

Resolution No. 09-24

RESOLUTION: To approve, with conditions, Project Plan Application PJT2024-00017, an Amendment to the Rockshire Planned Development, and several associated waivers, including a Road Code Waiver pursuant to Section 21-42 of the Rockville City Code

WHEREAS, under Chapter 25 of the Rockville City Code, the Mayor and Council of Rockville (“**Mayor and Council**”) is authorized to review project plan applications; and

WHEREAS, on March 7, 1966, the Mayor and Council approved Resolution No. 21-66 approving Planned Residential Unit Application No. PRU-4 to develop 845 dwelling units consisting 325 townhouse units, 400 single family units, and 120 high rise units, as well as designate areas for recreational, educational, commercial and other amenities on 274 acres, more or less, known as parts of the Veirs and Jones Tracts, within the City of Rockville (the “**Rockshire Planned Development**”); and

WHEREAS on June 10, 1975, the City of Rockville Planning Commission approved Planned Residential Unit Application No. PRU-4H for a 52,915 square foot shopping center at the southeast corner of Wootton Parkway and Hurley Avenue; and

WHEREAS, on July 11, 2023, EYA Development, LLC. (the “**Applicant**”) filed Project Plan Application PJT2024-00017 (the “**Project Plan Application**” or “**Application**”), pursuant to Section 25.14.07.e of the Zoning Ordinance, proposing to amend a portion of the Rockshire Planned Development to allow for the development of 31 single-unit detached dwellings, 29 townhouses, including a minimum of 15% Moderately Priced Dwelling Units (“**MPDUs**”), up to 5,200 square feet of commercial and office use, a neighborhood park and associated amenities and infrastructure (the “**Project**”) on an area consisting of approximately 7.32 acres of land (the “**Property**”); and

WHEREAS, as part of their Project Plan Application, the Applicant requested three waivers: (1) a parking waiver pursuant to Section 25.16.03.h of the Zoning Code to reduce the total parking requirement for the commercial and office building from 73 to 26 parking spaces; (2) a road code waiver pursuant to Chapter 21, Sections 21-42 of the Rockville City Code to waive the road construction requirements for proposed private Alley D to terminate without

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connecting

with an existing street or ending in a cul-de-sac; and (3) a development standards waiver pursuant to Section 25.14.07.d.4 of the Zoning Code to waive the equivalent zone standards for building setbacks in the MXNC zone and permit the building setbacks as provided in the project plan site plan development tabulations (collectively the “**Waivers**”); and

WHEREAS, the approvals, development standards and conditions contained in this Resolution apply only to the development of the Project on the Property; and

WHEREAS, pursuant to Sections 25.07.03 and 25.07.07 of the Zoning Ordinance, the Applicant met all notice requirements and conducted three public area meetings: a pre-application area meeting held on March 1, 2023, a post-application area meeting held virtually on August 2, 2023 and a post-application area meeting held in-person on August 23, 2023; and

WHEREAS, pursuant to Section 25.07.07 of the Zoning Ordinance, the Planning Commission and the Mayor and Council received briefings on the Application on September 27, 2023 and December 18, 2023, respectively; and

WHEREAS, pursuant to Section 25.07.07 of the Zoning Ordinance, the Planning Commission at its meeting on February 28, 2024, reviewed the Application, and after considering the information presented and testimony provided, voted to recommend that the Mayor and Council approve the Application and Waivers subject to certain conditions; and

WHEREAS, pursuant to Sections 25.05.03, 25.07.03, and 25.07.07 of the Zoning Ordinance, a duly noticed public hearing on the Application was held by the Mayor and Council on April 15, 2024, at which the Mayor and Council heard testimony and received evidence on the Application; and

WHEREAS, at its May 20, 2024 meeting, the Mayor and Council found and determined that approval of the Application and Waivers would promote the health, safety and welfare of the citizens of Rockville, and the Mayor and Council made further findings set forth herein, based upon information presented and testimony provided as contained in the public record.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council approves Project Plan Application PJT2024-00017 and the associated Waivers to allow for the development of 31 single-unit detached dwellings, 29 townhouses, including a minimum of 15% Moderately Priced

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Dwelling Units (“MPDUs”), up to 5,200 square feet of commercial and office use, a neighborhood park and associated amenities and infrastructure on the Property, subject to the following conditions:

1. The proposed development will be designed and constructed in a manner consistent with the concept design, graphic conceptual representation, and all associated development tables included in the project plan set.
2. Applicant must submit with the Level 2 site plan application a draft off-site parking agreement consistent with Section 25.16.03.J.1 for the proposed commercial/office parking.
3. Prior to the demolition of the existing building, the Applicant must receive approval to demolish the building through the Evaluation of Significance process before the Historic District Commission.
4. The Applicant must provide a minimum of one electric vehicle (EV) charging station on-site. The final location of the EV charging station will be coordinated with staff during the review of the Level 2 Site Plan and approved with the Level 2 Site Plan. Additionally, all residential units should be equipped with EV ready rough-ins prior to home occupancy.
5. The thirty (30) parking spaces designated as “Rockshire Association Parking/Visitor Parking” on the project plan site plan Parking Exhibit shall be used in accordance with the License Agreement recorded at Liber 4957, Folio 697, as may be amended.
6. A management plan from a certified arborist will be required at the time of Site Plan and/or Final Forest Conservation Plan (FFCP) approval. This management plan shall detail best management practices for the duration of construction through the final occupancy permit along the property lines including areas adjacent to the Millenium Trail on Wootton Parkway to minimize impacts to adjacent trees.
7. The Applicant must apply for a waiver consistent with section 4.d.3(c) of the Landscape, Lighting, and Screening Manual if necessitated by the final Landscape Plan. The waiver must be approved before or concurrently with site plan approval.
8. At the time of site plan submission (or before), the Applicant must submit a final forest conservation plan (FFCP) that meets the minimum requirements approved with the preliminary forest conservation plan (PFCP) for the proposed limits of the site plan.

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9. The Applicant must adhere to and meet all requirements of the PFCP approval letter in preparation for submittal and approval of their FFCP.
10. Painted curbs for Fire Department (FD) access with signage will be required. NFPA 1, 18.2.3.6.1.
11. The commercial building will require a fire department key access box at a location that will allow entry into the entire structure. NFPA 1, 18.2.2.1. Provide calculations showing the required fire flows, per NFPA 1, Section 18.4. and documentation providing the anticipated fire flow provided on-site (at building plan submittal). NFPA 1, Table: 18.4.5.2.1.
12. Applicant must construct all proposed roads, private alleys, and public improvements within the Property per City standards and specifications, except as otherwise approved or waived. Minor deviations from the approved cross-sections require approval from the Director of Public Works at the Site Plan phase. The right-of-way for all public roads within the Property must be dedicated to public use in accordance with the Project Plan and exhibits and shall be reflected on a Final Record Plat.
13. Applicant must construct all necessary public improvements, including but not limited to street trees, streetlights, street light conduit, and traffic signals in accordance with all applicable City standards. Public improvements must be located within the right-of-way or within a Public Improvements Easement as approved by the Director of Public Works.
14. Mayor and Council approval of the Project Plan does not constitute approval of the Grade Establishment for all proposed public roads. The Grade Establishment for proposed public roads A and B must be submitted for review with the initial Site Plan submission and must be approved prior to the Site Plan approval. The maximum slopes on public roads A and B and sidewalks within the rights-of-way of public roads A and B may not exceed 5.0% (4.8% to allow for construction tolerance) without prior approval from the Director of Public Works.
15. Applicant shall grant a Public Access Easement (PAE) across the entire width of the privately maintained alleys and grant Public Improvement Easements (PIE) adjacent to public rights-of-way for maintenance of public sidewalks as shown on the Project Plan and exhibits. Any deviation from the location of the PIE must be approved by the Director of Public Works at the Site Plan phase. The PAE and PIE must be reviewed and approved by DPW and in a format acceptable to the Office of the City Attorney and be recorded in the Montgomery County Land Records prior to DPW issuance of any Public Works (PWK) permit.

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16. The Applicant shall execute a Revocable License and Maintenance Agreement for the shared maintenance of Stormwater Management Facilities located within the public right-of-way. The agreement must be executed by the property owner and other parties of interest for review and approval by DPW and the Office of the City Attorney. The Revocable License and Maintenance Agreement must be authorized by the Mayor and Council and must be recorded in the Montgomery County Land Records prior to DPW issuance of any SMP permit.
17. Applicant shall comply with the conditions of DPW's Pre-Application Stormwater Management Concept Approval Letter dated February 20, 2024.
18. Applicant shall comply with the conditions of DPW's Water and Sewer Authorization Approval Letter dated February 20, 2024.
19. Applicant must obtain all necessary approvals and/or permits for all access points and utility connections proposed on the Project Plan from all agencies with jurisdiction, including the City of Rockville.
20. Prior to the final approval of the Site Plan by the Planning Commission, the Applicant must clearly identify all existing easements and restrictions on the Property and clarify whether the easements will remain or be extinguished upon the complete build-out of the Project Plan. Mayor and Council must authorize the termination of any existing easement that is dedicated to the City of Rockville. Any termination of an easement dedicated to the City must be reviewed and approved in a format acceptable to the Office of the City Attorney and be recorded in the Montgomery County Land Records prior to issuance of any DPW permit. If required by the terms of any existing easement granted to an entity other than the City of Rockville, the Applicant must submit plans for work within the easement to the Grantee for review. Any proposed development activity within an existing easement will require the permission of the Grantee or the extinguishment of the easement. Written permission must be obtained prior to the final approval of the Site Plan by the Planning Commission.
21. Applicant must construct all proposed dry utilities underground within Public Utility Easements (PUE) unless otherwise permitted to be located elsewhere by the Director of Public Works. At the Site Plan phase, the Applicant must submit a conceptual dry utility plan to be approved by both the utility companies and the Department of Public Works.
22. Before the approval of the site plan signature set, the Applicant must obtain City approval of the signing and pavement marking plans. All internal traffic control devices (e.g., signs, markings, and devices placed on, over, or adjacent to a roadway or walkway) to regulate, warn,

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or guide pedestrians and/or vehicular traffic must comply with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).

23. Modifications to the traffic signal at the site's entrance on Wootton Parkway will require the submittal of a traffic signal plan. Before the issuance of the public works permit, the traffic signal plan for this intersection must be approved by the City. Required improvements include new detection added to the span wire for the Street B approach and new high-visibility crosswalks at the eastern and southern legs of the intersection.
24. Before the issuance of any occupancy permits, the Applicant must pay the County's Development Impact Tax, as applicable, subject to the credits allowed by Montgomery County. The Applicant must submit a receipt of payment to the Inspection Services Division of the Department of Community Planning and Development Services and the Traffic and Transportation Division of Public Works.
25. The Applicant must install light-emitting diode (LED) streetlight fixtures within the proposed development. The Applicant must obtain City approval of all streetlight materials and locations of lights with the issuance of the public works permit. Before the issuance of the public works permit, all conduit and underground infrastructure must be specified according to the current Pepco and/or City standards and must receive conceptual approval by Pepco.
26. As part of the site plan review process, the Applicant shall designate an area along Alley B, conveniently located near Alley D in order to co-locate refuse and recycling for the six units proposed along Alley D. This area must be able to accommodate a minimum all necessary city approved bins for the six homes and shall be at least 100 sf in area. Furthermore, it must be written in the homeowner's association covenants that these residences shall utilize this designated area for their refuse and recycling pick-up area because the municipal trucks will not be able to traverse the dead-end alley.
27. Prior to the issuance of an occupancy permit for the commercial building, the Applicant shall provide the required short-term and long-term bicycle parking in accordance with the rates and standards specified in the Zoning Ordinance. Based on the proposed development shown on the submitted site plan, the use shall have 4 short-term spaces and 2 long-term spaces.
28. The plan shows a dead-end Alley D. Approval of the project plan is contingent upon the Mayor and Council's approval of a Road Code Waiver under Section 21-42 of Chapter 21 of the Rockville City Code for acceptance of a dead-end alley.

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29. Prior to the issuance of any occupancy permit, the Applicant shall install sharrow markings along the Hurley Avenue frontage in the northeastern travel lane adjacent to the property, as well as "Share the road" signage.
30. At the time of the approval of the site plan, the Applicant must finalize the proposed sidewalk connections to the Rockshire Community Pool and coordinate with the church for a potential connection to the project site.
31. The residential units constructed on the site must comply with the standards and requirements of the Rockville Moderately Priced Dwelling Unit Ordinance, Chapter 13.5 of the Rockville City Code and the implementing MPDU Regulations.
32. The Applicant must provide 15% of the residential units as MPDUs, equivalent to 9 townhouse units.
33. The MPDUs must be income-tiered at three income bands ranging between 50%, 60%, and 80% of AMI.
34. The minimum square footage for an MPDU townhouse with 3 bedrooms, 2 baths, and two-car garages must be at least 1,200 square feet.
35. Required parking spaces must each meet the minimum dimension as required by the City of Rockville.
36. The MPDUs should have exterior finishes that are indistinguishable from the market-rate units.
37. Before applying for any building permits, an MPDU Sale Offering Agreement must be approved by the Mayor and Council. To obtain a building permit, the Applicant must submit to the Division of Inspection Services, with the application of a permit, a written MPDU agreement approved by the Mayor and Council that provides the required number of moderately priced dwelling units.
38. The HOA/Condo dues must not exceed 50% of the HOA/Condo dues of market-rate units.
39. Any revisions to MPDU unit locations will be subject to the approval of the Department of Housing and Community Development.
40. The Applicant must make HOA/Condo documents available for viewing at the sales office before the execution of any purchasing agreements.
41. The Applicant must provide the list and location (site map) of all the MPDUs as shown on the approved plans.
42. The Publicly Accessible Art in Private Development requirement applies to this project. Applicant must submit a concept plan with the submission of a site plan application.

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43. Prior to issuance of a building permit, the Applicant must complete and provide an application and required attachments including a final plan. The Publicly Accessible Art in Private Development application, implementation manual, and ordinance can be found here: <https://www.rockvillemd.gov/2081/Publicly-Accessible-Art>
44. The approvals, development standards, and conditions contained in this Resolution apply only to the development of the Project and to the request on the Property.

BE IT FURTHER RESOLVED THAT, for the purposes of this Resolution, the approved Project Plan means this Resolution and the exhibits to this Resolution listed below and attached hereto, including notations, references, descriptions, and writings on the Exhibits, except as modified by the above conditions of approval:

1. Exhibit A: Project Plan Site Plan;
2. Exhibit B: Project Plan Supplemental Documents;
3. Exhibit C: Planned Residential Unit Application No. PRU-4, Resolution No. 21-66;
4. Exhibit D: Natural Resource Inventory/Forest Stand Delineation;
5. Exhibit E: Water and Sewer Authorization Letter; and
6. Exhibit F: Stormwater Management Concept Letter.

BE IT FURTHER RESOLVED THAT, having considered the recommendations and findings of its Staff as presented at the public hearings on this Application and as set forth in the Staff Report on the Application presented to the Mayor and Council at its April 15, 2024 meeting, which the Mayor and Council hereby adopt and incorporate by reference, except as modified herein, and upon consideration of the entire administrative record, the Mayor and Council, pursuant to Section 25.07.01.b.2 of the Zoning Ordinance, finds and determines, subject to the above conditions of approval, that:

1. **The Application will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed project.**

The Applicant worked closely with the City and community and went through several plan adaptations to settle on this development proposal that is attractive, compatible, and well-integrated with the surrounding neighborhood. The Project consists of 60

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residential units, nine of which are reserved as MPDUs, and as conditioned, the Applicant will provide income-tiered MPDUs at income bands – 50%, 60%, and 80% AMI. As requested by the City and the community, a neighborhood-serving retail is proposed near Wootton Parkway. The retail along with the complimentary neighborhood park are intended to serve as a significant community gathering space for the development as envisioned by the comprehensive plan. The neighborhood park and proposed mews, located between every row of dwelling units, serve to satisfy the open and public use space requirements of the code. The mews will extend the length of the development, connecting residents to various parts of the development and beyond (Korean Presbyterian Church and Millenium Trail). The Applicant will upgrade the existing Hurley Avenue right-of-way by installing sharrow markings on the northeast-bound travel lane along the property frontage, as requested by city staff, and such improvement should make cycling along Hurley Avenue safer as well as benefit both future and current residents of the neighborhood. The proposed change from a retail center to a mixed-use development will decrease the potential traffic load on the road infrastructure in this area. Additionally, the proposed redevelopment will revitalize the once-vibrant Rockshire Village Center, which has been vacant for several years and severely underutilized.

2. The Application will not be in conflict with the plan.

The Project is not in conflict with the Rockville 2040 Comprehensive Plan. This Project falls within Planning Area 14 of the Comprehensive Plan. There are no other neighborhood master plans applicable to the site. Within Planning Area 14, the Property is identified as Focus Area 1. The Mayor and Council finds that the Project is compatible with the following recommendations of the Comprehensive Plan:

- “The Rockshire Village Center property is planned for a mix of residential housing types with the potential for small-scale commercial uses under the RF (Residential Flexible) land use designation. Any new housing development should include neighborhood-serving retail space and/or provide a significant gathering space that would be an asset to the broader community beyond the site” (page 378). The Applicant is proposing a mix of housing types, small-scale commercial uses, and a community gathering space.

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- “Amend the approved planned development for the property to allow residential uses (preferably single-unit detached homes or attached townhouses/row houses) if the proposed residential development includes neighborhood-serving retail and/or community gathering space” (page 378). The Applicant is proposing both detached single-unit and townhouse housing types and is also proposing neighborhood-serving retail.
- “Any new development at the Rockshire Village Center site should blend well with adjacent housing in terms of scale, massing, and height. Building heights adjacent to and close to existing housing should complement existing conditions. Building heights may be slightly taller along Wootton Parkway, along the perimeter shared with the church, and within the interior of the site. Retail uses should have good visibility and/or visible signage from Wootton Parkway. Parking for the Rockshire HOA swimming pool must be provided in close proximity to the path connecting the site with the pool” (page 379). The Applicant is proposing housing styles and designs that blend with the neighboring community and fall below the maximum height allowed of 45 feet. Additionally, the Applicant is providing parking for the Rockshire HOA swimming pool as a part of the Project.

3. **The Application will not overburden existing and programmed public facilities as set forth in Article 20 of the Zoning Ordinance and as provided in the adopted adequate public facilities standards.**

The Project will not overburden existing and programmed public facilities as set forth in Article 20 of the Zoning Ordinance and as provided in the adopted adequate public facilities standards, as described below.

Schools:

The Property is served by the Thomas S. Wootton Cluster Area (Fallsmead Elementary School, Robert Frost Middle School, and Wootton High School), and is located within a Turnover School Impact Area. Using the corresponding Montgomery County FY2024-2029 Student Generation Rates, the Application will generate the following number of students:

Student Generation For Housing Types In Turnover Area					
Grade Levels	MCPS Rates for Single Family Detached	# of Students Generated by Proposed Single Family Detached	MCPS Rates for Single Family Attached	# of Students Generated by Proposed Single Family Attached	Student Total
Elementary School	.185	$(.185 \times 31 \text{ units}) = 5.7 = 6 \text{ students}$	.218	$(.218 \times 29 \text{ units}) = 6.3 = 7 \text{ students}$	13
Middle School	.102	$(.102 \times 31 \text{ units}) = 3.2 = 4 \text{ students}$	.119	$(.119 \times 29 \text{ units}) = 3.5 = 4 \text{ students}$	8
High School	.154	$(.154 \times 31 \text{ units}) = 4.8 = 5 \text{ students}$	.167	$(.167 \times 29 \text{ units}) = 4.8 = 5 \text{ students}$	10

The current school test standards of the APFS utilize a seat deficit and capacity percentage calculation to determine adequacy. The maximum permitted capacity level is 120% and no more than a 110-seat capacity deficit in elementary schools and a 180-seat capacity deficit in middle schools. The proposed development meets these standards at all three grade levels.

School Test: Seat Deficit ≥ 110 Seats (Elem.) or ≥ 180 (Middle) and Percent Utilization $>120\%$ (Elem., Middle, and HS) = Moratorium						
School Type (Thomas S. Wootton Cluster)	Projected 2028-29 Enrollment	Students Generated by Proposed Development	100% MCPS Program Capacity 2028-29	Enrollment Including Proposed Development	School Percent Utilization in 2028-2029	School Percent Utilization in 2028—29 with Proposed Development
Fallsmead ES	574	13	561	587	102.3%	104.6%
Robert Frost MS	963	8	1,051	971	91.6%	92.4%
Wootton HS	2,065	10	2,120	2,075	97.4%	97.9%

Water and Sewer:

In a letter dated February 20, 2024 (see “Exhibit E”) the proposed development received Water and Sewer Authorization approval from the Department of Public Works (DPW) for connection to the City’s water and sanitary sewer systems. The

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Applicant will construct a network of water and sanitary sewer infrastructure to serve the development. The Water and Sewer Authorization Approval Letter lists project-specific conditions of approval.

Roadway Network Analysis:

A limited-scope Transportation Report was prepared in accordance with the City's Comprehensive Transportation Review (CTR) requirements and was reviewed by City Traffic and Transportation staff. The Project is projected to generate less than 30 peak-hour trips since it considers all vested AM and PM peak trips for the approved uses on the Property. The submitted report focused on the site access, on-site circulation, transit, pedestrian, and bicycle accessibility and accommodations as well as determining whether the Project will have a negative impact on the existing and proposed transportation network that will serve the proposed development by evaluating future conditions with and without the project using the recommended methodologies, procedures, and the intersection impact thresholds set by City of Rockville CTR guidelines.

Based on this comprehensive review which took into account the needs of motorists, bicyclists, pedestrians, and transit users, the proposed redevelopment of the Property as proposed: (1) will substantially generate less peak hour vehicle trips as compared to the existing and approved retail shopping center with grocery store, as shown below; (2) will not substantively alter or change vehicular traffic flow movements in and around the Property; and (3) will not have a detrimental impact on the existing and planned transportation network, subject to the above conditions of approval.

Trip Generation:

Traffic volumes generated by the site were calculated using the latest ITE Trip Generation Manual, for AM and PM commuter peak hours. Below is the proposed development peak hour trip generation, demonstrating that the Application will result in a reduction in the new trips generated, as compared to the current uses approved for the Property:

	AM Peak	PM Peak
<u>Proposed Residential and Retail</u>		
29 residential townhouse units	32	33
31 single-family detached units	26	33
5,500 SF retail space	8	69
Subtotal for New Trips	66	135
<u>Existing Retail Development</u>		
52,000 SF retail with grocery store	149	465
Pass-by reduction for grocery store	-	-168
Subtotal for vested trips	149	297
New Trips Generated	-83	-162

4. The Application will not constitute a violation of any provision of the Zoning Code or other applicable law.

Based on the staff report and other evidence of record, the Application is consistent with the requirements of the Zoning Ordinance, aside from the regulations relevant to the requested Waivers. For such instances where Waivers are sought, the waiver criteria are met, as described in more detail in the staff report.

All other development standards including building height requirements and open area and public use space requirements are met at this project plan stage of the Project. The Zoning Ordinance requires 10% open space and 5% public use space, and the Applicant has reserved enough land area to comply with this requirement in a prominent, publicly accessible location. The proposed land uses are consistent with the uses identified in the land use table in the Zoning Ordinance for the MXNC Zone and are also consistent with the Plan. The requirements under Sections 25.13.06 (Additional design guidelines) and 25.13.07.c (Special design regulations for individual mixed-use zones – MXE) will ensure that thoughtful and sensitive design is utilized in the project. Compliance with these sections will be confirmed during the site plan review.

Newly constructed sidewalks and pedestrian elements within the right-of-way shall be fully accessible and comply with the criteria for accessible routes in the 2010 ADA Standards for Accessible Design. Where the running slope of a sidewalk exceeds 1:20, such sidewalk or portion thereof shall comply with the requirements for ramps found

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in §405 of the 2010 ADA Standards for Accessible Design. Conformance with other requirements, including but not limited to other zoning requirements, city codes, and the building code, will be confirmed through the site plan, permit review, or other applicable approvals.

5. The Application will not adversely affect the natural resources or environment of the City or surrounding areas.

Stormwater Management:

Stormwater Management (SWM) for the Project will be provided for all new and replacement impervious areas as required by Chapter 19 of the Rockville City Code and in compliance with the Pre-Application SWM Concept Approval Letter dated February 20, 2024 (see “Exhibit F”). On-site SWM is being provided by the Applicant through the construction of Environmental Site Design (ESD) measures including micro-bioretenement facilities to treat runoff from a minimum of 0.7 inches of rainfall. Additional Water Quality Volume (WQV) and Channel Protection Volume (CpV) measures include underground vaults with storage and filtration systems. A monetary contribution is proposed by the Applicant in lieu of providing on-site quantity management and the remaining onsite water quality management. The Pre-Application SWM Concept Approval Letter lists project-specific conditions of approval.

Forestry:

The Project must meet all requirements of Chapter 10.5 of the City’s Forest and Tree Preservation Ordinance in addition to any additional City or State requirements. The City approved a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) on December 29, 2022 (FTP #2022-00007). The NRI/FSD delineated 0.70 acres of onsite forest. The total tree quantities (removals, replacements, etc.), and proposed fee-in-lieu represented below are approximate, and subject to change, under the Final Forest Conservation Plan.

In addition to meeting the forest conservation requirements (via plantings, preservation, and fee-in-lieu), the applicant is planting a total of 59 replacement trees (shade trees) to offset the removal of 37 significant on-site trees. The trees proposed

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for removal vary in size from 12" DBH to 26" DBH. Replacement trees must be planted at 2.5" caliper.

Furthermore, the applicant is proposing to plant 131 lot trees, to meet the requirements of Chapter 25.21.21. The lot trees consist of shade trees, small evergreen trees, and ornamental trees. All lot trees are required to be native species.

In summary, the applicant is proposing to remove a total of 37 on-site significant trees of varying sizes. The applicant's preliminary forest conservation plan, currently under review, proposes to plant a total of 351 trees of varying species, and size, on the site. In addition, the applicant presently proposes to meet a large portion of their forest conservation requirement through a fee-in-lieu payment of \$332,410.

Long Term Preservation:

A benefit of a forest conservation plan is the requirement for long-term protection, per Chapter 10.5-26. If the development continues, this will occur in the form of a forest conservation easement recorded on the Property. The easement will require the preservation of elements of the approved forest conservation plan, in perpetuity.

Fire:

Fire access is met for the Application, as described in the staff report.

Historic Resources:

The Property is not within a historic district and currently has no historic resources on-site. However, the existing building on-site will be reviewed by the Historic District Commission for an Evaluation of Significance at a future meeting prior to its demolition.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Mayor and Council at its meeting of May 20, 2024.


Sara Taylor-Ferrell
City Clerk/Director of Council Operations



Our Song Spill on the Future
PREPARED FOR
RK HOMES ASSOCIATES LLC

DESIGN CONSULTANTS:
**PLANNERS, CIVIL ENGINEER
 VIKI MARYLAND, LLC**
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 2185 South Perry Street
 Alexandria, VA 22304
 703.591.1384
 CONTACT: GABRIELLA C. ANASTASAKIS, P.L.A.

[illegible]

ROCKSHIRE
PARCEL 'A'
PLAT NO. 11596
4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 218N009
TAX MAP: F862

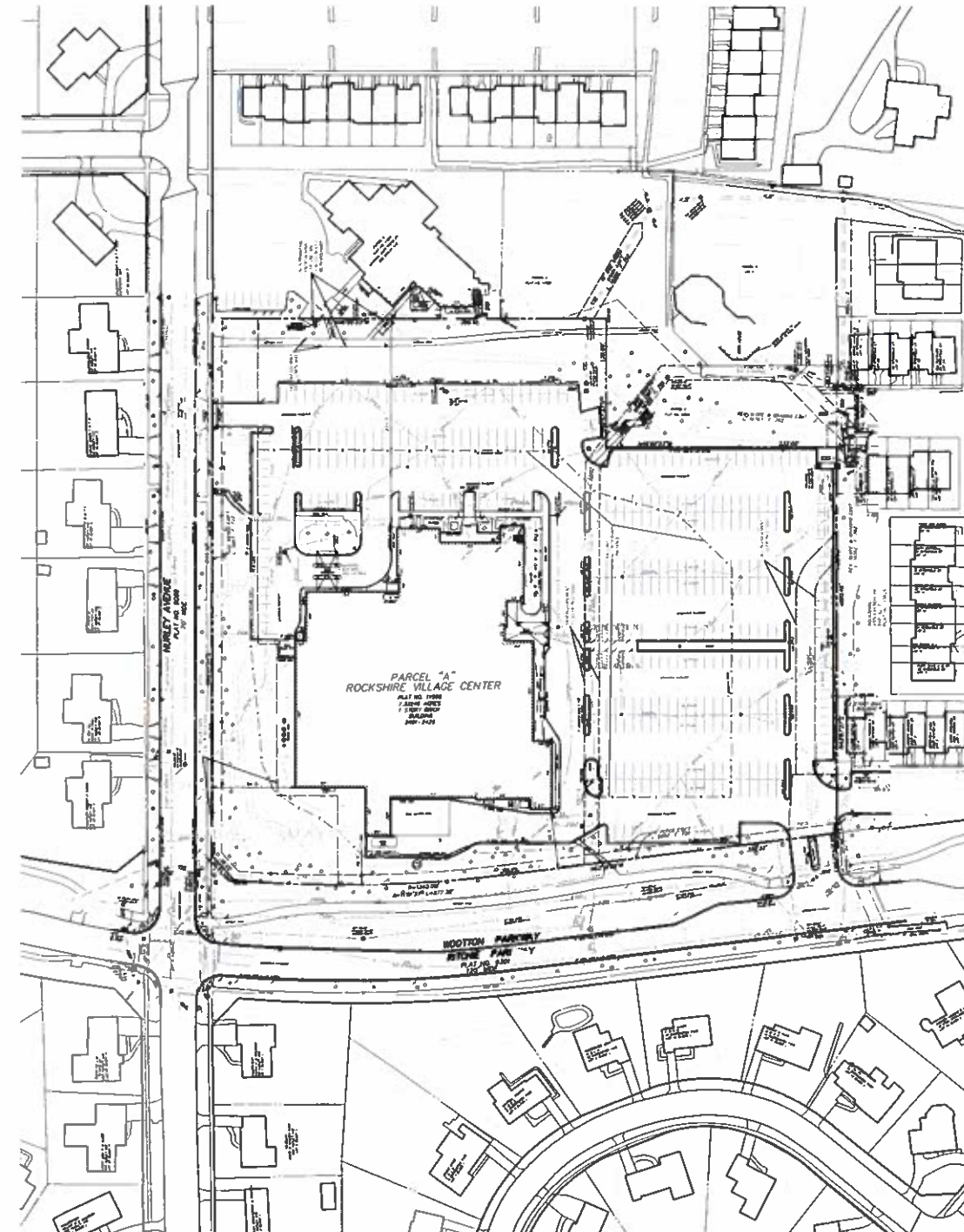
PROJECT
SITE PLAN -
EXISTING
CONDITIONS[illegible]

19. *What is the most common cause of a patient's death after a heart transplant?*
 a. Infection b. Rejection c. Graft-versus-host disease d. Primary graft dysfunction

DATE _____

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VIKA PARTNERS, LLC
20251 Century Blvd., Suite 400
301.318.4100 | www.vika.com
Our Site Set on the Future

PREPARED FOR
MR. HOMAS ASSOCIATES LLC
10000 N. 10th Ave., Suite 100
Phoenix, AZ 85021
CONTACT: ADAM KENNEDY

DESIGN CONSULTANT
PLANNING, CIVIL ENGINEER
VIKA PARTNERS, LLC
10000 N. 10th Ave., Suite 100
Phoenix, AZ 85021
CONTACT: ADAM KENNEDY

LANDSCAPE ARCHITECT
LAND DESIGN, INC.
10000 N. 10th Ave., Suite 100
Phoenix, AZ 85021
CONTACT: ADAM KENNEDY

ARCHITECT
KIMBERLY CANNARA, P.A.
10000 N. 10th Ave., Suite 100
Phoenix, AZ 85021
CONTACT: ADAM KENNEDY

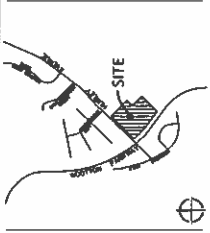
ISSUE/REVISIONS	DATE
1. INITIAL DESIGN	02/01/21
2. PRELIMINARY	11/22/21
3. FINAL DESIGN	02/01/22
4. FINAL DESIGN	02/01/22

ROCKSHIRE
PARCEL 2A
PLAT NO. 11558
4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MISSISSIPPI
VMS-C-000-21-00000
TAX MAP #162

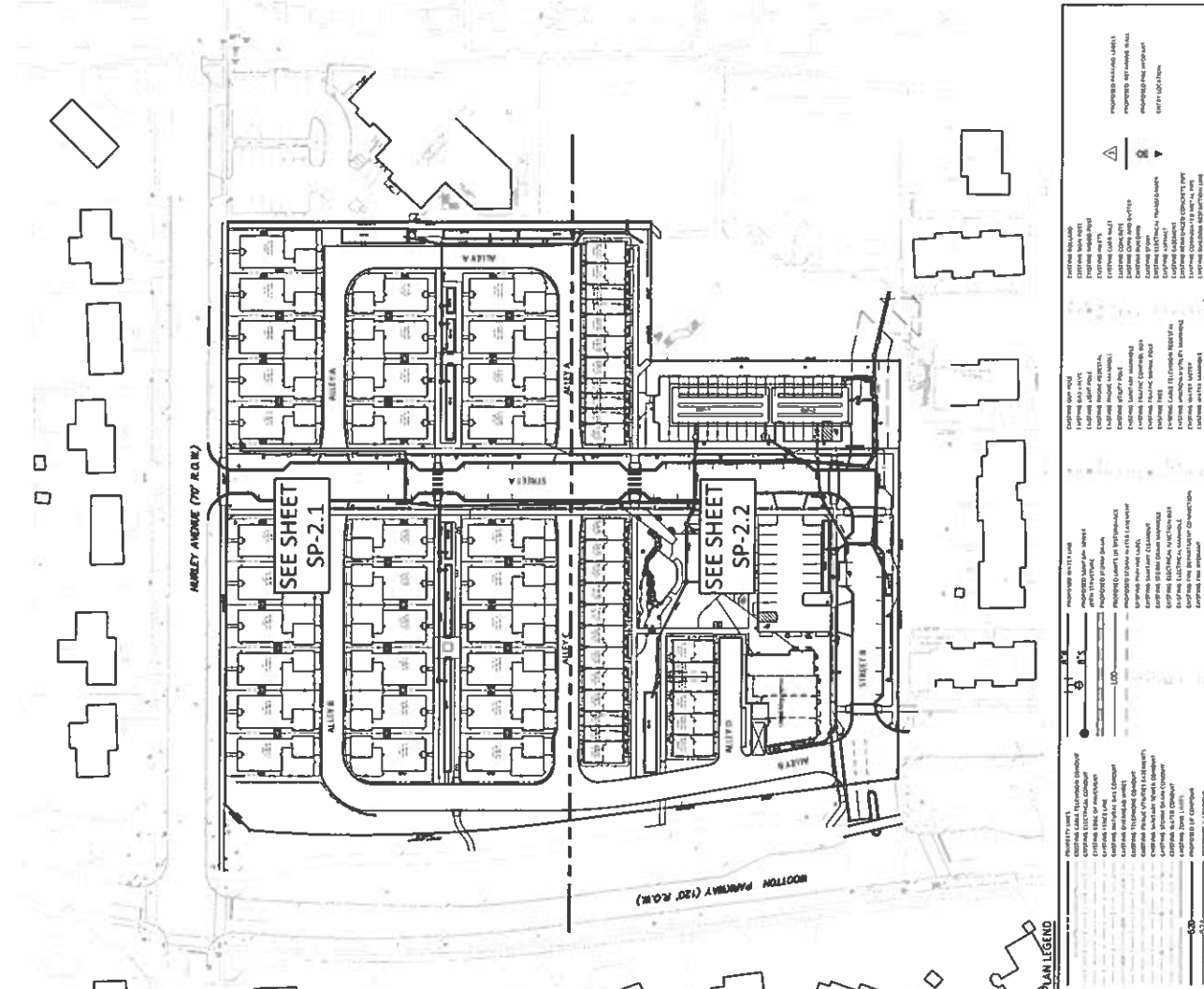
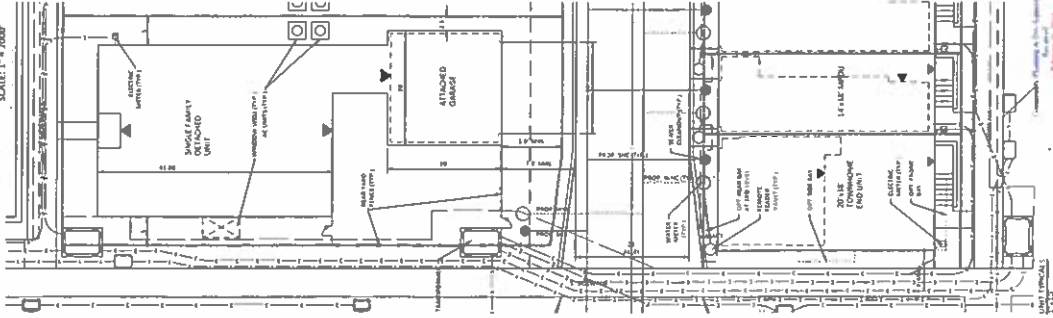
PROJECT
SITE PLAN
COMPOSITE



DESIGNED BY
DATE 02/01/22
PROJECT NO. VM1935
SCALE: 1" = 10'
SHEET 10



VICINITY MAP
SCALE: 1" = 1000'



PLAN LEGEND

1. EXISTING LOT LINES
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100. EXISTING LOT LINES



VICINITY MAP
SCALE 1" = 2000'

OF 5000 CONTACT 1111
PLANNER, CIVIL ENGINEER
VUKA MARYLAND, LLC
20031 CENTURY BOULEVARD
SUITE 100
GUMMERSVILLE MD, 20874
901 910 4100
CONTACT: NICK ADAMZAK, P.E.

LANDSCAPE ARCHITECT
LAND DESIGN, INC.
108 SOUTH PIERCE STREET
ALEXANDRIA, VA 22316
703 541 1764
CONTACT: GABRIELLE CAMMARILE, P.L.A.

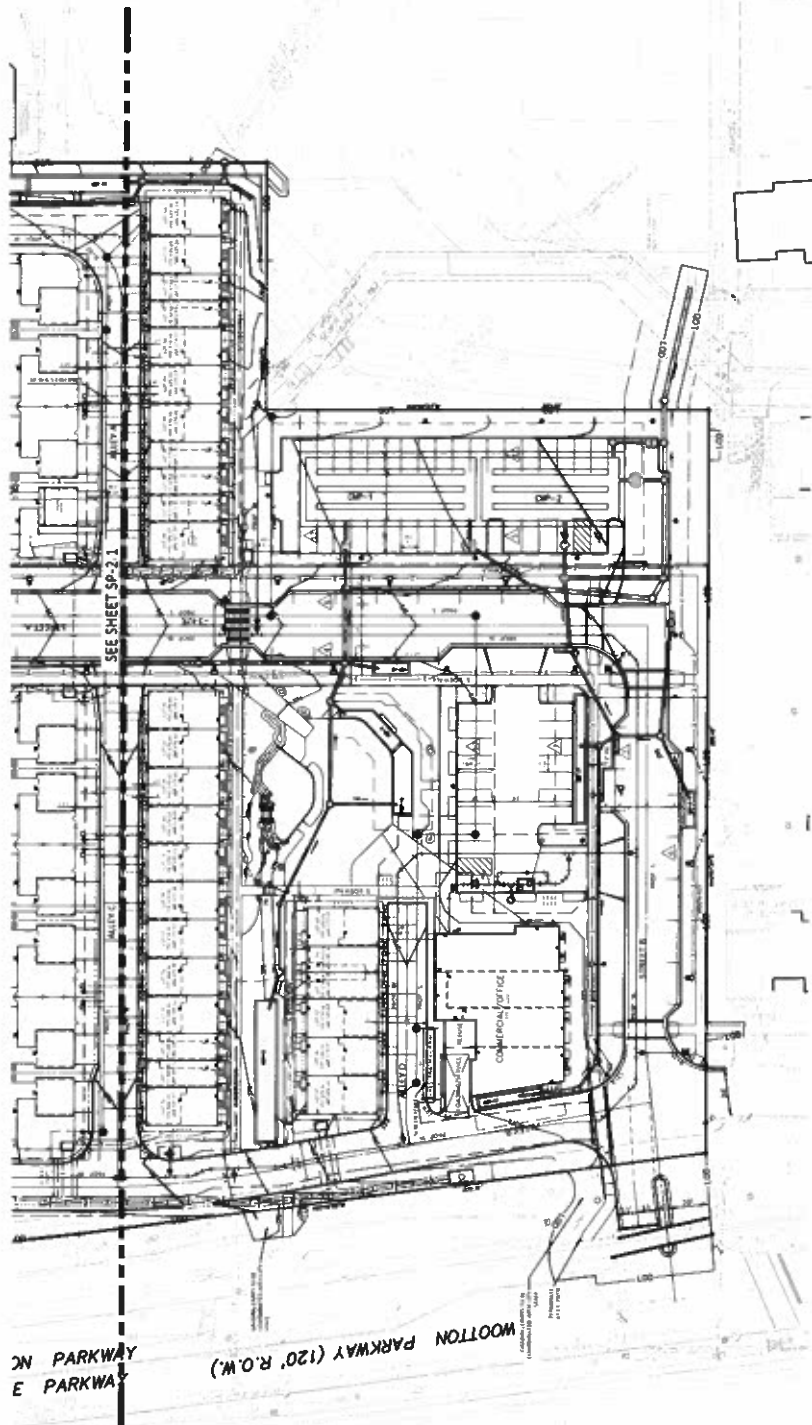
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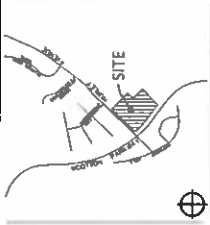
ROCKSHIRE
PARCEL 'A'
PLAT NO. 11598
4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND
WSSC GRID: 218HW09
TAX MAP: F667

PROJECT
SITE PLAN
30 SCALE

[illegible]

DATE ISSUED	07/03/2022
BY	
OFFICE	AB 0000000
DATE	07/03/2022

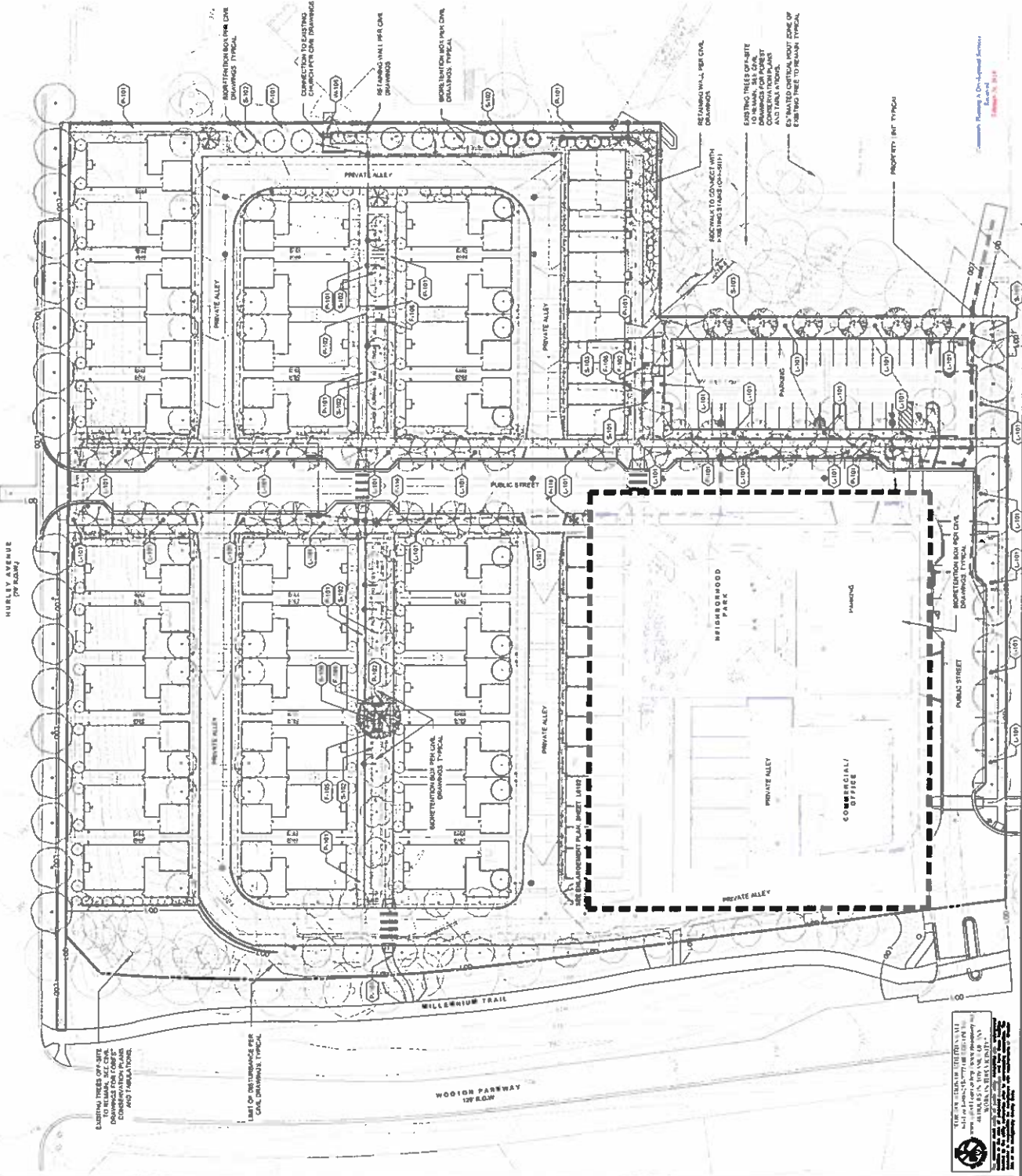
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VICINITY MAP
SCALE 1" = 200'

REFERENCE NOTES SCHEDULE

ITEM NO.	DESCRIPTION	DATE
1	EXISTING PAVEMENT	11/11/2021
2	EXISTING CURB	11/11/2021
3	EXISTING SIDEWALK	11/11/2021
4	EXISTING LANDSCAPE	11/11/2021
5	EXISTING UTILITIES	11/11/2021
6	EXISTING TREES	11/11/2021
7	EXISTING FENCES	11/11/2021
8	EXISTING SIGNAGE	11/11/2021
9	EXISTING LIGHTING	11/11/2021
10	EXISTING STRUCTURES	11/11/2021
11	EXISTING DRIVEWAYS	11/11/2021
12	EXISTING PATIOES	11/11/2021
13	EXISTING PORCHES	11/11/2021
14	EXISTING DECKS	11/11/2021
15	EXISTING STAIRS	11/11/2021
16	EXISTING RAMP	11/11/2021
17	EXISTING ELEVATOR	11/11/2021
18	EXISTING ESCALATOR	11/11/2021
19	EXISTING MECHANICAL	11/11/2021
20	EXISTING ELECTRICAL	11/11/2021
21	EXISTING PLUMBING	11/11/2021
22	EXISTING HVAC	11/11/2021
23	EXISTING ROOFING	11/11/2021
24	EXISTING EXTERIOR FINISHES	11/11/2021
25	EXISTING INTERIOR FINISHES	11/11/2021
26	EXISTING FLOORING	11/11/2021
27	EXISTING WALLS	11/11/2021
28	EXISTING CEILING	11/11/2021
29	EXISTING DOORS	11/11/2021
30	EXISTING WINDOWS	11/11/2021
31	EXISTING GLAZING	11/11/2021
32	EXISTING INSULATION	11/11/2021
33	EXISTING VENTILATION	11/11/2021
34	EXISTING EXHAUST	11/11/2021
35	EXISTING INTAKE	11/11/2021
36	EXISTING DUCTWORK	11/11/2021
37	EXISTING PIPING	11/11/2021
38	EXISTING VALVES	11/11/2021
39	EXISTING FITTINGS	11/11/2021
40	EXISTING JOINTS	11/11/2021
41	EXISTING GASKETS	11/11/2021
42	EXISTING O-RINGS	11/11/2021
43	EXISTING BOLTS	11/11/2021
44	EXISTING NUTS	11/11/2021
45	EXISTING WASHERS	11/11/2021
46	EXISTING SPACERS	11/11/2021
47	EXISTING BRACKETS	11/11/2021
48	EXISTING CLIPS	11/11/2021
49	EXISTING SCREWS	11/11/2021
50	EXISTING NAILS	11/11/2021
51	EXISTING ADHESIVE	11/11/2021
52	EXISTING SEALANT	11/11/2021
53	EXISTING PAINT	11/11/2021
54	EXISTING STAIN	11/11/2021
55	EXISTING VARNISH	11/11/2021
56	EXISTING GLAZE	11/11/2021
57	EXISTING FINISH	11/11/2021
58	EXISTING COLOR	11/11/2021
59	EXISTING TEXTURE	11/11/2021
60	EXISTING PATTERN	11/11/2021
61	EXISTING SCALE	11/11/2021
62	EXISTING PROPORTION	11/11/2021
63	EXISTING BALANCE	11/11/2021
64	EXISTING HARMONY	11/11/2021
65	EXISTING UNITY	11/11/2021
66	EXISTING VARIETY	11/11/2021
67	EXISTING CONTRAST	11/11/2021
68	EXISTING RHYTHM	11/11/2021
69	EXISTING BALANCE	11/11/2021
70	EXISTING HARMONY	11/11/2021
71	EXISTING UNITY	11/11/2021
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81	EXISTING BALANCE	11/11/2021
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83	EXISTING UNITY	11/11/2021
84	EXISTING VARIETY	11/11/2021
85	EXISTING CONTRAST	11/11/2021
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87	EXISTING BALANCE	11/11/2021
88	EXISTING HARMONY	11/11/2021
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97	EXISTING CONTRAST	11/11/2021
98	EXISTING RHYTHM	11/11/2021
99	EXISTING BALANCE	11/11/2021
100	EXISTING HARMONY	11/11/2021



NOT FOR CONSTRUCTION

DATE: 11/11/2021
DESIGNED BY: JASON BRIDGES
CHECKED BY: JASON BRIDGES
APPROVED BY: JASON BRIDGES

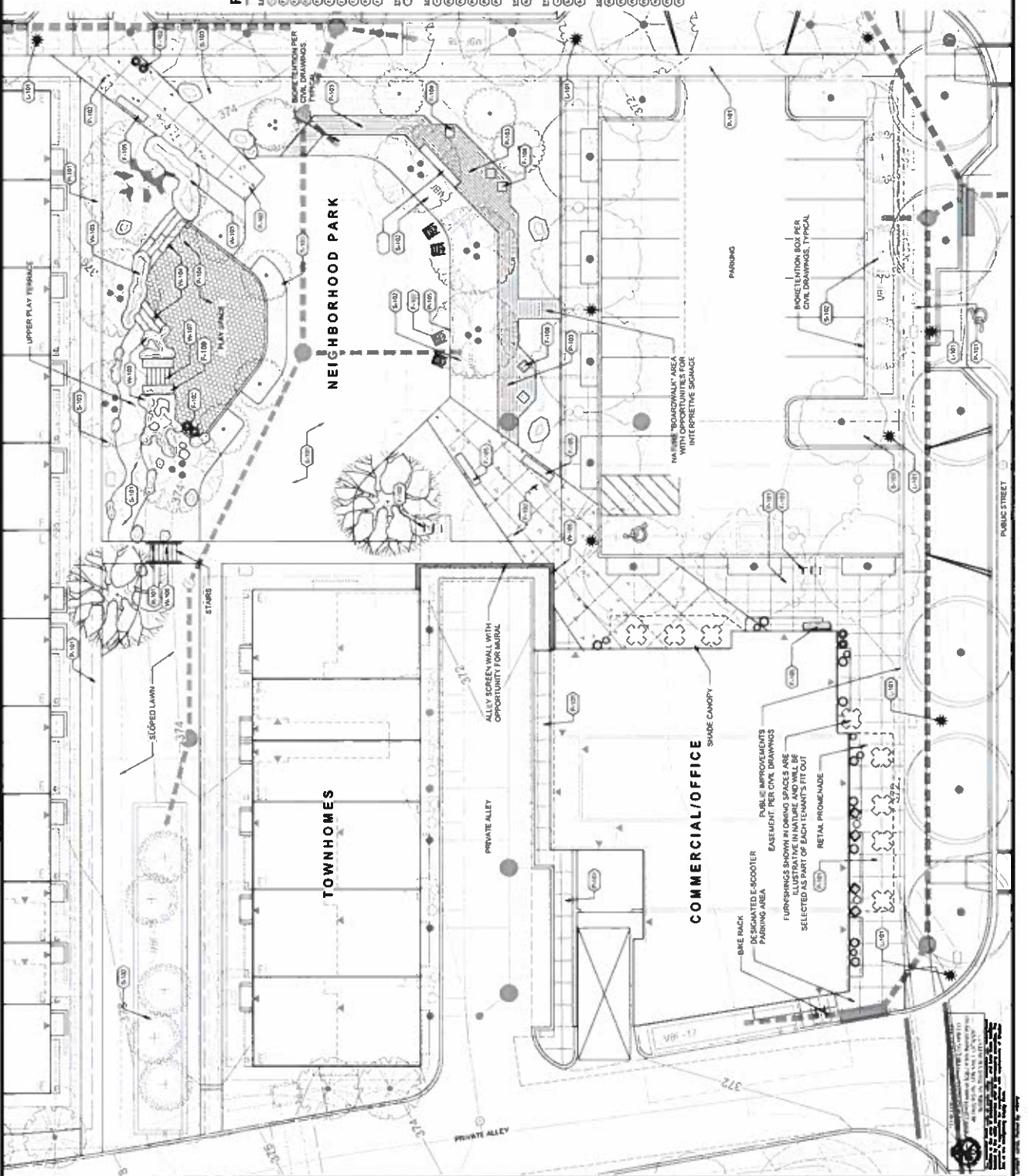
PROJECT NO. 11558
4TH ELECTION DISTRICT
ADAMS COUNTY
MARTIN TOWNSHIP
WISC. CADD 210909
TAX MAP 1A2

COMPOSITE
MATERIALS
PLAN

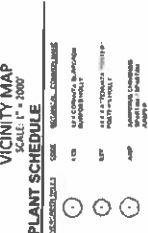
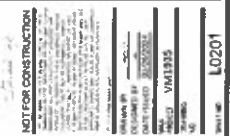
NOT FOR CONSTRUCTION

DATE: 11/11/2021
DESIGNED BY: JASON BRIDGES
CHECKED BY: JASON BRIDGES
APPROVED BY: JASON BRIDGES

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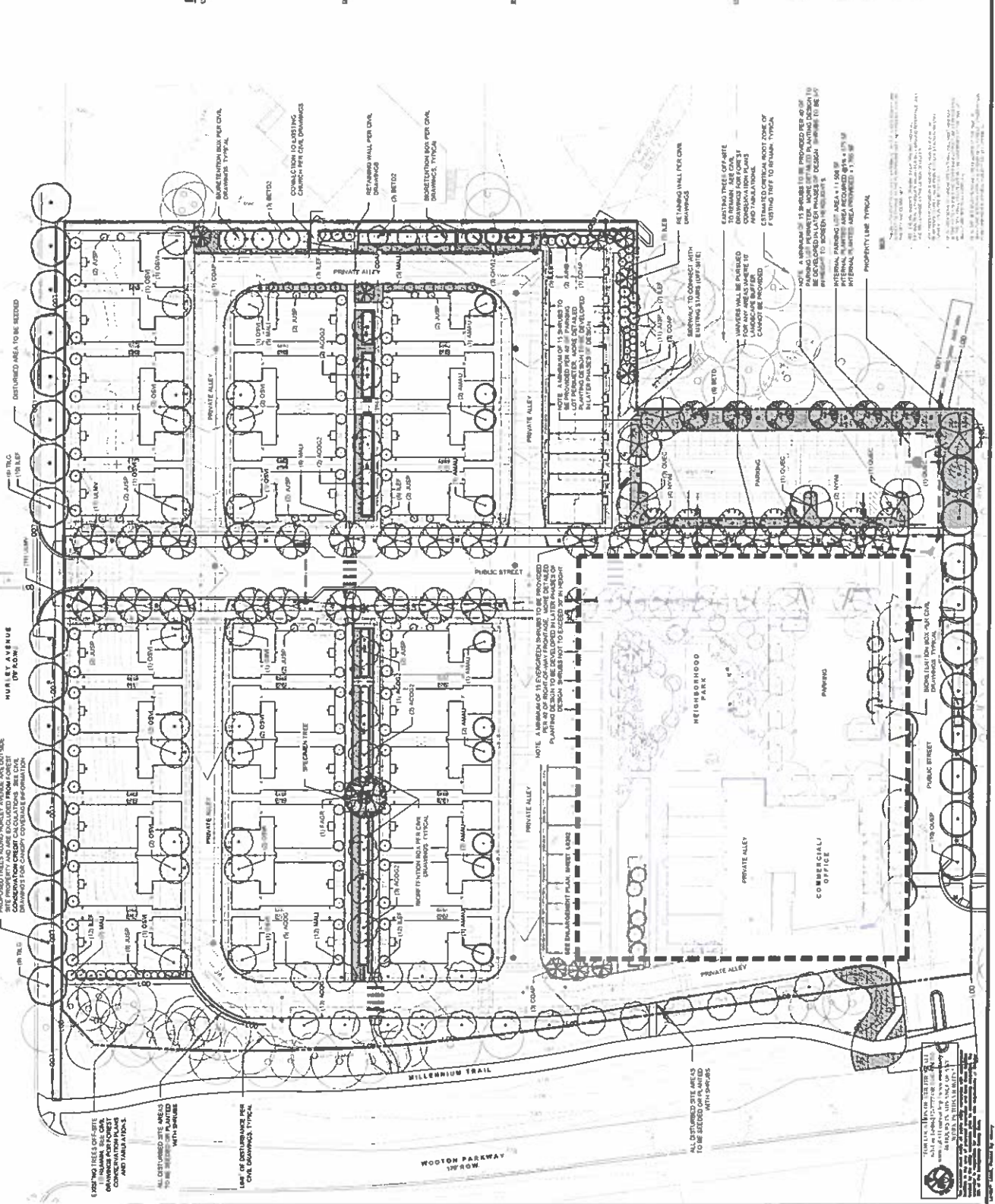
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	Amid Amidst the chaos of the war, the people of the North Atlantic were left in a state of confusion and despair.
	Only Only the most determined and resilient of the people of the North Atlantic were able to survive the war.
	Once Once the war was over, the people of the North Atlantic were left in a state of confusion and despair.
	Over Over the years, the people of the North Atlantic were left in a state of confusion and despair.
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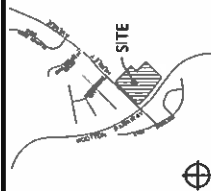
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Image	Label	Description
	1	Single cell or nucleus
	2	Cell with nucleus and cytoplasm
	3	Cell with nucleus and cytoplasm
	4	Cell with nucleus and cytoplasm
	5	Cell with nucleus and cytoplasm
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	13	Cell with nucleus and cytoplasm
	14	Cell with nucleus and cytoplasm
	15	Cell with nucleus and cytoplasm

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LOT TREE TOTALS

- LOT TREE SPECIES, SIZE, & AGE
- SEE PLANTING PLAN
- 100' DIA



VICINITY MAP
SCALE: 1" = 100'



VIA
VIA MARYLAND, LLC
10000 WOODBURN ROAD
CROFTON, MD 21114
301-986-7111 / 1-800-446-4466

PREPARED FOR
BY: THOMAS ASSOCIATES, LLC
10000 WOODBURN ROAD
CROFTON, MD 21114
301-986-7111 / 1-800-446-4466

DESIGNED BY: THOMAS ASSOCIATES, LLC
10000 WOODBURN ROAD
CROFTON, MD 21114
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LANDSCAPE ARCHITECT
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CONTACT: GABRIELA CAMARGO, P.E.
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ISSUE / REVISIONS	DATE
1. PLAN SUBMISSION	08/20/2021
2. PLAN SUBMISSION	08/20/2021
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ROCKSHIRE
PARCEL 2A
PLAT NO. 11598
4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
VSSC GRID: 2188W09
TAX MAP: 1982

**LOT TREE
PLANTING
DIAGRAM**



NOT FOR CONSTRUCTION

DRAWN BY: [Name]
CHECKED BY: [Name]
DATE ISSUED: 03/20/2021
PROJECT: [Name]
SHEET NO. 10

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PROJECT: [Name]
SHEET NO. 10

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 214.343.1100 | info@vika.com
 Our Site Set for the Future

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 CONTACT: HUGH LARSEN

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ISSUE/REVISIONS	DATE
1. INITIAL DESIGN	10/15/2020
2. REVISED DESIGN	10/15/2020
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ROCKSHIRE
 PARCEL A
 PLAT NO. 11598
 4TH ELECTION DISTRICT
 HUNTERDON COUNTY,
 NEW JERSEY
 WYSC-6102-218HW99
 TAX MAP 1662

HARDSCAPE
 DETAILS -
 PAVING +
 CURBS

PROFESSIONAL SEAL
 STATE OF NEW JERSEY
 LANDSCAPE ARCHITECT
 HUGH LARSEN
 10015 Cornerstone Dr., Suite 400
 Dallas, TX 75243
 214.343.1100 | info@vika.com

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DRAWN BY
 HUGH LARSEN
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PROJECT - VM1935
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SHEET NO. L0301

NOTE: IMAGES ARE SHOWN FOR GENERAL DESIGN INTENT AND CHARACTER
 REPRESENTATION ONLY. THEY ARE NOT TO BE USED FOR ANY PURPOSES
 WITH REGARD TO THE CITY AND COMMUNITY.



1 PAVING TYPE 1
 1/8" = 1' PICTORIAL

4 PAVING TYPE 4
 1/8" = 1' PICTORIAL



5 LANDSCAPE CURB
 1/8" = 1' PICTORIAL



6 FLUSH CURB
 1/8" = 1' PICTORIAL



2 PAVING TYPE 2
 1/8" = 1' PICTORIAL



3 PAVING TYPE 3
 1/8" = 1' PICTORIAL



3 PAVING TYPE 3
 1/8" = 1' PICTORIAL

NOTE: "FUNCTIONAL" SHALL BE PAVING MATERIAL ONLY FLUSH WITH FOOTING OR OTHER
 STRUCTURAL COMPONENTS SHALL BE REQUIRED

THE CITY OF HUNTERDON, NJ
 10015 Cornerstone Dr., Suite 400
 Dallas, TX 75243
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VIKA MATERIALS, LLC
10000 WOODBRIDGE BLVD
CUMMERSVILLE, MD 21034
301.914.7101 | info@vika.com

Our Site See on the Future

PREPARED FOR
MR. HOMES ASSOCIATES LLC
10000 WOODBRIDGE BLVD
CUMMERSVILLE, MD 21034
CONTACT: JASON DENTON

DESIGN CONSULTANTS:
THE VIKAS CIVIL ENGINEERS
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CONTACT: JASON DENTON

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CUMMERSVILLE, MD 21034
CONTACT: JASON DENTON



4 DINING TABLES AND CHAIRS

F-104
NTS

7 ADIRONDACK CHAIR

F-107
NTS



5 BENCH - TYPE 1

F-105
NTS

8 LOUNGE SEAT

F-108
NTS



6 BENCH - TYPE 2

F-106
NTS



1 CONTAINER PLANTS

F-101
NTS



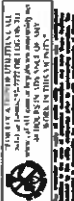
2 TRASH AND RECYCLING RECEPTACLE

F-103
NTS



3 BIKE RACK

F-102
NTS



NOTE: IMAGES ARE BROWSE FOR GENERAL DESIGN INTENT AND CHARACTER ONLY. ALL DIMENSIONS, MATERIALS, AND FINISHES SHALL BE DETERMINED BY THE CITY AND COMMUNITY.

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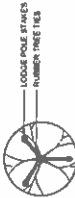
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WSSC GRD. 218NW09
TAX MAP- FRG2

DETAILS



NOT FOR CONSTRUCTION

DRAWN BY: _____
 DESIGNED BY: _____
 DATE ISSUED: 03/06/2024
 VBA: _____
 REV: 1.0
 CDR: 1935
 NO.

0305

Community Planning & Development Services
P.O. Box 601
Lafayette, CA 94576

FOR INFORMATION OF THE PUBLIC:
 The City of Los Angeles, California, is seeking proposals for the design and construction of a new 100,000 sq. ft. City of Los Angeles Police Department (LAPD) Training Center. The project is located at 10000 Wilshire Blvd., Los Angeles, CA 90024. The estimated cost of the project is \$10,000,000. The project is to be completed by December 31, 2000. The project is to be completed by December 31, 2000. The project is to be completed by December 31, 2000.





VIKA MARYLAND, LLC
301.918.4100
Our Site Set on the Future

PREPARED FOR
R.H. HOMES ASSOCIATES LLC
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301.918.4100
DESIGN CONSULTANT:
PLANNING CIVIL ENGINEER
VIKA MARYLAND, LLC
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LANDSCAPE ARCHITECT
LAND DESIGN INC.
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ISSUE/REVISION	DATE
1. INITIAL DESIGN	08/01/2011
2. PRELIMINARY DESIGN	08/01/2011
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99. PRELIMINARY DESIGN	08/01/2011
100. PRELIMINARY DESIGN	08/01/2011

ROCKSHIRE
PARCEL 'A'
PLAT NO. 11558
4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 218W000
TAX MAP: 1962

CONCEPTUAL
STREETSCAPE
ELEVATION
SINGLE FAMILY
HOMES

PROFESSIONAL SEAL

DATE: 08/01/2011
DRAWN BY: [Name]
CHECKED BY: [Name]
DESIGNED BY: [Name]
PROJECT: [Name]
SHEET: [Name]
SHEET NO.: [Name]
SHEET TOTAL: [Name]



NOTY: THIS ARCHITECTURAL ELEVATION, WHICH IS A
PART OF THE DEVELOPMENT TO BE REVIEWED AT THE TIME OF
THE SUBMITTAL OF THE DEVELOPMENT TO THE LOCAL
AND NATIONAL ART COMMISSION AND SUBJECT TO REVIEW
AT THE TIME OF FINAL SITE PLAN

THE LOCAL ART COMMISSION, WHICH IS A
PART OF THE DEVELOPMENT TO BE REVIEWED AT THE TIME OF
THE SUBMITTAL OF THE DEVELOPMENT TO THE LOCAL
AND NATIONAL ART COMMISSION AND SUBJECT TO REVIEW
AT THE TIME OF FINAL SITE PLAN



**UNEPARED FOR
RES HOMES ASSOCIATES LLC**
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FORT LAUDERDALE, FL 33304
TEL: 954-466-1111
FAX: 954-466-1112
CONTACT: MICHELE KING

DESIGN CONTRACT FIRM:
**PLANNING, CIVIL ENGINEER
AND ARCHITECT**
JOHN MARYLAND, LLC
2833 CENTURY SQUARE EAST
SUITE 400
DEERBAMPTON, MD 20874
TEL: 934-4101
CONTACT: RFP 06/06/2004, P 6

**LANDSCAPE ARCHITECT
LAND DESIGN, INC.**
100 SOUTH PETERSON AVENUE
SUITE 100
FORT LAUDERDALE, FL 33304
TEL: 954-774-1111
CONTACT: QUINN L. CHAMBERS, P.A.

[illegible]

ROCKSHIRE

PARCEL #:
PLAT NO: 11598
8TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 218NW09
TAX MAP: FR62

UNIT A & B FLOOR
PLANS

SINGLE FAMILY HOUSES

PROFESSIONAL STATEMENT

[illegible]

Drawn by _____

DESIGN(09)

DATE ISSUED 06/11/2021

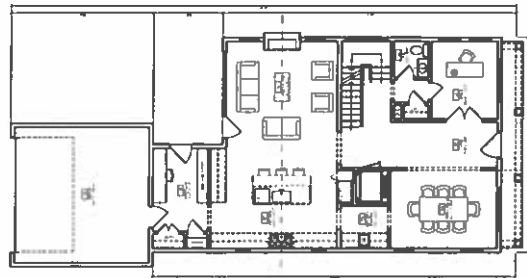
NAME _____
PROJECT _____

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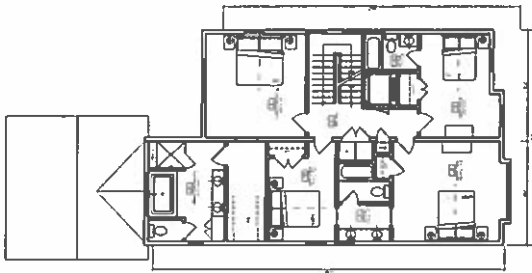
Journal of Management Education 33(1)



5 FIRST FLOOR PLAN - UNIT B OPT 1
Scale: 1/8" = 1'-0"



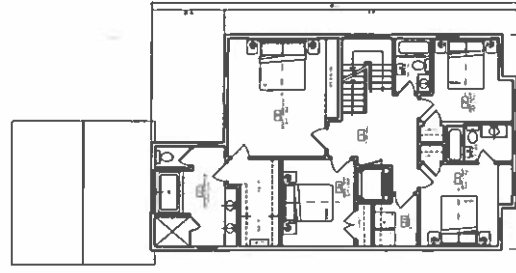
6 FIRST FLOOR PLAN - UNIT B OPT 2



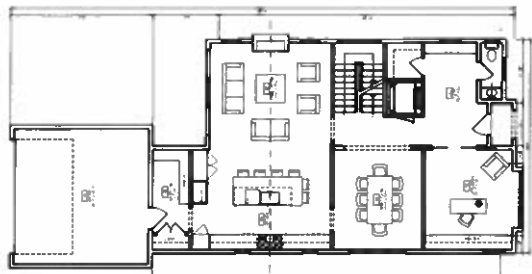
4 SECOND FLOOR PLAN - UNIT A OPT 2
Scale 1/8" = 1'-0"



SECOND FLOOR PLAN - UNIT A, OPT 1
Scale 1/4" = 1'-0"



SECOND FLOOR PLAN - UNIT B



1 FIRST FLOOR PLAN - UNIT A OPT 1
Scale 1/8" = 1'-0"



2 FIRST FLOOR PLAN - UNIT A OPT 2
Scale 1/8"=1'-0"

NOTE: FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHT, AND UNIT TYPE DETERMINATIONS 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.

3. UNITED STATES WORK
 ANY OF THE ABOVE ARE NOT TO BE
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 WASHINGTON, D. C. 20540

Example 1: $\frac{1}{2} \times \frac{3}{4} = \frac{1 \times 3}{2 \times 4} = \frac{3}{8}$



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1770 E. 12th Avenue, Suite 100
Anchorage, AK 99504
907.562.4100 | vika-ak.com
Our Site, Our Vision, Our Future

REPRESENTATIVE:
AK HOMES ASSOCIATES LLC
1000 W. 10th Avenue, Suite 100
Anchorage, AK 99501
907.562.4100
(Client: Vika Bayview)

DESIGN/CONSTRUCTION:
PLANNING, CIVIL/ENGINEER
VIKA BAYVIEW, LLC
1000 W. 10th Avenue, Suite 100
Anchorage, AK 99501
(Client: Vika Bayview)

LANDSCAPE ARCHITECT:
LANDSCAPE DESIGN, INC.
1000 W. 10th Avenue, Suite 100
Anchorage, AK 99501
(Client: Vika Bayview)

CONTRACT GRANTING/ADMINISTRATIVE:
VIKA BAYVIEW, LLC

ISSUE/REVISIONS	DATE
1. INITIAL SUBMISSION	08/11/23
2. REVISED SUBMISSION	09/01/23
3. REVISED SUBMISSION	09/01/23
4. REVISED SUBMISSION	09/01/23

ROCKSHIRE
PARCEL A
PLAT NO. 13398
4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MISSOURI
WASC SRID: 2184009
TAX MAP: 1882

**CONCEPTUAL
STREETSCAPE
ELEVATIONS

TOWNHOMES**

QUANTITY
DISCARDED BY
DATE
PROJECT
DRAWING
A2000
UNIT NO.



Unit Type	Unit Type	Unit Type	Unit Type	Unit Type	Unit Type	Unit Type
2038	2038	2038	1438-AFF (MPDU)	1438-AFF (MPDU)	2038	2038

A Conceptual Streetscape Elevation - Townhomes
Not to Scale

NOTE: FINAL PLANNING ELEVATIONS, DIMENSIONS, HEIGHT, AND UNIT TYPE DISCREPANCIES TO BE DISCLOSED AT TIME OF CONCEPTUAL PLANNING. ARCHITECTURAL DETAILS AND MATERIALS ARE CONCEPTUAL AND SUBJECT TO REVISION AT THE TIME OF FINAL SITE PLAN.

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VIA MARYLAND, LLC
 301.344.4400 | via.com
 Our Site Set on the Future

PROFESSIONAL INFORMATION
 PROJECT NO.: 2023-001
 PROJECT NAME: ROCKSHIRE TOWNHOMES
 PROJECT LOCATION: ROCKSHIRE, MARYLAND
 PROJECT DATE: 08/28/2023

PLANNING INFORMATION
 PLANNING FIRM: VIA MARYLAND, LLC
 PLANNING FIRM ADDRESS: 301.344.4400
 PLANNING FIRM WEBSITE: via.com
 PLANNING FIRM CONTACT: JASON HENNING

DESIGN INFORMATION
 DESIGN FIRM: VIA MARYLAND, LLC
 DESIGN FIRM ADDRESS: 301.344.4400
 DESIGN FIRM WEBSITE: via.com
 DESIGN FIRM CONTACT: JASON HENNING

CONSTRUCTION INFORMATION
 CONSTRUCTION FIRM: VIA MARYLAND, LLC
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 CONSTRUCTION FIRM WEBSITE: via.com
 CONSTRUCTION FIRM CONTACT: JASON HENNING

LANDSCAPE ARCHITECT
 LANDSCAPE ARCHITECT FIRM: VIA MARYLAND, LLC
 LANDSCAPE ARCHITECT FIRM ADDRESS: 301.344.4400
 LANDSCAPE ARCHITECT FIRM WEBSITE: via.com
 LANDSCAPE ARCHITECT FIRM CONTACT: JASON HENNING

ISSUE/REVISIONS
 DATE: 08/28/2023
 BY: JASON HENNING
 REVISION: 01
 DESCRIPTION: PRELIMINARY CONCEPTUAL PLANNING

PROJECT INFORMATION
 PROJECT NAME: ROCKSHIRE TOWNHOMES
 PROJECT LOCATION: ROCKSHIRE, MARYLAND
 PROJECT DATE: 08/28/2023

CONCEPTUAL FLOOR PLANS
 TOWNHOMES

CONCEPTUAL FLOOR PLANS
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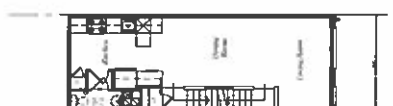
NOTE: THESE PLANS ARE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. THE PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSES.

TYP. FLOOR PLANS - 1438-I-AFF

FOR LIAISON OF THE PLANS, ALL
 WORK SHALL BE DONE IN ACCORDANCE WITH THE
 MARYLAND DEPARTMENT OF TRANSPORTATION
 STANDARD SPECIFICATIONS.



GROUND FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



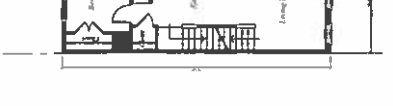
FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



SIXTH FLOOR PLAN

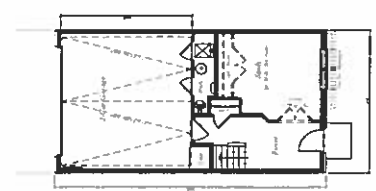


SEVENTH FLOOR PLAN

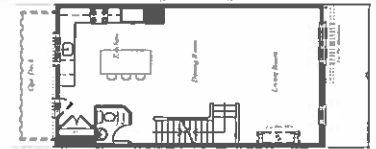


EIGHTH FLOOR PLAN

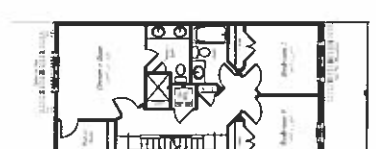
TYP. FLOOR PLANS - 1438-I-AFF



GROUND FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



SIXTH FLOOR PLAN

TYP. FLOOR PLANS - 2038

FOR LIAISON OF THE PLANS, ALL
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 MARYLAND DEPARTMENT OF TRANSPORTATION
 STANDARD SPECIFICATIONS.



A300

5/23/23
REV 01 - 11/6/23
REV 02 - 2/22/24

(11)

GTM ARCHITECTS

SOUTH EAST CORNER

ROCKSHIRE VILLAGE RETAIL

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ROCKVILLE, MD - 2023-05-23

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A301

5/23/23
REV 01 - 11/6/23
REV 02 - 2/22/24

GTM

GTM ARCHITECTS

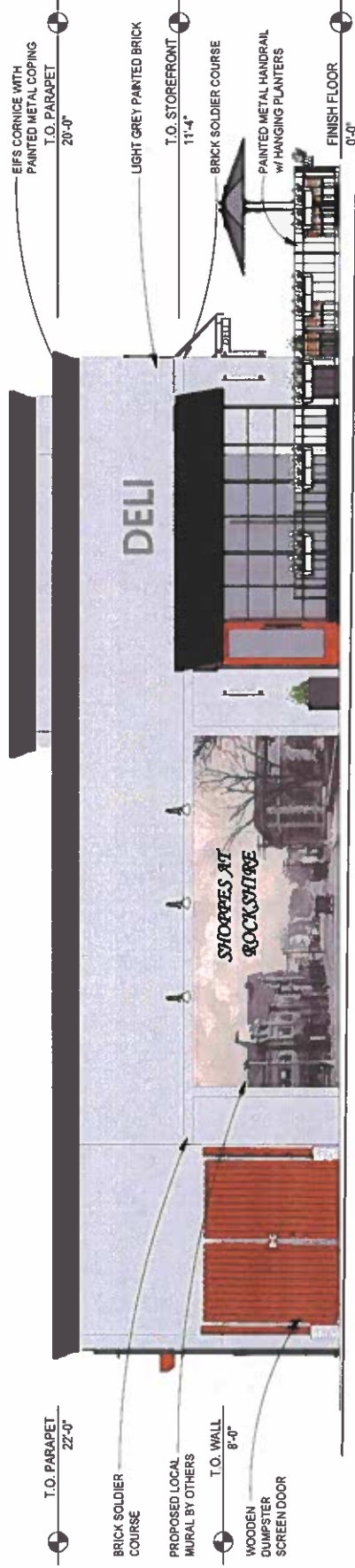
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SOUTH WEST CORNER

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2 SOUTH ELEVATION

Scale: NTS



1 NORTH ELEVATION

Scale: NTS

ROCKSHIRE VILLAGE RETAIL

ELEVATIONS

ROCKVILLE, MD - 2023-05-23

Community Planning & Development Services
Reviewed
February 20, 2024

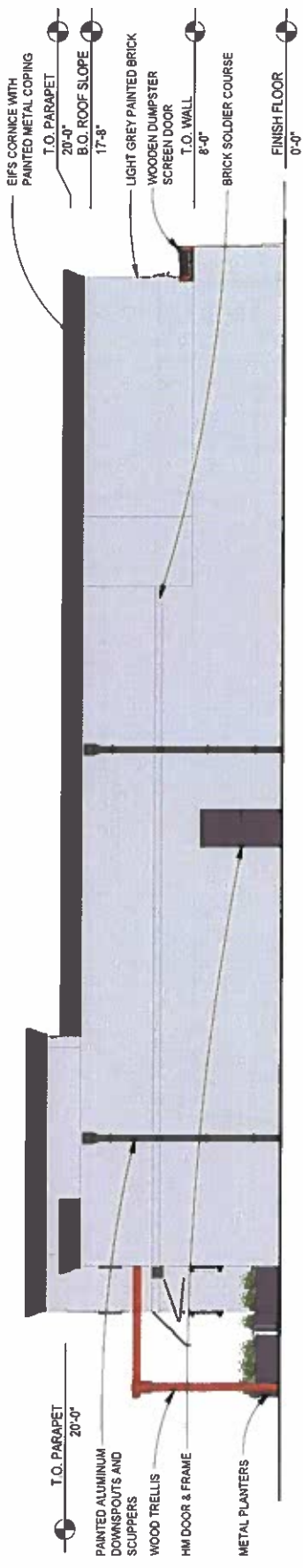
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A310

5/23/23
REV 01 - 1/16/23
REV 02 - 2/22/24

GTM ARCHITECTS



2 WEST ELEVATION

Scale: NTS



1 EAST ELEVATION

Scale: NTS

A311

5/23/23
REV 01 - 11/6/23
REV 02 - 2/22/24

Continuum Planning & Developmental Services
Reviewed
February 26, 2024

GTM

GTM ARCHITECTS

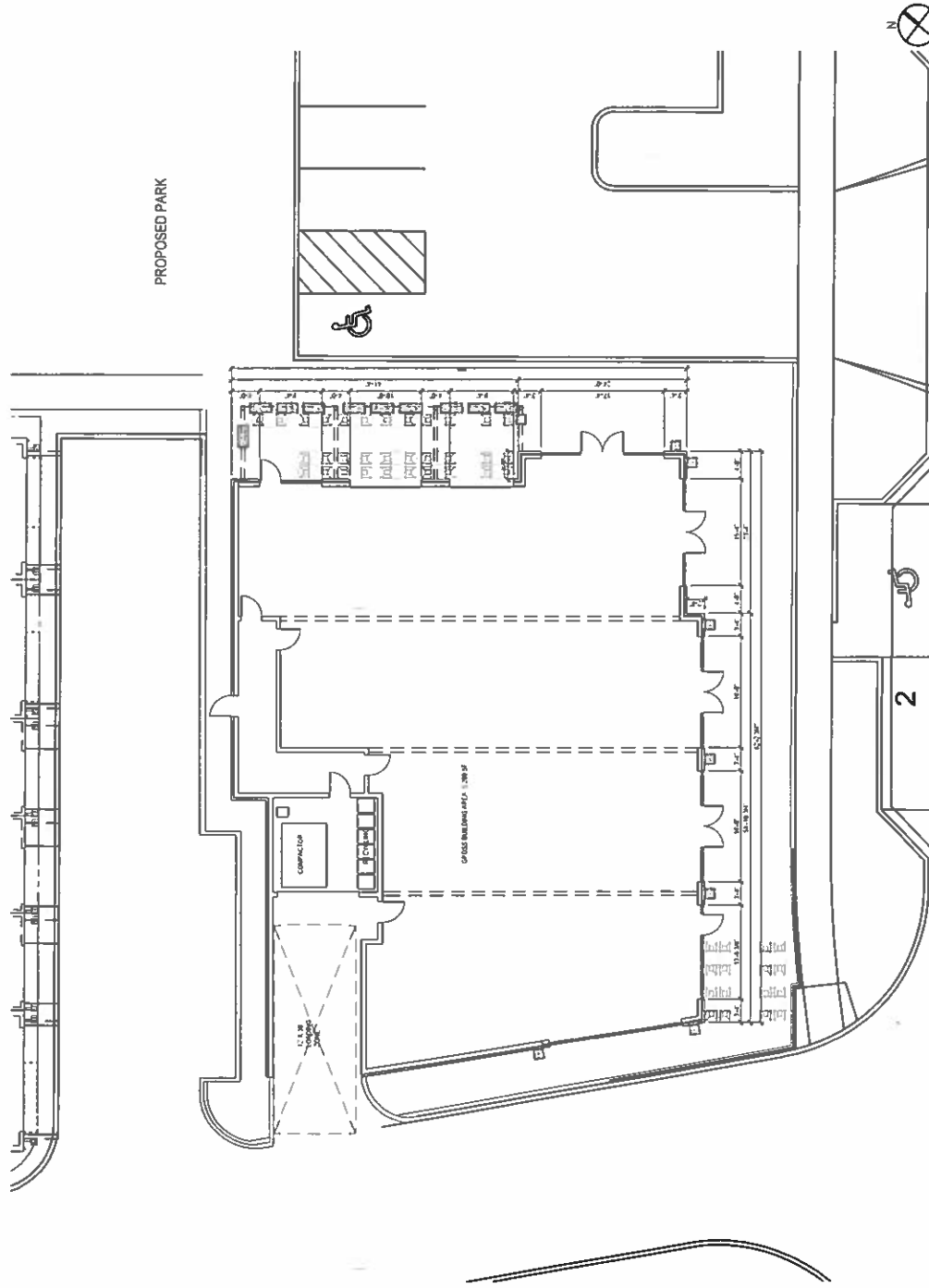
ROCKSHIRE VILLAGE RETAIL

ROCKVILLE MD - 2023-05-23

ELEVATIONS

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A320

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 REV 01 - 11/6/23
 REV 02 - 2/23/24

GTN

ARCHITECTS

CONCEPTUAL PLAN

ROCKSHIRE VILLAGE RETAIL

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ROCKVILLE, MD - 2023-05-23



VIKA BARTLAND LLC
201 E. Main Street, Suite 400
Columbia, MD 21034
301.516.4100 | vika.com
Our Site Plan is the Final

PREPARED FOR
MR. HONIGS ASSOCIATES LLC
10000 W. 10th Street
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Rockville, MD 20854
CONTACT: ADAM HONIG

DESIGN CONSULTANT
PRINCE CIVIL ENGINEER
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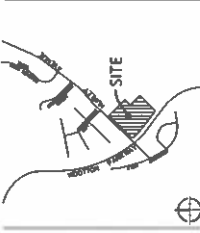
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Rockville, MD 20854
CONTACT: ADAM HONIG

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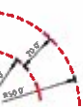
DESIGN CONSULTANT
PRINCE CIVIL ENGINEER
10000 W. 10th Street, Suite 200
Rockville, MD 20854
CONTACT: ADAM HONIG



VICINITY MAP
SCALE: 1" = 200'

LEGEND

- WATER LINE AND RETENTION
- CONTRACT FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- PAVING DRIVE
- FIRE ACCESS PATH
(TO BE DETAIL WITH PAINTED CURB IN LENS OF SIGHTS)
- ACCOMMODATES TURNING MOVEMENTS, BUT NOT REQUIRED AT THE CORNER
- FIRE ACCESS (FOOT PATH)
- TYPICAL TURNING TEMPLATE



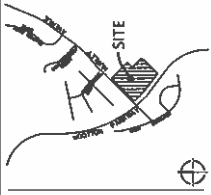
GRAPHIC SCALE
1" = 200'



1" = 200'



ADAM HONIG
Professional Engineer
State of Maryland
License No. 1000000000000000



VICINITY MAP
SCALE: 1" = 300'

Prepared by: **VIKA**
Checked by: **VIKA**
Reviewed by: **VIKA**



VIKA
2025 1 Century Blvd., Suite 400
Baltimore, MD 21202
301-944-1100 | 301-944-1101
Our Site: [Site for the Future](#)

PREPARED FOR:
REX HOMES ASSOCIATES LLC
10000 WOODBURN AVE
BETHESDA, MD 20814
CONTACT: JASON BERND

DESIGN CONSULTANTS:
VIKA
PLANNING, CIVIL ENGINEER
2000 WOODBURN AVE
BETHESDA, MD 20814
CONTACT: JASON BERND

LANDSCAPE ARCHITECT:
LAND DESIGN, INC.
1400 WOODBURN AVE
BETHESDA, MD 20814
CONTACT: JASON BERND

ISSUE/REVISIONS: DATE
2025.01.01 SUBMITTAL 11/22/2024
2025.01.01 SUBMITTAL 11/22/2024
2025.01.01 SUBMITTAL 11/22/2024

PROJECT NO.: 2025.01.01
PROJECT NAME: 2025.01.01
PROJECT LOCATION: 2025.01.01

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PROJECT LOCATION: 2025.01.01

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PROJECT NO.: 2025.01.01
PROJECT NAME: 2025.01.01
PROJECT LOCATION: 2025.01.01



Open Space	Minimum Required	Proposed
Open Space (includes public use space)	30%	25.0%
Public Use Space	5%	2.5%

NOTES:
1. AREAS PROPOSED MAY BE MODIFIED THROUGHOUT THE ENTIRE DESIGN PROCESS, BUT WILL ALWAYS MEET THE MINIMUM REQUIRED.

OPEN SPACE KEY

OPEN AREA

PUBLIC USE SPACE

GRAPHIC SCALE

1" = 300'

1" = 300'

ROCKSHIRE
PARCEL "A"
PLAY NO. 13598
4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
USAC CASE 230409
TAX MAP 1762

**OPEN AREA
AND PUBLIC
USE SPACE
PLAN**



PROFESSIONAL SEAL

DESIGNED BY: **VIKA**
DATE: 2025.01.01
PROJECT: **VIK1935**
DRAWING: **EDH-1.0**

DESIGNED BY: **VIKA**
DATE: 2025.01.01
PROJECT: **VIK1935**
DRAWING: **EDH-1.0**

DESIGNED BY: **VIKA**
DATE: 2025.01.01
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DRAWING: **EDH-1.0**

DESIGNED BY: **VIKA**
DATE: 2025.01.01
PROJECT: **VIK1935**
DRAWING: **EDH-1.0**

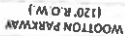
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DATE: 2025.01.01
PROJECT: **VIK1935**
DRAWING: **EDH-1.0**

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DATE: 2025.01.01
PROJECT: **VIK1935**
DRAWING: **EDH-1.0**

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DATE: 2025.01.01
PROJECT: **VIK1935**
DRAWING: **EDH-1.0**

DESIGNED BY: **VIKA**
DATE: 2025.01.01
PROJECT: **VIK1935**
DRAWING: **EDH-1.0**

DESIGNED BY: **VIKA**
DATE: 2025.01.01
PROJECT: **VIK1935**
DRAWING: **EDH-1.0**



1. **What is the main purpose of the study?**

HUMBLEY AVE (N.W.)
(20' R.O.W.)

MOULTON PARKWAY
(1120 P.M.)

[illegible]

ROCKSHIRE

PARCEL 'A'
PLAT NO. 3159B
11th ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRD: 21BNW09
TAX MAP: FR62

VEHICULAR
CIRCULATION
EXHIBIT[illegible]

015
FM
0201/0071



GRAPHIC SCALE



ON LINE

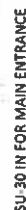
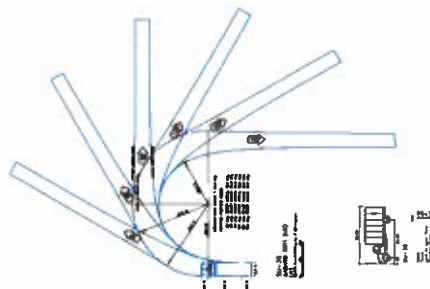
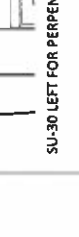
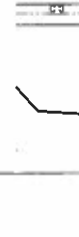
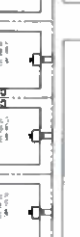
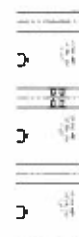
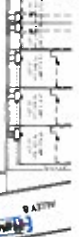
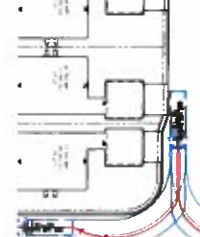
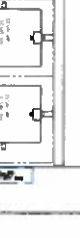
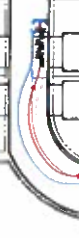
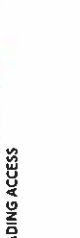
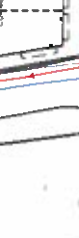
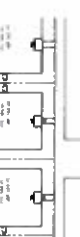
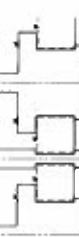
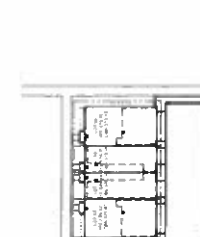
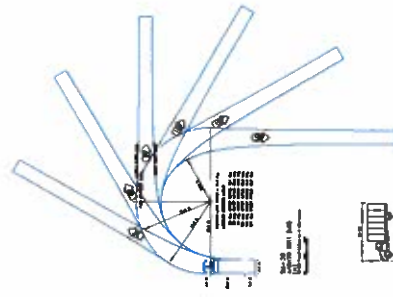


Figure 1

AUTO TURN
SU-30





[illegible]

ROCKSHIRE
PARCEL 'A'
PLAT NO. 3159B
4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 218NM09
TAX MAP: F662

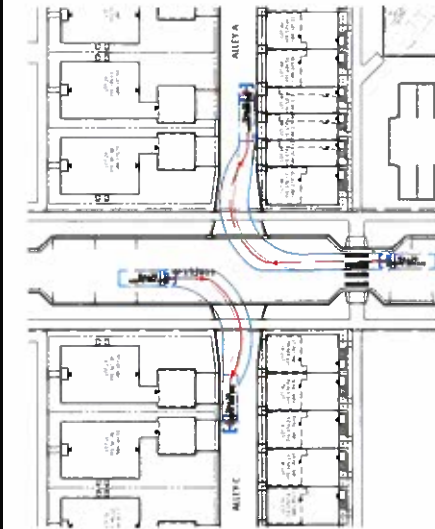
AUTO TURN
SU-30



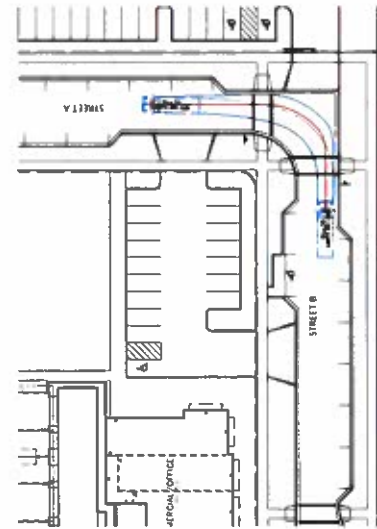
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 2. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$ (probability of getting a head on the first coin and a tail on the second coin)
 3. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$ (probability of getting a tail on the first coin and a head on the second coin)
 4. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$ (probability of getting a tail on the first coin and a tail on the second coin)

015
SIGNED BY
DATE ISSUED 07/09/2011

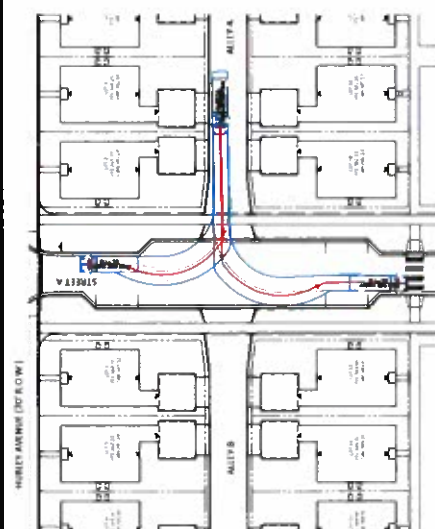
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PROJECT VM1935
DRAWING EXM-5.0.J



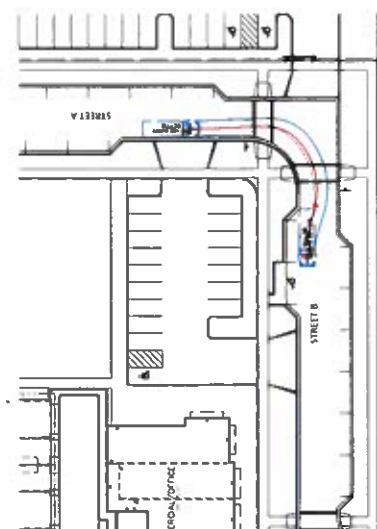
SU-30 IN FOR PERPENDICULAR ALLEY INTERSECTION (PRIVATE)



SU-30 LEFT FOR PERPENDICULAR INTERSECTION (PUBLIC)



U-30 OUT FOR PERPENDICULAR ALLEY INTERSECTION (PRIVATE)



U-30 RIGHT FOR PERPENDICULAR INTERSECTION (PUBLIC)



VIKA, INC.
20251 Conroy Rd, Suite 400
Arlington, VA 22201
703-918-4168 | info@vika.com
Our Site Set on the Future

PREPARED FOR
REX HOMES ASSOCIATES LLC
10000 WOODBURN LANE
SUITE 100
ARLINGTON, VA 22204
CONTACT: ADAM SHERMAN

DESIGN CONSULTANTS:
PLANNERS CIVIL ENGINEER
MARK PARTLAND, LLC
10000 WOODBURN LANE
SUITE 100
ARLINGTON, VA 22204
CONTACT: ADAM SHERMAN

LANDSCAPE ARCHITECT
LAND DESIGN, INC.
10000 WOODBURN LANE
SUITE 100
ARLINGTON, VA 22204
CONTACT: ADAM SHERMAN

ISSUE/REVISIONS	DATE
1. INITIAL SUBMISSION	03/28/2021
2. REVISIONS	04/15/2021
3. FINAL SUBMISSION	04/22/2021

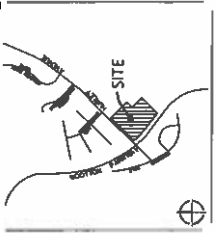
ROCKSHIRE
PARCEL 'A'
PLAT NO. 13598
8TH ELECTION DISTRICT
HARRISON COUNTY, MISSISSIPPI
VOSC GRID: 238ANW09
F&M MAP: F&M2

**AUTO TURN
GARBAGE**

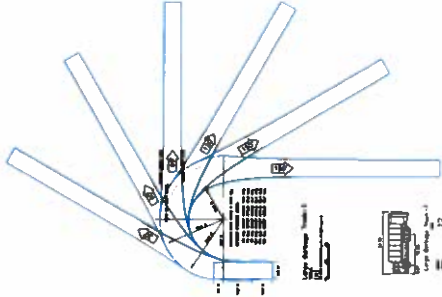


PROPOSED SPECIAL USE
DESIGNED BY
DATE SUBMITTED
PROJECT
DRAWING
SHEET NO.

DESIGNED BY
DATE SUBMITTED
PROJECT
DRAWING
SHEET NO.



VICINITY MAP
SCALE 1" = 1000'

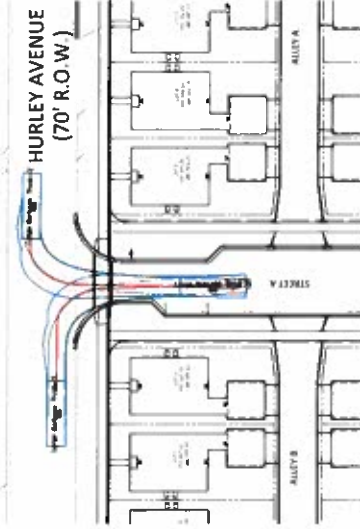


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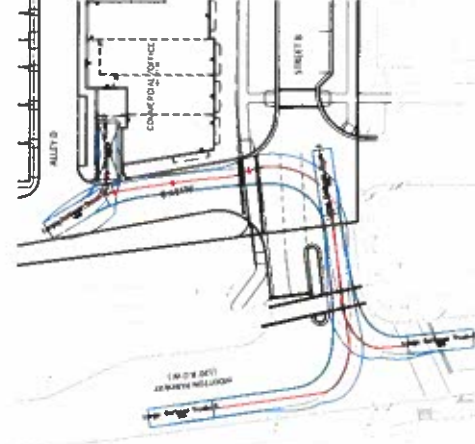


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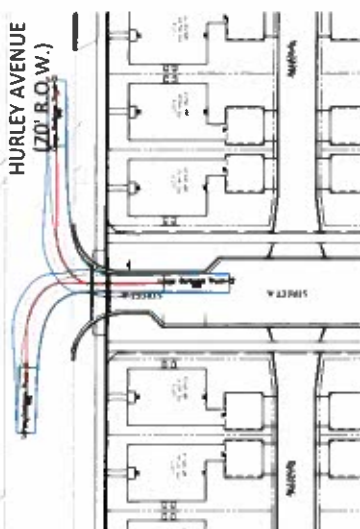
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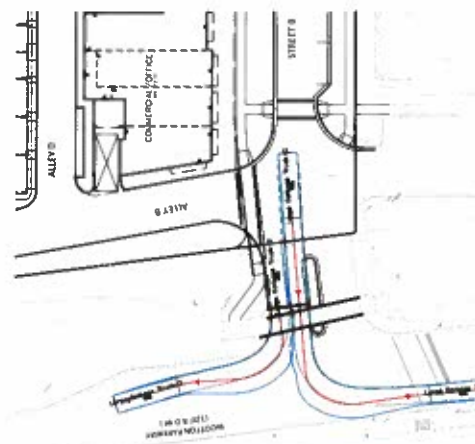
GARBAGE IN FOR MAIN ENTRANCE



GARBAGE IN FOR MAIN ENTRANCE AND TRASH ACCESS



GARBAGE OUT FOR MAIN ENTRANCE



GARBAGE OUT FOR MAIN ENTRANCE



VITA
VIRGINIA
INSTITUTE
OF TRANSPORTATION
ARCHITECTS

1000 EAST MAIN STREET
SUITE 200
ALEXANDRIA, VA 22304
TEL: 703.462.1000
WWW.VITA-VA.COM

PREPARED FOR:
BRITTON ASSOCIATES, LLC
1000 EAST MAIN STREET
SUITE 200
ALEXANDRIA, VA 22304
CONTACT: JASON BENTLEY

DESIGN CONSULTANT:
PLANNING, CIVIL ENGINEER
BRITTON ASSOCIATES, LLC
1000 EAST MAIN STREET
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CONTACT: JASON BENTLEY

LANDSCAPE ARCHITECT:
LANDSCAPE ARCHITECT
BRITTON ASSOCIATES, LLC
1000 EAST MAIN STREET
SUITE 200
ALEXANDRIA, VA 22304
CONTACT: GABRIELA CHAMBERLAIN, P.L.A.

ISSUE/REVISIONS:

DATE	DESCRIPTION
03/03/2011	ISSUED FOR PERMIT
03/03/2011	ISSUED FOR PERMIT
03/03/2011	ISSUED FOR PERMIT

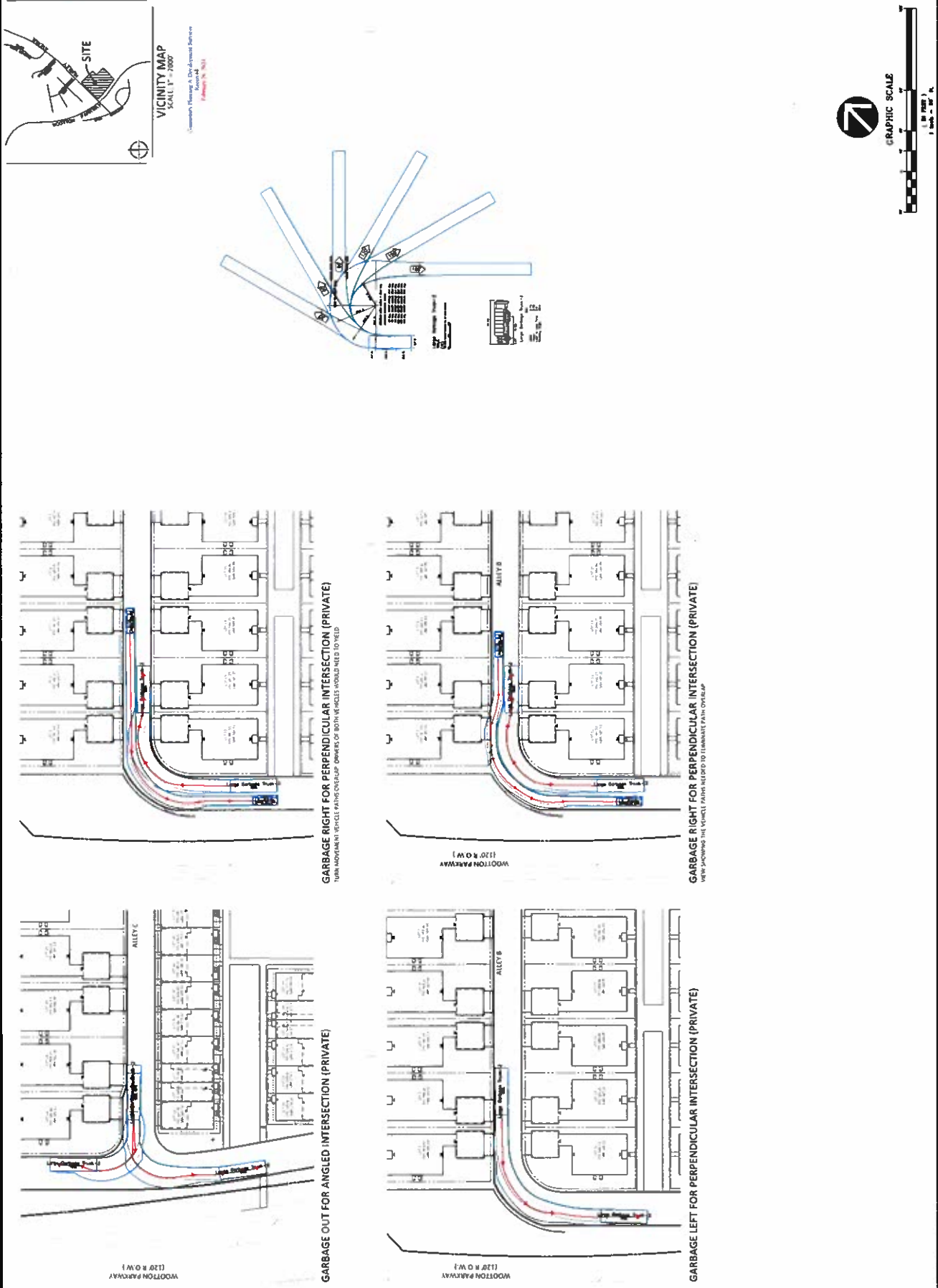
PROJECT: ROCKSHIRE
PARCEL NO. 11598
4TH ELECTION DISTRICT
ALFONSO MONTANO, JR.
MONTANO, MARYLAND
VSSC CARD 218W09
TAX MAP: 1762

**AUTO TURN
GARBAGE**

PROFESSIONAL SEAL



GABRIELA CHAMBERLAIN, P.L.A.
LANDSCAPE ARCHITECT
1000 EAST MAIN STREET
SUITE 200
ALEXANDRIA, VA 22304
TEL: 703.462.1000
WWW.VITA-VA.COM





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2000 Greenleaf Road, Suite 200
Gaithersburg, MD 20878
301-918-6100 www.vma.com

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RE HOMES ASSOCIATED, LLC
2000 Greenleaf Road, Suite 200
Gaithersburg, MD 20878
301-918-6100

Prepared by:
DANIEL CONWAY, P.E.
2000 Greenleaf Road, Suite 200
Gaithersburg, MD 20878
301-918-6100

Project:
2000 Greenleaf Road, Suite 200
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301-918-6100

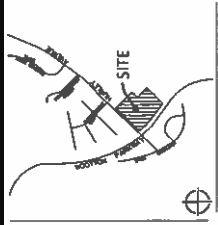
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Gaithersburg, MD 20878
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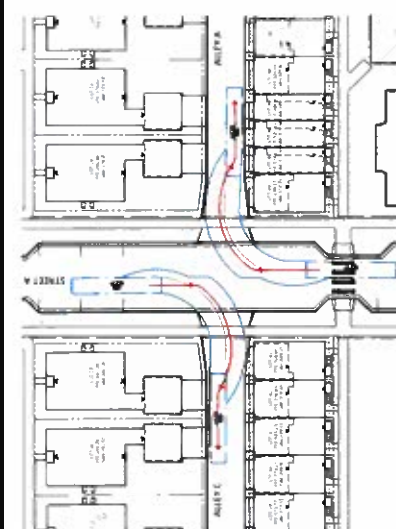
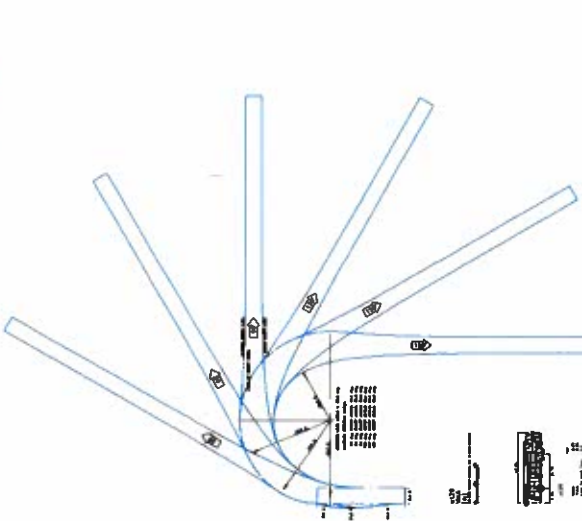
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Gaithersburg, MD 20878
301-918-6100

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Gaithersburg, MD 20878
301-918-6100

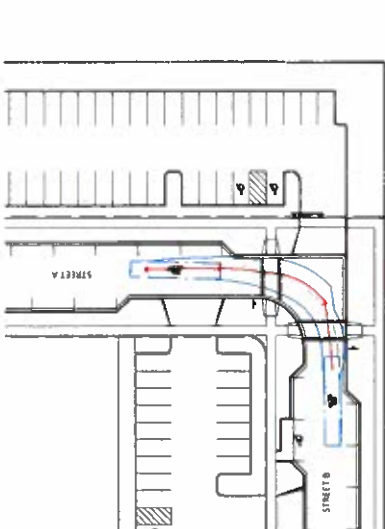


VICINITY MAP
SCALE: 1" = 1000'

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FIRE OUT FOR PERPENDICULAR ALLEY INTERSECTION (PRIVATE)



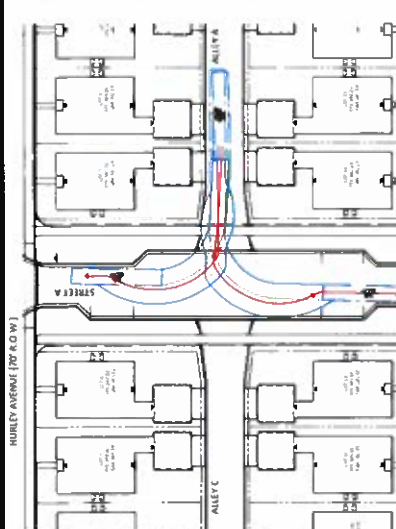
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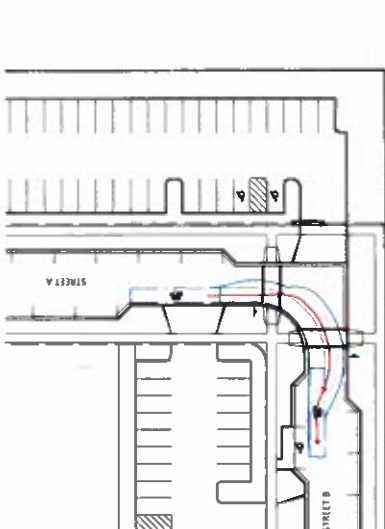
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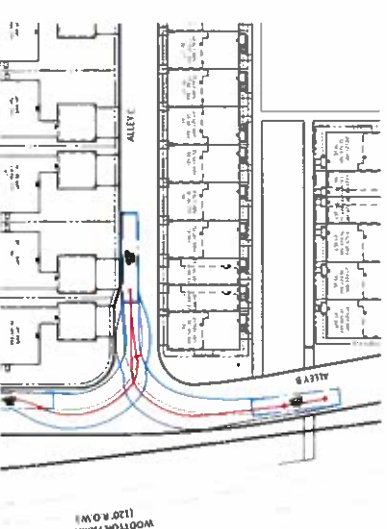
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FIRE OUT FOR ANGLED ALLEY INTERSECTION (PRIVATE)



FIRE OUT FOR ANGLED ALLEY INTERSECTION (PRIVATE)



FIRE LEFT FOR ANGLED INTERSECTION (PRIVATE)



FIRE RIGHT FOR ANGLED INTERSECTION (PRIVATE)



VIA MARYLAND, LLC
307 E. 18th Street, Suite 100
Baltimore, MD 21202
410.527.1111
Our Site Set on the Future

PREPARED FOR
RE HOMES ASSOCIATES LLC
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Baltimore, MD 21208
CONTACT: 410.527.1111

DESIGN CONSULTANTS:
PLANNING CIVIL ENGINEER
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CONTRACTOR
CONTRACTOR
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CONTACT: 410.527.1111

SCALE/REVISIONS	DATE
PLANNING/ARCHITECT	02/20/11
LANDSCAPE ARCHITECT	02/20/11
ARCHITECT	02/20/11
CONTRACTOR	02/20/11

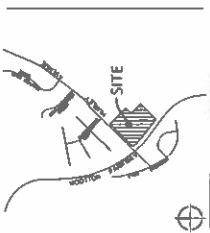
ROCKSHIRE

PARCEL 'N'
PLAT NO. 11598
4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
VSSC GRID: 218W909
TAX MAP: FB2

SIGHT
DISTANCE
ZONE
EXHIBIT



PROFESSIONAL SEAL
DAVID M. SMITH
LICENSE NO. 10000
STATE OF MARYLAND
EXPIRATION DATE: 12/31/2011
PROJECT NO. 11598
SHEET NO. 1



VICINITY MAP
SCALE: 1" = 200'

Project No. 11598
Rockshire, MD



GRAPHIC SCALE



WOLTON PARKWAY
(120 P.M.)

1100

(10) **अनुसूचित जाति**



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

February 20, 2024

Mr. Jason Sereno
RK Homes Associates, L.L.C.
C/o EYA Development, L.L.C.
4800 Hampden Lane, Suite 300
Bethesda, Maryland 20817

SUBJECT: 2401 Wootton Parkway – Rockshire Village Center – Water and Sewer Authorization, Capacity, and Service; PJT2024-00017, WSA2023-00006

Dear Mr. Sereno:

A conditional water and sewer authorization is being granted based on the Site Plan Application and the Water and Sewer Authorization (WSA) Application to utilize City of Rockville (City) water and sewer for the above referenced project.

EXISTING CONDITIONS

The development project is located at 2401 Wootton Parkway, Parcel A of the Rockshire Village Center Subdivision within the Watts Branch sewershed. The existing building is currently served by a 10-inch City water main located in an onsite public easement connected to a 12-inch City water main located in the Wootton Parkway Right-of-way (ROW). The existing building is currently served by an eight-inch sewer main located in an onsite public easement connected to the City's sewer system which flows through the adjacent Rockshire Village Development as shown on the attached exhibit dated November 27, 2023. The existing building connections are an existing metered two-inch water connection and a six-inch sewer connection located in the onsite public water and sewer easement.

DEVELOPMENT APPLICATION

According to your application, the development consists of the following uses:

- Existing Use:
 - Supermarket – 38,262 square feet (sq. ft.) – 11,019 gallons per day (gpd).
 - Retail – 13,600 sq. ft. – 938 gpd.
- Proposed Use:
 - Single-family detached – 31 units – 8,680 gpd.
 - Townhouse – 29 units – 6,235 gpd.
 - Retail – 5,300 sq. ft – 1,526 gpd.

Mr. Jason Sercno
February 20, 2024
Page 2

According to your site plan and WSA application, water and sewer service connections to the existing infrastructure in the Hurley Avenue and Wootton Parkway ROW and in the adjoining offsite public easement, are proposed as follows:

- **Water** – The project proposes to a network of eight-inch public water mains throughout the proposed public ROW within the development. The proposed eight-inch water mains connect to existing City infrastructure at three locations: the 10-inch main in Hurley Avenue, the 12-inch main in Wootton Parkway, and the 10-inch main in an offsite public easement (Plat 11598) adjoining the development's eastern property line.
- **Sewer** – The project proposes to a network of eight-inch public sanitary sewer mains throughout the proposed public ROW within the development. The proposed eight-inch sewer mains connect to the existing City eight-inch main located within an offsite public easement (Plat 11598) adjoining the development's eastern property line.

FINDINGS

Adequate Public Facilities

The City's Adequate Public Facilities Ordinance (APFO) and the Rockville City Code (Code), Chapter 24, requires water and sewer infrastructure to be assessed for adequacy whenever a proposed development is being considered for approval. A finding is required that public water and sewer facilities are adequate, which may include mitigating the impacts needed to comply with the level of service established in the Water and Sewer Adequacy Standards per the Code, Section 24-12. The Department of Public Works (DPW) finding as follows:

Water

- **Treatment Capacity** – The City's water supply, less a reasonable reserve for fire flow, is adequate for the proposed development.
- **Fire Flow** – A minimum fire-flow of 1,000 gallons per minute (gpm) is available from the 10-inch water main along Hurley Avenue and the 12-inch water main along Wootton Parkway and is adequate for the proposed development.

Sewer

- **Treatment Capacity** – The Blue Plains Wastewater Treatment Plant has adequate treatment capacity for the proposed development and the City has adequate available treatment capacity in its allocation at the Blue Plains Wastewater Treatment Plant.
- **Transmission** – The City has determined that the existing Watts Branch sewershed sewerage transmission has adequate capacity to serve the proposed development.

Service and System Integrity

The City's water service is assessed for system integrity. DPW findings are as follows:

- **System Redundancy** – The City's existing water system is acceptable for system redundancy. The proposed water main network shall be looped within the development as well as between Hurley Avenue and the 10-inch main in an offsite public easement (Plat 11598).
- **Fire Hydrant Spacing** – The fire hydrant spacing along the length of Hurley Avenue is adequate and the fire hydrant spacing throughout the proposed development meets the recommended spacing of 300-feet on average.

The City's sewer service is assessed for system integrity. DPW findings are as follows:

- **Sewer System** – The City's sewer service is sufficient for the development project.

Mr. Jason Sereno
February 20, 2024
Page 3

CONDITIONS OF APPROVAL

The following list of conditions must be addressed for DPW to authorize building connections to the City's water and sewer systems and/or issue City permits. The Site Plan, Detailed Engineering Plan, and Building Plan approval and permitting processes must incorporate the construction of any required mitigation.

- **Water Service Conditions** - The findings of adequacy of and the authorization to utilize the City's water system are dependent on the following:

Water Mains

The public water mains proposed in within the proposed development shall be eight-inches in diameter and comply with the Code, Chapter 24, and shall meet all requirements specified in the City's Water and Sewer Notes and the latest edition of Washington Suburban Sanitary Commission (WSSC) Standards and Specifications Section 02510 – Water Distribution System. The length of dead-end mains beyond a service connection shall be minimized, and only permitted as an interim condition of phasing, provided that the dead-end main is isolated through valving. The proposed water main network shall be looped within the development as well as between Hurley Avenue and the 10-inch main in an offsite public easement (Plat 11598).

Fire Hydrant

The Applicant must construct seven public fire hydrants located at an overall spacing of 300-feet within the proposed development to meet City's design standards for hydrant spacing and fire flow requirements. All public fire hydrants shall be located within the public ROW or easement and shall not be located on dead end mains beyond service connections. Exact locations and number of fire hydrants will be determined at the final engineering phase and permitted through a Public Works (PWK) permit. The Applicant must obtain approval from the Inspection Services Division (ISD) to ensure that hydrants provide adequate fire flow for fire suppression.

Water Meters

Water meters shall comply with the Code, Chapter 24. A separate water meter shall be provided for each individual lot, including any future ownership lots. The water meters for the proposed development shall be located outside the building in a crock adjacent to the proposed ROW or within an easement granted to the City. The meter's location shall provide adequate horizontal and overhead clearance for the City to maintain the infrastructure. The size and specific location of the water meter shall be determined during the final engineering phase.

Water Service Connections

Separate water service connections to the City mains are required for each separate lot, and any future ownership lot. The size and location of the water service connections must be approved and permitted by DPW and ISD at the final engineering phase. If lots or ownership lots contain multiple buildings, each building must be sub-metered separately. The property owner shall own the sub-meter and be responsible for maintaining it and invoicing the building occupant. Water service lines (from the ROW to the buildings) shall be privately maintained in all areas that are not within public ROW or an easement to the City.

Water Infrastructure Location

The water mains, fire hydrants, water meters, associated water easements, and water service connection locations must be coordinated with the other public improvements within the proposed ROW, including, but not limited to, street trees, streetlights, sewer house connections, and Stormwater Management (SWM) facilities.

Mr. Jason Sereno
February 20, 2024
Page 4

The final location of the water mains, fire hydrants, water meters, valves, and water service connections will be reviewed, approved, and permitted by DPW and ISD at the final engineering phase.

- **Sewer Service Conditions** - The findings of adequacy of and the authorization to utilize the City's sewer system are dependent on the following:

Sewer Mains

The public sewer mains within the proposed development shall be sized and constructed to comply with the Code, Chapter 24, and shall meet all requirements specified in the City's Standard Water and Sewer Notes and the latest edition of WSSC Standards and Specifications Section 02530 – Sanitary Sewage System.

Sewer Service Connections

Separate sewer service connections to the City mains are required for each separate lot, and any future ownership lot. The size and location of the connections to the proposed sewer mains must be approved and permitted by DPW and ISD at the final engineering phase. Sewer service lines (from the ROW to the buildings) shall be privately maintained in all areas that are not within public ROW or an easement to the City.

Sewer cleanouts shall comply with the Code, Chapter 24. A separate sewer cleanout shall be provided for each individual lot, including any future ownership lots. The cleanouts for the proposed development shall be located adjacent to the proposed ROW or easement granted to the City.

Sewer Infrastructure Location

The sewer mains, sewer cleanouts, associated sewer easements, and sewer service connection locations must be coordinated with the other public improvements within the proposed ROW, including, but not limited to, street trees, streetlights, water house connections, water meters, fire hydrants, and SWM facilities. The final location of the sewer mains, sewer cleanouts, and sewer service connections will be reviewed, approved, and permitted by DPW and ISD at the final engineering phase.

- **Final Engineering and Permitting** – The Applicant must submit associated applications, plan review and permitting fees, and construction documents to DPW for review, approval, and permitting at the final engineering stage. The Applicant must obtain permits from DPW and ISD, and any other agencies having authority.
- **General Conditions** – The DPW permits must be issued prior to ISD issuing building permits. Additionally, the permitted work must be constructed, accepted by DPW, and placed into service prior to ISD issuing an occupancy permit for the building.

The PWK covers the public water and sewer mains and service connections within the ROW or public easement and the ISD Plumbing Permit covers the water and sewer service connections from the ROW to the building (including through Homeowners Association property) and including the water meter, sewer cleanout and appurtenances.

Easement Conditions

Easements must be provided to the City for all water and sewer mains in areas not dedicated as ROW, including a minimum 30-foot wide easement for the proposed water and sewer mains on private property and alleys. The easements must be of sufficient width as deemed by DPW and in a location acceptable to the City. The easements must be provided at no cost to the City and approved by the City Attorney.

Mr. Jason Sereno
February 20, 2024
Page 5

The easements must be recorded in the Montgomery County Land Records prior to DPW issuing PWK permits.

Prior to issuance of any DPW permit and prior to the recordation of the Final Record Plat, the Applicant must secure the termination or abandonment of all existing easements as necessary for the construction of the development, including all easements located in proposed ROW. Termination or abandonment of such easements must be evidenced by recordation of a deed of termination or abandonment in the Montgomery County Land Records. Abandonment or termination of any easement granted to the City must be approved by the Mayor and Council of Rockville, and prior to recordation, any deed of abandonment or termination of an easement granted to the City must be reviewed and approved by DPW and must be in a form approved by the Office of the City Attorney.

Capital Contribution

The Applicant will be required to pay water and sewer Capital Contribution charges in accordance with the City Code. The charges, which are based on the domestic water meter size, must be paid to ISD in accordance with the fee schedule in effect at the time of building permit issuance and prior to ISD's issuance of the building permits.

Any substantial changes or revisions to the proposed development information may require a modification, revision, or deletion of these conditions.

If you have any questions, please contact Acting Engineering Supervisor Sean Murphy via email at smurphy@rockvillemd.gov or via telephone at 240-314-8535.

Sincerely,

James Lapping

Jim Lapping, P.E.
Acting Chief of Engineering

JDL/SKM/kmc

Attachments: Rockshire Village Center – WSA Exhibit, dated November 27, 2023.

cc: Shaun Ryan, Planning Supervisor
Nelson Ortiz, Principal Planner
Kina Catnpbell, Chief of Inspection Services
Douglas Erdman, Community Associates, L.L.C.
Chris Ruhlen, Lerch, Early & Brewer, Chtd.
Jeffrey Amateau, VIKa Maryland, L.L.C.
Permit plan, PJT2024-00017, WSA2023-000006
Day file

NIKA
NKA PARTNERS, LLC
20151 Carver, Suite 400
Germantown, MD 20874
301.916.4108 • www.nika.com

Our Role Set the Future

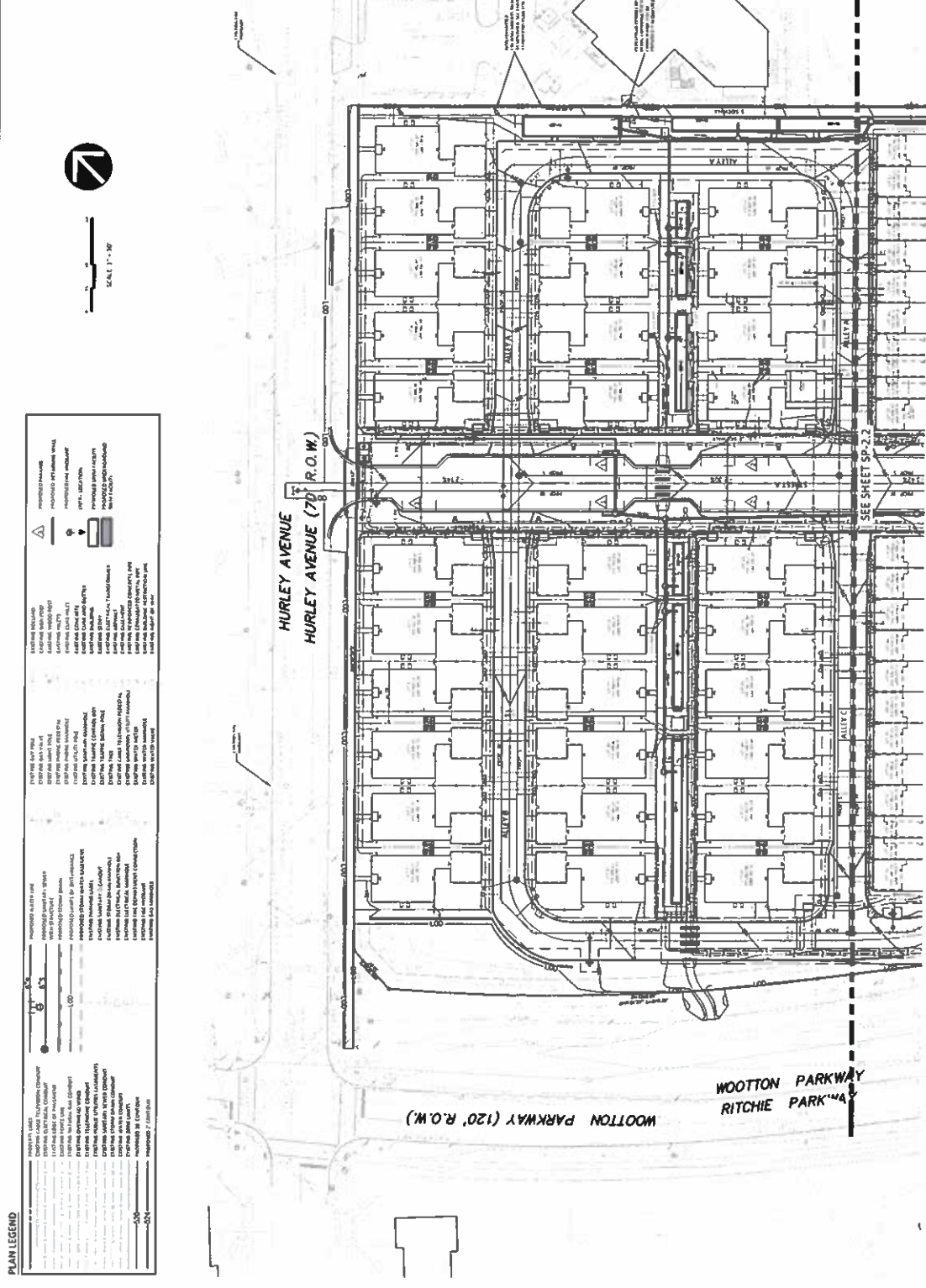
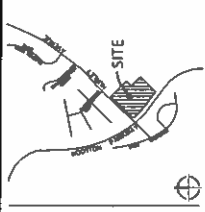
PREPARED FOR
RE THOMAS ASSOCIATES LLC
4400 NIMMICKS IN LANE
BETHESDA, MD 20814
301.464.0600
CONTACT: JASON STANHO

DESIGN CONSULTANTS:
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JAMES C. HARTMAN, AIA, LEED AP
JAMES C. HARTMAN, AIA, LEED AP
2001 W. WISCONSIN AVE., SUITE 200
BETHESDA, MD 20814
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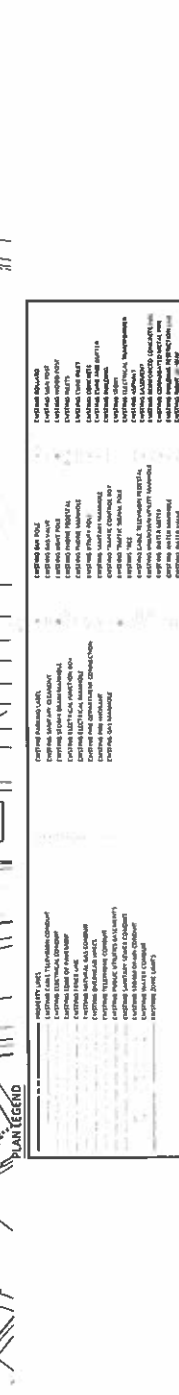
**LANDSCAPE ARCHITECT
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[illegible]

ROCKSHIRE
PARCEL 'A'
PLAT NO. 13598
4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 218MH09
TAX MAP: #862

PROJECT
SITE PLAN
30 SCALE[illegible][illegible]

Received
November 27, 2015



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www.rockvillemd.gov

February 20, 2024

Mr. Jason Sereno
RK Homes Associates, L.L.C.
C/o EYA Development, L.L.C.
4800 Hampden Lane, Suite #300
Bethesda, Maryland 20817

SUBJECT: 2401 Wootton Parkway – Rockshire Village – Pre-Application Stormwater Management
Concept Approval; PJT2024-00017, SMC2023-00005

Dear Mr. Sereno:

The Pre-Application Stormwater Management (SWM) Concept (Concept) received on February 15, 2024, for the above referenced site is conditionally approved. Staff has determined that the Pre-Application SWM Concept, as described below, achieves on-site Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP). This Pre-Application SWM Concept approval establishes ESD to the MEP as a P_E of 0.80-inch for this project which is 37 percent of the required ESD volume (ESD_v).

This site is 7.32 acres and is identified as Parcel A of the Rockshire Village Center subdivision situated at 2401 Wootton Parkway southeast of the intersection of Wootton Parkway and Hurley Avenue. The proposed development includes the construction of residential single-family detached and townhome dwellings and a retail building with associate surface parking. The property is located in the Watts Branch Watershed and is zoned PD-RS (Planned Development – Rockshire). The on-site soils are predominately Wheaton-Urban Land which is classified as hydrologic soil group (HSG) B.

According to the Rockville City Code (Code), Chapter 19, Section 19-2 Definitions of the Rockville City Code, the Site qualifies as Redevelopment because it proposes construction on a property where existing imperviousness is greater than 40 percent of the site. The property is currently 77 percent impervious.

In accordance with the Code, Chapter 19, Section 19-45, SWM is required for all new and replacement impervious area within the entire site area including all impervious area previously existing on the site that does not have SWM to current standards. According to the submitted Concept, the total limit of disturbance is 7.54 acres which is 100 percent of the site, and the on-site impervious area subject to SWM is 4.95 acres.

Per the Code, Chapter 19, Section 19-46 (b), SWM also must be provided for imperviousness in a portion of the adjacent Wootton Parkway and Hurley Avenue Right-of-Way (ROW). According to the submitted Concept, the total impervious area in the adjacent ROW subject to SWM is 0.40 acre.

Mr. Jason Scrcno
February 20, 2024
Page 2

Your proposed Pre-Application SWM Concept, as shown on the attachment, is summarized as follows:

ON-SITE SUMMARY

Proposed new or replacement impervious areas are summarized as:

- Single-family detached and townhouse residences.
- Retail building with associated surface parking.
- Surface parking lot for off-site community pool.
- Public/private infrastructure – roads, alleys, and sidewalks.

Total on-site impervious area subject to SWM = 4.95 acres.

Environmental Site Design Measures

- The Concept proposes to provide a minimum $P_2 = 0.80$ -inch equivalent to 37 percent of the required ESD_v in the following on-site measures:
 - 14 Micro-Bioretention Planter Box Facilities.
 - Two Roadside Micro-Bioretention Planter Box Facilities.
- Summary of ESD:
 - Total ESD_v provided = 13,961 cubic feet (cf).
 - Total ESD_v required = 38,216 cf.
 - Percentage of ESD_v provided = $13,961 \text{ cf.} / 38,216 \text{ cf.} = 37 \text{ percent}$.

Structural Measures and/or Alternative Measures – Structural Measures and Monetary Contribution

This Pre-Application SWM Concept Approval does not approve the methods for providing SWM beyond establishing the percent ESD_v . Additionally, the Pre-Application SWM Concept does not grant approval of Alternative Measures and the City may require additional SWM facilities to provide the entire ESD_v on-site. Further consideration and a determination of acceptable SWM Alternatives shall be made with the Development SWM Concept. The Pre-Application SWM Concept proposes:

- Alternative Measures – On-site underground stormwater structures which provide partial on-site WQ_v and Cp_v in-lieu of providing full ESD_v .
- Alternative Measures – Monetary Contribution in-lieu of providing partial Cp_v and full Qp_{10} for the 4.95 acres of on-site impervious area.

ROW SUMMARY

Structural Measures and/or Alternative Measures – Monetary Contribution

The Pre-Application SWM Concept proposes:

- Alternative Measures – Monetary Contribution in-lieu of providing WQ_v , Cp_v , and Qp_{10} for the 0.40 acre of impervious area in the adjacent ROW of Wootton Parkway and Hurley Avenue.

CONDITIONS OF APPROVAL

Staff has determined that ESD to the MEP has been met. The next step in the city's two-stage SWM Concept approval process is submission of a Development SWM Concept for review and approval by the Department of Public Works (DPW) prior to Planning Commission approval of the Site Plan. In accordance with the Code, Chapter 19, Section 19-44, SWM must be provided by one of the following methods, which are listed in order of priority respectively: on-site ESD measures, on-site structural measures, and alternative measures which may include a monetary contribution.

Mr. Jason Sereno
February 20, 2024
Page 3

This Pre-Application SWM Concept is conditionally approved subject to the following conditions, which must be addressed at the stages in the process indicated below:

- 1) Submit a Development SWM Concept Plan, including the application and plan review fee. Include all plans, on 24-inches x 36-inches sheets, computations, and supporting documents signed and sealed by a Professional Engineering (PE) licensed in the State of Maryland, except as otherwise noted, and as outlined in the City SWM Concept Checklist.

The submitted material must:

- a. Demonstrate, with sufficient details and computations, how ESD to the MEP, established by this approval, will be achieved on-site.
 - b. Demonstrate, with sufficient details and computations, compliance with the full SWM requirements will be in accordance with the Code, Sections 19-43 and 19-44. SWM Alternatives, including monetary contribution as a method to meet SWM requirements, will be reviewed at the Development SWM Concept stage. Fee-in-lieu calculations associated with on-site areas should be presented separately from adjacent ROW areas.
 - c. Demonstrate, with sufficient details and computations, that the on-site underground stormwater structures provide on-site WQv and Cpv in-lieu of full ESDv.
 - d. Include horizontal and vertical information to support the design, including underdrain pipes and overflow structures, and conveyance to the proposed ESD and structural SWM facilities.
 - e. Include conceptual level vertical information that demonstrates how the volume required to be treated by structural measures will be flow split, with the 10-year storm event by-passing the treatment facilities and being safely collected and conveyed to the downstream storm drain system. Provide conceptual calculation of the 10-year water surface elevation at each facility where applicable.
 - f. Provide information that demonstrates that individually sized sub-drainage areas are safely conveyed to the individual ESD measures.
 - g. Submit a revised SWM/Forestry Overlay Plan demonstrating compliance with the Concept approval and the Pre-FCP approval.
 - h. Show and label preliminary SWM easements for all proposed SWM facilities. Easements should be sized to allow future inspection and maintenance.
- 2) Storage provided exceeding the amount require to treat the one year, 24-hour design storm shall not be credited towards the total water quality (ESD or structural) volume provided.
 - 3) Prepare a safe conveyance analysis of the downstream storm drain system and receiving stream. This letter establishes the study point as the outfall of the Rockshire Village Center storm drain system to Wootton's Mill Creek (Watts Branch) as shown on the attached exhibit entitled "*Rockshire Village – Safe Conveyance Analysis Limits*." The safe conveyance analysis must be reviewed and approved by DPW prior to approval of the Development SWM Concept. However, this analysis may be concurrent with the Development SWM Concept.

This Pre-Application SWM Concept does not supersede or negate other required project approvals. The Concept approval does not approve the layout or density of the site. The Concept approval is contingent upon compliance of all other City and other governmental agency requirements including, but not limited to, Forestry, Traffic and Transportation, and Planning.

Any significant changes to the proposed development may result in the requirement to submit a revised Pre-Application SWM Concept with review fee for approval by DPW.

Mr. Jason Sereno
February 20, 2024
Page 4

If you have any questions, please contact Acting Engineering Supervisor Sean Murphy via email at smurphy@rockvillemd.gov or via telephone at 240-314-8535.

Sincerely,

James Lapping

Jim Lapping, P.E.
Acting Chief of Engineering

JDL./SKM/kmc

Attachments: Rockshire Village – Pre-Application SWM Concept Plan, dated February 15, 2024.
Rockshire Village – Safe Conveyance Analysis Limits.

cc: Shaun Ryan, Planning Supervisor
Nelson Ortiz, Principal Planner
Douglas Erdman, Community Associates, L.L.C.
Chris Ruhlen, Lerch, Early & Brewer, Chtd.
Jeffrey Amateau, VIKI Maryland, L.L.C.
Permit plan, PJT2024-00017, WSA2023-000006
Day file

Legend

 Subject Property

Storm Drain

● Cleanout

● Discharge Point

● Inlet

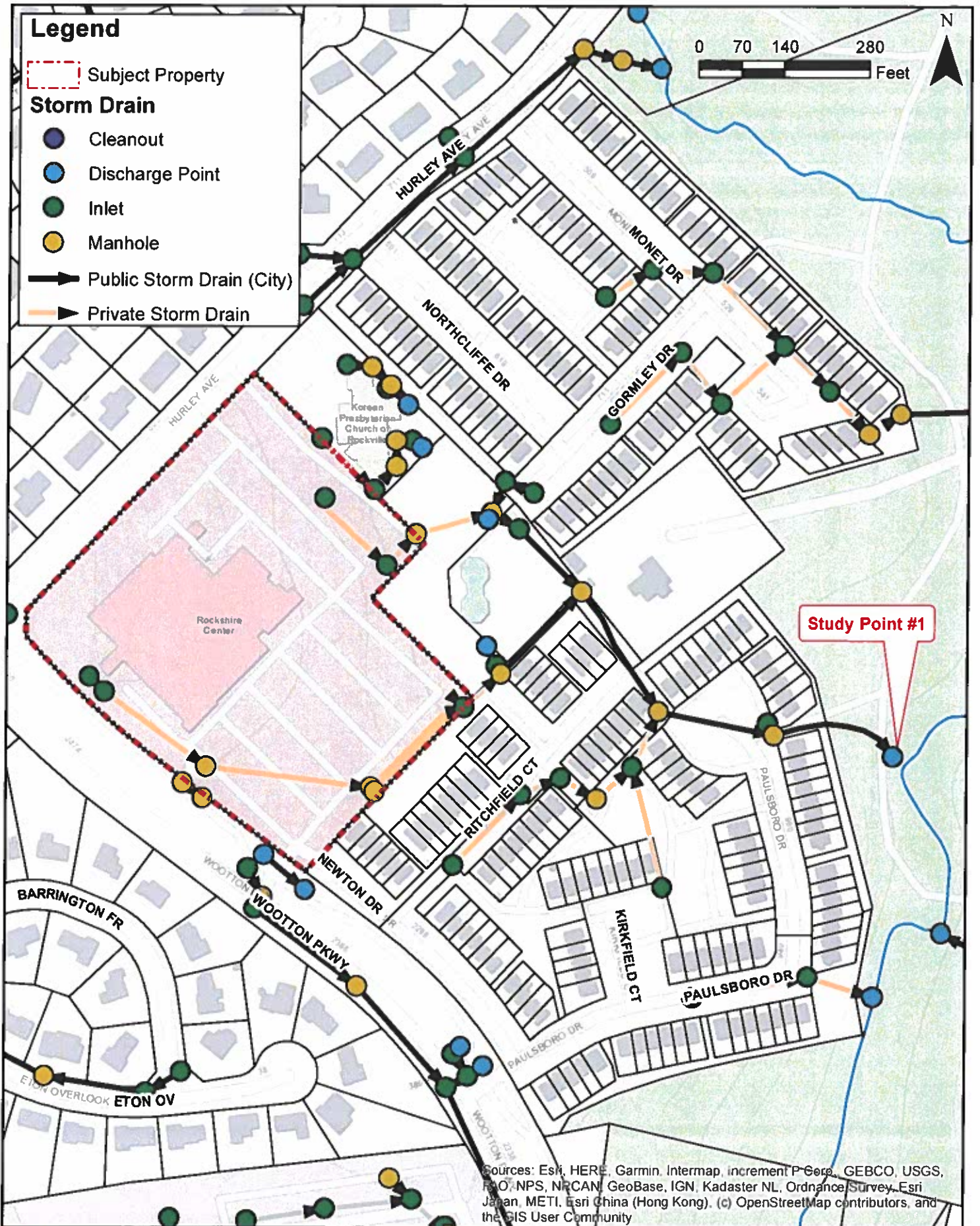
● Manhole

→ Public Storm Drain (City)

→ Private Storm Drain

0 70 140 280
Feet

N



Sources: Esri, HERE, Garmin, Intermap, increment P-Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



Department of Public Works
Engineering Division

111 Maryland Avenue • Rockville, Maryland 20850-2384
Phone 240 314 8500 • Fax 240 314 8538

Rockshire Village
Safe Conveyance Analysis Limits
2401 Wootton Parkway

DATE:
08/14/2023
AUTHOR:
SKM

PRE-APPLICATION STORMWATER MANAGEMENT CONCEPT
SMC#: SMC2023-00005

ROCKSHIRE VILLAGE CENTER
4TH ELECTION DISTRICT ROCKVILLE
MONTGOMERY COUNTY, MARYLAND

STORMWATER MANAGEMENT CONCEPT GENERAL NOTES

- [illegible]

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SITE

VICINITY MAP
SCALE: 1" = 1000'

SHEET INDEX	
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SWC	4 OF 6
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PRE-APPLICATION STORMWATER MANAGEMENT CONCEPT COVER SHEET
PRE-APPLICATION STORMWATER MANAGEMENT CONCEPT DRAINAGE AREA MAP
PRE-APPLICATION STORMWATER MANAGEMENT CONCEPT PLAN
PRE-APPLICATION STORMWATER MANAGEMENT DETAILS
PRE-APPLICATION STORMWATER MANAGEMENT INVERT STUDY
INFILTRATION AND PERCOLATION TEST PIT LOCATIONS EXHIBIT

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ISSUE/REVISIONS	DATE
PJT PLAN SUBMISSION	03/26/12
PJT RESUBMISSION	11/22/23

ROCKSHIRE
PARCELS 'A'
PLAT NO. 11598
4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID 21BNW09
TAX MAP: 586Z

C-NAME On _____
SERIAL No. _____
DATE 07/07/95
TO DUNN & LIND
 AB OFFICE
 P/O LA MARIANO

VMA
VIRGINIA MARITIME ASSOCIATION
 20351 Centerville Road, Suite 400
 Chesapeake, VA 23041
 410.341.1800 | vma.com
 Fax: 410.341.1801

PREPARED FOR:
RE HOME ASSOCIATES LLC
 10000 Reisterstown Road, Suite 100
 Reisterstown, MD 21138
 CONTACT: JOHN S. HENDON
 410.341.1800

DESIGN CONSULTANTS:
PAUL J. KOSKOWSKI & ASSOCIATES
VMA MARITIME ASSOCIATION
 20351 Centerville Road, Suite 400
 Chesapeake, VA 23041
 CONTACT: PAUL J. KOSKOWSKI
 410.341.1800

LANDSCAPE ARCHITECT:
LANDSCAPE DESIGN, INC.
 300 South 11th Street, Suite 100
 Philadelphia, PA 19107
 CONTACT: TERRY A. LANDSCAPE
 215.521.1111

SSA/REVISIONS DATE
 1/1/2007
 1/1/2007
 1/1/2007

ROCKSHIRE
 PARCEL NO.
 PLAT NO. 11598
 43100
 MONTGOMERY COUNTY
 MARYLAND
 WSSC GRID 7189W409
 TAX MAP FB2

**PRE-APPLICATION
 STORMWATER
 MANAGEMENT
 CONCEPT
 DRAINAGE AREA
 MAP**



DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: 02/02/2007
PROJECT: VM1235
CLIENT: [Signature]
NO. SWC-2

**THIS PLAN IS FOR STORMWATER
 MANAGEMENT ONLY**



VICINITY MAP
 SCALE 1" = 2000'

SYMBOL	DESCRIPTION
[Symbol]	EXISTING LOT LINES
[Symbol]	EXISTING LOT AREA
[Symbol]	EXISTING LOT PERIMETER
[Symbol]	EXISTING LOT AREA (ACRES)
[Symbol]	EXISTING LOT PERIMETER (FEET)
[Symbol]	EXISTING LOT AREA (SQ. FEET)
[Symbol]	EXISTING LOT PERIMETER (METERS)
[Symbol]	EXISTING LOT AREA (HECTARES)
[Symbol]	EXISTING LOT PERIMETER (KILOMETERS)
[Symbol]	EXISTING LOT AREA (MILES)
[Symbol]	EXISTING LOT PERIMETER (MILES)

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[Symbol]	EXISTING LOT PERIMETER (KILOMETERS)
[Symbol]	EXISTING LOT AREA (MILES)
[Symbol]	EXISTING LOT PERIMETER (MILES)



**THIS PLAN IS FOR STORMWATER
 MANAGEMENT ONLY**



PREPARED FOR:
BARK HOMES ASSOCIATES LLC

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DESIGN CONSULTANTS:
PLANNING, CIVIL ENGINEER
VIKA MARYLAND, LLC
15201 44TH AVENUE, CHANDLER, AZ 85226-4400
480-948-1100
WWW.VIKAMARYLAND.COM[illegible]

LANDSCAPE ARCHITECT
LAND DESIGN, INC.
1000 SOUTH PAVILION STREET
SALT LAKE CITY, UT 84143
801 349 7766

CONTACT: CASIMIR CANNOLATA, PIA

ISSUE/REVISIONS	DATE
POSTS-OPENING UP	07/07/23
PLAN SUBMISSION	13/02/23

ROCKSHIRE
0487/05 '14'

PLAT NO. J159B
4TH ELECTION DISTRICT
MONTGOMERY COUNTY,

MAINTLAND
WSSC CARD: 2118W09
TAX MAP: FRG2

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**PRE-APPLICATION
STORMWATER
MANAGEMENT**

CONCEPT
DETAILS

STATE OF MARYLAND
FBI - BALTIMORE



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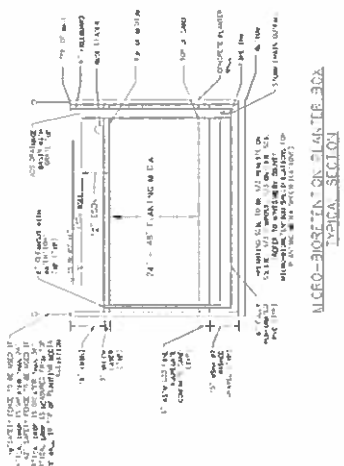
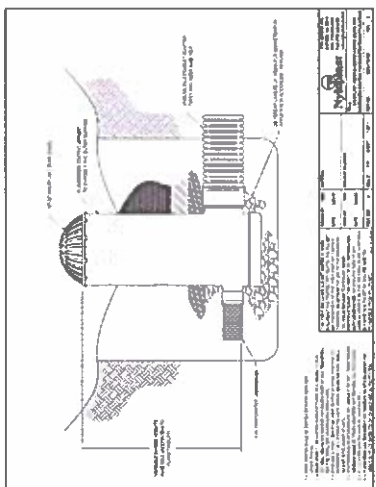
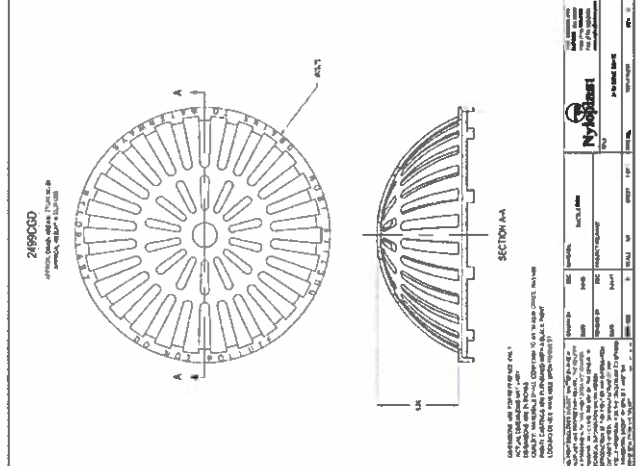
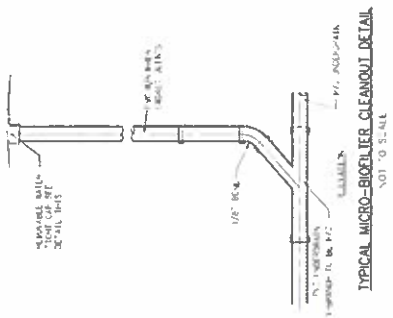
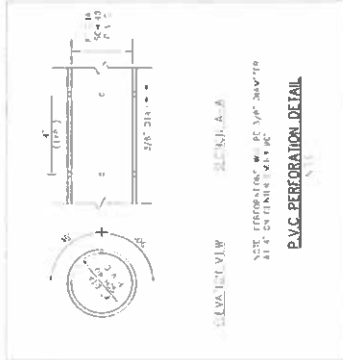
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1. *Journal of the American Medical Association*, 1998; 280: 1000-1005.

DRAWN BY: GLJ
 DESIGNED BY: RL
 DATE ISSUED: 07/23/2023

CEC/EMAN	DATE
SWAC-4	01/20/04

1103

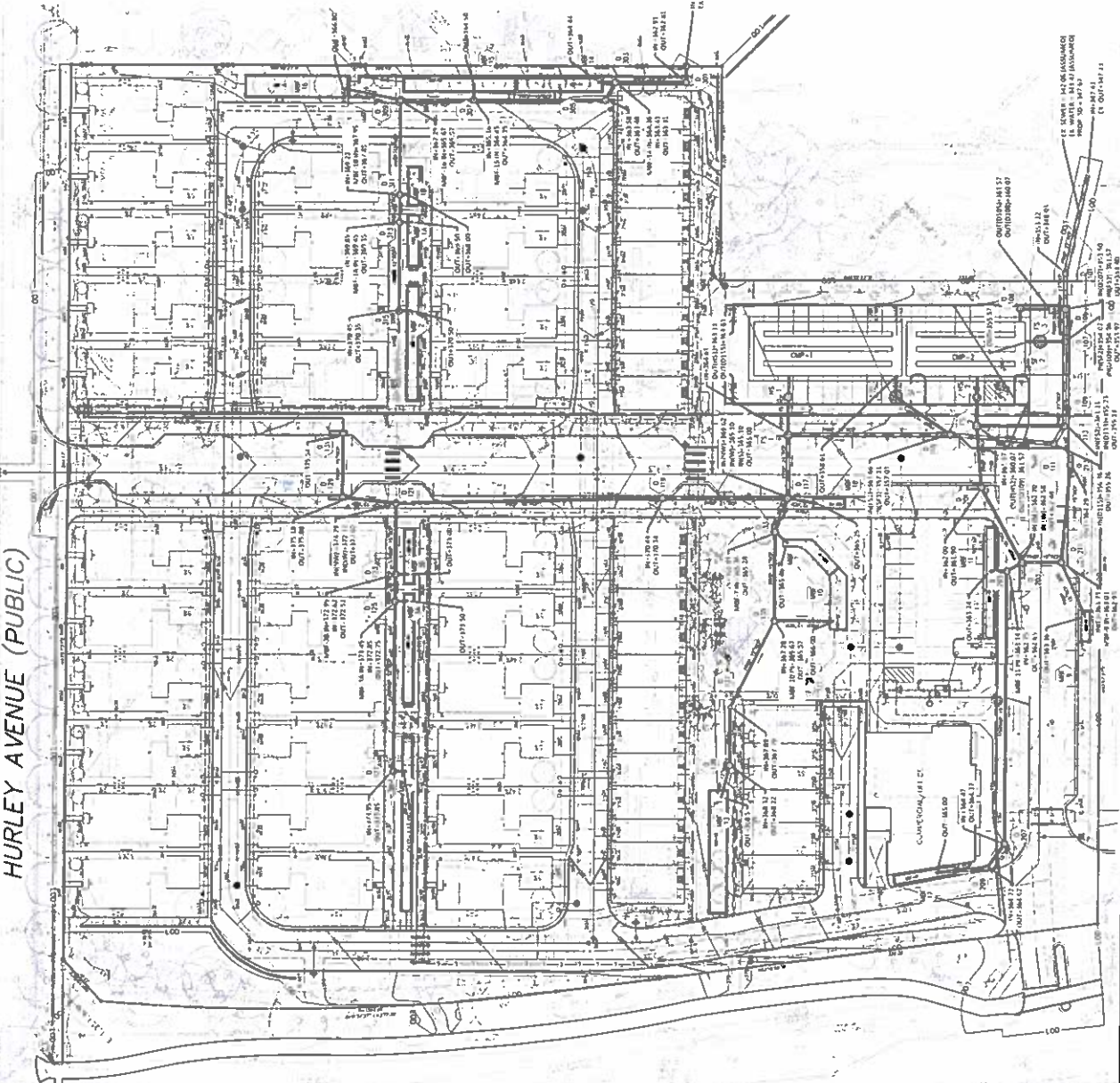
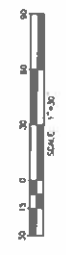
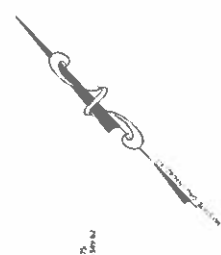
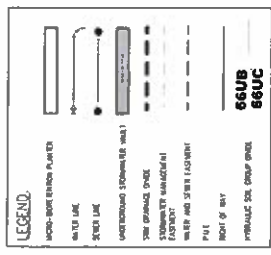
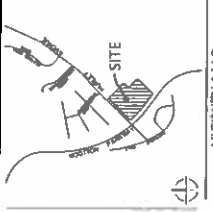


THIS PLAN IS FOR STORMWATER
MANAGEMENT ONLY

[illegible]

HURLEY AVENUE (PUBLIC)

WOOTTON PARKWAY (PUBLIC)



VIVA
20251 Century Blvd., Suite 400
34711 114th Ave. N.E.
Our Site: See us on the Internet
RE: HOMES ASSOCIATES LLC
PLANNING, CONSULTING, ENGINEERING
ARCHITECT
LANDSCAPE ARCHITECT
INTERIOR DESIGNER
MECHANICAL ENGINEER
ELECTRICAL ENGINEER
PLUMBING ENGINEER
CIVIL ENGINEER
ENVIRONMENTAL ENGINEER
GEOLOGICAL ENGINEER
GEOTECHNICAL ENGINEER
METEOROLOGICAL ENGINEER
POLLUTION CONTROL ENGINEER
SOUND ENGINEER
VIBRATION ENGINEER
WATER RESOURCES ENGINEER
WIND ENGINEER
FIRE ENGINEER
TRANSPORTATION ENGINEER
TRAFFIC ENGINEER
URBAN DESIGNER
VEGETATION ENGINEER
WATER RESOURCES ENGINEER
WIND ENGINEER
FIRE ENGINEER
TRANSPORTATION ENGINEER
TRAFFIC ENGINEER
URBAN DESIGNER
VEGETATION ENGINEER

DATE	03/22/22
DESIGNED BY	PT
CHECKED BY	PT
APPROVED BY	PT
DATE	03/22/22
DESIGNED BY	PT
CHECKED BY	PT
APPROVED BY	PT

ROCKSHIRE
PARCEL A
PLAT NO. 11589
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MD
WVSC GRID 214009
TAX MAP: FBZ

PRE-APPLICATION
STORMWATER
MANAGEMENT
INVERT STUDY



DESIGNED BY
CHECKED BY
APPROVED BY
DATE
PROJECT
SHEET NO.
SHEET TOTAL

THIS PLAN IS FOR
STORMWATER
MANAGEMENT ONLY



