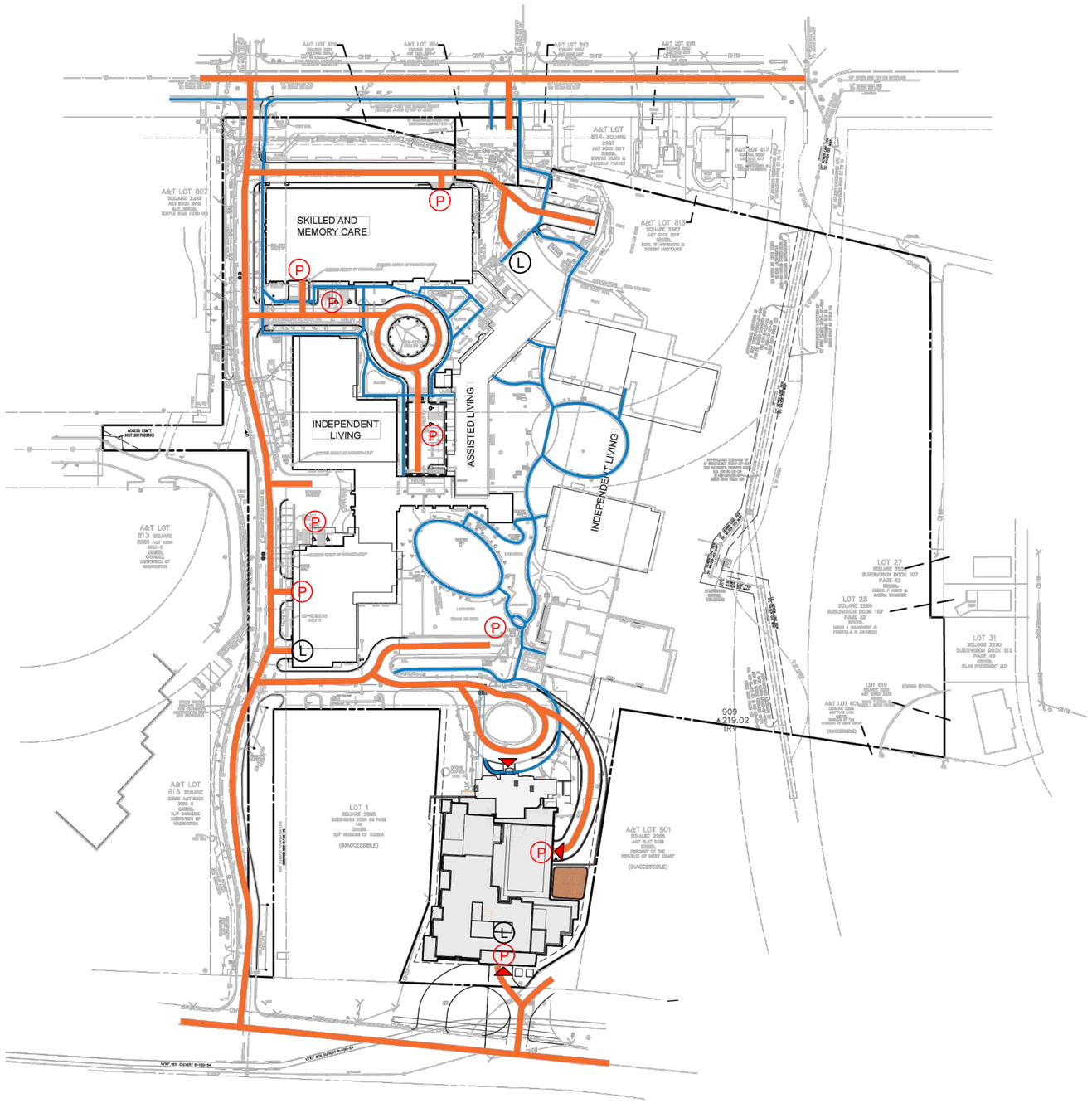


CIRCULATION PLAN

INGLESIDE AT ROCK CREEK MASTER PLAN

ZONING SUBMISSION

S:\0001-1000\0228L - Ingleside at Rock Creek -Manor House PUD\cadd\preliminary\VC0228L_100.dwg, ~ Oct 12, 2026 AT 11:10:30 AM

LEGEND:

- VEHICULAR ACCESS
- PEDESTRIAN ACCESS
- ENTRANCE
- (P) PARKING
- (L) LOADING

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)

1 inch = 150 ft.

INGLESIDE AT ROCK CREEK
ENGAGED LIVING

3020 MILITARY ROAD, NW, WASHINGTON, DC 20015

Goulston & Storrs

PAUL TUMMONDS | LEGAL
1999 K STREET, NW SUITE 500
WASHINGTON, DC 20006 (202) 721-1157

rlps ARCHITECTS

CRAIG KIMMEL, MANAGING PARTNER | ARCHITECT
250 VALLEYBROOK DRIVE
LANCASTER, PA 17601 (717) 560-9501

jfw

STEVEN J. VAN DORPE,
PROJECT EXECUTIVE
PROJECT DEVELOPMENT

18310 MONTGOMERY VILLAGE AVE
GAITHERSBURG, MD 20879 (202)-236-7692

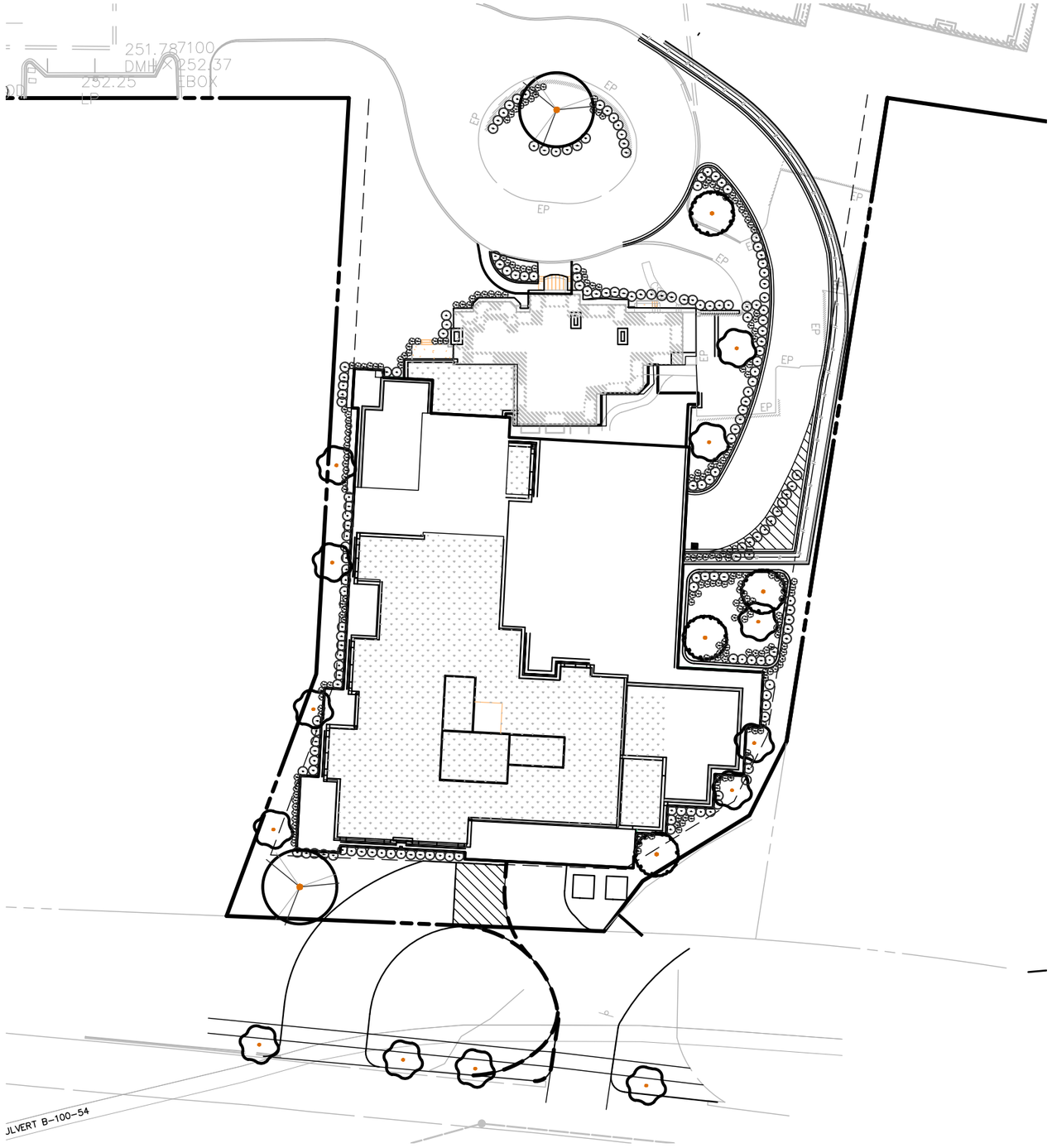
VIKA CAPITOL

KYLE OLIVER, PE PRINCIPAL DIRECTOR | CIVIL & LANDSCAPE
4910 MASSACHUSETTS AVENUE, NW. SUITE 16
WASHINGTON, DC 20016 (202) 244-4140

GOROVE SLADE
Transportation Planners and Engineers

ASHLEY ORR, PE, PROJECT MANAGER
TRANSPORTATION ENGINEERING
1140 CONNECTICUT AVE NW SUITE 1010
WASHINGTON, DC 20036 (202) 296-8625

CIV0570



PLANTING PLAN

INGLESIDE AT ROCK CREEK MASTER PLAN

ZONING SUBMISSION

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CONCEPT PLANT SCHEDULE

ORNAMENTAL TREE

LARGE TREE

RELOCATED HERITAGE TREE

SMALL SHRUB

BIG SHRUB

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.

INGLESIDE AT ROCK CREEK
ENGAGED LIVING
3050 MILITARY ROAD, NW, WASHINGTON, DC 20015

Goulston & Storrs
PAUL TUMMONDS | LEGAL
1999 K STREET, NW SUITE 500
WASHINGTON, DC 20006

rlps ARCHITECTS
CRAIG KIMMEL, MANAGING PARTNER | ARCHITECT
250 VALLEYBROOK DRIVE
LANCASTER, PA 17601

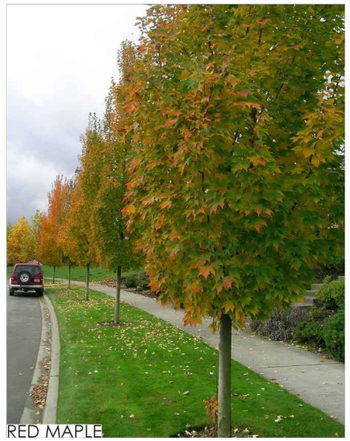
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PROJECT DEVELOPMENT
18310 MONTGOMERY VILLAGE AVE
GAITHERSBURG, MD 20879

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KYLE OLIVER, PE, PRINCIPAL DIRECTOR | CIVIL & LANDSCAPE
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WASHINGTON, DC 20036

CIV0600

DECIDUOUS TREES


RED MAPLE


SWEETGUM


AMERICAN ELM


RED OAK

EVERGREEN TREES


ATLAS CEDAR


AMERICAN HOLLY

ORNAMENTAL TREES


DOWNY SERVICEBERRY


EASTERN REDBUD


FLOWERING DOGWOOD

PERENNIALS / GROUNDCOVER


PURPLE CONEFLOWER


SMOOTH BLUE ASTER


HOSTA

SHRUBS


WILD HYDRANGEA


HENRY'S GARNET SWEETSPIRE


INKBERRY HOLLY


WINTERBERRY

LANDSCAPE PALETTE

INGLESIDE AT ROCK CREEK MASTER PLAN

ZONING SUBMISSION

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INGLESIDE AT ROCK CREEK
ENGAGED LIVING
3050 MILITARY ROAD, NW, WASHINGTON, DC 20015

Goulston & Storrs
PAUL TUMMONDS | LEGAL
1999 K STREET, NW SUITE 500
WASHINGTON, DC 20006

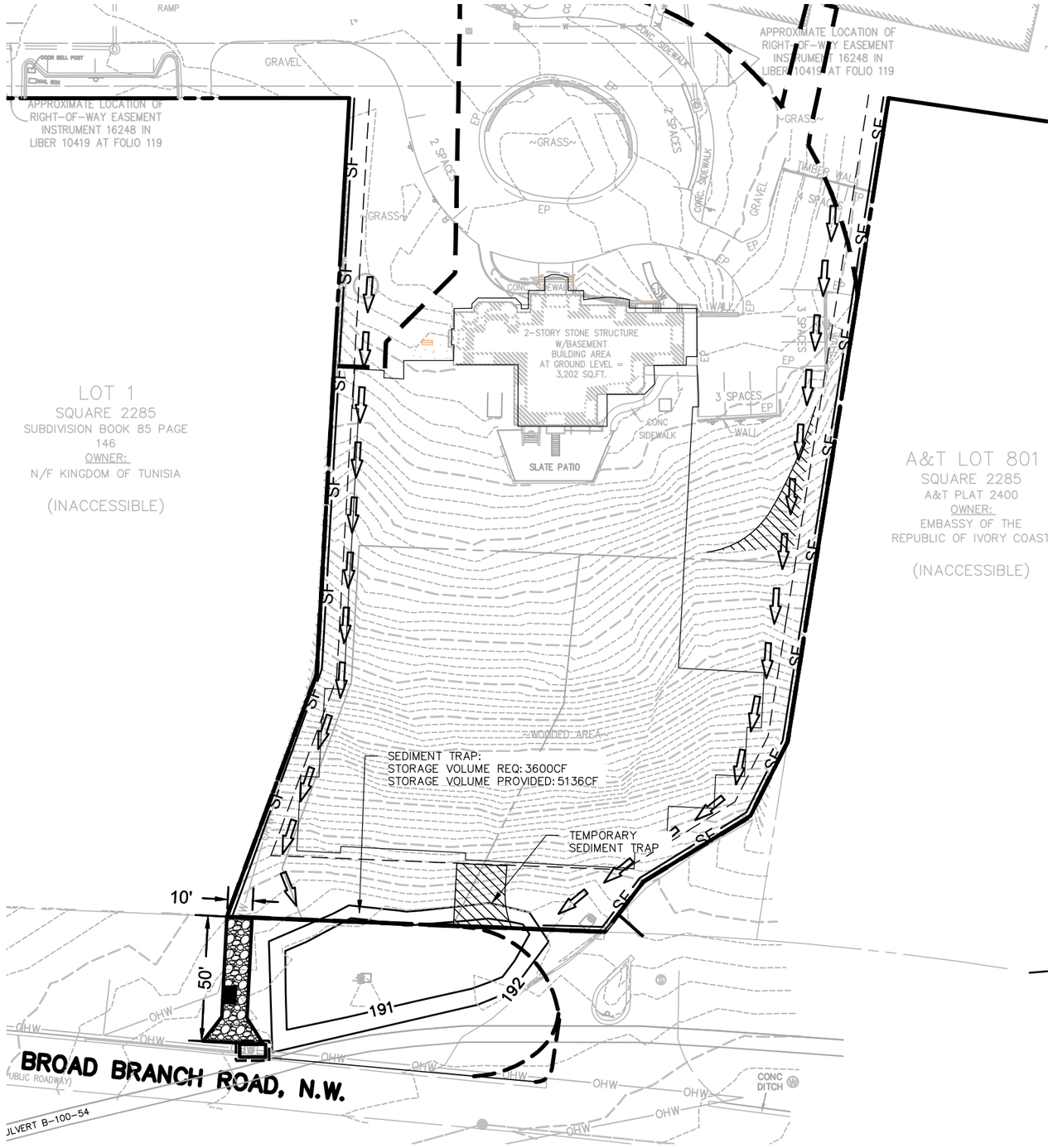
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WASHINGTON, DC 20036

CIV0650



LEGEND:

- LIMITS OF DISTURBANCE
- INLET PROTECTION
- SF — SILT FENCE
- TP — TREE PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE W/ WASH RACK
- TEMPORARY DIVERSION DIKE

VIKA CAPITOL, LLC
4910 Massachusetts Avenue
SUITE 16
Washington, DC 20016

PROJECT: VC0228L-INGLESIDE
COMPUTED BY: VIKA CAPITOL, LLC

SEDIMENT TRAP

SCALE = ELEV INTERVAL: AS SHOWN

STAGE VS STORAGE

ELEV FT	AREA SQ IN	AREA SQ FT	AREA SQ FT	H FT	VOL CU FT	TOT VOL CU FT	TOT VOL AC-FT	TOT VOL CU YD
190.50		2153			0	0	0.00	0.0
			3435.5	1.50				
192.00		4718			5153.25	5153.25	0.11830	190.9
		+	5572.5	0.05				
192.05		6423			278.625	5431.875	0.12470	201.2

DRAINAGE AREA (SF)	62,145
DRAINAGE AREA (ACRES)	1.43
TRAP VOLUME REQUIRED (CF/AC)	3600
TOTAL STORAGE REQUIRED(CF)	5136
MIN STORAGE REQUIRED (CF)	5136
DRY STORAGE VOLUME	2568
DRY STORAGE ELEVATION	192.00
WET STORAGE VOLUME	2568
WET STORAGE ELEV.	191.54
CLEANOUT STORAGE VOLUME	856
CLEANOUT STORAGE ELEV.	190.75

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

SEC PLAN
INGLESIDE AT ROCK CREEK MASTER PLAN
ZONING SUBMISSION

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INGLESIDE AT ROCK CREEK
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Goulston & Storrs
PAUL TUMMONDS | LEGAL
1999 K STREET, NW SUITE 500
WASHINGTON, DC 20006

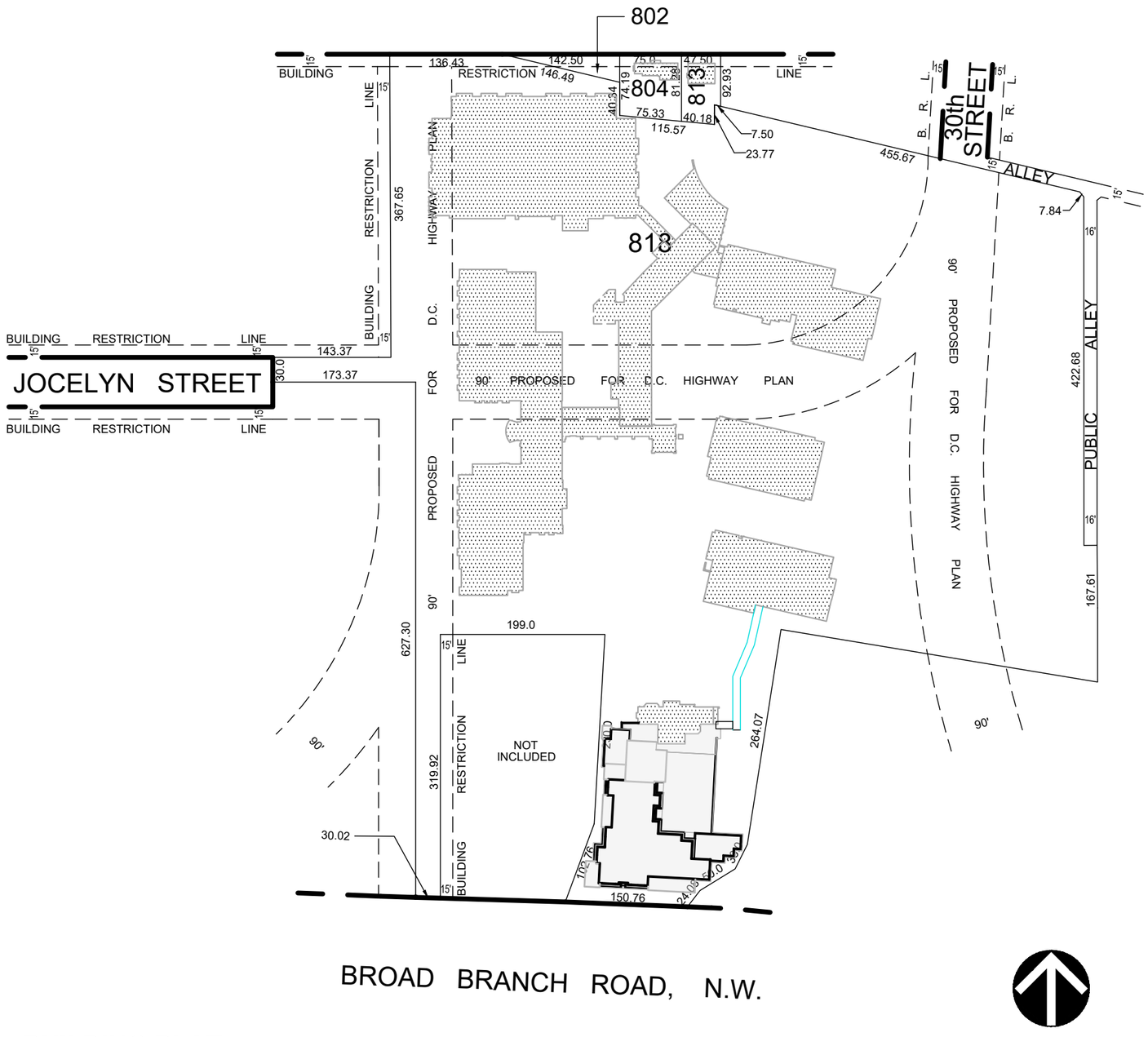
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GOROVE SLADE
Transportation Planners and Engineers
ASHLEY ORR, PE, PROJECT MANAGER
TRANSPORTATION ENGINEERING
1140 CONNECTICUT AVE NW SUITE 1010
WASHINGTON, DC 20036

CIV0700



BUILDING PLAT

INGLESIDE AT ROCK CREEK MASTER PLAN

ZONING SUBMISSION

GRAPHIC SCALE
(IN FEET)
1 inch = 150 ft.

S:\0001-1000\0228L - Ingleside at Rock Creek -Manor House PUD\cadd\preliminary\VC0228L_BUILDING PLAT.dwg, ~ Oct 12, 2026 AT 11:11:51 AM

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., August 25, 2026

Plat for Building Permit of: SQUARE 2287 Lots 82, 804 ,813 & 818

Scale: 1 inch = 100 feet

Recorded in Book A & T Page 3345 - P(Lot 802)
Book A & T Page 3443 - F(Lot 804)
Book A & T Page 3817(Lot 813)
Book A & T Page 3868(Lot 818)

Receipt No. 26-04534 Drawn by: B.S.

Furnished to: BRIAN J RUHL

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

_____

Surveyor, D.C.

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;

2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _____; and

3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;

2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;

3) I have/have not (*circle one*) filed a subdivision application with the Office of the Surveyor;

4) I have/have not (*circle one*) filed a subdivision application with the Office of Tax & Revenue; and

5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance. The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.

I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: _____ Date: _____

Printed Name: _____ Relationship to Lot Owner:_____

If a registered design professional, provide license number _____ and include stamp below.

INGLESIDE AT ROCK CREEK
ENGAGED LIVING
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CIV0750