City of Rockville
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www.rockvillemd.gov

Development Review Comments

August 22, 2023
PJT2024-00017
1st Submission Review Comments
2401 Wootton Parkway – Rockshire Village

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

Reviewing Staff

Planning & Development Services (CPDS)

Project Manager:
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Comprehensive Planning:
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Fire Reviewer:
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Building Reviewer:
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Dept. of Public Works (DPW)

Engineering Reviewer:
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Traffic and Transportation Reviewers:
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Faramarz Mokhtari (FM), Senior Transportation Planner
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Mayor Bridget Donnell Newton | Councilmembers Monique Ashton, Beryl L. Feinberg, David Myles, Mark Pierzchala
City Manager Robert DiSpirito | City Clerk/Director of Council Operations Sara Taylor-Ferrell | Acting City Attorney Cynthia Walters

Housing and Community Development (HCD)

Housing Reviewer:
Punam Thukral (PT), Housing Specialist
pthukral@rockvillemd.gov

Recreation and Parks (RPD)

Parks Reviewer:
Christine Henry (CH), Deputy Director
chenry@rockvillemd.gov

PDS Comments

Development & Zoning (NO)

1. The subject site is currently designated Residential Flexible (RF) by the Comprehensive Plan and is zoned PD-RS (Planned Development – 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 Section 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 or office use per Section 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.
2. Using the corresponding Montgomery County Student Generation Rates, the proposed development will generate: 13 students at the elementary school level (Fallsmead); 8 students at the middle school level (Robert Frost); and 10 at the high school level (Wootton HS).
3. Verify compliance with Section 25.13.06.c as it relates to the proper screening of the trash/recycling area and the delivery/loading space.
4. Upcoming zoning text and City code amendments that may impact the proposed development:
    a. TXT2023-00261: establishes waivers to parking space and drive aisle dimensions, building heights, and parking ratios, subject to review by the approving authority. Anticipated adoption and effective date October 2, 2023.
    b. TXT2023-00263: allows one attached accessory dwelling unit for each residentially zoned lot as a conditional use unless prohibited by HOA. Anticipated adoption October 2023; anticipated effective date April 2024.
5. See plan markups in blue for additional comments.

Comprehensive Planning (KG)

1. As noted in the staff comment letter for the predevelopment meeting in March 2023, as well as in the applicant's statement of justification for this application, this application is compliant with the *Rockville 2040 Comprehensive Plan*. Specific compatibilities include:

- *"The Plan recommends that any new housing development at Rockshire Village 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 377.
- *"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
- *"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
- *"Parking for the Rockshire HOA swimming pool must be provided in close proximity to the path connecting the site with the pool."* - page 379

2. It is Comprehensive Planning staff's opinion that this application is consistent with all of the elements above.
3. There are three specific lines in the *Rockville 2040 Comprehensive Plan* that were not addressed in the PDM comment letter worth noting for their compatibility.
   - *"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
     - The plan allows, but does not require, varying heights in specific parts of the site. The architectural plans do not seem to show such variation is being provided and all proposed heights are under the 45' limit. The retail space proposed is at the intersection of Wootton Parkway and new Street B, arguably one of the most visible sites on the property for commercial uses. The architectural plans provided do indicate signage on the retail building, aligning with the recommendations in the *Rockville 2040 Comprehensive Plan.*
   - "*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
     - Adjacent housing to the north, across Hurley Avenue, primarily consists of single-family detached residences. The single-family detached homes in this application are located along Hurley Avenue and maintain similar character, scale and massing with the existing housing stock to the north. Building heights of the proposed single-family detached homes are similar to the adjacent housing, as all new proposed homes, and most of the existing homes, are two stories in height. To the southeast, there are existing townhouses along Newton Drive, Richfield Court and Paulsboro Drive. These homes have similar sense of scale and massing to the proposed townhouses on the site, though the existing townhouses appear to only be two stories in height, whereas the applicant is proposing three story townhouses on the subject property, with the option for a fourth story add on.

- *"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
    - In the predevelopment meeting comment letter, Comprehensive Planning staff noted the desire to better meet the needs of the community by incorporating a functional children's recreation area and further programming the public gathering space. This application shows improvement from the predevelopment meeting materials to incorporate a play space consisting of boulder walls, stairs and scrambles, as well as a potential slide replacing what was previously proposed as a landscaped lawn and seating area. These improvements strength the design and utility of this public area, making it a greater asset for the community and aligning more closely with the goals and intent of this line of the *Rockville 2040 Comprehensive Plan*.

4. Finally, as noted on the plan markup, the applicant should be aware that the demolition of any structure within Rockville requires an Evaluation of Significance from the Historic District Commission (HDC) prior to demolition. This process involves research and review by both staff and the HDC to ensure the proposed demolition is not of historic character or integrity. Additional information about the Evaluation of Significance process, timeline and application can be found on the City's website or by contacting historic preservation staff at history@rockvillemd.gov.

Forestry (SR)

1. Please see comments on Landscape Plan.

Fire (CB)

2. See site plan markups for comments.

Building (CD)

1. Review pertains to this site only. The applicant has indicated that they are providing accessible parking spaces in the lot serving the pool, located on an adjacent lot. The City of Rockville is not a party to the existing parking agreement, and the pool is not part of this review. As there does not appear to be an accessible route from the parking area to the pool on the adjacent lot, the parking spaces are not reviewed as serving that facility. Under this review, the parking is reviewed as serving this project site only. As such, the accessible parking in this lot must either be:
    a. Identified as not serving a specific building or facility, and located on the shortest accessible route to an accessible pedestrian entrance of the parking facility; or,

   b. Relocated to the parking facility serving the proposed mercantile and park spaces, to provide substantially equivalent or greater accessibility in terms of distance from an accessible entrance and user convenience.

2. The pool is not part of this site, nor of the project plan. As such, ISD has not reviewed the pool for accessibility.
3. All sidewalks within the public rights-of-way shall comply with PROWAG requirements for accessible routes. Matters of site impracticability or technical infeasibility shall be discussed and resolved prior to commencement of construction.
4. Housing units constructed after October 1, 2023, that include a separate garage, carport, or driveway for each residential unit subject to Maryland HB 830 shall provide in or on each garage, carport or driveway:
   a. An electric vehicle charging station capable of providing at least Level 2 charging, OR,
   b. A dedicated electric line of sufficient voltage to support the later addition of an electric vehicle charging station capable of providing at least Level 2 charging.

   Additionally, the builder or builder's agent shall give each buyer or prospective buyer notice of these options, and specific information about any available rebate programs related to the purchase or installation of electric vehicle charging stations.

DPW Comments

Engineering (SM)

1. See site plan markups for comments.

Traffic and Transportation (AWL/FM)

1. See site plan markups for 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 (MPDU), Chapter 13.5 of the Rockville City Code and the implementing MPDU Regulations.
2. The applicant has provided 15% of the residential units as Moderately Price dwelling units (MPDUs). Staff is looking forward to work with the applicant.
3. All the nine 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.

4. The MPDUs should be indistinguishable from the market rate units.
5. All MPDUs must have a minimum of 1,200 square feet of habitable space and must include at least 3 bedrooms, 2 bathrooms, and space to park 2 cars on each property. Two car parking space must meet the minimum parking space dimensions for each car.
6. The MPDUs must be income tiered at three income bands range between 50% and 80% of AMI.
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.
10. The applicant must provide the list and location (site map) of all the MPDU units as shown on the approved plans with the Sales offering agreement.

RPD Comments

Parks (CH)

1. The Publicly Accessible Art in Private Development ordinance will apply to this project. Application will be required prior to building permit.
2. Recommend HOA maintain and own the proposed neighborhood park.
3. Park space should be ADA accessible and should comply with the latest standards for accessible design.

Note: At the time of the next submittal, the applicant will need to provide a point-by-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. See attached example.

Student Generation
Elementary: 13 students
Middle: 8 students
HS: 10 students

ROCKSHIRE

PROJECT SITE PLAN

DEVELOPMENT TABULATIONS

Property Information		
Zoning (see footnote 1)	PD-RS/MXNC	
Tract Area (Parcel A)	318,968 SF	7.32 AC
Proposed Dedications	54,384 SF	1.25 AC
Site Area	**264,584 SF**	**6.07 AC**

Development Program		
Residential	up to	***60***
Dwelling, Single unit detached	up to	31
Dwelling, Townhouse	up to	29
Commercial and Office		
To be determined (permitted or conditional uses per table 25.13/13)	up to	5500

MPDUs	*UNITS*	*%*
Minimum Required	9	15.0%
Proposed	9	15.0%

Density	*SF*	*FAR*
Proposed Residential GFA	217,110	0.82
Proposed Non-Residential	5,500	0.02
Total	222,610	0.84

Building Height	*Maximum Allowed*	*Maximum Requested*
	45'	45'

Open Space	*Minimum Required*		*Proposed (see footnote 2)*	
Open Area (includes public use space)	10%	26,458 SF	36.4%	96,407 SF
Public Use Space	5%	13,230 SF	7.3%	19,529 SF

Lot width at front lot line	*Minimum Required*	*Proposed (minimum)*
	10	10

Building Setbacks	*Minimum Required*	*Proposed*
Abutting public right-of-way	0', 10' if provided	10' minimum
Side		
Abutting residential land	25' or bldg. hgt. whichever is greater	N/A
Non-Residential abutting land	0', 10' if provided	10' minimum
Rear	0'	
Abutting residential land	25' or bldg. hgt. whichever is greater	N/A
Non-Residential abutting land	0', 10' if provided	10' minimum

Parking	*Minimum Required*	*Proposed*
Residential		
Dwelling, Single unit (2 per unit)	62	62
Dwelling, Townhouse (2 per unit)	58	58
Visitor		
On-street	--	30
Surface Lot		
Rockshire Assoc. allocation (see footnote 3)	--	30
Visitor parking ratio (excludes commercia/retail allocation)		1.00 space per unit
Commercial and Office (see footnote 4)		
Permitted and/or conditional use per Sec. 25.13.02	28	28
Total	**148**	**208**

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. Areas provided may be modified throughout entitlement process, but will always exceed the minimum required.
3. Per Rockshire Association License Agreement (L.4957 F.697). 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.
4. Minimum parking based on retail sales, trade, or merchandizing parking ration of 1/200 sf GFA.

Accessible Parking	*Minimum Required*	*Proposed*
On-Street Accessible Parking	2	2
Commercial	1	1
Rockshire Association/Visitor Lot	2	2

Permitted as conditional use in MXNC. Sec. 25.13.04.a

25.13.03

Should specify area for each use if info available

We do not have FAR regs. Recommend removing.

Include bicycle parking calculations for commercial/office use consistent with Sec. 25.16.03. If no specific commercial/office uses specified, counts should be based on most intense use.

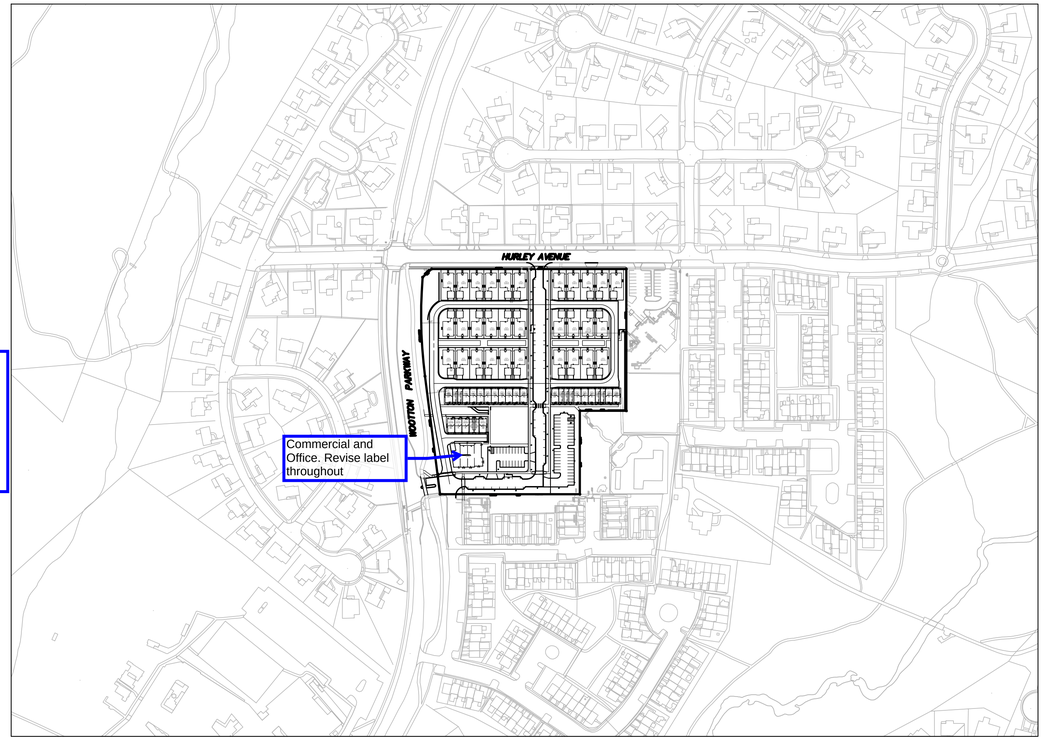
Locate bike parking on site plan. Refer to bike standards in Sec. 25.16.09

Revise section

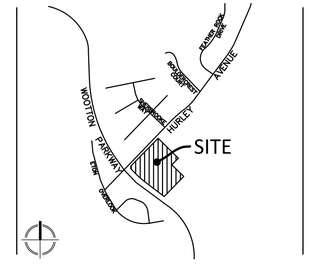
There is no zoning code requirement for visitor parking.

0.50 space/unit currently shown

Parking should be based on use requiring most parking (most intense use) unless more specific uses/areas provided



0 100' 200' 400'
SCALE: 1" = 200'



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. THE PROPERTY IS 7.32 ACRES.
2. THE PROPERTY IS ZONED PD-RS/MXNC.
3. THE SITE IS LOCATED ON WSSC MAP 218NW09.
4. THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FR62, WITH TAX ACCOUNT NO. 04-01779638.
5. BOUNDARY AND TOPOGRAPHIC DATA UPDATE BY VIKA MARYLAND, LLC. IN 7/21/2021.
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.

SHEET INDEX

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SP-3.0	LOTTING PLAN
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L0305	LANDSCAPE DETAILS
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A101	UNIT A ELEVATIONS - SINGLE FAMILY HOUSES
A102	UNIT A PERSPECTIVE ELEVATIONS - SINGLE FAMILY HOUSES
A103	UNIT B ELEVATIONS - SINGLE FAMILY HOUSES
A104	UNIT BE PERSPECTIVE ELEVATIONS - SINGLE FAMILY HOUSES
A105	UNIT A & B FLOOR PLANS - SINGLE FAMILY HOUSES
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A301	RETAIL ELEVATIONS
A302	RETAIL FLOOR PLAN
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EXH-1.0	OPEN AREA AND PUBLIC USE SPACE PLAN
EXH-2.0	MPDU EXHIBIT
EXH-3.0	PARKING EXHIBIT
EXH-4.0	VEHICULAR CIRCULATION EXHIBIT
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
EXH-6.0	WATER AND SEWER ZONE OF INFLUENCE DIAGRAMS

SWM Concept
•Pre-App SWM Concept review comments provided separately on 8/2.
•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.

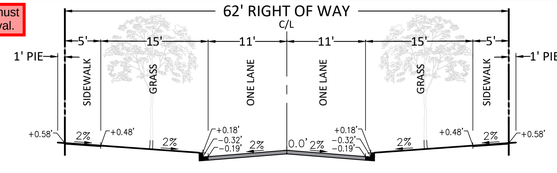
•Development Stormwater Management Concept must be approved prior to site plan approval

•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.

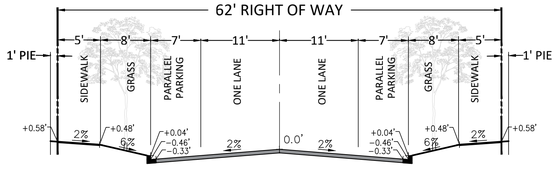
A Water & Sewer Authorization must be approved prior to Site Plan approval. The City generally follows WSSC Pipeline Design Manual for sizing, structures, clearances, crossings etc. Public water and sewer mains should not be located within SWM or any other easements. The on-site system must be a public, looped system that preferably connects to Hurley Ave

Provide adequate easement widths for W&S, SD, and SWM. Easement widths should be able to provide enough space to construct, maintain, and vehicle access. Widths must be able to meet OSHA excavation requirements.

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



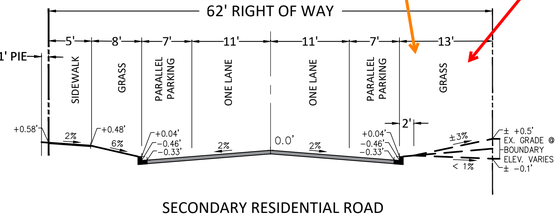
SECONDARY RESIDENTIAL ROAD
WITHOUT PARKING
N.T.S.



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

Add 5 foot wide sidewalk per standard detail 45A. this section will then match middle section.

comment response didn't provide engineering justification. City staff will not support the construction of new roads without sidewalks on both sides.



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

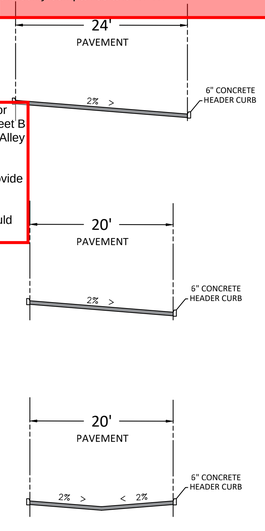
DPW does not support M&C waivers for removed sidewalk on south side of Street B and still have concerns with dead-end Alley D. commercial loading on Alley D may block residential access and create nuisance to adjacent homeowners. provide turning templates for Alley D.

M&C have commented that roads should have sidewalks on both sides

Dry Utilities

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.



TYPICAL ALLEY SECTIONS
N.T.S.

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

PREPARED FOR:
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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.

LANDSCAPE ARCHITECT
LAND DESIGN, INC
200 SOUTH PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
CONTACT: GABRIELA CANAMAR, PLA

Community Planning & Development Services
Received
July 11, 2023

ISSUE/REVISIONS	DATE
PJT PLAN SUBMISSION	07/03/23

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

COVER SHEET

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. ENGINEER'S NAME: JEFFREY AMATEAU, P.E.
LICENSE No.: 20510
EXPIRATION DATE: JULY 14, 2024

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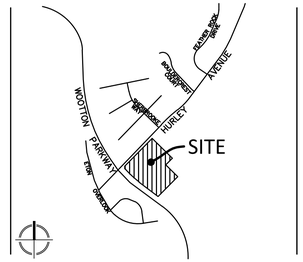
DRAWN BY: GLS
DESIGNED BY: JSL
DATE ISSUED: 07/03/2023
VIKA PROJECT: VM1935
DRAWING NO.: SP-1.0
SHEET NO.

Easements to be extinguished prior to or at time of subdivision.



VICINITY MAP
SCALE: 1" = 2000'

HURLEY AVENUE
PLAT NO. 9058
70' WIDE

WOOTTON PARKWAY
RITCHIE PARKWAY
PLAT NO. 9301
120' WIDE

PARCEL "A"
ROCKSHIRE VILLAGE CENTER
PLAT NO. 11598
7.33249 ACRES
1 STORY MASONRY BUILDING
2401-2429

Staff recommends relocating existing asphalt walkway

Proposed demolition of buildings requires approval from HDC.

City O&M was able to locate and verify the existing waterline (highlighted). Crews were unable to find certain valves to assist with the shut down and isolation of the hydrant.

abandon portion of existing waterline and associated easement in accordance with City and WSSC standards. easement abandonment subject to M&C approval. reconnect remaining portion to proposed public mains. reuse of existing onsite water main infrastructure is subject to inspection verifying existing size, material, and condition is adequate.

Plans need to be in Datum (NAD 83/91, NGVD 88)

PLAN LEGEND

PROPERTY LINES	EXISTING PARKING LABEL	EXISTING GUY POLE	EXISTING BOLLARD
EXISTING CABLE TELEVISION CONDUIT	EXISTING SANITARY CLEANOUT	EXISTING GAS VALVE	EXISTING SIGN POST
EXISTING ELECTRICAL CONDUIT	EXISTING STORM DRAIN MANHOLE	EXISTING LIGHT POLE	EXISTING WOOD POST
EXISTING EDGE OF PAVEMENT	EXISTING ELECTRICAL JUNCTION BOX	EXISTING PHONE PEDESTAL	EXISTING INLETS
EXISTING FENCE LINE	EXISTING ELECTRICAL MANHOLE	EXISTING PHONE MANHOLE	EXISTING CURB INLET
EXISTING NATURAL GAS CONDUIT	EXISTING FIRE DEPARTMENT CONNECTION	EXISTING UTILITY POLE	EXISTING CONCRETE
EXISTING OVERHEAD WIRES	EXISTING FIRE HYDRANT	EXISTING SANITARY MANHOLE	EXISTING CURB AND GUTTER
EXISTING TELEPHONE CONDUIT	EXISTING GAS MANHOLE	EXISTING TRAFFIC CONTROL BOX	EXISTING BUILDING
EXISTING PUBLIC UTILITIES EASEMENTS		EXISTING TRAFFIC SIGNAL POLE	EXISTING STORY
EXISTING SANITARY SEWER CONDUIT		EXISTING TREE	EXISTING ELECTRICAL TRANSFORMER
EXISTING STORM DRAIN CONDUIT		EXISTING CABLE TELEVISION PEDESTAL	EXISTING ASPHALT
EXISTING WATER CONDUIT		EXISTING UNKNOWN UTILITY MANHOLE	EXISTING EASEMENT
EXISTING ZONE LIMITS		EXISTING WATER METER	EXISTING REINFORCED CONCRETE PIPE
		EXISTING WATER MANHOLE	EXISTING CORRUGATED METAL PIPE
		EXISTING WATER VALVE	EXISTING BUILDING RESTRICTION LINE
			EXISTING RIGHT-OF-WAY

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
(IN FEET)
1 inch = 50' ft.

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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:
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CONTACT: GABRIELA CANAMAR, PLA

ISSUE/REVISIONS	DATE
PJT PLAN SUBMISSION	07/03/23

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

PROJECT SITE PLAN - EXISTING CONDITIONS

PROFESSIONAL SEAL

STATE OF MARYLAND
JEFFREY BRUCE AMATEAU
No. 20510
PROFESSIONAL ENGINEER

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. ENGINEER'S NAME: JEFFREY AMATEAU, P.E.
LICENSE No.: 20510
EXPIRATION DATE: JULY 14, 2024

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DESIGNED BY: JSL
DATE ISSUED: 07/03/2023
VIKA PROJECT: VM1935
DRAWING NO.
SHEET NO. SP-1.1

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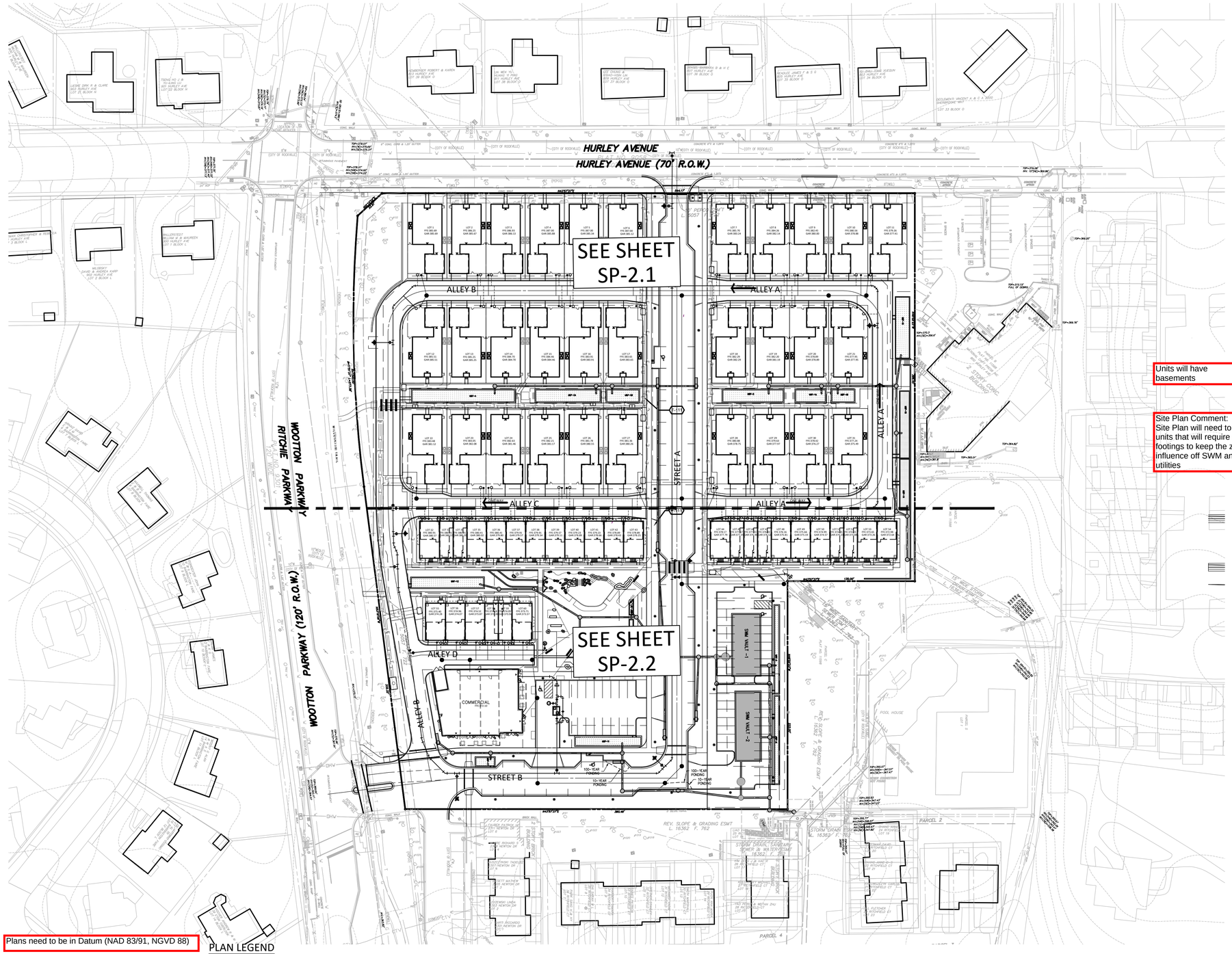


Plans need to be in Datum (NAD 83/91, NGVD 88)

0 25' 50' 100'

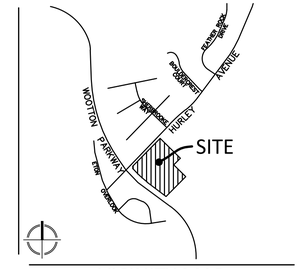
SCALE: 1" = 50'

"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.

PLAN LEGEND

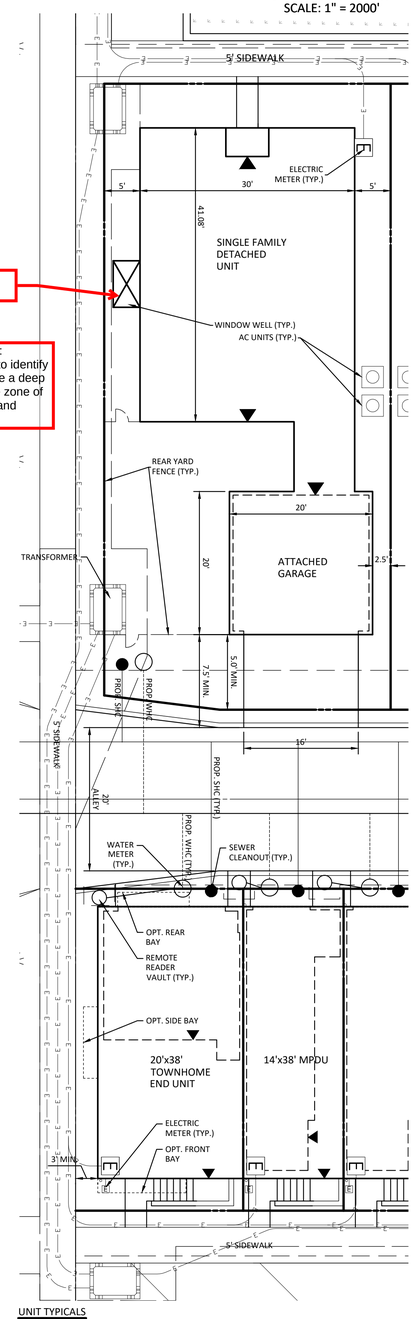
- PROPERTY LINES
- CTV — EXISTING CABLE TELEVISION CONDUIT
- E — EXISTING ELECTRICAL CONDUIT
- EXISTING EDGE OF PAVEMENT
- X — EXISTING FENCE LINE
- G — EXISTING NATURAL GAS CONDUIT
- OHW — EXISTING OVERHEAD WIRES
- T — EXISTING TELEPHONE CONDUIT
- EXISTING PUBLIC UTILITIES EASEMENTS
- S — EXISTING SANITARY SEWER CONDUIT
- SD — EXISTING STORM DRAIN CONDUIT
- W — EXISTING WATER CONDUIT
- EXISTING ZONE LIMITS
- 520 — PROPOSED 10' CONTOUR
- 524 — PROPOSED 2' CONTOUR
- 8"W — PROPOSED WATER LINE
- 8"S — PROPOSED SANITARY SEWER WITH STRUCTURE
- PROPOSED STORM DRAIN
- LOD — PROPOSED LIMITS OF DISTURBANCE
- PROPOSED STORM WATER EASEMENT
- EXISTING PARKING LABEL
- EXISTING SANITARY CLEANOUT
- EXISTING STORM DRAIN MANHOLE
- EXISTING ELECTRICAL JUNCTION BOX
- EXISTING ELECTRICAL MANHOLE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
- EXISTING GAS MANHOLE
- EXISTING GUY POLE
- EXISTING GAS VALVE
- EXISTING LIGHT POLE
- PHN PED — EXISTING PHONE PEDESTAL
- EXISTING PHONE MANHOLE
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING TRAFFIC CONTROL BOX
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING TREE
- EXISTING CABLE TELEVISION PEDESTAL
- EXISTING UNKNOWN UTILITY MANHOLE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING WATER VALVE
- BOL — EXISTING BOLLARD
- EXISTING SIGN POST
- WP — EXISTING WOOD POST
- EXISTING INLETS
- CONC. — EXISTING CURB INLET
- CBG — EXISTING CONCRETE
- EXISTING CURB AND GUTTER
- BLDG. — EXISTING BUILDING
- STY. — EXISTING STORY
- TRX — EXISTING ELECTRICAL TRANSFORMER
- ASPH. — EXISTING ASPHALT
- ESMT. — EXISTING EASEMENT
- RCP — EXISTING REINFORCED CONCRETE PIPE
- CMP — EXISTING CORRUGATED METAL PIPE
- SRL — EXISTING BUILDING RESTRICTION LINE
- R/W — EXISTING RIGHT-OF-WAY
- 3 — PROPOSED PARKING LABELS
- PROPOSED RETAINING WALL
- PROPOSED FIRE HYDRANT
- ENTRY LOCATION



VICINITY MAP
SCALE: 1" = 2000'

Units will have basements

Site Plan Comment:
Site Plan will need to identify units that will require a deep footings to keep the zone of influence off SWM and utilities



UNIT TYPICALS
1" =10'

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

PROJECT SITE PLAN COMPOSITE

PROFESSIONAL SEAL

STATE OF MARYLAND — JEFFREY BRUCE AMATEAU — No. 20510 — PROFESSIONAL ENGINEER

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LICENSE No.: 20510
EXPIRATION DATE: JULY 14, 2024

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DRAWN BY: GLS
DESIGNED BY: JSL
DATE ISSUED: 07/03/2023

VIKA PROJECT: VM1935
DRAWING NO.: SP-2.0
SHEET NO.

LAYOUT: SP-2.0, Plotted By: buchhelster
PM: Monday, July 3, 2023 9:41:07 AM
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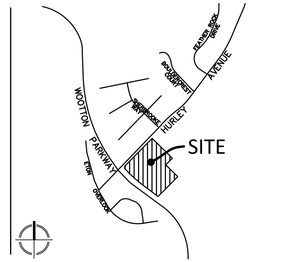
PLAN LEGEND

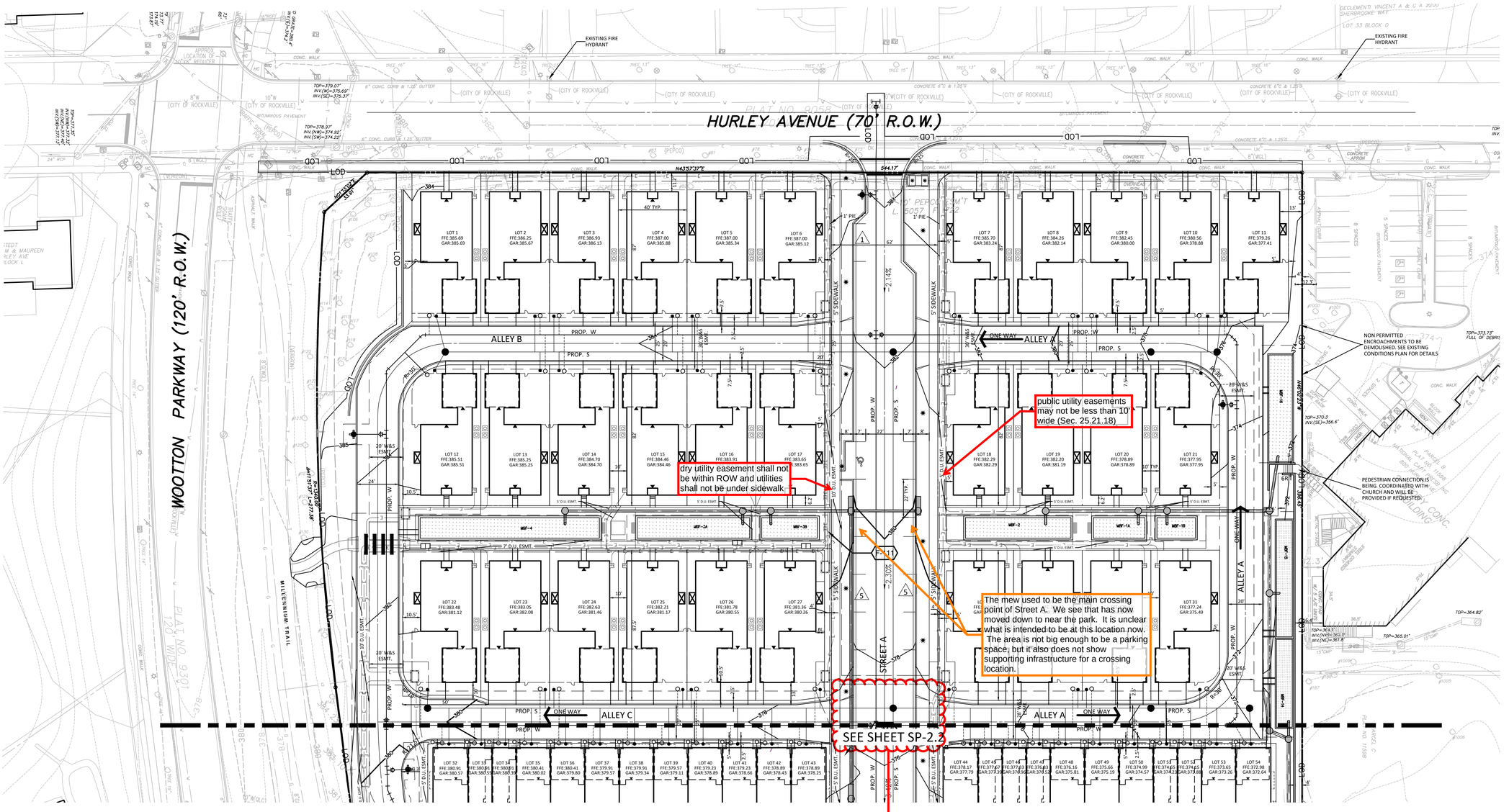
- PROPERTY LINES
- EXISTING CABLE TELEVISION CONDUIT
- EXISTING ELECTRICAL CONDUIT
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING NATURAL GAS CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE CONDUIT
- EXISTING PUBLIC UTILITIES EASEMENTS
- EXISTING SANITARY SEWER CONDUIT
- EXISTING STORM DRAIN CONDUIT
- EXISTING WATER CONDUIT
- EXISTING ZONE LIMITS
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER WITH STRUCTURE
- PROPOSED STORM DRAIN
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED STORM WATER EASEMENT
- EXISTING PARKING LABEL
- EXISTING SANITARY CLEANOUT
- EXISTING STORM DRAIN MANHOLE
- EXISTING ELECTRICAL JUNCTION BOX
- EXISTING ELECTRICAL MANHOLE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
- EXISTING GAS MANHOLE
- EXISTING GUY POLE
- EXISTING GAS VALVE
- EXISTING LIGHT POLE
- EXISTING PHONE PEDESTAL
- EXISTING PHONE MANHOLE
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING TRAFFIC CONTROL BOX
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING TREE
- EXISTING CABLE TELEVISION PEDESTAL
- EXISTING UNKNOWN UTILITY MANHOLE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING WATER VALVE
- EXISTING BOLLARD
- EXISTING SIGN POST
- EXISTING WOOD POST
- EXISTING INLETS
- EXISTING CURB INLET
- EXISTING CONCRETE
- EXISTING CURB AND GUTTER
- EXISTING BUILDING
- EXISTING STORY
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING ASPHALT
- EXISTING EASEMENT
- EXISTING REINFORCED CONCRETE PIPE
- EXISTING CORRUGATED METAL PIPE
- EXISTING BUILDING RESTRICTION LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED PARKING
- PROPOSED RETAINING WALL
- PROPOSED FIRE HYDRANT
- ENTRY LOCATION
- PROPOSED SWM FACILITY
- PROPOSED UNDERGROUND SWM FACILITY

SCALE: 1" = 30'

If there is no neighborhood maintained lighting proposed in the mews or along the alley, with there be private lighting available on garages or fronts of houses to light these areas. Staff foresees concern from future residents to this regard.



VICINITY MAP
SCALE: 1" = 2000'



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LAYOUT: SP--2.1, Plotted By: buchheister

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ISSUE/REVISIONS	DATE
PJT PLAN SUBMISSION	07/03/23

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

PROJECT SITE PLAN 30 SCALE

PROFESSIONAL SEAL

STATE OF MARYLAND · JEFFREY BRUCE AMATEAU · No. 20510 · PROFESSIONAL ENGINEER

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LICENSE No.: 20510
EXPIRATION DATE: JULY 14, 2024

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DESIGNED BY: JSL
DATE ISSUED: 07/03/2023

VIKA PROJECT VM1935

DRAWING NO. SP-2.1

SHEET NO.

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PLAN LEGEND

- PROPERTY LINES
- EXISTING CABLE TELEVISION CONDUIT
- EXISTING ELECTRICAL CONDUIT
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING NATURAL GAS CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE CONDUIT
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- EXISTING ZONE LIMITS
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
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- PROPOSED SANITARY SEWER WITH STRUCTURE
- PROPOSED STORM DRAIN
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED STORM WATER EASEMENT
- EXISTING PARKING LABEL
- EXISTING SANITARY CLEANOUT
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- EXISTING ELECTRICAL JUNCTION BOX
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- EXISTING FIRE DEPARTMENT CONNECTION
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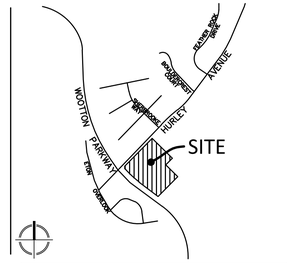
- EXISTING WOOD POST
- EXISTING INLETS
- EXISTING CURB INLET
- EXISTING CONCRETE
- EXISTING CURB AND GUTTER
- EXISTING BUILDING
- EXISTING STORY
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING ASPHALT
- EXISTING EASEMENT
- EXISTING REINFORCED CONCRETE PIPE
- EXISTING CORRUGATED METAL PIPE
- EXISTING BUILDING RESTRICTION LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED DEPRESSED CURB
- PROPOSED PARKING
- PROPOSED RETAINING WALL
- PROPOSED FIRE HYDRANT
- ENTRY LOCATION
- PROPOSED SWM FACILITY
- PROPOSED UNDERGROUND SWM FACILITY

SCALE: 1" = 30'



VICINITY MAP
SCALE: 1" = 2000'

comment response to deck/apron conflict stated "Decks have been removed as an option for the townhomes." please clarify if this applied only to affected units, to all units, or is no longer applicable because of other design changes

extend curb bump out so as to prevent illegal parking and accommodate fire turning (typ)

provide ramps. coordinate crosswalk with pavement, marking and signage review

extend sidewalk along service drive B to provide connection with mew/ Millennium Trail

adjust/remove retaining wall to not conflict with public W&S. if wall is intended to provide pedestrian protection, provide bollards instead

Based on the comment responses staff recognizes the applicant will seek a waiver from the Mayor and Council from code Section 21-47 for the approval of the dead end alley.

Need to provide turning movements for this trash collection location.

24' drive aisles required. Sec. 25.16.06.a.1.a

See SWM comments for SD alignment comments. public SD shall be relocated to be within ROW

public easement is required for reconnection to existing offsite SD

Designated loading space should be shown on site plan if proposed within the parking lot. Refer to Sec. 25.16.06.h for reqs. Please be advised that loading space should be located on same property/lot as the use it serves and loading space/truck maneuvering should not obstruct pedestrian and traffic movement.

10-yr HGL shall be no higher than 1' above the crown of the pipe and at least 1' below the top of any inlet grate or manhole cover

Provide sidewalk on the south side of Street B with a crosswalk connecting these.

Provide sidewalk on both sides of all new public roads.

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LAYOUT: SP-2.2, Plotted By: buchhelster

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ROCKSHIRE

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WSSC GRID: 218NW09
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PROJECT SITE PLAN 30 SCALE

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DESIGNED BY: JSL
DATE ISSUED: 07/03/2023

VIKA PROJECT: VM1935
DRAWING NO.: SP-2.2
SHEET NO.

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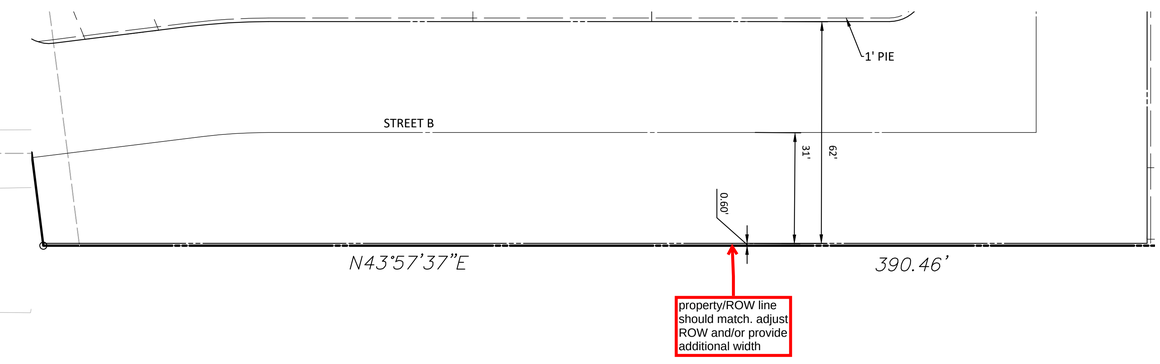
public utility easements may not be less than 10' wide (Sec. 25.21.18)

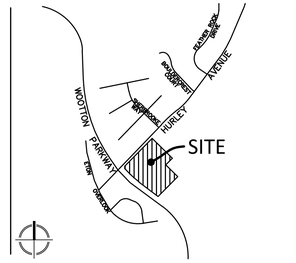
provide public access easements for private alleys

dry utility easement shall not be within ROW. utilities shall not be under sidewalk

Clarify lots for park, mews, parking areas and commercial spaces.



property/ROW line should match. adjust ROW and/or provide additional width



VICINITY MAP
SCALE: 1" = 2000'

0 25' 50' 100'

SCALE: 1" = 50'

0 10' 20' 40'

SCALE: 1" = 20'

PLAN LEGEND

PROPERTY LINES	PROPOSED WATER LINE	EXISTING GUY POLE	EXISTING BOLLARD	PROPOSED PARKING LABELS
EXISTING CABLE TELEVISION CONDUIT	PROPOSED SANITARY SEWER WITH STRUCTURE	EXISTING GAS VALVE	EXISTING SIGN POST	PROPOSED RETAINING WALL
EXISTING ELECTRICAL CONDUIT	PROPOSED STORM DRAIN	EXISTING LIGHT POLE	EXISTING WOOD POST	PROPOSED FIRE HYDRANT
EXISTING EDGE OF PAVEMENT	PROPOSED LIMITS OF DISTURBANCE	EXISTING PHONE PEDESTAL	EXISTING INLETS	ENTRY LOCATION
EXISTING FENCE LINE	PROPOSED STORM WATER EASEMENT	EXISTING PHONE MANHOLE	EXISTING CURB INLET	
EXISTING NATURAL GAS CONDUIT	EXISTING PARKING LABEL	EXISTING UTILITY POLE	EXISTING CONCRETE	
EXISTING OVERHEAD WIRES	EXISTING SANITARY CLEANOUT	EXISTING SANITARY MANHOLE	EXISTING CURB AND GUTTER	
EXISTING TELEPHONE CONDUIT	EXISTING STORM DRAIN MANHOLE	EXISTING TRAFFIC CONTROL BOX	EXISTING BUILDING	
EXISTING PUBLIC UTILITIES EASEMENTS	EXISTING ELECTRICAL JUNCTION BOX	EXISTING TRAFFIC SIGNAL POLE	EXISTING STORY	
EXISTING SANITARY SEWER CONDUIT	EXISTING ELECTRICAL MANHOLE	EXISTING TREE	EXISTING ELECTRICAL TRANSFORMER	
EXISTING STORM DRAIN CONDUIT	EXISTING FIRE DEPARTMENT CONNECTION	EXISTING CABLE TELEVISION PEDESTAL	EXISTING ASPHALT	
EXISTING WATER CONDUIT	EXISTING FIRE HYDRANT	EXISTING UNKNOWN UTILITY MANHOLE	EXISTING EASEMENT	
EXISTING ZONE LIMITS	EXISTING GAS MANHOLE	EXISTING WATER METER	EXISTING REINFORCED CONCRETE PIPE	
PROPOSED 10' CONTOUR		EXISTING WATER MANHOLE	EXISTING CORRUGATED METAL PIPE	
PROPOSED 2' CONTOUR		EXISTING WATER VALVE	EXISTING BUILDING RESTRICTION LINE	
			EXISTING RIGHT-OF-WAY	

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CONTACT: JASON SERENO

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ISSUE/REVISIONS	DATE
PJT PLAN SUBMISSION	07/03/23

ROCKSHIRE

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

LOTTING PLAN

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. ENGINEER'S NAME: JEFFREY AMATEAU, P.E. LICENSE No.: 20510 EXPIRATION DATE: JULY 14, 2024

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DESIGNED BY: JSL
DATE ISSUED: 07/03/2023

VIKA PROJECT: VM1935

DRAWING NO.: SP-3.0

SHEET NO.

LAYOUT: SP-3.0, Plotted By: buchhelster

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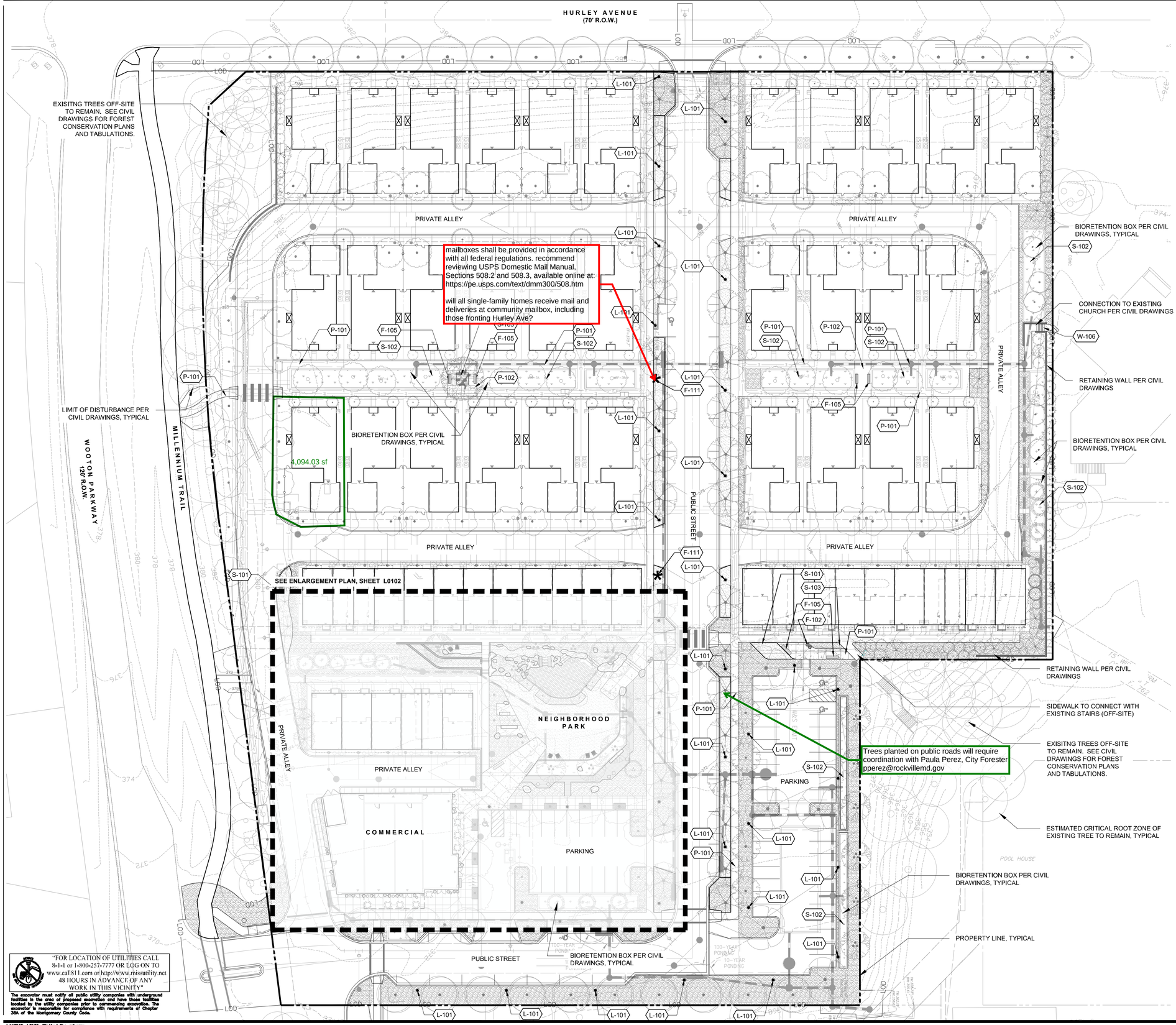

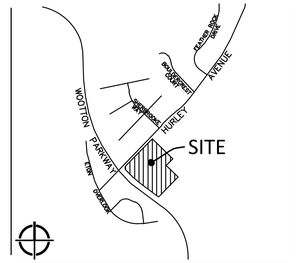

VICINITY MAP
SCALE: 1" = 2000'

REFERENCE NOTES SCHEDULE

SYMBOL	FURNISHINGS DESCRIPTION	DETAIL
F-101	CONTAINER PLANTS	1/L0303
F-102	TRASH AND RECYCLING RECEPTACLE	2/L0303
F-103	BIKE RACK	3/L0303
F-104	DINING TABLES AND CHAIRS	4/L0303
F-105	BENCH -TYPE 1	5/L0303
F-106	BENCH - TYPE 2	6/L0303
F-107	ADIRONDACK CHAIR	7/L0303
F-108	LOUNGE SEAT	8/L0303
F-109	TREE GRATE	9/L0303
F-110	PLAY FEATURES	N/A
F-111	USPS MAILBOX UNIT	N/A
	LIGHTING & ELECTRICAL	N/A
SYMBOL	DESCRIPTION	DETAIL
L-101	POLE LIGHT	
	PAVING & CURBS	
SYMBOL	DESCRIPTION	DETAIL
P-101	PAVING TYPE 1	1/L0301
P-102	PAVING TYPE 2	2/L0301
P-103	PAVING TYPE 3	3/L0301
P-104	PAVING TYPE 4	4/L0301
P-105	LANDSCAPE CURB	5/L0301
P-106	FLUSH CURB	6/L0301
	RAILINGS & FENCES	
SYMBOL	DESCRIPTION	DETAIL
R-101	STANDARD PEDESTRIAN STAIR HANDRAIL	N/A
	SOILS	
SYMBOL	DESCRIPTION	DETAIL
S-101	LAWN	N/A
S-102	BIORETENTION	N/A
S-103	PLANT BED	N/A
	WALLS & STAIRS	
SYMBOL	DESCRIPTION	DETAIL
W-101	SEAT WALL	1/L0302
W-102	RETAINING WALL	2/L0302
W-103	BOULDER SCRAMBLE WALL	3/L0302
W-104	BLOCK-CUT BOULDER WALL	4/L0302
W-105	SCREEN WALL	N/A
W-106	STANDARD PEDESTRIAN STAIRS	N/A
W-107	BOULDER STAIRS	5/L0302
W-108	ACCENT BOULDER IN PAVEMENT	6/L0302
W-109	ACCENT BOULDER IN GRADE	7/L0302

NRI/FSD (FTP2022-00007) for this site was approved on 12/29/2022. The Preliminary Forest Conservation Plan (PFCP) is currently under review. Comments on the PFCP will address forestry concerns in further detail and may impact the overall design of the project.

NOTE:

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LAYOUT: L0101, Plotted By: mberry

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Community Planning & Development Services
Received
July 11, 2023

ISSUE/REVISIONS	DATE
PJT PLAN SUBMISSION	06/16/23

ROCKSHIRE

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

COMPOSITE MATERIALS PLAN

1"=30'
0 15' 30' 60'

PROFESSIONAL SEAL

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DRAWING NO.

SHEET NO. L0101

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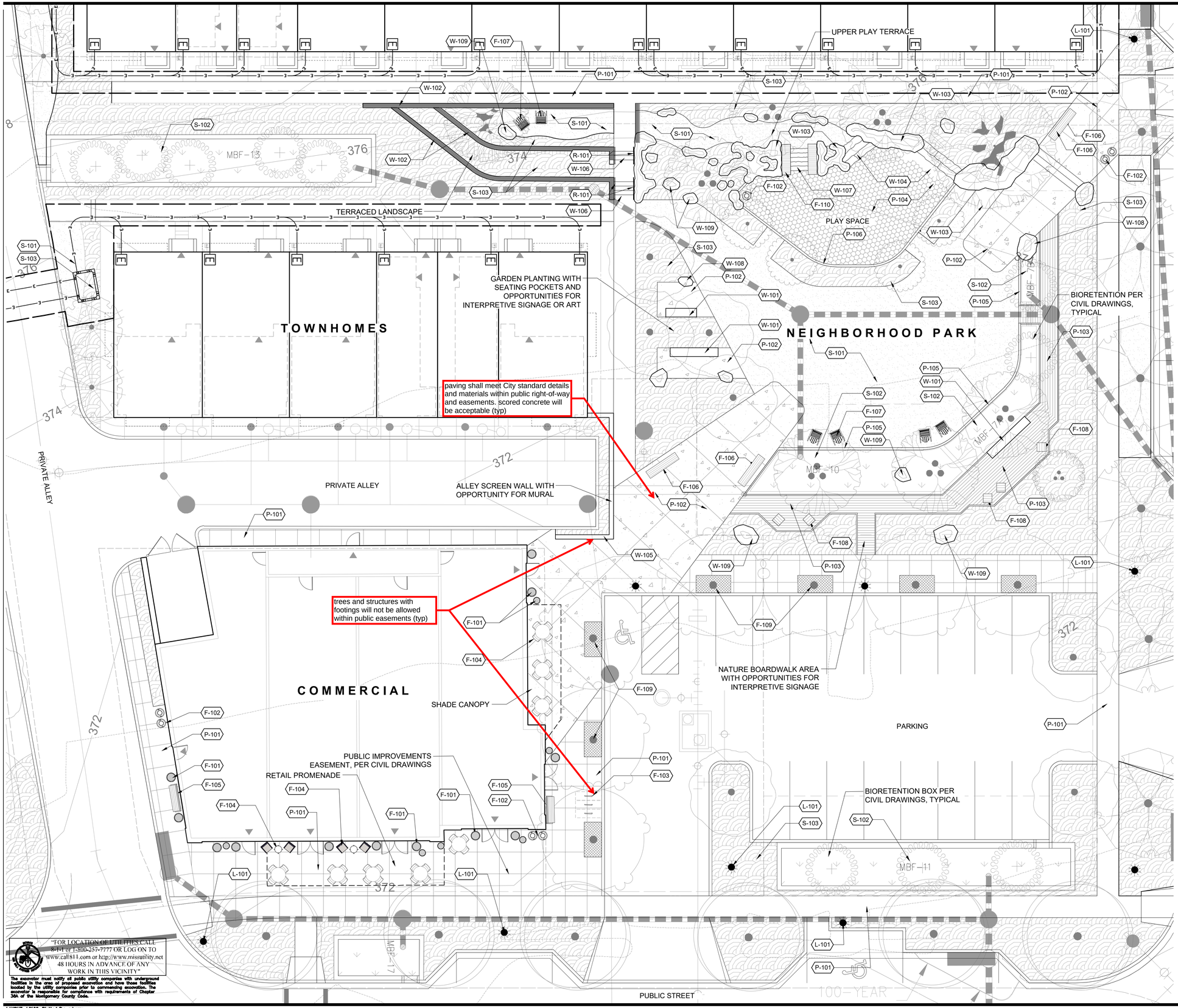

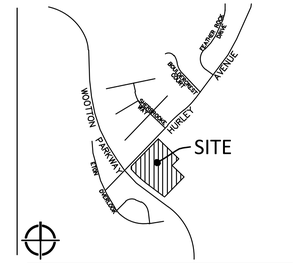

VICINITY MAP
SCALE: 1" = 2000'

REFERENCE NOTES SCHEDULE

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F-109	TREE GRATE	9/L0303
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F-111	USPS MAILBOX UNIT	N/A

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SYMBOL	PAVING & CURBS DESCRIPTION	DETAIL
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P-104	PAVING TYPE 4	4/L0301
P-105	LANDSCAPE CURB	5/L0301
P-106	FLUSH CURB	6/L0301

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SYMBOL	SOILS DESCRIPTION	DETAIL
S-101	LAWN	N/A
S-102	BIORETENTION	N/A
S-103	PLANT BED	N/A

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W-106	STANDARD PEDESTRIAN STAIRS	N/A
W-107	BOULDER STAIRS	5/L0302
W-108	ACCENT BOULDER IN PAVEMENT	6/L0302
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ISSUE/REVISIONS	DATE
PJT PLAN SUBMISSION	06/16/23

ROCKSHIRE

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

MATERIALS PLAN ENLARGEMENT

1"=10'
0 5' 10' 20'

PROFESSIONAL SEAL

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SHEET NO. L0102

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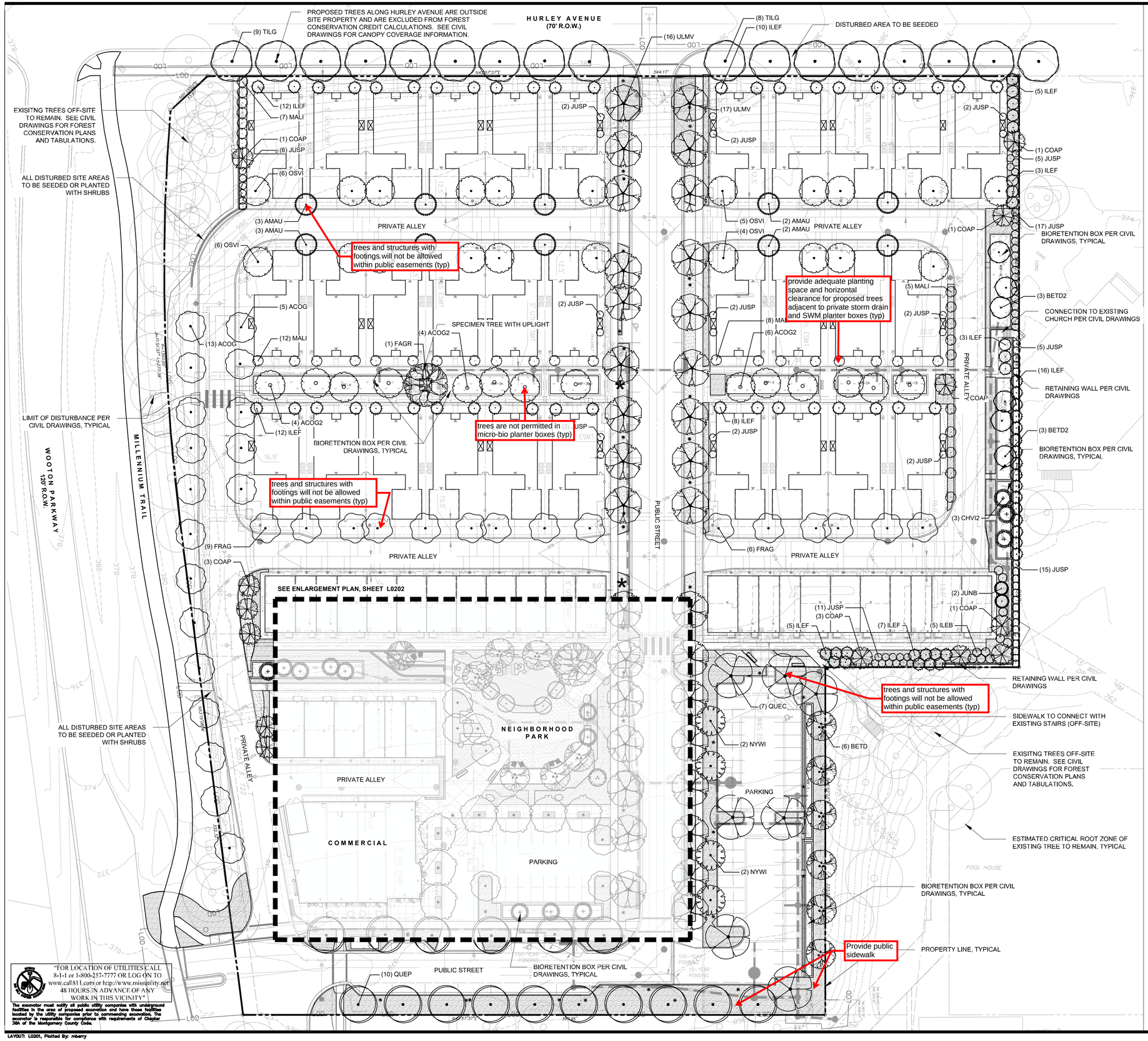
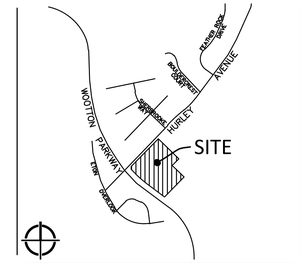


LAYOUT: L0201, Plotted By: mberry



VICINITY MAP
SCALE: 1" = 2000'

PLANT SCHEDULE

EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME
	ILEB	ILEX CORNUTA 'BURFORDII' / BURFORD HOLLY
	ILEF	ILEX X ATTENUATA 'FOSTERI' / FOSTER'S HOLLY
	JUSP	JUNIPERUS CHINENSIS 'SPARTAN' / SPARTAN JUNIPER
	JUNB	JUNIPERUS SILICICOLA 'BRODIE' / BRODIE SOUTHERN RED CEDAR
	MALI	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	AMAU	AMELANCHIER ARBOREA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE DOWNY SERVICEBERRY
	CHVI2	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE
	CHVI	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE
	COAP	CORNUS FLORIDA 'APPALACHIAN SPRING' / APPALACHIAN SPRING DOGWOOD
	MAVI	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA
	OSVI	OSTRYA VIRGINIANA / AMERICAN HOPHORNBEAM

SHADE TREES	CODE	BOTANICAL / COMMON NAME
	ACOG2	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE
	ACOG	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE
	BETD2	BETULA NIGRA 'BNMTF' / DURA HEAT® RIVER BIRCH
	BETD	BETULA NIGRA 'BNMTF' / DURA HEAT® RIVER BIRCH
	FAGR	FAGUS GRANDIFOLIA / AMERICAN BEECH
	FRAG	FRAXINUS PENNSYLVANICA / GREEN ASH
	MAGY	MAGNOLIA ACUMINATA 'YELLOW BIRD' / YELLOW BIRD MAGNOLIA
	NYWI	NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE TUPELO
	PLAC	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
	QUEC	QUERCUS COCCINEA / SCARLET OAK

STREET TREES	CODE	BOTANICAL / COMMON NAME
	QUEP	QUERCUS PHELLOS / WILLOW OAK
	TILG	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN
	ULMV	ULMUS AMERICANA 'VALLEY FORGE' / VALLEY FORGE AMERICAN ELM

PLANT BED (TO INCLUDE SHRUBS, ORNAMENTAL GRASSES, AND/OR GROUNDCOVER. PARKING LOT PERIMETERS TO BE SHRUBS ONLY.)

TURF

EXISTING TREE TO BE PRESERVED - SEE CIVIL ENGINEER'S DRAWINGS FOR FOREST CONSERVATION PLAN AND CANOPY PRESERVATION CALCULATIONS

*THESE TREES TO BE CONTAINER GROWN AND ARE DESIGNATED FOR BIORETENTION AREAS ONLY. REFER TO PLANT SCHEDULE FOR MORE INFORMATION.

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ROCKSHIRE

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WSSC GRID: 218NW09
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COMPOSITE LANDSCAPE PLAN

1"=30'
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DATE ISSUED: 07/03/2023

VIKA PROJECT VM1935
DRAWING NO.
SHEET NO. L0201

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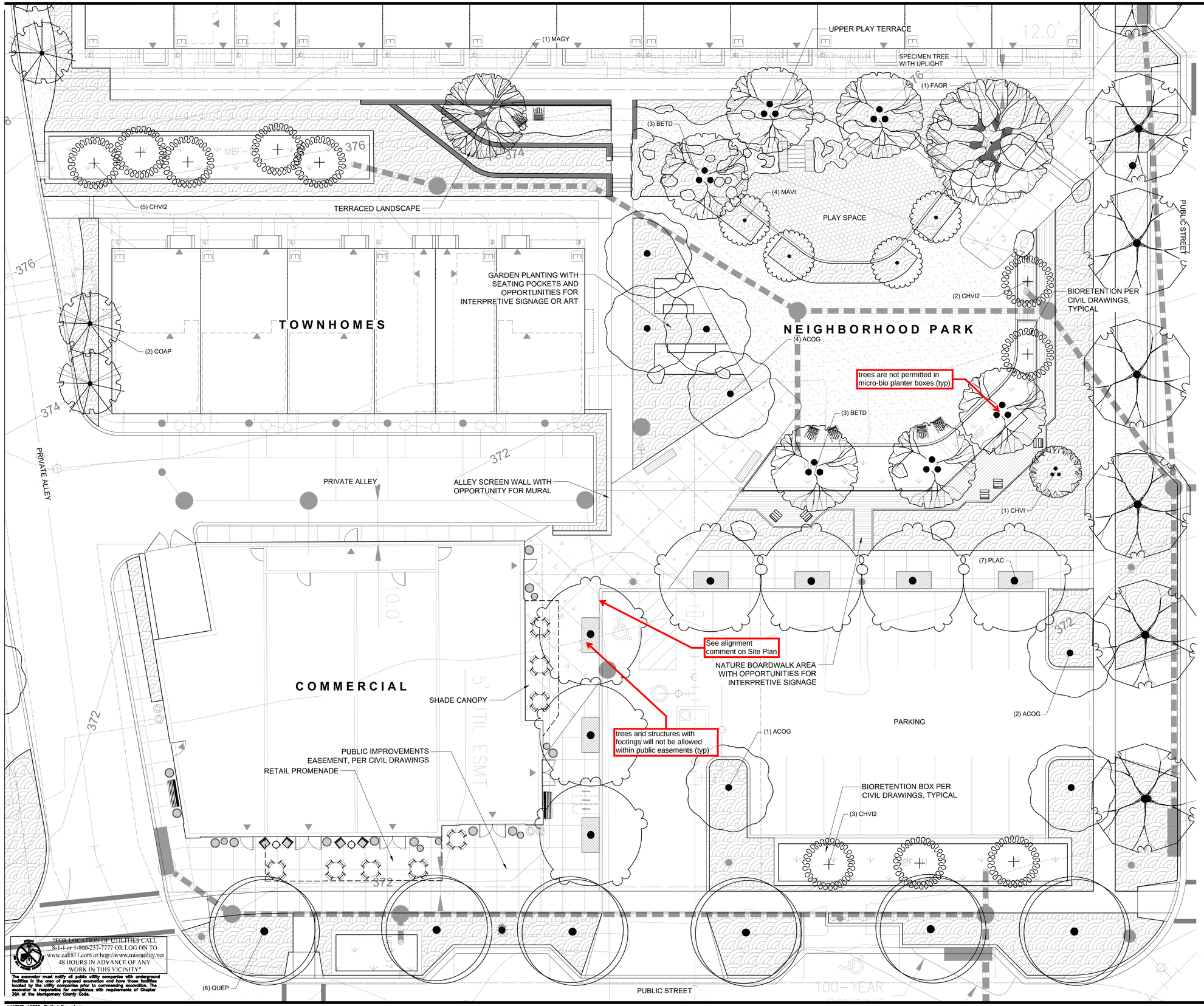

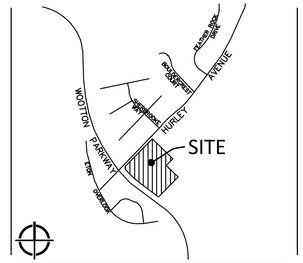

VICINITY MAP
SCALE: 1" = 2000'

PLANT SCHEDULE

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TURF

EXISTING TREE TO BE PRESERVED - SEE CIVIL ENGINEER'S DRAWINGS FOR FOREST CONSERVATION PLAN AND CANOPY PRESERVATION CALCULATIONS

*THESE TREES TO BE CONTAINER GROWN AND ARE DESIGNATED FOR BIORETENTION AREAS ONLY. REFER TO PLANT SCHEDULE FOR MORE INFORMATION.

NOTE:

1. THIS IS A CONCEPT PLAN ONLY. MATERIALS, LAYOUT, AND ELEMENTS ARE SUBJECT TO CHANGE AS THE PLAN PROGRESSES WITH FEEDBACK FROM THE CITY AND COMMUNITY.
2. SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND WALL INFORMATION. CONTOURS SHOWN FOR BACKGROUND REFERENCE ONLY AND WILL CHANGE AS THE DESIGN DEVELOPS.

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ISSUE/REVISIONS	DATE
PJT PLAN SUBMISSION	06/16/23

ROCKSHIRE

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

LANDSCAPE PLAN ENLARGEMENT

1"=10'
0 5' 10' 20'

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PLANT SCHEDULE

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	HT.	REMARKS
	ILEB	10	ILEX CORNUTA 'BURFORDII' / BURFORD HOLLY	B&B		6-8`	FULL TO GROUND
	ILEF	81	ILEX X ATTENUATA 'FOSTERI' / FOSTER'S HOLLY	B&B		8-10`	FULL TO GROUND
	JUSP	77	JUNIPERUS CHINENSIS 'SPARTAN' / SPARTAN JUNIPER	B&B		8` - 10`	FULL SPECIMEN
	JUNB	2	JUNIPERUS SILICICOLA 'BRODIE' / BRODIE SOUTHERN RED CEDAR	B&B		8-10`	FULL SPECIMEN
	MALI	37	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	B & B	2-1/2"-3"	8` - 10`	STRONG CENTRAL LEADER, 12' O.C

ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	HT.	REMARKS
	AMAU	10	AMELANCHIER ARBOREA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE DOWNY SERVICEBERRY	B&B	2"-2 1/2"	8` - 10`	SINGLE TRUNK; STRONG CENTRAL LEADER
	CHVI2	13	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	30 GAL	2" MIN. PER STEM	6` - 8`	MULTI-TRUNK; FULL SPECIMEN
	CHVI	1	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	B&B	2"-2 1/2"	6` - 8`	MULTI TRUNK, FULL SPECIMEN
	COAP	13	CORNUS FLORIDA 'APPALACHIAN SPRING' / APPALACHIAN SPRING DOGWOOD	B & B	2"-2 1/2"	6` - 8`	STRONG CENTRAL LEADER, FULL SPECIMEN
	MAVI	4	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	B&B	2"-2 1/2"	6` - 8`	STRONG CENTRAL LEADER, FULL SPECIMEN
	OSVI	21	OSTRYA VIRGINIANA / AMERICAN HOPHORNBEAM	B&B	2"-2 1/2"	6` - 8`	STRONG CENTRAL LEADER, FULL SPECIMEN

SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	HT.	REMARKS
	ACOG2	14	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	30 GAL	2"-2 1/2"	10` - 12`	STRONG CENTRAL LEADER, FULL SPECIMEN
	ACOG	25	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	B&B	3"-3 1/2"	12` - 14`	STRONG CENTRAL LEADER, FULL SPECIMEN
	BETD2	6	BETULA NIGRA 'BNMTF' / DURA HEAT® RIVER BIRCH	30 GAL	2" MIN. PER STEM	6` - 8`	THREE TRUNKS, FULL SPECIMEN. MUST BE CONTAINER GROWN PLANT. CONTAINER-GROWN SPECIMENS FOR USE IN BIORETENTION AREAS ONLY.
	BETD	12	BETULA NIGRA 'BNMTF' / DURA HEAT® RIVER BIRCH	B&B	2" MIN. PER STEM	10` - 12`	3 STRONG TRUNKS, FULL SPECIMEN
	FAGR	2	FAGUS GRANDIFOLIA / AMERICAN BEECH	B&B	3"-3 1/2"	12`-14`	STRONG CENTRAL LEADER, FULL SPECIMEN
	FRAG	15	FRAXINUS PENNSYLVANICA / GREEN ASH	B&B	2"-2 1/2"	10` - 12`	STRONG CENTRAL LEADER, FULL SPECIMEN
	MAGY	1	MAGNOLIA ACUMINATA 'YELLOW BIRD' / YELLOW BIRD MAGNOLIA	B&B	2"-2 1/2"	10` - 12`	STRONG CENTRAL LEADER; FULL SPECIMEN
	NYWI	4	NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE TUPELO	B&B	3"-3 1/2"	12` - 14`	STRONG CENTRAL LEADER, FULL SPECIMEN
	PLAC	7	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	B&B	3"-3 1/2"	12`-14`	STRONG CENTRAL LEADER, FULL SPECIMEN
	QUEC	7	QUERCUS COCCINEA / SCARLET OAK	B&B	2"-2/12"	12` - 14`	STRONG CENTRAL LEADER, FULL SPECIMEN

STREET TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	HT.	REMARKS
	QUEP	16	QUERCUS PHELLOS / WILLOW OAK	B&B	3"-3 1/2"	12` - 14`	STRONG CENTRAL LEADER, FULL SPECIMEN
	TILG	17	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B&B	3"-3 1/2"	12`-14`	STRONG CENTRAL LEADER, FULL SPECIMEN
	ULMV	33	ULMUS AMERICANA 'VALLEY FORGE' / VALLEY FORGE AMERICAN ELM	B&B	3"-3 1/2"	12`-14`	FULL SPECIMEN, STRONG CENTRAL LEADER

NOTES:

1. CONTAINER-GROWN TREES TO BE INSTALLED IN BIORETENTION AREAS ONLY AS NOTED ON PLANS. ALL OTHER PROPOSED TREES TO BE BALLED AND BURLAPPED.
2. TREES LOCATED OFF-SITE ALONG HURLEY AVENUE ARE EXCLUDED FROM REFORESTATION CREDIT CALCULATIONS. SEE CIVIL DRAWINGS FOR CANOPY COVERAGE CALCULATIONS AND INFORMATION.

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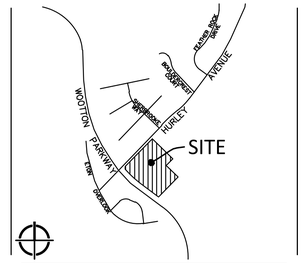

VICINITY MAP
SCALE: 1" = 2000'

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

PLANT SCHEDULE

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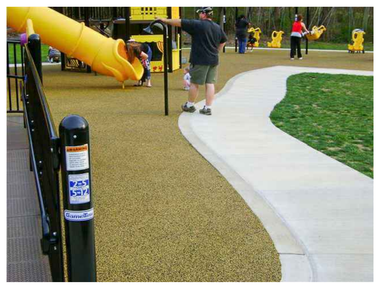
1 L0301 PAVING TYPE 1 — P-101
PICTORIAL — NTS

4 L0301 PAVING TYPE 4 — P-104
PICTORIAL — NTS

2 L0301 PAVING TYPE 2 — P-102
PICTORIAL — NTS

5 L0301 LANDSCAPE CURB — P-105
PICTORIAL — NTS

3 L0301 PAVING TYPE 3 — P-103
PICTORIAL — NTS



6 L0301 FLUSH CURB — P-106
PICTORIAL — NTS

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ROCKSHIRE
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HARDSCAPE DETAILS - PAVING + CURBS

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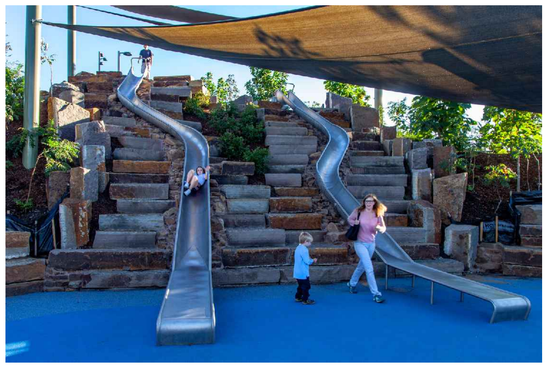
1 L0302 SEAT WALL — W-101
PICTORIAL — NTS

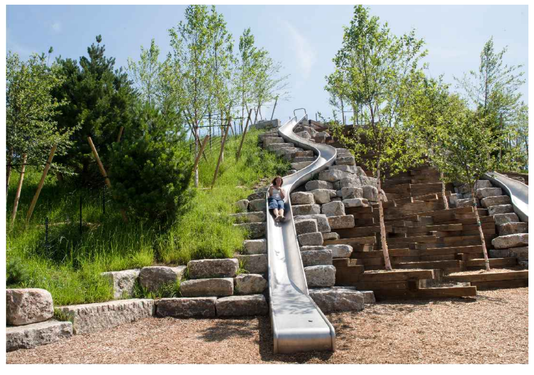


4 L0302 BLOCK-CUT BOULDER WALL — W-104
PICTORIAL — N.T.S

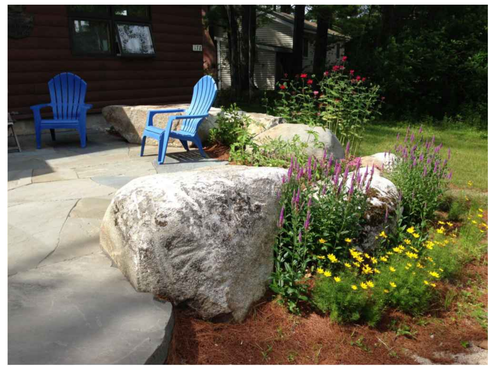
7 L0302 ACCENT BOULDER IN GRADE — W-109
PICTORIAL — N.T.S

2 L0302 RETAINING WALL — W-102
PICTORIAL — NTS

5 L0302 BOULDER STAIRS — W-107
PICTORIAL — N.T.S



3 L0302 BOULDER SCRAMBLE WALL — W-103
PICTORIAL — NTS



6 L0302 ACCENT BOULDER IN PAVEMENT — W-108
PICTORIAL — N.T.S

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

HARDSCAPE DETAILS - WALLS + BOULDERS

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1 L0303 CONTAINER PLANTS F-101
PICTORIAL NTS

4 L0303 DINING TABLES AND CHAIRS F-104
PICTORIAL NTS

7 L0303 ADIRONDACK CHAIR F-107
PICTORIAL NTS

2 L0303 TRASH AND RECYCLING RECEPTACLE F-102
PICTORIAL NTS

5 L0303 BENCH - TYPE 1 F-105
PICTORIAL NTS

8 L0303 LOUNGE SEAT F-108
PICTORIAL NTS

3 L0303 BIKE RACK F-103
PICTORIAL NTS

6 L0303 BENCH - TYPE 2 F-106
PICTORIAL NTS

9 L0303 TREE GRATE F-109
PICTORIAL NTS

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ROCKSHIRE

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

HARDSCAPE DETAILS - FURNISHINGS

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1 L0304 USPS MAILBOX UNIT — F-111

PICTORIAL — NTS

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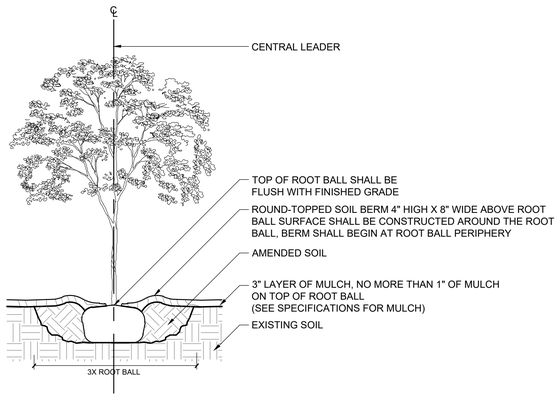
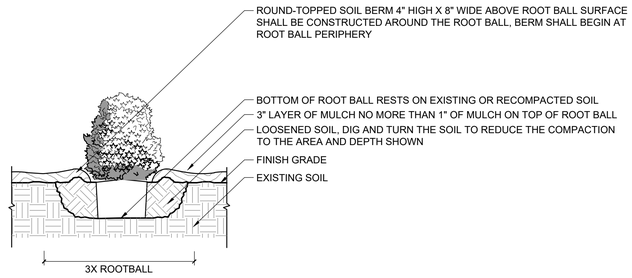
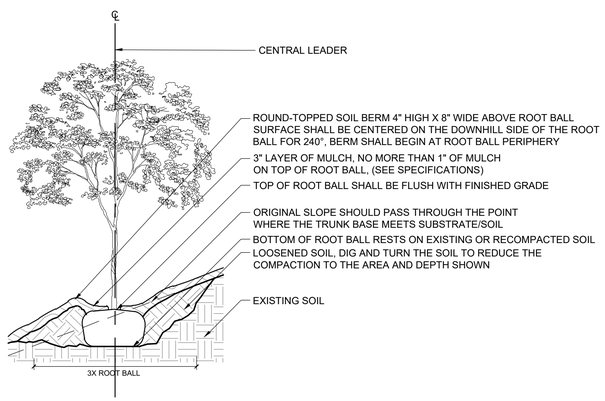


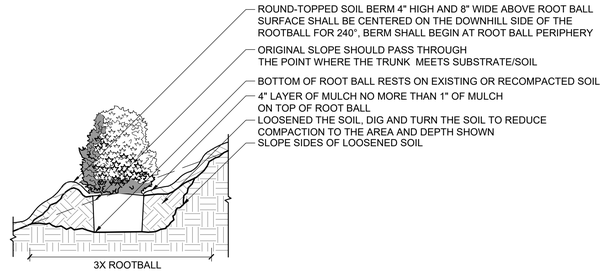
1 TREE PLANTING
L0305 SECTION 3/8" = 1'-0"



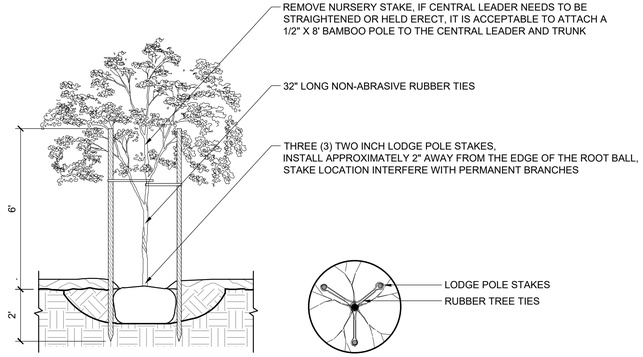
2 SHRUB PLANTING
L0305 SECTION 1/2" = 1'-0"



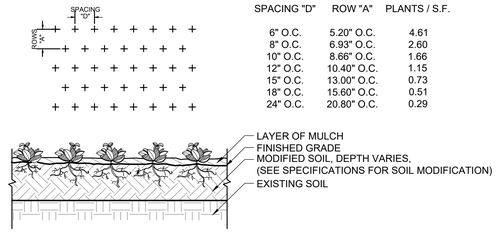
3 TREE PLANTING ON SLOPE
L0305 SECTION 3/8" = 1'-0"



4 SHRUB PLANTING ON SLOPE
L0305 SECTION 1/2" = 1'-0"



5 TREE STAKING
L0305 SECTION 3/8" = 1'-0"



PLANT SPACING CHART

SPACING "D"	ROW "A"	PLANTS / S.F.
6" O.C.	5.20" O.C.	4.61
8" O.C.	6.93" O.C.	2.60
10" O.C.	8.66" O.C.	1.66
12" O.C.	10.40" O.C.	1.15
15" O.C.	13.00" O.C.	0.73
18" O.C.	15.60" O.C.	0.51
24" O.C.	20.80" O.C.	0.29

6 GROUNDCOVER SPACING - TRIANGULAR
L0305 SECTION 1/2" = 1'-0"

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LAYOUT: L0305, Plotted By: mberry

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DESIGN CONSULTANTS:

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CONTACT: GABRIELA CANAMAR, PLA

ISSUE/REVISIONS	DATE
PJT PLAN SUBMISSION	06/16/23

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

LANDSCAPE DETAILS

PROFESSIONAL SEAL

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VIKA PROJECT VM1935

DRAWING NO.

SHEET NO. L0305

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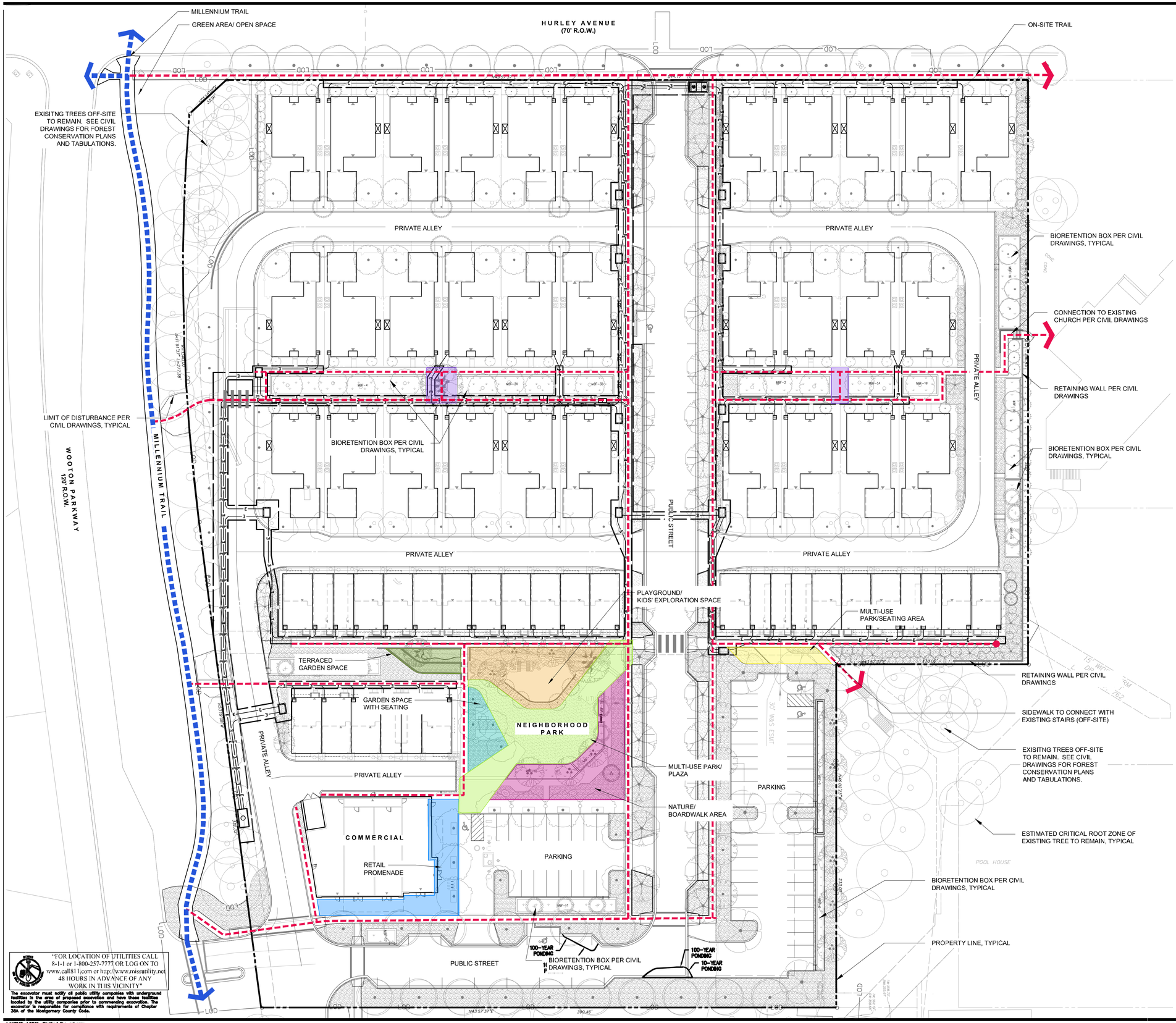

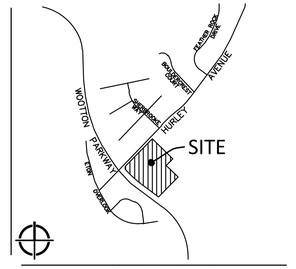

VICINITY MAP
SCALE: 1" = 2000'

LEGEND:

- SITE TRAIL
- EXISTING MILLENNIUM TRAIL
- TERRACED GARDEN SPACE
- PLAYGROUND/ KIDS' EXPLORATION SPACE
- MULTI-USE PARK/ PLAZA
- MULTI-USE PARK
- GARDEN SPACE WITH SEATING
- NATURE/ BOARDWALK AREA
- RETAIL PROMENADE
- SEATING AREA

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NOTE: THIS IS A CONCEPT PLAN ONLY. MATERIALS, LAYOUT, AND ELEMENTS ARE SUBJECT TO CHANGE AS THE PLAN PROGRESSES WITH FEEDBACK FROM THE CITY AND COMMUNITY.

LAYOUT: L0501, Plotted By: mberry

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PJT PLAN SUBMISSION	06/16/23

ROCKSHIRE

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

SITE RECREATION DIAGRAM

1"=30'
0 15' 30' 60'

PROFESSIONAL SEAL

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Revise labeling throughout elevation sheets. Ex. Multiple Unit A and B on this sheet

At time of site plan, provide side elevation for units abutting a street. Sides should include architectural features and be as visually interesting as the front facades.

Staff recommends incorporating energy efficient practices where ever possible (EV charging, energy efficient appliances, solar panels, green infrastructure, etc.).

Recommend providing details/narrative about green/energy efficient infrastructure proposed throughout the development.

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GTM ARCHITECTS

LAYOUT: Strip Elev, Plotted By: cmclourin

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Community Planning & Development Services
Received
July 11, 2023

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ROCKSHIRE

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

CONCEPTUAL STREETSCAPE ELEVATION

SINGLE FAMILY HOMES

PROFESSIONAL SEAL

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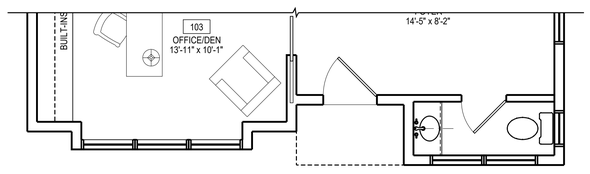
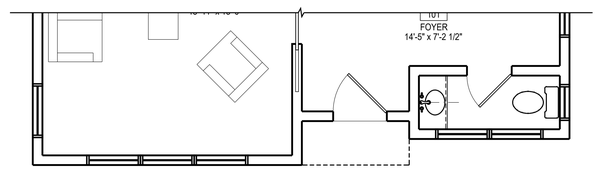


1 FIRST FLOOR PLAN - UNIT A OPT 1

Scale: 1/4"=1'-0"



2 FIRST FLOOR PLAN - UNIT A OPT 2

Scale: 1/4"=1'-0"

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ROCKSHIRE

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

UNIT A ELEVATIONS

SINGLE FAMILY HOUSES

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DRAWING NO. A101

SHEET NO.

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LAYOUT: R3-SH, Plotted By: cmclaurin

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LAYOUT: R4-SH, Plotted By: cmclaurin

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ROCKSHIRE

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

UNIT A PERSPECTIVE ELEVATIONS

SINGLE FAMILY HOUSES

PROFESSIONAL SEAL

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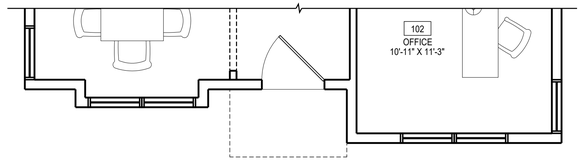
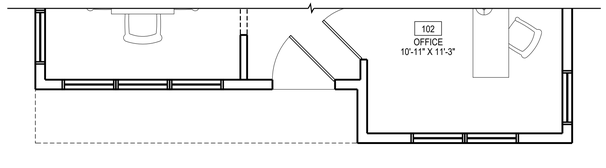


2 FIRST FLOOR PLAN - UNIT B OPT 1

Scale: 1/4"=1'-0"



1 FIRST FLOOR PLAN - UNIT B OPT 2

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ROCKSHIRE

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MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 218NW09
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UNIT B ELEVATIONS

SINGLE FAMILY HOUSES

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DRAWING NO. A103

SHEET NO.

LAYOUT: R1-CH, Plotted By: cmclaurin

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WSSC GRID: 218NW09
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UNIT B PERSPECTIVE ELEVATIONS

SINGLE FAMILY HOUSES

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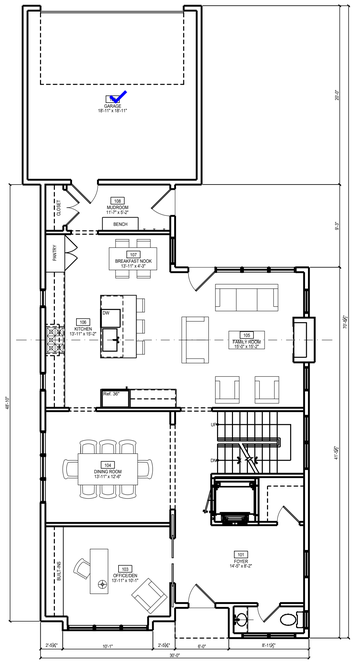
VIKA PROJECT

DRAWING NO. A104

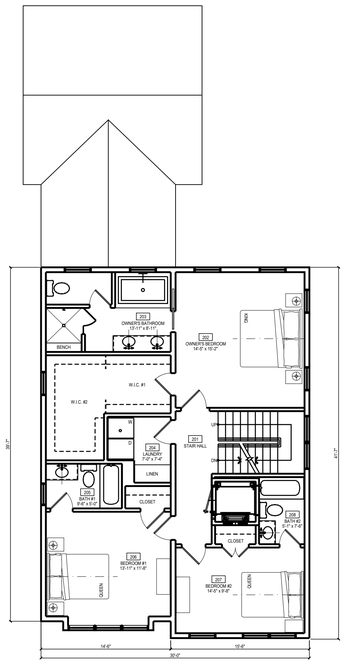
SHEET NO.

P:\Projects\2022\22.0769A\Current_Johr\22.0769a_SHEET_LEVEL 2 SUBMISSION.dwg — Thursday, June 15, 2023 5:52:11 PM



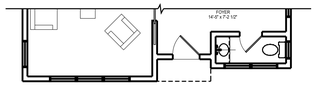
1 FIRST FLOOR PLAN - UNIT A OPT 1

Scale: 1/8"=1'-0"



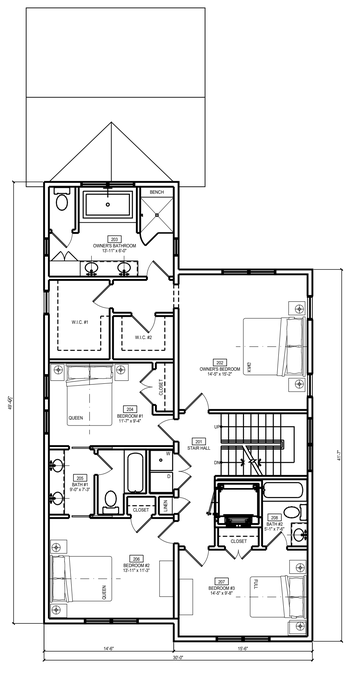
3 SECOND FLOOR PLAN - UNIT A OPT 1

Scale: 1/8"=1'-0"



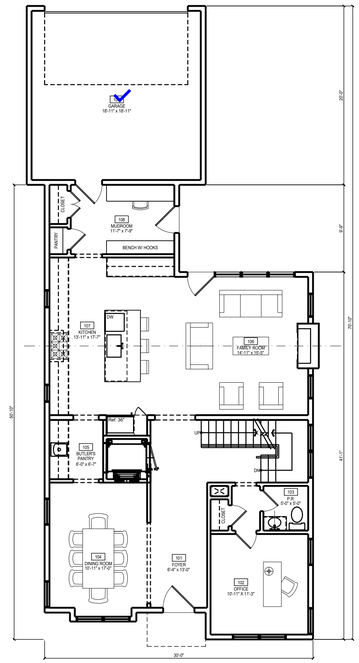
2 FIRST FLOOR PLAN - UNIT A OPT 2

Scale: 1/8"=1'-0"



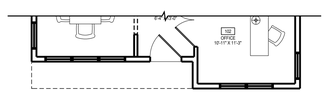
4 SECOND FLOOR PLAN - UNIT A OPT 2

Scale: 1/8"=1'-0"



5 FIRST FLOOR PLAN - UNIT B OPT 1

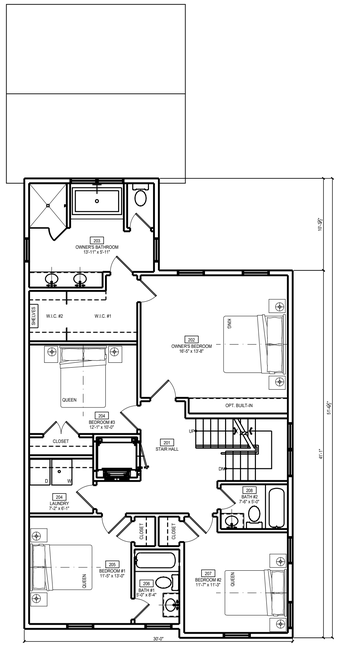
Scale: 1/8"=1'-0"



6 FIRST FLOOR PLAN - UNIT B OPT 2

Scale: 1/8"=1'-0"

Provide typ. floor plan for basement level if available.



7 SECOND FLOOR PLAN - UNIT B

Scale: 1/8"=1'-0"

NOTE: FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHT, AND UNIT TYPE DESIGNATIONS TO BE DETERMINED AT TIME OF FINAL SITE PLAN. THE PROPOSED ARCHITECTURAL DETAILS AND MATERIALS ARE CONCEPTUAL AND SUBJECT TO REVISION AT THE TIME OF FINAL SITE PLAN.

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LAYOUT: FLOOR PLANS, Plotted By: cmclaurin

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

DESIGN CONSULTANTS:
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LAND DESIGN, INC
200 SOUTH PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
CONTACT: GABRIELA CANAMAR, PLA

ISSUE/REVISIONS	DATE
PJT PLAN SUBMISSION	07/03/23

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

UNIT A & B FLOOR PLANS

SINGLE FAMILY HOUSES

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VIKA PROJECT

DRAWING NO. A105

SHEET NO.

GTM ARCHITECTS

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A Conceptual Streetscape Elevation - Townhomes

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Also provide height for unit with three levels (without optional fourth) up to roof/parapet.

ISSUE/REVISIONS	DATE
PJT PLAN SUBMISSION	07/03/23

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

CONCEPTUAL STREETSCAPE ELEVATIONS

TOWNHOMES

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VIKA PROJECT

DRAWING NO. **A200**

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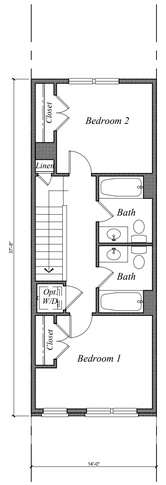
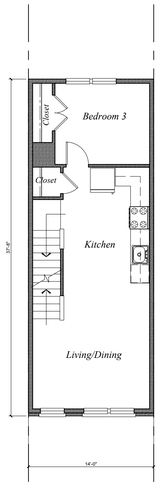
"LAYOUT: Model, Plotted By: jmclaurin

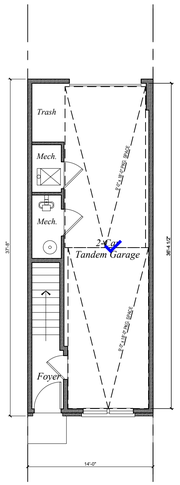
C:\Shared Drives\Architecture\VIKA\Active Projects\Rockshire\1-Zoning\2- Project Plan Submission\Title Block\1539100_TBLOCK_24x36.dwg — Thursday, June 15, 2023, 2:25:41 PM



3 A201 THIRD FLOOR PLAN
Scale: 1/8" = 1'-0"

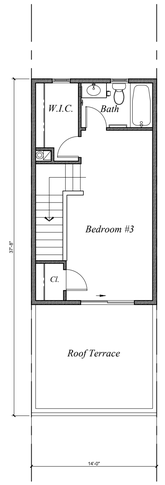


2 A201 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

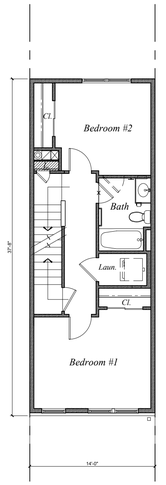


1 A201 GROUND FLOOR PLAN
Scale: 1/8" = 1'-0"

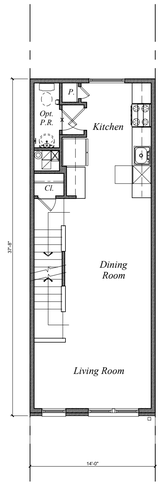
TYP. FLOOR PLANS - I438-AFF



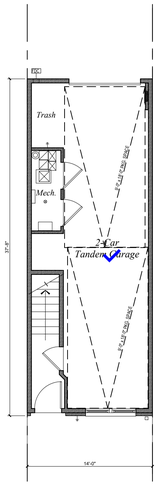
7 A201 OPT. LOFT FLOOR PLAN
Scale: 1/8" = 1'-0"



6 A201 THIRD FLOOR PLAN
Scale: 1/8" = 1'-0"

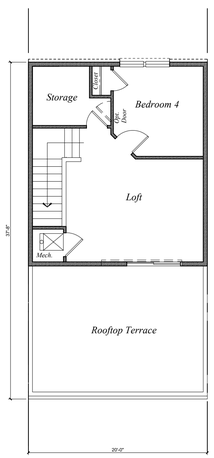


5 A201 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

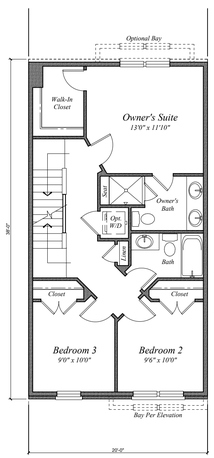


4 A201 GROUND FLOOR PLAN
Scale: 1/8" = 1'-0"

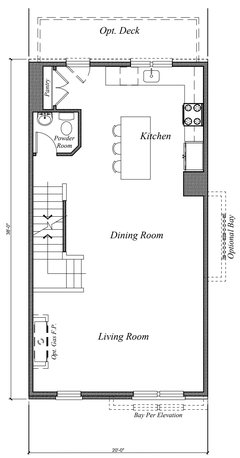
TYP. FLOOR PLANS - I438.I-AFF



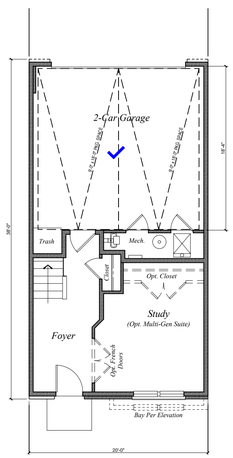
12 A201 OPT. LOFT FLOOR PLAN
Scale: 1/8" = 1'-0"



11 A201 THIRD FLOOR PLAN
Scale: 1/8" = 1'-0"



10 A201 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"



9 A201 GROUND FLOOR PLAN
Scale: 1/8" = 1'-0"

TYP. FLOOR PLANS - 2038

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LAYOUT: A201-Floor Plans, Plotted By: jmdaurin

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CONTACT: JASON SERENO

DESIGN CONSULTANTS:
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703.549.7784
CONTACT: GABRIELA CANAMAR, PLA

ISSUE/REVISIONS	DATE
PJT PLAN SUBMISSION	07/03/23

ROCKSHIRE

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

CONCEPTUAL FLOOR PLANS

TOWNHOMES

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VIKA PROJECT

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SHEET NO.

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1 SOUTH-WEST PERSPECTIVE
Scale: NTS

1 SOUTH-EAST PERSPECTIVE
Scale: NTS

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GTM ARCHITECTS

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CONTACT: JASON SERENO

DESIGN CONSULTANTS:
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ALEXANDRIA, VA 22314
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ISSUE/REVISIONS	DATE
PJT PLAN SUBMISSION	07/03/23

ROCKSHIRE

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

PERSPECTIVES

RETAIL

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DATE ISSUED: 06/16/2023

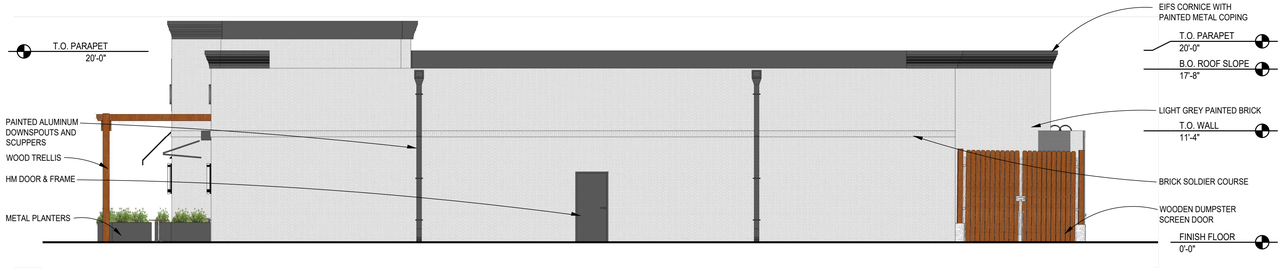
VIKA PROJECT

DRAWING NO. A300

SHEET NO.

LAYOUT: A302 (PERSPECTIVES), Plotted By: mlynch

G:\Projects\2022\22.0769\Current_Docs\2023-06-16-Project Plan Submission\22.0769_Project Plan Submission_2023-06-16.dwg - Friday, June 16, 2023 10:47:41 AM



4 NORTH ELEVATION
Scale: NTS

3 SOUTH ELEVATION
Scale: NTS

A sign concept plan per Sec. 25.18.08 will be required prior to submittal of a sign permit.

2 WEST ELEVATION
Scale: NTS

Coordinate with Chris Henry, Rec & Parks, if art piece is meant to satisfy the City's Publicly Accessible Art in Private Development Ordinance.

1 EAST ELEVATION
Scale: NTS

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ISSUE/REVISIONS	DATE
PJT PLAN SUBMISSION	07/03/23

ROCKSHIRE

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

EXTERIOR ELEVATIONS

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DESIGNED BY: _____
DATE ISSUED: 06/16/2023

VIKA PROJECT

DRAWING NO. A301

SHEET NO.

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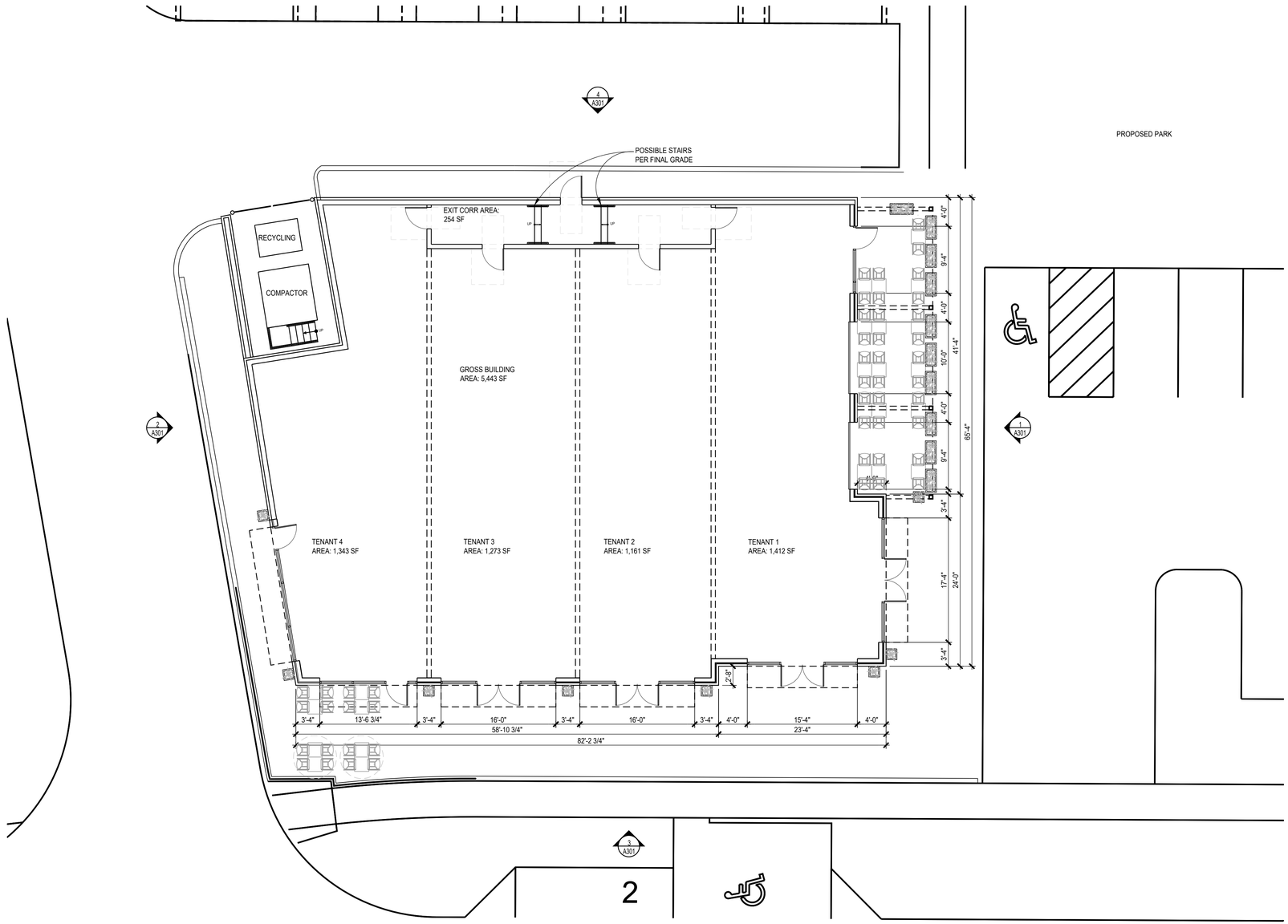

1 FLOOR PLAN

Scale: 1/8"=1'-0"

N

"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.

NOTE: FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHT, AND UNIT TYPE DESIGNATIONS TO BE DETERMINED AT TIME OF FINAL SITE PLAN. THE PROPOSED ARCHITECTURAL DETAILS AND MATERIALS ARE CONCEPTUAL AND SUBJECT TO REVISION AT THE TIME OF FINAL SITE PLAN.

GTM ARCHITECTS

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

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:

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LAND DESIGN, INC
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ALEXANDRIA, VA 22314
703.549.7784
CONTACT: GABRIELA CANAMAR, PLA

ISSUE/REVISIONS	DATE
PJT PLAN SUBMISSION	07/03/23

ROCKSHIRE

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

FLOOR PLAN

RETAIL

PROFESSIONAL SEAL

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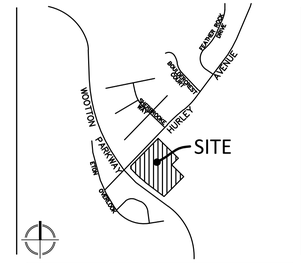
DESIGNED BY:
DATE ISSUED: 06/16/2023

VIKA PROJECT

DRAWING NO. A302

SHEET NO.

A:\Projects\2022\22.0769\Current_Work\2023-06-16-Project Plan Submission\22.0769_Project Plan Submission_2023-06-16.dwg ~ Friday, June 16, 2023 10:47:32 AM



VICINITY MAP
SCALE: 1" = 2000'

Community Planning & Development Services
Received
July 11, 2023

OPEN SPACE KEY

- OPEN AREA
- PUBLIC USE SPACE

Open Space	Minimum Required		Proposed (see footnote 2)	
Open Area (includes public use space)	10%	26,458 SF	36.4%	96,407 SF
Public Use Space	5%	13,230 SF	7.3%	19,529 SF

NOTES:

2. AREAS PROVIDED MAY BE MODIFIED THROUGHOUT ENTITLEMENT PROCESS, BUT WILL ALWAYS EXCEED THE MINIMUM REQUIRED.

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50' ft.

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703.549.7784
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ISSUE/REVISIONS	DATE
PJT PLAN SUBMISSION	07/03/23

ROCKSHIRE

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

OPEN AREA AND PUBLIC USE SPACE PLAN

PROFESSIONAL SEAL

STATE OF MARYLAND · JEFFREY BRUCE AMATEAU · No. 20510 · PROFESSIONAL ENGINEER

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.
ENGINEER'S NAME: JEFFREY AMATEAU, P.E.
LICENSE No.: 20510
EXPIRATION DATE: JULY 14, 2024

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VIKA PROJECT: VM1935

DRAWING NO.: EXH-1.0

SHEET NO.

LAYOUT: EXH-1.0, Plotted By: buchhelster

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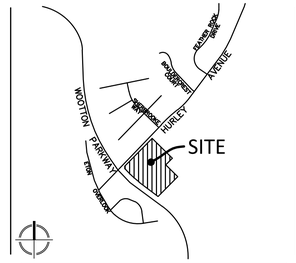

VICINITY MAP
SCALE: 1" = 2000'

Community Planning & Development Services
Received
July 11, 2023

LEGEND

MPDU'S

MPDUs	UNITS	%
Minimum Required	9	15.0%
Proposed	9	15.0%

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50' ft.

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CONTACT: GABRIELA CANAMAR, PLA

ISSUE/REVISIONS	DATE
PJT PLAN SUBMISSION	07/03/23

ROCKSHIRE

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

MPDU EXHIBIT

PROFESSIONAL SEAL

STATE OF MARYLAND · JEFFREY BRUCE AMATEAU · No. 20510 · PROFESSIONAL ENGINEER

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VIKA PROJECT: VM1935
DRAWING NO.: EXH-2.0
SHEET NO.

LAYOUT: EXH-2.0, Plotted By: buchheister
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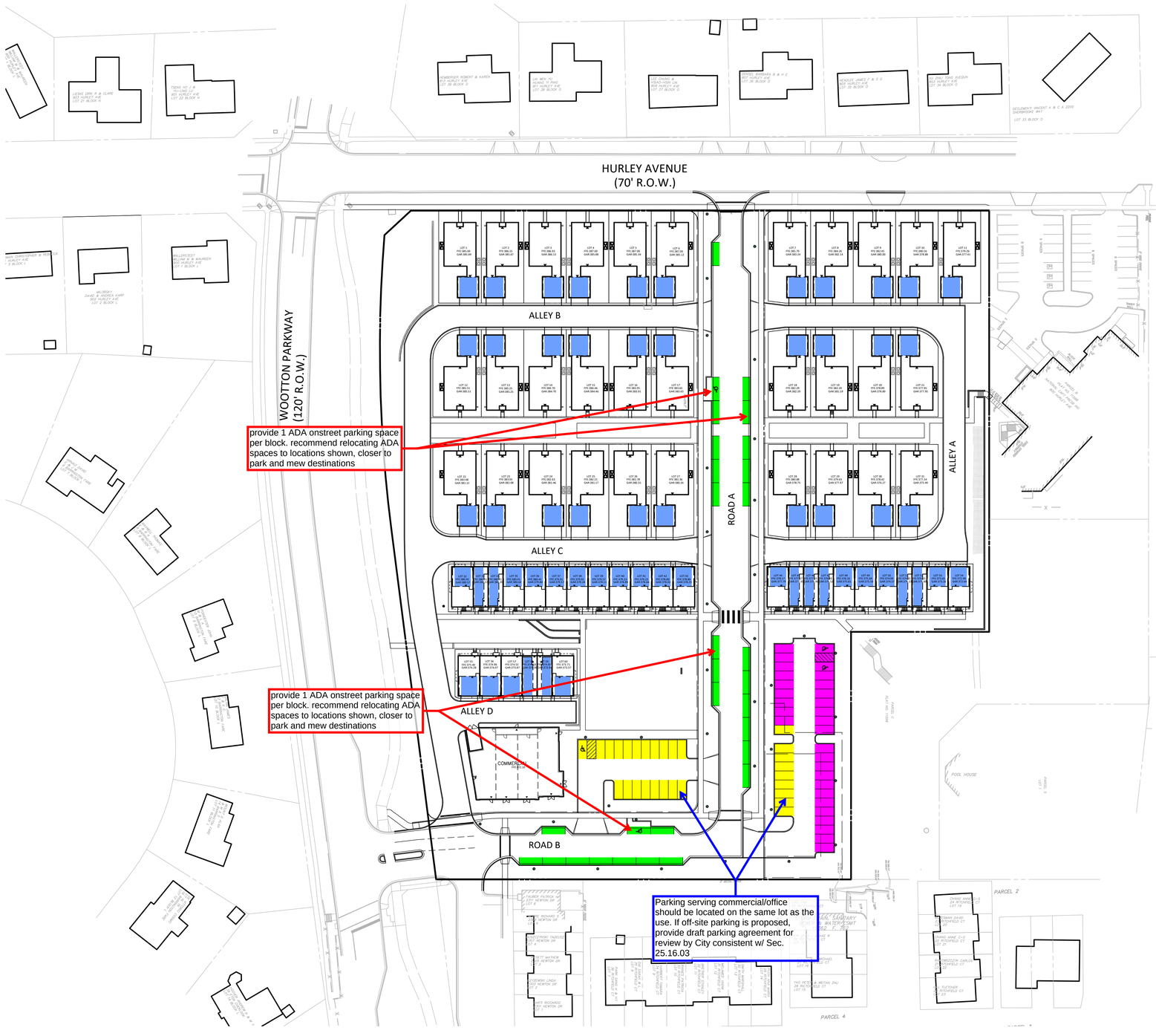

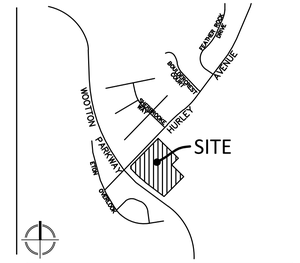

VICINITY MAP
SCALE: 1" = 2000'

Community Planning & Development Services
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July 11, 2023

Parking	*Minimum Required*	*Proposed*
Residential		
Dwelling, Single unit (2 per unit)	62	62
Dwelling, Townhouse (2 per unit)	58	58
Visitor		
On-street	--	30
Surface Lot		
Rockshire Assoc. allocation (see footnote 3)	--	30
Visitor parking ratio (excludes commercia/retail allocation)		1.00 space per unit
Commercial and Office (see footnote 4)		
Permitted and/or conditional use per Sec. 25.13.02	28	28
Total	**148**	**208**

3. Per Rockshire Association License Agreement (L4957 F.697). 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.
4. Minimum parking based on retail sales, trade, or merchandizing parking ration of 1/200 sf GFA.

Accessible Parking	*Minimum Required*	*Proposed*
On-Street Accessible Parking	2	2
Commercial	1	1
Rockshire Association/Visitor Lot	2	2

LEGEND

- PRIVATE GARAGE/DRIVEWAY
  120 SPACES
- ON STREET VISITOR
  30 SPACES INCLUDING 2 ACCESSIBLE SPACES
- ROCKSHIRE ASSOCIATION PARKING/VISITOR PARKING
  30 SPACES INCLUDING 2 ACCESSIBLE SPACES
- COMMERCIAL PARKING
  28 SPACES INCLUDING 1 ACCESSIBLE SPACE

Will spaces be used by Church? Is there an agreement?

Add bicycle parking for commercial/office use to this exhibit

PARKING EXHIBIT

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
(IN FEET)
1 inch = 50' ft.

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ISSUE/REVISIONS	DATE
PJT PLAN SUBMISSION	07/03/23

ROCKSHIRE

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

PROFESSIONAL SEAL

STATE OF MARYLAND · JEFFREY BRUCE AMATEAU · No. 20510 · PROFESSIONAL ENGINEER

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. ENGINEER'S NAME: JEFFREY AMATEAU, P.E. LICENSE No.: 20510 EXPIRATION DATE: JULY 14, 2024

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DATE ISSUED: 07/03/2023
VIKA PROJECT: VM1935
DRAWING NO.: EXH-3.0
SHEET NO.

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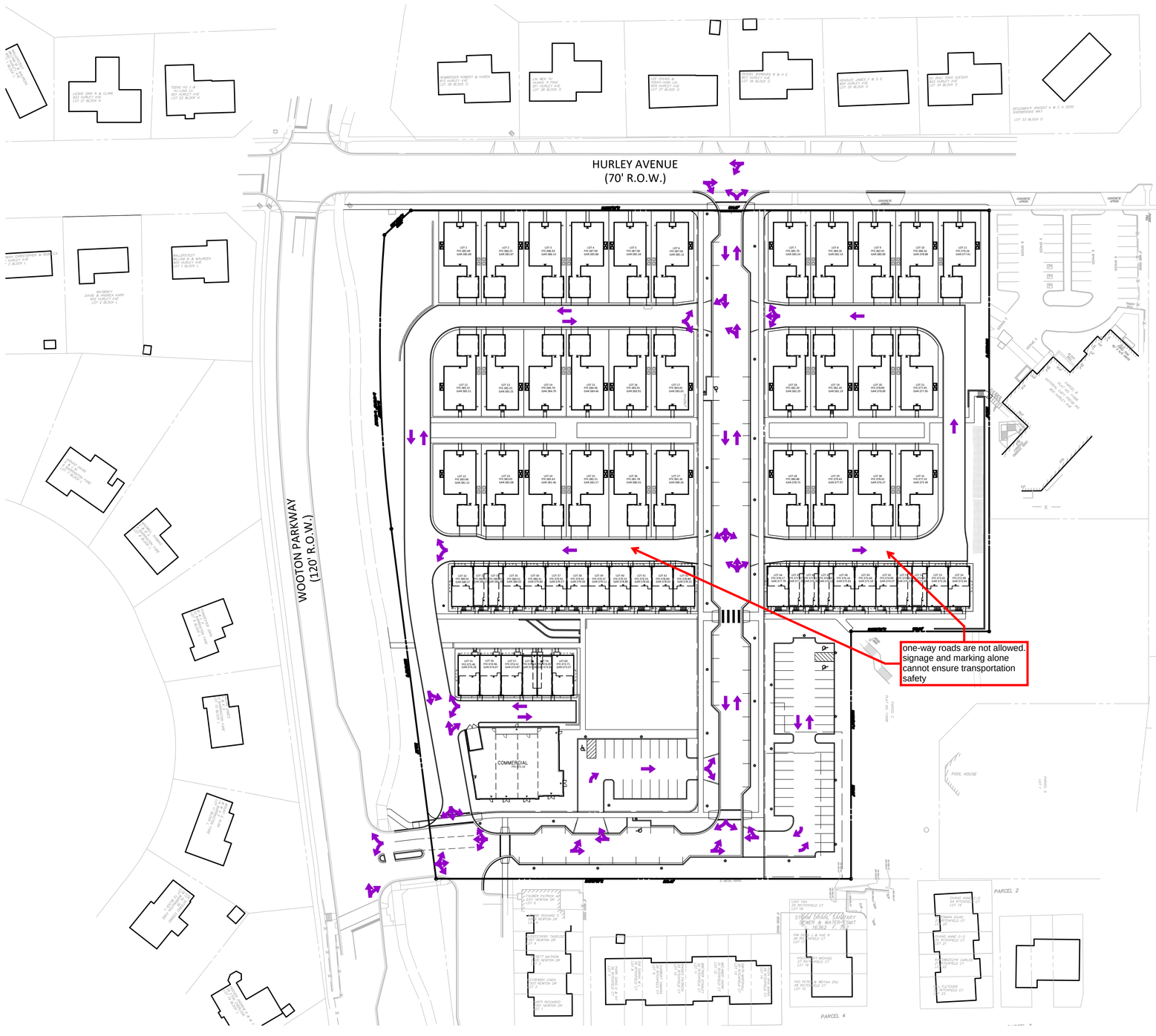

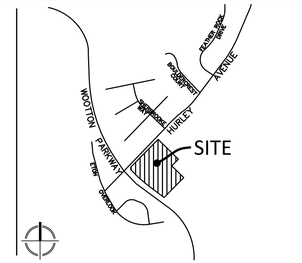

VICINITY MAP
SCALE: 1" = 2000'

Community Planning & Development Services
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July 11, 2023

LEGEND

VEHICULAR CIRCULATION

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50' ft.

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ROCKSHIRE

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

VEHICULAR CIRCULATION EXHIBIT

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DRAWING NO. EXH-4.0

SHEET NO.

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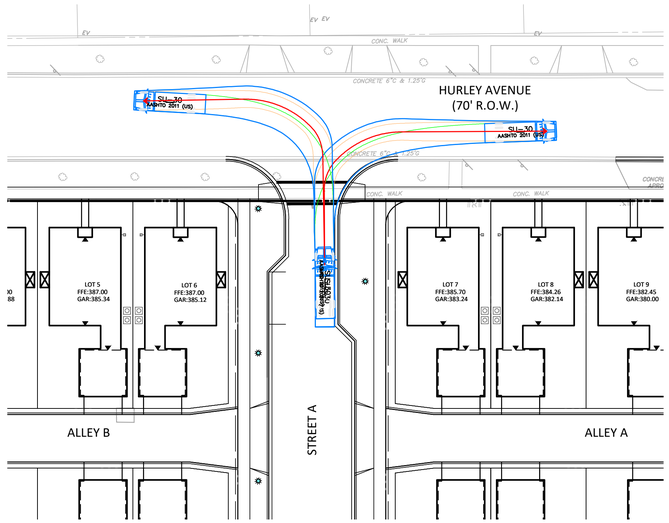

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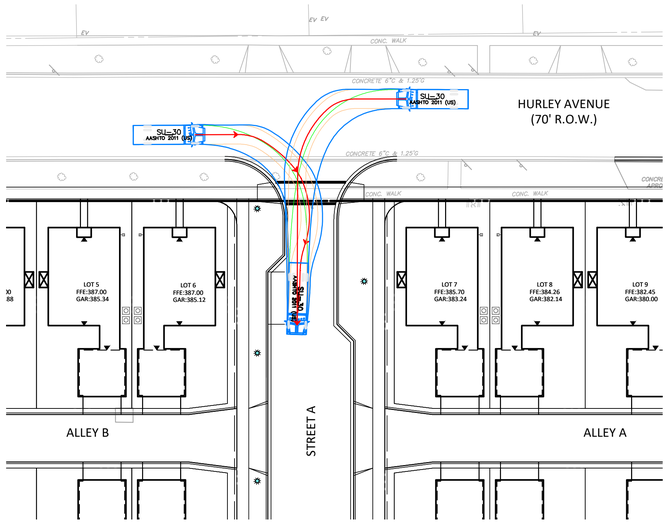

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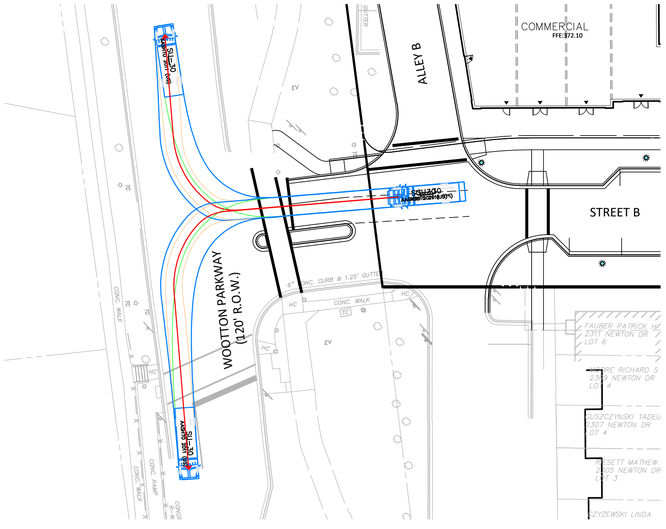

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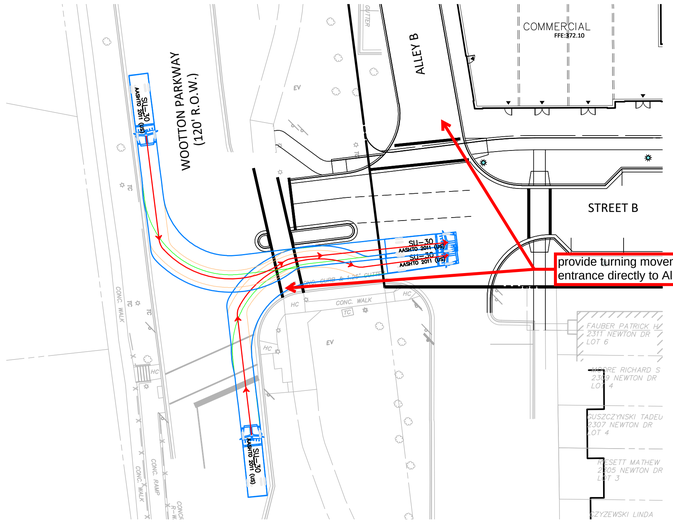
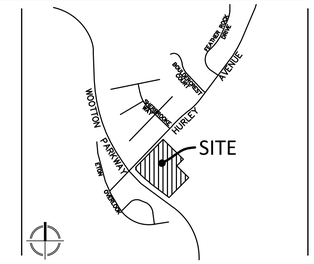


SU-30 IN FOR MAIN ENTRANCE

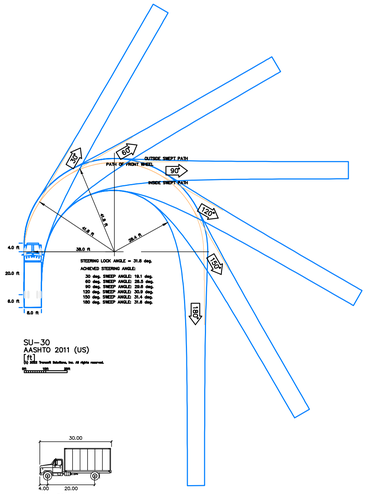
it would be easier to review turning movements for each vehicle type shown collectively on single plan view (rather than separate viewports).

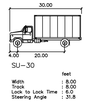
please provide an overall plan view in order to ensure every movement is accounted for



VICINITY MAP
SCALE: 1" = 2000'

Community Planning & Development Services
Received
July 11, 2023





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ISSUE/REVISIONS	DATE
PJT PLAN SUBMISSION	07/03/23

ROCKSHIRE

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

AUTO TURN SU-30

PROFESSIONAL SEAL

STATE OF MARYLAND
JEFFREY BRUCE AMATEAU
No. 20510
PROFESSIONAL ENGINEER

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SHEET NO.:

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
(IN FEET)
1 inch = 30' ft.

LAYOUT: EXH-5.0.1, Plotted By: buchheister
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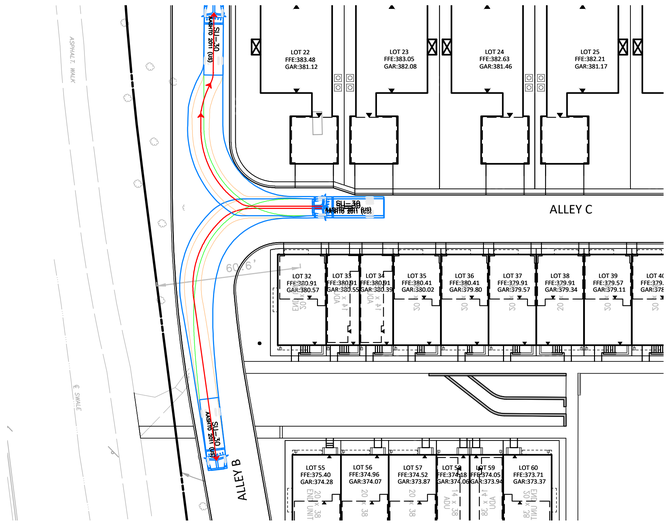

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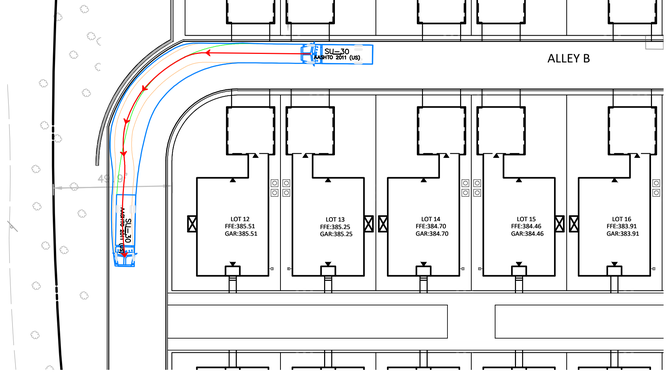

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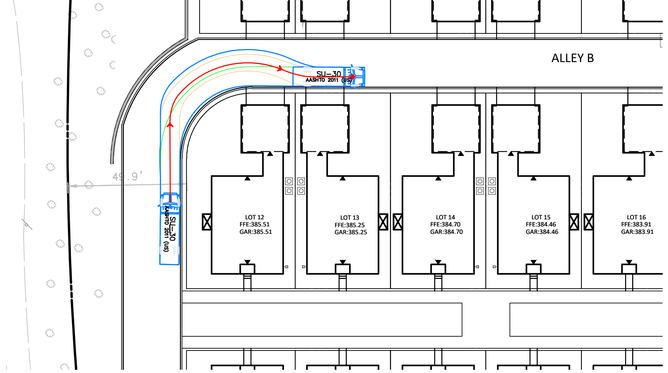
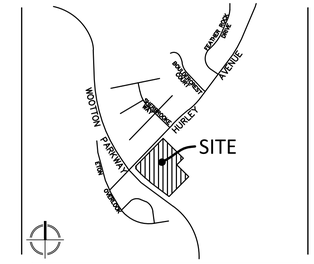
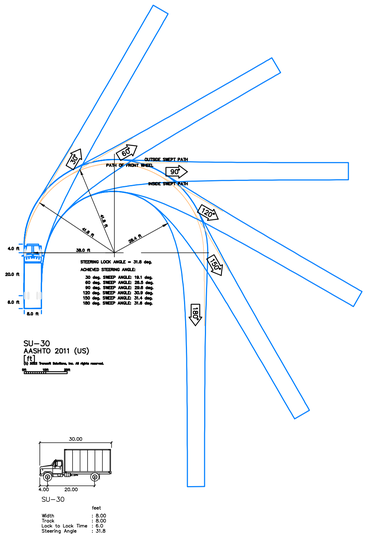


SU-30 RIGHT FOR PERPENDICULAR INTERSECTION (PRIVATE)



VICINITY MAP
SCALE: 1" = 2000'

Community Planning & Development Services
Received
July 11, 2023



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

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VIKA MARYLAND, LLC
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ALEXANDRIA, VA 22314
703.549.7784
CONTACT: GABRIELA CANAMAR, PLA

ISSUE/REVISIONS	DATE
PJT PLAN SUBMISSION	07/03/23

ROCKSHIRE

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

AUTO TURN SU-30

PROFESSIONAL SEAL

STATE OF MARYLAND
JEFFREY BRUCE AMATEAU
No. 20510
PROFESSIONAL ENGINEER

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. ENGINEER'S NAME: JEFFREY AMATEAU, P.E. LICENSE No.: 20510 EXPIRATION DATE: JULY 14, 2024

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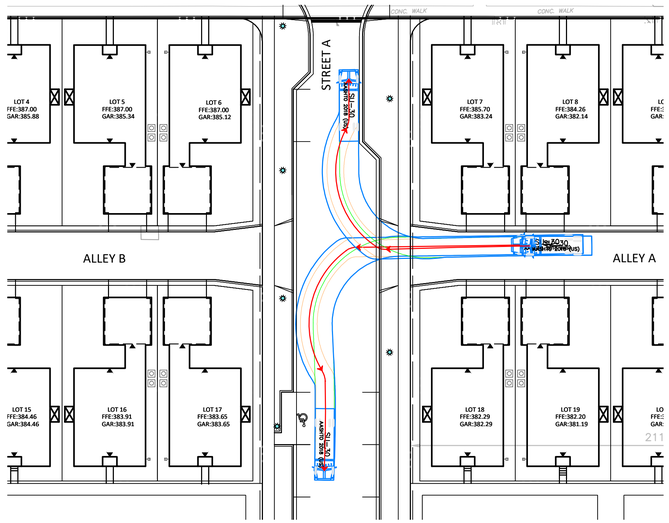
DRAWN BY: GLS
DESIGNED BY: JSL
DATE ISSUED: 07/03/2023

VIKA PROJECT: VM1935
DRAWING NO.: EXH-5.0.2
SHEET NO.:

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
(IN FEET)
1 inch = 30' ft.

LAYOUT: EXH-5.0.2, Plotted By: buchheister

Z:\VDC-BIM\1935\CAD\PRELIMINARY\PLOT SHEETS\1935100_P_AUTO TURN.dwg — Monday, July 3, 2023 6:26:02 PM



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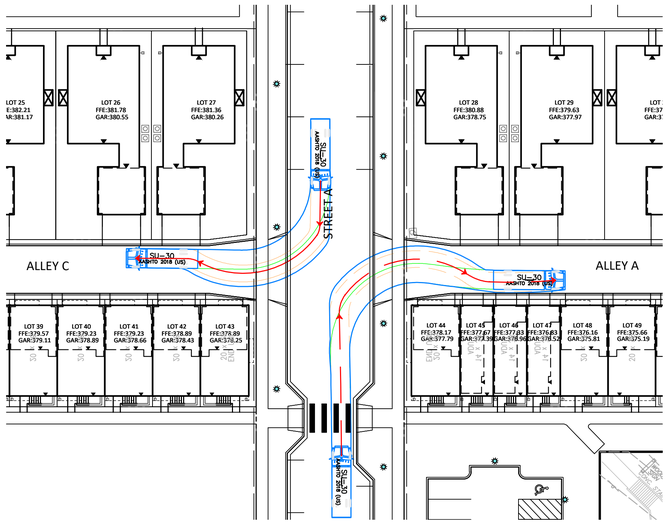

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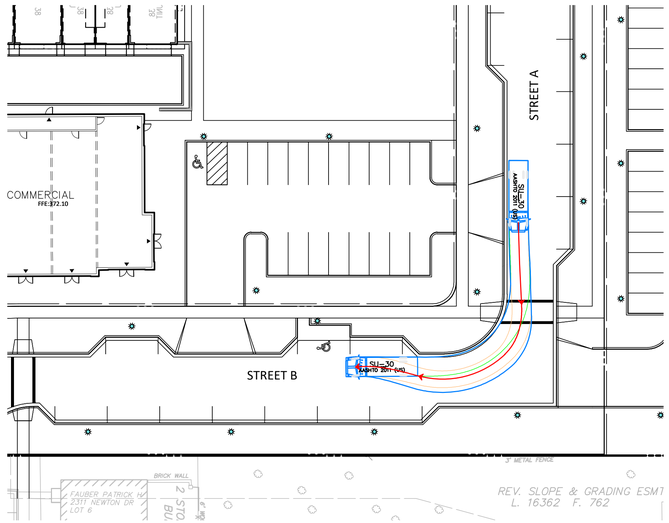

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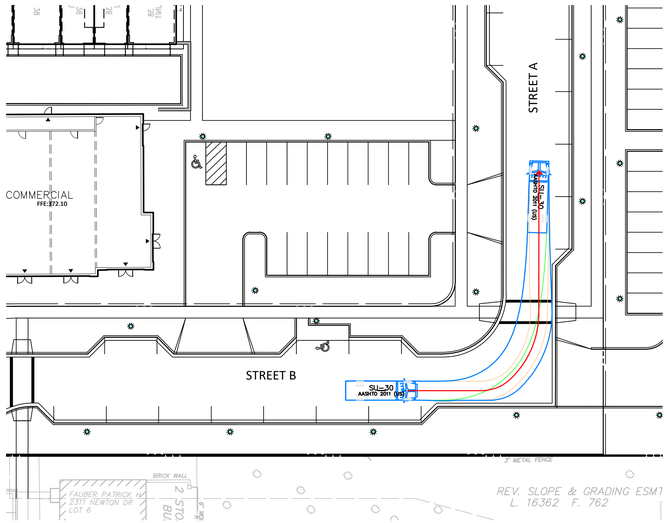

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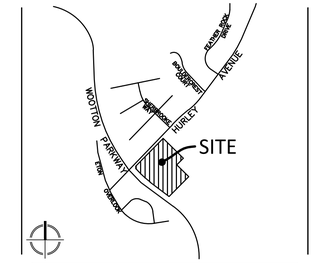
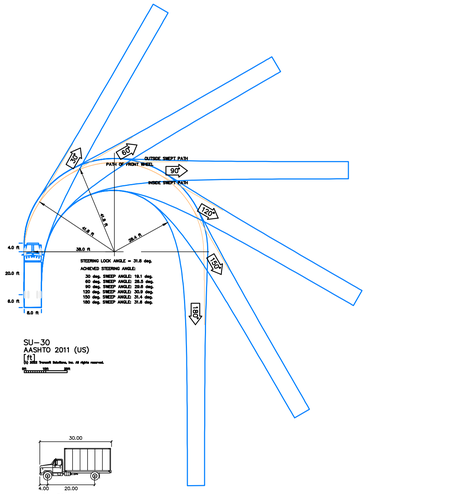


VICINITY MAP
SCALE: 1" = 2000'

Community Planning & Development Services
Received
July 11, 2023



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ISSUE/REVISIONS	DATE
PJT PLAN SUBMISSION	07/03/23

ROCKSHIRE

PARCEL 'A'
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MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 218NW09
TAX MAP: FR62

AUTO TURN SU-30

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ENGINEER'S NAME: JEFFREY AMATEAU, P.E.
LICENSE No.: 20510
EXPIRATION DATE: JULY 14, 2024

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DESIGNED BY: JSL
DATE ISSUED: 07/03/2023

VIKA PROJECT: VM1935

DRAWING NO.: EXH-5.0.3

SHEET NO.

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
(IN FEET)
1 inch = 30' ft.

LAYOUT: EXH-5.0.3, Plotted By: buchheister
Plotted: Jul 7, 2023 8:20:21 PM - Window
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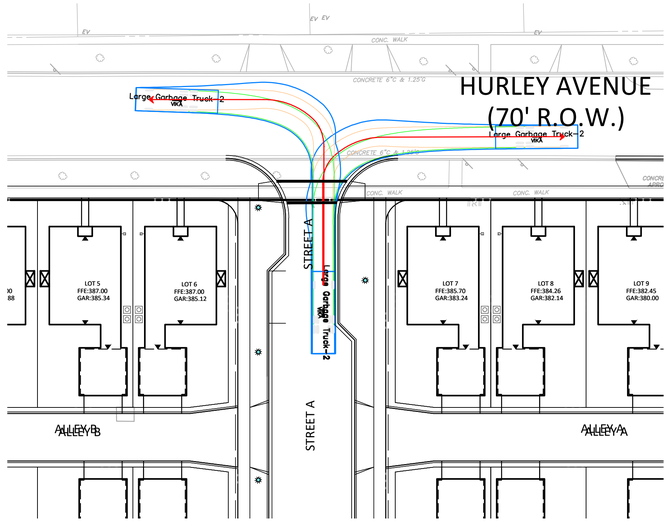
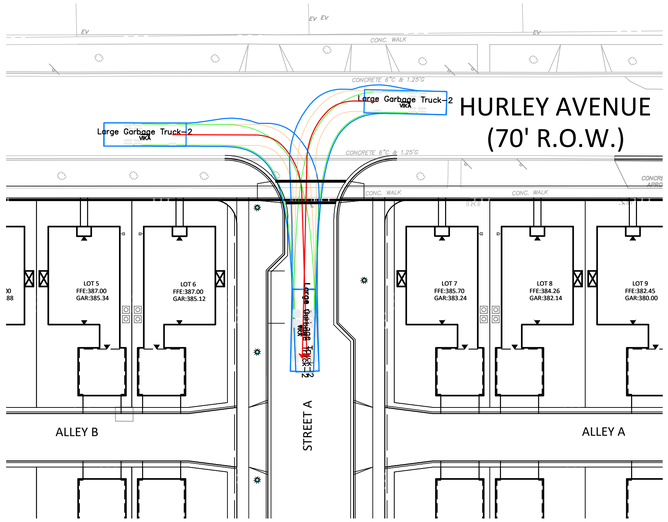
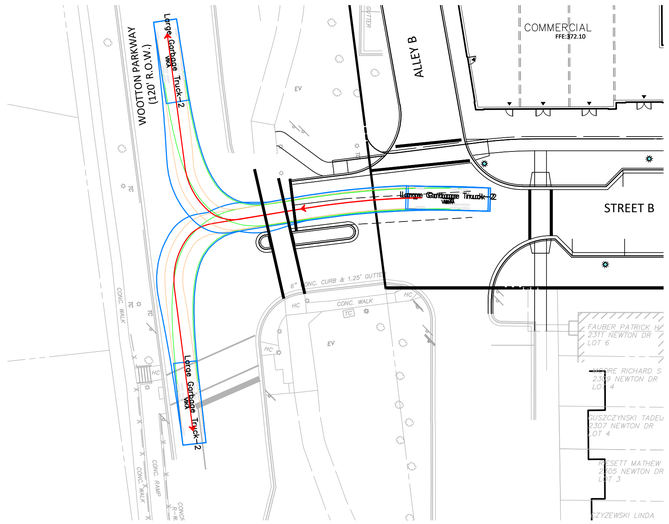


GARBAGE OUT FOR MAIN ENTRANCE



GARBAGE IN FOR MAIN ENTRANCE



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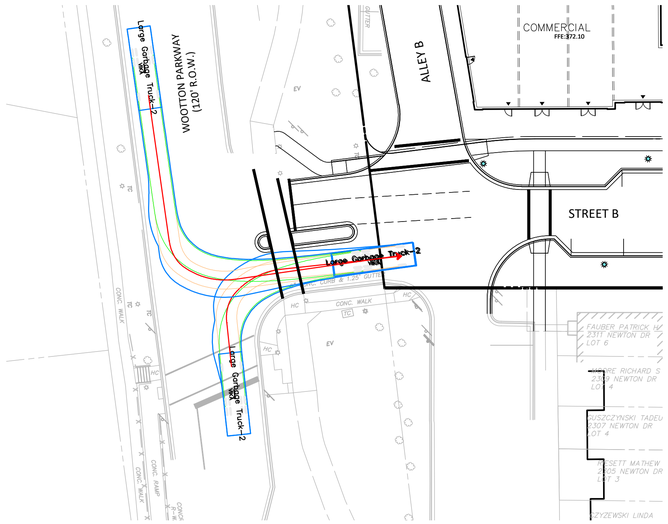
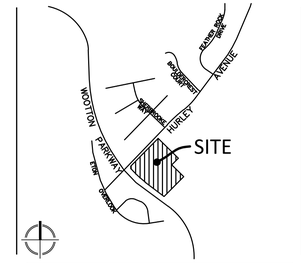
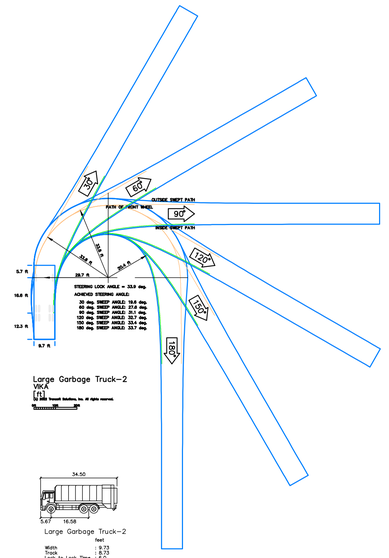


GARBAGE IN FOR MAIN ENTRANCE



VICINITY MAP
SCALE: 1" = 2000'

Community Planning & Development Services
Received
July 11, 2023



GRAPHIC SCALE

30' 0 15' 30' 60' 120'

(IN FEET)
1 inch = 30' ft.

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ISSUE/REVISIONS	DATE
PJT PLAN SUBMISSION	07/03/23

ROCKSHIRE

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

AUTO TURN GARBAGE

PROFESSIONAL SEAL

STATE OF MARYLAND
JEFFREY BRUCE AMATEAU
No. 20510
PROFESSIONAL ENGINEER

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ENGINEER'S NAME: JEFFREY AMATEAU, P.E.
LICENSE No.: 20510
EXPIRATION DATE: JULY 14, 2024

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DRAWN BY: GLS
DESIGNED BY: JSL
DATE ISSUED: 07/03/2023

VIKA PROJECT: VM1935
DRAWING NO.: EXH-5.1.1
SHEET NO.

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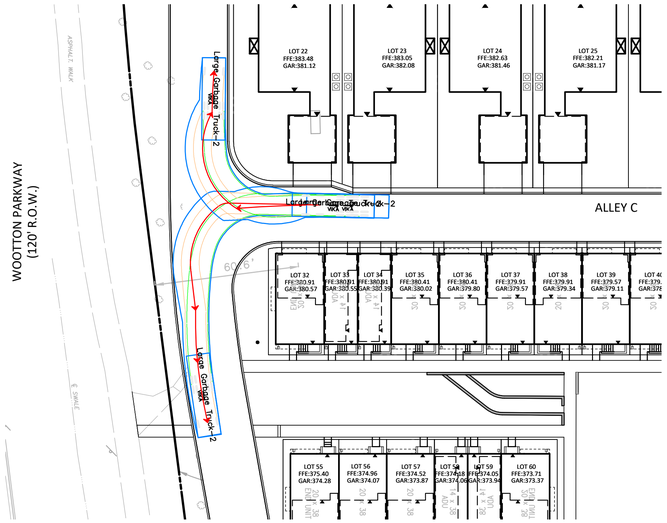
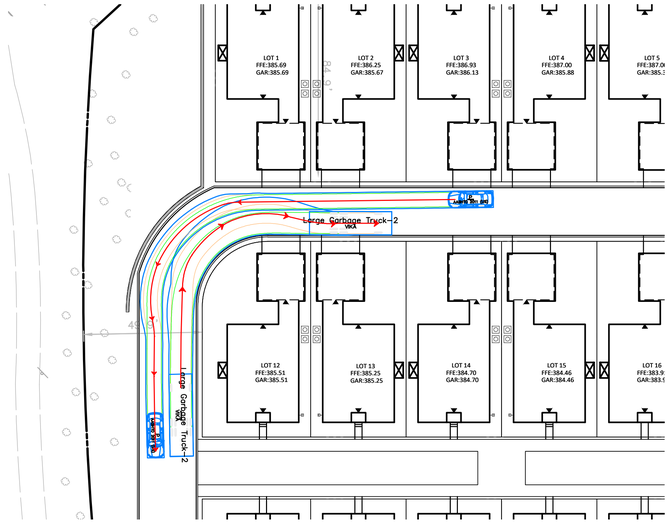
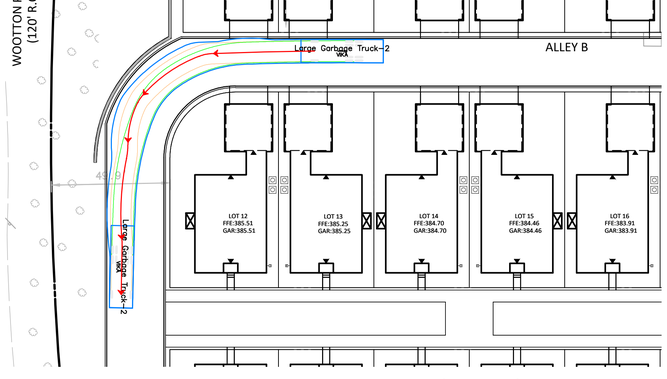


GARBAGE OUT FOR ANGLED INTERSECTION (PRIVATE)

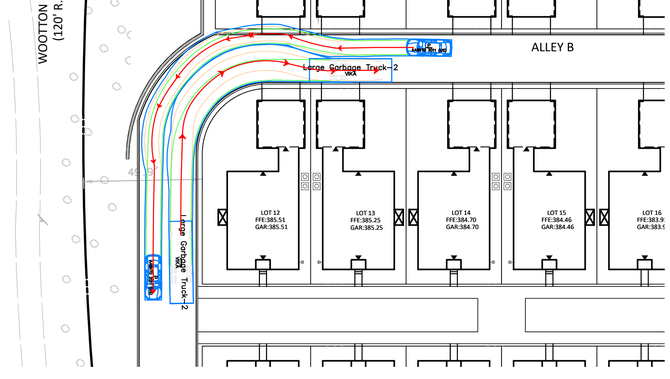


GARBAGE RIGHT FOR PERPENDICULAR INTERSECTION (PRIVATE)

TURN MOVEMENT VEHICLE PATHS OVERLAP. DRIVERS OF BOTH VEHICLES WOULD NEED TO YIELD.

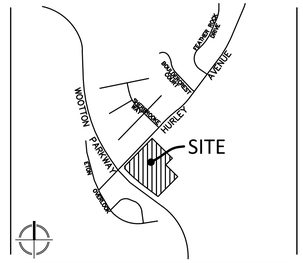


GARBAGE LEFT FOR PERPENDICULAR INTERSECTION (PRIVATE)



GARBAGE RIGHT FOR PERPENDICULAR INTERSECTION (PRIVATE)

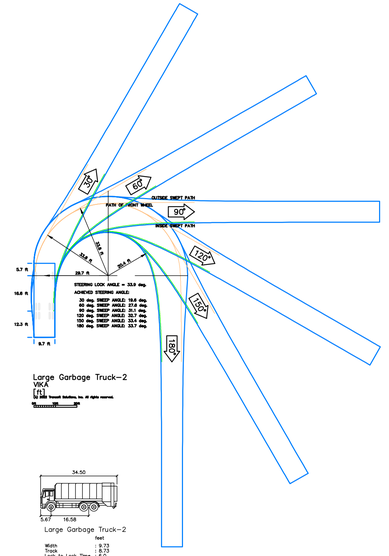
VIEW SHOWING THE VEHICLE PATHS NEEDED TO ELIMINATE PATH OVERLAP.

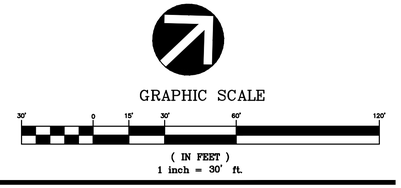


VICINITY MAP

SCALE: 1" = 2000'

Community Planning & Development Services
Received
July 11, 2023





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ISSUE/REVISIONS	DATE
PJT PLAN SUBMISSION	07/03/23

ROCKSHIRE

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

AUTO TURN GARBAGE

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DESIGNED BY: JSL
DATE ISSUED: 07/03/2023
VIKA PROJECT: VM1935
DRAWING NO.: EXH-5.1.2
SHEET NO.

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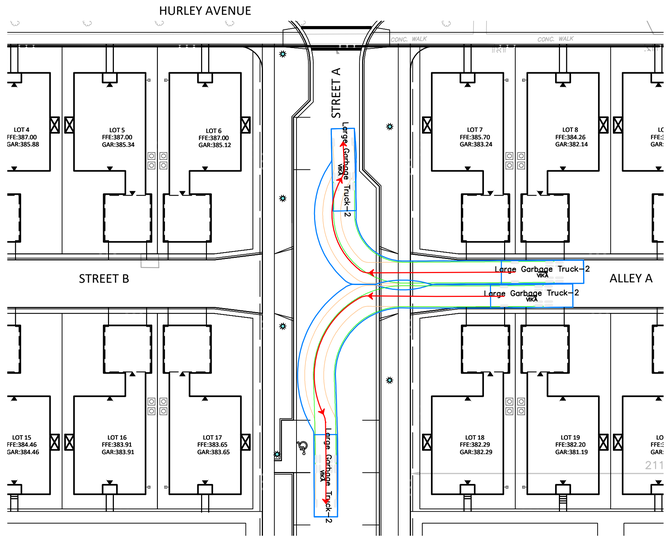
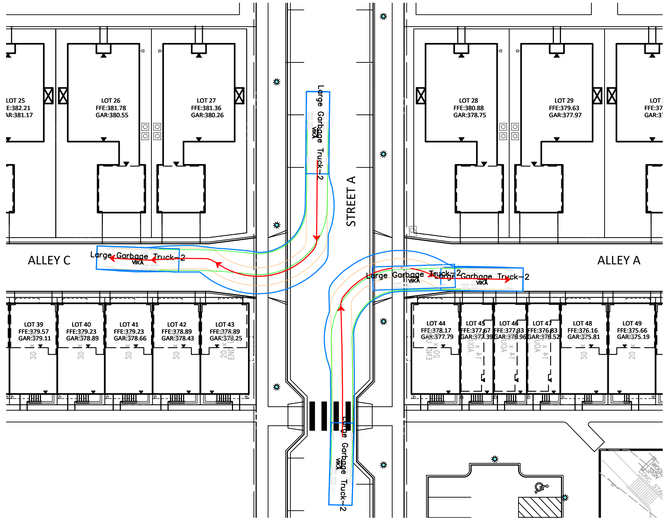


GARBAGE OUT FOR PERPENDICULAR ALLEY INTERSECTION (PRIVATE)



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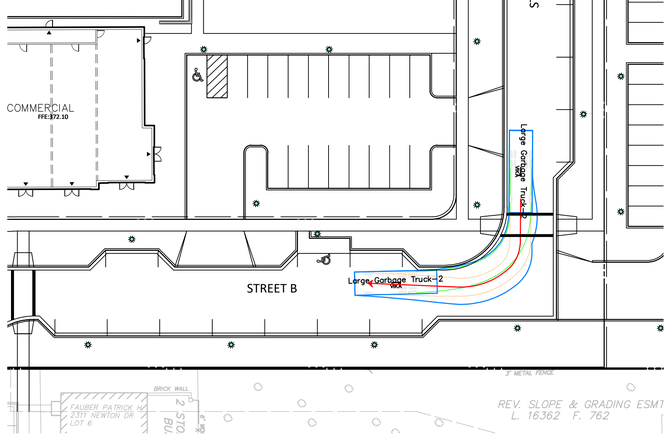
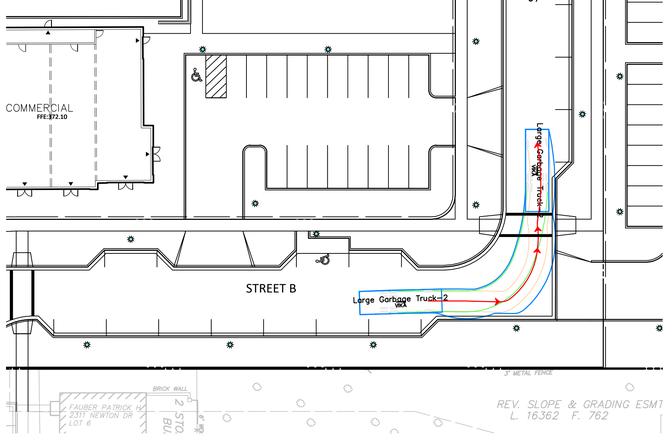
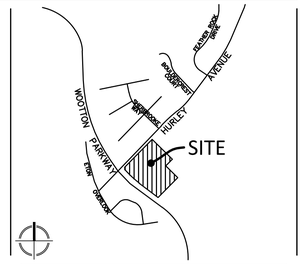


GARBAGE RIGHT FOR PERPENDICULAR INTERSECTION (PUBLIC)



GARBAGE LEFT FOR PERPENDICULAR INTERSECTION (PUBLIC)



VICINITY MAP
SCALE: 1" = 2000'

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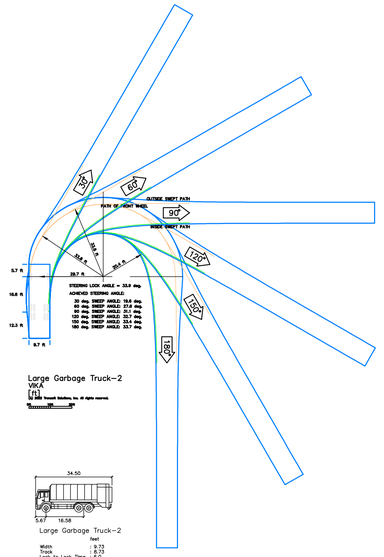
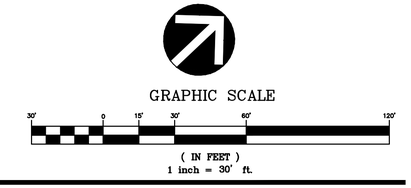
July 11, 2023





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AUTO TURN GARBAGE

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. ENGINEER'S NAME: JEFFREY AMATEAU, P.E. LICENSE No.: 20510 EXPIRATION DATE: JULY 14, 2024

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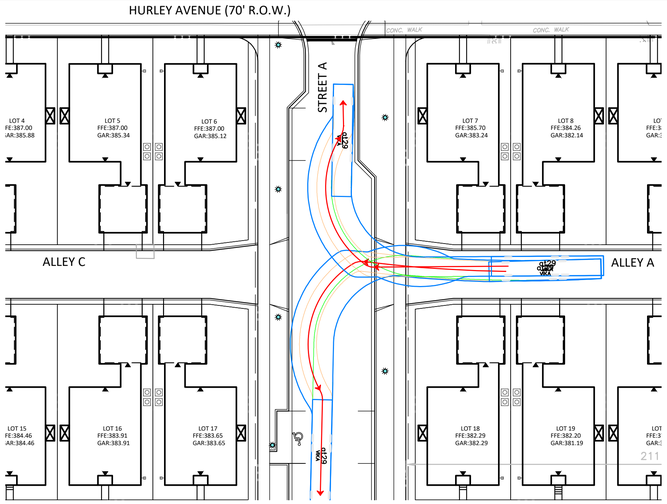
DRAWN BY: GLS
DESIGNED BY: JSL
DATE ISSUED: 07/03/2023

VIKA PROJECT: VM1935

DRAWING NO.: EXH-5.1.3

SHEET NO.

Z:\000-PROJECTS\19350-19359\19350_P_AUTO TURN\Dwg – Monday, July 3, 2023 6:27:12 PM



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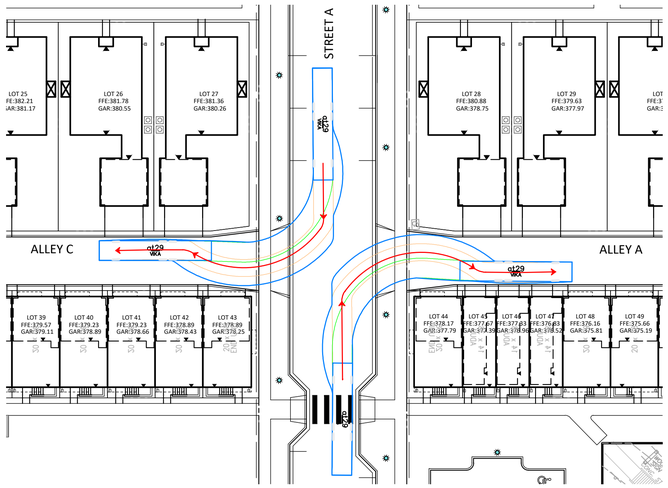

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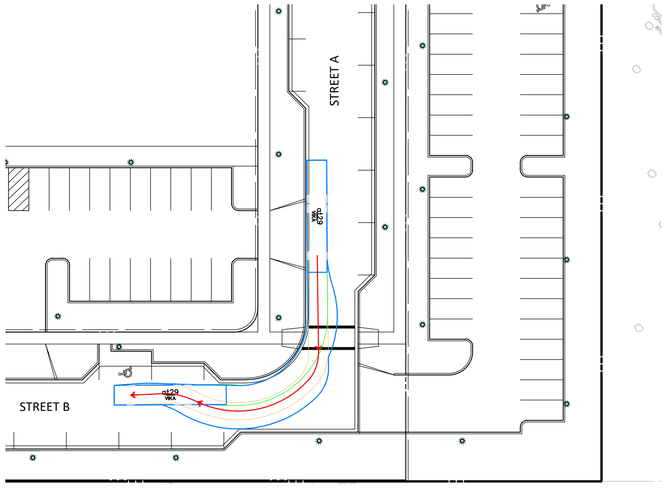

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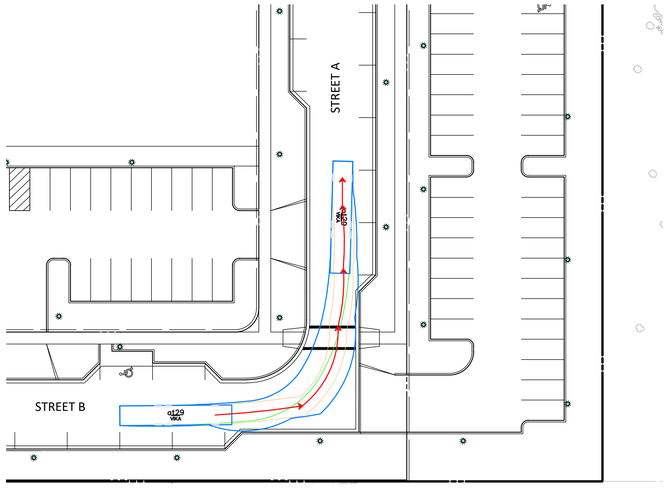

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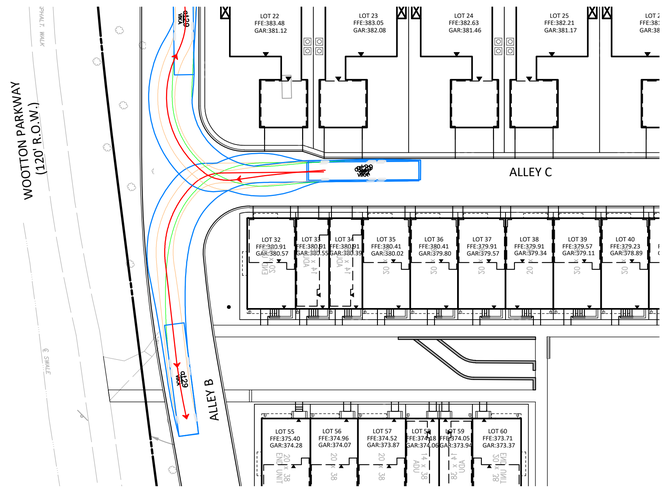

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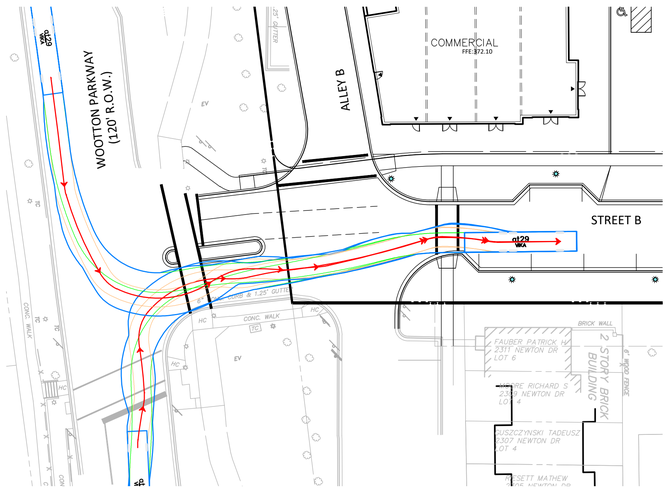
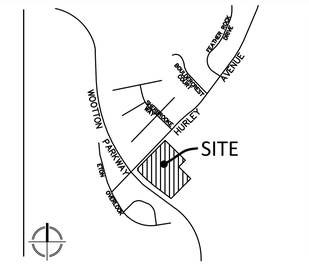
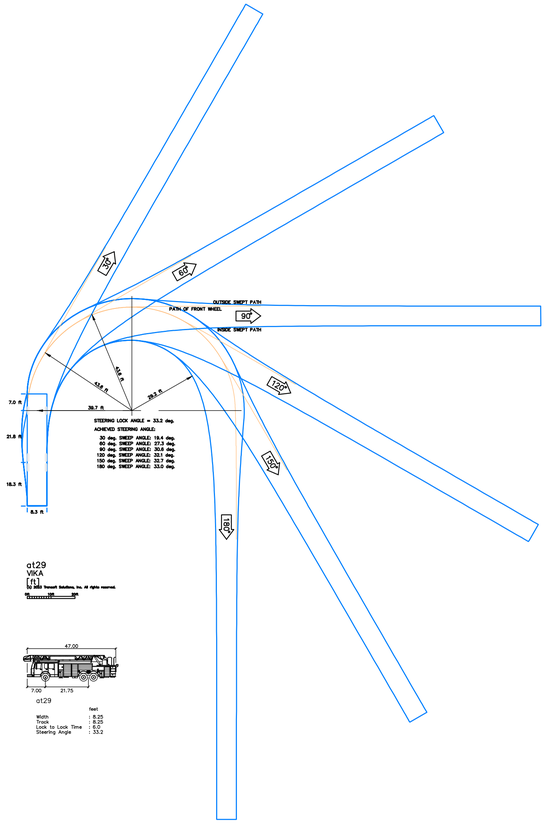


FIRE IN FOR MAIN ENTRANCE



VICINITY MAP
SCALE: 1" = 2000'

Community Planning & Development Services
Received
July 11, 2023



GRAPHIC SCALE
30' 0 15' 30' 60' 120'
(IN FEET)
1 inch = 30' ft.

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

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

LANDSCAPE ARCHITECT
LAND DESIGN, INC
200 SOUTH PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
CONTACT: GABRIELA CANAMAR, PLA

ISSUE/REVISIONS	DATE
PJT PLAN SUBMISSION	07/03/23

ROCKSHIRE

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

AUTO TURN FIRE

PROFESSIONAL SEAL

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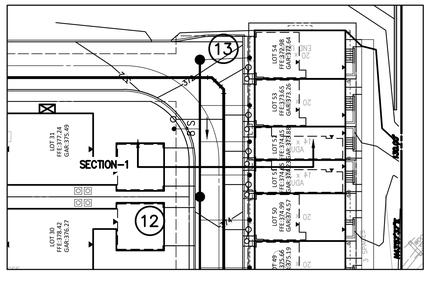
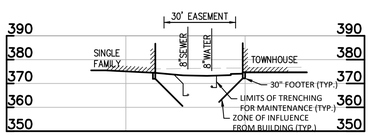
DRAWN BY: GLS
DESIGNED BY: JSL
DATE ISSUED: 07/03/2023

VIKA PROJECT: VM1935
DRAWING NO.: EXH-5.3.1
SHEET NO.

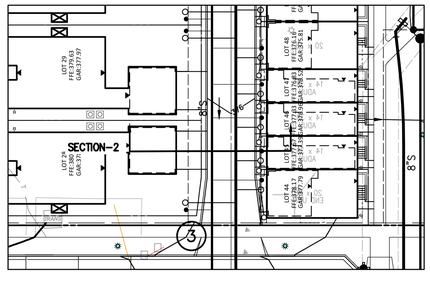
Z:\2000-999\1935\CAD\PRELIMINARY\PLOT SHEETS\1935000_F_AUTO TURN.dwg — Monday, July 3, 2023 6:27:30 PM

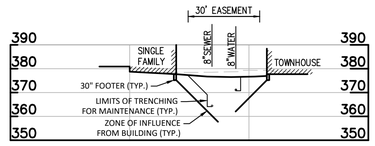




XSECTION-1

HORIZ. 1"=100'
VERT. 1"=100'





XSECTION-2

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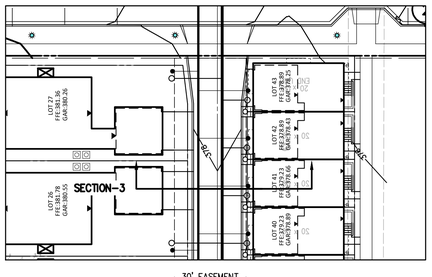
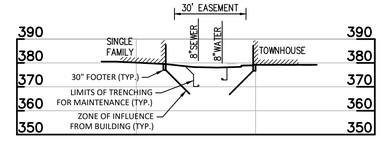
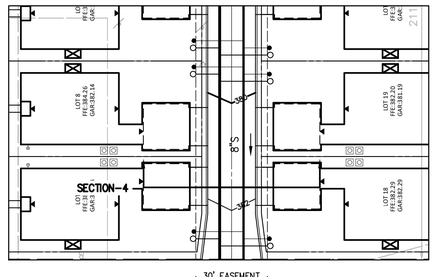
VERT. 1"=100'

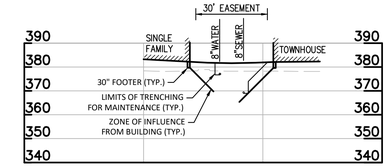




XSECTION-3

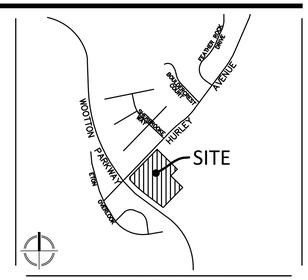
HORIZ. 1"=100'
VERT. 1"=100'





XSECTION-4

HORIZ. 1"=100'
VERT. 1"=100'



VICINITY MAP

SCALE: 1" = 2000'

Community Planning & Development Services
Received
July 11, 2023

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
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ALEXANDRIA, VA 22314
703.549.7784
CONTACT: GABRIELA CANAMAR, PLA

ISSUE/REVISIONS	DATE
PJT PLAN SUBMISSION	07/03/23

ROCKSHIRE

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

WATER AND SEWER ZONE OF INFLUENCE DIAGRAM - CROSS SECTIONS

PROFESSIONAL SEAL

STATE OF MARYLAND
JEFFREY BRUCE AMATEAU
No. 20510
PROFESSIONAL ENGINEER

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. ENGINEER'S NAME: JEFFREY AMATEAU, P.E.
LICENSE No.: 20510
EXPIRATION DATE: JULY 14, 2024

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DRAWN BY: GLS
DESIGNED BY: JSL
DATE ISSUED: 07/03/2023

VIKA PROJECT VM1935

DRAWING NO. EXH-6.0

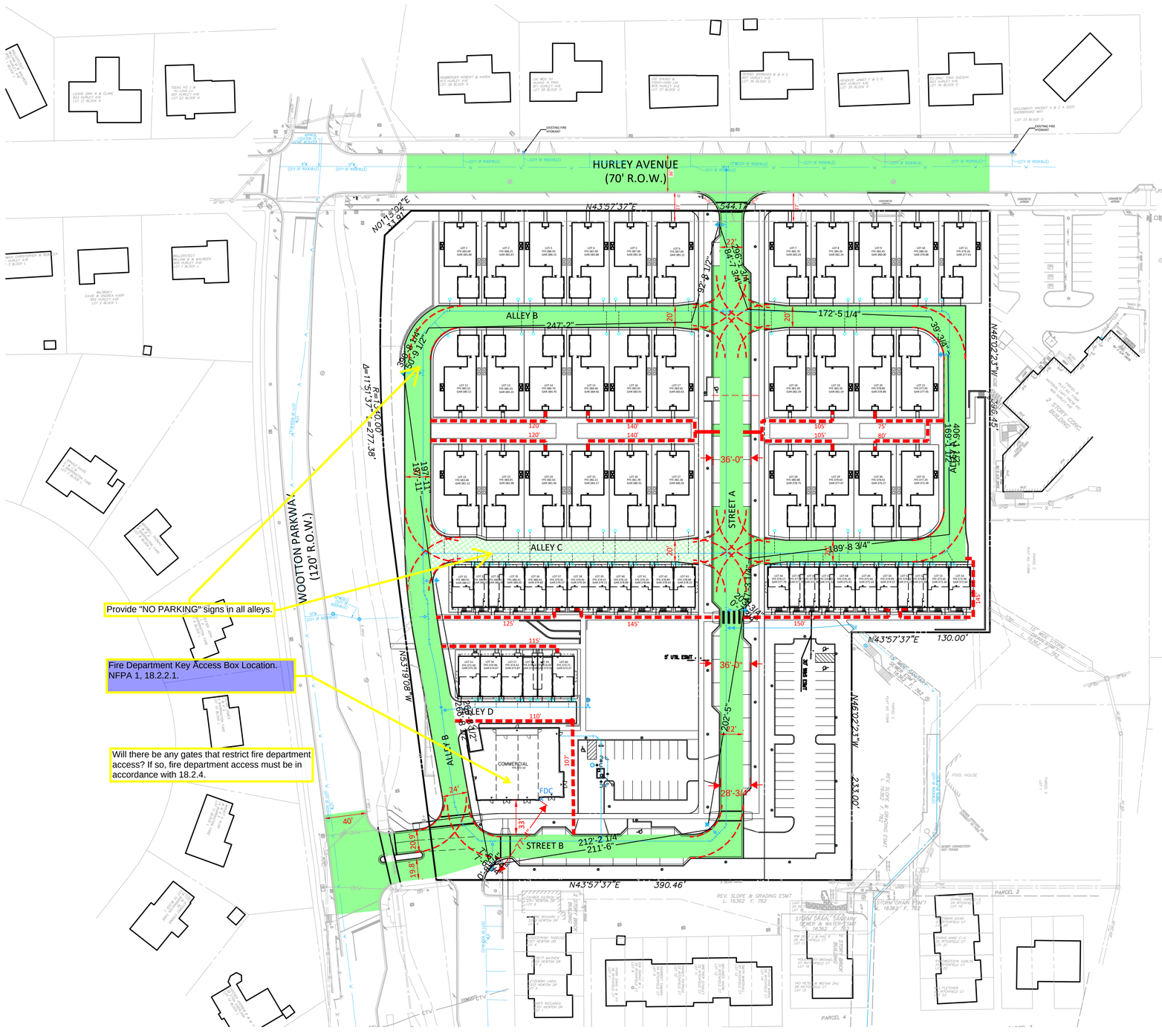
SHEET NO.

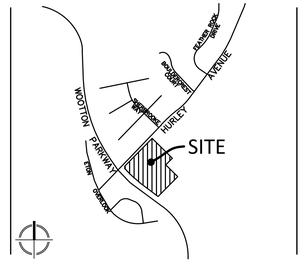
"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

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: CROSS SECTIONS, Plotted By: buchheister

Z:\1000-9999\1935\VDATA\PLOTS\VM1935_PRELIMPLAN.dwg + Monday, July 3, 2023 6:13:59 PM



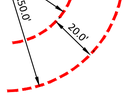


VICINITY MAP
SCALE: 1" = 2000'

Community Planning & Development Services
Received
July 11, 2023

LEGEND

- WATER LINE AND FITTING
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- BUILDING ENTRY
- FIRE ACCESS PATH
- ACCOMMODATES TURNING MOVEMENTS, BUT NOT REQUIRED AS FIRE ACCESS PATH
- FIRE ACCESS FOOT PATH
- TYPICAL TURNING TEMPLATE



GRAPHIC SCALE

50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50' ft.

"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
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ISSUE/REVISIONS	DATE
PJT PLAN SUBMISSION	07/03/23

ROCKSHIRE

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

PROJECT SITE PLAN - FIRE DEPARTMENT ACCESS

PROFESSIONAL SEAL

STATE OF MARYLAND — JEFFREY BRUCE AMATEAU — No. 20510 — PROFESSIONAL ENGINEER

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.
ENGINEER'S NAME: JEFFREY AMATEAU, P.E.
LICENSE No.: 20510
EXPIRATION DATE: JULY 14, 2024

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DRAWN BY: GLS
DESIGNED BY: JSL
DATE ISSUED: 07/03/2023
VIKA PROJECT: VM1935
DRAWING NO.: FDA-1
SHEET NO.

Applicant may include proposed connection with their PJT second resubmittal.

HURLEY AVENUE
PLAT NO. 9058
70' WIDE

5'-0"

POSSIBLE CURB OR NON-STRUCTURAL LOW WALL (EXTENTS TO BE DETERMINED)

5.00'

1.00'

5.00'

1.00'

Submit letter of permission for off-site work

recommend cutting structure to grade, if feasible

COMMERCIAL

POOL HOUSE

0 25' 50' 100'

SCALE: 1" = 50'

Z:\1000-9999\1935\CADD\EXHIBITS\OFFICIAL\1935100_SIDEWALK PROPOS...dwg, Thursday, August 10, 2023 9:27:39 AM

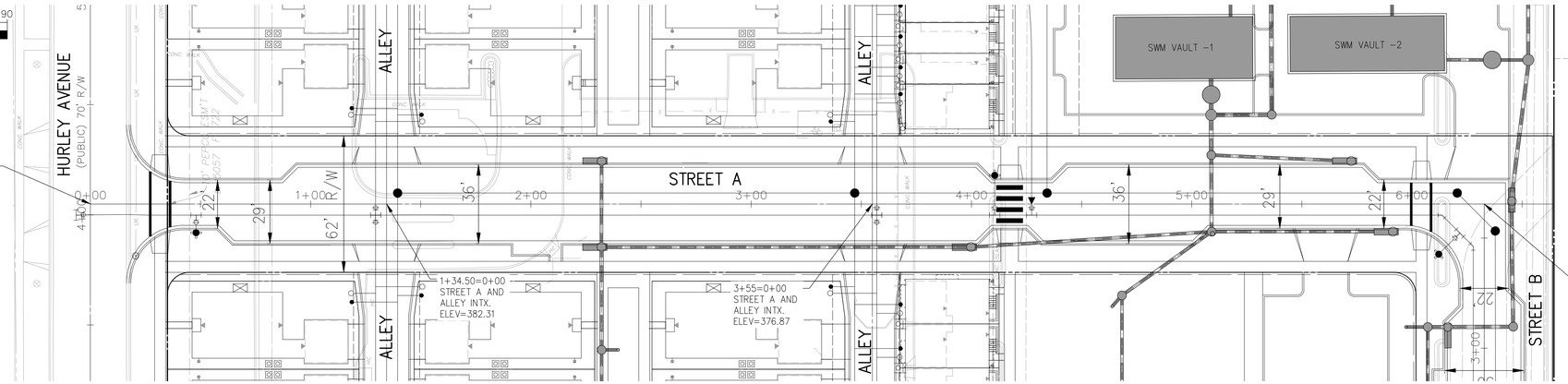
LAYOUT: Sidewalk Proposal Plotted By: hubbsjster

HORZ. DATUM = NAD 83/91
VERT. DATUM = NGVD 1929

NGVD 88

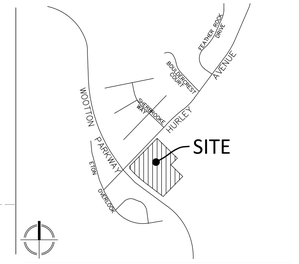
30 15 0 30 60 90

SCALE: 1"=30'



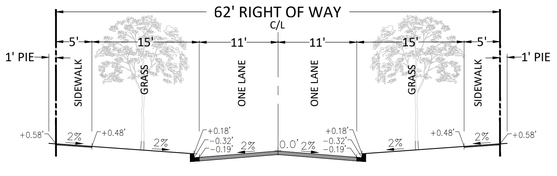
PLAN VIEW

SCALE: 1"=30'



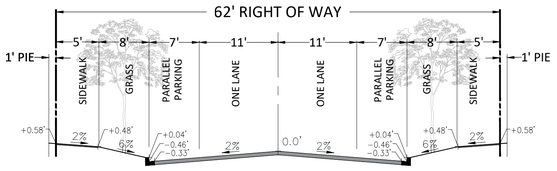
VICINITY MAP

SCALE: 1" = 2000'

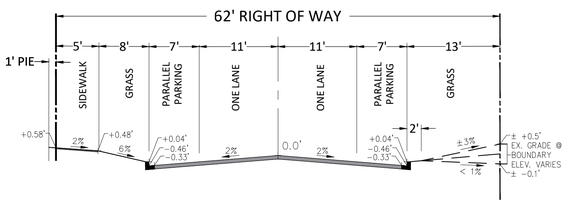


SECONDARY RESIDENTIAL ROAD
WITHOUT PARKING
N.T.S.

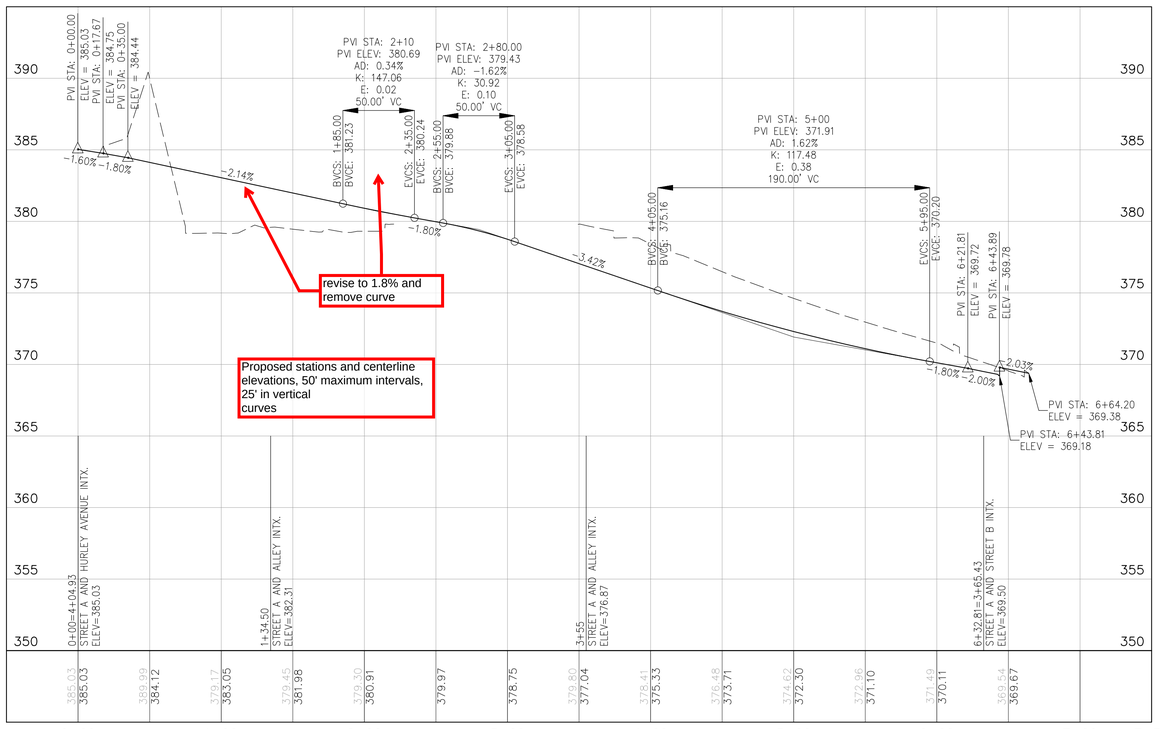
Typical street section with station limits and centerline corrections



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



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



STREET A2 PROFILE

SCALE: HORIZ: 1"=50' – VERT: 1"=5'

LEGEND:

EXISTING GROUND @ C/L	— — — — — —
PROPOSED GRADE LINE (PGL)	2.00%
POINT OF VERTICAL INTERSECTION (PVI)	△
DRAINAGE ARROWS	
R/W+30' (RIGHT)	— — — — — —
R/W (RIGHT)	— — — — — —
R/W (LEFT)	- - - - - -
R/W+30' (LEFT)	— — — — — —
EXISTING ELEVATION @ C/L	(373.0)
PROPOSED ELEVATION @ C/L	371.89

DESIGN SPEED NOTE:

DESIGN SPEED = 25MPH
K VALUE = 26 SAG VERTICAL CURVES
K VALUE = 12 CREST VERTICAL CURVES

ROAD CLASSIFICATION:
SECONDARY RESIDENTIAL

HORIZONTAL ALIGNMENT:
MIN. CENTERLINE RADIUS = 100'

150'

CERTIFICATION:

I HEREBY CERTIFY THAT:

1. THE INFORMATION SHOWN HEREIN HAS BEEN COMPILED FROM FIELD SURVEYS, UTILIZING ACCEPTABLE CITY DATUM REQUIREMENTS.
2. THERE IS EXISTING PAVING, SEWER, AND WATER IN THE EXISTING RIGHT OF WAY OF FREDERICK ROAD AND PLEASANT DRIVE.
3. A PORTION OF THE PROPOSED RIGHT OF WAY LIES WITHIN, CROSSES OR CONNECTS WITH AN EXISTING OR PROPOSED STATE ROAD.
4. THE DESIGN, EXCEPT AS NOTED, CONFORMS TO THE ROCKVILLE CITY CODE.

SIGNATURE _____ DATE _____

JEFFREY AMATEAU, P.E.
PRINTED NAME
TITLE: PROJECT MANAGER

"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"

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Plans must be on 24" x 36" sheets and must utilize the standard City base sheet.

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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.

LANDSCAPE ARCHITECT
LAND DESIGN, INC
200 SOUTH PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
CONTACT: GABRIELA CANAMAR, PLA

Community Planning & Development Services
Received
July 11, 2023

ISSUE/REVISIONS	DATE
PJT PLAN SUBMISSION	07/03/23

ROCKSHIRE

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

GRADE ESTABLISHMENT PLAN

STREET A

STA: 0+16.78 to
STA: 6+64.20

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. 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 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.

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DRAWN BY: GLS
DESIGNED BY: JSL
DATE ISSUED: 07/03/2023

VIKA PROJECT: VM1935

DRAWING NO.: GEP-1

SHEET NO.

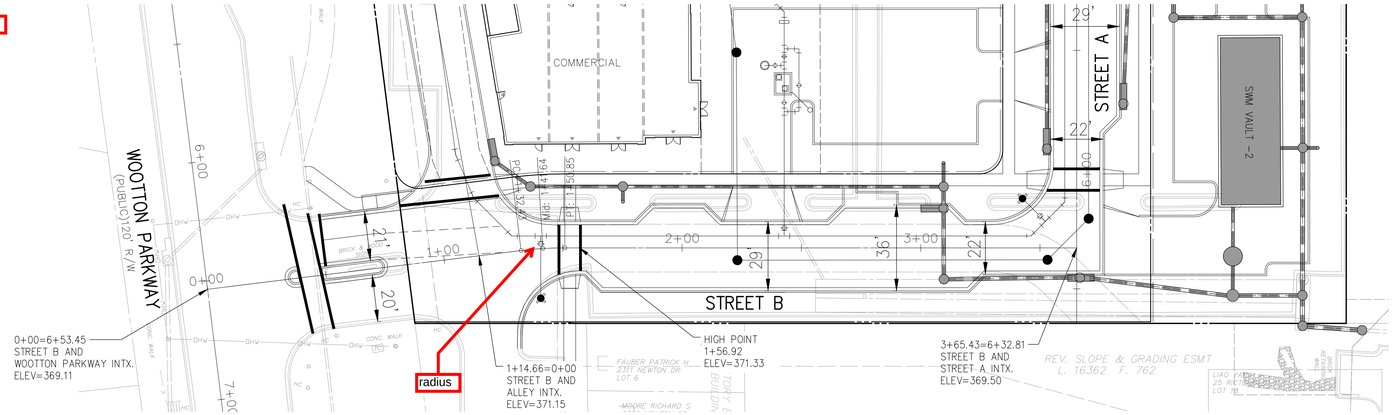
Z:\1000-1999\1935\CAD\PRELIMINARY\PLOT SHEETS\1935100_P...GEP.dwg – Monday, July 3, 2023 6:52:26 PM

LAYOUT: GEP-1, Plotted By: buchheister

HORZ. DATUM = NAD 83/91
VERT. DATUM = NGVD 1929 — NGVD 88

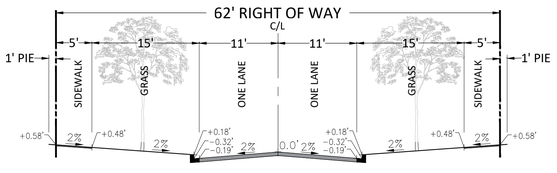
30 15 0 30 60 90

SCALE: 1"=30'



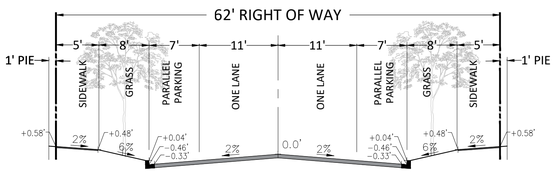
PLAN VIEW

SCALE: 1"=30'



SECONDARY RESIDENTIAL ROAD
WITHOUT PARKING
N.T.S.

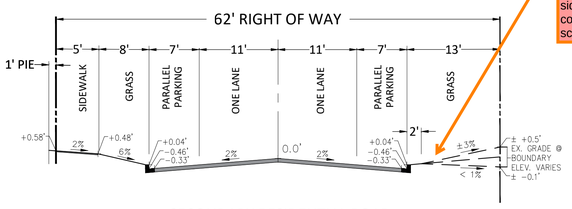
Typical street section with station limits and centerline corrections



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

Add 5 foot wide sidewalk per standard detail 45A. this section will then match middle section.

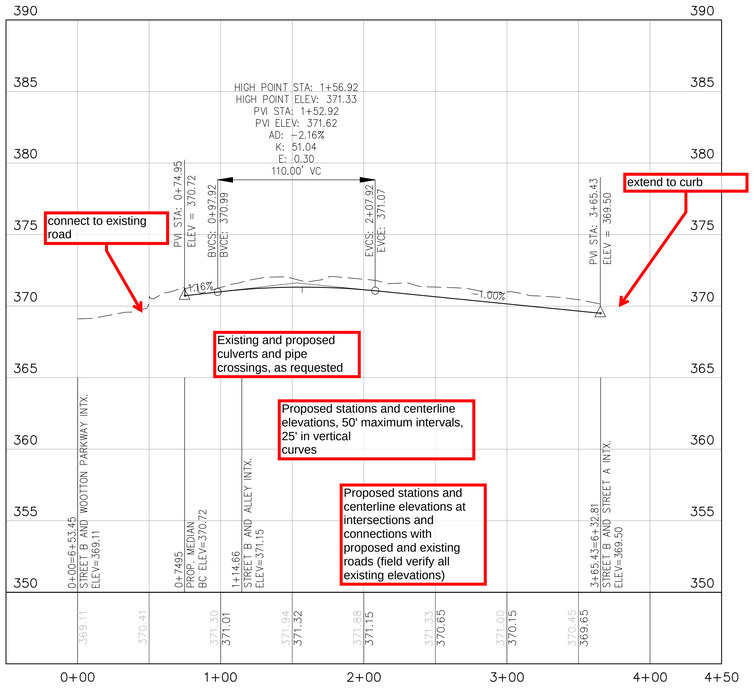
comment response didn't provide engineering justification. City will not build new roads without sidewalks on both sides. sidewalk improves connection redundancy for pedestrians and school children.



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

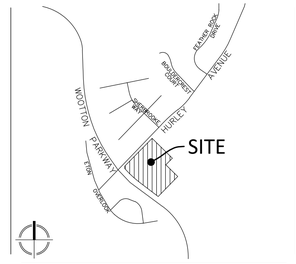
"FOR LOCATION OF UTILITIES CALL
8-1-1 or 1-800-257-7777 OR LOG ON TO
www.call811.com or http://www.missutility.net
48 HOURS IN ADVANCE OF ANY
WORK IN THIS VICINITY"

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.



STREET B PROFILE

SCALE: HORIZ: 1"=50' – VERT: 1"=5'



VICINITY MAP

SCALE: 1" = 2000'

Community Planning & Development Services
Received
July 11, 2023

LEGEND:

- EXISTING GROUND @ C/L
- PROPOSED GRADE LINE (PGL) — 2.00%
- POINT OF VERTICAL INTERSECTION (PVI)
- DRAINAGE ARROWS
- R/W+30' (RIGHT)
- R/W (RIGHT)
- R/W (LEFT)
- R/W+30' (LEFT)
- EXISTING ELEVATION @ C/L (373.0)
- PROPOSED ELEVATION @ C/L 371.89

DESIGN SPEED NOTE:

DESIGN SPEED = 25MPH
K VALUE = 26 SAG VERTICAL CURVES
K VALUE = 12 CREST VERTICAL CURVES

ROAD CLASSIFICATION:
SECONDARY RESIDENTIAL

HORIZONTAL ALIGNMENT:
MIN. CENTERLINE RADIUS = 100'

150'

CERTIFICATION:

I HEREBY CERTIFY THAT:

1. THE INFORMATION SHOWN HEREIN HAS BEEN COMPILED FROM FIELD SURVEYS, UTILIZING ACCEPTABLE CITY DATUM REQUIREMENTS.
2. THERE IS EXISTING PAVING, SEWER, AND WATER IN THE EXISTING RIGHT OF WAY OF FREDERICK ROAD AND PLEASANT DRIVE.
3. A PORTION OF THE PROPOSED RIGHT OF WAY LIES WITHIN, CROSSES OR CONNECTS WITH AN EXISTING OR PROPOSED STATE ROAD.
4. THE DESIGN, EXCEPT AS NOTED, CONFORMS TO THE ROCKVILLE CITY CODE.

SIGNATURE DATE

JEFFREY AMATEAU, P.E.
PRINTED NAME
TITLE: PROJECT MANAGER

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

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:
PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
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ROCKSHIRE

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

GRADE ESTABLISHMENT PLAN

STREET B

STA: 0+74.95 to
STA: 3+65.43

PROFESSIONAL SEAL

STATE OF MARYLAND
JEFFREY BRUCE AMATEAU
PROFESSIONAL ENGINEER
No. 20510

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. ENGINEER'S NAME: JEFFREY AMATEAU, P.E.
LICENSE No.: 20510
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DRAWN BY: GLS
DESIGNED BY: JSL
DATE ISSUED: 07/03/2023

VIKA PROJECT VM1935

DRAWING NO. GEP-2

SHEET NO.

Z:\VM2019\VM1935\DWG\PRELIMINARY\PLAT\SHEETS\VM1935GEP_P.dgn ~ Monday, July 3, 2023 8:52:55 PM

GRADE ESTABLISHMENT PLAN REVIEW CHECKLIST

November 2021

CITY OF ROCKVILLE
DEPARTMENT OF PUBLIC WORKS (DPW)
111 Maryland Avenue
Rockville, Maryland 20850
240-314-8500
www.rockvillemd.gov

Project Information:

Project Name: _____

Legal Description: Subdivision: _____ Lot(s) and Block(s): _____ Parcel(s): _____

Property Address: _____

Tax Acct. ID(s): _____

Engineering Firm: _____

Contact Person: _____

Phone Number: _____

Email Address: _____

PDS Case No.: _____

DPW PWK Permit No.: _____ (assigned by DPW)

DPW SMP Permit No.: _____ (assigned by DPW)

DPW SCP Permit No.: _____ (assigned by DPW)

How to Use this Checklist:

This checklist has been developed to provide the engineer with guidance in preparing and submitting Grade Establishment Plans. All items in this checklist must be addressed. The engineer must complete each item in the checklist prior to submittal and indicate the status by completing the left hand column entitled "Initial Submission." Use the legend below to complete this column. Any items that are marked INC (incomplete) must be explained. The engineer must sign this checklist indicating that it has been completed in accordance with this guidance and the Submission Acceptance Policy below.

Legend: ☒ = Complete or Provided, N/A = Not Applicable, INC = Incomplete (provide explanation)

Submission Acceptance Policy:

Correctly filling out this checklist will assist in the acceptance, review and approval process. All of the items in SECTION A - APPLICATION SECTION must be provided with the initial submission for the City to accept the package and forward it to the Reviewer. Incomplete submissions may be rejected. Once forwarded to the Reviewer, the Reviewer will have one week to review the package for the items listed in SECTION B - SUBMISSION REQUIRMENTS. Failure to include the required items or to explain items not included may result in the rejection of the submission without review.

_____ _____

Name of Firm Date

_____ _____

Signature of Responsible Person Responsible Person's Name

_____

Title

GRADE ESTABLISHMENT REVIEW CHECKLIST - PAGE 2

Initial Submission		Rockville's Review 1st	2nd	3rd
A)	**APPLICATION SECTION** (Submissions shall be made using the City's Virtual Permit Application portal available at www.rockvillemd.gov)			
1 _____	Completed and signed Public Works (PWK) Application	_____	_____	_____
2 _____	Review Fee (Check made out to City of Rockville). Fee amount is based on estimated cost of public improvement work and per the Public Works Development Fee Schedule. Estimates shall use City Standard Prices for Cost Estimating as may be updated - available at: www.rockvillemd.gov/286/Streets-Driveway-Right-of-Way	_____	_____	_____
3 _____	One digital (PDF) copy of the proposed plans. Plans must be on 24" x 36" sheets and must utilize the standard City base sheet. Vector-Based PDF files are required for all plans, calculations, reports and other supporting documentation. It is recommended that drawings created in AutoCAD are converted to Vector-Based PDF by using the Autodesk Vector Graphic Converter "DWG to PDF.pc3 plotter driver."	INC	_____	_____
B)	**SUBMISSION REQUIRMENTS**			
1 _____	Transmittal explaining purpose of the submission and limits of requested approval for each sheet	_____	_____	_____
2 _____	One digital (PDF) copy of the Signature Set and approval letter for the related PDS Plan	_____	_____	_____
3 _____	Sight Distance Study with Professional Engineer's Seal and Certification for proposed connections to existing streets	_____	_____	_____
4 _____	State of MD Professional Engineer certification for each grade establishment plan per street	_____	_____	_____
5 _____	AutoCAD file of all base information, suitable for use in ESRI ArcMap. Required upon City's request prior to as-built approval	_____	_____	_____
C)	**GENERAL INFORMATION**			
1 _____	Scale 1" = 50' or larger with Legend, North arrow and Datum (NAD 83/91, NGVD 88) unless otherwise approved. Provide two benchmarks with location, elevation and description. Provide two graticular tick marks per plan view sheet for georeferencing	INC	_____	_____
2 _____	Vicinity Map (1" = 2000') with site outlined/labeled in upper right hand corner	X	_____	_____
3 _____	Name, address, telephone number and email of firm or individual that prepared the plan	X	_____	_____
4 _____	Name, address, telephone number and email of Owner/Applicant on first sheet	X	_____	_____
5 _____	Title block containing project name, plan description, property's legal description (subdivision, lots, parcels and blocks), election district, etc.	X	_____	_____
6 _____	Number sheets consecutively and provide match lines if needed	X	_____	_____
7 _____	Miss Utility Note on first sheet	X	_____	_____
8 _____	City classification of street	X	_____	_____
9 _____	Label public and private streets. Include street names and use match lines on profile and plan view if needed	INC	_____	_____
10 _____	Seal, signature and license number of a Maryland Professional Engineer on all sheets [mylar submission]	INC	_____	_____

GRADE ESTABLISHMENT REVIEW CHECKLIST - PAGE 3

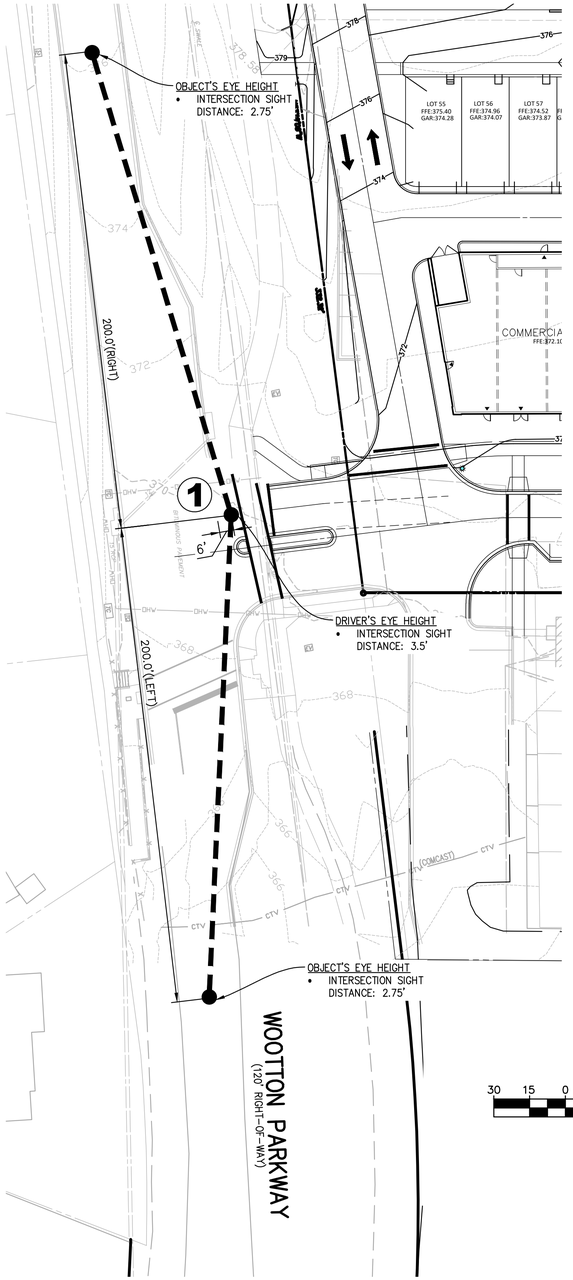
		Initial Submission	Rockville's Review 1st	2nd	3rd
C) GENERAL INFORMATION (Continued)					
11 _____	Grade Establishment Certification as follows, I hereby certify that: 1. The information shown hereon has been compiled from field surveys utilizing acceptable City datum requirements. 2. There is existing paving, sewer or water in this public right-of-way or private road parcel. ___Yes ___No 3. A portion of this public right-of-way or private road parcel lies within, crosses or connects with an existing or proposed county or state road ___Yes ___No 4. The design conforms to the Rockville City Code.		INC	_____	_____
D) PROFILES					
1 _____	One street per sheet except short cul-de-sacs		X	_____	_____
2 _____	Scale: Horizontal 1" = 50' and Vertical 1" = 5', or greater		X		
3 _____	Legend, North arrow with Datum - Note: Orientation of profile must match the plan view orientation with the lowest station located on the left hand side		X	_____	_____
4 _____	Limit of requested approval		X	_____	_____
5 _____	Rates of grade. Minimum grade is 1%. For maximum grade refer to City of Rockville construction standards		X	_____	_____
6 _____	Existing centerline profile, 50' maximum intervals and all breaks in grade		X	_____	_____
7 _____	Existing building restriction line (BRL) profiles, 50' maximum intervals and all breaks in grade		INC	_____	_____
8 _____	Existing spot elevations 30' beyond BRL, 100' maximum intervals and all breaks in grade		INC	_____	_____
9 _____	Proposed stations and centerline elevations, 50' maximum intervals, 25' in vertical curves		INC	_____	_____
10 _____	Proposed stations and centerline elevations at intersections and connections with proposed and existing roads (field verify all existing elevations)		INC	_____	_____
11 _____	Elevations on property line at existing and proposed driveways		INC	_____	_____
12 _____	Centerline profile for a maximum 300' beyond limits of requested approval (proposed and existing)		INC	_____	_____
13 _____	Station Profiles - West to East, North to South or South to North		X	_____	_____
14 _____	Stations and elevations of PVC, PVT and PVI		X	_____	_____
15 _____	Stations and elevations of high points, low points and grade breaks		X	_____	_____
16 _____	Existing and proposed culverts and pipe crossings, as requested		INC	_____	_____
17 _____	Proper sight distance and vertical curve length based on AASHTO requirements		X	_____	_____

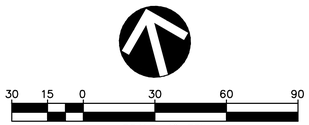
GRADE ESTABLISHMENT REVIEW CHECKLIST - PAGE 4

Initial Submission		Rockville's Review 1st	2nd	3rd
D) PLAN				
1 _____	One street per sheet except short cul-de-sacs	X	_____	_____
2 _____	Scale 1" = 50' or larger with Legend, North arrow with Datum - Note: Orientation of profile must match the plan view orientation with the lowest station located on the left hand side	INC	_____	_____
3 _____	Typical street section with station limits and centerline corrections	INC	_____	_____
4 _____	Street name shown below plan view	INC	_____	_____
5 _____	All existing and proposed right-of-way lines shown with widths labeled. Intersecting property and parcel lines shown	X	_____	_____
6 _____	Adjacent property owner information with name and addresses and legal description of property (i.e. subdivision, lot and block). If adjacent property is part of the proposed subdivisions only lot and block is required	INC	_____	_____
7 _____	Existing and proposed easements including Public Utility Easement (PUE's) delineated and labeled including easement widths	INC	_____	_____
8 _____	Easements that are required to construct the street (i.e., revertible grading easement) delineated and labeled	INC	_____	_____
9 _____	Typical City Standard Cross Section for the applicable road classification. Include dimensions of proposed improvements, road cross slope, minimum and maximum slopes, and limits of use by road stations. All dimensions and slopes are to be in conformance with current ADA standards. Tree lawn dimensions as required by Forestry and DPW	INC	_____	_____
10 _____	Stations on centerline at 100' intervals	X	_____	_____
11 _____	Stations on centerline at PC and PT of horizontal curves	X	_____	_____
12 _____	Centerline stations and TC elevations at curb fillets, low points and high points including cul-de-sac and medians where applicable	INC	_____	_____
13 _____	Centerline stations at all intersections with existing and/or proposed streets	INC	_____	_____
14 _____	Paving and right-of-way width of existing/proposed streets and of shown intersecting streets	X	_____	_____
15 _____	Sidewalk and driveway width (existing/proposed)	INC	_____	_____
16 _____	Drainage arrows at existing/proposed intersections to indicate direction of flow	INC	_____	_____
17 _____	TC elevations and paving spot elevations as required to support adequate drainage at all existing and proposed intersections. Include a TC at each existing and proposed fillet mid-point. Slope at face of curb at fillets or across intersections to be minimum of 1%	INC	_____	_____
18 _____	Note that all connections to existing features must meet in line and on grade	INC	_____	_____
19 _____	Radius of the face of curb at intersections of public and/or private roads with City roads to be 25', unless otherwise directed/permitted	INC	_____	_____

COMMENTS:

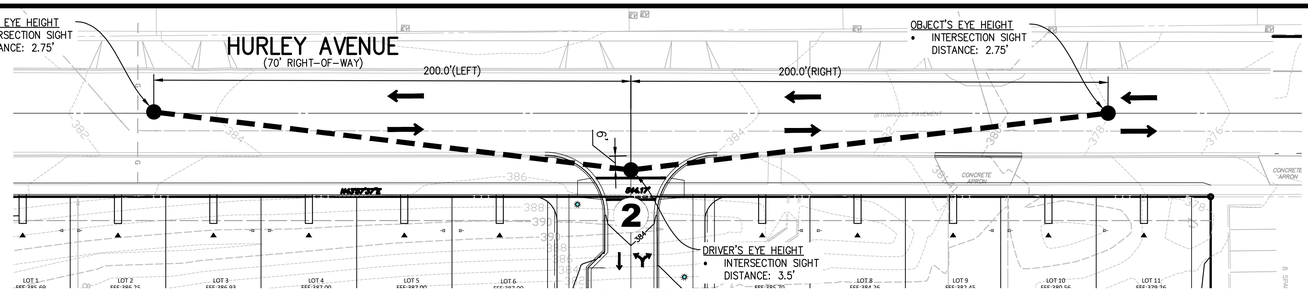
E-FILE STAMP

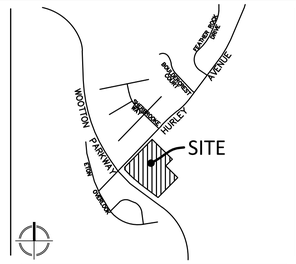




SIGHT DISTANCE EVALUATION STUDY POINT #1

SCALE: 1"=30'



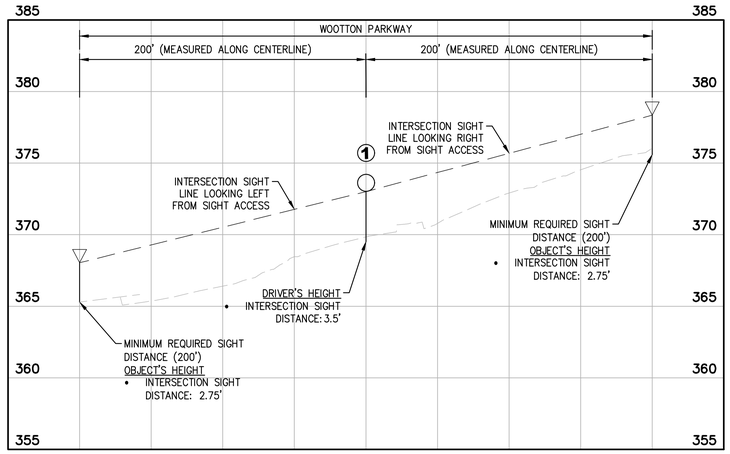


VICINITY MAP

SCALE: 1" = 2000'

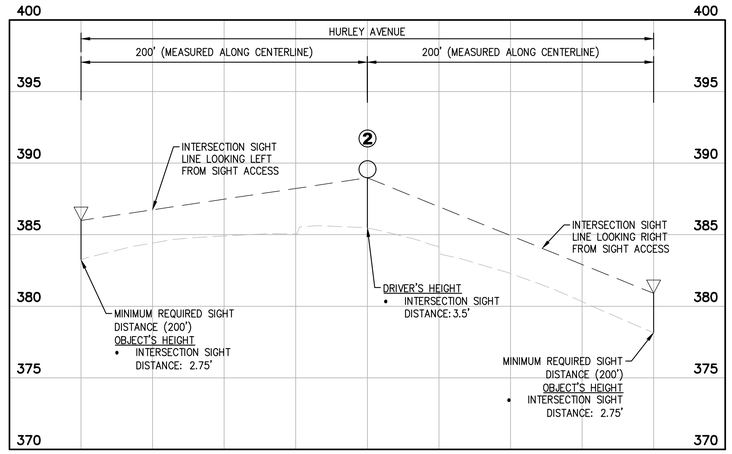
SIGHT DISTANCE EVALUATION STUDY POINT #2

SCALE: 1"=30'



STUDY POINT #1 – INTERSECTION SIGHT DISTANCE

HORIZ. 1"=50'
VERT. 1"=5'

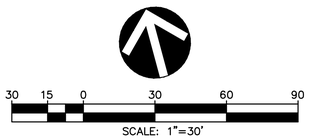


STUDY POINT #2 – INTERSECTION SIGHT DISTANCE

HORIZ. 1"=50'
VERT. 1"=5'

LEGEND

- ▽ DRIVER'S EYE HEIGHT
- ◯ OBJECT'S HEIGHT
- – – – – INTERSECTION SIGHT LINE



SIGHT DISTANCE EVALUATION STUDY POINT #1

SCALE: 1"=30'

ENGINEERS ✿ PLANNERS ✿ LANDSCAPE ARCHITECTS ✿ SURVEYORS ✿ 3D LASER SCANNING

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Rockshire Village Center Plan Number: _____

Street Name: Wootton Parkway Master Plan Road Classification: Secondary Residential

Posted Speed Limit: 25 mph

Street/Driveway #1 (Entrance 1)

Sight Distance (feet)		OK?
Right	200'	Yes
Left	200'	Yes

Comments: _____

Street/Driveway #2 (_____)

Sight Distance (feet)		OK?
Right		
Left		

Comments: _____

GUIDELINES

Classification or Posted Speed (use higher value)			Required Sight Distance in Each Direction*
Tertiary	-	25 mph	150'
Secondary	-	30	200'
Business	-	30	200' Requirement
Primary	-	35	250'
Arterial	-	40	325'
		(45)	400'
Major	-	50	475'
		(55)	550'

*Source: AASHTO

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

_____ 8/24/2021
Signature Date

39885
PLS/P.E. MD Reg. No.

City of Rockville Review:
☐ Approved
☐ Disapproved:
By: _____
Date: _____

ENGINEERS ✿ PLANNERS ✿ LANDSCAPE ARCHITECTS ✿ SURVEYORS ✿ 3D LASER SCANNING

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Rockshire Village Center Plan Number: _____

Street Name: Hurley Avenue Master Plan Road Classification: Secondary Residential

Posted Speed Limit: 25 mph

Street/Driveway #1 (Entrance 1)

Sight Distance (feet)		OK?
Right	200'	Yes
Left	200'	Yes

Comments: _____

Street/Driveway #2 (_____)

Sight Distance (feet)		OK?
Right		
Left		

Comments: _____

GUIDELINES

Classification or Posted Speed (use higher value)			Required Sight Distance in Each Direction*
Tertiary	-	25 mph	150'
Secondary	-	30	200'
Business	-	30	200' Requirement
Primary	-	35	250'
Arterial	-	40	325'
		(45)	400'
Major	-	50	475'
		(55)	550'

*Source: AASHTO

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

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Signature Date

39885
PLS/P.E. MD Reg. No.

City of Rockville Review:
☐ Approved
☐ Disapproved:
By: _____
Date: _____

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301-634-8600
CONTACT: JASON SERENO

DESIGN CONSULTANTS:

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CONTACT: JEFF AMATEAU, P.E.

LANDSCAPE ARCHITECT
LAND DESIGN, INC
200 SOUTH PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
CONTACT: GABRIELA CANAMAR, PLA

Community Planning & Development Services
Received
July 11, 2023

ISSUE/REVISIONS	DATE
PJT PLAN SUBMISSION	07/03/23

ROCKSHIRE

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

SIGHT DISTANCE EVALUATION PLAN STUDY POINTS #1 & #2

PROFESSIONAL SEAL

STATE OF MARYLAND
JEFFREY BRUCE AMATEAU
No. 20510
PROFESSIONAL ENGINEER

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. 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 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.

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DRAWN BY: GLS
DESIGNED BY: JSL
DATE ISSUED: 07/03/2023

VIKA PROJECT: VM1935

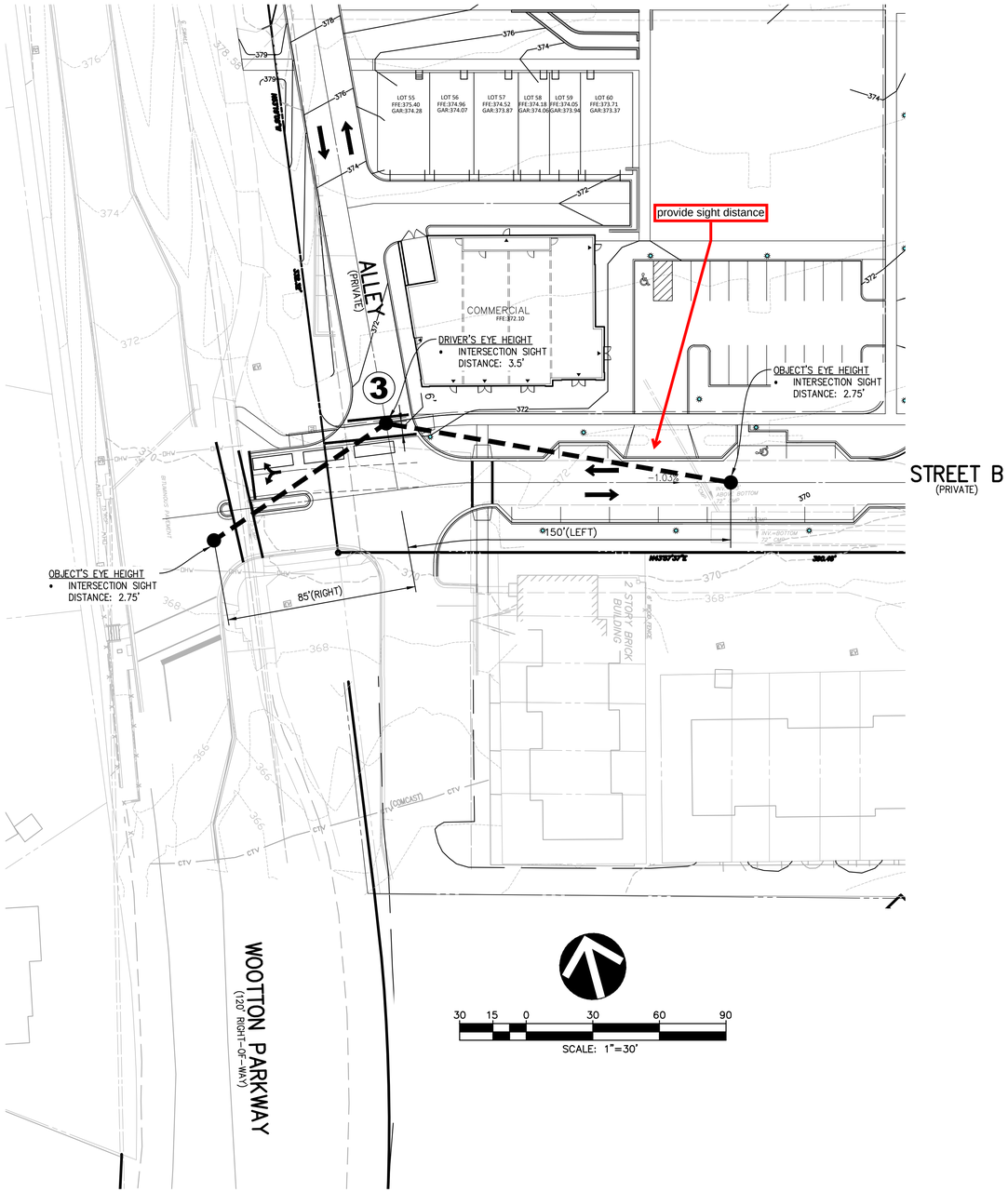
DRAWING NO.: SIGHT 1

SHEET NO.

Z:\1000-9999\1935\DOCS\PRELIM\MXD\10.01 SHEET\1935100_P_SIGHT.dwg — Monday, July 3, 2023 6:54:55 PM

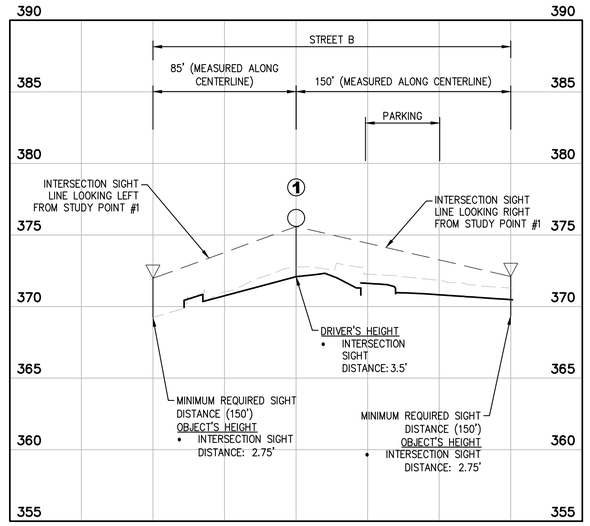
LAYOUT: SIGHT-1, Plotted By: buchheister

E-FILE STAMP



SIGHT DISTANCE EVALUATION STUDY POINT #3

SCALE: 1"=30'



STUDY POINT #3 – INTERSECTION SIGHT DISTANCE

HORIZ. 1"=50'
VERT. 1"=5'

ENGINEERS ✿ PLANNERS ✿ LANDSCAPE ARCHITECTS ✿ SURVEYORS ✿ 3D LASER SCANNING

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Rockshire Village Center Plan Number: VM1935

Street Name: Street B Master Plan Road Classification: Tertiary Road

Posted Speed Limit: 25 mph

Street/Driveway #1 (Entrance 1)

Sight Distance (feet)	OK?
Right 81'	No
Left 68'	No

Comments: Possible conflict with parked cars.

Street/Driveway #2 ( )

Sight Distance (feet)	OK?
Right	
Left	

Comments:

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150' Requirement
Secondary - 30	200'
Business - 30	200'
Primary - 35	250'
Arterial - 40	325'
(45)	400'
Major - 50	475'
(55)	550'

*Source: AASHTO

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

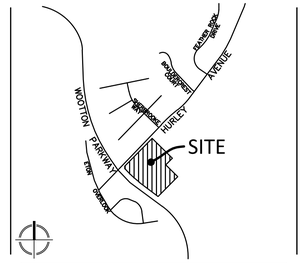
ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature 2/2/2023 Date

PLS/P.E. MD Reg. No.

City of Rockville Review:
☐ Approved
☐ Disapproved:
By:
Date:



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

▽ DRIVER'S EYE HEIGHT
○ OBJECT'S HEIGHT
– – – – INTERSECTION SIGHT LINE

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Germantown, MD 20874
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ISSUE/REVISIONS	DATE
PJT PLAN SUBMISSION	07/03/23

ROCKSHIRE

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

SIGHT DISTANCE EVALUATION PLAN STUDY POINT # 3

PROFESSIONAL SEAL

STATE OF MARYLAND · JEFFREY BRUCE AMATEAU · 20510 · 12/05/2024 · PROFESSIONAL ENGINEER

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. ENGINEER'S NAME: JEFFREY AMATEAU, P.E. LICENSE No.: 20510 EXPIRATION DATE: JULY 14, 2024

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DRAWN BY: GLS
DESIGNED BY: JSL
DATE ISSUED: 07/03/2023

VIKA PROJECT VM1935

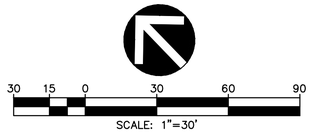
DRAWING NO. SIGHT 2

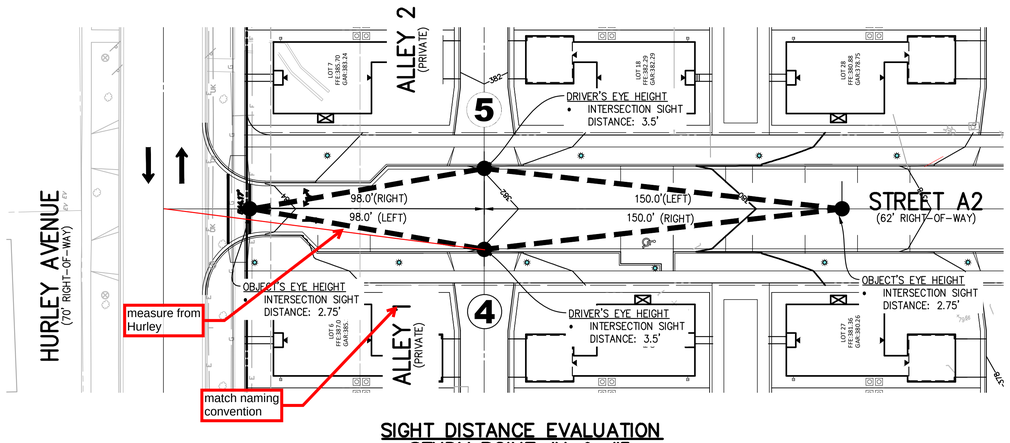
SHEET NO.

LAYOUT: SIGHT-2, Plotted By: buchheister

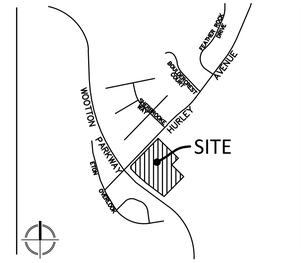
Plotted: Nov 1, 2023 8:53:13 PM - J:\VM\VM1935\CAD\PLAN SHEETS\SIGHT_2.dwg

E-FILE STAMP

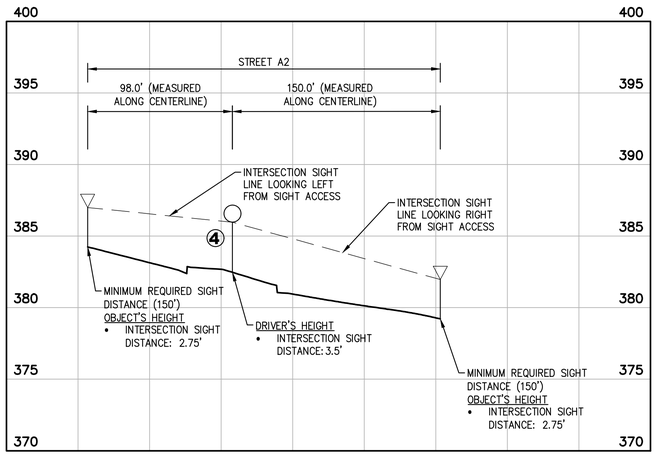




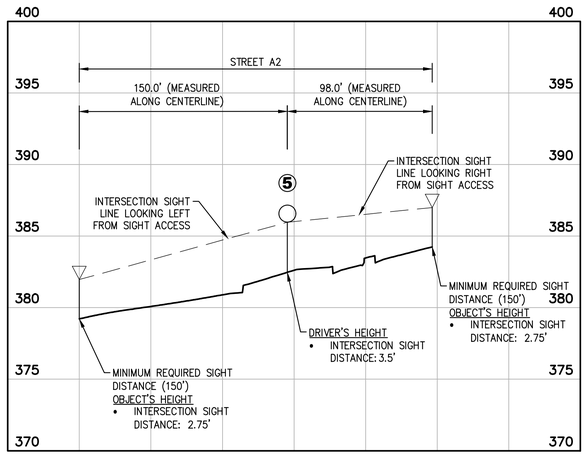
SIGHT DISTANCE EVALUATION
STUDY POINT #4 & #5
SCALE: 1"=30'



VICINITY MAP
SCALE: 1" = 2000'



STUDY POINT #4 – INTERSECTION SIGHT DISTANCE
HORIZ. 1"=50'
VERT. 1"=5'



STUDY POINT #5 – INTERSECTION SIGHT DISTANCE
HORIZ. 1"=50'
VERT. 1"=5'

LEGEND

▽ DRIVER'S EYE HEIGHT

○ OBJECT'S HEIGHT

– – – – INTERSECTION SIGHT LINE

ENGINEERS ✿ PLANNERS ✿ LANDSCAPE ARCHITECTS ✿ SURVEYORS ✿ 3D LASER SCANNING

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Rockshire Village Center Plan Number: VM1935

Street Name: Street A2 Master Plan Road Classification: Tertiary Road

Posted Speed Limit: 25 mph

	Street/Driveway #1 (ALLEY 1)		Street/Driveway #2 (ALLEY 2)	
	Sight Distance (feet)	OK?	Sight Distance (feet)	OK?
Right	150'	Yes	98'	No
Left	98'	No	150'	Yes
Comments:				

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150' Requirement
Secondary - 30	200'
Business - 30	200'
Primary - 35	250'
Arterial - 40	325'
(45)	400'
Major - 50	475'
(55)	550'

*Source: AASHTO

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

2/2/2023
Signature Date

PLS/P.E. MD Reg. No.

City of Rockville Review:
☐ Approved
☐ Disapproved:
By: _____
Date: _____

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

DESIGN CONSULTANTS:
PLANNER, CIVIL ENGINEER
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SUITE 400
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CONTACT: GABRIELA CANAMAR, PLA

Community Planning & Development Services
Received
July 11, 2023

ISSUE/REVISIONS	DATE
PJT PLAN SUBMISSION	07/03/23

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

SIGHT DISTANCE EVALUATION PLAN STUDY POINTS #4 & #5

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. ENGINEER'S NAME: JEFFREY AMATEAU, P.E. LICENSE No.: 20510 EXPIRATION DATE: JULY 14, 2024

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DRAWN BY: GLS
DESIGNED BY: JSL
DATE ISSUED: 07/03/2023

VIKA PROJECT VM1935

DRAWING NO. SIGHT-3

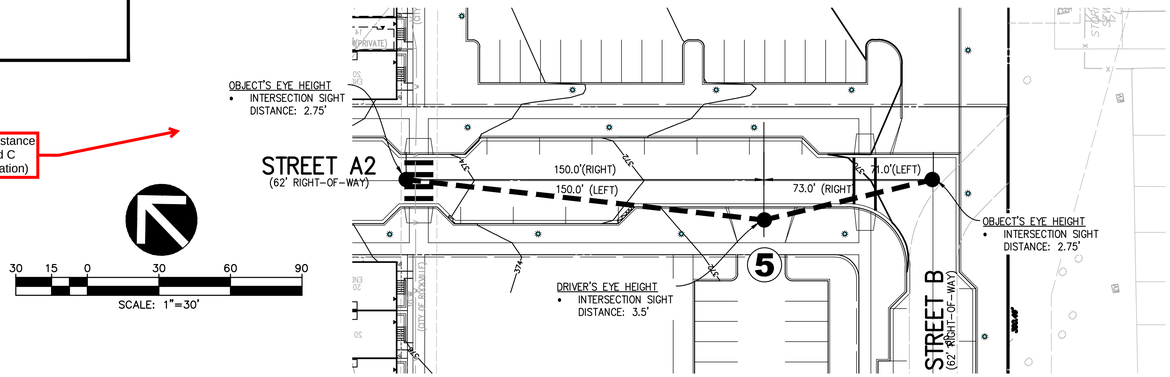
SHEET NO.

LAYOUT: SIGHT-3, Plotted By: buchheister

S:\11000-99999\19305\CAD\PRELIMINARY\PLOT SHEETS\19305_P_ALLEY SIGHT DIST2.dwg -- Monday, July 3, 2023 7:01:29 PM

E-FILE STAMP

provide sight distance for Alleys A and C (two-way circulation)

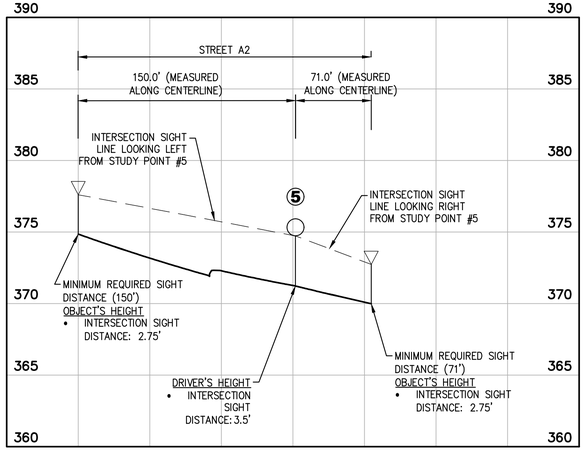


SIGHT DISTANCE EVALUATION STUDY POINT #6

SCALE: 1"=30'

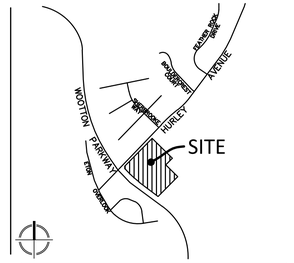
LEGEND

- ▽ DRIVER'S EYE HEIGHT
- ◯ OBJECT'S HEIGHT
- – – – – INTERSECTION SIGHT LINE



STUDY POINT #6 – INTERSECTION SIGHT DISTANCE

HORIZ. 1"=50'
VERT. 1"=5'



VICINITY MAP

SCALE: 1" = 2000'

Community Planning & Development Services
Received
July 11, 2023

ENGINEERS ✪ PLANNERS ✪ LANDSCAPE ARCHITECTS ✪ SURVEYORS ✪ 3D LASER SCANNING

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Rockshire Village Center Plan Number: VM1935

Street Name: Parking driveway Master Plan Road Classification: Tertiary Road

Posted Speed Limit: 25 mph

Street/Driveway #1 (Parking driveway)		Street/Driveway #2 ( )	
Sight Distance (feet)	OK?	Sight Distance (feet)	OK?
Right 71'	Yes	Right	
Left 150'	Yes	Left	
Comments: Intersection with Street B limits the sight distance to be 71'. Nevertheless, Since only right in from street A2 to B, and left in from B to A2, sight distance is acceptable.		Comments:	

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*	
Tertiary - 25 mph	150'	Requirement
Secondary - 30	200'	
Business - 30	200'	
Primary - 35	250'	
Arterial - 40	325'	
(45)	400'	
Major - 50	475'	
(55)	550'	

*Source: AASHTO

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature 6/13/2023 Date

PLS/P.E. MD Reg. No.

City of Rockville Review:
☐ Approved
☐ Disapproved:
By: _____
Date: _____

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CONTACT: JASON SERENO

DESIGN CONSULTANTS:
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ALEXANDRIA, VA 22314
703.549.7784
CONTACT: GABRIELA CANAMAR, PLA

ISSUE/REVISIONS	DATE
PJT PLAN SUBMISSION	07/03/23

ROCKSHIRE

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

SIGHT DISTANCE EVALUATION PLAN STUDY POINT # 6

PROFESSIONAL SEAL

STATE OF MARYLAND · JEFFREY BRUCE AMATEAU · No. 20510 · PROFESSIONAL ENGINEER

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. ENGINEER'S NAME: JEFFREY AMATEAU, P.E. LICENSE No.: 20510 EXPIRATION DATE: JULY 14, 2024

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DRAWN BY: GLS
DESIGNED BY: JSL
DATE ISSUED: 07/03/2023

VIKA PROJECT VM1935

DRAWING NO. SIGHT 4

SHEET NO.

LAYOUT: SIGHT-4, Plotted By: buchheister

S:\1000-9999\19350\CAD\PRELIMINARY\PLOT SHEETS\19350_P_ALLEY SIGHT DIST2.dwg -- Monday, July 3, 2023 7:02:01 PM

Community Planning & Development Services
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July 11, 2023

STUDY POINT #1

EXISTING
SITE DA TO SP#1
DA_{TOT}=0.94 AC.
DA_{IMP}=0.42 AC.
C=0.54
T_C=10.14 MIN
I=5.82 IN/HR
Q=3.1 CFS
$Q_{CAPACITY}$=12.30 CFS

HURLEY AVENUE (PUBLIC)

WOOTTON PARKWAY (PUBLIC)

PARCEL "A" ROCKSHIRE VILLAGE CENTER
PLAT NO. 11598
4TH ELECTION DISTRICT
1 STORY BRICK BUILDING
2401-2423

DA TO EX.32
DA=0.55 AC.
C=0.60

DA TO EX.33
DA=0.39 AC.
C=0.50

Not dense grass

100' SHEET FLOW DENSE GRASS

Drainage divide needs to run perpendicular to contours

TC needs to run perpendicular to contours

100' SHEET FLOW DENSE GRASS

TC needs to run perpendicular to contours

Show and account for existing storm drain

140 LF PAVED SHALLOW CONCENTRATED FLOW @ AVG. 1.4% SLOPE

TC TO EX-4= 10.20 MIN

DA TO EX.4
DA=2.01 AC.
C=0.76

DA TO EX.8
DA=0.27 AC.
C=0.34

DA TO EX.2
DA=2.15 AC.
C=0.55

100' SHEET FLOW DENSE GRASS

Not dense grass

TC TO EX-2= 9.6 MIN

DA TO EX.7
DA=0.28 AC.
C=0.33

Drainage divide needs to run perpendicular to contours

?

drainage divide should go to inlet

358 LF UNPAVED SHALLOW CONCENTRATED FLOW @ AVG. 4.7% SLOPE

DA TO EX.405
SUBAREA-1
DA=0.98 AC.
C=0.30

TC needs to run perpendicular to contours

TC TO EX-3=9 9.0 MIN

712 LF PAVED SHALLOW CONCENTRATED FLOW @ AVG. 3% SLOPE

DA TO EX.3
DA=3.93 AC.
C=0.88

Drainage divide needs to run perpendicular to contours

DA TO EX.400
DA=0.45 AC.
C=0.88

STUDY POINT #3

DA TO EX.13
DA=0.02 AC.
C=0.30

DA TO EX.12
DA=0.20 AC.
C=0.80

EXISTING
SITE DA TO SP#3
DA_{TOT}=2.01 AC.
DA_{IMP}=1.58 AC.
C=0.76
T_C=10.20 MIN
i=5.81 IN/HR
Q=8.8 CFS
$Q_{CAPACITY}$=34.06 CFS

turn off

100-YEAR PONDING
10-YEAR PONDING

DA TO EX.10
DA=0.50 AC.
C=0.30

DA TO EX.204
DA=0.62 AC.
C=0.80

STUDY POINT #2

DA TO EX.404
DA=0.57 AC.
C=0.30

DA TO EX.405
SUBAREA-2
DA=0.48 AC.
C=0.30

DA TOTAL TO EX.405
SUBAREA-1 + SUBAREA-2=
1.46 AC

DA TO EX.9
DA=0.12 AC.
C=0.90

Where does drainage go?

STUDY POINT #4

STUDY POINT #5

EXISTING
SITE DA TO SP#2
DA_{TOT}=0.45 AC.
DA_{IMP}=0.44 AC.
C=0.88
T_C=5 MIN
I=7.07 IN/HR
Q=2.8 CFS
$Q_{CAPACITY}$=8.28 CFS

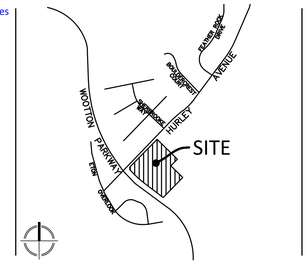
EXISTING
SITE DA TO SP#4
DA_{TOT}=3.93 AC.
DA_{IMP}=3.81 AC.
C=0.88
T_C= 9 MIN
I= 6.06 IN/HR
Q=21.0 CFS
$Q_{CAPACITY}$=39.47 CFS

DA TO EX.404
DA=0.57 AC.
C=0.80

STUDY POINT #7

EXISTING
SITE DA TO SP#7
DA_{TOT}=2.03 AC.
DA_{IMP}=0.60 AC.
C=0.44
T_C=5.03 MIN
I=7.06 IN/HR
Q=6.3 CFS
$Q_{CAPACITY}$=6.62 CFS

MATCH LINE THIS SHEET



VICINITY MAP
SCALE: 1" = 2000'

50 25 0 50 100 150
SCALE: 1"=50'

LEGEND

EXISTING DRAINAGE DIVIDE

STUDY POINT

TC FLOW PATH*

*NOTE: FOR DRAINAGE AREAS LESS THAN 2 AC., TABLE 3.3 - SMALL DRAINAGE AREA TIME OF CONCENTRATION, HAS BEEN USED TO DETERMINE TIME OF CONCENTRATION

DESIGN PLANS
(L-064-1971)

DESIGN TO SP #5
Q=68.0 CFS

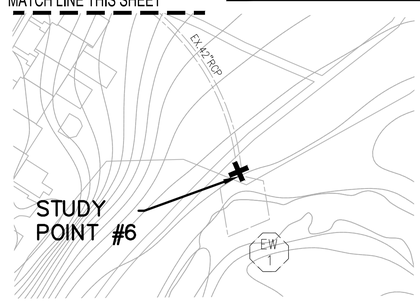
EXISTING
SITE DA TO SP#5
DA_{TOT}=10.10 AC.
DA_{IMP}=7.31 AC.
C=0.72
T_C=11.01 MIN
I=7.26 IN/HR
Q=41.1 CFS
$Q_{CAPACITY}$=85.42 CFS
DECREASE IN Q10 FROM DESIGN PLANS = 26.9 CFS

DESIGN PLANS
(L-064-1971)

DESIGN TO SP #6
Q=105.8 CFS

EXISTING
EXISTING TO SP #6
Q=78.9 CFS
(PER Q10 DECREASE OF 26.9 CFS IN EXISTING CONDTIONS)

MATCH LINE THIS SHEET



"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: 1 OF 2, Plotted By: sumangil

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

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

LANDSCAPE ARCHITECT
LAND DESIGN, INC
200 SOUTH PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
CONTACT: GABRIELA CANAMAR, PLA

ISSUE/REVISIONS	DATE
PJT PLAN SUBMISSION	06/16/23

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

EXISTING STORM DRAIN STUDY

PROFESSIONAL SEAL
STATE OF MARYLAND
JEFFREY BRUCE AMATEAU
PROFESSIONAL ENGINEER
No. 20510

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. ENGINEER'S NAME: JEFFREY AMATEAU, P.E.
LICENSE No.: 20510
EXPIRATION DATE: JULY 14, 2024

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DRAWN BY: GLS
DESIGNED BY: JSL
DATE ISSUED: 06/16/2023

VIKA PROJECT: VM1935

DRAWING NO.: 1 OF 2

SHEET NO.

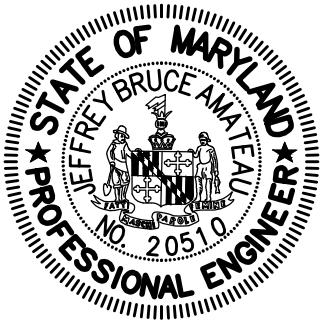
Z:\VM1935\ENGINEERING\CIVIL\SHEETS\VM1935_EXISTING STORM DRAIN STUDY.dwg - Monday, July 1, 2024 3:19:43 PM

Rockshire Village Center

VIKA #VM1935D

ADEQUATE OUTFALL COMPUTAITONS

June 2023



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.
ENGINEER'S NAME: JEFFREY AMATEAU, P.E.
LICENSE No.: 20510
EXPIRATION DATE: JULY 14, 2024

Prepared for:
RK Homes Associates LLC
4800 Hampden Lane #300
Bethesda, MD 20814
Contact: Jason Sereno
Tel: (301) 634-8600

Prepared by:
VIKA Maryland, LLC
20251 Century Boulevard
Suite 400
Germantown, Maryland 20874
Tel: (301) 916-4100
Contact: Jeffrey B. Amateau, P.E.

TABLE OF CONTENTS

1. Existing Conditions
2. Proposed Conditions

EXISTING CONDITIONS

Provide computations for C

Provide TR55 computations for TC

Project Name:	Rockshire Village Center	Computed:	GLS	INPUT
Project No.:	VM1935D	Checked:	JSL	USER VERIFIED
Date:	June 29, 2023			

ENGINEERING ♻ PLANNING ♻ LANDSCAPE ARCHITECTURE ♻ SURVEYING/GEOMATICS

10YR. STORM DRAIN COMPUTATION - EXISTING CONDITIONS

FROM	TO	INC. AREA ACRES	TOTAL AREA ACRES	C	A*C	ACUM. A*C	Tc MIN-SEC	I 10 YR IN/HR	Q_{10} CFS	MIN SLOPE %	ACT SLOPE %	n	PIPE SIZE IN	F.F. VEL FPS	ACT VEL FPS	LENGTH FEET	TIME IN PIPE MIN	Q CAPACITY CFS
STUDY POINT #4			to SP#4															
EX-3	EX-1	3.93	3.93	0.88	3.46	3.46	9.00	6.06	21.0	3.98	14.12	0.013	18	22.34	22.7	51	0.04	39.47
EX-9	EX-1	0.12	0.12	0.80	0.10	0.10	5.00	7.07	0.7	0.04	1.27	0.013	12	5.11	3.7	20	0.09	4.02
EX-10	EX-1	0.50	0.50	0.30	0.15	0.15	5.00	7.07	1.1	0.01	1.27	0.013	18	6.70	4.0	30	0.12	11.84
EX-1	EX-205		4.55		0.00	3.70	9.04	6.05	22.4	0.52	1.04	0.013	27	7.94	8.6	192	0.37	31.58
			to SP#5															
EX-4	EX-5	2.01	2.01	0.76	1.53	1.53	10.20	5.81	8.9	0.31	3.46	0.013	21	12.25	10.6	150	0.23	29.47
EX-5	EX-6		2.01		0.00	1.53	10.43	5.77	8.8	0.70	21.90	0.013	18	27.82	20.9	61	0.05	49.16
STUDY POINT #3																		
EX-6	EX-2		2.01		0.00	1.53	10.48	5.76	8.8	0.31	4.62	0.013	21	14.16	11.8	125	0.18	34.06
EX-8	EX-7	0.27	0.27	0.34	0.09	0.09	5.00	7.07	0.6	0.01	3.89	0.013	15	10.38	4.9	118	0.40	12.74
EX-7	EX-2	0.28	0.55	0.33	0.09	0.18	5.40	6.95	1.3	0.04	1.00	0.013	15	5.26	4.0	241	1.01	6.46
EX-2	EX-204	2.15	4.71	0.55	1.18	2.89	10.66	5.72	16.6	0.16	1.30	0.013	30	9.53	8.7	50	0.10	46.77
EX-13	EX-11	0.02	0.02	0.30	0.01	0.01	5.00	7.07	0.0	0.00	1.00	0.013	15	5.26	0.9	48	0.94	6.46
EX-12	EX-11	0.20	0.20	0.80	0.16	0.16	5.00	7.07	1.1	0.03	1.00	0.013	15	5.26	3.9	24	0.10	6.46
EX-11	EX-204		0.22		0.00	0.17	5.94	6.80	1.1	0.03	1.00	0.013	15	5.26	3.9	35	0.15	6.46
EX-204	EX-205	0.62	5.55	0.80	0.50	3.56	10.76	5.70	20.3	0.24	1.29	0.013	30	9.49	9.2	141	0.26	46.59
STUDY POINT #5																		
EX-205	EX-206		10.10		0.00	7.26	11.01	5.66	41.1	0.38	1.64	0.013	36	12.08	11.9	231	0.32	85.42
			to SP#6															

Provide TR55 computations for TC

group drainage areas to study points, listed in order of upstream to downstream

10YR. STORM DRAIN COMPUTATION - EXISTING CONDITIONS

FROM	TO	INC. AREA ACRES	TOTAL AREA ACRES	C	A*C	ACUM. A*C	Tc MIN-SEC	I 10 YR IN/HR	Q_{10} CFS	MIN SLOPE %	ACT SLOPE %	n	PIPE SIZE IN	F.F. VEL FPS	ACT VEL FPS	LENGTH FEET	TIME IN PIPE MIN	Q CAPACITY CFS
EX-32	EX-33	0.55	0.55	0.60	0.33	0.33	10.00	5.85	1.9	0.09	1.00	0.013	15	5.26	4.5	39	0.14	6.46
STUDY POINT #1																		
EX-33	EX-30	0.39	0.94	0.50	0.20	0.53	10.14	5.82	3.1	0.08	1.37	0.013	18	6.96	5.7	147	0.43	12.30
STUDY POINT #2																		
EX-400	EX-401	0.45	0.45	0.88	0.40	0.40	5.00	7.07	2.8	0.62	5.40	0.013	12	10.54	9.5	52	0.09	8.28
EX-405	EX-404	1.46	1.46	0.30	0.44	0.44	5.00	7.07	3.1	0.23	4.40	0.013	15	11.04	8.9	15	0.03	13.55
STUDY POINT #7																		
EX-404	EX-403	0.57	2.03	0.80	0.46	0.89	5.03	7.06	6.3	0.95	1.05	0.013	15	5.39	6.1	37	0.10	6.62

10YR. STORM DRAIN COMPUTATION - EXISTING CONDITIONS

FROM	TO	INC. AREA ACRES	TOTAL AREA ACRES	C	A*C	ACUM. A*C	Tc MIN-SEC	I 10 YR IN/HR	Q_{10} CFS	MIN SLOPE %	ACT SLOPE %	n	PIPE SIZE IN	F.F. VEL FPS	ACT VEL FPS	LENGTH FEET	TIME IN PIPE MIN	Q CAPACITY CFS

PROPOSED CONDITIONS

Provide computations for C

Project Name:	Rockshire Village Center	Computed:	GLS
Project No.:	VM1935D	Checked:	JSL
Date:	June 29, 2023		

INPUT

USER VERIFIED

ENGINEERING ♻ PLANNING ♻ LANDSCAPE ARCHITECTURE ♻ SURVEYING/GEOMATICS

10YR. STORM DRAIN COMPUTATION - PROPOSED CONDITIONS

FROM	TO	INC. AREA ACRES	TOTAL AREA ACRES	C	A*C	ACUM. A*C	Tc MIN-SEC	I 10 YR IN/HR	Q_{10} CFS	MIN SLOPE %	ACT SLOPE %	n	PIPE SIZE IN	F.F. VEL FPS	ACT VEL FPS	LENGTH FEET	TIME IN PIPE MIN	Q CAPACITY CFS
MBF-2	D-295	0.22	0.22	0.80	0.18	0.18	5.00	7.07	1.2	0.04	1.00	0.013	15	5.26	3.9	5	0.02	6.46
D-295	D-294		0.22		0.00	0.18	5.02	7.06	1.2	0.04	1.00	0.013	15	5.26	3.9	50	0.22	6.46
MBF-1A	D-294	0.13	0.13	0.80	0.10	0.10	5.00	7.07	0.7	0.01	1.00	0.013	15	5.26	3.4	8	0.04	6.46
D-294	D-293		0.35		0.00	0.28	5.24	7.00	2.0	0.09	1.00	0.013	15	5.26	4.6	13	0.05	6.46
MBF-1B	D-293	0.11	0.11	0.80	0.09	0.09	5.00	7.07	0.6	0.01	1.00	0.013	15	5.26	3.1	5	0.03	6.46
D-293	D-291		0.46		0.00	0.37	5.28	6.98	2.6	0.16	1.00	0.013	15	5.26	5.0	56	0.19	6.46
MBF-16	D-291	0.53	0.53	0.80	0.42	0.42	5.00	7.07	3.0	0.22	1.00	0.013	15	5.26	5.0	32	0.11	6.46
D-291	D-289		0.99		0.00	0.79	5.47	6.93	5.5	0.72	1.00	0.013	15	5.26	5.9	48	0.14	6.46
MBF-15	D-289	0.14	0.14	0.80	0.11	0.11	5.00	7.07	0.8	0.02	1.00	0.013	15	5.26	3.4	6	0.03	6.46
D-289	D-287		1.13		0.00	0.90	5.61	6.89	6.2	0.93	1.00	0.013	15	5.26	5.9	80	0.22	6.46
MBF-14	D-286	0.46	0.46	0.80	0.37	0.37	5.00	7.07	2.6	0.16	1.00	0.013	15	5.26	4.9	10	0.03	6.46
D-287	D-286		1.13		0.00	0.90	5.83	6.83	6.2	0.91	1.00	0.013	15	5.26	6.0	12	0.03	6.46
D-286	D-285		1.59		0.00	1.27	5.87	6.82	8.7	0.68	1.00	0.013	18	5.94	6.6	45	0.11	10.50
D-285	EX-6		1.59		0.00	1.27	5.98	6.79	8.6	0.68	1.00	0.013	18	5.94	6.6	6	0.02	10.50
STUDY POINT #3																		
EX-6	EX-2		1.59		0.00	1.27	6.00	6.79	8.6	0.30	4.62	0.013	21	14.16	11.7	125	0.18	34.06
EX-8	EX-7	0.09	0.09	0.34	0.03	0.03	5.00	7.07	0.2	0.00	3.89	0.013	15	10.38	3.5	118	0.57	12.74
EX-7	EX-2	0.08	0.17	0.33	0.03	0.06	5.57	6.90	0.4	0.00	1.00	0.013	15	5.26	2.6	241	1.57	6.46
EX-2	EX-204	2.09	3.85	0.55	1.15	2.48	9.60	5.93	14.7	0.13	1.30	0.013	30	9.53	8.4	50	0.10	46.77
EX-13	EX-11	0.02	0.02	0.30	0.01	0.01	5.00	7.07	0.0	0.00	1.00	0.013	15	5.26	0.9	48	0.94	6.46
EX-12	EX-11	0.20	0.20	0.80	0.16	0.16	5.00	7.07	1.1	0.03	1.00	0.013	15	5.26	3.9	24	0.10	6.46
EX-11	EX-204		0.22		0.00	0.17	5.94	6.80	1.1	0.03	1.00	0.013	15	5.26	3.9	35	0.15	6.46
EX-204	EX-205	0.62	4.69	0.80	0.50	3.14	9.70	5.91	18.6	0.20	1.29	0.013	30	9.49	8.9	141	0.26	46.59
MBF-4	D-299	0.43	0.43	0.80	0.34	0.34	5.00	7.07	2.4	0.14	1.00	0.013	15	5.26	4.9	8	0.03	6.46
D-299	D-298		0.43		0.00	0.34	5.03	7.06	2.4	0.14	1.00	0.013	15	5.26	4.9	120	0.41	6.46
MBF-3	D-298	0.40	0.40	0.80	0.32	0.32	5.00	7.07	2.3	0.12	1.00	0.013	15	5.26	4.7	8	0.03	6.46
D-298	D-397		0.83		0.00	0.66	5.44	6.94	4.6	0.51	1.00	0.013	15	5.26	5.6	47	0.14	6.46
D-399	D-397	0.18	0.18	0.80	0.14	0.14	5.00	7.07	1.0	0.02	1.00	0.013	15	5.26	3.7	39	0.18	6.46
D-397	D-396	0.65	1.66	0.80	0.52	1.33	5.18	7.02	9.3	0.79	1.00	0.013	18	5.94	6.7	167	0.42	10.50
D-396	D-390	0.63	2.29	0.80	0.50	1.83	5.59	6.90	12.6	1.45	2.20	0.013	18	8.82	9.8	110	0.19	15.58

10YR. STORM DRAIN COMPUTATION - PROPOSED CONDITIONS

FROM	TO	INC. AREA ACRES	TOTAL AREA ACRES	C	A*C	ACUM. A*C	Tc MIN-SEC	I 10 YR IN/HR	Q_{10} CFS	MIN SLOPE %	ACT SLOPE %	n	PIPE SIZE IN	F.F. VEL FPS	ACT VEL FPS	LENGTH FEET	TIME IN PIPE MIN	Q CAPACITY CFS
MBF-13	D-394	0.44	0.44	0.80	0.35	0.35	5.00	7.07	2.5	0.15	1.00	0.013	15	5.26	4.8	20	0.07	6.46
D-394	D-393		0.44		0.00	0.35	5.07	7.05	2.5	0.15	1.00	0.013	15	5.26	4.8	36	0.13	6.46
D-393	D-392	0.13	0.57	0.80	0.10	0.46	5.19	7.01	3.2	0.24	1.00	0.013	15	5.26	5.2	33	0.11	6.46
MBF-10	D-392	0.39	0.39	0.80	0.31	0.31	5.00	7.07	2.2	0.12	0.50	0.013	15	3.72	3.7	7	0.03	4.57
D-392	D-391		0.96		0.00	0.77	5.30	6.98	5.4	0.69	1.00	0.013	15	5.26	5.8	58	0.17	6.46
MBF-7	D-391	0.13	0.13	0.80	0.10	0.10	5.00	7.07	0.7	0.01	1.00	0.013	15	5.26	3.4	7	0.03	6.46
D-391	D-390		1.09		0.00	0.87	5.47	6.93	6.0	0.33	0.50	0.013	18	4.20	4.6	50	0.18	7.43
D-390A	D-390	0.14	0.14	0.80	0.11	0.11	5.00	7.07	0.8	0.02	1.00	0.013	15	5.26	3.4	78	0.38	6.46
D-390	D-388		3.52		0.00	2.82	5.78	6.84	19.3	0.73	1.00	0.013	24	7.20	8.1	35	0.07	22.62
D-389	D-388	0.30	0.30	0.80	0.24	0.24	5.00	7.07	1.7	0.07	1.00	0.013	15	5.26	4.4	55	0.21	6.46
D-388	FS-1		3.82		0.00	3.06	5.85	6.82	20.9	0.85	1.00	0.013	24	7.20	8.1	19	0.04	22.62
FS-1	D-387		3.82		0.00	3.06	5.89	6.81	20.8	0.85	1.00	0.013	24	7.20	8.2	23	0.05	22.62
D-387	D-385		3.82		0.00	3.06	5.94	6.80	20.8	0.85	1.00	0.013	24	7.20	8.1	54	0.11	22.62
MBF-5	D-386	0.22	0.22	0.80	0.18	0.18	5.00	7.07	1.2	0.04	1.00	0.013	15	5.26	3.9	7	0.03	6.46
D-386	D-385		0.22	0.80	0.00	0.18	5.03	7.06	1.2	0.04	1.00	0.013	15	5.26	3.9	19	0.08	6.46
D-385	D-384		4.04	0.80	0.00	3.23	6.05	6.77	21.9	0.94	1.00	0.013	24	7.20	8.2	51	0.10	22.62
MBF-6	D-384	0.16	0.16	0.80	0.13	0.13	5.00	7.07	0.9	0.02	1.00	0.013	15	5.26	3.6	7	0.03	6.46
D-384	D-383		4.21		0.00	3.37	6.15	6.74	22.7	1.01	1.05	0.013	24	7.38	8.4	58	0.12	23.18
D-369	D-368	0.11	0.11	0.80	0.09	0.09	5.00	7.07	0.6	0.01	1.00	0.013	15	5.26	3.1	14	0.08	6.46
D-368	D-367		0.11		0.00	0.09	5.08	7.04	0.6	0.01	1.00	0.013	15	5.26	3.1	35	0.19	6.46
MBF-17	D-367	0.13	0.13	0.80	0.10	0.10	5.00	7.07	0.7	0.01	1.00	0.013	15	5.26	3.4	4	0.02	6.46
D-367	D-366		0.24		0.00	0.19	5.27	6.99	1.3	0.04	1.00	0.013	15	5.26	4.0	130	0.55	6.46
MBF-11	D-366	0.18	0.18	0.80	0.14	0.14	5.00	7.07	1.0	0.02	1.00	0.013	15	5.26	3.7	8	0.04	6.46
D-366	D-365		0.42		0.00	0.34	5.81	6.83	2.3	0.05	1.00	0.013	18	5.94	4.7	5	0.02	10.50
D-365	D-363	0.19	0.61	0.80	0.15	0.49	5.83	6.83	3.3	0.10	1.00	0.013	18	5.94	5.2	26	0.08	10.50
D-363	D-400		0.61		0.00	0.49	5.91	6.81	3.3	0.10	1.00	0.013	18	5.94	5.2	53	0.17	10.50
D-400	FS-2	0.19	0.80	0.80	0.15	0.64	6.08	6.76	4.3	0.17	1.00	0.013	18	5.94	5.6	60	0.18	10.50
FS-2	D-383		0.80		0.00	0.64	6.26	6.71	4.3	0.17	1.00	0.013	18	5.94	5.6	25	0.08	10.50
D-383	D-382		5.01	0.80	0.00	4.01	6.34	6.69	26.8	1.40	1.50	0.013	24	8.82	10.0	13	0.02	27.71
D-382	D-382A		5.01	0.80	0.00	4.01	6.36	6.69	26.8	1.40	1.50	0.013	24	8.82	10.0	20	0.03	27.71
STUDY POINT #4																		

10YR. STORM DRAIN COMPUTATION - PROPOSED CONDITIONS

FROM	TO	INC. AREA ACRES	TOTAL AREA ACRES	C	A*C	ACUM. A*C	Tc MIN-SEC	I 10 YR IN/HR	Q_{10} CFS	MIN SLOPE %	ACT SLOPE %	n	PIPE SIZE IN	F.F. VEL FPS	ACT VEL FPS	LENGTH FEET	TIME IN PIPE MIN	Q CAPACITY CFS
D-382A	EX-1		5.01	0.80	0.00	4.01	6.39	6.68	26.8	6.49	14.13	0.013	18	22.34	24.0	80	0.06	39.49
EX-10	EX-1	0.58	0.58	0.30	0.17	0.17	5.00	7.07	1.2	0.00	8.92	0.013	27	23.26	8.1	13	0.03	92.50
EX-9	EX-1	0.12	0.12	0.80	0.10	0.10	5.00	7.07	0.7	0.04	1.00	0.013	12	4.54	3.3	13	0.07	3.56
EX-1	EX-205		5.71	0.80	0.00	4.28	6.45	6.66	28.5	0.85	1.08	0.013	27	8.09	9.1	184	0.34	32.19
STUDY POINT #5																		
EX-205	EX-206		10.49		0.00	7.42	9.86	5.86	43.5	0.42	1.08	0.013	36	9.81	10.3	184	0.30	69.31
EX-32	EX-33	0.55	0.55	0.60	0.33	0.33	10.00	5.85	1.9	0.09	1.00	0.013	15	5.26	4.5	39	0.14	6.46
STUDY POINT #1																		
EX-33	EX-30	0.39	0.94	0.50	0.20	0.53	10.14	5.82	3.1	0.08	1.37	0.013	18	6.96	5.7	147	0.43	12.30
STUDY POINT #2																		
EX-400	EX-401	0.45	0.45	0.88	0.40	0.40	5.00	7.07	2.8	0.62	5.40	0.013	12	10.54	9.5	52	0.09	8.28
EX-405	EX-404	1.46	1.46	0.30	0.44	0.44	5.00	7.07	3.1	0.23	4.40	0.013	15	11.04	8.9	15	0.03	13.55
STUDY POINT #7																		
EX-404	EX-403	0.48	1.94	0.80	0.38	0.82	5.03	7.06	5.8	0.81	1.05	0.013	15	5.39	6.0	37	0.10	6.62

pipe data for EX-10 to EX-1 and EX-205 to EX-206 doesn't match existing conditions