

III Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000 www.rockvillemd.gov

## **Development Review Comments**

March 14, 2023 PAM2023-00145

## Submission Review Comments 2401 Wootton Parkway – Rockshire Village Center

The following are Development Review comments from City of Rockville staff related to the project submission.

## **Reviewing Staff**

## Planning & Development Services (PDS)

### **Project Manager:**

Li Alligood (LA), Principal Planner lalligood@rockvillemd.gov

### **Comprehensive Planning:**

Katie Gerbes (KG), Comprehensive Planning Manager kgerbes@rockvillemd.gov

### **Forestry Reviewer:**

Shaun Ryan (SR), Development Review Supervisor sryan@rockvillemd.gov

### Fire Reviewer:

Charles Biggus (CB), Fire Plans Examiner <a href="mailto:cbiggus@rockvillemd.gov">cbiggus@rockvillemd.gov</a>

### Dept. of Public Works (DPW)

### **Engineering Reviewer:**

Sean Murphy (SM), Principal Civil Engineer <a href="mailto:smurphy@rockvillemd.gov">smurphy@rockvillemd.gov</a>

### **Traffic and Transportation Reviewers:**

Andrew Luetkemeier (AWL), Principal Transportation Engineer <u>aluetkemier@rockvillemd.gov</u>

Faramarz Mokhtari (FM), Senior Transportation Planner <u>fmokhtari@rockvillemd.gov</u>



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Dept. of Housing and Community Development (HCD)

**Housing Reviewer:** 

Punam Thukral (PT), Housing Specialist <a href="mailto:pthukral@rockvillemd.gov">pthukral@rockvillemd.gov</a>

**Dept. of Recreation and Parks** (RPD)

**Parks Reviewer:** 

Christine Henry (CH), Deputy Director <a href="mailto:chenry@rockvillemd.gov">chenry@rockvillemd.gov</a>

### **PDS Comments**

### **Development & Zoning (LA)**

- 1. The purpose of a Pre-Application Meeting (PAM) with the Development Review Committee (DRC) is not to approve/disapprove aspects of a development plan. It is a meeting that provides an early opportunity for City Staff to give general advice to an applicant in the preparation of a site plan, project plan, or special exception, to discuss the application process and schedule going forward, and to address any concerns raised by the community. Staff strives to identify major issues but does not perform a full and complete review for compliance with all aspects of the code, which is done at the application phase.
- 2. The subject site is currently designated Residential Flexible (RF) by the Comprehensive Plan and is zoned PD-RS (Rockshire) with an equivalent zone of MXNC (Mixed-Use Neighborhood Commercial). The MXNC zone is "intended for sites that are either currently developed or recommended for development primarily for local retail and service uses in areas either within or in close proximity to single unit detached residential uses. This zone allows for low to moderate density development of retail, service, office, and residential uses. This zone is not intended to provide for major employment, so office uses are limited."
  - a. Per Sec. 25.13.03, townhouses are permitted uses in the MXNC zone and single detached dwellings are conditional uses in the MXNC zone; conditional use approval for the single detached dwellings will be required at the time of Level 2 Site Plan review.
  - b. If a use listed as a conditionally permitted commercial use per Sec. 25.13.03 is proposed, a conditional use review will be required as part of either the Level 2 Site Plan, building permit, or occupancy permit application.
- 3. Per Sec. 25.07.02, the proposed development appears to have a point valuation of 12; however, in the case of this proposal, a Project Plan Amendment is required regardless of the point valuation per Sec. 25.07.02.b.3:
  - a. Tract size of 5.1 acres or greater = 4
  - b. 51-150 dwelling units = 3
  - c. 5,001 to 25,000 sq ft non-residential space = 2
  - d. Residential Impact Area = 31
  - e. Traffic Impact of fewer than 30 trips (reduction from previous use) = 0
  - f. Points Total = 12
- 4. Land Use Planning Process:
  - a. Project Plan Amendment application is required following finalization of PAM2023-00145 to amend the existing Planned Development approval, which contemplates grocery store and retail on the subject site. This application requires the following:

<sup>&</sup>lt;sup>1</sup> Estimated using GIS

## PAM2023-00145 Development Review Letter March 14, 2023

- i. A valid approved Natural Resources Inventory (NRI) and Forest Stand Delineation (FSD) plan as set forth in the City's Environmental Guidelines. The applicant has already completed an NRI/FSD.
- ii. Evaluation for eligibility for historic designation.
- b. Following approval of the Project Plan application, a Level 2 Site Plan application will be required per Sec. 25.14.07.f (Site Plan Required) and Article 7 (Procedures for Site Plans and Project Plans, Special Exception and other permits).
- c. Following approval of the Level 2 Site Plan application, a "signature set" will be required for final approval.
- d. Following approval of the Project Plan and Level 2 Site Plan applications, a Final Plat application be required to establish required easements and create the proposed single detached and attached record lots, commercial site, private alleys, park, and any other private facilities.

### 5. Land Use Review Timelines:

- a. Project Plan Amendment: initial submittal review by staff is 6 weeks; subsequent reviews are 3-4 weeks; final submittal due 7 weeks before the initial Planning Commission hearing. Final decision is by Mayor and Council.
- b. Level 2 Site Plan: initial submittal review is 6 weeks; subsequent reviews are 3-4 weeks; final submittal due 5 weeks before the initial Planning Commission hearing.
- c. Level 2 Site Plan Signature Set: initial submittal review is 2 weeks; subsequent reviews are 1-2 weeks.
- d. Final Record Plat: initial submittal review is 3 weeks; subsequent reviews are 2 weeks; final submittal due 5 weeks before the initial Planning Commission hearing. The typical timeline for the Final Record Plat review and decision process is 60-75 days from submittal of a complete application.
- e. Total typical review timeline is highly variable depending on applicant submittal timelines and responsiveness to City comments and requests.
- 6. The submitted transportation analysis indicates 36 spaces to be provided for the swimming pool and community center, the parking exhibit shows 35 spaces, and the cover sheet table shows 29. Please resolve this discrepancy with the next submittal.
- 7. Please provide documentation verifying that the proposed number of spaces provided for the swimming pool and community center continue to meet the conditions of approval of Case #PLT1977-11598.
- 8. Note that the Korean Presbyterian Church (formerly Temple Beth Ami) at 800 Hurley Ave was permitted to expand through Case# PRU1986-0004J subject to a lease agreement for use of the Giant site for overflow parking. The current applicant is not responsible for providing parking for the church, but coordination may be warranted as cessation of the lease agreement and redevelopment of the site will cause the church to become noncompliant in regards to parking.
- 9. Note that a proposed zoning text amendment (Case #TXT2023-00261) would allow the application of a floating RF (Residential Flexible) zone to the site to implement

the RF (Residential Flexible) Rockville 2040 Comprehensive Plan land use designation noted below in advance of the full Zoning Ordinance Rewrite currently underway. As currently drafted, these amendments would allow concurrent review of Project Plan and Level 2 Site Plan applications, though this language is subject to change. The first Planning Commission hearing on the amendment was held on March 8, 2023. A second Planning Commission hearing is scheduled for March 22, 2023.

10. See plan markups for additional comments.

### Comprehensive Planning (KG)

- 1. The Rockville 2040 Comprehensive Plan lays out several factors to consider when developing the project site. For ease of reference for the applicant, below are the actions in the Comprehensive Plan tied to the property. During the first review of the full application, Comprehensive Planning staff will be looking for consistency with the items below:
  - a. "The Rockshire Village Center property is planned for a mix of residential housing types with the potential for small-scale commercial uses under the RF (Residential Flexible) land use designation." page 378
    - The application as provided is consistent with this line of the Comprehensive Plan.
  - b. "Any new housing development should include neighborhood serving retail space and/or provide a significant gathering space that would be an asset to the broader community beyond the site." page 378
    - The application is providing neighborhood serving retail space. The City's position is that the "significant gathering space" referenced in the Comprehensive Plan should be more extensive than currently provided and should include a functional children's recreation area to meet the needs of the community.
  - c. "Amend the approved planned development for the property to allow residential uses (preferably single-unit detached homes or attached townhouses/row houses) if the proposed residential development includes neighborhood-serving retail and/or community gathering space." page 378
    - The application proposed both single-unit detached homes and attached townhouses, the preferred development types for the site. To accommodate the proposed residential use, the approved development plan must be amended, as noted in the Development and Zoning comments above.
  - d. "Any new development at the Rockshire Village Center site should blend well with adjacent housing in terms of scale, massing, and height. Building heights adjacent and close to existing housing should complement existing conditions." page 378
    - Compatibility with this section of the Comprehensive Plan will be determined when an architectural plan is provided during the first review.

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- e. "Building heights may be slightly taller along Wootton Parkway, along the perimeter shared with the church, and within the interior of the site. Retail uses should have good visibility and/or visible signage from Wootton Parkway." page 379
  - Compatibility with this section of the Comprehensive Plan will be determined when an architectural plan is provided during the first review.
  - f. "Parking for the Rockshire HOA swimming pool must be provided in close proximity to the path connecting the site with the pool." page 379
    - The application provides parking for the Rockshire HOA swimming pool but does not appear to provide a path connecting the site to the pool.

### Forestry (SR)

1. See plan markups for comments.

### Fire Marshall (CB)

1. See plan markups for comments.

### **DPW Comments**

### **Engineering (SM)**

1. See plan markups for comments.

### Traffic and Transportation (AWL/FM)

- 1. Please provide an updated Transportation report. The updated report and the plans should include detailed discussion of and show acceptable sight distances, shown from driver perspective for both access points and all internal intersections of roads, alleys, and major driveways.
- 2. See plan markups for additional comments.

### **HCD Comments**

### Housing (PT)

- 1. Residential units constructed on the site must comply with the standards and requirements of the Rockville Moderately Priced Dwelling Unit Ordinance, Chapter 13.5 of the Rockville City Code and the implementing MPDU Regulations. The applicant has provided 15% of the residential units as Moderately Price dwelling units (MPDUs). Staff is looking forward to work with the applicant.
- 2. All the 9 MPDU units are concentrated in one area of the project. The MPDUs must be distributed evenly throughout the development so as not to concentrate all MPDUs in one section(s) of the development. Need to spread out the MPDU units in other section of the development.
- 3. On plans it doesn't appear that applicant is proposing garage for the MPDU units. If the proposed market priced units have garages, the MPDU units must have garages.

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- 4. The MPDUs must be offered, and income tiered at an income range between 50%, 60% and 80% of AMI.
- 5. The minimum square footage for an MPDU townhouse with 3 bedrooms, 2 baths and two car garage must be 1,200 square ft. Make sure the garage has enough space to park two cars.
- 6. The MPDUs should be indistinguishable from the market rate units.
- 7. Sales offering agreement must be executed, and Declaration of Covenants must be recorded before applying of any building permit.
- 8. The HOA/Condo dues must not exceed 50% of the HOA/Condo dues of market rate units.
- 9. The Applicant must make HOA/Condo documents available for viewing at the sales office before the execution of any purchasing agreements

### **RPD Comments**

### Parks (CH)

- 1. Confirming the public open space will be privately owned and operated by the HOA. Due to the interior location of the park and the fact that it is serving as a stormwater facility, the park should be privately owned and managed by the HOA.
- 2. Publicly Accessible Art in Private Development ordinance (Rockville Code of Ordinances Article IV) will apply to this project.

Note: At the time of the next submittal, the applicant will need to provide a pointby-point response letter noting how the staff review comments have been addressed. Comments provided in letter format can be addressed letter format. Comments provided in the plans should be addressed via plan markups rather than letter format.

The purpose of a Pre-Application Meeting (PAM) with the Development Review Committee (DRC) is not to approve/disapprove aspects of a development plan. It is a meeting that provides an early opportunity for City Staff to give general advice to an applicant in the preparation of a site plan, project plan, or special exception, to discuss the application process and schedule going forward, and to address any concerns raised by the community. Staff strives to identify major issues but does not perform a full and complete review for compliance with all aspects of the code, which is done at the application phase.

PD-RS/MXNC

Applicant should respond to City comments directly on plans.

**Property Information** 

Zoning (see footnote 1)

## **DEVELOPMENT TABULATIONS**

Zoning (see footnote 1)		PD-RS	/MXNC	
Tract Area (Parcel A)		318,968 SF	7.32 AC	Public streets to be dedicated;
Proposed Dedications		0 SF	0.00 AC	update dedications to reflect
Site Area		318,968 SF	7.32 AC	
<b>Development Program</b>			k	Lot tree requirement per Section
Residential		up to	60	25.21.21 of 1 tree per 2,000 sf of lot
Dwelling, Single unit detached		up to	31	
Dwelling, Townhouse		up to		was ide actionate of high action action act
Commercial and Office		<u>up to</u>		provide estimate of highest intensity uses for the purposes of determining APFO
To be determined (permitted or conditional uses p	er table 25 13/13)	up to	5,300 sf	requirements (traffic, water demand, etc.)
To be determined (permitted of conditional ases p	Cr (ubic 23.13) 13)	ир со	3,300 31	1
MPDUs		UNITS	%	
Minimum Required		9.0	15.0%	
Proposed		9	15.0%	
Density		SF	FAR	
Proposed Residential GFA		301,164	0.94	
Proposed Non-Residential		5,300	0.017	
	Total	306,464	0.96	
Building Height	Maximum Allowed	Maximum	Requested	
	45'		5'	
	1 +3	1	<b>5</b>	i 1
Open Space	Minimum Required	Proposed	(minimum)	
Open Area (includes public use space)	10% 31,897 SF	10.0%	31,897 SF	
Public Use Space	5% 15,949 SF	5.0%	15,949 SF	1
Lot width at front lot line	Minimum Required	Proposed	(minimum)	
	10	1	.0	
Building Setbacks	Minimum Required	Pron	osed	\\
Abutting public right-of-way	0', 10' if provided		nimum	
Side	0,10 II provided	10 1111	- IIIIIIIIIII	
Side	25' or bldg. hgt.			
Abutting residential land	whichever is greater	N	/A	
Non-Residential abutting land	0', 10' if provided	10' mi	nimum	
Rear	0'			
Abutting residential land	25' or bldg. hgt. whichever is greater	N	/A	
Non-Residential abutting land	0', 10' if provided	10' mi	nimum	
Parking	Minimum Required	Prop	osed	
Residential	<u>'</u>	<u>'</u>		
Dwelling, Single unit (2 per unit)	62	6	52	
Dwelling, Townhouse (2 per unit)	58	5	8	
On-street visitor parking		4	3	
Total	120	1	63	
Visitor Parking Ratio (minimum) (see footnote 2)	1	ı		
Visitor parking ratio		0.71 spac	e per unit	
Commercial and Office (see footnote 3)	.1 27	Ι -	7	
Permitted and/or conditional use per Sec. 25.13.02  Rockshire Association Parking Allocation (see footnote		<u> </u>	27	
Surface parking lot		,	:9	
Total Parking	147		19	
	=			1 /

1. Pursuant to Sections 25.14.07(d)(3)(a) and 25.14.08(b)(1) of the Zoning Ordinance, the MXNC Zone is the designated equivalent zone that is applicable to the Property given its current designation as the commercial development area of the PRU.

2. Visitor parking ratio excludes spaces in lot adjacent to Rockshire Community Center. Potential suggest deleting last sentence if on-street maximum visitor parking ratio with the additional 35 spaces is 1.3

3. Minimum parking based on retail sales, trade, or merchandizing parking ratio of 1/200 sf GFA. Required parking spaces above the 21 provided are located in the parking lot adjacent to Rockshire

4. Parking only available to association members during summer swimming season operating hours (including 1 hour before and 1 hour after) and when community room is in use. Parking is available

to this development as visitor and commercial outside of these times.

Accessible Parking	Minimum Required	Proposed
On-Street Accessible Parking	2	2
Commercial and Office	1	1
Rockshire Association Lot	2	2

1' PIE →

# ROCKSHIRE

Design street parking for the subdivision so that it does not violate the provisions of Section SITE PLAN 23-26 of the city code.

Ensure proper spacing between parking and crosswalks and traffic control like stop signs. Bikeway Master Plan calls for Shared roadway on Hurley and Millenium Trail on Wootton.

City staff suggests putting together a limited signing and marking plan with the application For future signing and marking plans, include submittal, showing elements that might have an sharrows on property side of the frontage on mpact on the parking locations in order to Hurley Avenue, and on Streets A and B. demonstrate code compliance.

asement widths should be able to provide enough space to construct, maintain, and vehicle access. Widths must be able to meet OSHA excavation requirements.

It is recommend that adequate easements be provided for retaining walls.

Provide layout per ordinance 25.17.03a. All underground lines and cables shall be placed in a public utility easement, or otherwise on private property. No utilities may be placed in the public right-of-way or on City property without the express written permission of the City, and subject to such terms and conditions that the City may require.

Dry utilities may cross the ROW perpendicular Applicant shall submit a conceptual dry utility plan to be approved by both the utility companies and DPW.

**VICINITY MAP** SCALE: 1" = 2000'

## THE PROPERTY IS 7.32 ACRES.

GENERAL NOTES

- THE PROPERTY IS ZONED PD-RS/MXNC.
- THE SITE IS LOCATED ON WSSC MAP 218NW09.
- THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP
- NO. FR62, WITH TAX ACCOUNT NO. 04-01779638.
- BOUNDARY AND TOPOGRAPHIC DATA UPDATE BY VIKA
- MARYLAND, LLC. IN 7/21/2021. THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON THE SITE.
- THERE IS NO STREAM VALLEY BUFFER LOCATED ON THE SITE.
- THERE ARE NO WETLANDS LOCATED ON THE SITE

## SHEET INDEX

lotting (and phasing, if applicable) plan for **COVER SHEET EXISTING CONDITIONS** SITE PLAN COMPOSITE SITE PLAN ENLARGEMENT

L101 LANDSCAPE PLAN L102 **ENLARGEMENT** 

FDA-1.0 FIRE ACCESS PLAN COMPOSITE

SITE PLAN ENLARGEMENT OPEN SPACE EXHIBIT

## SUPPLEMENTAL EXHIBITS

EXH-1.0	PARKING EXHIBIT
EXH-2.0	MPDU EXHBIT
EXH-5.0.1	SU-30 TURNING MOVEMENTS
EXH-5.0.2	SU-30 TURNING MOVEMENTS
EXH-5.0.3	SU-30 TURNING MOVEMENTS
EXH-5.1.1	GARBAGE TURNING MOVEMENTS
EXH-5.1.2	GARBAGE TURNING MOVEMENTS
EXH-5.1.3	GARBAGE TURNING MOVEMENTS
EXH-5.3.1	FIRE TRUCK TURNING MOVEMENTS IN

A Water & Sewer Authorization must be approved prior to Site Plan approval. Submit completed Water & Sewer Authorization application with applicable fees.

b. Generally dead-end water mains should be avoided. c. The City generally follows WSSC Pipeline Design Manual for sizing, structures, clearances,

d. Public water and sewer mains should not be located within SWM easements. e. extension of the existing 10" water main (that currently services the shopping center) is required.

the on-site system must be a public, looped system that preferably connects to Hurley Ave

SCALE: 1" = 200

SWM Concept

Pre-App SWM Concept is under review.

 Pre-App SWM Concept must be approved prior to submission of the Development SWM Concept Site Plan cannot be submitted until the Pre-App SWM Concept is approved. •The Pre-App SWM Approval letter will establish the study points of the safe conveyance analysis.

Preliminary Sediment Control Plan must be approved prior to site plan approval.

•Development Stormwater Management Concept must be approved prior to site plan approval

 Safe Conveyance Study must be approved prior to site plan approval. The Pre-App SWM Approval letter will establish the study points of the safe conveyance analysis. However, this analysis may be concurrent with the Development SWM Concept.

– 62' RIGHT OF WAY – Add 5 foot wide sidewalk per standard detail 45A. this section will then match middle section +0.58'-EX. GRADE @ ELEV. VARIES SECONDARY RESIDENTIAL ROAD SLOPES AS SHOWN IN SITE

SECONDARY RESIDENTIAL ROAD WITHOUT PARKING N.T.S.

62' RIGHT OF WAY

visitor parking exceeds 0.5space/ DU

reference City standard detail 45A, secondary residential road section

1' PIE--

+0.58'-

SECONDARY RESIDENTIAL ROAD WITH PARKING BOTH SIDES N.T.S.

62' RIGHT OF WAY

WITH PARKING BOTH SIDES SIDEWALK ONE SIDE ONLY N.T.S.

PLAN SUBMITTED ON 2/3/23. MAXIMUM SLOPE WITHIN R/W TO EXISTING GRADE AT R/W LINE REQUESTED IS 4:1 OR 25%

PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER ENGINEER'S NAME: <u>JEFFREY AMATEAU, P.E</u>.

MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USEI FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

DRAWN BY: GLS DESIGNED BY: \_\_\_\_JSL\_\_ DATE ISSUED: <u>2/3/2023</u>

PROJECT VM1935

SHEET NO. SP-1

provide cross section for alleys

Our Site Set on the Future. PREPARED FOR: **RK HOMES ASSOCIATES LLC** 4800 HAMPDEN LANE SUITE 300 BETHESDA, MD 20814 301-634-8600 CONTACT: JASON SERENO

20251 Century Blvd., Suite 400

Germantown, MD 20874

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**DESIGN CONSULTANTS:** PLANNER, CIVIL ENGINEER VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400 **GERMANTOWN MD, 20874** 301.916.4100 CONTACT: JEFF AMATEAU, P.E.

DATE

**REVISIONS** 

## **ROCKSHIRE** VILLAGE

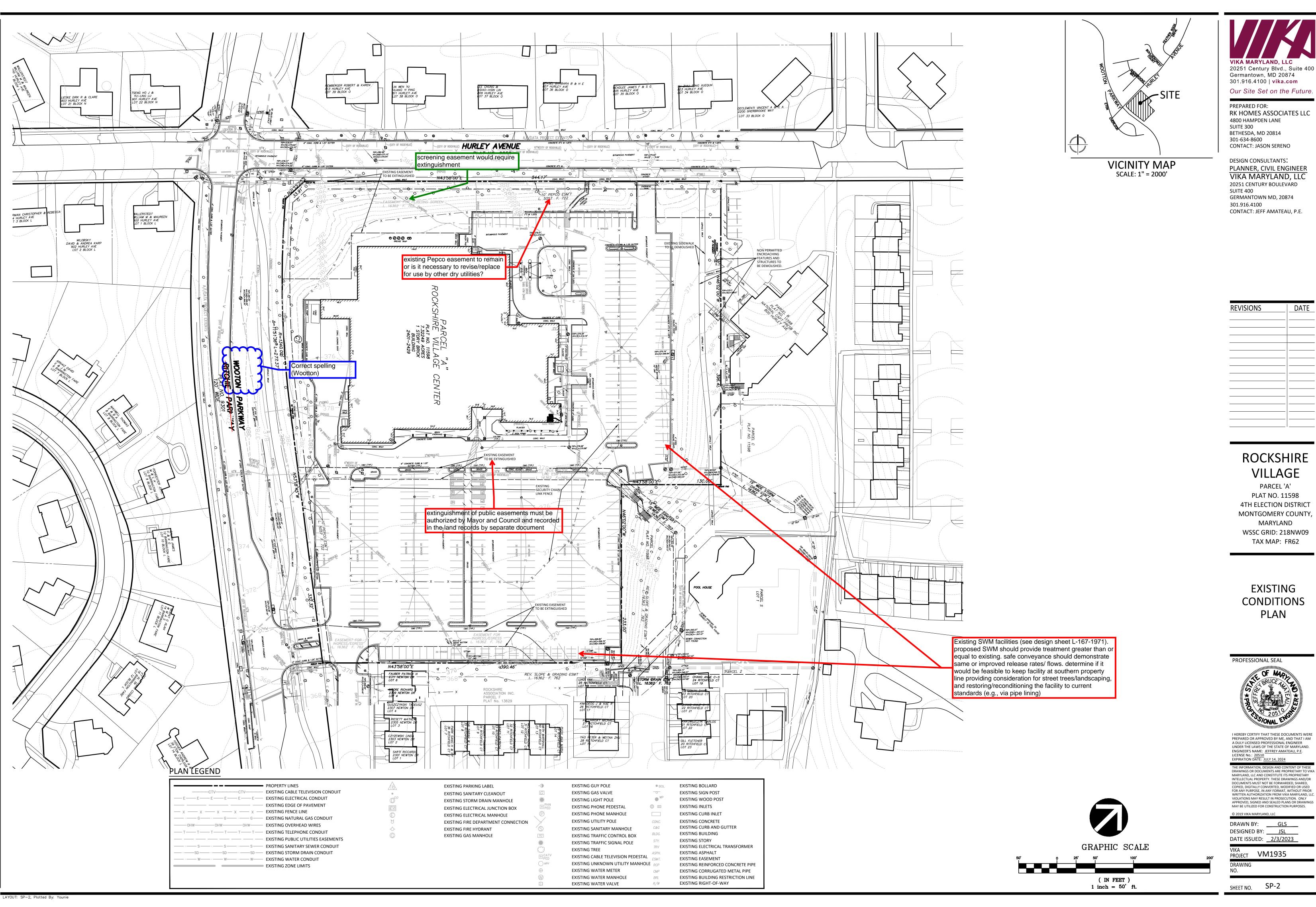
PARCEL 'A' PLAT NO. 11598 4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

WSSC GRID: 218NW09 TAX MAP: FR62

> COVER SHEET

PROFESSIONAL SEAL





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RK HOMES ASSOCIATES LLC

VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874

CONTACT: JEFF AMATEAU, P.E.

REVISIONS	DATE
	[

# VILLAGE

PARCEL 'A' PLAT NO. 11598 4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

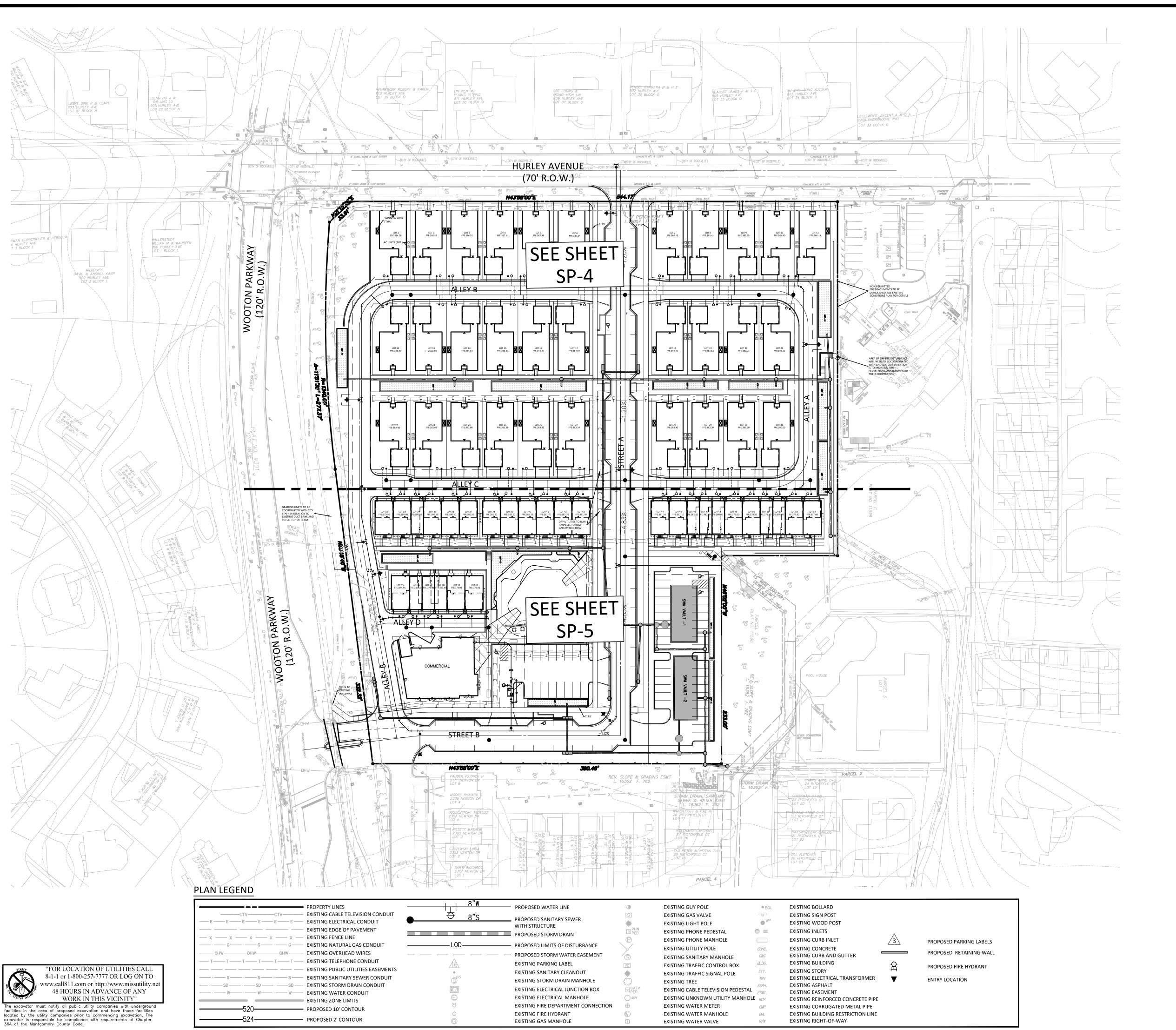
**EXISTING** CONDITIONS

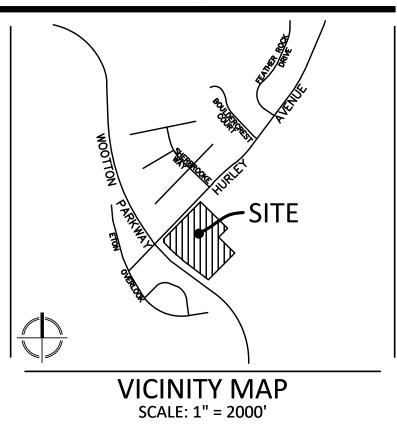


I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

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DATE ISSUED: 2/3/2023





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PREPARED FOR: RK HOMES ASSOCIATES LLC

4800 HAMPDEN LANE SUITE 300 BETHESDA, MD 20814 301-634-8600 CONTACT: JASON SERENO

**DESIGN CONSULTANTS:** PLANNER, CIVIL ENGINEER VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400

GERMANTOWN MD, 20874 301.916.4100 CONTACT: JEFF AMATEAU, P.E.

REVISIONS	DATE

## ROCKSHIRE VILLAGE

PARCEL 'A' PLAT NO. 11598 4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW09

SITE PLAN COMPOSITE

TAX MAP: FR62



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER ENGINEER'S NAME: <u>JEFFREY AMATEAU, P.E.</u> LICENSE No.: <u>20510</u> EXPIRATION DATE: <u>JULY 14, 2024</u>

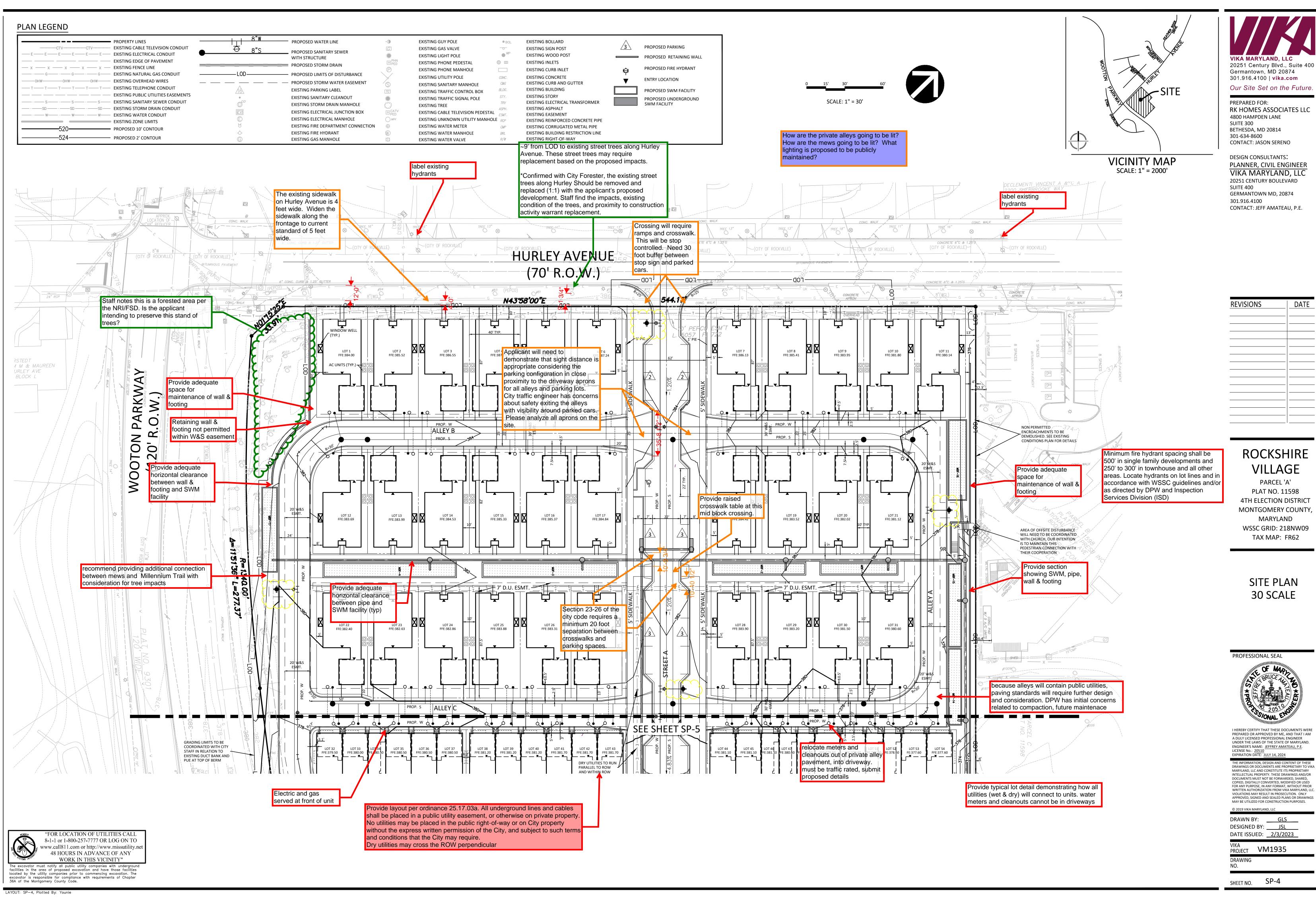
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DRAWN BY: GLS DESIGNED BY: \_\_\_\_JSL\_\_ DATE ISSUED: <u>2/3/2023</u>

PROJECT VM1935 DRAWING

SHEET NO. SP-3



## PLAN LEGEND

TAN LEGEND								
PROPERTY LINES	<u> </u>   8"W	PROPOSED WATER LINE	-①	EXISTING GUY POLE	• BOL	EXISTING BOLLARD		PROPOSED DEPRESSED CUR
EXISTING CABLE TELEVISION CONDUIT  E E E E E E E E EXISTING ELECTRICAL CONDUIT	<del>○</del> 8"S	_ PROPOSED SANITARY SEWER	G w	EXISTING GAS VALVE	→ WP	EXISTING SIGN POST EXISTING WOOD POST	$\triangle$	
— — EXISTING EDGE OF PAVEMENT		WITH STRUCTURE	票 PHN	EXISTING LIGHT POLE		EXISTING WOOD POST  EXISTING INLETS	<u>/3 \</u>	PROPOSED PARKING
— x — x — x — x — EXISTING FENCE LINE		PROPOSED STORM DRAIN	□ PED	EXISTING PHONE PEDESTAL EXISTING PHONE MANHOLE		EXISTING INLETS  EXISTING CURB INLET		PROPOSED RETAINING WAL
—— · —— G —— · —— G —— EXISTING NATURAL GAS CONDUIT	LOD	<ul> <li>PROPOSED LIMITS OF DISTURBANCE</li> </ul>		EXISTING PHONE MANHOLE  EXISTING UTILITY POLE	CONC.	EXISTING CONCRETE		DDODOCED FIDE LIVED ANT
OHW—OHW—OHW—EXISTING OVERHEAD WIRES		PROPOSED STORM WATER EASEMENT		EXISTING STILLT FOLE  EXISTING SANITARY MANHOLE	C&G	EXISTING CONCRETE  EXISTING CURB AND GUTTER	<del>þ</del>	PROPOSED FIRE HYDRANT
— T — T — T — T — EXISTING TELEPHONE CONDUIT	16	EXISTING PARKING LABEL	[7C]	EXISTING SANTANT MANTICEE  EXISTING TRAFFIC CONTROL BOX	BLDG.	EXISTING BUILDING	▼	ENTRY LOCATION
— — — EXISTING PUBLIC UTILITIES EASEMENTS	•	EXISTING SANITARY CLEANOUT	<u></u>	EXISTING TRAFFIC SIGNAL POLE	STY.	EXISTING STORY		PROPOSED SWM FACILITY
— S— S— S— EXISTING SANITARY SEWER CONDUIT	O <sup>c</sup> °	EXISTING STORM DRAIN MANHOLE	٨	EXISTING TREE	TRV	EXISTING ELECTRICAL TRANSFORMER		
— SD — SD — SD — EXISTING STORM DRAIN CONDUIT  — W — W — EXISTING WATER CONDUIT	EV	EXISTING ELECTRICAL JUNCTION BOX	CATV	EXISTING CABLE TELEVISION PEDESTAL	ASPH. FSMT	EXISTING ASPHALT EXISTING EASEMENT		PROPOSED UNDERGROUND SWM FACILITY
EXISTING WATER CONDOTT	<b>(</b>	EXISTING ELECTRICAL MANHOLE	MH	EXISTING UNKNOWN UTILITY MANHOLE	LOWIT	EXISTING REINFORCED CONCRETE PIPE		
PROPOSED 10' CONTOUR	8	EXISTING FIRE DEPARTMENT CONNECTION	$\oplus$	EXISTING WATER METER	CMP	EXISTING CORRUGATED METAL PIPE		
524	- <del>-</del>	EXISTING FIRE HYDRANT	$\mathbb{W}$	EXISTING WATER MANHOLE	BRL	EXISTING BUILDING RESTRICTION LINE		
524	(G)	EXISTING GAS MANHOLE		EXISTING WATER VALVE	R/W	EXISTING RIGHT-OF-WAY		

Plan is showing dry utility meters in rear

PROP. W

how are lots 55-60

served by dry utilities?

ANLEY D

COMMERCIAL

PROP. W

PROP. S

tree/ sewer conflict

STREET B

5' SIDEWALK

Fire - turning radius

GRADING LIMITS TO BE COORDINATED WITH CITY

PUE AT TOP OF BERM

verify condition of ex. 10" W is acceptable prior to reuse

min. 15' separation from a building or the

distance on a 1:1 slope from the bottom

to the bottom edge of the pipeline trench

Loading spaces are required to be on

(25.16.04.a) and shielded from view of residential properties (25.13.06.c.7)

Per City code Sec. 21-47, all roads

within the City must connect to another

road or provide a cul-de-sac to allow

Dead-end alley is still an issue which will require a waiver from the M&C.

2. Eliminating one unit and provide

3 provide connection to Street B

for turn-around area.

1. Eliminating two units

Recommend:

turn around.

the same record lot with the use

of the foundation of the proposed building

Show sidewalk along A

the building so as to

doorway.

Analyze sight

location.

distance at this

provide access to the

less than 25'



Parking not permitted

clarify WHC design. if proposing

all readers to be at the right-hand corner of units to be one per TH

details for City review, or adjust

7' D.U. ESMT.

PROP. S

recommend

relocating ADA

parking to retail lo

within 15' of hydrant

Provide layout per ordinance 25.17.03a. All underground lines and cables

shall be placed in a public utility easement, or otherwise on private property No utilities may be placed in the public right-of-way or on City property

without the express written permission of the City, and subject to such terms

justify why the grade differences are

with hydrant (so as to serve necessary.

multi-purpose), subject to

requirements of FMO

desirable. Please

utility infrastructure should not be

within limits of another easement

unless crossing W&S easement

7' D.U. ESMT.

Sec. 25.16.06.a.4 - Parking design

zone of ten (10) feet must be provided

behind the right-of-way line to allow for

standards.At the entry into a parking facility

from a public right-of-way, a minimum safety

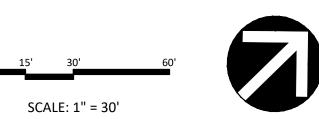
maneuvering of vehicles within the parking

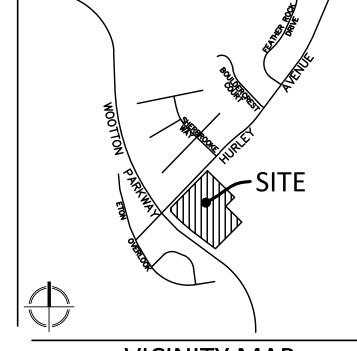
perpendicularly (i.e., at ROW)3

and conditions that the City may require.

🕂 7' D.U. ESMT. 🚣

Dry utilities may cross the ROW perpendicular





**VICINITY MAP** SCALE: 1" = 2000'

Provide adequate

trees and permanent structures (i.e., with footings)

Provide a ped connection between the parking

extend public main on-site and loop to Hurley Ave. refer to

design sheet

L-108-1971. may

require blow-off or

hydrant at high poin

are not permitted within City water, sewer, storm

drain, or water meter easements (typ)

lot and the swimming pool access

maintenance of wall &

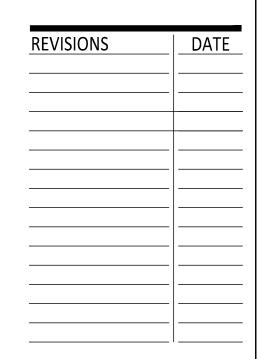
Our Site Set on the Future. PREPARED FOR: **RK HOMES ASSOCIATES LLC** 4800 HAMPDEN LANE SUITE 300 BETHESDA, MD 20814 301-634-8600 CONTACT: JASON SERENO **DESIGN CONSULTANTS:** 

20251 Century Blvd., Suite 400

Germantown, MD 20874 301.916.4100 | vika.com

PLANNER, CIVIL ENGINEER VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874

301.916.4100 CONTACT: JEFF AMATEAU, P.E.



## **ROCKSHIRE** VILLAGE

PARCEL 'A' PLAT NO. 11598 4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW09

> SITE PLAN 30 SCALE

TAX MAP: FR62

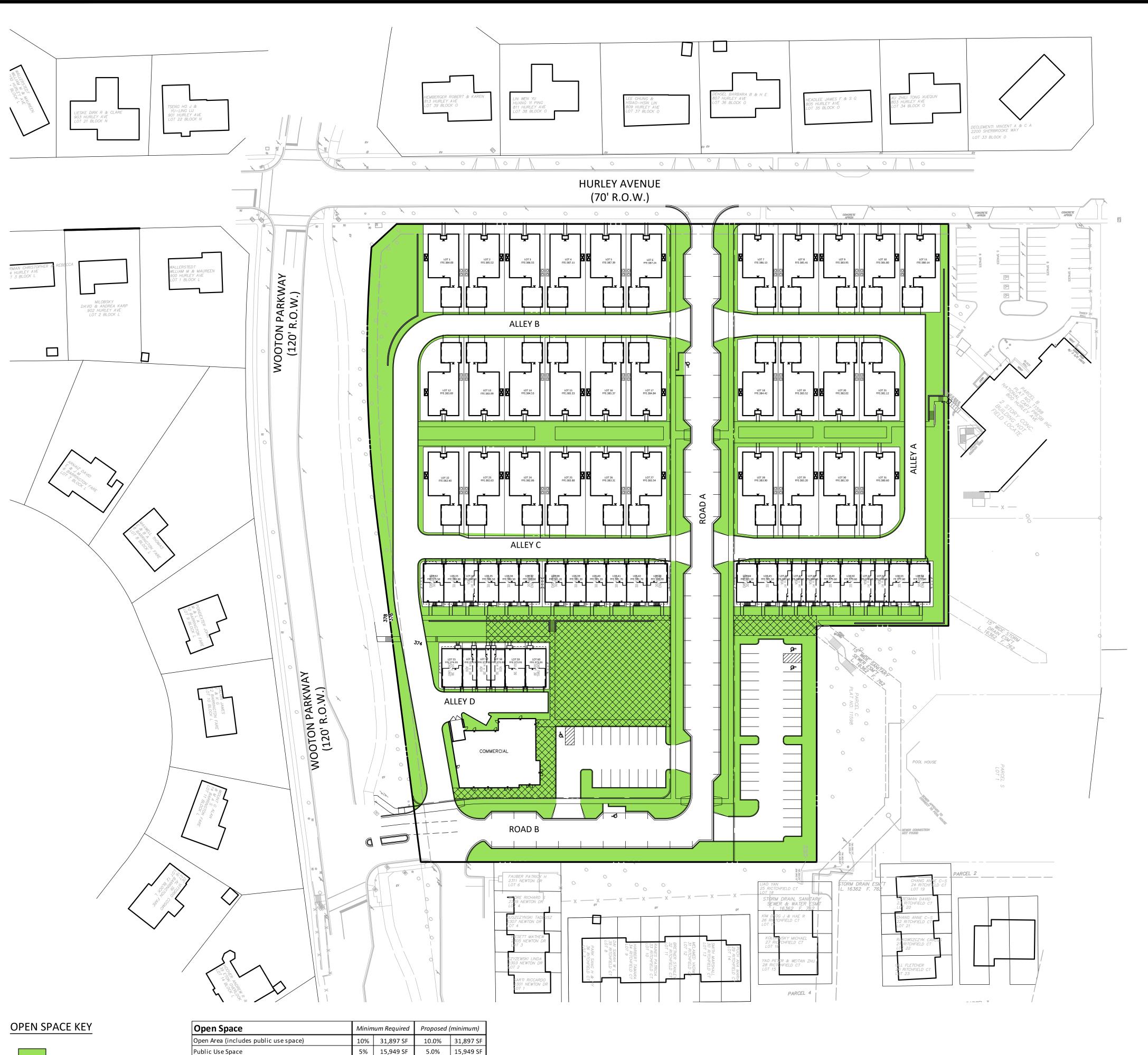
PROFESSIONAL SEAL

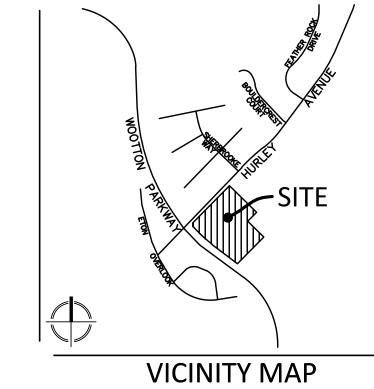


PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. ENGINEER'S NAME: JEFFREY AMATEAU, P.E.

MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR

Provide apror Need to revise signal plans to accommodate detection Staff recommends crosswalk N43'58'00"E *390.46*′ modifications for this leg of the across Street B and requisite LICENSE No.: 20510
EXPIRATION DATE: JULY 14, 2024 PARCEL 2 signalized intersection. ramps at this location to get from REV. SLOPE & Meed stop controls at THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA the sidewalk on the south side of \_L---16362---F. all legs of this Street B to the retail area. The intersection for safety buffer requirements between of operations and crosswalks and parking spaces movements. Need to WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC.
VIOLATIONS MAY RESULT IN PROSECUTION. ONLY
APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS
MAY BE UTILIZED FOR CONSTRUCTION PURPOSES. 23 RITCHFIELD CT would apply. provide 5' wide sidewalk per secondary remove 3 parking residential road, subject to Forestry spaces to get the Staff recommends the applicant requirements for street trees and min. necessary 30 foot explore with the neighboring 1' maintenance strip behind sidewalk spacing between stop DRAWN BY: GLS HOA a sidewalk connection show grading in ROW sign and parked cars. DESIGNED BY: \_\_\_\_JSL\_\_\_ between the sidewalk on this DATE ISSUED: <u>2/3/2023</u> "FOR LOCATION OF UTILITIES CALL side of Street B and the existing 8-1-1 or 1-800-257-7777 OR LOG ON TO sidewalk on Newton Drive. www.call811.com or http://www.missutility.net PROJECT VM1935 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. SHEET NO. SP-5 LAYOUT: SP-5, Plotted By: Younie





VICINITY MAP SCALE: 1" = 2000'

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PREPARED FOR: RK HOMES ASSOCIATES LLC

4800 HAMPDEN LANE SUITE 300 BETHESDA, MD 20814 301-634-8600 CONTACT: JASON SERENO

DESIGN CONSULTANTS:

PLANNER, CIVIL ENGINEER VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400

GERMANTOWN MD, 20874 301.916.4100 CONTACT: JEFF AMATEAU, P.E.

REVISIONS	DATE
	_
	_
	_

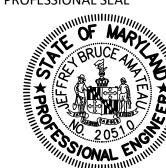
## ROCKSHIRE VILLAGE

PARCEL 'A' PLAT NO. 11598 4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW09

OPEN SPACE **EXHIBIT** 

TAX MAP: FR62

PROFESSIONAL SEAL



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER ENGINEER'S NAME: JEFFREY AMATEAU, P.E. LICENSE No.: 20510 EXPIRATION DATE: JULY 14, 2024

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

DRAWN BY: GLS DESIGNED BY: \_\_\_\_JSL

DATE ISSUED: 2/3/2023 PROJECT VM1935

SHEET NO. SP-6

( IN FEET ) 1 inch = 50' ft.



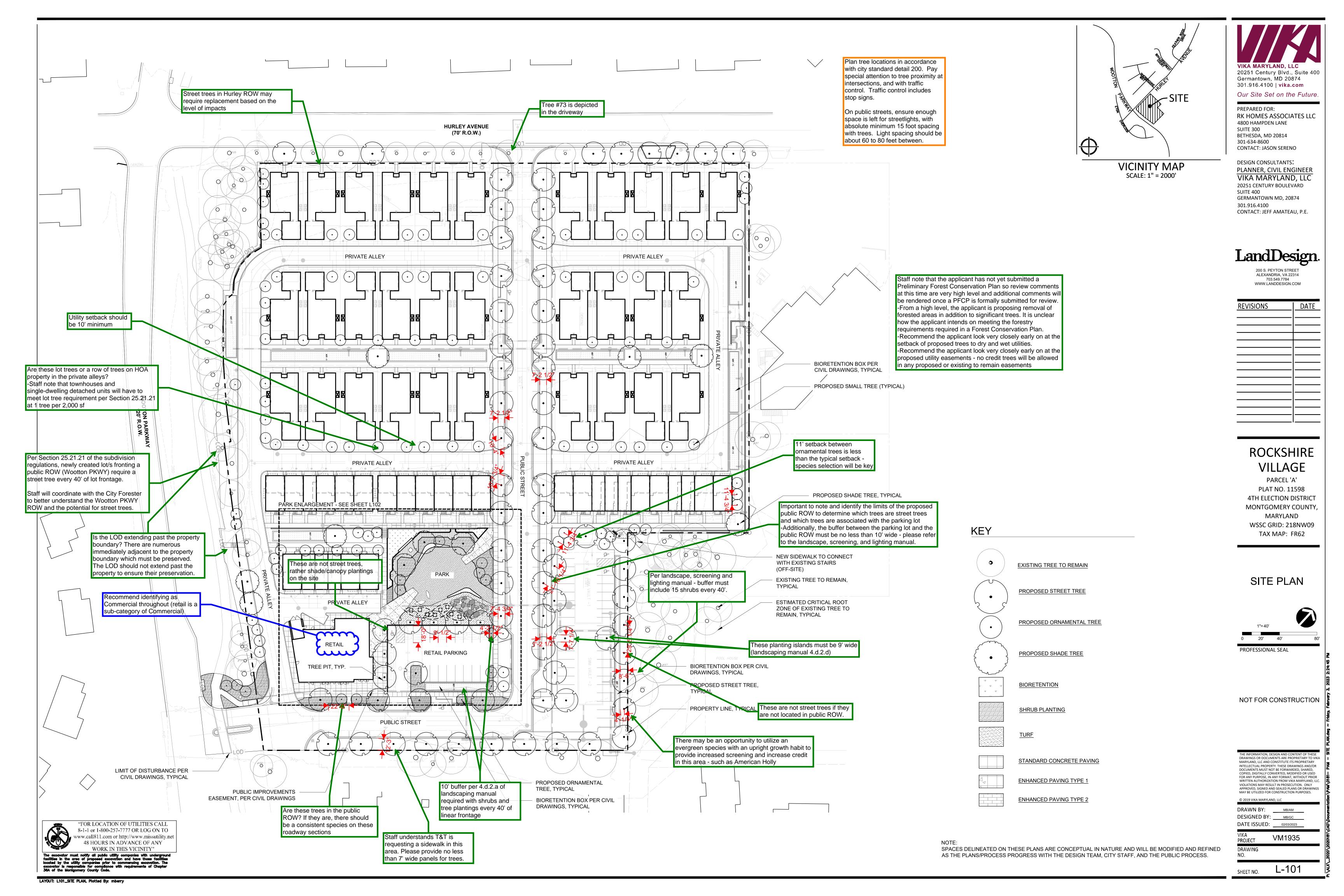
OPEN AREA

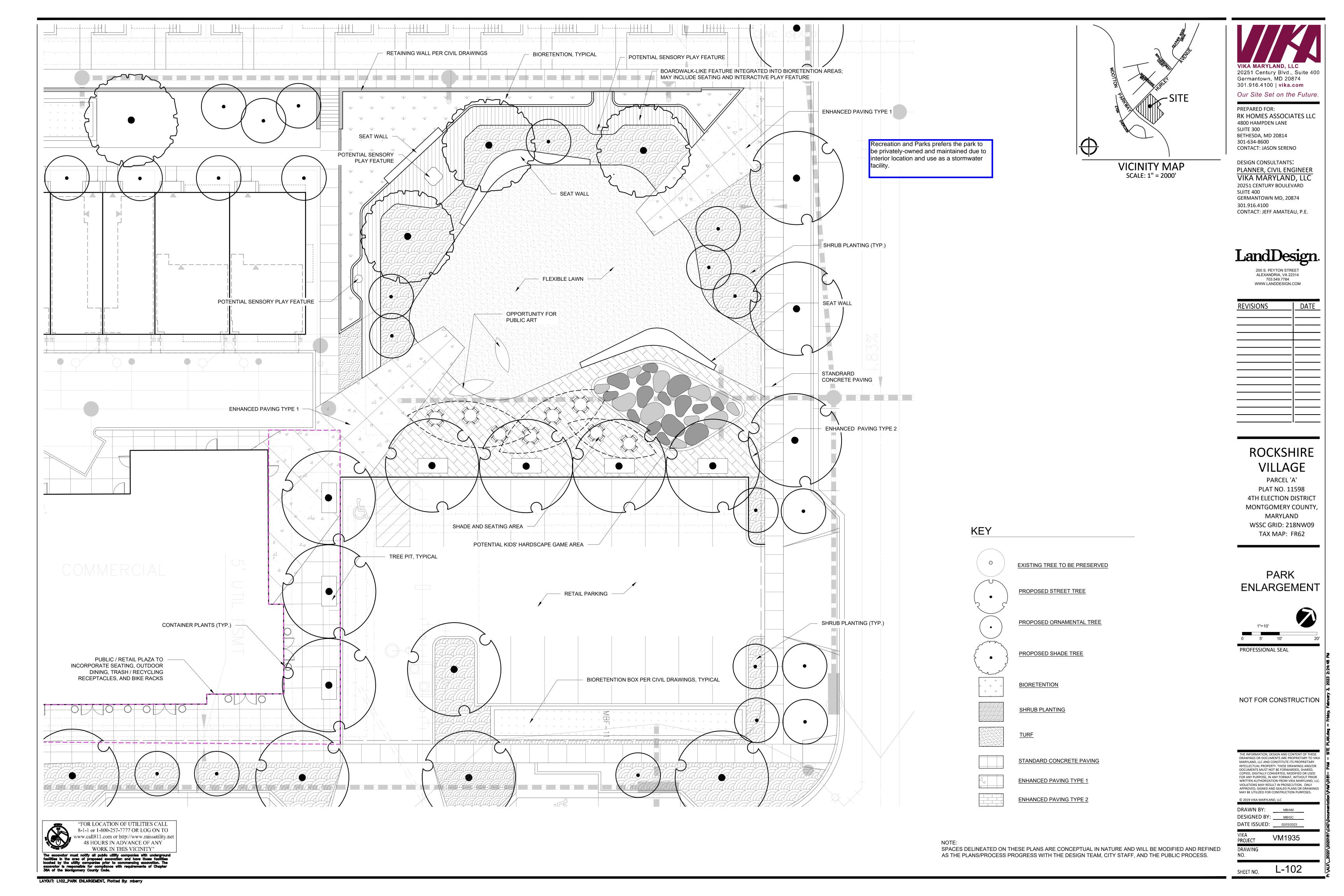


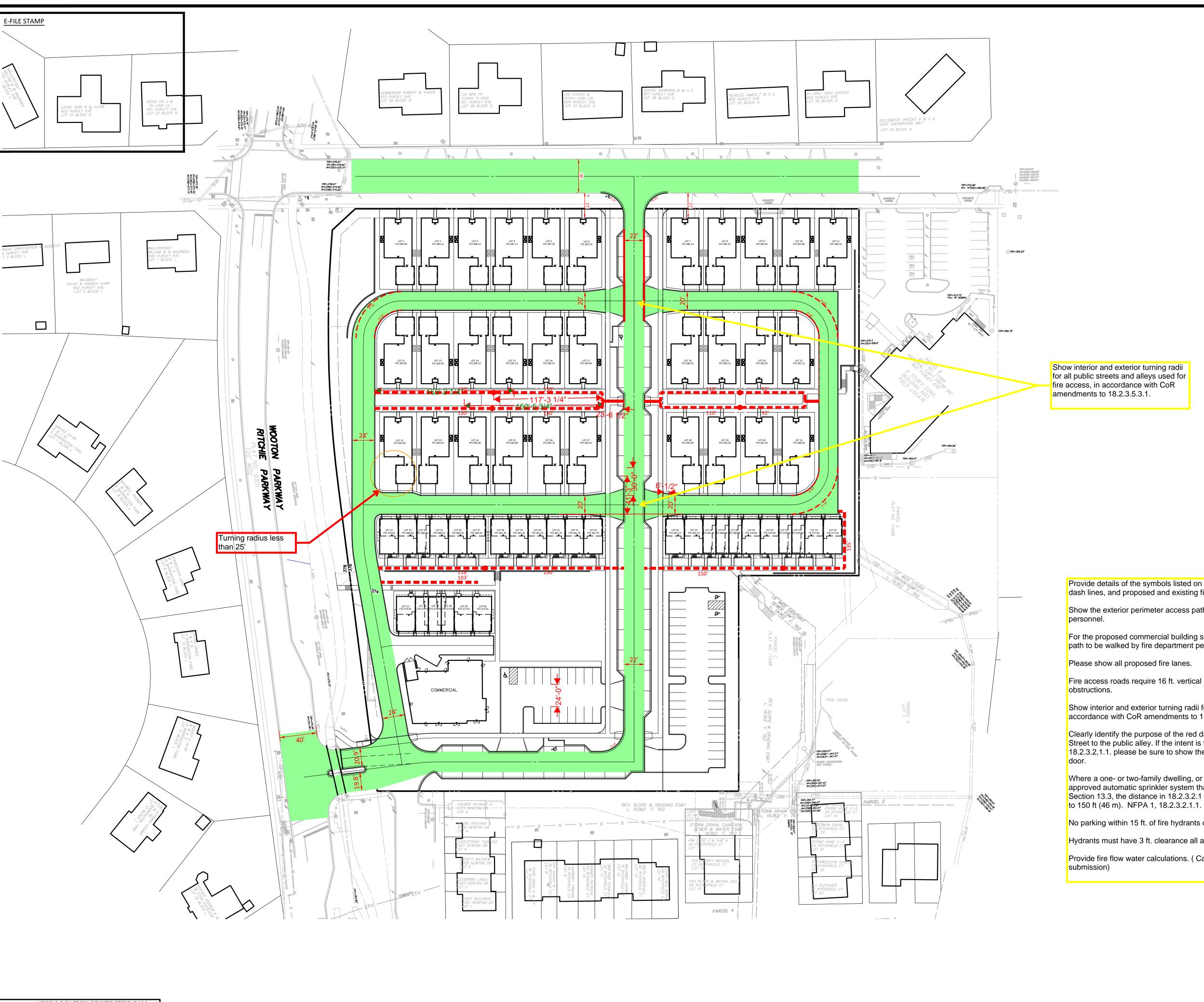
PUBLIC USE SPACE

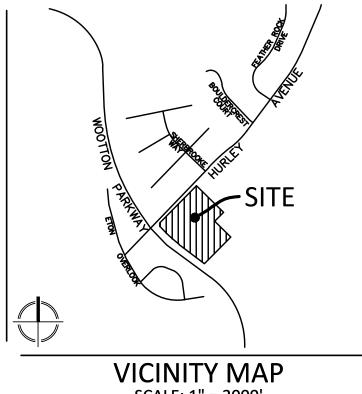
1. LOCATIONS AND MEASUREMENTS OF AREAS SHOWN ARE APPROXIMATE. FINAL LOCATIONS AND MEASUREMENTS OF OPEN AREA AND PUBLIC USE SPACE WILL BE DETERMINED AT THE TIME OF SITE PLAN APPROVAL AND MAY BE REDUCED TO THE MINIMUM REQUIRED.

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" = 2000'

LEGEND

WATER LINE AND FITTING **EXISTING FIRE HYDRANT** PROPOSED FIRE HYDRANT **BUILDING ENTRY** 

FIRE ACCESS PATH

Provide details of the symbols listed on the legend, 10" water line, thick red dash lines, and proposed and existing fire hydrants.

Show the exterior perimeter access path to be walked by fire department

For the proposed commercial building show the exterior perimeter access path to be walked by fire department personnel.

Please show all proposed fire lanes.

Fire access roads require 16 ft. vertical clearance from overhead obstructions.

Show interior and exterior turning radii for all public streets to be in accordance with CoR amendments to 18.2.3.5.3.1.

Clearly identify the purpose of the red dashed lines shown from the Public Street to the public alley. If the intent is to demonstrate accordance with 18.2.3.2,1.1. please be sure to show the distance directly to an exterior

Where a one- or two-family dwelling, or town-house, is protected with an approved automatic sprinkler system that is installed in accordance with Section 13.3, the distance in 18.2.3.2.1 shall be permitted to be increased

No parking within 15 ft. of fire hydrants on either side.

Hydrants must have 3 ft. clearance all around.

Provide fire flow water calculations. (Can be submitted at building plan

GRAPHIC SCALE ( IN FEET ) 1 inch = 50' ft.

TYPICAL TURNING TEMPLATE

## **ROCKSHIRE** VILLAGE

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**RK HOMES ASSOCIATES LLC** 

PREPARED FOR:

SUITE 300

SUITE 400

301.916.4100

**REVISIONS** 

301-634-8600

4800 HAMPDEN LANE

BETHESDA, MD 20814

CONTACT: JASON SERENO

**DESIGN CONSULTANTS:** 

PLANNER, CIVIL ENGINEER

VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD

GERMANTOWN MD, 20874

CONTACT: JEFF AMATEAU, P.E.

DATE

PARCEL 'A' PLAT NO. 11598 4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW09 TAX MAP: FR62

FIRE **APPARATUS ACCESS EXHIBIT** 



I HEREBY CERTIFY THAT THESE DOCUMENTS MHERE BYREEARTHY OR AT PIRESED BYUME MINDWERE PRIEPTARATO GROAR PROCENS BY, MEGASTERIHOAT I AM EADUDSCEIRE ASEED PREOFESSION PRATHENICAMES OF EN GIANZIER 'SI MAGIRLAEFFREY AMATEAU, P.E. LICENSE NOM <u>BOR10XXXX</u>

EXPIRATION DATE: NUMbmt14,x2,0024XX THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR

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MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

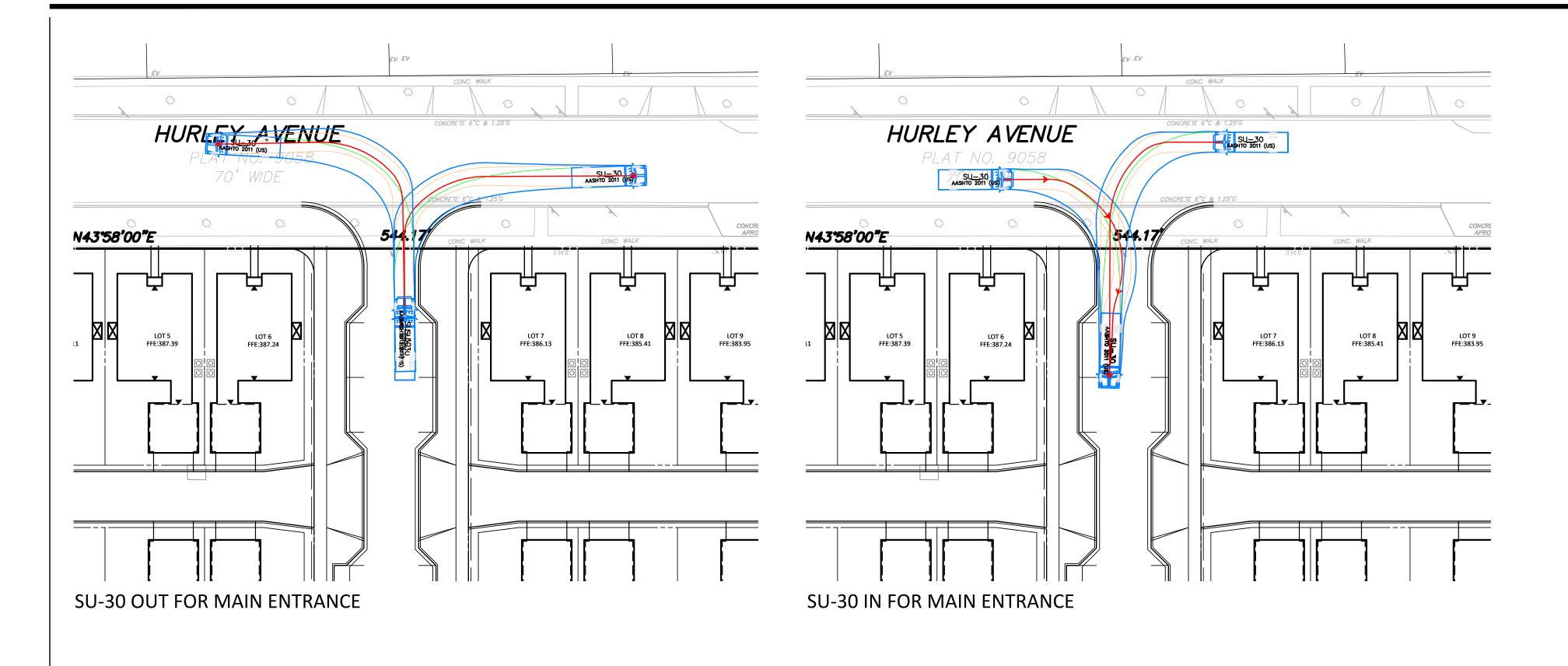
DRAWN BY: GLS DESIGNED BY: \_\_\_\_\_JSL\_\_\_\_ DATE ISSUED: <u>2/3/2023</u>

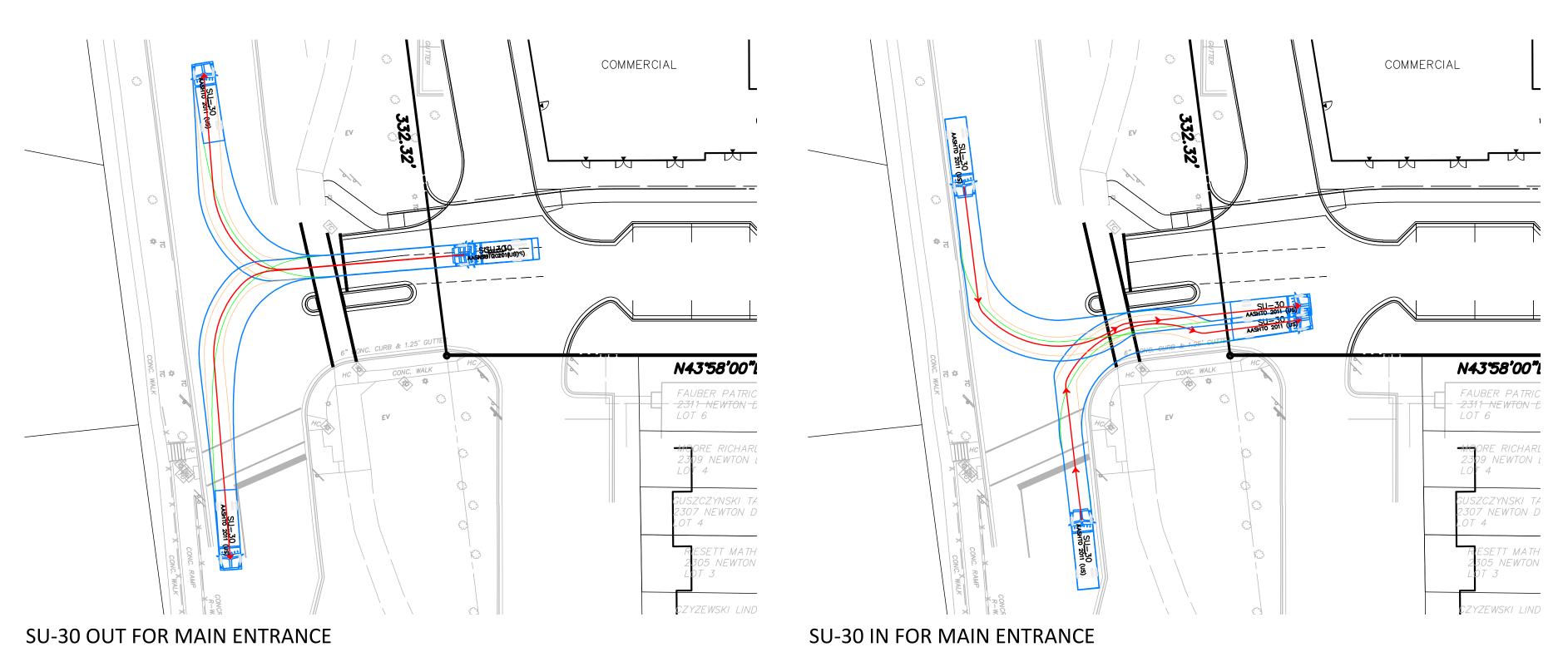
PROJECT VM1935 FDA-1.0

SHEET NO.

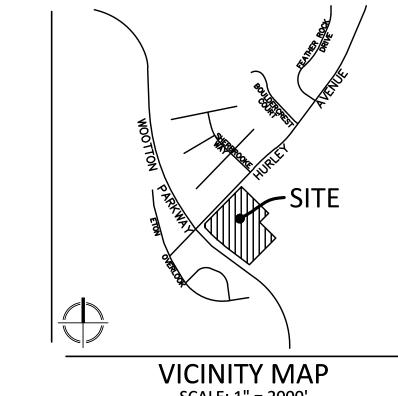
"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY" The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities 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.

LAYOUT: FDA, Plotted By: buchheister

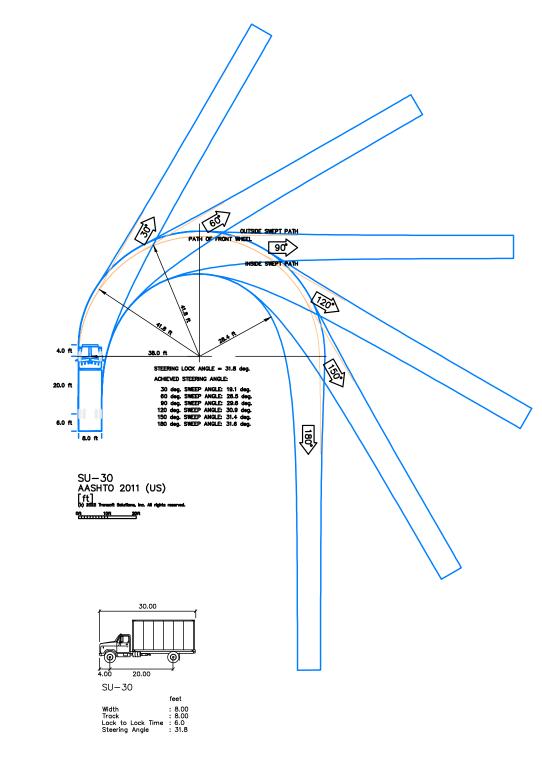




LAYOUT: EXH-5.0.1, Plotted By: Younie







it would be easier to review turning movements for each vehicle type shown collectively on single plan view (rather than separate viewports) **REVISIONS** DATE

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CONTACT: JASON SERENO

DESIGN CONSULTANTS:

PLANNER, CIVIL ENGINEER VIKA MARYLAND, LLC

20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874

CONTACT: JEFF AMATEAU, P.E.

301-634-8600

301.916.4100

## ROCKSHIRE VILLAGE

PARCEL 'A' PLAT NO. 11598 4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW09

**AUTO TURN** SU-30

TAX MAP: FR62



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER ENGINEER'S NAME: <u>JEFFREY AMATEAU, P.E.</u> LICENSE No.: <u>20510</u> EXPIRATION DATE: <u>JULY 14, 2024</u>

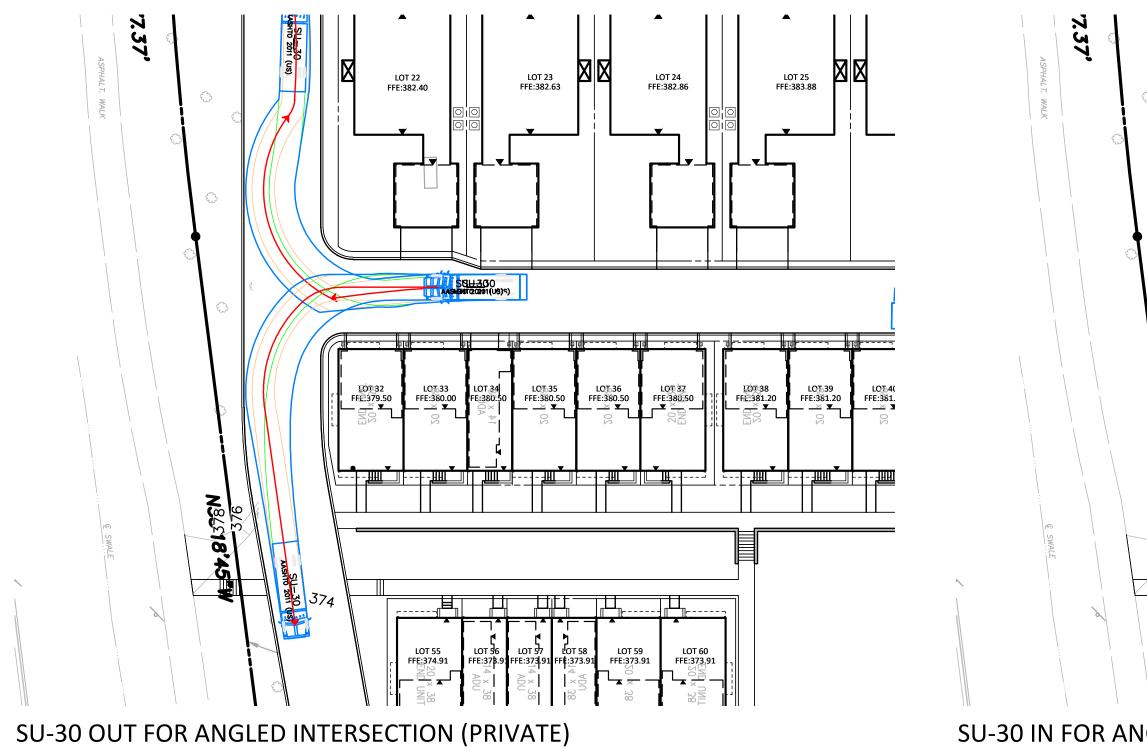
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SHEET NO.

PROJECT VM1935 DRAWING EXH-5.0.1

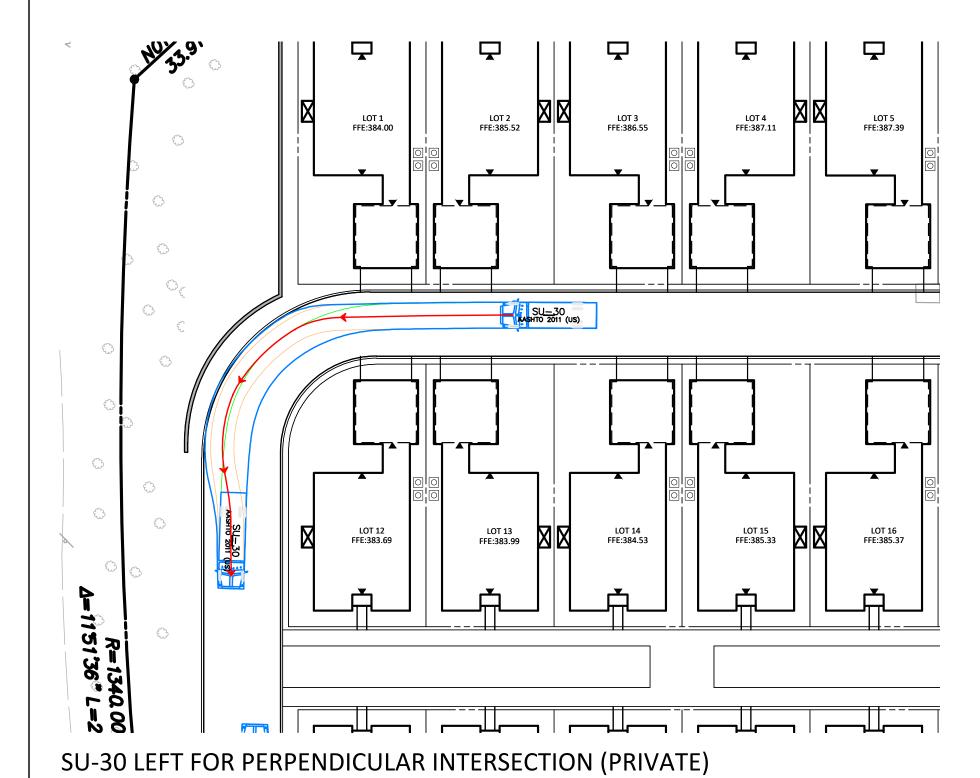
GRAPHIC SCALE ( IN FEET ) 1 inch = 30' ft.



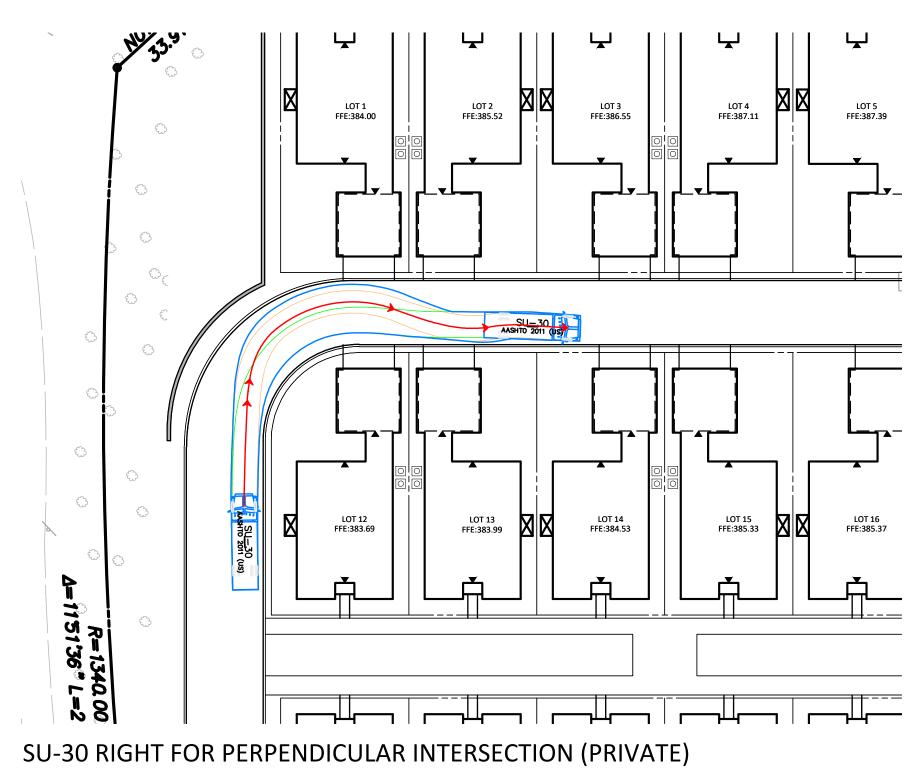
LOT 23 FFE:382.63 LOT 25 FFE:383.88 ASSITU ZOTI (US)

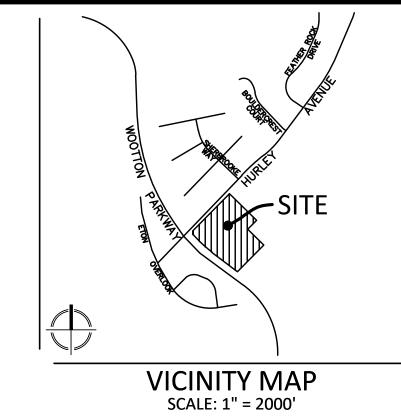
AASSITU ZOTI (US) FRE:379.50 FFE:380.00 FE:380.50 FFE:380.50 F LOT 59 FFE:373.91

SU-30 IN FOR ANGLED INTERSECTION (PRIVATE)



LAYOUT: EXH-5.0.2, Plotted By: Younie





PREPARED FOR:
RK HOMES ASSOCIATES LLC
4800 HAMPDEN LANE
SUITE 300
BETHESDA, MD 20814 301-634-8600

CONTACT: JASON SERENO DESIGN CONSULTANTS: PLANNER, CIVIL ENGINEER VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874

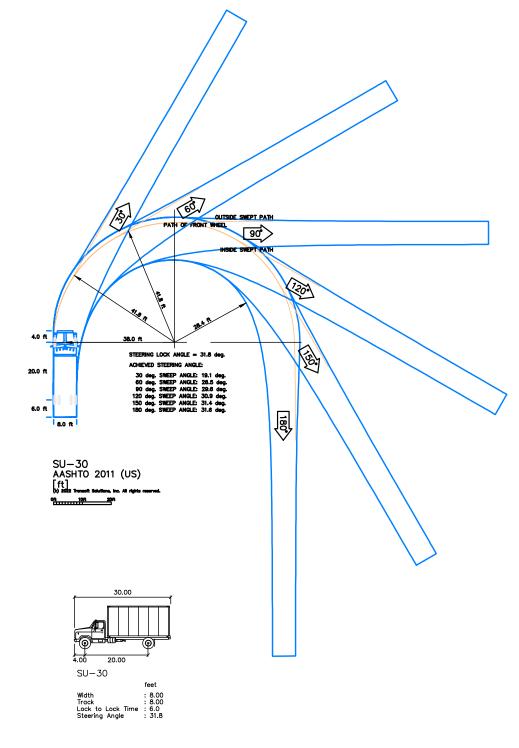
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CONTACT: JEFF AMATEAU, P.E.



REVISIONS	DATE

## ROCKSHIRE VILLAGE

PARCEL 'A' PLAT NO. 11598 4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW09

**AUTO TURN** SU-30

TAX MAP: FR62

PROFESSIONAL SEAL



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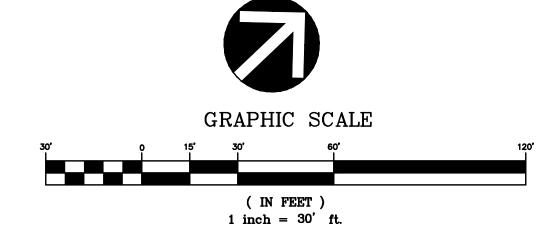
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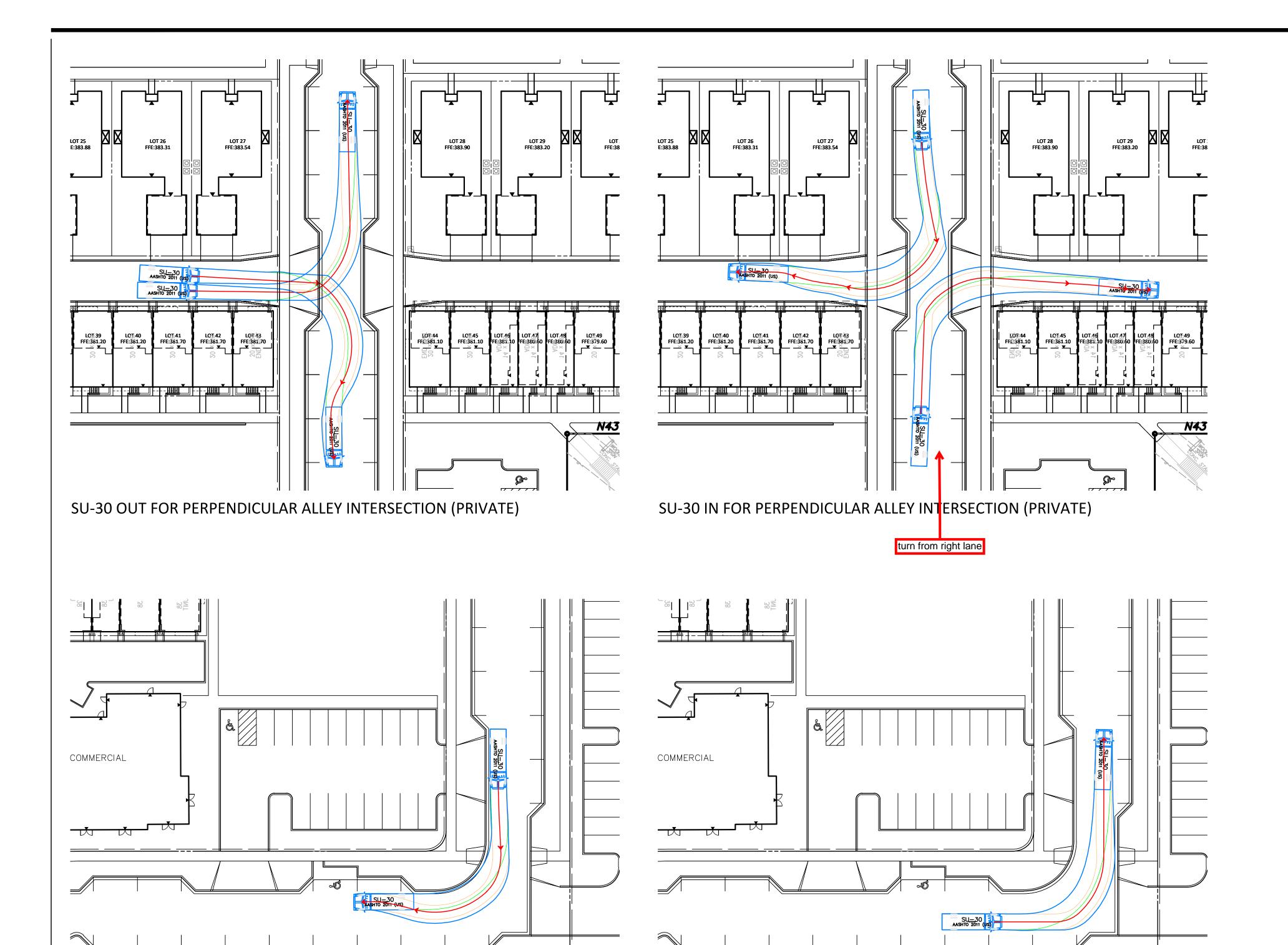
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DRAWN BY: GLS DESIGNED BY: JSL DATE ISSUED: 2/3/2023

PROJECT VM1935 DRAWING EXH-5.0.2

GRAPHIC SCALE ( IN FEET ) 1 inch = 30' ft.





N43°58'00"E

FAUBER PATRICK H

SU-30 LEFT FOR PERPENDICULAR INTERSECTION (PUBLIC)

*390.46*′

REV. SLOPE & GRADING ESM1 L. 16362 F. 762

N43°58'00"E

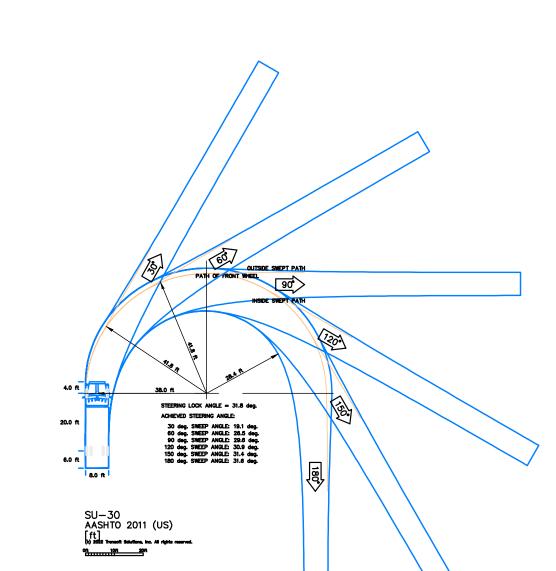
FAUBER PATRICK H

LAYOUT: EXH-5.0.3, Plotted By: Younie

SU-30 RIGHT FOR PERPENDICULAR INTERSECTION (PUBLIC)

*390.46*′

REV. SLOPE & GRADING ESM1 L. 16362 F. 762



Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 31.8

VICINITY MAP SCALE: 1" = 2000'



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RK HOMES ASSOCIATES LLC

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SUITE 300
BETHESDA, MD 20814
301-634-8600
CONTACT: JASON SERENO

DESIGN CONSULTANTS:

PLANNER, CIVIL ENGINEER

VIKA MARYLAND, LLC

20251 CENTURY BOULEVARD

SUITE 400

GERMANTOWN MD, 20874

GERMANTOWN MD, 20874 301.916.4100 CONTACT: JEFF AMATEAU, P.E.

REVISIONS DATE

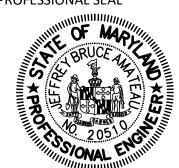
## ROCKSHIRE VILLAGE

PARCEL 'A'
PLAT NO. 11598
4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 218NW09

TAX MAP: FR62

AUTO TURN SU-30

PROFESSIONAL SEAL



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DRAWN BY: GLS
DESIGNED BY: JSL
DATE ISSUED: 2/3/2023

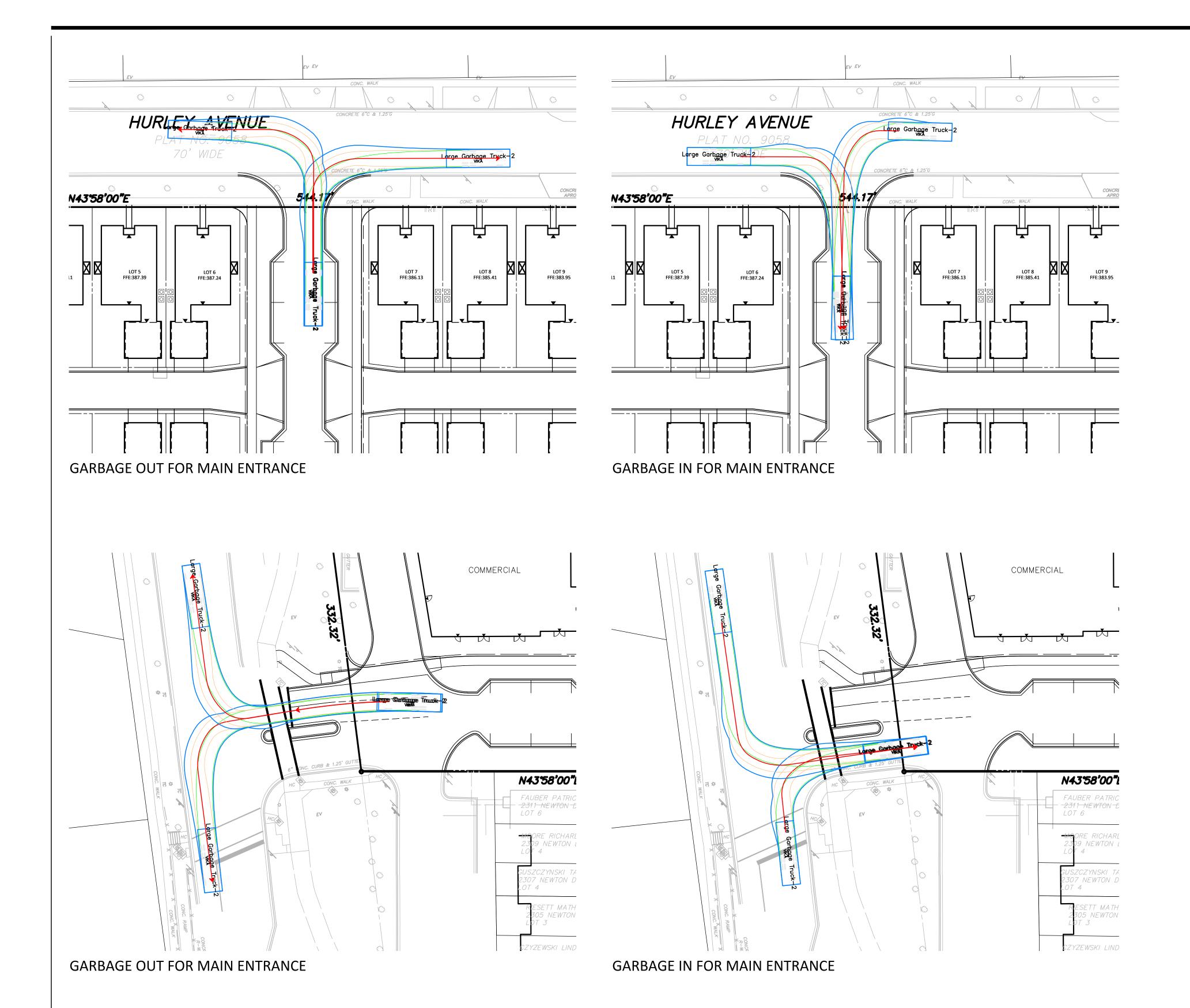
PROJECT VM1935

DRAWING NO. EXH-5.0.3

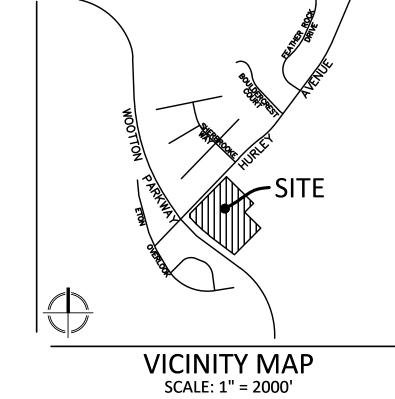
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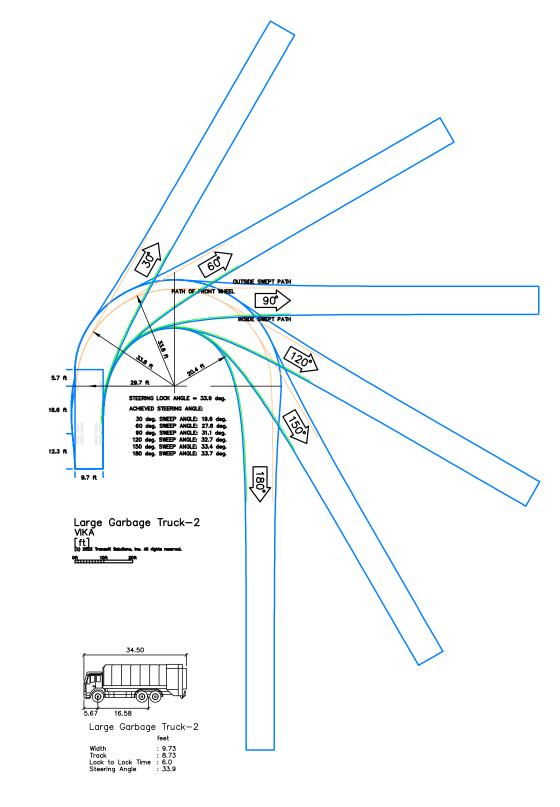
(IN FEET)
1 inch = 30' ft.



LAYOUT: EXH-5.1.1, Plotted By: Younie









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CONTACT: JASON SERENO

DESIGN CONSULTANTS: PLANNER, CIVIL ENGINEER VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400

GERMANTOWN MD, 20874 301.916.4100 CONTACT: JEFF AMATEAU, P.E.

**REVISIONS** DATE

## ROCKSHIRE VILLAGE

PARCEL 'A' PLAT NO. 11598 4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW09

**AUTO TURN** 

GARBAGE

TAX MAP: FR62

PROFESSIONAL SEAL



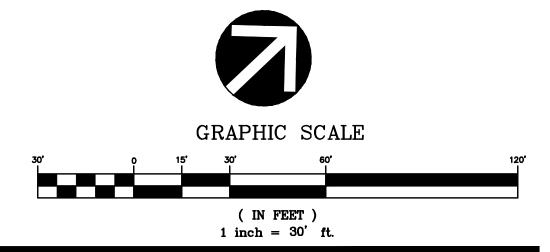
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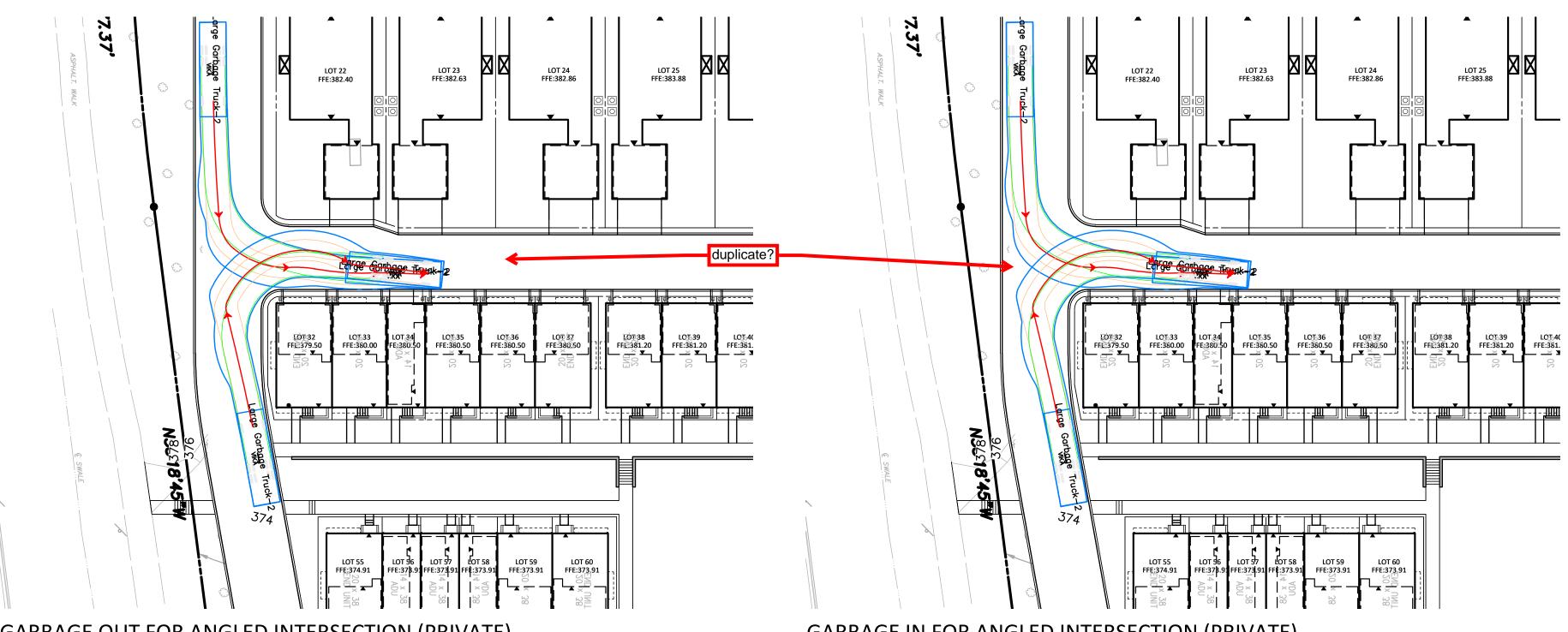
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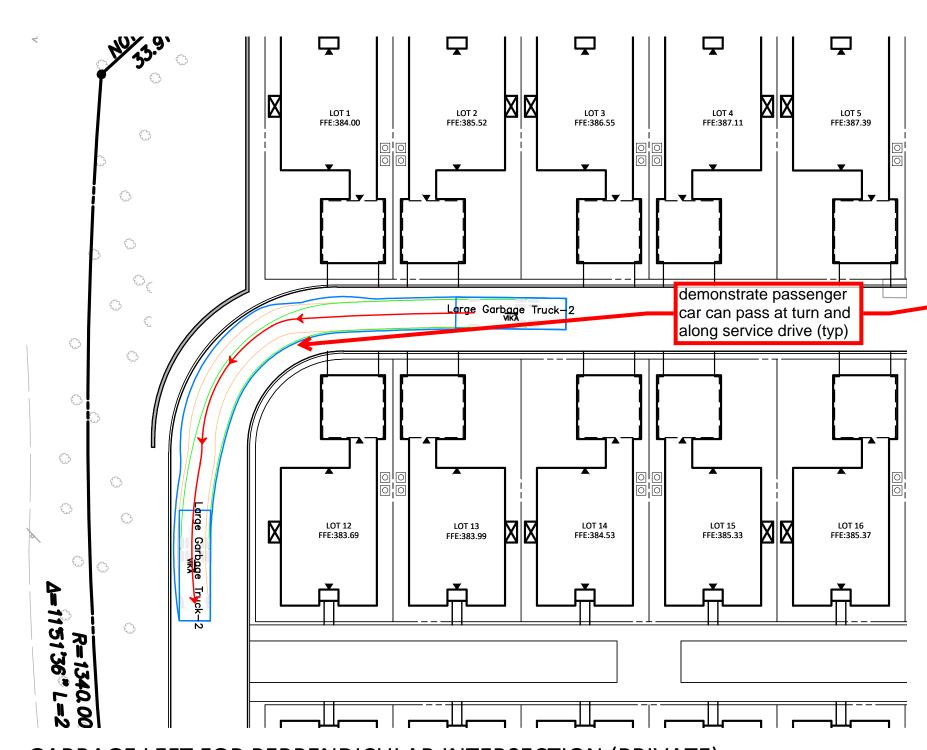
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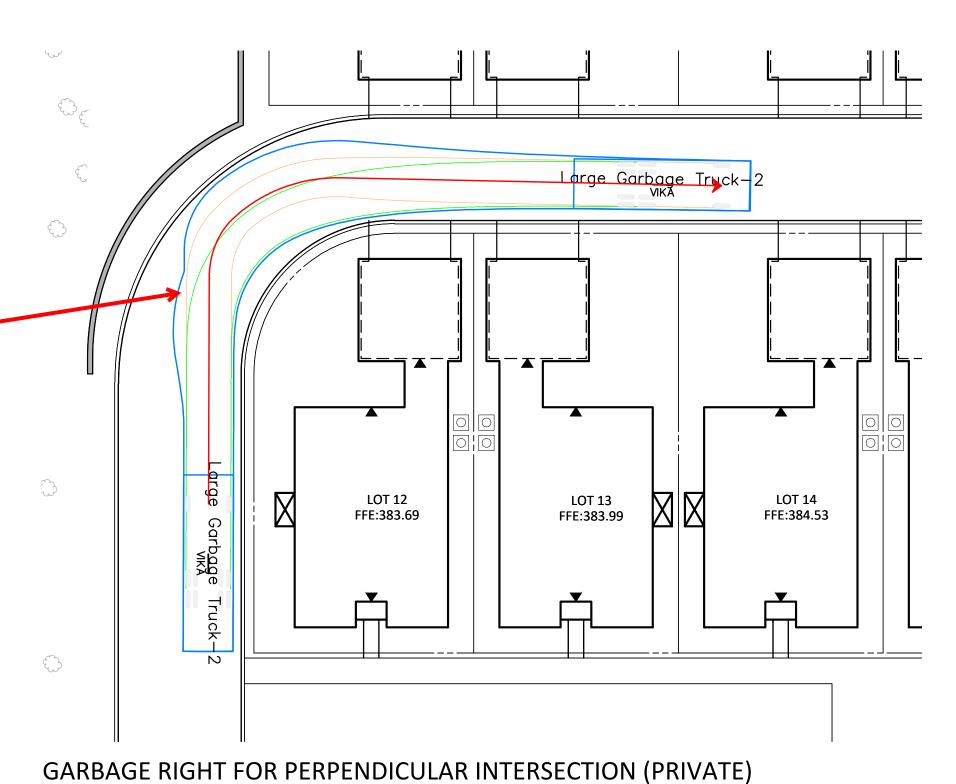
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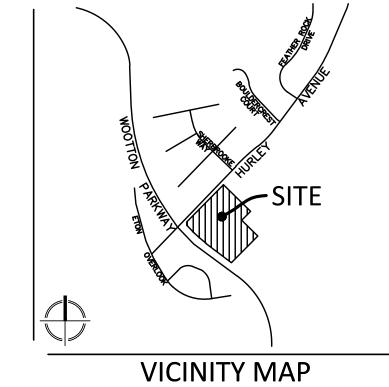
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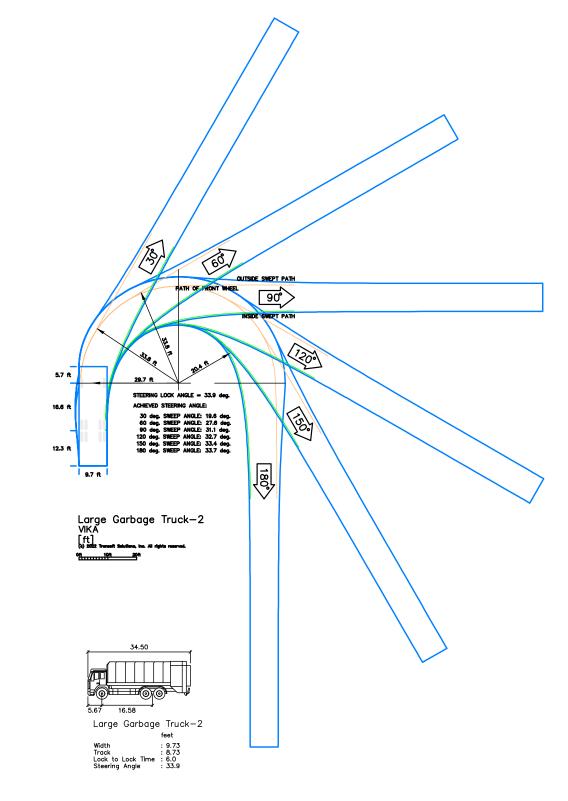
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LAYOUT: EXH-5.1.2, Plotted By: Younie





VICINITY MAP SCALE: 1" = 2000'





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301.916.4100 CONTACT: JEFF AMATEAU, P.E.

**REVISIONS** DATE

## ROCKSHIRE VILLAGE

PARCEL 'A' PLAT NO. 11598 4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW09

**AUTO TURN** GARBAGE

TAX MAP: FR62

PROFESSIONAL SEAL



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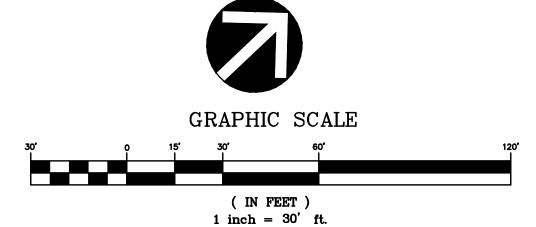
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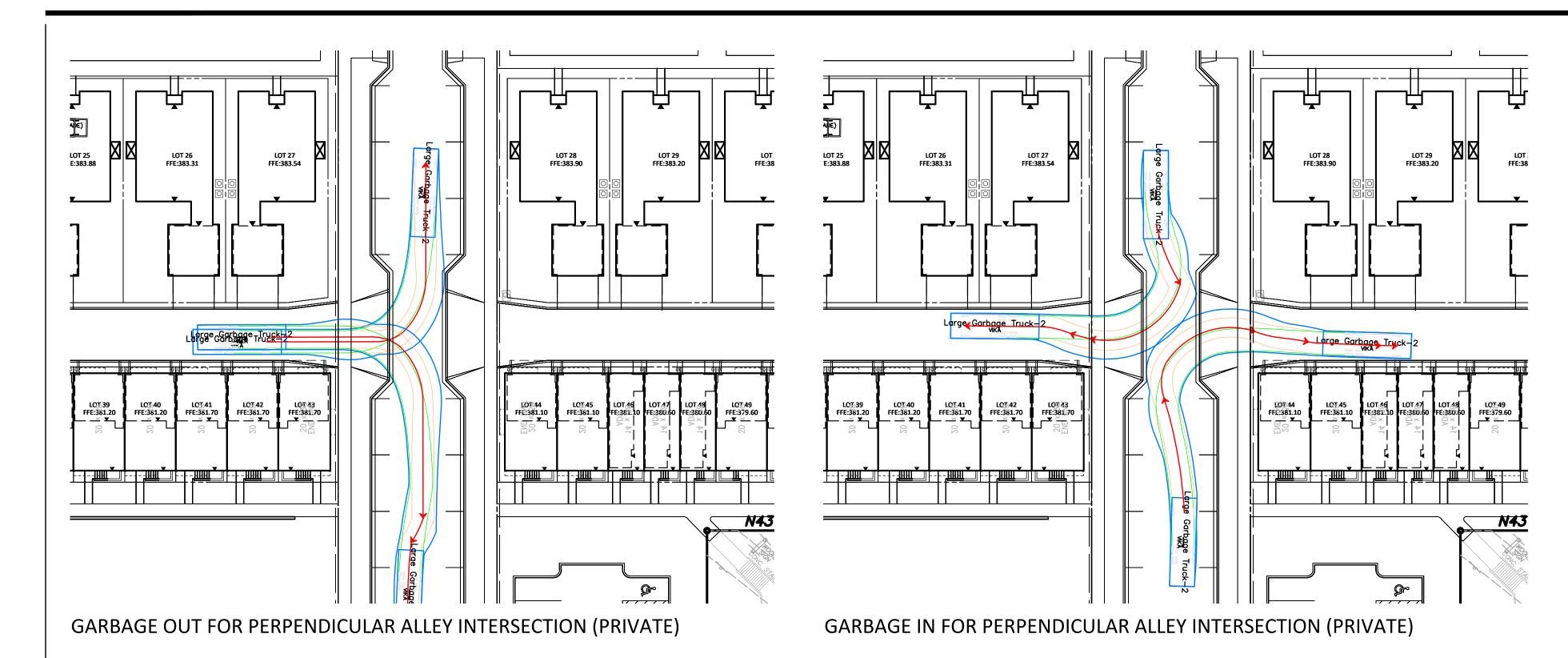
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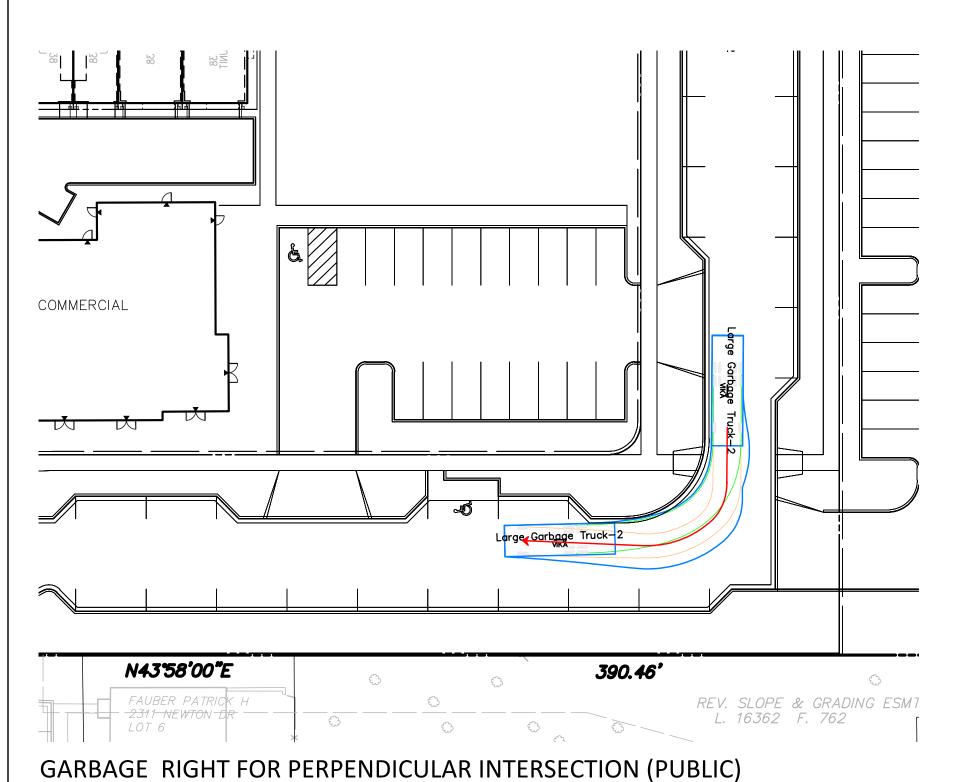
SHEET NO.

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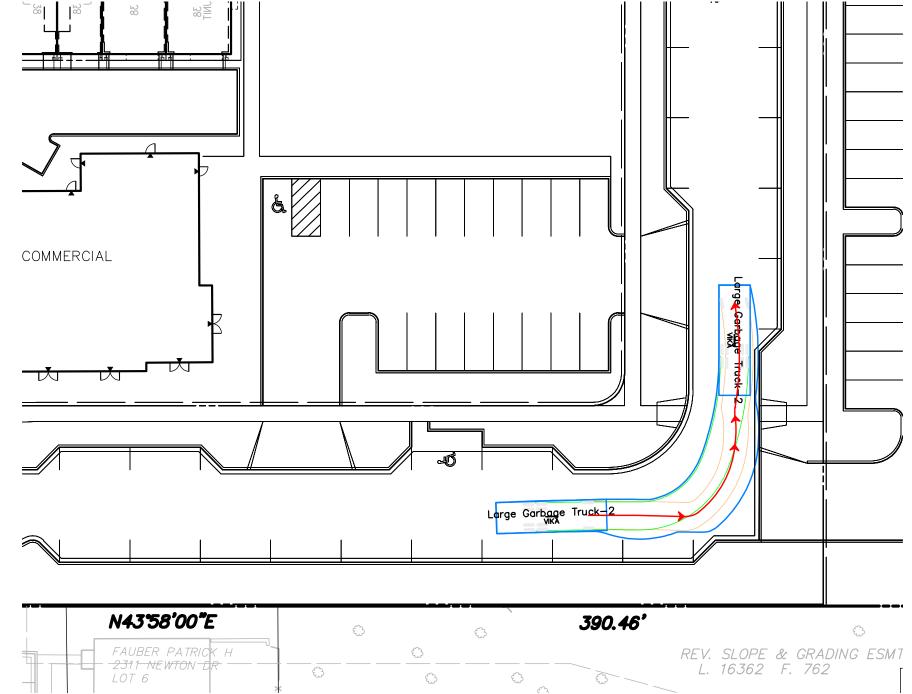
DRAWING EXH-5.1.2



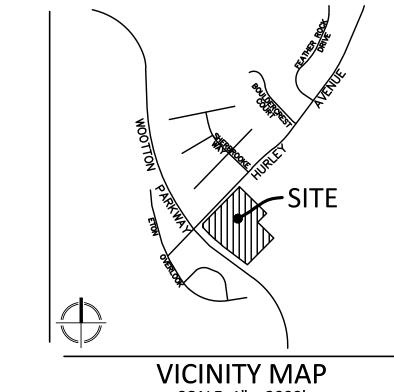




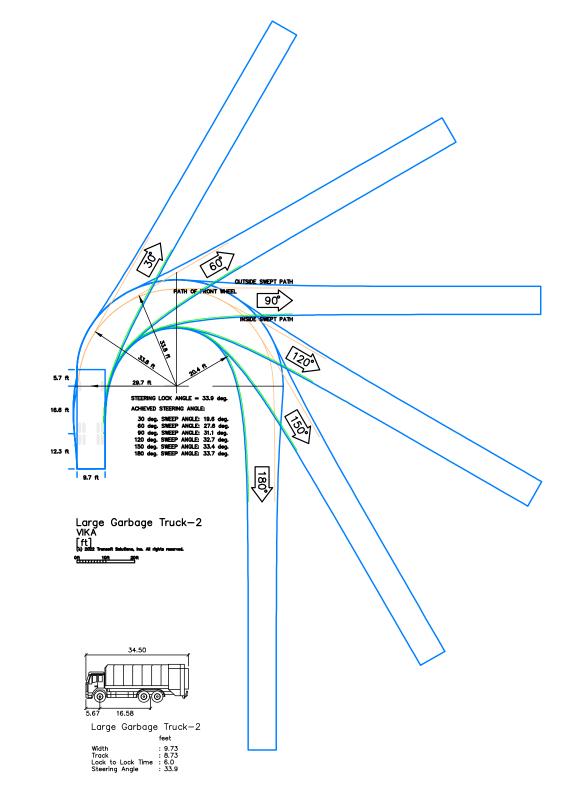
LAYOUT: EXH-5.1.3, Plotted By: Younie



GARBAGE LEFT FOR PERPENDICULAR INTERSECTION (PUBLIC)



VICINITY MAP SCALE: 1" = 2000'





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**REVISIONS** DATE

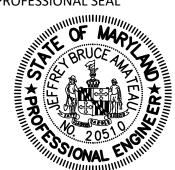
## ROCKSHIRE VILLAGE

PARCEL 'A' PLAT NO. 11598 4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW09

**AUTO TURN** GARBAGE

TAX MAP: FR62

PROFESSIONAL SEAL



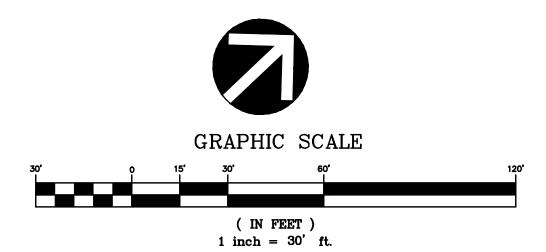
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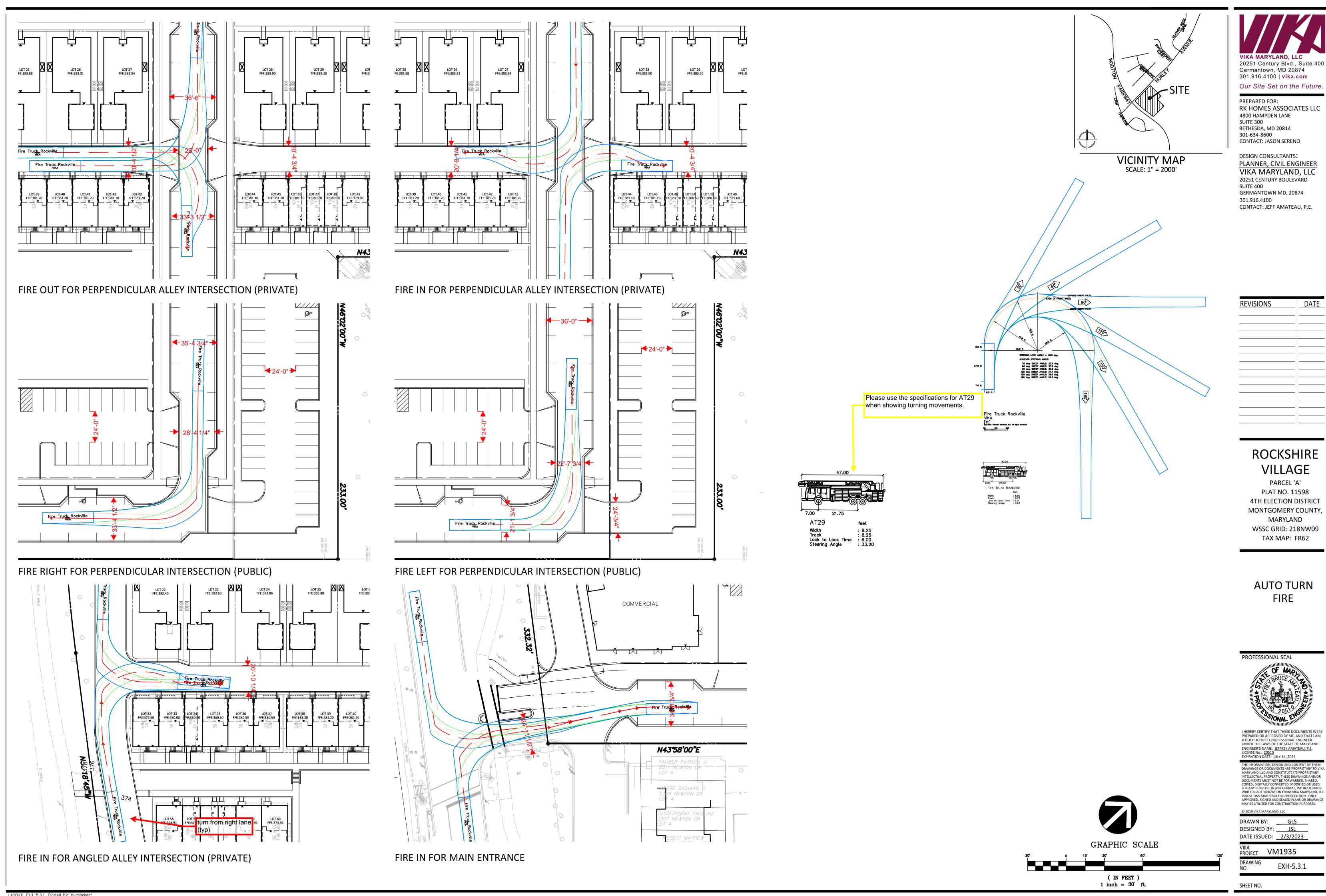
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GERMANTOWN MD, 20874

CONTACT: JEFF AMATEAU, P.E.

DATE

## ROCKSHIRE VILLAGE

PARCEL 'A' PLAT NO. 11598 4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

**AUTO TURN** 

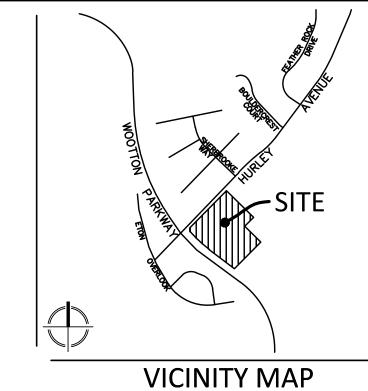
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LAYOUT: EXH-5.3.1, Plotted By: buchheister





VICINITY MAP SCALE: 1" = 2000'



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CONTACT: JEFF AMATEAU, P.E.

REVISIONS	DATE
	_

## ROCKSHIRE VILLAGE

PARCEL 'A' PLAT NO. 11598 4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW09

TAX MAP: FR62

MPDU **EXHIBIT** 

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EXPIRATION DATE: JULY 14, 2024

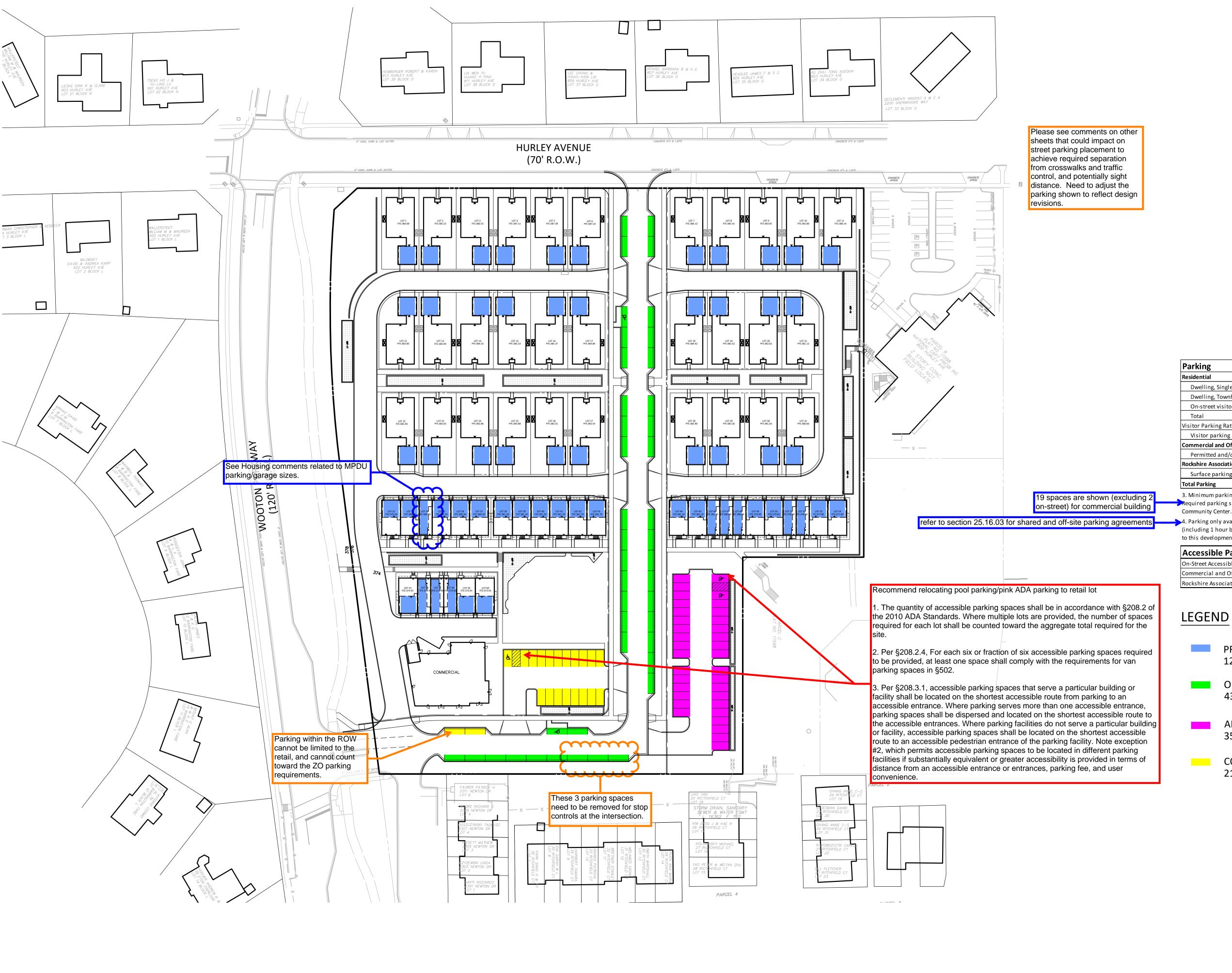
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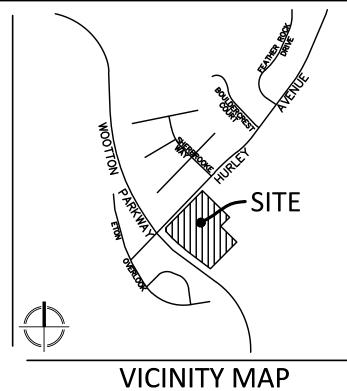
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PROJECT VM1935

EXH-2.0 SHEET NO.

( IN FEET ) 1 inch = 50' ft.





SCALE: 1" = 2000'

			REVISIONS	_ _DA
				_
	Minimum Required	Proposed		_
gle unit (2 per unit)	62	62		
vnhouse (2 per unit)	58	58		-
tor parking		43		-
	120	163		_
atio (minimum) (see footnote 2)				_
ng ratio		0.71 space per unit		_
Office (see footnote 3)				_
d/or conditional use per Sec. 25.13.02	27	27		
ation Parking Allocation (see footnote 4	1)			
ng lot		29		
	1/17	210		

3. Minimum parking based on retail sales, trade, or merchandizing parking ratio of 1/200 sf GFA. Required parking spaces above the 21 provided are located in the parking lot adjacent to Rockshire

4. Parking only available to association members during summer swimming season operating hours (including 1 hour before and 1 hour after) and when community room is in use. Parking is available to this development as visitor and commercial outside of these times.

Accessible Parking	Minimum Required	Proposed
On-Street Accessible Parking	2	2
Commercial and Office	1	1
Rockshire Association Lot	2	2

## LEGEND

Where is driveway parking proposed? If not proposed, delete legend note

PRIVATE GARAGE DRIVEWAY 120 SPACES

ON STREET VISITOR 43 SPACES INCLUDING 2 ACCESSIBLE SPACES

ADJACENT POOL CLUBHOUSE PARKING 35 SPACES INCLUDING 2 ACCESSIBLE SPACES

COMMERCIAL PARKING 21 SPACES INCLUDING 1 ACCESSIBLE SPACE

	-

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PREPARED FOR:

SUITE 300

SUITE 400

301.916.4100

301-634-8600

4800 HAMPDEN LANE

BETHESDA, MD 20814

CONTACT: JASON SERENO

**DESIGN CONSULTANTS:** 

PLANNER, CIVIL ENGINEER

VIKA MARYLAND, LLC

20251 CENTURY BOULEVARD

GERMANTOWN MD, 20874

CONTACT: JEFF AMATEAU, P.E.

## **ROCKSHIRE** VILLAGE

PARCEL 'A' PLAT NO. 11598 4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW09

> PARKING **EXHIBIT**

TAX MAP: FR62

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PROJECT VM1935 EXH-1.0

SHEET NO.

( IN FEET ) 1 inch = 50' ft.