



VICINITY MAP  
SCALE 1" = 2,000'

SITE DATA	
SUBJECT PROPERTIES:	PARCEL 2-F ROCKVILLE TOWN CENTER PLAT 19531
PROPERTY ADDRESSES:	255 ROCKVILLE PIKE
TAX ID NUMBERS:	04-03084266
PROPERTY OWNER:	255 ROCKVILLE PIKE LLC 4341 MONTGOMERY AVENUE BETHESDA, MD 20814
EXISTING / PROPOSED SITE AREA:	109,107 SF (2.50 AC)
ZONING CLASSIFICATION:	PD-RCI (ROCKVILLE CENTER INC) & TOWN CENTER PERFORMANCE OVERLAY
EXISTING USES:	OFFICE (145,000 SF)
PROPOSED USES:	MULTI-FAMILY RESIDENTIAL (550 UNITS TOTAL)

GENERAL NOTES

- THE EXISTING CONDITIONS AND PROPERTY BOUNDARY SHOWN FOR PARCEL 2-F ARE TAKEN FROM TOPOGRAPHIC & BOUNDARY SURVEYS PREPARED BY MHG, LAST UPDATED IN OCTOBER OF 2024.
- 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/FS/D) FOR THIS PROPERTY WAS APPROVED UNDER 2025-14-NR.
- 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-RCIMXTD ZONE<sup>1</sup>

	PERMITTED	REQUIRED	PROVIDED
MAXIMUM BUILDING HEIGHT 25.13.05 (b)	217 FT <sup>3</sup>		PHASE 1: 85 FT PHASE 2: 217 FT <sup>4</sup>
MINIMUM OPEN AREA 25.13.05 (b)	15% (16,366 SF)		PHASE 1: 38% (41,485 SF) PHASE 2: 35% (38,118 SF)
MINIMUM PUBLIC USE SPACE 25.13.05 (b)	10% (10,911 SF)		PHASE 1: 13% (14,415 SF) PHASE 2: 13% (14,415 SF)
MINIMUM LOT WIDTH AT FRONT LOT LINE: 25.13.05 (b)	10 FT		395 FT (HUNGERFORD DR)
PUBLIC RIGHT-OF-WAY ABUTTING SETBACK: 25.13.05 (b)	NONE REQ'D.		0 FT
MINIMUM SIDE YARD SETBACK: 25.13.05 (b)	N/A <sup>2</sup>		N/A <sup>2</sup>
MINIMUM REAR YARD SETBACK: 25.13.05 (b)	N/A <sup>2</sup>		N/A <sup>2</sup>
MINIMUM AUTO SPACES: 25.16.03	PHASE 1: 227 SPACES PHASE 2: 630 SPACES		PHASE 1: 458 SPACES PHASE 2: 438 SPACES <sup>3</sup>
MINIMUM BICYCLE SPACES - SHORT TERM: 26.16.03	PHASE 1: 6 SPACES PHASE 2: 11 SPACES		PHASE 1: 12 SPACES PHASE 2: 12 SPACES
MINIMUM BICYCLE SPACES - LONG TERM: 26.16.03	PHASE 1: 95 SPACES PHASE 2: 184 SPACES		PHASE 1: 95 SPACES PHASE 2: 184 SPACES

FOOTNOTES

- DESIGNATED EQUIVALENT ZONE FOR PD-RCI IS THE MXTD ZONE.
- THE PROPERTY HAS PUBLIC STREET FRONTAGES ON ALL SIDES, THEREFORE IT HAS NO SIDE OR REAR YARDS.
- BUILDING HEIGHT OF UP TO 217 FEET WAS APPROVED BY PRELIMINARY DEVELOPMENT PLAN PDP94-0001.
- THE PERMITTED BUILDING HEIGHT FOR PHASE 2 IS THE APPLICABLE MAXIMUM ALLOWED BY THE ZONING ORDINANCE IN EFFECT AT THE TIME THE PHASE 2 SITE PLAN APPLICATION IS FILED, SUBJECT TO SATISFACTION OF ANY PROVISIONS FOR ADDITIONAL HEIGHT. THEREFORE, A PROJECT PLAN AMENDMENT IS NOT REQUIRED TO ACHIEVE ANY MAXIMUM BUILDING HEIGHT RECOMMENDED IN THE UPDATED TOWN CENTER MASTER PLAN AND/OR PERMITTED BY FUTURE AMENDMENTS TO THE ZONING ORDINANCE AND ZONING MAP AS MAY BE ADOPTED BY THE MAYOR AND COUNCIL PRIOR TO THE FILING OF THE PHASE 2 SITE PLAN APPLICATION.
- THE NUMBER OF PARKING SPACES PROVIDED IN THE PHASE 2 SITE PLAN WILL MEET THE REQUIREMENTS OF THE ZONING ORDINANCE IN EFFECT AT THE TIME THE PHASE 2 SITE PLAN APPLICATION IS FILED, WHICH MAY INCLUDE PERMITTED REDUCTIONS TO ANY REQUIRED MINIMUM NUMBER OF PARKING SPACES.

PHASE 1 VEHICLE PARKING CALCULATIONS (MIN REQUIRED)

USE	DENSITY	METRIC	REQUIREMENT
RESIDENTIAL DWELLING, MULTIPLE UNIT (STUDIO)	49 UNITS	1.0/UNIT	49.0
RESIDENTIAL DWELLING, MULTIPLE UNIT (1BR)	153 UNITS	1.0/UNIT	153.0
RESIDENTIAL DWELLING, MULTIPLE UNIT (2BR)	83 UNITS	1.5/UNIT	124.5
TOTAL (ROUNDED)			227 SPACES

PHASE 1 BICYCLE PARKING CALCULATIONS - SHORT TERM (MIN)

USE	DENSITY	METRIC	REQUIREMENT
RESIDENTIAL DWELLING, MULTIPLE UNIT	285 UNITS	1.0/50 UNIT	5.7
TOTAL (ROUNDED)			6 SPACES

PHASE 1 BICYCLE PARKING CALCULATIONS - LONG TERM (MIN)

USE	DENSITY	METRIC	REQUIREMENT
RESIDENTIAL DWELLING, MULTIPLE UNIT	285 UNITS	1.0/3 UNIT	94.3
TOTAL (ROUNDED)			95 SPACES

PHASE 2 VEHICLE PARKING CALCULATIONS (MIN REQUIRED)

USE	DENSITY	METRIC	REQUIREMENT
RESIDENTIAL DWELLING, MULTIPLE UNIT (STUDIO)	95 UNITS	1.0/UNIT	95.0
RESIDENTIAL DWELLING, MULTIPLE UNIT (1BR)	295 UNITS	1.0/UNIT	295.0
RESIDENTIAL DWELLING, MULTIPLE UNIT (2BR)	160 UNITS	1.5/UNIT	240.0
TOTAL (ROUNDED)			630 SPACES

PHASE 2 BICYCLE PARKING CALCULATIONS - SHORT TERM (MIN)

USE	DENSITY	METRIC	REQUIREMENT
RESIDENTIAL DWELLING, MULTIPLE UNIT	550 UNITS	1.0/50 UNIT	11.0
TOTAL (ROUNDED)			11 SPACES

PHASE 2 BICYCLE PARKING CALCULATIONS - LONG TERM (MIN)

USE	DENSITY	METRIC	REQUIREMENT
RESIDENTIAL DWELLING, MULTIPLE UNIT	550 UNITS	1.0/3 UNIT	183.3
TOTAL (ROUNDED)			184 SPACES

255 ROCKVILLE PIKE LLC  
500 N. WASHINGTON STREET,  
SUITE #4408  
ROCKVILLE, MD 20850  
301-300-5600  
BELLIOTT@LANTIANDEVELOPMENT.COM

REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP GR32 WSSC 218N07

PLAT 19531  
4TH ELECTION DISTRICT  
CITY OF ROCKVILLE  
MARYLAND

ROCKVILLE TOWN CENTER  
ROCKVILLE TOWN CENTER PARCEL 2-F

PROJ. MGR PGL

DRAWN BY PGL

SCALE 1" = 30'

DATE 12.20.2024

PROJECT PLAN

PJ2.01

PROJECT NO. 93.395.02

SHEET NO. 1 OF 2

