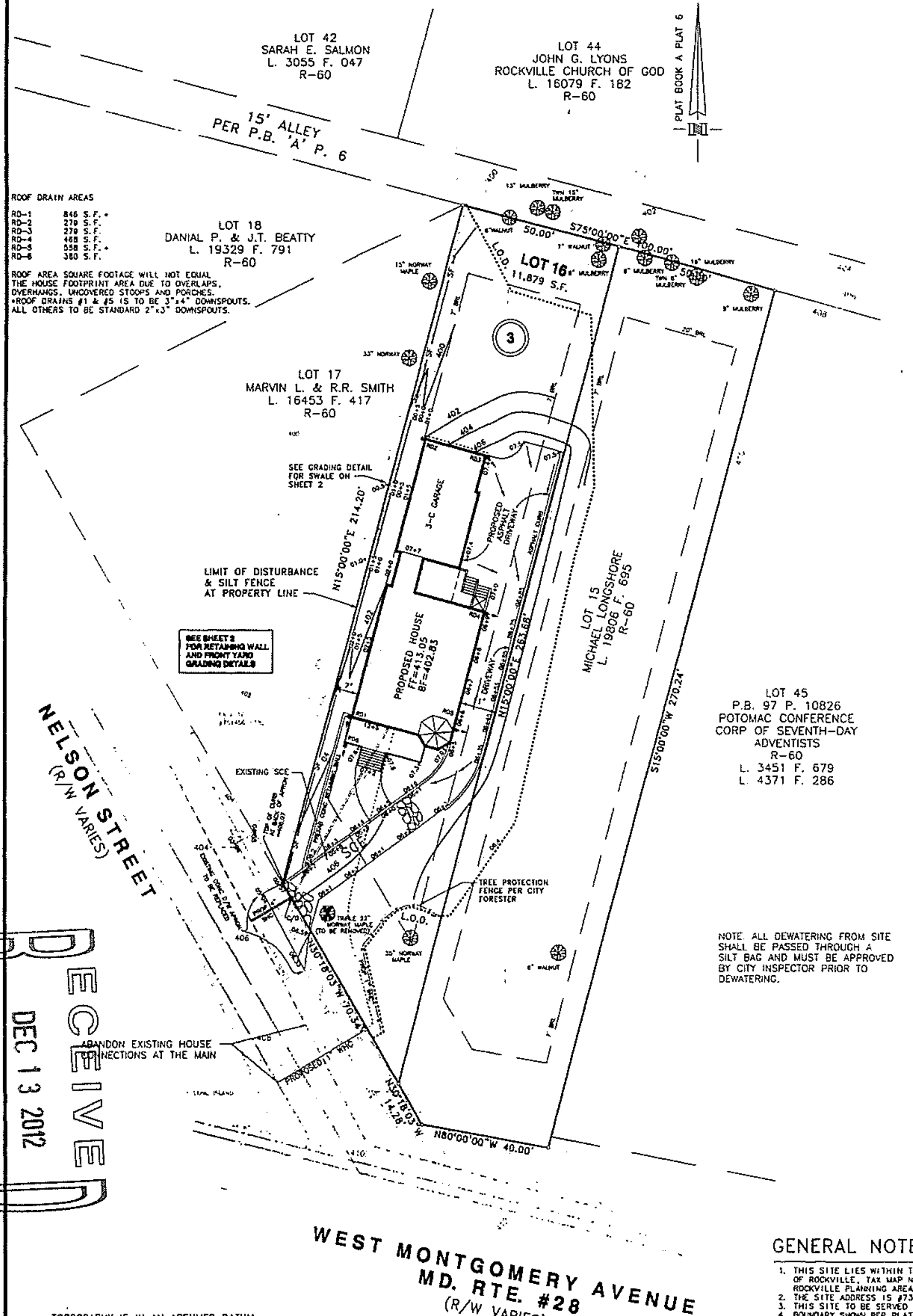
I:\FEP-DWGS\WEPARK\WEPARK12 Fri Oct 25 10:24 43 2002



NOTE: ALL DEWATERING FROM SITE SHALL BE PASSED THROUGH A SILT BAG AND MUST BE APPROVED BY CITY INSPECTOR PRIOR TO DEWATERING.

RECEIVED
DEC 13 2012
COMMUNITY PLANNING AND DEVELOPMENT SERVICES

TOPOGRAPHY IS IN AN ASSUMED DATUM.

20 0 20 40 60
GRAPHIC SCALE: 1" = 20'

NOTE

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE CONTRACTOR MUST DETERMINED THE EXACT LOCATION AND ELEVATION OF THE UTILITIES BY DIGGING TEST PITS BY AND AT ALL UTILITY CROSSINGS, WELL IN ADVANCE OF TRENCHING. IF CLEARANCES ARE LESS THEN SPECIFIED ON THIS PLAN OR LESS THEN 12" WHEN NOT SPECIFIED, CONTACT THE CITY OF ROCKVILLE DEPT OF PUBLIC WORKS AND THE APPROPRIATE UTILITY OWNER BEFORE PROCEEDING WITH CONSTRUCTION.

SITE DEVELOPMENT DATA

1. EXISTING ZONING: R-60, QUALIFYING UNDERSIZE LOTS
2. TOTAL AREA: 0.27270 ACRES OR 11,879 S.F.
3. LOT COVERAGE ALLOWED: 35%
   LOT COVERAGE PROPOSED: LESS THEN 20%
4. MAX BUILDING HEIGHT ALLOWED. 35 FEET
   BUILDING HEIGHT PROPOSED: 34.7 FEET OR LESS
5. MINIMUM SETBACKS:
   FRONT YARD SETBACK: 25 FEET
   REAR YARD SETBACK: 20 FEET
   SIDE YARD SETBACK: 7 FEET PER SIDE
   LOT FRONTAGE: 35 FEET AT STREET
   50 FEET AT B.R.L.

City of Rockville Department of Public Works

STANDARD EROSION AND SEDIMENT CONTROL NOTES

1. The permittee shall notify the Contract Manager at 240-314-8540, the City Forester at 240-314-8705, and the City Inspector 48 hours before commencing any land disturbing activity and shall be required to hold a pre-construction meeting between himself or his representative, authorized representatives of the Department, and the City Forester.
2. The permittee must obtain inspection and approval by the Department of Public Works (DPW) at the following points:
   a. At the required pre-construction meeting.
   b. Following installation of sediment control measures and prior to any other land disturbing activity.
   c. During the installation of a sediment basin or stormwater management structure at the required inspection points (see Inspection Checklist on Plan). Notification prior to commencing construction is mandatory.
   d. Prior to removal or modification of any sediment control devices.
   e. Prior to final acceptance.
3. All erosion control measures are to be constructed and maintained in accordance with applicable published standards and specifications and the most current "Maryland Standards and Specifications for Soil Erosion and Sediment Control."
4. The permittee shall construct all erosion and sediment control measures per the approved plan and construction sequence, shall have them inspected and approved by DPW prior to beginning any other land disturbances, shall ensure that all runoff from disturbed areas is directed to the sediment control devices, and shall not remove any erosion or sediment control measures without prior permission from DPW.
5. Any request for changes to the approved sediment control plan or sequence of construction must be submitted to the Sediment Control Inspector and approved before implementing changes. Major changes will require a plan revision, including approval by the Montgomery County Soil Conservation District.
6. The permittee shall protect all points of construction ingress and egress to prevent the deposition of materials onto traversed public thoroughfares. All materials deposited onto public thoroughfares shall be removed immediately.
7. The permittee shall inspect daily and maintain continuously in effective operating condition all erosion and sediment control measures until such times as they are removed with prior permission from Department of Public Works.
8. All sediment basins, trap embankments, swales, perimeter dikes, and permanent slopes steeper or equal to 3:1 shall be stabilized with sod, seed and anchored straw mulch, or other approved stabilization measures, within seven (7) calendar days of establishment. All areas disturbed outside of the perimeter sediment control system must be minimized and stabilized immediately. Maintenance must be performed as necessary to ensure continued stabilization. Restabilization or overseeding will be required, if necessary.
9. The permittee shall apply sod, seed and anchored straw mulch, or other approved stabilization measures to all disturbed areas within 14 calendar days after stripping and grading activities have ceased on that area. Maintenance shall be performed as necessary to ensure continued stabilization. Active construction areas, such as borrow or stockpile areas, roadway improvements, and areas within 50 feet of a building under construction may be exempted from this requirement, provided that erosion and sediment control measures are installed and maintained to protect those areas.
10. Prior to removal of sediment control measures the permittee shall stabilize all contributory disturbed areas using sod or an approved permanent seed mixture with required soil amendments and an approved anchored mulch. Wood fiber mulch may only be used in seeding season to promote sheet flow drainage. Areas brought to finished grade during the seeding season shall be permanently stabilized within 14 calendar days of establishment. When property is brought to finished grade during the months of November through February, and permanent stabilization is found to be impractical, an approved temporary seed and straw anchored mulch shall be applied to disturbed areas. The final permanent stabilization of such property shall be completed prior to the following April 15.
11. The site work, materials, approved SC and SWM plans and any required test reports shall be available at the site for inspection by duly authorized officials of the City of Rockville.
12. Surface drainage flows over unstabilized cut and fill slopes shall be controlled by either preventing drainage flows from traversing the slopes or by installing mechanical devices to lower the water downslope without causing erosion. Dikes shall be installed and maintained at the top of cut or fill slopes until the slope and drainage area to it are fully stabilized, at which time they must be removed and final grading done to promote sheet flow drainage. Mechanical devices must be provided at points of concentrated flow where erosion is likely to occur.
13. Permanent swales or other points of concentrated water flow shall be stabilized with sod or seed with an approved erosion control matting or by other approved stabilization measures.
14. Temporary sediment control devices shall be removed, with permission of DPW, within (30) calendar days following establishment of permanent stabilization in all contributory drainage areas. If establishment is not full and uniform as determined by the Sediment Control Inspector, overseeding will be required. Stormwater management structures used temporarily for sediment control shall be converted to the permanent configuration within this time period as well.
15. No permanent cut or fill slope with a gradient steeper than 3:1 will be permitted in lawn maintenance areas. A slope gradient of up to 2:1 will be permitted in areas that are not to be maintained provided that those areas are indicated on the erosion and sediment control plan with a low-maintenance ground cover specified for permanent stabilization. Slope gradient steeper than 2:1 will not be permitted with vegetative stabilization.
16. The permittee shall install a splash block at the bottom of each down spout unless the down spout is connected by a drain line to an acceptable outlet.
17. All water pumped from excavation during construction shall be pumped either to sediment tanks and/or sediment traps. No water will be pumped to the storm drain system. Dewatering shall be performed in accordance with the most current Maryland Standards and Specifications for Soil Erosion and Sediment Control.
18. For finished grading, the permittee shall provide adequate gradients so as to. (1) prevent water from standing on the surface of lawns more than 24 hours after the end of a rainfall, except in designated drainage courses and swale flow areas which may drain as long as 48 hours after the end of a rainfall, and (2) provide positive drainage away from all building foundations or openings.
19. Sediment traps or basins are not permitted within 20 feet of a building which is existing or under construction. No building may be constructed within 20 feet of a sediment trap or basin.
20. All inlets in non-sump areas shall have asphalt berms installed at the time of base paving establishment.
21. The sediment control inspector has the option of requiring additional sediment control measures, if deemed necessary.
22. All trap elevations are relative to the outlet elevation, which must be an existing undisturbed ground.
23. Vegetative stabilization shall be performed in accordance with the most current Maryland Standards and Specifications for Soil Erosion and Sediment Control.
24. Temporary sediment trap(s) shall be cleaned out and restored to the original dimensions when sediment has accumulated to a point one half (1/2) the depth between the outlet crest and the bottom of the trap.
25. Sediment removed from traps shall be placed and stabilized in approved areas in such a manner that it does not foul existing or proposed storm drainage systems or areas already stabilized. Sediment shall no be placed within a flood plain or wetlands.
26. All sediment basins and traps must be surrounded with a welded wire safety fence. The fence must be at least 42 inches high, have posts spaced no farther apart than 8 feet, have mesh openings no greater than 2 inches in width and 4 inches in height with a minimum of 14 gauge wire. Safety fence must be maintained in good condition at all times.
27. No excavation in the area of existing utilities is permitted unless their location has been determined. Call Miss Utility at 1-800-257-7777 and the City at 301-309-3093 for water and sewer locations - 48 hours prior to the start of work.
28. Off-site spoil or borrow areas must have approved SC plans
29. Protect all trees to be preserved during construction in accordance with the approved Forest Conservation Plan and Forest Stand Delineation.
30. Permittee is responsible for all actions of subcontractors, including repairing damages of sediment control devices.

GENERAL NOTES

1. THIS SITE LIES WITHIN THE ROCKVILLE ELECTION DISTRICT NUMBER 4, IN THE CITY OF ROCKVILLE, TAX MAP NUMBER GR-122, WSSC 200 SHEET NUMBER 218-NW-6, THE ROCKVILLE PLANNING AREA NUMBER 26 AND THE WATTS BRANCH WATERSHED.
2. THE SITE ADDRESS IS #731 WEST MONTGOMERY AVENUE.
3. THIS SITE TO BE SERVED BY PUBLIC SEWER AND WATER SYSTEM ONLY.
4. BOUNDARY SHOWN PER PLAT OF SUBDIVISION RECORDED IN PLAT BOOK "B" AS PLAT NUMBER 6 AND PER FIELD SURVEY PERFORMED BY THIS OFFICE.
5. SOIL TYPE: THE ENTIRE SITE IS SOIL TYPE 2B, GLENELG SILT LOAM, 3 TO 8% SLOPES, AS SHOWN ON THE SOIL SURVEY OF MONTGOMERY COUNTY, MAP 19. THIS SOIL IS IN HYDROLOGIC GROUP 'B'.
6. TOPOGRAPHY PER FIELD SURVEY PERFORMED BY THIS OFFICE, IN AN ASSUMED DATUM
7. TOTAL AREA OF DISTURBANCE BY THIS PLAN IS 12,200 SQUARE FEET.
8. ON-SITE IMPERVIOUS AREA:
   HOUSE, PORCHES, DECKS & STEPS: 2646 SQ. FT.
   DRIVEWAY, SIDEWALKS, CURB AND RETAINING WALLS: 2370 SQ. FT.
   TOTAL: 0.115 ACRES OR 5016 SQ. FT.
9. EXISTING HOUSE CONNECTIONS TO BE ABANDONED AT THE MAIN AND REPLACED WITH NEW CONNECTIONS PER CITY STANDARDS. NEW WHC MUST BE A MINIMUM OF 24" FROM THE ABANDONED WHC AND 24" FROM NEAREST JOINT.
10. DRIVEWAY APRON TO BE REPLACE FROM THE EXTENSION LINE OF PROPERTY TO THE EXISTING CURB LINE PER CITY OF ROCKVILLE STANDARD DETAIL NO. 62. REMOVE FROM EXISTING JOINT IN LOT 17 DRIVEWAY APRON AND PROVIDE EXPANSION JOINT MATERIAL BETWEEN EXISTING APRON AND NEW APRON OR AS OTHERWISE INSTRUCTED BY THE CITY INSPECTOR.
11. USE MODIFIED CITY DETAIL #60 FOR STREET PATCHES. MATCH BASE COURSE TO THICKNESS OF EXISTING STREET

City of Rockville Department of Public Works

GENERAL WATER AND SEWER NOTES

1. All water and sewer construction shall be in accordance with the latest General Specifications and Standard Details of the WSSC and/or the City of Rockville unless otherwise noted.
2. The contractor must contact the following prior to beginning work: City Utilities Section at 240-314-8367, Contract Manager at 240-314-8540, Transportation Division at 240-314-8500, and Miss Utility at 1-800-257-7777, 48 hours before excavating.
3. Information concerning existing underground utilities was obtained from available records. The contractor must determine the exact location and elevation of existing utilities by digging test pits by hand at all utility crossings well in advance of trenching.
4. Maintain minimum 1 foot vertical clearance between all water and sewer crossings and other utilities. If clearance is less than shown on this plan, contact the Engineer before proceeding.
5. Trench backfill shall be compacted to 95% per AASHTO T-99 and compacted with correct moisture content per WSSC Standard Specifications, Section 02200.
6. All trenches shall be backfilled at the end of the day, all equipment secured and the area left in a safe condition.
7. The public road utility patch is to be in accordance with City Standard Detail #60. All trenches in public streets are to be filled with compacted CR-6 or recycled concrete to subgrade.
8. The contractor must maintain all sediment control devices and see that all points of construction ingress and egress are protected as directed by the City Inspector to prevent tracking of mud and dust onto public ways or affecting adjacent areas.
9. Traffic must be maintained on all roadways within the construction area unless otherwise permitted by the engineer. No lane closure shall be permitted between 7-9 AM or 3:30-6 PM, Monday through Friday. Deployment and design of all traffic control devices shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
10. Valves located on the existing public system shall not be operated by the contractor
11. The applicant is required to obtain permits from all Federal, State and/or local permit authority having jurisdiction over any phase of construction associated with the installation of this system.
12. The applicant shall provide "as built" drawings on a (24" x 36" Mylar original) to the City of Rockville, certified by Professional Engineer, prior to the release of the permit.

WATER AND SEWER SPECIFICATIONS

Connection to Existing Water System: The connection shall be made at hours determined by the Engineer in order to cause the least disturbance to existing customers. The contractor shall notify the Contract Manager in writing at least five (5) days prior to making the connection and submit for approval a schedule and method to complete the proposed connection. The contractor shall also notify the City Utilities Section at 301-309-3093 at least three (3) days in advance of scheduled shutdown to arrange for valve operation. The City must provide a minimum of 48 hours notice to affected properties. The connection will then be made at the designated time in accordance with the directions of the Contract Manager. Test pit information on existing crossings must be provided a minimum of 48 hours prior to construction.

Valves: Valves shall conform to the latest AWWA Specifications and shall be clockwise turn to close, mechanical joint. All valves 16 inches and over shall be butterfly type and all valves 14 inches and smaller shall be gate type. Valve boxes shall be screw adjustable type with heavy duty cover.

Fire Hydrants and Fire Hydrant Connections: Fire hydrants shall be set 2 feet behind the face of curb unless otherwise indicated on the drawing. Each hydrant shall be set exactly plumb, at the grade provided, and shall be jointed to the fire hydrant connection at the foot of the barrel. Care shall be taken to place the streamer outlet normal to the street line and any hydrants placed askew shall be reset as directed by the City Inspector.

Fire hydrants shall be firmly set in a bed of screened gravel, which shall extend one foot below the bottom of the hydrant and be filled in and around it. The total amount of gravel used shall be at least 1/3 of a cubic yard. Fire hydrants shall not be blocked.

Fire hydrant connections of 6 inch cement lined ductile iron pipe shall be laid at the points shown on the drawings and shall be extended either to fire hydrants to which they shall be connected or to such points as shall be designated. Fire hydrant connections shall be laid in all particulars in a similar manner to the water mains themselves. All fire hydrant valves are to be tied to the main per WSSC Standard Details

Fire hydrants shall be Traffic Model Types which consists of break away bolts, stand-pipe and couplings. All fire hydrants shall be strapped to the mains per WSSC Standards and shall be painted with two coats of rust-preventive paint, per City Standard colors. The fire hydrants shall be as listed in WSSC General Conditions and Specifications, Section 02660.

Fire hydrants shall have 5, 1/4 inch, 3 way (2 hose nozzles and one pumper nozzle), 6 inch diameter mechanical joint inlet connection clockwise turn close. National Standard operating nut

Water Mains. Materials for all water mains are to be ductile iron class 51. All pipes are to be cement lined, minimum of 1/8 inch thick. The joints are to be U.S. "Tyton Joint" or an approved equal. Water pipe shall be installed in accordance with WSSC Standard Details and Standard Specifications, Section 02660.

Storage: The contractor shall store pipe and materials on site, so as not to damage the material, and shall maintain such storage areas in a hazard free and safe condition at all times.

Lubricants. Lubricants shall be potable hydrogenated vegetable oil which is insoluble in cold water and does not impart taste and odor. The lubricant shall not contain detergents, soaps or organic solvent either aliphatic or aromatic and shall be certified as nontoxic to humans or other animals. The lubricant shall be of a semi-paste consistency, which will readily stick to the inside of the bell of the pipe when applied by hand. It shall remain in a usable state through the temperature in which water pipe is normally installed.

Water House Connections: Water house connections shall be 1 inch copper, Type "K". The connection between main and meter shall be one continuous length. No taps shall be allowed in the last 5 feet of a deadend main. Yoke angle valves should be compatible with Ford 500 Series meter yokes. Size to be determined by service line demand.

Specifications: Unless otherwise authorized in writing by the Engineer or noted on the approved plans and/or noted in the specifications, all work and materials shall conform to the latest Washington Suburban Sanitary Commission General Conditions and Standard Specifications.

Cover: All water mains to be installed with minimum 3.5 feet of cover below finished grade or 3.0 feet of cover below finished subgrade.

Blocking: Block all fittings with concrete per plans and Standard WSSC Specifications and Standard Details.

Sewer and Water Main Pressure Tests: Pressure tests shall be accomplished by the contractor in accordance with City Standards and Specifications. Prior to connection to existing mains, the City will conduct a 24 hour bacterial test.

Material Requirements for Sewer. The City shall accept the following materials for the construction of the main line sewer, except as otherwise specified on the plans.

1. Concrete sewer main, extra strength with Tylon joints or approved equal,
2. Ductile iron, class 51, cement lined minimum 1/8 inch thick with Tyton joints or approved equal, or
3. Polyvinyl chloride pipe and fittings conforming to ASTM D3034-78, wall thickness SDR 35 with water tight elastomeric gasket joints.

Pipe for sewer house connections shall be 4 inch cast iron soil pipe or 4 inch polyvinyl chloride pipe and fittings as specified above, and shall be connected to the main line by the use of tees.

Flexible gaskets shall be used for connections to precast and existing manholes, and shall be A lock as manufactured by Atlantic Precast Concrete, Inc. or equal.

Mortar used in the installation of A Locks or the filling of any void in manholes walls, inside and out, shall be quick setting, non-shrink such as Octocrete, Speedcrete, Permacrete or equal.

Pipe Installation Requirements: Sewer pipe shall be installed in accordance with WSSC Standard Detail W-8.0 and Standard Specifications, Section 02730. Hydro-hammers may not be used within 3 feet of the top of pipe. Exercise care to insure adequate compaction around structures and prevent damage to pipe at connections to manholes. The contractor shall assist in the compaction testing operation as requested by the City Inspector.

Horizontal deflection of pipe shall be accomplished in accordance with manufacturer's specifications.

Cleanouts: Cleanouts are to be installed on each sewer house connection and to be located at the property line. Cleanout caps shall be brass and have a recessed brass cap.

When drop connections from the building are to be used at the property line cleanout, the eye of the cleanout shall be encased per WSSC Standard Details and Standard Specifications.

APPLICANT/OWNER

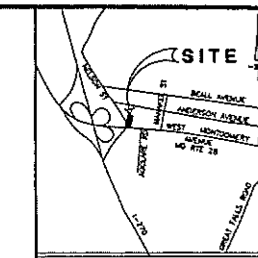
LONGSHORE CUSTOM HOMES
P.O. BOX 59668
POTOMAC, MD 20854
301-251-6706
CONTACT: MICHAEL LONGSHORE

MISS UTILITY

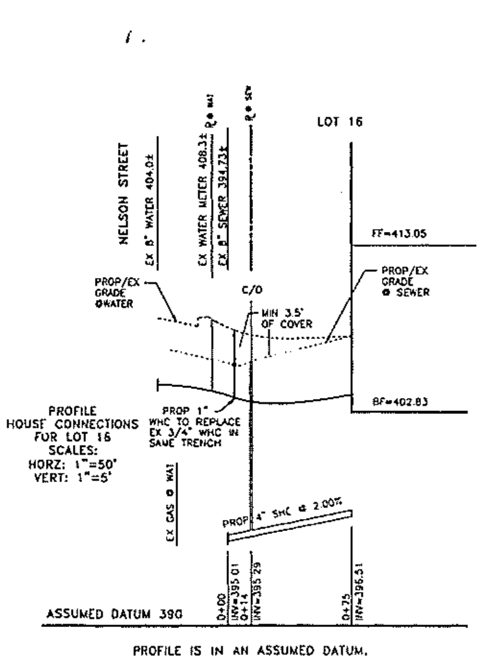
CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

SEQUENCE OF CONSTRUCTION

1. PRIOR TO PROCEEDING WITH ANY ACTIONS OR WORK ON THE SITE, A PRECONSTRUCTION MEETING MUST BE CONDUCTED ON SITE WITH THE APPROPRIATE PERSONS AS STATED IN ITEM #1 OF THE STANDARD SOIL EROSION AND SEDIMENT CONTROL NOTES ON THIS SHEET.
2. INSTALL OR REPAIR ALL SEDIMENT CONTROL AND TREE PROTECTION MEASURES AS SHOWN ON THIS PLAN AND THE APPROVED FOREST STAND DELINEATION/FOREST CONSERVATION PLAN.
3. ONCE SEDIMENT CONTROL AND TREE PROTECTION MEASURES ARE IN PLACE OR REPAIRED, THE PERMITTEE MUST OBTAIN PERMISSION FROM THE CITY INSPECTOR BEFORE PROCEEDING WITH ANY ADDITIONAL CLEARING, GRUBBING OR GRADING.
4. BEGIN BUILDING CONSTRUCTION.
5. OBTAIN APPROVAL OF TRAFFIC MANAGEMENT PLAN FOR CLOSURE OF NELSON STREET NOT RIGHT LANE. IMPLEMENT PLAN WITH PERMISSION OF CITY INSPECTOR PRIOR TO ANY WORK IN THE RIGHT OF WAY.
6. ABANDON EXISTING SHC & WHC AND INSTALL NEW CONNECTIONS. REPLACE / REPAIR STABILIZED CONSTRUCTION ENTRANCE UPON COMPLETION OF SHC. PATCH NELSON STREET UPON COMPLETION OF UTILITY CONNECTION.
7. FINE GRADE SITE, GRADE STORMWATER SWALES, INSTALL LANDSCAPE PLANTINGS AND PAVE DRIVEWAY.
8. PERMANENTLY STABILIZE THE ENTIRE DRAINAGE AREA.
9. REPLACE / REPAIR CURB & GUTTER AND SIDEWALK AS DIRECTED BY THE CITY INSPECTOR.
10. AFTER THE ENTIRE SITE HAS BEEN STABILIZED, THE PERMITTEE MUST OBTAIN WRITTEN PERMISSION FROM THE CITY INSPECTOR BEFORE REMOVING ANY SEDIMENT CONTROL AND TREE PROTECTION MEASURES.



VICINITY MAP 1"=2000'



PROFILE
HOUSE CONNECTIONS
FOR LOT 16
SCALES:
HORZ: 1"=50'
VERT: 1"=5'

PROFILE IS IN AN ASSUMED DATUM.

Approved for Sediment Control ~~and/or Storm Water Management~~ design for Mayor & Council of Rockville
10/25/02 [signature]
~~Date~~ for Director of Public Works City of Rockville, Md.
SCP2003-00019

APPROVED BY MAYOR AND COUNCIL
ROCKVILLE, MARYLAND
DATE: 10-25-02
[signature]
for DIRECTOR OF PUBLIC WORKS
PWK2003-00012
PERMIT NUMBER
This approval expires two years from date of approval, unless a PWK permit is issued

SITE DEVELOPEMENT, STORMWATER MANAGEMENT, SEDIMENT CONTROL AND SOIL EROSION PLAN

LOTS 16 - BLOCK 3

WEST END PARK

RECORDED IN PLAT BOOK 'B' AT PLAT 6
CITY OF ROCKVILLE
ROCKVILLE ELECTION DISTRICT NO. 4 MONTGOMERY COUNTY, MARYLAND

REVISIONS

	No.	DATE	BY
REVISED PER DPW COMMENTS	1	10/25/02	JDJ
REVISED PER DPW COMMENTS	1	10/20/02	JDJ
REVISED PER DPW COMMENTS	1	10/04/02	JDJ

FOWLER ASSOCIATES, INC.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
255 NORTH WASHINGTON STREET, SUITE 300
ROCKVILLE, MD 20850
(301) 762-2377

SCALE	DRAWN
1"=20'	JDJ
CHECKED	DATE
	10/02
JOB NUMBER	
95-019-1	
DRAWING NO.	
1 of 2	