ROCK SPRING CENTRE

MULTIFAMILY TOWER TWO

SITE PLAN 82004017C

4TH (ROCKVILLE) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

DEVELOPMENT STANDARDS:

	Permitted/Req'd	Amended Site Plan Approval No. 8-84017A	Proposed for Site Plan Amendment No. 82004017C
Zone: MXPD			
Tract Area	51.04 ac. (Net)	1.96 ac.	1.96 ac.
Residential			
Dwelling Units (Multifamily)/	1250	217	125
MPDUs [1]	178	0	23
Maximum Density	44 dus/ac	111 dus/ac	63.78 dus/ac
Building Height	22 Stories	20 Stories (232'-0")	19 Stories (198'-0")
Total Gross Floor Area	-	462,612 sf	429,448 sf
Floor to Area Ratio	-	5.42	5.04
Parking	493 spaces (total)	490 spaces	559 spaces
Green Area [2]	0.98 ac. (50% avg.)	1.16 ac. (59%)	1.18 ac. (60%)
Paved Area	-	0.22 ac.	0.22 ac.
Setback	-	-	
Rockforest Dr.	-	-	30'

1. Unit Mix
   - 81 One-Bedroom Units
   - 59 Two-Bedroom Units
   - 5 Three-Bedroom Units
   - 125 - Total Units

2. MPDU Calculations

Phase I - Avalon Bay	70 Units
Phase II - Multi-Family Towers	46 Units
Phase III/IV3 - Multi-Family	111 Units
Total	227 Units

3. The gross area provided for the net site is 55% (20.09 ac).

Cumulative Green Area Requirement:

Phase	Area	Required	Provided
Parcel 16 Open Space	0.85 ac	n/a	0.85 ac (100%)
Parcel 18 Apartments	10.44 ac	5.09 ac (50%)	4.62 ac (45%)
Parcel 20 Condominiums	3.09 ac	1.55 ac (50%)	1.75 ac (56%)
Parcel 21 Condominiums	1.96 ac	0.98 ac (50%)	1.16 ac (59%)
Parcel 22 Apartments	0.91 ac	0.46 ac (50%)	0.35 ac (38%)
Parcel 24 Hotel/Wellness Center	2.30 ac	0.92 ac (40%)	1.17 ac (51%)
Parcel 25 Office/Retail/Res.	12.48 ac	6.24 ac (50%)	5.25 ac (42%)
Forest Conservation Area (Future Category 1 Easement)	5.84 ac	n/a	5.84 ac (100%)
Total Green Area	37.87 ac	18.34 ac (48%)	20.97 ac (55%)

Parcel 18 Apartments	10.44 ac	5.09 ac (50%)	4.62 ac (45%)
Parcel 20 Condominiums	3.09 ac	1.55 ac (50%)	1.75 ac (56%)
Parcel 21 Condominiums	1.96 ac	0.98 ac (50%)	1.16 ac (59%)
Parcel 22 Apartments	0.91 ac	0.46 ac (50%)	0.35 ac (38%)
Parcel 24 Hotel/Wellness Center	2.30 ac	0.92 ac (40%)	1.17 ac (51%)
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Total Green Area	37.87 ac	18.34 ac (48%)	20.97 ac (55%)

DENSITY OF RESIDENTIAL DEVELOPMENT PER SECTION 59-C-7.53 OF THE ZONING ORDINANCE

PERMITTED[1]	PROVIDED
44 units (exclusive of MPDUs) per acre of land shown exclusively for residential use in the development plan – may be increased up to 53.68 units per acre with MPDUs.	29.82 units per acre, including MPDUs based on 21.326 acres shown exclusively for residential use on DPA 99-1). Avalon Bay, Site Plan 820000340 — 386 Units Tower I, Site Plan 82003036C — 125 Units Tower II, Site Plan 82004017C — 125 Units Total, including MPDUs — 636 Units
75 units (exclusive of MPDUs) per acre of land shown for mixed use in the development plans – may be increased up to 91.5 units per acre with MPDUs.	17.98 units per acre, including MPDUs based on 34.140 acres shown as mixed-use on DPA 99-1). Phase III, Site Plan 82009003A — 614 Units

[1] Total number of units must not exceed Master Plan limit of 1,250 units.

Provided by Linowes and Blocher on July 12, 2006.

GENERAL NOTES

1. The topography shown hereon (within the limits of the site) was obtained from Potomac Aerial Surveys, Inc via VIKA, Inc. the remaining topo was provided by M-NCPPC.
2. The overall boundary survey was prepared by VIKA, Inc.
3. The property shown hereon is located on tax map GP 563, Parcel 440 of the tax records of the Montgomery County, Maryland.
4. This property is zoned MXPD.
5. Preliminary Plan Approval: M-NCPPC File No. 1-98092, Dated 5/27/99.
6. The NRI/FSD Approval: M-NCPPC File No. 4-94199, Dated 6/25/99.
7. Water & Sewer Categories are W-1 and S-2.
8. Stormwater management quantity for Rock Spring Centre is provided by one on-site facility. Water quality will be provided on-site for the development of MultifamilyTower One and MultifamilyTower Two.
9. All dimensions and areas have been scaled and are subject to change at the time of final recorded plat.
10. The public utility companies serving the site are Washington Suburban Sanitary Commission, Pepco, Verizon, Washington Gas, and Comcast .
11. Site Area = 1.96 ac or 85,202.76 sq. ft.
12. The site lies within the Cabin John Watershed.
13. Wetland Permit/Water Quality Certification
    Authorization Number: 98-NT-0702/199961042.
    Effective Date: April 17, 2001 Modification Date: February 7, 2006
    Expiration Date: April 17, 2009
14. Forest Conservation approval for this site plan provided under Site Plan 820000340, as amended.
15. An on-site pre-construction meeting is required to be set up with the Department of Permitting Services (DPS), Zoning & Site Plan Enforcement Division before any building construction activity occurs on-site. The owner or his designee who has signature authority, and general contractor must attend the pre-construction meeting with the DPS Site Plan Enforcement inspector. A copy of the Certified Site Plan is required to be on-site at all times. To schedule a Site Plan inspection with DPS, Zoning and Code Compliance Section (ZCCS), please contact Brian Keeler, 240-581-4485.

SITE TABULATIONS

Existing Zoning: MXPD
Gross Site Area: 53.40 Acres

Area of Road Way Dedication (Existing):
1. Rockledge Drive: 0.20 ac± Provided in Phases II-IV
2. Rockledge Connector: 1.80 ac± Provided in Phases II-IV
3. Rock Spring Drive: 0.22 ac± Provided in Phases II-IV
4. Old Georgetown Road: 0.14 ac± Provided in Phases II-IV

Net Site Area: 51.04 Acres±

PROJECT PHASING*

Phase I – Avalon Bay

Parcel	Use	Area
Parcel 15	SWM Pond	3.35 ac
Parcel 16	Open Space	0.85 ac
Parcel 17	Rock Forest Dr.	0.72 ac
Parcel 19	Apartments	10.44 ac
	Phase I-Total Area	15.36 ac

Phase II -Multifamily Towers

Parcel 20	Residential (Tower 1)(Approved File #8-03036A)	3.09 ac
Parcel 21	Residential (Tower 2)(Approved File #8-04017A)	1.96 ac
	Phase II-Total Area	5.05 ac

Phase III-V (Future)

	Remaining Approved Development	30.64 ac
	Total Site Area	± 51.04 ac

*Development phases may be constructed in any order or simultaneously. Phasing may be adjusted for market conditions.

PROGRAM SUMMARY

RESIDENTIAL:

Phase I Avalon Bay (Existing)	386 Units (incl. 70 MPDUs)
Phase II	
Tower One	125 Units (incl. 23 MPDUs)
Tower Two	125 Units (incl. 23 MPDUs)
Phases III-IV	614 Units (incl. 111 MPDUs
Total Residential Units	1,250 Units (incl. 227 MPDUs , 18%)

RECREATION CALCULATIONS

DEMAND

Unit Type	Number of Units	D1 Tots 0-4 yrs	D2 Children 5 - 11 yrs	D3 Teens 12 - 17 yrs	D4 Adults 18 - 64 yrs	D5 Seniors 65+ yrs
SFD I		0.00	0.00	0.00	0.00	0.00
SFD II		0.00	0.00	0.00	0.00	0.00
SFD III		0.00	0.00	0.00	0.00	0.00
TH		0.00	0.00	0.00	0.00	0.00
GARDEN		0.00	0.00	0.00	0.00	0.00
HI-RISE	352	12.32	14.08	14.08	270.34	161.92
Total Demand		12.32	14.08	14.08	270.34	161.92
On-Site Supply		10.99	19.74	27.58	498.09	290.36
% met On-Site		89.20%	140.22%	195.87%	184.25%	179.32%
Off-Site Supply*		0.00	0.00	0.00	0.00	34.00
Total On + Off Site		10.99	19.74	27.58	498.09	324.36
% Demand met On + Off		89.20%	140.22%	195.87%	184.25%	200.32%

* Off-Site Facilities: n/a

On-Site Supply

Recreation Type	Qty. Provided	D1 Tots Recreation Value	D2 Children Recreation Value	D3 Teens Recreation Value	D4 Adults Recreation Value	D5 Seniors Recreation Value
Picnic/Sitting	3	3	3	4.5	15	6
Open Play Area II	1	3	4	4	10	1
Pedestrian System	1	1.23	2.82	2.82	121.65	72.86
Nature Trails	1	0.62	1.41	2.11	40.55	24.29
Natural Areas	1	0.00	0.70	1.41	27.03	8.10
Swimming Pool	1	0.68	2.80	2.89	67.58	24.29
Indoor Community Space	1	1.23	2.11	4.22	81.10	64.77
Indoor Exercise Room	1	1.23	1.41	4.22	81.10	64.77
Indoor Fitness Facility	1	0.00	1.41	1.41	54.07	24.29
Total Recreation Value		10.99	19.74	27.58	498.09	290.36

NOTE: RECREATION CALCULATIONS WILL BE REVISED PURSUANT TO A FUTURE SITE PLAN AMENDMENT

PARKING CALCULATIONS

Multifamily Tower Two

Units	Required	Provided
352	493 Spaces	559 Spaces

Required Number of Parking Spaces: 493 Spaces

One-Bedroom Units	173 units x 1.25 spaces/unit	= 217 spaces
Two-Bedroom Units	165 units x 1.50 spaces/unit	= 248 spaces
Three-Bedroom Units	14 units x 2.00 spaces/unit	= 28 spaces
Total Number of Spaces Required		= 493 spaces

Provided Parking Spaces: 518 spaces (510 spaces in garage + 8 spaces at plaza)

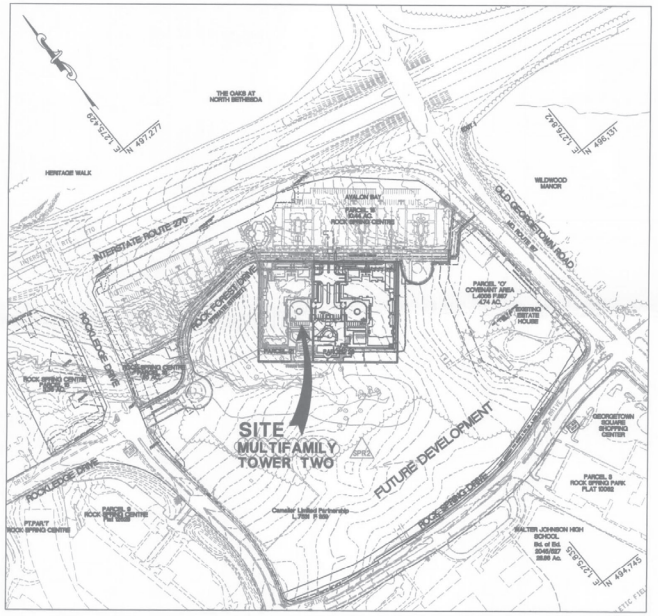
Required Handicapped Parking Spaces: 14 spaces (11 standard and 3 van spaces*)
Provided Handicapped Parking Spaces: 14 spaces (11 standard and 3 van spaces*)

Required Motorcycle Parking Spaces: 10
Proposed Motorcycle Parking Spaces: 10

Required Bike Parking Spaces: 20
Proposed Bike Parking Spaces: 20

*Note: The required number of van accessible parking spaces is 1 for every 4 accessible spaces as per the Maryland Accessibility Code, COMAR 05.02.02.07and .12.

NOTE: PARKING WILL BE REVISED PURSUANT TO A FUTURE SITE PLAN AMENDMENT.



LOCAL VICINITY MAP

SCALE 1" = 200'

0 200 400

SCALE IN FEET

SHEET INDEX

*1. COVER SHEET
** 1A. APPROVALS SHEET
2. SITE AND ADJACENT AREA
3. SITE PLAN (MULTIFAMILY) TOWER TWO
*-SHEETS REVISED PER THE 'C' AMENDMENT
**-SHEETS ADDED PER THE 'C' AMENDMENT

OWNER / DEVELOPER

Second CR-RSC Tower I, LLC
6500 Rock Spring Drive, Suite 5
Bethesda, MD 20817

LIST OF AMENDMENT ITEMS FOR 82003036C:

1. REDUCE THE APPROVED DENSITY BY 226 UNITS.

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 82003036C including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: FLOYD E. DAVIS COMPANY
Contact Person: JOHN DAVIS
Address: 1629 K STREET NW, SUITE 600, WASHINGTON, DC 20006
Phone: 202-296-5600

Signature: _____ Date: _____

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 82003036C including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: ROCK SPRING PROPERTIES LLC
Contact Person: CHRIS CAMALIER
Address: 6110 ROCK SPRING DRIVE, SUITE 5, BETHESDA, MD 20817
Phone: 301.564.1500

Signature: _____ Date: _____

DEVELOPMENT PROGRAM

THE PROJECT WILL BE DEVELOPED IN 1 PHASE AS SET FORTH IN THIS DEVELOPMENT PHASING PLAN. DEVELOPER RESERVES THE RIGHT TO ADJUST THE NUMBER OF PHASES OR THE SEQUENCE OF PHASING, PROVIDED DEVELOPMENT IN EACH PHASE PROCEEDS IN ACCORDANCE WITH THE ELEMENTS SET FORTH BELOW. ADJUSTMENT TO THE NUMBER OF PHASES OR SEQUENCE OF PHASING IS SUBJECT TO THE APPROVAL OF PLANNING BOARD STAFF. INFRASTRUCTURE AND AMENITIES FOR EACH PHASE TO BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1, REGARDLESS OF WHICH PHASE OF THE DEVELOPMENT PROCEEDS FIRST.

Phase	Units in Phase	MPDUs	Common Areas in Phase	Local Recreational Facility in Phase	Community-Wide Recreational Facility	Plat Recordation Due date for Phase	Begin Construction of Units	Complete Facilities
1	125	23	All	All	N/A	By 11/2006	By 10/2011	See Section II

I. A. Applicant will complete the following site plan elements prior to 70% occupancy of units constructed in the Project.

1. Paving of parking areas (excluding final topping)
2. Sidewalks (on-site)
3. Lighting (street and parking lot)
4. Grading
5. Landscaping (adjacent to building(s))
6. Foundation landscaping
7. Pedestrian pathways (on-site)

9. Fences or noise berms

B. Applicant will complete the following site plan elements prior to full occupancy of the Building.

1. Parking lot and perimeter landscaping
2. Final topping of parking areas

C. Street tree planting must progress as street improvement is completed, but no later than 6 months after completion of the building.

D. Applicant shall send written notice to M-NCPPC's Inspection Unit to initiate scheduling of site inspections at the following milestones:

1. Applicant shall conduct a preconstruction meeting with M-NCPPC staff and MCDPS sediment control staff prior to clearing and grading.
2. At 70% occupancy.
3. At 100% completion.

II. Local Recreational Facilities

The Local Recreational Facilities, including all required improvements and associated Common Area for the Project, shall be completed by the earlier of:

1. The date of seventy percent (70%) occupancy of the units planned within the Project; or
2. 36 months from the date of receipt of the initial building permit for a lot or unit in the Project.

III. General Provisions

A. Applicant must construct all Recreational Facilities within the timeframes contemplated in the Phasing Schedule and in these binding elements. Applicant must arrange for inspections by staff to ensure that all facilities are timely, correctly, and completely constructed.

All Local Recreational Facilities shall be designed and constructed in accordance with Parks Department standards and criteria and M-NCPPC's adopted Recreational Facilities Guidelines.

C. Applicant shall warrant that all facilities have been constructed in a good and workmanlike manner and are fit for each of their intended purposes.

D. The Applicant may seek an amendment to any regulatory approval for the purpose of modifying the improvements to be constructed, including, but not limited to, the right not to construct such improvements, which amendment shall be reviewed by the Planning Board in accordance with applicable law. Such amendment shall be effective only if approved by the Planning Board.

E. The required bus shelters and proposed sidewalk to Old Georgetown Road shall be installed prior to occupancy of the first unit of the subject apartment tower unless otherwise approved by M-NCPPC staff or amended by the site plan approval for the remaining portion of Rock Spring Center.

GENERAL AREA VICINITY MAP
SCALE: 1" = 2000'

PROFESSION SEAL

PROFESSIONAL SEAL PROVIDED SOLELY FOR DEVELOPMENT DATA UPDATES DECREASING APPROVED UNIT COUNT FOR THIS SITE PLAN AMENDMENT.

LEGEND

100	PROP. 2' CONTOURS
100	LIMIT OF DISTURBANCE
CE	CONSERVATION EASEMENT
	INTERMITTENT AND PERENNIAL STREAMS
EB	ENVIRONMENTAL BUFFER
	BOLLARD (TYP.)
	STREET LIGHT LOCATION

ATTACHMENT D

NOTE: M-NCP&PC STAFF MUST INSPECT TREE-SAVE AREAS AND PROTECTION DEVICES PRIOR TO CLEARING AND GRADING.

Loiederman Soltesz Associates, Inc.
ROCKVILLE OFFICE
1390 Piccard Drive, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067
Engineering Planning Surveying Environmental Sciences
www.LSAssociates.net
Rockville Lanham Frederick Waldorf Leonardtown Fairfax

NO.	REVISIONS	BY	DATE
SPR2	SITE PLAN REVISION – APARTMENT	IAC	08/17/06
SPR1	SITE PLAN REVISION – CONDOMINIUM	IAC	08/24/06
6	USE AMENDMENT	IAC	08/15/06
4	SIGNATURE SET – FINAL	TDP	10/01/04
3	SIGNATURE SET – FINAL	TDP	8/27/04
2	SIGNATURE SET	TDP	6/7/04
1	PARK AND PLANNING REVIEW SET	SPT	2/10/04

Date: SEPT 2003 CAD Standards Version: LSA STD 2000
Designed: LWR Technician: LWR Checked: SPT

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Page 35 Grid F6
Tax Map: GP 563
Zoning Category: MXPD
M-NCPPC 200 Sheet: 220
WSSC 200' Sheet: 213 NW 6

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNERS OF THE PLAN OR THEIR AUTHORIZED AGENTS IN WRITING, THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

AMENDMENT TO SITE PLAN No. 82004017C

COVER SHEET
ROCK SPRING CENTRE
MULTIFAMILY TOWER TWO
4TH (ROCKVILLE) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

1" = NO SCALE
SHEET 1 OF 3
PROJECT NO. 801-05-00

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