

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

## **Development Review Comments**

February 6, 2024 MAP2024-00120 PJT2024-00019 1st Submission Review Comments 5906 Halpine Road

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

## **Reviewing Staff**

## Community Planning & Development Services (CPDS)

#### **Project Manager:**

Chris Davis (CRD), Senior Planner <a href="mailto:cdavis@rockvillemd.gov">cdavis@rockvillemd.gov</a>

#### **Comprehensive Planning:**

Katie Gerbes (KG), Comprehensive Planning Manager kgerbes@rockvillemd.gov

#### **Forestry Reviewer:**

Shayda Musavi (SM), Principal Planner, Landscape Architect <a href="mailto:smusavi@rockvillemd.gov">smusavi@rockvillemd.gov</a>

#### **Fire Reviewers:**

Shannon Patrick (SP), Fire Protection Engineer <a href="mailto:spatrick@rockvillemd.gov">spatrick@rockvillemd.gov</a>

Charles Biggus (CB), Fire Plans Examiner <a href="mailto:cbiggus@rockvillemd.gov">cbiggus@rockvillemd.gov</a>

#### **Building Reviewer:**

Chris Dempwolf (CD), Buildings Plan Examiner Supervisor <a href="mailto:cdempwolf@rockvillemd.gov">cdempwolf@rockvillemd.gov</a>

#### Dept. of Public Works (DPW)

#### **Engineering Reviewer:**

Sean Murphy (SM), Principal Civil Engineer smurphy@rockvillemd.gov MAP2024-00120 & PJT2024-00019 Development Review Letter February 6, 2024

#### **Traffic and Transportation Reviewers:**

Andrew Luetkemeier (AWL), Principal Transportation Engineer aluetkemeier@rockvillemd.gov

Faramarz Mokhtari (FM), Senior Transportation Planner fmokhtari@rockvillemd.gov

### Dept. of Housing and Community Development (HCD)

#### **Housing Reviewer:**

Punam Thukral (PT), Housing Specialist <a href="mailto:pthukral@rockvillemd.gov">pthukral@rockvillemd.gov</a>

## Dept. of Recreation and Parks (RPD)

#### **Parks Reviewer:**

Christine Henry (CH), Deputy Director <a href="mailto:chenry@rockvillemd.gov">chenry@rockvillemd.gov</a>

## Publicly Accessible Art in Private Development (AIPD) Reviewer:

Karyn Miller (KM), Arts, Culture, and Historic Program Manager kmiller@rockvillemd.gov

#### **CPDS Comments**

#### **Comprehensive Planning (KG)**

- 1. Zoning Text Amendment TXT2023-00261 created a floating zone procedure to implement the recommendations contained within the *Rockville 2040 Comprehensive Plan* that may not be permitted under existing, current zoning. A floating zone map amendment may be approved only if the Mayor and Council finds the application meets the four required findings.
- 2. The first required finding is, "the application...is consistent with the Plan and implements the Land Use Policy Map and applicable description of the land use category found in the Rockville 2040 Comprehensive Plan as adopted by the Mayor and Council on August 2, 2021."

This application is located within Planning Area 8. According to the Land Use Policy Map of Planning Area 8, the site is designated as "residential flexible" which calls for "a mix of townhouses/row houses, and apartment buildings, as well as detached houses. It is applied to sites where the mix of allowed residential types is flexible and to be finalized during development review. Small-scale commercial uses are an included option if integrated into the residential development" (page 20). The proposed land use of two-over-two condominiums is consistent with this land use category from *Rockville 2040* and meets the first required finding of the floating zoning map amendment.

#### **Development & Zoning Reviewer (CRD)**

- 1. The submitted MAP Amendment application requests that this property be rezoned from the R-60 zone to the MXNC zone. While it is acknowledged that the application seeks to rezone the property to MXNC per the recommendation of the Rockville 2040 Comprehensive Plan, an application for a Floating Zone Map Amendment must request one of the specific interim comprehensive plan floating zones found in Sec. 25.14.35. As the applicant seeks to apply the uses and development standards of the MXNC zone, it appears that the Residential Flexible-Floating Zone (RF-FZ) would be consistent with the applicant's request per Sec. 25.14.35.c.2.(a)(iii).
- 2. As the MXNC equivalent zone is requested with the current Floating Zone MAP application, per Sec. 25.13.03, attached dwellings, such as the proposed two-over-two stacked units, are permitted in the MXNC zone.

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- 3. Using the corresponding Montgomery County Student Generation Rates, the proposed development will generate two (2) students at the elementary school level (Twinbrook); one (1) student at the middle school level (Julius West); and two (2) students at the high school level (Richard Montgomery).
- 4. As required for the MAP application, please provide a vicinity map covering the area within 1,000 feet of the boundaries of the land covered by this application showing the existing zoning classification of such land as it appears on the official zoning map in the office of the Mayor and Council at the scale of 1-inch equals 200 feet.
- 5. Staff's understanding of the public benefit requirement is that it is intended to provide benefits above and beyond what would ordinarily be produced by simply meeting the minimum requirements for the development. Please revise justification to elaborate on how the various project elements will provide public benefits that are greater than what would normally be required. Staff recommends that the proposal be strengthened to provide additional elements such as Moderately Priced Dwelling Units (MPDUs) or public use space above the minimum required, specified streetscape improvements, wayfinding and community gateway signage elements, and environmental building efficiency standards or other benefits that exceed code requirements, as expressed in Sec. 25.14.35.g.1.
- 6. The applicant is requesting a waiver of the required 50-foot side yard setback abutting residential property and the required 30-degree layback slope as specified Article 13. The proposed building height of 50 feet would seem to require a corresponding setback of 86.6 feet, in lieu of the 76.6 feet stated in the SOJ, in order to achieve the required 30-degree layback slope. In addition, the proposed layback slope does not appear to be stated and should. The proposed setback and height appears to result in a layback slope of 52 degrees. Please verify and revise the requested waivers with such metrics. Per Section 25.13.05.b.2.(e), please demonstrate that the required layback slope will be met from the confronting single-family properties along the north side of Halpine Road.
- 7. As the proposed dwellings will have either a flat or gabled roof, either option should not exceed the proposed 50-foot height maximum. Use of the gable roof design may help to provide a contextual transition from the

## MAP2024-00120 & PJT2024-00019 Development Review Letter February 6, 2024

adjacent townhouse and confronting single-family uses on Halpine Road, while also not conflicting with the adjacent multifamily developments on Ardennes Avenue.

- 8. The parking tabulation on Sheet PP-1 indicates that 7 excess/visitor parking spaces will be provided. Please confirm how demand for visitor parking be accommodated. Will there be any dedicated off-site parking provided for guests of residents? If so, please specify location.
- 9. See Project Plan site plan markups in blue for additional comments. For any comments requiring revisions, please complete associated changes to the companion Level 2 Site Plan site plan and vice versa for the Project Plan site plan documents where applicable.

#### Forestry (SM)

1. See PJT site plan sheets for comments.

#### Fire (SP/CB)

1. See PJT site plan sheets for comments.

#### **Building (CD)**

1. No comments.

#### **DPW Comments**

#### **Engineering (SM)**

1. See PJT site plan sheets for comments.

#### Traffic and Transportation (AWL/FM)

- 1. See PJT site plan sheets for comments.
- 2. Fees for the scoping intake form and the on-site transportation report are \$200 and \$1,000, respectively.

#### **HCD Comments**

#### Housing (PT)

1. The applicant is proposing this application for the construction of 36 twoover-two condominiums units, this project doesn't require to comply with MPDU regulations chapter 13.5.

#### **RPD Comments**

#### Parks (CH)

1. No comments.

#### AIPD (KM)

1. The Publicly Accessible Art in Private Development ordinance will apply to this project. See the City's website:

<a href="https://www.rockvillemd.gov/2081/Publicly-Accessible-Art">https://www.rockvillemd.gov/2081/Publicly-Accessible-Art</a> for application, implementation manual, and ordinance. Contact Karyn Miller at kmiller@rockvillemd.gov or 240.314.8101 with questions and to help determine an approach to the requirement. Applicant must have an approved application prior to issuance of a building permit and the artwork must be installed and approved prior to issuance of an occupancy permit.

Note: At the time of the next submittal, the applicant will need to provide a point- by-point response letter noting how the staff review comments have been addressed. Comments provided in letter format should be addressed in letter format. Comments provided in the plans should be addressed via plan markups rather than letter format. See attached example.

# HALPINE ROAD

PROJECT PLAN PJT2024-00019

ROCKVILLE (4TH.) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

Map amendmen

ELOPMENT TABULATIONS

F	₹-60
N	1XNC
65,577 SF	1.51 AC
1,739 SF	0.04 AC
63,838 SF	1.47 AC
	65,577 SF 1,739 SF

Development Program			
Residential Units			36
Front Loaded Townhomes			0
Rear Loaded MF Townhomes (2 over 2)	~~~		36
MPDUs	<u> </u>	UNITS	%
Minimum Required	}	6	15.0%
Proposed	<b>}</b>	6	15.0%

			<del>L</del>		
Building Height	N	laximum A	llowed	Maximu	m Requested
Townhomes		50'			50'
Open Space	N	1inimum Re	quired	Propose	d (minimum)
Open Area (includes public use space)	15%	9,5	76 SF	35.7%	22,800 SF
Public Use Space	10%	6,3	84 SF	10.2%	6,486 SF
Building Setbacks	N	linimum Re	quired	Pro	oposed
Minimum width at Frontline		10'		256' Halpin	e, 272' Ardennes
Setback abutting ROW	0'	or 10' if pr	ovided	10' Halpin	e, 10' Ardennes
Side abutting Non-Residential	0'	or 10' if pr	ovided		30'
Side abutting Residential		or height of nichever is		3	39' (1)
Rear	0'	or 10' if pr	ovided		10'
Parking	N	linimum Re	quired	Pro	oposed
Townhome, 33 front load (2 per unit)		0			0
Townhome, 52 rear load (2 ber unit)		72			72
Lummer		72			72
Excess/Visitor Parking	36 Units 2-o rear loaded?				
On-Street Parking	real loaded	i			7
Excess from parking from front load tow	nhome units				0.0
					7.0

Accessible Parking	Minimum Required	Proposed
Townhomes	0	0
Bicycle Parking	Minimum Required	Proposed
Townhomes/Stacked Condominium Townhomes	0	0

(1) Pursuant to Zoning Ordinance Section 25.14.35.e an 11' waiver from the side yard setback requirement, as well as a corresponding 37.9' waiver from the layback slope requirement, is proposed.

Water & Sewer Authorization under review and must be approved prior to

0.19 space per unit

a. Modeling of the new water may be necessary. DPW will coordinate with consultant who provides water system modeling services for a time/cost estimate on the work.

b. Generally dead-end water mains should be avoided. c. The City generally follows WSSC Pipeline Design Manual for sizing,

structures, clearances, crossings etc.

Preliminary Sediment Control Plan under review and must be approved prior to Site Plan approval.

## Dry Utilities:

Provide layout per ordinance 25.17.03a. All underground lines and cables shall be placed in a public utility easement, or otherwise on private property No utilities may be placed in the public right-of-way or on City property without the express written permission of the City, and subject to such terms and conditions that the City may require.

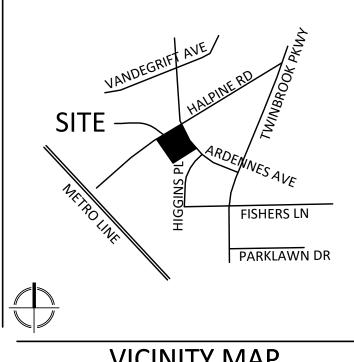
Dry utilities may cross the ROW perpendicular. Applicant shall submit a conceptual dry utility plan that will be required to be

Pre-App SWM Concept is under review. Pre-App SWM Concept cannot be approved until the

Site Plan cannot be submitted until the Pre-App SWM Concept is approved. The Pre-App SWM Approval letter will establish the study points of the safe conveyance analysis.

Safe Conveyance Study must be approved prior to site plan approval. The Pre-App SWM Approval letter will establish the study points of the safe conveyance analysis. However, this analysis may be concurrent with the Development SWM Concept.





**VICINITY MAP** SCALE: 1" = 2000'

## **GENERAL NOTES**

- THE PROPERTY IS 1.51 ACRES.
- THE SUBJECT PROPERTY COMPRISES THE FOLLOWING PROPERTIES:
- PARCEL N091, TAX MAP GQ63, TAX ACCT NO. 04-00146900 (CITY OF ROCKVILLE) PARCEL N091 IS CURRENTLY ZONED R-60; MXNC ZONING IS BEING PURSUED IN
- ACCORDANCE WITH THE FLOATING ZONE PROVISIONS. THE SITE IS LOCATED ON WSSC MAP 216NW06.
- BOUNDARY AND TOPOGRAPHIC DATA PROVIDED BY VIKA 05/2023.
- THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON THE SITE.
- THERE IS NO STREAM VALLEY BUFFER LOCATED ON THE SITE.
- THERE ARE NO WETLANDS LOCATED ON THE SITE.
- 'D' TAPE WAS USED TO MEASURE THE TREES.
- THERE ARE NO STATE/COUNTY CHAMPION TREES LOCATED ON-SITE.
- THERE ARE NO EXISTING BUILDINGS WITHIN THE INVENTORY AREA IDENTIFIED IN THE CITY OF ROCKVILLE HISTORIC BUILDINGS CATALOGUE MAP. THE CITY OF ROCKVILLE ONLINE GIS DATA WAS ACCESSED ON OCTOBER 28, 2021.
- NRI/FSD FIELD WORK WAS CONDUCTED BY VIKA MARYLAND, LLC STAFF, CHARLES CRISLIP AND ZARIA STEBBINS ON APRIL 4, 2023.
- NRI/FSD FTP2023-00059 WAS SUBMITTED 06/09/2023.
- EXISTING BUILDINGS ON THE PROPERTY PROPOSED FOR DEMOLITION ARE SUBJECT
- TO ZONING ORDINANCE SEC. 25. 07.02.4, HISTORIC REVIEW

## SHEET INDEX

- **COVER SHEET**
- **APPROVALS**
- PROJECT PLAN OVERALL
- PROJECT PLAN GRADING
- FIRE PROTECTION PLAN
- GARBAGE TRUCK MOVEMENT PLAN
- SU-30 MOVEMENT PLAN
- FIRE TRUCK MOVEMENT PLAN
- LANDSCAPE COVER LL-1.00
- LL-1.01 MATERIALS PLAN
- LANDSCAPE PLAN
- LL-2.00 PLANTING DETAILS
- SITE DETAILS LL-2.01
- LL-2.02 LIGHTING DETAILS
- LL-3.00 LIGHTING PLAN
- PUBLIC GREEN AND OPEN SPACE PLAN LL-4.00
- PRELIMINARY FOREST CONSERVATION PLAN COVER SHEET
- PRELIMINARY FOREST CONSERVATION PLAN
- PRELIMINARY FOREST CONSERVATION PLAN TREE REMOVAL
- PRELIMINARY FOREST CONSERVATION PLAN TABLES

## SUPPORTING DOCUMENTS

STORMWATER MANAGEMENT CONCEPT PLAN CONCEPT SEDIMENT EROSION CONTROL PLAN

PAVEMENT MARKING AND SIGNAGE PLAN

UTILITY PLAN

SIGHT DISTANCE PLAN

FOREST CONSERVATION/SWM OVERLAY EXHIBIT

ARCHITECTURE PLAN CONCEPTS

**ROAD SECTIONS EXHIBIT** 



Germantown, MD 20874 301.916.4100 | vika.com

Our Site Set on the Future PREPARED FOR: **PULTE HOME** 

COMPANY, LLC 9302 LEE HIGHWAY **SUITE 1000** FAIRFAX, VA 22031 703.934.9367 DAVID DeMARCO

David.DeMarco@PulteGroup.com

**DESIGN CONSULTANTS** 

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GERMANTOWN MD, 20874 301.916.4100 CONTACT: MICHAEL GOODMAN, PE

ATTORNEY LERCH, EARLY & BREWER,

7600 WISCONSIN AVE, SUITE 700

BETHESDA, MD 20814 301.986.1300 CONTACT: PATRICIA HARRIS

GOROVE SLADE

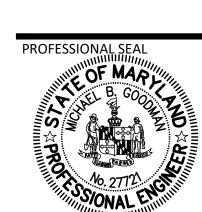
1140 CONNECTICUT AVE NW, SUITE 1010 WASHINGTON, DC 20036 CONTACT: WILL ZEID

REVISIONS	DATE

## **HALPINE** ROAD

CITY OF ROCKVILLE MONTGOMERY COUNTY, MARYLAND WSSC GRID: 216NW06 TAX MAP: GQ63

PROJECT PLAN **COVER SHEET** 



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM UNDER THE LAWS OF THE STATE OF MARYLAND ENGINEER'S NAME: MICHAEL GOODMAN, P.E LICENSE No.: 27721 EXPIRATION DATE: JULY 19, 2024

DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VII MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR VIOLATIONS MAY RESULT IN PROSECUTION. ONLY

APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

DRAWN BY: <u>EJS</u> DESIGNED BY: MBG DATE ISSUED: <u>04/10/2023</u>

PROJECT VM50639A

LAYOUT: COVER, Plotted By: schlatter

"FOR LOCATION OF UTILITIES CALL

8-1-1 or 1-800-257-7777 OR LOG ON TO

www.call811.com or http://www.missutility.net

48 HOURS IN ADVANCE OF ANY

WORK IN THIS VICINITY"

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

Flexible-Floating

Zone) with MXNC

equivalent zone, per

25.14.35.c.2.(a)(iii)

Confirm; PP-3

property.

appears to show 34.

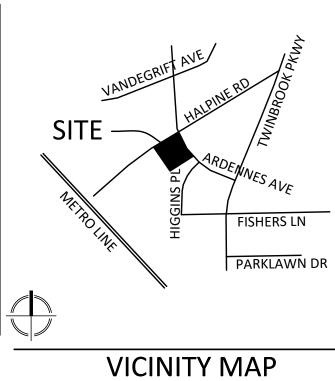
from Alair multifamily

approved by both the utility companies and DPW at Site Plan.

Pre-App SWM Concept must be approved prior to submission of the Development SWM Concept.

Development SWM Concept must be approved prior to site plan approval.

Community Planning & Development Services Received October 23, 2023



SCALE: 1" = 2000'

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PREPARED FOR:

**PULTE HOME** COMPANY, LLC 9302 LEE HIGHWAY **SUITE 1000** FAIRFAX, VA 22031 703.934.9367 DAVID DeMARCO David.DeMarco@PulteGroup.com

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874 301.916.4100 CONTACT: MICHAEL GOODMAN, PE

ATTORNEY LERCH, EARLY & BREWER,

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TRAFFIC ENGINEER GOROVE SLADE 1140 CONNECTICUT AVE NW, SUITE 1010 WASHINGTON, DC 20036 202.296.8625 CONTACT: WILL ZEID

REVISIONS	DATE

## HALPINE ROAD

CITY OF ROCKVILLE MONTGOMERY COUNTY, MARYLAND WSSC GRID: 216NW06 TAX MAP: GQ63

PROJECT PLAN **APPROVALS** 



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. ENGINEER'S NAME: MICHAEL GOODMAN, P.E. LICENSE NO.: 27721

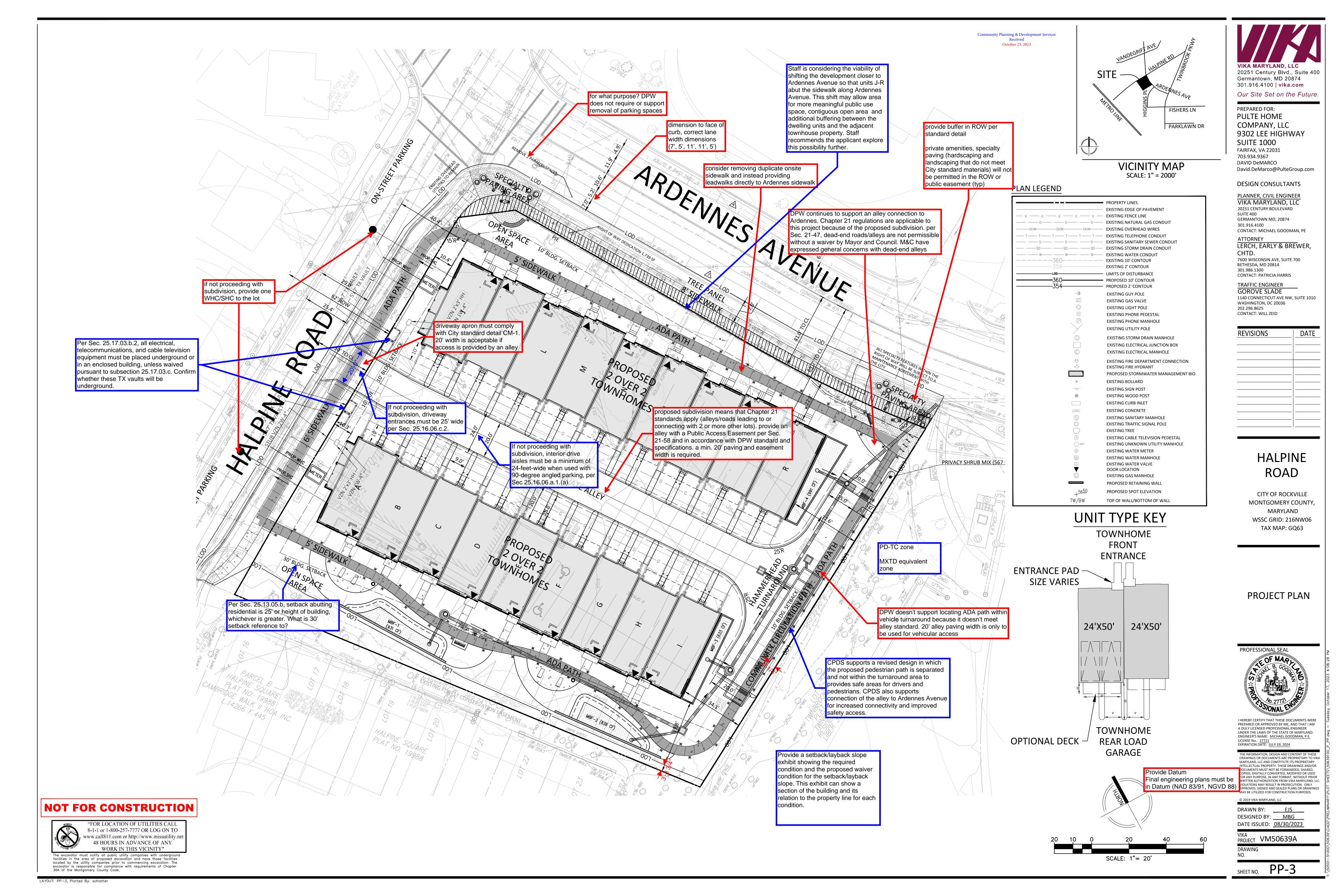
EXPIRATION DATE: JULY 19, 2024

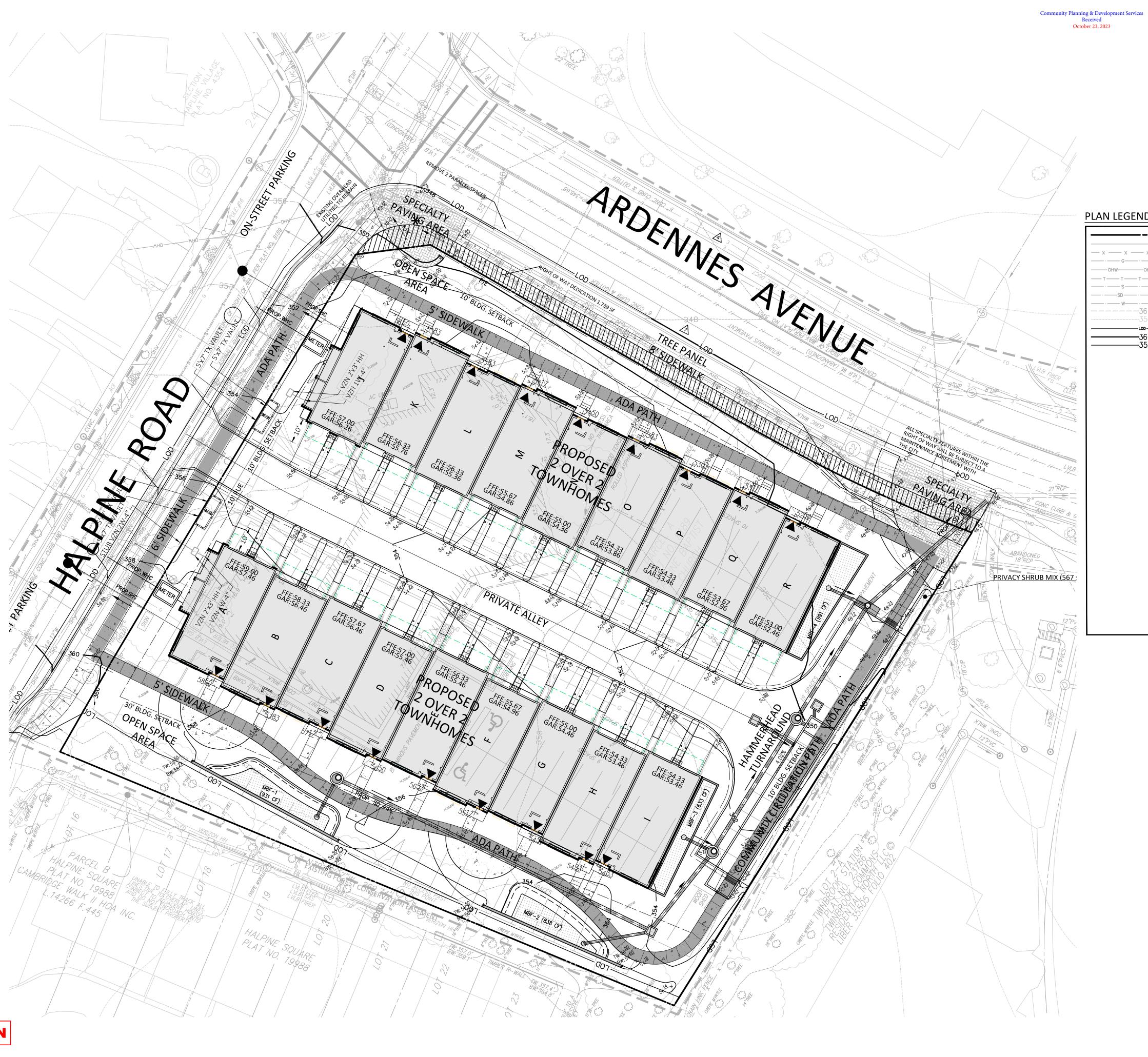
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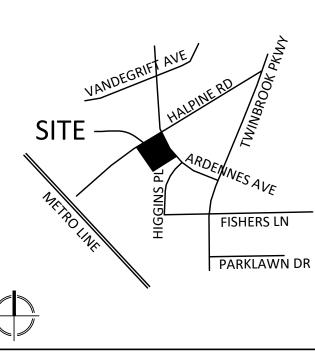
DRAWN BY: EJS DESIGNED BY: MBG DATE ISSUED: <u>04/10/2023</u>

PROJECT VM50639A

SHEET NO. PP-2







VICINITY MAP SCALE: 1" = 2000'

## PLAN LEGEND

PROPERTY LINES  EXISTING EDGE OF PAVEMENT  EXISTING FENCE LINE  EXISTING ATURAL GAS CONDUIT  OHW OHW OHW EXISTING NATURAL GAS CONDUIT  EXISTING TELEPHONE CONDUIT  EXISTING SANITARY SEWER CONDUIT  SSD SD SD SD EXISTING SANITARY SEWER CONDUIT  EXISTING WATER CONDUIT  EXISTING O'CONTOUR  EXISTING 10' CONTOUR  EXISTING 10' CONTOUR  EXISTING 20' CONTOUR  EXISTING GAS VALVE  EXISTING GAS VALVE  EXISTING GAS VALVE  EXISTING HONE PEDESTAL  EXISTING FIRE DEPARTMENT CONNECTION EXISTING ELECTRICAL JUNCTION BOX  EXISTING ELECTRICAL JUNCTION BOX  EXISTING FIRE DEPARTMENT CONNECTION  EXISTING GAS VALVE  EXISTING GAS VALVE  EXISTING FIRE DEPARTMENT CONNECTION  EXISTING FIRE DEPARTMENT CONNECTION  EXISTING FIRE DEPARTMENT CONNECTION  EXISTING FIRE DEPARTMENT CONNECTION  EXISTING WOOD POST  EXISTING CONCRETE  EXISTING WATER MANHOLE  EXISTING GAS MANHOLE  PROPOSED RETAINING WALL  PROPOSED RETAINING WALL  PROPOSED SPOT ELEVATION  TW/BW  TOP OF WALL/BOTTOM OF WALL		
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EXISTING WATER CONDUIT EXISTING 10' CONTOUR  LOD LIMITS OF DISTURBANCE PROPOSED 10' CONTOUR  EXISTING GIV POLE EXISTING GAS VALVE EXISTING HONE PEDESTAL EXISTING HONE PEDESTAL EXISTING UTILITY POLE EXISTING FORM DRAIN MANHOLE EXISTING ELECTRICAL JUNCTION BOX EXISTING FIRE DEPARTMENT CONNECTION EXISTING FIRE HYDRANT PROPOSED STORMWATER MANAGEMENT BIC EXISTING SIGN POST EXISTING CONCETE SIGN POST EXISTING CONCETE SISTING CABLE TELEVISION PEDESTAL EXISTING WATER MANHOLE EXISTING GAS MANHOLE PROPOSED RETAINING WALL PROPOSED RETAINING WALL PROPOSED SPOT ELEVATION	ssss	EXISTING SANITARY SEWER CONDUIT
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EXISTING WATER MANHOLE  EXISTING WATER VALVE  DOOR LOCATION  EXISTING GAS MANHOLE  PROPOSED RETAINING WALL  PROPOSED SPOT ELEVATION		
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DOOR LOCATION  EXISTING GAS MANHOLE  PROPOSED RETAINING WALL  PROPOSED SPOT ELEVATION		
PROPOSED RETAINING WALL  +5650  PROPOSED SPOT ELEVATION	<b>T</b>	DOOR LOCATION
$+56\frac{50}{}$ PROPOSED SPOT ELEVATION	©	EXISTING GAS MANHOLE
		PROPOSED RETAINING WALL
	+56 <u>50</u>	PROPOSED SPOT ELEVATION
•		TOP OF WALL/BOTTOM OF WALL

SCALE: 1"= 20'



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PREPARED FOR: **PULTE HOME** COMPANY, LLC 9302 LEE HIGHWAY

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REVISIONS	DATE

## HALPINE ROAD

CITY OF ROCKVILLE MONTGOMERY COUNTY, MARYLAND WSSC GRID: 216NW06 TAX MAP: GQ63

**GRADING PLAN** 



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. ENGINEER'S NAME: MICHAEL GOODMAN, P.E. LICENSE No.: 27721 EXPIRATION DATE: JULY 19, 2024

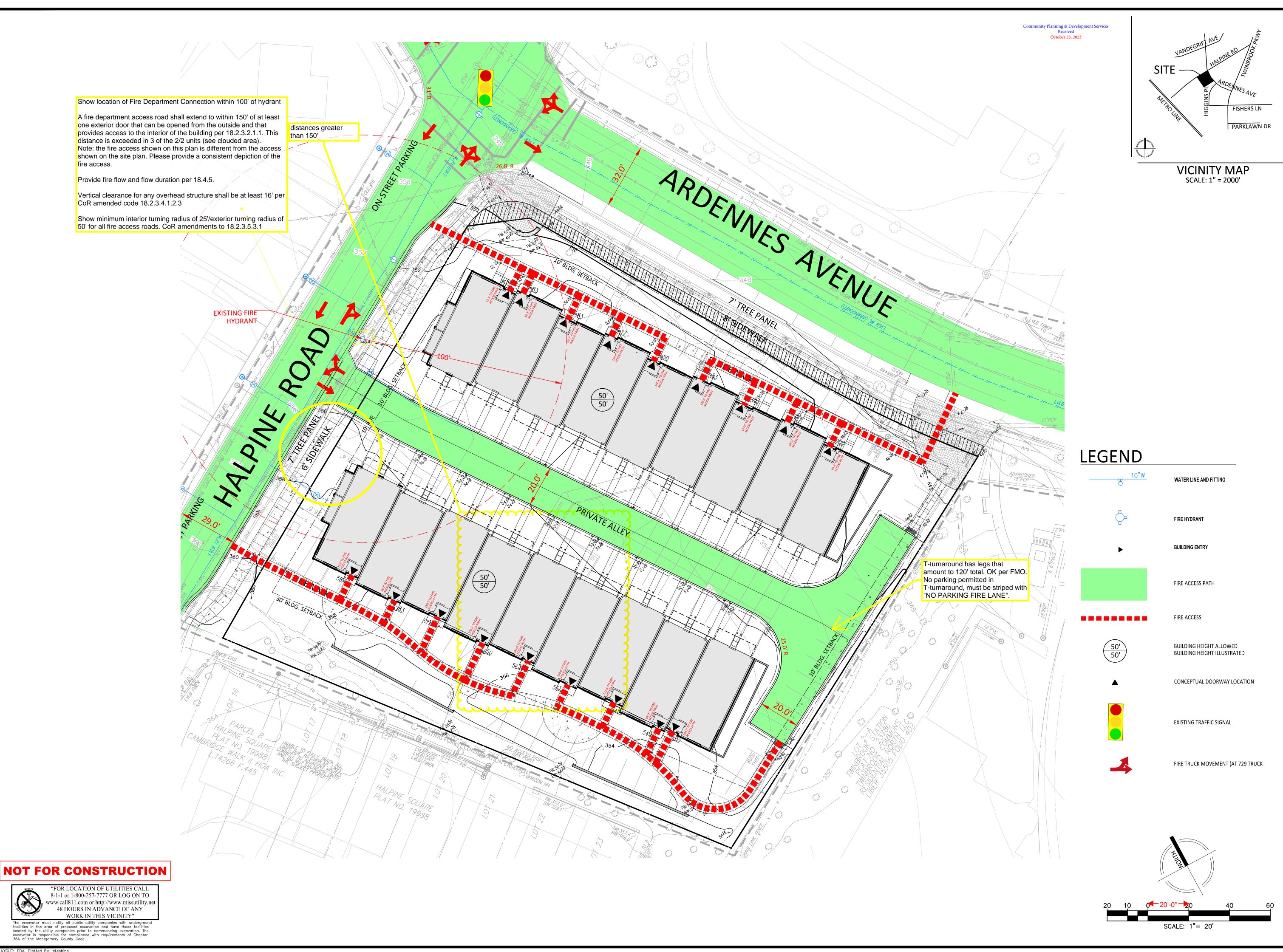
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PREPARED FOR: **PULTE HOME** COMPANY, LLC 9302 LEE HIGHWAY

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CHTD. 7600 WISCONSIN AVE, SUITE 700 BETHESDA, MD 20814 301.986.1300 CONTACT: PATRICIA HARRIS

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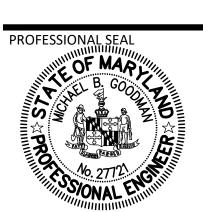
1140 CONNECTICUT AVE NW, SUITE 1010 WASHINGTON, DC 20036 202.296.8625 CONTACT: WILL ZEID

REVISIONS	DATE
-	

## HALPINE ROAD

CITY OF ROCKVILLE MONTGOMERY COUNTY, MARYLAND WSSC GRID: 216NW06 TAX MAP: GQ63

PRE-APPLICATION FIRE PROTECTION PLAN



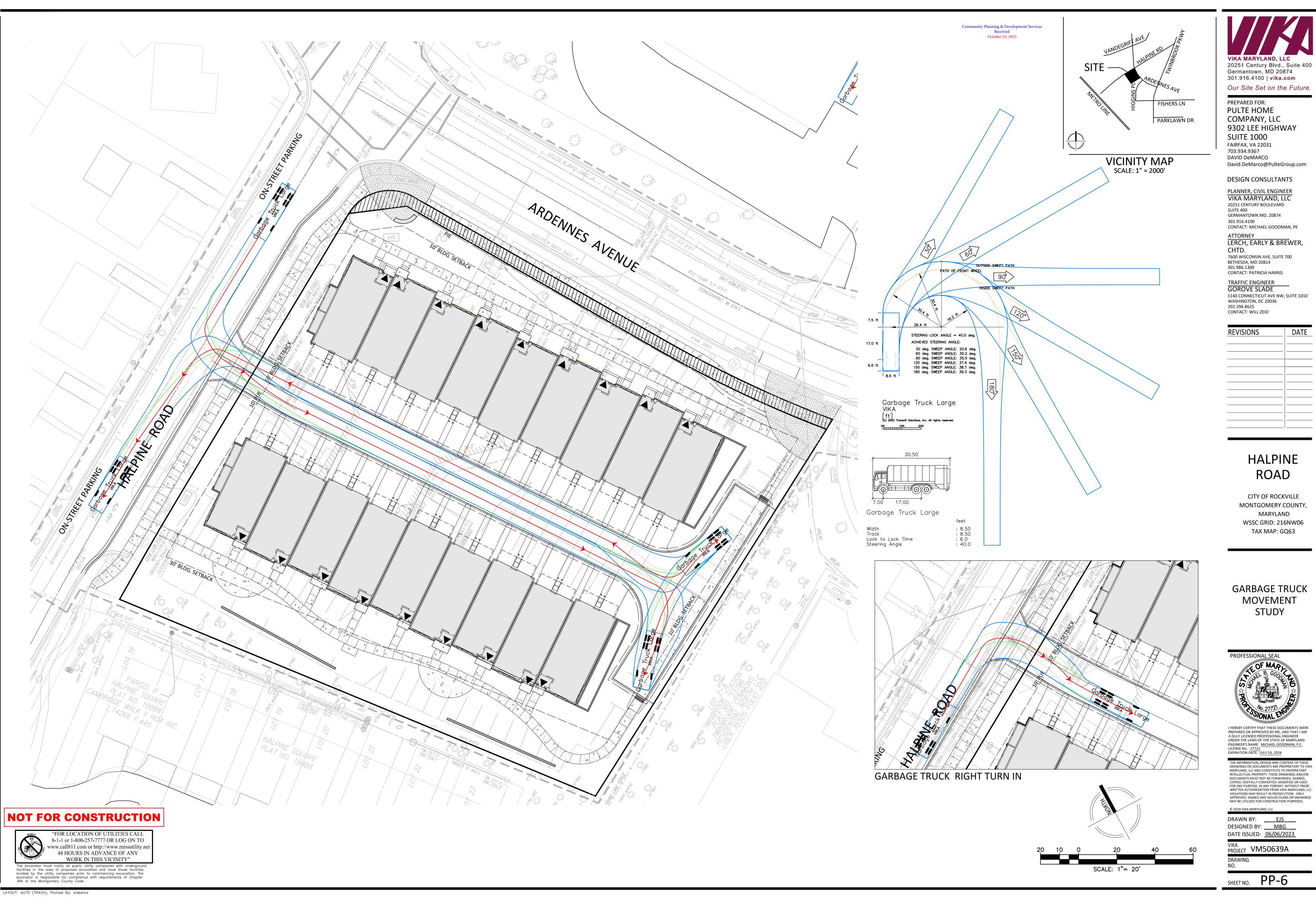
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. ENGINEER'S NAME: MICHAEL GOODMAN, P.E. LICENSE No.: 27721 EXPIRATION DATE: JULY 19, 2024

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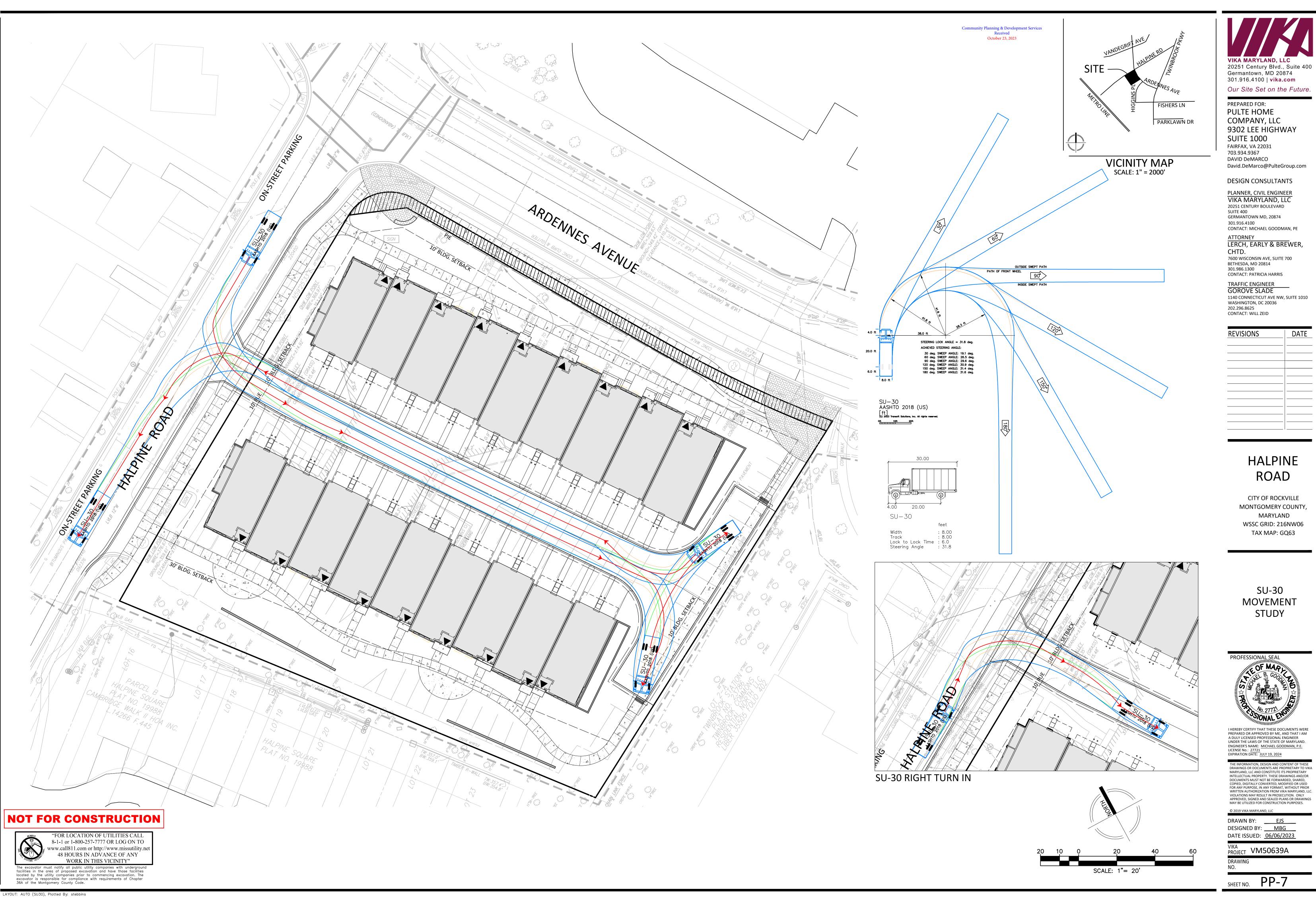
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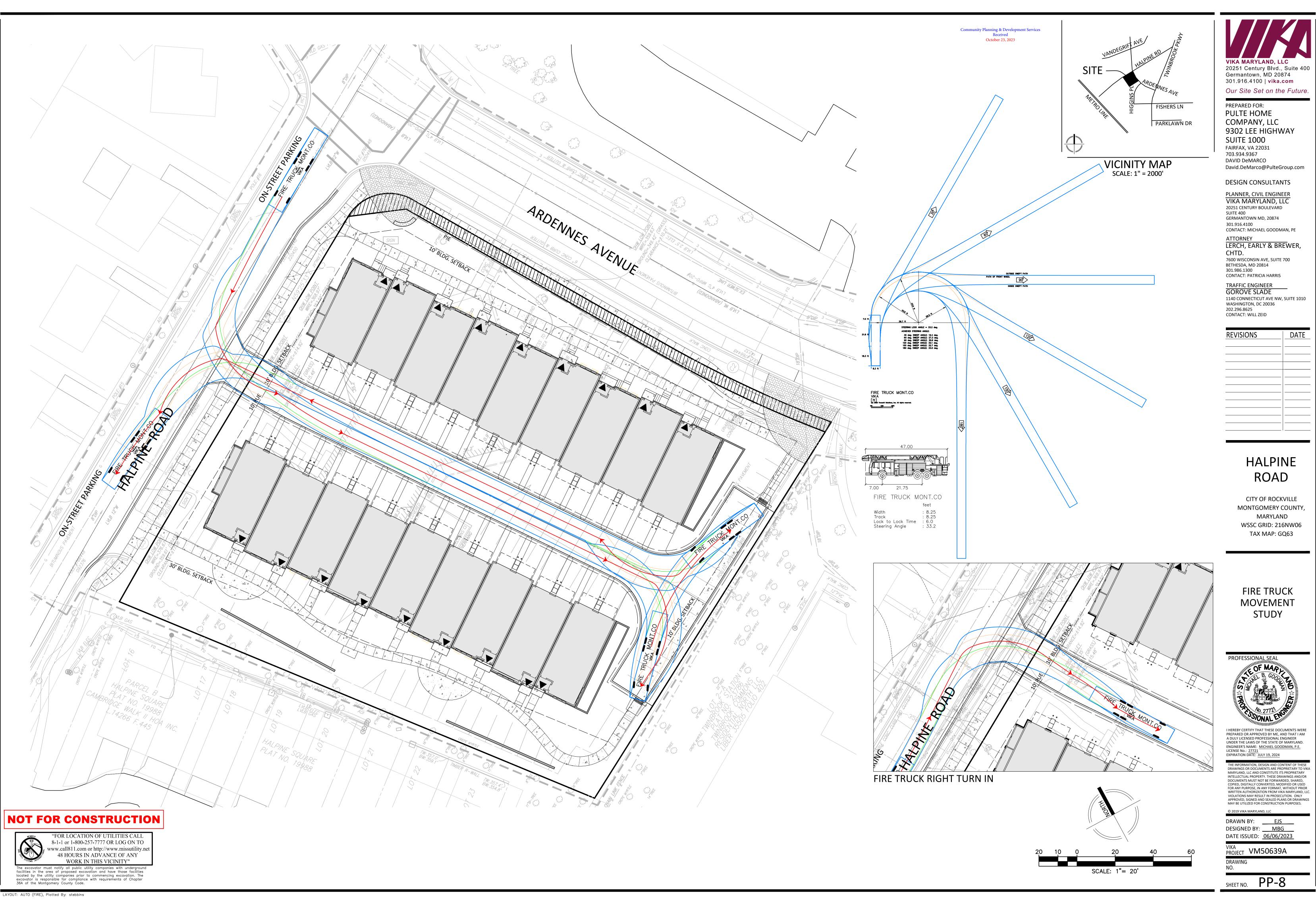
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SHEET NO. PP-5



REVISIONS	DATE

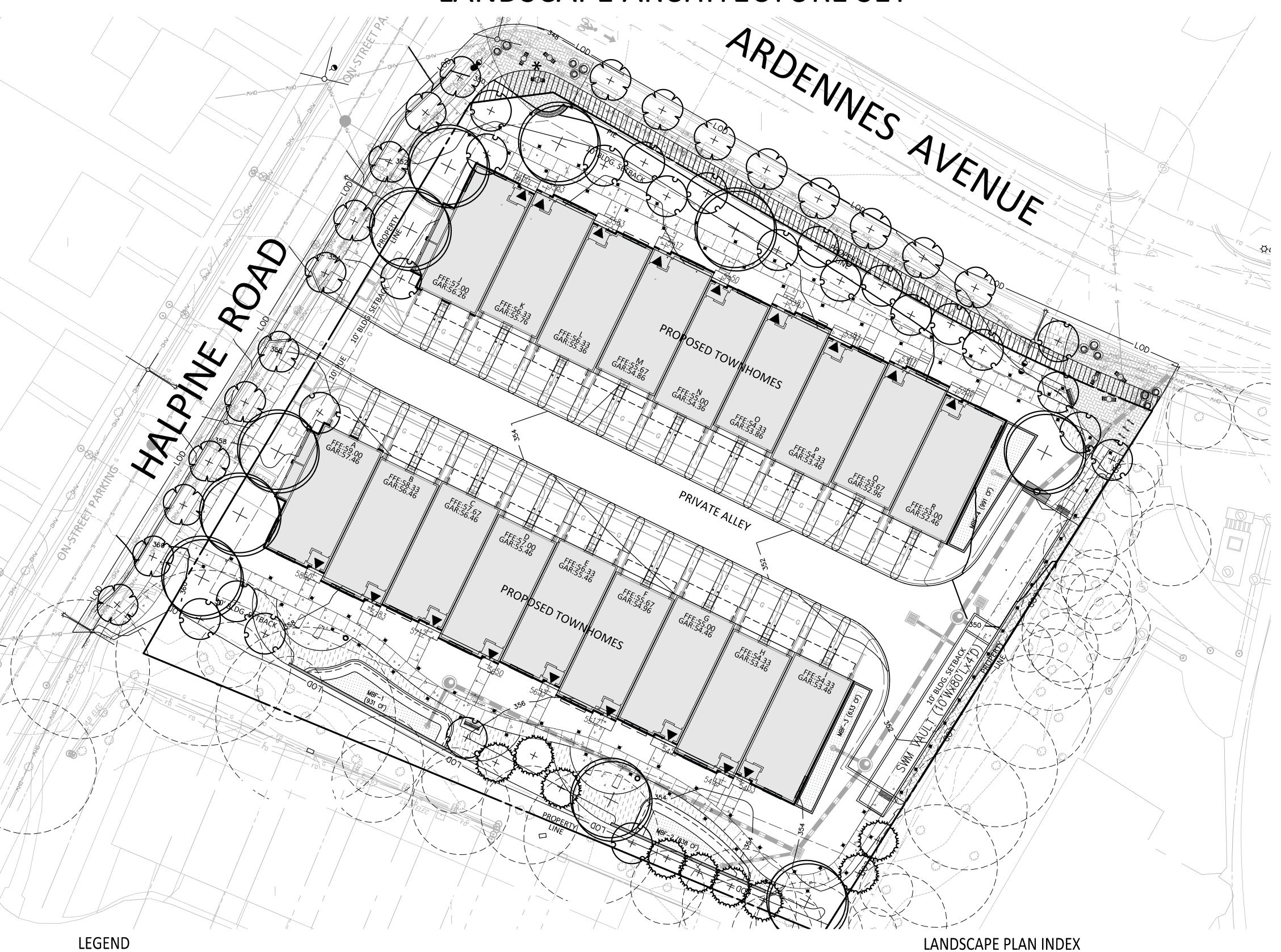


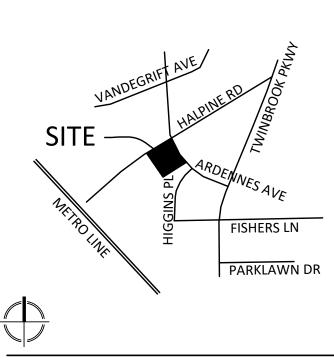


Further forestry comments will be given in Preliminary Forest Conservation Plan, received by CPDS on January 9, 2024 and currently under review. Comments may impact the overall design of the site that would affect the Project Plan and/or Site Plan.

# HALPINE ROAD

# LANDSCAPE ARCHITECTURE SET





**VICINITY MAP** SCALE: 1" = 2000'

October 23, 2023

FAIRFAX, VA 22031 703.934.9367 DAVID DeMARCO David.DeMarco@PulteGroup.com

PREPARED FOR: **PULTE HOME** COMPANY, LLC

**SUITE 1000** 

Germantown, MD 20874 301.916.4100 | vika.com

9302 LEE HIGHWAY

Our Site Set on the Future.

**DESIGN CONSULTANTS** 

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

ATTORNEY LERCH, EARLY & BREWER,

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CONTACT: PATRICIA HARRIS TRAFFIC ENGINEER GOROVE SLADE

1140 CONNECTICUT AVE NW, SUITE 1010 WASHINGTON, DC 20036 CONTACT: WILL ZEID

REVISIONS	DATE
-	

## HALPINE ROAD

CITY OF ROCKVILLE MONTGOMERY COUNTY, MARYLAND WSSC GRID: 216NW06 TAX MAP: GQ63

LANDSCAPE COVER

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. NAME: ESRA SOYTUTAN, RLA, LEED AP ND LICENSE No.: <u>3960</u> EXPIRATION DATE: 03/09/2025

DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIK MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS
MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

DRAWN BY: ZS DESIGNED BY: ES DATE ISSUED: <u>10/13/2023</u>

PROJECT VM50639A

SHEET NO. LL-1.00

SCALE: 1"= 20'



PROPOSED CANOPY TREE PROPOSED STREET TREE PROPOSED ORNAMENTAL TREE

PROPOSED EVERGREEN TREE

EXISTING SIGNIFICANT TREE TO REMAIN WITH CRZN SHOWING

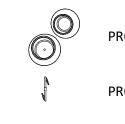
BIORETENTION (SEE SWM PLAN FOR DETAILS) PROPOSED SIDEWALK PROPOSED PLANT BED

PROPOSED CONCRETE PAVERS-PEDESTRIAN

PROPOSED PRIVACY SHRUB AREA

PROPOSED TABLES AND CHAIRS

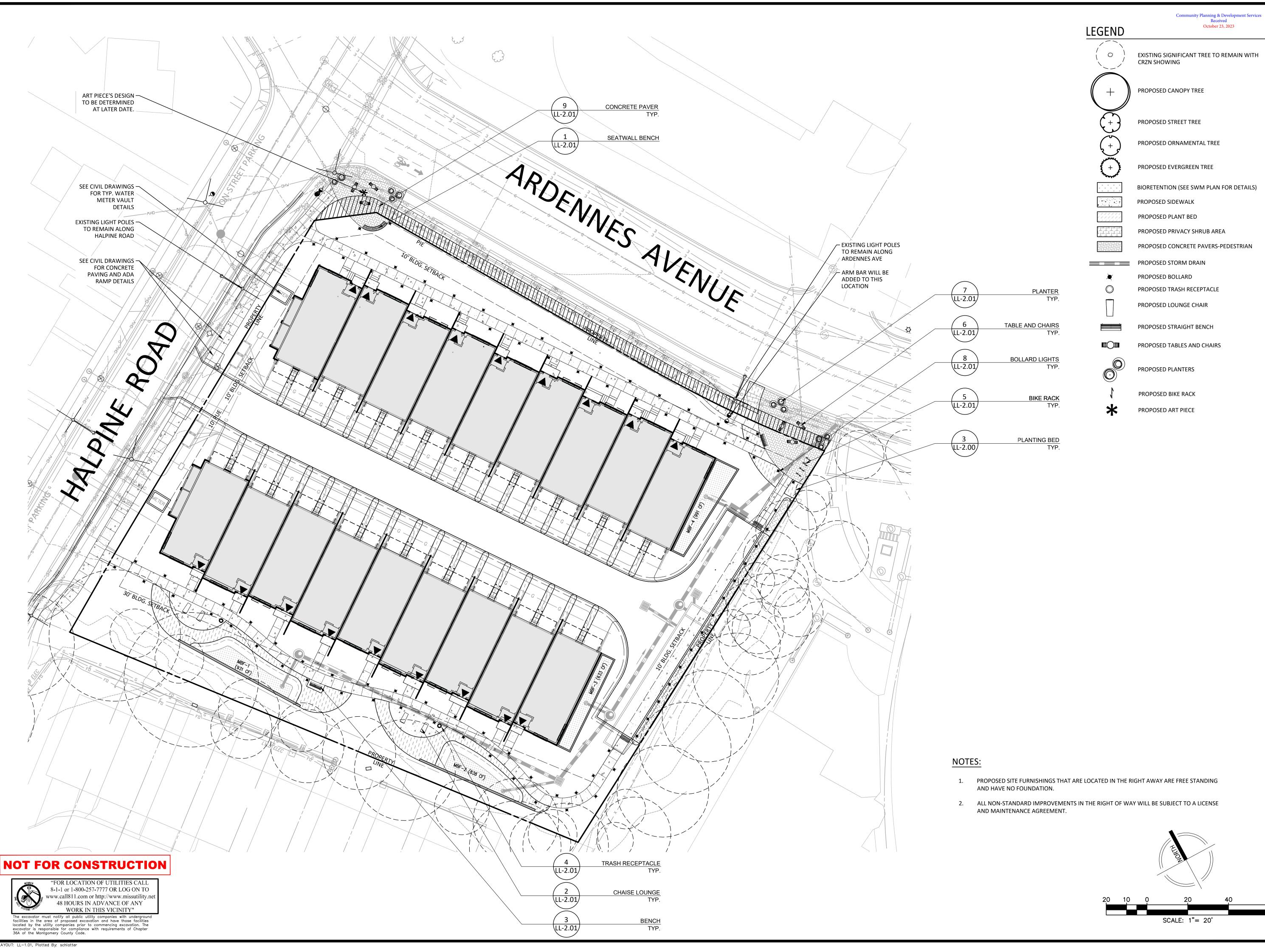
PROPOSED TRASH RECEPTACLE PROPOSED BOLLARD PROPOSED LOUNGE CHAIR PROPOSED STRAIGHT BENCH



PROPOSED PLANTERS PROPOSED BIKE RACK

PROPOSED ART PIECE

LANDSCAPE COVER LL-1.01 OVERALL MATERIALS PLAN OVERALL TREE PLANTING PLAN PLANTING DETAILS AND SCHEDULE LL-2.00 LL-2.01 SITE DETAILS LL-3.00 LIGHTING PLAN LL-4.00 OPEN SPACE PLAN



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PREPARED FOR: PULTE HOME COMPANY, LLC 9302 LEE HIGHWAY **SUITE 1000** 

David.DeMarco@PulteGroup.com

**DESIGN CONSULTANTS** 

PLANNER, CIVIL ENGINEER VIKA MARYLAND, LLC

CONTACT: MICHAEL GOODMAN, PE

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CONTACT: WILL ZEID

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GERMANTOWN MD, 20874

SUITE 400

301.916.4100

ATTORNEY

301.986.1300

202.296.8625

**REVISIONS** 

CHTD.

FAIRFAX, VA 22031 703.934.9367

DAVID DeMARCO

## HALPINE ROAD

CITY OF ROCKVILLE MONTGOMERY COUNTY, MARYLAND WSSC GRID: 216NW06 TAX MAP: GQ63

**OVERALL** MATERIALS PLAN

PROFESSIONAL SEAL

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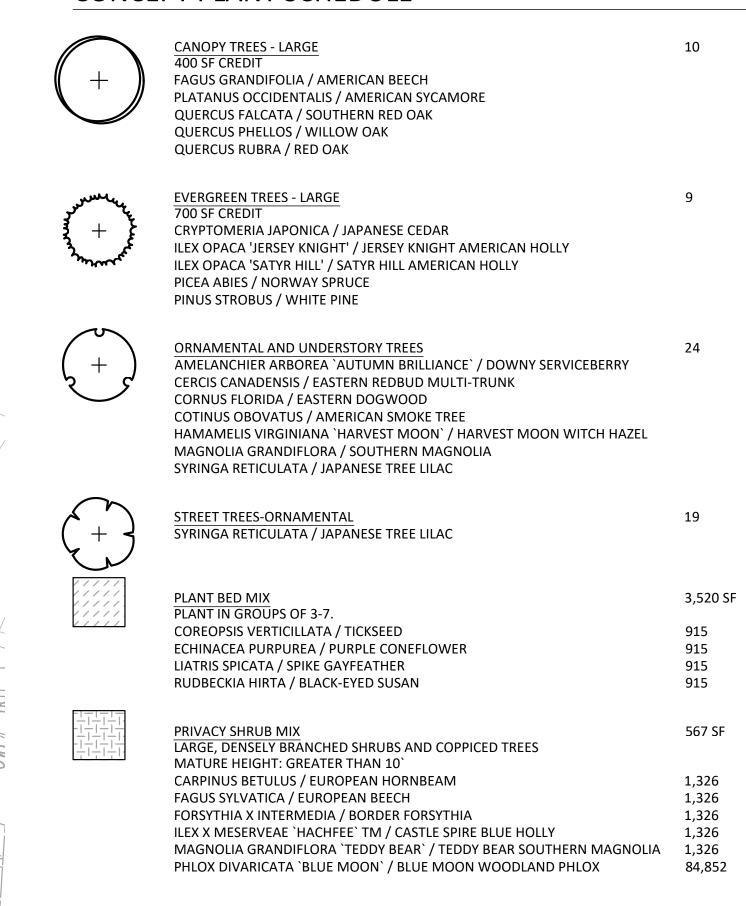
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VIOLATIONS MAY RESULT IN PROSECUTION. ONLY
APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS
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DRAWN BY: ZS DESIGNED BY: <u>ES</u> DATE ISSUED: <u>10/13/2023</u>

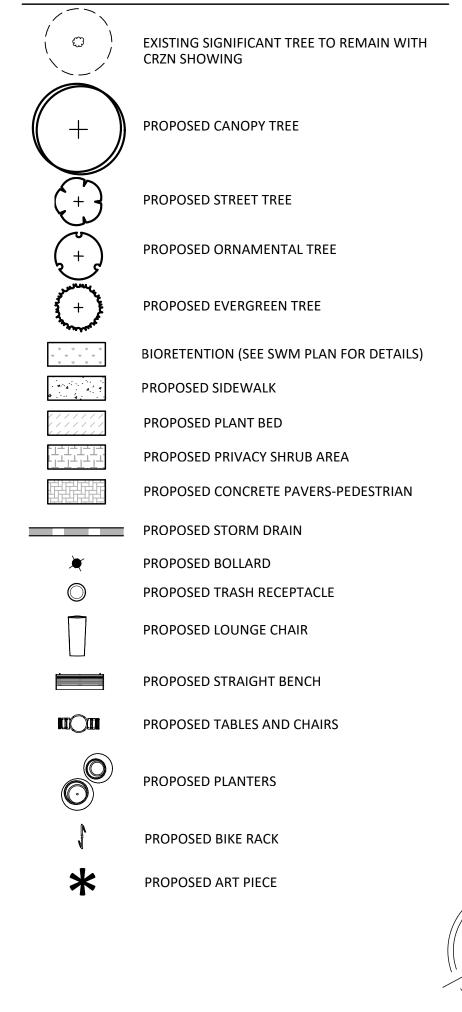
PROJECT VM50639A

SHEET NO. LL-1.01

## CONCEPT PLANT SCHEDULE



## LEGEND



PROFESSIONAL SEAL

Germantown, MD 20874

301.916.4100 | vika.com

PREPARED FOR:

**SUITE 1000** 

DAVID DeMARCO

703.934.9367

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PULTE HOME

COMPANY, LLC

9302 LEE HIGHWAY

David.DeMarco@PulteGroup.com

**DESIGN CONSULTANTS** 

PLANNER, CIVIL ENGINEER VIKA MARYLAND, LLC

CONTACT: MICHAEL GOODMAN, PE

LERCH, EARLY & BREWER,

1140 CONNECTICUT AVE NW, SUITE 1010

HALPINE

ROAD

CITY OF ROCKVILLE MONTGOMERY COUNTY,

MARYLAND WSSC GRID: 216NW06 TAX MAP: GQ63

7600 WISCONSIN AVE, SUITE 700

BETHESDA, MD 20814

CONTACT: PATRICIA HARRIS

TRAFFIC ENGINEER

GOROVE SLADE

WASHINGTON, DC 20036

CONTACT: WILL ZEID

20251 CENTURY BOULEVARD

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ATTORNEY

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OVERALL TREE

PLANTING PLAN

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. NAME: ESRA SOYTUTAN, RLA, LEED AP ND LICENSE No.: 3960
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APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

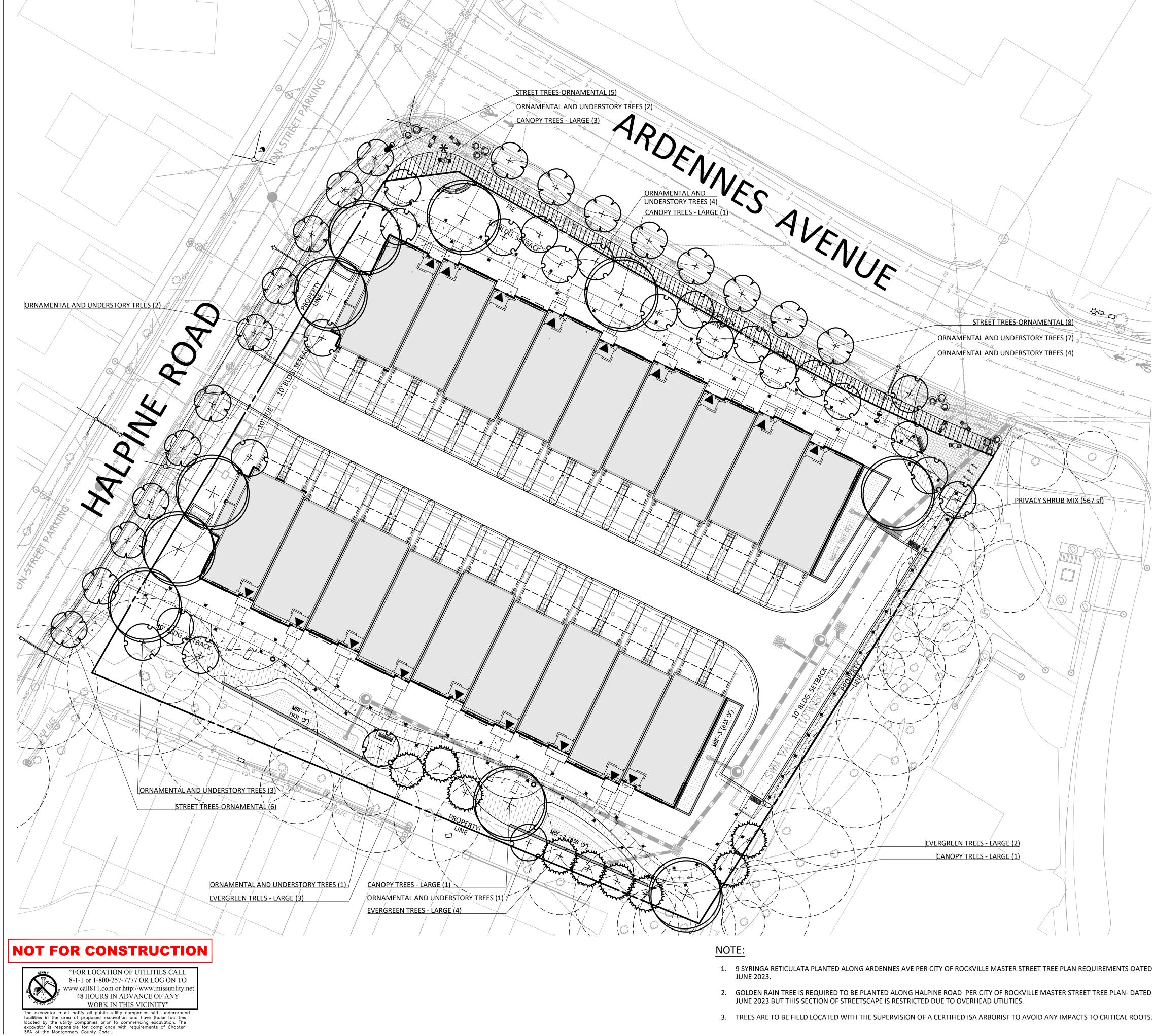
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DRAWN BY: ZS
DESIGNED BY: ES
DATE ISSUED: 10/13/2023

VIKA PROJECT VM50639A DRAWING

SCALE: 1"= 20'

SHEET NO. **LL-1.02** 



### PLANT IDENTIFICATION:

- 1. ALL PLANTS SHALL BE PROPERLY MARKED FOR IDENTIFICATION AND CHECKING AND ARE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE.
- 2. STATE OR FEDERAL NURSERY INSPECTION CERTIFICATES SHALL BE FURNISHED TO THE OWNER UPON REQUEST. 3. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES AND ANY DISCREPANCIES SHALL BE
- BROUGHT TO THE ATTENTION OF THE OWNER. PLANT QUANTITIES SHOWN ON THE PLAN SHALL GOVERN OVER THOSE SHOWN ON THE PLANT LIST. 4. CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS REQUIRED TO COMPLETE THE
- WORK AS SHOWN ON THE DRAWINGS. 5. PLANTS WILL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE 'AMERICAN STANDARD FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN NURSERY AND
- LANDSCAPE ASSOCIATION AND CONFORM IN GENERAL TO THE REPRESENTATIVE SPECIES. 6. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND MNCPPC. ANY SUBSTITUTIONS MADE WITHOUT THIS APPROVAL MADE BE SUBJECT TO REJECTION AND REMOVAL AT THE CONTRACTOR'S EXPENSE.
- 7. PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AS TO QUALITY, SIZE AND VARIETY. PLANTS DAMAGED IN HANDLING OR TRANSPORTATION MAY BE REJECTED BY THE OWNER. PLANT QUALITY:
- 8. ALL PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND BE FREE OF PLANT DISEASE, INSECTS, EGGS AND LARVAE AND SHALL HAVE HEALTHY ROOT SYSTEMS, PLANTS SHALL BE OBTAINED FROM SITES WHICH ARE SIMILAR IN SOIL AND CLIMATIC CONDITIONS AS THOSE OF THE PROJECT SITE.
- 9. BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM, NATURAL BALL OF EARTH. BALL SIZES SHALL BE IN ACCORDANCE WITH A.N.L.A. SPECIFICATIONS.
- 10. CONTAINER GROWN STOCK SHALL HAVE BEEN GROWN IN THE CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL
- 11. PRUNING SHALL BE DONE DURING PLANTING OPERATION. 12. ALL PLANT MATERIAL IN TRANSIT SHALL BE COVERED WITH BURLAP OR SIMILAR COVER
- TO KEEP IT FROM WIND DAMAGE AND DRYING OUT. 1. ALL PLANT SIZES SHALL AVERAGE AT LEAST THE MIDDLE OF THE PLANT RANGE GIVEN IN THE PLANT LIST, BUT IN NO CASE SHALL ANY PLANT BE LESS THAN THAT SIZE STATED FOR
- 2. CALIPER MEASUREMENTS SHALL BE TAKEN AT A POINT ON THE TRUNK 6 INCHES ABOVE NATURAL GRADE FOR TREES UP TO 4 INCHES IN DIAMETER; AND AT A POINT 12 INCHES
- ABOVE NATURAL GRADE FOR TREES OVER 4 INCHES IN DIAMETER. 3. SINGLE TRUNK TREES SHALL NOT INCLUDE THE "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE.
- 4. SHRUBS HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT.SPREAD SHALL BE MEASURED FROM THE END OF THE BRANCHING, EQUALLY AROUND THE PLANT. MEASUREMENTS SHALL NOT INCLUDE TERMINAL GROWTH
- 5. HEIGHT AND SPREAD DIMENSIONS SPECIFIED SHALL REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP.
- MULCH: 1. MULCH SHALL BE EITHER COMPOSTED HARDWOOD BARK, FINE SHREDDED HARDWOOD BARK, PINE BARK OR APPROVED EQUAL, AND FREE OF FOREIGN MATTER. FERTILIZER:
- 1. FERTILIZER SHALL BE GRANULAR, PACKET OR PELLET, WITH 35% TO 80% OF TOTAL NITROGEN IN ORGANIC FORM. IT SHALL BE A COMPLETE FERTILIZER WITH A MINIMUM ANALYSIS OF 10% NITROGEN, 6% PHOSPHOROUS AND 4% POTASSIUM. GRANULAR FERTILIZER SHALL BE APPLIED TO THE SOIL MIX WITH A 10-6-4 ANALYSIS AT THE FOLLOWING RATES: TREE PITS, 2-3 LBS. PER INCH OF TRUNK DIAMETER; SHRUB BEDS, 2 LBS. PER 100 SQUARE FEET OF BED AREA (OR 1/4 LB. PER FOOT OF HEIGHT OR SPREAD) GROUND COVER, VINE AND HERBACEOUS PLANTS, 2-3 LBS. PER 100 SQUARE FEET. THÉ OWNER RESERVES THE RIGHT TO DETERMINE THE TIME FERTILIZATION SHOULD OCCUR
- WITHIN THE ONE YEAR GUARANTEE PERIOD. 2. TOPSOIL, IF REQUIRED, SHALL BE FERTILE, FRIABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, CLUMPS, PLANTS, AND THEIR ROOT DEBRIS AND OTHER EXTRANEOUS MATTER OF 1 INCH IN DIAMETER, AND CAPABLE OF PERMITTING VIGOROUS PLANT GROWTH. TOPSOIL SHALL HAVE A pH RANGE OF 6.0 TO 6.5, WITH A pH RANGE OF 5.0 TO 5.5 FOR PLANTS REQUIRING ACID SOILS. CONTRACTOR SHALL PROVIDE SOIL ANALYSIS TO OWNER PRIOR TO IMPORTING TOPSOIL ONTO THE PROJECT SITE.

#### **PLANTING NOTES**

- 1. PLANT LOCATIONS WILL BE STAKED BY THE LANDSCAPE CONTRACTOR AND WILL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- 2. CONTRACTOR MAY MAKE MINOR ADJUSTMENTS TO PLANT LOCATIONS IN THE FIELD SO AS TO AVOID UTILITIES, SWALES AND OTHER UNFORESEEN CONFLICTS. IF UNUSUALLY LARGE DISCREPANCIES ARISE BETWEEN ACTUAL FIELD LIMITS AND THOSE PLANTING AREAS SHOWN ON THE PLAN , THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. FAILURE TO MAKE THIS NOTIFICATION MAY RESULT IN THE CONTRACTOR'S NEED TO RELOCATE THE PLANT MATERIAL AT HIS OWN
- 3. TREES AND SHRUBS THAT ARE TO BE PLANTED IN UNIFORM MASSES AND/OR ROWS SHALL BE OF UNIFORM SIZE, SHAPE, AND VIGOR.

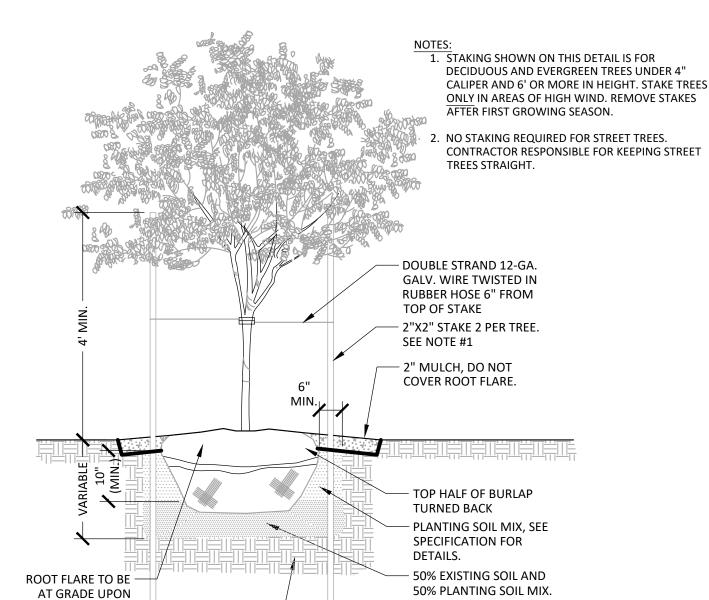
## MAINTENANCE / WARRANTY NOTES: CONTRACTOR RESPONSIBILITIES

## MAINTENANCE:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE DURING THE CONTRACT AND UP TO THE TIME OF FINAL ACCEPTANCE FOR KEEPING THE PLANTING AND WORK INCIDENTAL THERETO IN GOOD CONDITION BY REPLANTING, PLANT REPLACEMENT, WATERING, WEEDING, CULTIVATING, PRUNING AND SPRAYING, RE-STAKING AND CLEANING UP AND BY PERFORMING ALL OTHER NECESSARY OPERATIONS OF CARE FOR PROMOTION OF GOOD PLANT GROWTH SO THAT ALL WORK IS IN SATISFACTORY CONDITION AT TIME OF FINAL ACCEPTANCE, AT NO ADDITIONAL COST TO THE OWNER.
- 2. THE CONTRACTOR SHALL BE REQUIRED TO REMOVE ALL DEBRIS, TRASH, AND UNNECESSARY MATERIALS FROM THE AREA OF WORK AND/OR THE PROPERTY ON A
- 3. THE CONTRACTOR SHALL REMOVE ALL DEAD PLANT MATERIAL FROM THE JOB SITE ON A WEEKLY BASIS. CONTRACTOR SHALL ALSO BE REQUIRED TO RETAIN A LOG OF ALL PLANT MATERIALS REMOVED DUE TO DEATH OR INJURY SO AS TO PROPERLY IDENTIFY THOSE PLANTS FOR REPLACEMENT. WARRANTY AND REPLACEMENT:
- 4. ALL PLANT MATERIAL, INCLUDING TREES AND ALL WOODY AND HERBACEOUS PLANTS SHALL BE UNCONDITIONALLY GUARANTEED FOR ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE. THE CONTRACTOR IS NOT RESPONSIBLE FOR LOSSES OR DAMAGE CAUSED BY OTHER TRADES, MECHANICAL INJURY OR VANDALISM. 5. ANY MATERIAL THAT IS 25% DEAD OR MORE SHALL BE CONSIDERED DEAD AND SHALL
- BE REPLACED AT NO COST TO THE OWNER.

## PLANTING SOIL

- 1. EXAMINE AREAS TO RECEIVE EXTERIOR PLANTS FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. 2. VERIFY THAT FINAL GRADES HAVE BEEN ESTABLISHED, AND THAT FORESEEABLE PLANT
- GROWTH WILL NOT INTERFERE WITH PREVIOUSLY COMPLETED WORK. 3. VERIFY THAT SOILS IN THE AREAS WHERE PLANT MATERIALS ARE TO BE INSTALLED CONTAIN NO TOXIC MATERIALS OR CONSTRUCTION WASTE, TRASH, DEBRIS AND STONES LARGER THAN 1" IN DIAMETER OR LENGTH, AND OF ALL ROOTS, BRUSH, WEEDS, GRASS, WIRE, GRADE STAKES, AND OTHER OBJECTS THAT WOULD INTERFERE WITH SOIL PREPARATION.
- 4. PROTECT STRUCTURES, UTILITIES, PAVEMENTS, DECKING, AND OTHER FACILITIES, AND EXISTING EXTERIOR PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
- 5. FINISH GRADING: GRADE PLANTING BEDS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE, ENSURING THAT ALL DEBRIS IS REMOVED AS SPECIFIED AND THAT THE SURFACE IS SMOOTH, FREE DRAINING, CONTAINS NO LOW OR HIGH SPOTS, AND MEETS SPECIFIED FINISH GRADES. LIMIT FINE GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
- 6. SPREAD PLANTING SOIL MIX TO A DEPTH OF 4 INCHES MINIMUM AND 5 INCHES
- MAXIMUM, PLUS 10 PERCENT, AFTER MODERATE COMPACTION. 7. GUY TREES USING GUYING SYSTEM AS INDICATED PER DRAWINGS AND AS SPECIFIED.



COMPACTED.

329343-01

PLANTING. DO

NOT BURY THE

ROOT FLARE

SCARIFY SUBSOIL -

TO A DEPTH OF 4"

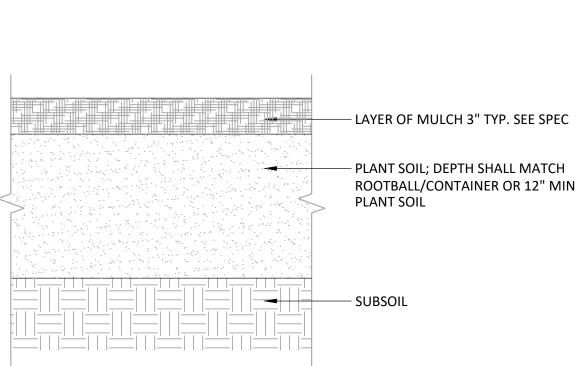
TREE PLANTING

NOT TO SCALE

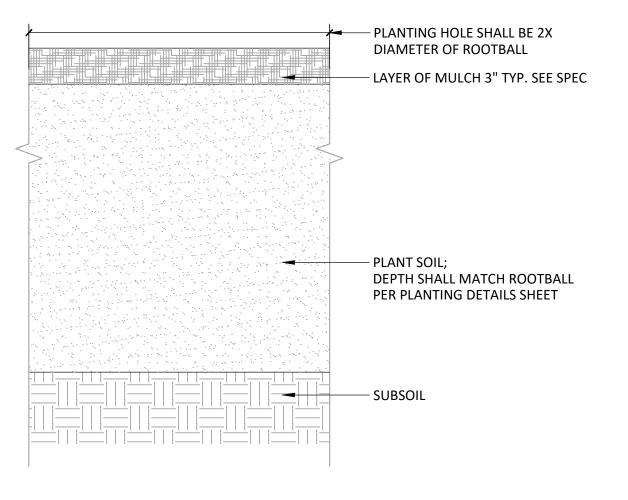
PRIOR TO PLANTING, REMOVE PLANT FROM CONTAINER; 3 VERTICAL CUTS 1/2" DEEP **EQUIDISTANT AROUND ROOT MASS** - PLANTING SOIL MIX. SEE SPECIFICATIONS FOR DETAILS. CONTAINER — 2" MULCH LAYER CONTINUOUS WITH PLANTING BED. **BALL & BURLAP** - SET TOP 1/8 OF ROOT BALL ABOVE FINISHED GRADE - PROVIDE A 2"-3" SAUCER — FINISH GRADE

SHRUB PLANTING ON SLOPE

NOT TO SCALE



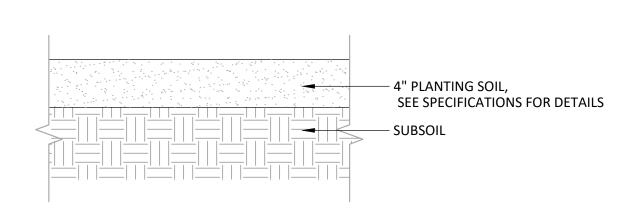
PLANTING BED



329333.13-13

TREE PLANTING AREAS

P-50239-78



TOPSOIL DETAIL FOR SOD

## **NOT FOR CONSTRUCTION**



P-50639-01

P-50239-77

## Community Planning & Development Service October 23, 2023

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PREPARED FOR:

**PULTE HOME** 

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COMPANY, LLC 9302 LEE HIGHWAY **SUITE 1000** FAIRFAX, VA 22031 703.934.9367 DAVID DeMARCO

#### **DESIGN CONSULTANTS**

PLANNER, CIVIL ENGINEER

David.DeMarco@PulteGroup.com

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CHTD.

TRAFFIC ENGINEER **GOROVE SLADE** 1140 CONNECTICUT AVE NW, SUITE 1010 WASHINGTON, DC 20036 202.296.8625 CONTACT: WILL ZEID

REVISIONS	DATE

## **HALPINE ROAD**

CITY OF ROCKVILLE MONTGOMERY COUNTY, MARYLAND WSSC GRID: 216NW06 TAX MAP: GQ63

LANDSCAPE PLAN PLANTING PLAN **DETAILS** 



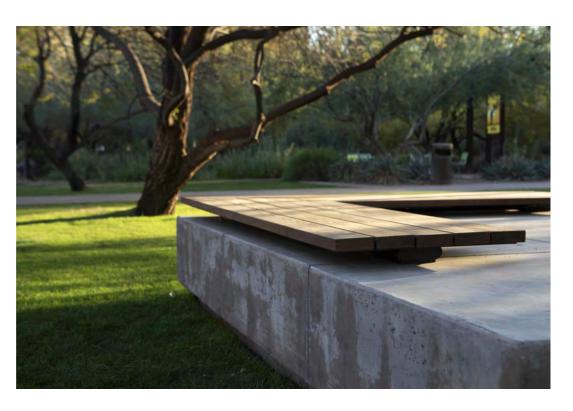
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DRAWN BY: <u>EJS</u> DESIGNED BY: MBG DATE ISSUED: <u>10/13/2023</u>

PROJECT VM50639A

SHEET NO. LL-2.00



### **SEATWALL SPECIFICATIONS:**

LINK 96" RADII PIANO KEY MODEL: 32"H X 23"W X 74"L

SIZE: SUBMIT SAMPLES TO LANDSCAPE ARCHITECT COLOR: MATERIAL: CARBON STREEL FRAME WITH WOODEN SLATS INSTALLATION: SURFACE MOUNTED

MANUFACTURER: LANDSCAPE FORMS OR APPROVED EQUAL WWW.LANDSCAPEFORMS.COM

SEATWALL BENCH NOT TO SCALE

P-50639-SIT-01



P-50639-PAV-01



## **BIKE RACK SPECIFICATIONS:**

MODEL: LOOP BIKE RACK SIZE: 31"H X 36"LX 14"D

COLOR: SUBMIT SAMPLES TO LANDSCAPE ARCHITECT MATERIAL: POWDERCOATED ALUMINUM INSTALLATION: SURFACE MOUNTED

MANUFACTURER: LANDSCAPE FORMS OR APPROVED EQUAL

WWW.LANDSCAPEFORMS.COM

INDUSTRIAL POLISHED COMMERCIAL

3 7/8" X 7 7/8" X 15 3/4"

CONCRETE

BEIGE CREAM

HD2 POLISHED

MANUFACTURER: TECHO-BLOC OR APPROVED EQUAL

3 7/8" X 23 5/8 " X 23 5/8 "

WWW.TECHO-BLOC.COM

**BIKE RACK** NOT TO SCALE

PAVER SPECIFICATIONS:

INSTALLATION: GRAVEL BASE

**CONCRETE PAVER** 

SIZE:

MATERIAL:

TEXTURE:

COLOR:

P-50639-SIT-05



CHILL™ CHAISE LOUNGE SIZE: 33"H X 28"W X 62"D

COLOR: SUBMIT SAMPLES TO LANDSCAPE ARCHITECT POLYETHYLENE

MATERIAL: INSTALLATION: FREESTANDING

MANUFACTURER: LANDSCAPE FORMS OR APPROVED EQUAL WWW.LANDSCAPEFORMS.COM



**CHAISE LOUNGE** 

**TABLE AND CHAIRS SPECIFICATIONS:** 

INSTALLATION: FREE STANDING

TABLE AND CHAIRS

MODEL:

MATERIAL:

NOT TO SCALE

COLOR:

SIZE:

BRAVO BISTRO TABLE AND CHAIRS

WWW.LANDSCAPEFORMS.COM

TABLE: 27"W X 28"H

MANUFACTURER: LANDSCAPEFORMS OR APPROVED EQUAL

CADMIUM

CHAIR: 16"W X 32.5"H, 17.5" SEAT HEIGHT (SET OF 2)

STAINLESS STEEL HARDWARE AND CARBON STEEL COMPONENTS



P-50639-SIT-02

MODEL:

COLOR:

MATERIAL:

SIZE:

NOT TO SCALE

**BENCH SPECIFICATIONS:** 

WWW.LANDSCAPEFORMS.COM

SUBMIT SAMPLES TO LANDSCAPE ARCHITECT

WOOD SEATING WITH ALUMINUM FRAME

**AUSTIN BENCH** 

INSTALLATION: SURFACE MOUNTED

33"H X 72"L X 24"D

MANUFACTURER: LANDSCAPE FORMS OR APPROVED EQUAL



P-50639-SIT-03

TRASH RECEPTACLE



## **PLANTER SPECIFICATIONS:**

MODEL: PASEOS PLANTER

PS-32: 18" BASE W X 32"H X 44" DIAMETER SIZE: PS-48: 18" BASE W X 48.27"H X 48" DIAMETER MATERIAL: CONCRETE COLOR: SUBMIT SAMPLES TO LANDSCAPE ARCHITECT

INSTALLATION: FREE STANDING

MANUFACTURER: KORNEGAY DESIGN OR APPROVED EQUAL

WWW.KORNEGAYDESIGN.COM

P-50639-SIT-06

**PLANTER** 

NOT TO SCALE

P-50639-SIT-07

**BOLLARD SPECIFICATIONS:** 

MODEL: GUIDE W/ LED LIGHTING

DIMENSIONS: 8 3/4" X 8 1/2" X 43 3/4" MATERIAL: CAST ALUMINUM

INSTALLATION: SURFACE MOUNTED

MANUFACTURER: LANDSCAPE FORMS OR APPROVED EQUAL

WWW.LANDSCAPEFORMS.COM

NOTES:

NOT TO SCALE

**BOLLARD LIGHTS** 

P-50639-LIG-01

1. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

2. CONTRACTOR TO COORDINATE WITH MEP ON

CONDUIT LOCATIONS.

- PROPOSED SITE FURNISHINGS THAT ARE LOCATED IN THE RIGHT AWAY ARE FREE STANDING AND HAVE NO FOUNDATION.
- ALL NON-STANDARD IMPROVEMENTS IN THE RIGHT OF WAY WILL BE SUBJECT TO A LICENSE AND MAINTENANCE AGREEMENT.



### TRASH RECEPTACLE SPECIFICATIONS:

MODEL: **AUSTIN LITTER** 

SIZE: 42"H X 24"DIAMETER

SUBMIT SAMPLES TO LANDSCAPE ARCHITECT COLOR:

MATERIAL: CARBON STEEL PANELS, CAST ALUMINUM TOP, CAST IRON BASE

INSTALLATION: SURFACE MOUNTED

MANUFACTURER: LANDSCAPE FORMS OR APPROVED EQUAL

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P-50639-SIT-04

TRAFFIC ENGINEER **GOROVE SLADE** 1140 CONNECTICUT AVE NW, SUITE 1010 WASHINGTON, DC 20036 202.296.8625 CONTACT: WILL ZEID

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9302 LEE HIGHWAY

David.DeMarco@PulteGroup.com

**DESIGN CONSULTANTS** 

PLANNER, CIVIL ENGINEER VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD

GERMANTOWN MD, 20874

CONTACT: MICHAEL GOODMAN, PE

LERCH, EARLY & BREWER,

7600 WISCONSIN AVE, SUITE 700

BETHESDA, MD 20814 301.986.1300

CONTACT: PATRICIA HARRIS

PREPARED FOR: **PULTE HOME** COMPANY, LLC

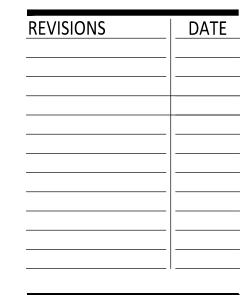
**SUITE 1000** FAIRFAX, VA 22031 703.934.9367 DAVID DeMARCO

SUITE 400

301.916.4100

ATTORNEY

CHTD.

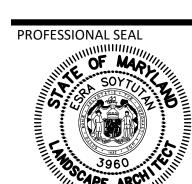


## HALPINE ROAD

CITY OF ROCKVILLE

MONTGOMERY COUNTY, MARYLAND WSSC GRID: 216NW06 TAX MAP: GQ63

SITE DETAILS



NAME: ESRA SOYTUTAN, RLA, LEED AP ND LICENSE No.: 3960 EXPIRATION DATE: 03/09/2025

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DRAWN BY: <u>EJS</u> DESIGNED BY: MBG DATE ISSUED: <u>10/13/2023</u>

PROJECT VM50639A

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net

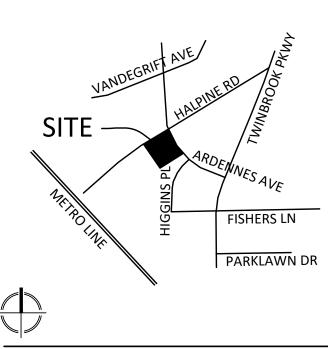
**NOT FOR CONSTRUCTION** 

48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY" The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

LAYOUT: LL-2.01, Plotted By: stebbins

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.





VICINITY MAP SCALE: 1" = 2000'

**LEGEND** 

PROPOSED BOLLARD LIGHTS, SEE LL-2.02

SCALE: 1"= 20'

FOOT-CANDLE LEVELS

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**DESIGN CONSULTANTS** 

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TRAFFIC ENGINEER
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WASHINGTON, DC 20036
202.296.8625
CONTACT: WILL ZEID

REVISIONS	_DATE

## HALPINE ROAD

CITY OF ROCKVILLE MONTGOMERY COUNTY, MARYLAND WSSC GRID: 216NW06 TAX MAP: GQ63

LIGHTING PLAN



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. ENGINEER'S NAME: MICHAEL GOODMAN, P.E. LICENSE No.: 27721 EXPIRATION DATE: JULY 19, 2024

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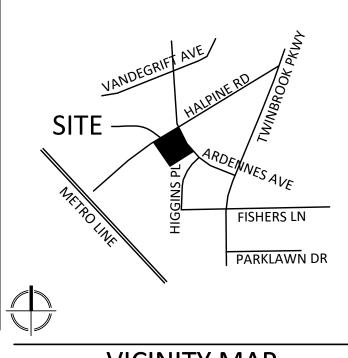
DRAWN BY: <u>EJS</u> DESIGNED BY: MBG DATE ISSUED: <u>10/13/2023</u>

PROJECT VM50639A

SHEET NO. LL-3.00

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VICINITY MAP SCALE: 1" = 2000'

## **LEGEND**



**OPEN AREA** 

SCALE: 1"= 20'

**PUBLIC USE SPACE** 



\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Open Space	Mi	inimum Required	equired Proposed (minimum)				
ELEC	Open Area (includes public use space)	15%	9,576 SF	35.7%	22,800 SF			
7	Public Use Space	10%	6,384 SF	10.2%	6,486 SF			
3 -								

LOCATIONS AND MEASUREMENTS OF AREAS SHOWN ARE APPROXIMATE. FINAL LOCATIONS AND MEASUREMENTS OF OPEN AREA AND PUBLIC USE SPACE WILL BE DETERMINED AT THE TIME OF SITE PLAN APPROVAL AND MAY BE REDUCED TO THE MINIMUM REQUIRED.

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**SUITE 1000** FAIRFAX, VA 22031 703.934.9367 DAVID DeMARCO David.DeMarco@PulteGroup.com

**DESIGN CONSULTANTS** 

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ATTORNEY LERCH, EARLY & BREWER,

CHTD. 7600 WISCONSIN AVE, SUITE 700 BETHESDA, MD 20814 301.986.1300 CONTACT: PATRICIA HARRIS

TRAFFIC ENGINEER

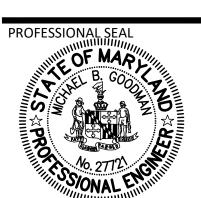
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REVISIONS	DATE
-	
	-
	.

## HALPINE ROAD

CITY OF ROCKVILLE MONTGOMERY COUNTY, MARYLAND WSSC GRID: 216NW06 TAX MAP: GQ63

OPEN AREA AND PUBLIC USE SPACE



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. ENGINEER'S NAME: MICHAEL GOODMAN, P.E.

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DRAWN BY: <u>EJS</u> DESIGNED BY: MBG DATE ISSUED: <u>10/13/2023</u>

PROJECT VM50639A

SHEET NO.  $LL-4.0\overline{0}$ 

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# Community Planning & Development Services

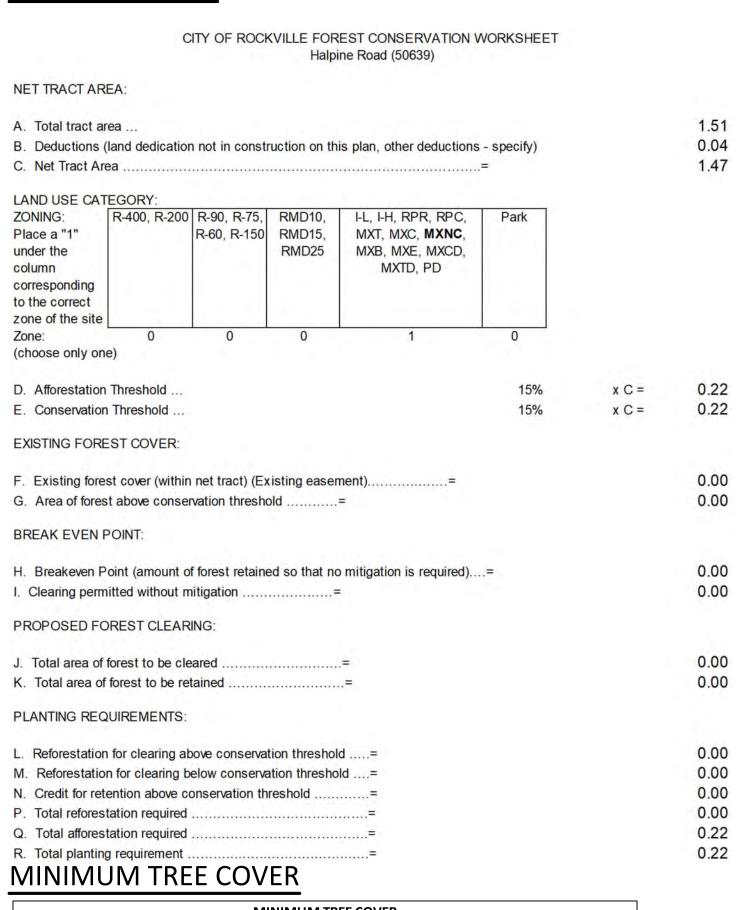
October 23, 2023

**VICINITY MAP** SCALE: 1" = 2000'

# PRELIMINARY FOREST CONSERVATION PLAN HALPINE ROAD

LOCAL VICINITY MAP

## **FCP WORKSHEET**



MINIMUM TREE COVER							
TRACT AREA SF	ZONING	MTC REQUIRED %	MTC SF REQUIRED				
65,577	MXNC	10%	6,558				
TREE COVER PROVIDED SF	NUMBER OF TREES	SF CREDIT PER TREE	TOTAL SF CREDIT				
FORESTED AREA	N/A	N/A					
EXISTING LANDSCAPE TREES		25% OF CRZ					
LARGE SHADE TREES	10	400	4000				
LARGE EVERGREEN	9	400	3600				
SMALL SHADE/ORNAMENTAL	42	200	8400				
SMALL EVERGREEN		200	0				
		TOTAL SF	16000				

## Sources: Rockville Code of Ordinances sec. 10.5-22(d)

## DECULIDE DATA TARIE

RESOURCE DATA TABLE	
ACREAGE OF TRACT (GROSS AREA)	1.51
ACREAGE OF TRACT REMAINING IN AGRICULTURAL USE	0.00
ACREAGE OF TOTAL EXISTING FOREST	0.00
ACREAGE OF 100-YR FLOODPLAINS	0.00
ACREAGE OF FOREST W/IN 100-YR FLOODPLAINS	0.00
ACREAGE OF WETLANDS	0.00
ACREAGE OF FOREST WITHIN WETLANDS	0.00
ACREAGE OF ENVIRONMENTAL BUFFERS	0.00
ACREAGE OF FOREST WITHIN ENVIRONMENTAL BUFFERS	0.00
LINEAR FEET AND AVERAGE WIDTH OF	Linear Feet: 0'
ENVIRONMENTAL BUFFER PROVIDED	Average Width: 0'

## NNI TABLE

SCIENTIFIC	COMMON	DISTRIBUTION	ABUNDANCE	NOTES
Hedera helix	English Ivy	localized	common	vine choking tree trunks, along ground
Taraxacum officinale	Common dandelion widespread	common	along lawn areas and spread throught out site	

## **NOT FOR CONSTRUCTION**



## SHEET INDEX

PRELIMINARY FOREST CONSERVATION PLAN COVER PRELIMINARY FOREST CONSERVATION PLAN PRELIMINARY TREE REMOVAL PLAN PRELIMINARY FOREST CONSERVATION TABLES

## **GENERAL NOTES**

THE SUBJECT PROPERTY PARCEL COMPRISING APPROXIMATELY 1.51 ACRES IS LOCATED AT 5906 HALPINE RD, IN ROCKVILLE, MARYLAND. THE PARCEL INFORMATION IS

LIBER & FOLIO

#### THE SUBJECT PROPERTY WSSC TAX MAP GRID NUMBER IS 216NW06

- 1. PARCEL N091 IS CURRENTLY ZONED R-60; MXNC ZONING IS BEING PURSUED IN ACCORDANCE WITH THE FLOATING ZONE PROVISIONS.
- 2. THE SUBJECT PROPERTY IS LOCATED IN THE MIDDLE ROCK CREEK WATERSHED, A USE CLASS I/I-P STREAM. THERE IS NO MAPPED FEMA 100 YEAR FLOODPLAIN.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA OF LESS THAN 0.2% ANNUAL CHANCE OF FLOOD) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 24031C0353D, FOR MONTGOMERY COUNTY, MARYLAND,
- 4. THERE ARE NO PERENNIAL OR INTERMITTENT STREAMS, SEEPS, OR SPRINGS OR THEIR ASSOCIATED BUFFERS LOCATED ON, OR WITHIN 200' OF THE SUBJECT PROPERTY BASED ON OBSERVATIONS ON-SITE ON APRIL 18, 2023.
- 5. PER U.S.FISH & WILDLIFE SERVICES' NATIONAL WETLANDS INVENTORY ON-LINE MAPPER (HTTP://WWW.FWS.GOV/WETLANDS/DATA/ MAPPER.HTML), MARYLAND'S ENVIRONMENTAL RESOURCES AND LAND INFORMATION NETWORK (MERLIN) (HTTP://WWW. MDMERLIN.NET/), AND FIELD VERIFICATION, THERE ARE NO WETLANDS OR THEIR ASSOCIATED BUFFERS LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA. ACCESSED ON
- 6. THE WILDLIFE AND HERITAGE DIVISION OF THE MD DNR HAS BEEN CONTACTED TO DETERMINE IF THERE ARE ANY FEDERAL OR STATE RECORDS OF RARE, THREATENED OR ENDANGERED SPECIES WITHIN THE NRI STUDY AREA. NO RARE, THREATENED OR ENDANGERED SPECIES WERE NOTED DURING FIELD WORK.
- 7. THE HORIZONTAL DATUM IS NAD83/2011, VERTICAL DATUM IS BASED ON NGVD29 DATUM. TOPOGRAPHIC AND BOUNDARY SURVEY WAS PERFORMED BY VIKA MARYLAND, LLC, APRIL 18, 2023.
- 8. TREES SHOWN WERE EITHER SURVEY LOCATED OR ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON VISUAL OBSERVATIONS. CTLA TREE RATING DATA SUMMARY SHEETS WERE PREPARED AND SUBMITTED WITH THIS PLAN. SEE
- 9. THERE ARE 0 ACRES OF EXISTING FOREST ON THE SUBJECT PROPERTY OR WITHIN THE NRI STUDY AREA.
- 10. NON-NATIVE INVASIVE PLANT MATERIAL ENGLISH IVY AND COMMON DANDELION OBSERVED WITHIN THE INVENTORY AREA. NON-NATIVE MATERIAL WITHIN OUR PROPERTY WILL BE ERADICATED DURING DEVELOPMENT.

## SOILS TABLE

SCALE: 1"= 60'

	PRIME	HIGHLY			
	4 CDICILITUDE**				
	AGRICULTURE**	ERODIBLE***	SERPENTINIC****	HYDRIC GROUP*	K FACTOR****
Glenelg-Urban land					
omplex, 0 to 8 percent		NO	NO		
slopes	NO			В	0.32
Glenelg-Urban land					
complex, 8 to 15		NO	NO		
percent slopes	NO			В	0.43
Urban Land	NO	NO	NO	D	0.49
0	mplex, 0 to 8 percent slopes Glenelg-Urban land complex, 8 to 15 percent slopes	mplex, 0 to 8 percent slopes NO Glenelg-Urban land complex, 8 to 15 percent slopes NO	mplex, 0 to 8 percent NO Slopes NO Glenelg-Urban land complex, 8 to 15 NO percent slopes NO	mplex, 0 to 8 percent NO NO NO Slopes NO Slenelg-Urban land complex, 8 to 15 NO NO percent slopes NO	mplex, 0 to 8 percent NO NO B  slopes NO B  Glenelg-Urban land complex, 8 to 15 NO NO B  percent slopes NO B

SOURCES: \*USDA NRCS WEB SOIL SURVEY (http://websoilsurvey.sc.egov.usda.gov)

\*\*PAGE 140 TABLE 5 MONTGOMERY COUNTY, MARYLAND SOIL SURVEY

\*\*URBAN OR BUILT-UP AREAS OF THE PRIME AGRICULTURAL SOILS ARE NOT CONSIDERED PRIME FARMLAND PER THE THE MONTGOMERY COUNTY, MARYLAND SOIL SURVEY PAGE 140 TABLE 5

\*\*\* PAGE 67 APPENDIX C ERODIBLE SOILS LIST M-NCPPC MONTGOMERY COUNTY ENVIRONMENTAL GUIDELINES

\*\*\*\*PAGE 120 MONTGOMERY COUNTY, MARYLAND SOIL SURVEY

\*\*\*\*\*TABLE 16 PAGE 212 MONTGOMERY COUNTY, MARYLAND SOIL SURVEY

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TRAFFIC ENGINEER **GOROVE SLADE** 1140 CONNECTICUT AVE NW, SUITE 1010 WASHINGTON, DC 20036

	1
REVISIONS	DATE
-	
-	

## **HALPINE** ROAD

CITY OF ROCKVILLE MONTGOMERY COUNTY, MARYLAND WSSC GRID: 216NW06 TAX MAP: GQ63

**PRELIMINARY FOREST CONSERVATION** PLAN COVER



PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. NAME: ESRA SOYTUTAN, RLA, LEED AP ND LICENSE No.: 3960 EXPIRATION DATE: 03/09/2025

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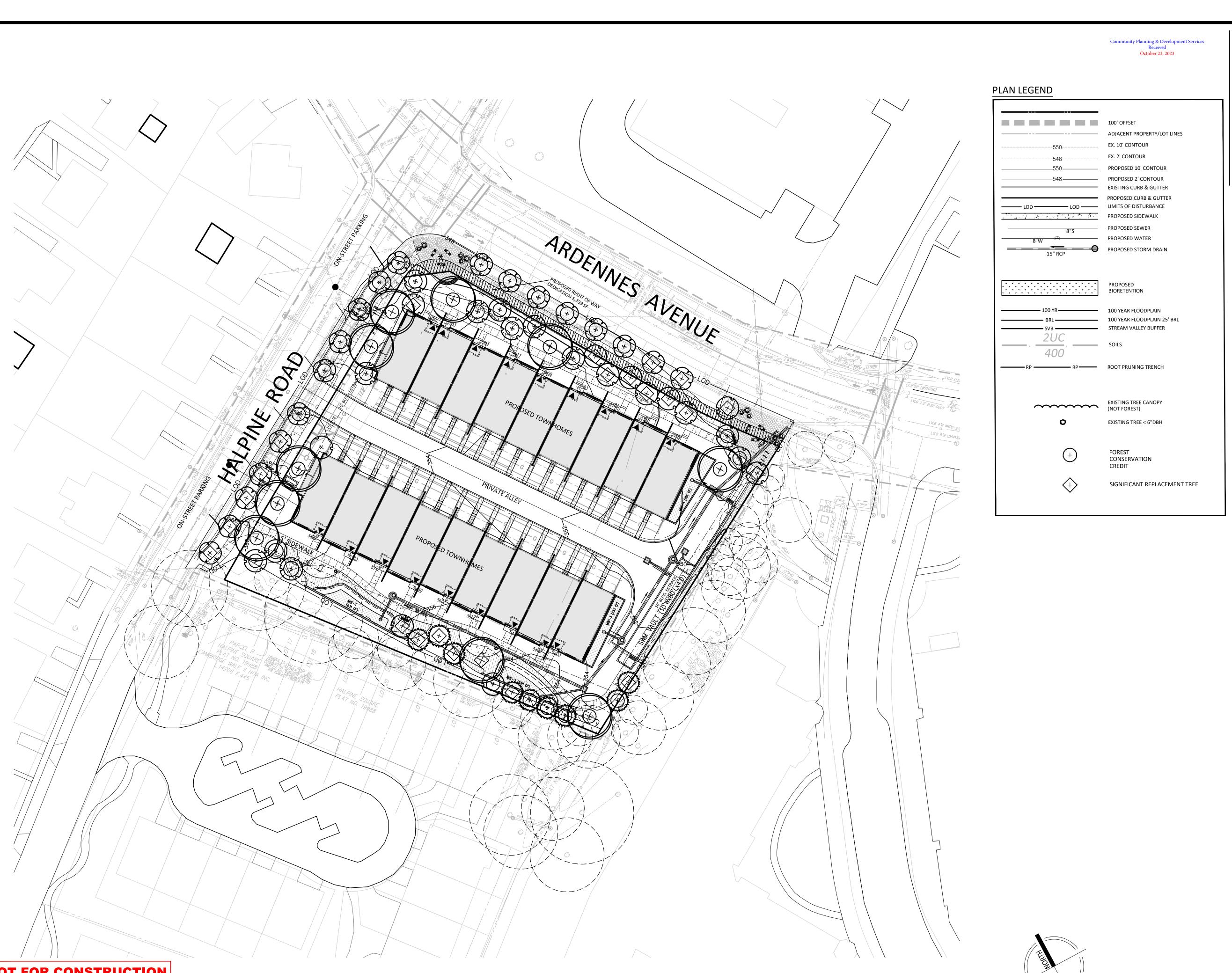
DRAWN BY: EJS DESIGNED BY: MBG DATE ISSUED: <u>04/10/2023</u>

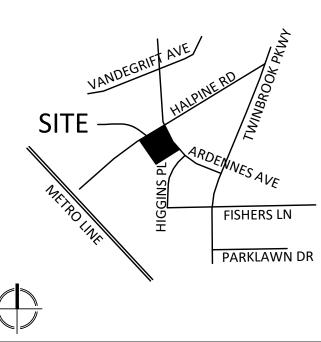
PROJECT VM50639A

LAYOUT: PFCP-1, Plotted By: schlatter

PLANNER, CIVIL ENGINEER

CONTACT: WILL ZEID





**VICINITY MAP** SCALE: 1" = 2000'

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DAVID DeMARCO

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ATTORNEY LERCH, EARLY & BREWER, CHTD.

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TRAFFIC ENGINEER GOROVE SLADE

1140 CONNECTICUT AVE NW, SUITE 1010 WASHINGTON, DC 20036 202.296.8625 CONTACT: WILL ZEID

REVISIONS	DATE

## HALPINE ROAD

CITY OF ROCKVILLE MONTGOMERY COUNTY, MARYLAND WSSC GRID: 216NW06 TAX MAP: GQ63

PRELIMINARY **FOREST CONSERVATION** PLAN

PROFESSIONAL SEAL

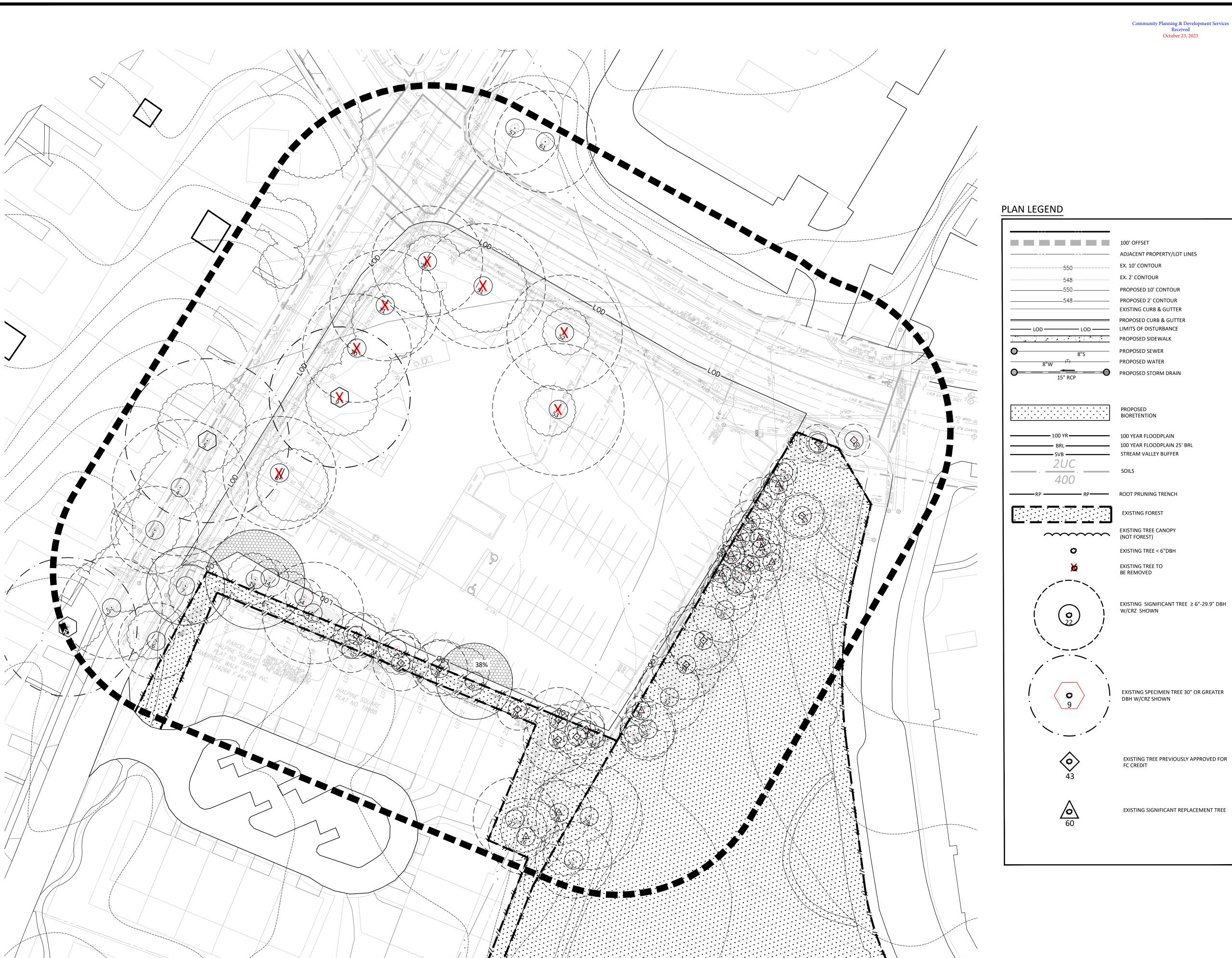
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EXPIRATION DATE: 03/09/2025

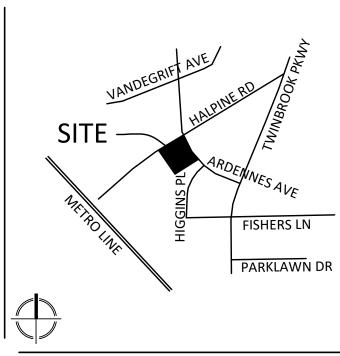
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DRAWN BY: <u>EJS</u> DESIGNED BY: MBG DATE ISSUED: <u>04/10/2023</u>

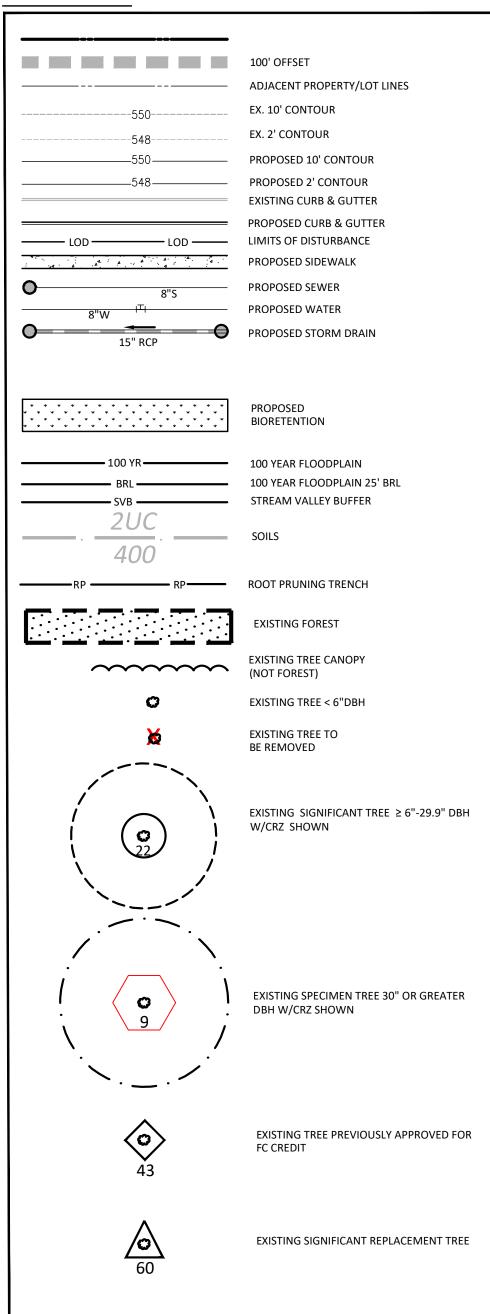
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**VICINITY MAP** SCALE: 1" = 2000'



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DESIGN CONSULTANTS

PREPARED FOR:

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PLANNER, CIVIL ENGINEER

ATTORNEY LERCH, EARLY & BREWER,

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TRAFFIC ENGINEER GOROVE SLADE 1140 CONNECTICUT AVE NW, SUITE 1010 WASHINGTON, DC 20036 202.296.8625

CONTACT: WILL ZEID

REVISIONS	DATE

## HALPINE ROAD

CITY OF ROCKVILLE MONTGOMERY COUNTY, MARYLAND WSSC GRID: 216NW06 TAX MAP: GQ63

PRELIMINARY **FOREST CONSERVATION** PLAN TREE REMOVAL



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. NAME: ESRA SOYTUTAN, RLA, LEED AP ND LICENSE No.: 3960
EXPIRATION DATE: 03/09/2025

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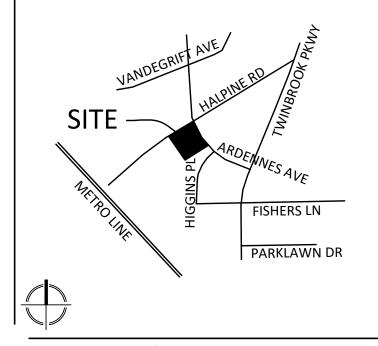
DRAWN BY: EJS DESIGNED BY: MBG DATE ISSUED: <u>04/10/2023</u>

PROJECT VM50639A

SHEET NO. PFCP-3

**NOT FOR CONSTRUCTION** 

#### Community Planning & Development Services October 23, 2023



**VICINITY MAP** SCALE: 1" = 2000'

## PROPOSED PLANTING TABLE

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE (LG SHADE, LG EG,ORN, SM EG)	ROOT BALL TYPE	SIZE- CAL/HT	LANDSCAPING NO CREDIT	LANDSCAPING MTC CREDIT ONLY	SIG. TREE REPLACEMENT CREDIT (OFF-SITE)	SIG. TREE REPLACEMENT CREDIT (ON-SITE)	STREET TREE NO CREDIT	STREET TREE FC CREDIT ONLY*	FC CREDIT	FC CREDIT (200 OR 400 SF x FC QUANTITY)	MTC CREDIT (200 OR 400 SF x MTC QUANTITY)
STREET TREES (NO	T TO EXCEED 25% OF TOTAL REQUIREMENT)												1	
Ardennes Avenue														
8	Syringa reticulata	Japanese Tree Lilac	ORN	B&B	2.5"	0	0	0	2	0	6	0	1200	1600
Halpine Road														
11	Syringa reticulata	Japanese Tree Lilac	ORN	B&B	2.5"	0	0	0	5	0	6	0	1200	2200
On-Site Trees														
10		TBD	LG SHADE	B&B	2.5"	0	0	0	1	0	0	9	3600	4000
9		TBD	LG EVG	B&B	2.5"	0	0	0	5	0	0	4	1600	3600
24		TBD	ORN	B&B	2.5"	1	_ 0	0	10	0	0	13	2600	4600
				TO	TALS	N/A	0	0	23	0	12	26	10200	16000
* Street trees not to ex	xceed 25% of total forest conservation credit require	ment.		REQUIR	EMENTS	N/A		2	.3	]		Χ	9584	6558
														I

20251 Century Blvd., Suite 400

Germantown, MD 20874 301.916.4100 | vika.com

Our Site Set on the Future.

**PULTE HOME** COMPANY, LLC 9302 LEE HIGHWAY **SUITE 1000** FAIRFAX, VA 22031 703.934.9367 DAVID DeMARCO David.DeMarco@PulteGroup.com

**DESIGN CONSULTANTS** 

PREPARED FOR:

PLANNER, CIVIL ENGINEER VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874 301.916.4100 CONTACT: MICHAEL GOODMAN, PE

ATTORNEY LERCH, EARLY & BREWER, CHTD.

7600 WISCONSIN AVE, SUITE 700 BETHESDA, MD 20814 301.986.1300 CONTACT: PATRICIA HARRIS

CONTACT: WILL ZEID

TRAFFIC ENGINEER GOROVE SLADE 1140 CONNECTICUT AVE NW, SUITE 1010 WASHINGTON, DC 20036 202.296.8625

REVISIONS	DATE

## **HALPINE** ROAD

CITY OF ROCKVILLE MONTGOMERY COUNTY, MARYLAND WSSC GRID: 216NW06 TAX MAP: GQ63

**PRELIMINARY FOREST CONSERVATION TABLES** 

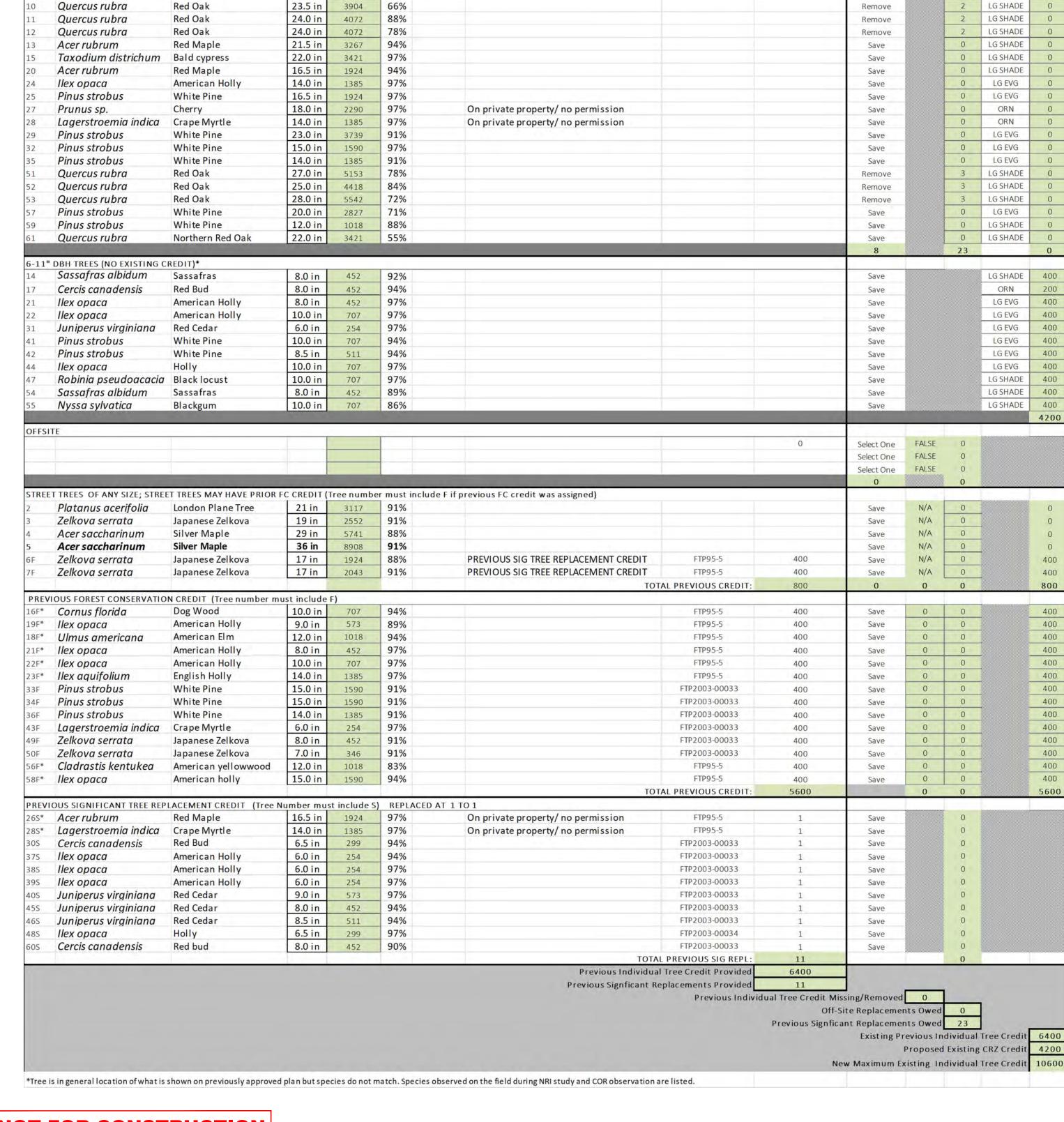


HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. NAME: ESRA SOYTUTAN, RLA, LEED AP ND LICENSE No.: 3960 EXPIRATION DATE: 03/09/2025

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

DRAWN BY: <u>EJS</u> DESIGNED BY: MBG DATE ISSUED: <u>04/10/2023</u>

PROJECT VM50639A



PROPOSED TREE SUMMARY CHART

On private property/ no permission

Remarks

PREVIOUS FTP PLAN

PREV.CREDIT

Save

Remove

Remove

0 LG SHADE

2 LG SHADE

6 LG SHADE

## **NOT FOR CONSTRUCTION**

SIGNIFICANT & SPECIMEN TREE TABLE

**COMMON NAME** 

American Beech

American elm

Red Oak

**30.0 in** 6362

4243

6576

84%

81%

24.5 in

30.5 in

SCIENTIFIC NAME

Fagus grandifolia

Ulmus americana

Quercus rubra

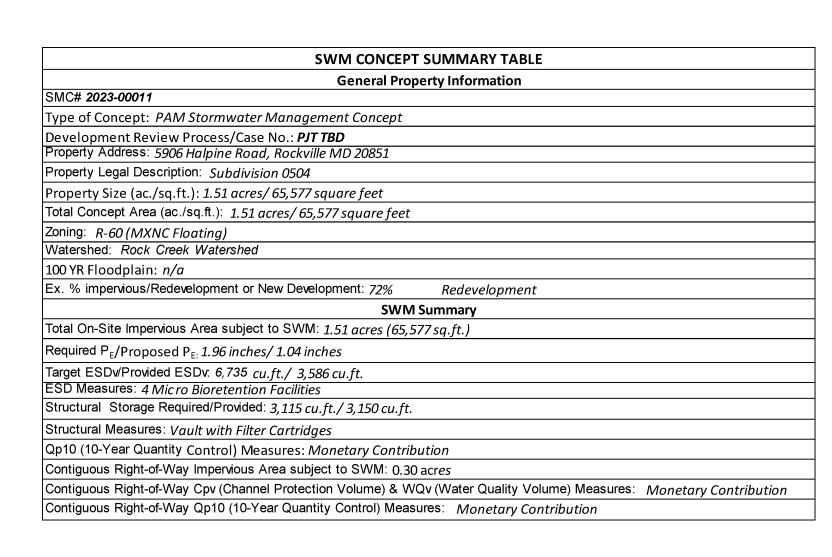
LANDSCAPE SETTING >/= 12" DBH (NO EXISTING CREDIT)

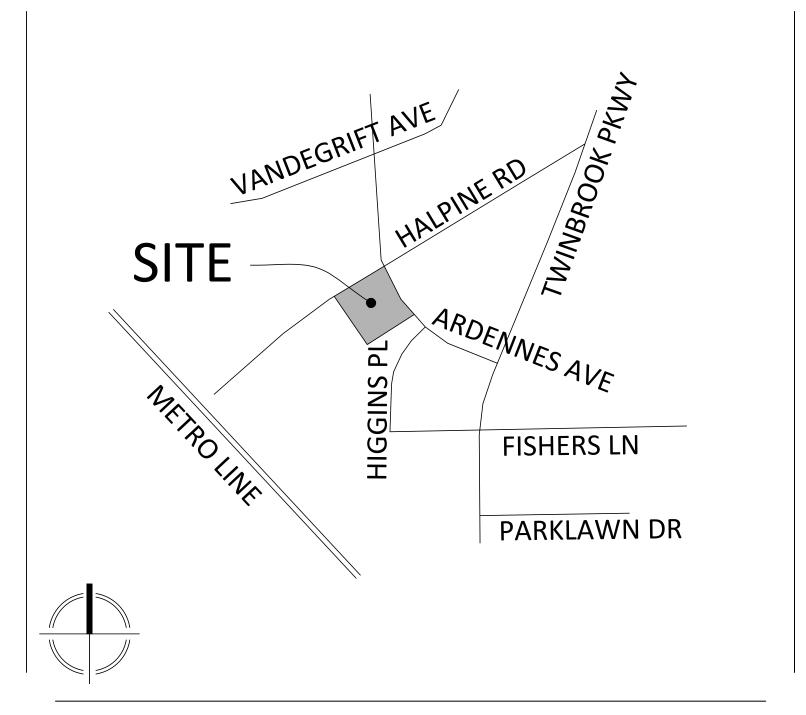


# PRE-APPLICATION STORMWATER MANAGEMENT CONCEPT SMC#: SMC2023-00011

# 5906 HALPINE ROAD

4TH ELECTION DISTRICT ROCKVILLE MONTGOMERY COUNTY, MARYLAND





VICINITY MAP SCALE: 1" = 1000'

## SHEET INDEX

PRE-APPLICATION STORMWATER MANAGEMENT CONCEPT COVER SHEET **CSWM** 2 OF 3 PRE-APPLICATION STORMWATER MANAGEMENT CONCEPT PLAN 3 OF 3 **CSWM** PRE-APPLICATION STORMWATER MANAGEMENT DETAILS

## STORMWATER MANAGEMENT CONCEPT GENERAL NOTES

- 1. ALL STORM DRAIN PIPES PROPOSED ARE EITHER REINFORCED CONCRETE PIPE (RCP), HIGH PERFORMANCE POLYPROPYLENE
- STORM DRAIN PIPE SIZES SHOWN ARE ESTIMATED AND ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING DESIGN.
- 3. QUANTITY AND LOCATION OF ENVIRONMENTALLY SENSITIVE DESIGN (ESD) MEASURES ARE SUBJECT TO CHANGE DURING
- 4. ALL WATER AND SEWER LINES SHOWN ARE APPROXIMATE AND ARE SUBJECT TO CHANGE UPON FINAL ENGINEERING
- 5. ALL UTILITY LAYOUTS SHOWN ON THIS CONCEPT PLAN ARE SUBJECT TO ADJUSTMENT IN LOCATION, SIZE AND CONFIGURATION DURING FINAL ENGINEERING TO ACCOMMODATE LOCATIONS OF TREES, DRY UTILITIES, STREET LIGHTS AND OTHER CONFLICTING FEATURES. LAYOUTS SHOWN HEREON ARE CONCEPTUAL AND NOT INTENDED TO REFLECT FINAL LOCATION OF THESE UTILITIES.
- 6. ESD PLANTER BOX FACILITIES IN THE PUBLIC RIGHT-OF-WAY SHALL HAVE A VERTICAL DROP (MEASURED FROM THE TOP OF WALL TO THE TOP OF THE FILTER MEDIA ELEVATION) OF LESS THAN 24-INCHES AND MUST PROVIDE AN 18-INCHES SAFETY FENCE/RAIL.
- 7. ESD PLANTER BOX FACILITIES IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO CURBS SHALL BE INSTALLED WITH 16-INCHES CLEARANCE FROM CURB FACE TO PLANTER BOX FACE.
- 8. SHALL HAVE A VERTICAL DROP (MEASURED FROM THE TOP OF WALL TO THE TOP OF THE FILTER MEDIA ELEVATION) OF LESS THAN 24-INCHES AND MUST PROVIDE AN 18-INCHES SAFETY FENCE/RAIL
- 9. ESD PLANTER BOX FACILITIES SHALL FOLLOW THE BUILDING CODE FOR SAFETY FENCE REQUIREMENTS. A 42-INCHES FENCE SHALL BE PROVIDED FOR VERTICAL DROP (MEASURED FROM THE TOP OF WALL TO THE TOP OF THE FILTER MEDIA ELEVATION) OF MORE THAN 30-INCHES.
- 10. ESD PLANTER BOXES SHALL BE OUTSIDE OF THE BUILDING FOUNDATION ZONE OF INFLUENCE. THE BUILDING FOUNDATION DESIGN SHALL TAKE INTO CONSIDERATION LOADS ASSOCIATED WITH THE ESD PLANTER BOX.

BEFORE BEGINNING CONSTRUCTION CONTACT "MISS UTILITY" WWW.MISSUTILITY.NET OR 1-800-257-7777 OR 811 AT LEAST 48 HOURS

PRIOR TO EXCAVATION

DESIGNED DRAFTED CHECKED

DEPARTMENT OF PUBLIC WORKS CITY OF

ROCKVILLE, MARYLAND

DESIGN PLAN APPROVAL AS BUILT PLAN APPROVAL SCP# REVIEWED BY DIRECTOR OF PUBLIC WORKS APPROVAL DATE CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE

PRE APPLICATION CONCEPT STORMWATER MANAGEMENT **COVER SHEET** 

5906 HALPINE ROAD BEING PART OF PARCEL N091 SUBDIVISION 0504. PLAT 19988 **ELECTION DISTRICT NO. 4** CITY OF ROCKVILLE, MARYLAND

**SCALE** VIKA JOB NO.

VM50639

NO. CSWM-

OF

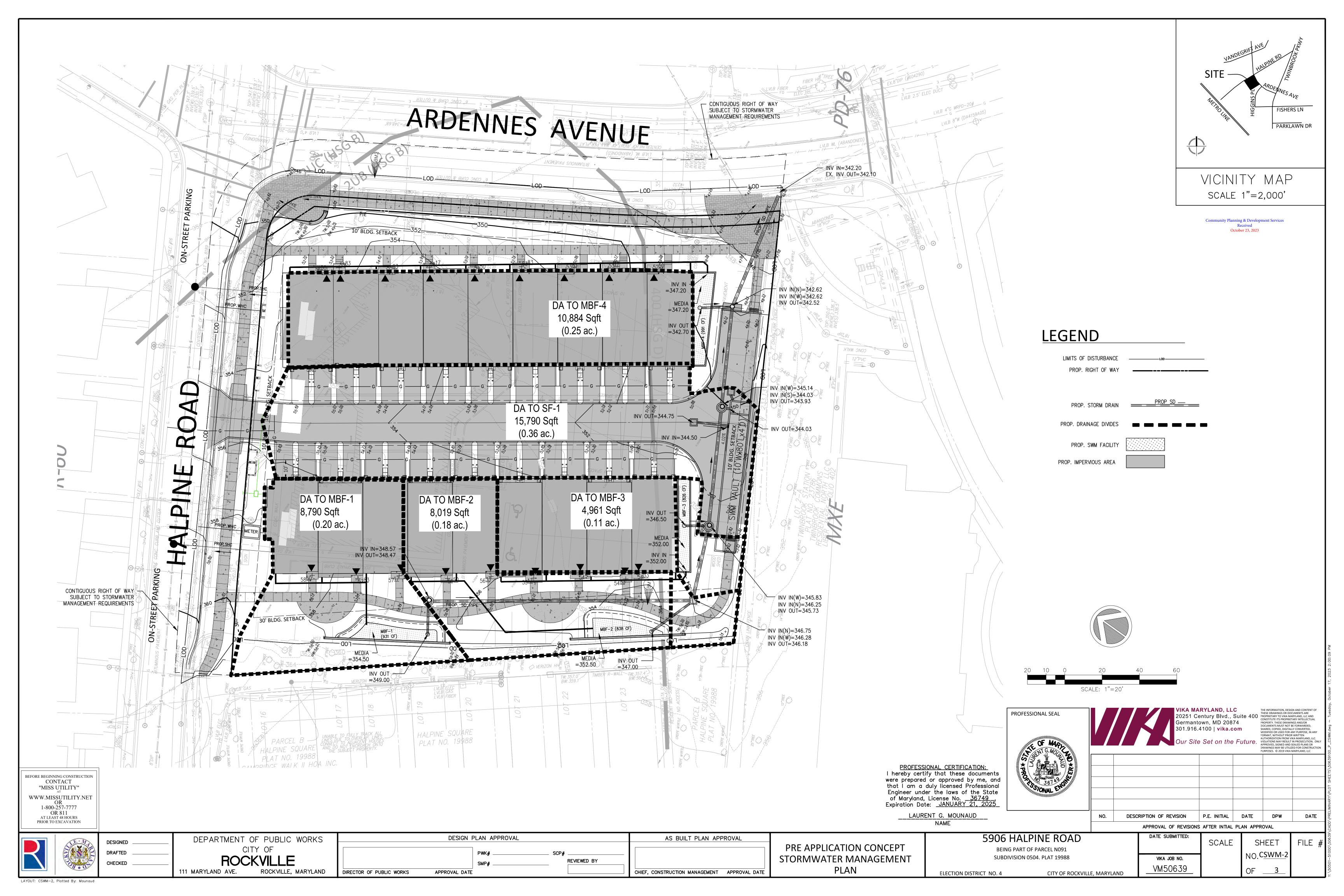
## I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. <u>36749</u>, Expiration Date: <u>JANUARY 21, 2025</u>

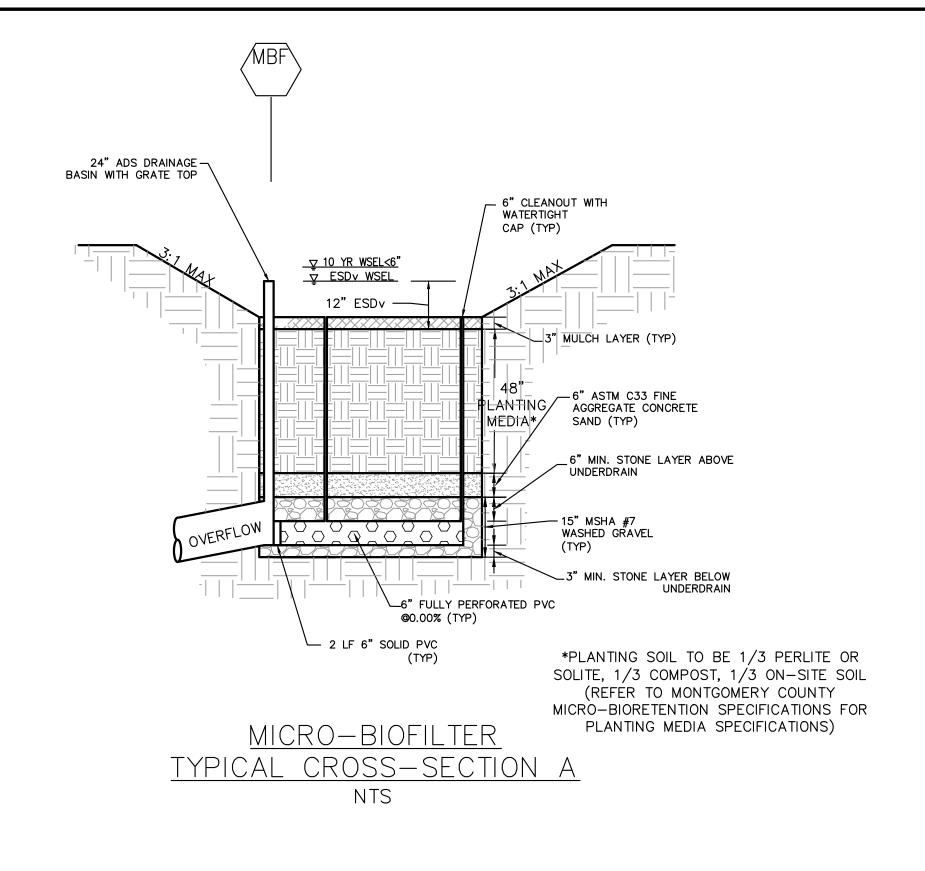
PROFESSIONAL CERTIFICATION:

LAURENT G. MOUNAUD

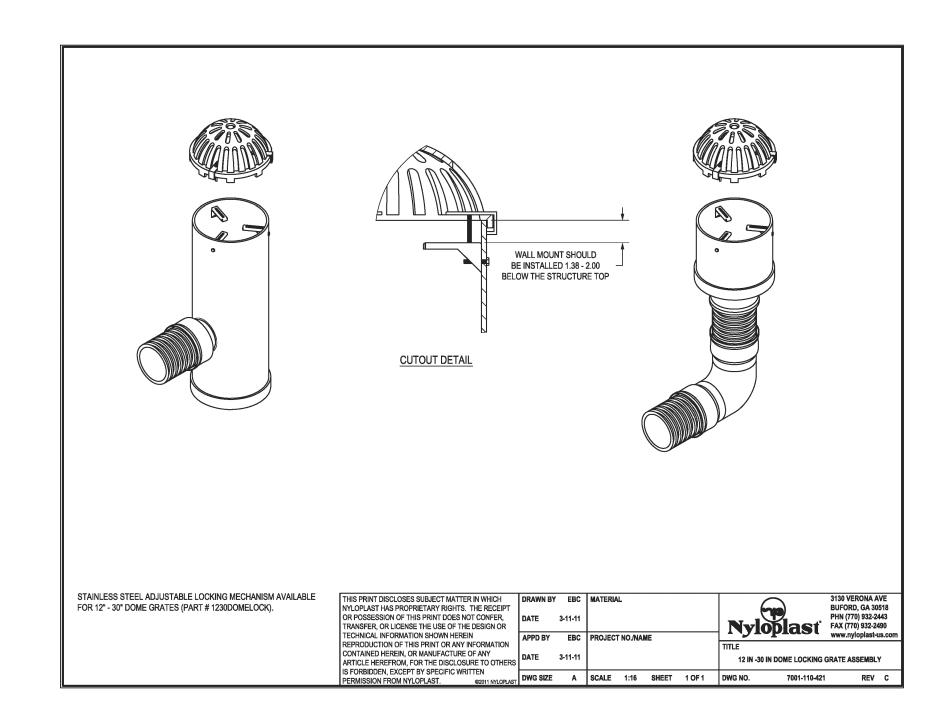
NAME

DESCRIPTION OF REVISION P.E. INITIAL DATE DPW APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVAL

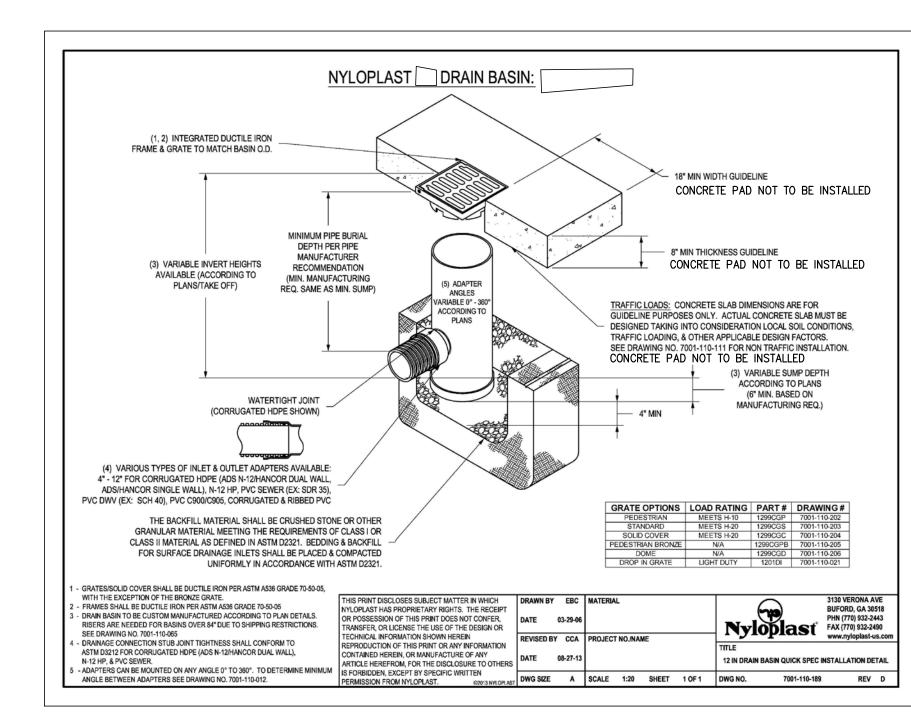




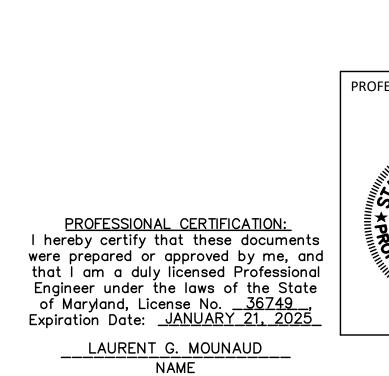
**ELEVATION VIEW** 



## MICRO-BIOFILTER DRAIN BASIN GRATE ASSEMBLY



## MICRO-BIOFILTER DRAIN BASIN



ELECTION DISTRICT NO. 4

	NO.	DESCR			IS AFTER INTIAL			
	NO.	DECON						
	NO.	DESCR	RIPTION OF	REVISION	P.E. INITIAL	DATE	DPW	DATE
S.MOODAL ENGINEERS ON ALL STATES ON ALL STAT							PURPOSES. © 2019 VIKA	
PROFESSIONAL SEAL  OF MARINING				20251 C German 301.916	ARYLAND, LL Century Blvd., town, MD 208 .4100   vika.d	Suite 400 374 com	PROPERTY. THESE DRAW DOCUMENTS MUST NOT SHARED, COPIED, DIGITA MODIFIED OR USED FOR FORMAT, WITHOUT PRIO AUTHORIZATION FROM I VIOLATIONS MAY RESULT APPROVED, SIGNED AND DRAWINGS MAY BE UTILI	ICUMENTS ARE ARYLAND, LIC AND TARY INTELLECTUAL NGS AND/OR BE FORWARDED, LLY CONVERTED, ANY PURPOSE, IN ANY R WRITTEN (IKA MARYLAND, LLC. IN PROSECUTION. ONL SEALED PLANS OR EZED FOR CONSTRUCTIO

BEFORE BEGINNING CONSTRUCTION CONTACT "MISS UTILITY" WWW.MISSUTILITY.NET OR 1-800-257-7777 OR 811 AT LEAST 48 HOURS PRIOR TO EXCAVATION

	VE. W
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DESIGNED DRAFTED CHECKED

DEPARTMENT OF PUBLIC WORKS CITY OF 111 MARYLAND AVE. ROCKVILLE, MARYLAND

REMOVABLE WATER— TIGHT CAP SEE DETAIL THIS

PVC UNDERDRAIN

**ELEVATION** 

TYPICAL MICRO-BIOFILTER CLEANOUT DETAIL

NOT TO SCALE

Y-BRANCH TO BE PVC-

-PVC W/RUBBER

GASKEŤ JOINTS.

DESIGN PLAN APPROVAL AS BUILT PLAN APPROVAL REVIEWED BY DIRECTOR OF PUBLIC WORKS APPROVAL DATE CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE

6" DIA. SCH 40

3/8" DIA. →

SECTION A-A

NOTE: PERFORATIONS WILL BE 3/8" DIAMETER

P.V.C PERFORATION DETAIL

AT 4" ON CENTER EVERY 90°

PRE APPLICATION CONCEPT STORMWATER MANAGEMENT **DETAILS** 

5906 HALPINE ROAD BEING PART OF PARCEL N091 SUBDIVISION 0504. PLAT 19988

CITY OF ROCKVILLE, MARYLAND

VIKA JOB NO. VM50639

SCALE FILE # SHEET NO. CSWM-3

#### **GENERAL NOTES:**

- 1) Comply with the City of Rockville's Standard Erosion and Sediment Control Notes
- 2) City Inspectors reserve the right to request additional measures not included on plans.
- 3) Changes to the approved plans require written approval from DPW Engineering and may require an approved `redlined' plan revisions before

#### PROJECT SEQUENCE OF CONSTRUCTION

1. PRIOR TO CLEARING OF TREES, INSTALLING SEDIMENT CONTROL MEASURES, OR GRADING, A PRECONSTRUCTION MEETING MUST BE CONDUCTED ON-SITE.

#### PRE-CONSTRUCTION MEETING:

- The following items must be completed prior to the pre-construction meeting:
- Limits of Disturbance (LOD) and tree protection measures to be marked/staked out in the field
- Permittee must contact MISS UTILITY at 811, (800) 257-7777, or www.missutility.net for marking of existing utilities. MISS UTILITY requires two full business days' notice. Existing utilities must be marked prior to the pre-construction meeting.
- A pre-construction meeting must be conducted on-site with the following representatives: Minimum notice of 48 hours must be provided prior to meeting.
- City of Rockville Sediment and Erosion Control Inspector: Arthur Simpson @ 240-314-8879 City of Rockville Construction Inspector: Michael Hershelman @ 240-314-8543
- City Stormwater Management Inspector: Ethan Chappell @ 240-314-8541
- City of Rockville Forestry Inspector: Natasha Shangold 240-314-8205
- Any of Agency Issuing a Permit
- Permittee, Owner, or Owners Representative
- General Contractor
- Site Engineer

#### The following items must be discussed, as needed, during the pre-construction meeting:

- Haul routes and maintenance of traffic
- Existing SWM facilities downstream of project
- SWM Construction Inspection and As-built process (see SWM plan)
- Water system shut downs

#### SITE PREPARATION:

1) With approval from the City of Rockville Sediment Control, Construction, and Forestry Inspectors, install tree protection measures, stabilized construction entrances with wash racks, pump and filter bags systems, perimeter controls, including super silt fence, At-Grade Inlet Protections, Standard Inlet Protections, and curb inlet protection where indicated on plan. Contractor shall coordinate with the City or Rockville and WSSC as necessary to obtain and install a temporary metered water connection for cleaning construction vehicles at the stabilized construction entrance wash rack locations.

2) With Step 1 above completed obtain approval from the City of Rockville SEC Inspector to proceed with additional construction activities.

3) Prior to commencing Stage 1 work below, water and sewer disconnections to the existing building shall be completed per WSSC plumbing permit. Until on-site water supply from a fire hydrant is available, water supply to wash rack, dust control, concrete washout, etc. shall be from a portable water tank, 600 gallon capacity minimum. Once fire hydrants are active, contractor is to comply with WSSC requirements for temporary metered use of hydrants.

#### **EXISTING CONDITIONS: SITE DEMOLITION**

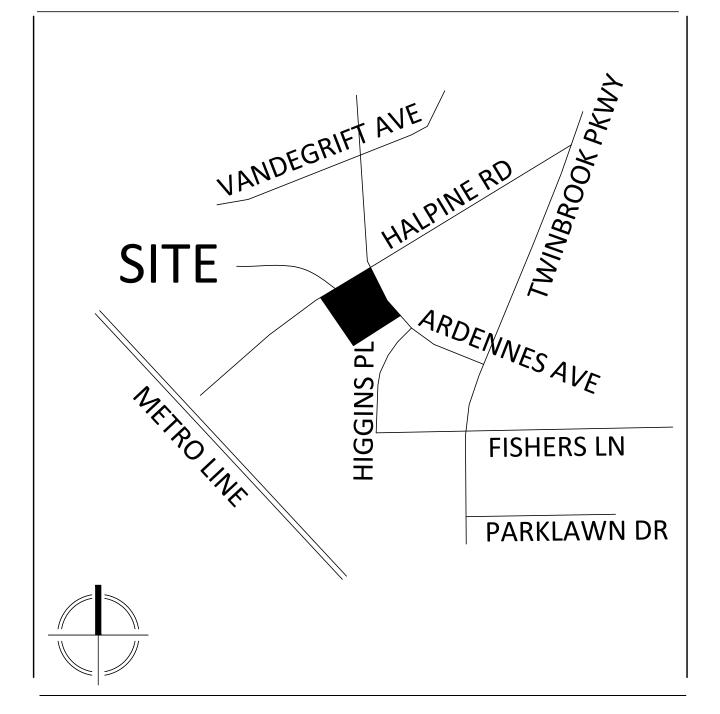
- 1) SEDIMENT CONTROL DEVICES TO BE MAINTAINED THROUGHOUT DURATION OF CONSTRUCTION (ALL STAGES) UNLESS SPECIFIED OTHERWISE LOCATIONS OF SEDIMENT CONTROL DEVICES MAY BE ADJUSTED IN THE FIELD WITH PERMISSION FROM THE COR SEC INSPECTOR.
- 2) INSTALL PROPOSED STABILIZED CONSTRUCTION ENTRANCES WITH TRUCK WASH RACKS AT THE LOCATION INDICATED
- 3) INSTALL PERIMETER SILT FENCE, SUPER SILT FENCE AND INLET PROTECTION WHERE INDICATED ON PLAN.
- 4) SAW CUT EXISTING PAVEMENT AND BEGIN INSTALLATION OF PARTIAL STORM DRAIN SYSTEM. INSTALL TEMPORARY INLET TOPS ON STRUCTURES WHERE SHOWN. INSTALL AT GRADE INLET PROTECTION.
- 5) WITH WRITTEN APPROVAL OF THE COR SEC INSPECTOR, BEGIN THE FULL SITE DEMOLITION, INCLUDING BUT NOT LIMITED TO, TREE CLEARING AND GRUBBING, BUILDING AND FOUNDATION, PAVEMENT, UTILITIES, AND ALL EXISTING SITE IMPROVEMENTS (UNLESS SPECIFICALLY IDENTIFIED AS TO REMAIN ON THIS SHEET OR ELSEWHERE IN THE CONTRACT DOCUMENTS).

## PROPOSED CONDITIONS: FINE GRADING AND BUILDING CONSTRUCTION

- 6) INSTALL PROPOSED UTILITIES AS SHOWN ON PLAN:
- A. PROPOSED WATER AND SEWER INSTALLATION MAY BEGIN ONCE PERMITS HAVE BEEN OBTAINED FROM CITY OF ROCKVILLE
- B. SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM END.
- C. DRY UTILITY INSTALLATION D. STORM DRAIN INSTALLATION
- 7) STABILIZE AREAS AS SOON AS ROUGH GRADING AND UTILITY WORK HAS BEEN COMPLETED, OR WHEN THERE HAS BEEN NO EARTH DISTURBANCE
- 8) BEGIN BUILDING CONSTRUCTION
- 9) INSTALL CURB AND GUTTER, CONCRETE SIDEWALK, PAVEMENT AND PROPOSED STREETSCAPE IMPROVEMENTS AS INDICATED ON PLAN.
- 10) COMMENCE CONSTRUCTION OF BIO-RETENTION FACILITIES:
- A. EXCAVATE FOR CONSTRUCTION .
- C. INSTALL STONE, PERFORATED PIPE, SAND, OUTLET STRUCTURE, CLEANOUT/OBSERVATION WELLS, SURGE STONE AND PLANTING MEDIA.
- 11) PLACE FILTER FABRIC ON TOP OF INSTALLED PLANTING MEDIA AND TEMPORARILY BLOCK UNDERDRAIN AT OUTLET STRUCTURE. INSTALL SILT FENCE
- 12) AFTER STABILIZATION OF CONTRIBUTING DRAINAGE AREA, REMOVE FILTER FABRIC AND INSTALL MULCH LAYER AND LANDSCAPING IN ACCORDANCE
- 13) INSTALL UNDERGROUND STORAGE STRUCTURE.
- 14) FINALIZE PAVING.
- 15) PERMANENTLY STABILIZE DISTURBED AREAS AS FINAL GRADES ARE ACHIEVED.
- 16) UPON COMPLETION OF WORK, THE PERMITTEE MUST OBTAIN APPROVAL FROM COR SEDIMENT CONTROL INSPECTOR PRIOR TO REMOVAL OF ANY REMAINING SEDIMENT CONTROL MEASURES AND STABILIZE AREAS DISTURBED BY THEIR REMOVAL.

# CONCEPT SEDIMENT AND EROSION CONTROL 5906 HALPINE ROAD

4TH ELECTION DISTRICT ROCKVILLE MONTGOMERY COUNTY, MARYLAND SCP-2023-XXXXX



VICINITY MAP SCALE: 1" = 1000'

## SHEET INDEX

CSEC 4 OF 5

CSEC 5 OF 5

CSEC 1 OF 5	CSEC COVER SHEET
CSEC 2 OF 5	CSEC NOTES
CSEC 3 OF 5	CSEC PLAN EXISTING CONDITION

CSEC PLAN PROPOSED CONDITIONS CSEC DETAILS

OWNER / APPLICANT: PULTE GROUP 9302 LEE HIGHWAY SUITE 1000 FAIRFAX, VA 22031 PH: 703.934.9367 CONTACT: DAVID DeMARCO e-mail: DeMarco@PulteGroup.com

ENGINEER / PLANNER / LANDSCAPE ARCHITECT VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN, MD 20874 PH: 301.916.4100 CONTACT: LAURENT MOUNAUD e-mail: mounaud@vika.com

### **Design and Quantities Certification**

I hereby certify that this plan has been prepared in accordance with the latest Maryland Standards and Specifications for Soil Erosion and Sediment Control and the Ordinance of the Rockville City Code. The estimated total amount of excavation and fill has been computed to be 2,981 cubic yards of excavation and 1,498 cubic yards of fill and the total area to be disturbed as shown on these plans has been square feet of which 63,328 is onsite and 9,527 is in the adjacent right-of-way. The impervious area subject to Stormwater Management shown on this plan is 1.08 acres of which 1.00 is on-site and 0.08 is in the adjacent right-of-

Signature: Printed name and title: LAURENT MOUNAUD, P.E. ASSOSCIATE Maryland Registration number:

\*QUANTITIES PROVIDED ARE FOR PERMITTING PURPOSES AND ARE NOT TO BE USED BY CONTRACTOR IN QUANTITY ESTIMATES OR

PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. <u>36749</u>, Expiration Date: <u>JANUARY 21, 2025</u>

LAURENT G. MOUNAUD

NAME

**ELECTION DISTRICT NO. 4** 

DESCRIPTION OF REVISION P.E. INITIAL DATE DPW APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVAL

BEFORE BEGINNING CONSTRUCTION CONTACT "MISS UTILITY" WWW.MISSUTILITY.NET OR 1-800-257-7777 OR 811 AT LEAST 48 HOURS PRIOR TO EXCAVATION

DESIGNED CHECKED

DEPARTMENT OF PUBLIC WORKS

ROCKVILLE, MARYLAND

DESIGN PLAN APPROVAL AS BUILT PLAN APPROVAL REVIEWED BY DIRECTOR OF PUBLIC WORKS APPROVAL DATE CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE

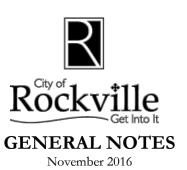
SEDIMENT AND **EROSION CONTROL COVER SHEET** 

5906 HALPINE ROAD BEING PART OF PARCEL N091 SUBDIVISION 0504. PLAT 19988

VIKA JOB NO. VM50639 CITY OF ROCKVILLE, MARYLAND

**SCALE** NO. CSEC-1

October 23, 2023



#### 1. The Applicant is the entity for which the City of Rockville Department of Public Works (DPW) has issued a permit. For DPW projects where a permit is not applicable, the entity for which the City contract is issued shall be considered the Applicant in these notes. The Applicant is responsible for all contractors, agents, subcontractors, or other entities completing work under this permit and/or

- 2. The Applicant must arrange a pre-construction meeting prior to commencing any work. Provide at least 48 hours of notice to the following: City Project Inspector listed in the permit, City Forestry Inspector at 240-314-8713, if required by either a DPW and/or Forestry permit, or DPW Sediment Control Inspector at 240-314-8879, if required by permit.
- 3. The Applicant must contact Miss Utility at 1-800-257-7777 or #811 or missutility.net so that utilities are marked prior to holding any pre-construction meeting.
- 4. 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 at the utility crossings well in advance of trenching. If clearance is less than shown on this plan, contact the Professional Engineer who stamped the design plans before proceeding with construction.
- 5. Maintain a minimum one-foot vertical clearance between all City utilities crossing any other utility. Unless otherwise noted, maintain a five-foot horizontal clearance with between a City utility with any other utility or structure. The only exception is that there shall be a ten-foot horizontal clearance between City water and sewer mains.
- 6. At the end of each day, all trenches shall be backfilled, all equipment secured, and the area left in a safe condition. Steel plates are allowed to remain no longer than seven days. Plates are to be notched (recessed) and pinned to the roadway. Plates must be large enough to allow a minimum of one-foot bearing on all four sides of the pavement surrounding the excavation. The steel plate requirements only apply to public streets.
- 7. The public road utility patch shall be in accordance with City Standard Detail #60, or as shown on the plans. All trenches in public streets shall be filled with compacted Graded Aggregate Base (GAB) from below the pavement to the top of the pipe embedment zone or to a depth of five-feet, whichever is less.
- 8. DPW normal working hours are Monday through Friday, except holidays, from 7 a.m. to 5 p.m. The City observes the following holidays: New Year's Day, Martin Luther King's Birthday, President's Day, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving Day, Thanksgiving Friday, and Christmas Day, and all days of general and congressional elections throughout the State. The Contractor will not be permitted to close lanes or do any work that requires the services of the City forces, outside of the normal working hours, unless listed in the permit or authorized by DPW in writing. However, the Contractor, with verbal permission of DPW may be permitted to work outside of the normal work hours for clean-up activities or other such items that do not adversely impact traffic, residents or City services.
- 9. Traffic must be maintained on all roadways within the construction area as directed by DPW. No lane closure shall be permitted between 7:00-9:00 A.M. or 3:30-6:00 P.M. Monday through Friday. An exception is that lane closures are permitted on secondary residential streets at any time during normal working hours. Deployment and design of all traffic control devices shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devises (MUTCD). If required, traffic control plans shall be reviewed and approved by the Chief of the Traffic and Transportation Division. DPW may suspend lane closure or other traffic controls at any time during, or in advance of, inclement weather events.
- 10. Sheeting and shoring is the total responsibility of the Applicant. A Professional Engineer licensed in the State of Maryland shall seal these drawings. Provide three copies to DPW for informational
- 11. In addition to all City permits, the Applicant is responsible to ensure that all necessary Federal, State and/or Montgomery County approvals and/or permits have been obtained in association with this
- 12. Shop drawings must be prepared and sealed by a Professional Engineer licensed in the State of Maryland prior to fabrication. The Professional Engineer who sealed the design plans (but not the shop drawings) must approve the shop drawings for conformance to the approved design. Provide three copies of approved shop drawings to DPW prior to construction. Standard pre-cast structures previously approved by the Maryland State Highway Administration, Montgomery County and Washington Suburban Sanitation Commission do not require a shop drawing submission. Use actual field soils data for design of pipes and structures. All pipes and structures in paved areas shall be designed for HS-20 vehicle loading.
- 13. Upon completion of construction, the Applicant shall provide three sets of red lined As-Built prints (24" x 36") for review and approval by DPW. The drawings must contain the original approval signatures and Professional Engineer's seal and signature (a scanned image of the original mylar is acceptable). The As-Built shall be sealed by a Professional Engineer or Professional Surveyor, as appropriate and must be licensed by the State of Maryland. The seal shall note that it is only for the As-Built and shall include an as-built certification acceptable to DPW. Upon receipt of written approval, the Applicant shall provide approved As-Built mylar drawings along with the original mylars (with all original signatures) to DPW prior to the release of the permit.
- 14. The Applicant must comply with the Montgomery County Noise Control Ordinance. Please refer to the Montgomery County Department of Environmental Protection at 240-777-7770, askdep@montgomerycountymd.gov, or www.montgomerycountymd.gov/DEP.



### EROSION AND SEDIMENT CONTROL NOTES

November 2016

- The Applicant must obtain inspection and approval by the City of Rockville Department of Public Works (DPW) at the following points:
  - a. At the required preconstruction meetings. b. Following installation of sediment control measures and prior to any other land disturbing
  - 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.
- 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."
- The Applicant 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.
- 4. Any request for changes to the approved sediment control plan or sequence of construction must be submitted to the DPW Sediment Control Inspector and approved before implementing changes. Major changes will require a plan revision.
- 5. The Applicant shall protect all points of construction ingress and egress to prevent the deposition of materials onto traversed public thoroughfare(s). All materials deposited onto public thoroughfare(s) shall be removed immediately.
- The Applicant shall inspect daily and maintain continuously in effective operating condition all erosion and sediment control measures until such time as they are removed with prior permission from the DPW Sediment Control Inspector.
- . 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 calendar days of establishment. All areas disturbed outside of the perimeter sediment control system must be minimized and stabilized immediately. Maintenance must pe performed as necessary to ensure continued stabilization. Restabilization or overseeding will be required, if necessary.
- 8. The Applicant shall apply sod, seed and anchored straw mulch, or other approved stabilization measures to all disturbed areas within seven (7) calendar days after stripping and grading activities have ceased on that area. Maintenance shall be performed as necessary to ensure continued stabilization. Other active construction areas that are not being actively graded (i.e. routes for construction vehicles within a site) may be required to be stabilized at the direction of the inspector. Stockpiles, which have not been used for seven (7) calendar days, shall be stabilized through the application of sod, seed, and anchored straw mulch, or other approved stabilization methods.
- Prior to removal of sediment control measures, the Applicant 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 seven (7) 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 mpractical, 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.
- 10. The site work, materials, approved Sediment Control and Stormwater Management Plans, and any required test reports shall be available, at the site for inspection by duly authorized officials of the City of Rockville.
- 11. 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.

STANDARDS AND SPECIFICATION FOR TOPSOIL

**PURPOSE** 

CONDITIONS WHERE PRACTICE APPLIES

CONSTRUCTION AND MATERIAL SPECIFICATIONS

1. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE

BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS, AND SHALL CONTAIN LESS THAN 5 % BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2 " IN

WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE

2. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4-8 INCH LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF

DESIGN PLAN APPROVAL

4 INCHES. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE

3. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS

EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED

USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY DPS. REGARDLESS, TOPSOIL SHALL NOT

TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW

THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES. FOR THE PURPOSE OF THESE STANDARDS AND

SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:

DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL.

TOPSOIL SHALL BE TESTED AND AMENDED AS PER SOIL TEST RECOMMENDATIONS.

THE SUBSOIL SHALL BE TILLED TO A MINIMUM DEPTH OF 6 INCHES BEFORE PLACEMENT OF TOPSOIL.

1. WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES.

CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.

RATE OF 4-8 TONS/ACRE ( 200-400 LBS PER 1000 SQ FT) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE

- 12. Permanent swales or other points of concentrated water flow shall be stabilized with sod or seed with approved erosion control matting or by other approved stabilization measures.
- 13. 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 DPW 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.
- 14. No permanent cut or fill slope with a gradient steeper than 3: I 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.
- 15. The Applicant shall install a splash block at the bottom of each downspout unless the downspout is connected by a drain line to an acceptable outlet.
- 16. All water pumped from an excavation during construction shall be pumped either to sediment tanks and/or sediment traps. No water will be pumped to the storm drain system or swale. De-watering shall be performed in accordance with the most current Maryland Standards and Specifications for Soil Erosion and Sediment Control.
- 17. For finished grading, the Applicant 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.
- 18. Sediment traps or basins are not permitted within 20-feet of a building, which exists or is under construction. No building may be constructed within 20-feet of a sediment trap or basin.
- 19. All inlets in non-sump areas shall have asphalt berms installed at the time of base paving to direct
- 20. The DPW Sediment Control Inspector has the option of requiring additional sediment control measures, if deemed necessary.
- 21. All trap elevations are relative to the outlet elevation, which must be on existing undisturbed ground.
- 22. Vegetative stabilization shall be performed in accordance with the most current Maryland Standards and Specifications for Soil Erosion and Sediment Control.
- 23. Temporary sediment trap(s) shall be cleaned out and restored to the original dimensions when sediment has accumulated to a point one-half the depth between the outlet crest and the bottom of
- 24. 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 not be placed within a flood plain or wetland.
- 25. 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 eight-feet, have mesh openings no greater than two-inches in width and four-inches in height with a minimum of 14 gauge wire. Safety fence must be maintained in good condition at all times.
- 26. Off-site spoil or borrow areas must have approved sediment control plans.
- 27. Protect all trees to be preserved during construction in accordance with the approved Forest Conservation Plan.
- 28. The Applicant is responsible for all actions of contractor and subcontractors, including repairing damage to sediment control devices and existing infrastructure.
- 29. The Applicant shall comply with all provisions of the NPDES Construction Discharge Permit. A copy of the permit and all required reports shall be available on site at all times.

COVER IS NEEDED.

TEMPORARY SEEDING NOTES

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU NOVEMBER 15, SEED WITH 2

SEED WITH 3 LBS PER ACRE OF WEEPING LOVEGRASS (.07 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16

THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND

ANCHORING TOOL OR 218 GAL PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON

1/2 BUSHEL PER ACRE OF ANNUAL RYE 3.2 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THRU AUGUST 14,

MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH

REFER TO THE 2011 MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER

SOIL AMENDMENTS: APPLY 60 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT).

SLOPES 8 FT OR HIGHER, USE 348 GAL PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

CONTROL FOR RATE AND METHODS NOT COVERED.

- 1. The Applicant shall be responsible for all subgrade inspection and soil compaction testing associated with any work within a City right-of-way, private property subject to a public access easement, or private property subject to City easement for public utilities or public improvements; and/or any work associated with a sediment control facility, or stormwater management practice. This work shall be completed by or under the supervision of a Professional Engineer licensed in the State of Maryland. For the purposes of these notes and associated approved plans, this Engineer shall be referred to as the Geotechnical Engineer and shall be an independent firm from the Applicant.
- Any plans subject to NRCS-MD Pond Code 378 Standards/Specifications, as shown on the plans, shall supersede these notes when these notes are less stringent or in case of conflict. Any reference to the Engineer in the 378 Standard/Specifications shall be the Professional Engineer who stamped and sealed the design plans. Any reference to the Geotechnical Engineer shall be the Geotechnical Engineer as defined above or the Geotechnical Engineer who completed certain aspects of the pond
- 3. All inspections, tests, supporting data, reports, and certifications shall be provided to the City of Rockville Department of Public Works (DPW) and shall be sealed by the Geotechnical Engineer. Daily inspection reports, if requested by the City, can be provided without being immediately sealed by the Geotechnical Engineer. These reports shall be compiled, reviewed, sealed and then submitted to DPW at a later date as agreed upon by the City.
- I. The Geotechnical Engineer shall approve all fill materials that are used for the project. The Geotechnical Engineer shall obtain samples of proposed fill materials and perform all required testing to determine that fill materials are in conformance with this plan.
- 5. The Geotechnical Engineer shall provide a report that certifies the subgrade preparation and fill/backfill placement are in conformance with this plan. The certification applies to all fill, backfill, and subgrade operations subject to this plan as detailed in Note #1, including utility trenches. When constructing new roadway pavement this certification report shall be provided prior to the placement of Graded Aggregate Base (GAB). All other certifications shall be provided as requested by the City.
- 6. All fill and/or backfill material shall be free from organics, frozen material, rocks/stones greater than one and a half inches in any dimension, waste metal products, unsightly debris, toxic material, or other deleterious materials; shall be a minimum of 105 pounds per cubic foot for the maximum dry density according to AASHTO T-180, Method C; and shall not have a liquid limit greater than 30 nor a plasticity index greater than six according to ASTM D-4318. All other materials shall meet the requirements stated in Category 900 of the latest edition of the Maryland State Highway Administration (MSHA) Standard Specifications for Construction and Materials.
- Compact the material that is one foot below the top of subgrade to at least 92 percent of the maximum dry density per AASHTO T-180. Compact the top one foot to at least 97 percent of the maximum dry density. When necessary, add water or dry the layer in order to compact to the required density. Generally the material shall be within two percent of the optimum moisture content but may be outside of this range if approved by the Geotechnical Engineer.
- 8. Fill and backfill materials must completely fill all spaces under and adjacent to the structure or pipe. For Stormwater Management embankments, the Applicant shall scarify each lift with a sheepsfoot roller or claw to a minimum depth of two-inches prior to placing the next lift. The Applicant shall scarify embankments parallel with the centerline of the dam core and perpendicular to the principal spillway. Bedding shall be provided in accordance with details indicated on the construction drawings. At no time during the backfilling operation shall driven equipment be allowed to operate closer than four-feet, measured horizontally, to any part of a structure. Under no circumstances shall the Applicant drive equipment over any part of a corrugated metal pipe unless there is a compacted fill of 24-inches or greater over the structure or pipe.
- 9. At a minimum, compaction tests shall be completed for every lift of fill or backfill. The testing frequency shall be at least once per 150 linear feet of trench or once per 1,500 square feet of fill. At a minimum, there shall be at least one compaction test per lift and a least two compaction tests per day. The Geotechnical Engineer shall supply DPW with certified compaction test results, including certification of pipe bedding subgrade and fill subgrade.

- 10. Prior to placing any roadway fill on existing grades (original grade after topsoil has been stripped, fill prepared by others outside of this plan or fill not prepared under the supervision of the Geotechnical Engineer), scarify the minimum top eight-inches of soil material. Compact this layer to the compaction requirements in these Notes. Proof-roll this compacted layer using a fully loaded dump truck (minimum 20 ton payload capacity). The Geotechnical Engineer shall inspect the proof-rolling and determine if the subgrade is acceptable or if there are areas that require remediation. Subgrade areas that fail proof-rolling shall be remediated to the satisfaction of the Geotechnical Engineer by either of the following methods:
  - A. Scarifying, moisture conditioning, and re-compaction of the subgrade materials.
  - B. Undercutting soft of unsuitable areas of subgrade and backfilling with compacted select borrow (MSHA Section 916).
- C. Undercutting of soft or unsuitable areas of subgrade and placing a layer of geotextile covered by # MSHA 57 coarse aggregate (Table 901A).

DPW may approve an alternate approach for soil remediation/improvement if it is recommended and sealed by the Geotechnical Engineer.

- 11. Except when specified, do not place layers exceeding eight-inches un-compacted depth. Place the material in horizontal layers across the full width of the embankment. Perform all rolling in a longitudinal direction along the embankment. Begin at the outer edges and progress towards the center. Vary the travel paths of traffic and equipment over the width of the embankment to aid in obtaining uniform compaction.
- 12. Uniformly grade areas to a smooth surface, free of irregular surface changes. Grade and prepare the subgrade section to the lines, grades, cross sections and/or elevations shown on the plans. At all times, maintain the subgrade surface in such condition as to readily drain.
- 13. Do not place backfill or fill soil material on surfaces that are muddy, frozen, or contain frost or ice. Vehicular and equipment traffic shall be distributed across the prepared surface in such a manner as to prevent disturbance. Repair any damage to the prepared subgrade to the satisfaction of the Geotechnical Engineer. The Geotechnical Engineer must approve the storage or stockpiling of heavy loads on a roadway subgrade.
- 14. Unsuitable existing fill, soft or loose natural soils, organic material, and rubble shall be stripped to approved grades as determined by the Geotechnical Engineer.
- 15. Protect all structures and utilities from any damage in the handling, processing or compacting of embankment or backfill material. Exercise caution near arches, retaining walls, culverts and utility trenches to prevent undue strain or movement. The Geotechnical Engineer may require the use of specially selected material adjacent to structures to protect against damage. Do not use rock greater than one and a half inches in any dimension adjacent to structures.
- 16. When placing and compacting embankment on hillsides or against existing embankments, continuously bench the slopes where the slope is steeper than 4:1 when measured at right angles to the roadway or embankment centerline. Perform the benching operation as the embankment is constructed in layers. Maintain a bench width of at least five-feet. Begin each horizontal cut at the intersection of the original ground and the vertical sides of the previous cut. If the material cut from the benches meets fill requirements, compact this material along with the new embankment material.
- 17. When placing fill over existing pavement, thoroughly break up, scarify, or remove the pavement as specified or as directed by the Geotechnical Engineer.
- 18. Prior to the placement of asphalt pavement, proof-roll the compacted graded aggregate base (GAB) layer using a fully loaded dump truck (minimum 20 ton payload capacity). The Geotechnica Engineer shall inspect the proof-rolling and determine if the GAB is acceptable or if there are areas that require remediation. GAB areas that fail proof-rolling shall be remediated to the satisfaction of the Geotechnical Engineer by either of the following methods:
- A. Scarifying, moisture conditioning, and re-compaction of the GAB materials.
- B. Undercutting soft of unsuitable areas of GAB and replacing with compacted GAB.
- DPW may approve an alternate approach for GAB remediation/improvement if it is recommended and sealed by the Geotechnical Engineer. The Geotechnical Engineer shall provide a sealed approval of the GAB prior to placement of asphalt. DPW may accept an oral or email approval while the final approval and reports are being compiled and completed.

## PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCES WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ON OF THE FOLLOWING SCHEDULES: 1) PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQUARE FT) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS/1000 SQ FT).

Rockville

**GEOTECHNICAL NOTES** 

November 2016

2) ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 1000 LBS PER ACRE 10-10-10 FERTILIZER (23 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS PER ACRE (1.4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (.05 LBS/1000 SQ FT) OFF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY: OPTION (1) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 60 LBS/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH MMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS, AND RESEEDINGS.

ELECTION DISTRICT NO. 4

LAURENT G. MOUNAUD NAME

PROFESSIONAL CERTIFICATION: I hereby certify that these documents

were prepared or approved by me, and

that I am a duly licensed Professional

Engineer under the laws of the State

of Maryland, License No. <u>36749</u>, Expiration Date: <u>JANUARY 21, 2025</u>

PROFESSIONAL SEAL 0251 Century Blvd., Suite 400 PROPRIETARY TO VIKA MARYLAND, LLC AND Germantown, MD 20874 301.916.4100 | vika.com P.E. INITIAL DATE DESCRIPTION OF REVISION DPW DATE APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVAL

BEFORE BEGINNING CONSTRUCTION CONTACT "MISS UTILITY" WWW.MISSUTILITY.NET OR 1-800-257-7777 OR 811 AT LEAST 48 HOURS PRIOR TO EXCAVATION

DEPARTMENT OF PUBLIC WORKS DESIGNED DRAFTED CHECKED

111 MARYLAND AVE.

ROCKVILLE, MARYLAND

TOPSOIL APPLICATION.

PREPARATION.

DIRECTOR OF PUBLIC WORKS

APPROVAL DATE

AS BUILT PLAN APPROVAL SCP# REVIEWED BY CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE

**SEDIMENT AND EROSION CONTROL NOTES** 

5906 HALPINE ROAD BEING PART OF PARCEL N091 SUBDIVISION 0504. PLAT 19988

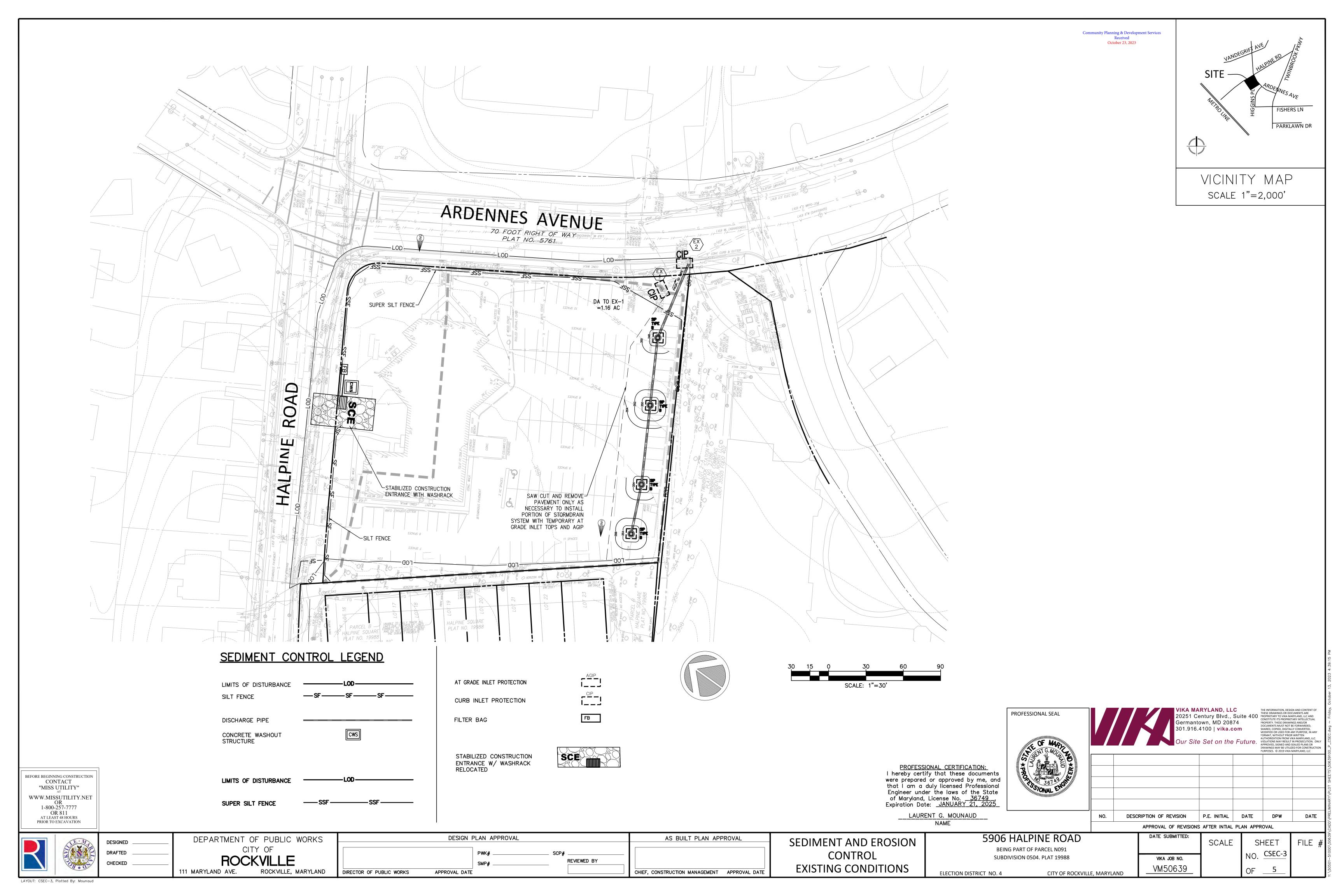
CITY OF ROCKVILLE. MARYLAND

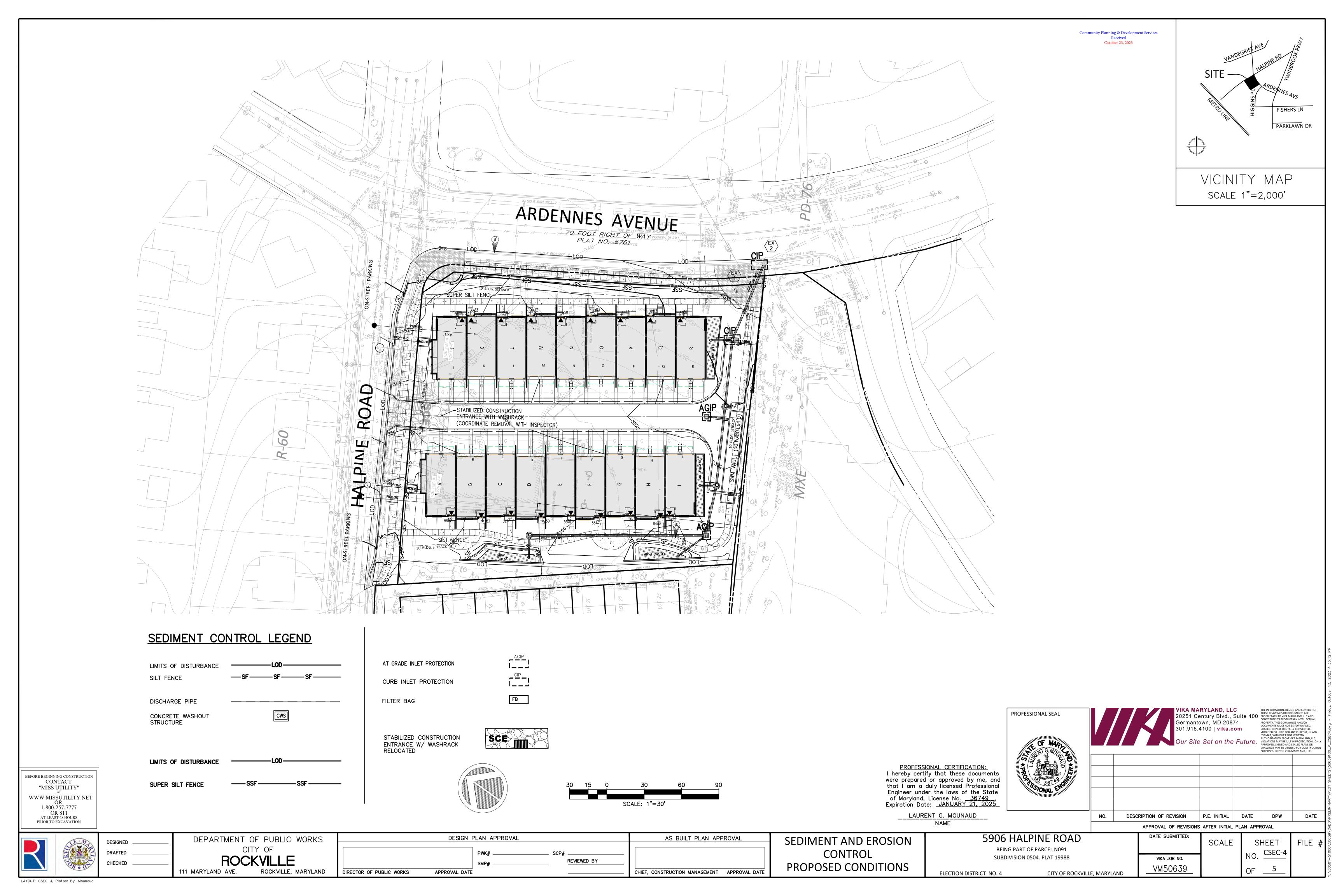
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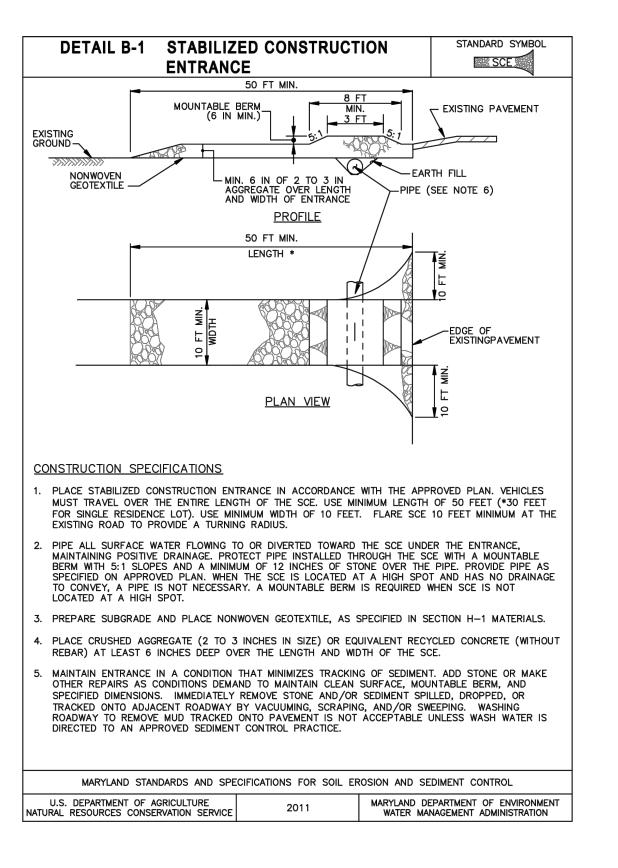
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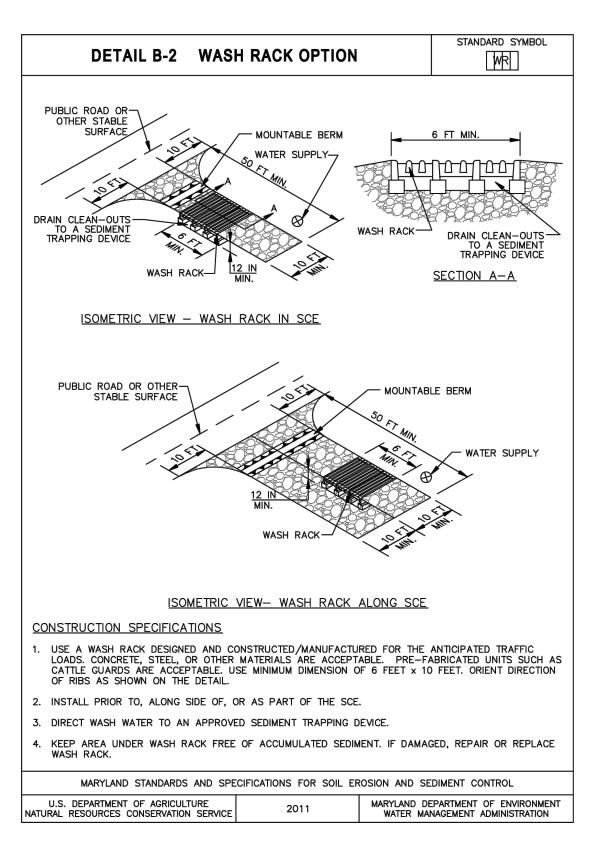
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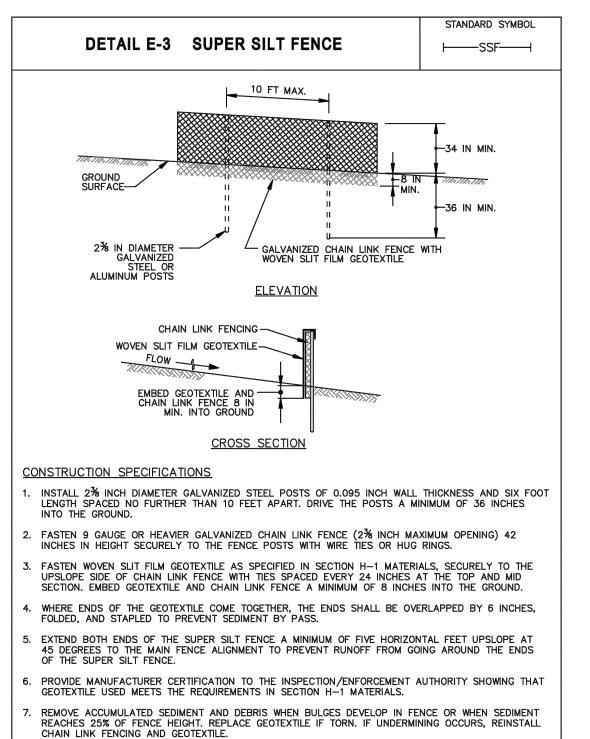








STANDARD SYMBOL

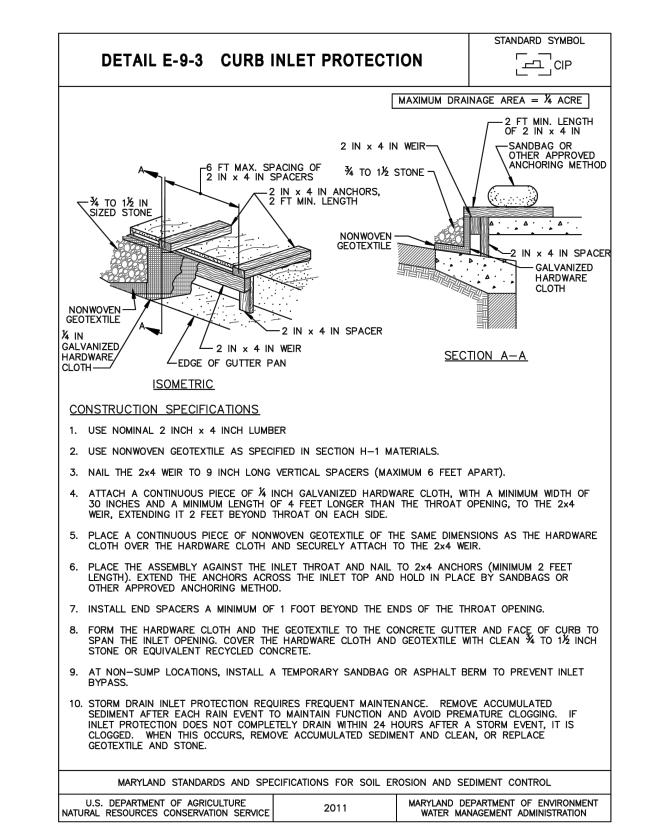


MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

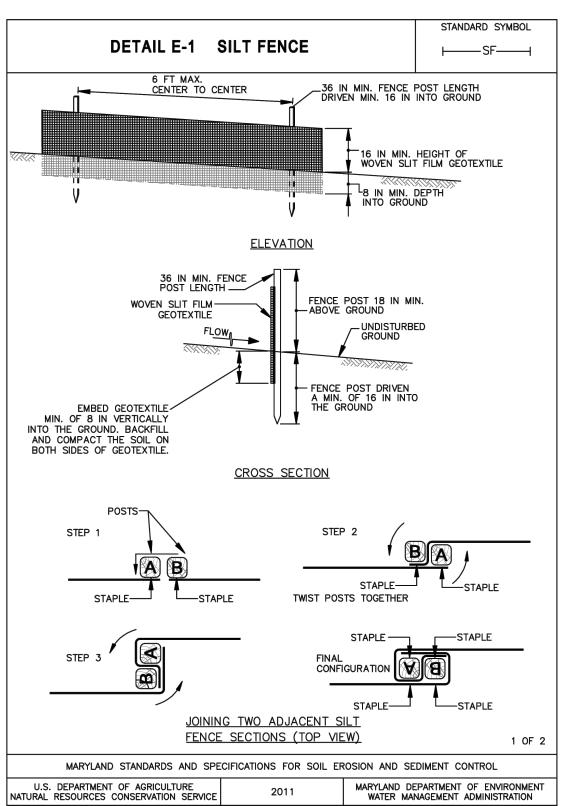
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NATURAL RESOURCES CONSERVATION SERVICE

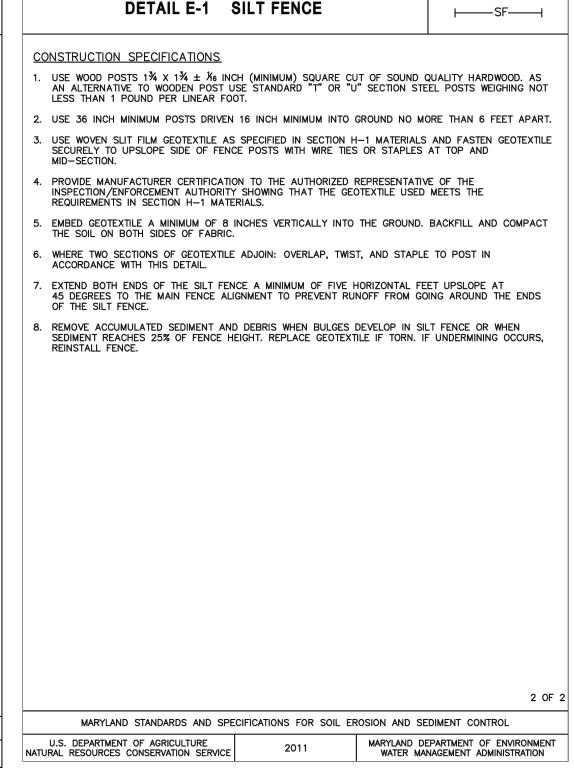
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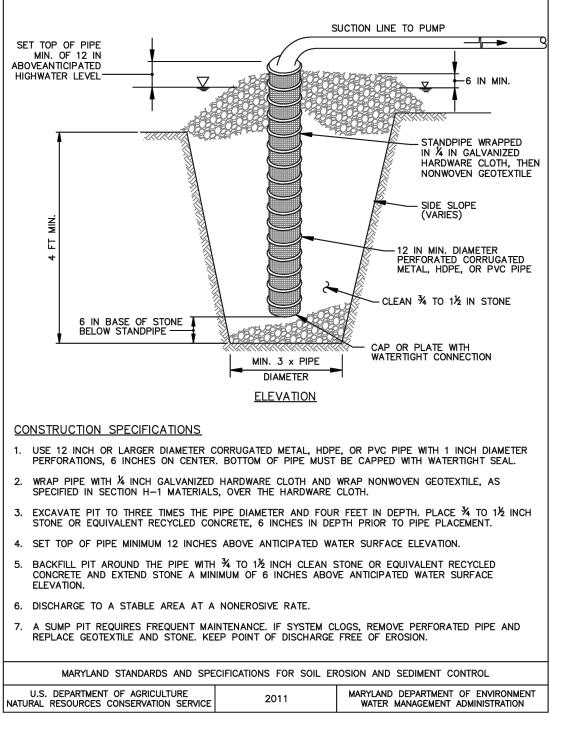
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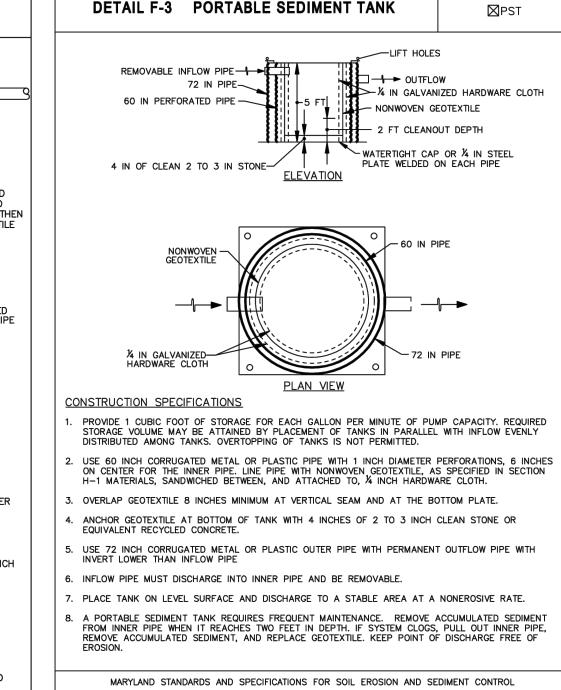
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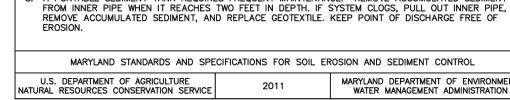




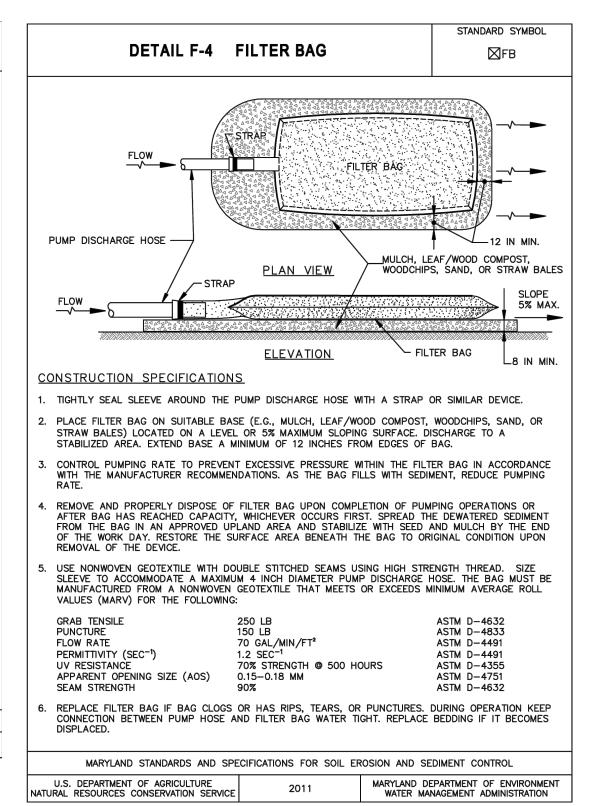
DETAIL F-2 SUMP PIT



MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



BEFORE BEGINNING CONSTRUCTION CONTACT "MISS UTILITY" WWW.MISSUTILITY.NET 1-800-257-7777 OR 811 AT LEAST 48 HOURS



DEPARTMENT OF PUBLIC WORKS DESIGNED CHECKED 111 MARYLAND AVE. ROCKVILLE, MARYLAND

DESIGN PLAN APPROVAL AS BUILT PLAN APPROVAL REVIEWED BY CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE DIRECTOR OF PUBLIC WORKS APPROVAL DATE

SEDIMENT AND **EROSION CONTROL DETAILS** 

PROFESSIONAL CERTIFICATION: I hereby certify that these documents

were prepared or approved by me, and

that I am a duly licensed Professional

Engineer under the laws of the State

NAME

of Maryland, License No. <u>36749</u>, Expiration Date: <u>JANUARY 21, 2025</u>

LAURENT G. MOUNAUD

5906 HALPINE ROAD BEING PART OF PARCEL N091 SUBDIVISION 0504. PLAT 19988 **ELECTION DISTRICT NO. 4** CITY OF ROCKVILLE, MARYLAND

PROFESSIONAL SEAL

DESCRIPTION OF REVISION P.E. INITIAL DATE DPW DATE APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVAL

VIKA MARYLAND, LLC

Germantown, MD 20874

|301.916.4100 | vika.com

VIKA JOB NO.

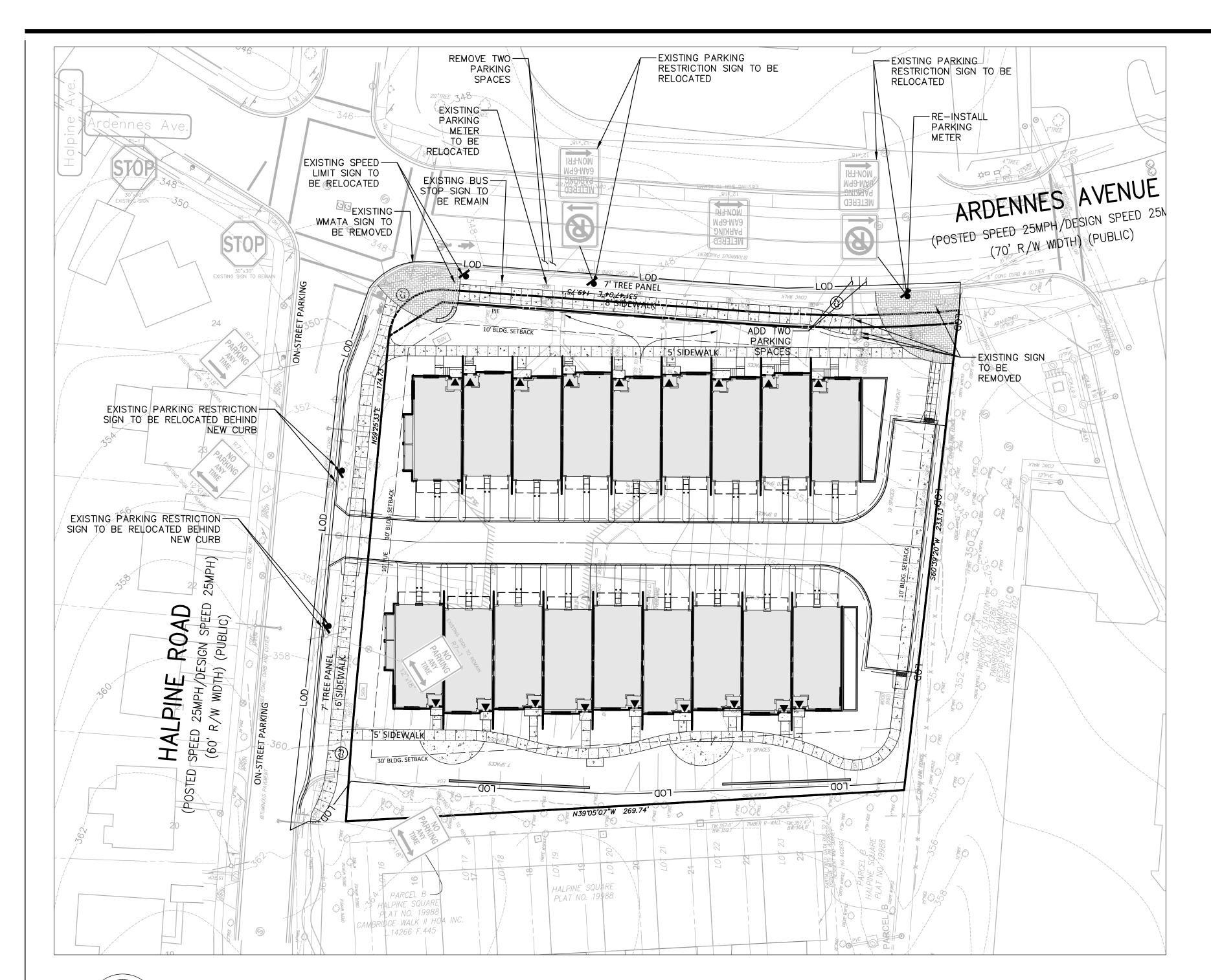
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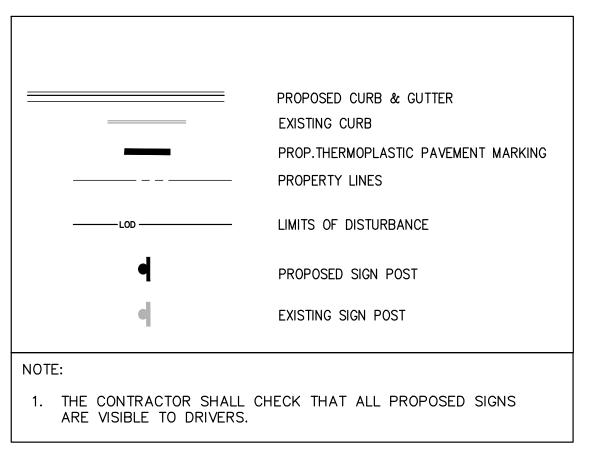
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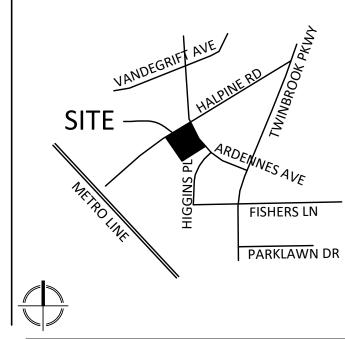
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LAYOUT: CSEC-5, Plotted By: schlatter



## <u>LEGEND</u>





VICINITY MAP SCALE: 1" = 2000'

## CITY OF ROCKVILLE SIGNING AND MARKING NOTES:

- ALL SIGNING MARKING SHALL BE DONE IN ACCORDANCE WITH THE LATEST MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MD-MUTCD), MARYLAND STATE HIGHWAY ADMINISTRATION'S BOOK OF STANDARDS, SPECIFICATIONS AND GUIDELINES.
- 2. ALL SIGNS SHALL BE DONE ON DIAMOND GRADE REFLECTIVE SHEETING.
- 3. CROSSWALK MARKING SHALL BE DONE USING 12 INCHES WIDE WHITE HEAT APPLIED PREFORMED THERMOPLASTIC. ADA RAMPS SHALL BE PROVIDED AT ALL CROSSWALKS. WHEN CROSSWALK IS HATCHED, IT SHOULD BE DONE USING A LADDER PATTERN HATCHING AND THE SPACING BETWEEN THE HATCHING SHOULD BE 2 FEET.
- 1. STOP LINE SHOULD BE 24 INCH WIDE WHITE HEAT APPLIED PREFORMED THERMOPLASTIC. THE SPACING BETWEEN THE STOP LINE AND THE CROSSWALK MARKING SHALL BE 4 FEET AT A MINIMUM.
- 5. TRAVEL LANE MARKING SHALL BE DONE USING 5 INCHES WIDE WHITE REFLECTIVE LEAD FREE THERMOPLASTIC.
- 6. WHEN SIGNS ARE INSTALLED IN CONCRETE, A PVC SLEEVE SHALL BE PROVIDED USING 40 SCHEDULE PVC (4" DIAMETER).
- NO PARKING SIGNS SHALL BE INSTALLED AT A 45 DEGREE ANGLE.
- 8. PEDESTRIAN CROSSING SIGNS SHOULD BE INSTALLED AT MARKED CROSSWALKS AND THE BACKGROUND COLOR OF THE SIGNS SHOULD BE FLUORESCENT YELLOW GREEN (FYG).
- 9. SIGN HEIGHT SHALL BE MINIMUM 7 FEET HIGH FROM THE BOTTOM OF THE SIGN FACE TO THE GROUND.
- 10. "MAXIMUM FINE \$250" SIGN (12"X6") SHALL BE PLACED UNDER NEATH ALL HANDICAPPED PARKING SIGNS.
- II. THE STREET-NAME SIGNS FOR PUBLIC STREETS SHOULD HAVE BLUE BACKGROUND WITH WHITE LETTERING.
- 12. ALL STREET NAME SIGNS WILL BE ON A 9" EXTRUDED ALUMINUM BLANK WITH A MAXIMUM LENGTH OF 48". ALL LETTERING SHOULD BE COMPOSED OF INITIAL UPPER-CASE LETTERS 6" IN HEIGHT AND LOWER-CASE LETTERS 4.5" IN HEIGHT USING HIGHWAY FONTS. ON THE LEFT SIDE OF THE BLANK, THERE MUST BE ROOM FOR A 6"X6" CITY LOGO. IF THE LETTERING OF THE STREET NAME WILL NOT FIT ON A 48" LENGTH BLANK THAN THE CITY LOGO MAY BE OMITTED TO ALLOW THE LETTERING TO FI ON THE BLANK.
- 13. PRIVATE STREET NAME SIGNS SHOULD HAVE WHITE BACKGROUND WITH BLACK LETTERING, BUT THE CITY LOGO WILL NOT BE ON THEM. LETTERING STANDARD SHALL BE THE SAME AS THOSE OF PROBLIC STREET NAME SIGNS EXCEPT THE CITY LOGO.
- 14. WHEN SIGN POSTS ARE NEEDED, 2# GALVANIZED "U" CHANNEL POSTS OR GALVANIZED BREAKAWAY TUBULAR STEEL SIGN POSTS (MD SHA STANDARD # 802.04) CAN BE USED.

Community Planning & Development Services

October 23, 2023



PULTE HOME COMPANY, LLC 9302 LEE HIGHWAY SUITE 1000 FAIRFAX, VA 22031 703.934.9367 DAVID DEMARCO

David.DeMarco@PulteGroup.com

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PLANNER, CIVIL ENGINEER

ATTORNEY
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CHTD.

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202.296.8625

CONTACT: WILL ZEID

TRAFFIC ENGINEER
GOROVE SLADE
1140 CONNECTICUT AVE NW, SUITE 1010
WASHINGTON, DC 20036

REVISIONS	_ DATE
-	
	1

## HALPINE ROAD

CITY OF ROCKVILLE
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 216NW06
TAX MAP: GQ63

PAVEMENT MARKING AND SIGNAGE PLAN

PROFESSIONAL SEAL

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DRAWN BY: TG
DESIGNED BY: LM
DATE ISSUED:

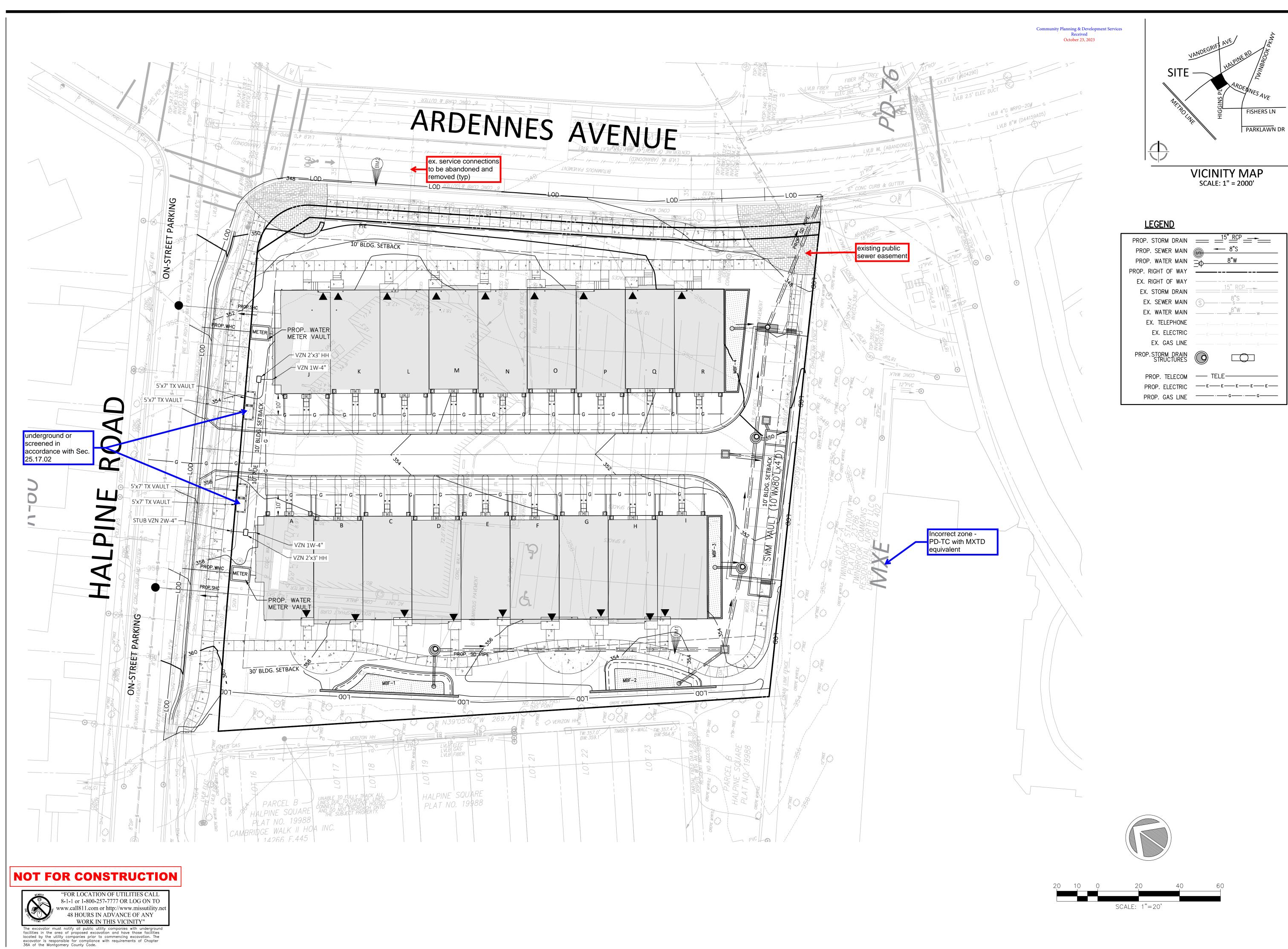
PROJECT VM50639A

DRAWING 1 OF 1

SHEET NO.

NOT FOR CONSTRUCTION

SCALE: 1"=30'





VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

PREPARED FOR:

**PULTE HOME** 

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David.DeMarco@PulteGroup.com

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WASHINGTON, DC 20036

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CONTACT: WILL ZEID

REVISIONS

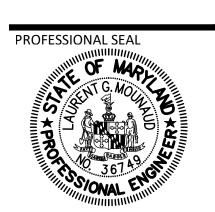
DATE

REVISIONS	DATE

## HALPINE ROAD

CITY OF ROCKVILLE MONTGOMERY COUNTY, MARYLAND WSSC GRID: 216NW06 TAX MAP: GQ63

UTILITY PLAN



HERERY GERTHY TIHATTHES DOCHMENTERY ERE BREPARED OR APPROVED BAMEVENDAM AM DURVICENCE DE STANDAM AM DURVICENCE DE SON BESTES LANDS CAVE DAKER TECT UNDER THE LAND SO PIT HE STATE DE PARIMAR XUAND. BINGINEERIS SOM DE LANDE LICENSE NO. 3360 49

EXPIRATION DOATE 33/80/2029 21, 2025

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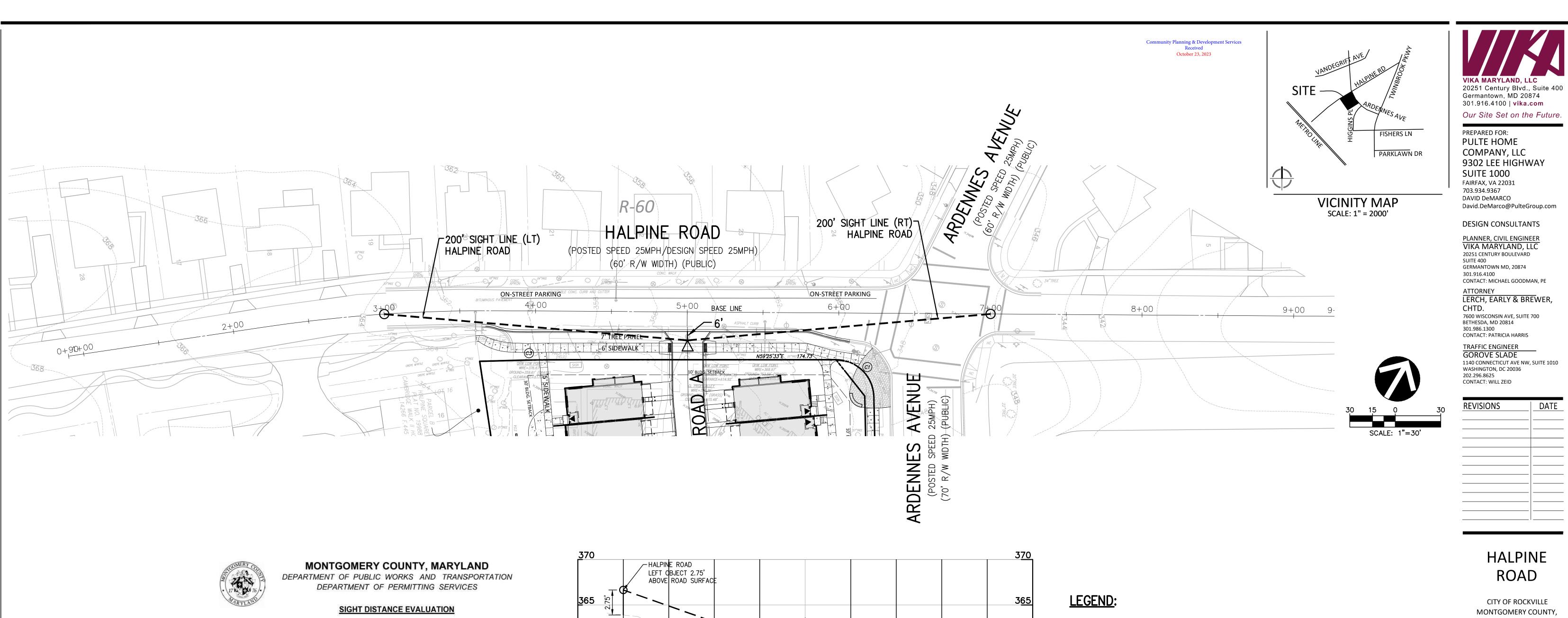
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DRAWN BY:
DESIGNED BY:
DATE ISSUED:

PROJECT VM50639A

DRAWING
NO. UTIL-1



Street Name: HALPINE	ROAD		Master Plan Road Classification:	
Posted Speed Limit:	25	_mph		
Street/Driveway #1 (ROAD '	A'	_ )	Street/Driveway #2 (	_)
Sight Distance (feet)	OK?		Sight Distance (feet) OK?	
Right 200'	YES	<b>-</b> 0:	Right	-
Left200'	YES	<b>→</b> 52	Left	-
Comments:		-	Comments:	_
		-	2	

## **GUIDELINES**

		or Posted Speed er value)	Required Sight Distance in Each Direction*	Sight distance is measured from an eye height of 3.5' at a point on the
Tertiary	20	25 mph	150'	centerline of the driveway (or side
Secondary		30	200'	street) 6' back from the face of curb
Business	ä	30	200'	or edge of traveled way of the
Primary	-	35	250'	intersecting roadway where a point
Arterial	•	40	325'	2.75' above the road surface is
		(45)	400'	visible. (See attached drawing)
Major	-	50	475'	
		(55)	550'	
		23 25	*Source: AASHTO	

## **ENGINEER/ SURVEYOR CERTIFICATE**

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

Signature Date

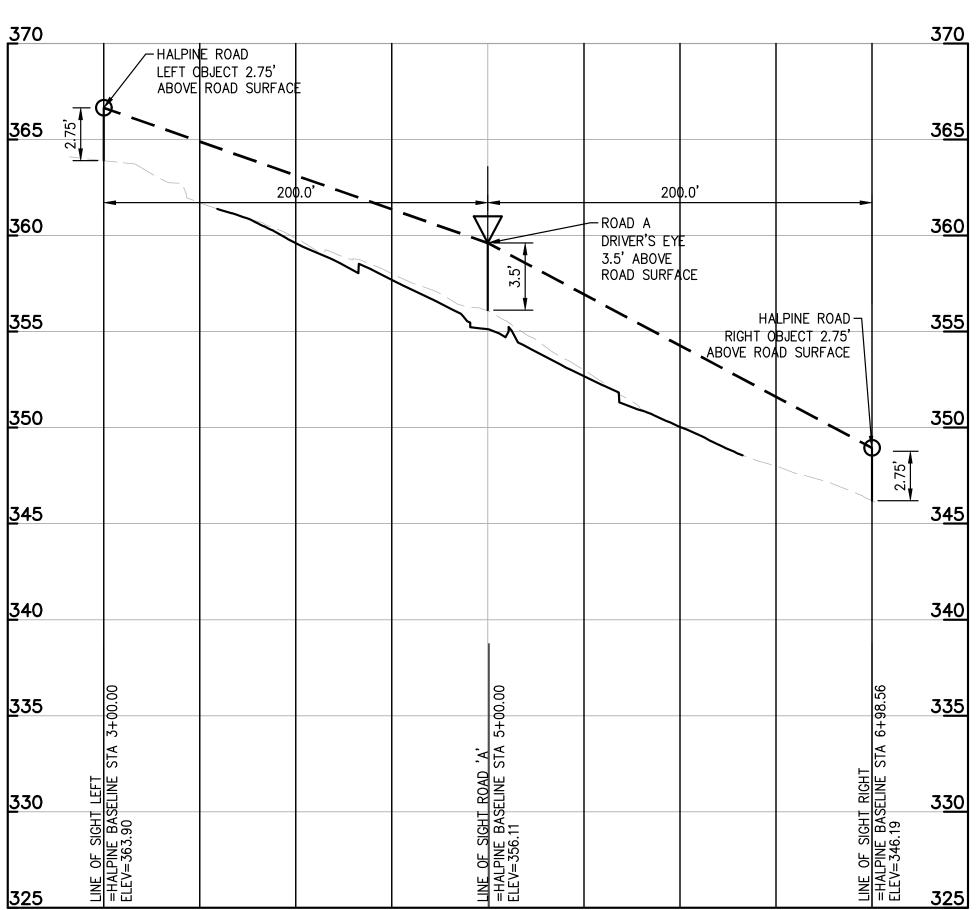
PLS/P.E. MD Reg. No.

Form Reformatted: March, 2000

Montgomery County Review:

Approved

Disapproved:



## LINE OF SIGHT

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

OBJECT 2.75' ABOVE GRADE EYE HEIGHT 3.5' ABOVE GRADE

— — SIGHT DISTANCE LINE

50 25 0 SCALE: 1"=50'

## HALPINE ROAD

DATE

CITY OF ROCKVILLE MONTGOMERY COUNTY, MARYLAND WSSC GRID: 216NW06 TAX MAP: GQ63

SIGHT DISTANCE PLAN HALPINE ROAD

PROFESSIONAL SEAL

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MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

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PROJECT VM50639A 1 OF 1

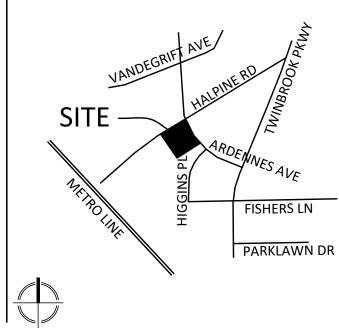
SHEET NO.

NOT FOR CONSTRUCTION

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY" The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

LAYOUT: 1 OF 1, Plotted By: schlatter





VICINITY MAP SCALE: 1" = 2000'

FAIRFAX, VA 22031 703.934.9367 DAVID DeMARCO David.DeMarco@PulteGroup.com

> DESIGN CONSULTANTS PLANNER, CIVIL ENGINEER

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9302 LEE HIGHWAY

PREPARED FOR:

**SUITE 1000** 

PULTE HOME COMPANY, LLC

VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874 301.916.4100 CONTACT: MICHAEL GOODMAN, PE

ATTORNEY

LERCH, EARLY & BREWER, CHTD.

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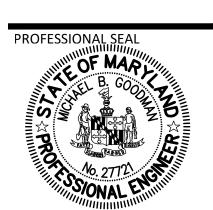
TRAFFIC ENGINEER GOROVE SLADE 1140 CONNECTICUT AVE NW, SUITE 1010 WASHINGTON, DC 20036 202.296.8625 CONTACT: WILL ZEID

REVISIONS	DATE

## HALPINE ROAD

CITY OF ROCKVILLE MONTGOMERY COUNTY, MARYLAND WSSC GRID: 216NW06 TAX MAP: GQ63

**FORESTRY STORMWATER MANAGEMENT** OVERLAY PLAN



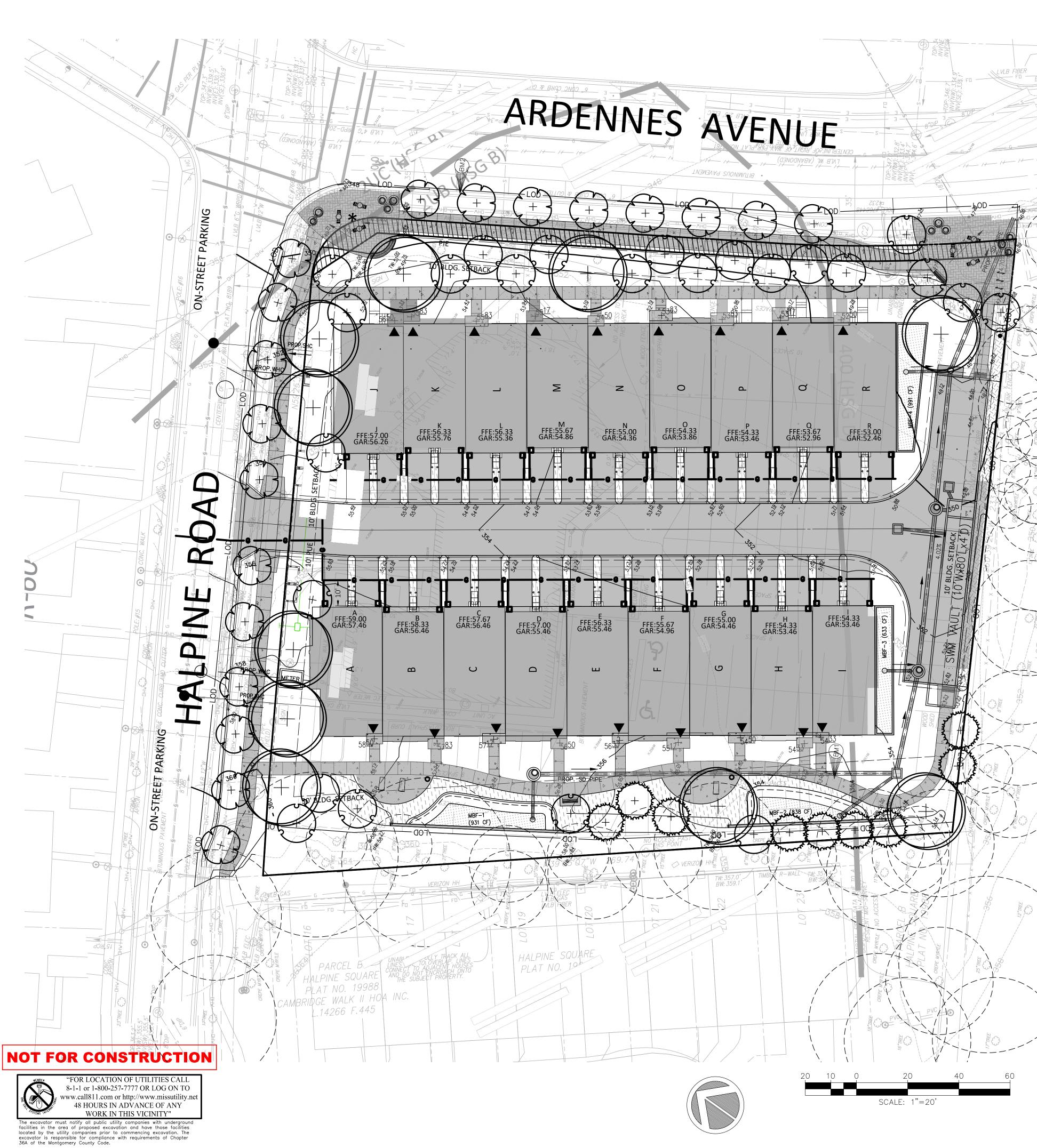
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
ENGINEER'S NAME: MICHAEL GOODMAN, P.E. LICENSE No.: 27721 EXPIRATION DATE: JULY 19, 2024

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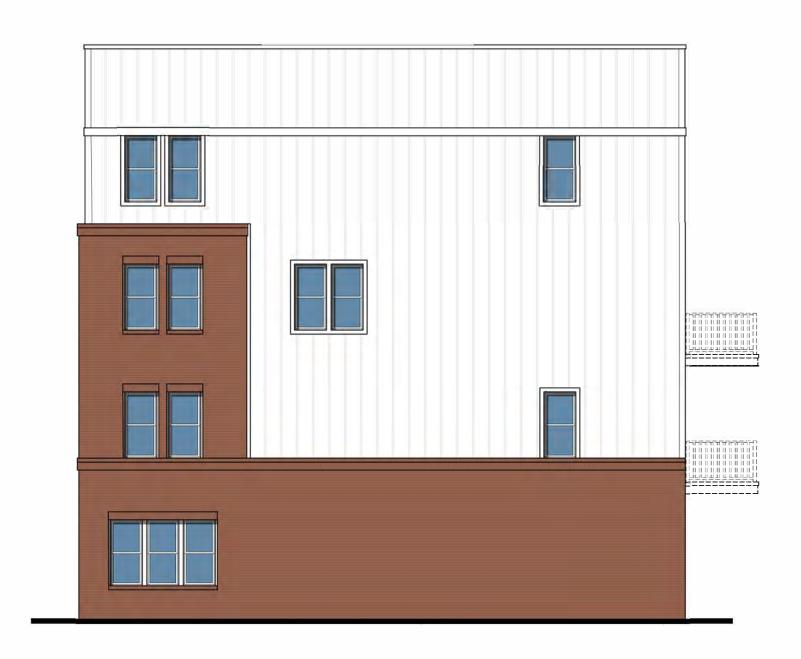
PROJECT VM50639A FSO-1

SHEET NO. 1



PROP. IMPERVIOUS AREA

LIMITS OF DISTURBANCE PROP. RIGHT OF WAY PROP. STORM DRAIN PROP SD — PROP. DRAINAGE DIVIDES PROP. SWM FACILITY



RIGHT SIDE ELEVATION / BLDG 2



REAR ELEVATION / BLDG 2



LEFT SIDE ELEVATION / BLDG 2



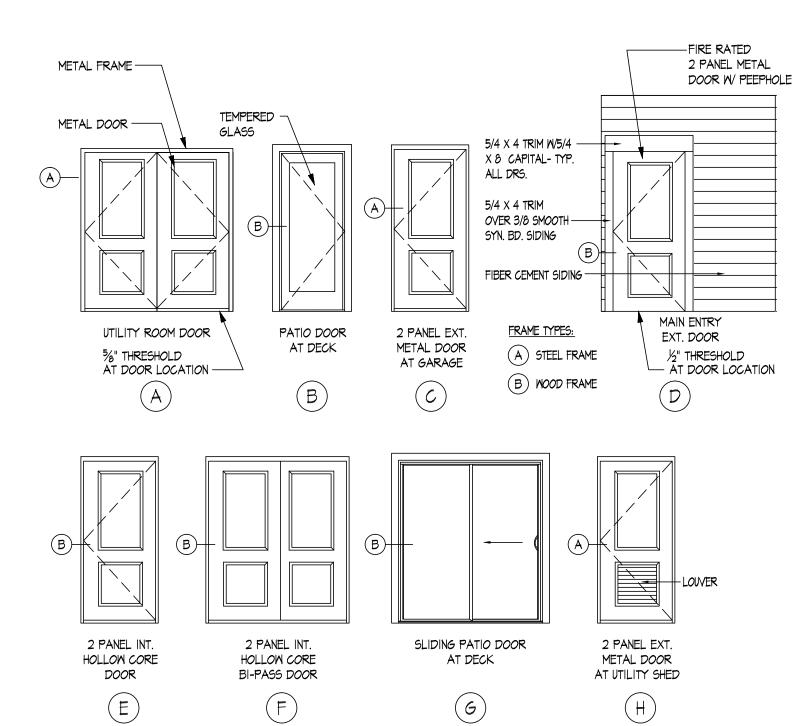
FRONT ELEVATION / BLDG 2



UNIT DOOR SCHEDULE								
MARK	DOOR SIZE	THK.	CONSTR.	DOOR TYPE	FRAME TYPE	FIRE RATING	REMARKS SEE NOTES BELOW	
1	2'-0" X 6'-8"	1-3/8"	H.C.	E	MOOD	-		
2	2'-4" X 6'-8"	1-3/8"	H.C.	E	MOOD	-		
3	2'-6" X 6'-8"	1-3/8"	H.C.	E	MOOD	-		
4	2'-8" X 6'-8"	1-3/8"	H.C.	E	MOOD	-		
4a	(2) 2'-6" X 6'-8"	1-3/8"	H.C.	E	MOOD	-		
5	2'-8" X 6'-8"	1-3/8"	STEEL	C	MOOD	20 MIN.	INSULATED, SEE NOTE 2	
6	3'-0" X 6'-8"	1-3/4"	STEEL	D	MOOD	20 MIN.	ENTRANCE, INSULATED W/ PEEPHOLE, SEE NOTE 2	
7	2'-8" X 6'-8"	1-3/4"	PD	В	MOOD	-	PATIO DOOR	
8	4'-0" X 6'-8"	1-3/8"	H.C.	F	MOOD	-	BI-PASS DOOR	
9	5'-0" X 6'-8"	1-3/8"	H.C.	F	MOOD	-	BI-PASS DOOR	
10	6'-0" × 6'-8"	1-3/8"	H.C.	F	MOOD	-	BI-PASS DOOR	
Ш	6'-0" × 6'-8"	1-3/4"	PD	6	MOOD	-	SLIDING GLASS DOOR	
12	8'-0" X 7'-0"	1-3/4"	<i>O</i> H	-	-	-	OVERHEAD DOOR	
13	(2) 2'-8" X 7'-0"	1-3/4"	STEEL	A	STEEL	-	SEE NOTE 8	
14	(2) 3'-0" X 7'-0"	1-3/4"	STEEL	Α	STEEL	-	SEE NOTE 8	
15	(2) I'-6" X 6'-8"	1-3/8"	H.C.	E	MOOD	-		
16	3'-0" × 6'-8"	1-3/4"	STEEL	H	STEEL	-	SEE NOTE 8	

#### NOTES:

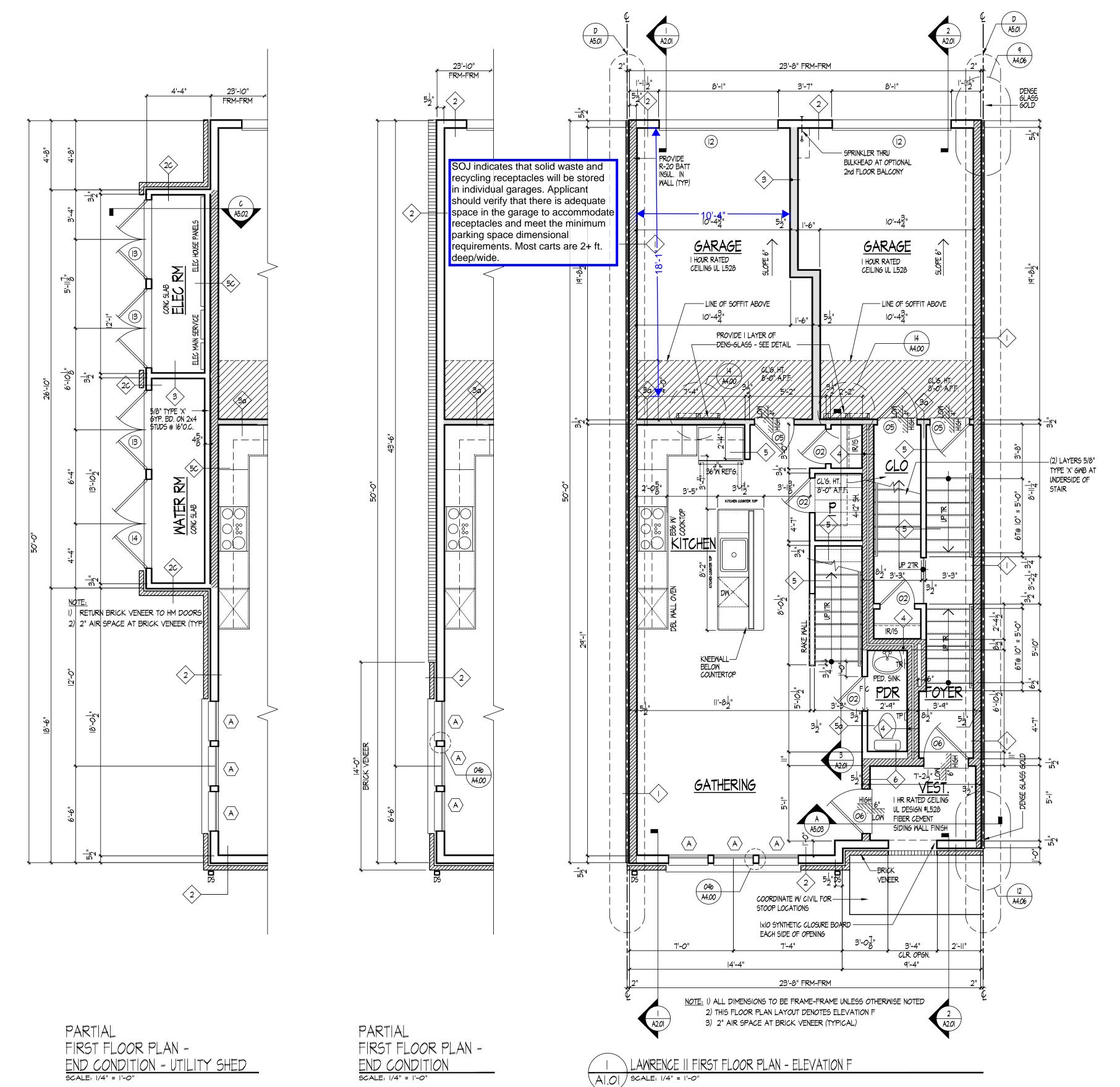
- I. SEE SHEET AI.OI FOR DOOR ELEVATIONS AND FLOOR FINISH SCHEDULE BASE HOUSE.
- FIRE RATED DOORS TO BE SELF-CLOSING AND SELF-LATCHING PER IBC 2018 406.3.2.1
   ALL DOORS REQUIRED FOR NATURAL VENTILATION PURPOSES SHALL BE PROVIDED WITH TIGHTLY FITTED SCREENS OF NOT LESS THAN 16 MESH PER INCH AND EVERY SCREEN DOOR USED FOR INSERT CONTROL SHALL HAVE A SELF-CLOSING DEVICE.
- 4. U-FACTOR REQUIRED = 0.35 / U-FACTOR PROVIDED = 0.30
- 5. SHGC REQUIRED = 0.40 / SHGC PROVIDED = 0.19
- 6. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM THE INSIDE OF THE CLOSET.
- T. EVERY BEDROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED.
- FOR UTILITY ROOM DOORS AT ELECTRICAL ROOM PROVIDE LISTED PANIC HARDWARE.



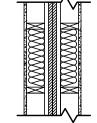


# NOTES: I. ALL WINDOWS REQUIRED FOR NATURAL VENTILATION PURPOSES SHALL BE PROVIDED WITH TIGHTLY FITTED SCREENS OF NOT LESS THAN 16 MESH PER INCH.

- 2. U-FACTOR PROVIDED = 0.33
- 2. U-FACTOR PROVIDED = 03. SHGC PROVIDED = 0.31



### PARTITION TYPES



TYPICAL FIRE MALL
MALL CONSTRUCTION
TWO HOUR FIRE RATED FIRE WALL
UL # U336, U347 OR U373

I LAYER I/2" GMB
2x STUD5
FIBERGLASS BATT. INSUL
I" AIR SPACE
(2) I" GYPSUM LINER PANELS
I" AIR SPACE
2x STUD5
FIBERGLASS BATT. INSUL
I LAYER I/2" GMB

TWO HOUR FIRE RATED FIRE WALL

two hour fire rated fire wall
SUBSTITUTE M.R. GMB AT TUB/SHOMER WALLS

SHADED PARTITIONS ON FLOOR PLANS INDICATE RATED AND/OR BEARING WALLS. 5/8" TYPE "X" GWB ARE TO BE USED ON THESE WALLS (TYP)

TYP. EXTERIOR WALL CONSTRUCTION
NON-RATED
HORIZ. SIDING
OR BRICK VENEER (DASHED)
HOUSEWRAP
7/16" OSB SHEATHING
2x6 STUDS W/ R-20 INSULATION
I LAYER 5/8" GYPSUM WALLBOARD

2 TYP. EXTERIOR WALL

SUBSTITUTE M.R. GWB AT TUB/SHOWER WALLS
PROVIDE THERMOPLY SHEATHING
BEHIND TUBS & SHOWERS

OMIT GWB @ SPRINKERMETER ROOMS

2d PROVIDE DENSE GLASS GOLD SHEATHING

TYP. INTERIOR WALL CONSTRUCTION
ONE HOUR RATED FIRE PARTITION
UL # U305
I LAYER 5/8" TYPE "X" GWB
AT EA. SIDE OF 2x STUDS
2x STUDS

ONE HOUR RATED FIRE PARTITION

ONE HOUR RATED FIRE PARTITION

ADD R-15 INSULATION @ 2x4 STUDS

ADD R-20 INSULATION @ 2x6 STUDS

SHADED PARTITIONS ON FLOOR PLANS INDICATE RATED AND/OR BEARING WALLS. 5/6" TYPE "X" GWB ARE TO BE USED ON THESE WALLS (TYP)

TYP. STAIR SEPERATION
WALL CONSTRUCTION
ONE HOUR FIRE RATED FIRE WALL
UL # U34I

I LAYER 5/8" GWB
2x STUDS
FIBERGLASS BATT. INSUL
1 I/2" AIR SPACE
1/16" OSB SHEATHING
2x STUDS
FIBERGLASS BATT. INSUL

ONE HOUR RATED FIRE PARTITION

SHADED PARTITIONS ON FLOOR PLANS INDICATE RATED AND/OR BEARING WALLS. 5/8" TYPE "X" GWB ARE TO BE USED ON THESE WALLS (TYP)

I LAYER 5/8" GWB

TYP. INTERIOR WALL CONSTRUCTION NON-RATED

I LAYER I/2" GYPSUM WALLBOARD AT EA. SIDE OF 2x STUDS

2x STUDS

5 TYP. INTERIOR PARTITION

ADD SOUND ATTENUATION BATTS
AT BATHROOM WALLS

SUBSTITUTE DURAROCK AT TUB / SHOWER WALLS OR CONCEALED SPACES - ADD SOUND ATTENUATION BATTS

5c SUBSTITUTE 1/2" PLYWOOD
AT UTILITY WALL SIDE

PROJECTED EXTERIOR
WALL CONSTRUCTION
ONE HOUR RATED FIRE PARTITION
UL # U344

SIDING OR BRICK
HOUSEWRAP
I LAYER 5/8" TYPE 'X' GYP BD
7/16" OSB SHEATHING
2x4 STUDS W R-15 INSUL.
I LAYER 5/8" TYPE 'X' GYP BD

6 ONE HOUR RATED FIRE PARTITION
TYP. EXTERIOR WALL

Community Planning & Development Services
Received
October 23, 2023

PULTE GROUP MID-ATLANTIC

PULTE GROUP MID-ATLANTIC 9302 LEE HIGHWAY, SUITE 1000 FAIRFAX, VIRGINIA 22031 703-934-9300

ARCHITECTURE
Pulte Group Mid-Atlantic
3201 Lee Highway, Suite 1000
Fairfax, VA 22031
703-934-9300

STRUCTURAL ENGINEER
Alliance Structural Engineers, Inc.
12355 SUNRISE VALLEY DRIVE, SUITE 220
RESTON, VIRGINIA 20191
703-749-7441

M.E.P. ENGINEER
Alliance Engineers, Inc.

12355 SUNRISE VALLEY DRIVE, SUITE 220 RESTON, VIRGINIA 20191 103-149-1941

LAWRENCE II/SYDNEY II
PULTE HOMES

SCALE:

DATE:

DRAWN BY

CHECKED BY:

JOB NO.:

SUBMISSION/REVISION

10/13/2023 15SUED FOR PERMIT 6. 7. 8. 9.

LAMRENCE II
FIRST FLOOR PLAN



3201 Lee Highway, Suite 1000 Fairfax, VA 22031 703-934-9300

STRUCTURAL ENGINEER Alliance Structural Engineers, Inc. 12355 SUNRISE VALLEY DRIVE, SUITE 220 RESTON, VIRGINIA 20191 703-749-7941

M.E.P. ENGINEER

'SYDNEY

LAWRENCE

SCALE:

DATE:

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JOB NO.:

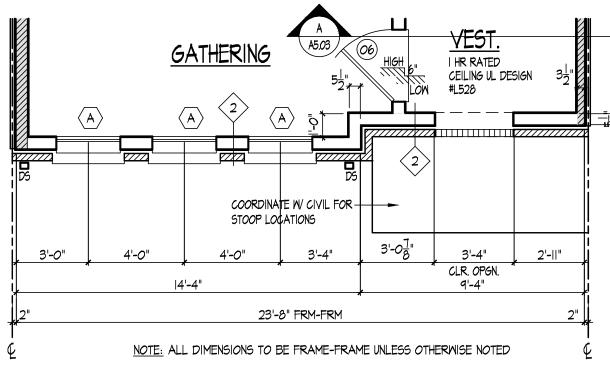
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SUBMISSION/REVISION

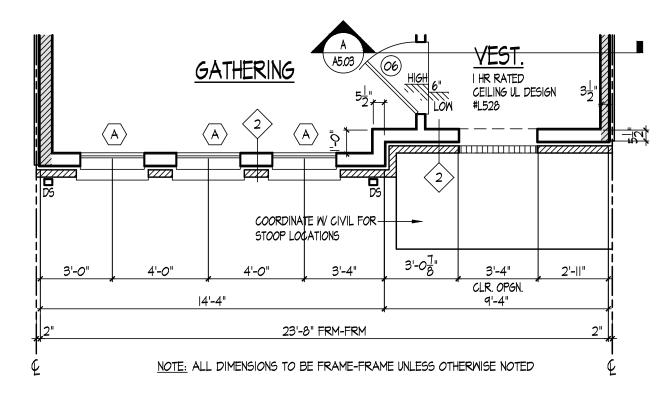
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HOMES

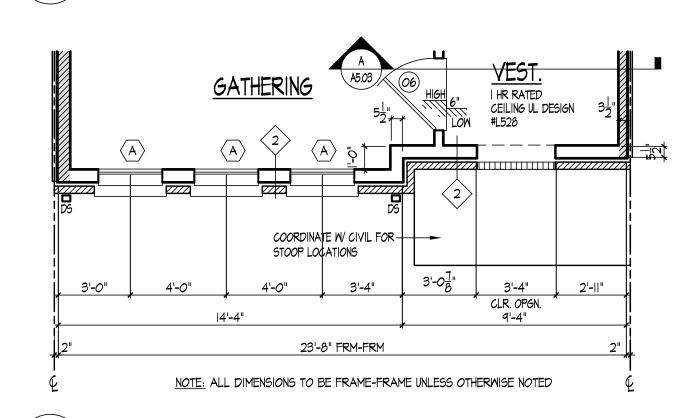
Alliance Engineers, Inc. 12355 SUNRISE VALLEY DRIVE, SUITE 220 RESTON, VIRGINIA 20191 703-749-7941



LAWRENCE II PARTIAL FIRST FLOOR PLAN - ELEVATION C Al.Ola SCALE: 1/4" = 1'-0"

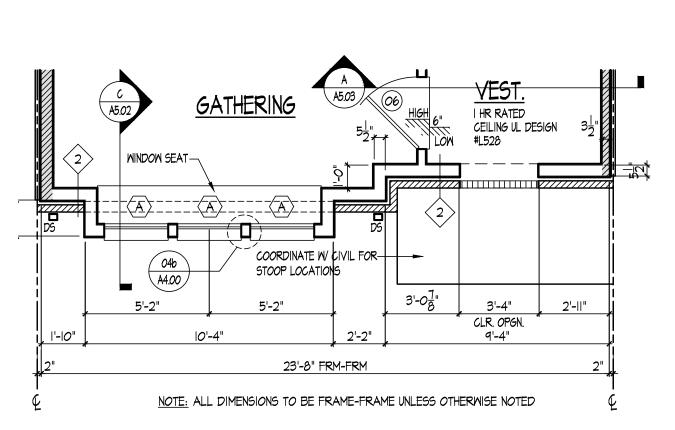


2 LAWRENCE II PARTIAL FIRST FLOOR PLAN - ELEVATION B Al.Ola SCALE: 1/4" = 1'-0"

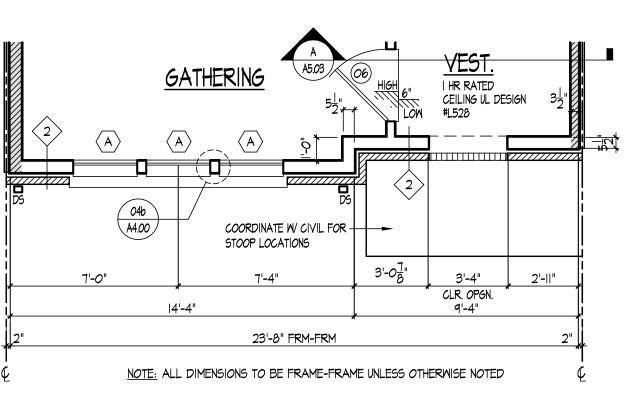


LAWRENCE II PARTIAL FIRST FLOOR PLAN = ELEVATION A

Al.Olg Scale: 1/4" = 1'-0"



LAWRENCE II PARTIAL FIRST FLOOR PLAN - ELEVATION E A|.0|a SCALE: 1/4" = 1'-0"

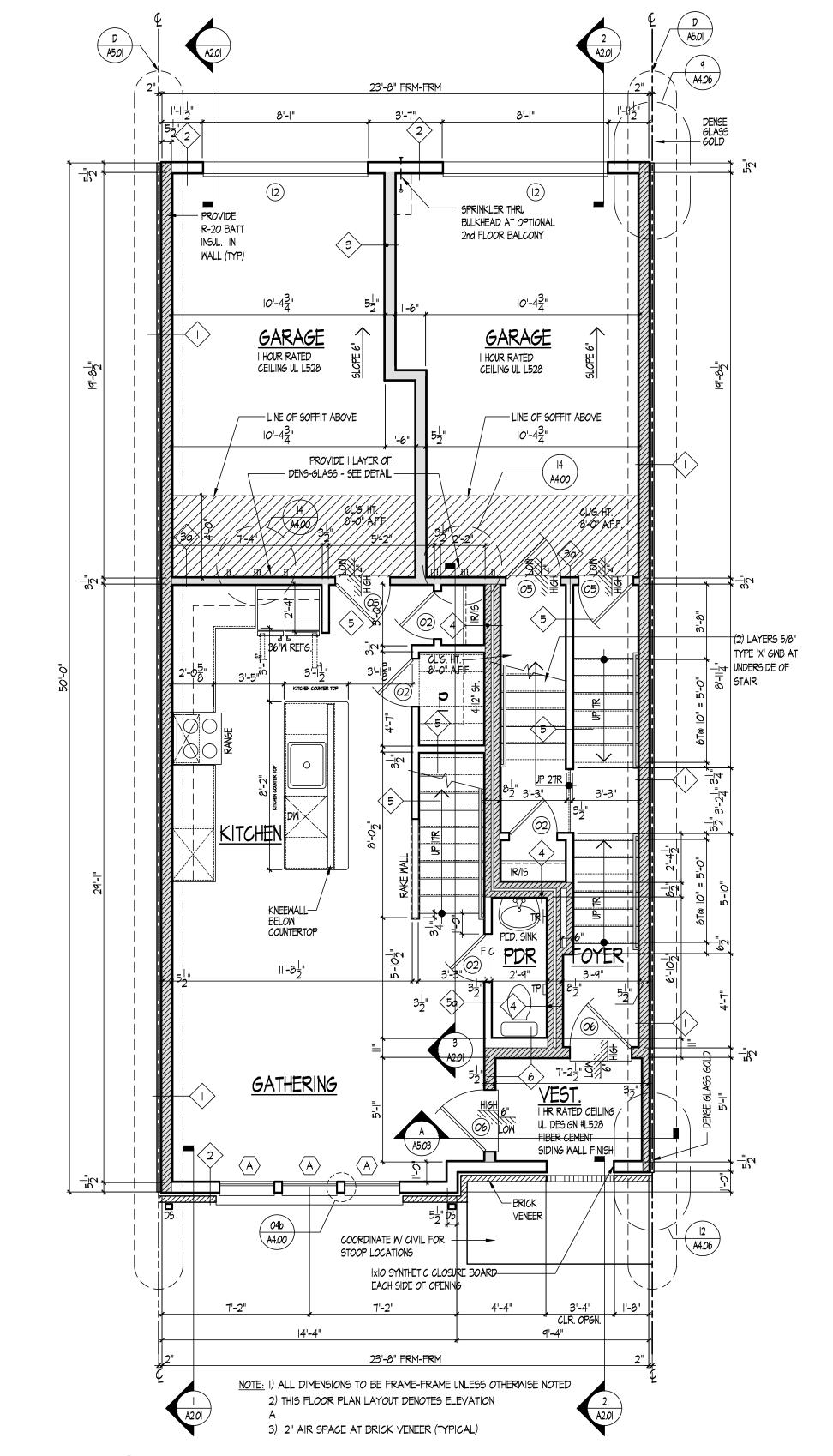


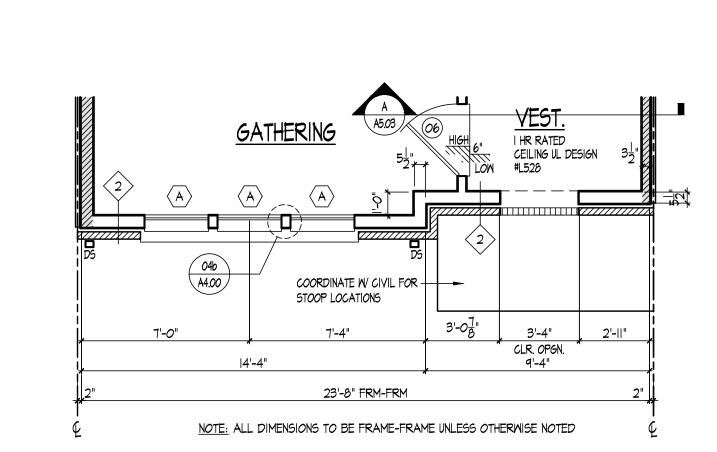
4 LAWRENCE | PARTIAL FIRST FLOOR PLAN - ELEVATION D

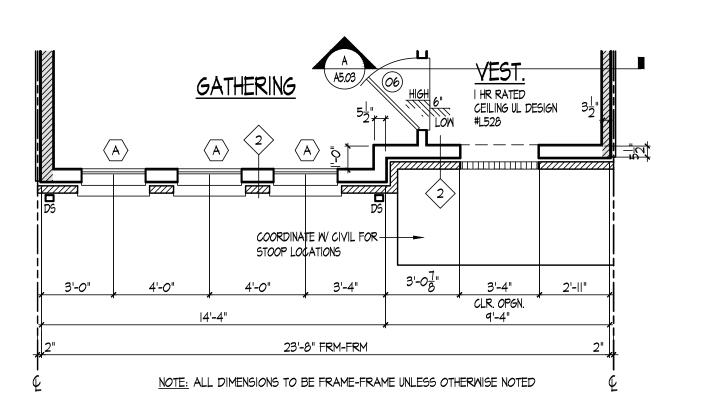
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LAWRENCE II

PARTIAL FLOOR PLANS







3 LAWRENCE | PARTIAL FIRST FLOOR PLAN = ELEVATION D (ADU & MPDU)
AI.OIb SCALE: 1/4" = 1'-0"

2 LAWRENCE || PARTIAL FIRST FLOOR PLAN = ELEVATION A (ADU & MPDU)
AI.OIb SCALE: 1/4" = 1'-0"

LAWRENCE II FIRST FLOOR PLAN - ELEVATION B (ADU & MPDU)

AI.OID SCALE: 1/4" = 1'-0"

PULTE GROUP MID-ATLANTIC
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103-749-7941

LAWRENCE II/SYDNEY II
PULTE HOMES

SCALE: DATE:

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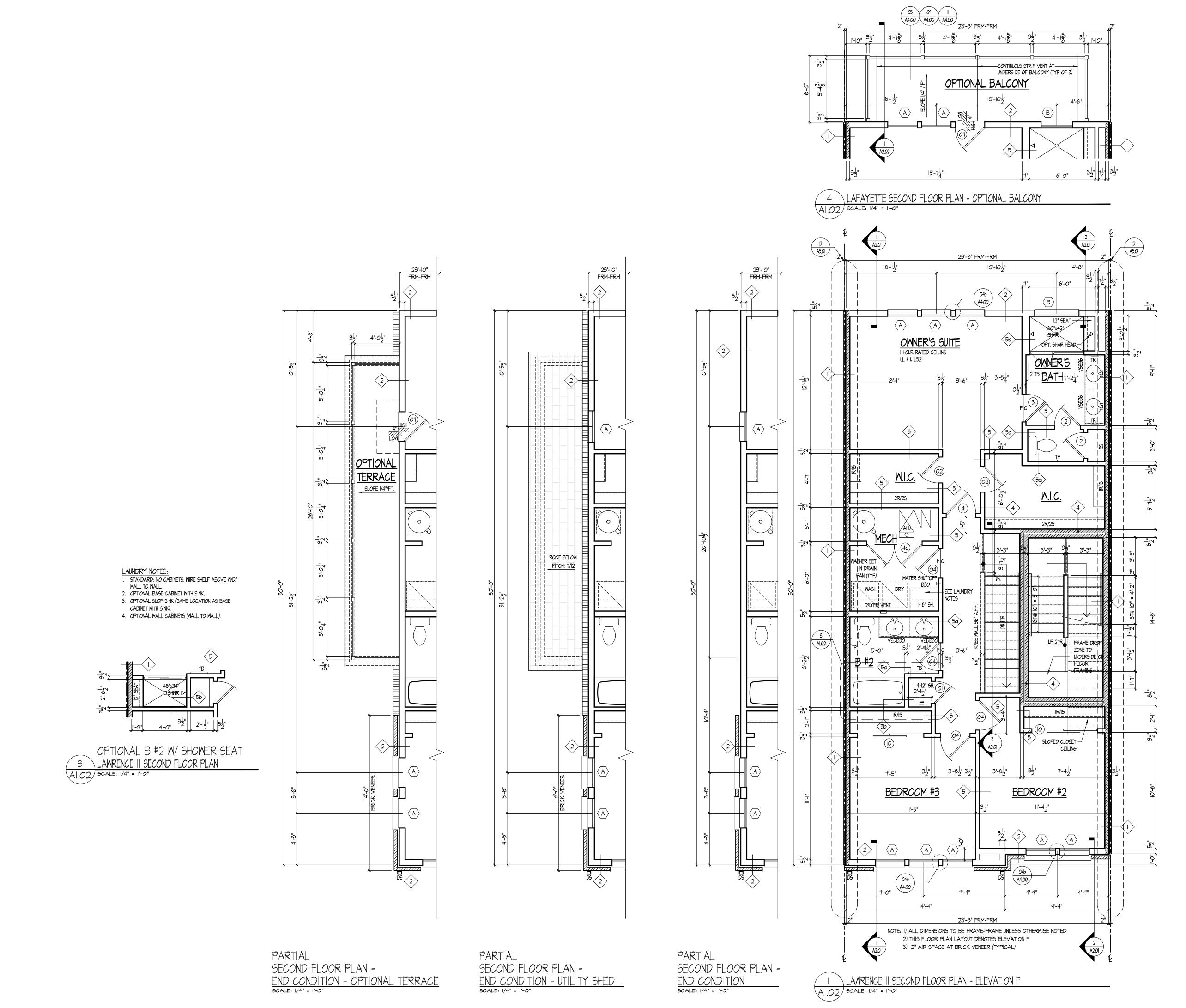
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LAMRENCE II FIRST FLOOR PLAN ADU & MPDU UNIT

A1.01b



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LAWRENCE II/SYDNEY II
PULTE HOMES

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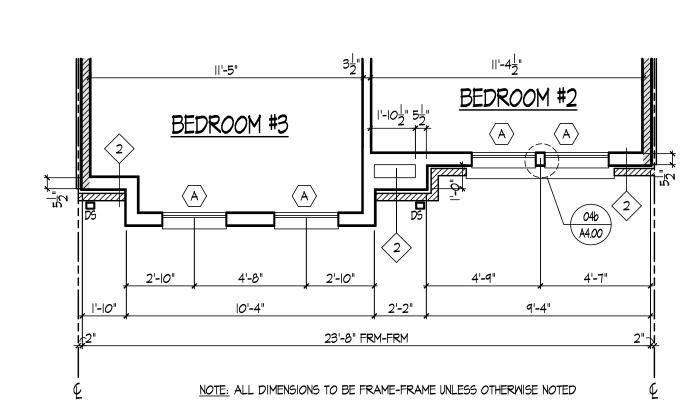
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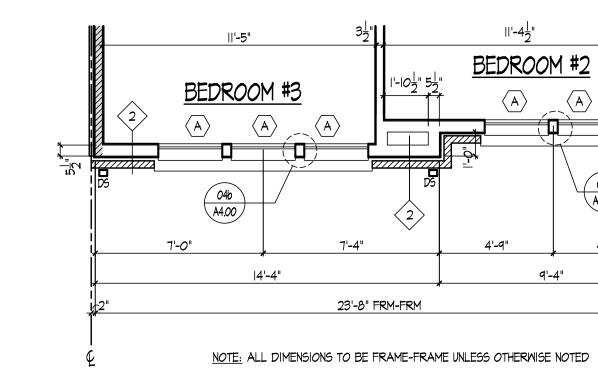
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LAMRENCE II
SECOND FLOOR PLAN
MARKET RATE



3 LAWRENCE | PARTIAL SECOND FLOOR PLAN - ELEVATION C AI.02 SCALE: 1/4" = 1'-0"



BEDROOM #2

BEDROOM #2

23'-8" FRM-FRM

23'-8" FRM-FRM

NOTE: ALL DIMENSIONS TO BE FRAME-FRAME UNLESS OTHERWISE NOTED

5 LAWRENCE | PARTIAL SECOND FLOOR PLAN - ELEVATION E A1.02 SCALE: 1/4" = 1'-0"

BEDROOM #3

04b A4.00

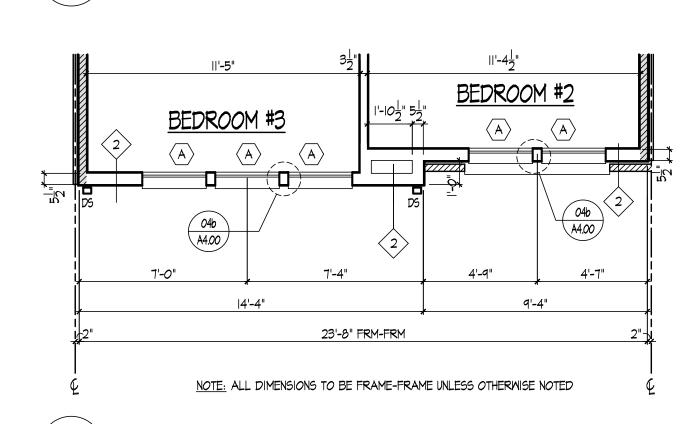
|4'-4"

4 LAWRENCE || PARTIAL SECOND FLOOR PLAN - ELEVATION D
AI.02 SCALE: 1/4" = 1'-0"

NOTE: ALL DIMENSIONS TO BE FRAME-FRAME UNLESS OTHERWISE NOTED

4'-7"

2 LAWRENCE || PARTIAL SECOND FLOOR PLAN = ELEVATION B AI.02 SCALE: 1/4" = 1'-0"



LAWRENCE || PARTIAL SECOND FLOOR PLAN = ELEVATION A

A1.02 SCALE: 1/4" = 1'-0"

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LAWRENCE II/SYDNEY II
PULTE HOMES

SCALE: DATE:

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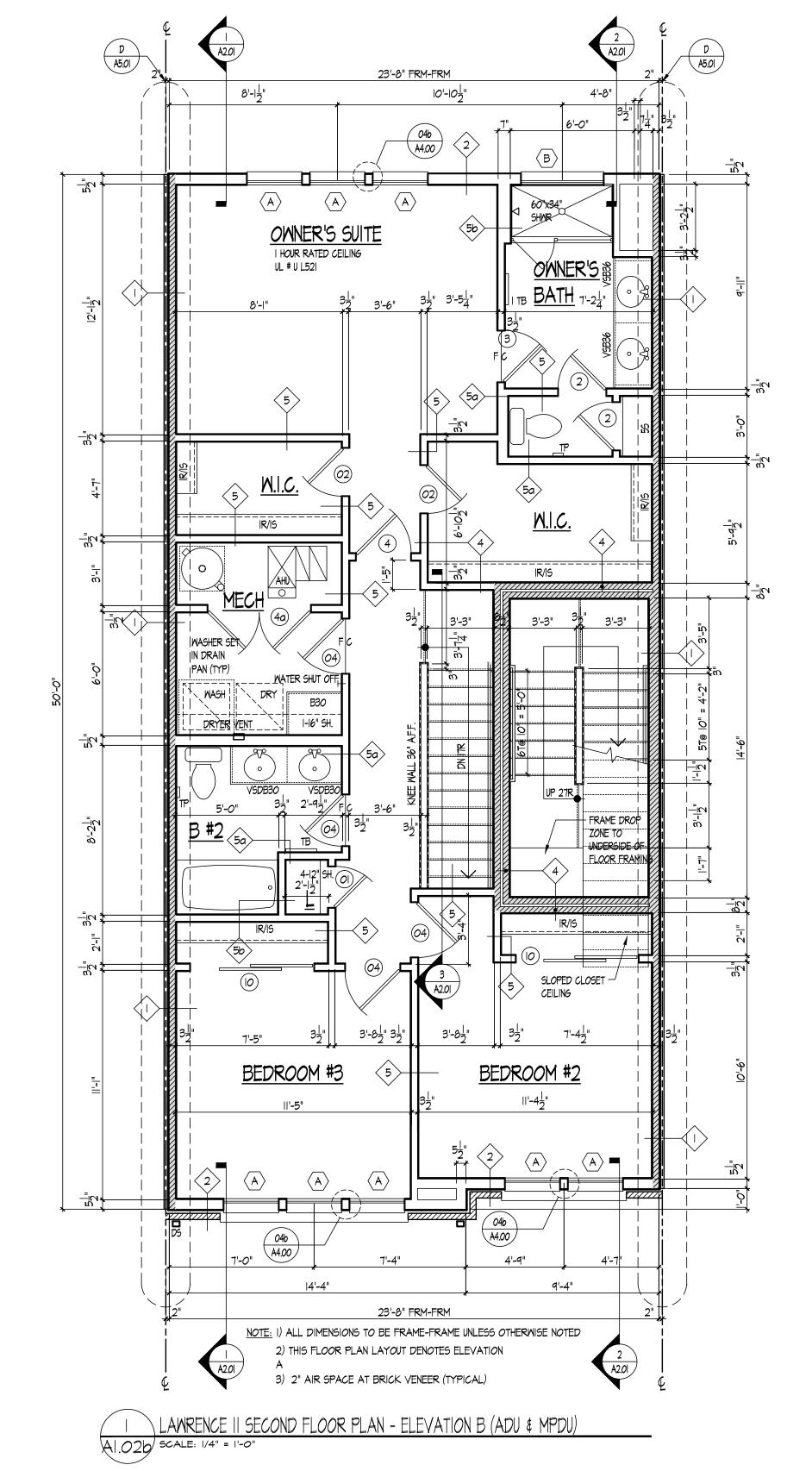
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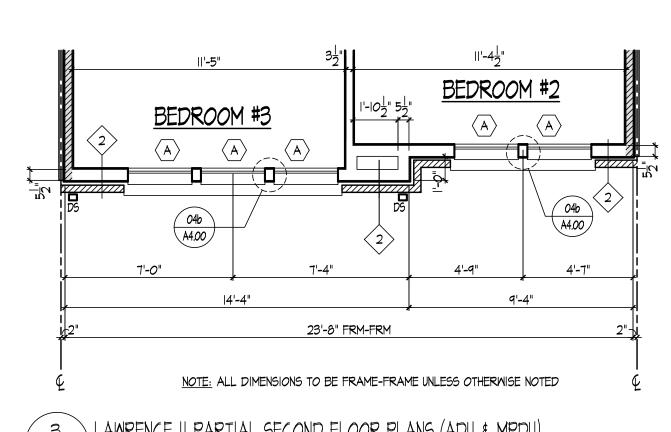
SUBMISSION/REVISION

| IO/I3/2023 | 6. | | 1. | 7. | | 2. | 8. | | 3. | | 4. | | Io. | | 5. | | II. | | II. | |

LAMRENCE II PARTIAL FLOOR PLANS

A1.02a









23'-8" FRM-FRM

NOTE: ALL DIMENSIONS TO BE FRAME-FRAME UNLESS OTHERWISE NOTED

BEDROOM #3

|4'-4"

BEDROOM #2

9'-4"



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LAWRENCE II/SYDNEY II
PULTE HOMES

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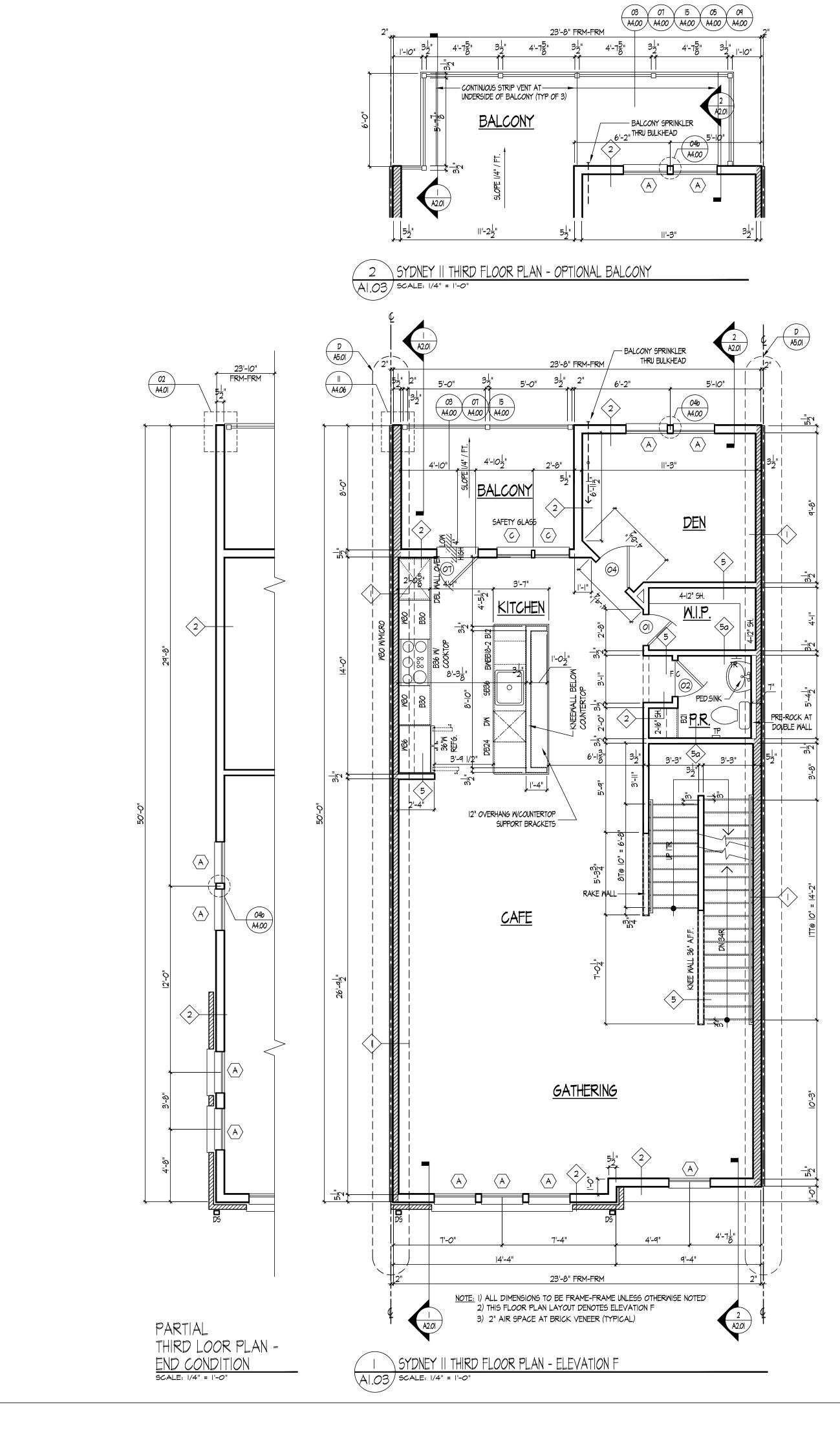
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LAMRENCE II SECOND FLOOR PLAN ADU & MPDU UNIT

A1.02b



Community Planning & Development Services Received

October 23, 2023

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LAWRENCE II/SYDNEY II
PULTE HOMES

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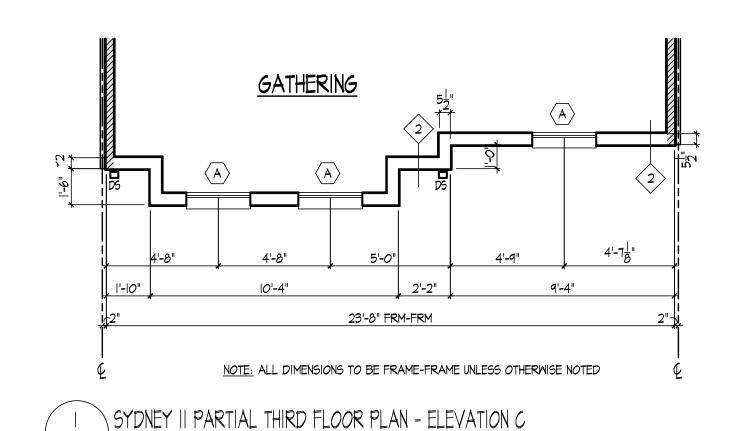
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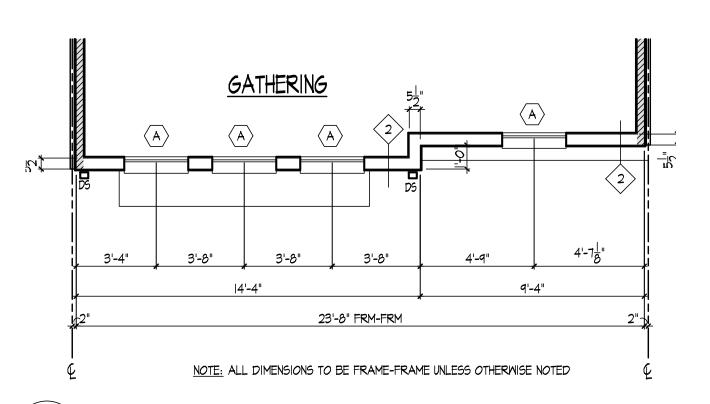
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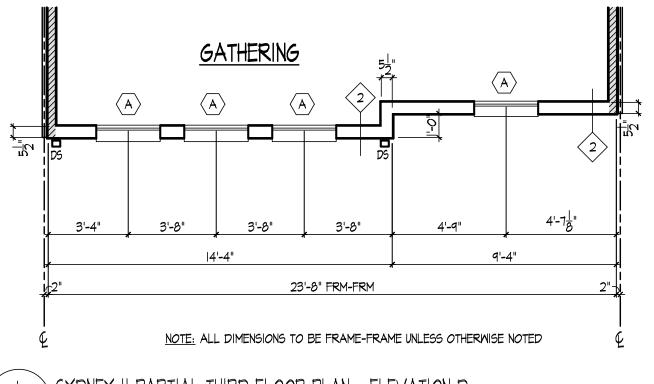
SYDNEY II

THIRD FLOOR PLAN

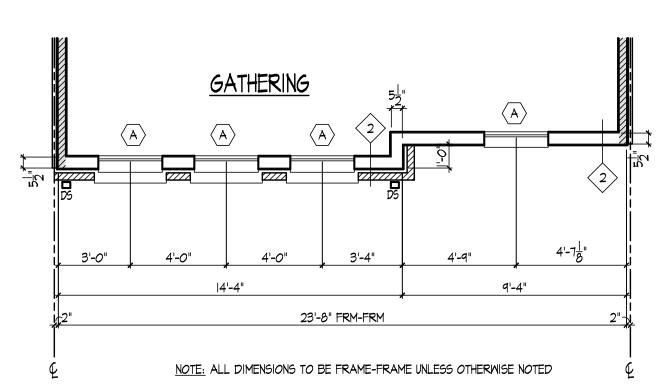






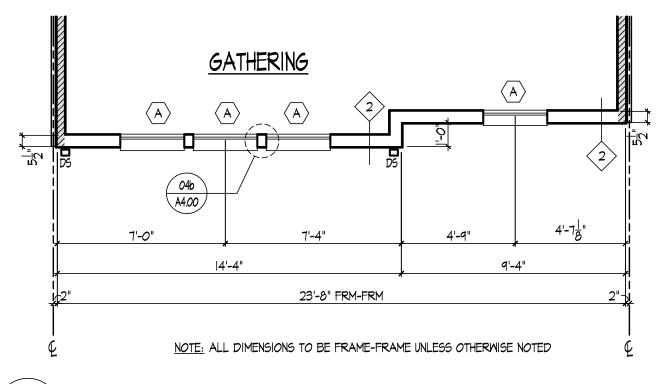


SYDNEY II PARTIAL THIRD FLOOR PLAN - ELEVATION D



SYDNEY II PARTIAL THIRD FLOOR PLAN - ELEVATION B A1.030 SCALE: 1/4" = 1'-0"

A1.039 SCALE: 1/4" = 1'-0"



SYDNEY || PARTIAL THIRD FLOOR PLAN = ELEVATION A

Al. 030 SCALE: 1/4" = 1'-0"

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LAWRENCE II/SYDNEY II | PULTE HOMES

SCALE:

DATE:

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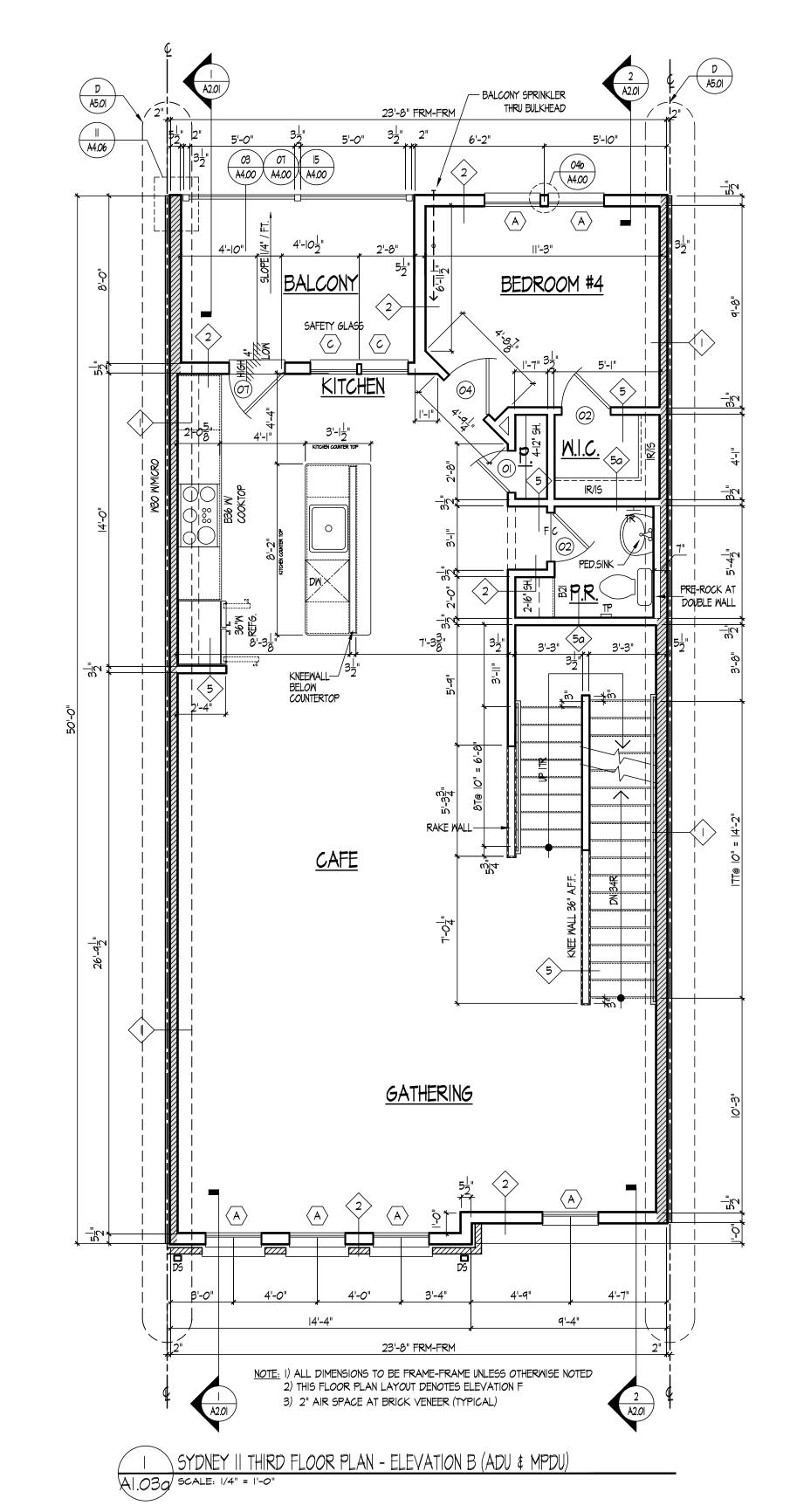
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SYDNEY II
PARTIAL FLOOR PLANS

A1.03a



Pulte

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PULTE HOMES

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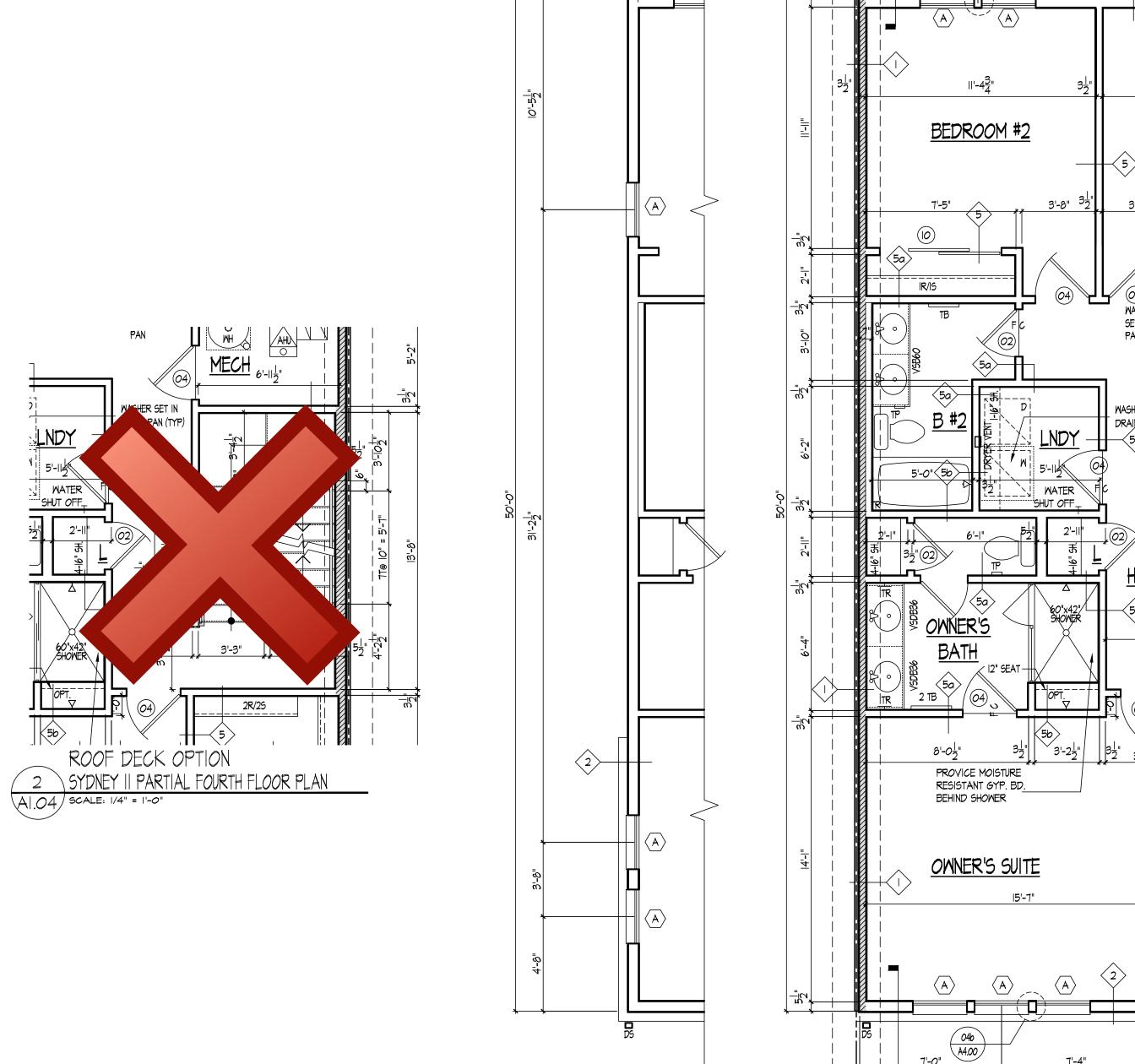
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SYDNEY II

THIRD FLOOR PLAN
ADU & MPDU UNIT

A1.03b



PARTIAL

FOURTH LOOR PLAN -

END CONDITION SCALE: 1/4" = 1'-0" D A5.0l

23'-IO" FRM-FRM

23'-8" FRM-FRM 04b A4.00 O4b A4.00 BEDROOM #3 WATER HEATER
SET IN DRAIN
PAN WASHER SET IN DRAIN PAN (TYP) 2R/25 2R/25 <u> W.I.C.</u> TEMPERED GLASS 4'-9" 9'-4" 23'-8" FRM-FRM NOTE: I) ALL DIMENSIONS TO BE FRAME-FRAME UNLESS OTHERWISE NOTED

2) THIS FLOOR PLAN LAYOUT DENOTES ELEVATION F

3) 2" AIR SPACE AT BRICK VENEER (TYPICAL)

SYDNEY || FOURTH FLOOR PLAN = ELEVATION F A1.04 | SCALE: 1/4" = 1'-0" PULTE GROUP MID-ATLANTIC
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LAWRENCE II/SYDNEY II
PULTE HOMES

SCALE: DATE:

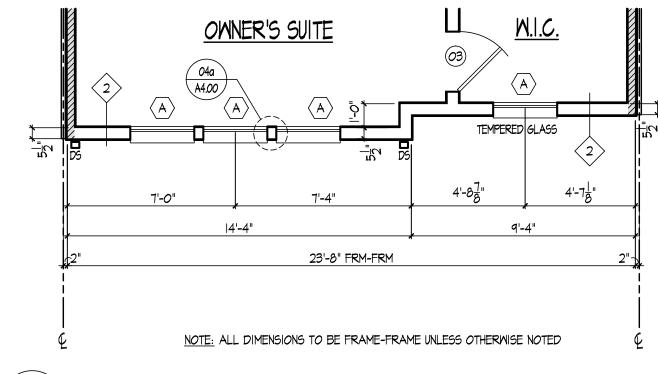
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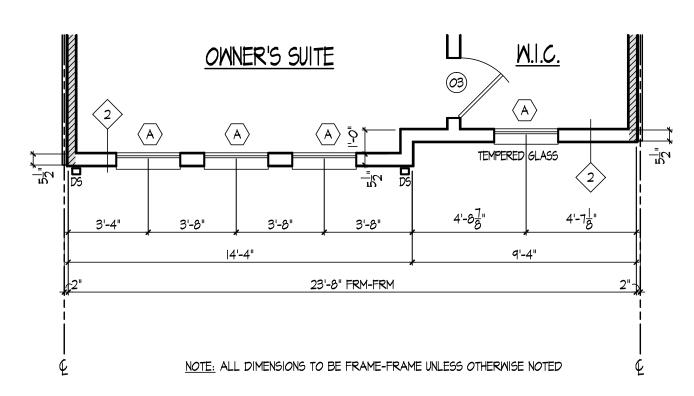
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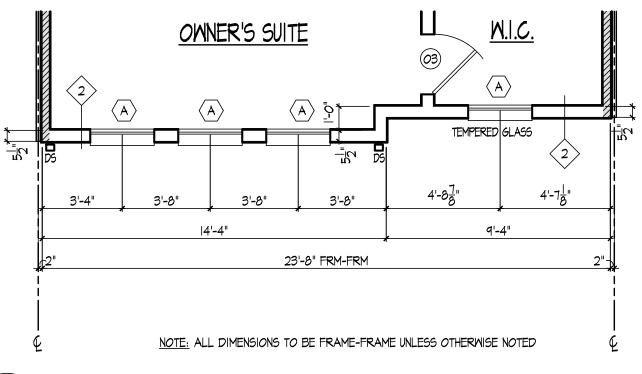
SYDNEY II
FOURTH FLOOR PLAN



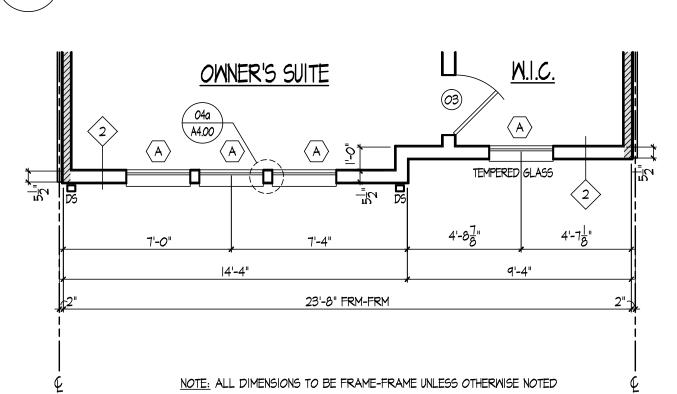
3 SYDNEY II PARTIAL FOURTH FLOOR PLAN - ELEVATION C AI.049 SCALE: 1/4" = 1'-0"



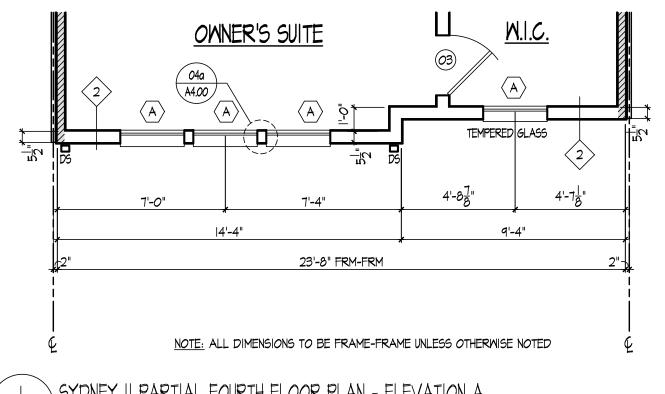
5 SYDNEY II PARTIAL FOURTH FLOOR PLAN - ELEVATION E AI.040 SCALE: 1/4" = 1'-0"



4 SYDNEY II PARTIAL FOURTH FLOOR PLAN - ELEVATION D A1.040 SCALE: 1/4" = 1'-0"



2 SYDNEY II PARTIAL FOURTH FLOOR PLAN - ELEVATION B AI.040 SCALE: 1/4" = 1'-0"



SYDNEY || PARTIAL FOURTH FLOOR PLAN - ELEVATION A

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LAWRENCE II/SYDNEY II
PULTE HOMES

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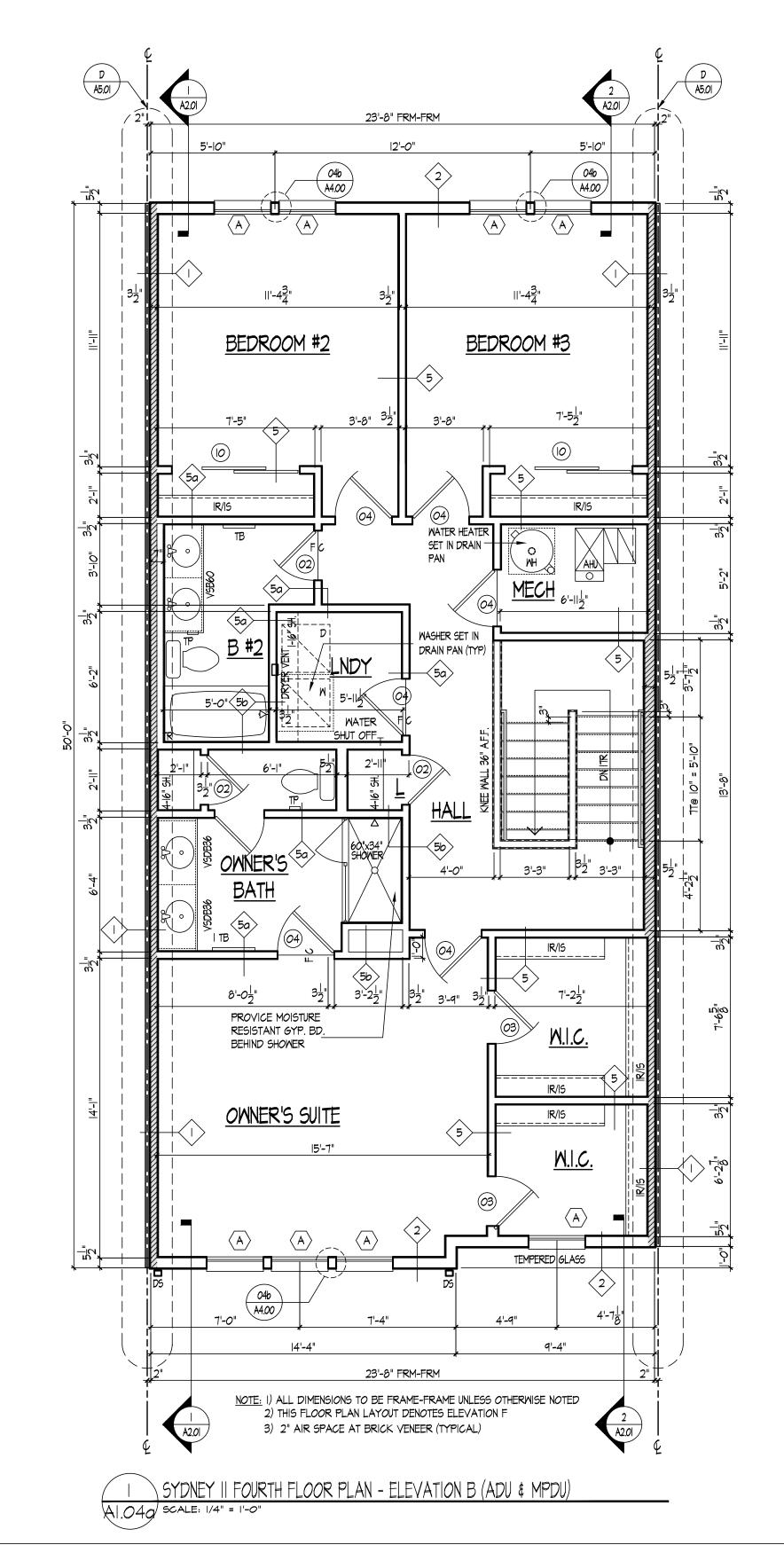
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SYDNEY II PARTIAL FLOOR PLANS

A1.04a



PULLE APOUR MID AT LANTIC

PULTE GROUP MID-ATLANTIC
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ARCHITECTURE
PUITE Group Mid-Atlantic

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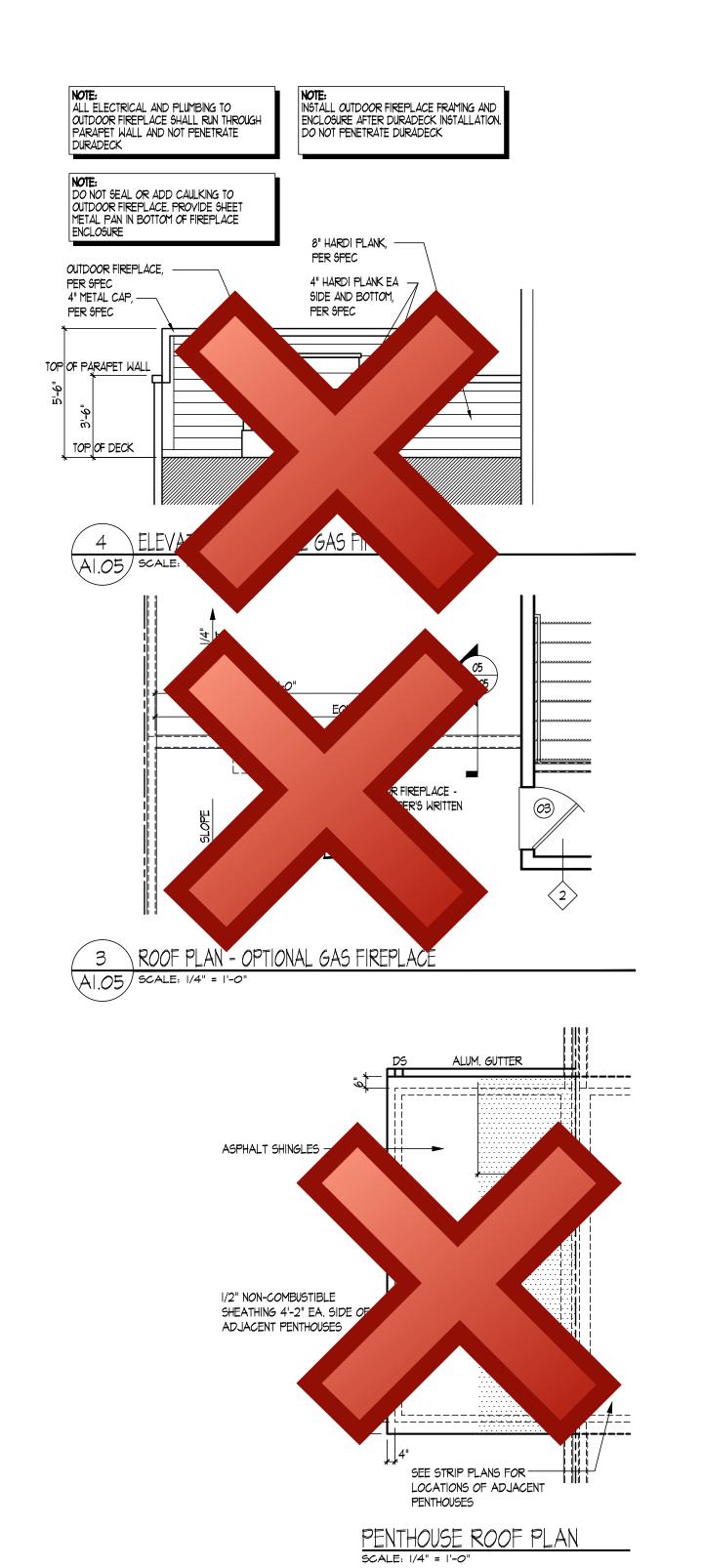
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SYDNEY II FOURTH FLOOR PLAN

ADU & MPDU UNIT

A1.04b



## ROOF VENTING NOTES:

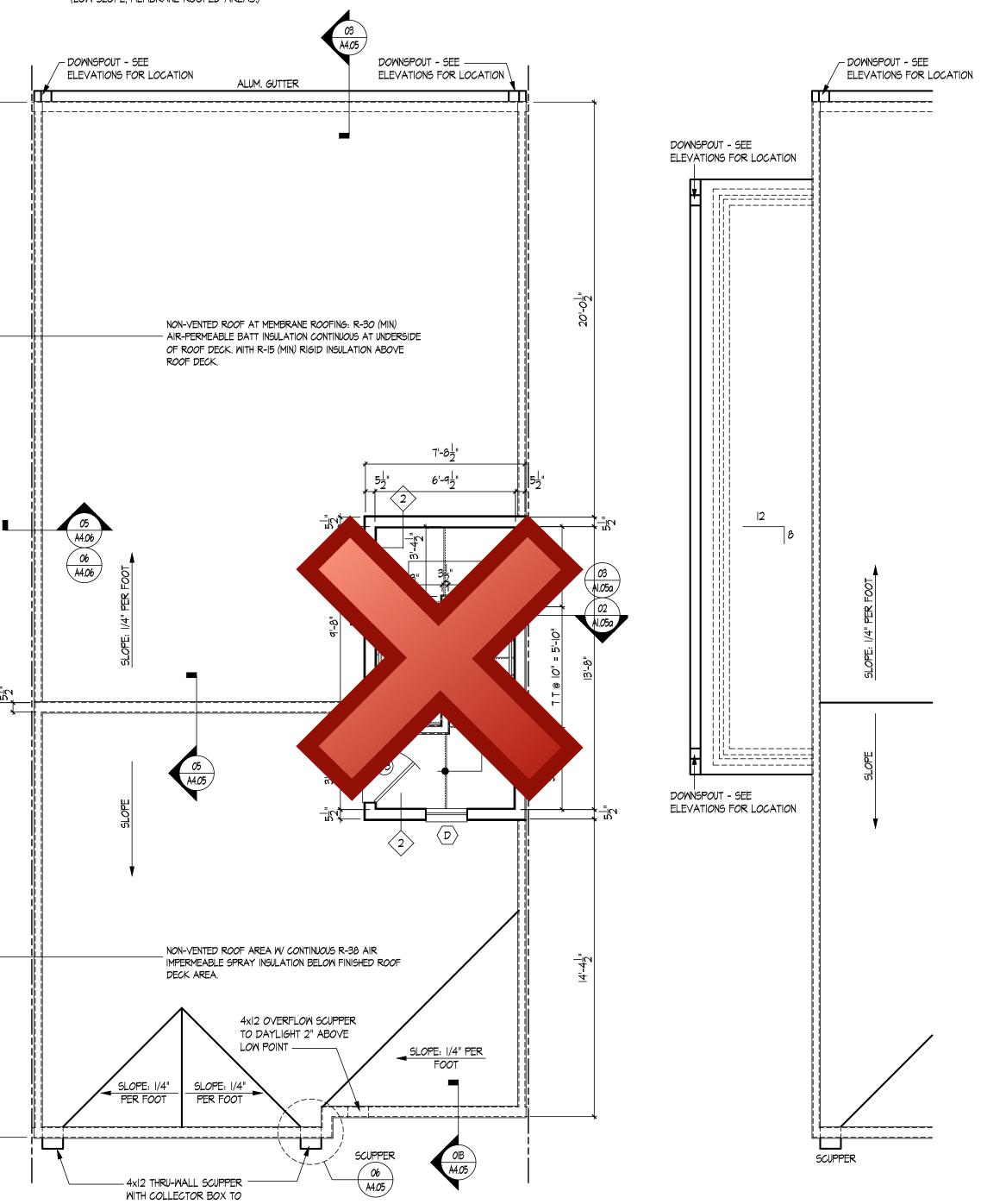
- PER IBC 2018, SECT. 1202.3. UNVENTED ATTICS SHALL BE PERMITTED IN THE FOLLOWING CONDITIONS:
- I: THE UNVENTED ATTIC IS WITHIN THE BUILDING THERMAL ENVELOPE. 2: NO INTERIOR CLASS I VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE.
- 4: ANY AIR-IMPERMEABLE INSULATION SHALL BE A CLASS II VAPOR RETARDER OR SHALL HAVE A CLASS II VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT WITH THE UNDERSIDE
- OF THE INSULATION. 5: INSULATION TYPES AND LOCS:

2 ROOF PLAN - OPTIONAL ROOF DECK

A1.05 | SCALE: 1/4" = 1'-0"

- 5.1.1 WHERE ONLY AIR-IMPEARMABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING. (OCCUPIED DECKS W/ HABITABLE SPACES BELOW.)
- 5.1.2 COMBINATION: R-30 AIR-PERMEABLE INSULATION ON THE UNDERSIDE OF THE ROOF DECK AND R-15 MINIMUM RIDIG INSULATION INSTALLED DIRECTLY ABOVE THE ROOF DECK.

(LOW-SLOPE, MEMBRANE ROOFED AREAS.)



PARTIAL ROOF PLAN =

PARTIAL ROOF PLAN -END CONDITION SCALE: 1/4" = 1'-0"

- DOWNSPOUT - SEE

П

-----

ELEVATIONS FOR LOCATION

1 ROOF PLAN A1.05 | SCALE: 1/4" = 1'-0" 3201 Lee Highway, Suite 1000 Fairfax, VA 22031 703-934-9300

DOWNSPOUT - SEE -

NON-VENTED ROOF AT MEMBRANE ROOFING: R-30 (MIN) AIR-PERMEABLE BATT INSULATION CONTINUOUS AT UNDERSIDE OF ROOF DECK. WITH R-15 (MIN) RIGID INSULATION ABOVE

4x12 OVERFLOW SCUPPER TO DAYLIGHT 2" ABOVE

LOW POINT -

— 4x12 THRU-WALL SCUPPER WITH COLLECTOR BOX TO DOWNSPOUT

ELEVATIONS FOR LOCATION \

ROOF VENTING NOTES:

OF THE INSULATION.

- DOWNSPOUT - SEE

ELEVATIONS FOR LOCATION

5: INSULATION TYPES AND LOCS:

W/ HABITABLE SPACES BELOW.)

(LOW-SLOPE, MEMBRANE ROOFED AREAS.)

PER IBC 2018, SECT. 1202.3. UNVENTED ATTICS SHALL BE PERMITTED IN THE FOLLOWING CONDITIONS:

4: ANY AIR-IMPERMEABLE INSULATION SHALL BE A CLASS II VAPOR RETARDER OR SHALL HAVE A

CLASS II VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT WITH THE UNDERSIDE

5.1.1 WHERE ONLY AIR-IMPEARMABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN

DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING. (OCCUPIED DECKS

5.1.2 COMBINATION: R-30 AIR-PERMEABLE INSULATION ON THE UNDERSIDE OF THE ROOF

DECK AND R-15 MINIMUM RIDIG INSULATION INSTALLED DIRECTLY ABOVE THE ROOF DECK.

ALUM. GUTTER

\_\_\_\_\_\_

2: NO INTERIOR CLASS I VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE.

I: THE UNVENTED ATTIC IS WITHIN THE BUILDING THERMAL ENVELOPE.

STRUCTURAL ENGINEER Alliance Structural Engineers, Inc. 12355 SUNRISE VALLEY DRIVE, SUITE 220 RESTON, VIRGINIA 20191 703-749-7941

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> SYDNEY AWRENCE

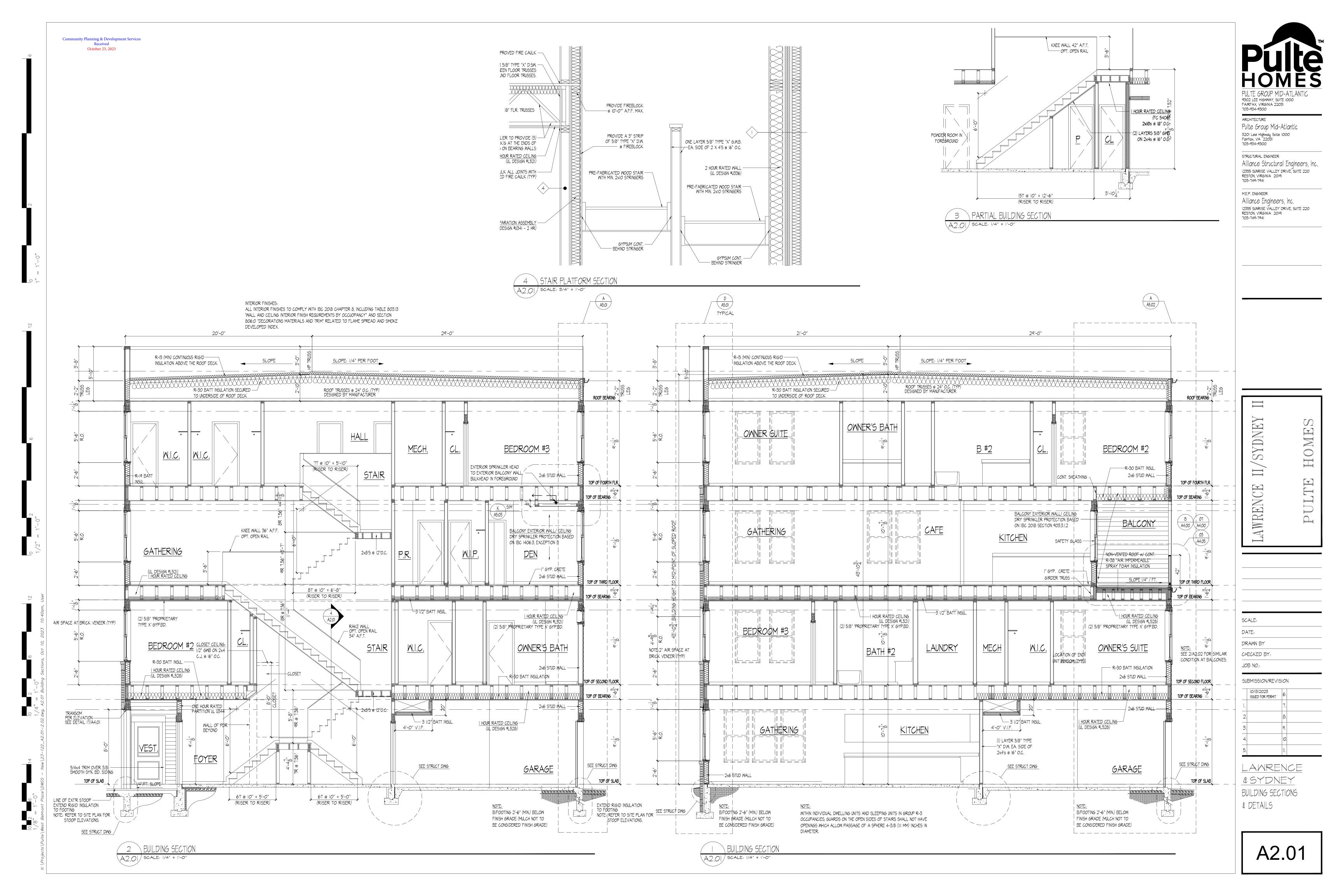
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ROOF PLANS





FRONT BUILDING ELEVATION



Community Planning & Development Services Received October 23, 2023



DATE: 11/7/2022



REAR BUILDING ELEVATION



Community Planning & Development Services Received October 23, 2023

STACKED TOWNHOMES

DATE: 11/7/2022



LEFT BUILDING ELEVATION



MECH. SHED W/ TERRACE OPT.

LEFT BUILDING ELEVATION



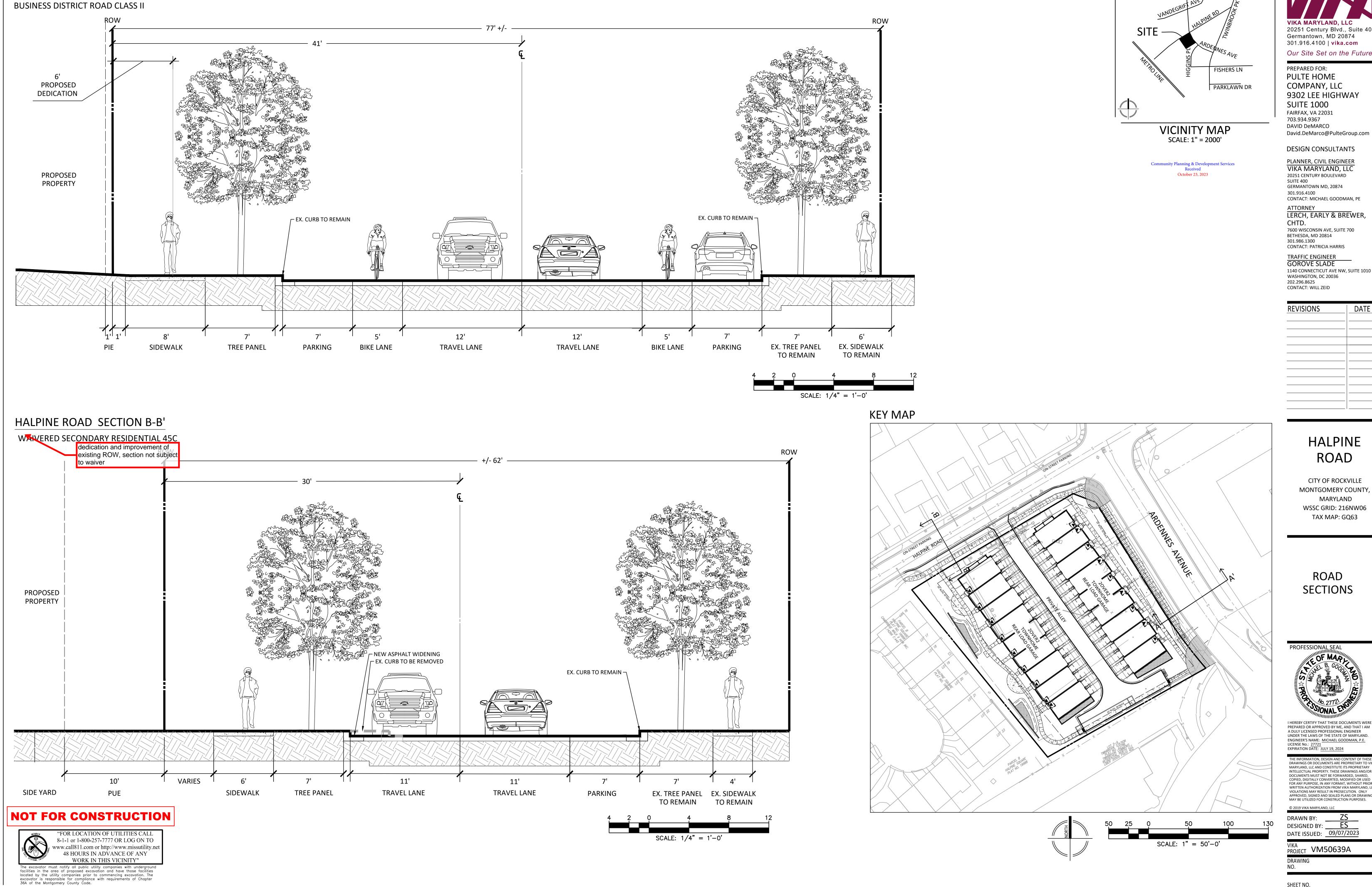


RIGHT BUILDING ELEVATION

Community Planning & Development Services Received October 23, 2023



DATE: 11/11/2022



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CONTACT: PATRICIA HARRIS TRAFFIC ENGINEER GOROVE SLADE

1140 CONNECTICUT AVE NW, SUITE 1010 WASHINGTON, DC 20036 CONTACT: WILL ZEID

REVISIONS	DATE

## HALPINE ROAD

CITY OF ROCKVILLE MONTGOMERY COUNTY, MARYLAND WSSC GRID: 216NW06 TAX MAP: GQ63

SECTIONS



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
ENGINEER'S NAME: MICHAEL GOODMAN, P.E. LICENSE No.: 27721
EXPIRATION DATE: JULY 19, 2024

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PROJECT VM50639A

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