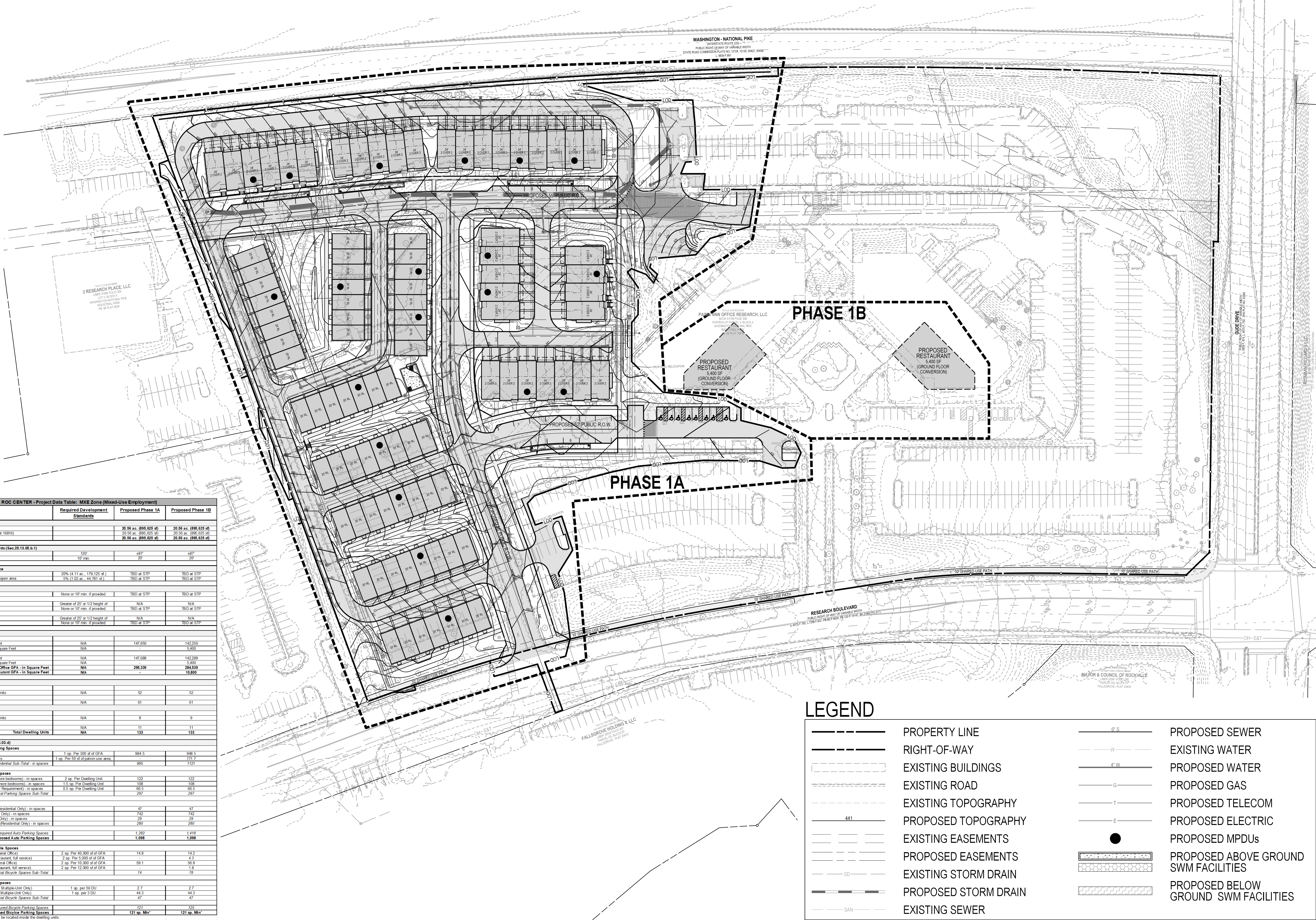


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ROC CENTER - Project Data Table: MXE Zone (Mixed-Use Employment)			
	Required Development Standards	Proposed Phase 1A	Proposed Phase 1B
<b>Site Area:</b>			
Overall Tract Area		20.56 ac. (895,625 sf)	20.56 ac. (895,625 sf)
Parcel 1, Block A (P&B, Plat 16816)		20.56 ac. (895,625 sf)	20.56 ac. (895,625 sf)
Net Site Area		20.56 ac. (895,625 sf)	20.56 ac. (895,625 sf)
<b>MXE Zone Development Standards (Sec. 25.15.05.b.1)</b>			
Maximum Building Height	120'	48'	48'
Min. Lot Width at Front Lot Line	10' min.	20'	20'
<b>Open Area and Public Use Space</b>			
Open area	20% (41.1 ac. 1,761,125 sf.)	TBD at STP	TBD at STP
Public use space required within open area	5% (1.02 ac. 44,761 sf.)	TBD at STP	TBD at STP
<b>Building Setbacks (Minimum)</b>			
Public right of way abutting	None or 10' min. if provided	TBD at STP	TBD at STP
Side setback			
Residential land abutting	Greater of 25' or 1/2 height	N/A	N/A
Non-residential land abutting	None or 10' min. if provided	TBD at STP	TBD at STP
Rear setback			
Residential land abutting	Greater of 25' or 1/2 height	N/A	N/A
Non-residential land abutting	None or 10' min. if provided	TBD at STP	TBD at STP
<b>Non-Residential Uses:</b>			
Existing 22775 Research Blvd			
General Office - in Square Feet	N/A	147,589	142,289
Restaurant, full service - in Square Feet	N/A	-	5,400
Existing 22773 Research Blvd			
General Office - in Square Feet	N/A	147,589	142,289
Restaurant, full service - in Square Feet	N/A	-	5,400
<b>Total Office GFA - in Square Feet</b>	N/A	295,178	284,578
<b>Total Restaurant GFA - in Square Feet</b>	N/A	-	10,800
<b>Residential Uses:</b>			
Dwelling, Townhouse			
20' Townhouse - in Dwelling Units	N/A	52	52
Dwelling, Multiple Unit			
2' Over 2's - in Dwelling Units	N/A	61	61
<b>MPDUs</b>			
Dwelling, Townhouse			
20' Townhouse - in Dwelling Units	N/A	9	9
Dwelling, Multiple Unit			
2' Over 2's - in Dwelling Units	N/A	11	11
<b>Total Dwelling Units</b>	N/A	133	133
<b>Parking and Loading (Sec. 25.16.03.d)</b>			
<b>Required Non-Residential Parking Spaces</b>			
General Office - in spaces	1 sp. Per 300 sf of GFA	984.5	948.5
Restaurant, full service - in spaces	1 sp. Per 50 sf of patron use area	-	171.7
Required Non-Residential Sub-Total - in spaces		985	1121
<b>Required Residential Parking Spaces</b>			
Dwelling, Townhouse (For 1 or more bedrooms) - in spaces	2 sp. Per Dwelling Unit	122	122
Dwelling, Multiple Unit (For 2 or more bedrooms) - in spaces	1.5 sp. Per Dwelling Unit	108	108
Additional Visitor Parking (Owner Requirement) - in spaces	0.5 sp. Per Dwelling Unit	66.5	66.5
Required Residential Parking Spaces Sub-Total		297	297
<b>Proposed Parking Spaces</b>			
Existing Parking (Garages from Residential Only) - in spaces		47	47
Off-street Parking (Non-Residential Only) - in spaces		742	742
On-street Parking (Residential Only) - in spaces		29	29
On Lot Garage/Driveway Parking (Residential Only) - in spaces		29	29
<b>Total Required Auto Parking Spaces</b>		1,267	1,418
<b>Total Proposed Auto Parking Spaces</b>		1,098	1,098
<b>Required Non-Residential Bicycle Spaces</b>			
Non-Residential Short Term (General Office)	2 sp. Per 40,000 sf of GFA	14.8	14.2
Non-Residential Short Term (Restaurant, full service)	2 sp. Per 1,000 sf of GFA	4.3	4.3
Non-Residential Long Term (General Office)	2 sp. Per 10,000 sf of GFA	58.1	56.9
Non-Residential Long Term (Restaurant, full service)	2 sp. Per 12,000 sf of GFA	1.8	1.8
Required Non-Residential Bicycle Spaces Sub-Total		74	78
<b>Required Residential Parking Spaces</b>			
Residential Short Term (Dwelling, Multiple Unit Only)	1 sp. per 60 DU	2.7	2.7
Residential Long Term (Dwelling, Multiple Unit Only)	1 sp. per 3 DU	44.3	44.3
Required Residential Bicycle Spaces Sub-Total		47	47
<b>Total Required Bicycle Parking Spaces</b>		121	125
<b>Total Proposed Bicycle Parking Spaces</b>		121	121

NOTE: PURSUANT TO SECTION 25.05.07(d) OF THE ZONING ORDINANCE, PHASE 1A AND 1B WILL RESULT IN COMPREHENSIVE CHANGES TO APPROXIMATELY 45.10% OF THE OVERALL PROPERTY AREA AND CAN BE PROCESSED AS A MAJOR AMENDMENT TO USE PERMIT NO. 86-000368.



## LEGEND

PROPERTY LINE	PROPOSED SEWER
RIGHT-OF-WAY	EXISTING WATER
EXISTING BUILDINGS	PROPOSED WATER
EXISTING ROAD	PROPOSED GAS
EXISTING TOPOGRAPHY	PROPOSED TELECOM
PROPOSED TOPOGRAPHY	PROPOSED ELECTRIC
EXISTING EASEMENTS	PROPOSED MPDUs
PROPOSED EASEMENTS	PROPOSED ABOVE GROUND SWM FACILITIES
EXISTING STORM DRAIN	PROPOSED BELOW GROUND SWM FACILITIES
PROPOSED STORM DRAIN	
EXISTING SEWER	

## OVERALL SITE PLAN PRE-APPLICATION MEETING SITE PLAN ROC CENTER

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NO. \_\_\_\_\_ REVISIONS \_\_\_\_\_ BY \_\_\_\_\_ DATE \_\_\_\_\_

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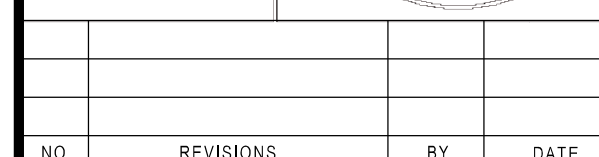
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EMAIL: MGORDON@SGRWLAW.COM

WS&C 200' SHEET 220NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: NAD83/2011 VERTICAL: NAVD83	TAX MAP F561
DATE: 9/24/2025 DESIGNED: JS CHECKED: JS CADD STPS: JS VERSION: 001/001	
SHEET 1 OF 4	
PROJECT NO. 4554-00-00	





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AN

# NG SITE PL ER


**SITE PLAN**  
**CONSTRUCTION MEETING**  
**MC CENT**  
**PHASE 1A**  
 1000 DISTRICT, MONTGOMERY


RE-APPLICANT

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PR

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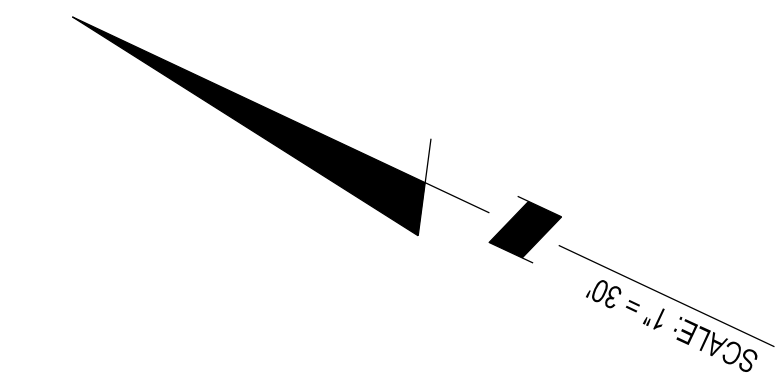
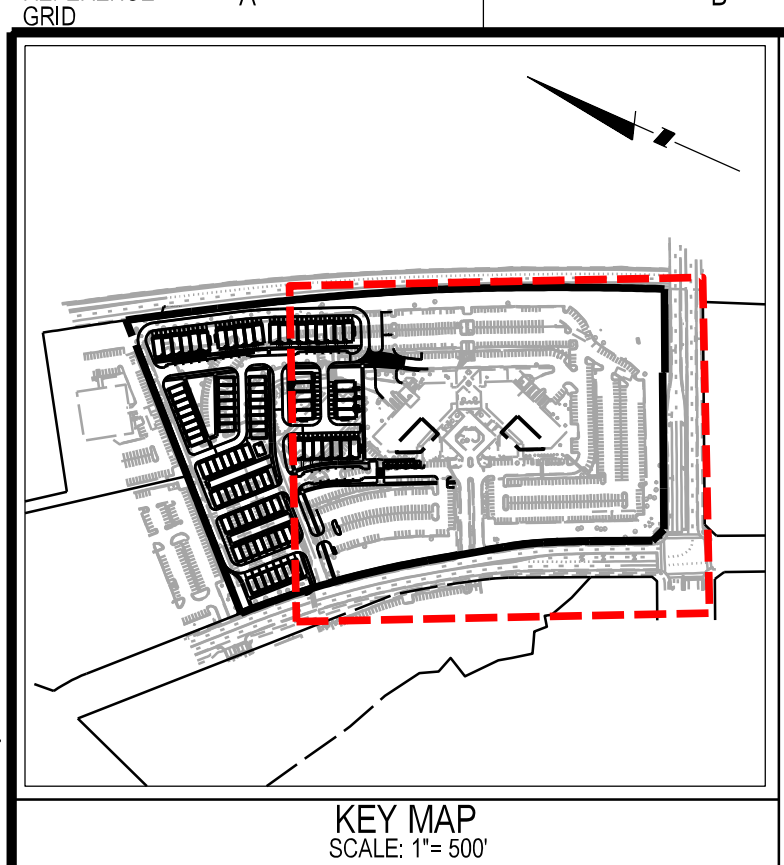
WSSC 20' SHEET 220NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: <u>NAD83/2011</u> VERTICAL: <u>NAVD88</u>	TAX MAP FS61
	DATE: 9/24/2025

1" = 30'	DESIGNED: JS
	TECHNICIAN: JS
SHEET <u>2</u>	CHECKED: JB
OF <u>4</u>	CAD STD'S. VERSION: ORD / NCS
PROJECT NO.	

4564-00-00

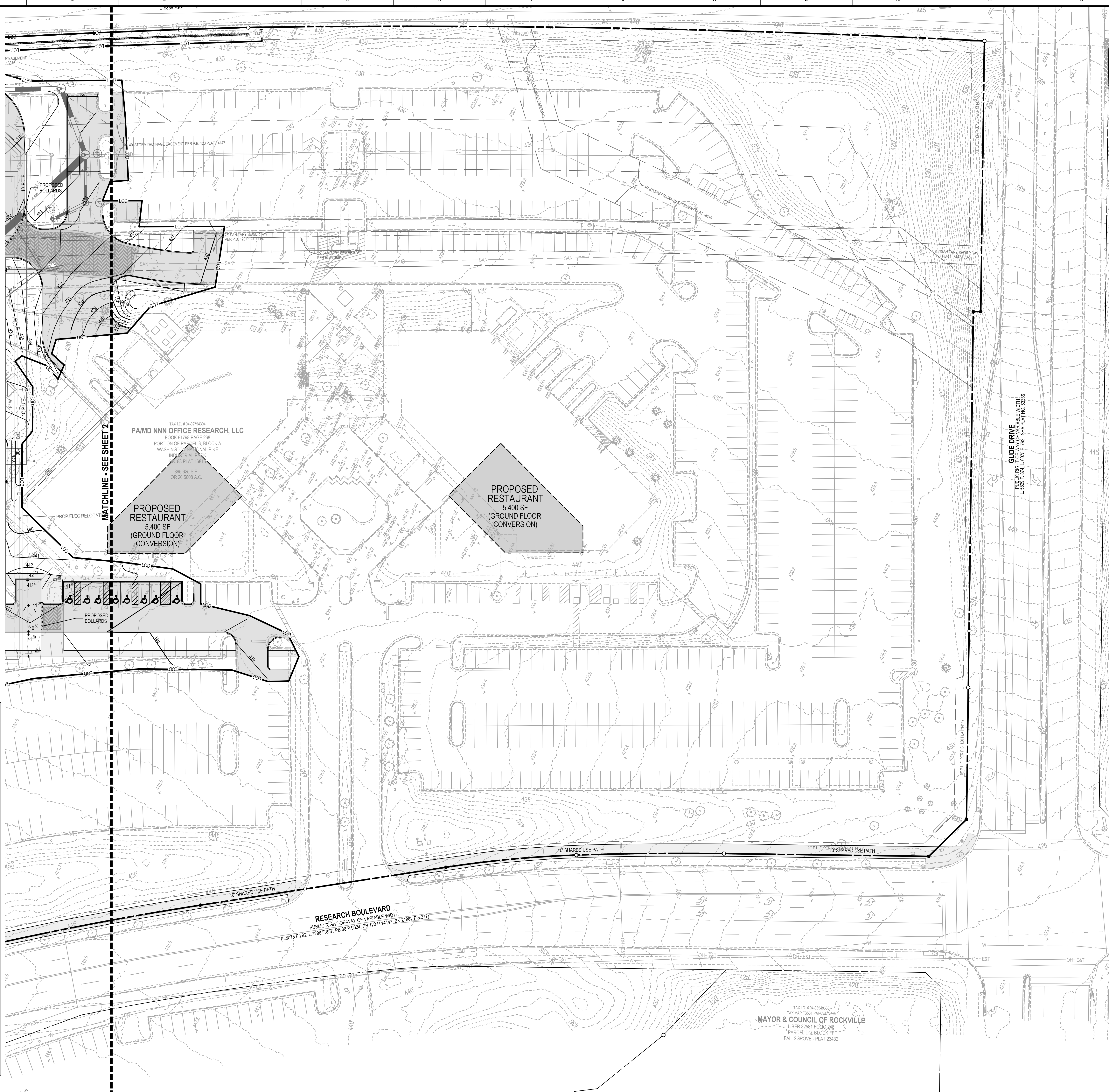


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## LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EXISTING BUILDINGS
	EXISTING ROAD
	EXISTING TOPOGRAPHY
	PROPOSED TOPOGRAPHY
	EXISTING EASEMENTS
	PROPOSED EASEMENTS
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN
	EXISTING SEWER
	PROPOSED SEWER
	EXISTING WATER
	PROPOSED WATER
	PROPOSED GAS
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	PROPOSED ELECTRIC
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	PROPOSED ABOVE GROUND SWM FACILITIES
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NO.	REVISIONS	BY	DATE
1			
2			
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11			

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**SITE PLAN**

**PRE-APPLICATION MEETING SITE PLAN**

**ROC CENTER**

**PHASE 1B**

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

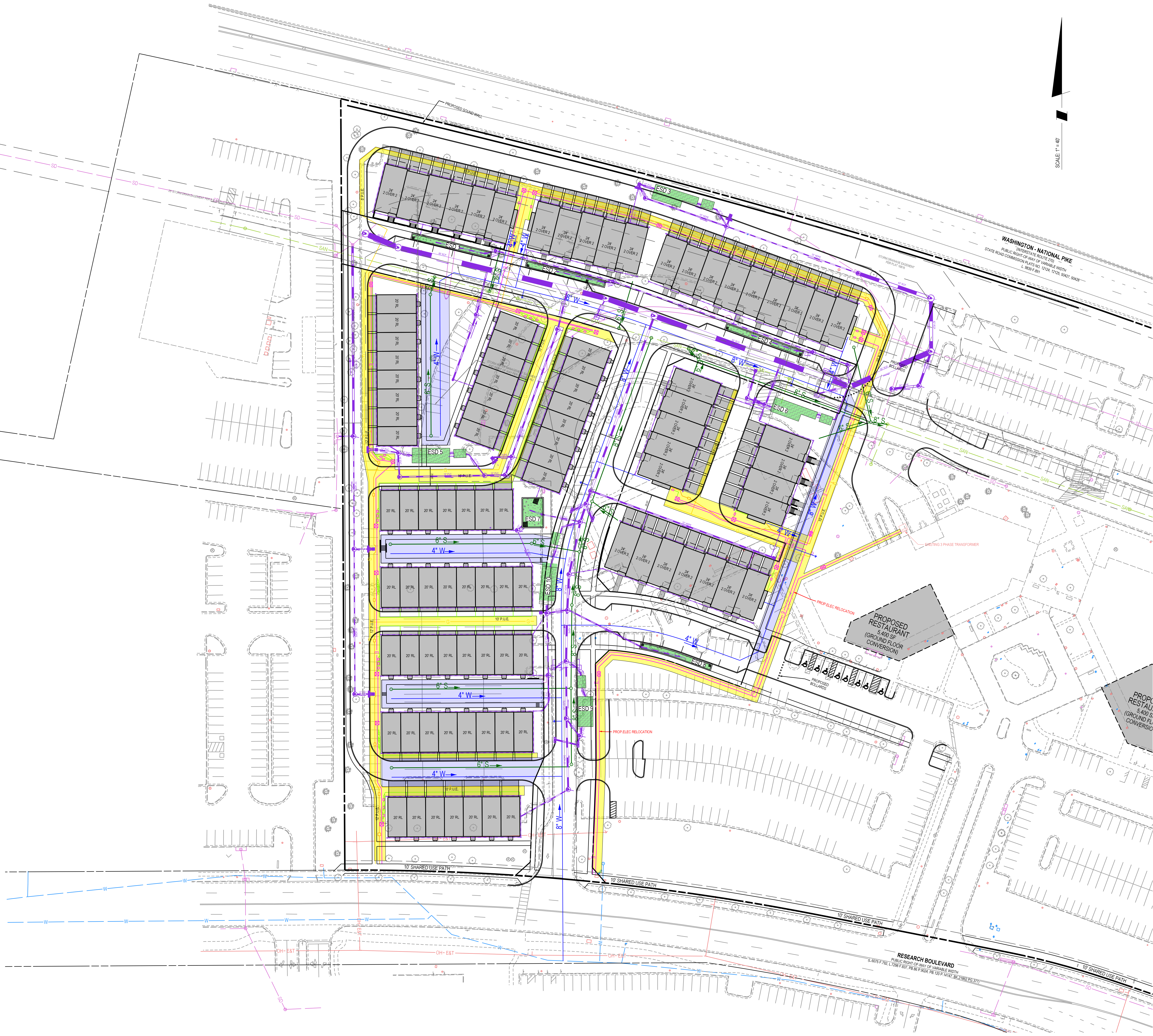
WSBC 200' SHEET 220NNW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: NAD83/2011 VERTICAL: NAVD83	TAX MAP F581
1" = 30'	DATE: 9/24/2025 DESIGNED: JS TECHNICIAN: JS CHECKED: JB CADD STYLING: JS VERSION: 001 / NCS
SHEET 3 OF 4	PROJECT NO. 4554-00-00



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LEGEND:	
	PROP. ELECTRIC
	PROP. ELECTRIC SECONDARY
	PROP. TELECOM
	PROP. GAS LINE
	PROP. TRANSFORMER
	PROP. 5'X3' HAND HOLE
	PROP. 17'X24' HAND HOLE
	EX. STORM DRAIN PIPE
	PROP. STORM DRAIN PIPE
	EX. SEWER PIPE
	PROP. SEWER PIPE
	EX. WATER PIPE
	PROP. WATER PIPE
	PROP. PUE
	PROP. WATER & SEWER EASEMENT
	PROP. STORMWATER MANAGEMENT

SCALE: 1" = 40'



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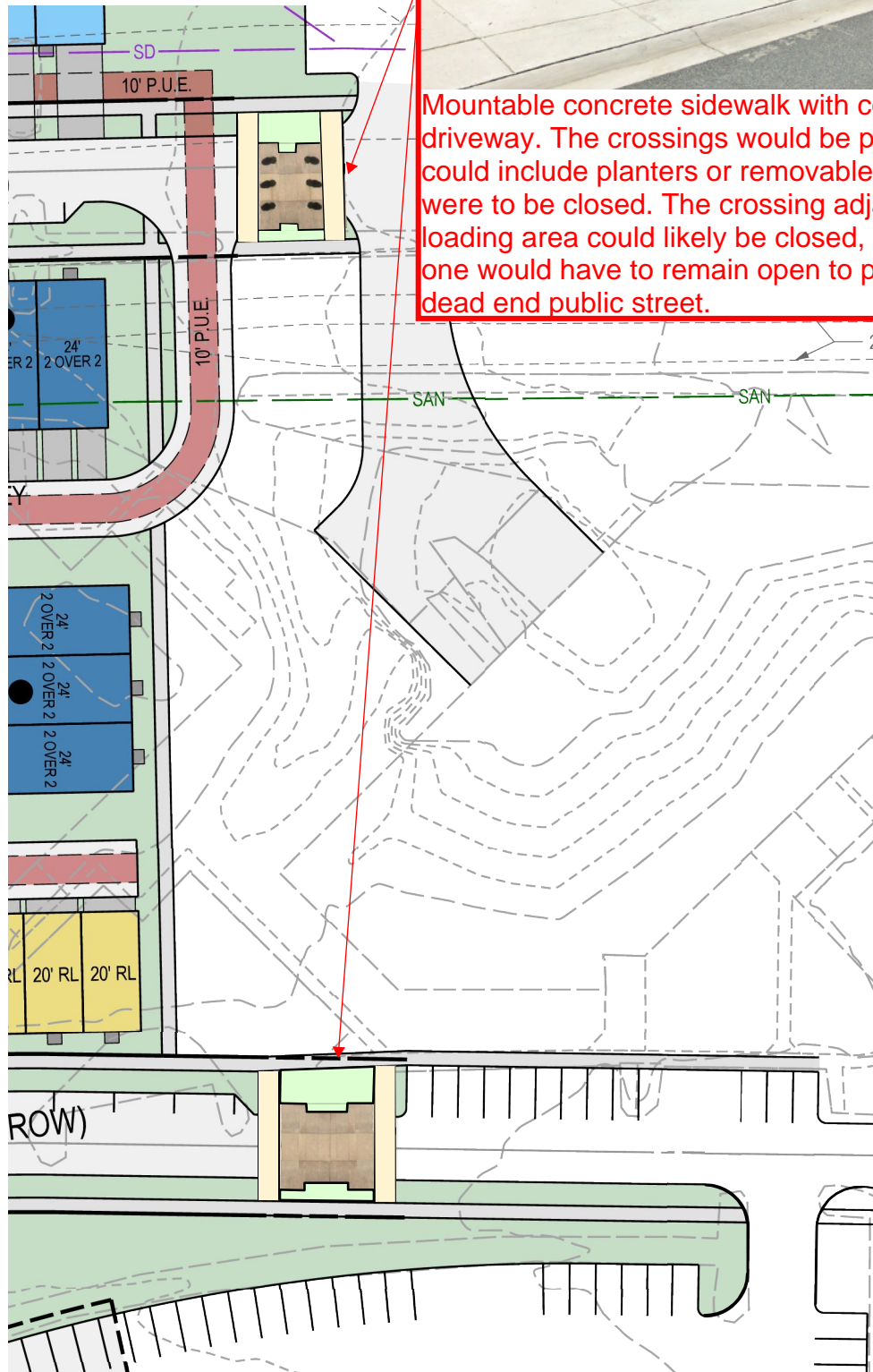
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COLOR CODED UTILITY PLAN  
PRE-APPLICATION MEETING SITE PLAN  
ROC CENTER

WSBC 200' SHEET 220XW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: NAD83/2011 VERTICAL: NAVD83	TAX MAP FS61
1" = 40'	DATE: 9/24/2025 DESIGNED: JS TECHNICIAN: JS CHECKED: JB CAD STOPS: ORD / NCS VERSION:
SHEET 4 OF 4	PROJECT NO. 4564-00-00



# Public Street to Private Street Transition Concept 1



Mountable concrete sidewalk with concrete or paver driveway. The crossings would be private space and could include planters or removable bollards if they were to be closed. The crossing adjacent to the loading area could likely be closed, but the lower one would have to remain open to prevent having a dead end public street.



## Concept 2

