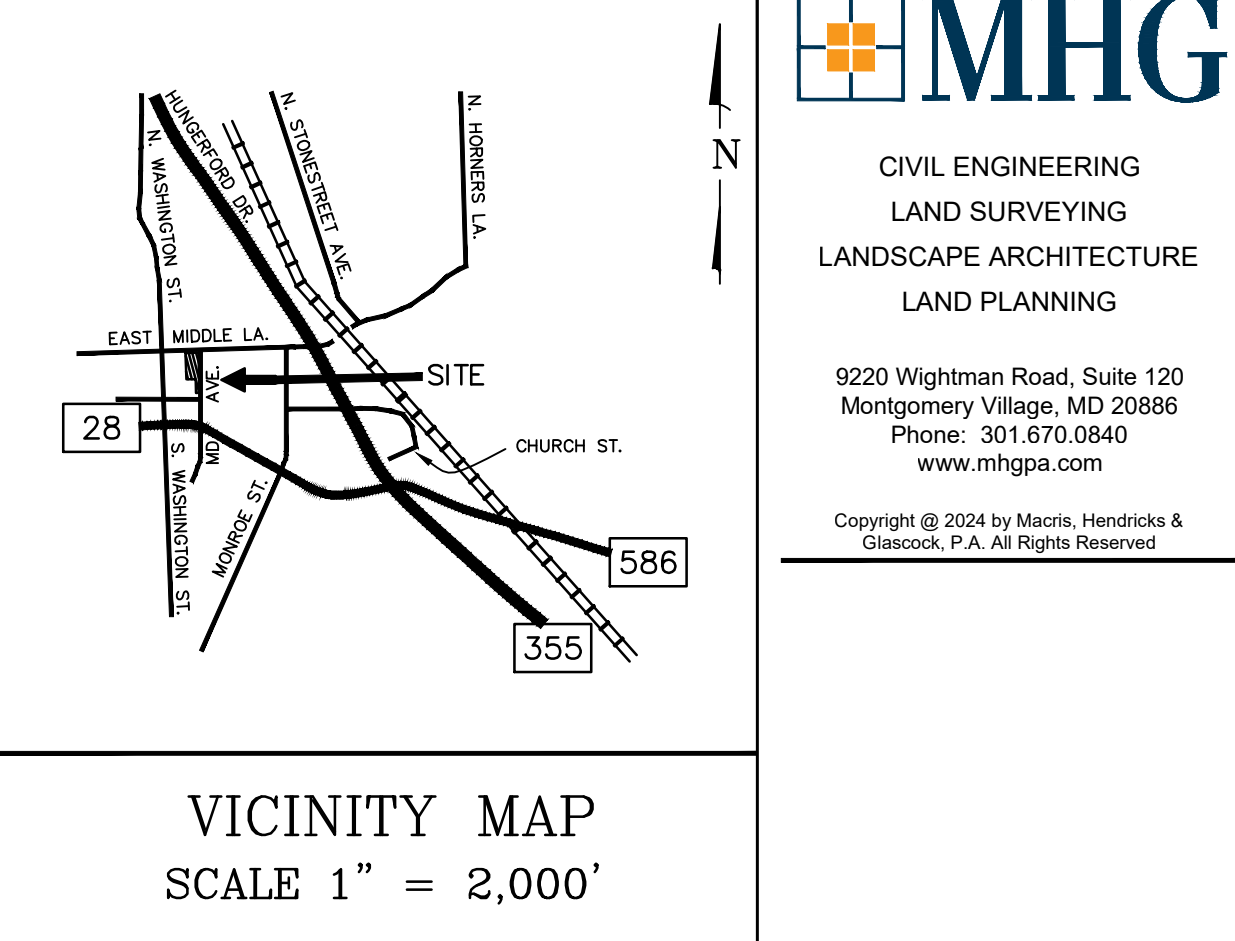
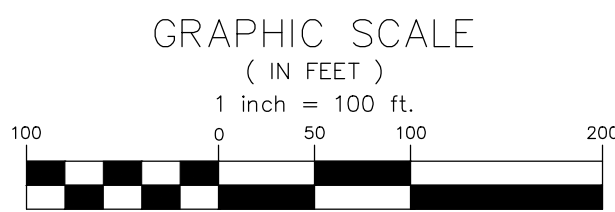


MOMENTUM AT ROCKVILLE STATION
ROCKVILLE TOWN CENTER
PARCEL 2-H
41 MARYLAND AVENUE
STP#2025-00023



SURROUNDING AREA MAP



SHEET INDEX

SITE	COVER SHEET
PJ0.01	EXISTING CONDITIONS PLAN
PJ1.01	PROJECT PLAN
PJ2.01	OPEN AREA EXHIBIT
PJ2.21	FIRE DEPARTMENT SITE PLAN
PJ2.31	

LANDSCAPE	
L1.01	LANDSCAPE PLAN - GROUND LEVEL

ARCHITECTURAL	
A-01	COVER
A-02	SITE PLAN
A-03	GROUND LEVEL
A-04	LEVEL 1
A-05	LEVEL 2
A-06	TYPICAL LEVEL
A-07	ROOF LEVEL
A-08	ELEVATION
A-09	ELEVATION
A-10	ELEVATION
A-11	ELEVATION
A-12	SECTION
A-13	PERSPECTIVES
A-14	PERSPECTIVES
A-15	PERSPECTIVES
A-16	PERSPECTIVES
A-17	PERSPECTIVES
A-18	PERSPECTIVES
A-19	PERSPECTIVES

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Owner: Comstock 41 Maryland, LLC
Address: 1900 Reston Metro PLZ, 10th fl.
Reston VA 20190
Contact: Robert Demchak
Phone: 703.230.1985
Email: rdemchak@comstock.com
Applicant: SCG Development Holdings, LLC / Comstock 41 Maryland, LLC c/o SCG Development Holdings, LLC
Address: 8245 Boone Blvd #640, Vienna, VA 22182
Contact: Kirk Salpini
Phone: 703-942-6610 x 200
Email: kas@scgdevelopment.com

NO.	DESCRIPTION	DATE

TAX MAP GR342 WSSC 218NW07

PLAT 20464

4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARCEL 2-H

ROCKVILLE
TOWN CENTER

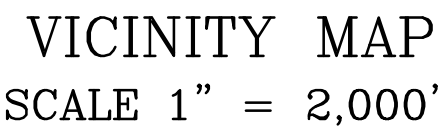
PROJ. MGR	KJH
DRAWN BY	KJH
SCALE	1"= 100'
DATE	06/01/2025

MOMENTUM AT
ROCKVILLE STATION

PROJECT PLAN
COVER SHEET

PJ0.01

PROJECT NO. 24.271.11



Abbreviation	Legend	Symbol
AC	Air Conditioner	 Beach/Seaf
BT	Blumotion	 Benchmark
BLDG	Building	 Blank
CNF	Cable Plant Mark (Miss USBs)	 Cable/Fence Post
CNF	Cable Plant Mark (Miss USBs)	 Cold/Fire Box
CNC	Concrete	 Cloud
CSC	Concrete Curb	 Communications Cable (below grade)
CCAB	Concrete Curb & Butter	 Concrete
CMP	Compacted Metal Floor	 Drill Hole Found
D	Deep	 Electric Cable (below grade)
WDC/Metro Control		 Electric Manhole
EM	Edge of Pavement	 Electric Meter
EM	Electric Man Hole	 Entrance
FEN	Fence	 Fence, Wire
FI	Fire Hydrant	 Fence, Wood
F	Flashed	 Fire (up underground tank)
GN	Gas Meter	 Fire Department Connection
GR	Gas Point Mark (Miss Utility)	 Fire Hydrant
GRV	Gray Wire	 Flag Pole
HVAC	Heating, Ventilation & Air Conditioning	 Gas Manhole
INT	Iron Pipe with Cap	 Gas Meter
IP	Iron Pipe with Cap	 Gas Plaster
LE	Light Pole	 Gas Post
MLB	Midwest (unidentified)	 Gas Valve
ML	Manhole	 Gate
MUN	Municipal	 Gate Post
OFF	Office	 Guy Wire
PI	Pavement	 Hand Box (electric)
PAV	Paved	 Handcage Parking Space/Temp
PF	Pointed End Markings	 Headstone
PEM	Plastic Pipe Found	 HVAC Units
RVC	Reinforced Concrete Pipe	 In-Pipe Found
RS	Survey	 Light/Copper Pipe
SL	Storm Drain	 Manhole (unidentified)
SL	Storm Drain Manhole	 Monument Found
SMH	Sewer Manhole	 Over Head Wire(s)
SMH	Storm Drain Manhole	 Parking Space (count)
STRN	Stream/Drop	 Photo
STRN	Stream/Drop (No Bars)	 Sewer Manhole
TMH	Telephone Manhole	 Sewer Pipeline
UMH	Underground Electric	 Sign
W	Walkway/Pole	 Signpost
WH	Water Manhole	 Sprinkler Control Box/Head
WHU	Water Point Mark (Miss Utility)	 Storm Drain Grade
		 Storm Drain Manhole
		 Storm Drain Pipeline
		 Stream/Drop/Headstone
		 Telephone Manhole
		 Traffic Sign Cabinet
		 Traffic Sign Pole
		 Transformer
		 Tree/Treegreen
		 Tree/Ornamental
		 Tree/Shrub or Planting Line
		 Utility Pole
		 Water Box-off Valve
		 Water Manhole
		 Water Meter
		 Water Piping
		 Water Valve
		 Well/Wellnot Well
		 Wheeling
		 X-Cut Found

[illegible]

X MAP GR342
 WSSC 218NW07
 AT 20464
 H ELECTION DISTRICT
 MONTGOMERY COUNTY
 YRLAND

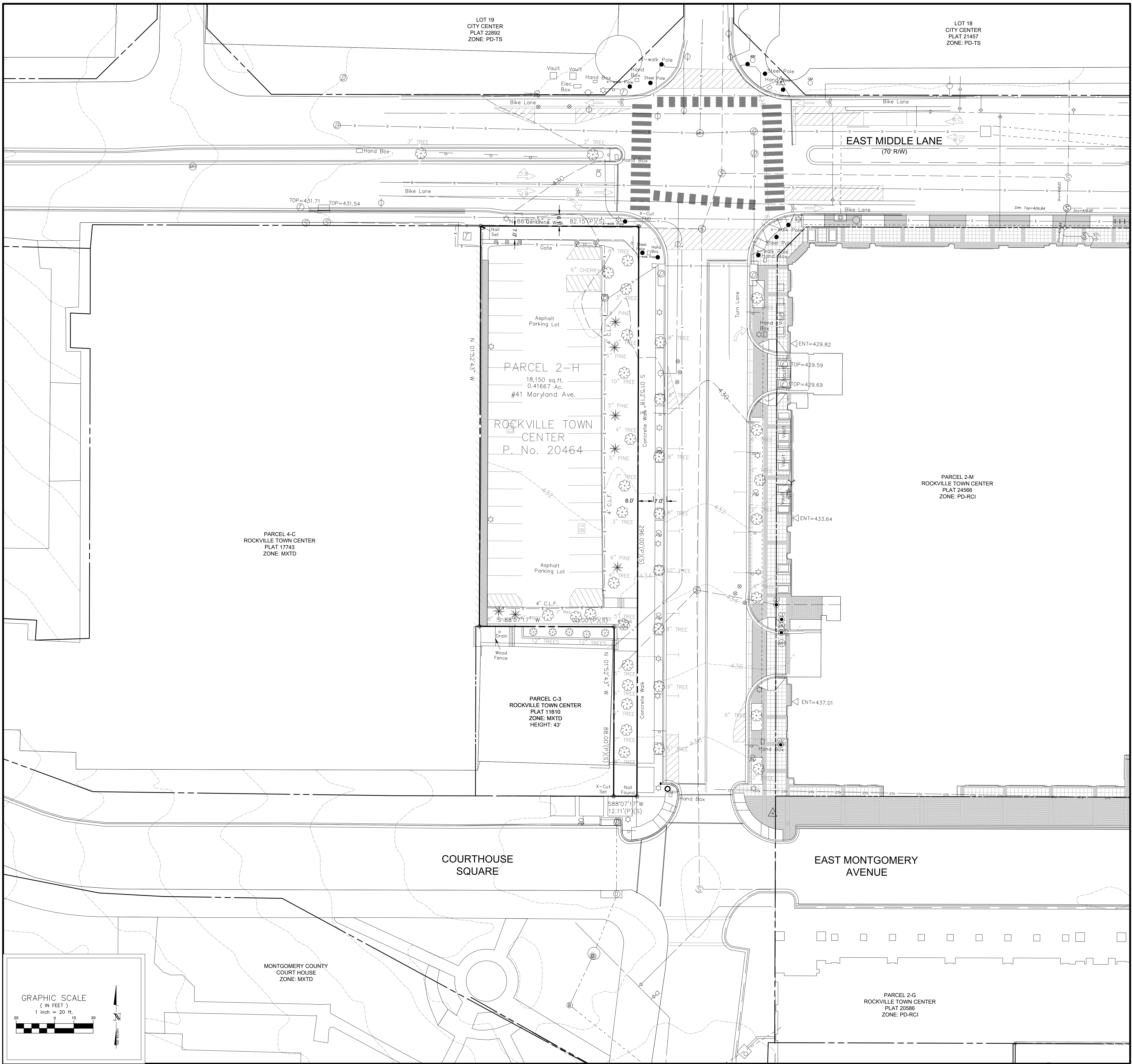
ARCEL 2-H
ROCKVILLE
TOWN CENTER

ROJ. MGR	KJH
DRAWN BY	KJH
SCALE	1"= 25'
DATE	06/01/2025

MOMENTUM AT ROCKVILLE STATION EXISTING CONDITIONS PLAN

PJ1.01

PROJECT NO. 24.271.11



NOTES:

1. Vertical Datum is based on NAVD 29, NAVD 88, from W.S.S.C. plan # 218NW071. The vertical datum on this plan is from Field survey methods by MHC on 01/31/2025 and meets National Map Accuracy Standards for a 30 scope topography. By showing the datum used, the user can determine the accuracy of the vertical information 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 the SmartMap 2019 America Vertical Reference System (AVRS) was used to establish the horizontal control for this site on 01/31/2025. This survey meets the positional tolerance as specified by Title 9, Subtitle 13, Chapter 100, Section 100.02 of the Maryland State of Maryland and the Surveyors.

3. The horizontal and Vertical Tolerances for this drawing meet or exceeds the National Map Standards for a 30 scale map.

4. Field survey methods were used in the compilation of the topographical data shown on this plan. The field survey was performed by (MHC) 01/31/2025.

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 will be verified by "MISS UTILITY" prior to construction. Miss does not provide any warranty, guarantee or warranty as to the location or existence of any underground utility.

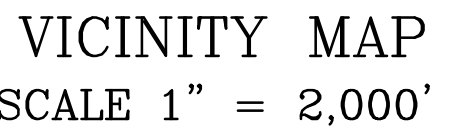
6. Subsurface and environmental conditions were not examined or considered as part of this survey. No statement is made concerning the existence of underground or buried containers or facilities that may affect the use or development of this site.

7. The property lines shown here do not constitute a current boundary survey.

8. This map and the survey on which it is based were prepared under the responsible charge of the undersigned and are in compliance with OCMAR Regulations 13.06.01 and 13.06.02.

9. Certification Defined – The use of the word certify or certification by a Professional Land Surveyor in the practice of land surveying, constitutes an expression of confidence in the accuracy of the survey and the surveyor's own work. It does not certify 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 MHC. It does not make any assurance or warranty as to the accuracy or the accuracy of this data. Should this electronic data be used for Construction or other purposes, the user assumes all responsibility for the accuracy of the data. 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



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 dress: 1900 Roston Metro PLZ, 10th fl,
 ston VA 20190
 ontact: Robert Demchak
 one: 703.230.1985
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 ndicator: SCG Development Holdings,
 C / Comstock 41 Maryland, LLC c/o
 CG Development Holdings, LLC
 dress: 8245 Boone Blvd #640, Vienna,
 22182
 ontact: Kirk Salpini
 one: 703-942-6610 x 200
 ail: kas@scgdevelopment.com

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MAP GR342 WSSC 218NW07

ELECTION DISTRICT
 MONTGOMERY COUNTY
 MARYLAND

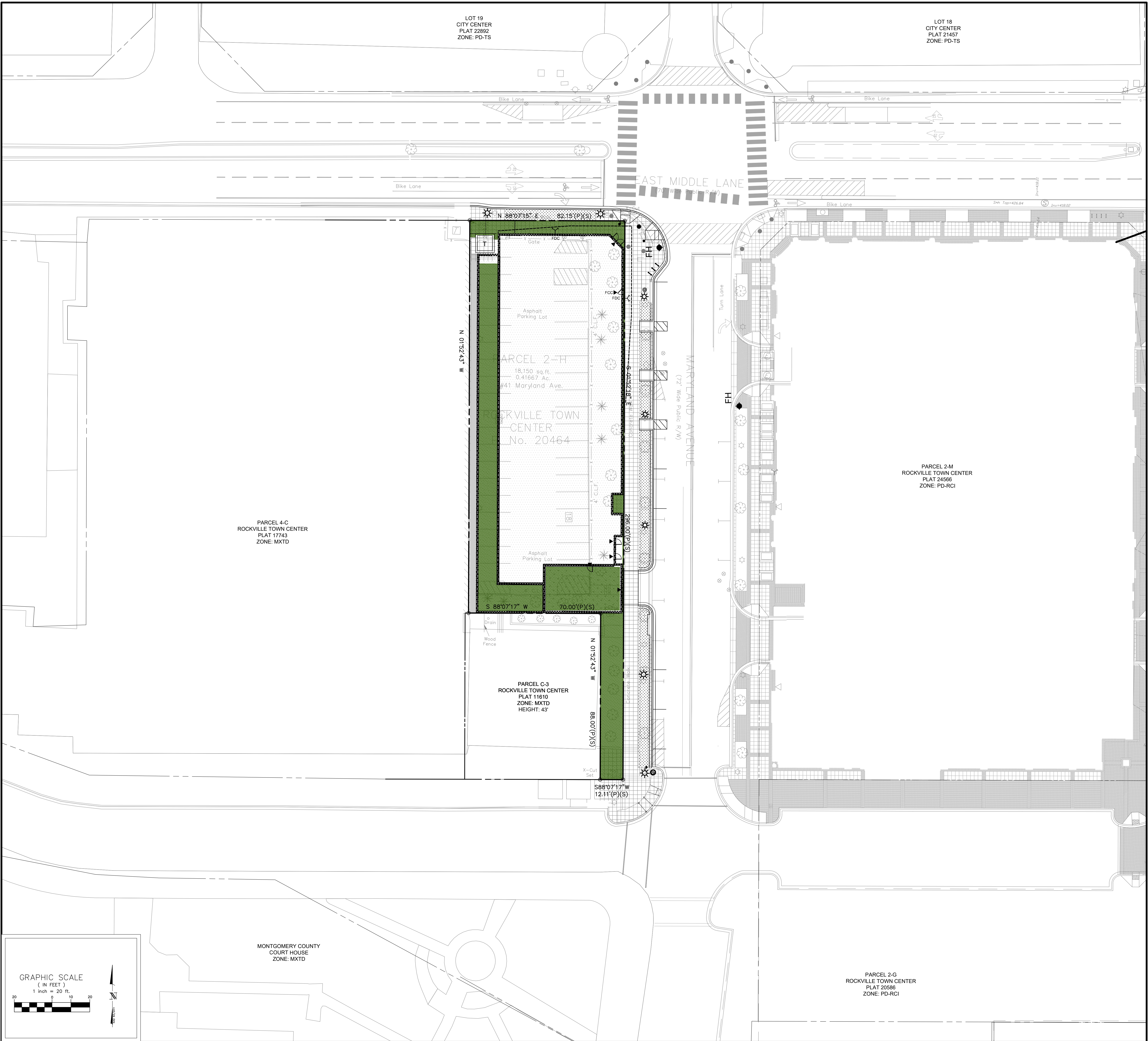
PARCEL 2-H
DOCKVILLE
DOWN CENTER

COJ. MGR	KJH
PAWN BY	KJH
SALE	1* = 20'
DATE	06/01/2025

MOMENTUM AT
 ROCKVILLE STATION
 OPEN AREA EXHIBIT

PJ2.21

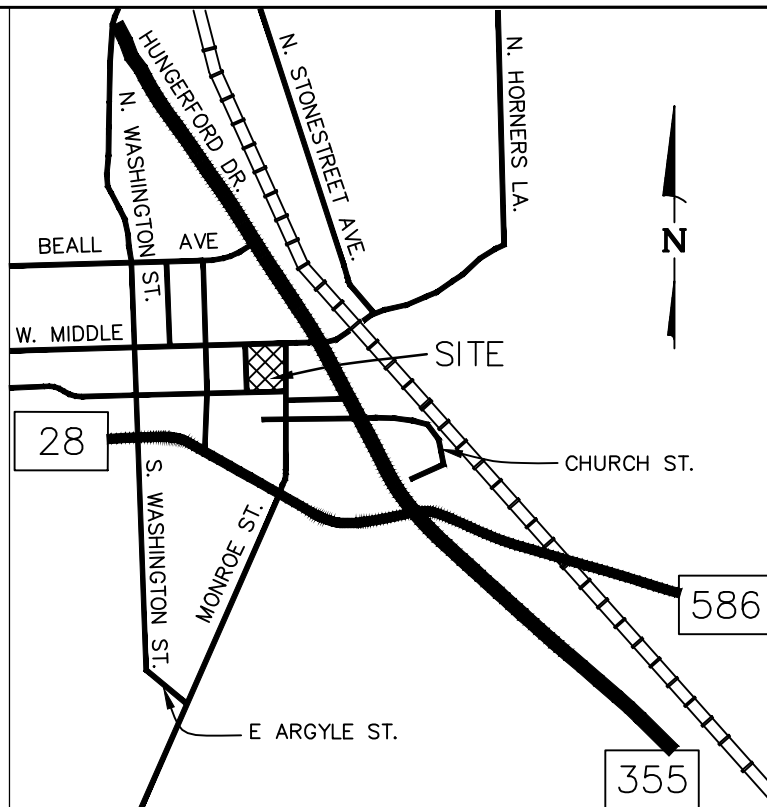
PROJECT NO. 24.271.11



OPEN AREA = 4,920 SF

SOILS CHART						
MAP UNIT/ SYMBOL	MAP UNIT NAME	K FACTOR/ WHOLE	DRAINAGE CLASS	HIGH ERODIBILITY	HYDRIC INCLUSION	HYDROLOGIC SOIL GROUP
400	URBAN LAND	NO RATING	NO RATING	NO	0	D

MINIMUM TREE COVER			
TRACT AREA SF	ZONING	MTC REQUIRED %	MTC SF REQUIRED
18150	PD-RCI	10%	1815



VICINITY MAP,
SCALE 1" = 2,000'

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9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
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FRANK C. JOHNSON
02/27/2025
DATE
RECOGNIZED AS QUALIFIED PROFESSIONAL BY
MD DEPT. OF NATURAL RESOURCES
COMAR 08.19.06.01

Qualified Professional Certification
I hereby certify that the information shown herein is
correct and that this plan has been prepared in
accordance with the requirements of the existing state
and city forest conservation legislation.

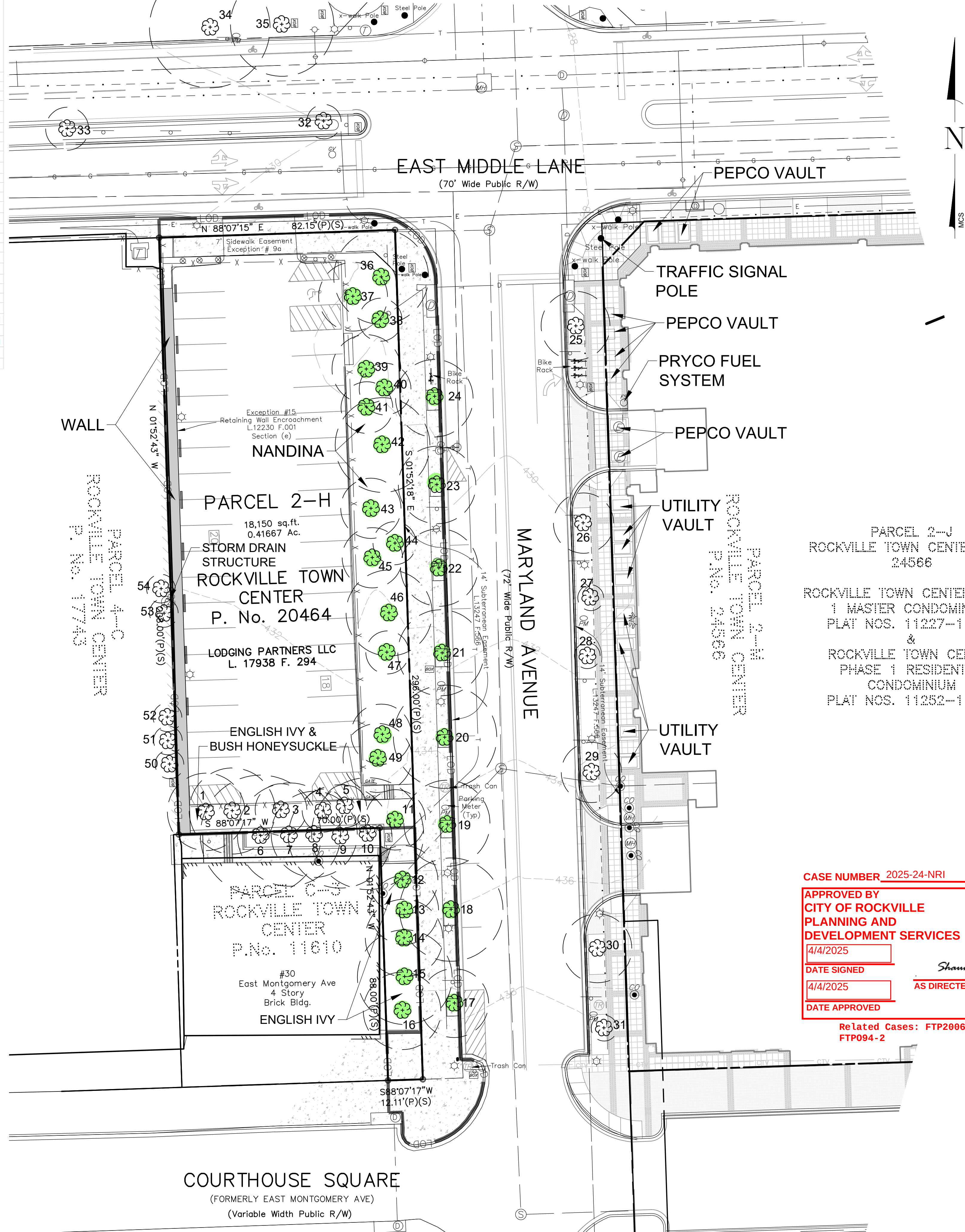
Comstock Companies Reston Station
1900 Reston Metro Plaza
10th Floor
Reston, VA 20190
mdaugard@comstock.com

NATURAL RESOURCE INVENTORY NOTES

- TOTAL SITE AREA = 0.4167 ACRES AND CONSISTS OF PARCEL 2-H OF ROCKVILLE TOWN CENTER. PROPERTY ADDRESS IS 41 MARYLAND AVE. ROCKVILLE, MD, 20850 WITH TAX ID#04-03198603. PROPERTY IS ZONED PD-RCI.
- TOPOGRAPHY FROM MONTGOMERY COUNTY 218NW7 WSSC.
- BOUNDARY INFORMATION FROM DEEDS OF RECORD BY MACRIS, HENDRICKS, & GLASCOCK P.A.
- NO SLOPES GREATER THAN 25% EXIST ON-SITE. NO SLOPES 15-25% ON HIGHLY ERODIBLE SOILS EXIST ON-SITE.
- THE SITE DRAINS TO CROYDON PARK TRIBUTARY. THIS PORTION OF THE ROCK CREEK WATERSHED IS DESIGNATED AS CLASS I WATERS BY THE STATE OF MARYLAND.
- NO STREAM AND STREAM VALLEY BUFFER EXISTS ON SITE. NO WETLANDS PER NATIONAL WETLANDS INVENTORY ONLINE MAPPING TOOL. NO FLOODPLAIN EXISTS PER FEMA PANEL #240310033D.
- UTILITIES (I.E. WATER, SEWER, STORM DRAIN, CULVERTS, ELECTRIC, PHONE) ARE SHOWN IN SURVEYED LOCATIONS.
- THERE IS NO FOREST AREA ON-SITE.
- THE PROPERTY IS NOT LISTED AS A HISTORIC SITE BY CITY OF ROCKVILLE. EXISTING BUILDINGS ON THE PROPERTY THAT MAY BE PROPOSED FOR DEMOLITION ARE SUBJECT TO ZONING ORDINANCE SEC. 25.07.02.4, HISTORIC REVIEW.
- TREE DBH WAS MEASURED USING A DIAMETER TAPE.
- FIELDWORK FOR THIS INVENTORY WAS CONDUCTED ON 12/17/2024 BY FRANK JOHNSON.
- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON-SITE.
- INVASIVE SPECIES PRESENT INCLUDE NANDINA, ENGLISH IVY, AND BUSH HONEYSUCKLE.
- THIS INVENTORY IN NO WAY CONSTITUTES A HAZARD TREE SURVEY. TREE CONDITIONS ARE GENERALLY ACCURATE BASED ON VISUAL OBSERVATION PER USUAL AND CUSTOMARY PRACTICE IN ACCORD WITH STATE AND COUNTY FOREST CONSERVATION LEGISLATION. THE EXAMINATION DETAIL REQUIRED TO PROVIDE A COMPREHENSIVE ANALYSIS OF BIOLOGICAL AND STRUCTURAL HEALTH IS BEYOND THE SCOPE OF THIS INVESTIGATION. CONDITION RATINGS ARE THE OPINION OF THE UNDERSIGNED PREPARER AND NOT THE APPROVING AGENCY. MHG ASSUMES NO LIABILITY FOR INJURY OR PROPERTY DAMAGE THAT MAY OCCUR AS A RESULT OF TREE FAILURE ON THIS PROPERTY.

CITY OF ROCKVILLE FOREST CONSERVATION WORKSHEET February 2010									
NET TRACT AREA:									
A. Total tract area									11.23
B. Deductions (land dedication not in construction on this plan, other deductions - specify)									0.00
C. Net Tract Area									11.23
LAND USE CATEGORY:									
ZONING:	R-400, R-200	R-40, R-75	RM D10	IL, LH, RPR, RPC	Park				
Place a "1" under the column corresponding to the correct zone of the site		R-40, R-150	RM D15	WXT, MXT, MXXC, MXXD					
Zone:	0	0	1	0					
(choose only one)									
D. A. Forestation Threshold					15%	x F =			1.68
E. Conservation Threshold					15%	x F =			1.68
EXISTING FOREST COVER:									
F. Existing forest cover (within net tract)									0.00
G. Area of forest above conservation threshold									0.00
BREAK EVEN POINT:									
H. Break even Point (amount of forest retained so that no mitigation is required)									0.00
I. Clearing permitted without mitigation									0.00
PROPOSED FOREST CLEARING:									
J. Total area of forest to be cleared									0.00
K. Total area of forest to be retained									0.00
PLANTING REQUIREMENTS:									
L. Reforestation for clearing above conservation threshold									0.00
M. Reforestation for clearing below conservation threshold									0.00
N. Credit for retention above conservation threshold									0.00
P. Total reforestation required									0.00
Q. Total afforestation required									1.68
R. Total planting requirement									1.68

THIS PLAN AMENDS FTPO 94-2 AND FTPO2006-00019. FOREST CONSERVATION PER THIS WORKSHEET WAS MET FOR THIS PROPERTY PER THOSE PLANS. FTPO2006-00019 SHOWS 1.791 ACRES WAS CREDITED NOT INCLUDING CRZ CREDIT PREVIOUSLY DESIGNATED, PROVIDING OVER THE 1.68 ACRE REQUIREMENT.



PARCEL 2-J
ROCKVILLE TOWN CENTER PLAT
24566

ROCKVILLE TOWN CENTER PHASE
1 MASTER CONDOMINIUM
PLAT NOS. 11227-11251
&
ROCKVILLE TOWN CENTER
PHASE 1 RESIDENTIAL
CONDOMINIUM
PLAT NOS. 11252-11276

CASE NUMBER 2025-24-NRI

APPROVED BY
CITY OF ROCKVILLE
PLANNING AND
DEVELOPMENT SERVICES

4/4/2025

DATE SIGNED
4/4/2025

DATE APPROVED

Shawn Ryan
AS DIRECTED

Related Cases: FTP2006-00019 & FTP094-2

LEGEND

SIGNIFICANT TREE

CRITICAL ROOT ZONE

LIGHT

SANITARY SEWER

STORM DRAIN

WATER LINE

GAS

ELECTRIC LINE

SUBJECT PROPERTY LINE

PROPERTY LINE

GUARDRAIL

CURB & GUTTER

CONCRETE

LIMIT OF DISTURBANCE

TREE CANOPY

CONTOUR

SIGN

FIRE HYDRANT

WATER METER

STORM DRAIN STRUCTURE/ MANHOLE

CLEAN OUT

FIRE DEPT CONNECTION

BIKE RACK

TRASH CAN

UTILITY BOX

ELECTRIC VAULT

BIKE LANE

PARKING METER

TREE FOR CREDIT
FTPO 2006-00019

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
(IN METERS)
1 inch = 6.10 m.

Tree Note

Tree conditions shown here on are generally accurate based on visual observation per usual and customary practice in accord with State forest conservation legislation. The examination detail required to provide a comprehensive analysis of biological and structural health is beyond the scope of this investigation. Every condition that could possibly lead to tree or limb failure cannot always be detected. Trees are living organisms that may fail in many ways we do not fully understand. Conditions are often hidden within the trees and below the ground. It cannot be guaranteed that a tree will be healthy or safe under all circumstances, or for a specified period of time. Sometimes trees may appear "healthy", but may be structurally un sound. Condition ratings of trees are based solely on the opinion of MHG and may be inconsistent with the opinion of the City of Rockville Forestry Staff. MHG assumes no liability for injury or property damage that may occur as a result of tree failure on this property.

SIGNIFICANT TREE SUMMARY CHART									
NRI									
#	SCIENTIFIC NAME	COMMON NAME	DBH	Area CRE	CTLA %	COR CTLA %	Remarks	PREV. CREDIT	
LANDSCAPE SETTING CRZ-1'DBH=1.5'RADIUS ON-SITE FTPO 2006-00019									
1	Pinus strobus	White Pine	9	572	84				
2	Pinus strobus	White Pine	9	572	66				
3	Crataegus sp	Hawthorn	6	254	86				
4	Crataegus sp	Hawthorn	5	177	81				
5	Crataegus sp	Hawthorn	5	177	81				
11	Cornus Kousa	Kousa Dogwood	7	452	75			200	
12	Ilex opaca	American holly	9	572	91			200	
13	Ilex opaca	American holly	8	452	91			200	
14	Ilex opaca	American holly	9	572	91			200	
15	Ilex opaca	American holly	11	855	88			200	
16	Ilex opaca	American holly	9	572	97			200	
36	Platanus occidentalis	Sycamore	11	855	91			Replacement	
37	Prunus sp	Flowering Cherry	8	452	78			200	
38	Cornus Kousa	Kousa Dogwood	5	177	25			200	
39	Pinus sp	Dwarf Pine	8	452	81			200	
40	Cornus Kousa	Kousa Dogwood	6	254	86			200	
41	Pinus sp	Dwarf Pine	7	346	88			200	
42	Platanus occidentalis	Sycamore	11	855	100			400	
43	Pinus sp	Dwarf Pine	8	452	86			200	
44	Crataegus sp	Hawthorn	5	177	53			200	
45	Pinus sp	Dwarf Pine	7	346	84			200	
46	Platanus occidentalis	Sycamore	10	707	100			400	
47	Cornus Kousa	Kousa Dogwood	5	177	88			200	
48	Pinus strobus	White Pine	8	452	75			200	
49	Cornus Kousa	Kousa Dogwood	7	346	78			200	
TOTAL EX CREDIT:								4200	
STREET TREES OF ANY SIZE CRZ-1'DBH=1.5'RADIUS STREET TREES MAY HAVE PRIOR FCP CREDIT (Tree number must include # if previous FCP credit was assigned)									
17	Platanus occidentalis	Sycamore	8	452	91			400	
18	Platanus occidentalis	Sycamore	12	1017	59			400	
19	Platanus occidentalis	Sycamore	10	707	63			400	
20	Platanus occidentalis	Sycamore	12	1017	69			400	
21	Platanus occidentalis	Sycamore	10	707	75			400	
22	Platanus occidentalis	Sycamore	9	572	69			400	
23	Platanus occidentalis	Sycamore	9	572	69			400	
24	Platanus occidentalis	Sycamore	9	572	63			400	
25	Platanus occidentalis	Sycamore	8	452	78			400	
26	Platanus occidentalis	Sycamore	7	346	88			200	
27	Platanus occidentalis	Sycamore	3	64	100			200	
28	Platanus occidentalis	Sycamore	3	64	100			200	
29	Platanus occidentalis	Sycamore	7	346	88			200	
30	Platanus occidentalis	Sycamore	8	452	50			200	
31	Platanus occidentalis	Sycamore	3	64	100			200	
32	Girgigo biloba	Girgigo	4	113	97			200	
33	Girgigo biloba	Girgigo	6	254	81			200	
34	Quercus sp	Columnar White oak	13	1194	88			200	
35	Quercus sp	Columnar White oak	11	855	81			200	
TOTAL EX CREDIT:								3200	
OFFSITE									
6	Acer rubrum	Red Maple	15	1590	91				
7	Acer rubrum	Red Maple	12	1017	91				
8	Acer rubrum	Red Maple	12	1017	91				
9	Acer rubrum	Red Maple	13	1194	91				
10	Acer rubrum	Red Maple	14	1385	70				
50	Ulmus parvifolia	Chinese Elm	4	113	100				
51	Ulmus parvifolia	Chinese Elm	5	177	100				
52	Ulmus parvifolia	Chinese Elm	5	177	100				
53	Ulmus parvifolia	Chinese Elm	4	113	100				
54	Ulmus parvifolia	Chinese Elm	5	177	100				

ONE TREE FOR 200 S.F. OF CREDIT NO LONGER EXISTS.

PARCEL 2-H

ROCKVILLE TOWN CENTER

PROJ. MGR KJH

DRAWN BY FCJ

SCALE 1"= 20'

DATE 12/20/2024

MOMENTUM AT ROCKVILLE STATION

NATURAL RESOURCE INVENTORY

NR1.01

PROJECT NO. 24.271.11

SHEET NO. 1 OF 1



NOTE:

. THE PLAN AND IMAGERY SHOWN AT PROJECT PLAN IS CONCEPTUAL AND MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN AND CITY REVIEW.

. RENDERINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES AND DO NOT REFLECT FINAL ARCHITECTURAL OR SITE DESIGN.

DRAWING INDEX

- A-01 - COVER
- A-02 - ARCHITECTURAL SITE PLAN
- A-03 - GROUND LEVEL PLAN
- A-04 - LEVEL 1 PLAN
- A-05 - LEVEL 2 PLAN
- A-06 - LEVEL 3 PLAN
- A-07 - TYPICAL LEVEL PLAN
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- A-18 - PERSPECTIVES
- A-19 - PERSPECTIVES
- A-20 - PERSPECTIVES

41 MARYLAND AVE
ROCKVILLE, MD 20850

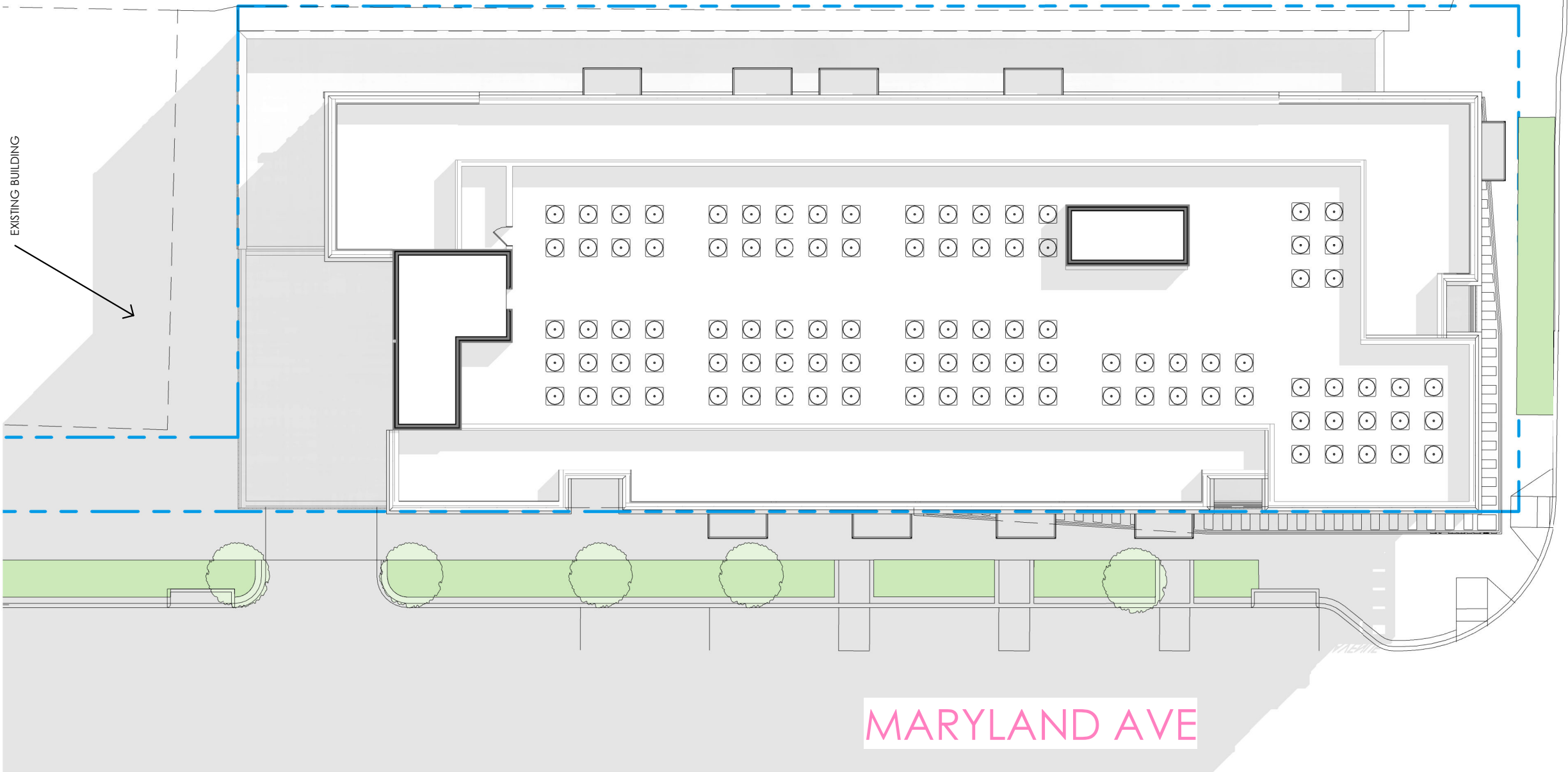
PROJECT PLAN CONCEPT

NOTE:

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EXISTING BUILDING



E MIDDLE LN

MARYLAND AVE

ARCHITECTURAL SITE PLAN SCALE: 1" = 20'-0"

41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

ARCHITECTURAL SITE PLAN

10' 20' 40'

SCALE: 1" = 20'-0"

A-02

6/16/2025 1:24:38 PM

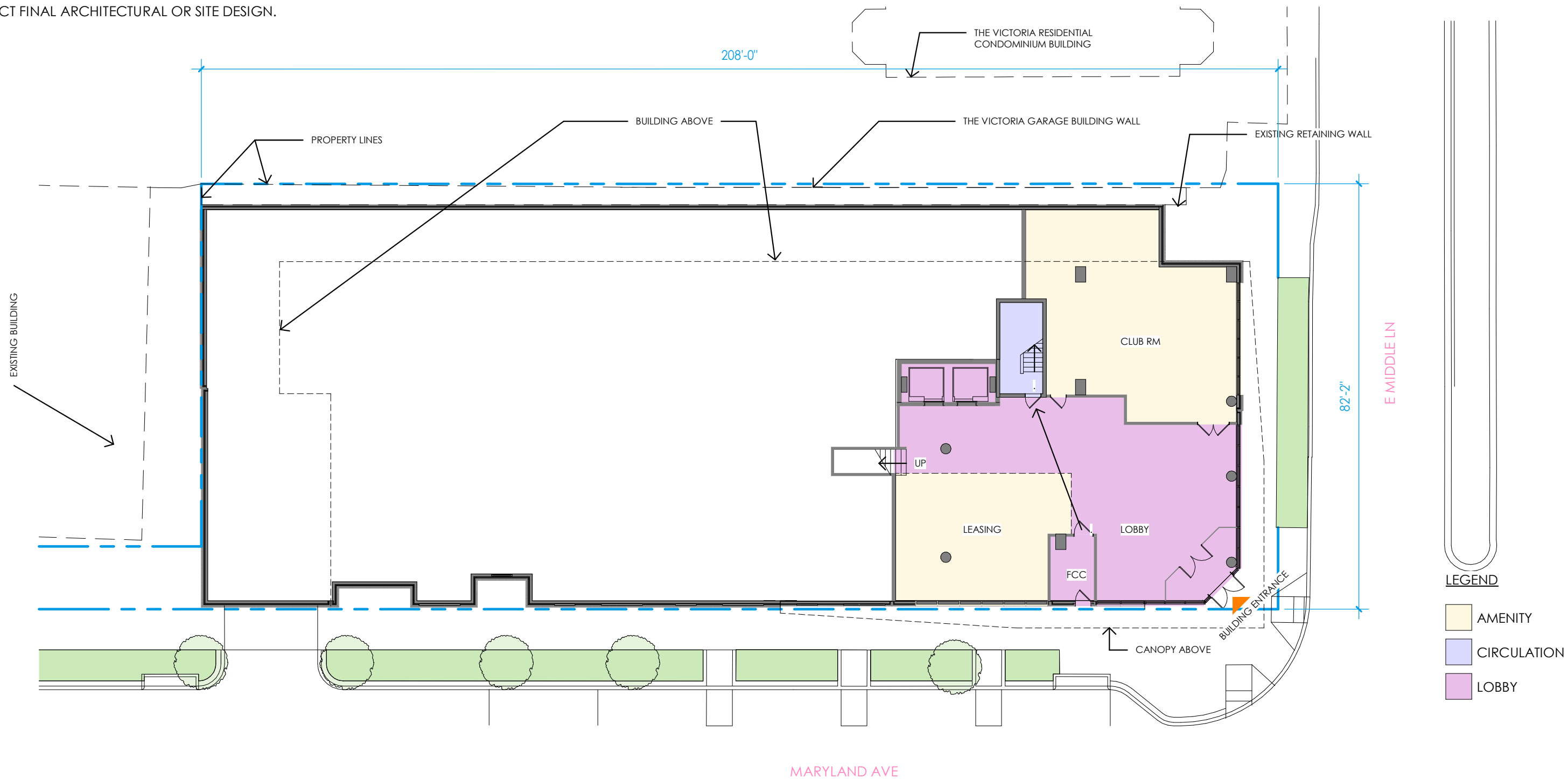


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NOTE:

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. RENDERINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES AND DO NOT REFLECT FINAL ARCHITECTURAL OR SITE DESIGN.



GROUND LEVEL PLAN SCALE: 1" = 20'-0"

LEGEND

- AMENITY
- CIRCULATION
- LOBBY

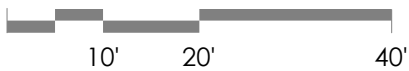


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41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

GROUND LEVEL PLAN



SCALE: 1" = 20'-0"

A-03

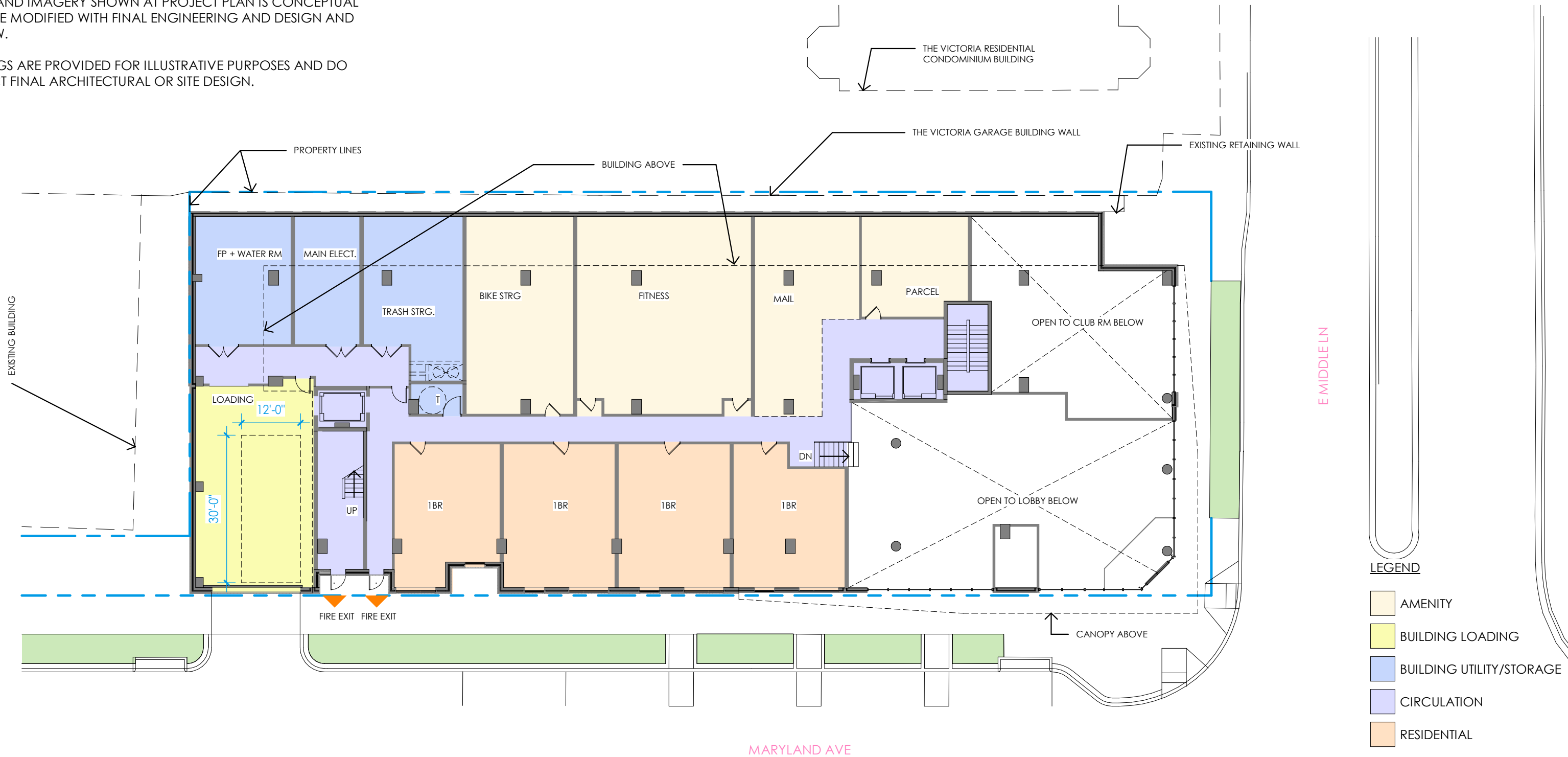
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NOTE:

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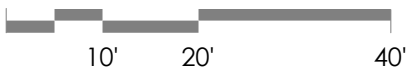
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LEVEL 1 PLAN SCALE: 1" = 20'-0"

41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT



SCALE: 1" = 20'-0" A-04
6/18/2025 9:33:24 AM

North arrow pointing up.

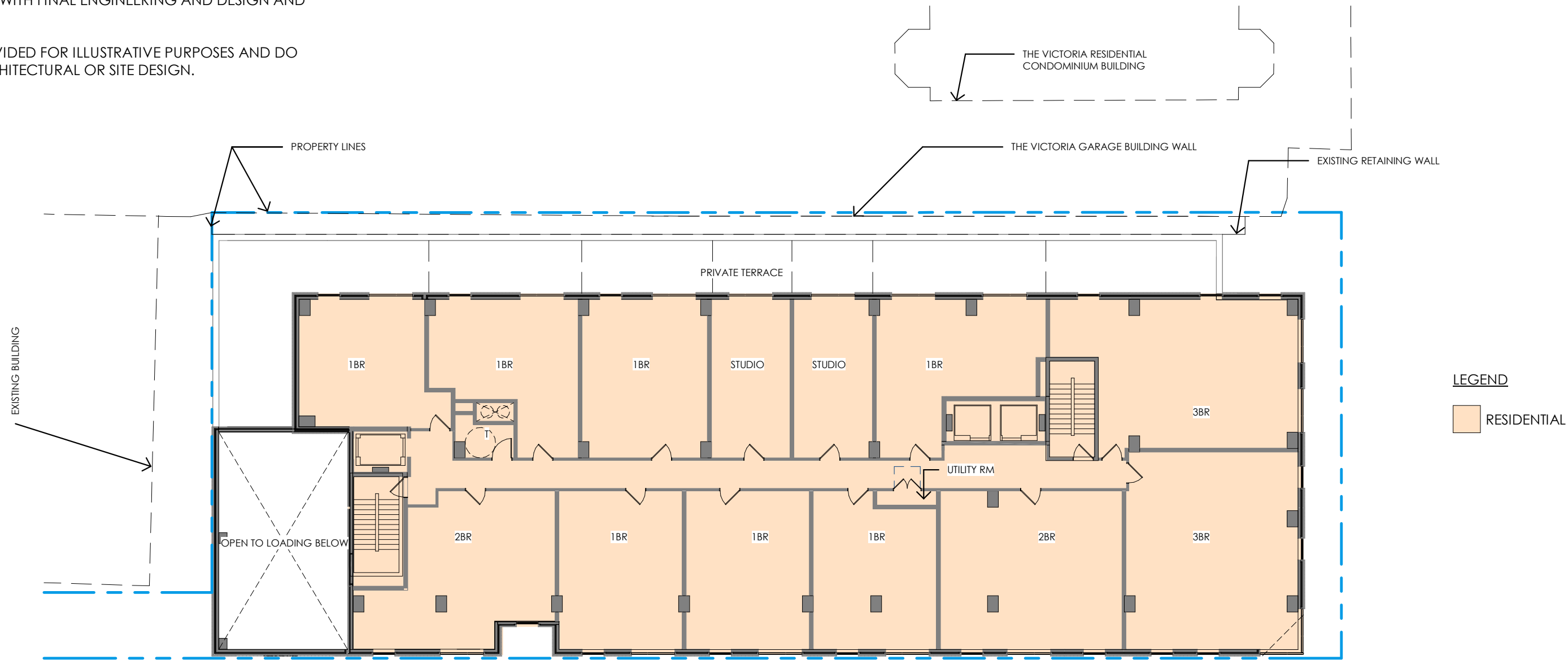
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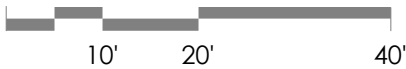


LEVEL 2 PLAN SCALE: 1" = 20'-0"

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PROJECT PLAN CONCEPT



SCALE: 1" = 20'-0"

A-05

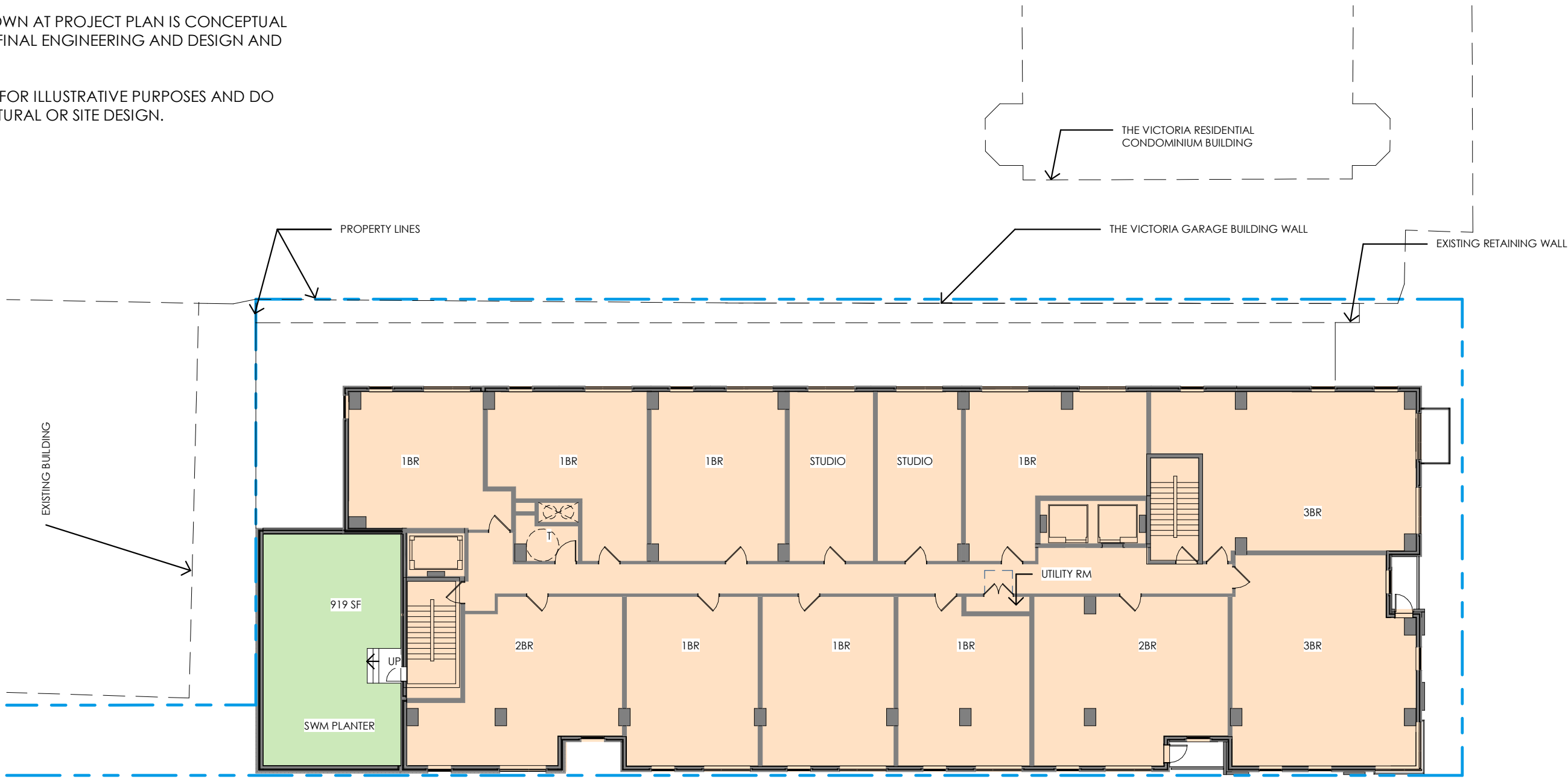
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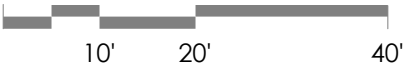


LEVEL 3 SCALE: 1" = 20'-0"

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PROJECT PLAN CONCEPT



SCALE: 1" = 20'-0" A-06
6/16/2025 1:24:40 PM

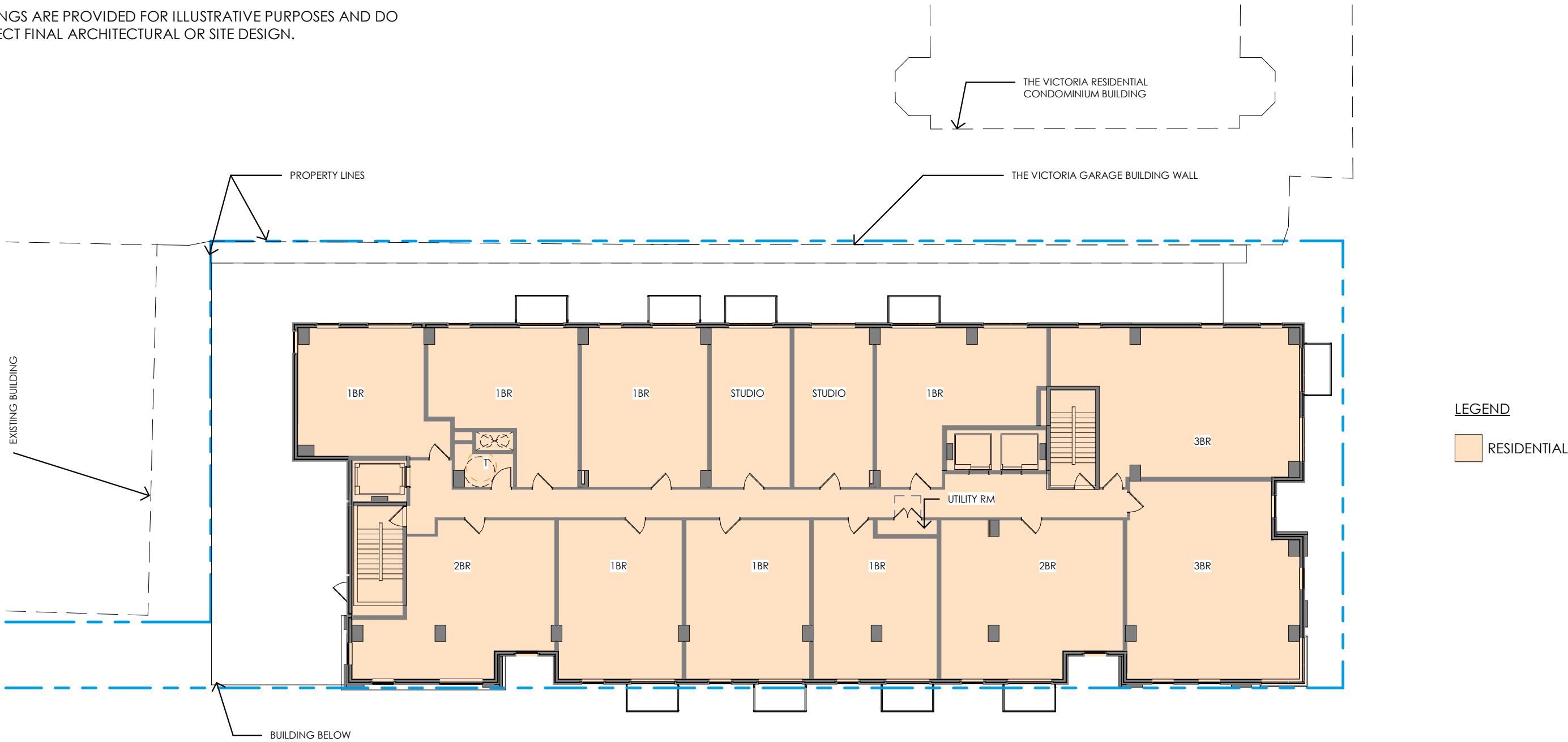


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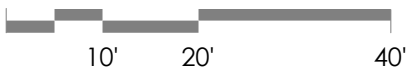
TYPICAL LEVEL PLAN SCALE: 1" = 20'-0"

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PROJECT PLAN CONCEPT

TYPICAL LEVEL PLAN



SCALE: 1" = 20'-0"

A-07

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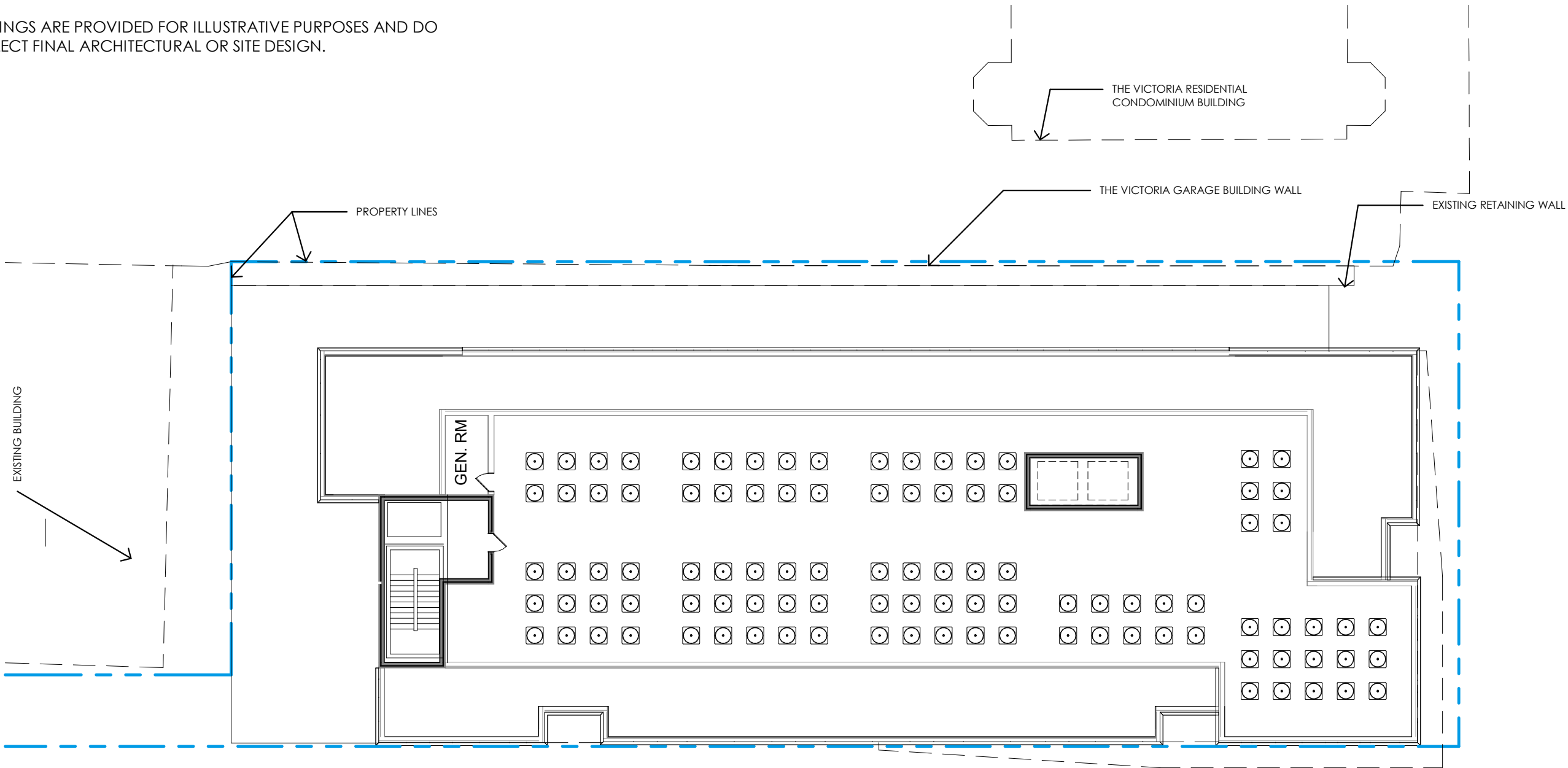


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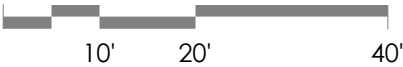
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ROOF PLAN SCALE: 1" = 20'-0"

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PROJECT PLAN CONCEPT



SCALE: 1" = 20'-0"

A-08

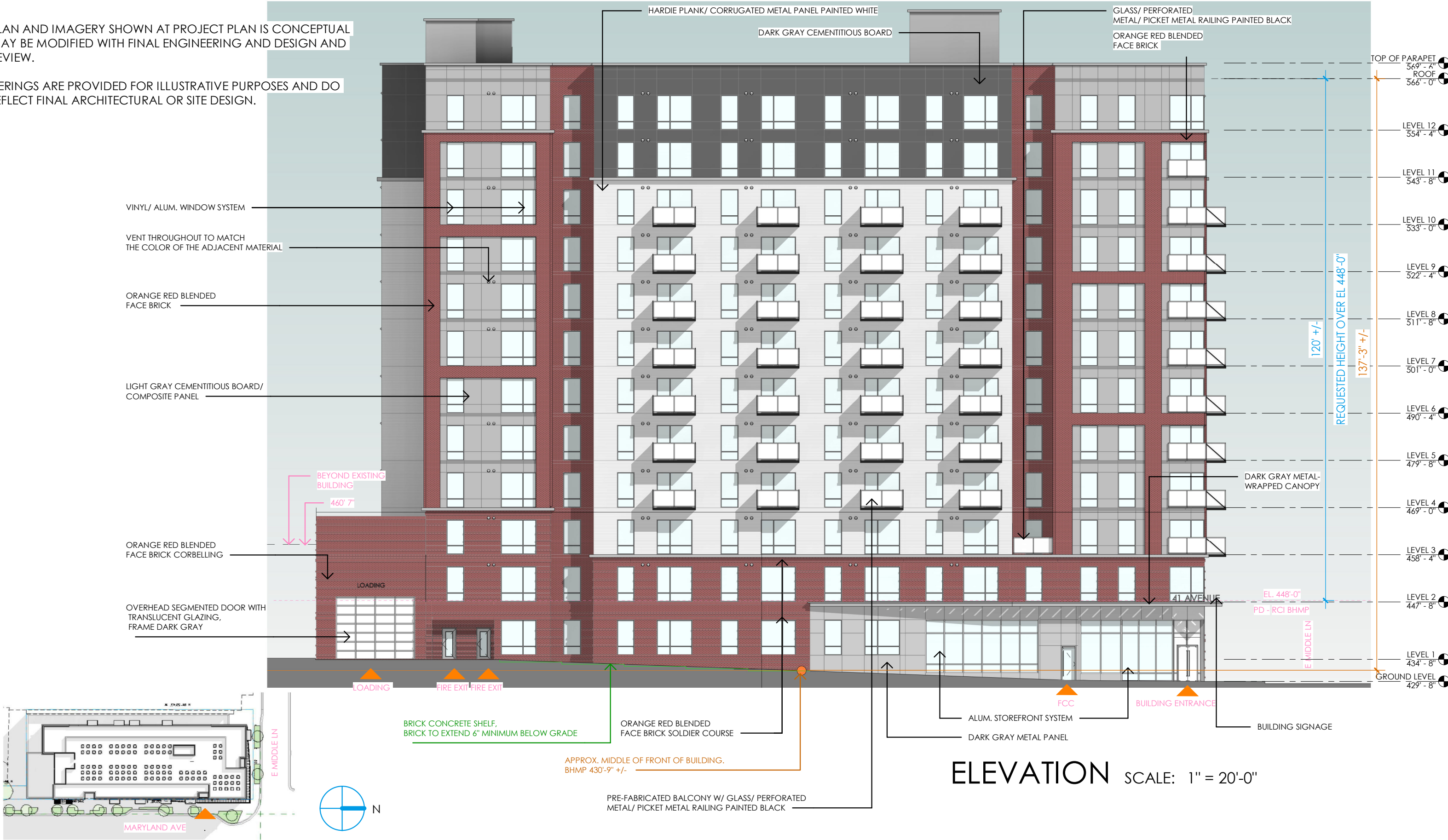
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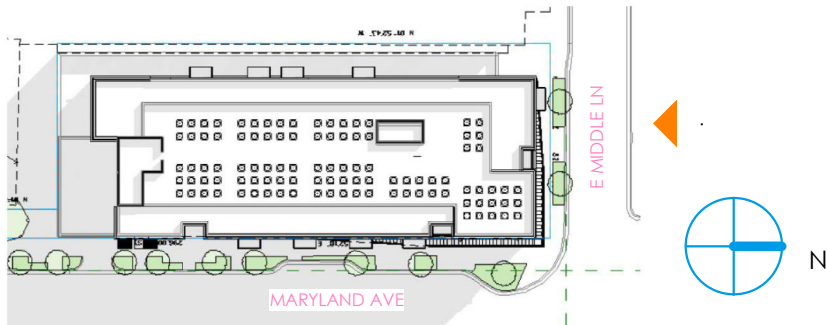
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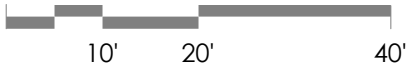
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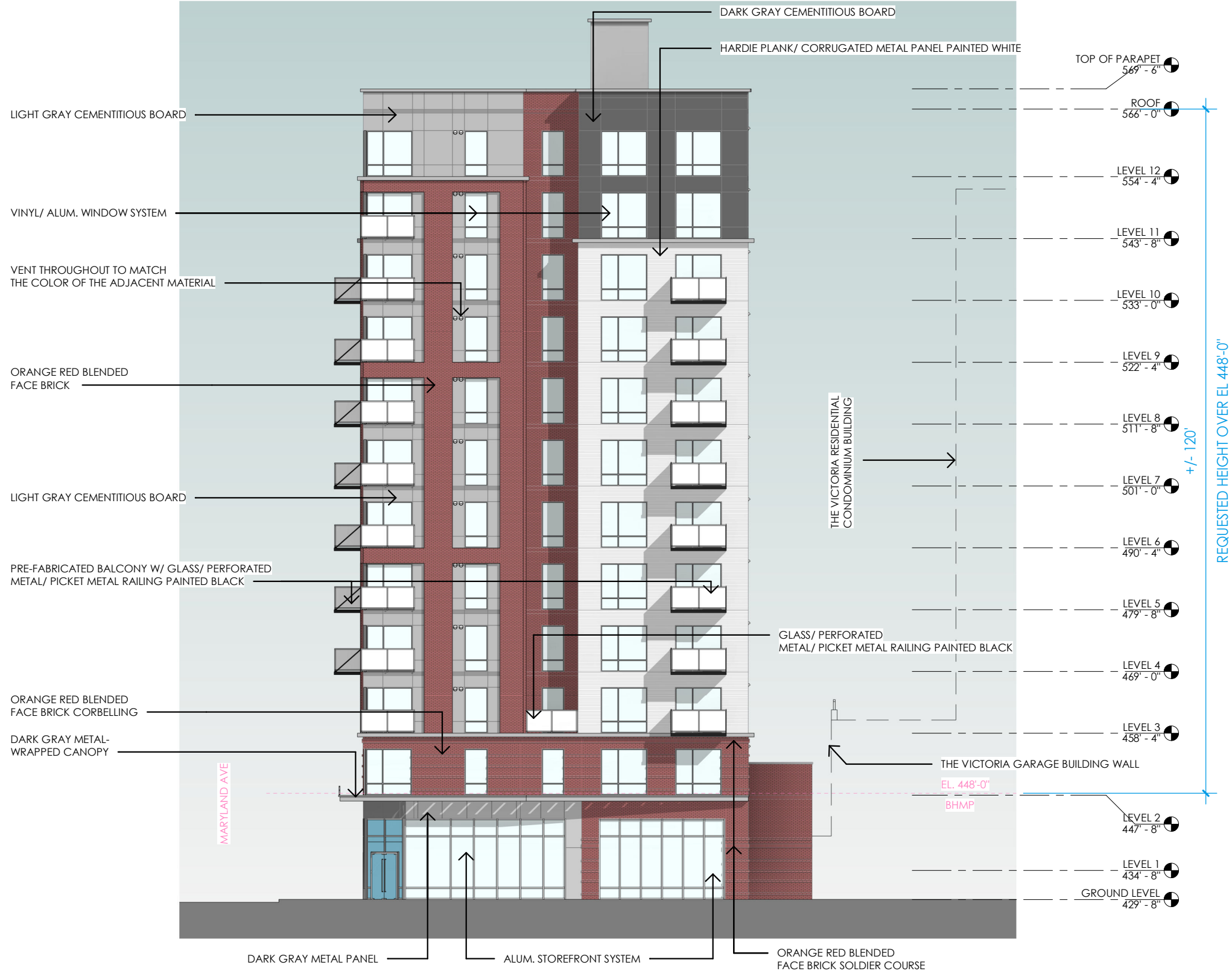


41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT



SCALE: 1" = 20'-0"
A-10
6/16/2025 1:24:54 PM



ELEVATION SCALE: 1" = 20'-0"

HARDIE PLANK/ CORRUGATED METAL PANEL PAINTED WHITE

NOTE:

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+/- 120'
REQUESTED HEIGHT OVER EL 448'-0"

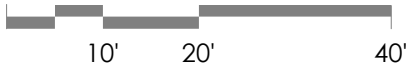
MARYLAND AVE

ELEVATION SCALE: 1" = 20'-0"



41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT



SCALE: 1" = 20'-0"

A-11

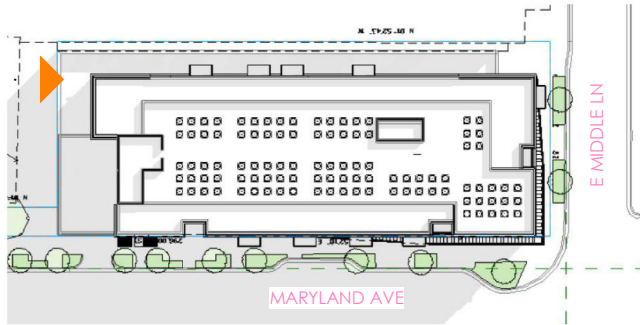
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VENT THROUGHOUT TO MATCH THE COLOR OF THE ADJACENT MATERIAL

VINYL/ ALUM. WINDOW SYSTEM

ORANGE RED BLENDED FACE BRICK

LIGHT GRAY CEMENTITIOUS BOARD

PRE-FABRICATED BALCONY W/ GLASS/ PERFORATED METAL/ PICKET METAL RAILING PAINTED BLACK

ORANGE RED BLENDED FACE BRICK CORBELLING

THE VICTORIA GARAGE BUILDING WALL

THE VICTORIA RESIDENTIAL CONDOMINIUM BUILDING

DARK GRAY CEMENTITIOUS BOARD

HARDIE PLANK/ CORRUGATED METAL PANEL PAINTED WHITE

LIGHT GRAY CEMENTITIOUS BOARD

TOP OF PARAPET
569' - 4"
ROOF
566' - 0"

LEVEL 12
554' - 4"

LEVEL 11
543' - 8"

LEVEL 10
533' - 0"

LEVEL 9
522' - 4"

LEVEL 8
511' - 8"

LEVEL 7
501' - 0"

LEVEL 6
490' - 4"

LEVEL 5
479' - 8"

LEVEL 4
469' - 0"

LEVEL 3
458' - 4"

EL. 448'-0"

BHMP

LEVEL 2
447' - 8"

LEVEL 1
434' - 8"

REQUESTED HEIGHT OVER EL 448'-0"

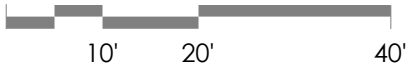
MARYLAND AVE

ORANGE RED BLENDED FACE BRICK SOLDIER COURSE

ELEVATION SCALE: 1" = 20'-0"

41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT



SCALE: 1" = 20'-0"

A-12

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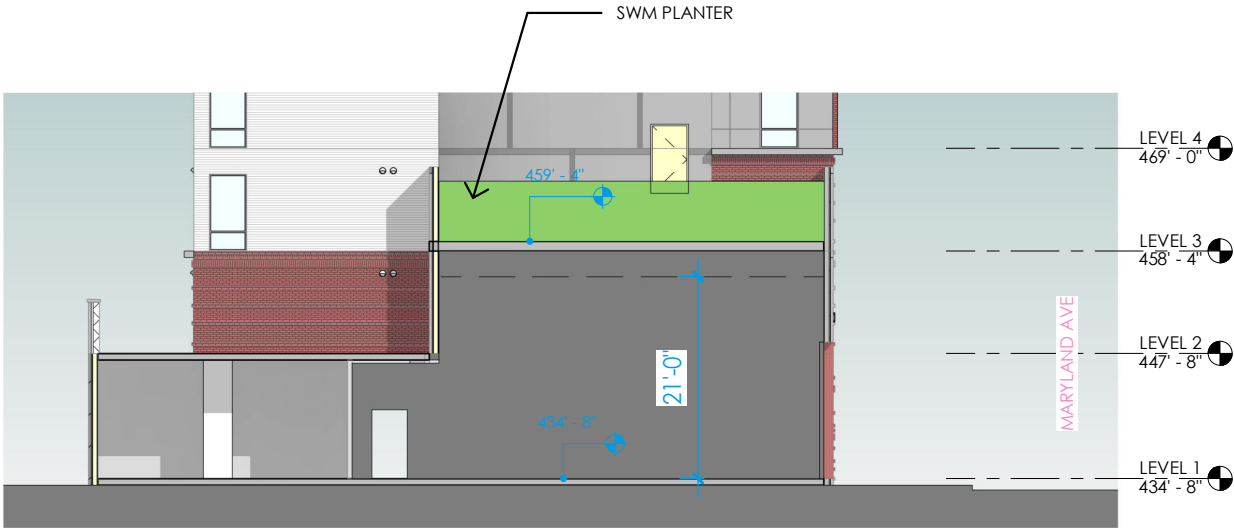
ELEVATION



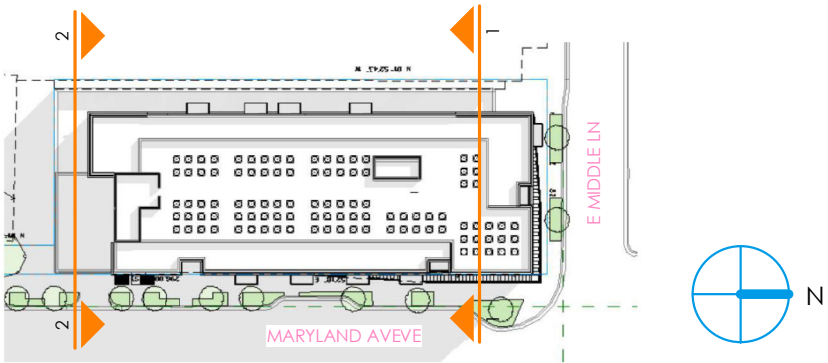
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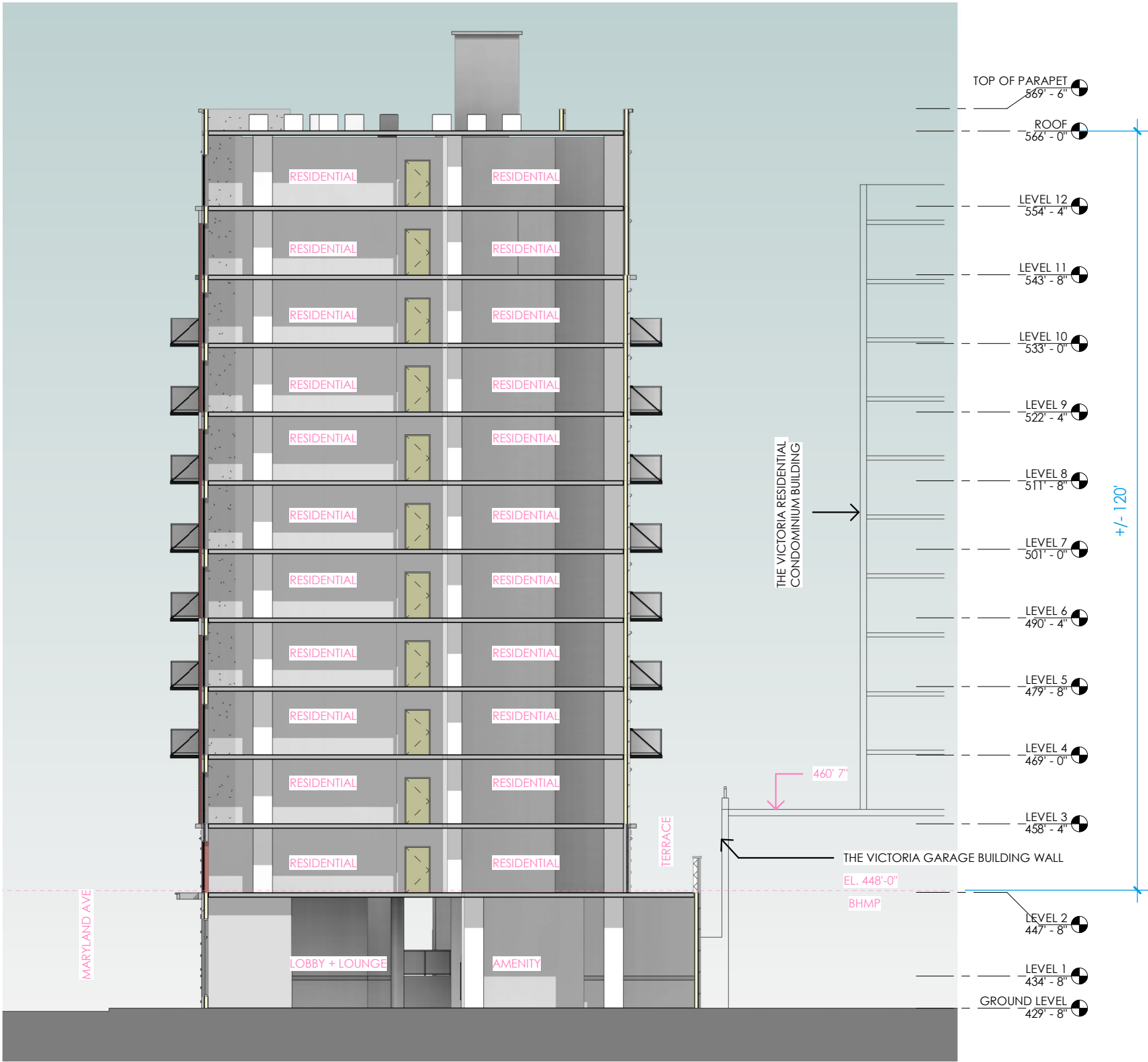
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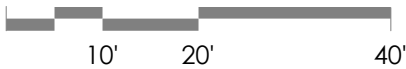


41 MARYLAND AVE
ROCKVILLE, MD 20850



SECTION 1 SCALE: 1" = 20'-0"

PROJECT PLAN CONCEPT



SCALE: 1" = 20'-0"

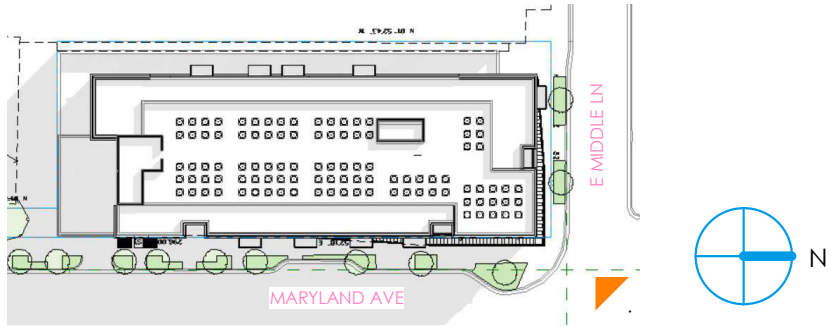
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PROJECT PLAN CONCEPT

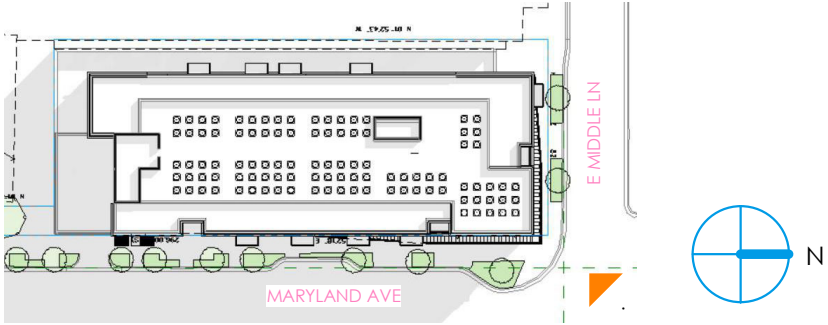
PERSPECTIVES
A-14
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dcsc
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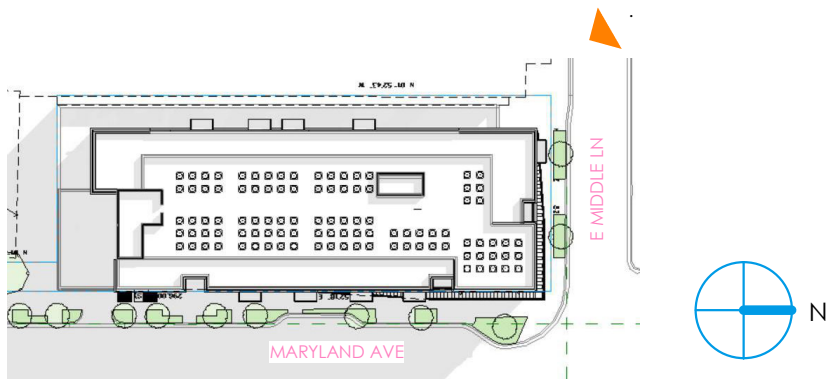
PROJECT PLAN CONCEPT



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ROCKVILLE, MD 20850



PERSPECTIVES

A-16

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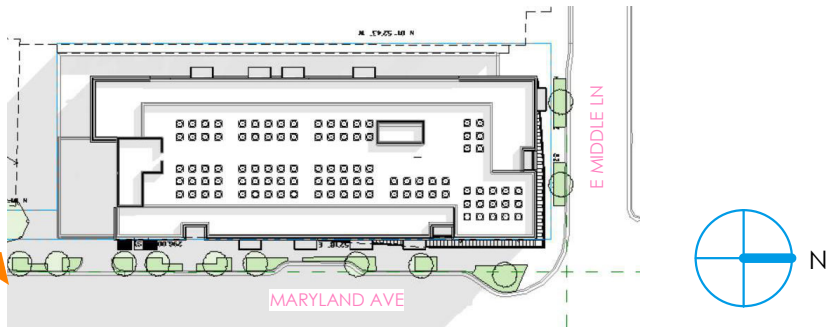
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DESIGN

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41 MARYLAND AVE
ROCKVILLE, MD 20850



PERSPECTIVES

A-17

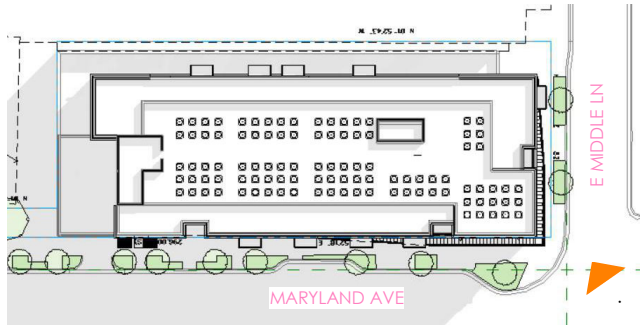
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PERSPECTIVES

A-18

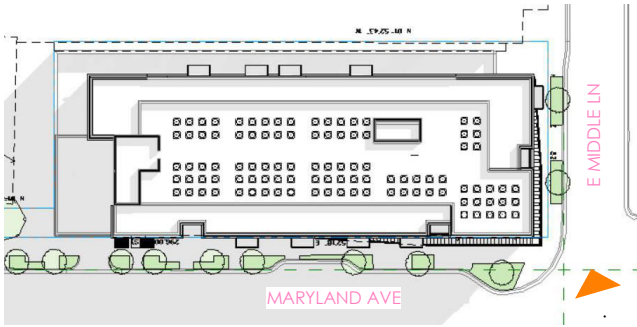
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PERSPECTIVES

A-19

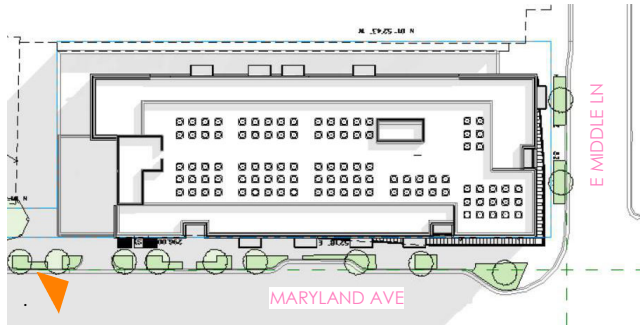
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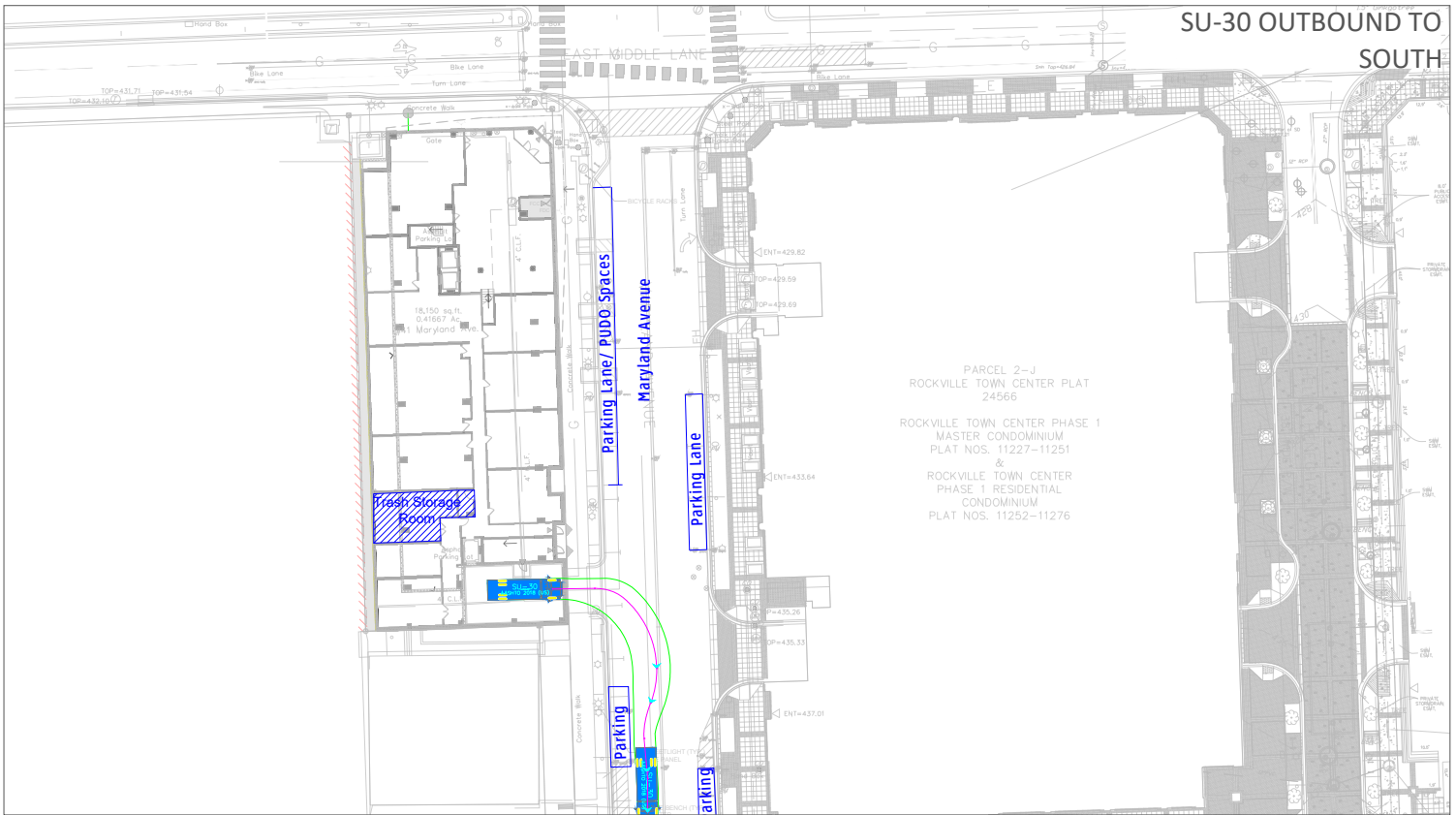
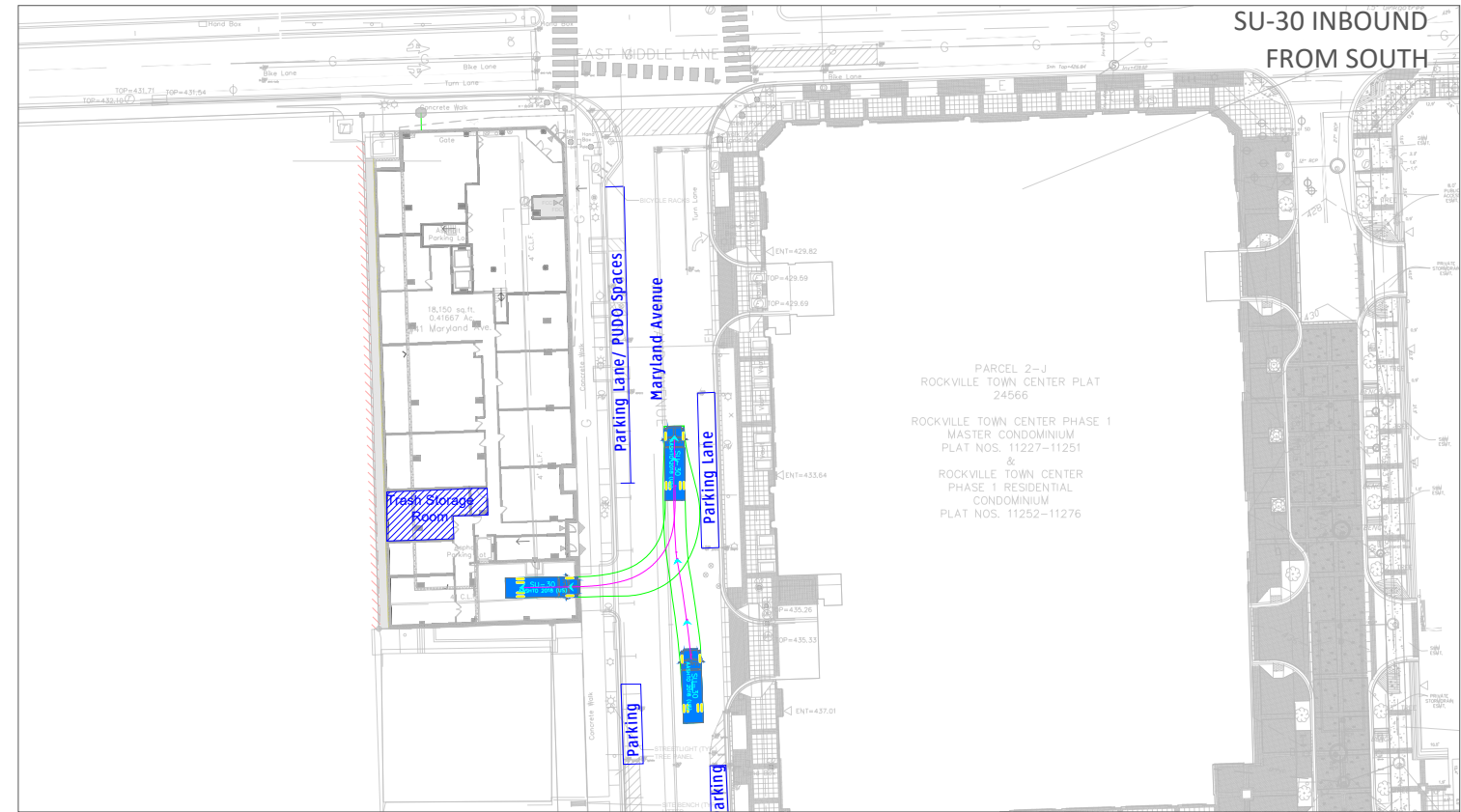
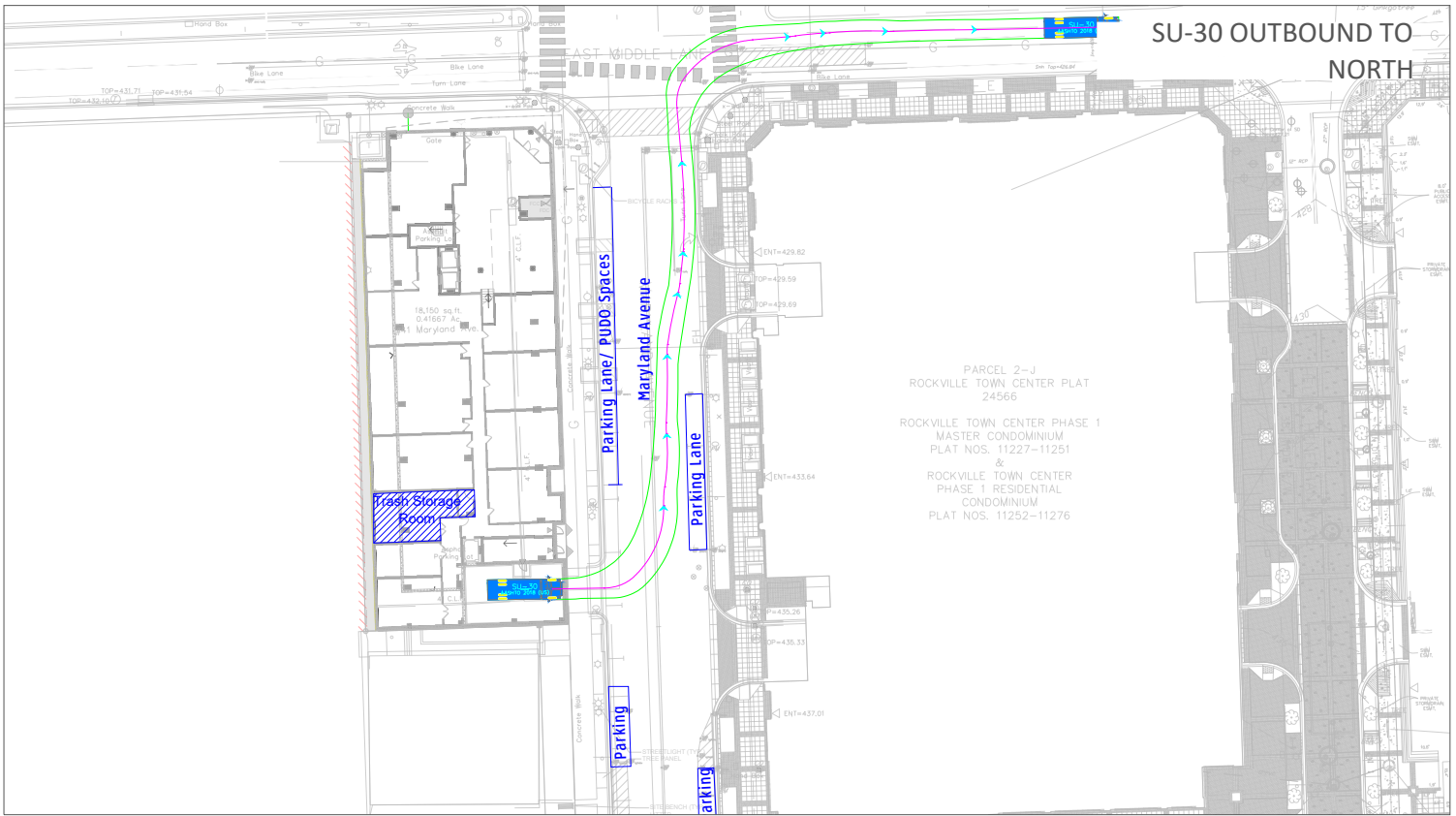
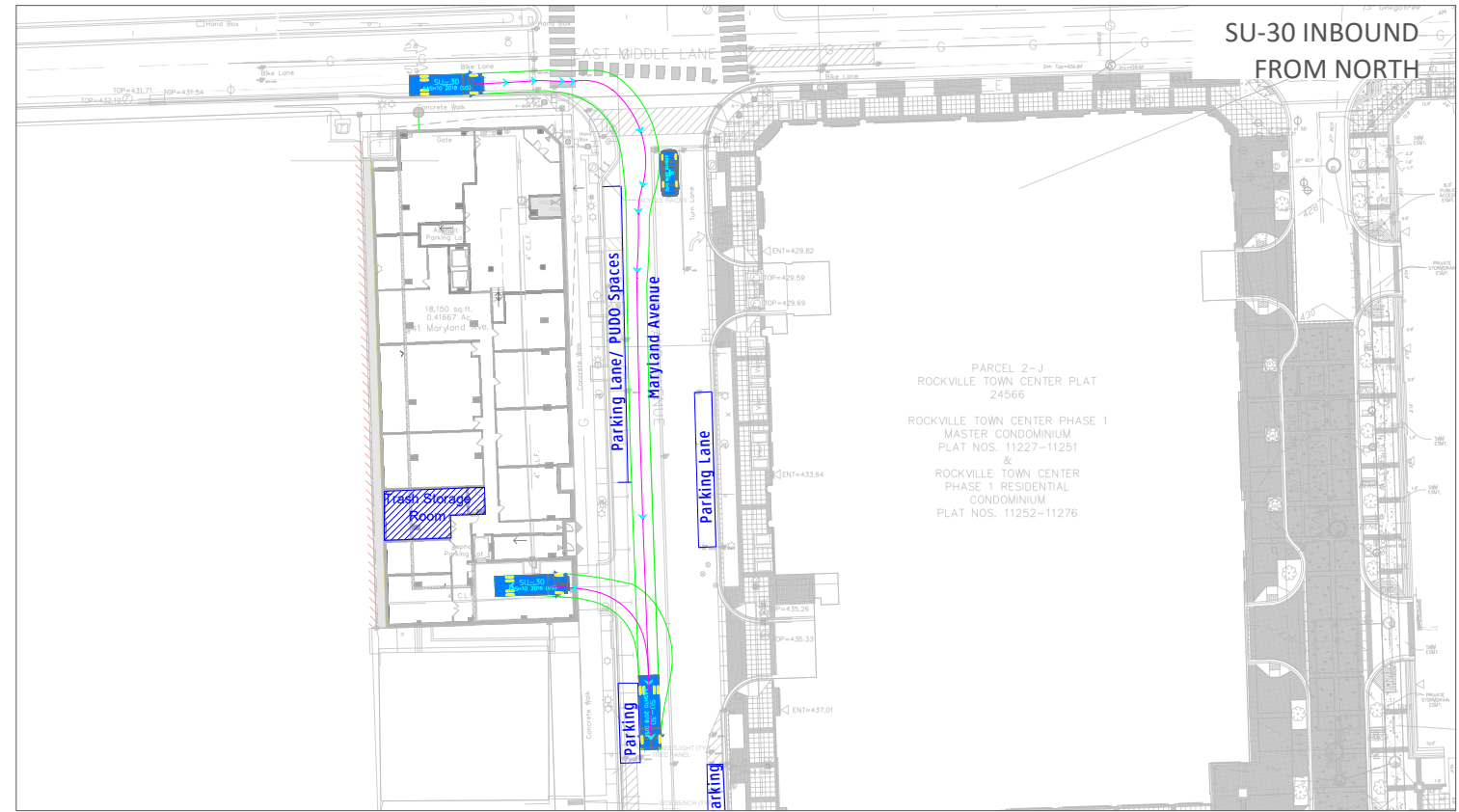
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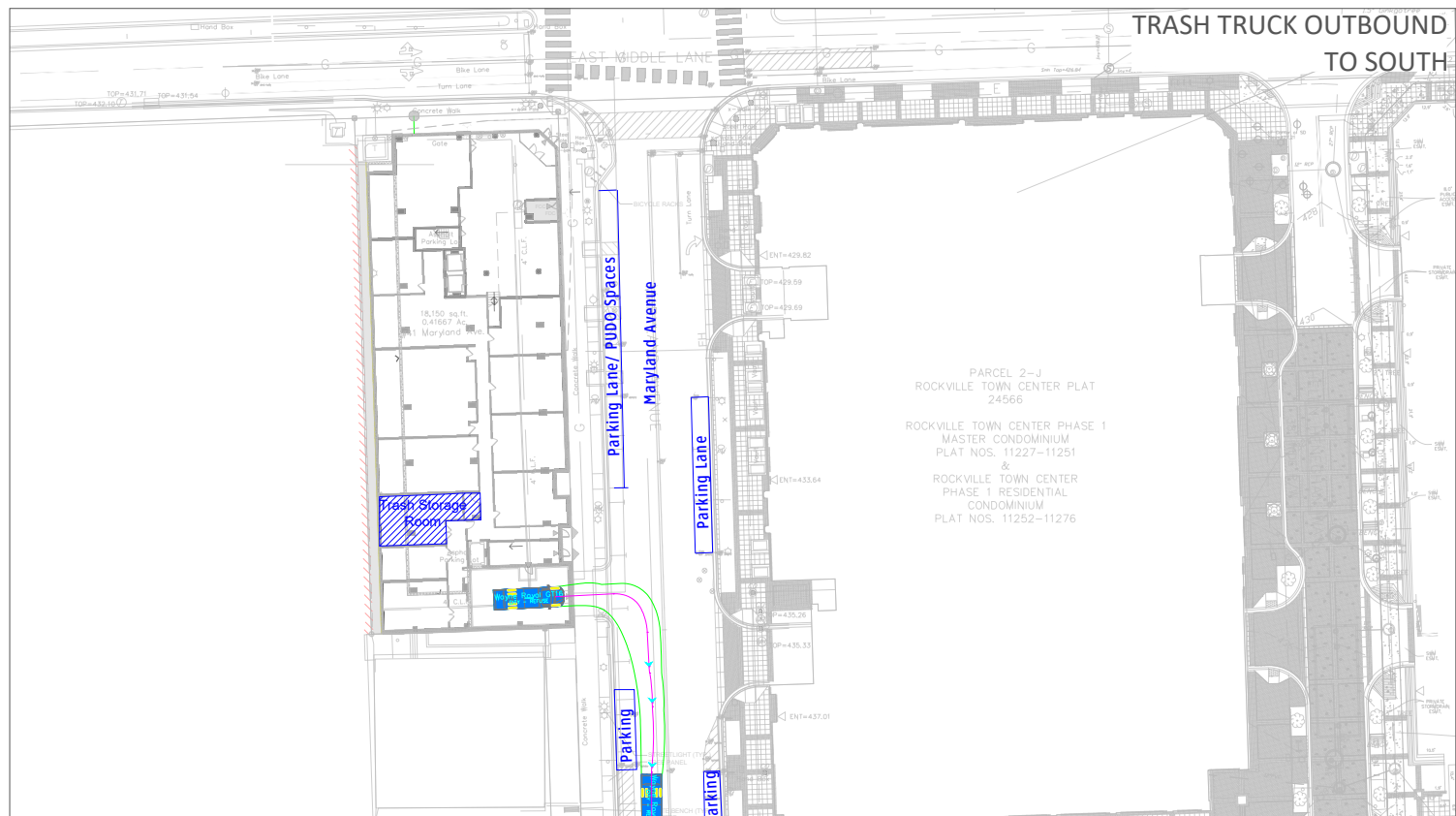
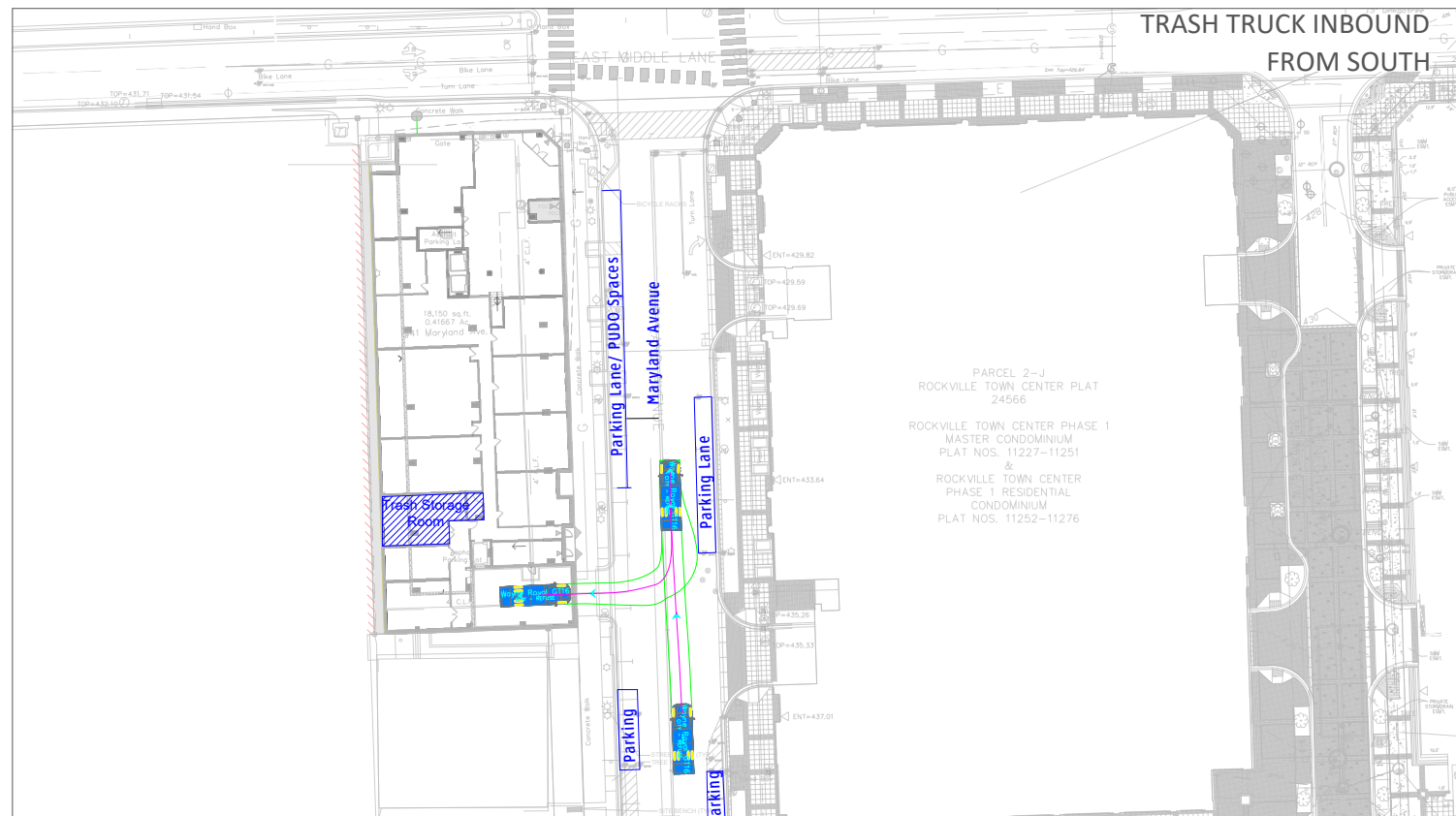
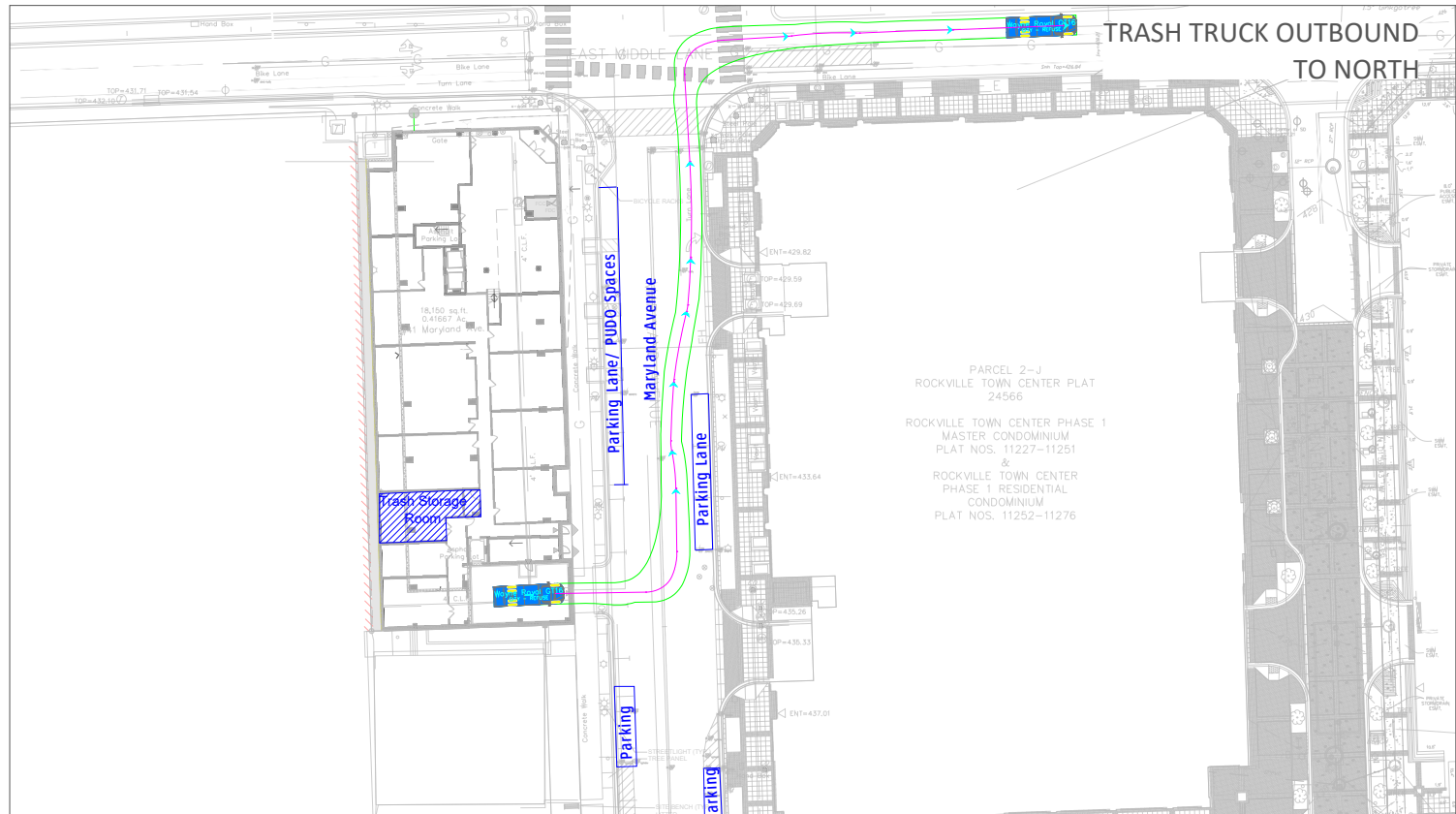
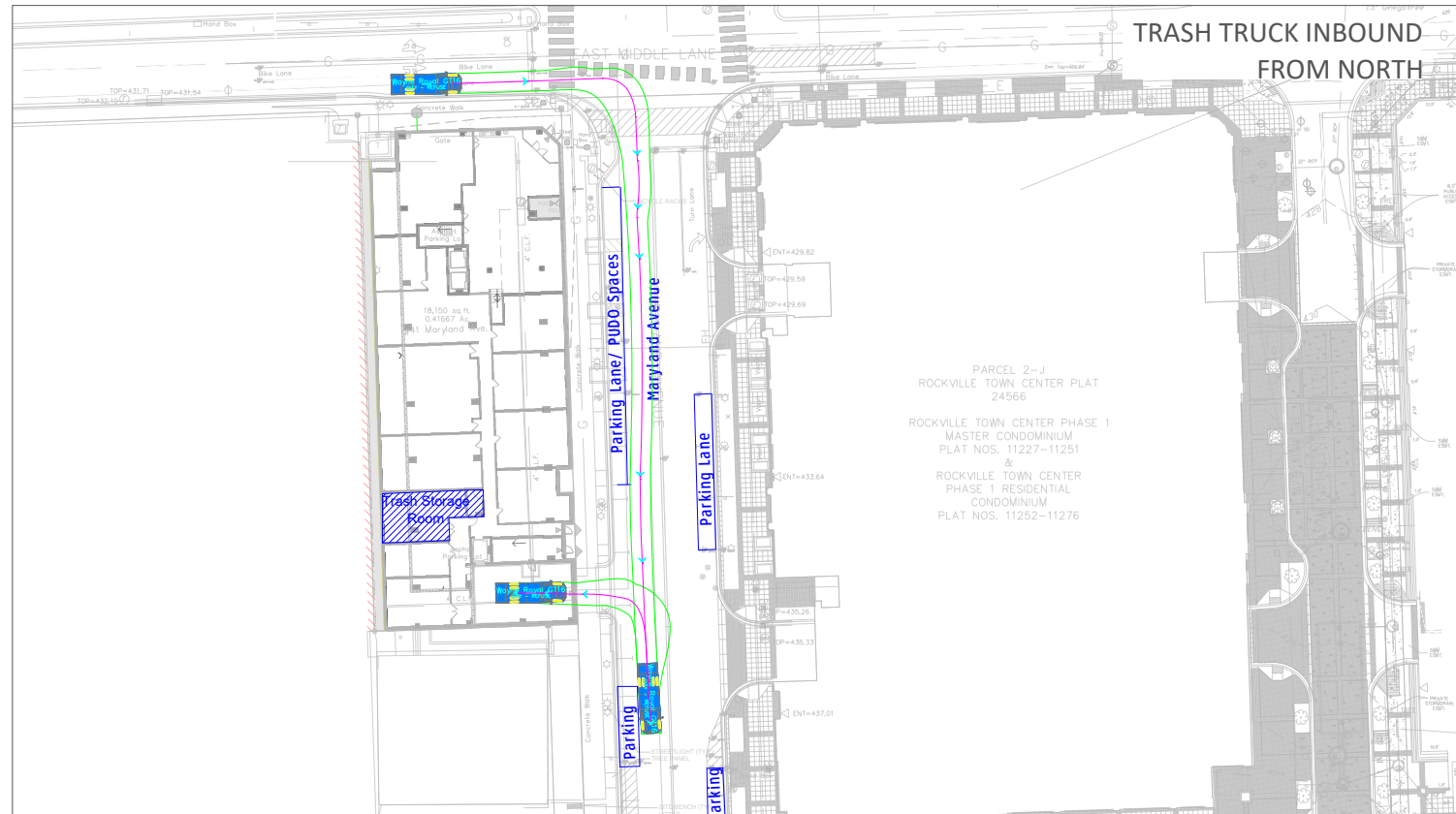
PERSPECTIVES

A-20

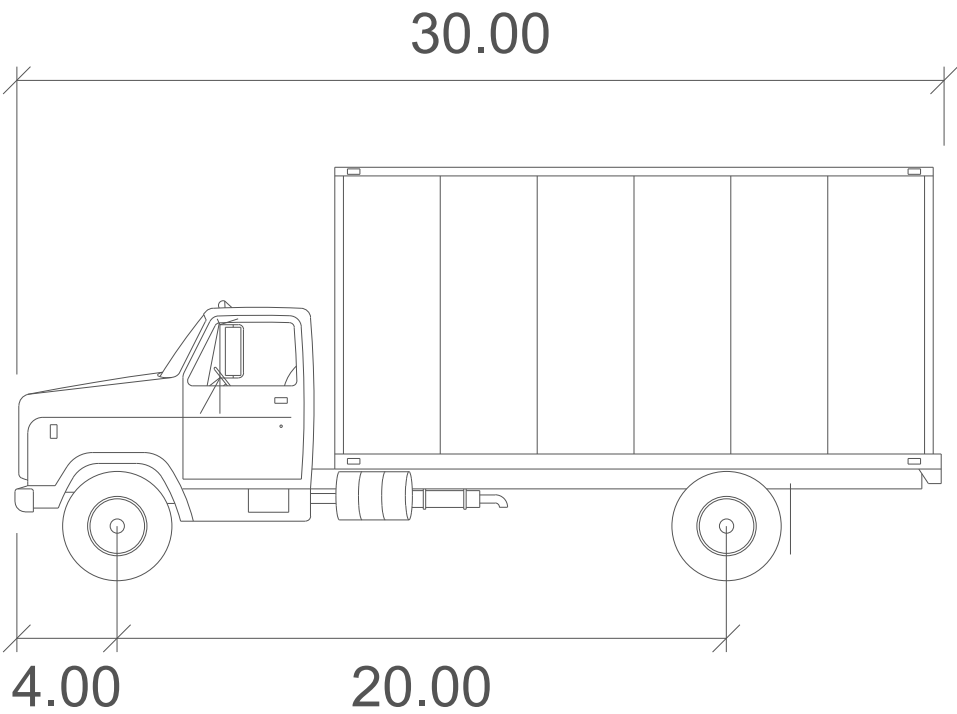
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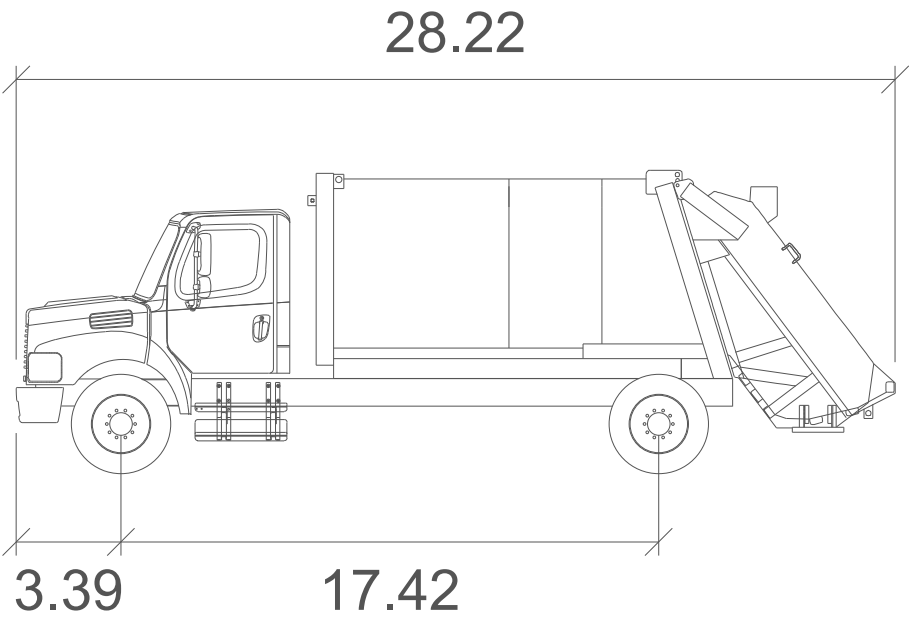


- AutoTurn Notes:**
- AutoTurn is a kinematic model and does not account for inertia
 - AutoTurn does not account for weather and/or pavement conditions
 - AutoTurn cannot compensate for driver error or experience
 - Other drivable paths may achieve the same result(s) shown
 - AutoTurn is a conservative model but is not a guarantee of exact real time results
 - Successful simulation in AutoTurn does not guarantee that a specific driver can achieve the same pathway
 - Vehicle dimensions are for standard sized vehicles, actual vehicle dimensions may vary
 - Future changes to the design may impact and/or invalidate the results depicted in this exhibit
 - Unless noted, AutoTurn does not account for vertical clearance or grade change.



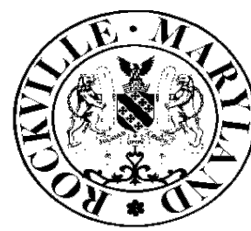
SU-30

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8



Wayne Royal GT16

	feet
Width	: 8.00
Track	: 8.04
Lock to Lock Time	: 6.0
Steering Angle	: 48.0



Planting Notes for Landscape Plans

JULY 2018

INSTALLATION OF PLANT MATERIAL

1. The Permittee is responsible for obtaining the approved Landscape Plan and providing a copy to the Landscape Contractor. The Permittee shall ensure that the Landscape Contractor can secure the plants shown on the Landscape Plan. Plant substitutions are not allowed. It is strongly recommended that plant material be secured from supplier by the project start date.

2. A pre-planting meeting is required before installation of landscaping. 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).

3. 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 consist of 50% top soil, 40% coarse washed sand, and 10% matured compost, by volume, and have a chemical composition compatible with healthy 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 6 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.

II. 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 6 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. Provide compost supplier information and specifications to the City Forestry Inspector for approval prior to install. (4" = 12 c.y. p/1,000s.f.)
 - Till the compost into the existing soil to a minimum depth of thirty-six (36) inches for trees, using the city's soil profile rebuilding specification. Depth to eighteen (18) inches for shrubs; twelve (12) inches for herbaceous groundcover, and to eight (8) inches for lawn.
 - If soil does not meet nutrient standards, mitigate soil chemistry to meet the chemical parameters.

¹ See definitions section of City Soil Profile Rebuilding Specification

² See definitions section of City Soil Profile Rebuilding Specification

³ See definitions section of City Soil Profile Rebuilding Specification

¹ See definitions section of City Soil Profile Rebuilding Specification

² See definitions section of City Soil Profile Rebuilding Specification

2. The Forestry Inspector may require additional soil specifications, based on site conditions.

III. 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 6 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. Provide compost supplier information and specifications to the City Forestry Inspector for approval prior to install. (4" = 12 c.y. p/1,000s.f.)
 - 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, or two and a half (2.5) feet for shrubs, and for the entire bed of herbaceous groundcover. Aerate/vertical mulch to eight (8) inches for lawn areas.
- Each hole must be refilled with mature compost.
- The Forestry Inspector may require additional soil specifications, based on site conditions.

IV. 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.

V. 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.

4. 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. Lawn areas shall be installed one (1) inch higher than the design grades. Soil media under parking surfaces shall be installed on half (0.5) inch higher than the design grades. All grade increases are assumed to be as measured to be prior to the addition of any surface compost till layer or mulch or sod.

5. 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.

6. Proper Installation
- Root flare no higher than three (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.

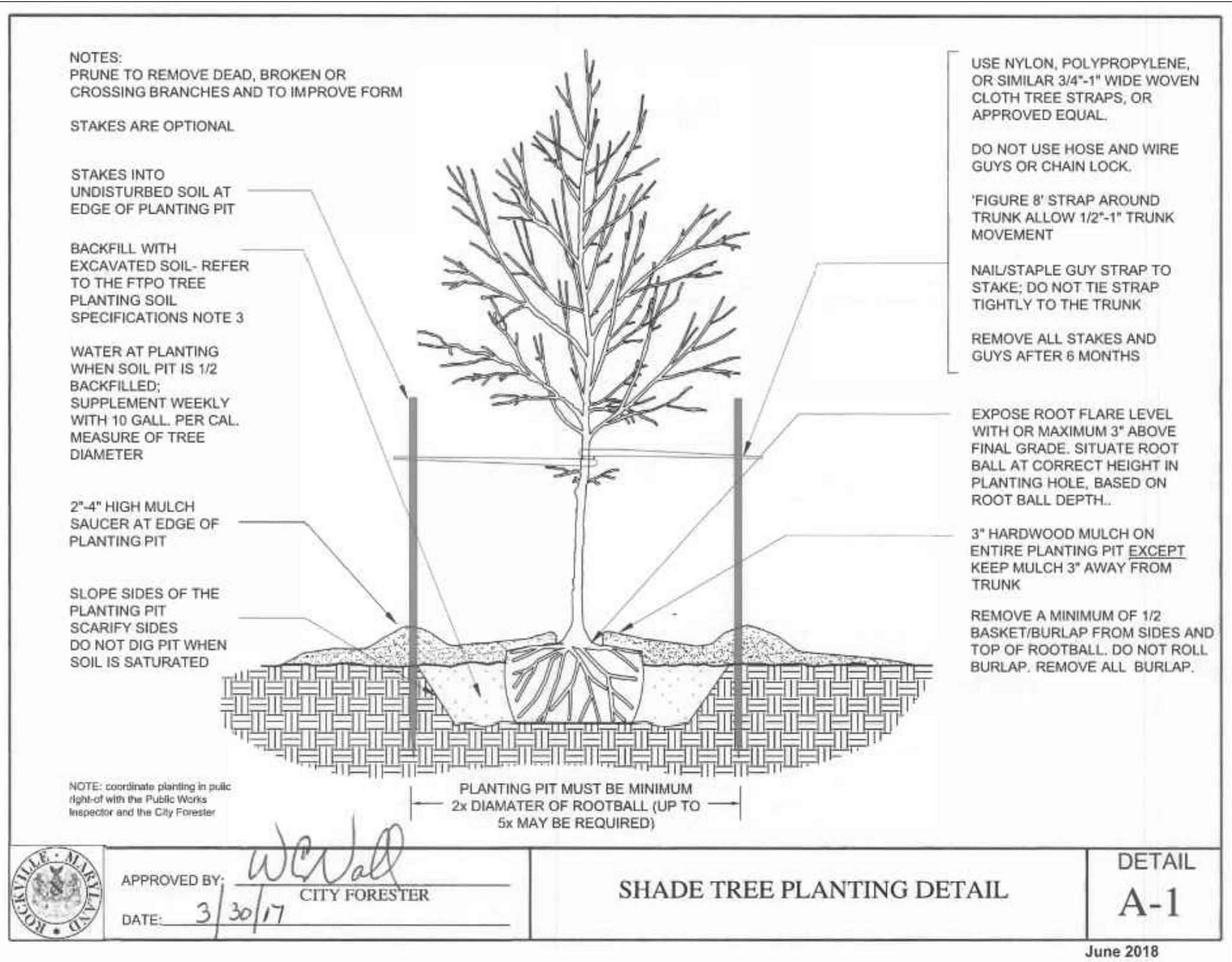
7. Plant material not complying with the above requirements may be rejected at the discretion of the City Forestry Inspector.

8. Tree planting will generally not be permitted between the dates of June 1 and September 1, or when the ground is frozen. Warranties for bonded plant material will not commence during these periods.

Post Planting:

The permittee shall notify the City Forester IN WRITING when the planting is complete and request a post-planting inspection. The inspection must include the permittee, landscape contractor and Forestry Inspector. The maintenance and warranty period will not begin until the City Forester has accepted all plantings. Trees will be inspected for plant quality and proper planting in accordance with City specifications and nursery standards. Once the maintenance period has begun, the applicant is responsible for maintaining plant health in accordance with the stated Warranty and Maintenance Agreement. Routine inspections will be conducted throughout the warranty period and the applicant will be notified in writing when corrective measures are required. Failure to complete the corrective measures by the given date may result in fines being issued, permits revoked, extension of warranty period or other punitive measures. Such maintenance shall include, when appropriate, but not necessarily be limited to:

- Watering, fertilizing and control of competing vegetation throughout the maintenance period as necessary.
- Pruning, mulching, topdressing of stripping, resetting of plants to proper grades or upright position.
- Fumigating and applying pesticides or other items necessary to thwart damage from insects and disease.
- Providing protection measures such as fencing and interpretive signs as necessary, to prevent destruction or degradation of the planting site.
- Replacement of dead and dying trees. Survival standards contained in the State Forest Conservation Manual shall be followed for the protection and satisfactory establishment of forest where applicable.
- Eradicate, suppress and control non-native and invasive plant species during the maintenance period to the satisfaction of the City Forester.
- Installing and maintaining devices to protect against wildlife damage.
- Removal of staking and strapping after six months.



APPROVED BY: *W. Hall*
DATE: 3/30/17 CITY FORESTER

SHADE TREE PLANTING DETAIL

DETAIL
A-1

June 2018



MANUFACTURER: LANDSCAPE FORMS
WEBSITE: LANDSCAPEFORMS.COM
PRODUCT NAME: PARK VUE BENCH, 6' LENGTH
COLOR/MATERIAL: ALUMINUM, FOG FINISH
QUANTITY: 1
NOTES: INSTALL PER MANUFACTURER'S INSTRUCTIONS.
SITE BENCH
NOT TO SCALE



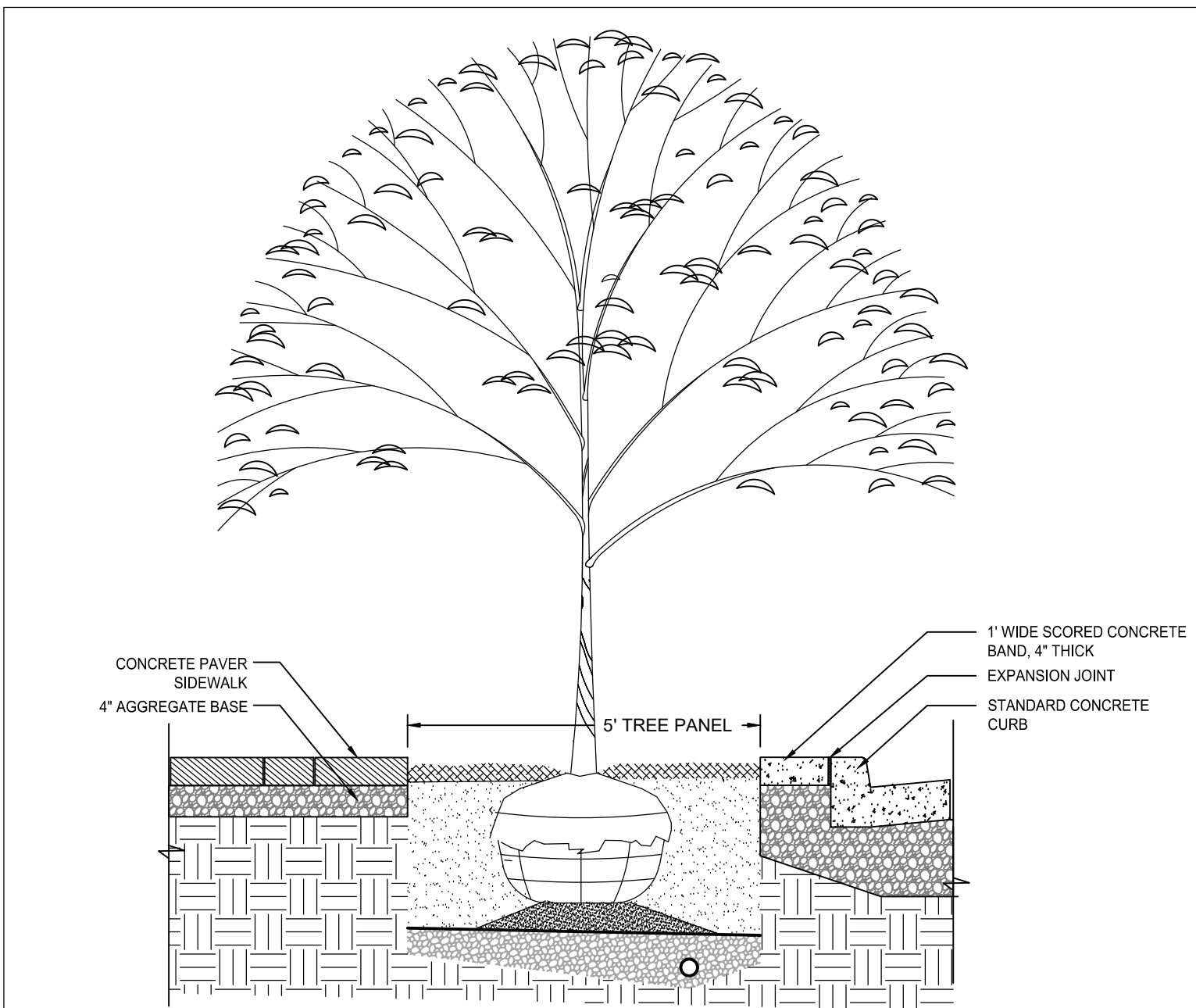
MANUFACTURER: LANDSCAPE FORMS
WEBSITE: LANDSCAPEFORMS.COM
PRODUCT NAME: PLAINWELL RECEPTACLE, 35 GAL. CAPACITY
COLOR/MATERIAL: ALUMINUM, FOG FINISH
QUANTITY: 2
NOTES: INSTALL PER MANUFACTURER'S INSTRUCTIONS.
LITTER RECEPTACLE
SITE BENCH
NOT TO SCALE



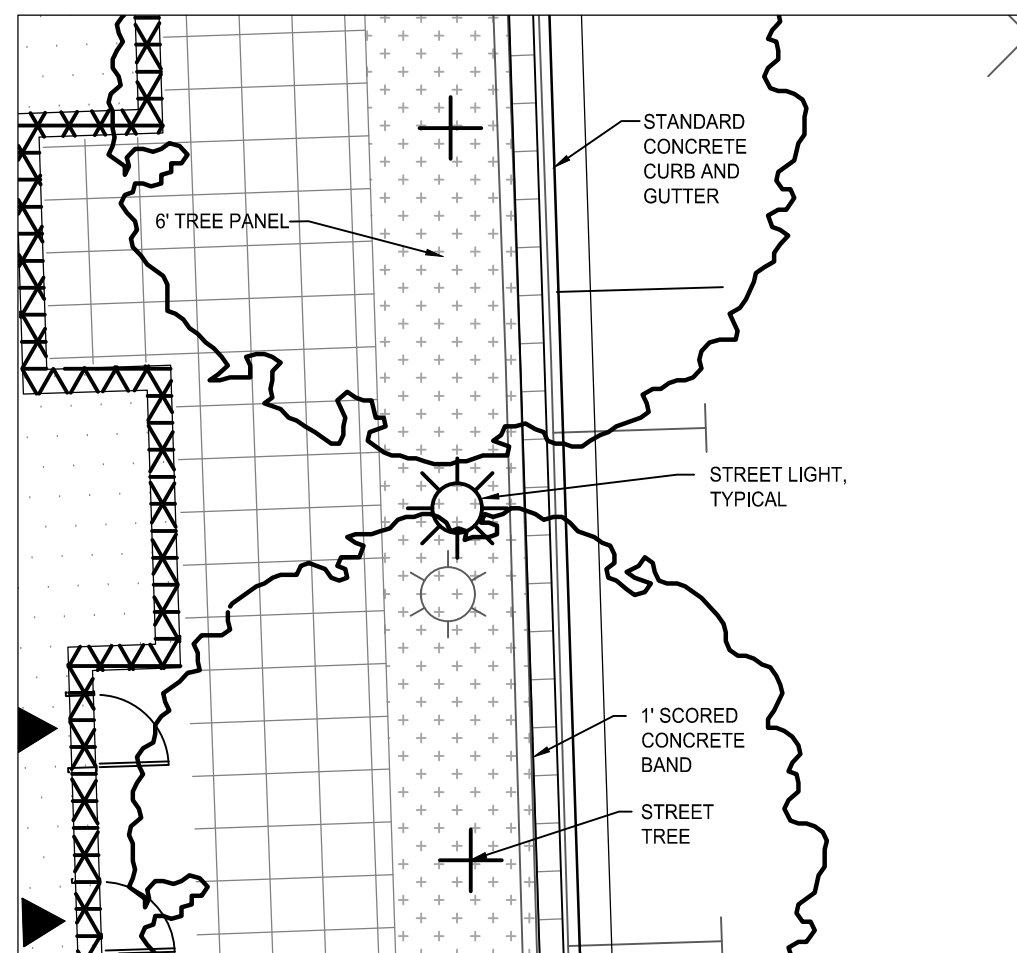
TO MATCH EXISTING
STREET LIGHT (TYP.)
NOT TO SCALE

STREET TREE LIST							
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL	HGT	ROOT	SPACING
SHADE TREES							
QRF	2	Quercus robur 'Fastigiata'	Columnar English Oak	2 1/2"-3" cal.		B&B	AS SHOWN
PAA	7	Platanus x acerifolia	London Planetree	2 1/2"-3" cal.		B&B	55' o.c.

Note: Plant counts are provided for the convenience of the contractor. The plan dominates on any discrepancies between the table and the plan. Contractor is responsible for verifying the counts and bringing any discrepancies to the attention of the landscape architect and client before proceeding. The planting plan must be carefully followed to ensure good plant survival and acceptance of landscaping upon completion of the project. Failure to install the specified plants in the specified locations will result in the rejection of the entire planting area, and the contractor will be required to reinstall the plantings as shown on the plans at their own expense. Substitutions are not allowed without prior approval of the landscape architect.



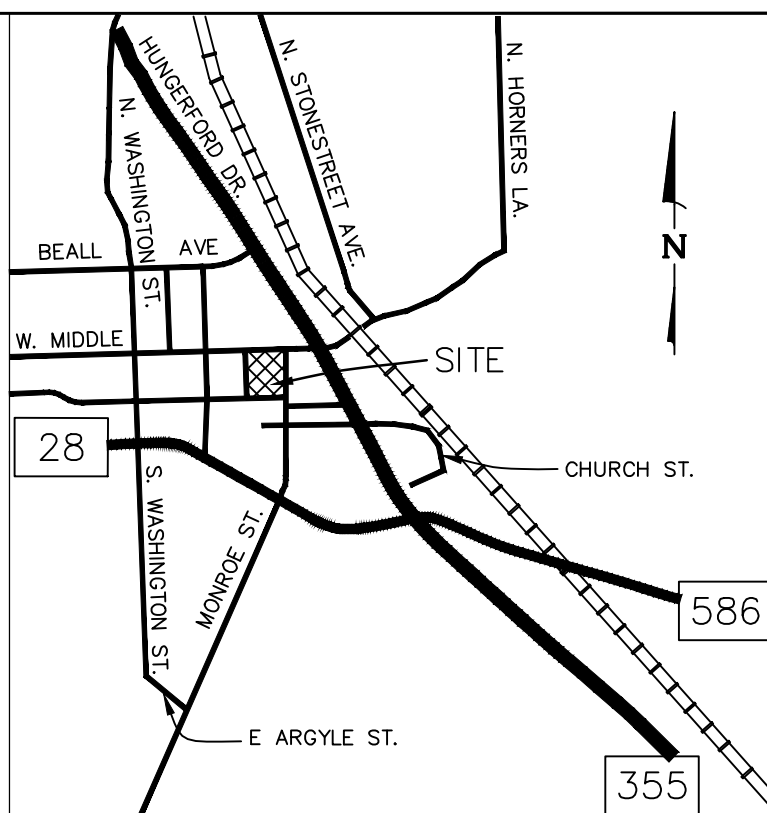
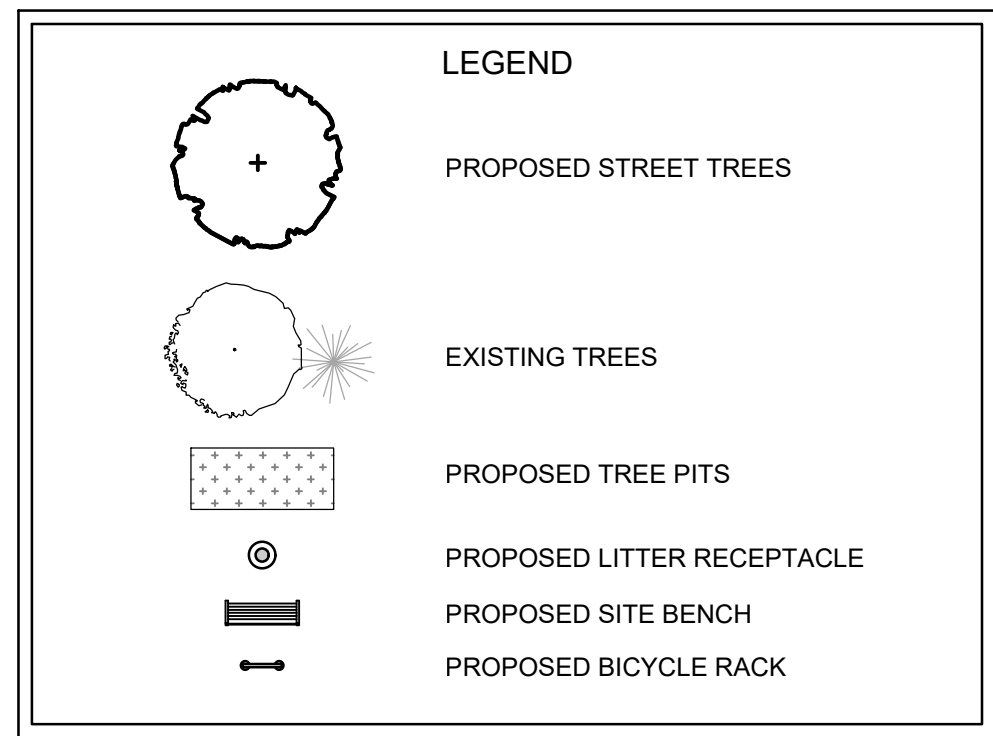
STREET TREE PANEL
NOT TO SCALE



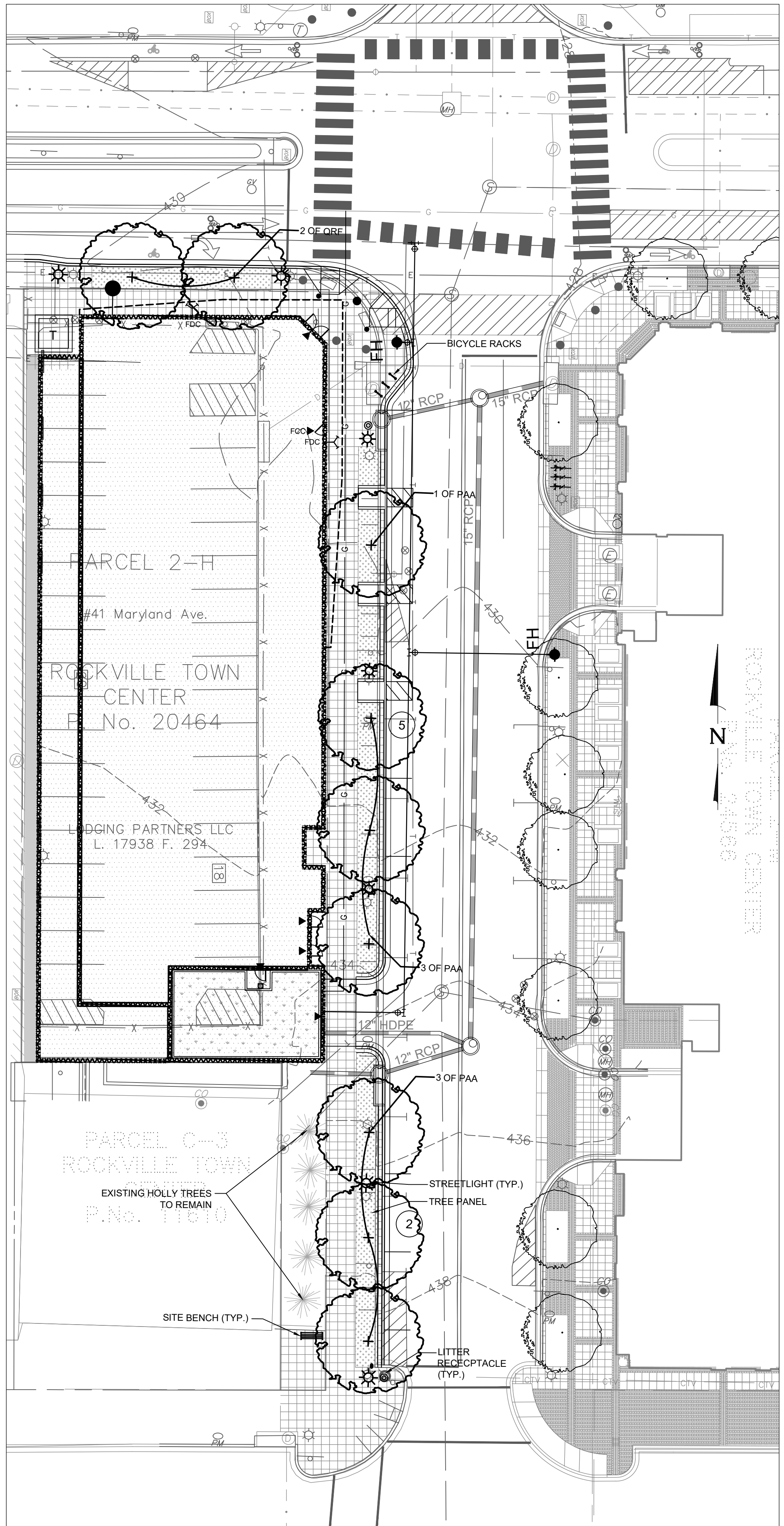
STREET TREE PANEL - PLAN VIEW
NOT TO SCALE



MANUFACTURER: LANDSCAPE FORMS
WEBSITE: LANDSCAPEFORMS.COM
PRODUCT NAME: RIDE BICYCLE RACK
COLOR/MATERIAL: ALUMINUM, FOG FINISH
QUANTITY: 3
NOTES: INSTALL PER MANUFACTURER'S INSTRUCTIONS.
BICYCLE RACK
NOT TO SCALE



VICINITY MAP
SCALE 1" = 2,000'



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.



CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING

9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.870.0840
www.mhga.com

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Glascock, P.A. All Rights Reserved

Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Landscape Architect under the Laws of the State of Maryland, Lic. No. 615
Exp. Date: 09-10-2025

Comstock Companies Reston Station
1900 Reston Metro Plaza
10th Floor
Reston, VA 20190

mdaugard@comstock.com

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP GR342 W58C 218NW07

PLAT 20464

4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARCEL 2-H

ROCKVILLE
TOWN CENTER

PROJ. MGR KJH

DRAWN BY CEB

SCALE 1"= 20'

DATE 06.01.2025

MOMENTUM AT
ROCKVILLE STATION

LANDSCAPE PLAN

L1.01

PROJECT NO. 24.271.11

SHEET NO. 1 OF 1

SOILS CHART						
MAP UNIT/ SYMBOL	MAP UNIT NAME	K FACTOR/ WHOLE	DRAINAGE CLASS	HIGH ERODIBILITY	HYDRIC INCLUSION	HYDROLOGIC SOIL GROUP
400	URBAN LAND	NO RATING	NO RATING	NO	0	D

NOTES

- TOTAL SITE AREA = 0.4167 ACRES AND CONSISTS OF PARCEL 2-H OF ROCKVILLE TOWN CENTER. PROPERTY ADDRESS IS 41 MARYLAND AVE, ROCKVILLE, MD, 20850 WITH TAX ID#04-03198603. PROPERTY IS ZONED PD-RC1.
- TOPOGRAPHY FROM MONTGOMERY COUNTY 218NW07 WSSC.
- BOUNDARY INFORMATION FROM DEEDS OF RECORD BY MACRIS, HENDRICKS, & GLASCOCK P.A.
- NO SLOPES GREATER THAN 25% EXIST ON-SITE. NO SLOPES 15-25% ON HIGHLY ERODIBLE SOILS EXIST ON-SITE.
- THE SITE DRAINS TO CROYDON PARK TRIBUTARY. THIS PORTION OF THE ROCK CREEK WATERSHED IS DESIGNATED AS CLASS I WATERS BY THE STATE OF MARYLAND.
- NO STREAM AND STREAM VALLEY BUFFER EXISTS ON SITE. NO WETLANDS PER NATIONAL WETLANDS INVENTORY ONLINE MAPPING TOOL. NO FLOODPLAIN EXISTS PER FEMA PANEL #240310033D.
- UTILITIES (I.E. WATER, SEWER, STORM DRAIN, CULVERTS, ELECTRIC, PHONE) ARE SHOWN IN SURVEYED LOCATIONS.
- THERE IS NO FOREST AREA ON-SITE.
- THE PROPERTY IS NOT LISTED AS A HISTORIC SITE BY CITY OF ROCKVILLE. EXISTING BUILDINGS ON THE PROPERTY THAT MAY BE PROPOSED FOR DEMOLITION ARE SUBJECT TO ZONING ORDINANCE SEC. 25.07.02.4, HISTORIC REVIEW.
- TREE DBH WAS MEASURED USING A DIAMETER TAPE.
- FIELDWORK FOR THIS INVENTORY WAS CONDUCTED ON 12/17/2024 BY FRANK JOHNSON.
- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON-SITE.
- INVASIVE SPECIES PRESENT INCLUDE NANDINA, ENGLISH IVY, AND BUSH HONEYSUCKLE.
- THIS INVENTORY IN NO WAY CONSTITUTES A HAZARD TREE SURVEY. TREE CONDITIONS ARE GENERALLY ACCURATE BASED ON VISUAL OBSERVATION PER USUAL AND CUSTOMARY PRACTICE IN ACCORD WITH STATE AND COUNTY FOREST CONSERVATION LEGISLATION. THE EXAMINATION DETAIL REQUIRED TO PROVIDE A COMPREHENSIVE ANALYSIS OF BIOLOGICAL AND STRUCTURAL HEALTH IS BEYOND THE SCOPE OF THIS INVESTIGATION. CONDITION RATINGS ARE THE OPINION OF THE UNDERSIGNED PREPARER AND NOT THE APPROVING AGENCY. MHG ASSUMES NO LIABILITY FOR INJURY OR PROPERTY DAMAGE THAT MAY OCCUR AS A RESULT OF TREE FAILURE ON THIS PROPERTY.

CITY OF ROCKVILLE FOREST CONSERVATION WORKSHEET February 2010						
NET TRACT AREA:						
A. Total tract area						11.23
B. Deductions (land dedication not in construction on this plan, other deductions - specify)						0.00
C. Net Tract Area						11.23
LAND USE CATEGORY:						
ZONING:	R-400, R-200	R-40, R-75	RM D10	IL, L-H, RPR, RPC,	Park	
Place a "1" in the column corresponding to the correct zone of the site	R-400, R-150 RM D15	WXT, WXC, WAXC,	RM D25	WAE, WAXC,	WXTD	
D. Aforestation Threshold				15%	x F =	1.68
E. Conservation Threshold				15%	x F =	1.68
EXISTING FOREST COVER:						
F. Existing forest cover (within net tract)						0.00
G. Area of forest above conservation threshold						0.00
BREAK EVEN POINT:						
H. Break even Point (amount of forest retained so that no mitigation is required)						0.00
I. Clearing permitted without mitigation						0.00
PROPOSED FOREST CLEARING:						
J. Total area of forest to be cleared						0.00
K. Total area of forest to be retained						0.00
PLANTING REQUIREMENTS:						
L. Reforestation for clearing above conservation threshold						0.00
M. Reforestation for clearing below conservation threshold						0.00
N. Credit for retention above conservation threshold						0.00
P. Total reforestation required						0.00
Q. Total afforestation required						1.68
R. Total planting requirement						1.68

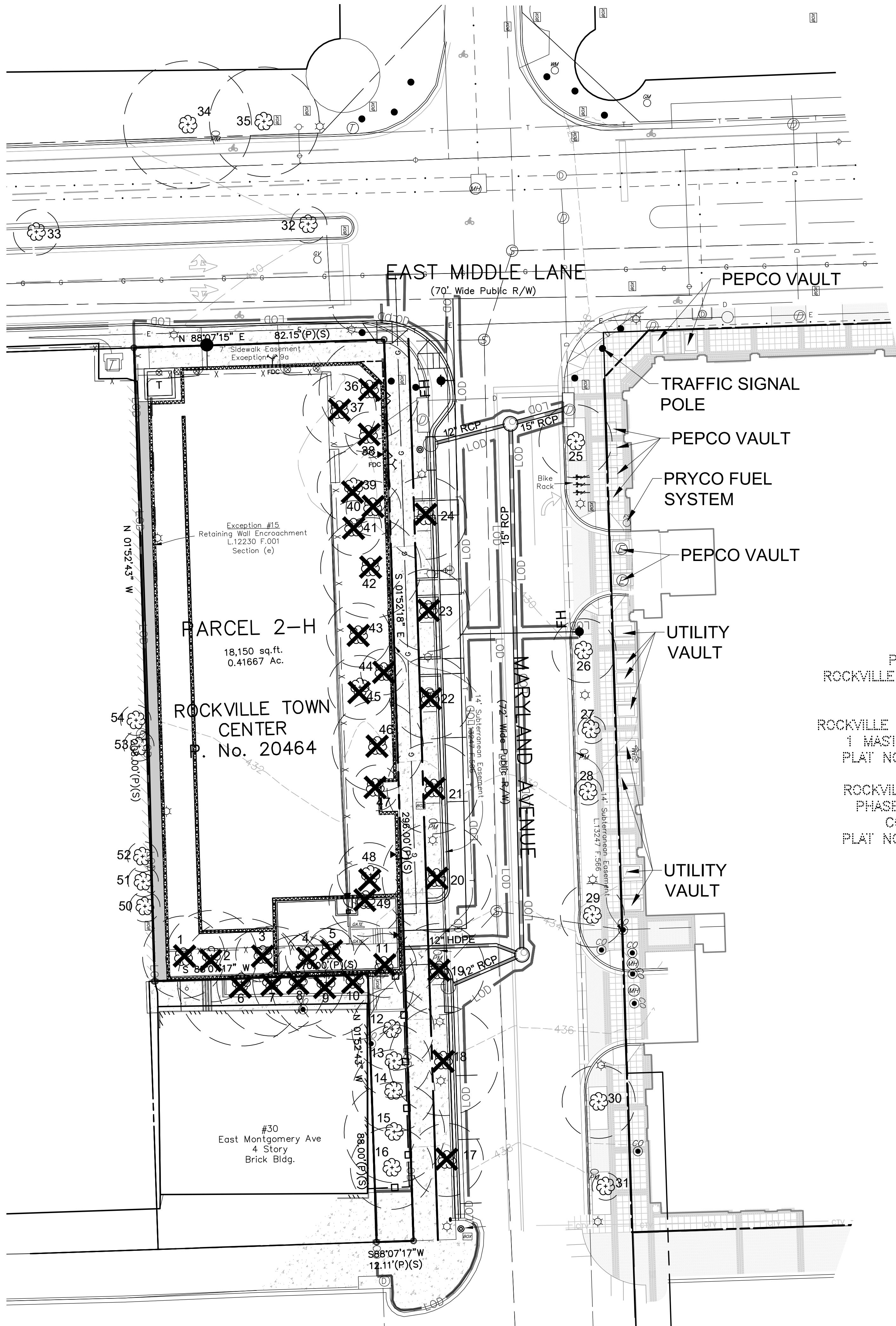
THIS PLAN AMENDS FTP0 94-2 AND FTP2006-00019. FOREST CONSERVATION PER THIS WORKSHEET WAS MET FOR THIS PROPERTY PER THOSE PLANS. FTP2006-00019 SHOWS 1.791 ACRES WAS CREDITED NOT INCLUDING CRZ CREDIT PREVIOUSLY DESIGNATED; PROVIDING OVER THE 1.68 ACRE REQUIREMENT.

MINIMUM TREE COVER CREDIT WAS NOT REQUIRED AT THE TIME OF THE ORIGINAL FOREST CONSERVATION PLAN FTP2006-00019. TREES PLANTED PER THIS PLAN WERE PLANTED AS ROW TREES AND IN THE COURTHOUSE SQUARE PARK SECTION OF THE PLAN. THIS PLAN PROPOSES TO REPLACE 8 STREET TREES; ALSO SAVES 5 AMERICAN HOLLY AT 400 S.F. PER TREE FOR A TOTAL OF 2000 S.F. OF TREE COVER CREDIT.

SIGNIFICANT TREE SUMMARY CHART									
#	SCIENTIFIC NAME	COMMON NAME	DBH	Area CRZ	CTLA %	COR CTLA %	Remarks	PREV. CREDIT	DISPOSITION (REPLACEMENT)
LANDSCAPE SETTING CRZ-1"DBH-1.5"RADIUS ON SITE									
1	Pinus strobus	White Pine	9	572	84			FTPO 2006-00019	REMOVE
2	Pinus strobus	White Pine	9	572	66				REMOVE
3	Crataegus sp.	Hawthorn	5	254	84				REMOVE
4	Crataegus sp.	Hawthorn	5	177	81				REMOVE
5	Crataegus sp.	Hawthorn	5	177	81				REMOVE
11	Cornus Kousa	Kousa Dogwood	8	452	75		Multistem	200	REMOVE
12	Ilex opaca	American holly	9	572	91			200	SAVE
13	Ilex opaca	American holly	8	452	91			200	SAVE
14	Ilex opaca	American holly	9	572	91			200	SAVE
15	Ilex opaca	American holly	8	452	88			200	SAVE
16	Ilex opaca	American holly	9	572	97			200	SAVE
36	Platanus occidentalis	Sycamore	11	855	91			200	REMOVE
37	Pinus sp.	Flowering Cherry	8	452	78			200	REMOVE
38	Cornus Kousa	Kousa Dogwood	5	177	25			200	REMOVE
39	Pinus sp.	Dwarf Pine	8	452	81			200	REMOVE
40	Cornus Kousa	Kousa Dogwood	6	254	84			200	REMOVE
41	Pinus sp.	Dwarf Pine	7	346	88			200	REMOVE
42	Platanus occidentalis	Sycamore	11	855	100			400	REMOVE
43	Pinus sp.	Dwarf Pine	8	452	84			200	REMOVE
44	Crataegus sp.	Hawthorn	5	177	53			200	REMOVE
45	Pinus sp.	Dwarf Pine	7	346	84			200	REMOVE
46	Platanus occidentalis	Sycamore	10	707	100			400	REMOVE
47	Cornus Kousa	Kousa Dogwood	5	177	88			200	REMOVE
48	Pinus strobus	White Pine	8	452	75			200	REMOVE
49	Cornus Kousa	Kousa Dogwood	7	346	78			200	REMOVE
TOTAL EX CREDIT:								4200	TOTAL
STREET TREES OF ANY SIZE CRZ-1"DBH-1.5"RADIUS STREET TREES MAY HAVE PRIOR FCP CREDIT (Tree number must include F if previous FCP credit was assigned)									
17	Platanus occidentalis	Sycamore	8	452	91			400	1
18	Platanus occidentalis	Sycamore	12	1017	59			400	1
19	Platanus occidentalis	Sycamore	10	707	63			400	1
20	Platanus occidentalis	Sycamore	12	1017	69			400	1
21	Platanus occidentalis	Sycamore	10	707	75			400	1
22	Platanus occidentalis	Sycamore	9	572	69			400	1
23	Platanus occidentalis	Sycamore	9	572	69			400	1
24	Platanus occidentalis	Sycamore	9	572	63			400	1
25	Platanus occidentalis	Sycamore	8	452	78			400	1
26	Platanus occidentalis	Sycamore	7	346	88			400	1
27	Platanus occidentalis	Sycamore	3	64	100			400	1
28	Platanus occidentalis	Sycamore	3	64	100			400	1
29	Platanus occidentalis	Sycamore	7	346	88			400	1
30	Platanus occidentalis	Sycamore	8	452	50			400	1
31	Platanus occidentalis	Sycamore	3	64	100			400	1
32	Ginkgo biloba	Ginkgo	4	113	97			400	1
33	Ginkgo biloba	Ginkgo	6	254	81			400	1
34	Quercus sp.	Columnar White oak	13	1184	88			400	1
35	Quercus sp.	Columnar White oak	11	855	81			400	1
TOTAL EX CREDIT:								3200	TOTAL
OFFSITE									
6	Acer rubrum	Red Maple	15	1590	91			1000	1
7	Acer rubrum	Red Maple	12	1017	91			1000	1
8	Acer rubrum	Red Maple	12	1017	91			1000	1
9	Acer rubrum	Red Maple	13	1184	91			1000	1
10	Acer rubrum	Red Maple	14	1385	91			1000	1
50	Ulmus parvifolia	Chinese Elm	4	113	100			1000	1
51	Ulmus parvifolia	Chinese Elm	5	177	100			1000	1
52	Ulmus parvifolia	Chinese Elm	5	177	100			1000	1
53	Ulmus parvifolia	Chinese Elm	4	113	100			1000	1
54	Ulmus parvifolia	Chinese Elm	5	177	100			1000	1
TOTAL OFFSITE REPLACEMENT:								5	TOTAL
MAXIMUM CRZ FC CREDIT AVAILABLE								1000	TOTAL
TOTAL SIG TREE REPLACEMENTS REQD								14	TOTAL

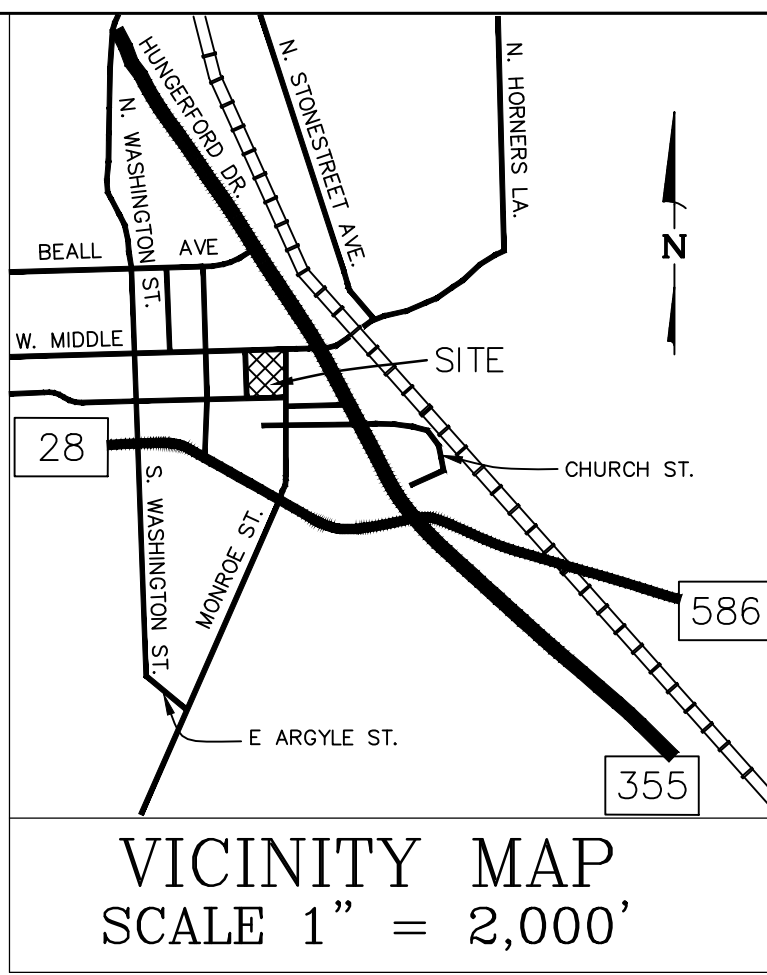
6600 S.F. OF FTPO CREDIT REMOVED (INCLUDING ONE TREE FOR 200 S.F. OF CREDIT NO LONGER EXISTS NOT SHOWN ON TREE LIST). 6600 S.F. TO BE MET VIA FEE IN LIEU.

14 REPLACEMENT TREES REQUIRED TO BE MET; 8 STREET TREES PLANTED FOR CREDIT AND 6 TO BE MET VIA FEE IN LIEU.



JUSTIFICATION FOR FEE-IN-LIEU PAYMENT

The afforestation requirement (6,600 s.f.) and the replacement tree requirement (6 trees) is to be met with the payment of a fee-in-lieu. Currently, the majority of the site is a parking lot and the remainder of the site includes a landscaped strip along the right of way. The project includes the removal of the parking lot and a multi-family residential project is proposed to be constructed. The proposed building meets Code requirements and covers the vast majority of the property. No area remains on-site to meet the forest conservation requirements. There are 14 replacement trees required and a 6,600 s.f. forest conservation requirement. The landscape strip contains a large number of trees that were planted as part of a forest conservation plan for a large section of downtown Rockville. This property is narrow and could not be developed to its allowed zoning and save the existing trees. The site constraints create a scenario where it would be not feasible to meet the needs of the development and meet the forest conservation requirements on-site, creating the need for fee-in-lieu. Street trees are being mitigated in the right of way.



MHG

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LANDSCAPE ARCHITECTURE
LAND PLANNING

9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.870.0840
www.mhga.com

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Frank C. Johnson
06/12/2025

DATE
RECOGNIZED AS QUALIFIED PROFESSIONAL BY
MD DEPT. OF NATURAL RESOURCES
COMAR 08.10.02.01

Qualified Professional Certification
I hereby certify that the information shown herein is correct and that this plan has been prepared in accordance with the requirements of the existing state and city forest conservation legislation.

Comstock Companies Reston Station
1900 Reston Metro Plaza
10th Floor
Reston, VA 20190
mdaugard@comstock.com

LEGEND	
	SIGNIFICANT TREE
	CRITICAL ROOT ZONE
	LIGHT
	SANITARY SEWER
	STORM DRAIN
	WATER LINE
	GAS
	ELECTRIC LINE
	SUBJECT PROPERTY LINE
	PROPERTY LINE
	GUARDRAIL
	CURB & GUTTER
	CONCRETE
	LIMIT OF DISTURBANCE
	TREE CANOPY
	CONTOUR
	SIGN
	FIRE HYDRANT
	WATER METER
	STORM DRAIN STRUCTURE/ MANHOLE
	CLEAN OUT
	FIRE DEPT CONNECTION
	BIKE RACK
	TRASH CAN
	UTILITY BOX
	ELECTRIC VAULT
	BIKE LANE
	PARKING METER

Tree Note

Tree conditions shown here on are generally accurate based on visual observation per usual and customary practice in accord with State forest conservation legislation. The examination detail required to provide a comprehensive analysis of biological and structural health is beyond the scope of this investigation. Every condition that could possibly lead to tree or limb failure cannot always be detected. Trees are living organisms that may fail in many ways we do not fully understand. Conditions are often hidden within the trees and below the ground. It cannot be guaranteed that a tree will be healthy or safe under all circumstances, or for a specified period of time. Sometimes trees may appear "healthy", but may be structurally un sound. Condition ratings of trees are based solely on the opinion of MHG and may be inconsistent with the opinion of the City of Rockville Forestry Staff. MHG assumes no liability for injury or property damages that may occur as a result of tree failure on this property.

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP GR342 WSSC 218NW07

PLAT 20464

4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARCEL 2-H

ROCKVILLE TOWN CENTER

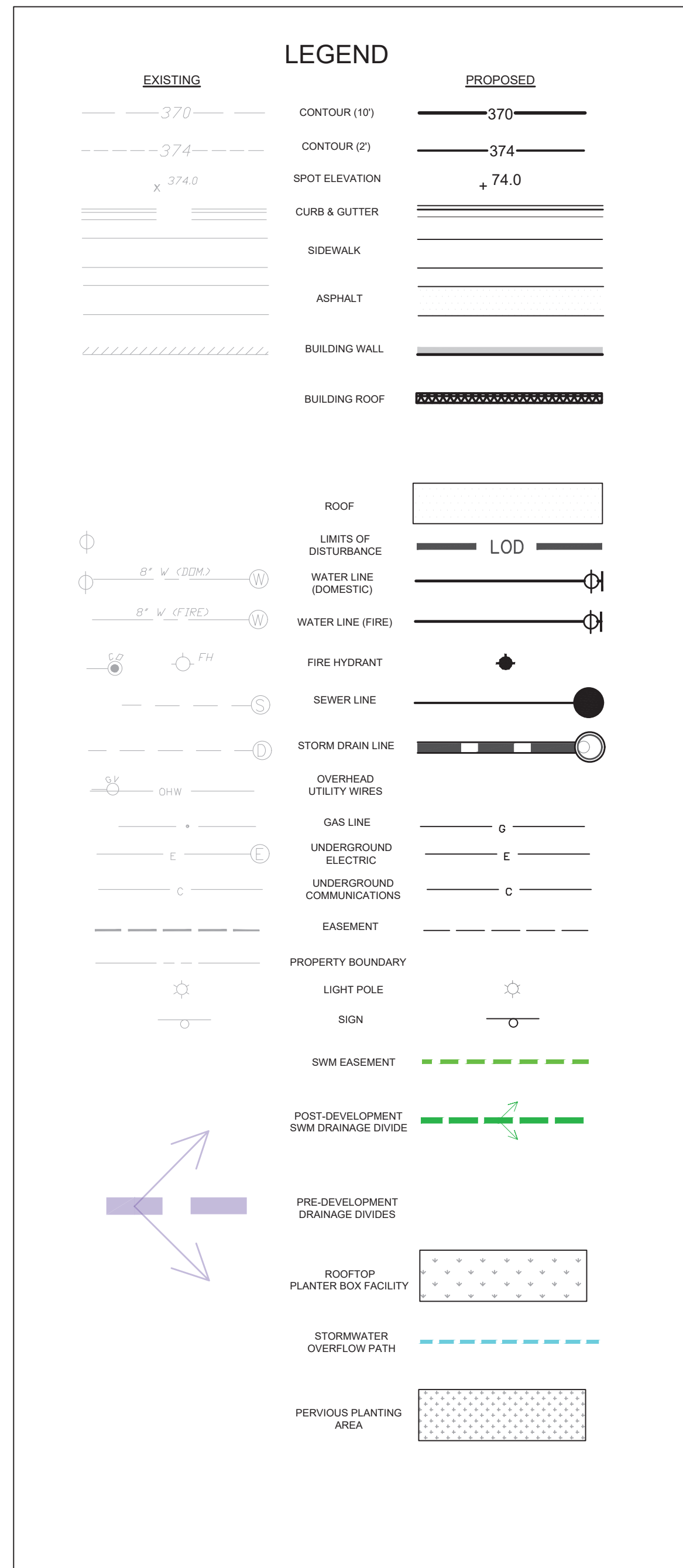
PROJ. MGR	KJH
DRAWN BY	FCJ
SCALE	1"= 20'
DATE	03/20/2025

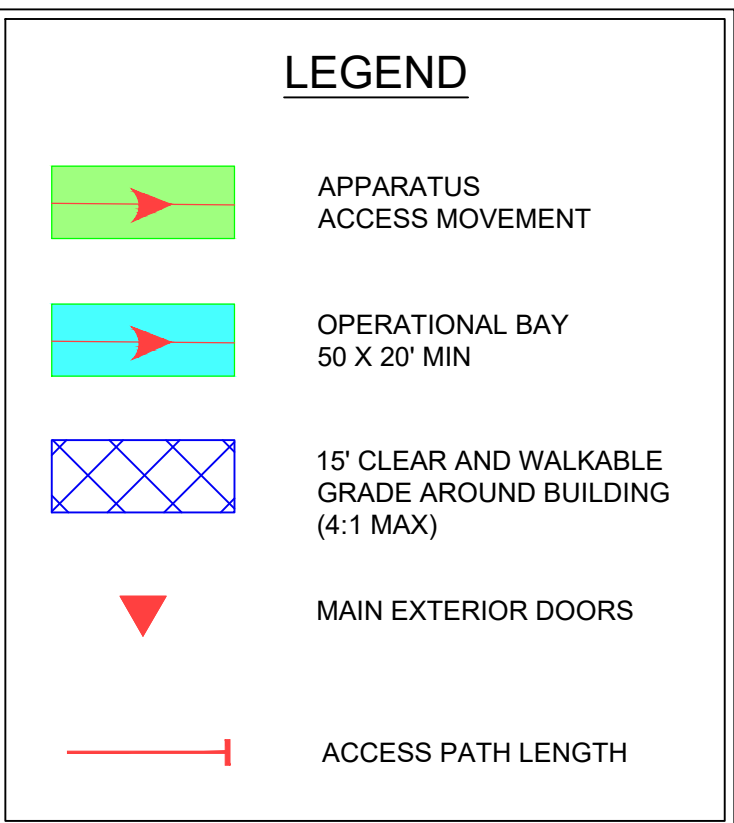
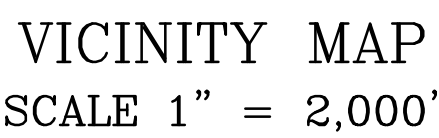
MOMENTUM AT ROCKVILLE STATION

PRELIMINARY FOREST CONSERVATION PLAN

L9.01

PROJECT NO.	24.271.11
SHEET NO.	1 OF 2





Owner: Comstock 41 Maryland, LLC
 Address: 1900 Reston Metro PLZ, 10th fl,
 Reston VA 20190
 Contact: Robert Demchak
 Phone: 703.230.1985
 Email: rdemchak@comstock.com
 Applicant: SCG Development Holdings,
 LLC / Comstock 41 Maryland, LLC c/o
 SCG Development Holdings, LLC
 Address: 8245 Boone Blvd #640, Vienna,
 VA 22182
 Contact: Kirk Salpini
 Phone: 703-942-6610 x 200
 Email: kas@scgdevelopment.com

[illegible]

X MAP GR342 WSSC 218NW07

AT 20464

11 ELECTION DISTRICT
12 MONTGOMERY COUNTY
13 MARYLAND

MARCEL 2-H

**ROCKVILLE
TOWN CENTER**

ROJ. MGR KJH

RAWN BY JDP

SCALE 1"= 20'

06/01/2025

RE DEPARTMENT

ITE PLAN

PJ2.31

