

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 (285 UNITS TOTAL)

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

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 (NRI/FSO) FOR THIS PROPERTY WAS APPROVED UNDER 2025-14-NRI.
- THE PROPERTY IS WITHIN THE CITY OF ROCKVILLE WATER AND SEWER SERVICE AREA.
- REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS.
- REFER TO FINAL SITE PLAN FOR GRADING, UTILITIES AND ADDITIONAL SITE DEVELOPMENT DETAILS.

DEVELOPMENT STANDARDS - PD-RCI/MXTD ZONE

	PERMITTED/REQUIRED	PROVIDED
MAXIMUM BUILDING HEIGHT 25.13.05 (b)	217 FT ³	85 FT
MINIMUM OPEN AREA 25.13.05 (b)	15% (16,366 SF)	38% (41,485 SF)
MINIMUM PUBLIC USE SPACE 25.13.05 (b)	10% (10,911 SF)	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 REQD.	0 FT
MINIMUM SIDE YARD SETBACK: 25.13.05 (b)	N/A ²	N/A ²
MINIMUM REAR YARD SETBACK: 25.13.05 (b)	N/A ²	N/A ²
MINIMUM AUTO SPACES: 25.16.03	227 SPACES	458 SPACES
MINIMUM BICYCLE SPACES - SHORT TERM: 26.16.03	6 SPACES	6 SPACES
MINIMUM BICYCLE SPACES - LONG TERM: 26.16.03	95 SPACES	95 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.

PHASE 1 VEHICLE PARKING CALCULATIONS (MIN REQUIRED)

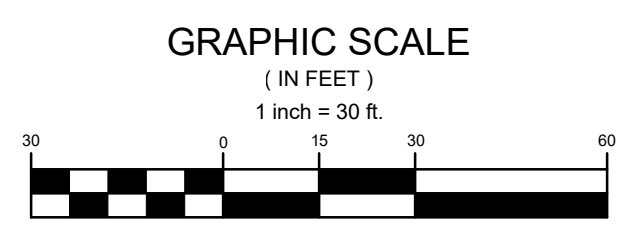
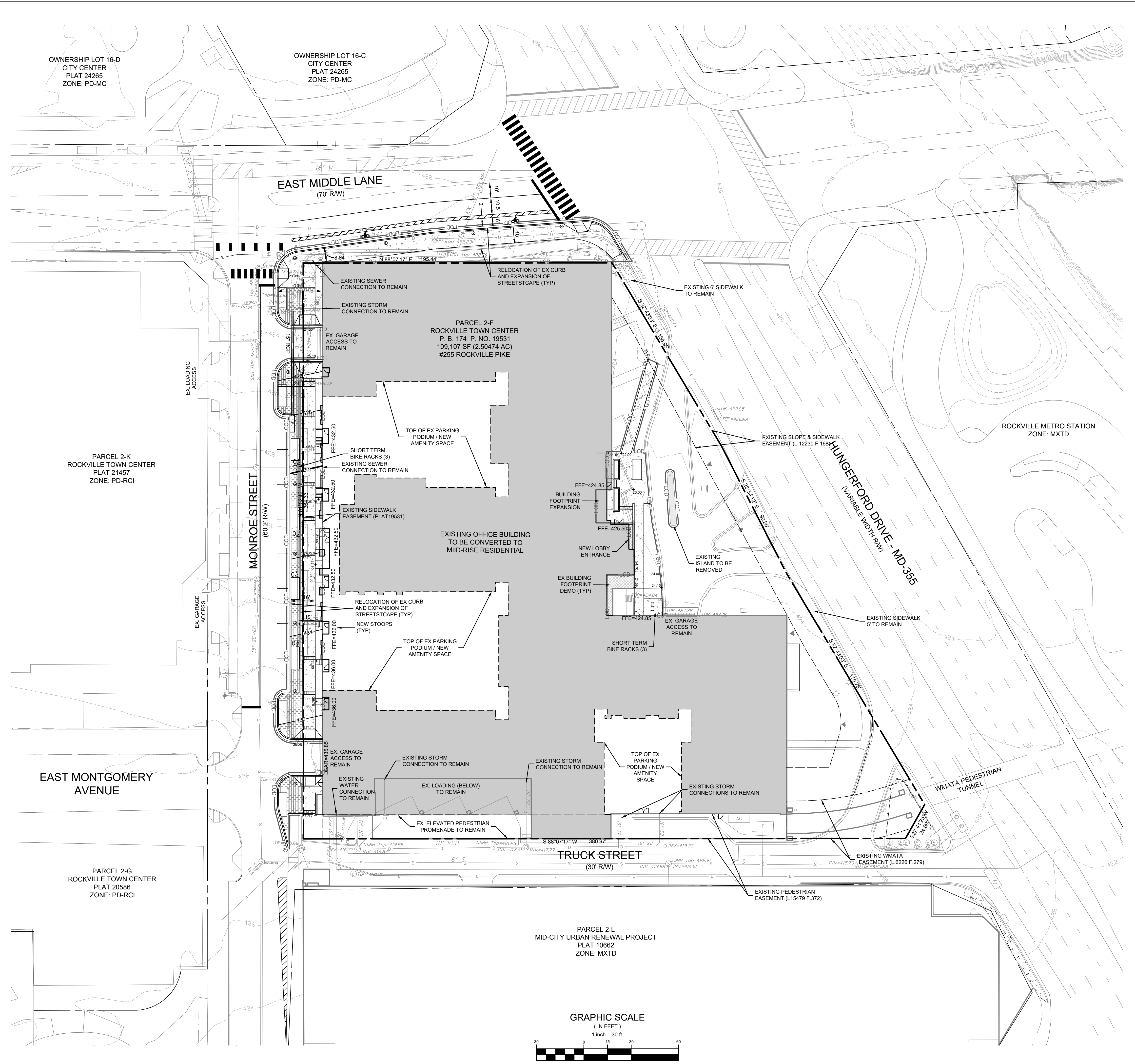
USE	DENSITY	METRIC	REQUIREMENT
RESIDENTIAL DWELLING, MULTIPLE UNIT (STUDIO)	49 UNITS	1.0/UNIT	49.0
RESIDENTIAL DWELLING, MULTIPLE UNIT (1BR)	153 UNITS	1.0/UNIT	153.0
RESIDENTIAL DWELLING, MULTIPLE UNIT (>2BR)	83 UNITS	1.5/UNIT	124.5
TOTAL (ROUNDED)			227 SPACES

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



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

SITE PLAN

SP2.01

PROJECT NO. 93.395.02

SHEET NO. 1 OF 1