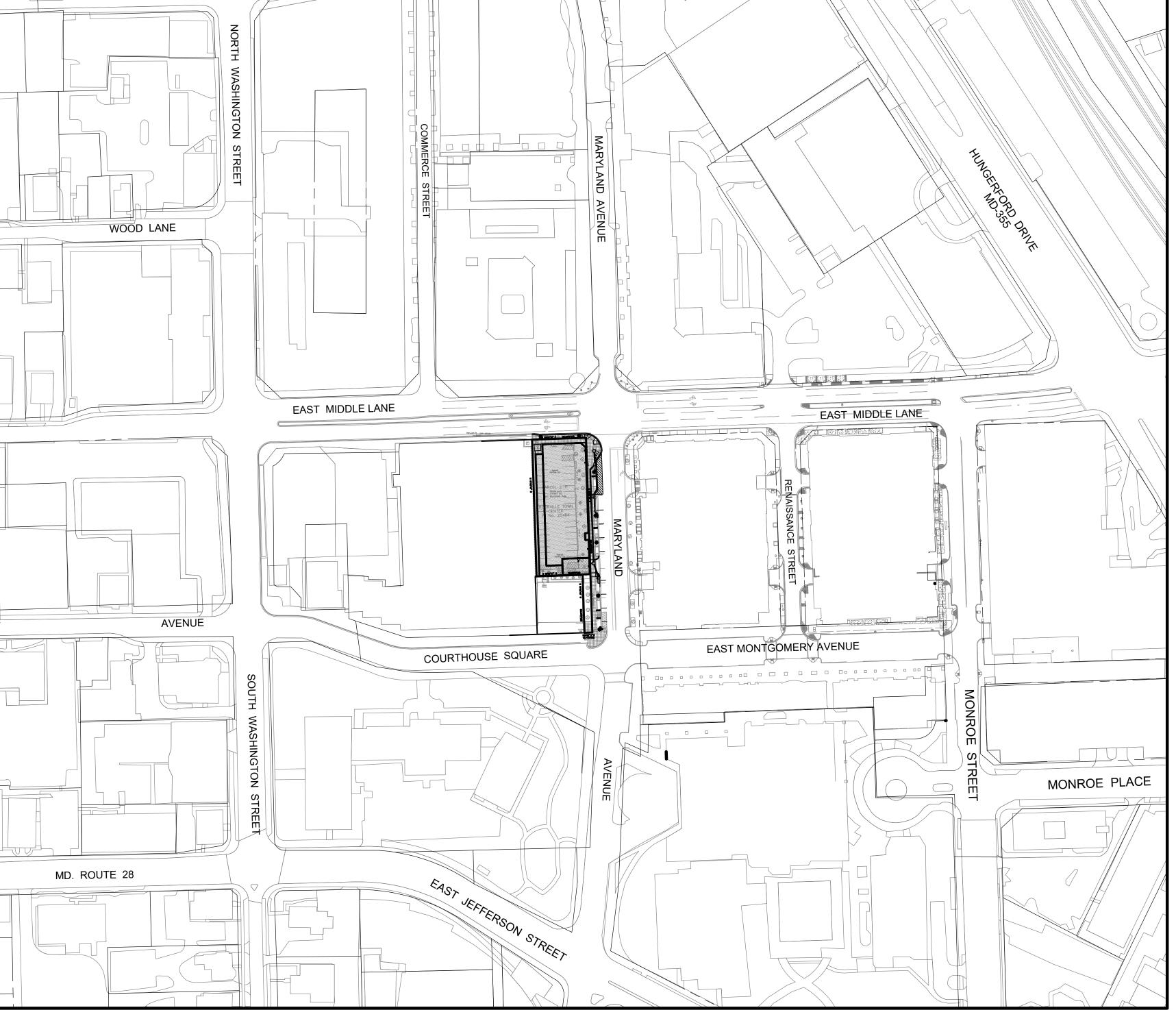
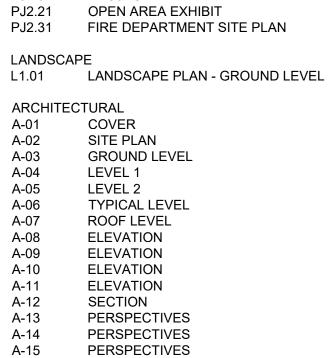
ROCKVILLE TOWN CENTER PARCEL 2-H 41 MARYLAND AVENUE PJ#2025-XXXXX





PERSPECTIVES PERSPECTIVES

SHEET INDEX PJ0.01 **COVER SHEET** PJ1.01 EXISTING CONDITIONS PLAN PROJECT PLAN ARCHITECTURAL A-01 A-02 A-03 A-04 A-05 PERSPECTIVES A-16 PERSPECTIVES A-17 PERSPECTIVES

A-18

MOMENTUM AT ROCKVILLE STATION



PROJECT TEAM

RESTON VA 20190 CONTACT: ROBERT DEMCHAK

RDEMCHAK@COMSTOCK.COM

CONTACT: NANCY REGELIN

WASHINGTON, DC 20036

CONTACT: KYLE HUGHES KHUGHES@MHGPA.COM

CONTACT: KYLE HUGHES

DCARTER@DCSDESIGN.COM

KHUGHES@MHGPA.COM

SURROUNDING AREA MAP GRAPHIC SCALE

SCALE 1" = 2,000

VICINITY MAP

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

MHG

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9220 Wightman Road, Suite 120

Montgomery Village, MD 20886 Phone: 301.670.0840 www.mhgpa.com

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PLAT 20464

4TH ELECTION DISTRICT MONTGOMERY COUNTY MARYLAND

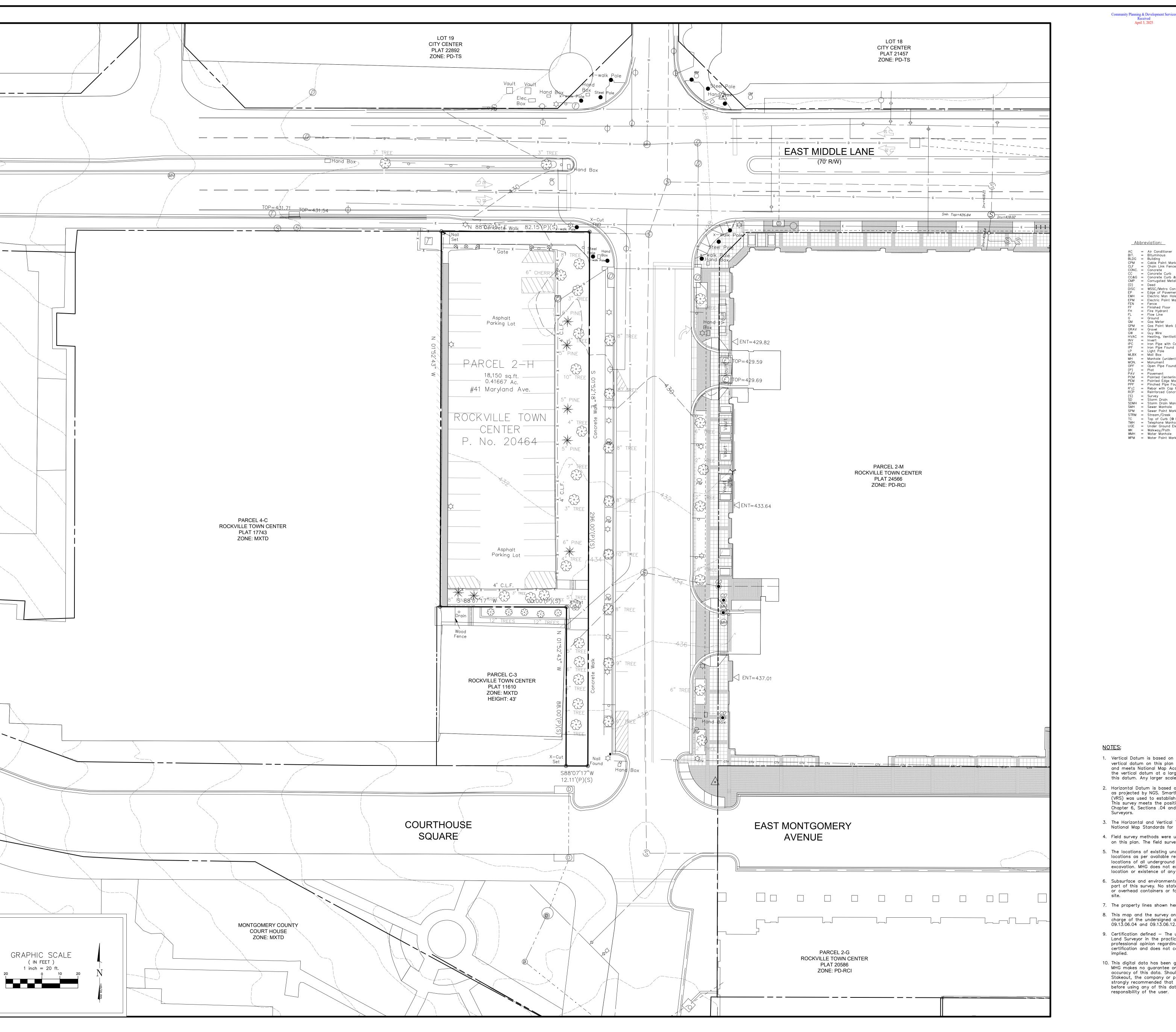
PARCEL 2-H ROCKVILLE TOWN CENTER

04/01/2025

MOMENTUM AT ROCKVILLE STATION

PROJECT PLAN COVER SHEET

PROJECT NO.



VICINITY MAP SCALE 1" = 2,000'

<u>Symbol:</u>

_____ = Stream/Creek/Waterline

Transformer O = Trashcan = Tree/Evergreen = Tree/Ornamental $\widetilde{\xi_+}$ = Tree/Shade _____ = Tree/Shrub or Planting Line

---- = Utility Pole

⋈ = X-Cut Found

= Water Blow-off Valve (ŵ) = Water Manhole www = Water Meter

(T) = Telephone Manhole = Traffic Signal Cabinet = Traffic Signal Pole

AC = Air Conditioner BENCH Bench/Seat AC = Air Conditioner
BIT. = Bituminous
BLDG = Building
CPM = Cable Paint Mark (Miss Utility)
CLF = Chain Link Fence
CONC. = Concrete
CC = Concrete Curb
CC&G = Concrete Curb & Gutter
CMP = Corrugated Metal Pipe
(D) = Deed
DISC = WSSC/Metro Control
EP = Edge of Payement = Benchmark = Bike Rack ⊗ = Bollard/Fence Post CATV □ = Cable TV Box € = Cleanout _______ = Communications Cable (below grade) = Concrete = Edge of Pavement = Electric Man Hole = Drill Hole Found = Electric Paint Mark (Miss Utility)
= Fence
= Finished Floor
= Fire Hydrant
= Flow Line ____E__ = Electric Cable (below grade) Electric Manhole ₩ = Electric Meter = Entrance GM = Gas Meter
GPM = Gas Paint Mark (Miss Utility)
GRAV = Gravel
GW = Guy Wire
HVAC = Heating, Ventilation & Air Conditioning
INV = Invert
IPC = Iron Pipe with Cap
IPF = Iron Pipe Found
LP = Light Pole
MLBX = Mail Box
MH = Manhole (unidentified) _____ = Fence, Wire _____ = Fence, Wood CAP = Fill Cap (underground tank) = Fire Department Connection -Ó- = Fire Hydrant = Flag Pole = Flood Light MH = Manhole (unidentified)
MON. = Monument
OPF = Open Pipe Found
(P) = Plat
PAV = Pavement (G) = Gas Manhole *GM* = Gas Meter ____G___ = Gas Pipeline Pavement
 Painted Centerline Markings
 Painted Edge Markings
 Pinched Pipe Found
 Rebar with Cap Found
 Reinforced Concrete Pipe ^{G POST} = Gas Post *GV* = Gas Valve *€ATE* = Gate ----- = Guard Rail Guy Wire SDMH = Storm Drain Manhole
SMH = Sewer Manhole
SPM = Sewer Paint Mark (Miss Utility) = Hand Box (electric) = Handicap Parking Space/Ramp TC = Top of Curb (® Back)
TMH = Telephone Manhole
UGE = Under Ground Electric HS = Headstone \overrightarrow{AC} \overrightarrow{AC} = HVAC Units WK = Walkway/Path WMH = Water Manhole ☆ = Light/Signal Pole WPM = Water Paint Mark (Miss Utility) (WH) = Manhole (unidentified) **₩ B**X = Mailbox = Monument Found ---OHW--- = Over Head Wire(s) PM = Parking Meter # = Parking Spaces (count) **©→** = Photo $PH \square = Telephone Junction Box$ S = Sewer Manhole $----S^{--}$ = Sewer Pipeline 0 0 0 = Sign *SPIGOT* = Spigot SPRINK = Sprinkler Control Box/Head) = Stone = Storm Drain Grate Storm Drain Manhole = Storm Drain Pipeline

LEGEND:

<u>Abbreviation:</u>

- 1. Vertical Datum is based on NAVD 29/NAVD 88, from W.S.S.C. plan # 218NW07.The vertical datum on this plan is from Field survey methods by MHG on 01/01/2025 and meets National Map Accuracy Standards for a 30 scale topography. By showing the vertical datum at a larger scale 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 Virtual Reference Station System (VRS) was used to establish the horizontal control for this site on 01/01/2025. This survey meets the positional tolerance as specified by Title 9, Subtitle 13, Chapter 6, Sections .04 and .12 of the Minimum Standards of Practice for Land
- 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 (MHG) on 01/01/2025. 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 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 or overhead containers or facilities that may affect the use or development of this
- 7. The property lines shown hereon do not constitute a current boundary survey.
- This map 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 Land Surveyor in the practice of land surveying, constitutes 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
- 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 electronic 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

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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

REVISIONS

TAX MAP GR342 WSSC 218NW07 PLAT 20464

4TH ELECTION DISTRICT MONTGOMERY COUNTY MARYLAND

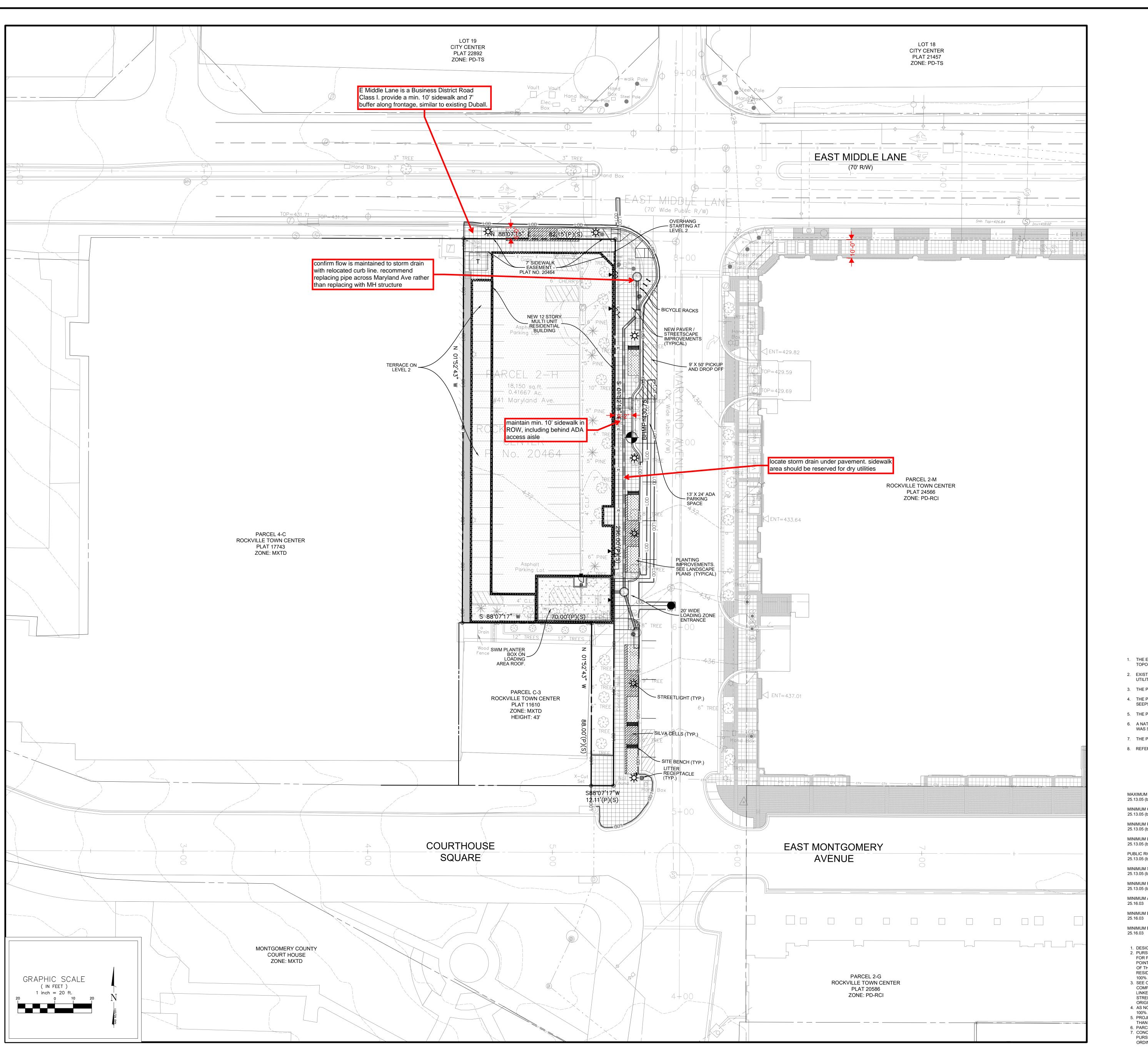
PARCEL 2-H ROCKVILLE **TOWN CENTER**

PROJ. MGR **DRAWN BY** SCALE 1"= 25' 04/01/2025

MOMENTUM AT ROCKVILLE STATION

EXISTING CONDITIONS PLAN

PROJECT NO. 24.271.11



Community Planning & Development Services
Received
April 3, 2025

VICINITY MAP SCALE 1" = 2,000'

<u>SITE DATA</u>		
PARCEL 2-H ROCKVILLE TOWN CENTER PLAT 20464		
41 MARYLAND AVENUE		
04-03198603		
COMSTOCK 41 MARYLAND, LLC 1900 RESTON METRO PLAZA, 10TH FLOOR RESTON, VA 20190		
18,150 SF (0.41667 AC)		
PD-RCI (ROCKVILLE CENTER INC) & TOWN CENTER PERFORMANCE OVERLAY		
SURFACE PARKING LOT		
MULTI-FAMILY RESIDENTIAL (147 UNITS TOTAL)		

GENERAL NOTES

- 1. THE EXISTING CONDITIONS AND PROPERTY BOUNDARY SHOWN FOR PARCEL 2-H ARE TAKEN FROM TOPOGRAPHIC & BOUNDARY SURVEYS PREPARED BY MHG, LAST UPDATED IN JANUARY OF 2025.
- 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/FSD) FOR THIS PROPERTY WAS SUBMITTED UNDER 2025-24-NRI ON 12/20/2024.
- 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-RCI/MXTD ZONE 1

	PERMITTED/REQUIRED	PROVIDED
MAXIMUM BUILDING HEIGHT 25.13.05 (b)	300 FT ²	135.25 FT
MINIMUM OPEN AREA 25.13.05 (b)	15% (2,722 SF)	27% (4,920 SF) ³
MINIMUM PUBLIC USE SPACE 25.13.05 (b)	0%4	N/A
MINIMUM LOT WIDTH AT FRONT LOT LINE: 25.13.05 (b)	10 FT	296 FT (MARYLAND AVE)
PUBLIC RIGHT-OF-WAY ABUTTING SETBACK: 25.13.05 (b)	NONE REQ'D.	0 FT
MINIMUM SIDE YARD SETBACK: 25.13.05 (b)	NONE REQUIRED ⁵	N/A
MINIMUM REAR YARD SETBACK: 25.13.05 (b)	NONE REQUIRED ⁶	N/A
MINIMUM AUTO SPACES: 25.16.03	PARKING WAVER REQUESTED	0 SPACES
MINIMUM BICYCLE SPACES - SHORT TERM: 25.16.03	3 SPACES	6 SPACES
MINIMUM BICYCLE SPACES - LONG TERM:	49 SPACES	49 SPACES OR MORE

- <u>FOOTNOTES</u>

 1. DESIGNATED EQUIVALENT ZONE FOR PD-RCI IS THE MXTD ZONE.
 2. PURSUANT TO AMENDED SECTION 25.14.35 UNDER TXT2025-00269, THE MAXIMUM BUILDING HEIGHT FOR PROPERTIES WITHIN THE CORE CHARACTER AREA FLOATING ZONE IS 200 FEET TO THE HIGHEST POINT OF THE FLAT ROOF FROM THE APPROVED STREET GRADE OPPOSITE THE MIDDLE OF THE FRONT OF THE BUILDING (MARYLAND AVENUE), WITH AN ADDITIONAL 100 FEET OF HEIGHT ALLOWED FOR RESIDENTIAL DEVELOPMENTS WITH 20% OR MORE AFFORDABLE HOUSING. SINCE THE PROJECT IS
- 100% AFFORDABLE HOUSING THE MAXIMUM HEIGHT IS 300' 3. SEE OPEN AREA EXHIBIT FOR BACKUP. IN ADDITION, THE PROPERTY IS PART OF THE ORIGINAL COMPREHENSIVE PLAN OF THE PDP94-001 THAT IMPROVED AND DEDICATED A COMPREHENSIVE LINKED SET OF OPEN SPACES AND FUNCTIONAL GATHERING AREAS FROM THE EAST JEFFERSON
- STREET AND THE RED BRICK COURTHOUSE PARK AREAS UP TO PROMENADE PARK AT THE TIME OF ORIGINAL DEVELOPMENT OF THE BLOCKS, IN LIEU OF SMALL OPEN SPACES ON EACH BLOCK. 4. AS NOTED IN 25.17.01.e, THE PROJECT IS EXEMPT FROM PUBLIC USE REQUIREMENTS SINCE THIS IS A 100% AFFORDABLE HOUSING PROJECT.
- 5. PROJECT IS A CORNER LOT AND THE PROPERTY AT PARCEL C-3, IS A COMMERCIAL USE AND IS LESS THAN 45' TALL. THEREFORE NO SIDE SETBACK REQUIRED. 6. PARCEL 4-C HAS A COMMERCIAL USE. THEREFORE THERE ARE NO REAR SETBACKS. 7. CONCURRENT WITH THIS APPLICATION, THE APPLICANT IS SUBMITTING A WAIVER REQUEST TO PURSUE FLEXIBLE PARKING STANDARDS PURSUANT TO SECTION 25.16.03.h.1 OF THE ZONING

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EVISIONS						
0.	DESCRIPTION	DATE				

TAX MAP GR342

PLAT 20464 4TH ELECTION DISTRICT MONTGOMERY COUNTY MARYLAND

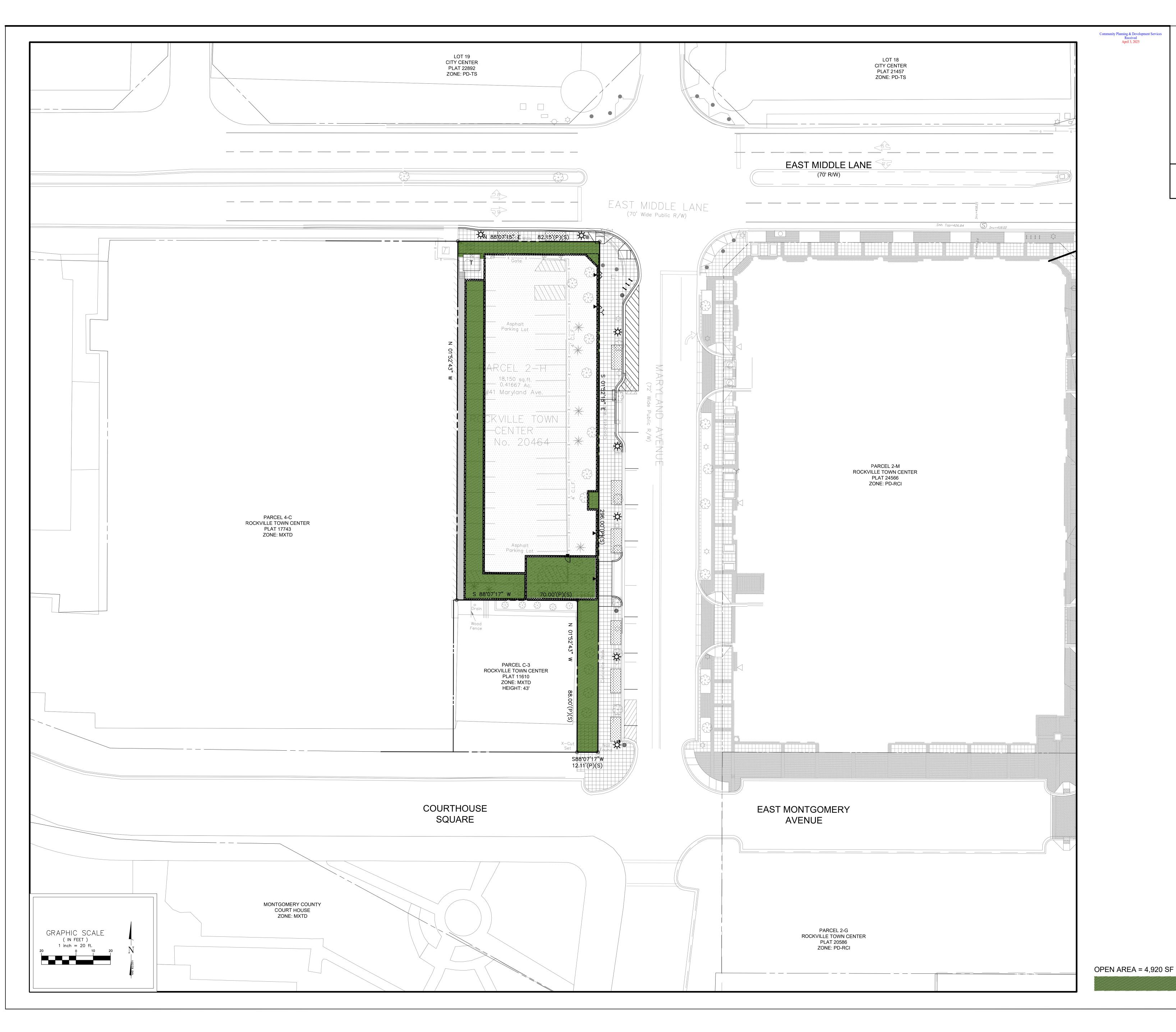
PARCEL 2-H **ROCKVILLE** TOWN CENTER

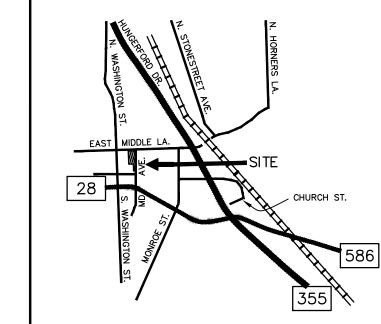
PROJ. MGR	KJF
DRAWN BY	KJF
SCALE	1"= 25
DATE	04/01/2025

MOMENTUM AT ROCKVILLE STATION

PROJECT PLAN

PJ2.01 PROJECT NO. 24.271.11





VICINITY MAP SCALE 1" = 2,000'

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

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REVISIONS

NO. DESCRIPTION DATE

TAX MAP GR342 WSSC 21:
PLAT 20464

4TH ELECTION DISTRICT MONTGOMERY COUNTY MARYLAND

PARCEL 2-H
ROCKVILLE
TOWN CENTER

 PROJ. MGR
 KJH

 DRAWN BY
 KJH

 SCALE
 1"= 20'

 DATE
 04/01/2025

MOMENTUM AT ROCKVILLE STATION

OPEN AREA EXHIBIT

PROJECT NO. 24.271.11

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- A-02 SITE PLAN
- A-03 GROUND LEVEL
- A-05 LEVEL 2
- A-06 TYPICAL LEVEL

- A-13 PERSPECTIVES
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- A-18 PERSPECTIVES



A-07 - ROOF LEVEL

A-08 - ELEVATION

A-09 - ELEVATION A-10 - ELEVATION

A-11 - ELEVATION

A-12 - SECTION

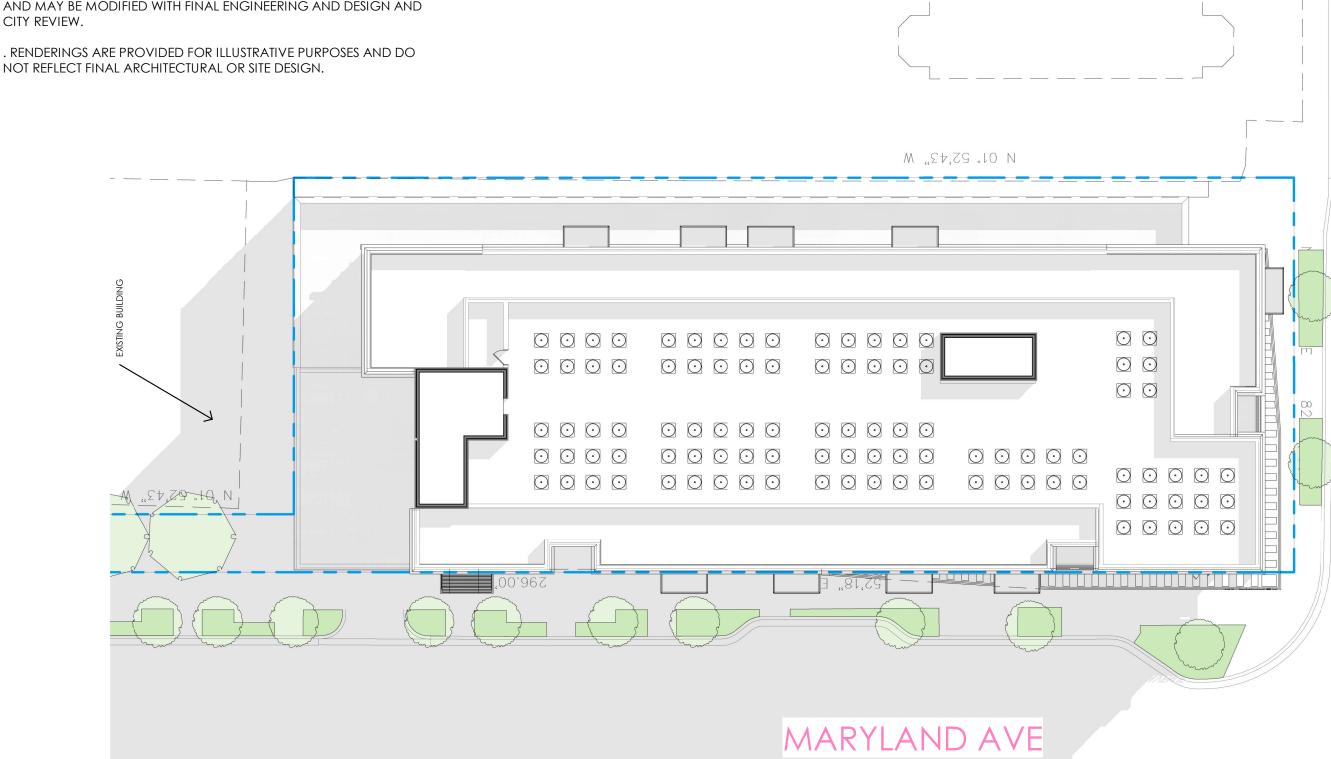
A-19 - PERSPECTIVES





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



MARYLAND AVE

ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

ARCHITECTURAL SITE PLAN

10'

SCALE: 1" = 20'-0" 3/31/2025 6:16:52 PM



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



41 MARYLAND AVE

ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT



10'



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10'

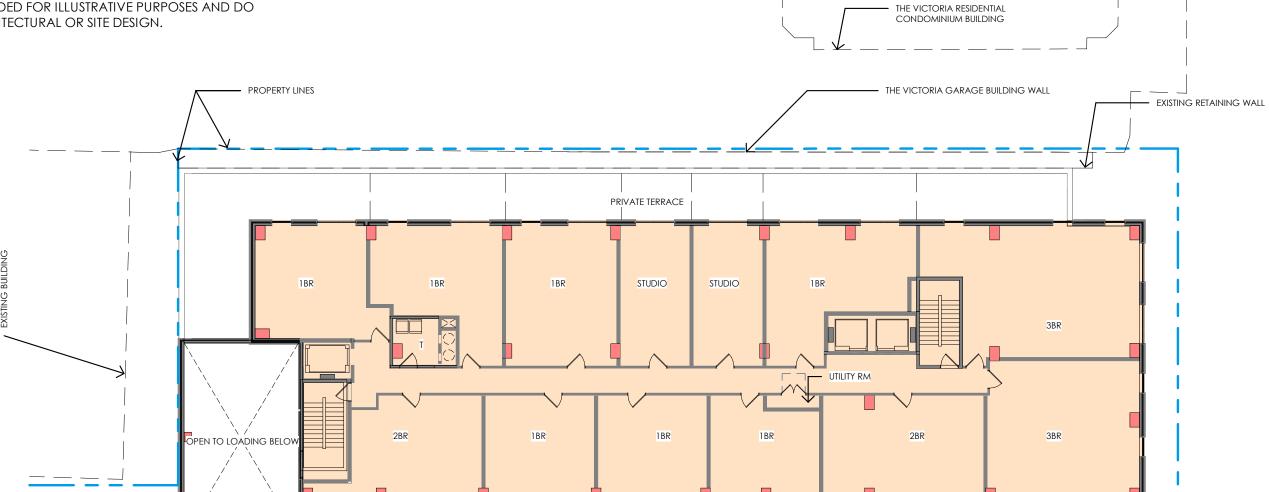
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<u>LEGEND</u>

RESIDENTIAL

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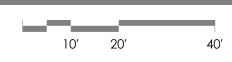
LEVEL 2 PLAN SCALE: 1" = 20'-0"



41 MARYLAND AVE

ROCKVILLE, MD 20850

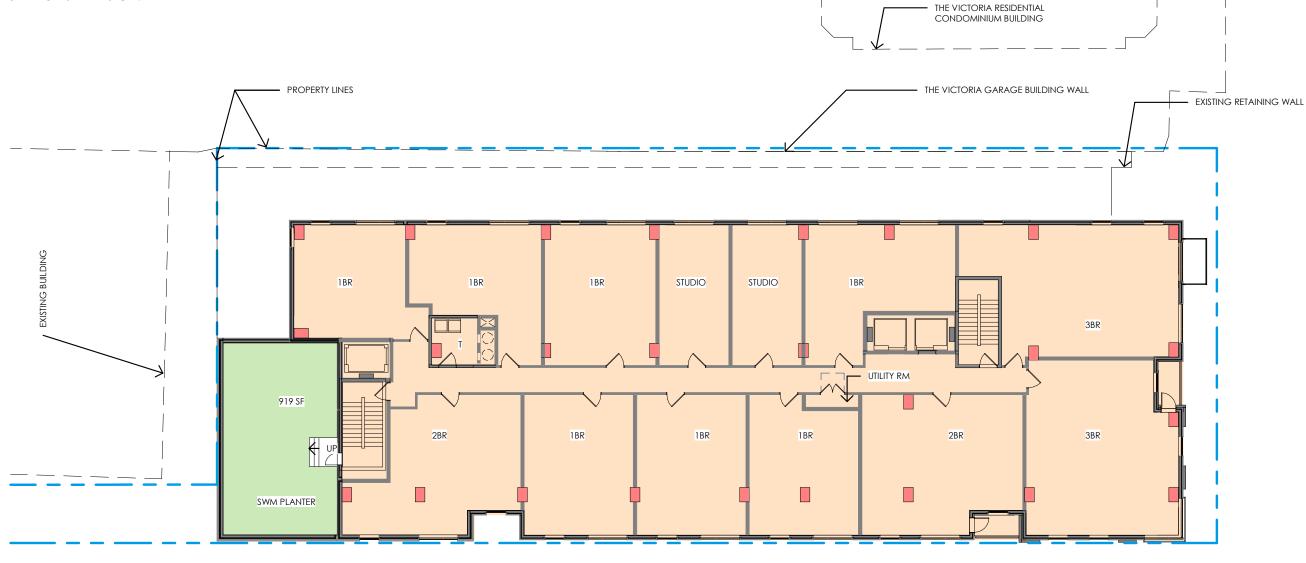
PROJECT PLAN CONCEPT



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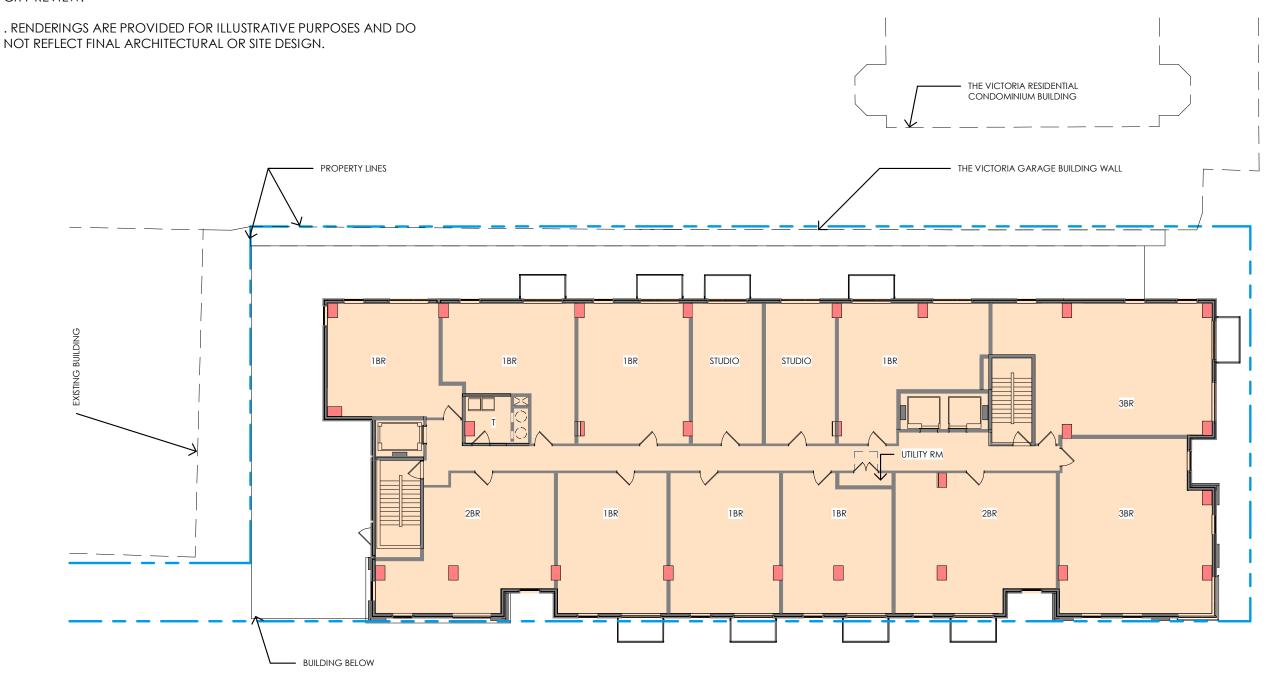


LEVEL 3 SCALE: 1" = 20'-0"





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<u>LEGEND</u>

RESIDENTIAL

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





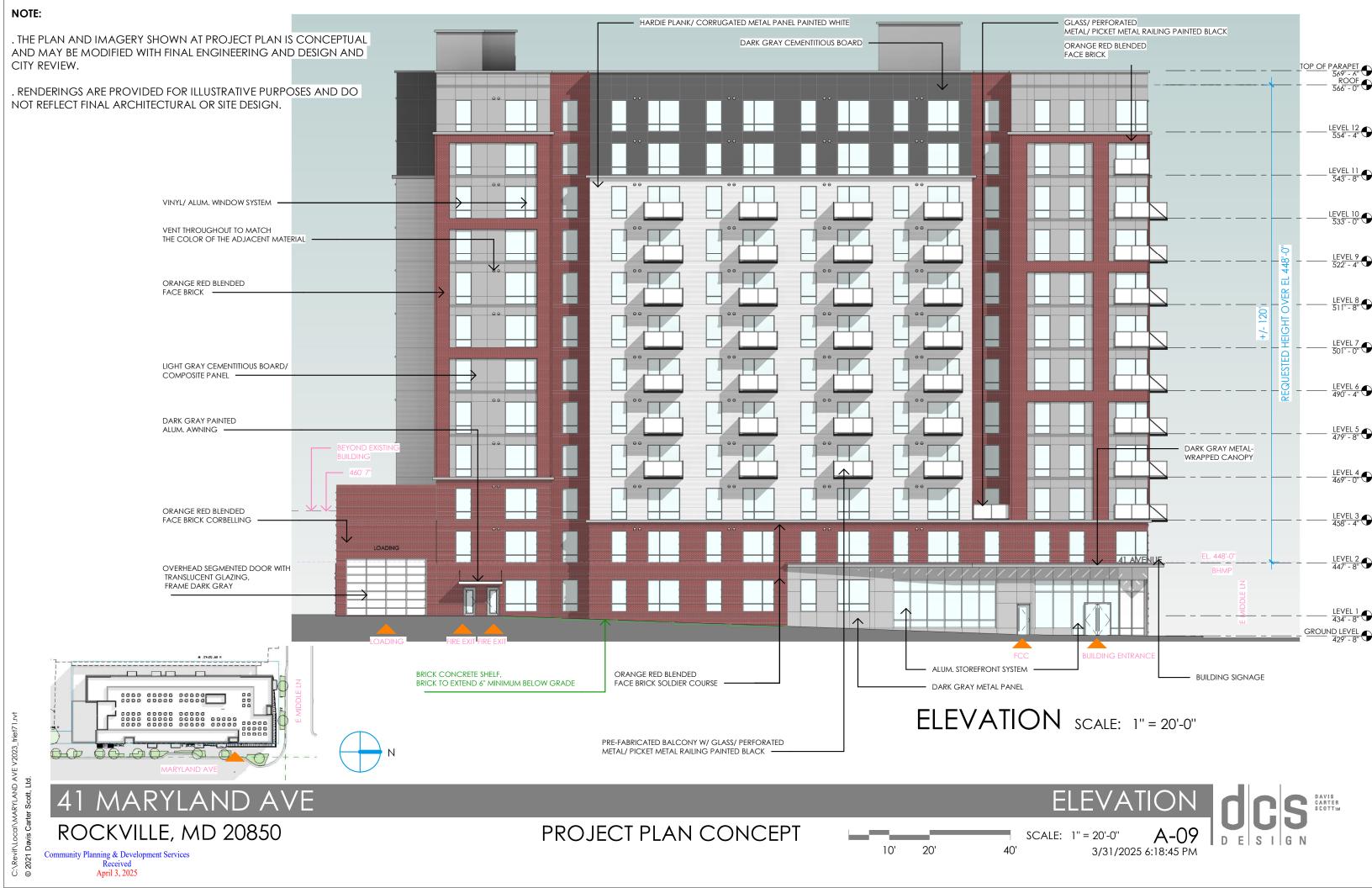
. RENDERINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES AND DO NOT REFLECT FINAL ARCHITECTURAL OR SITE DESIGN. THE VICTORIA RESIDENTIAL CONDOMINIUM BUILDING THE VICTORIA GARAGE BUILDING WALL EXISTING RETAINING WALL PROPERTY LINES \odot \bigcirc \bigcirc \bigcirc \bigcirc \bigcirc \bigcirc 00000 \odot \bigcirc \bigcirc \bigcirc \bigcirc \bigcirc \bigcirc \bigcirc \bigcirc \bigcirc \odot \bigcirc \bigcirc \bigcirc \bigcirc \bigcirc \bigcirc 0 0 0 0 \bigcirc \bigcirc \bigcirc \bigcirc \bigcirc 0 0 0 0

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



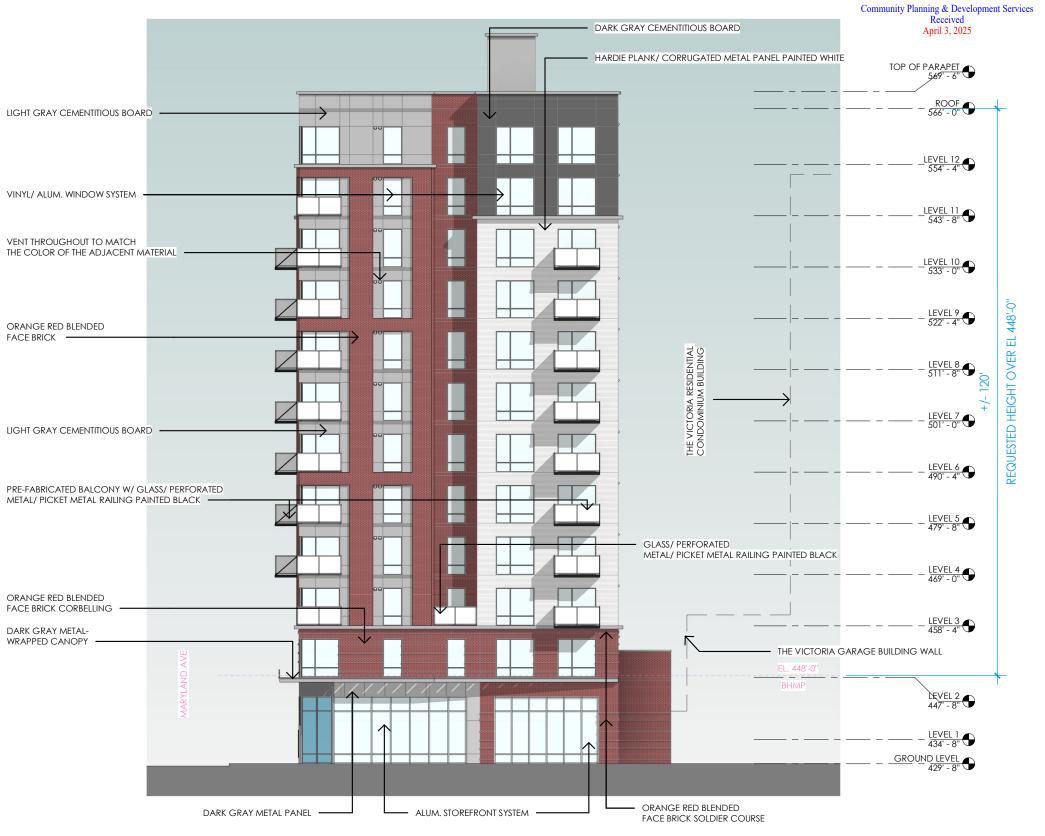






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ELEVATION SCALE: 1" = 20'-0"



MARYLAND AVE

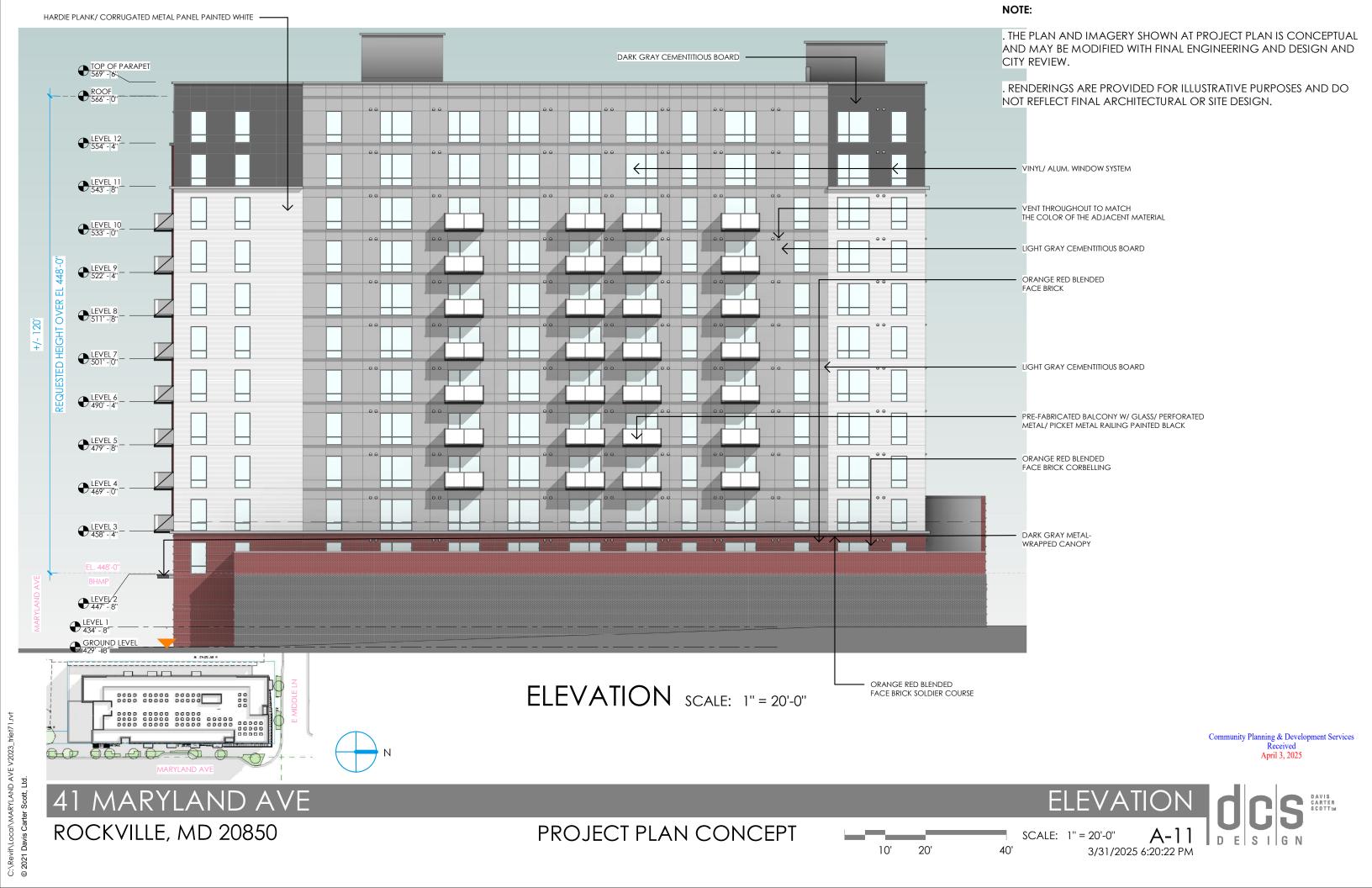
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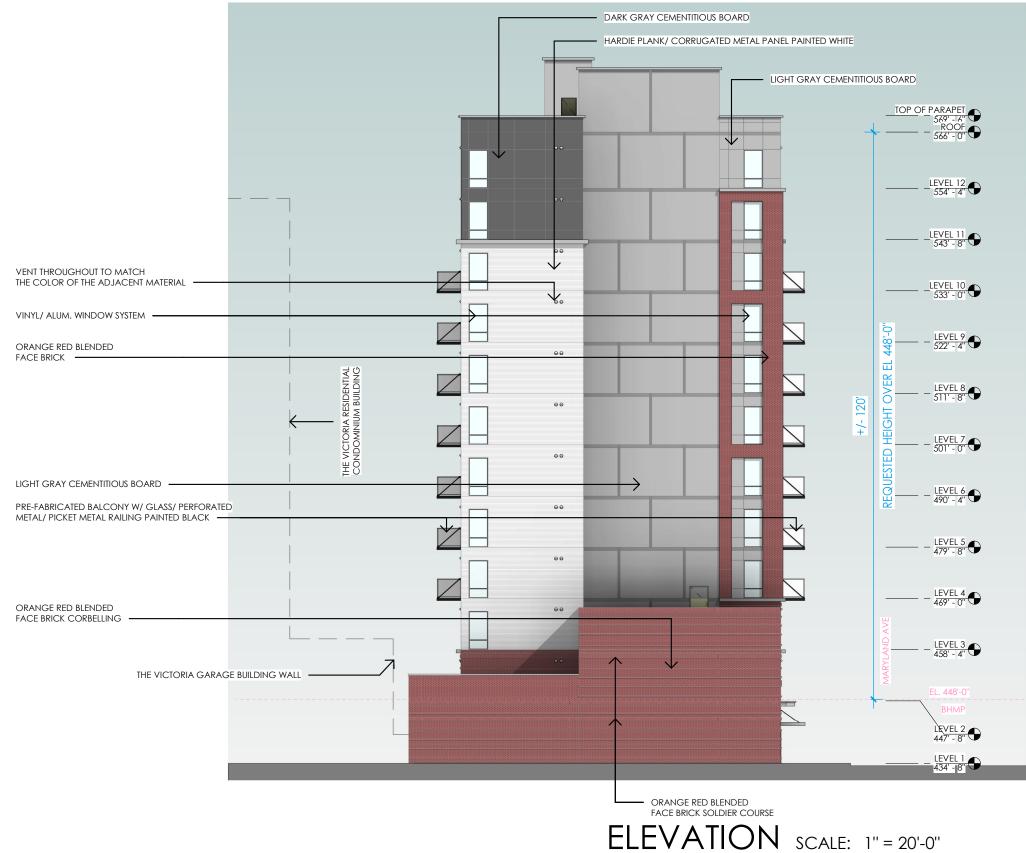
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MARYLAND AVE

ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT



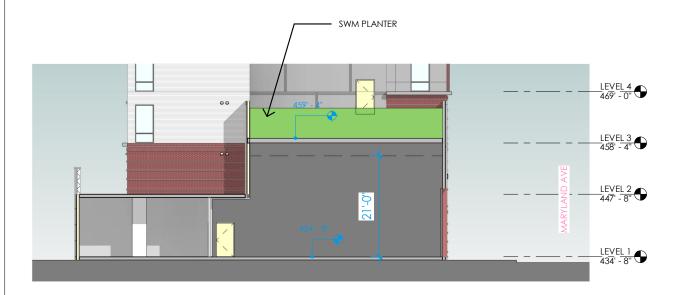
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10'

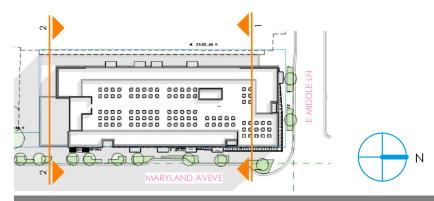


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SECTION 2 SCALE: 1" = 20'-0"



TOP OF PARAPET LEVEL 12 554' - 4" LEVEL 11 543' - 8" LEVEL 10 533' - 0" LEVEL 7 501' - 0" LEVEL 6 490' - 4" LEVEL 5 479' - 8" LEVEL 4 469' - 0" THE VICTORIA GARAGE BUILDING WALL LEVEL 2 447' - 8" GROUND LEVEL 429' - 8"

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

41 MARYLAND AVE

ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

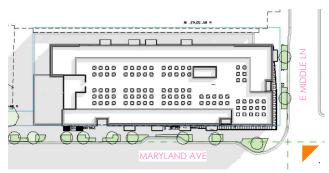


SCALE: 1" = 20'-0" A-13 3/31/2025 6:22:00 PM



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ROCKVILLE, MD 20850

3/31/2025 6:22:04 PM



PROJECT PLAN CONCEPT



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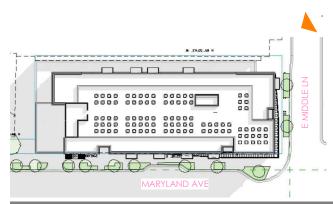


ROCKVILLE, MD 20850



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ROCKVILLE, MD 20850

PERSPECTIVES

A-17

A-17

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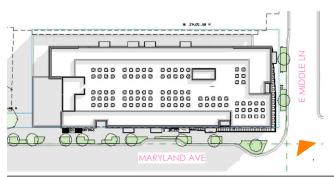
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41 MARYLAND AVE

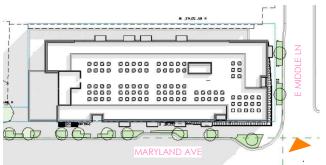
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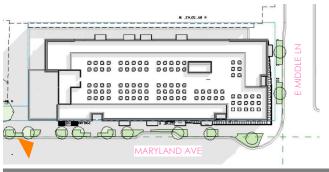


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MARYLAND AVE

