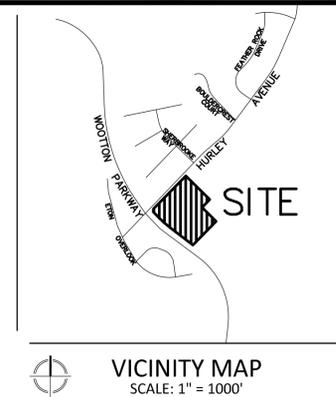


PAM SUBMISSION FOR AMENDMENT TO ROCKSHIRE VILLAGE CENTER PLANNED DEVELOPMENT



PREPARED FOR:
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MIKE GOODMAN

ZONING
PD-RS Planned Development - Rockshire (25.14.08)
Designated Equivalent zone used for development standards- MXNC (Mixed-Use Neighborhood Commercial)

SITE AREA
318,968 sf or 7.32 ac

MXNC DEVELOPMENT STANDARDS (25.14.08)	REQUIRED	PROVIDED
Maximum Height	45 feet	45 feet
Open Area and Public Use Space		
Total Open Area Required (10% of site)	0.73 ac	greater than 0.73 ac *
Public Use Space within Open Area (5% of req. Open Area)	0.04 ac	greater than 0.04 ac *
Minimum Width at Front Lot Line	10 feet	min. 10 feet

SETBACKS
From public R.O.W. abutting: None Required (10 feet min. if provided) / 20 feet

SIDE:
Residential Land abutting (based on zoning map classification): 25 feet or 1/2 height of building, whichever ever is greater / 25 feet

REAR:
Residential Land abutting (based on zoning map classification): 25 feet or 1/2 height of building, whichever ever is greater / 25 feet

PROPOSED UNITS

Townhouse (includes 12.5% MPDU)		82
Live / Work Units		6

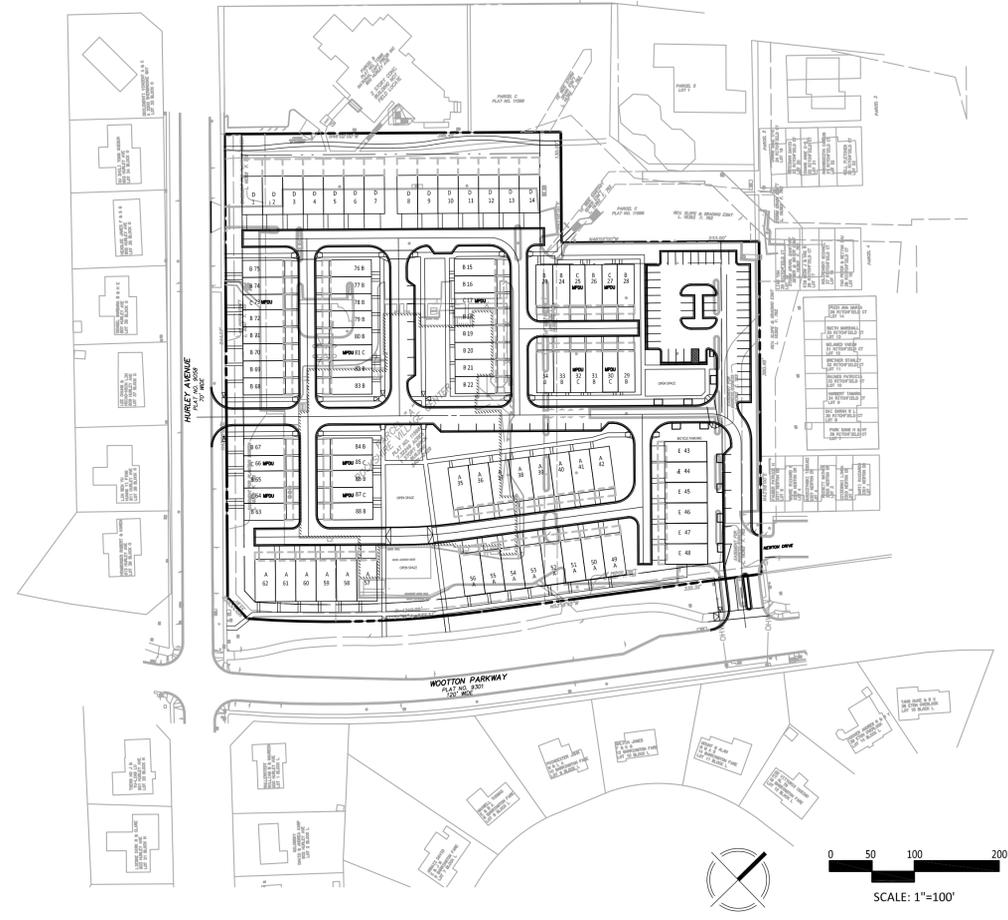
PARKING

	REQUIRED	PROVIDED
Townhouse (3 or more bedrooms= 2 space per d.u.)		
71 units	142	280 **
11 MPDU units	22	22
Live / Work Units (2 spaces per unit)		
6 units	12	24 **
ON-STREET PARKING LOT	0	20
PARKING LOT	0	50
TOTAL PARKING	176	396

Bike Parking
Live / Work: 1 per 5 units short term (2) / 1 per 3 units long term (2)

* - Open area illustrated on this plan is 35%, and the public use space illustrated is 22% of the open area provided.

** - Market rate & live/work unit driveways and garages can provide a total of four (4) car parking spaces (two in the garage and two on the driveway). Four (4) market rate units provide one (1) driveway space. MPDU's can provide a total of 2 spaces.



SHEET INDEX

PAM-1	COVER SHEET
PAM-2	PRELIMINARY SITE PLAN

GENERAL NOTES

1. THE PROPERTY IS 7.32 ACRES.
2. THE PROPERTY IS ZONED PD-RS PLANNED DEVELOPEMENT-ROCKSHIRE / MXNC.
3. THE SITE IS LOCATED ON WSSC MAP 218NW09.
4. THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FR62, TAX ACCOUNT NO. 04-01779638.
5. BOUNDARY AND TOPOGRAPHIC DATA PERFORMED BY VIKA MARYLAND, LLC. JANUARY 2015.
6. THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON THE SITE.
7. THERE IS NO STREAM VALLEY BUFFER LOCATED ON THE SITE.
8. THERE ARE NO WETLANDS LOCATED ON THE SITE.
9. ALL PROPOSED INTERNAL STREETS AND ALLEYS ARE PRIVATE.
10. LIVE / WORK UNITS WILL BE A CONDOMINIUM REGIME OR FEE SIMPLE LOT. TOWNHOUSE UNITS WILL BE FEE SIMPLE LOTS.

DATE	REVISIONS

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: MICHAEL GOODMAN
LICENSE NUMBER: 27721
EXPIRATION DATE: 07/19/16

ROCKSHIRE VILLAGE CENTER
PARCEL 'A'
PLAT NO. 11598
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MD
WSSC GRID: 218NW069
TAX MAP: FR62

CITY OF ROCKVILLE
2015-#####

COVER SHEET

DATE ISSUED: 04/26/2016
DRAWN BY: _____
DESIGNED BY: _____
SCALE: _____
PROJECT No.: VM1935B
SHEET NO. PAM - 1

FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

