

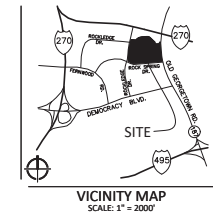
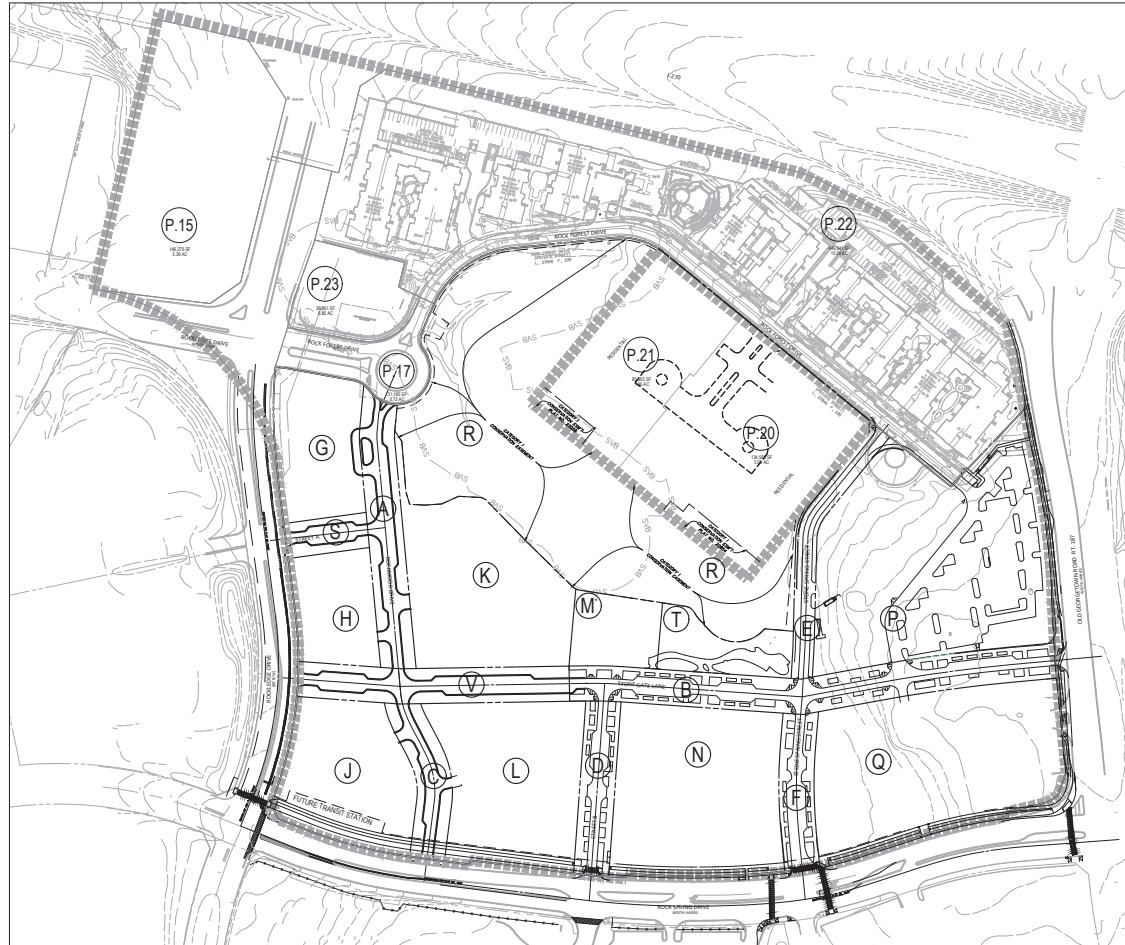
## ATTACHMENT B

# ROCK SPRING CENTRE

## PRELIMINARY PLAN AMENDMENT

### (PLAN #11998092C)

SITE TABULATIONS			
ZONING MAP			
AREA	ACRES		
NET TRACT AREA:	50.54		
AREA OF FLOOD DESIGNATIONS			
1. FLOOD ELEVATION	3.45		
2. ROCK SPRING DRIVE	0.03		
3. OLD GERMANTOWN ROAD	0.03		
GROSS TRACT AREA:	53.40		
OPEN SPACE			
WILL BE PROVIDED WITHIN THE OVERALL DEVELOPMENT IN ACCORDANCE WITH THE ZONING ORDINANCE AND DEVELOPMENT PLAN #713.			
PER SECTION 19-7.56 OF THE ZONING ORDINANCE, THE MINIMUM GREEN SPACE FOR THE RESIDENTIAL PORTION WILL NOT BE LESS THAN 50 PERCENT OF THE TOTAL AREA SHOWN FOR THE RESIDENTIAL USE AND THE MINIMUM GREEN SPACE FOR THE COMMERCIAL PORTION WILL NOT BE LESS THAN 40 PERCENT OF THE TOTAL AREA DEVOTED TO COMMERCIAL USES. FINAL AREAS AND CALCULATIONS TO BE DETERMINED AT SITE PLAN.			
PARKING			
ADEQUATE PARKING WILL BE PROVIDED PER SECTION C-7.5 OF THE MONTGOMERY COUNTY ZONING ORDINANCE. EXACT NUMBER OF PARKING SPACES WILL BE DETERMINED AT SITE PLAN.			
PROGRAM SUMMARY			
RESIDENTIAL	# MARKET RATE UNITS	1981 APPROX [1]	
PHASE I	396	75	
PHASE II (PHASE I PLUS UNBUILT)	250	40	
PHASE III	614	112	
TOTAL	1260	227	
OFFICE/RETAIL	USE	50,517	
PHASE I and IV			
PHASE I	OFFICE	245,300	
PHASE II	RETAIL	230,000	
PHASE III	250 ROOM HOTEL	30,000	
PHASE IV	COMMUNITY CENTER	30,000	
PHASE V	ENTERTAINMENT	30,000	
TOTAL		1,479,900	
SITE PLAN PHASING SCHEDULE			
PHASE I (APPROVED & BUILT)			
PARCEL	USE	NET LOT AREA [2]	
PARCEL 15	STORMWATER	54,293.75	1.96
PARCEL 27	PRIVATE STREET - ROCK FOREST DRIVE	31,385.07	0.72
PARCEL 23 (A)	RESIDENTIAL	446,011.01	10.34
PARCEL 23	OPEN AREA	36,861.05	0.85
PHASE II (APPROVED, UN-BUILT)			
PARCEL	USE	NET LOT AREA [2]	
PARCEL 20	RESIDENTIAL	134,504.09	3.09
PARCEL 25	RESIDENTIAL	85,373.15	1.96
INDEPENDENT RECORDED PHASES III, IV, & V (APPROVED, SUBJECT OF AMENDMENT)			
PARCEL	USE	NET LOT AREA [2]	
PARCEL A	OFFICE/ INSTITUTIONAL/ RETAIL/ ENTERTAINMENT	36,114.03	0.83
PARCEL B	OFFICE/ INSTITUTIONAL/ RETAIL/ ENTERTAINMENT	61,188.17	1.47
PARCEL C	RETAIL/ ENTERTAINMENT	74,192.17	1.70
PARCEL D	OFFICE/ INSTITUTIONAL/ RETAIL/ ENTERTAINMENT	34,361.13	0.81
PARCEL E	OFFICE/ INSTITUTIONAL/ RETAIL/ ENTERTAINMENT	40,280.04	0.94
PARCEL F	OFFICE/ INSTITUTIONAL/ RETAIL/ ENTERTAINMENT	12,349.03	0.28
PARCEL G	OFFICE/ INSTITUTIONAL/ RETAIL/ ENTERTAINMENT	13,433.01	0.31
PARCEL H	OFFICE/ INSTITUTIONAL/ RETAIL/ ENTERTAINMENT	130,939.25	3.05
PARCEL I	RETAIL OFFICE	52,221.13	1.21
PARCEL J	RESIDENTIAL/ RETAIL/ ENTERTAINMENT	113,038.29	2.59
PARCEL K	OPEN AREA	34,779.43	0.81
PARCEL L	OFFICE/ INSTITUTIONAL/ RETAIL/ ENTERTAINMENT	1,556.03	0.03
PARCEL M	COMMUNITY CENTER	24,502.07	0.57
PARCEL N	CENTER PARK	275,100.00	6.32
PARCEL O	PRIVATE ROAD	6,719.03	0.15
PARCEL P	PRIVATE ROAD	27,485.00	0.63
PARCEL Q	PRIVATE ROAD	1,481.03	0.03
PARCEL R	PRIVATE ROAD	36,148.00	0.80
PARCEL S	PRIVATE ROAD	13,561.03	0.31
PARCEL T	PRIVATE ROAD	37,358.06	0.86
PARCEL U	PRIVATE ROAD	12,146.09	0.28
PARCEL V	PRIVATE ROAD	25,492.09	0.59
PARCEL W	COVENANT AREA (EXISTING COVENANT HOUSE)	172,007.00	3.96
PARCEL X	OFFICE/ INSTITUTIONAL/ RETAIL/ ENTERTAINMENT	4,607.06	0.10
ORIGINAL PHASE III & IV TOTAL		1,812,305	40.13
REVISED PHASE III and IV			
PARCEL	USE	NET LOT AREA [2]	
PARCEL A	PRIVATE ROAD - ROCKMOUNT DRIVE	37,756.07	0.87
PARCEL B	PRIVATE ROAD - STONE GATE LANE (PH. III)	61,188.17	1.47
PARCEL C	PRIVATE ROAD	24,296.06	0.56
PARCEL D	PRIVATE ROAD - STONE SPRING STREET	22,866.06	0.52
PARCEL E	PRIVATE ROAD - STONE SPRING STREET	23,712.03	0.50
PARCEL F	COMMERCIAL	179,071.41	4.11
PARCEL G	RESIDENTIAL/ COMMERCIAL	127,868.00	2.94
PARCEL H	RESIDENTIAL/ COMMERCIAL	102,808.26	2.36
PARCEL I	CENTRAL OPEN SPACE	263,324.00	6.05
PARCEL J	NON-RESIDENTIAL	34,533.06	0.79
PARCEL K	OPEN SPACE/ CENTRAL PARK	25,817.00	0.60
PARCEL L	PRIVATE ROAD - STONE GATE LANE (FUTURE)	17,862.07	0.41
PARCEL M	PRIVATE ROAD - ROCKMOUNT DRIVE	22,576.02	0.52
PARCEL N	NON-RESIDENTIAL	48,493.12	1.12
PARCEL O	NON-RESIDENTIAL	36,590.02	0.82
PARCEL P	NON-RESIDENTIAL	17,393.03	0.40
PARCEL Q	NON-RESIDENTIAL	95,143.21	2.18
PARCEL R	NON-RESIDENTIAL	80,044.14	1.84
PARCEL S	PRIVATE ROAD	11,485.03	0.26
PARCEL T	PRIVATE ROAD	34,026.06	0.78
TRANSIT DEDICATION (PH. III - PARCELS D, I, N, O, L, C, J)		1,181,278	26.84
PHASE I, B, III & IV TOTAL		2,201,387	50.54
NOTES			
[1] 1981 APPROX REQUIRED BY C-7.5 AND DPA 99-1.			
[2] FINISHED WITH RECORD PLAT APPROVAL.			
[3] PARCEL T TO GAIN 1,485 SF FROM PARCEL 22.			
[4] PARCEL P TO GAIN 7,182 SF FROM PARCEL 22.			



PREPARED FOR:  
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202 296-6800  
JOHN DAVIS  
&  
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301.544.1300  
CHRIS CANALEER

## DESIGN CONSULTANTS

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LANDSCAPE ARCHITECTURE  
PARKER RODRIGUEZ, LLC  
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SUITE 100  
BETHESDA, MD 20814  
CONTACT: NANCY RANDALL

## REVISIONS

REVISIONS	DATE

## PROFESSIONAL SEAL



## ROCK SPRING CENTRE

4TH ELECTION DISTRICT  
MONTGOMERY COUNTY,  
MARYLAND  
WSSC GRID: 213N06W  
TAX MAP: GP53

## COVER SHEET

DRAWN BY: JES  
DESIGNED BY: JES  
DATE ISSUED: 06/27/2012  
VPR  
PROJECT: VM58056  
DRAWING: 11998092C

SHEET NO. PP-1

## GENERAL NOTES

- THE SUBJECT PROPERTY IS LOCATED ON TAX MAP GP 563 WITH THE FOLLOWING TAX ACCOUNT NUMBERS: 03725488, 03725383, 03725397, 03725342, 03725400, 03725411, 03725412, 03725433, 03725449, 03725502, 03725514, 03725535, 03725444, 03725557, 03725568, 03725546, 03725592, 03725533, 03725364, 03725375, 03725386, 03725455, 03725486, 03725370, 03725383, 03725477, 03725513, 03725488, 03725400, 03725371, 03725477, 03725513, 03725488, 03725400, 03725371.
- THE HORIZONTAL DATUM IS MARYLAND STATE GRID (NAD83/93).
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "Y" (AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE OF FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 24036M S35, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.
- THE SUBJECT PROPERTY IS CURRENTLY ZONED CR, BUT WILL BE PROCESSED UNDER THE MAPS ZONE.
- THIS SITE IS LOCATED IN THE CABIN JOHN WATERSHED.
- THE WETLANDS SHOWN FOR THIS AREA LOCATED AS FIELD MARKED BY ENVIRONMENTAL SYSTEM ANALYSIS, INC. ON JAN. 31, 1994 AND RECLASSIFIED BY VITAL, INC. ON OCTOBER 4, 1994 ALONG WITH THE WATERS OF THE U.S., AND REVISED BY CHESAPEAKE ENVIRONMENTAL MANAGEMENT, INC. ON OCTOBER 11, 1997.
- THERE ARE NO RARE, THREATENED OR ENDANGERED PLANTS, ANIMALS, OR CRITICAL HABITATS ON THE PROPERTY.
- THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORICAL ATLAS AND IS NOT RECOMMENDED FOR HISTORIC PRESERVATION IN THE HISTORIC RESOURCES PLAN OF THE BETHESDA CSD SECTOR PLAN, JULY 1994.
- THE SOIL DESIGNATIONS FOR THIS SITE ARE: 1C, 2B, 3B, 6A, & 6TUB.
- THIS SITE IS SUBJECT TO APPROVED MNR # 4-9439 DATED 6/25/99.
- THE PROJECT IS PROPOSED TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS CURRENTLY IN WATER AND SEWER SERVICE CATEGORIES W-1 AND S-1, RESPECTIVELY.
- THE BUILDING FOOTPRINTS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. FINAL BUILDING LOCATIONS WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING HEIGHT LIMITS, AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.
- THE ALLOCATION OF COMMERCIAL SQUARE FOOTAGE SHOWN FOR IDENTIFIED USES IN EACH BUILDING MAY BE MODIFIED.
- THIS PLAN IS SUBJECT TO FOREST CONSERVATION REQUIREMENTS. SEE FINAL FOREST CONSERVATION PLANS NO. 82000003 & 82000004 BEING AMENDED WITH THE CONCURRENT SITE PLAN AMENDMENT.
- FINAL LOT LINES TO BE DETERMINED BY ACCORD PLAT.
- THE 0.57 ACRE PARCEL M PREVIOUSLY DEDICATED TO MONTGOMERY COUNTY FOR RECREATIONAL PURPOSES (BY L. 47783 P. 179) TO BE ABANDONED BY THE PLANNING BOARD FOR RECREATIONAL PURPOSES (BY L. 47783 P. 179) TO BE ABANDONED BY THE PLANNING BOARD AS PART OF THE PRELIMINARY PLAN AMENDMENT 11998092C APPROVAL.
- THE DECLARATION OF COVENANTS FOR FUTURE TRANSIT RIGHT-OF-WAY DEDICATION (BY L. 46594 P. 179) TO BE TERMINATED AND REPLACED WITH A 40 FOOT RIGHT-OF-WAY DEDICATION FOR ROCK SPRING DRIVE BY THE PLANNING BOARD AS PART OF THE PRELIMINARY PLAN AMENDMENT 11998092C APPROVAL.
- THIS PRELIMINARY PLAN COMPLETELY SUPERSEDES ALL SHEETS FROM THE PREVIOUSLY APPROVED PRELIMINARY PLAN.

## SHEET INDEX

- PP-1 COVER SHEET
- PP-2 PLAN APPROVALS
- PP-3 PRELIMINARY PLAN
- PP-4 PRELIMINARY PLAN
- PP-5 PRELIMINARY PLAN
- PP-6 PRELIMINARY PLAN
- PP-7 ROAD CROSS SECTIONS
- PP-8 ROAD CROSS SECTIONS
- PP-9 ROCK SPRING DRIVE PLAN & SECTION
- PP-10 LOTTING PLAN

- PFPC 100 PRELIMINARY FCP COVER
- PFPC 200 COMPOSITE PRELIMINARY FCP
- PFPC 300 DETAILED PRELIMINARY FCP
- PFPC 301 DETAILED PRELIMINARY FCP
- PFPC 302 DETAILED PRELIMINARY FCP
- PFPC 303 DETAILED PRELIMINARY FCP

## SUPPORTING DRAWINGS SHEET INDEX

## FIRE DEPARTMENT ACCESS PLAN

## SUPPLEMENTAL DRAWINGS SHEET INDEX

- VEHICLE CIRCULATION PLAN
- BICYCLE AND PEDESTRIAN CIRCULATION PLAN
- SERVICE VEHICLE CIRCULATION PLAN
- OPEN/GREEN SPACE PLAN
- GROSS TRACT AREA EXHIBIT



## PLAN LEGEND

---	PROPERTY LINES
---	RIGHT OF WAY
---	ADJACENT PROPERTY
---	TRANSIT EASEMENT
---	UTILITY EASEMENT
---	MATCH LINE
---	RETAINING WALL
---	PROPOSED FACE OF CURB
---	EXISTING FACE OF CURB
---	PROPOSED CENTER LINE
---	EXISTING CENTER LINE

## SURVEYOR'S CERTIFICATION

I hereby certify that the information shown by this plan is complete and accurate in accordance with existing surveys, visual observations and available records.

Signature: JOSHUA PRICE  
Printed Name: JOSHUA PRICE  
Date: May 11, 2022  
Expiration Date: May 11, 2025  
MD No. 21366