DEVELOPMENT TABULATIONS

Property Information

Zoning (see footnote 1)

Surface Lot

Short Term

Total

Zoming (see roothote 1)				. 5 . (5)	11171110	
Tract Area (Parcel A)	318,968 SF 7.32 A					
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 detache	ed			up to	31	
Dwelling, Townhouse				up to	29	
Commercial and Office				·		
To be determined (permitted or	condition	nal uses per tal	ble 25.13.03)	up to	5200	
MPDUs				UNITS	%	
Minimum Required				9	15.0%	
Proposed				9	15.0%	
Density				SF	FAR	
Proposed Residential GFA				217,110	0.82	
Proposed Non-Residential				5,200	0.02	
•			Total	222,310	0.84	
Building Height				Maximum Allowed 45'	Maximum Requested 45'	
Open Space		Minimui	m Required	Proposed (se	e footnote 2)	
Open Area (includes public use s	space) 10% 26,4		26,458 SF	36.2%	95,821 SF	
Public Use Space		5% 13,230 SF		7.6%	20,298 SF	
Lot width at front lot li	ne			Minimum Required 10'	Proposed (minimum) 10'	
Building Setbacks		'inimum equired		roved (see footnot	, T	
			Detached	Attached	Commercial	
Abutting public right-of-way	0', 10'	if provided	9'	3'	12'	
Side Abutting residential land		r bldg. hgt. ver is greater	5'	0' or 3'	25'	
Non-Residential abutting land	0', 10	' if provided	13'	16.2'	10'	
Rear						
Abutting residential land		r bldg. hgt. ver is greater	30'	27.5'	29' (bldg. to bldg.	
Non-Residential abutting land	0', 10'	' if provided	n/a	29' (bldg. to bldg.)	n/a	
Parking				Minimum Required	Proposed	
Residential						
	62	62				
Dwelling, Single unit (2 per u Dwelling, Townhouse (2 per				58	58	

PD-RS/MXNC

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

152

1' PIE--

1' PIE--

209

Visitor parking ratio per unit (excludes commercial/retail allocation)

Permitted and/or conditional use per Sec. 25.13.10

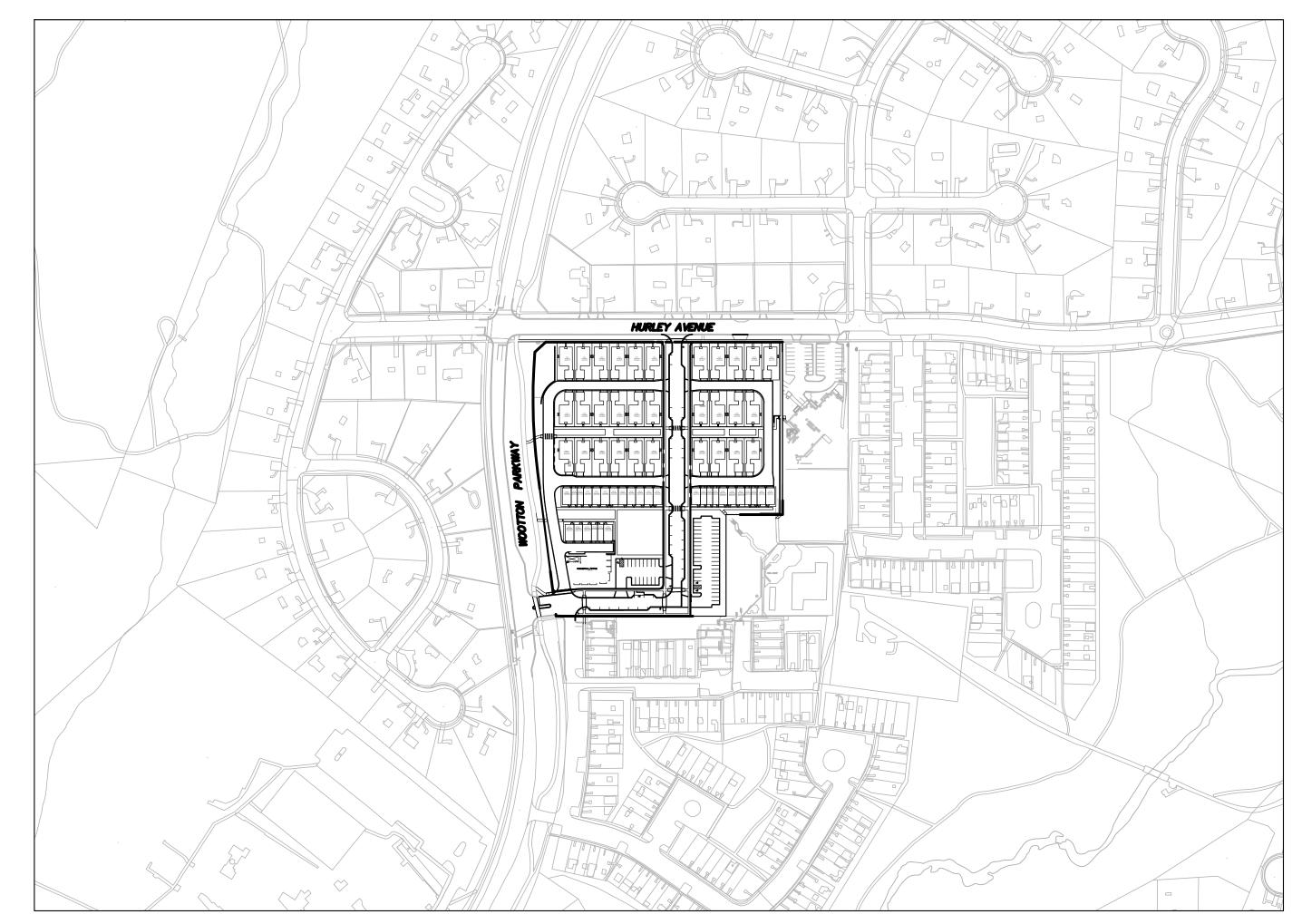
Commercial and Office (see footnote 5)

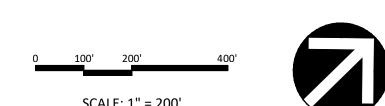
- 2. Areas provided may be modified throughout entitlement process, but will always meet or exceed the minimum required. 3. Per adopted Mayor and Council resolution no. XXXXX.
- 4. Per Rockshire Association License Agreement (L.4957 F.697) as may be amended. Parking only available to association
- members 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.

5. Waiver provisions apply to full-service restaurants per adopted Mayor and Council resolution no. XXXXX.							
Accessible Parking	Minimum Required	Proposed					
On-Street Accessible Parking	1	1					
Commercial	1	1					
Rockshire Association/Visitor Lot	2	2					

ROCKSHIRE

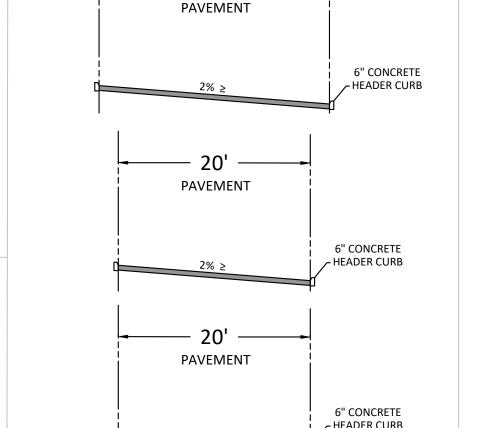
LEVEL 2 SITE PLAN

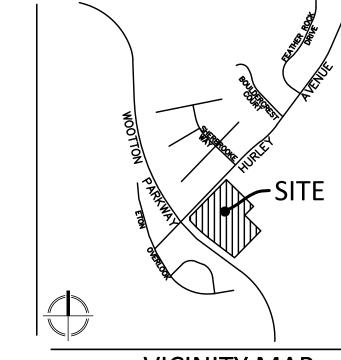






ALLEYS





GENERAL NOTES

VICINITY MAP SCALE: 1" = 2000'

- THE PROPERTY IS 7.32 ACRES. THE PROPERTY IS ZONED PD-RS/MXNC.
- THE SITE IS LOCATED ON WSSC MAP 218NW09.
- THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FR62, WITH TAX
- ACCOUNT NO. 04-01779638.
- BOUNDARY AND TOPOGRAPHIC DATA UPDATE BY VIKA MARYLAND, LLC. IN 7/21/2021
- THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON THE SITE.
- THERE IS NO STREAM VALLEY BUFFER LOCATED ON THE SITE.
- THERE ARE NO WETLANDS LOCATED ON THE SITE.
- DATUM IS NAD 83, NAVD 88.

THE ZONING ORDINANCE.

THE PROJECT ANTICIPATES INCORPORATING PERMANENT SETBACK ENCROACHMENTS FOR RESIDENTIAL UNITS AS PERMITTED IN ACCORDANCE WITH SECTION 25.09.05 OF

SHEET INDEX

APPROVALS LEVEL 2 SITE PLAN EXISTING CONDITIONS

LEVEL 2 SITE PLAN COMPOSITE

LEVEL 2 SITE PLAN 30 SCALE LEVEL 2 SITE PLAN 30 SCALE

HARDSCAPE DETAILS - PAVING + CURBS HARDSCAPE DETAILS - WALLS + BOULDERS

L-105 HARDSCAPE DETAILS - FURNISHINGS HARDSCAPE DETAILS - FURNISHINGS

L-201 PRELIMINARY LANDSCAPE PLAN

NEIGHBORHOOD PARK ENLARGEMENT

L-203 PARKING LANDSCAPE BUFFER ENLARGEMENT L-204 LANDSCAPE DETAILS

L-205 PLANT SCHEDULES

L-206 PLANTING NOTES

L-207 EXISTING LANDSCAPE MANAGEMENT PLAN **EXISTING LANDSCAPE MANAGEMENT SCHEDULE**

L-208

CONCEPTUAL STRIP ELEVATION - SINGLE FAMILY HOUSES A101 CONCEPTUAL FLOOR PLANS - SINGLE FAMILY HOUSES

CONCEPTUAL RENDERED ELEVATIONS - SINGLE FAMILY HOUSES

A103 CONCEPTUAL 2ND ELEVATIONS - SINGLE FAMILY HOUSES A200 CONCEPTUAL STREETSCAPE ELEVATIONS - TOWNHOMES

A201 CONCEPTUAL FLOOR PLANS - TOWNHOMES

CONCEPTUAL UNIT ELEVATIONS - 14' WIDE TOWNHOMES CONCEPTUAL UNIT ELEVATIONS - 20' WIDE TOWNHOMES

RETAIL PERSPECTIVE - SOUTH EAST CORNER RETAIL PERSPECTIVE - SOUTH WEST CORNER

A302 RETAIL ELEVATIONS - SOUTH AND NORTH

RETAIL ELEVATIONS - EAST AND WEST A303

A304 RETAIL CONSTRUCTION PLAN

A305 RETAIL ROOF PLAN

A306 RETAIL ELEVATIONS A307 RETAIL BUILDING SECTIONS

FDA-1.0 FIRE ACCESS PLAN COMPOSITE

SUPPLEMENTAL EXHIBITS

EXH-1.00 SU-30 TURNING MOVEMENTS SU-30 TURNING MOVEMENTS EXH-1.02 SU-30 TURNING MOVEMENTS GARBAGE TURNING MOVEMENTS GARBAGE TURNING MOVEMENTS

GARBAGE TURNING MOVEMENTS FIRE TRUCK TURNING MOVEMENTS

Germantown, MD 20874 301.916.4100 | vika.com

PREPARED FOR:

SUITE 300

SUITE 400

301.916.4100

703.549.7784

4800 HAMPDEN LANE

BETHESDA, MD 20814 301-634-8600

CONTACT: JASON SERENO

DESIGN CONSULTANTS:

GERMANTOWN MD, 20874

CONTACT: JEFF AMATEAU, P.E.

LANDSCAPE ARCHITECT

LAND DESIGN, INC

CONTACT: GABRIELA CANAMAR, PLA

ISSUE/REVISIONS | DATE

ROCKSHIRE

PARCEL 'A'

PLAT NO. 11598

4TH ELECTION DISTRICT

MONTGOMERY COUNTY,

MARYLAND

WSSC GRID: 218NW09

TAX MAP: FR62

COVER

SHEET

200 SOUTH PEYTON STREET

ALEXANDRIA, VA 22314

PLANNER, CIVIL ENGINEER

VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD

Our Site Set on the Future.

RK HOMES ASSOCIATES LLC

PROFESSIONAL SEAL

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PROJECT VM1935

SHEET NO.

Community Planning & Development Services June 5, 2024

STREET A

62' RIGHT OF WAY

SECONDARY RESIDENTIAL

ROAD WITH PARKING

STREET B 62.6' RIGHT OF WAY

SECONDARY RESIDENTIAL SECONDARY RESIDENTIAL **ROAD WITHOUT PARKING** BETWEEN MIN 2% & ±4% ROAD WITHOUT PARKING 62' RIGHT OF WAY -62.6' RIGHT OF WAY —

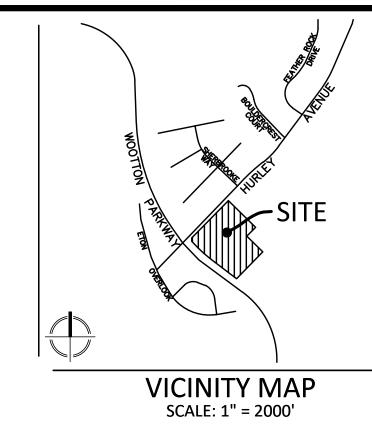
BETWEEN MIN 2% & ±4%

- EXISTING GRADE THICKENED EDGE **EXISTING GRADE** *TREE PANEL SLOPE VARIES SECONDARY RESIDENTIAL AS NEEDED OFFSITE ROAD WITH PARKING

∠ HEADER CURB

TYPICAL ALLEY SECTIONS

N.T.S.



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

ISSUE/REVISIONS	DATE

ROCKSHIRE

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

APPROVALS

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

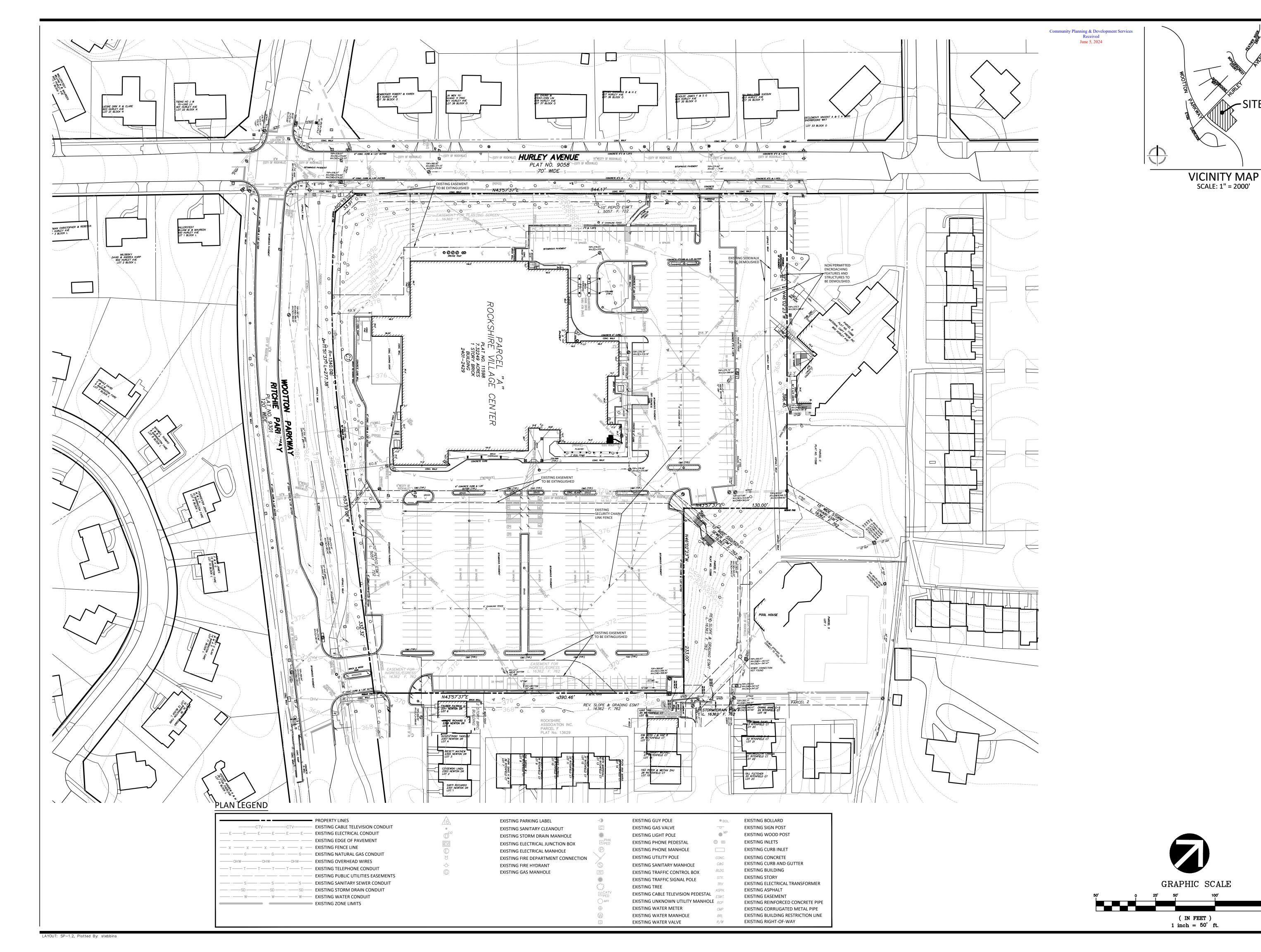
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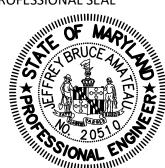
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ROCKSHIRE

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

LEVEL 2 SITE PLAN -**EXISTING CONDITIONS**

PROFESSIONAL SEAL



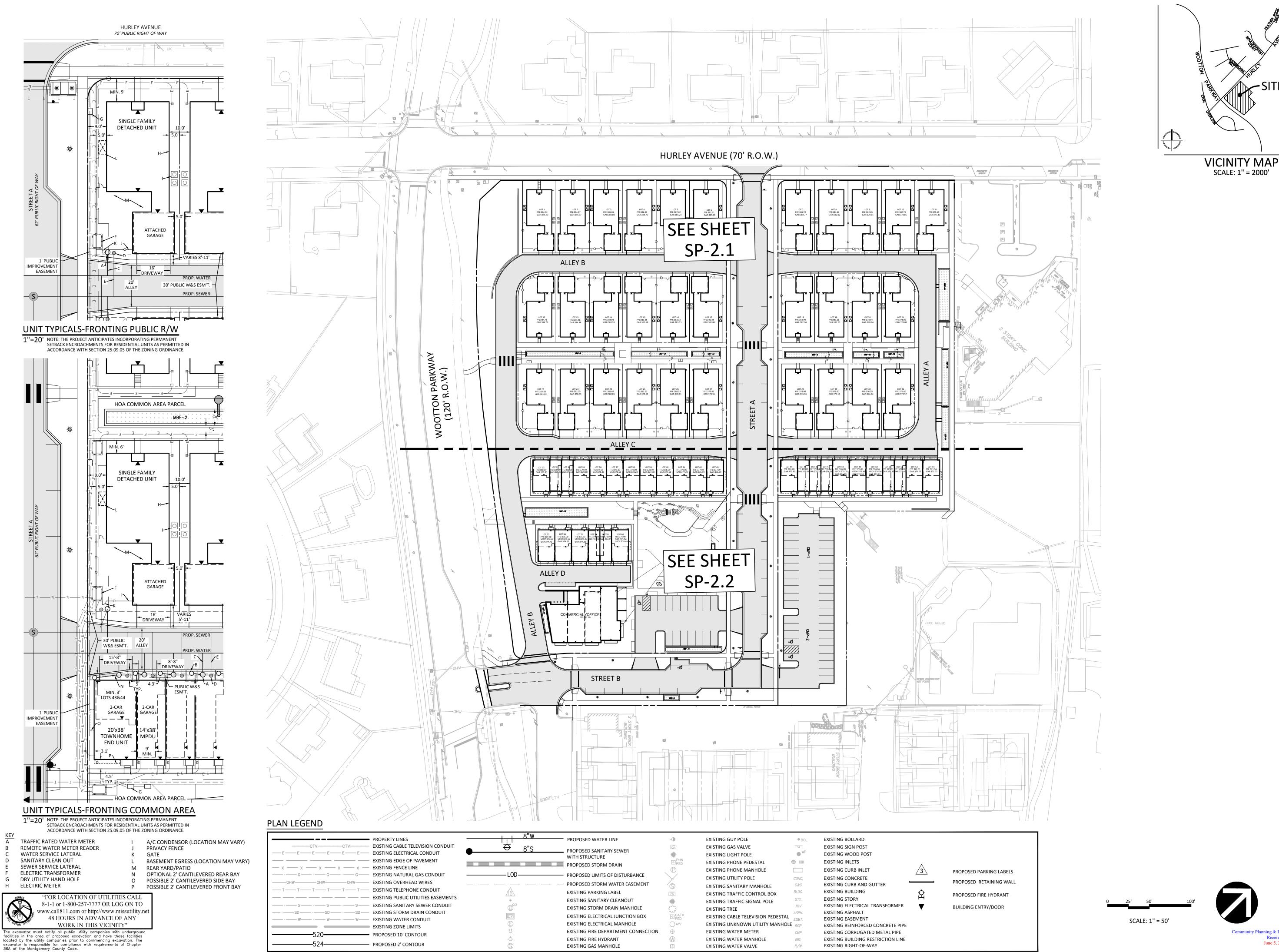
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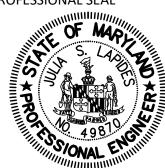
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ROCKSHIRE

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

LEVEL 2 SITE PLAN COMPOSITE

PROFESSIONAL SEAL



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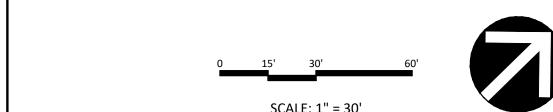
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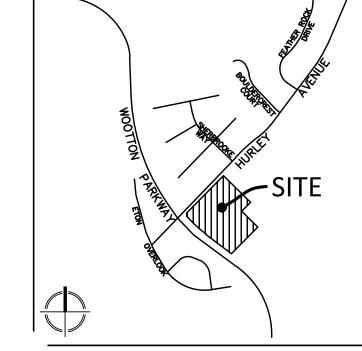
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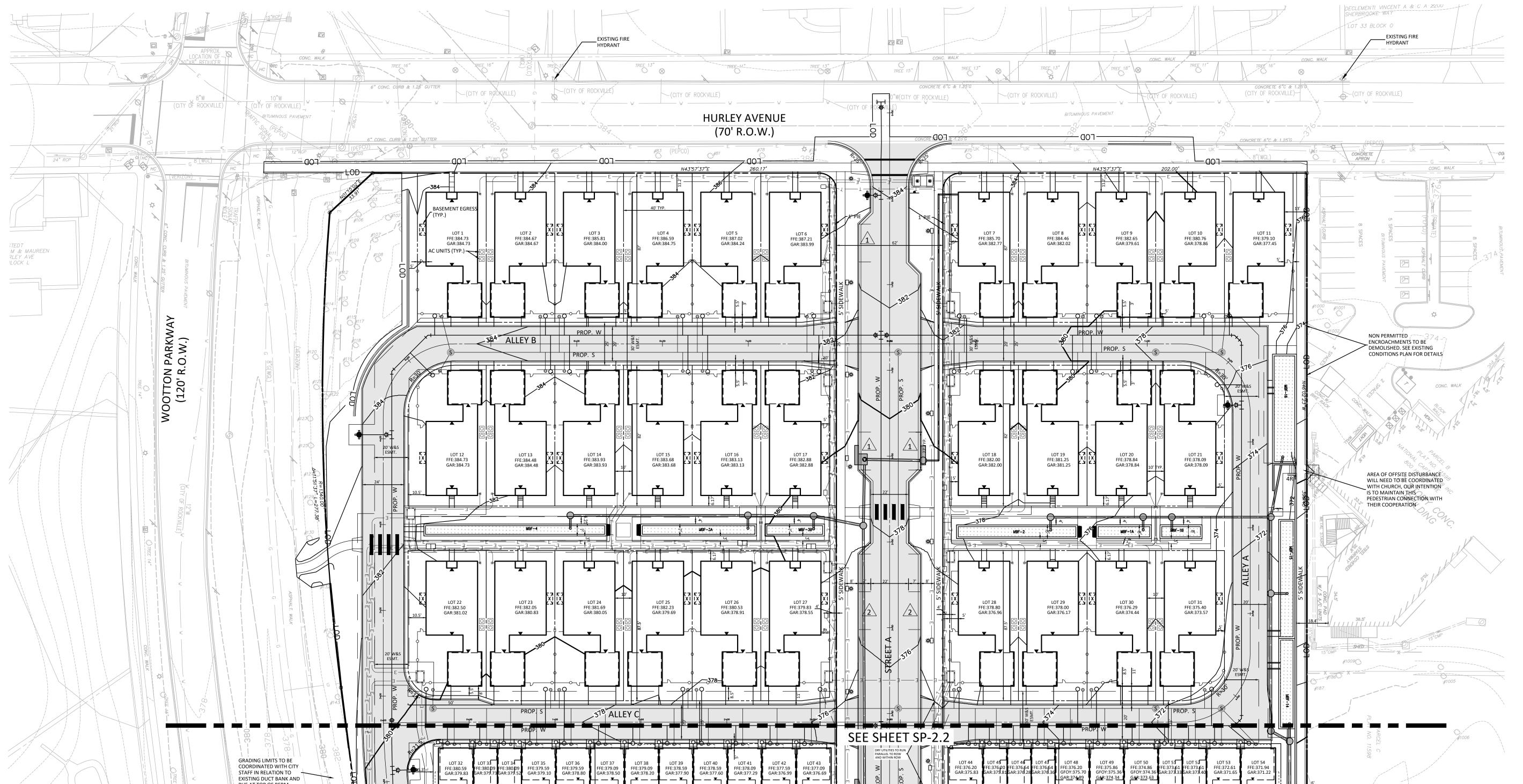
PLANIFGEND

PLAN LEGEND								
PROPERTY LINES	8"W	PROPOSED WATER LINE	-•	EXISTING GUY POLE	• BOL	EXISTING BOLLARD	$\langle \gamma \rangle$	DDODOSED DADWAS
CTV	─ 8"S	PROPOSED SANITARY SEWER	G	EXISTING GAS VALVE	-0	EXISTING SIGN POST	<u>/3 \</u>	PROPOSED PARKING
— E— E— E— E— E— EXISTING ELECTRICAL CONDUIT	5 5	WITH STRUCTURE	*	EXISTING LIGHT POLE	● WP	EXISTING WOOD POST		PROPOSED RETAINING WALL
—— —— —— EXISTING EDGE OF PAVEMENT		PROPOSED STORM DRAIN	PHN	EXISTING PHONE PEDESTAL		EXISTING INLETS		
— x — x — x — x — EXISTING FENCE LINE		PROPOSED STORINI DRAIN	P	EXISTING PHONE MANHOLE		EXISTING CURB INLET	유	PROPOSED FIRE HYDRANT
—— ·—— G—— ·—— G—— EXISTING NATURAL GAS CONDUIT	LOD	PROPOSED LIMITS OF DISTURBANCE		EXISTING UTILITY POLE	CONC.	EXISTING CONCRETE		
——OHW——OHW——OHW—— EXISTING OVERHEAD WIRES		 PROPOSED STORM WATER EASEMENT 		EXISTING SANITARY MANHOLE	C&G	EXISTING CURB AND GUTTER	lacktriangledown	BUILDING ENTRY/DOOR
— T— T— T— T— T— EXISTING TELEPHONE CONDUIT	16	EXISTING PARKING LABEL			BLDG.	EXISTING BUILDING		
— — — — — EXISTING PUBLIC UTILITIES EASEMENTS	710\		<u> 10 </u>	EXISTING TRAFFIC CONTROL BOX	STY.	EXISTING STORY		
	-CO	EXISTING SANITARY CLEANOUT	兼	EXISTING TRAFFIC SIGNAL POLE	TRV	EXISTING STORT EXISTING ELECTRICAL TRANSFORMER		PROPOSED SWM FACILITY
SDSD	0	EXISTING STORM DRAIN MANHOLE	£3	EXISTING TREE	ASPH.	EXISTING ASPHALT		
	EV	EXISTING ELECTRICAL JUNCTION BOX	□ CATV PED	EXISTING CABLE TELEVISION PEDEST	AL ESMT.	EXISTING EASEMENT		
EXISTING ZONE LIMITS	Ē	EXISTING ELECTRICAL MANHOLE	○ MH	EXISTING UNKNOWN UTILITY MANH	OLE RCP	EXISTING REINFORCED CONCRETE PIPE		
PROPOSED 10' CONTOUR	8	EXISTING FIRE DEPARTMENT CONNECTION	\oplus	EXISTING WATER METER	CMP	EXISTING CORRUGATED METAL PIPE		
PROPOSED 10 CONTOUR	-6-	EXISTING FIRE HYDRANT	()	EXISTING WATER MANHOLE	BRL	EXISTING BUILDING RESTRICTION LINE		
PROPOSED 2' CONTOUR	©	EXISTING GAS MANHOLE	Ø	EXISTING WATER VALVE	R/W	EXISTING RIGHT-OF-WAY		





VICINITY MAP SCALE: 1" = 2000'





EXISTING DUCT BANK AND

PUE AT TOP OF BERM

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301-634-8600

CONTACT: JASON SERENO

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

ISSUE/REVISIONS DATE

ROCKSHIRE

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

> LEVEL 2 SITE PLAN 30 SCALE

PROFESSIONAL SEAL



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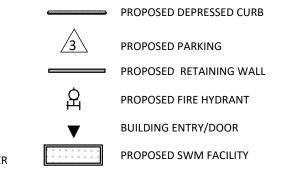
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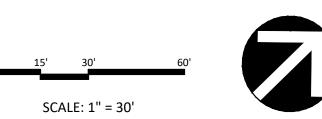
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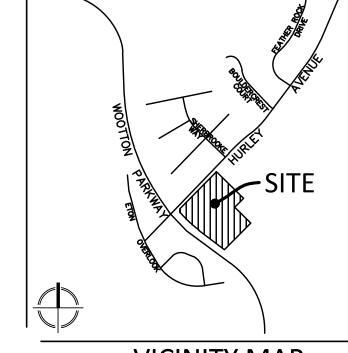
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PLAN LEGEND

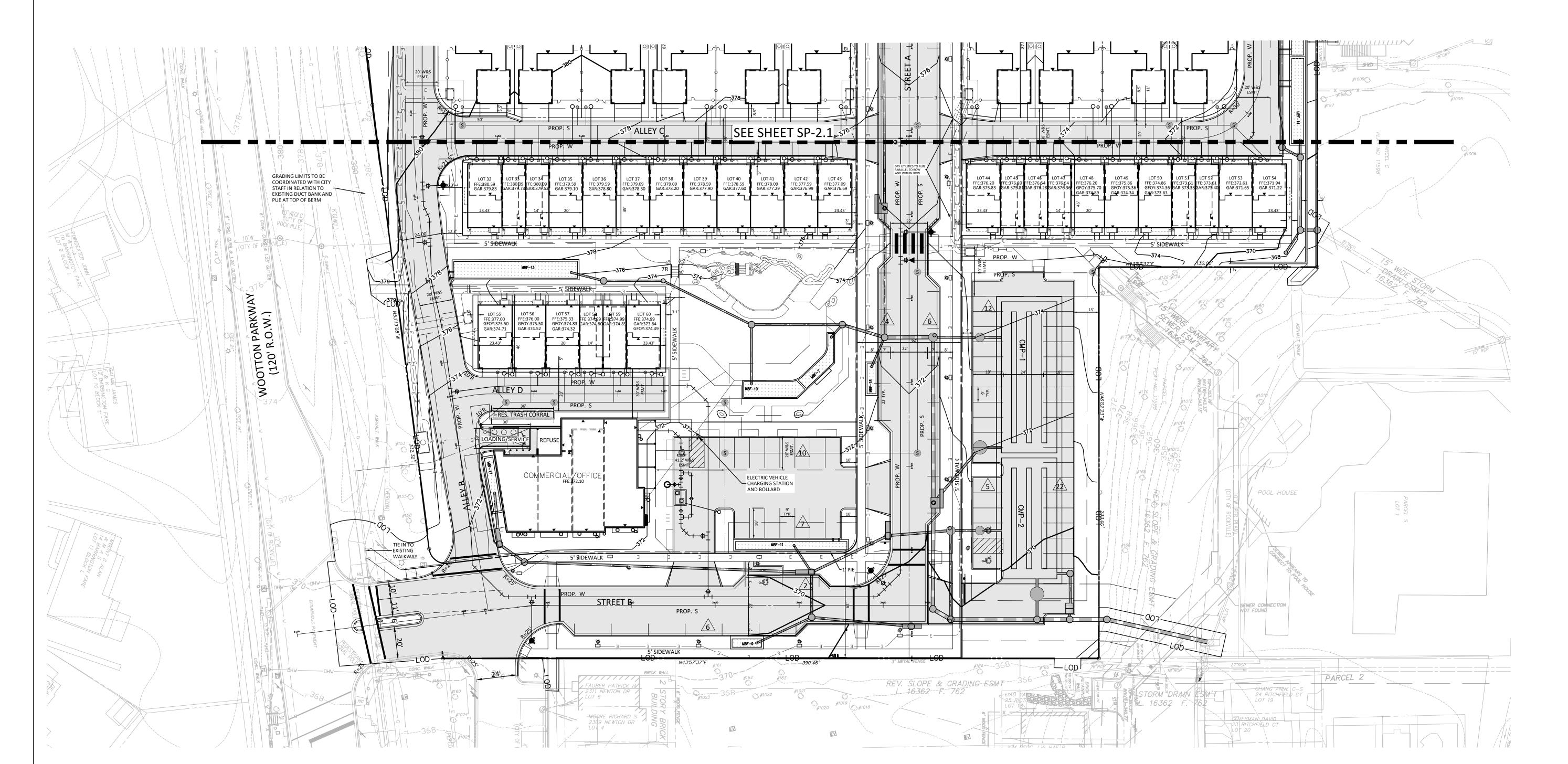
PROPERTY LINES		PROPOSED WATER LINE	-①	EXISTING GUY POLE	• BOL	EXISTING BOLLARD		PROPOSED DEPRESSED CURB
CTV——CTV——CTV——EXISTING CABLE TELEVISION CONDUIT	<u> </u>	DDODOCED CANITADY CEVALED	G	EXISTING GAS VALVE	0	EXISTING SIGN POST	^	
E E E E E E EXISTING ELECTRICAL CONDUIT	9 0 3	PROPOSED SANITARY SEWER WITH STRUCTURE	*	EXISTING LIGHT POLE	● WP	EXISTING WOOD POST	3	PROPOSED PARKING
——————————————————————————————————————		PROPOSED STORM DRAIN	PHN	EXISTING PHONE PEDESTAL		EXISTING INLETS		
— X — X — X — EXISTING FENCE LINE		—— PROPOSED STORIVI DRAIN	. P	EXISTING PHONE MANHOLE		EXISTING CURB INLET		PROPOSED RETAINING WAL
	LOD	PROPOSED LIMITS OF DISTURBANCE		EXISTING UTILITY POLE	CONC.	EXISTING CONCRETE	, Q	PROPOSED FIRE HYDRANT
OHW——OHW——OHW——EXISTING OVERHEAD WIRES		 PROPOSED STORM WATER EASEMENT 	(5)	EXISTING SANITARY MANHOLE	C&G	EXISTING CURB AND GUTTER	+4	TROTOSED TIRE TITORARY
T T T T T EXISTING TELEPHONE CONDUIT	16	EXISTING PARKING LABEL	[7C]	EXISTING TRAFFIC CONTROL BOX	BLDG.	EXISTING BUILDING	▼	BUILDING ENTRY/DOOR
— — — — EXISTING PUBLIC UTILITIES EASEMENTS	•	EXISTING SANITARY CLEANOUT		EXISTING TRAFFIC SIGNAL POLE	STY.	EXISTING STORY		
S	\mathbb{O}^{co}	EXISTING STORM DRAIN MANHOLE	£ 2	EXISTING TREE	TRV	EXISTING ELECTRICAL TRANSFORMER	M to 25 to M to 25 to	PROPOSED SWM FACILITY
—SD——·—SD——·—SD—— EXISTING STORM DRAIN CONDUIT		EXISTING ELECTRICAL JUNCTION BOX	©CATV PED	EXISTING CABLE TELEVISION PEDESTAL	ASPH.	EXISTING ASPHALT		
W W W EXISTING WATER CONDUIT	Ē	EXISTING ELECTRICAL MANHOLE	○ MH	EXISTING CABLE TELEVISION TELESTALE EXISTING UNKNOWN UTILITY MANHOL	ESM 1.	EXISTING EASEMENT		
EXISTING ZONE LIMITS	8	EXISTING FIRE DEPARTMENT CONNECTION	Φ	EXISTING WATER METER	7107	EXISTING REINFORCED CONCRETE PIPE EXISTING CORRUGATED METAL PIPE		
PROPOSED 10' CONTOUR	-A-	EXISTING FIRE HYDRANT		EXISTING WATER MANHOLE	CMP BRL	EXISTING CORROGATED METAL PIPE EXISTING BUILDING RESTRICTION LINE		
PROPOSED 2' CONTOUR	©	EXISTING TIME TITIDIANT EXISTING GAS MANHOLE	IDI	EXISTING WATER MAINTIGEE EXISTING WATER VALVE	R/W	EXISTING BOILDING RESTRICTION LINE EXISTING RIGHT-OF-WAY		







VICINITY MAP SCALE: 1" = 2000'





Community Planning & Development Services
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June 5, 2024

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LANDSCAPE ARCHITECT LAND DESIGN, INC

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ISSUE/REVISIONS DATE

ROCKSHIRE

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

> LEVEL 2 SITE PLAN 30 SCALE

PROFESSIONAL SEAL



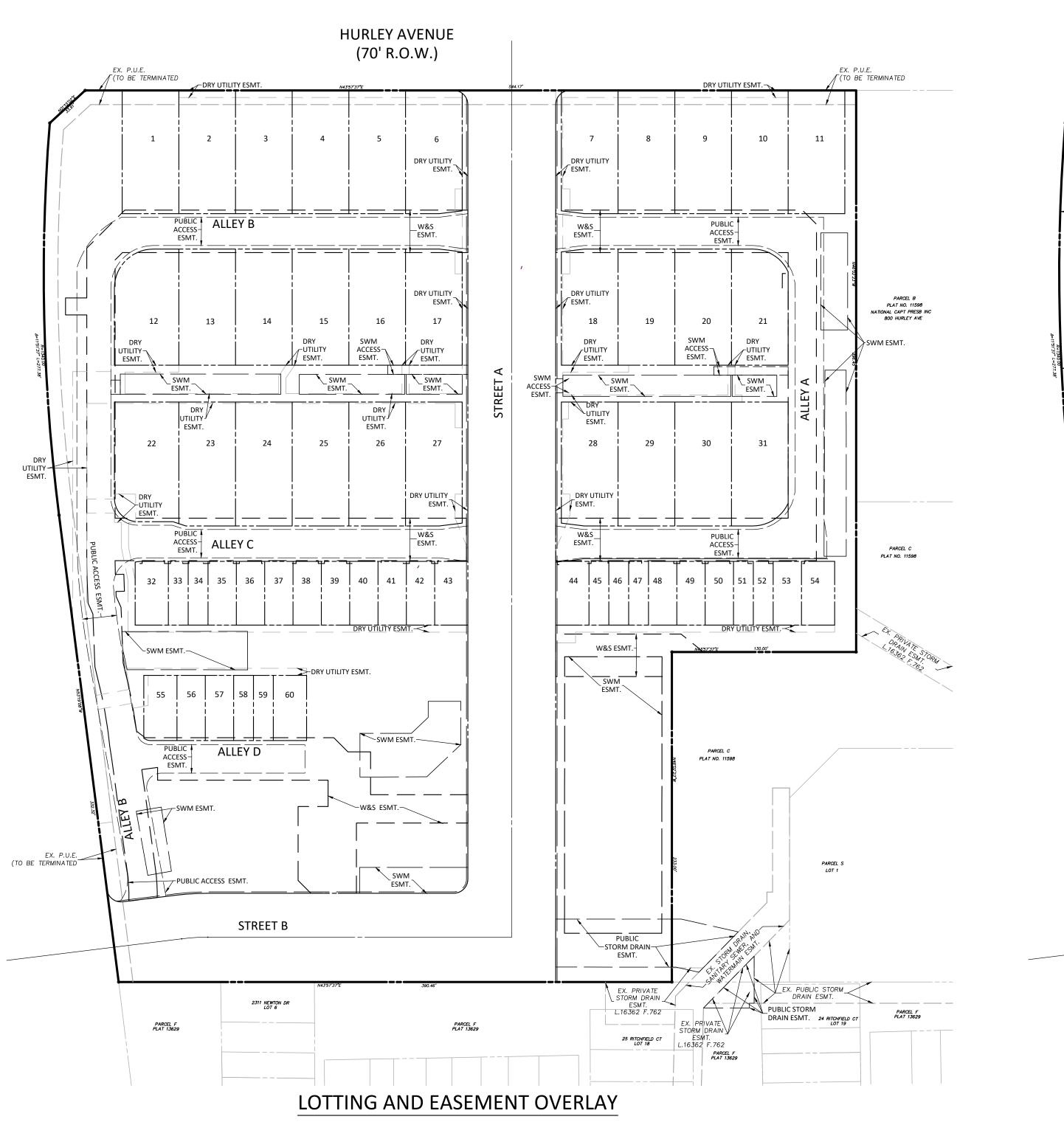
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. ENGINEER'S NAME: JULIA LAPIDES, P.E. LICENSE No.: 49870 EXPIRATION DATE: SEPTEMBER 8, 2024

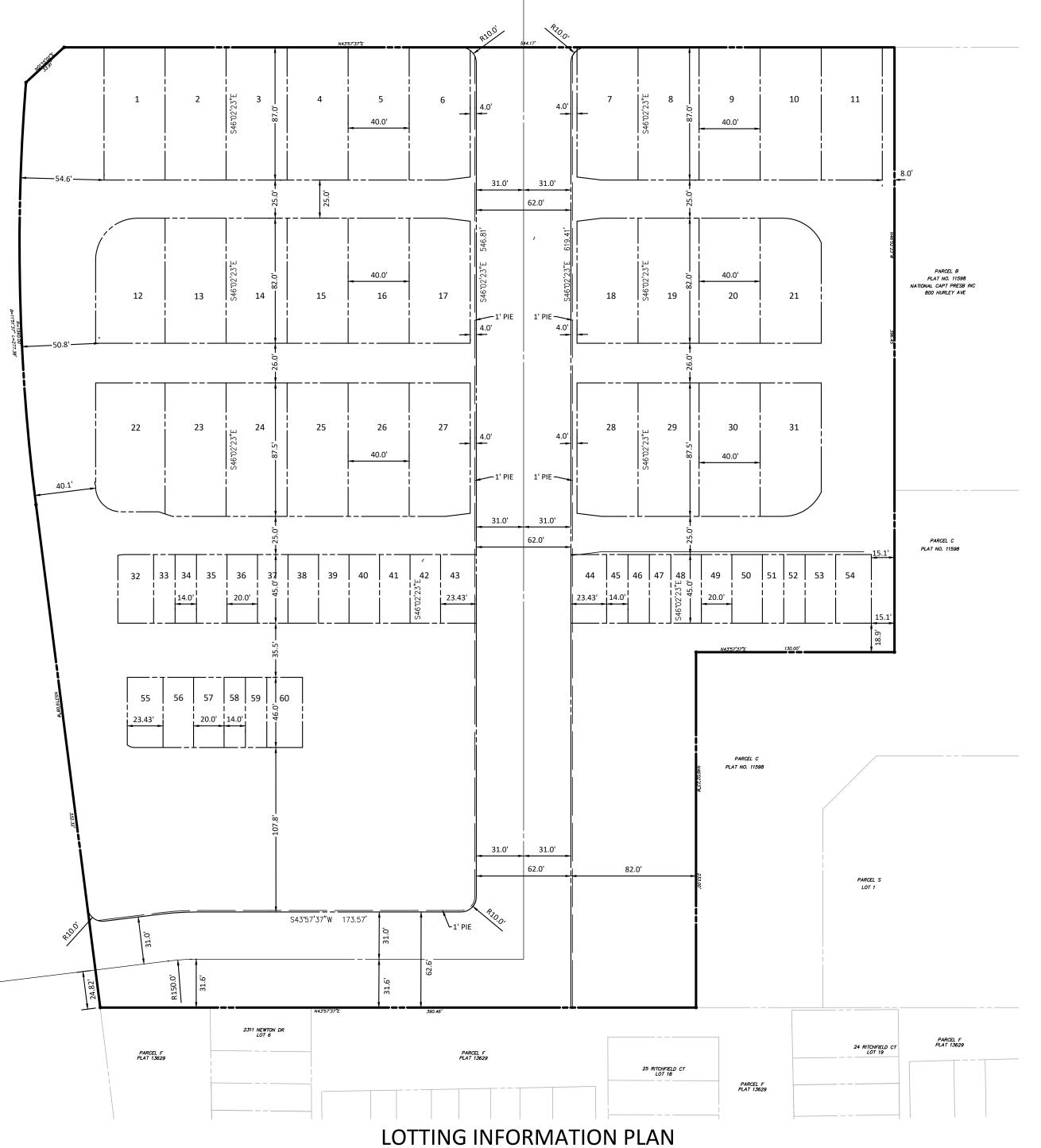
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DRAWN BY: <u>BY/ZS</u> DESIGNED BY: ____JB/JS___ DATE ISSUED: <u>6/3/2024</u>

PROJECT VM1935

SHEET NO. SP-2.2





SCALE: 1" = 50'

PLAN LEGEND

"FOR LOCATION OF UTILITIES CALL
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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.

PROPERTY LINES —		PROPOSED WATER LINE	-①	EXISTING GUY POLE	● BOL	EXISTING BOLLARD		
CTV——CTV——CTV——EXISTING CABLE TELEVISION CONDUIT	₹ 8"\$	PROPOSED SANITARY SEWER	G	EXISTING GAS VALVE	0	EXISTING SIGN POST		
E—E—E—E—E—EXISTING ELECTRICAL CONDUIT	<u>_</u>	WITH STRUCTURE	*	EXISTING LIGHT POLE	● WP	EXISTING WOOD POST		
EXISTING EDGE OF PAVEMENT		PROPOSED STORM DRAIN	PHN PED	EXISTING PHONE PEDESTAL		EXISTING INLETS	٨	
— X — X — X — EXISTING FENCE LINE	1.00		. P	EXISTING PHONE MANHOLE		EXISTING CURB INLET	3	PROPOSED PARKING LABE
— G—— G—— G—— EXISTING NATURAL GAS CONDUIT ——	LOD	PROPOSED LIMITS OF DISTURBANCE		EXISTING UTILITY POLE	CONC.	EXISTING CONCRETE		
W——OHW—OHW—EXISTING OVERHEAD WIRES		— PROPOSED STORM WATER ESMT.	(S)	EXISTING SANITARY MANHOLE	C&G	EXISTING CURB AND GUTTER		PROPOSED RETAINING W
TTTTT EXISTING TELEPHONE CONDUIT	16	EXISTING PARKING LABEL	170	EXISTING TRAFFIC CONTROL BOX	BLDG.	EXISTING BUILDING	ф	PROPOSED FIRE HYDRAN
EXISTING PUBLIC UTILITIES ESMT.S	•	EXISTING SANITARY CLEANOUT	*	EXISTING TRAFFIC SIGNAL POLE	STY.	EXISTING STORY	14	THOI OSED TINE ITTORAN
S—————————————————————————————————————	$\mathbb{O}_{\mathcal{C}_{\mathcal{O}}}$	EXISTING STORM DRAIN MANHOLE	Ä	EXISTING TREE	TRV	EXISTING ELECTRICAL TRANSFORMER	lacktriangle	BUILDING ENTRY/DOOR
SD — SD — SD — EXISTING STORM DRAIN CONDUIT	EV	EXISTING ELECTRICAL JUNCTION BOX	CATV	EXISTING CABLE TELEVISION PEDESTAL	ASPH.	EXISTING ASPHALT		
— W—— · —— W—— EXISTING WATER CONDUIT	Ē	EXISTING ELECTRICAL MANHOLE	○ MH	EXISTING UNKNOWN UTILITY MANHOL	ESMI.	EXISTING ESMT. EXISTING REINFORCED CONCRETE PIPE		
EXISTING ZONE LIMITS	Ö	EXISTING FIRE DEPARTMENT CONNECTION	⊕	EXISTING WATER METER	CMP	EXISTING CORRUGATED METAL PIPE		
520———PROPOSED 10' CONTOUR	-6-	EXISTING FIRE HYDRANT	(W)	EXISTING WATER MANHOLE	BRL	EXISTING BUILDING RESTRICTION LINE		
————524——— proposed 2' contour	©	EXISTING GAS MANHOLE	Ø	EXISTING WATER VALVE	R/W	EXISTING RIGHT-OF-WAY		

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ISSUE/REVISIONS DATE

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: JB/JS
DATE ISSUED: 6/3/2024

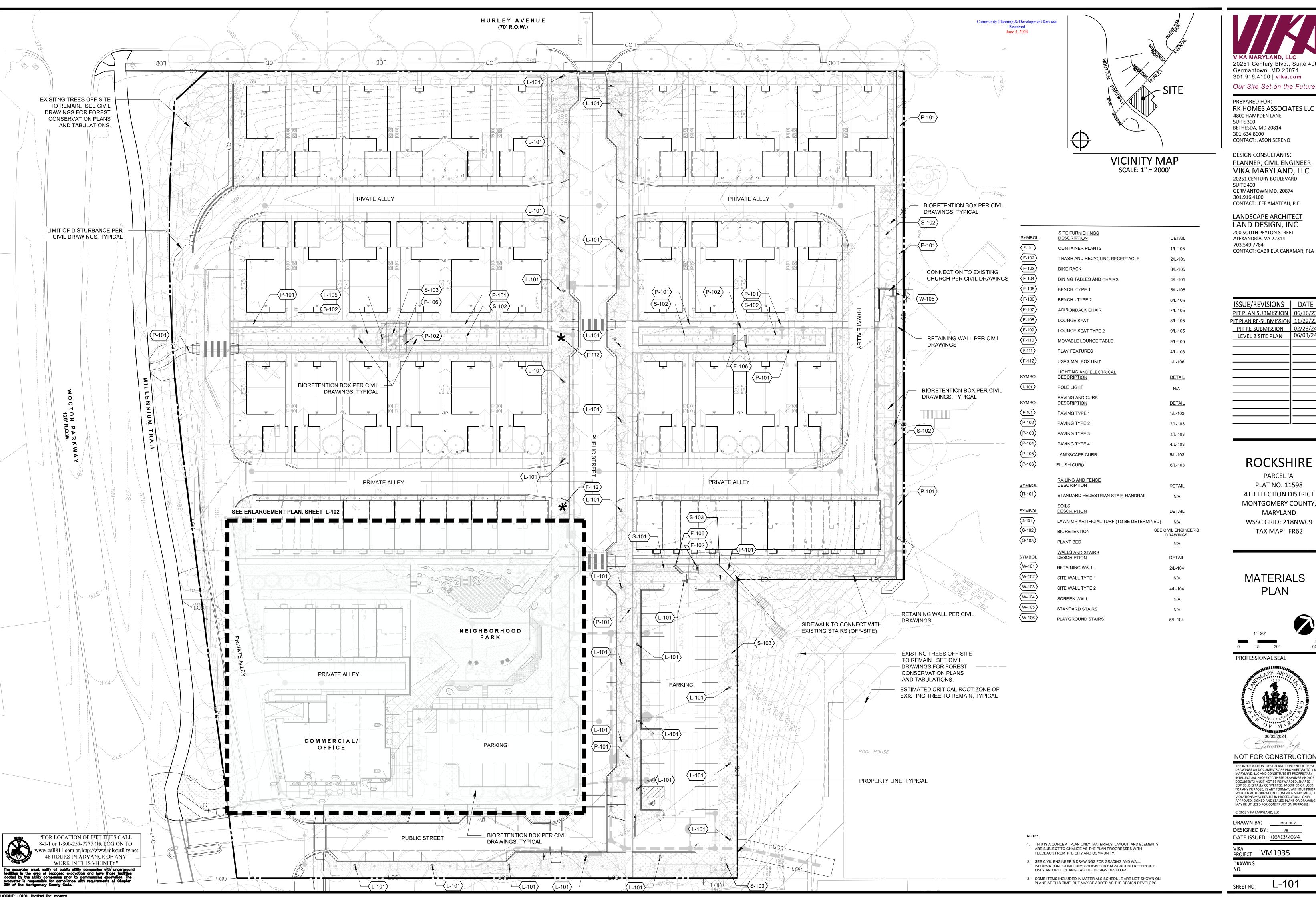
VIKA PROJECT VM1935

DRAWING NO. SP-3.0

SHEET NO.

LAYOUT: SP-3.0, Plotted By: stebbins

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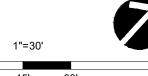
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ISSUE/REVISIONS	DATE
PJT PLAN SUBMISSION	06/16/23
JT PLAN RE-SUBMISSION	11/22/23
PJT RE-SUBMISSION	02/26/24
LEVEL 2 SITE PLAN	06/03/24

ROCKSHIRE

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

MATERIALS PLAN



PROFESSIONAL SEAL



Janail Sont NOT FOR CONSTRUCTION

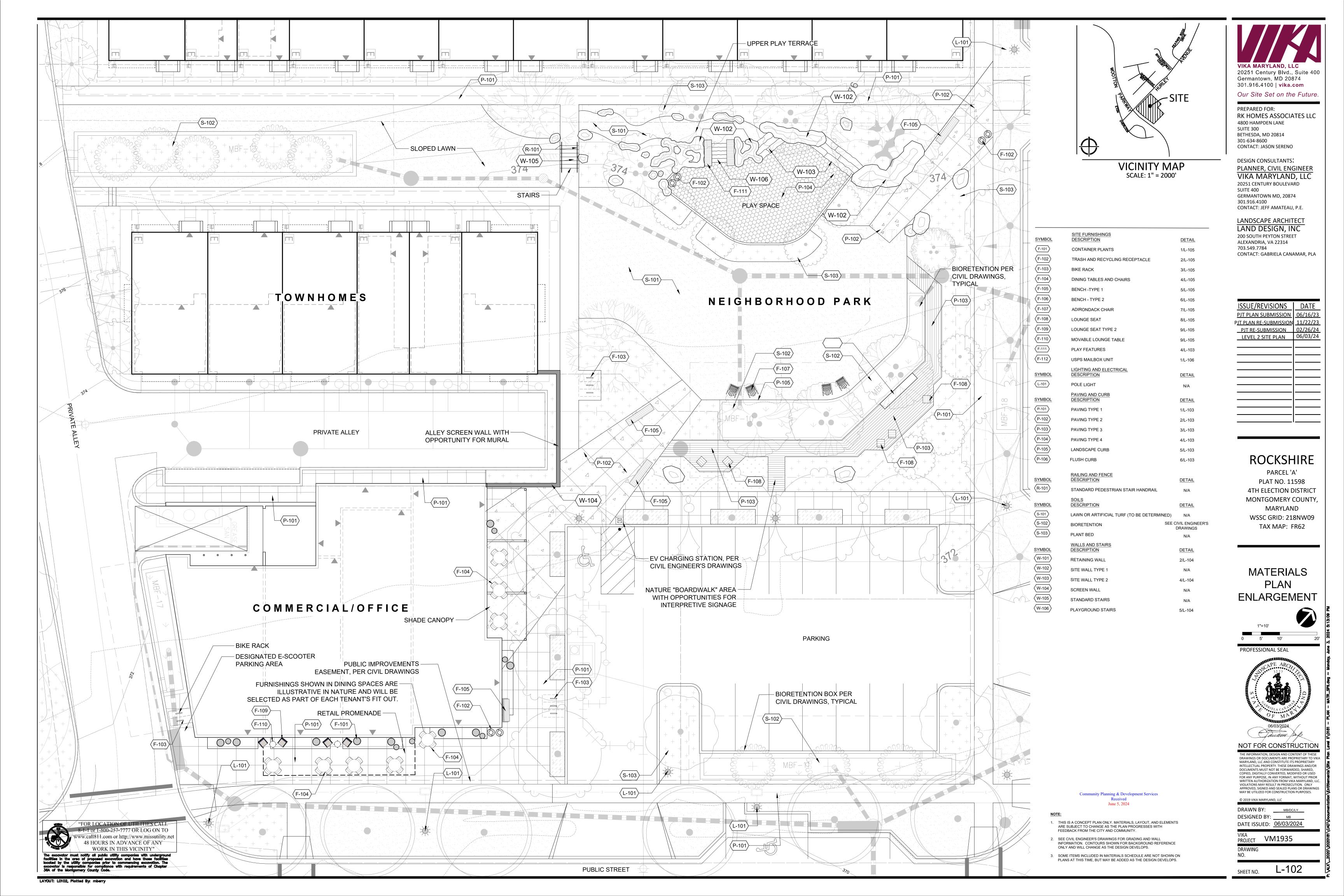
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PROJECT VM1935 DRAWING

L-101

LAYOUT: L0101, Plotted By: mberry







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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 RE-SUBMISSION 11/22/23

LEVEL 2 SITE PLAN 06/03/24

ROCKSHIRE

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

HARDSCAPE **DETAILS** -**PAVING** AND **CURBS**

PROFESSIONAL SEAL



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PROJECT VM1935 DRAWING

SHEET NO. L-103

ONLY. THESE ARE SUBJECT TO CHANGE AS THE PROJECT PROGRESSES WITH FEEDBACK FROM THE CITY AND COMMUNITY.



P-101

NTS

PAVING TYPE 1

L-103 PICTORIAL

PAVING TYPE 4 L-103 / PICTORIAL

P-104 NTS



2 PAVING TYPE 2 L-103 PICTORIAL

NTS

P-103

NTS

5 LANDSCAPE CURB L-103 PICTORIAL

P-105 NTS

P-106

NTS

PAVING TYPE 3 L-103 PICTORIAL

NOTES: BOARDWALK" WILL BE PAVING MATERIAL ONLY (FLUSH WOOD DECKING OR BOARD-FORMED/PLANK-STYLE CONCRETE PAVER. NO FOOTINGS OR OTHER STRUCTURAL COMPONENTS WILL BE REQUIRED.

6 FLUSH CURB

L-103 PICTORIAL

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48 HOURS IN ADVANCE OF ANY
WORK IN THIS VICINITY"

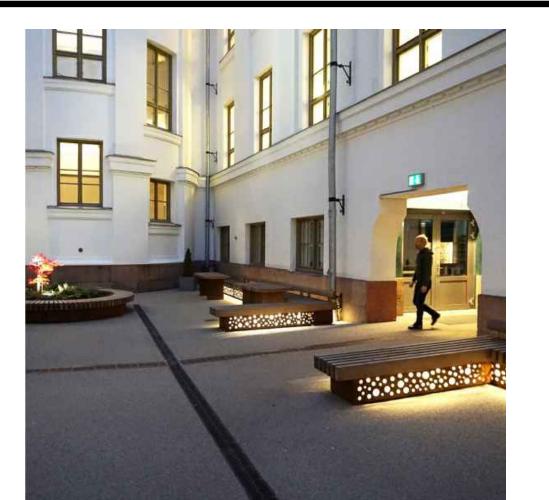
LAYOUT: L-103, Plotted By: mberry

NOTE: IMAGES ARE SHOWN FOR GENERAL DESIGN INTENT AND CHARACTER



F-111

N.T.S





2 RETAINING WALL

L-104 PICTORIAL



PLAYGROUND SLIDE PRECEDENTS L-104 PICTORIAL



5 PLAYGROUND STAIR PRECEDENT L-104 PICTORIAL

W-105 N.T.S



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703.549.7784 CONTACT: GABRIELA CANAMAR, PLA

ISSUE/REVISIONS	DATE
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LEVEL 2 SITE PLAN	06/03/24

ROCKSHIRE

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

HARDSCAPE **DETAILS** -WALLS AND

PROFESSIONAL SEAL



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NTS

W-101

NTS







DINING TABLES AND CHAIRS L-105 PICTORIAL

F-104 NTS

ADIRONDACK CHAIR L-105 PICTORIAL

F-107 NTS

ISSUE/REVISIONS DATE PJT PLAN RE-SUBMISSION 11/22/23 LEVEL 2 SITE PLAN 06/03/24

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PREPARED FOR:

301-634-8600

301.916.4100

703.549.7784

4800 HAMPDEN LANE SUITE 300 BETHESDA, MD 20814

CONTACT: JASON SERENO

DESIGN CONSULTANTS:

20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874

CONTACT: JEFF AMATEAU, P.E.

LANDSCAPE ARCHITECT LAND DESIGN, INC

200 SOUTH PEYTON STREET ALEXANDRIA, VA 22314

CONTACT: GABRIELA CANAMAR, PLA

PLANNER, CIVIL ENGINEER VIKA MARYLAND, LLC

ROCKSHIRE

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

WSSC GRID: 218NW09 TAX MAP: FR62

HARDSCAPE **DETAILS** -**FURNISHINGS**



9 DINING CHAIR AND TABLE

F-109/110

DRAWN BY: MB/DC/LY DESIGNED BY: _____ DATE ISSUED: <u>06/03/2024</u>

TRASH AND RECYCLING RECEPTACLE L-105 PICTORIAL

NTS

L-105 PICTORIAL

5 BENCH - TYPE 1

6 BENCH - TYPE 2 L-105 PICTORIAL

F-103 NTS

3 BIKE RACK L-105 PICTORIAL



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L-105 PICTORIAL

NTS

PROJECT VM1935

SHEET NO. L-105

8 LOUNGE SEAT NTS

L-105 PICTORIAL

NTS

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5

. 8

F-112 NTS

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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
P <u>JT PLAN RE-SUBMISSION</u>	11/22/23
PJT RE-SUBMISSION	02/26/24
LEVEL 2 SITE PLAN	06/03/24
	

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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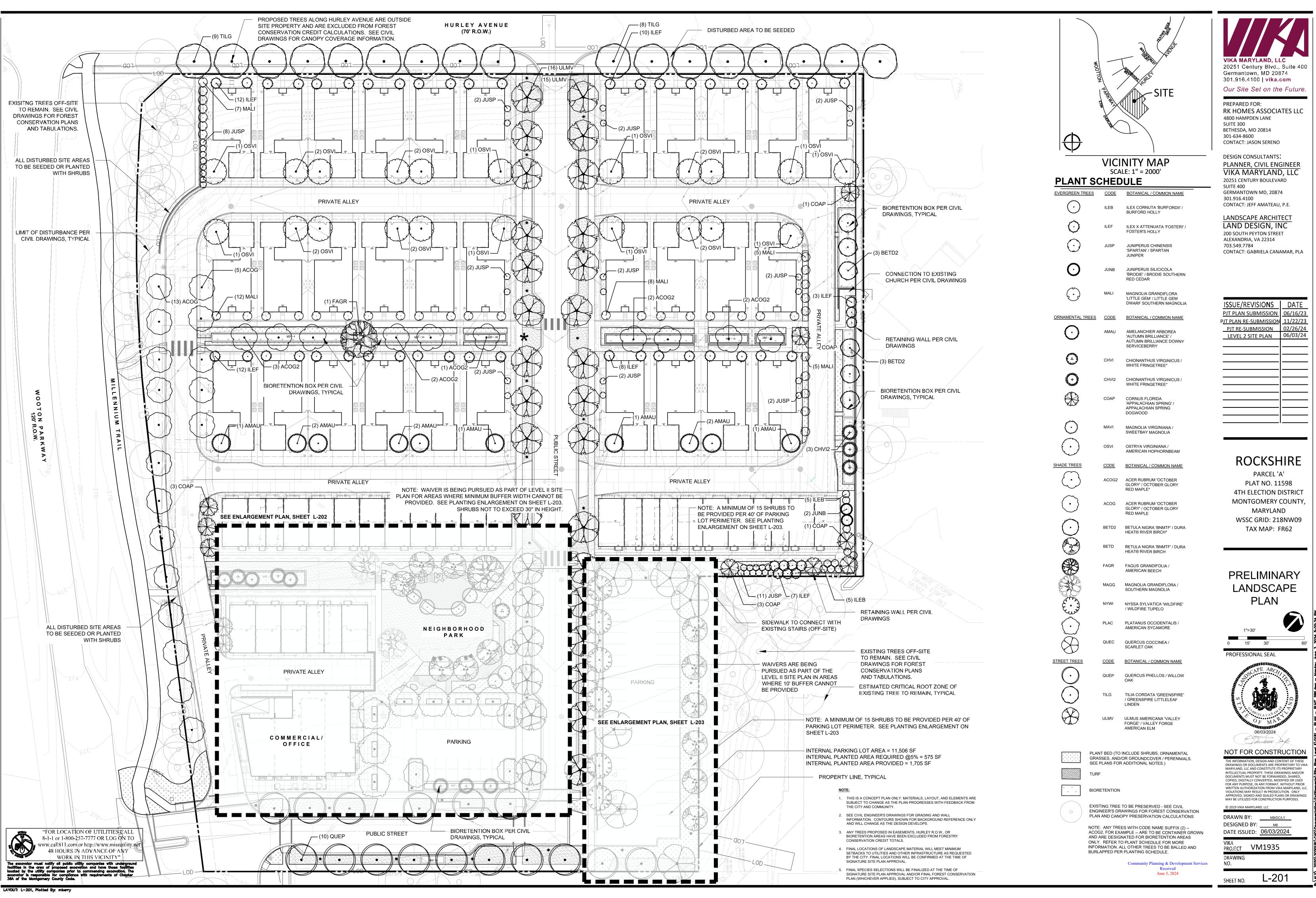
DESIGNED BY: _____MB DATE ISSUED: 06/03/2024

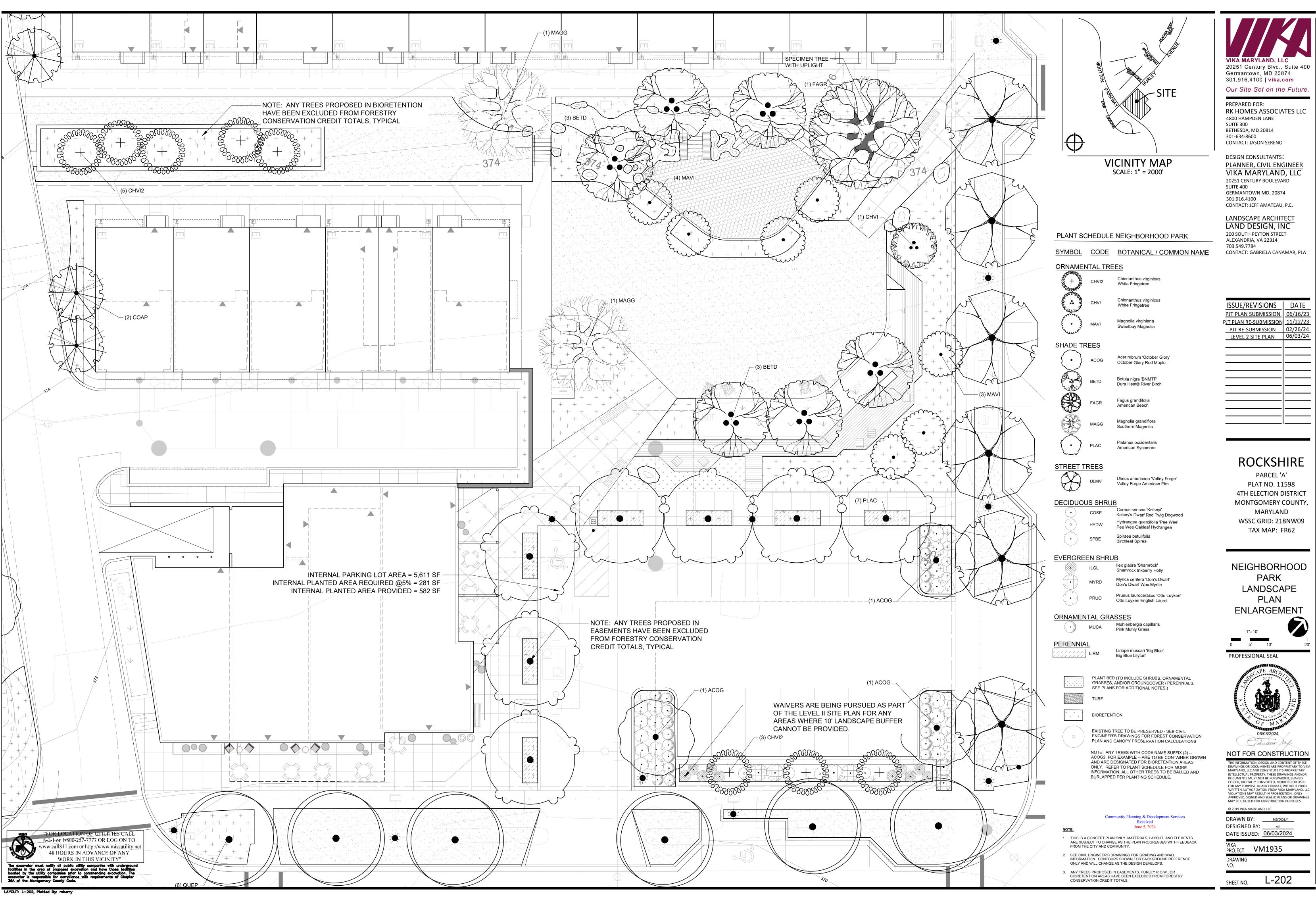
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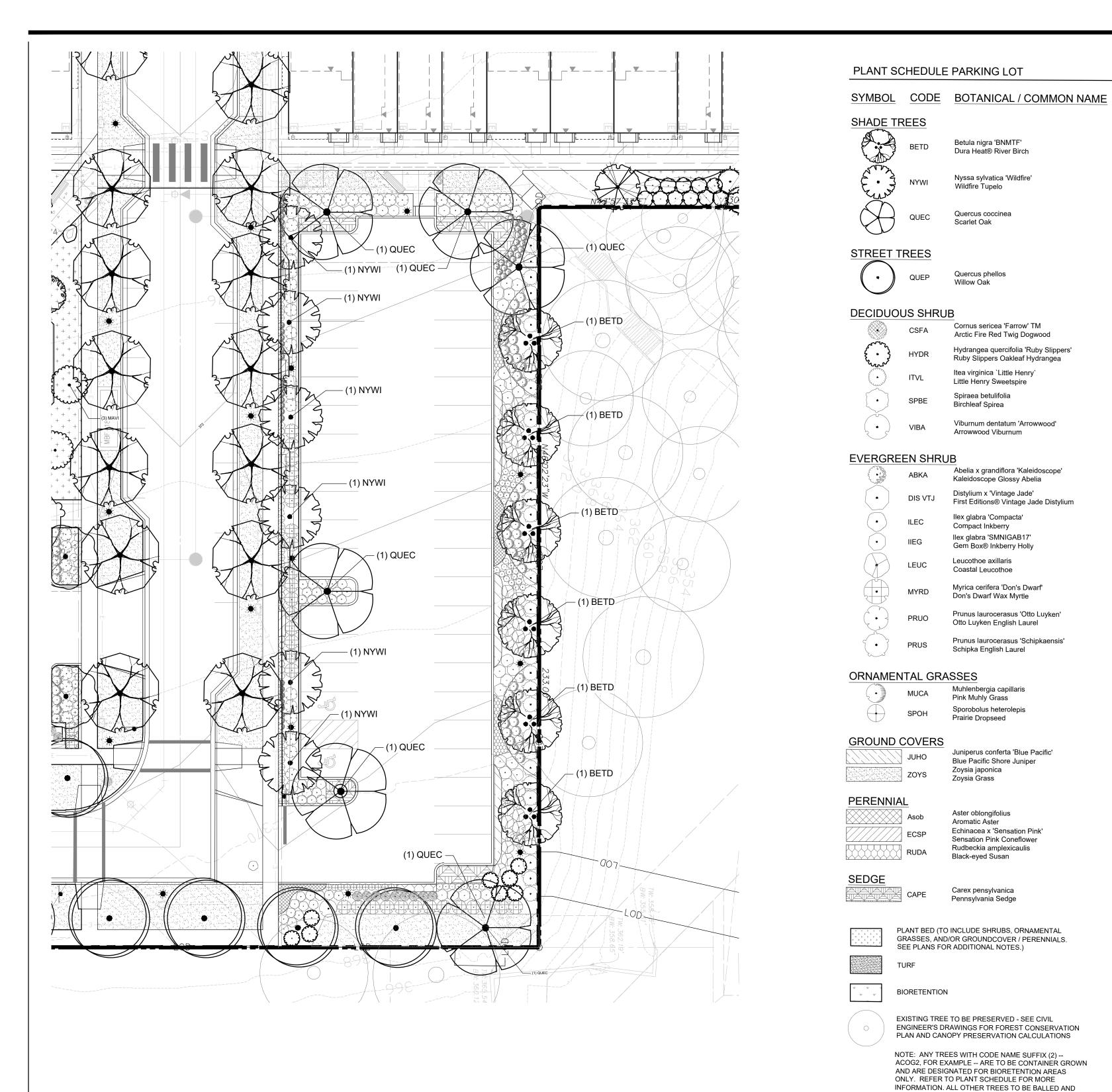
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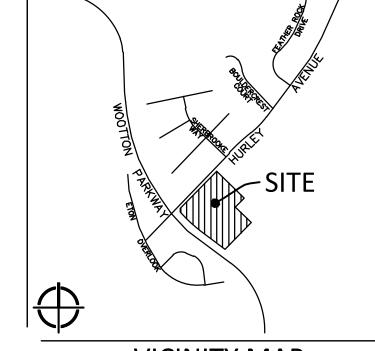
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VICINITY MAP SCALE: 1" = 2000'



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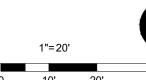
CONTACT: GABRIELA CANAMAR, PLA

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LEVEL 2 SITE PLAN	06/03/24

ROCKSHIRE

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

PARKING LANDSCAPE BUFFER **ENLARGEMENT**



0 10' 20' PROFESSIONAL SEAL



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PROJECT VM1935

L-203

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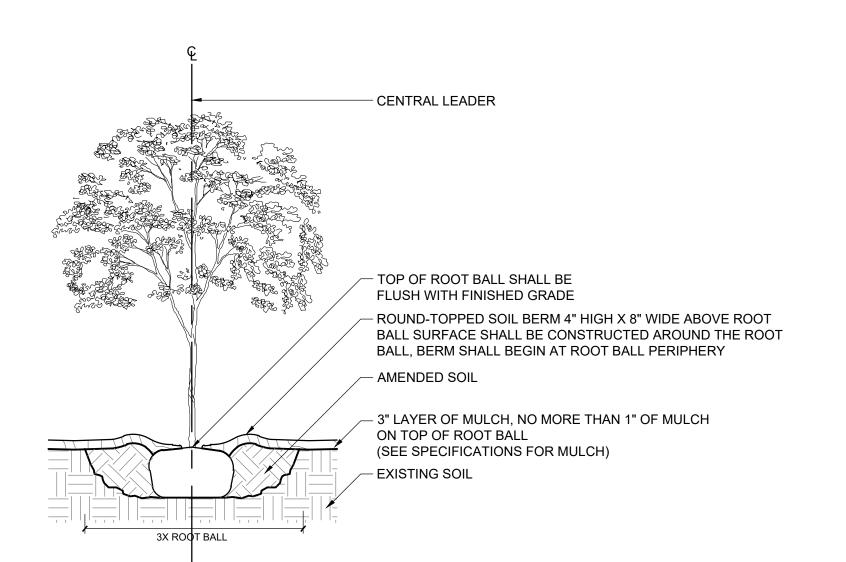
SHEET NO.

Community Planning & Development Services Received June 5, 2024

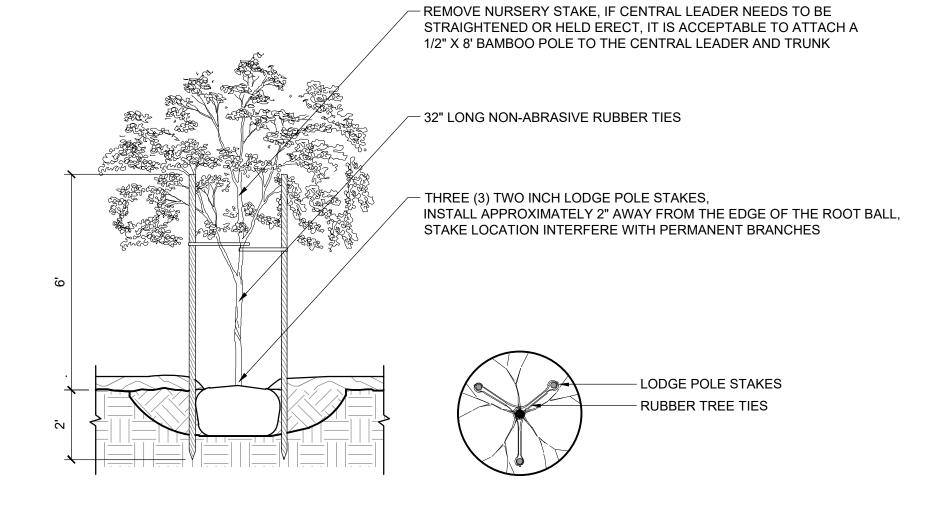
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48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

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.



- CENTRAL LEADER ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CENTERED ON THE DOWNHILL SIDE OF THE ROOT BALL FOR 240°, BERM SHALL BEGIN AT ROOT BALL PERIPHERY - 3" LAYER OF MULCH, NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL, (SEE SPECIFICATIONS) TOP OF ROOT BALL SHALL BE FLUSH WITH FINISHED GRADE ORIGINAL SLOPE SHOULD PASS THROUGH THE POINT WHERE THE TRUNK BASE MEETS SUBSTRATE/SOIL BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL - LOOSENED SOIL, DIG AND TURN THE SOIL TO REDUCE THE COMPACTION TO THE AREA AND DEPTH SHOWN - EXISTING SOIL



TREE PLANTING

3 TREE PLANTING ON SLOPE

5 TREE STAKING

3/8" = 1'-0"

1/2" = 1'-0"

CONTACT: GABRIELA CANAMAR, PLA

3/8" = 1'-0"

1/2" = 1'-0"

20251 Century Blvd., Suite 400

Our Site Set on the Future.

RK HOMES ASSOCIATES LLC

Germantown, MD 20874 301.916.4100 | vika.com

PREPARED FOR:

SUITE 300

SUITE 400

301.916.4100

703.549.7784

301-634-8600

4800 HAMPDEN LANE

BETHESDA, MD 20814

CONTACT: JASON SERENO

DESIGN CONSULTANTS:

PLANNER, CIVIL ENGINEER

VIKA MARYLAND, LLC

20251 CENTURY BOULEVARD

GERMANTOWN MD, 20874

CONTACT: JEFF AMATEAU, P.E.

LANDSCAPE ARCHITECT

ISSUE/REVISIONS | DATE

PJT PLAN RE-SUBMISSION 11/22/23 PJT RE-SUBMISSION 02/26/24 LEVEL 2 SITE PLAN 06/03/24

ROCKSHIRE

PARCEL 'A' PLAT NO. 11598 4TH ELECTION DISTRICT

MONTGOMERY COUNTY,

MARYLAND WSSC GRID: 218NW09 TAX MAP: FR62

LAND DESIGN, INC 200 SOUTH PEYTON STREET ALEXANDRIA, VA 22314

ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL, BERM SHALL BEGIN AT ROOT BALL PERIPHERY - BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL - 3" LAYER OF MULCH NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL - LOOSENED SOIL, DIG AND TURN THE SOIL TO REDUCE THE COMPACTION TO THE AREA AND DEPTH SHOWN EXISTING SOIL 3X ROOTBALL

3X ROOTBALL

3/8" = 1'-0"

1/2" = 1'-0"

- ROUND-TOPPED SOIL BERM 4" HIGH AND 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CENTERED ON THE DOWNHILL SIDE OF THE ROOTBALL FOR 240°, BERM SHALL BEGIN AT ROOT BALL PERIPHERY ORIGINAL SLOPE SHOULD PASS THROUGH THE POINT WHERE THE TRUNK MEETS SUBSTRATE/SOIL - BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL - 4" LAYER OF MULCH NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL - LOOSENED THE SOIL, DIG AND TURN THE SOIL TO REDUCE COMPACTION TO THE AREA AND DEPTH SHOWN - SLOPE SIDES OF LOOSENED SOIL

PLANT SPACING CHART 6.93" O.C. 2.60 10" O.C. 8.66" O.C. 12" O.C. 10.40" O.C. 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 + + + + + + + + - LAYER OF MULCH FINISHED GRADE MODIFIED SOIL, DEPTH VARIES, (SEE SPECIFICATIONS FOR SOIL MODIFICATION)

SHRUB PLANTING L0305 SECTION

4 SHRUB PLANTING ON SLOPE L0305 SECTION

6 GROUNDCOVER SPACING - TRIANGULAR L0305 SECTION

LANDSCAPE

PROFESSIONAL SEAL



DETAILS

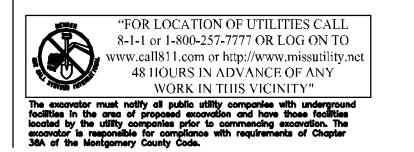
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DRAWN BY: MB/DC/LY DESIGNED BY: MB DATE ISSUED: <u>06/03/2024</u>

PROJECT VM1935

SHEET NO. L-204



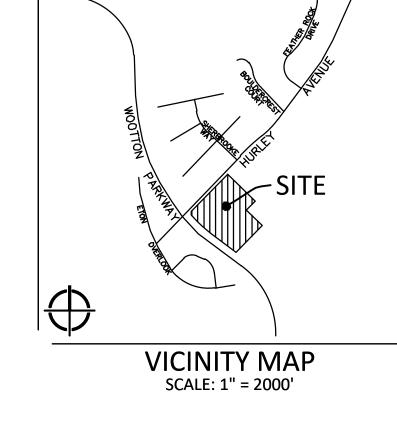
June 5, 2024

LAYOUT: L-205, Plotted By: mberry

Community Planning & Development Services

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. CONT.	MIN. CAL.	MIN. HT.	REMARKS
EVERGRE			BOTANIOAL NAME	COMMON NAME	WIIIV. COIVI.	WIIN. OAL.	WIIIV. TTT.	KLIMAKKO
•	ILEB	10	llex cornuta 'Burfordii'	Burford Holly	B&B		6-8`	FULL TO GROUND. NON-NATIVE.
()	ILEF	52	llex x attenuata 'Fosteri'	Foster's Holly	B&B		8-10`	FULL TO GROUND. NON-NATIVE.
	JUSP	37	Juniperus chinensis 'Spartan'	Spartan Juniper	B&B		8` - 10`	FULL SPECIMEN. NON-NATIVE.
0	JUNB	2	Juniperus silicicola 'Brodie'	Brodie Southern Red Cedar	B&B		8-10`	FULL SPECIMEN. NATIVE
	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. NATIVE
ORNAMEN	ITAL TRE	ES						
2000 00 00 00 00 00 00 00 00 00 00 00 00	AMAU	10	Amelanchier arborea 'Autumn Brilliance'	Autumn Brilliance Downy Serviceberry	B&B	2"-2 1/2"	8` - 10`	SINGLE TRUNK; STRONG CENTRAL LEADER. NATIVE
**************************************	CHVI2	11	Chionanthus virginicus	White Fringetree	30 gal	2" Min. per stem	6` - 8`	MULTI-TRUNK; FULL SPECIMEN. NATIVE
	CHVI	2	Chionanthus virginicus	White Fringetree	B&B	2"-2 1/2"	6 8.	MULTI TRUNK, FULL SPECIMEN. NATIVE
	COAP	11	Cornus florida 'Appalachian Spring'	Appalachian Spring Dogwood	B & B	2"-2 1/2"	6 8.	STRONG CENTRAL LEADER, FULL SPECIMEN. NATIVE
£ .	MAVI	7	Magnolia virginiana	Sweetbay Magnolia	B&B	2"-2 1/2"	6, - 8,	STRONG CENTRAL LEADER, FULL SPECIMEN. NATIVE
	OSVI	21	Ostrya virginiana	American Hophornbeam	B&B	2"-2 1/2"	6 8.	STRONG CENTRAL LEADER, FULL SPECIMEN. NATIVE
SHADE TR	REES							
	ACOG2	10	Acer rubrum 'October Glory'	October Glory Red Maple	30 gal	2"-2 1/2"	10` - 12`	STRONG CENTRAL LEADER, FULL SPECIMEN. NATIVE
	ACOG	21	Acer rubrum 'October Glory'	October Glory Red Maple	B&B	3"-3 1/2"	12` - 14`	STRONG CENTRAL LEADER, FULL SPECIMEN. NATIVE
\odot	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. NATIVE
	BETD	12	Betula nigra 'BNMTF'	Dura Heat® River Birch	B&B	2" Min. per stem	10` - 12`	3 STRONG TRUNKS, FULL SPECIMEN NATIVE
	FAGR	2	Fagus grandifolia	American Beech	B&B	3"-3 1/2"	12`-14`	STRONG CENTRAL LEADER, FULL SPECIMEN. NATIVE
	MAGG	3	Magnolia grandiflora	Southern Magnolia	B&B	3" CAL	10-12` HT	STRONG CENTRAL LEADER, WELL-FORMED HABIT. NATIVE
	NYWI	6	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	B&B	3"-3 1/2"	12` - 14`	STRONG CENTRAL LEADER, FULL SPECIMEN. NATIVE
	PLAC	7	Platanus occidentalis	American Sycamore	B&B	3"-3 1/2"	12`-14`	STRONG CENTRAL LEADER, FULL SPECIMEN. NATIVE
	QUEC	6	Quercus coccinea	Scarlet Oak	B&B	2"-2/12"	12` - 14`	STRONG CENTRAL LEADER, FULL SPECIMEN. NATIVE
STREET T	REES							
\bigcirc	QUEP	16	Quercus phellos	Willow Oak	B&B	3"-3 1/2"	12` - 14`	STRONG CENTRAL LEADER, FULL SPECIMEN. NATIVE
\odot	TILG	17	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	B&B	3"-3 1/2"	12`-14`	STRONG CENTRAL LEADER, FULL SPECIMENNON-NATIVE; SPECIFIED TO MATCH EXISTING TREES PLANTED ON HURLEY AVENUE AND COMPLY WITH CITY OF ROCKVILLE MASTER TREE PLAN.
	ULMV	32	Ulmus americana 'Valley Forge'	Valley Forge American Elm	B&B	3"-3 1/2"	12`-14`	FULL SPECIMEN, STRONG CENTRAL LEADER. NATIVE
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. CONT.	SPACING	MIN. HT.	REMARKS
DECIDUOL		_	Communication 15	Arotio Fire Red Tuin December	2.041	A c O'	241	FILL OPEONES:
	CSFA	9	Cornus sericea 'Farrow' TM	Arctic Fire Red Twig Dogwood	3 GAL	As Shown	24"	FULL SPECIMEN
	COSE	16	Cornus sericea 'Kelseyi'	Kelsey's Dwarf Red Twig Dogwood	3 GAL	As Shown	18-24"	FULL SPECIMEN
· · · ·	HYDW	4	Hydrangea quercifolia 'Pee Wee'	Pee Wee Oakleaf Hydrangea	3 GAL	As Shown	2-3`	FULL SPECIMEN
800 m	HYDR	8	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	3 GAL	As Shown	3-4`	FULL SPECIMEN
E CONTRACTOR OF THE PROPERTY O	ITVL	53	Itea virginica `Little Henry`	Little Henry Sweetspire	3 GAL	As Shown	18-24"	FULL SPECIMEN
	SPBE	24	Spiraea betulifolia	Birchleaf Spirea	3 GAL	As Shown	2-3`	FULL SPECIMEN
•	VIBA	1	Viburnum dentatum 'Arrowwood'	Arrowwood Viburnum	7 GAL	30" - 36"	48"	FULL SPECIMEN

EVERGRE	EN SHRI	JB							
· • • • • • • • • • • • • • • • • • • •	ABKA	52	Abelia x grandiflora 'Kaleidoscope'	Kaleidoscope Glossy Abelia	3 GAL	As Shown	18-24"		FULL SPECIMEN
•	DIS VTJ	21	Distylium x 'Vintage Jade'	First Editions® Vintage Jade Distylium	3 GAL		18-24"		
$\overline{\bullet}$	ILEC	35	llex glabra 'Compacta'	Compact Inkberry	3 GAL	As Shown	2-3`		FULL SPECIMEN
	ILGL	10	llex glabra 'Shamrock'	Shamrock Inkberry Holly	3 GAL	As Shown	2-3`		FULL SPECIMEN
•	IIEG	8	llex glabra 'SMNIGAB17'	Gem Box® Inkberry Holly	3 GAL	As Shown	18" MIN.		FULL SPECIMEN
	LEUC	33	Leucothoe axillaris	Coastal Leucothoe	3 GAL	As Shown	2-3`		FULL SPECIMEN
•	MYRD	35	Myrica cerifera 'Don's Dwarf'	Don's Dwarf Wax Myrtle	3 GAL	As Shown	3-4`		FULL SPECIMEN
•	PRUO	51	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	3 GAL	As Shown	2-3`		FULL SPECIMEN
•	PRUS	37	Prunus laurocerasus 'Schipkaensis'	Schipka English Laurel	5 GAL	As Shown	3-4`		FULL SPECIMEN
ORNAMEN	NTAL GR	ASSES							
•	MUCA	72	Muhlenbergia capillaris	Pink Muhly Grass	3 GAL	As Shown	18" MIN.		FULL SPECIMEN
	SPOH	40	Sporobolus heterolepis	Prairie Dropseed	3 GAL	As Shown	12-18"		FULL SPECIMEN
SYMBOL	CODE	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	MIN. CONT.	SPACING	MIN. HT.	SPACING	REMARKS
GROUND	COVERS	_							
	JUHO	15	Juniperus conferta 'Blue Pacific'	Blue Pacific Shore Juniper	1 GAL	48" O.C.		48" o.c.	FULL SPECIMEN
	zoys	397 sf	Zoysia japonica	Zoysia Grass	SOD				
PERENNIA	<u>\L</u>								
	Asob	32	Aster oblongifolius	Aromatic Aster	3 GAL.			24" o.c.	FULL SPECIMEN
	ECSP	15	Echinacea x 'Sensation Pink'	Sensation Pink Coneflower	1 GAL		12"	18" o.c.	FULL SPECIMEN
///////////////////////////////////////	LIRM	161	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 GAL		6" MIN	18" o.c.	FULL SPECIMEN
	RUDA	76	Rudbeckia amplexicaulis	Black-eyed Susan	1 GAL		12"	18" o.c.	FULL SPECIMEN
SEDGE	a								
	CAPE	394	Carex pensylvanica	Pennsylvania Sedge	1 GAL		12"	12" o.c.	FULL SPECIMEN



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RK HOMES ASSOCIATES LLC 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
P <u>JT PLAN RE-SUBMISSION</u>	11/22/23
PJT RE-SUBMISSION	02/26/24
LEVEL 2 SITE PLAN	06/03/24

ROCKSHIRE

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

PLANT SCHEDULE

PROFESSIONAL SEAL



January Josep

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DRAWN BY: MB/DC/LY DESIGNED BY: _____ DATE ISSUED: <u>06/03/2024</u>

PROJECT VM1935

L-205

DRAWING

SHEET NO.

Community Planning & Development Services June 5, 2024

- 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. ANY TREES PROPOSED IN EASEMENTS, HURLEY R.O.W., OR BIORETENTION AREAS HAVE BEEN EXCLUDED FROM FORESTRY CONSERVATION CREDIT TOTALS. SEE CIVIL DRAWINGS FOR CANOPY COVERAGE CALCULATIONS AND INFORMATION.

TYPICAL LOT UNDERSTORY PLANT LIST*:

DECIDUOUS SHRUB:

BOTANICAL / COMMON NAME

CORNUS SERICEA 'KELSEYI' / KELSEY'S DWARF RED TWIG DOGWOOD

HYDRANGEA QUERCIFOLIA' OAKLEAF HYDRANGEA

ILEX VERTICILLATA 'JIM DANDY' / JIM DANDY WINTERBERRY

ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY

ITEA VIRGINICA `LITTLE HENRY` / LITTLE HENRY SWEETSPIRE

PHYSOCARPUS OPULIFOLIUS 'HOOGI018' / ANGEL™ NINEBARK RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC

VIBURNUM CASSINOIDES 'SMNVCDD' / LIL' DITTY® VIBURNUM

EVERGREEN SHRUB:

BOTANICAL / COMMON NAME

ILEX GLABRA 'COMPACTA' / COMPACT INKBERRY HOLLY

ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY

ORNAMENTAL GRASSES:

BOTANICAL / COMMON NAME

DESCHAMPSIA CESPITOSA 'GOLDTAU' / GOLD DEW TUFTED HAIR GRASS

ERAGROSTIS SPECTABILIS / PURPLE LOVEGRASS

MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS

SPOROBOLUS HETEROLEPSIS / PRAIRIE DROPSEED

PERENNIALS:

BOTANICAL / COMMON NAME

BAPTISIA AUSTRALIS / BLUE WILD INDIGO

ECHINACEA X 'SENSATION PINK' / SENSATION PINK CONEFLOWER

RUDBECKIA HIRTA / BLACK-EYED SUSAN

*NOTE: ALL PROPOSED PLANTS ABOVE ARE NATIVE. FINAL PLANT SELECTIONS AND SIZES TO BE DETERMINED IN LATER PHASES OF DESIGN.



Planting Notes for Landscape Plans

NOVEMBER 2019

INSTALLATION OF PLANT MATERIAL

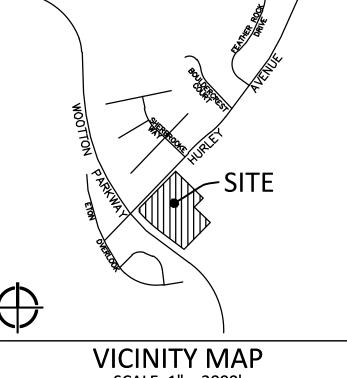
- 1. The Permittee is responsible for obtaining the approved Forest Conservation Plan/Landscape Plan and providing a copy to the Landscape Contractor. The Permittee shall ensure that the Landscape Contractor can secure the plants shown the FCP/Landscape Plan. Plant substitutions are not allowed. It is strongly recommended that plant material be secured from supplier by the project start date.
- 2. A pre-planting meeting is required before installation of landscaping, afforestation, or reforestation. The applicant must schedule an on-site pre-planting meeting with the City Forestry Inspector. Attendees must include the Permittee, landscape contractor, and Forestry Inspector. Trees and shrubs shall conform to the current edition of the American Standard for Nursery Stock (ANSI Z60.1).
- 3. Comply with appropriate City Soil Specification:
 - I. Soil Specification FOR TREE PLANTING WHERE EXISTING PAVEMENT OR OTHER IMPERVIOUS SURFACES WERE PREVIOUSLY LOCATED OR WHERE EXISTING GREENSPACE HAS BEEN SEVERELY DEGRADED¹
 - Site preparation a. Demolish existing impervious surface and remove all existing asphalt, concrete, stone and
 - construction materials to expose subsoil free of debris. b. Excavate so that final planting bed will provide quality soil to a depth of forty-eight (48) inches, and to
 - a radius of 10' minimum or to new hard edge of planting bed, whichever is less. c. Loosen exposed subsoil below 48" by ripping 18" into the sub grade elevation.
 - Test to ensure that planting bed drains at a rate of at least 1 inch/per hour.
 - e. Install imported soil to fill excavated planting bed. Imported soil shall have a texture of LOAM, per the USDA soil classification system and a chemical composition compatible with healthy tree growth. When installing the soil, it should be installed in lifts or layers of < 12 inches (30 cm), tamping or watering (not both) between lifts to minimize potential settling.
 - 2. Immediately prior to installation of plant material, the soil must be tested and must have a pH range between 5.5 and 7 and a nutrient content which corresponds to an adequate rating, per current industry
 - standards. Amend soil, if necessary, to achieve the current industry standard. 3. The Forestry Inspector may require additional soil specifications, based on site conditions.
 - II. Soil Specification FOR PLANTING WHERE EXISTING GREEN SPACE HAS NOT BEEN PROTECTED FROM CONSTRUCTION IMPACTS BUT IS NOT SEVERELY DEGRADED.
 - Site Preparation: Remove all construction debris and top four to six inches of existing soil. b. Test remaining existing soil to verify a pH range between 5.5 and 7, and has a nutrient content which
 - corresponds to an adequate rating, per current industry standards. c. Apply four (4) inches of mature compost evenly over the entire planting surface. (4" = 12 Cubic Yard/1,000 s.f.). Provide compost supplier information and specifications to the City Forestry Inspector for approval prior to install
 - Till the compost into the existing soil to a minimum depth of thirty-six (36) inches using the city's soil profile rebuilding specification.
 - e. If soil does not meet nutrient standards, mitigate soil chemistry to meet the chemical parameters. The Forestry Inspector may require additional soil specifications, based on site conditions.
 - III. Soil Specification FOR PLANTING WITHIN EXISTING GREEN SPACE AREAS WHICH HAVE BEEN PROTECTED FROM CONSTRUCTION IMPACTS (One of two options, as determined by Forestry Inspector) Refer to approved City of Rockville Detail A-7
 - 1. Test existing soil to verify it has a pH range between 5.5 and 7, and a nutrient content which corresponds to an adequate rating, per current industry standards. If soil does not meet nutrient standards, one of two options will be performed to mitigate the soil:
 - a. Option 1- Till Method- Depth of tilling for planting must be at least twenty-four (24) inches: i. Apply four (4) inches of mature compost evenly over the entire planting surface (4" = 12 cubic yards/1,000 s.f.). Provide compost supplier information and specifications to the City Forestry
 - nspector for approval prior to install ii. Till the compost into the existing soil to a minimum depth of twenty-four (24") inches.
 - b. Option 2 Aeration and Vertical Mulching
 - i. Using a 2-3" Auger, drill a series of holes in the soil to a depth of twenty-four (24) inches. ii. Begin at the edge of the hole dug for the root ball and continue drilling at one-foot intervals
 - (maximum), in concentric rings around the tree out to ten (10) feet from the tree.
 - Each hole must be refilled with mature compost.
 - The Forestry Inspector may require additional soil specifications, based on site conditions.
 - IV. Soil testing of the existing soil may be conducted with PRIOR approval from the City's Forestry Inspector to determine the number and location of the samples. The above requirements may be reduced if soil testing shows the following:
 - Soil pH is between 5.5 and 7
 - 2. The top 24" of existing soil contains a minimum of 4-6% organic matter by weight 3. The soil is free of contaminants
 - 4. The soil texture is sandy loam or loam
 - 5. The soil has an infiltration rate not less than 1" per hour 6. The soil does not contain debris or stones greater than one inch
 - 7. The soluble salt content is less than 3 dS/m
 - 8. Consult the University of Maryland Extension website: http://extension.umd.edu/ for a listing of commercial soil testing facilities.
 - V. Soil preparation is required for street trees planted within the city's rights-of-way and private street trees, if they are part of the approved plan.
- 4. The depths and grades shown on plan drawings are final grades after settlement and shrinkage of the organic material. The contractor shall install the soil mix at a higher level to anticipate this reduction of volume. All grades are assumed to be 'as measured" to be prior to the addition of any surface compost till layer or mulch or sod.
- 5. All details of the planting plans regarding plant quality and proper planting will be discussed including but not limited to:
- a. Plant quality. b. Proper form for species.
- Proper ratio of caliper size/height to container size/root ball size.
- d. Proper pruning cuts if applicable in accordance with current ANSI A300 pruning standards (generally there should
- be no recent pruning).
- e. No co-dominant stems or multiple trunks (unless approved by FCP or by The Forestry Inspector). f. Sound graft union.
- g. Free of girdling roots, or the ability to remove girdling roots without damaging the tree. h. Trees shall be healthy, vigorous, insect/disease free, and without cankers/cracks or trunk damage.
- Proper Installation
 - a. Root flare no higher than 3 inches from existing grade. b. Exposed root flare (not graft); removing more than several inches of soil to expose the root flare may result in the
 - rejection of the plant material. c. Wire baskets/twine/burlap removed from at least the top half of root ball, or as directed by Forestry Inspector.
 - All burlap or twine removed completely.
 - e. No hose and wire; staking and strapping per City planting detail.
 - f. Planting Hole a minimum of twice the width of the root ball; could be greater. Planting detail assumes soil has been prepared per the city's specifications (Planting, #3).
 - Mulched properly, per City planting detail.

"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"

- h. Wildlife protection installed, if required; type approved by the Forestry Inspector.
- 7. Trees not complying with the above requirements may be rejected at the discretion of the City Forestry Inspector.

- 8. Tree planting will generally not be permitted between the dates of June 1 and September 1, or when the ground is frozen.
- DEFINITIONS
- Topsoil
 - i. Soil can be considered topsoil if it originates from an A horizon of a natural soil or is a mineral soil with 4-6%% organic matter content, and a NRCS textural class similar to pre-development conditions A horizon soils for the site, or as specified by the City Forestry Division. The city Forestry Division will specify a LOAM texture in the absence of native conditions listed above. Blended soils shall not be used unless specified by the City Forestry Division. In addition, topsoil shall:
 - Be friable and well drained
 - 2. Have a pH between 5.5-7.
 - 3. Have an organic matter content between 4-6%.
 - 4. Have low salinity as indicated by a soluble salt content which is less than 3 dS/m 5. Be free of debris, stone, gravel, trash, large sticks, heavy metals, and other deleterious
 - contaminants, (if screening is used to remove debris, screen size must be % inch or larger).
 - 6. Have a nutrient profile such that it has an adequate rating, per current industry standards. 7. Be free of noxious weed seeds
- b. Compost
 - i. Compost shall be composed of leaves, yard waste, or food waste. Biosolid-based composts shall not be used. A compost sample with analysis shall be submitted for approval to the City Forestry Division before
 - ii. Stability refers to the rate of biological breakdown, measured by carbon dioxide release. Maturity refers to completeness of the aerobic composting process and suitability (lack of plant toxicity) as a plant growth media, often measured by ammonia release and by plant growth tests. Compost manufacturers that subscribe to the US Composting Council's testing program may document stability as compost testing 7 or below in accordance with TMECC 05.08-B, "Carbon Dioxide Evolution Rate". Maturity (suitability for plant growth) may be documented as compost testing greater than 80% in accordance with TMECC 05.05-A, "Germination and Vigor". Compost is considered mature and stable if it tests at 6.0 or higher on the Solvita Compost Maturity Index Rating, which is a combination of Carbon Dioxide and Ammonia Maturity Tests (test information and equipment available at www.solvita.com).
 - iii. Compost shall also be:
 - Free of weed seeds.
 - 2. Free of heavy metals or other deleterious contaminants.
 - Have a soluble salt content which is less than 3 dS/m.
- Severely Degraded Soil
 - i. Soil shall be considered severely degraded if grade was lowered or raised more than 14 inches OR soil was compacted in lifts regardless of the final grade OR was used as a staging area for construction materials, equipment or processes.



SCALE: 1" = 2000'



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

DESIGN CONSULTANTS:

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

LANDSCAPE ARCHITECT

ISSUE/REVISIONS	DATE
PJT PLAN SUBMISSION	06/16/23
P <u>JT PLAN RE-SUBMISSION</u>	11/22/23
PJT RE-SUBMISSION	02/26/24
LEVEL 2 SITE PLAN	06/03/24

ROCKSHIRE

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

PLANTING NOTES

PROFESSIONAL SEAL



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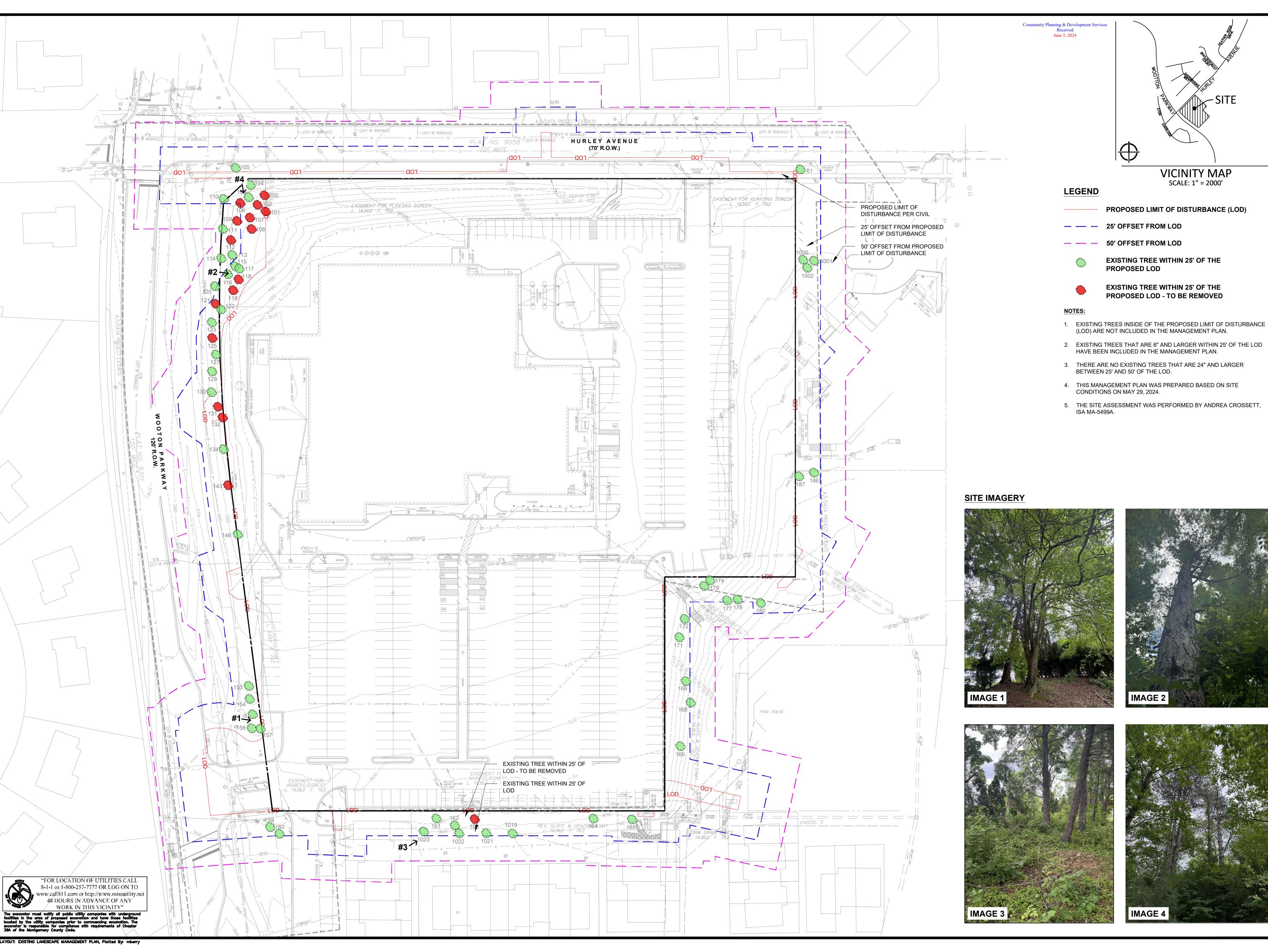
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L-206

DRAWING

SHEET NO.

Community Planning & Development Services June 5, 2024





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LANDSCAPE ARCHITECT LAND DESIGN, INC

200 SOUTH PEYTON STREET ALEXANDRIA, VA 22314 703.549.7784

CONTACT: GABRIELA CANAMAR, PLA

VICINITY MAP

SCALE: 1" = 2000'

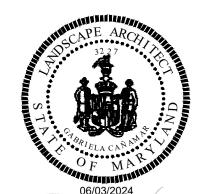
SSUE/REVISIONS	DATE	
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PLAN RE-SUBMISSION	11/22/23	
PJT RE-SUBMISSION	02/26/24	
LEVEL 2 SITE PLAN	06/03/24	

ROCKSHIRE

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

EXISTING LANDSCAPE **MANAGEMENT**

PROFESSIONAL SEAL



06/03/2024

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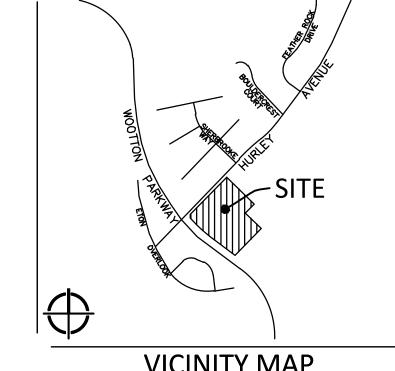
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PROJECT VM1935

SHEET NO. L-207

LAYOUT: EXISTING LANDSCAPE MANAGEMENT PLAN, Plotted By: mberry

	EXISTING LANDSCAPE - MANAGEMENT PLAN										
#	SCIENTIFIC NAME	COMMON NAME	рвн	Årea CRZ	Remove	REMOVE INVASIVES	CROWN RAISING	CROWN CLEAN DEAD BRANCHES	TREE PROTECTION FENCING	ROOT PRUNE	REMARKS
61	Acer rubru m	Red Maple	16	1810					X		
100	Pin us strobus	White Pine	18	2289	X						Suggest removal; tree is dead and/or has significant die back and deadwood
101	Pin us strobus	White Pine	15	1590	X						Suggest removal; tree is dead and/or has significant die back and deadwood
102	Pin us strobus	White Pine	14	1385	X						Suggest removal; tree is dead and/or has significant die back and deadwood
103	Pin us strobus	White Pine	17	2042		X			X		Remove invasive vegetation
104	Liquid amb ar styrac if lua	American Sweetgum	15	1590		X			X		Remove invasive vegetation
105	Acer rubru m	Red Maple	18	2290					X	X	Root Prune
106	Pin us strobus	White Pine	15	1590	X						Suggest removal; tree is dead and/or has significant die back and deadwood
107	Pin us strobus	White Pine	19	2550	X						Suggest removal; tree is dead and/or has significant die back and deadwood
108	Liquid amb ar styrac if lua	American Sweetgum	16	1809	X						Suggest removal; tree is dead and/or has significant die back and deadwood
109	Acer rubru m	Red Maple	18	2290	X						Suggest removal; tree is dead and/or has significant die back and deadwood
110	Liquid amb ar styrac if lua	American Sweetgum	17	2043		X	-		X		Remove invasive vegetation
111	Liquid amb ar styrac if lua	American Sweetgum	19	2550		X			x		Remove invasive vegetation
112	Pin us strobus	White Pine	15	1590	X						Suggest removal; tree is dead and/or has significant die back and deadwood
113	Pin us strobus	White Pine	15	1590		5)			x		
114	Liquid amb ar styrac if lua	American Sweetgum	20	2826		X	į		×		Remove invasive vegetation
100-00-00	Pin us strobus	White Pine	14	1385		X			x		Remove invasive vegetation
	Pin us strobus	White Pine	16	1809		×			X		Remove invasive vegetation
	Prunusserotina	Black Cherry	24	4072		X			x		Remove invasive vegetation
20	Pin us strobus	White Pine	13	1194	x	^			^		Suggest removal; tree is dead and/or has significant die back and deadwood
	Pin us strobus	White Pine	21	3116	x		-				Suggest removal; tree is dead and/or has significant die back and deadwood
1.08.93	Liquid ambar styraciflua	American Sweetgum	20	2827	^	~	-				Remove invasive vegetation
	Pin us strobus	White Pine	15	1590	v	X					Suggest removal; tree is dead and/or has significant die back and deadwood
	(Walliam) 44 (1874) + (D.) (D	White Pine	1921.44.10	1590	X						Suggest lemoval, tree is dead and/or has significant die back and deadwood
	Pin us strobus		15	CS-44-V-A-V-3					X		
-	Acer rubrum	Red Maple	19	2552		•	-		X		B
H. H. HONE SEE	Pin us strobus	White Pine	15	1590	X	(Suggest removal; tree is dead and/or has significant dieback and deadwood
	Pin us strobus	White Pine	17	2043				DC.			TREE HAS BEEN REMOVED
	Acer rubru m	Red Maple	21	3117				X	X		Crown clean dead branches
47	Pin us strobus	White Pine	16	1810		2)			X		
	Pin us strobus	White Pine	18	2290	X	2	, , , , , , , , , , , , , , , , , , , ,				Suggest removal; tree is dead and/or has significant die back and deadwood
*-	Pin us strobus	White Pine	16	1810	X		,	101			Suggest removal; tree is dead and/or has significant die back and deadwood
134	Quercus phellos	Willow Oak	24	4072		D) 0		X	9.		Crown clean dead branches
143	Quercus phellos	Willow Oak	15	<mark>1590</mark>	X						
146	llex opaca	American Holly	15	1590							
153	Picea abies	Norway Spruce	15	1590		5 ⁴ - 5	·	X	X		Crown clean dead branches
154	Picea abies	Norway Spruce	15	1590		÷		X	X		Crown clean dead branches
155	Picea abies	Norway Spruce	14	1385				X	X		Crown clean dead branches
157	Picea abies	Norway Spruce	18	2290		si i			X	X	
158	Acer rubru m	Red Maple	20	2827				X	X	X	Crown clean dead branches
159	Picea abies	Norway Spruce	13	1195			X	X	X		Crown clean dead branches
160	Picea abies	Norway Spruce	19	2552					X		
161	Acer rubru m	Red Maple	21	3117		X		X	X	X	Crown clean dead branches
162	Pin us strobus	White Pine	15	1590		X					
163	Acer rubru m	Red Maple	18	2290	X	9) 9					Suggest removal; tree is dead and/or has significant die back and deadwood
165	Acer rubrum	Red Maple	21	3117					×		
166	Picea abies	Norway Spruce	18	2290		X	X	X	X		Crown clean dead branches
168	Pin us strobus	White Pine	18	2290		9			×		
171	Acer saccharum	Sugar Maple	16	1810							TREE HAS BEEN REMOVED
172	Pin us strobus	White Pine	20	2827					x		
174	Pin us strobus	White Pine	15	1590					x		
175	Pin us strobus	White Pine	18	2290					X		
177	Pin us strobus	White Pine	17	2043		2)	. 5		ngraph; =		
	Pin us strobus	White Pine	20	2827	4	e e					
	Acer rubru m	Red Maple	20	2827							
	Acer rubrum	Red Maple	16	1810	2	3)					
	Tilia americana	American Basswood	21	3117					x	X	
	Cry ptomeria japoni ca	Japanese Cryptomeria	15	1590			,		X	X	
2)	Cryptomeria japonica	Japanese Cryptomeria	14	1385	±	2)			X	X	
(a)	Cryptomeria japonica	Japanese Cryptomeria	15	1590					X	X	
	Pin us strobus	White Pine	18	2290		X				^	Remove invasive vegetation
	Pin us strobus	White Pine	14	1385	7						Remove invasive vegetation
2	Pin us strobus	White Pine	15	1590		X					Remove invasive vegetation
		White Pine	15	1590		X					
1023	Pin us strobus	TRIBLE FAILE	72	132V		X					Remove invasive vegetation



VICINITY MAP SCALE: 1" = 2000'

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ISSUE/REVISIONS	DATE
PJT PLAN SUBMISSION	06/16/23
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PJT RE-SUBMISSION	02/26/24
LEVEL 2 SITE PLAN	06/03/24

ROCKSHIRE

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

EXISTING LANDSCAPE MANAGEMENT SCHEDULE

N/A

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SHEET NO. L-208

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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 38A of the Montgomery County Code.

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WORK IN THIS VICINITY"





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CONCEPTUAL STRIP ELEVATION

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

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LANDSCAPE ARCHITECT

CONTACT: GABRIELA CANAMAR, PLA

ARCHITECT **GTM ARCHITECTS** 7745 OLD GEORGETOWN ROAD, #700 BETHESDA, MD 20814 240.333.2086

ISSUE/REVISIONS	DATE

ROCKSHIRE

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

CONCEPTUAL STRIP **ELEVATIONS**

SINGLE FAMILY HOUSES

PROFESSIONAL SEAL

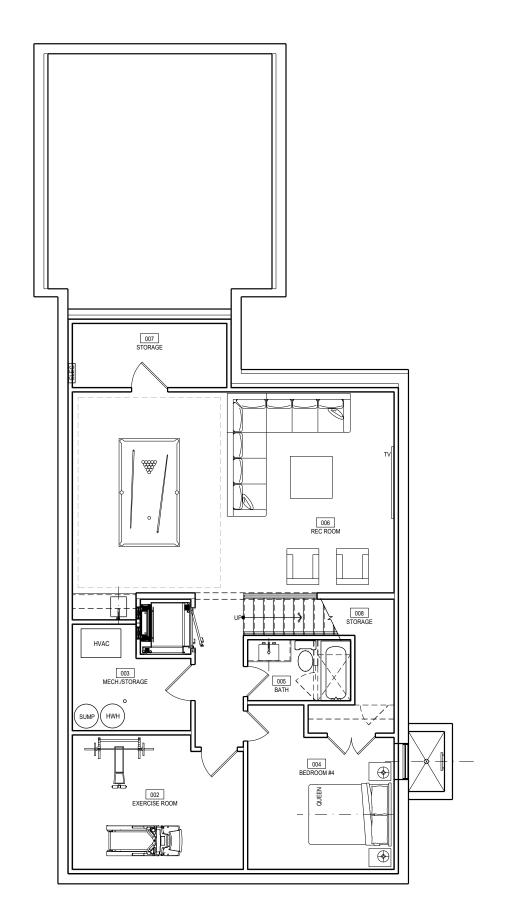
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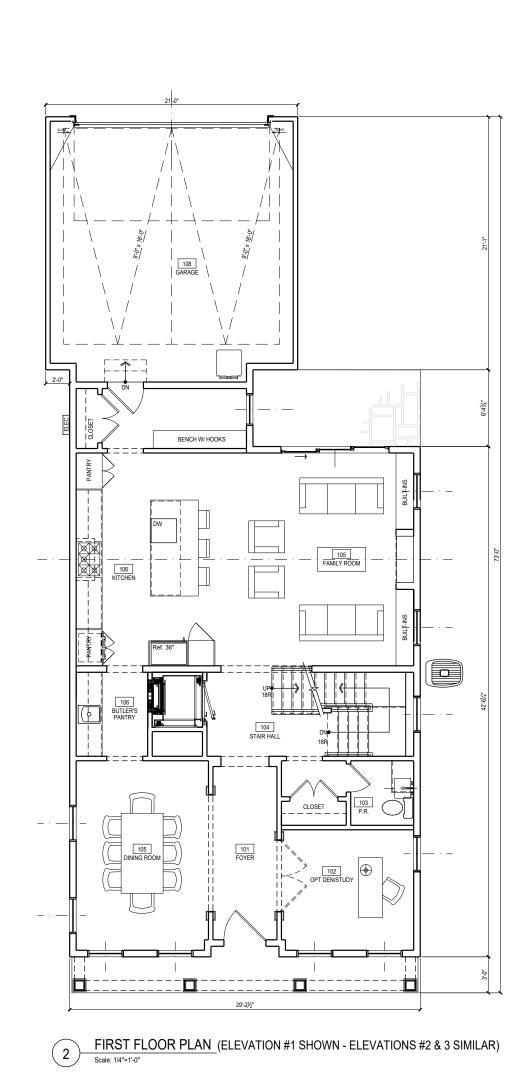
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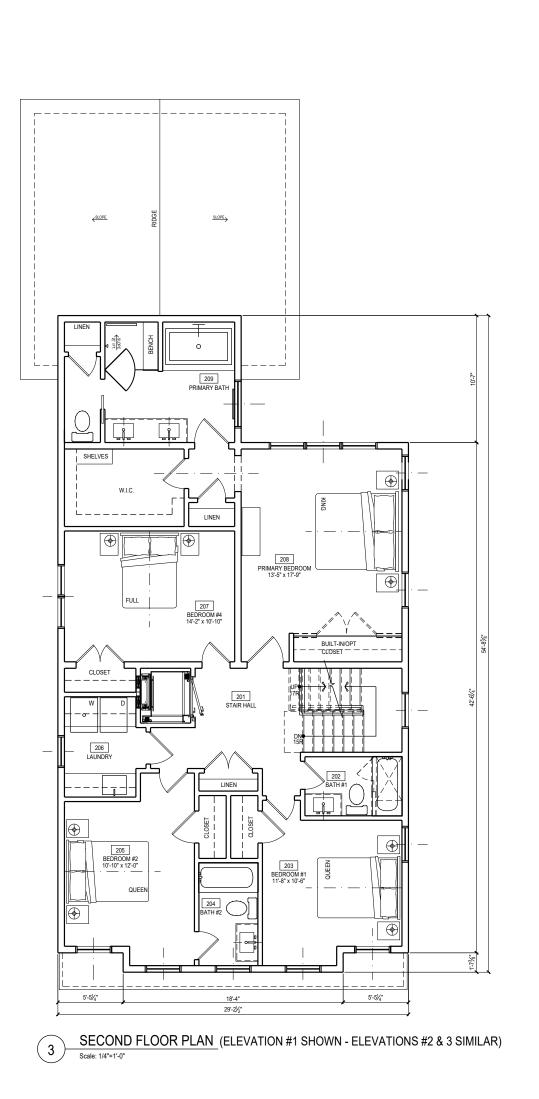
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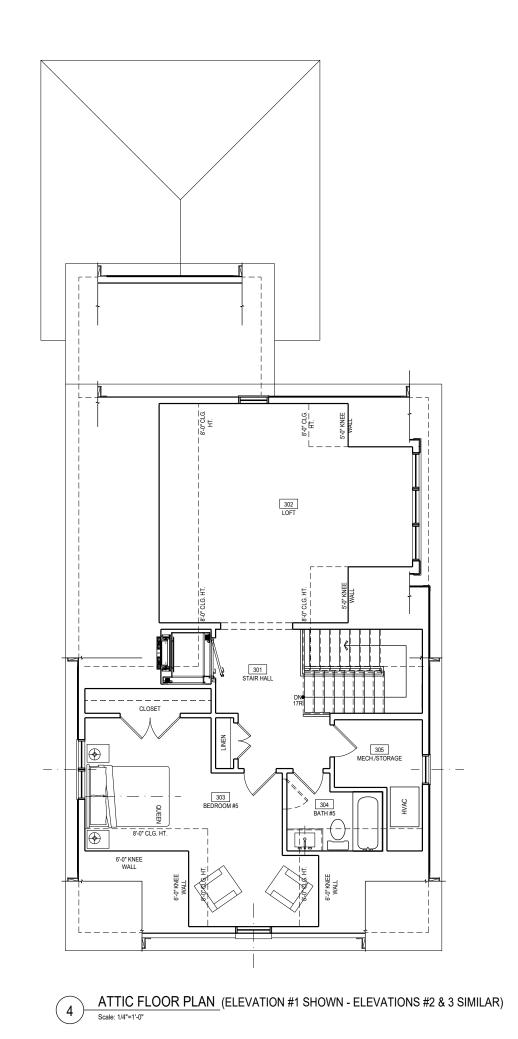


BASEMENT FLOOR PLAN (ELEVATION #1 SHOWN - ELEVATIONS #2 & 3 SIMILAR)

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







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PLANNER, CIVIL ENGINEER

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ROCKSHIRE

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

CONCEPTUAL FLOOR PLANS

TAX MAP: FR62

SINGLE FAMILY HOUSES

PROFESSIONAL SEAL

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ARCHITECT GTM ARCHITECTS 7745 OLD GEORGETOWN ROAD, #700 BETHESDA, MD 20814 240.333.2086

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ROCKSHIRE

PARCEL 'A'

PLAT NO. 11598 4TH ELECTION DISTRICT MONTGOMERY COUNTY,

MARYLAND WSSC GRID: 218NW09 TAX MAP: FR62

CONCEPTUAL RENDERED **ELEVATIONS**

SINGLE FAMILY HOUSES

PROFESSIONAL SEAL

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SHEET NO. A102



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ISSUE/REVISIONS	DATE

ROCKSHIRE

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

CONCEPTUAL **2D ELEVATIONS**

SINGLE FAMILY HOUSES

PROFESSIONAL SEAL

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DESIGN CONSULTANTS:

CONTACT: JEFF AMATEAU, P.E. LANDSCAPE ARCHITECT LAND DESIGN, INC

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ISSUE/REVISIONS	DATE

ROCKSHIRE

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

TAX MAP: FR62

CONCEPTUAL STREETSCAPE

TOWNHOMES

ELEVATIONS

PROFESSIONAL SEAL

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DRAWN BY: jfmc
DESIGNED BY: jfmc
DATE ISSUED: 6/3/2024

SHEET NO.

VM1935

A200

Conceptual Streetscape Elevation - Townhomes

Not to Scale

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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.



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

PLANNER, CIVIL ENGINEER VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874 301.916.4100

DESIGN CONSULTANTS:

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
LEVEL 2 SITE PLAN	6/03/2

ROCKSHIRE

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

WSSC GRID: 218NW09 TAX MAP: FR62

CONCEPTUAL FLOOR **PLANS**

TOWNHOMES

PROFESSIONAL SEAL

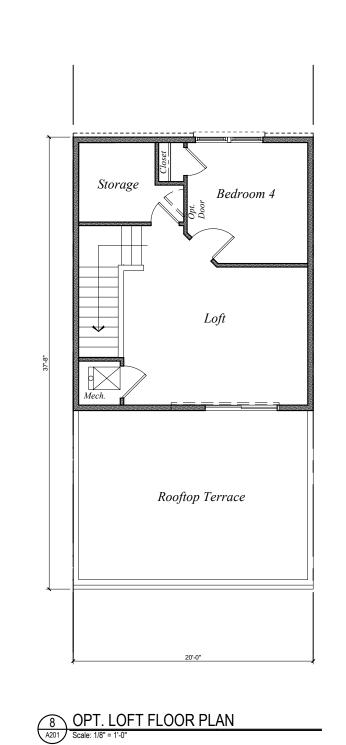
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SHEET NO.

A201

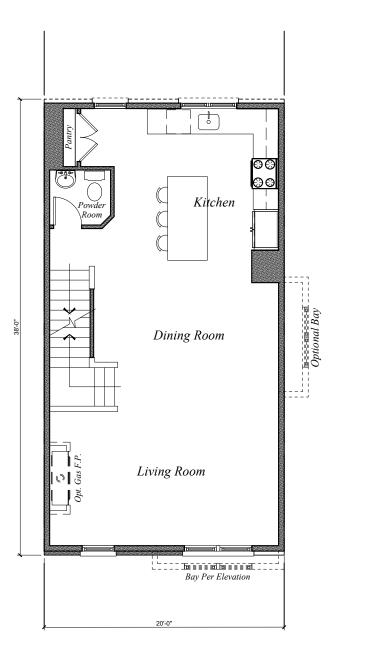
Bedroom #2 Bedroom #3 2-<u>Car</u> Tandem Garage Dining Room Roof Terrace Bedroom #1 Living Room 4 LOFT FLOOR PLAN
Scale: 1/8" = 1'-0" GROUND FLOOR PLAN
Scale: 1/8" = 1'-0" TYP. FLOOR PLANS - 1438.1-AFF

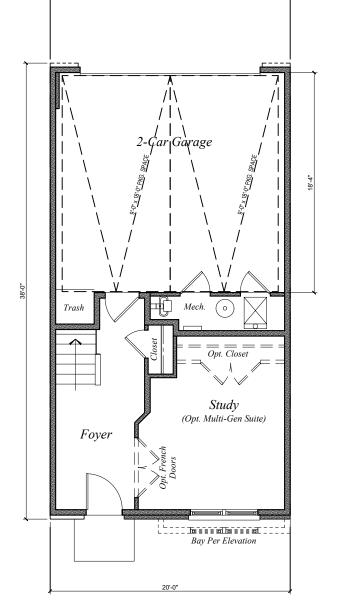


Optional Bay Owner's Suite 13'0" x 11'10" Bedroom 3 Bedroom 2 Bay Per Elevation

THIRD FLOOR PLAN

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





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

TYP. FLOOR PLANS - 2038

LAYOUT: A201-Floor Plans, Plotted By: jmclaurin



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SUITE 300
BETHESDA, MD 20814
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SUITE 400

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ROCKSHIRE

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

CONCEPTUAL UNIT ELEVATIONS

TOWNHOMES 1438.1-AFF (MPDU)

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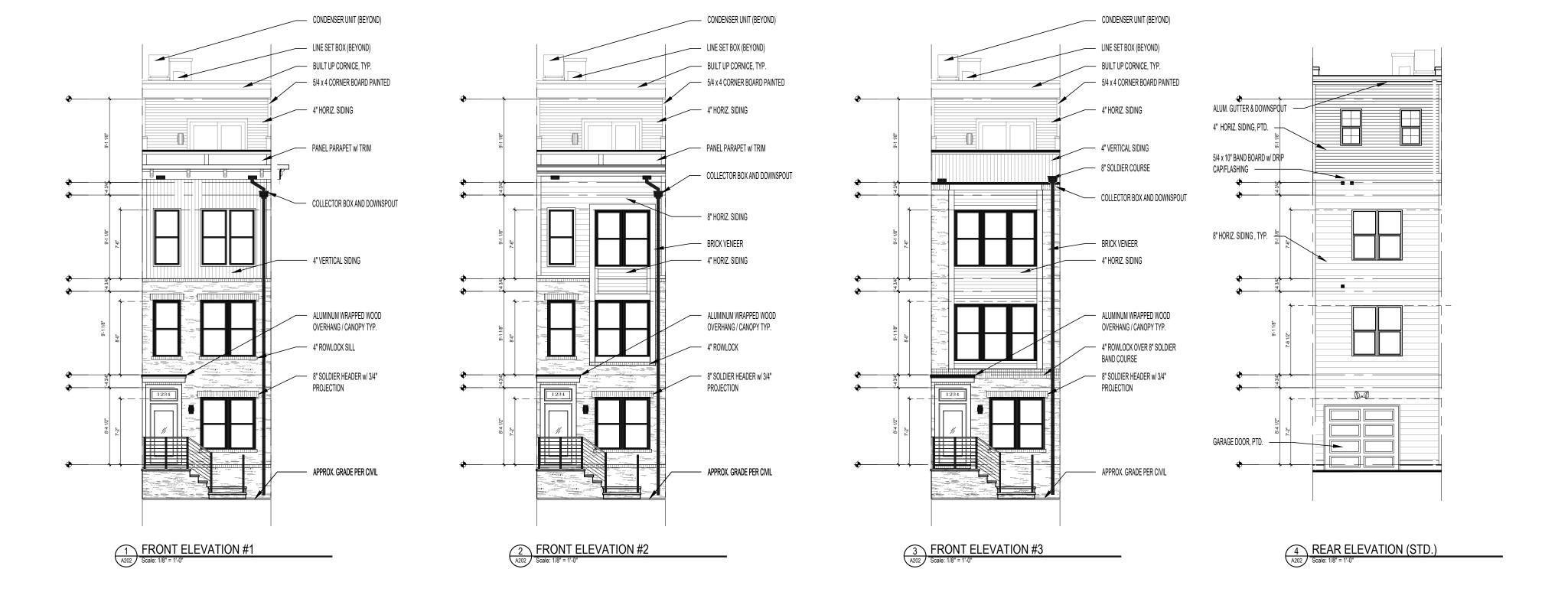
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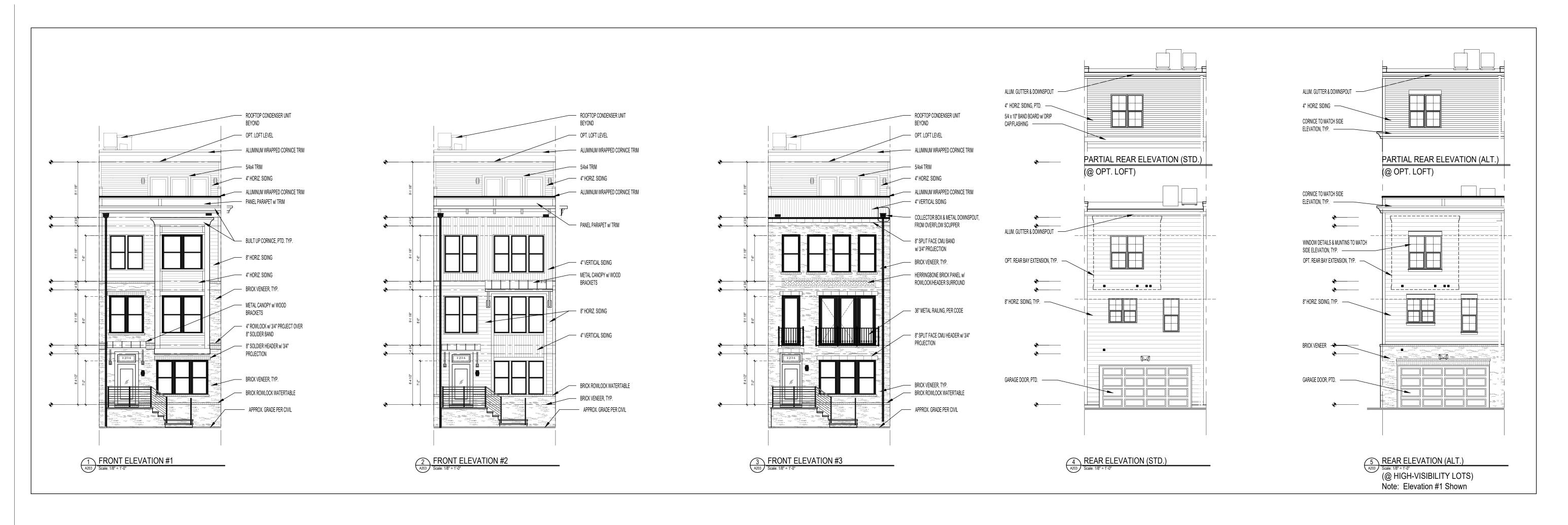
DRAWING A202

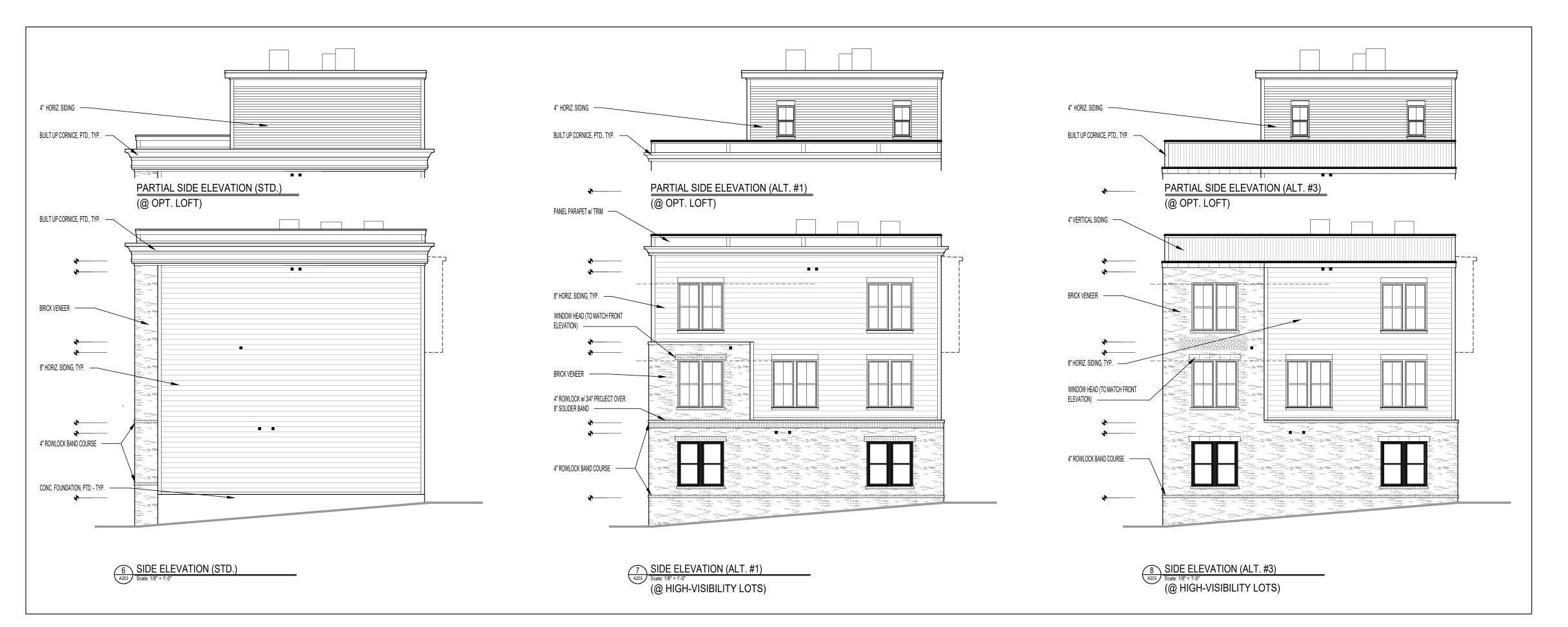
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The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance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







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ROCKSHIRE

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

CONCEPTUAL UNIT ELEVATIONS

TOWNHOMES 2038

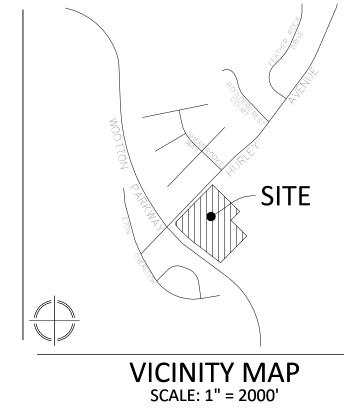
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DRAWING A203





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ARCHITECT GTM ARCHITECTS
7735 OLD GEORGETOWN RD
BETHESDA, MD 20814
230.333.2000
CONTACT: JEFF WHITMAN

ISSUE/REVISIONS DATE

ROCKSHIRE

PARCEL 'A'

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

WSSC GRID: 218NW09 TAX MAP: FR62

> SOUTH EAST CORNER

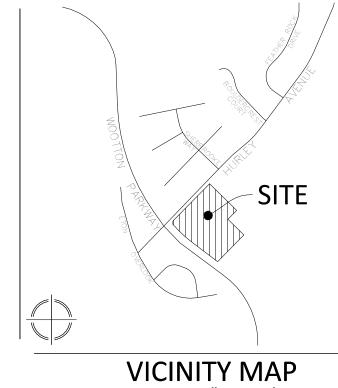
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PROJECT VM1935 A300

NO.



VICINITY MAP SCALE: 1" = 2000'



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ISSUE/REVISIONS DATE

ROCKSHIRE

PARCEL 'A'

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

TAX MAP: FR62

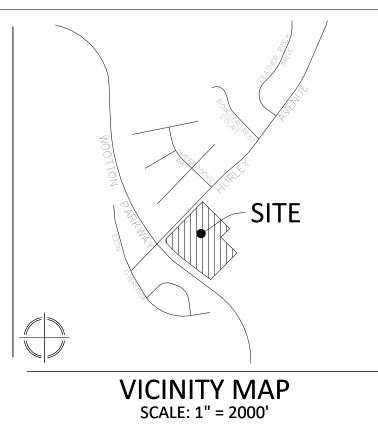
SOUTH WEST CORNER

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VIKA PROJECT VM1935 DRAWING A301



Community Planning & Development Services

June 5, 2024



Scale: NTS

Scale: NTS



NORTH ELEVATION

Scale: NTS

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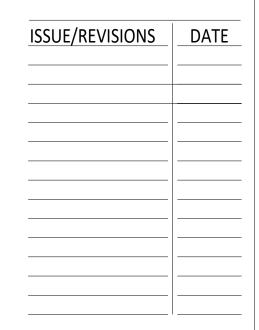
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230.333.2000
CONTACT: JEFF WHITMAN



ROCKSHIRE

PARCEL 'A'

PLAT NO. 11598

4TH ELECTION DISTRICT

MONTGOMERY COUNTY,

MARYLAND

WSSC GRID: 218NW09

TAX MAP: FR62

ELEVATIONS

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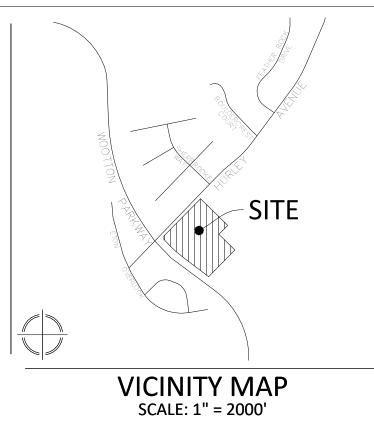
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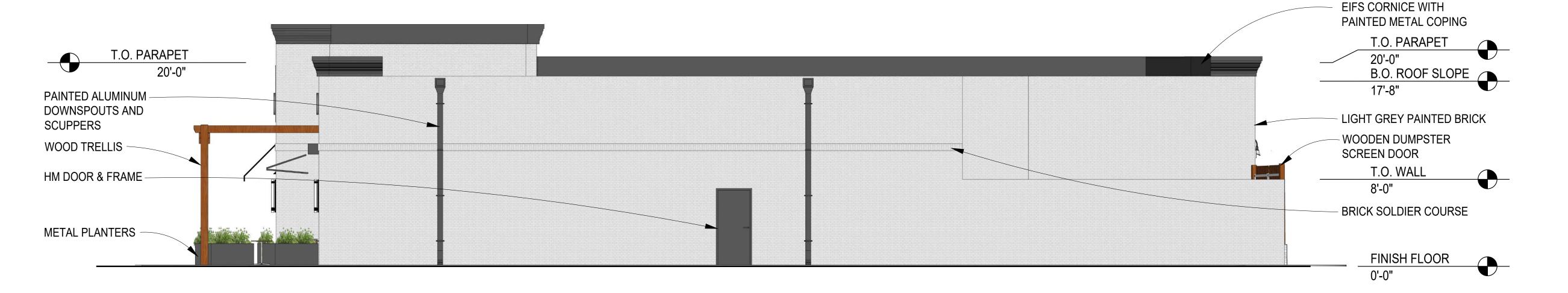
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Community Planning & Development Services June 5, 2024



WEST ELEVATION Scale: NTS



EAST ELEVATION Scale: NTS

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CONTACT: JASON SERENO

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ISSUE/REVISIONS DATE

ROCKSHIRE PARCEL 'A'

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

TAX MAP: FR62

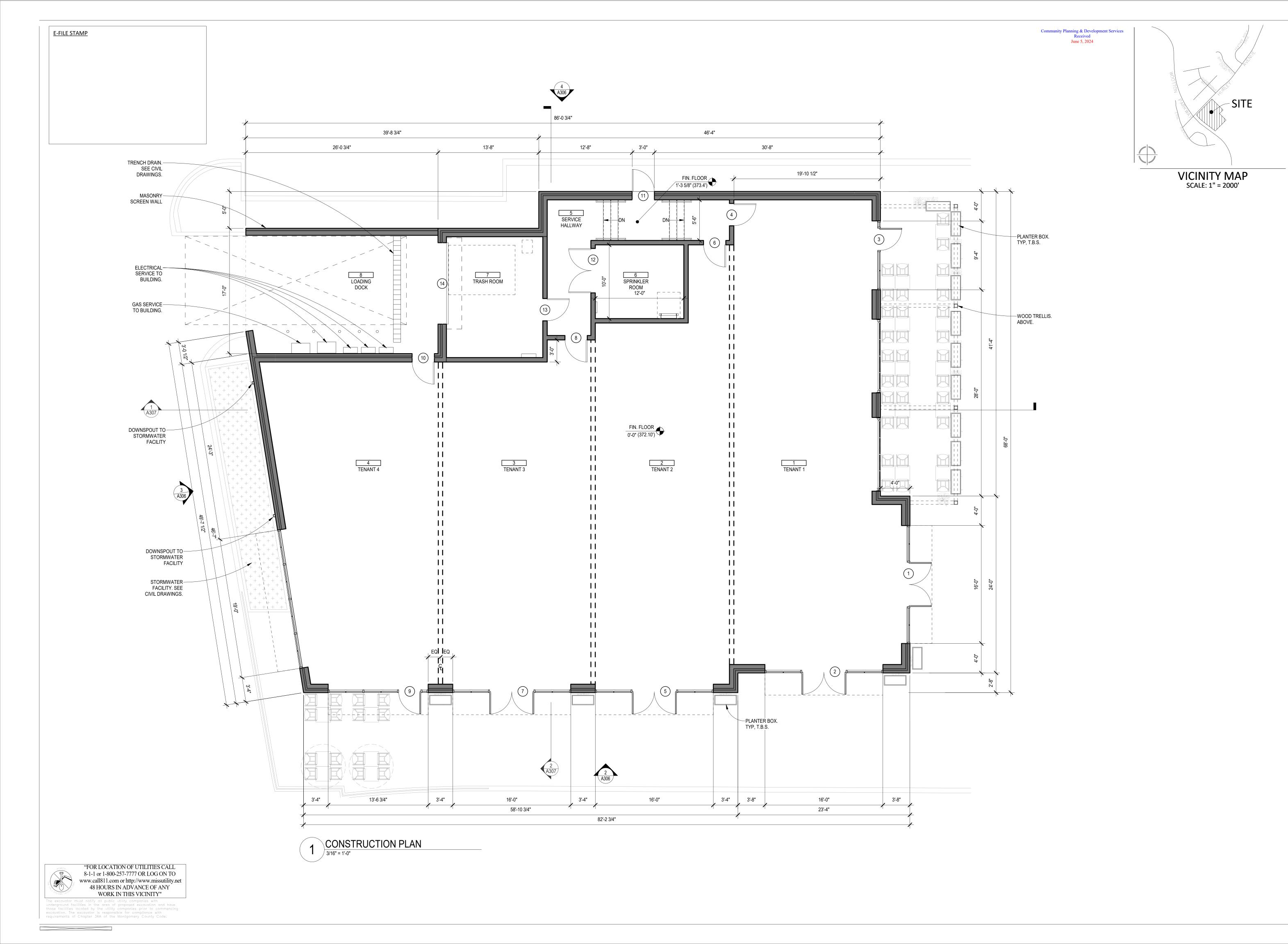
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CONTACT: JEFF WHITMAN

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ROCKSHIRE

PARCEL 'A'

PLAT NO. 11598

4TH ELECTION DISTRICT

MONTGOMERY COUNTY,

MARYLAND

WSSC GRID: 218NW09

TAX MAP: FR62

CONSTRUCTION PLAN

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED, REGISTERED
LANDSCAPE ARCHITECT UNDER THE LAWS OF
THE STATE OF
MATRICATION. Name, RLA
LICENSE NUMBER: XXXX

EXPIRATION DATE: Month X, XXXX
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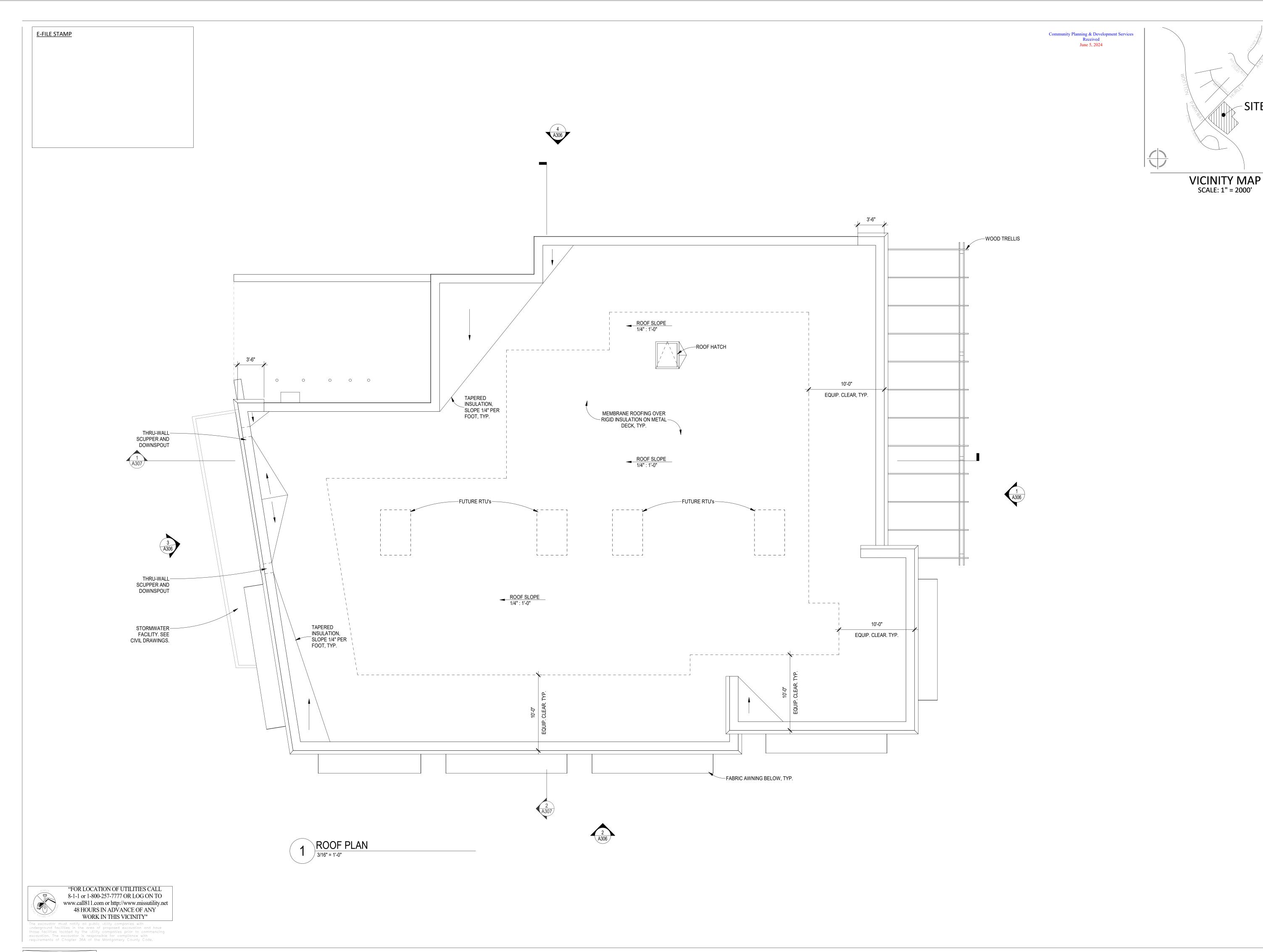
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CONTACT: JEFF AMATEAU, P.E.

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PARCEL 'A'

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

TAX MAP: FR62

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF LAARALAEND.<u>Name, RLA</u> LICENSE NUMBER: <u>XXXX</u>

EXPIRATION DATE: Month X, XXXX
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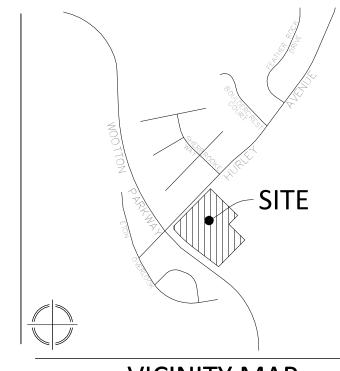
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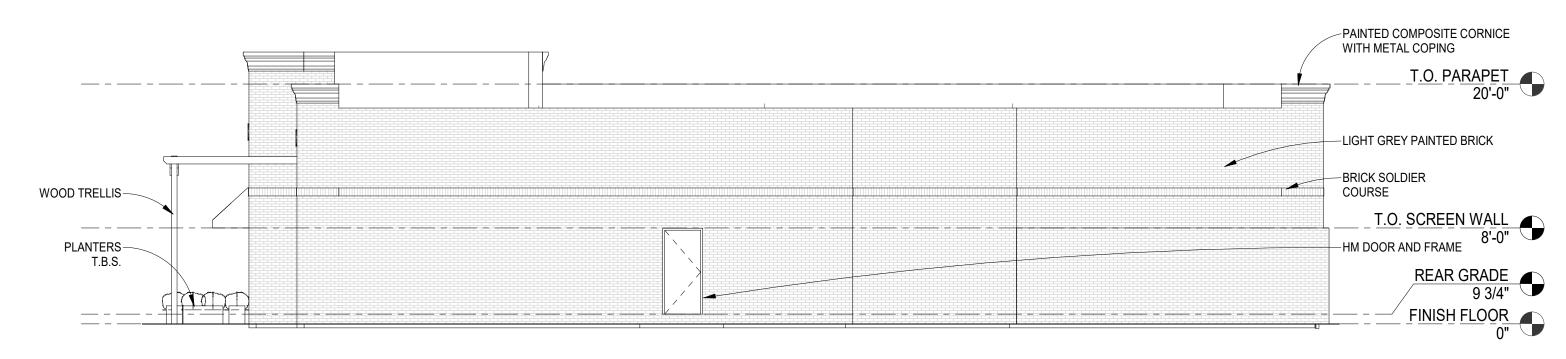
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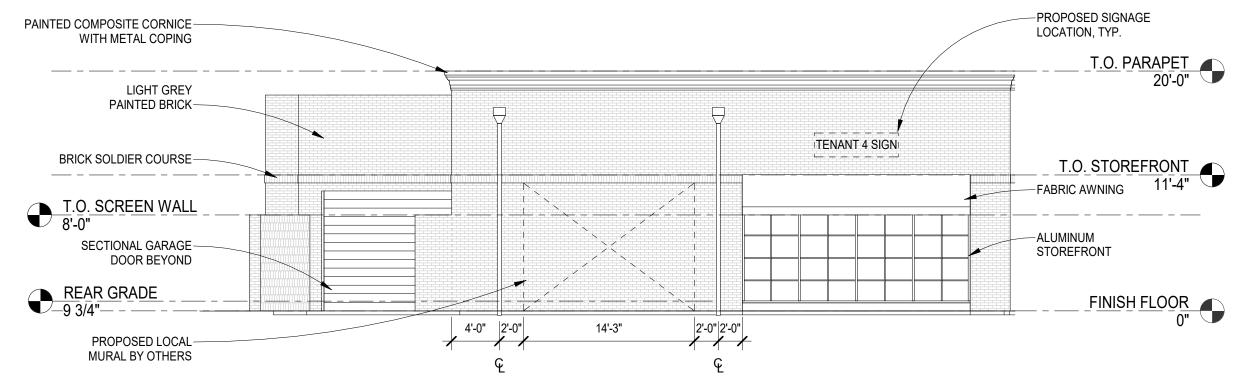
E-FILE STAMP

	Sign Tabulation					
Zone:	MXI	NC				
Building	Mounted Signage - Allo	wable Signa	ge			
Length of Exterior	Walls			W1	W2	١
	Tenant 1	108.66	ft	23.33	65.33	
	Tenant 2	19.33	ft	19.33	0	
	Tenant 3	21	ft	21	0	
	Tenant 4	96.1	ft	18.5	49.6	
Total Lengt	h of Exterior Walls	245.09	ft			
Allowal	ble Area of Signage					
	Tenant 1	158.66	sf			
	Tenant 2	38.66	sf			
	Tenant 3	42	sf			
	Tenant 4	146.1	sf			
Total Allowable Area of Signage		385.42	sf			



VICINITY MAP SCALE: 1" = 2000'



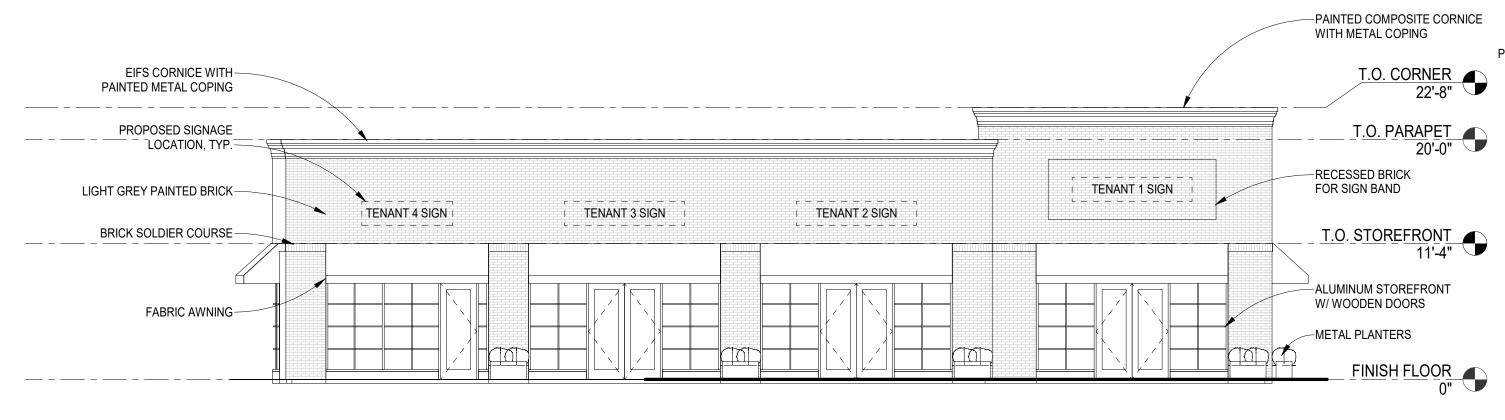


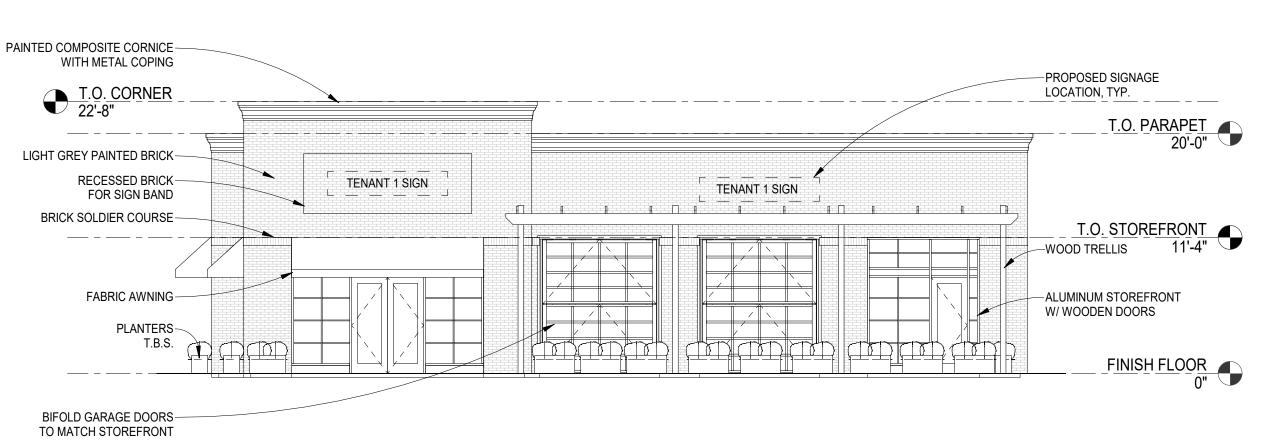
4 NORTH ELEVATION

1/8" = 1'-0"

3 WEST ELEVATION

1/8" = 1'-0"





2 SOUTH ELEVATION

1/8" = 1'-0"

1 EAST ELEVATION

1/8" = 1'-0"



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

ARCHITECT
GTM ARCHITECTS
7735 OLD GEORGETOWN RD
BETHESDA, MD 20814
230.333.2000
CONTACT: JEFF WHITMAN

ISSUE/REVISIONS	DATE
	-

ROCKSHIRE

PARCEL 'A'

PLAT NO. 11598

4TH ELECTION DISTRICT

MONTGOMERY COUNTY,

MARYLAND

WSSC GRID: 218NW09

TAX MAP: FR62

ELEVATIONS

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED, REGISTERED
LANDSCAPE ARCHITECT UNDER THE LAWS OF
THE STATE OF
MATRACLARD. Name, RLA
LICENSE NUMBER: XXXX

EXPIRATION DATE: Month X, XXXX
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DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA
MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY
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FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR
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APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS
MAY BE UTILIZED FOR CONSTRUCTION

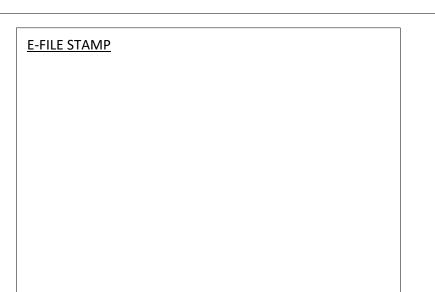
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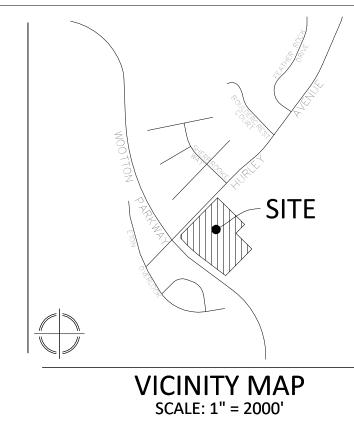
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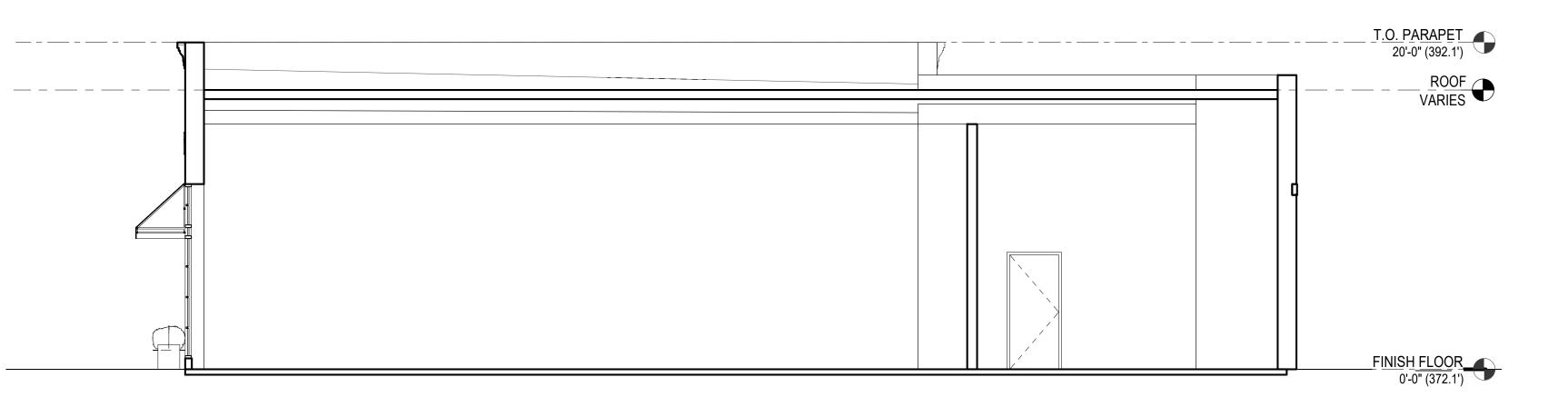
DATE ISSUED: 6/3/2024

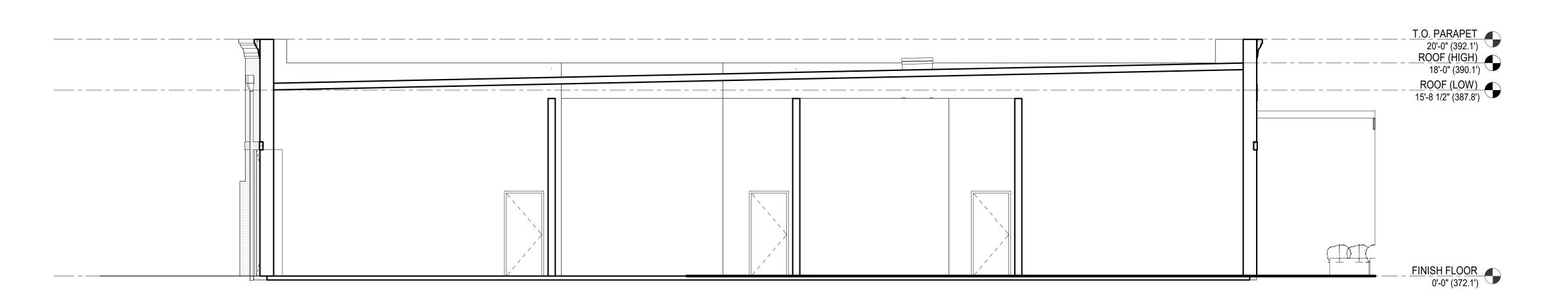
PROJECT VM1935

DRAWING NO. A306

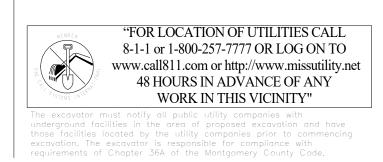








BUILDING SECTION
3/16" = 1'-0"



Community Planning & Development Services
Received
June 5, 2024

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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

ARCHITECT GTM ARCHITECTS
7735 OLD GEORGETOWN RD BETHESDA, MD 20814 230.333.2000 CONTACT: JEFF WHITMAN

ISSUE/REVISIONS DATE

ROCKSHIRE

PARCEL 'A'

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

WSSC GRID: 218NW09 TAX MAP: FR62

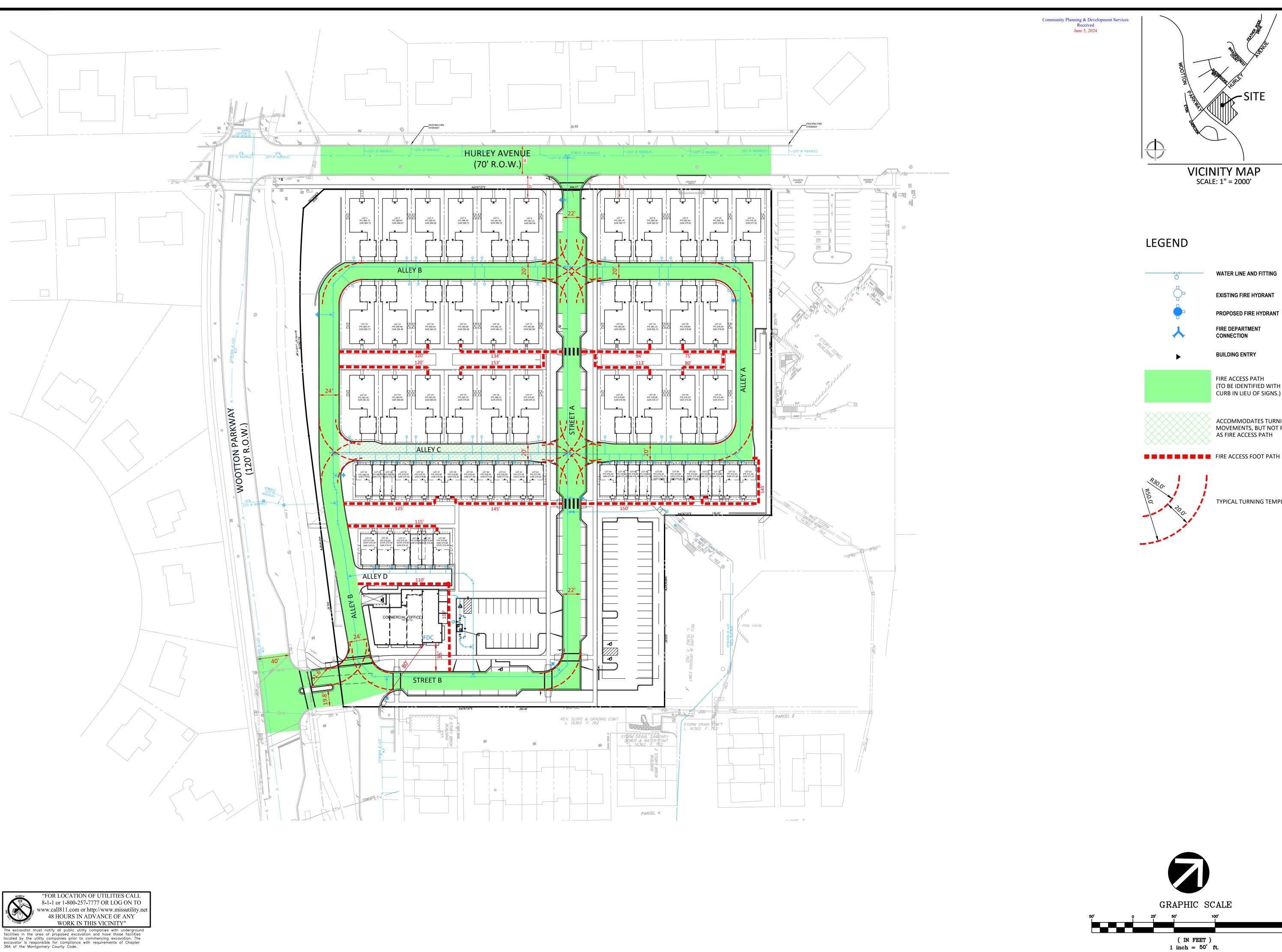
> BUILDING SECTIONS

PROFESSIONAL SEAL

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VIKA PROJECT VM1935 DRAWING NO. 3 A307



LAYOUT: FDA-1, Plotted By: stebbins



RK HOMES ASSOCIATES LLC

4800 HAMPDEN LANE

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

CONTACT: JEFF AMATEAU, P.E.

LANDSCAPE ARCHITECT LAND DESIGN, INC

200 SOUTH PEYTON STREET ALEXANDRIA, VA 22314

CONTACT: GABRIELA CANAMAR, PLA

ISSUE/REVISIONS DATE

SUITE 300

301.916.4100

703.549.7784

VICINITY MAP SCALE: 1" = 2000'

WATER LINE AND FITTING **EXISTING FIRE HYDRANT**

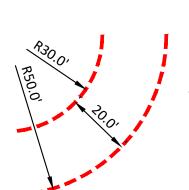
> FIRE DEPARTMENT CONNECTION

PROPOSED FIRE HYDRANT

BUILDING ENTRY FIRE ACCESS PATH







(TO BE IDENTIFIED WITH PAINTED

CURB IN LIEU OF SIGNS.)

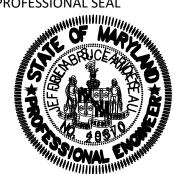
ROCKSHIRE

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

TAX MAP: FR62

LEVEL 2 SITE PLAN - FIRE **DEPARTMENT ACCESS**

PROFESSIONAL SEAL

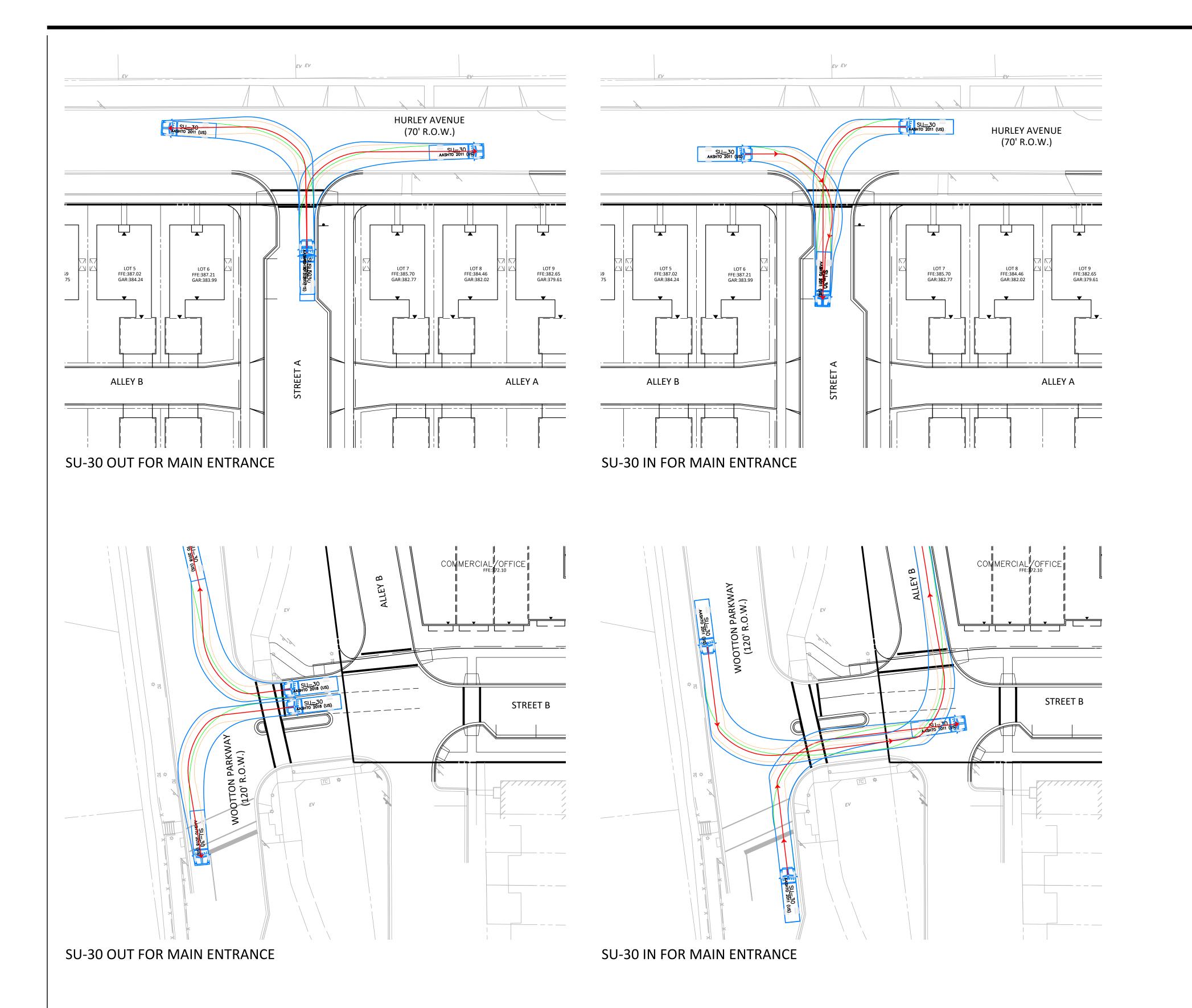


A AD DILM, Y.I.O.ETH SAESTE IP PROFEESSION AND EINIGHT SAEFER ENGCNEE'S'SINMEE JEFFREYLAMATEARLEP.E. LICENSIS PINO. 205/8070 EXEMPARATON NO DATE JUSEP 14/1/2024 8, 2024

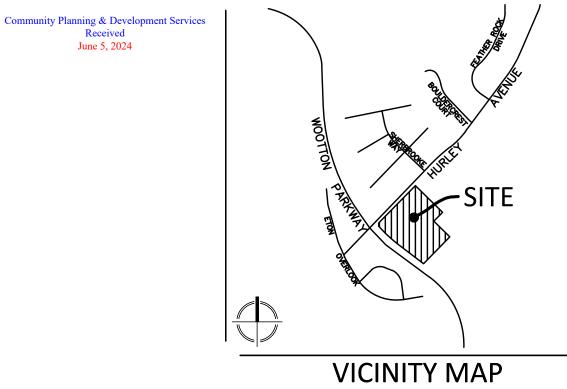
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DRAWN BY: <u>BY/ZS</u> DESIGNED BY: JB/JS DATE ISSUED: 6/3/2024

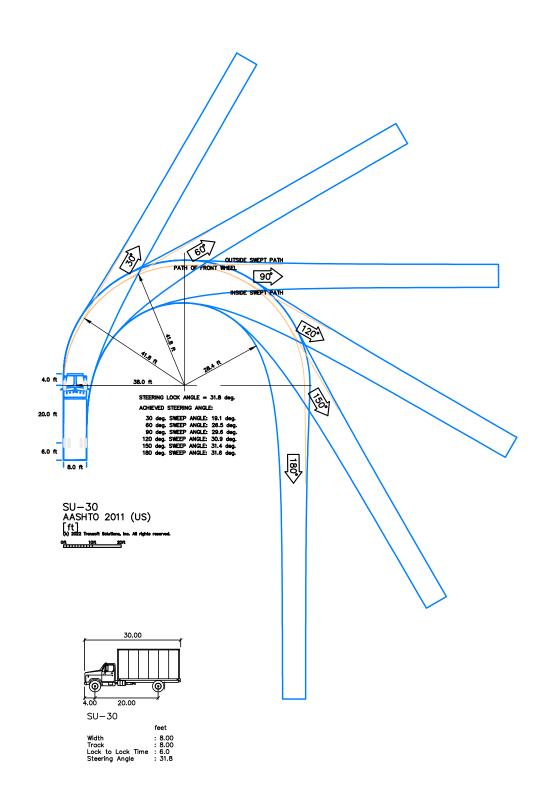
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LAYOUT: EXH-1.00, Plotted By: stebbins









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LANDSCAPE ARCHITECT LAND DESIGN, INC

200 SOUTH PEYTON STREET ALEXANDRIA, VA 22314 703.549.7784

CONTACT: GABRIELA CANAMAR, PLA

ISSUE/REVISIONS	DATE
	l

ROCKSHIRE

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

TAX MAP: FR62

AUTO TURN SU-30

PROFESSIONAL SEAL



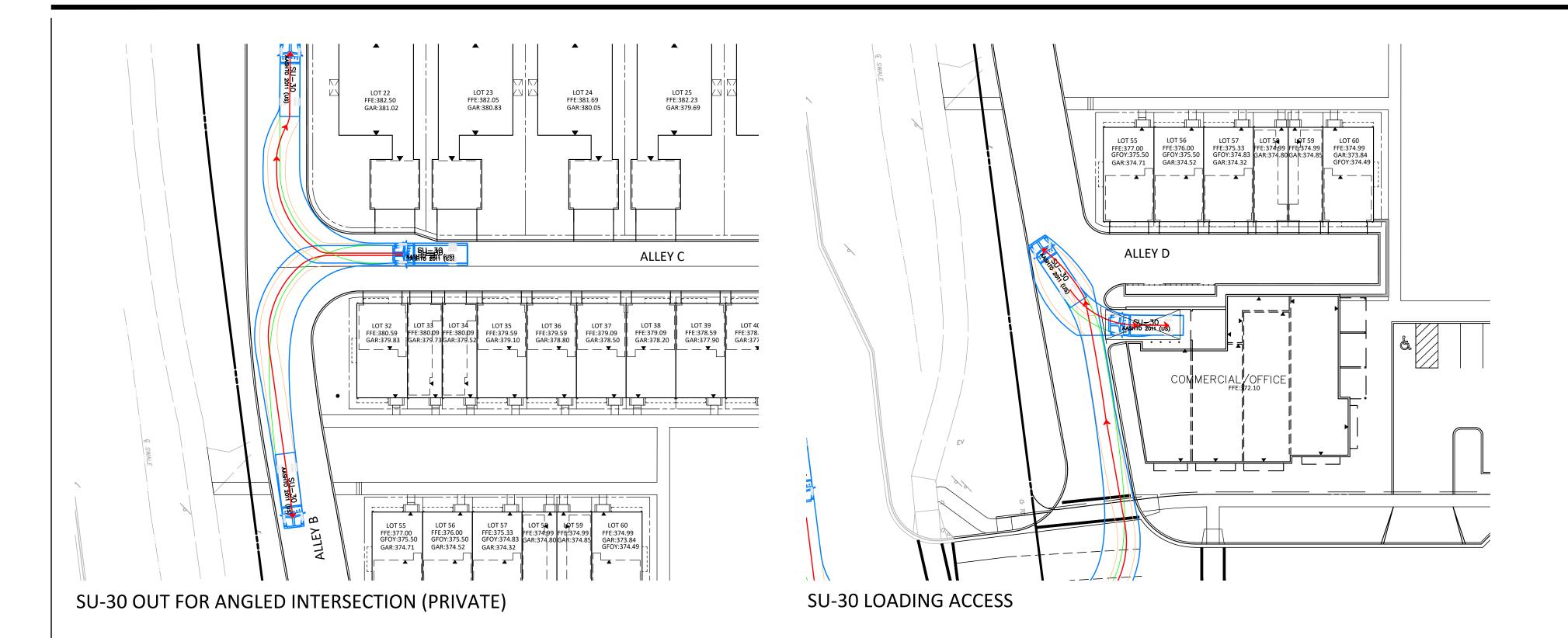
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
ENGINEER'S NAME: JEFFREY AMATEAU, P.E.
LICENSE No.: 20510
EXPIRATION DATE: JULY 14, 2024

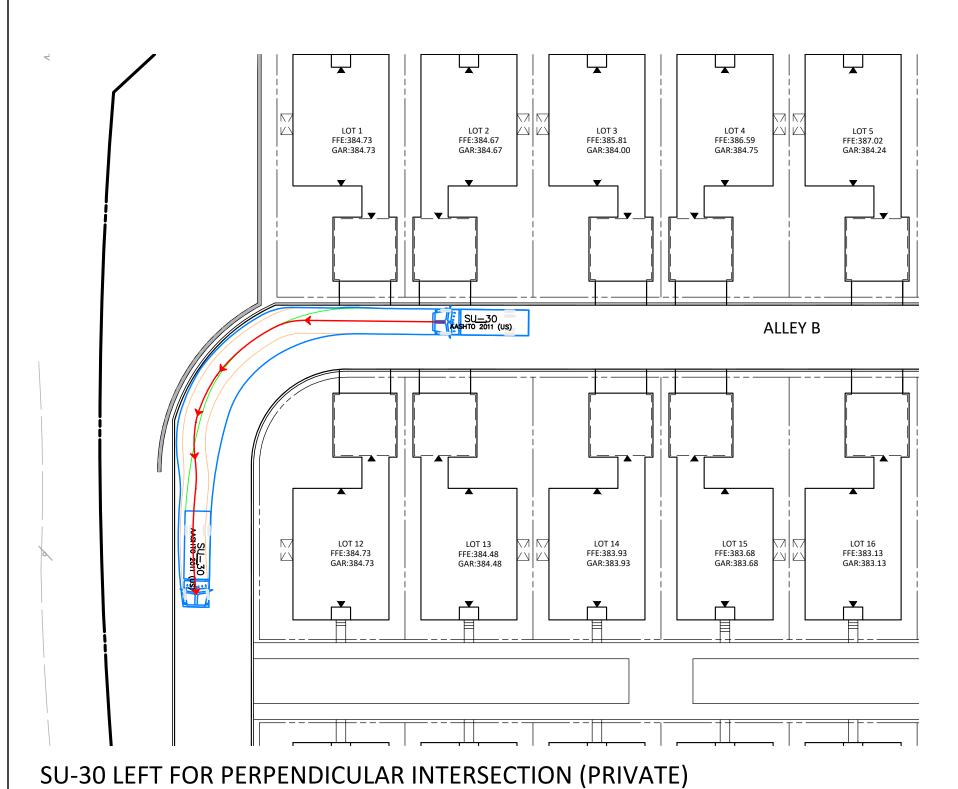
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DRAWN BY: <u>BY/ZS</u> DESIGNED BY: <u>JB/JS</u> DATE ISSUED: <u>6/3/2024</u>

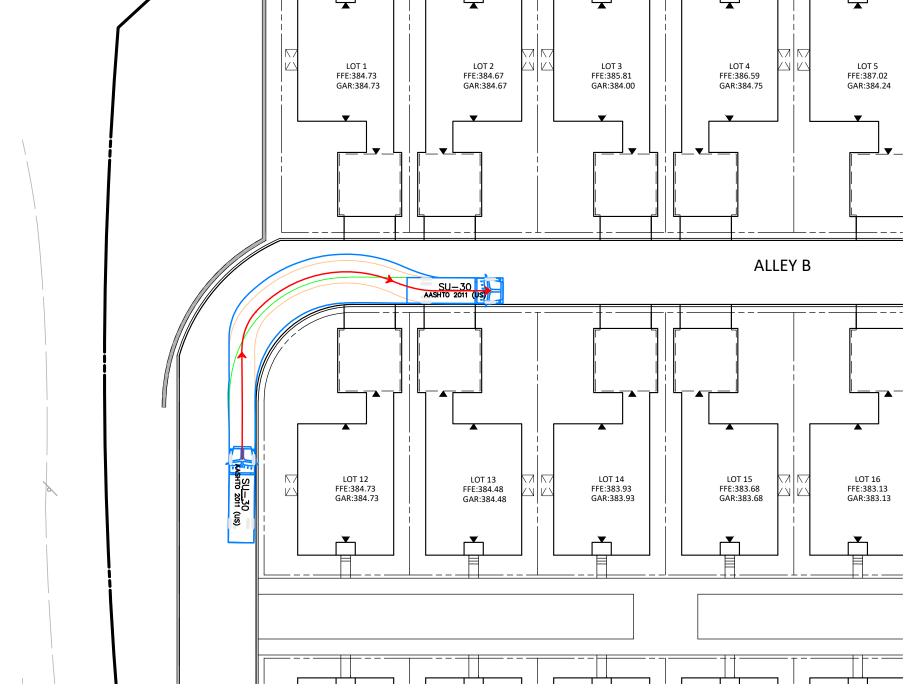
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SHEET NO.

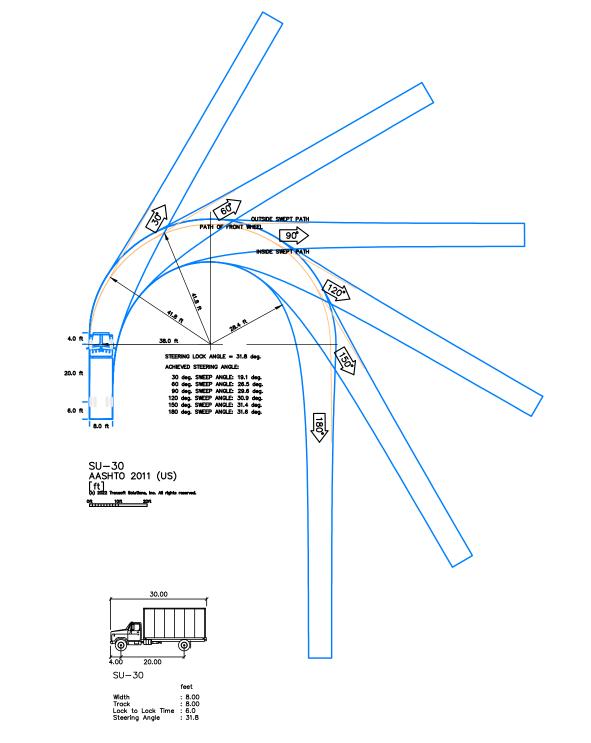




LAYOUT: EXH-1.01, Plotted By: stebbins



SU-30 RIGHT FOR PERPENDICULAR INTERSECTION (PRIVATE)



June 5, 2024



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DESIGN CONSULTANTS:
PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC

VICINITY MAP

SCALE: 1" = 2000'

20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874 301.916.4100 CONTACT: JEFF AMATEAU, P.E.

LAND DESIGN, INC

200 SOUTH PEYTON STREET ALEXANDRIA, VA 22314 703.549.7784 CONTACT: GABRIELA CANAMAR, PLA

ISSUE/REVISIONS	DATE
-	
	-
	-

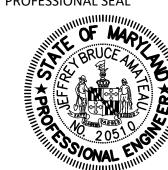
ROCKSHIRE

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

TAX MAP: FR62

AUTO TURN SU-30

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: JB/JS
DATE ISSUED: 6/3/2024

VIKA
PROJECT VM1935

DRAWING
NO. EXH-1.02



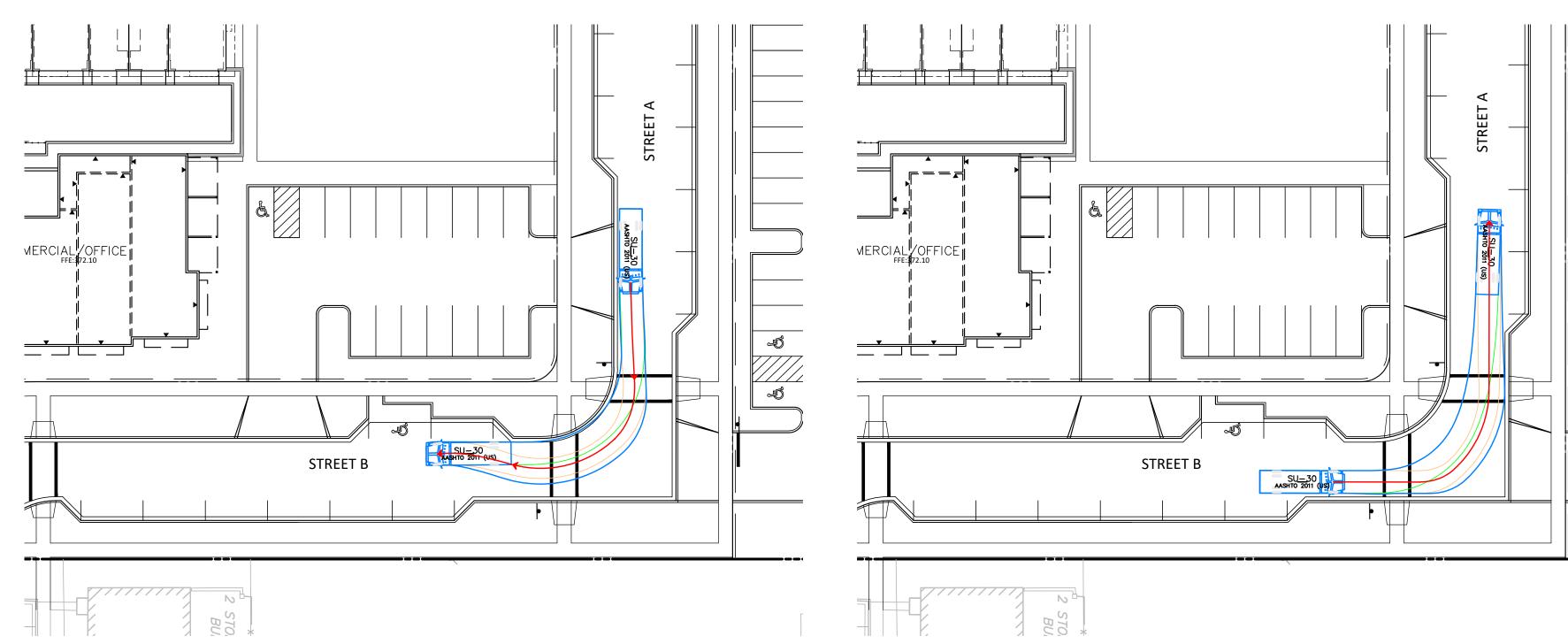
SU-30 OUT FOR PERPENDICULAR ALLEY INTERSECTION (PRIVATE)

SU-30 RIGHT FOR PERPENDICULAR INTERSECTION (PUBLIC)

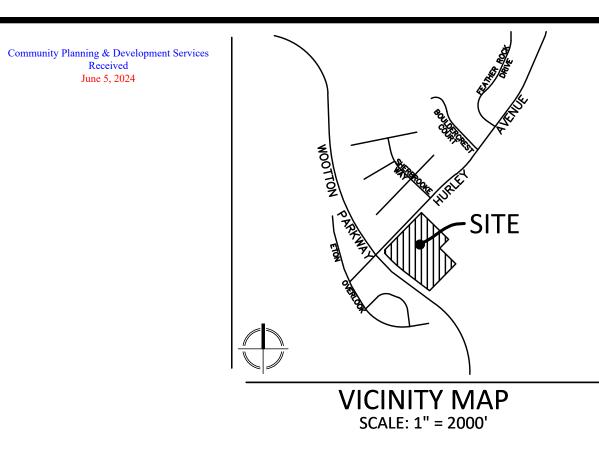
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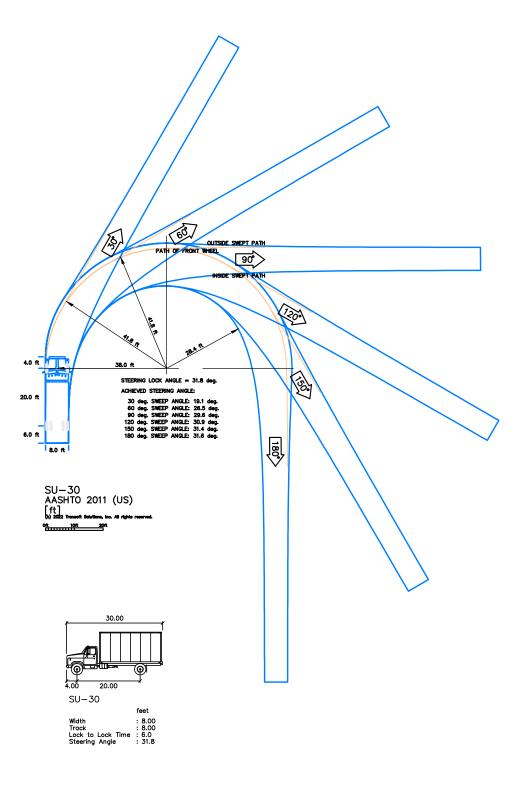


///// ø



SU-30 LEFT FOR PERPENDICULAR INTERSECTION (PUBLIC)







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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, P

CONTACT: GABRIELA CANAMAR, PLA

ISSUE/REVISIONS	DATE
	l

ROCKSHIRE

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

TAX MAP: FR62

AUTO TURN SU-30

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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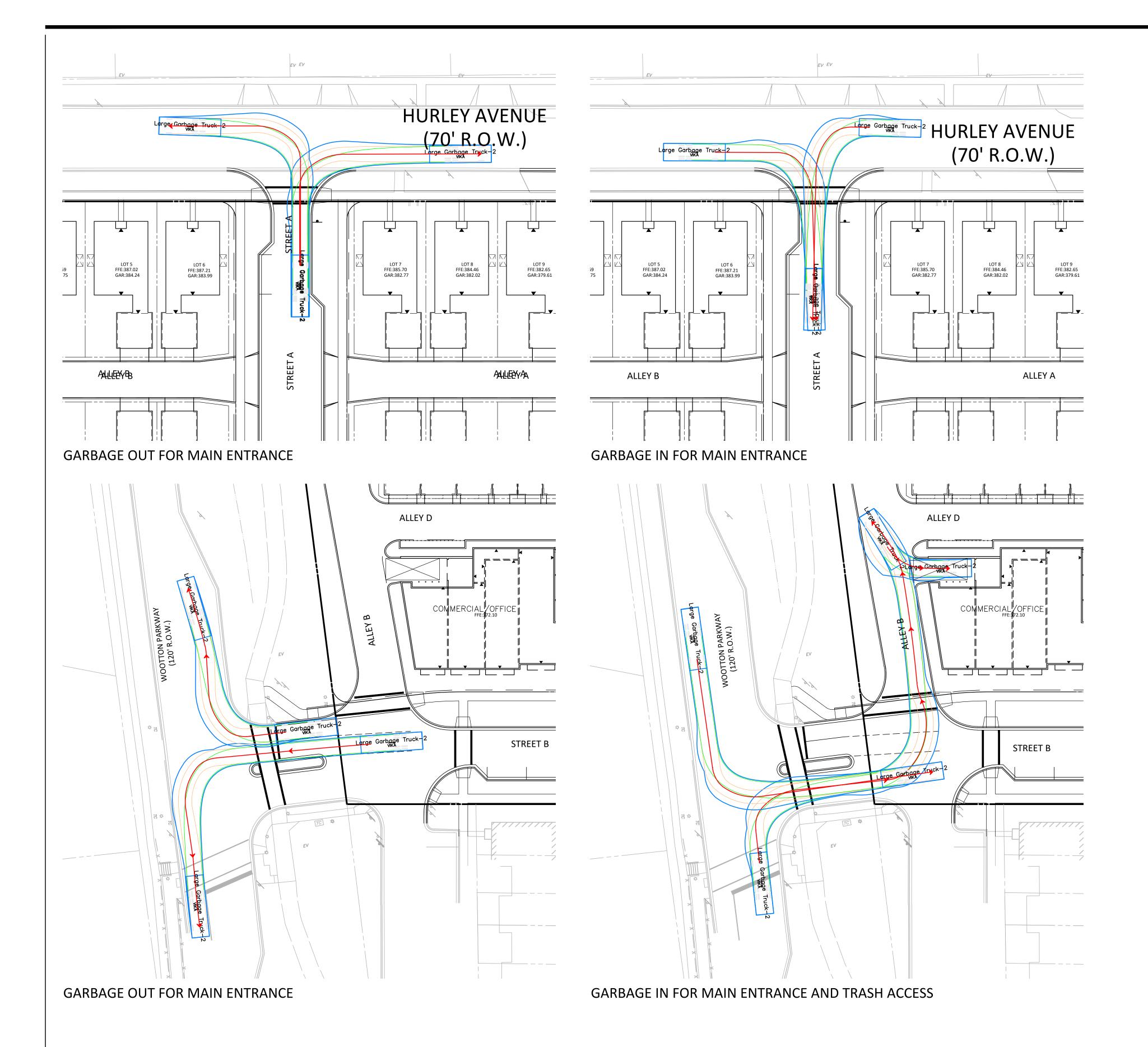
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DESIGNED BY: JB/JS
DATE ISSUED: 6/3/2024

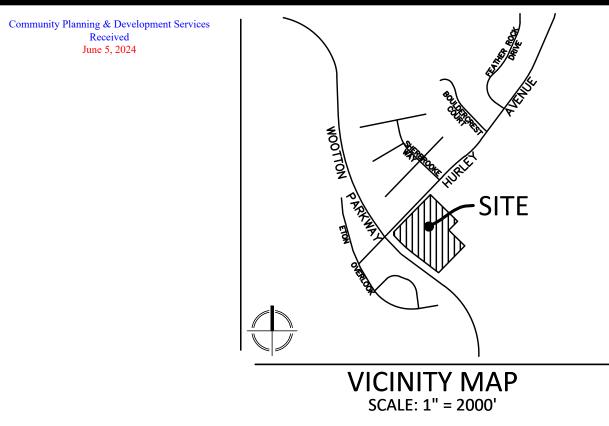
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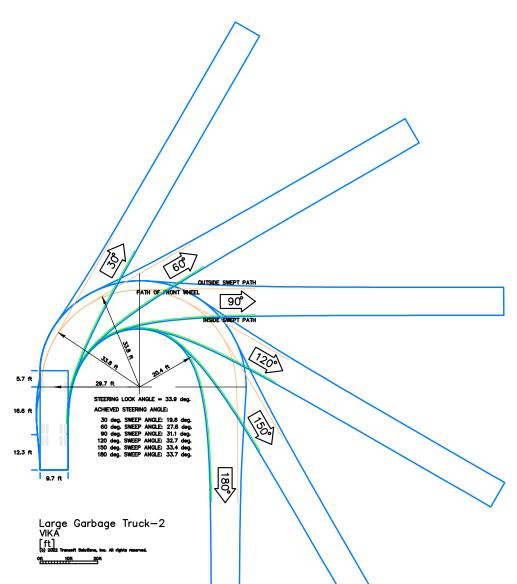
DRAWING EXH-5.0.3

SHEET NO.



LAYOUT: EXH-1.10, Plotted By: stebbins





Large Garbage Truck-2

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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

ISSUE/REVISIONS	DATE

ROCKSHIRE

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

WSSC GRID: 218NW09 TAX MAP: FR62

AUTO TURN GARBAGE

PROFESSIONAL SEAL



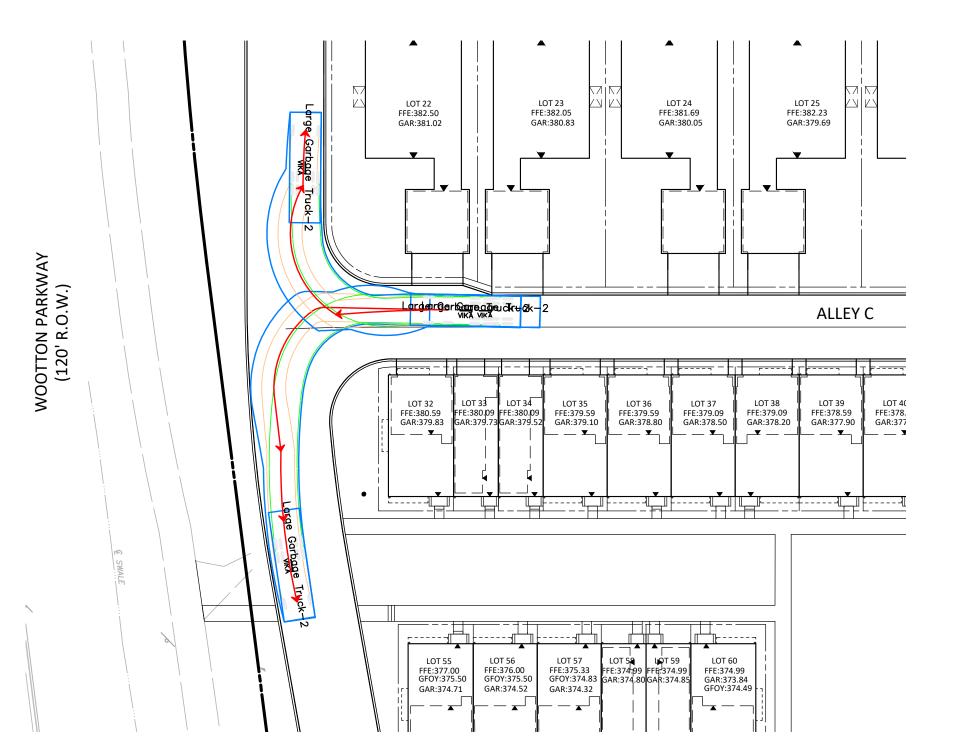
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
ENGINEER'S NAME: JEFFREY AMATEAU, P.E.
LICENSE No.: 20510
EXPIRATION DATE: JULY 14, 2024

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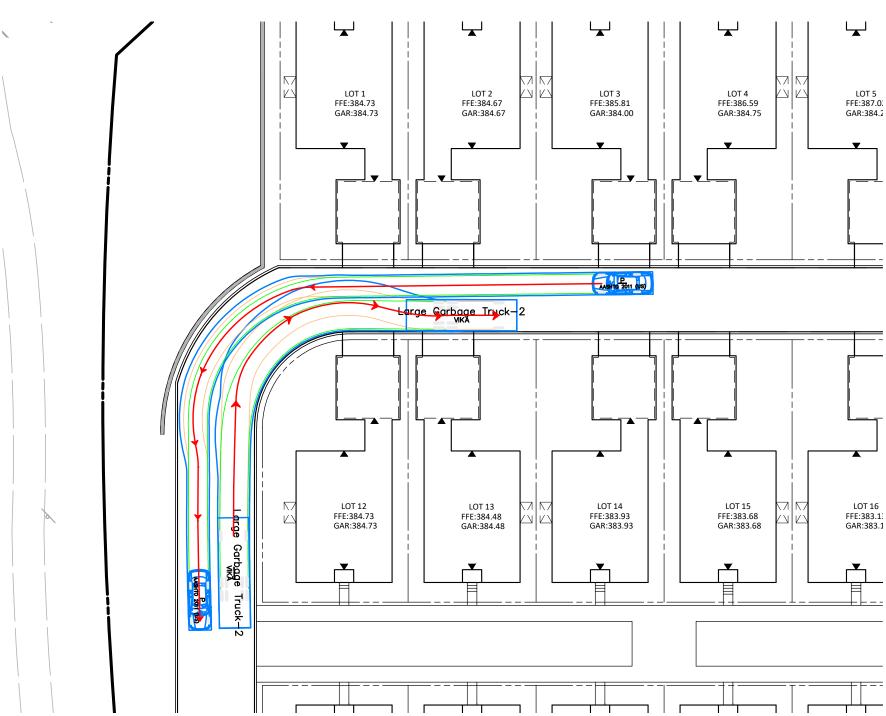
DRAWN BY: <u>BY/ZS</u> DESIGNED BY: <u>JB/JS</u> DATE ISSUED: <u>6/3/2024</u>

PROJECT VM1935 EXH-1.10

SHEET NO.



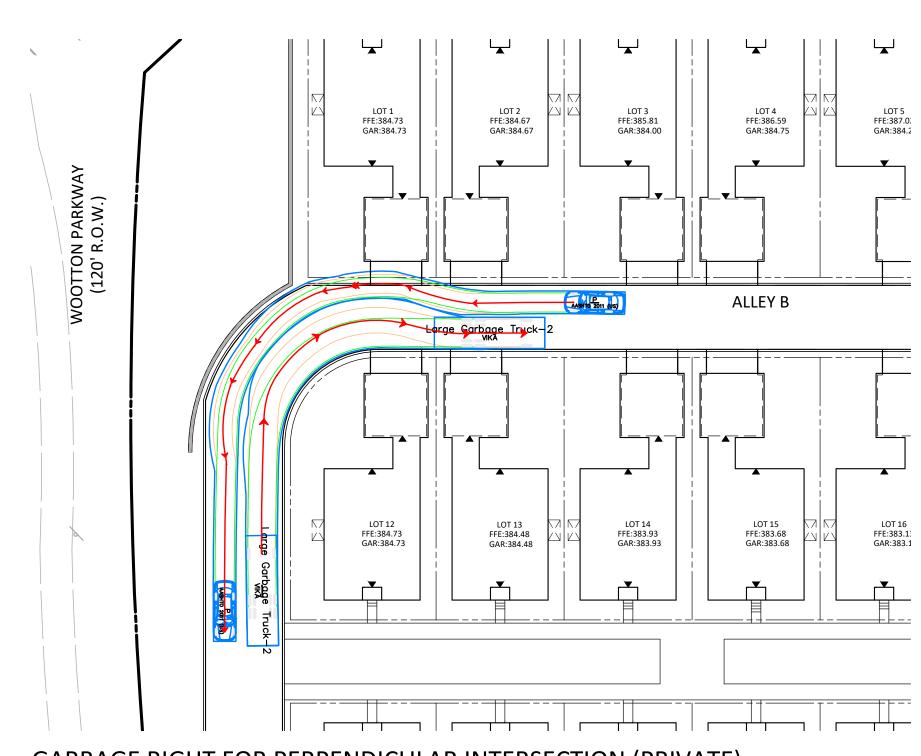
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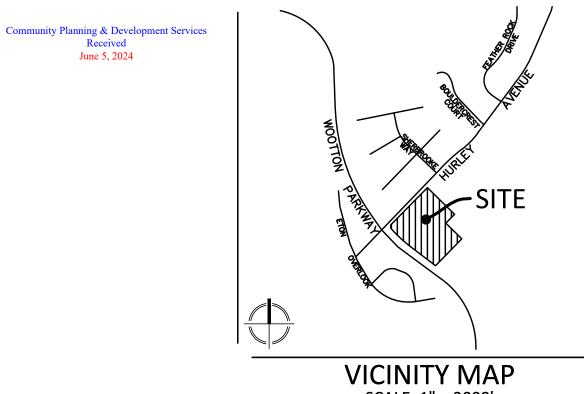
GARBAGE RIGHT FOR PERPENDICULAR INTERSECTION (PRIVATE) TURN MOVEMENT VEHICLE PATHS OVERLAP. DRIVERS OF BOTH VEHICLES WOULD NEED TO YIELD.



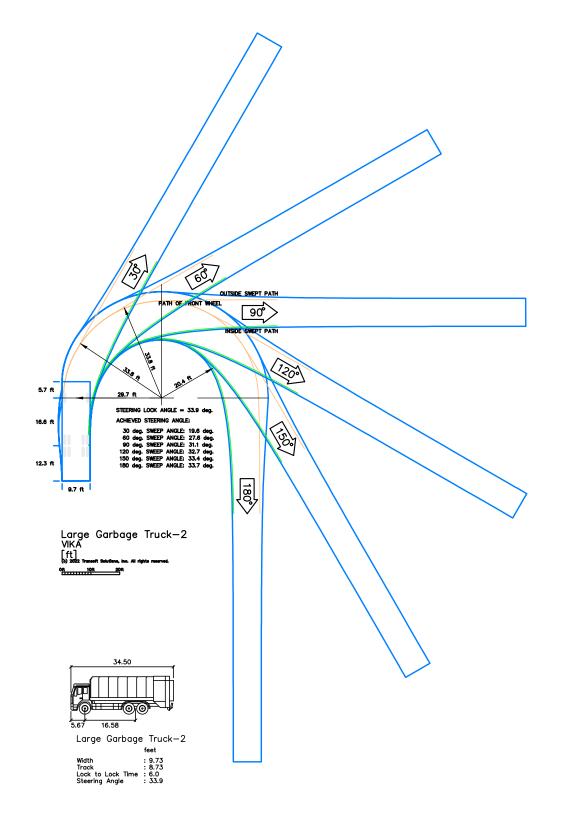
GARBAGE LEFT FOR PERPENDICULAR INTERSECTION (PRIVATE)



GARBAGE RIGHT FOR PERPENDICULAR INTERSECTION (PRIVATE) VIEW SHOWING THE VEHICLE PATHS NEEDED TO ELIMINATE PATH OVERLAP.



SCALE: 1" = 2000'



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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

ISSUE/REVISIONS	DATE

ROCKSHIRE

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

TAX MAP: FR62

AUTO TURN GARBAGE

PROFESSIONAL SEAL

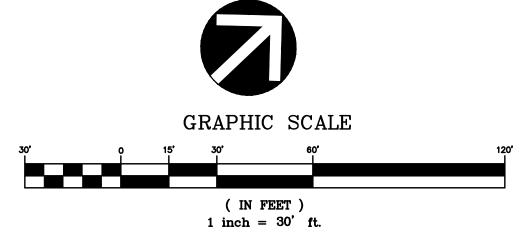


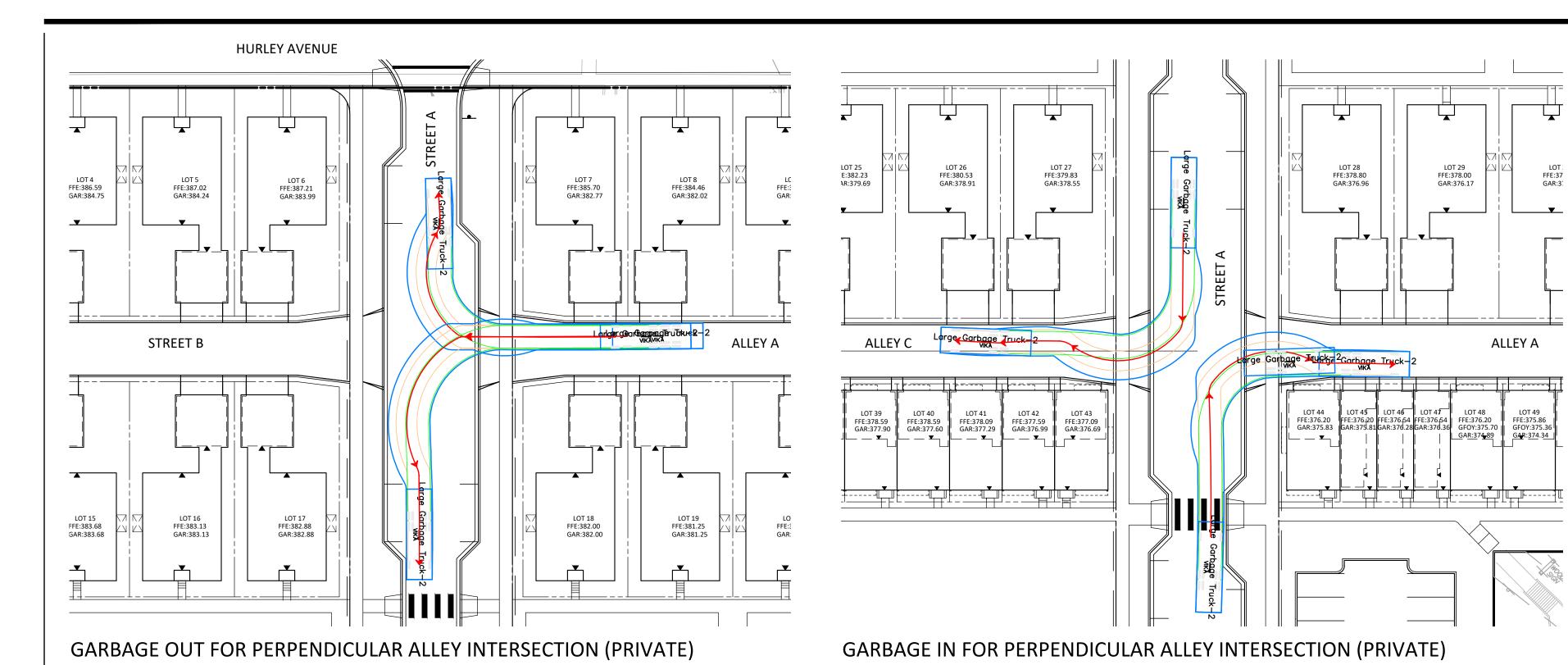
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A DULY LICENSED PROFESSIONAL ENGINEER ENGINEER'S NAME: JEFFREY AMATEAU, P.E. LICENSE No.: 20510 EXPIRATION DATE: JULY 14, 2024

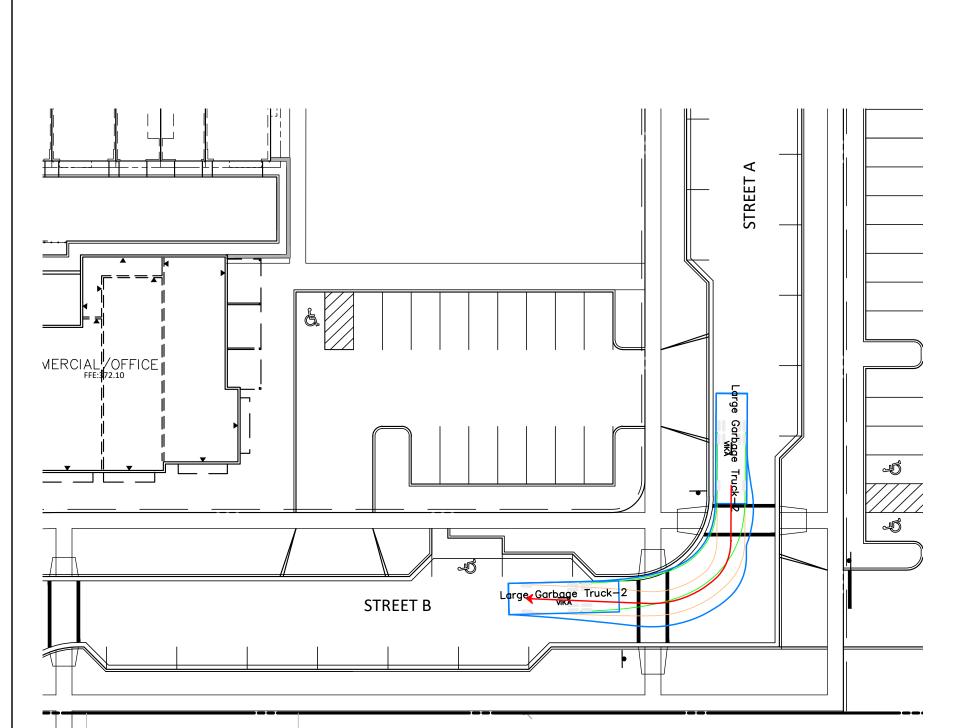
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PROJECT VM1935 DRAWING EXH-1.11

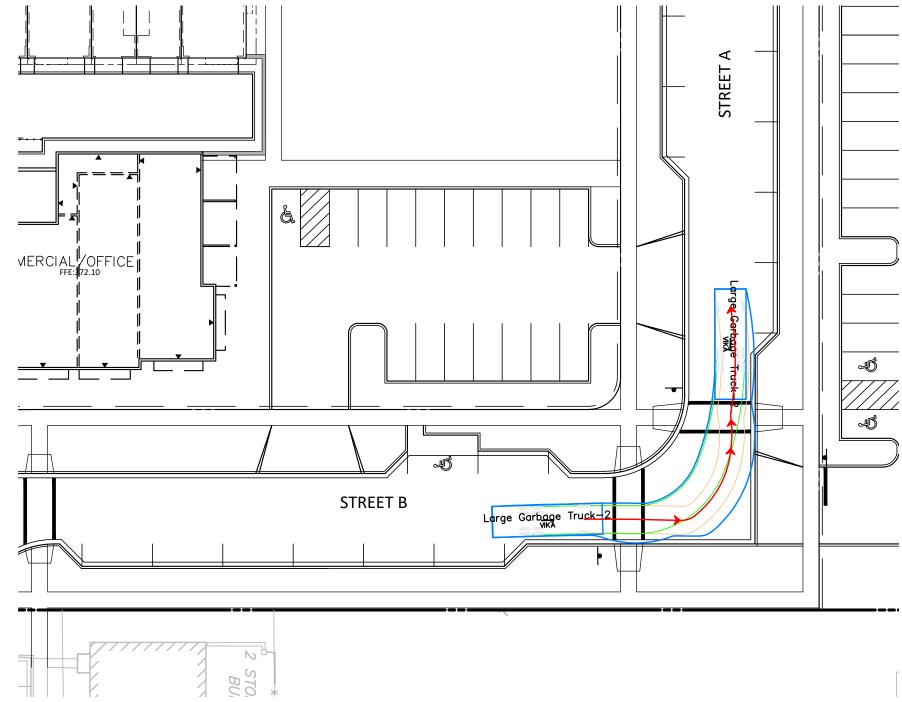




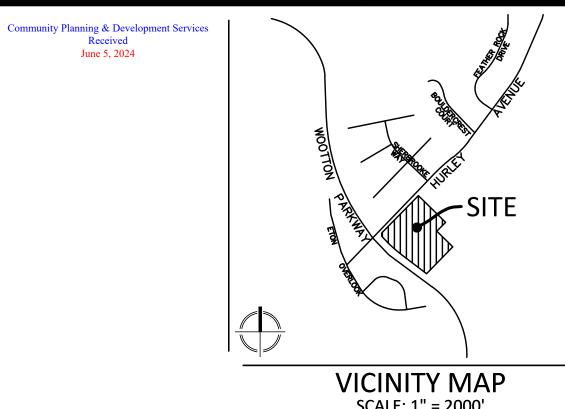




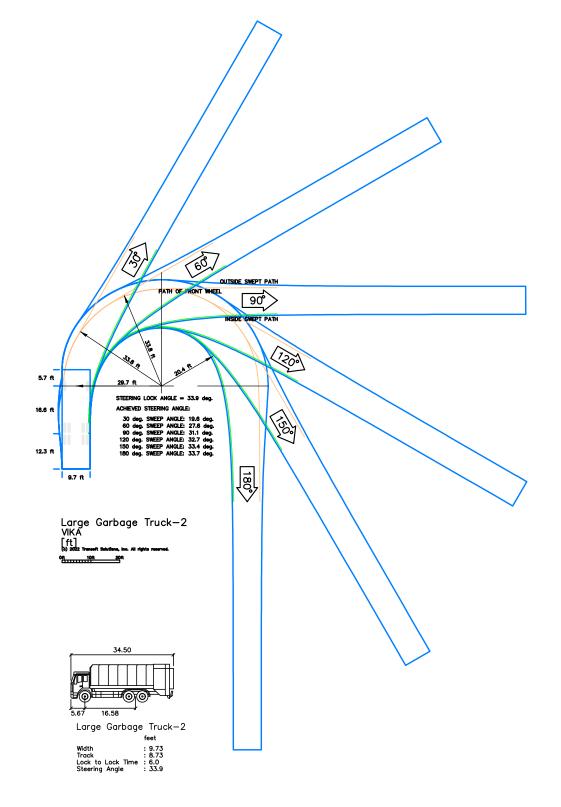
LAYOUT: EXH-1.12, Plotted By: stebbins







SCALE: 1" = 2000'



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DESIGN CONSULTANTS: PLANNER, CIVIL ENGINEER VIKA MARYLAND, LLC

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CONTACT: GABRIELA CANAMAR, PLA

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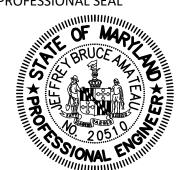
ROCKSHIRE

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

TAX MAP: FR62

AUTO TURN GARBAGE

PROFESSIONAL SEAL



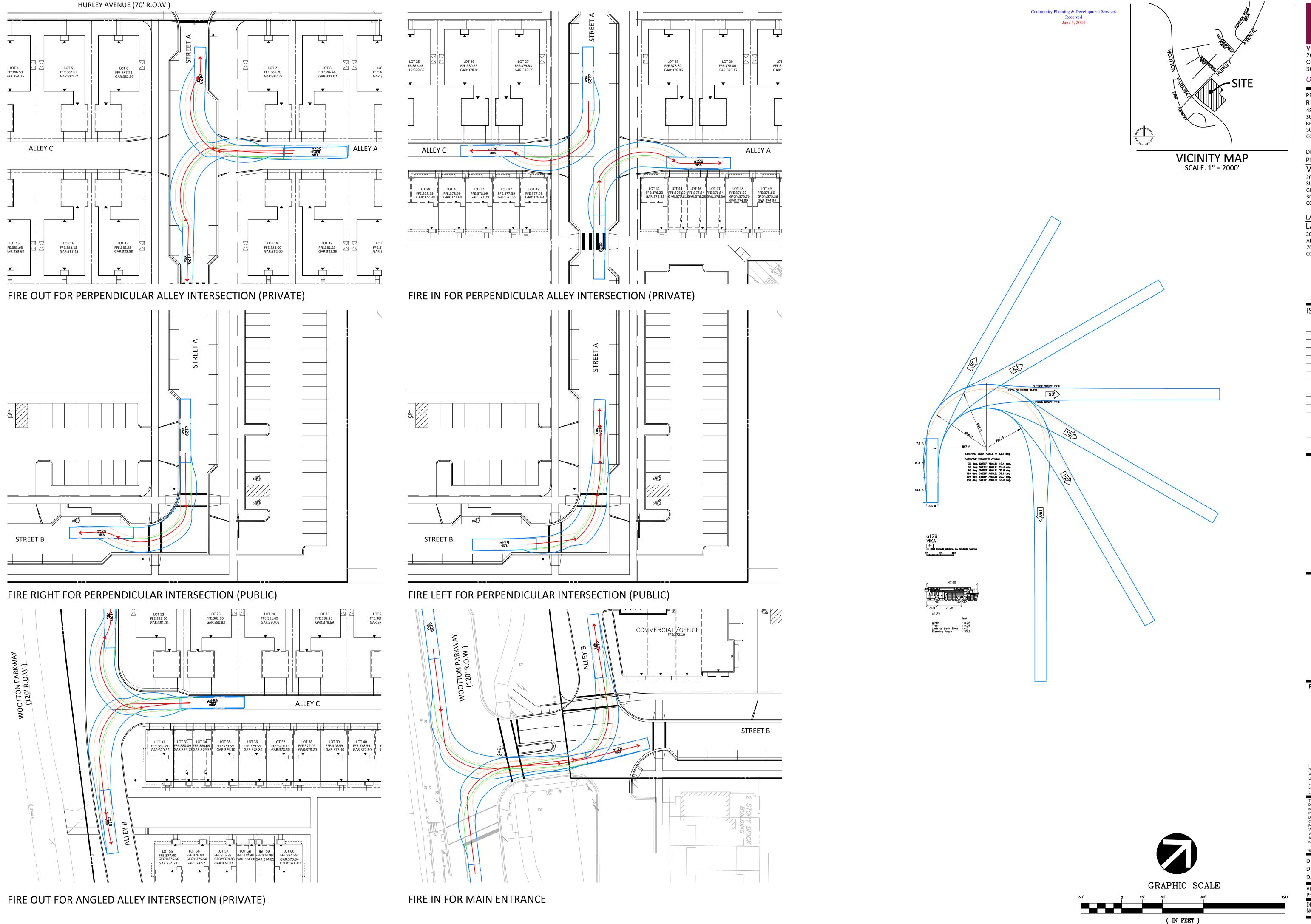
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM
A DULY LICENSED PROFESSIONAL ENGINEER ENGINEER'S NAME: <u>JEFFREY AMATEAU, P.E.</u> LICENSE No.: <u>20510</u> EXPIRATION DATE: <u>JULY 14, 2024</u>

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ROCKSHIRE

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

AUTO TURN FIRE

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

FXPIRATION DATE: JULY 14, 2024

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DESIGNED BY: JB/JS
DATE ISSUED: 6/3/2024

SHEET NO.

1 inch = 30' ft.

VIKA PROJECT VM1935

DRAWING NO. EXH-1.20

LAYOUT: EXH-1.20, Plotted By: stebbins