ROCKWOOD MEWS

SITE PLAN

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 STRIPING PLANS ARE PREPARED BY OTHERS.
7. ALL RETAINING WALLS AND ASSOCIATED HANDRAILS TO BE DESIGNED BY OTHERS.
8. 50' TRANSCO DWELLING UNIT SETBACK SHOWN PER ROCKVILLE CITY CODE, SECTION 25.21.18.b.

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

ENGINEER / LANDSCAPE ARCHITECT:

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

ATTORNEY:

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

SHEET INDEX

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L-6 LANDSCAPE NOTES AND DETAILS

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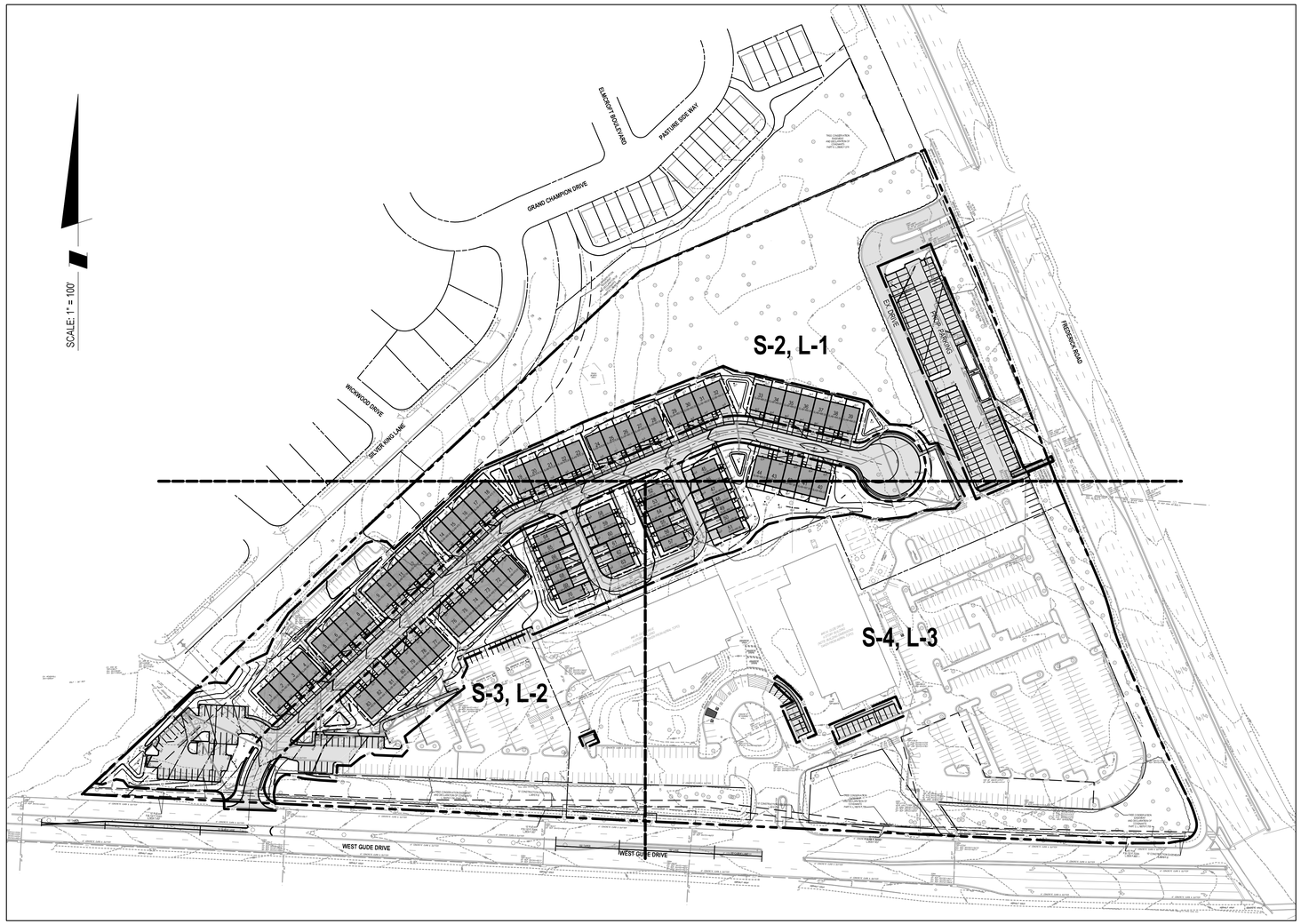
M-1 MULTIMODAL CIRCULATION



OVERALL PLAN

100 50 0 100 200

GRAPHIC SCALE: 1" = 100'

VICINITY MAP
SCALE 1"=2000'

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)		221,105 sq. ft.
Townhouses		
24' x 40' Front-Load Townhouse Units (proposed)		57
18' x 40' Rear-Load Market Units (proposed)		15
16' x 28' Rear-Load MPDU Units (proposed)		11
Total Units (Residential)		**83**
MPDU's		
12.5% of Units	83 x 12.5% = 11 D.U.	11 D.U.
1 Bedroom		18 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 = 737	789
Handicapped Spaces	2% x 789 = 16	17
24' x 40' Front-Load Townhouse Units	2 spaces x 57 = 114	114
18' x 40' Rear-Load Market Units	2 spaces x 15 = 30	30
16' x 30' Rear-Load MPDU Units	2 space x 11 = 22	22 (11 in driveways)
Visitor Parking (on-site)	N/A	4
Visitor Parking (on-street parking)	N/A	0
Total Parking Spaces	903	959
Bicycle Parking		
Short term (2 sp / 40,000 sf Office)	N/A *	0
Long term (2 sp / 10,000 sf Office)	N/A *	0
Building Setbacks: (Minimum)		
Public right-of-way abutting	None or 10' min.	125'
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.	N/A
Non-residential land abutting: None or 10' min.	None or 10' min.	50'
Open Area: 20% minimum	4.83 ac	4.88 ac
Public Use Space: 5% minimum	1.2 ac	1.4 ac

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

*There is no expansion or change in use to the existing office development.

LEGEND

BOUNDARY LINES		EXISTING CURB	
EXISTING EASEMENTS		PROPOSED CURB	
PROPOSED EASEMENTS		EXISTING BUILDINGS	
EXISTING STORM DRAIN, INLET, & MANHOLE	15"SD SD	PROPOSED TOWNHOUSES	
PROPOSED STORM DRAIN, INLET, & MANHOLE	15"SD	EXISTING FENCE	X X X
EXISTING SEWER LINE, MANHOLE & DIRECTION	8"SS SAN	PROPOSED FENCE	X X X
EXISTING WATER LINE, BEND, REDUCER & CAP	W	EXISTING CONTOURS	400 402
EXISTING VALVE & FIRE HYDRANT		PROPOSED RIGHT OF WAY	
EXISTING UNDERGROUND TELE, ELEC, GAS, CATV	UG T, E, G, CATV	PROPOSED CONTOURS	400 402
EXISTING OVERHEAD TELE, ELEC, CATV	OH T, E, G, CATV OH - E	PROPOSED HANDICAP PARKING SPACE	
EXISTING UTILITY POLE		PROPOSED PAVEMENT	
EXISTING TREES		PROPOSED DRIVEWAY	
PROPOSED REPLACEMENT TREE		PROPOSED SIDEWALK	
EXISTING TREE LINE		PROPOSED WSSC EASEMENT	
FOREST PRESERVATION		PROPOSED STREET LIGHT	
EXISTING TREE CONSERVATION EASEMENTS		PROPOSED TRANSFORMER	
PROPOSED SWM EASEMENT		PROPOSED UTILITY EASEMENT	U.E.
		PERMEABLE PAVEMENT	

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. 31798 EXPIRATION DATE: 07/10/2017

STATE OF MARYLAND ANKUR B. PARIKH 31798 PROFESSIONAL ENGINEER
10/06/16

COVER SHEET

SOLTESZ

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Rockville
Lanham
Waldorf
Leonardtown
Frederick
Soltesz DC, LLC

www.solteszco.com

NO.	REVISIONS	BY	DATE

DATE: SEPT 2016 | CAD STANDARDS VERSION: V8 - 2000
DESIGNED: AP | TECHNICIAN: AH | CHECKED: PI

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 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

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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

SITE PLAN
ROCKWOOD MEWS
15 AND 45 W. GUDE DRIVE
ROCKVILLE, MD 20850
ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

1" = 100'

SHEET S-1

PROJECT NO. 1701-01-00

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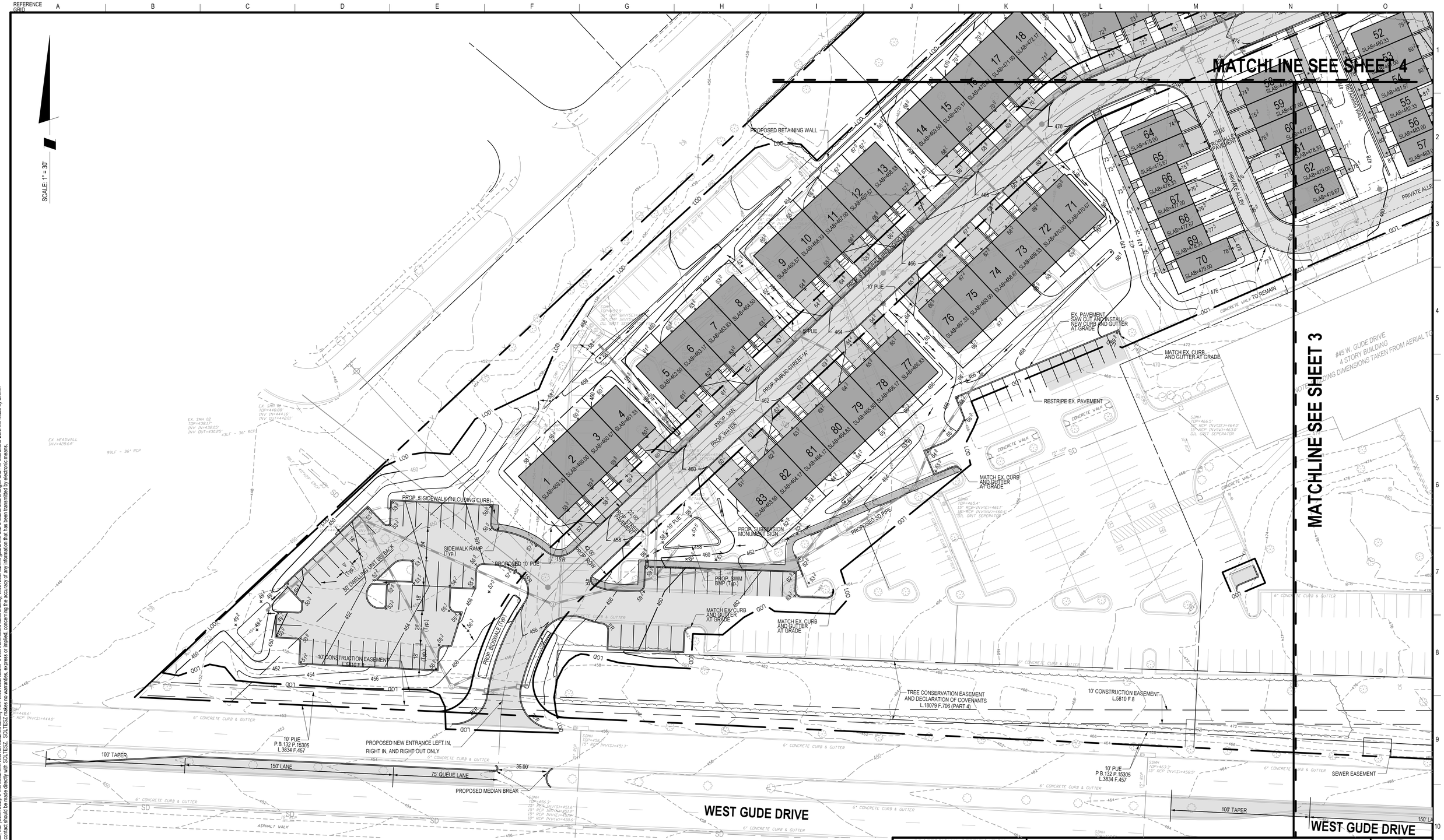

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TAX MAP	ZONING CATEGORY:
GS 21	MXE
WSSC 200' SHEET	
220 NW 08	
SITE DATUM	
HORIZONTAL: NAD 83	
VERTICAL: NAVD 88	

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LICENSE NO. 31798 **EXPIRATION DATE:** 07/10/2017

STATE OF MARYLAND — ANKUR B. PATEL — No. 31798 — REGISTERED PROFESSIONAL ENGINEER
10/06/16

SITE PLAN ENLARGEMENT

SITE PLAN
ROCKWOOD MEWS
15 AND 45 W. GUDE DRIVE
ROCKVILLE, MD 20850
ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

ONE INCH = 1" = 30'

SHEET **S-2**

PROJECT NO. 1701-01-00

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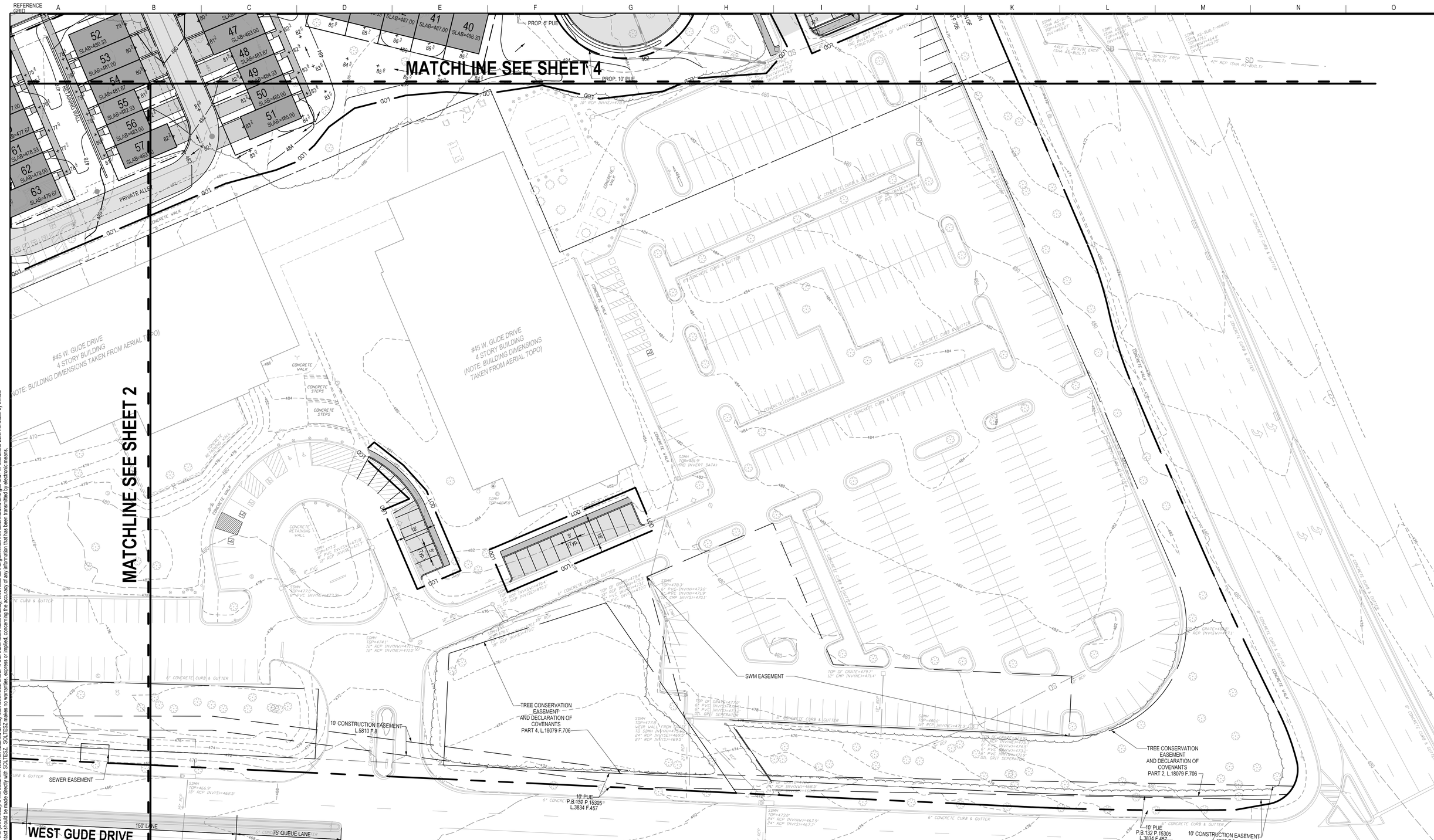

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SITE PLAN ENLARGEMENT

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15 AND 45 W. GUDE DRIVE
ROCKVILLE, MD 20850

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

ONE INCH
1" = 30'

SHEET S-3

PROJECT NO. 1701-01-00

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STATE OF MARYLAND — ANKUR B. PARIKH — No. 31798 — PROFESSIONAL ENGINEER
10/06/16

SITE PLAN ENLARGEMENT

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

SITE PLAN
ROCKWOOD MEWS
15 AND 45 W. GUDE DRIVE
ROCKVILLE, MD 20850

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

1" = 30'

SHEET S-4

PROJECT NO. 1701-01-00

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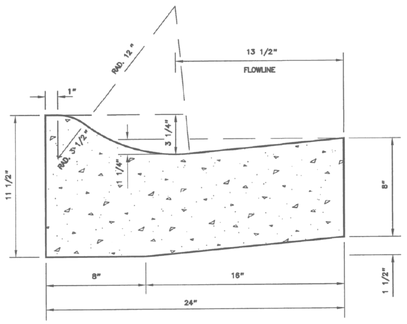
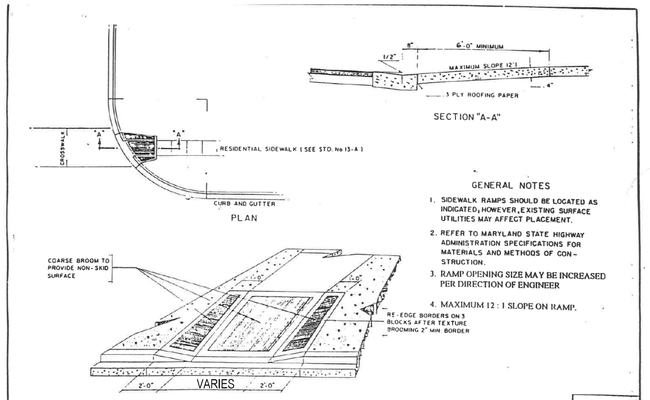


GENERAL NOTES

1. REFER TO MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR MATERIALS, METHODS OF CONSTRUCTION, AND EXPANSION JOINT LOCATIONS.
2. MOUNTABLE CURB SHALL ONLY BE USED ON TERTIARY STREETS OR ON SECONDARY RESIDENTIAL CUL-DE-SACS 500 FEET OR LESS IN LENGTH, MEASURED FROM THE LAST INTERSECTING STREET.
3. WHENEVER STANDARD MC-100.01 IS USED IN CONJUNCTION WITH THIS STANDARD, A TEN FOOT TRANSITION SHALL BE PROVIDED FROM STANDARD MC-104.01 TO STANDARD MC-100.01 FOR CURB RETURNS AND CURB SECTIONS WHICH INCLUDE INLETS.
4. TRANSITION BETWEEN STANDARD MC-104.01 AND MC-100.01 OR MC-101.01 SHALL BE ACCOMPLISHED HOLDING THE FLOW LINE SLOPE CONSTANT.
5. THE STANDARD DISTANCE BETWEEN JOINTS SHALL BE TEN FEET (MAXIMUM AND MINIMUM DISTANCES SHALL BE THIRTEEN FEET AND FIVE FEET RESPECTIVELY).
6. EXPANSION JOINT MATERIAL SHALL BE 1/2 INCH PREFORMED CORK, TRIMMED AND SEALED WITH NON-STAINING TWO-COMPONENT POLYSULFIDE OR POLYURETHANE ELASTOMERIC TYPE SEALANT COMPLYING COMPLYING WITH ASTM-C920. △1

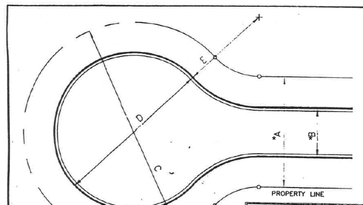
APPROVED 14 APR. '06 DATE	REVISED	MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
DIRECTOR, DEPT. OF PUBLIC WORKS & TRANSPORTATION	△1 ASTM-C920 4/2006	MOUNTABLE CONCRETE CURB AND GUTTER TYPE F
For CHIEF, DIV. OF CAP. DEV.		STANDARD NO. MC-104.01



GENERAL NOTES

1. SIDEWALK RAMPS SHOULD BE LOCATED AS INDICATED, HOWEVER, EXISTING SURFACE UTILITIES MAY AFFECT PLACEMENT.
2. REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
3. RAMP OPENING SIZE MAY BE INCREASED PER DIRECTION OF ENGINEER
4. MAXIMUM 12 : 1 SLOPE ON RAMP.

ROCKVILLE	APPROVED BY Joseph Cutro - Chief Engineer/Transportation DATE 8/13/96	MODIFIED STANDARD RESIDENTIAL SIDEWALK RAMP	REVISION DETAIL 20



Roadway Classification	A	B	C	D	E
Secondary Residential	* 42'	* 22'	110'	93'	50'
Secondary Residential	60'	26'	120'	93'	50'
Sencondary Industrial	66'	40'	150'	110'	50'
Business District	70'	48'	150'	110'	50'

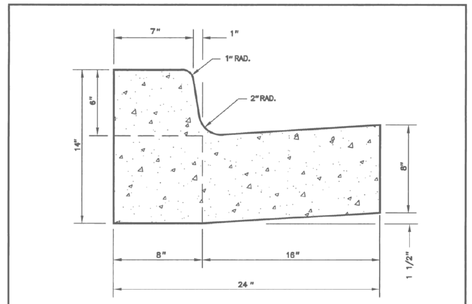
* DIMENSIONS PER MODIFIED R/W SECTION

Note: Dimensions to curb are at flowline

General Notes

1. Provide 1% minimum flowline grade. Top of curb elevations are required for all curb intervals not to exceed 50 feet.
2. Pave to provide smooth grade and positive drainage.
3. Sidewalks shall be located in accordance with applicable roadway standards.
4. Center islands are NOT acceptable

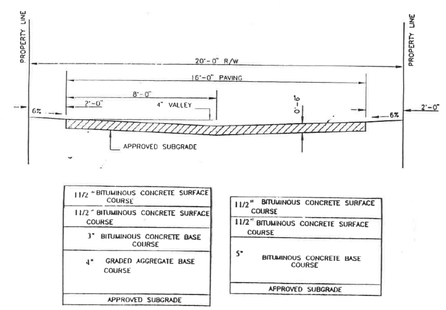
ROCKVILLE	APPROVED BY Joseph Cutro - Chief Engineer/Transportation Date 8/13/96	MODIFIED CUL - DE - SAC	10/97 REVISION DETAIL 46



GENERAL NOTES

1. REFER TO MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR MATERIALS, METHODS OF CONSTRUCTION AND EXPANSION JOINT LOCATIONS.
2. THIS STANDARD SHALL BE USED ON PRIMARY RESIDENTIAL, ARTERIAL AND BUSINESS DISTRICT ROADS AS WELL AS CURB RETURNS AND INLET THROATS.
3. WHENEVER STANDARD MC-101.01 CURB IS USED IN CONJUNCTION WITH THIS STANDARD, A TEN FOOT TRANSITION SHALL BE PROVIDED FROM STANDARD MC-100.01 TO STANDARD MC-101.01 FOR CURB RETURNS AND CURB SECTIONS WHICH INCLUDE INLETS.
4. THE STANDARD DISTANCE BETWEEN JOINTS SHALL BE TEN FEET (MAXIMUM AND MINIMUM DISTANCES SHALL BE THIRTEEN FEET AND FIVE FEET RESPECTIVELY).
5. EXPANSION JOINT MATERIAL SHALL BE 1/2 INCH PREFORMED CORK, TRIMMED AND SEALED WITH NON-STAINING TWO-COMPONENT POLYSULFIDE OR POLYURETHANE ELASTOMERIC TYPE SEALANT COMPLYING WITH ASTM-C920. △1

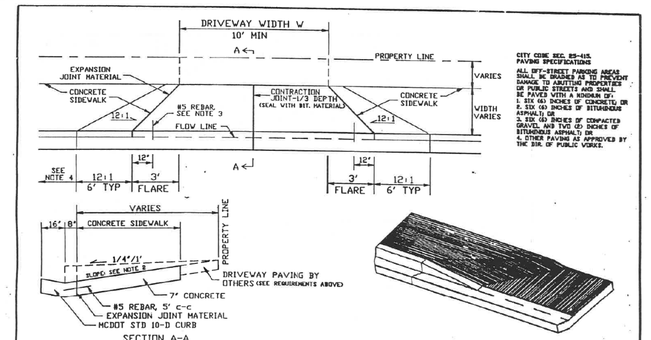
APPROVED 14 APR. '06 DATE	REVISED	MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
DIRECTOR, DEPT. OF PUBLIC WORKS & TRANSPORTATION	△1 ASTM-C920 4/2006	COMBINATION CONCRETE CURB AND GUTTER TYPE A
For CHIEF, DIV. OF CAP. DEV.		STANDARD NO. MC-100.01



ALTERNATE PAVING SECTIONS

Note: Any asphalt course that exceeds 4" in thickness MUST be applied in two courses or layers.

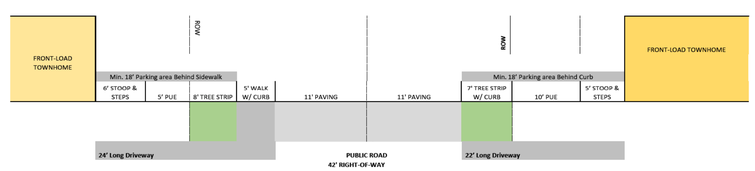
ROCKVILLE	APPROVED BY Joseph Cutro - Chief Engineer/Transportation Date 8/13/96	RESIDENTIAL ALLEY	10/97 REVISION DETAIL 47



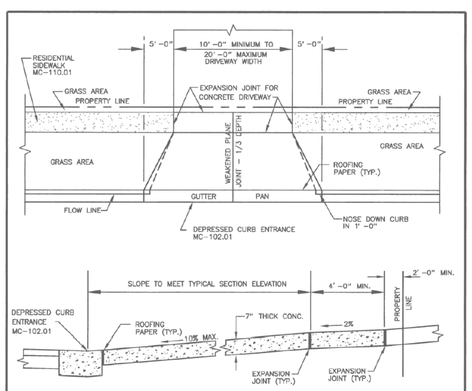
CITY CODE SEC. 25-115. PAVING SPECIFICATIONS
ALL OFF-STREET PARKING AREAS SHALL BE PAVED AT TO PREVENT DAMAGE TO ADJOINING PROPERTIES OR PUBLIC STREETS AND SHALL BE PAVED WITH A MINIMUM OF:
1. SIX (6) INCHES OF CONCRETE; OR
2. SIX (6) INCHES OF BITUMINOUS ASPHALT; OR
3. SIX (6) INCHES OF COMPACTED GRAVEL AND TWO (2) INCHES OF BITUMINOUS ASPHALT; OR
4. OTHER PAVING AS APPROVED BY THE DIR. OF PUBLIC WORKS.

NOTES:
1. ALL CONCRETE TO BE MSHA MIX NO 2, AIR ENTRAINED. REFER TO MSHA SPECIFICATIONS FOR MATERIAL AND METHODS OF CONSTRUCTION.
2. NO GRADES SHALL EXCEED 12:1 WITHOUT SPECIFIC AUTHORIZATION OF THE CITY INSPECTOR.
3. JOINT AT GUTTER EDGE IS OPTIONAL. WHERE USED, APRON IS TO BE TIED TO GUTTER WITH MINIMUM 18" LENGTH #5 REBAR AT 5' c-c.
4. CURB AND GUTTER REMOVAL CAN NOT RESULT IN A REMAINDER LENGTH (JOINT TO JOINT) OF LESS THAN FIVE FEET.
5. THE PERMITTEE IS RESPONSIBLE TO ENSURE NO PORTION OF THE FINISHED APRON CROSSES A TANGENT EXTENSION OF THE SIDE PROPERTY LINE.
6. PERMITTEE IS RESPONSIBLE FOR GRADING, SODDING DISTURBED AREAS AND MISCELLANEOUS RELATED WORK.
7. SUBGRADE TO BE COMPACTED TO 95% AASHTO T-99.
8. LOCATION AND TYPE APRON ARE SUBJECT TO APPROVAL OF THE CITY ENGINEER.

ROCKVILLE	APPROVED BY GERALD E. MORNINGSTAR DATE 11/20/01	SIDEWALK ADJACENT TO CURB RESIDENTIAL DRIVE	12-7-95 REVISION DETAIL 62



42' ROW CROSS SECTION
SECONDARY
(MODIFIED RESIDENTIAL)



GENERAL NOTES

1. REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
2. DRIVEWAY AND DRIVEWAY APRON TO BE MAINTAINED BY PROPERTY OWNER.
3. PROVIDE WEAKENED PLANE JOINTS AT MAXIMUM INTERVALS OF 15'.
4. THE EXPANSION JOINTS SHALL BE PLACED AT LOCATIONS SHOWN.
5. EXPANSION JOINT MATERIAL SHALL BE 1/2 INCH PREFORMED CORK, TRIMMED AND SEALED WITH NON-STAINING, TWO COMPONENT POLYSULFIDE OR POLYURETHANE ELASTOMERIC TYPE SEALANT, COMPLYING WITH ASTM-C920. △1

APPROVED 14 APR. '06 DATE	REVISED	MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
DIRECTOR, DEPT. OF TRANS.	△1 ASTM-C920 4/2006	RESIDENTIAL DRIVEWAY
For CHIEF, DIV. OF CAP. DEV.		STANDARD NO. MC-301.01

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NO.	REVISIONS	BY	DATE

DATE: SEPT 2016 | CAD STANDARDS VERSION: V8 - 2000
DESIGNED: AP | TECHNICIAN: AH | CHECKED: PI

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 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	

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. 31798 EXPIRATION DATE: 07/10/2017

STATE OF MARYLAND ANKUR B. PATEL No. 31798 REGISTERED PROFESSIONAL ENGINEER
10/06/16

NOTES AND DETAILS

SITE PLAN
ROCKWOOD MEWS
15 AND 45 W. GUDE DRIVE
ROCKVILLE, MD 20850
ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

1" = NTS
SHEET S-5
PROJECT NO. 1701-01-00

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