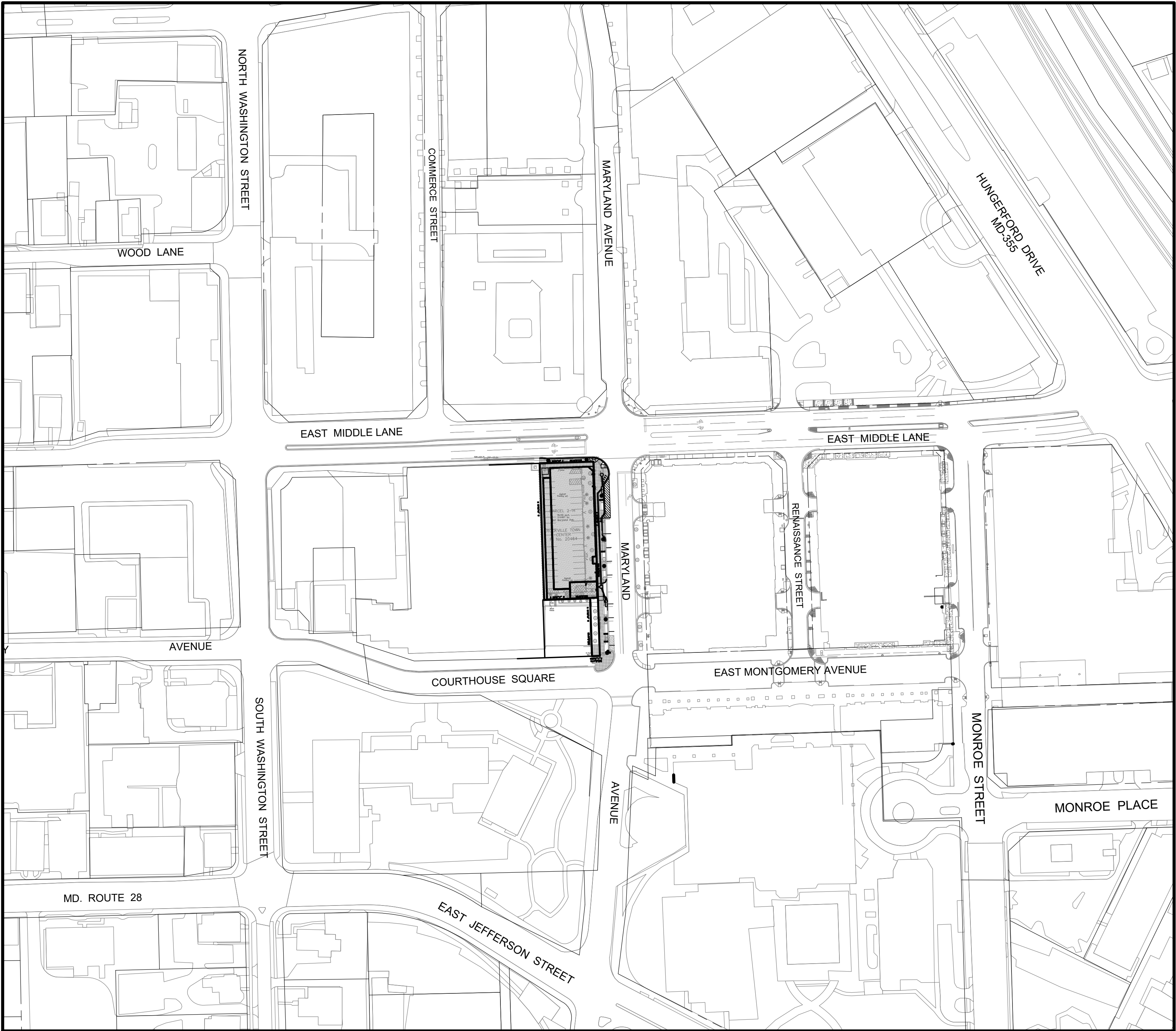
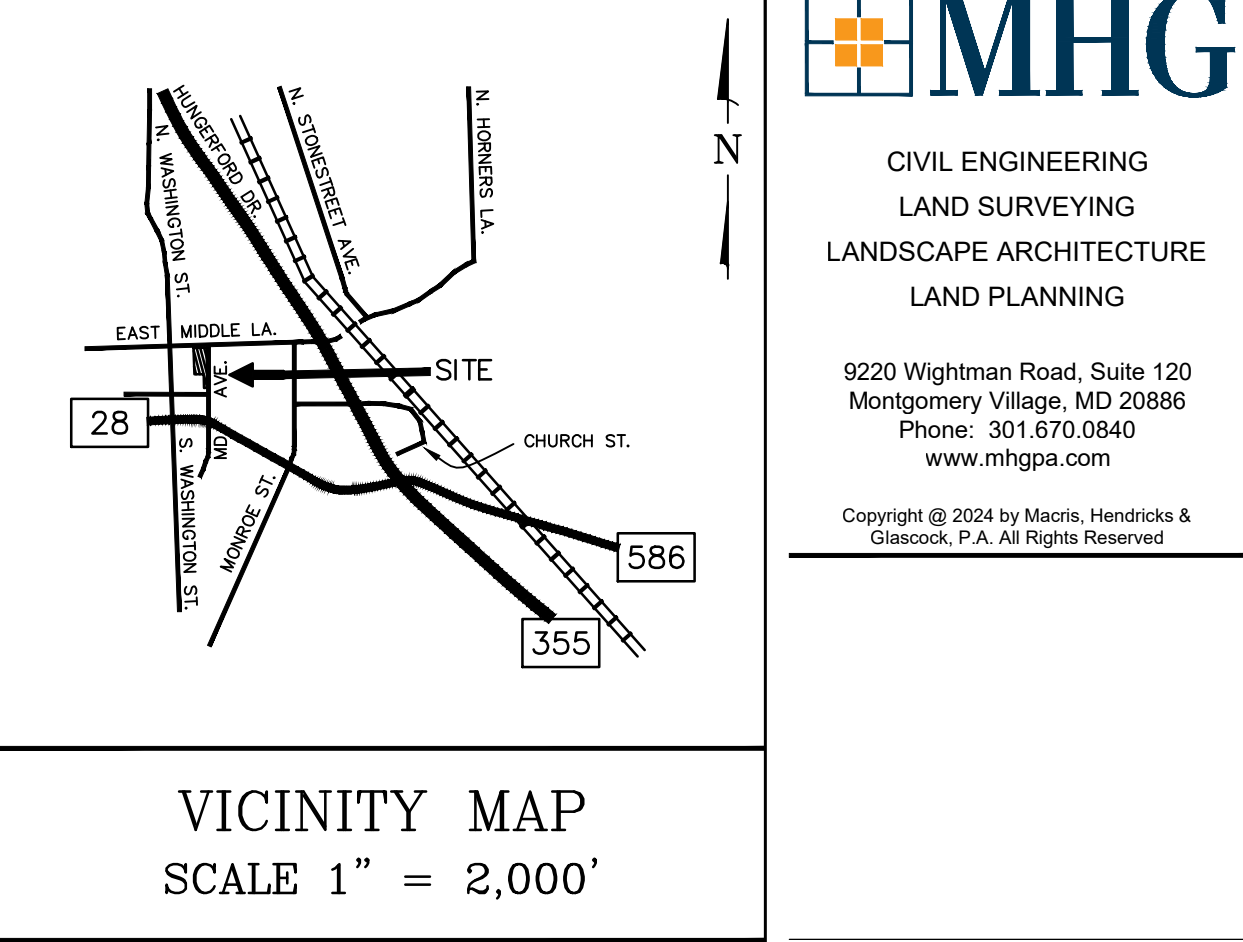
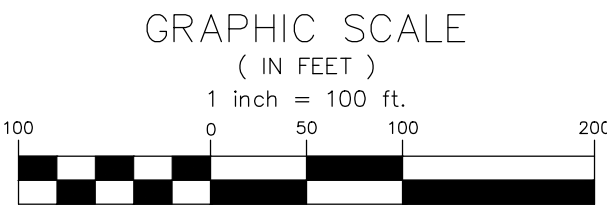


MOMENTUM AT ROCKVILLE STATION
ROCKVILLE TOWN CENTER
PARCEL 2-H
41 MARYLAND AVENUE
PJ#2025-XXXXX



SURROUNDING AREA MAP



PROJECT TEAM

PROPERTY OWNER
COMSTOCK 41 MARYLAND, LLC
1900 RESTON METRO PLZ, 10TH FL
RESTON VA 20190
CONTACT: ROBERT DEMCHAK
RDEMCHAK@COMSTOCK.COM

LAND USE ATTORNEY
SHULMAN ROGERS PA
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POTOMAC, MD 20854
CONTACT: NANCY REGELEN
NREGELEN@SHULMANROGERS.COM

TRAFFIC ENGINEER
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WASHINGTON, DC 20036
CONTACT: WILL ZEID
WILLIAM.ZEID@GOROVESLAD.COM

CIVIL ENGINEER
MHG
9220 WIGHTMAN ROAD, SUITE 120
MONTGOMERY VILLAGE, MD 20832
CONTACT: KYLE HUGHES
KHUGHES@MHGPA.COM

LANDSCAPE ARCHITECT
MHG
9220 WIGHTMAN ROAD, SUITE 120
MONTGOMERY VILLAGE, MD 20832
CONTACT: KYLE HUGHES
KHUGHES@MHGPA.COM

ARCHITECT
DAVIS CARTER SCOTT LTD DESIGN
8514 WESTWOOD CENTER DRIVE, #800
TYSONS, VA 22182
CONTACT: F. DOUGLAS CARTER, AIA
DCARTER@DC-DESIGN.COM

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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LANDSCAPE ARCHITECTURE
LAND PLANNING
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.870.0940
www.mhgapa.com
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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	04/01/2025

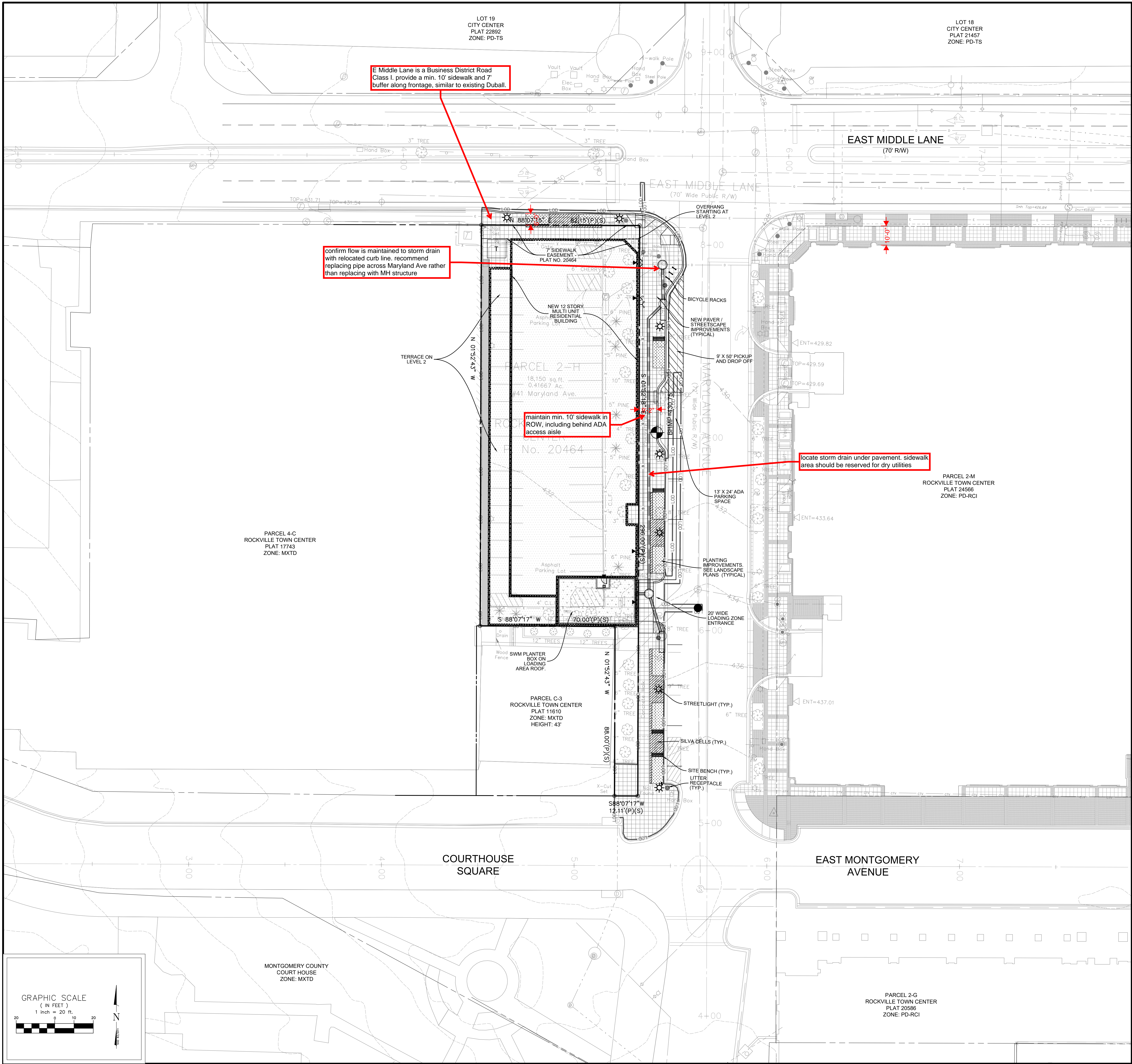
MOMENTUM AT
ROCKVILLE STATION

PROJECT PLAN
COVER SHEET

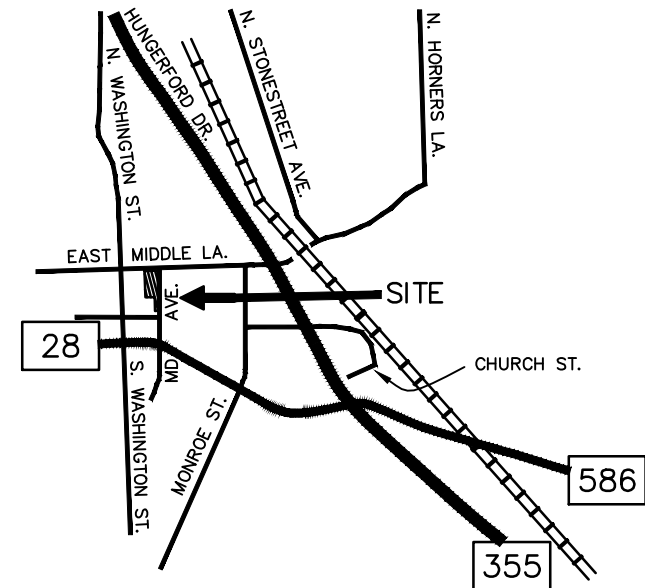
PJ0.01

PROJECT NO. 24.271.11

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Community Planning & Development Services
Revised
April 3, 2025



VICINITY MAP
SCALE 1" = 2,000'

SITE DATA	
SUBJECT PROPERTIES:	PARCEL 2-H ROCKVILLE TOWN CENTER PLAT 20464
PROPERTY ADDRESSES:	41 MARYLAND AVENUE
TAX ID NUMBERS:	04-03198603
PROPERTY OWNER:	COMSTOCK 41 MARYLAND, LLC 1900 RESTON METRO PLAZA, 10TH FLOOR RESTON, VA 20190
EXISTING / PROPOSED SITE AREA:	18,150 SF (0.41667 AC)
ZONING CLASSIFICATION:	PD-RCI (ROCKVILLE CENTER INO) & TOWN CENTER PERFORMANCE OVERLAY
EXISTING USES:	SURFACE PARKING LOT
PROPOSED USES:	MULTIFAMILY RESIDENTIAL (147 UNITS TOTAL)

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

GENERAL NOTES

- 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.
- EXISTING UTILITIES SHOWN ARE BASED ON VISIBLE SURVEYED APPURTENANCES, MARKINGS BY MISS UTILITY, ACCESSIBLE STRUCTURES AND PLANS OF RECORD.
- THE PROPERTY IS WITHIN THE ROCK CREEK WATERSHED.
- THE PROPERTY DOES NOT CONTAIN "WATERS OF THE UNITED STATES", WETLANDS, STREAMS, SEEPS, SPRINGS, FLOODPLAINS OR THEIR ASSOCIATED BUFFERS.
- THE PROPERTY IS NOT IDENTIFIED IN THE CITY OF ROCKVILLE'S HISTORIC BUILDINGS INDEX.
- A NATURAL RESOURCES INVENTORY / FOREST STAND DELINEATION (NR/FSI) FOR THIS PROPERTY WAS SUBMITTED UNDER 2025-24-NRI ON 12/20/2024.
- THE PROPERTY IS WITHIN THE CITY OF ROCKVILLE WATER AND SEWER SERVICE AREA.
- REFER TO FINAL SITE PLAN FOR GRADING, UTILITIES AND ADDITIONAL SITE DEVELOPMENT DETAILS.

DEVELOPMENT STANDARDS - PD-RCI/MXTO ZONE¹

	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% (4,820 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 ⁵		N/A
MINIMUM AUTO SPACES: 25.16.03	PARKING WAIVER REQUESTED		0 SPACES
MINIMUM BICYCLE SPACES - SHORT TERM: 25.16.03	3 SPACES		6 SPACES
MINIMUM BICYCLE SPACES - LONG TERM: 25.16.03	49 SPACES		49 SPACES OR MORE

FOOTNOTES

- DESIGNATED EQUIVALENT ZONE FOR PD-RCI IS THE MXTO ZONE.
- PURSUANT TO AMENDED SECTION 25.14.35 UNDER 1/1/2025-0029, THE MAXIMUM BUILDING HEIGHT FOR PROPERTIES WITHIN THE CORE CHARACTER AREA FLOATING ZONE IS 200 FEET TO THE HIGHEST POINT OF THE PLAT 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 307.
- SEE OPEN AREA EXHIBIT FOR BACKUP. IN ADDITION, THE PROPERTY IS PART OF THE ORIGINAL COMPREHENSIVE PLAN OF THE PD-RCI 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.
- AS NOTED IN 25.17.01.6, THE PROJECT IS EXEMPT FROM PUBLIC USE REQUIREMENTS SINCE THIS IS A 100% AFFORDABLE HOUSING PROJECT.
- 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.
- PARCEL C-4 HAS A COMMERCIAL USE, THEREFORE THERE ARE NO REAR SETBACKS.
- CONCURRENT WITH THIS APPLICATION, THE APPLICANT IS SUBMITTING A WAIVER REQUEST TO PURSUE FLEXIBLE PARKING STANDARDS PURSUANT TO SECTION 25.16.03.1.1 OF THE ZONING ORDINANCE.

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP GR342 WSSC 218NW07
PLAT 20464

4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

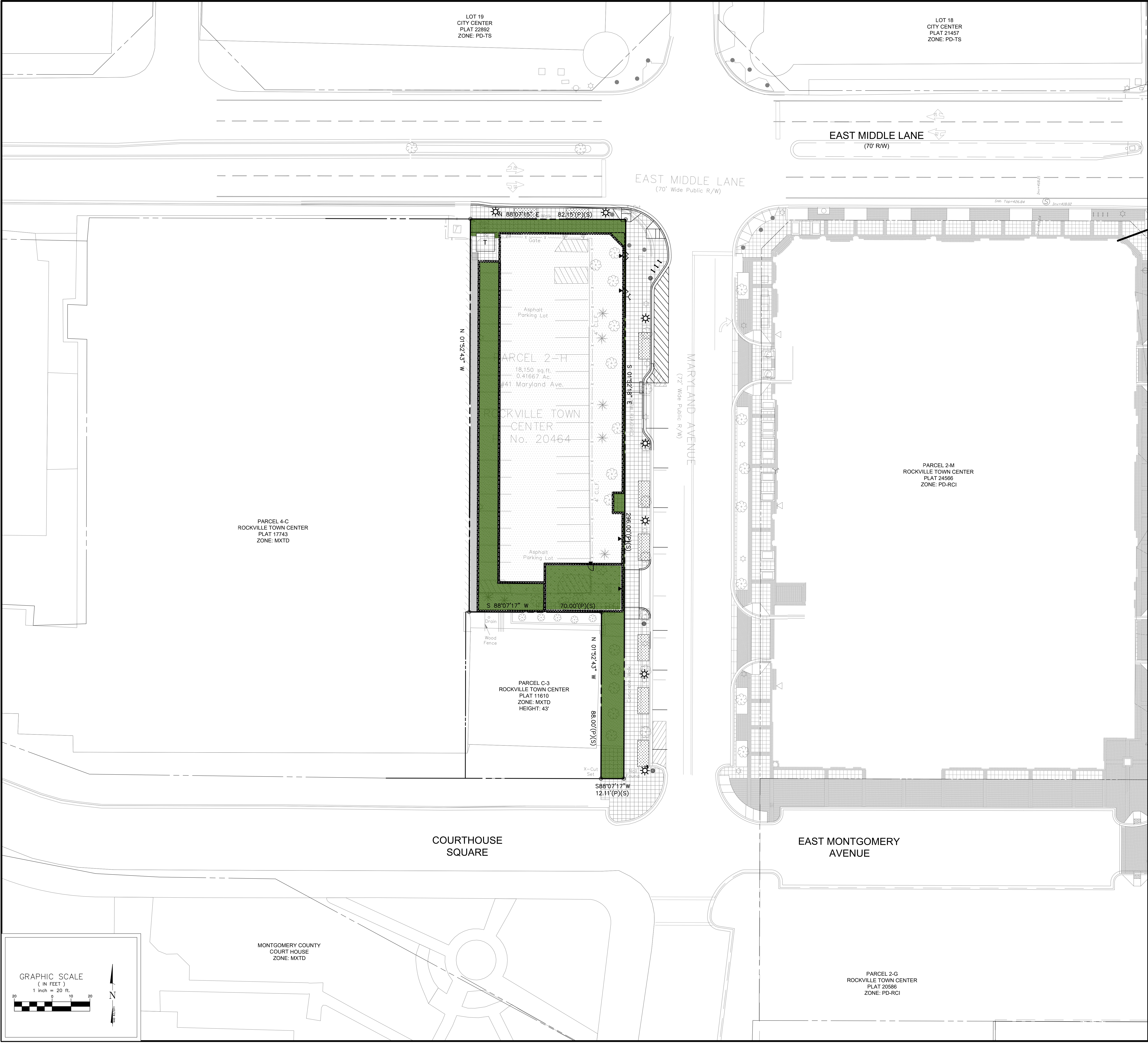
PARCEL 2-H
ROCKVILLE
TOWN CENTER

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

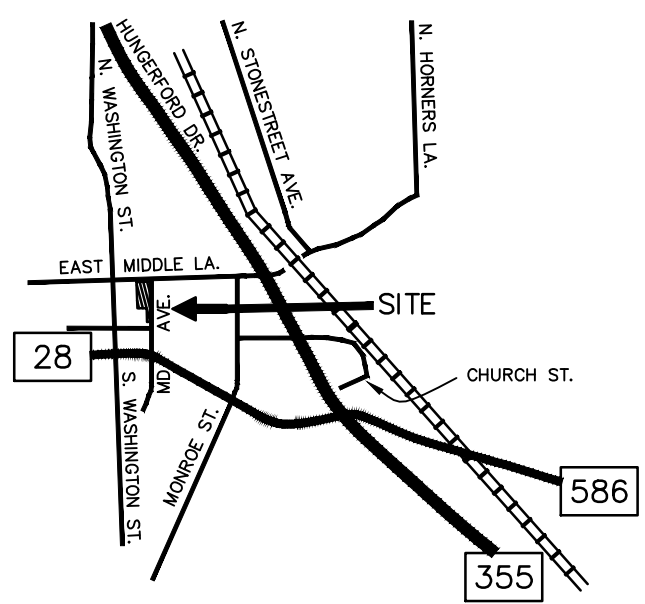
MOMENTUM AT
ROCKVILLE STATION
PROJECT PLAN

PJ2.01
PROJECT NO. 24.271.11

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Community Planning & Development Services
Revised
April 3, 2025



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9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
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Owner: Comstock 41 Maryland, LLC
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Contact: Kirk Salpini
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Email: kas@scgdevelopment.com

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	KJH
SCALE	1"= 20'
DATE	04/01/2025

**MOMENTUM AT
ROCKVILLE STATION**

OPEN AREA EXHIBIT

PJ2.21
PROJECT NO. 24.271.11



Community Planning & Development Services
Received
April 3, 2025

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DRAWING INDEX

- 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

41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

COVER

A-01

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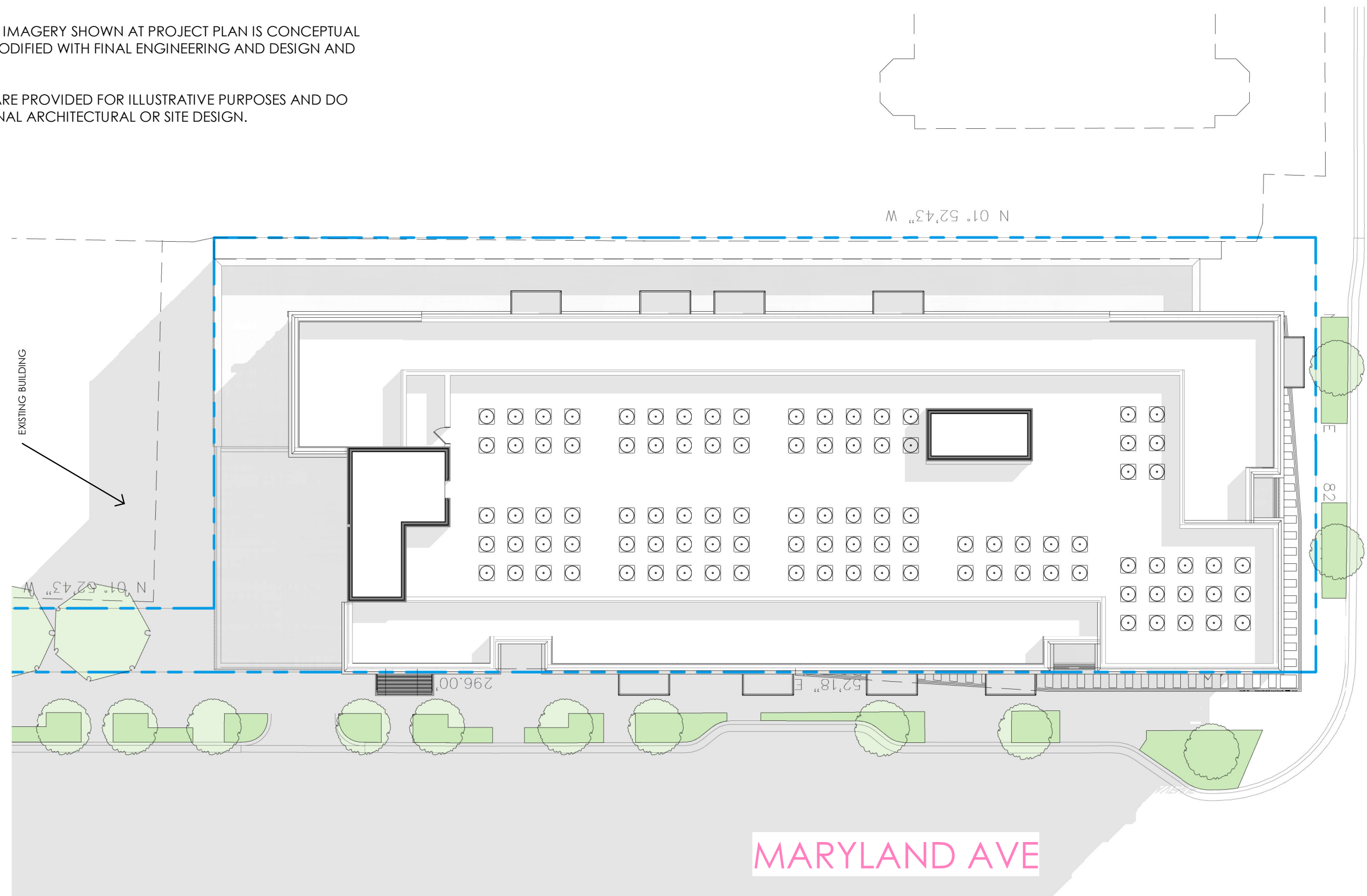
DESIGN

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

41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

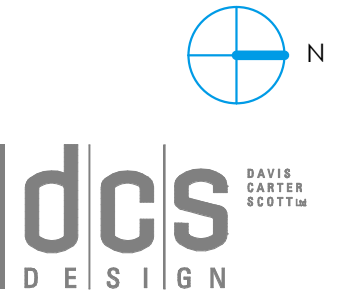
ARCHITECTURAL SITE PLAN

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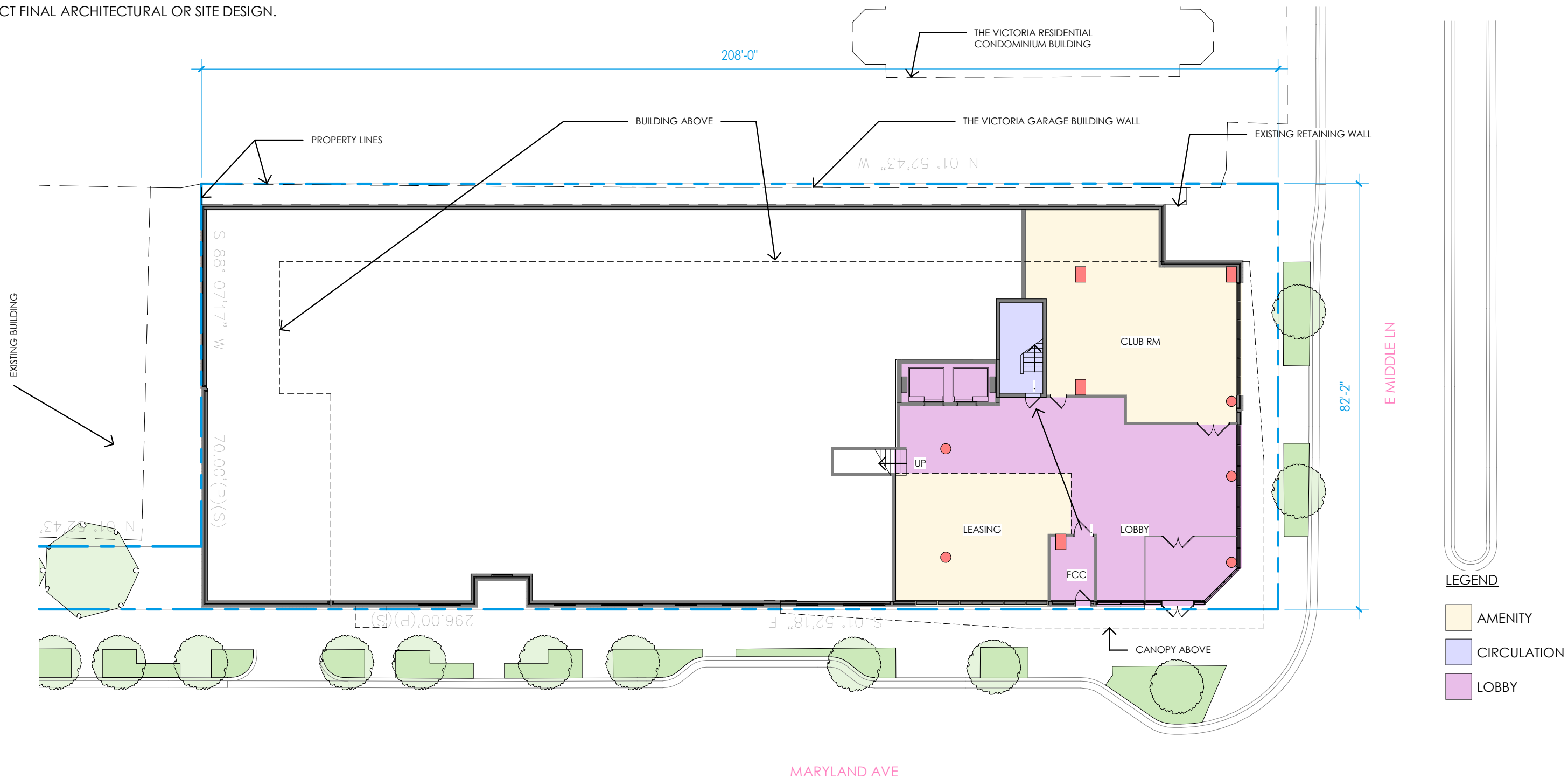
A-02

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10' 20' 40'



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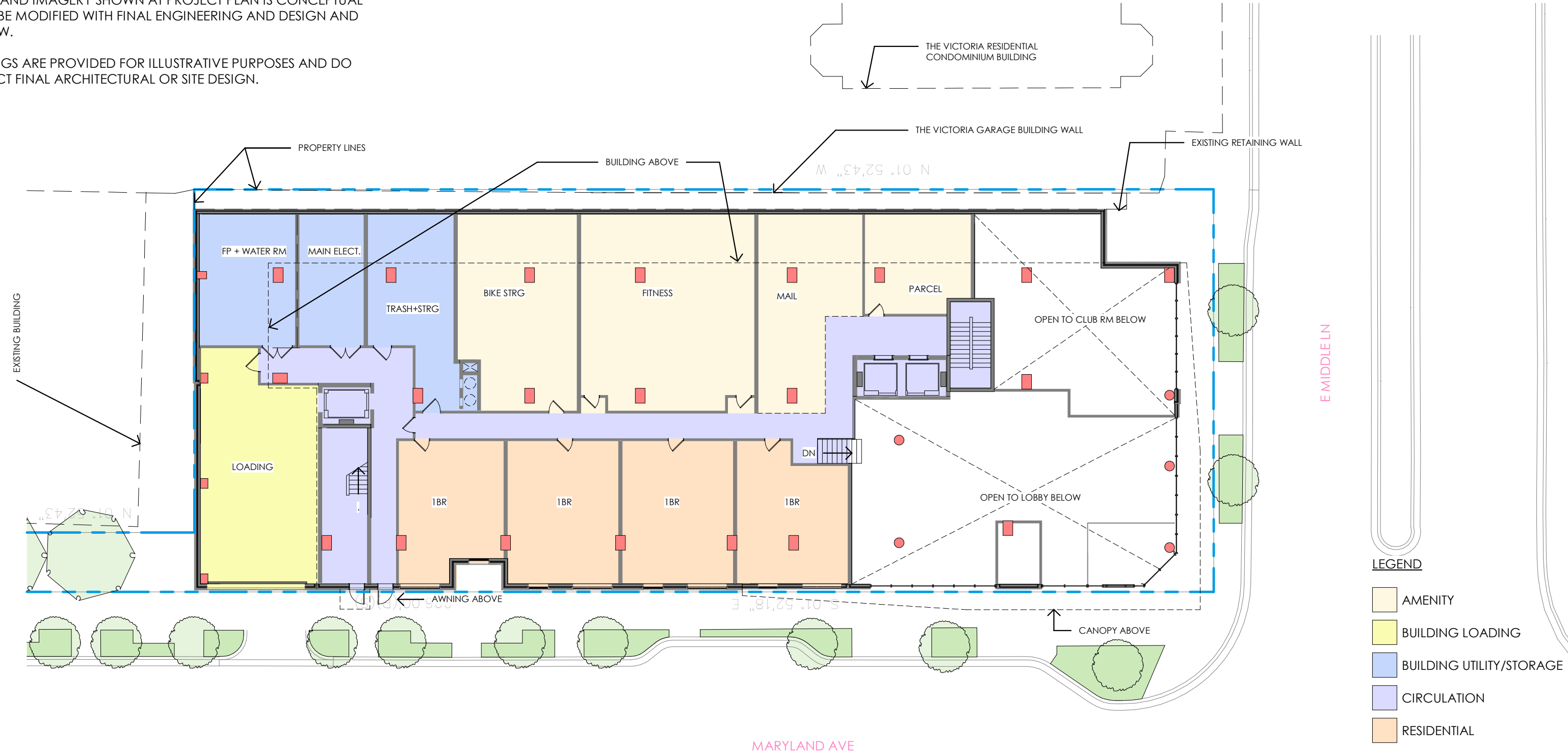
GROUND LEVEL PLAN SCALE: 1" = 20'-0"

41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

GROUND LEVEL PLAN
SCALE: 1" = 20'-0"
A-03
3/31/2025 6:16:57 PM

DAVIS
CARTER
SCOTT LLC



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

41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

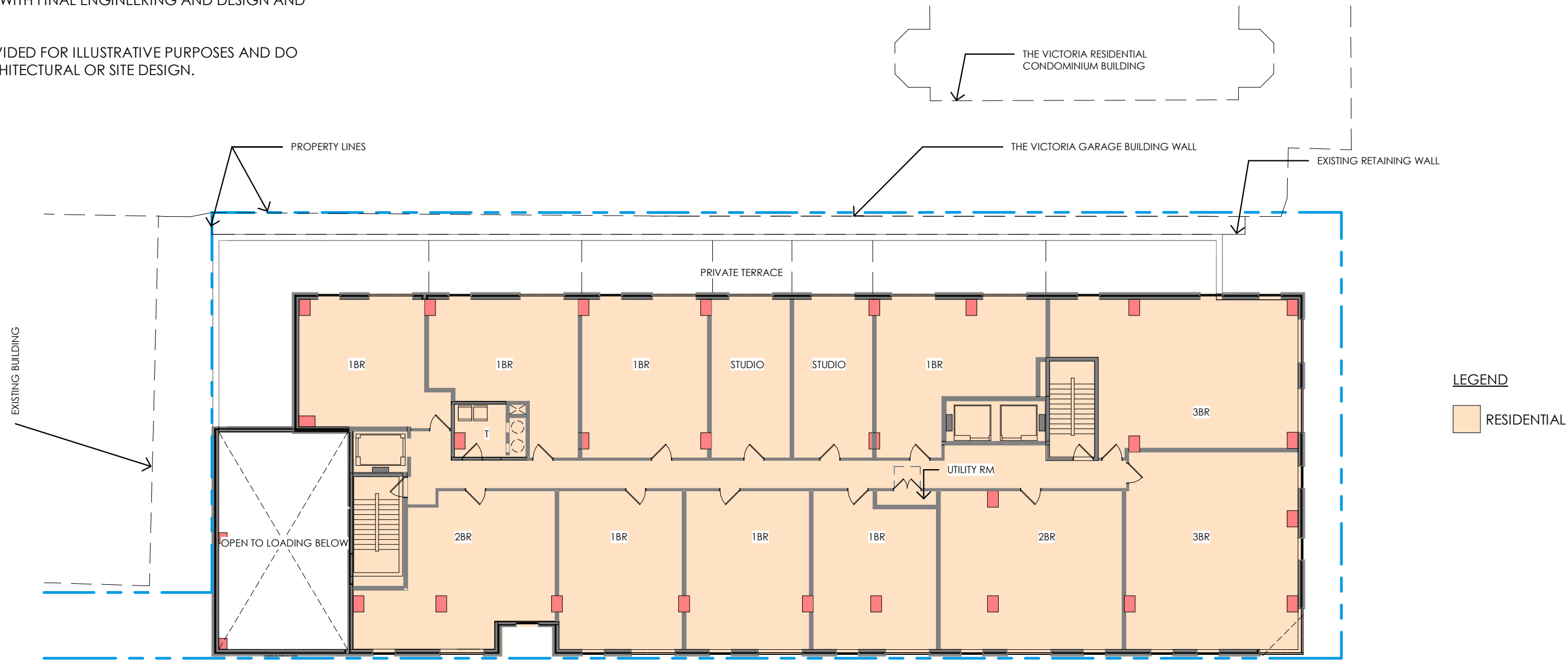
LEVEL 1 PLAN
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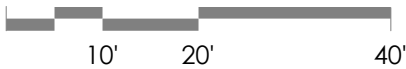


LEVEL 2 PLAN SCALE: 1" = 20'-0"

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ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

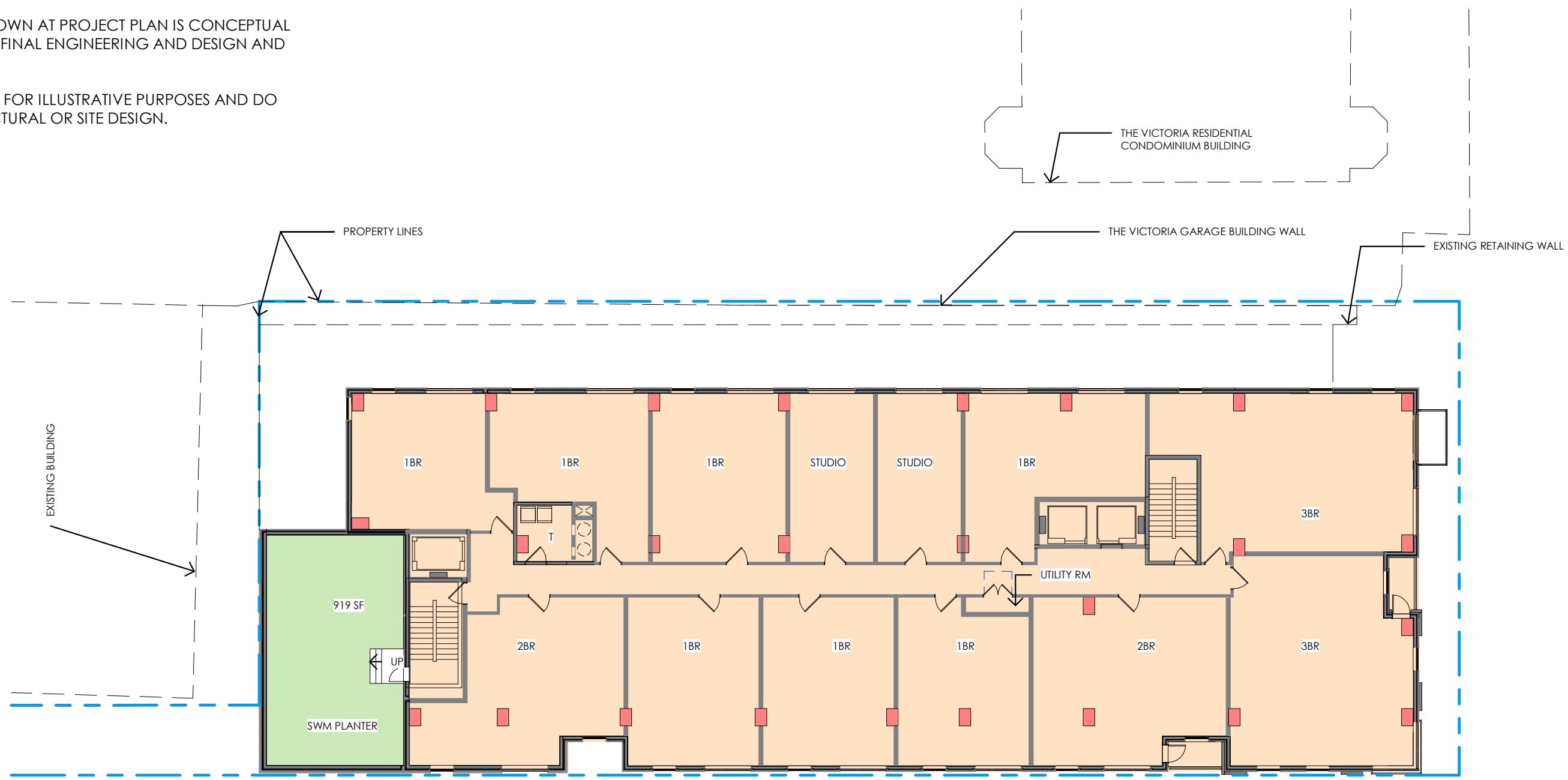


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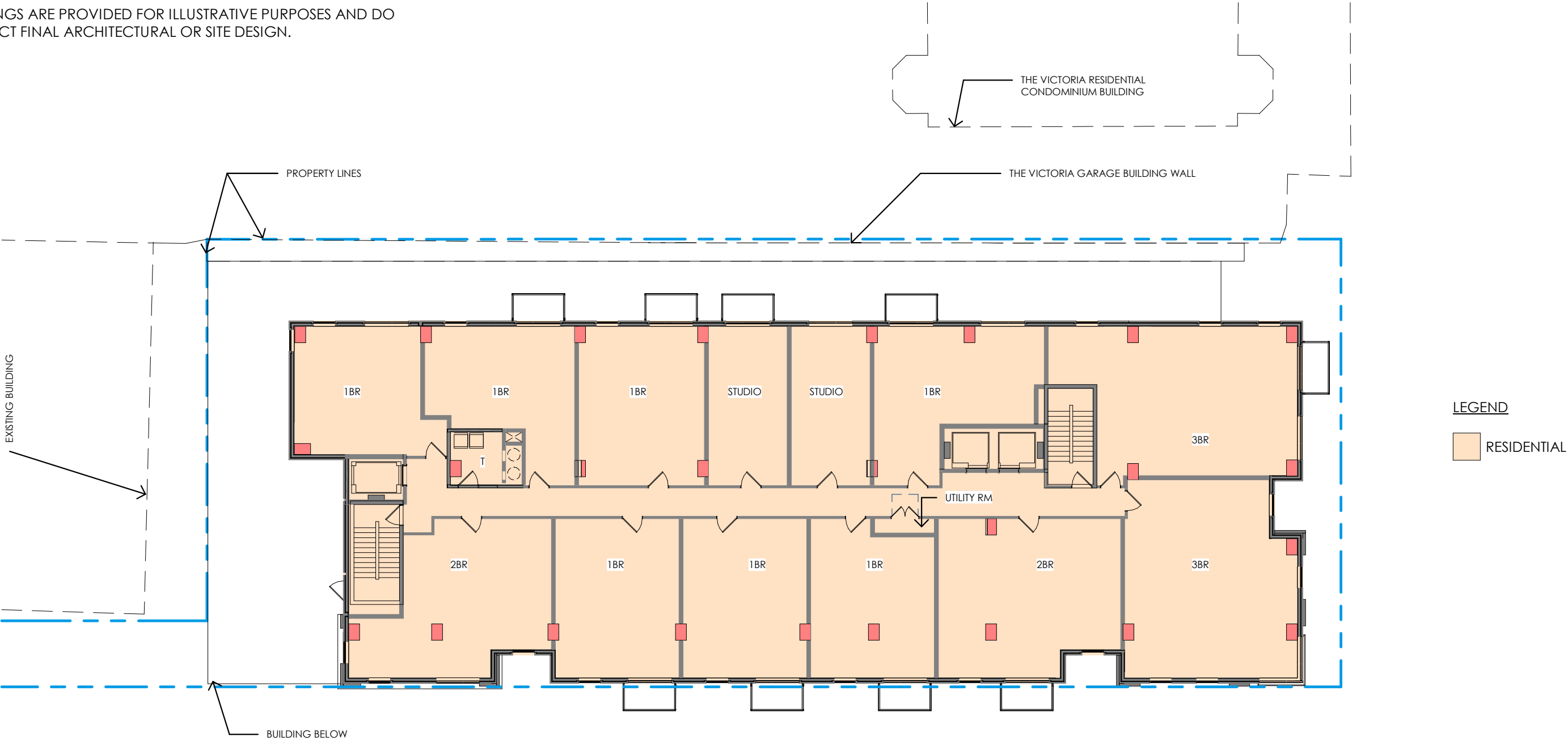
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LEVEL 3 SCALE: 1" = 20'-0"

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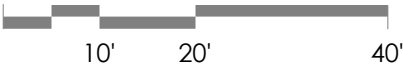
TYPICAL LEVEL PLAN SCALE: 1" = 20'-0"

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ROCKVILLE, MD 20850

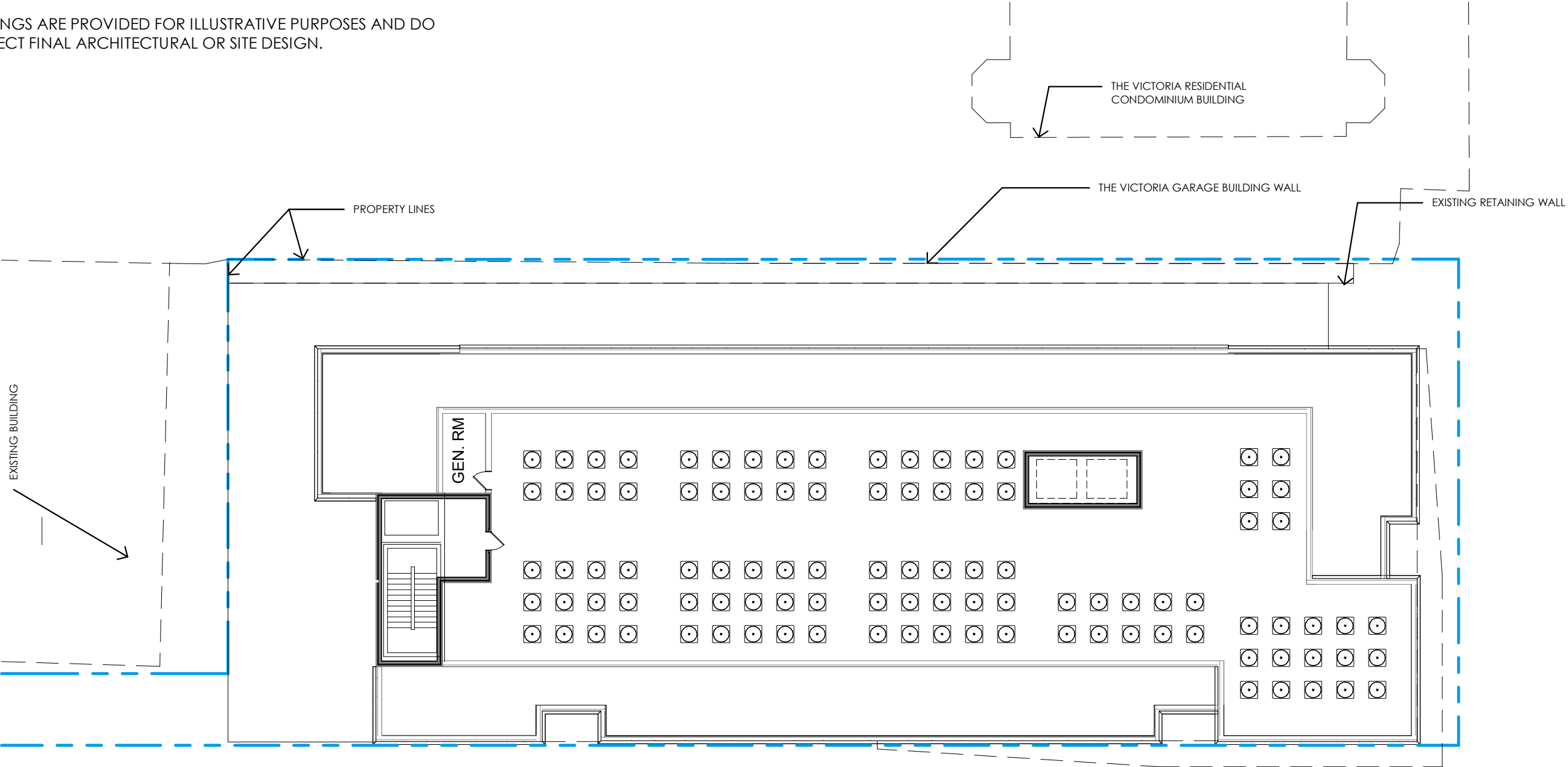
PROJECT PLAN CONCEPT

TYPICAL LEVEL PLAN



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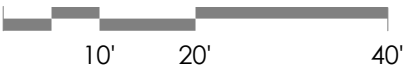


ROOF PLAN SCALE: 1" = 20'-0"

41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

ROOF LEVEL PLAN



SCALE: 1" = 20'-0" A-08
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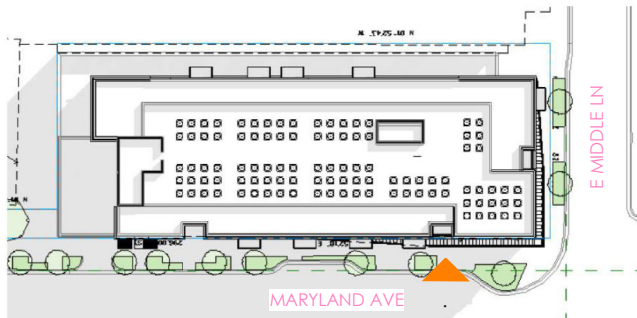
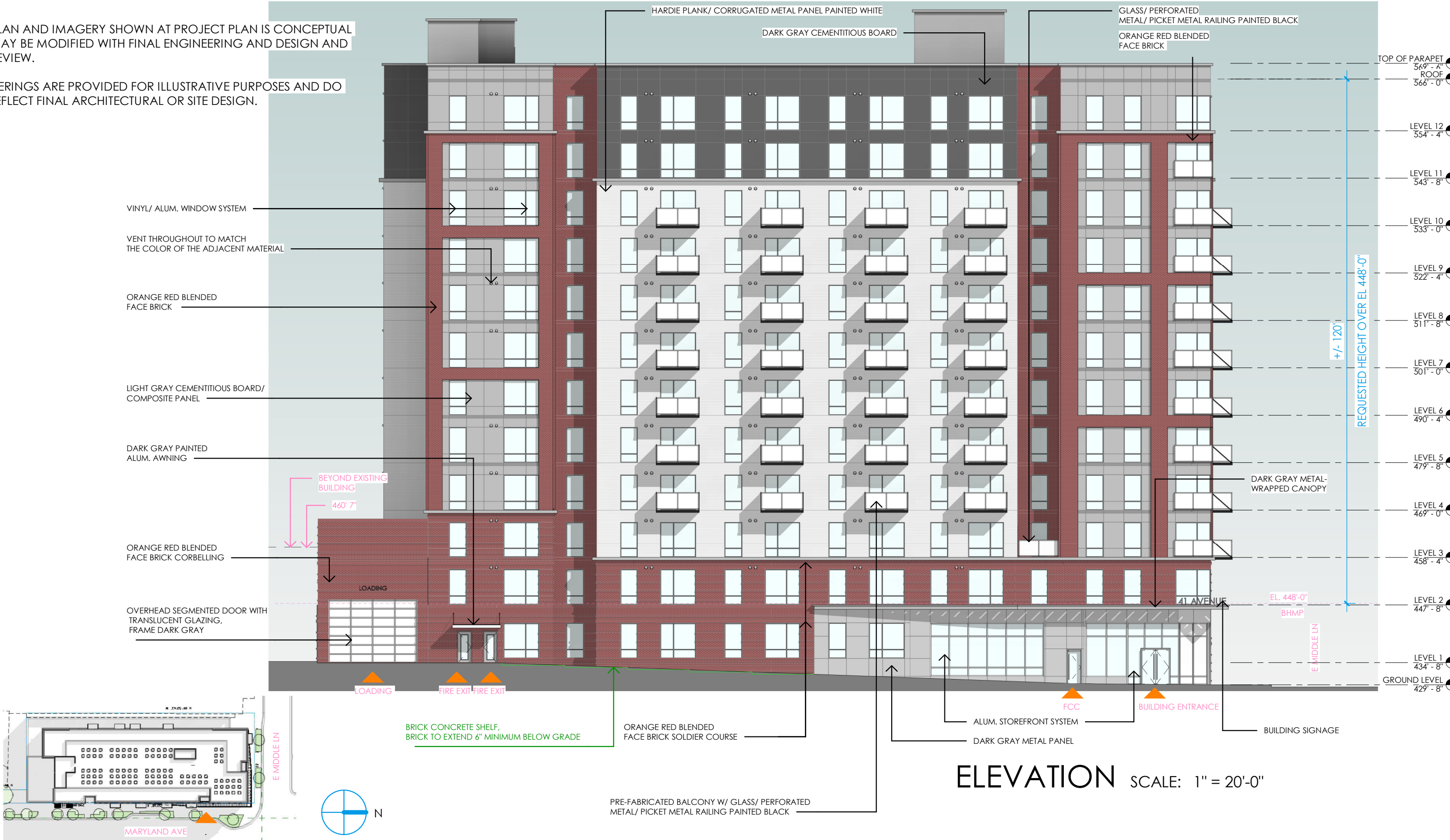
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DESIGN

DAVIS
CARTER
SCOTT LLC

NOTE:

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41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

ELEVATION SCALE: 1" = 20'-0"

ELEVATION



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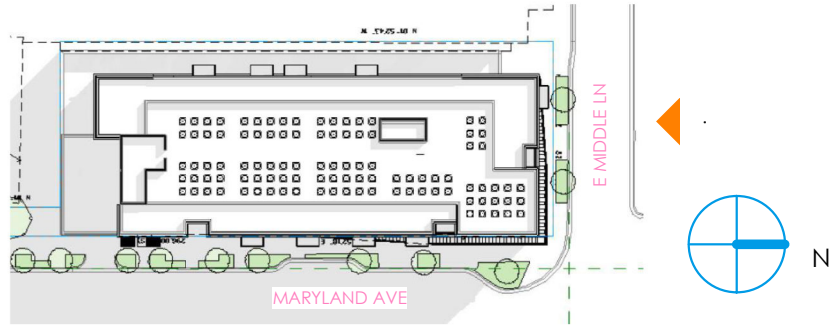
Community Planning & Development Services
Received
April 3, 2025

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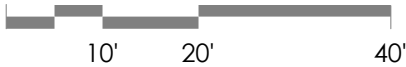
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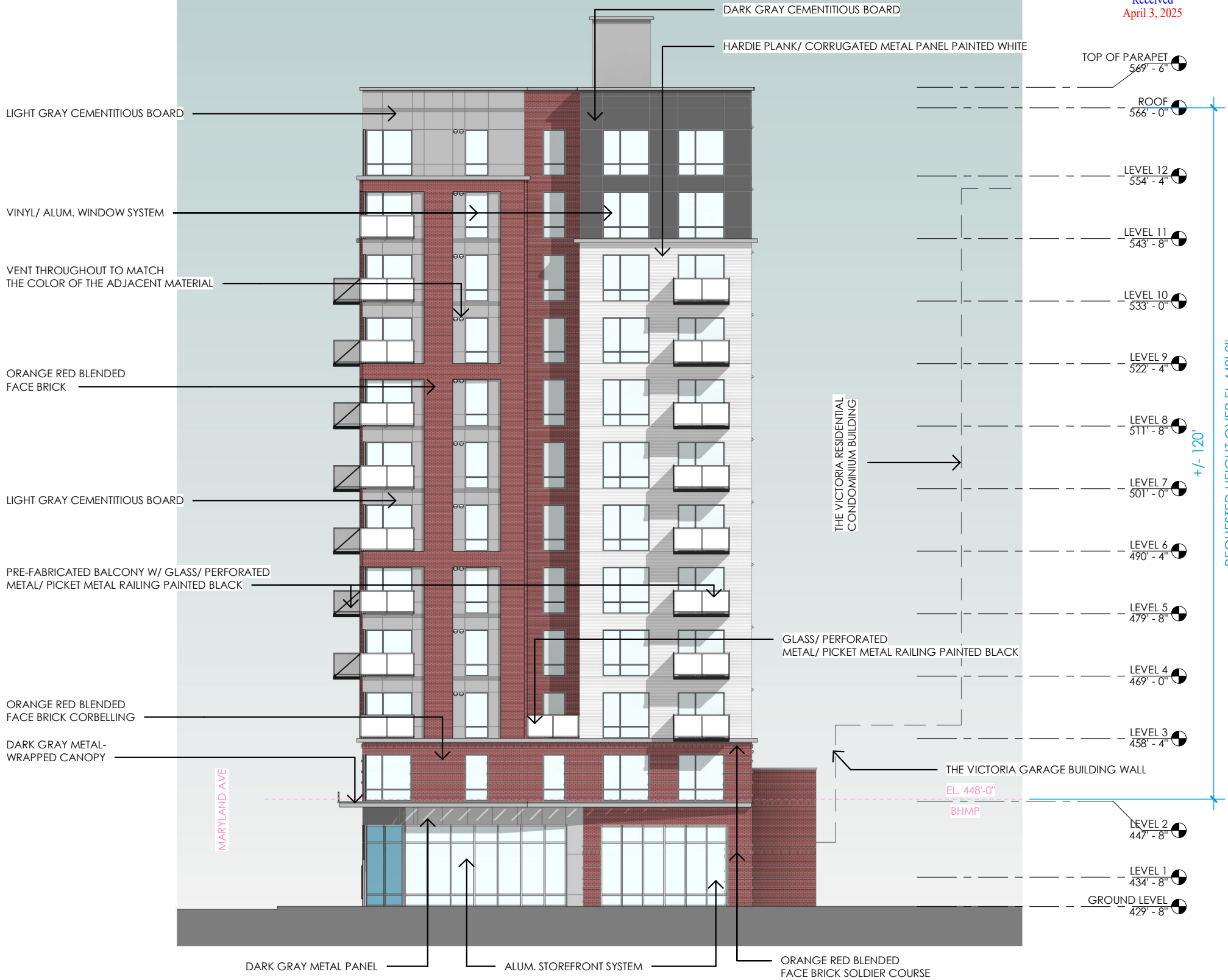


41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT



SCALE: 1" = 20'-0"
A-10
3/31/2025 6:19:12 PM



ELEVATION SCALE: 1" = 20'-0"

ELEVATION

HARDIE PLANK/ CORRUGATED METAL PANEL PAINTED WHITE

NOTE:

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+/- 120'

REQUESTED HEIGHT OVER EL 448'-0"

MARYLAND AVE

EL. 448'-0"

BHMP

LEVEL 2
447'-8"

LEVEL 1
434'-8"

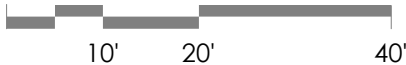
GROUND LEVEL
429'-8"

ELEVATION SCALE: 1" = 20'-0"



41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT



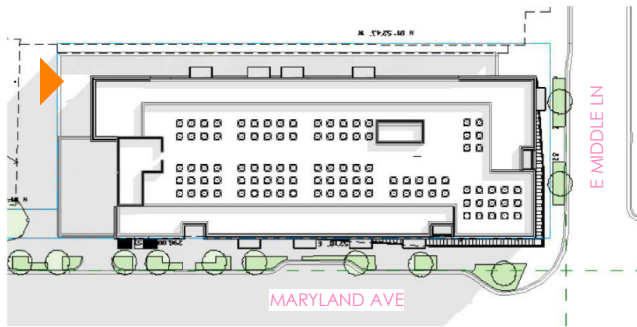
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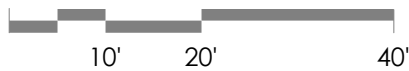
Community Planning & Development Services
Received
April 3, 2025





41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT



SCALE: 1" = 20'-0"

A-12

3/31/2025 6:21:19 PM



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

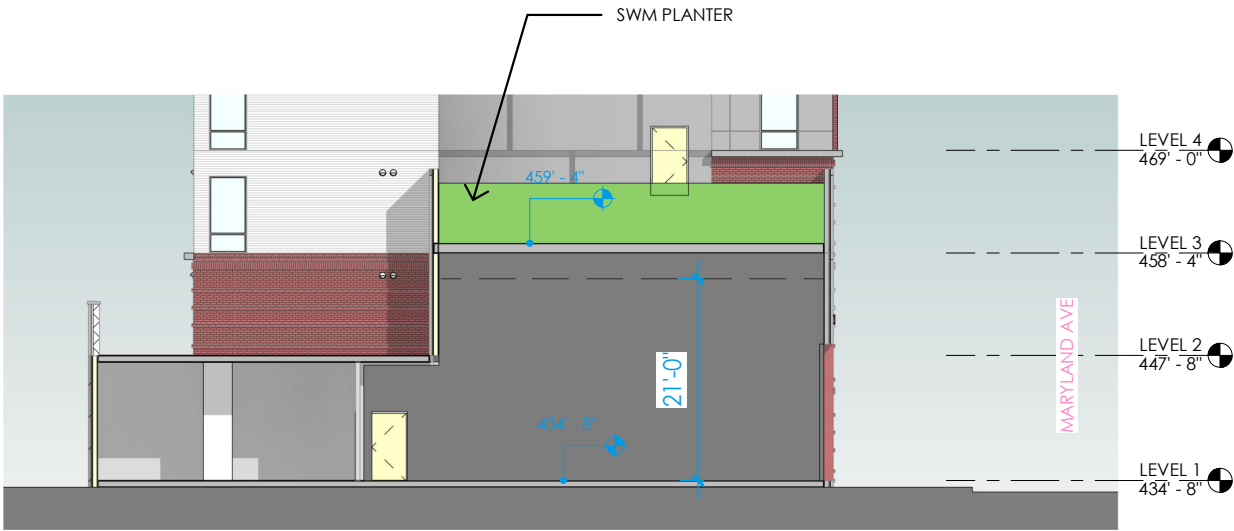
ORANGE RED BLENDED FACE BRICK SOLDIER COURSE

ELEVATION SCALE: 1" = 20'-0"

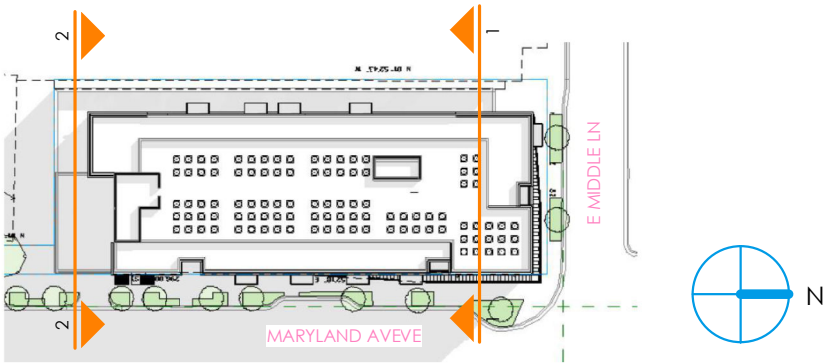
NOTE:

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

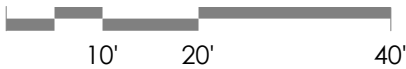


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SECTION 1 SCALE: 1" = 20'-0"

PROJECT PLAN CONCEPT



SCALE: 1" = 20'-0"

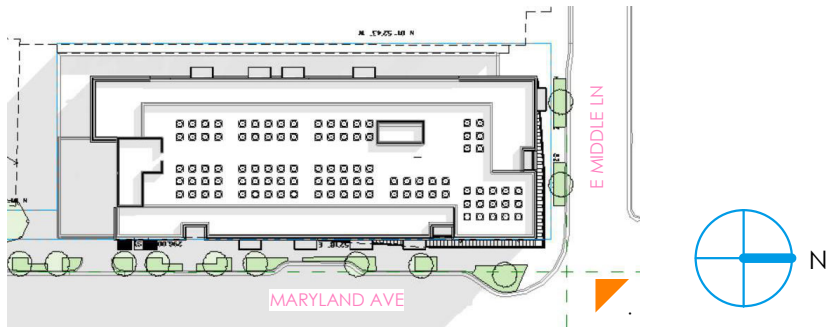
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PROJECT PLAN CONCEPT

PERSPECTIVES

A-14

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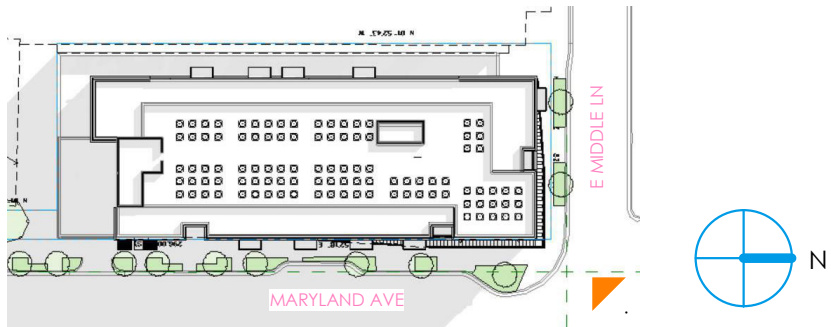
dcs
DESIGN

DAVIS
CARTER
SCOTT LLC

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PROJECT PLAN CONCEPT

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A-15

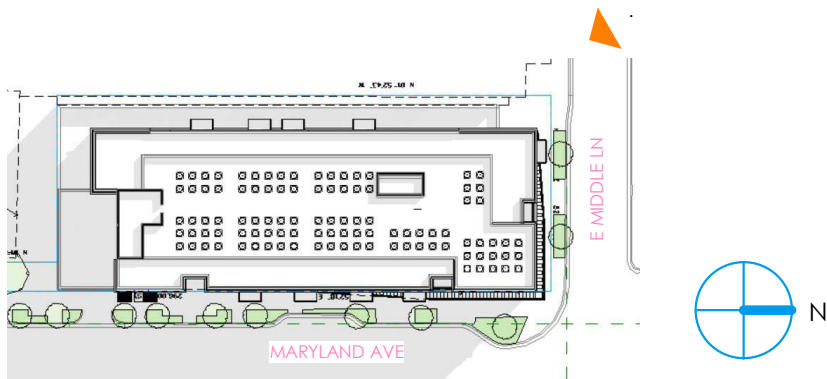
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PERSPECTIVES

A-16

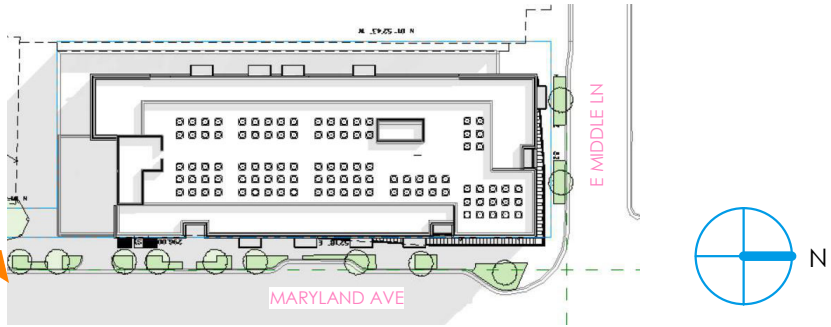
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PERSPECTIVES

A-17

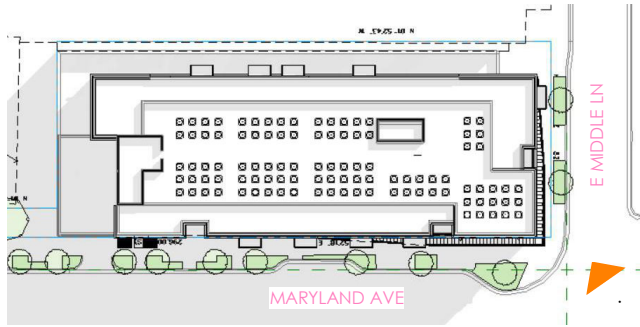
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dc
DESIGN
DAVIS
CARTER
SCOTT

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A-18

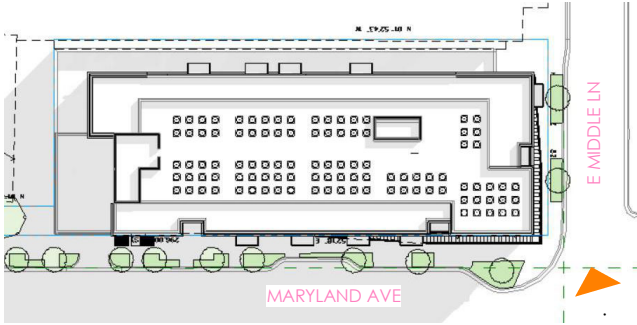
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PERSPECTIVES

A-19

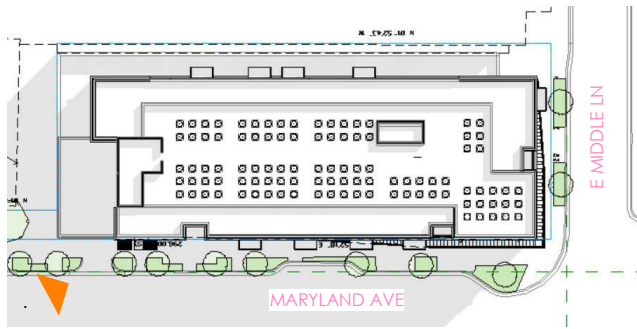
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A-20

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