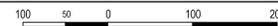


ROCKWOOD MEWS

SITE PLAN



OVERALL PLAN



GRAPHIC SCALE: 1" = 100'

GENERAL NOTES:

1. THE EXISTING ZONE IS MXE.
2. BOUNDARY AND BASE INFORMATION IS FROM A SURVEY PREPARED BY MACRISM, HENDRICKS & GLASCOCK, P.A.
3. THIS SITE LIES WITHIN THE WATTS BRANCH WATERSHED.
4. PEPCO, BELL ATLANTIC, MD., INC., WASHINGTON GAS LIGHT CO. OF MD., THE CITY OF ROCKVILLE, WASHINGTON SUBURBAN SANITARY COMMISSION AND CABLE TV MONTGOMERY ARE THE PUBLIC UTILITY COMPANIES THAT WILL PROVIDE SERVICE TO THE PROPOSED DEVELOPMENT.
5. THE PROPOSED LAYOUT, PARKING, DRIVEWAYS, BUILDINGS AND UTILITIES ARE APPROXIMATE AND SUBJECT TO FINAL COMPUTATIONS PRIOR TO RECORD PLAT.
6. PAVEMENT MARKING AND STRIPPING PLANS ARE PREPARED BY OTHERS.
7. ALL RETAINING WALLS AND ASSOCIATED HANDRAILS TO BE DESIGNED BY OTHERS.

APPLICANT:
 RCC LOT 1-C, LLC AND RCC LOT 1-B,
 LLCC/O MATAN COMPANIES, LLLP
 4600 WEDGEWOOD BOULEVARD, SUITE A
 FREDERICK, MD 21703
 301-694-9200

ENGINEER / LANDSCAPE ARCHITECT:
 SOLTESZ, INC.
 2 RESEARCH PLACE, SUITE 100
 ROCKVILLE, MD 20850
 TELEPHONE: 301-948-2750
 FAX: 301-948-9067

ARCHITECT:
 LESSARD DESIGN, INC.
 8521 LEESBURG PIKE, SUITE 700
 VIENNA, VA 22182
 TELEPHONE: 571-830-1800
 FAX: 571-830-1801

ATTORNEY:
 LERCH, EARLY & BREWER, CHTD.
 3 BETHESDA METRO CENTER - SUITE 460
 BETHESDA, MD 20814
 TEL: (301) 961-6095
 FAX: (301) 347-1771

Rockwood Mews Data Table		
	Required/Allowed Zoning Ordinance Development Standards for MXE	Proposed
Site Area:		
Gross Tract Area:	24,1588 ac	24,1588 ac
Existing Zone:		
	MXE	MXE
Density of Development:		
Office buildings (existing)		238,950 sq. ft.
24' x 40' Front-Load Townhouse Units (proposed)		25
18' x 40' Rear-Load Market Units (proposed)		64
16' x 28' Rear-Load MPDU Units (proposed)		13
Total Units		103
MPDU's		
12.5% of Units	101 x 12.5% = 13 D.U.	13 D.U.
Zoning Standards		
Min. Lot Area	N/A	N/A
Min. Lot Width at Street Front	10'	16'
Maximum Building Height	120'	75'
Parking		
Office buildings	1 sp / 300 sq ft = 797	797
24' x 40' Front-Load Townhouse Units	2 spaces x 26 = 52	52
18' x 40' Rear-Load Market Units	2 spaces x 64 = 128	128
16' x 28' Rear-Load MPDU Units	2 spaces x 13 = 26	26 (13 in driveways)
Visitor Parking (on-site)	N/A	10
Visitor Parking (on-street parking)	N/A	0
Total Parking Spaces	1,003	1,003
Bicycle Parking		
Short term (2 sp / 40,000 sf Office)	12	0
Long term (2 sp / 10,000 sf Office)	48	0
Building Setbacks: (Minimum)		
Public right-of-way abutting	None or 10' min.	93'
Side setback:		
Residential land abutting: Greater of 25' or 1/2 bldg ht.	Greater of 25' or 1/2 bldg ht.	N/A
Non-residential land abutting:	None or 10' min.	N/A
Rear setback:		
Residential land abutting: Greater of 25' or 1/2 bldg ht.	Greater of 25' or 1/2 bldg ht.	84'
Non-residential land abutting: None or 10' min.	None or 10' min.	114'
Open Area: 20% minimum	4.83 ac	5.6 ac
Public Use Space: 5% minimum	1.2 ac	1.3 ac

*The project will comply with the applicable City of Rockville MPDU requirements. The affordable units will be proportionally distributed among the townhouse units.

SHEET INDEX

- 1 COVER SHEET
- 2 SITE PLAN ENLARGEMENT
- 3 SITE PLAN ENLARGEMENT

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 13716, EXPIRATION DATE: 11/18/2015

COVER SHEET

ROCKWOOD MEWS

FOURTH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND



ROCKVILLE OFFICE
 2 Research Place, Suite 100
 Rockville, MD 20850
 P. 301.948.2750 F. 301.948.9067

Rockville
 Lanham
 Waldorf
 Leonardtown
 Frederick
 Soltesz DC, LLC

NO.	DATE	REVISIONS	BY	DATE
DESIGNED:	AH	DATE:	OCTOBER 2015	
TECHNICIAN:	AH	CAD STANDARDS VERSION:	V8 - 2000	
CHECKED:	JR			

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 1-800-251-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT
 RCC Lot 1-C, LLC and RCC Lot 1-B, LLC
 c/o Matan Companies, LLLP
 4600 Wedgewood Boulevard, Suite A
 Frederick, MD 21703
 301-694-9200
 301-815-9988
 Karl A. Morris

MAP	GRID
TAX MAP	ZONING CATEGORY:
GS 21	MXE
WSSC 200' SHEET	
220 NW 08	
SITE DATUM	
HORIZONTAL: NAD 83	
VERTICAL: NAVD 88	



1" = 100'

SHEET 1 OF 3

PROJECT NO. 1701-01-00

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SCALE: 1" = 30'



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SOLTESZ
 Engineering
 Surveying
 Planning
 Environmental Sciences

Rockville
 Lanham
 Waldorf
 Leonardtown
 Frederick
 Soltesz DC, LLC

NO.	REVISIONS	BY	DATE

DATE: OCTOBER 2015	CAD STANDARDS VERSION: V8 - 2000
DESIGNED: AH	TECHNICIAN: AH
	CHECKED: JR

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SITE PLAN ENLARGEMENT

ROCKWOOD MEWS
 FOURTH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

1" = 30'

SHEET **2**
 OF **3**

PROJECT NO.
 1701-01-00

SCALE: 1" = 30'



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 www.solteszco.com

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 Waldorf
 Leonardtown
 Frederick
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NO.	REVISIONS	BY	DATE

DATE: OCTOBER 2015	CAD STANDARDS VERSION: V8 - 2000
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SITE PLAN ENLARGEMENT

ROCKWOOD MEWS

FOURTH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

1" = 30'

SHEET **3**
 OF **3**

PROJECT NO.
 1701-01-00