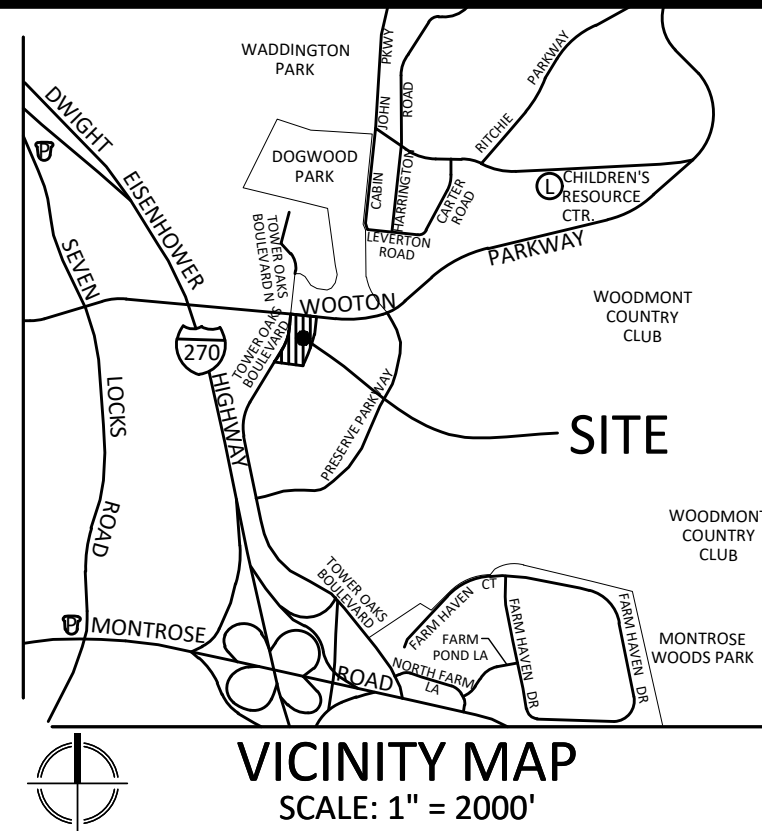


STREETSCAPE AT TOWER OAKS

PRELIMINARY APPLICATION SITE PLAN



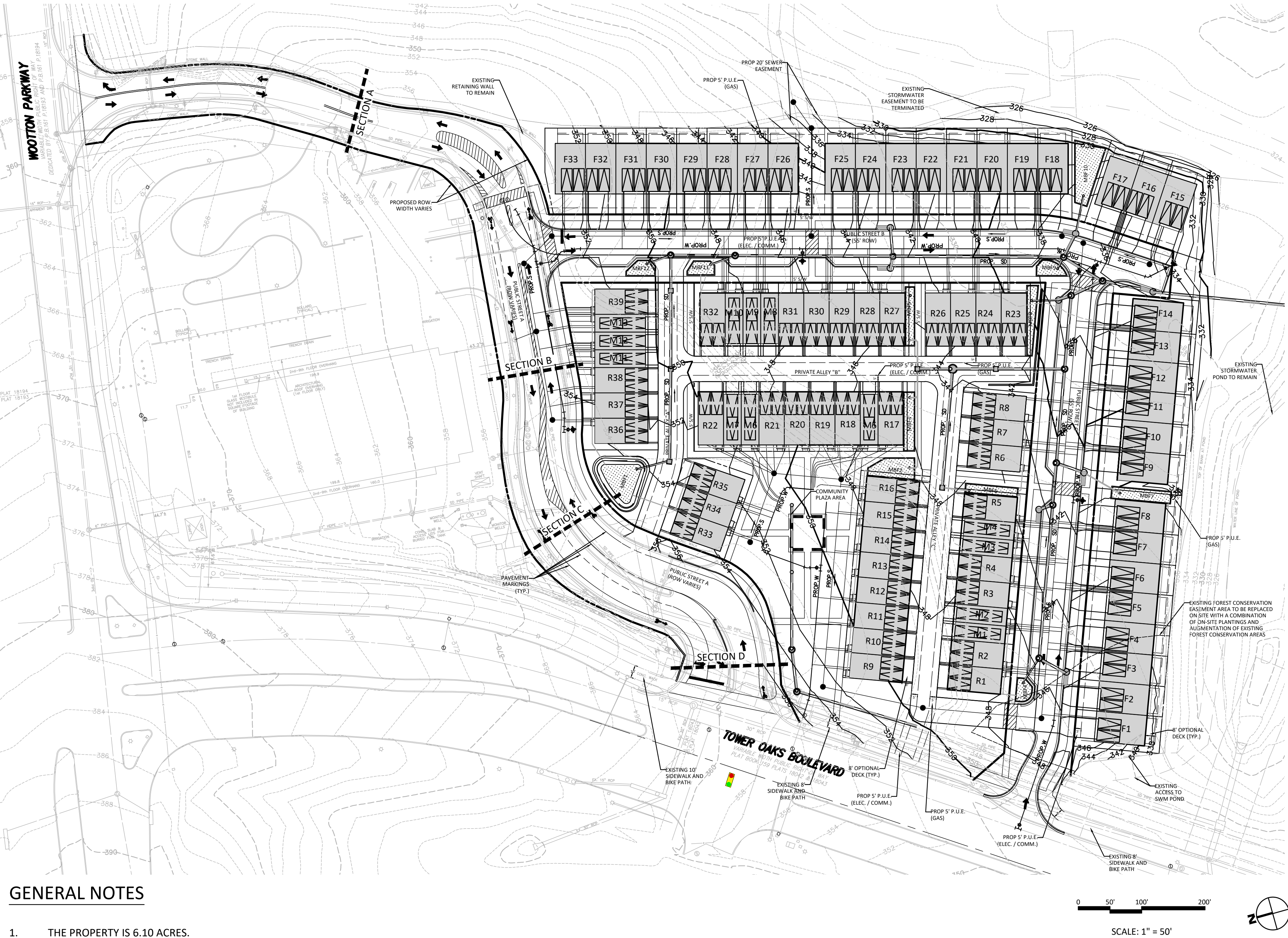
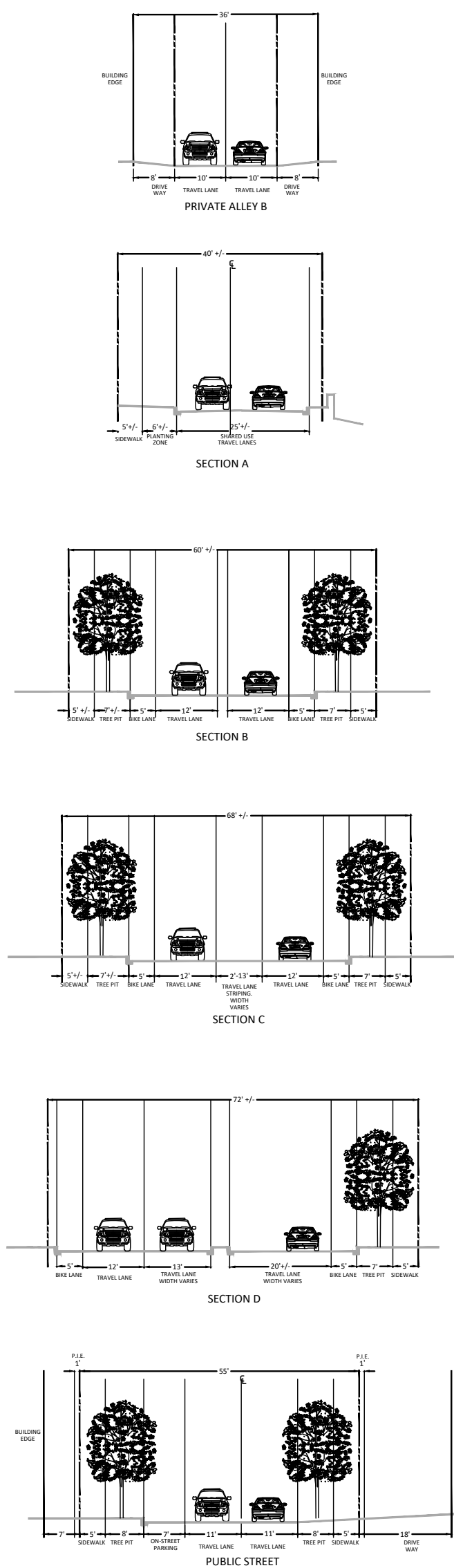
Vika
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
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20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
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FAX: (301) 916-2262
MCLEAN, VA.
OWNER/APPLICANT:
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SHEET INDEX

PAM-1 COVER SHEET
PAM-2 PRE-APPLICATION SITE PLAN - EXISTING CONDITIONS
PAM-3 PRE-APPLICATION SITE PLAN
PAM-4 PLANTING CONCEPT
PAM-5 PLANTING DETAILS
PAM-6 OPEN AREA AND PUBLIC USE SPACE EXHIBIT

ROAD SECTIONS



GENERAL NOTES

1. THE PROPERTY IS 6.10 ACRES.
2. THE SUBJECT PROPERTY COMPRISES THE FOLLOWING PROPERTIES:
PARCEL N046, TAX MAP GQ33, TAX ACCT NO. 04-03580382 (CITY OF ROCKVILLE)
3. PARCEL N046 IS CURRENTLY ZONED PD-TO.
4. THE SITE IS LOCATED ON WSSC MAP 217NW06.
5. BOUNDARY AND TOPOGRAPHIC DATA PROVIDED BY SITE SOLUTIONS, 5/19/2021.
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. A Road Code Waiver will be requested for the reduced right of way width and pavement width for Public Streets "A", "B", and "C". In addition, a Waiver will be requested to allow one side of Public Street "A" to have a sidewalk between Public Street "B" and Wootton parkway instead of two sides.
10. A Waiver or Variance will be needed to allow existing private utilities in Public Street "A", including dry utilities and a grease trap.
11. The Applicant requests the City to take over and assume maintenance of the existing water, sewer and storm drain in the proposed public streets, other than the grease trap. A Maintenance Agreement will be required for the grease trap to remain in its current location.
12. A parking waiver for the existing office building will be required to remove the existing 53 parking spaces.

REVISIONS	DATE

PROFESSIONAL SEAL

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.
MICHAEL B. GOODMAN LICENSE NO. 272221
EXPIRATION DATE: JULY 19, 2024

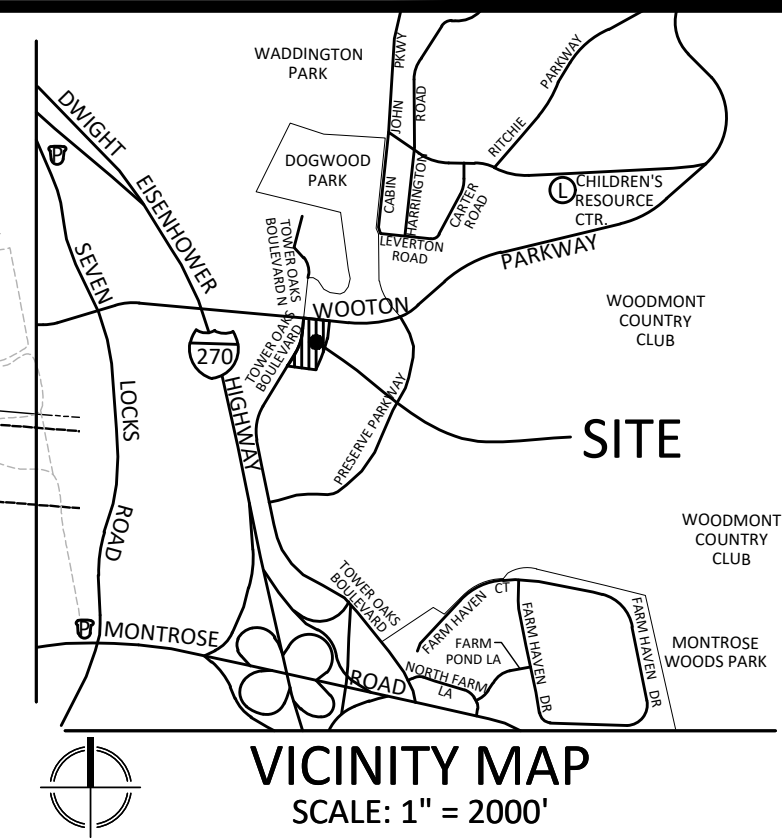
STREETSCAPE AT TOWER OAKS

4TH ELECTION DISTRICT
ROCKVILLE
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 217NW06
TAX MAP: GQ33

COVER SHEET

Community Planning and
Development Services
Received
8/5/2022
PAM2023-00140

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DESIGNED BY: CC/MG
DATE ISSUED: _____
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PROJECT
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NO.
SHEET NO. PAM-1



MIKA

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PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MARYLAND.
MICHAEL B. GOODMAN LICENSE No. 27721
EXPIRATION DATE JULY 19, 2024

STREETSCAPE AT TOWER OAKS

4TH ELECTION DISTRICT
ROCKVILLE
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 217NW06
TAX MAP: GQ33

PRE-APPLICATION SITE PLAN - EXISTING CONDITIONS

DRAWN BY: JC/CC
DESIGNED BY: CC/MG
DATE ISSUED:

AKA
PROJECT

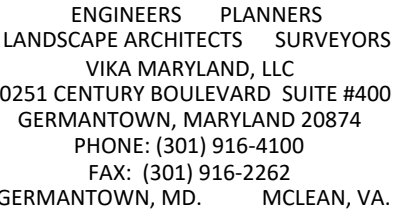
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D.

SHEET NO. PAM-2

Community Planning and
Development Services
Received
8/5/2022
PAM2023-00140







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PROFESSIONAL SEAL

STREETSCAPE AT TOWER OAKS

4TH ELECTION DISTRICT
ROCKVILLE
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 217NW06
TAX MAP: GQ33

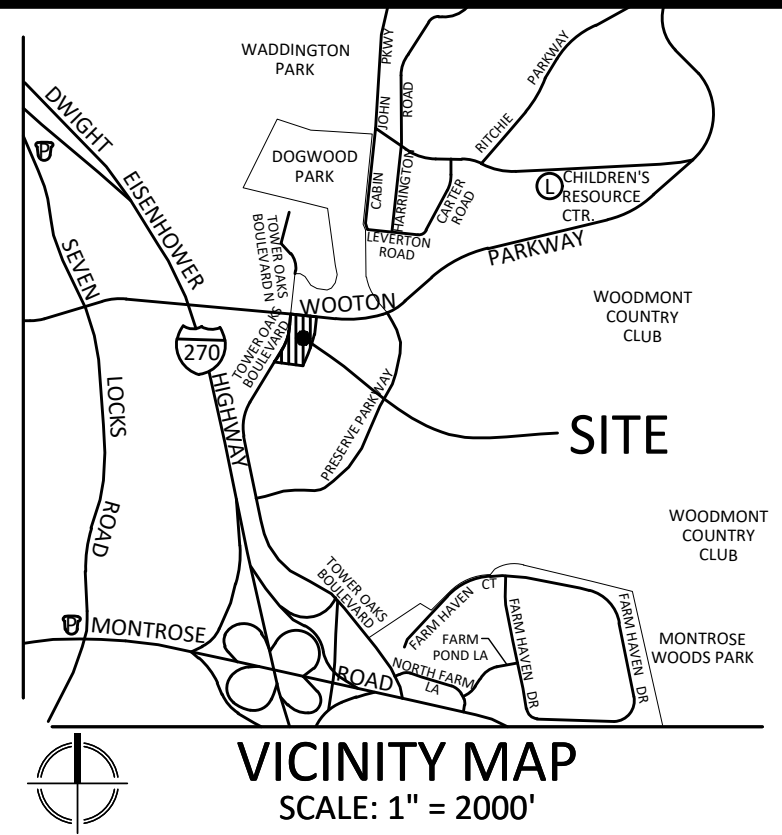
PRE-APPLICATION
SITE PLAN -
30 SCALE

DRAWN BY: JC/CC
DESIGNED BY: CC/MG
DATE ISSUED:

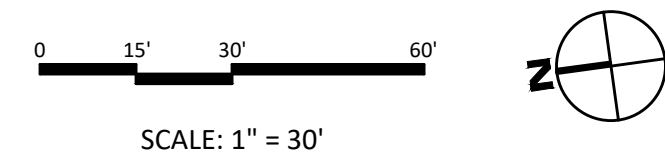
AKA
PROJECT

DRAWING
D.

SHEET NO. PAM-4



	<p>CANOPY TREES - MEDIUM 700 SF CREDIT</p> <p>CLADRASTIS KENTUCKEA / AMERICAN YELLOWWOOD NYSSA SYLVATICA / SOUR GUM OSTRYA VIRGINIANA / AMERICAN HOPHORNBEAM TILIA TOMENTOSA 'STERLING' / STERLING SILVER LINDEN ZELKOVA SERRATA / SAWLEAF ZELKOVA</p>	
	<p>EVERGREEN TREES - LARGE 700 SF CREDIT</p> <p>CRYPTOTERIA JAPONICA / JAPANESE CEDAR PHYSTOSTEGIA VIRGINIANA 'ALBA' / OBEDIENT PLANT WHITE PINUS STROBUS / WHITE PINE THUJA OCCIDENTALIS 'GREEN GIANT' / GREEN GIANT ARBORVITAE</p>	7
	<p>ORNAMENTAL AND UNDERSTORY TREES</p> <p>AMELANCHIER ARBOREA 'AUTUMN BRILLIANCE' / DOWNY SERVICEBERRY BETULA NIGRA 'DURAHEAT' / DURAHEAT RIVER BIRCH CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK CORNUS FLORIDA / EASTERN DOGWOOD COTINUS OBOVATUS / AMERICAN SMOKE TREE HAMAMELIS VIRGINIANA 'HARVEST MOON' / HARVEST MOON WITCH HAZEL LAGERSTROEMIA X 'NATCHEZ' / WHITE CRAPE MYRTLE MULTI-TRUNK LINDERA BENZOIN / SPICEBUSH MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA OXYDENDRUM ARBOREUM / SOURWOOD TREE SASSAFRAS ALBIDUM / SASSAFRAS</p>	24
	<p>STREET TREES - MAJOR</p> <p>CELTIS OCCIDENTALIS / COMMON HACKBERRY CLADRASTIS KENTUCKEA / AMERICAN YELLOWWOOD FAGUS GRANDIFOLIA / AMERICAN BEECH GINKGO BILOBA / MAIDENHAIR TREE GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE LIQUIDAMBAR STYRACIFLUA / SWEET GUM NYSSA SYLVATICA / SOUR GUM PLATANUS X ACERIFOLIA / LONDON PLANE TREE QUERCUS BICOLOR / SWAMP WHITE OAK QUERCUS MACROCARPA / BURR OAK QUERCUS MUEHLENBERGII / CHINKAPIN OAK QUERCUS PHAELOS / WILLOW OAK QUERCUS RUBRA / RED OAK STYPHNOLOBIMUM JAPONICUM / JAPANESE PAGODATREE TAXODIUM DISTICHUM / BALD CYPRESS TILIA AMERICANA / AMERICAN LINDEN TILIA TOMENTOSA / SILVER LINDEN ULMUS AMERICANA / AMERICAN ELM ULMUS PARVIFOLIA / LACEBARK ELM ZELKOVA SERRATA / SAWLEAF ZELKOVA</p>	50



Community Planning and
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8/5/2022
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PLANT / MATERIAL NOTES

PLANT IDENTIFICATION:

1. ALL PLANTS SHALL BE PROPERLY MARKED FOR IDENTIFICATION AND CHECKING AND AN AGREEMENT TO APPROVAL BY THE OWNER'S REPRESENTATIVE.
2. STATE OR FEDERAL NURSERY INSPECTION CERTIFICATES SHALL BE FURNISHED TO THE OWNER UPON REQUEST.
3. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. PLANT QUANTITIES SHOWN ON THE PLANS SHALL GOVERN OVER ANY DISCREPANCIES SHOWN ON THE PLANT LIST.
4. THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS REQUIRED TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS.
5. PLANTS WILL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE 'AMERICAN STANDARD FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION AND CONFORM IN GENERAL TO THE REPRESENTATIVE SPECIES. SUBSTITUTIONS SHALL BE SUBJECT TO THE WRITTEN APPROVAL FROM THE OWNER AND MNCPCC. ANY SUBSTITUTIONS MADE WITHOUT THIS APPROVAL MADE BE SUBJECT TO REJECTION AND REMOVAL AT THE CONTRACTOR'S EXPENSE.
6. PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AS TO SIZE AND SIZE AND QUALITY. PLANTS NOT APPROVED IN HANDLING OR TRANSPORTATION MAY BE REJECTED BY THE OWNER. PLANT QUALITY:
7. ALL PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND BE FREE OF PLANT DISEASE, INSECTS, EGGS AND LARVAE AND SHALL HAVE HEALTHY ROOT SYSTEMS, PLANTS SHALL BE OBTAINED FROM SITES WHICH ARE SIMILAR IN SOIL TYPE AND CLIMATE TO THE PROJECT SITE.
8. BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM, NATURAL BALL OF EARTH. BALL SIZES SHALL BE IN ACCORDANCE WITH A.N.L.A. SPECIFICATIONS.
9. CONTAINER GROWN STOCK SHALL HAVE BEEN GROWN IN THE CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TYPE FIRM.
10. PRUNING SHALL BE DONE DURING PLANTING OPERATION.
11. ALL PLANT MATERIAL IN TRANSIT SHALL BE COVERED WITH BURLAP OR SIMILAR COVER TO KEEP IT FROM WIND DAMAGE AND DRYING OUT.

PLANT SIZE:

1. ALL PLANT SIZES SHALL AVERAGE AT LEAST THE MIDDLE OF THE PLANT RANGE GIVEN IN THE PLANT LIST, BUT IN NO CASE SHALL ANY PLANT BE LESS THAN THAT SIZE STATED FOR THAT SPECIES.
 2. CALIPER MEASUREMENTS SHALL BE TAKEN AT A POINT ON THE TRUNK 6 INCHES ABOVE NATURAL GRADE FOR TREES UP TO 4 INCHES IN DIAMETER, AND AT A POINT 12 INCHES ABOVE NATURAL GRADE FOR TREES OVER 4 INCHES IN DIAMETER.
 3. SINGLE TRUNK TREES SHALL NOT INCLUDE THE "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE.
 4. SHRUB HEIGHTS SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT SPREAD SHALL BE MEASURED FROM THE END OF THE BRANCHING, EQUALLY ABOVE THE PLANT. MEASUREMENTS SHALL NOT INCLUDE TERMINAL GROWTH.
 5. HEIGHT AND SPREAD DIMENSIONS SPECIFIED SHALL REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP.
- MULCH:
1. MULCH SHALL BE EITHER COMPOSTED HARDWOOD BARK, FINE SHREDDED HARDWOOD BARK, PINE BARK OR APPROVED EQUIV, AND FREE OF FOREIGN MATTER. FERTILIZER: FERTILIZER SHALL BE GRANULAR, PACKET OR PELLET, WITH 35% TO 80% OF TOTAL NITROGEN IN ORGANIC FORM. IT SHALL BE A COMPLETE FERTILIZER WITH A MINIMUM ANALYSIS OF 10% NITROGEN, 6% PHOSPHOROUS AND 4% POTASSIUM. GRANULAR FERTILIZER SHALL BE APPLIED TO THE SOIL MIX WITH A 10-K A ANALYSIS AT THE FOLLOWING RATES: TREE PITS, 2-3 LBS. PER INCH OF TRUNK DIAMETER; SHRUB BEDS, 2 LBS. PER 100 SQUARE FEET OF BED AREA (OR 1/4 LB. PER FOOT OF HEIGHT OR SPREAD). GROUND COVER, VINE AND HERBACEOUS PLANTS, 2-3 LBS. PER 100 SQUARE FEET. THE FERTILIZER RESERVE SHOULD BE APPLIED TO THE SOIL THE TIME FERTILIZATION SHOULD OCCUR WITHIN THE ONE YEAR GUARANTEE PERIOD.
 2. TOPSOIL, IF REQUIRED, SHALL BE FERTILE, FRIABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, CLUMPS, PLANTS, AND THEIR ROOT DEBRIS AND OTHER EXTRANEOUS MATTER OF 1 INCH IN DIAMETER, AND CAPABLE OF PERMITTING PLANTS TO BE PLANTED IN IT. TOPSOIL SHALL HAVE A pH RANGE OF 6.0 TO 6.5, WITH A pH RANGE OF 5.0 TO 5.5, FOR PLANTS REQUIRING ACID SOILS. CONTRACTOR SHALL PROVIDE SOIL ANALYSIS TO OWNER PRIOR TO IMPORTING TOPSOIL. ONTO THE PROJECT SITE.

PLANTING NOTES

LOCATION:

1. PLANT LOCATIONS WILL BE STAKED BY THE LANDSCAPE CONTRACTOR AND WILL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
2. CONTRACTOR MUST MAKE MINOR ADJUSTMENTS TO PLANT LOCATIONS IN THE FIELD SO AS TO AVOID UTILITIES, SWALES AND OTHER UNFORESEEN CONFLICTS. IF UNUSUALLY LARGE DISCREPANCIES ARISE BETWEEN ACTUAL FIELD LIMITS AND THOSE PLANTING AREAS SHOWN ON THE PLAN, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. FAILURE TO MAKE THIS NOTIFICATION MAY RESULT IN THE CONTRACTOR'S NEED TO RELOCATE THE PLANT MATERIAL AT HIS OWN EXPENSE.
3. TREES AND SHRUBS THAT ARE TO BE PLANTED IN UNIFORM MASSES AND/OR ROWS SHALL BE OF UNIFORM SIZE, SHAPE, AND VIGOR.

MAINTENANCE / WARRANTY NOTES: CONTRACTOR RESPONSIBILITIES

MAINTENANCE:

1. THE CONTRACTOR SHALL BE RESPONSIBLE DURING THE CONTRACT AND UP TO THE TIME OF FINAL ACCEPTANCE FOR KEEPING THE PLANTING AND WORK INCIDENTAL THERETO IN GOOD CONDITION BY REPLANTING, PLANT REPLACEMENT, WATERING, WEEDING, CULTIVATING, PRUNING AND SPRAYING, RE-STAKING AND CLEANING UP AND BY PERFORMING ALL OTHER NECESSARY OPERATIONS OF CARE FOR PROMOTION OF GOOD PLANT GROWTH SO THAT ALL WORK IS IN SATISFACTORY CONDITION AT TIME OF FINAL ACCEPTANCE, AT NO ADDITIONAL COST TO THE OWNER.
2. THE CONTRACTOR SHALL BE REQUIRED TO REMOVE ALL DEBRIS, TRASH, AND UNNECESSARY MATERIALS FROM THE AREA OF WORK AND/OR THE PROPERTY ON A DAILY BASIS.
3. THE CONTRACTOR SHALL REMOVE ALL DEAD PLANT MATERIAL FROM THE JOB SITE ON A WEEKLY BASIS. CONTRACTOR SHALL ALSO BE REQUIRED TO RETAIN A LOG OF ALL PLANT MATERIALS REMOVED DUE TO DEATH OR INJURY SO AS TO PROPERLY IDENTIFY THOSE PLANTS FOR REPLACEMENT. WARRANTY AND REPLACEMENT:
4. ALL PLANT MATERIAL, INCLUDING TREES AND ALL WOODY AND HERBACEOUS PLANTS SHALL BE UNCONDITIONALLY GUARANTEED FOR ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE. THE CONTRACTOR IS NOT RESPONSIBLE FOR LOSSES OR DAMAGE CAUSED BY OTHER TRADES, MECHANICAL INJURY OR VANDALISM.
5. ANY MATERIAL THAT IS 25% DEAD OR MORE SHALL BE CONSIDERED DEAD AND SHALL BE REPLACED AT NO COST TO THE OWNER.

PLANTING SOIL

1. EXAMINE AREAS TO RECEIVE EXTERIOR PLANTS FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
2. VERIFY THAT FINAL GRADES HAVE BEEN ESTABLISHED, AND THAT FORESEEABLE PLANT GROWTH WILL NOT INTERFERE WITH PREVIOUSLY COMPLETED WORK.
3. VERIFY THAT SOIL IN THE AREAS WITH EXISTING MATERIALS ARE TO BE INSTALLED. CONTAIN NO TOXIC MATERIALS OR CONSTRUCTION DEBRIS, TRASH, DEBRIS AND STONES LARGER THAN 1" IN DIAMETER OR LENGTH, AND OF ALL ROOTS, BRUSH, WEEDS, GRASS, WIRE, GRADE STAKES, AND OTHER OBJECTS THAT WOULD INTERFERE WITH SOIL PREPARATION.
4. PROTECT STRUCTURES, UTILITIES, PAVEMENTS, DECKING, AND OTHER FACILITIES, AND EXISTING EXTERIOR PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
5. FINISH GRADING: GRADE PLANTING BEDS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE, ENSURING THAT ALL DEBRIS IS REMOVED AS SPECIFIED. TO THE SURFACE IS SAFE, FREE DRAINING, CONTAINS NO LOW OR HIGH SPOTS, AND MEETS SPECIFIED FINISH GRADES. LIMIT FINE GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
6. SPREAD PLANTING SOIL MIX TO A DEPTH OF 4 INCHES MINIMUM AND 5 INCHES MAXIMUM, PLUS 10 PERCENT, AROUND MODERATE COMPACTION.
7. GUY TREES USING GUYING SYSTEM AS INDICATED PER DRAWINGS AND AS SPECIFIED.



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PROFESSIONAL SEARCH

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STREETSCAPE AT TOWER OAKS

4TH ELECTION DISTRICT
ROCKVILLE
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 217NW06
TAX MAP: GQ33

PRE-APPLICATION
SITE PLAN -
PLANTING
PLAN
DETAILS

DRAWN BY: JC/CC
DESIGNED BY: CO/WR
DATE ISSUED: JB/LK

VIKA
PROJECT
DRAWING
NO.

SHEET NO. PAM-5




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PROFESSIONAL SEAL

STREETSCAPE AT TOWER OAKS

PRE-APPLICATION
SITE PLAN -
OPEN AREA
AND PUBLIC
USE SPACE

SHEET NO. PAM-6



Open Space	Minimum Required		Proposed (minimum)	
Open Area (includes public use space)	15%	25,398 SF	47.2%	79,989 SF
Public Use Space	5%	8,466 SF	9.1%	15,528 SF

1. LOCATIONS AND MEASUREMENTS OF AREAS SHOWN ARE APPROXIMATE. FINAL LOCATIONS AND MEASUREMENTS OF OPEN AREA AND PUBLIC USE SPACE WILL BE DETERMINED AT THE TIME OF SITE PLAN APPROVAL AND MAY BE REDUCED TO THE MINIMUM REQUIRED.
2. DEVELOPMENT OF THE PROJECT MAY OCCUR IN MULTIPLE PHASES PURSUANT TO ONE OR MORE SITE PLANS. THE OPEN AREA AND PUBLIC USE SPACE PROVIDED IN A PHASE MAY BE LESS THAN THE MINIMUM REQUIRED FOR EACH PROVIDED THAT THE BALANCE OF THE TOTAL REQUIRED OPEN AREA AND PUBLIC USE SPACE IS PROVIDED IN THE OTHER PHASES OF THE PROJECT.



SCALE: 1" = 30'

