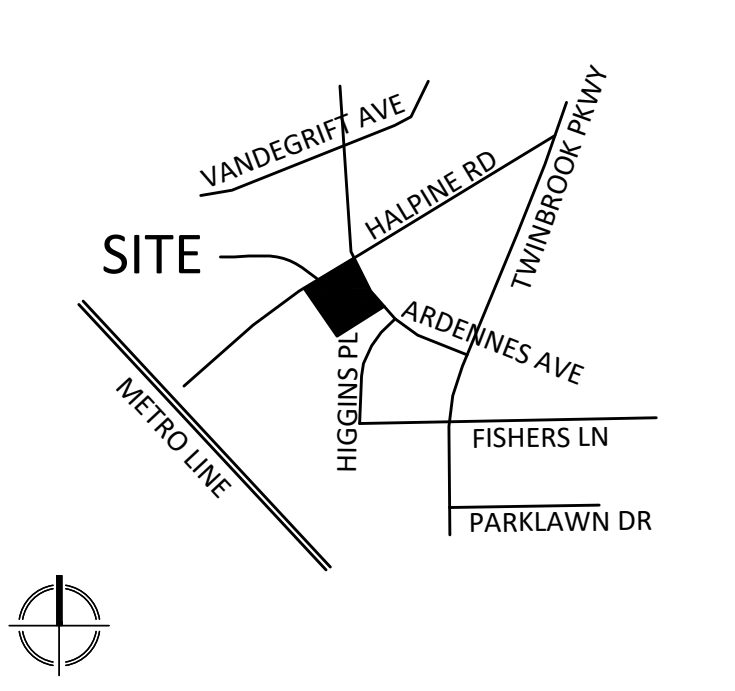


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www.call811.com or http://www.missutility.net
48 HOURS IN ADVANCE OF ANY
WORK IN THIS VICINITY"

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



VICINITY MAP
SCALE: 1" = 2000'



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 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
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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

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

REVISIONS	DATE

HALPINE ROAD

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

PROJECT PLAN
APPROVALS

PROFESSIONAL SEAL



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY 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

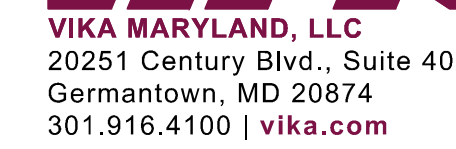
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DRAWN BY: EJS
DESIGNED BY: MBG
DATE ISSUED: 04/10/2023

VIKA
PROJECT: **VM50639A**
DRAWING NO.

SHEET NO. **PP-2**



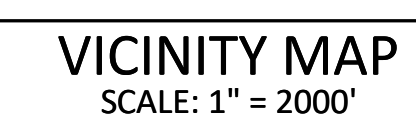
PREPARED FOR:
PULTE HOME
COMPANY, LLC
9302 LEE HIGHWAY
SUITE 1000
FAIRFAX, VA 22031
703.934.9367
DAVID DeMARCO
David.DeMarco@PulteGroup.com

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

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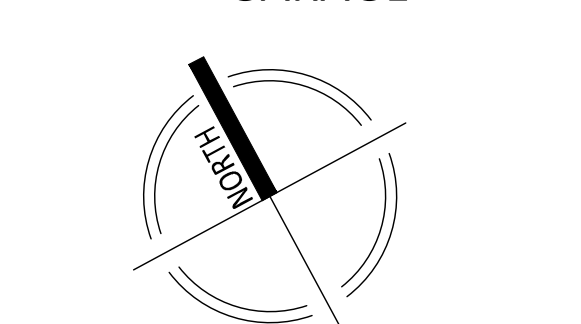
VIKA
PROJECT VM50639A
DRAWING
NO.

SHEET NO. **113**



	EXISTING EDGE OF PAVEMENT
	EXISTING FENCE LINE
	EXISTING NATURAL GAS CONDUIT
	EXISTING OVERHEAD WIRES
	EXISTING TELEPHONE CONDUIT
	EXISTING SANITARY SEWER CONDUIT
	EXISTING STORM DRAIN CONDUIT
	EXISTING WATER CONDUIT
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	LIMITS OF DISTURBANCE
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	EXISTING GUY POLE
	EXISTING GAS VALVE
	EXISTING LIGHT POLE
	EXISTING PHONE PEDESTAL
	EXISTING PHONE MANHOLE
	EXISTING UTILITY POLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING ELECTRICAL JUNCTION BOX
	EXISTING ELECTRICAL MANHOLE
	EXISTING FIRE DEPARTMENT CONNECTION
	EXISTING FIRE HYDRANT
	PROPOSED STORMWATER MANAGEMENT BIO
	EXISTING BOLLARD
	EXISTING SIGN POST
	EXISTING WOOD POST
	EXISTING CURB INLET
	EXISTING CONCRETE
	EXISTING SANITARY MANHOLE
	EXISTING TRAFFIC SIGNAL POLE
	EXISTING TREE
	EXISTING CABLE TELEVISION PEDESTAL
	EXISTING UNKNOWN UTILITY MANHOLE
	EXISTING WATER METER
	EXISTING WATER MANHOLE
	EXISTING WATER VALVE
	DOOR LOCATION
	EXISTING GAS MANHOLE
	PROPOSED RETAINING WALL
	PROPOSED SPOT ELEVATION
	TOP OF WALL/BOTTOM OF WALL
	EXISTING PARKING SPACES
	PROPOSED PARKING SPACES

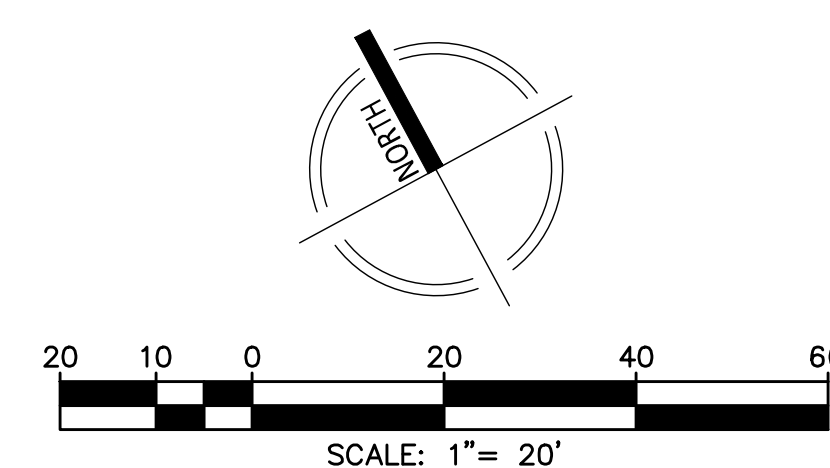
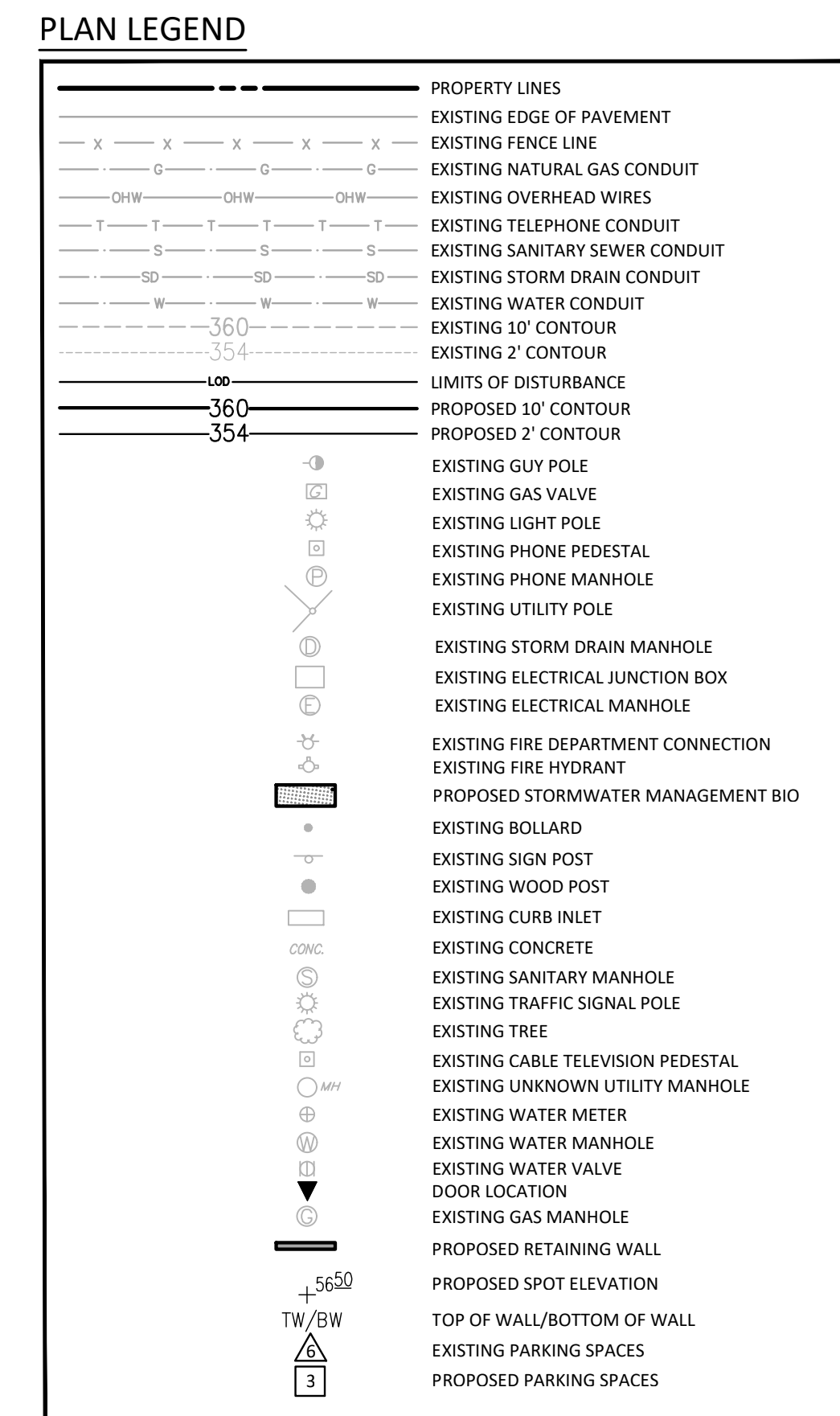
TCM/NUCOM 15



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www.call811.com or <http://www.missutility.net>
48 HOURS IN ADVANCE OF ANY
WORK IN THIS VICINITY”**

April 8, 2024

LAYOUT: PP-3 Plotted By: schlotter



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

[illegible]

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

GRADING PLAN

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DRAWN BY: EJS

DESIGNED BY: MBG

DATE ISSUED: 08/30/2023

VIKA
PROJECT **VM50639A**

DRAWING
NO.

SHEET NO.

PP-4

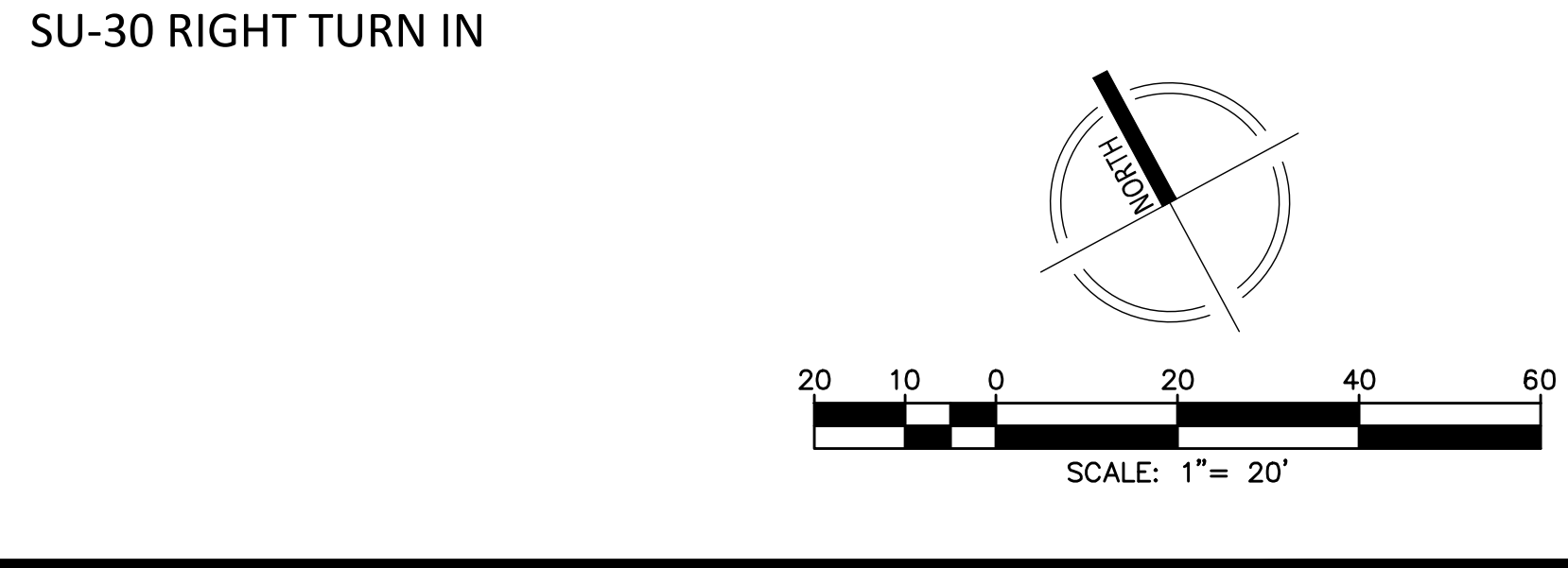
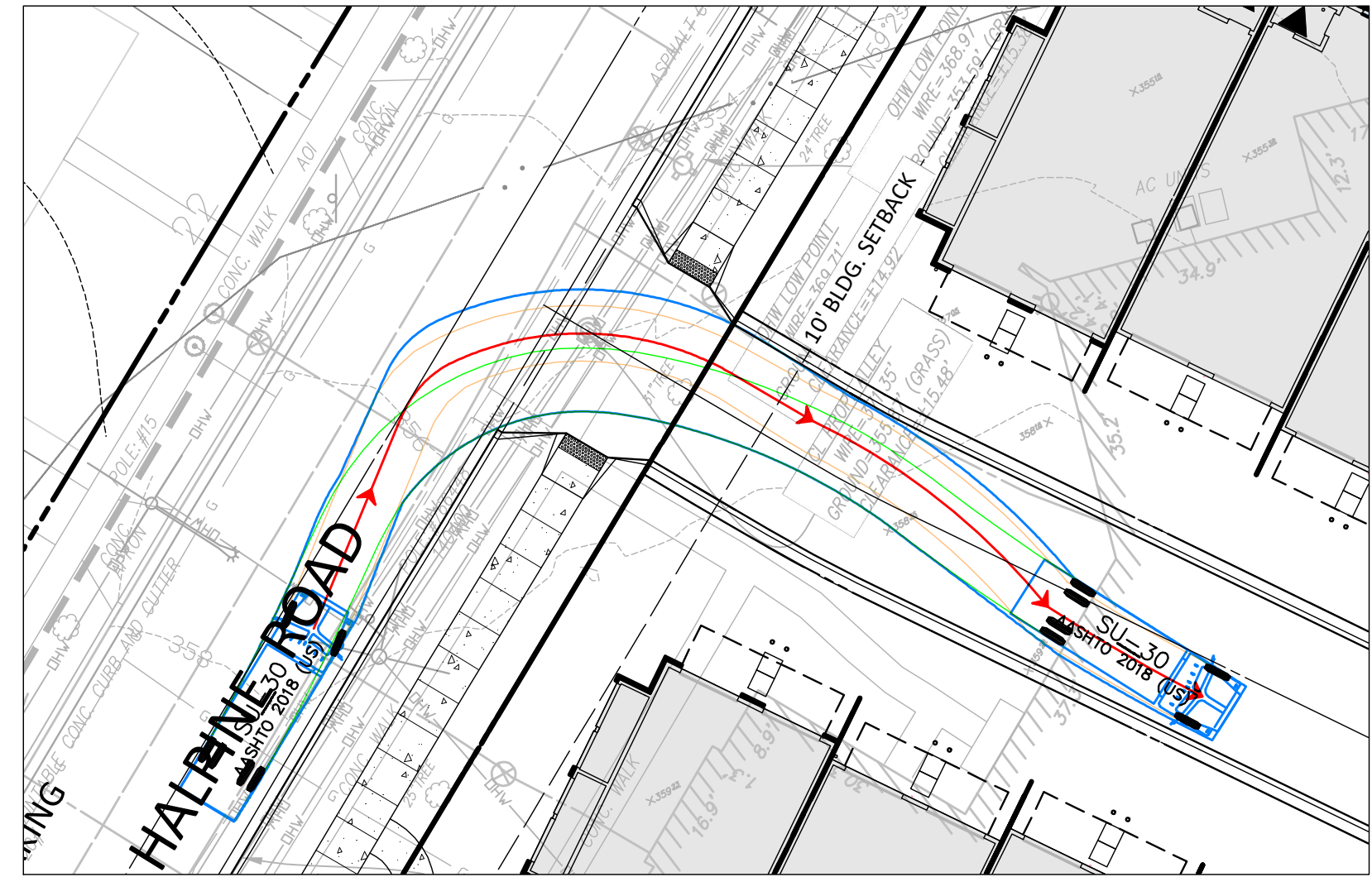
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Community Planning & Development Service
Received
April 8, 2024

LAYOUT: PP-4, Plotted By: schlatter

\\50501-51000\50639\CA0\PRELIMINARY\PLOT SHEETS\50639100 P PP.dwg ~ Friday, April 5, 2024 10:15:43 AM



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April 8, 2024

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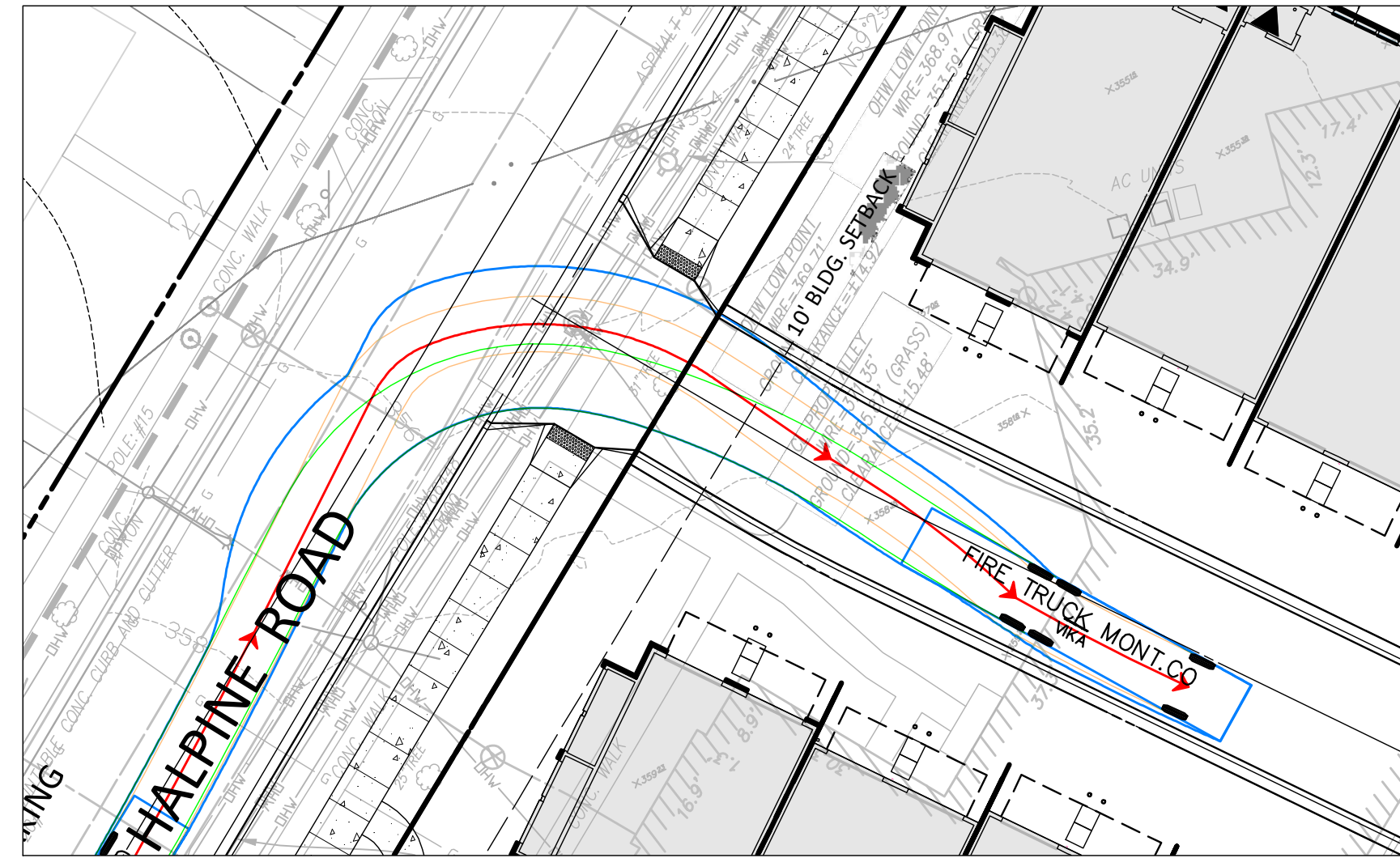
DESIGNED BY: MBG

DATE ISSUED: 06/06/2023

VIKA PROJECT VM50639A

DRAWING NO. PP-7

SHEET 0 OF 7



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301.986.1300
CONTACT: PATRICIA HARRIS

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WASHINGTON, DC 20036
202.296.8625
CONTACT: KATIE WAGNER

**HALPINE
ROAD**

CITY OF ROCKVILLE
MONTGOMERY COUNTY,
MARYLAND

WSSC GRID: 216NW06
TAX MAP: GQ63

PROFESSIONAL SEAL

STATE OF MARYLAND
MICHAEL B. GOODMAN
No. 27771
PROFESSIONAL ENGINEER

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. 27771
EXPIRATION DATE: JULY 19, 2024

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DRAWN BY: EJS

DESIGNED BY: MBG

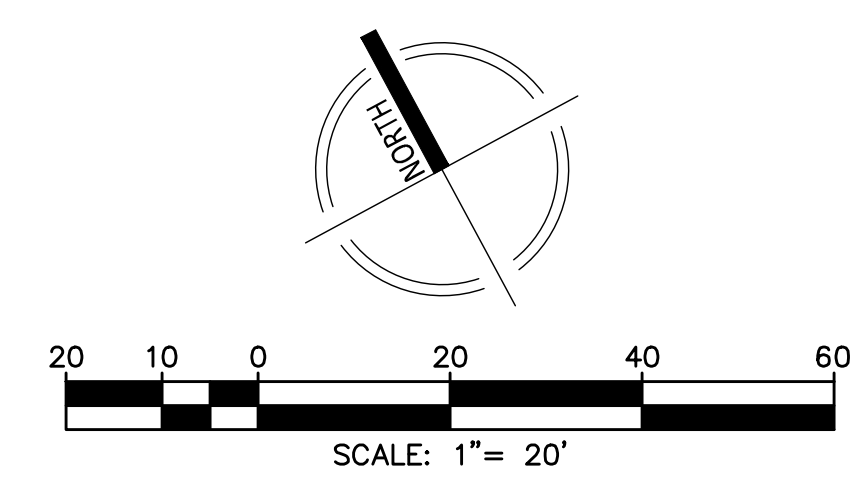
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PROJECT **VM50639A**

DRAWING
NO.

SHEET NO. **PP-8**

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April 8, 2024



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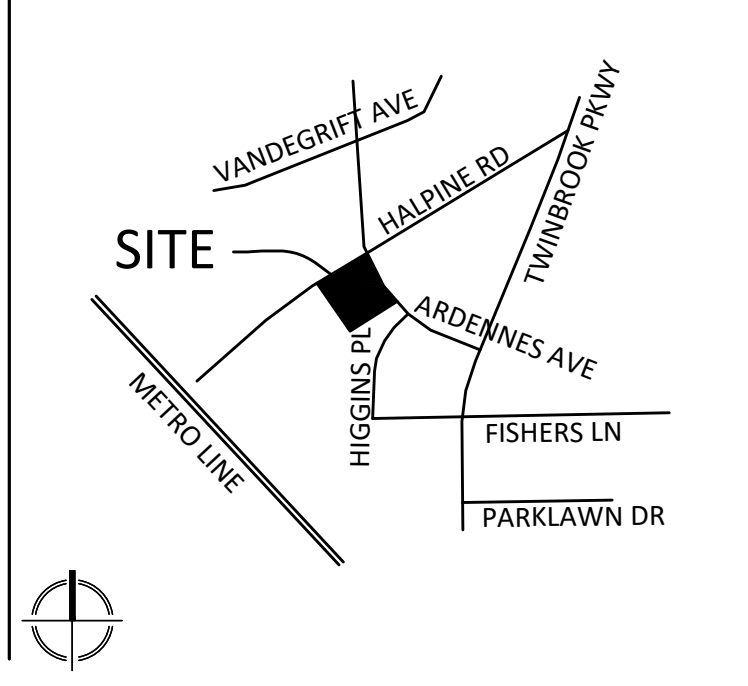
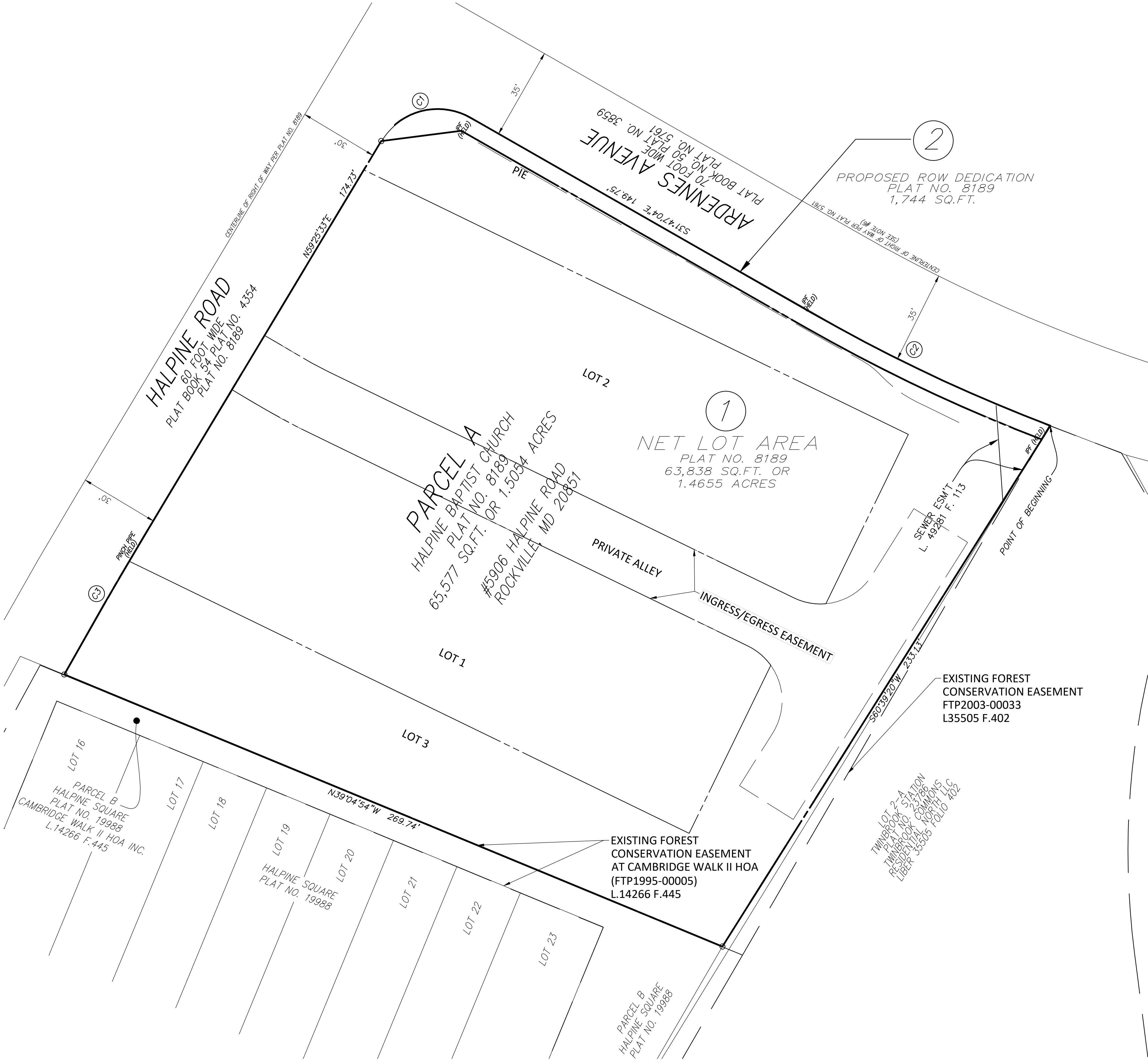
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36A of the Montgomery County Code.

Community Planning & Development Services

April 8, 2024

LAYOUT: PP-9, Plotted By: schlotter



VICINITY MAP
SCALE: 1" = 2000'

LOTING DIAGRAM

CURRENT NET LOT AREA	
① NET LOT AREA	63,838 SF. OR 1.4655 ACRES
LOT 1	17,319 SF.
LOT 2	17,121 SF.
LOT 3	29,398 SF.
② ARDENNES AVE ROW DEDICATION	1,744 SF. OR 0.0400 ACRES
GROSS TRACT AREA	65,582 SF. OR 1.5054 ACRES

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20251 Century Blvd., Suite 400
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COMPANY, LLC**
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SUITE 1000
FAIRFAX, VA 22031
703.934.9367
DAVID DeMARCO
David.DeMarco@PulteGroup.com

DESIGN CONSULTANTS

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301.916.4100
CONTACT: MICHAEL GOODMAN, PE

ATTORNEY
**LERCH, EARLY & BREWER,
CHTD.**
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CONTACT: PATRICIA HARRIS

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

REVISIONS	DATE

HALPINE ROAD

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

LOTING PLAN

PROFESSIONAL SEAL

STATE OF MARYLAND
MICHAEL B. GOODMAN
No. 2772
PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM
A DAILY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND.
ENGINEER'S NAME: MICHAEL GOODMAN, P.E.
LICENSE NO.: 2772
EXPIRATION DATE: JULY 15, 2024

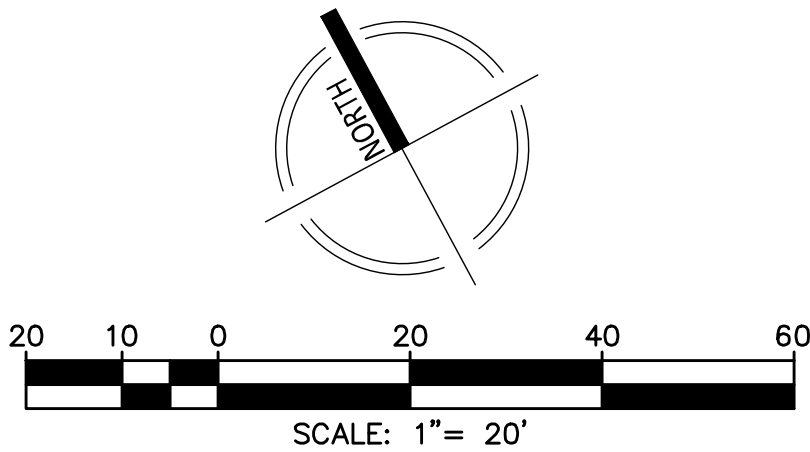
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DESIGNED BY: MBG
DATE ISSUED: 12/01/2023

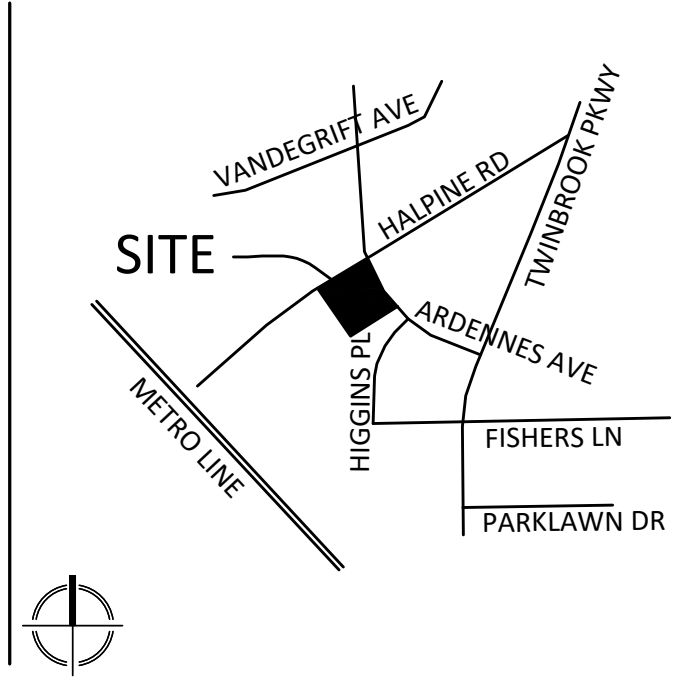
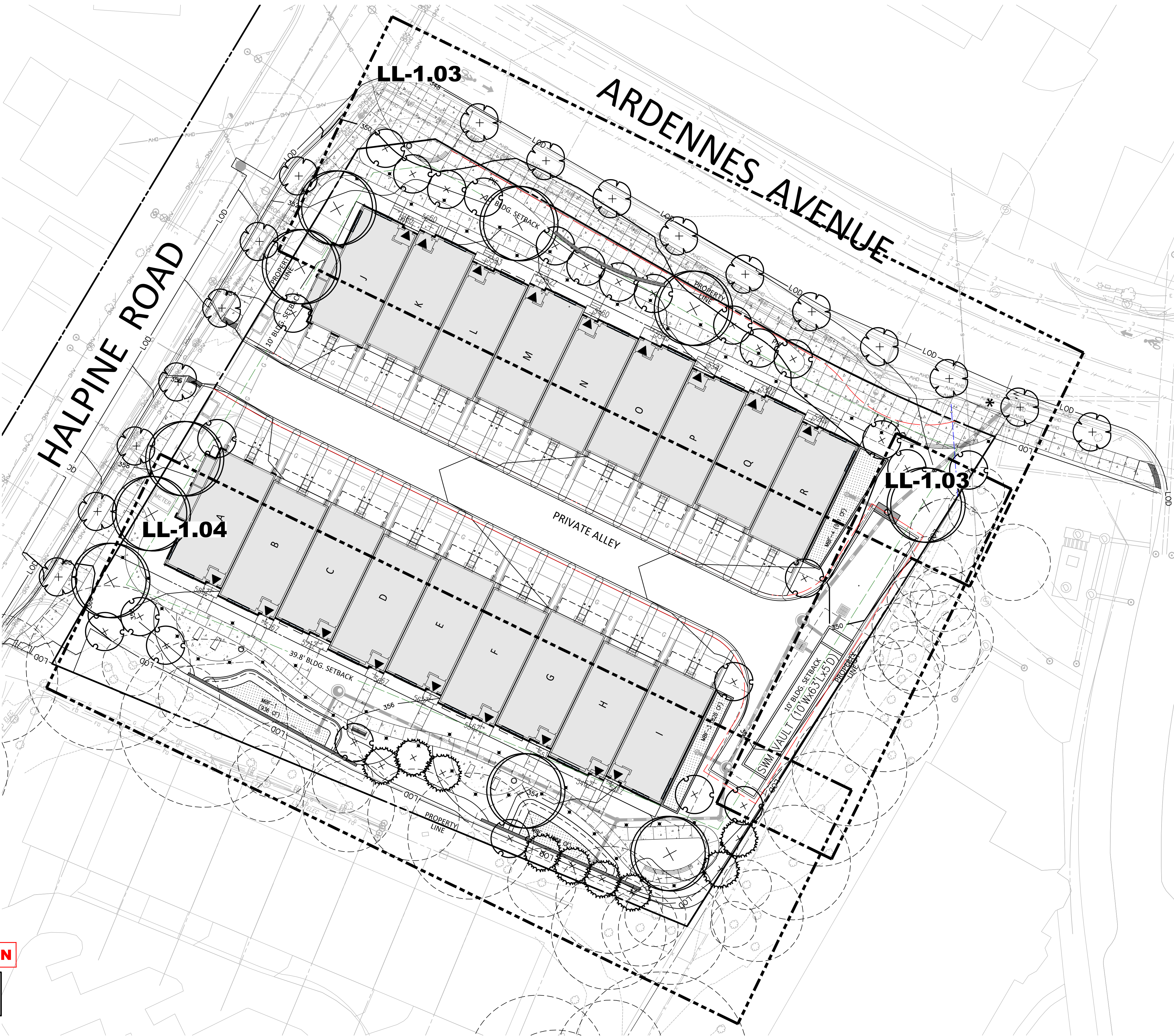
VIKA
PROJECT: VM50639A
DRAWING
NO.

SHEET NO. PP-9



HALPINE ROAD

PROJECT PLAN LANDSCAPE ARCHITECTURE SET



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- EXISTING SIGNIFICANT TREE TO REMAIN WITH CRZN SHOWING
- PROPOSED CANOPY TREE
- PROPOSED STREET TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- BIORETENTION (SEE SWM PLAN FOR DETAILS)
- PROPOSED CONCRETE PAVING-PEDESTRIAN
- PUBLIC IMPROVEMENT EASEMENT
- PUBLIC UTILITY EASEMENT
- EXISTING SANITARY SEWER EASEMENT
- PROPOSED STORM DRAIN
- LIMIT OF DISTURBANCE
- PROPOSED BOLLARD
- PROPOSED TRASH RECEPTACLE
- PROPOSED LOUNGE CHAIR
- PROPOSED STRAIGHT BENCH
- PROPOSED BIKE RACK
- PROPOSED ART PIECE

LANDSCAPE PLAN INDEX

- LL-1.00 LANDSCAPE COVER
- LL-1.01 OVERALL MATERIALS PLAN
- LL-1.02 OVERALL TREE PLANTING PLAN
- LL-1.03 PLANTING PLAN ENLARGEMENTS
- LL-1.04 PLANTING PLAN ENLARGEMENT
- LL-2.00 SITE DETAILS
- LL-2.01 SITE DETAILS
- LL-2.02 PLANTING DETAILS AND SCHEDULE
- LL-2.03 LIGHTING DETAILS
- LL-3.00 LIGHTING PLAN
- LL-4.00 OPEN SPACE PLAN
- LL-5.00 SHADOW STUDY
- LL-5.01 SHADOW STUDY

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David.DeMarco@PulteGroup.com

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WASHINGTON, DC 20036
202.296.8625
CONTACT: KATIE WAGNER

REVISIONS	DATE

HALPINE ROAD

CITY OF ROCKVILLE
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: Z16NW06
TAX MAP: GQ63

LANDSCAPE COVER

PROFESSIONAL SEAL

STATE OF MARYLAND
ESRA SOYTUTAN
3960
LANDSCAPE ARCHITECT

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, RIA, LEED AP ND
LICENSE NO.: 3960
EXPIRATION DATE: 03/09/2025

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DRAWN BY: JC
DESIGNED BY: ES
DATE ISSUED: 04/05/2024

VIKA
PROJECT: VM50639A
DRAWING NO.

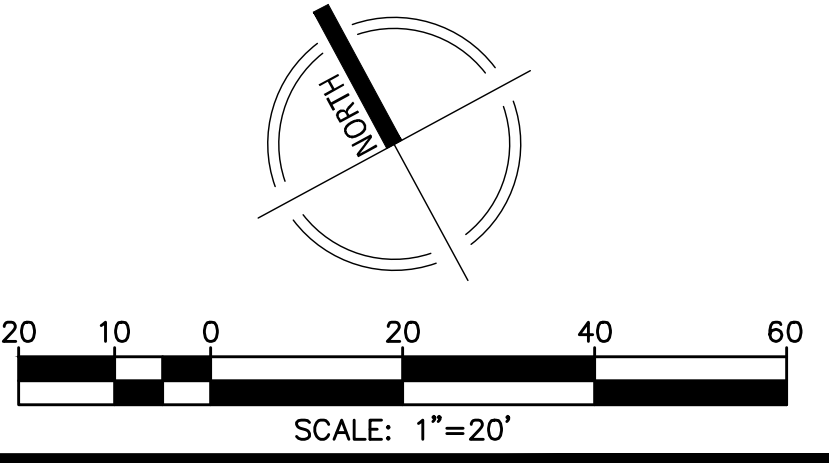
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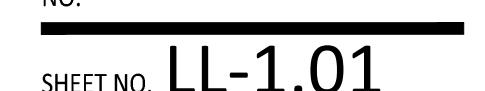
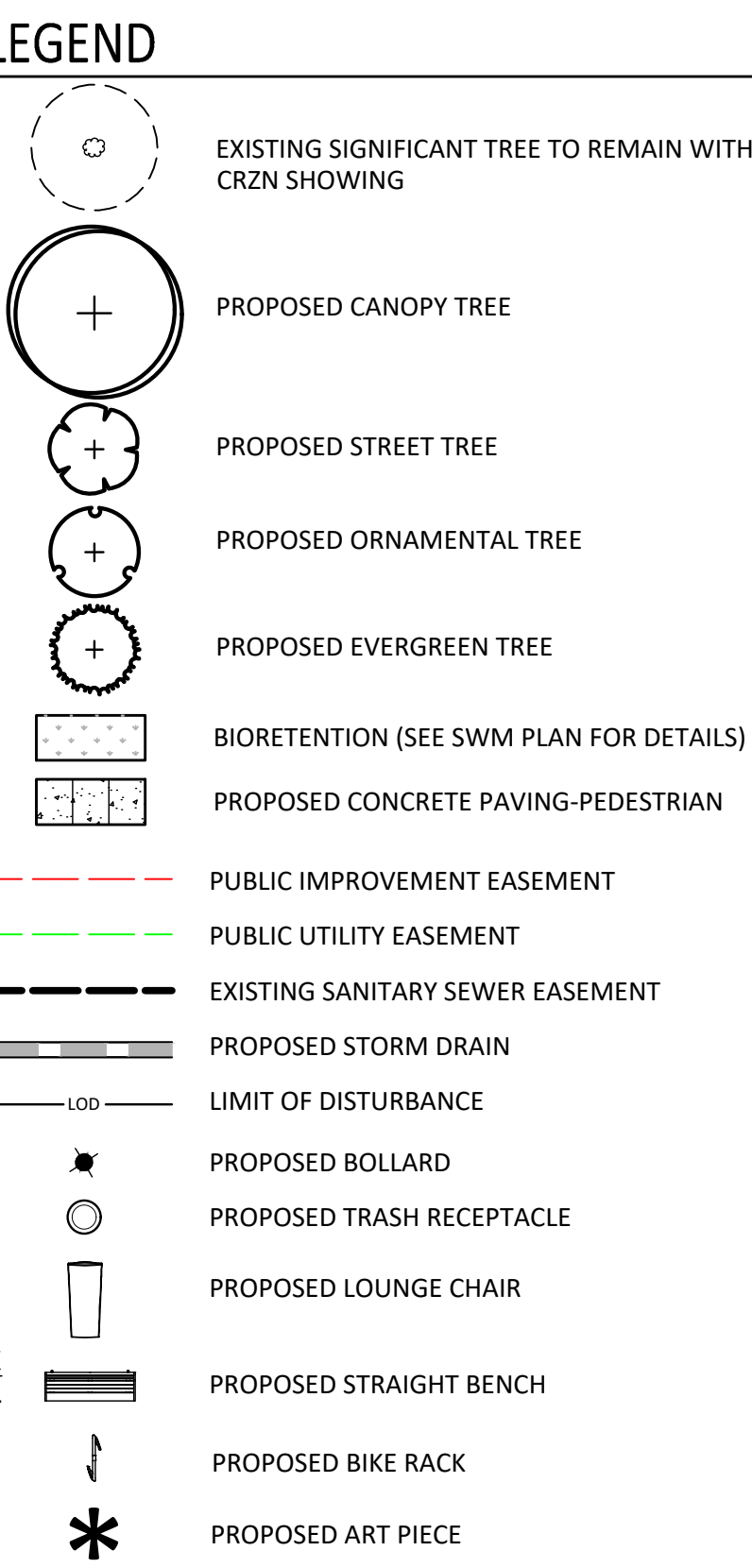
Community Planning & Development Services
Received
April 8, 2024

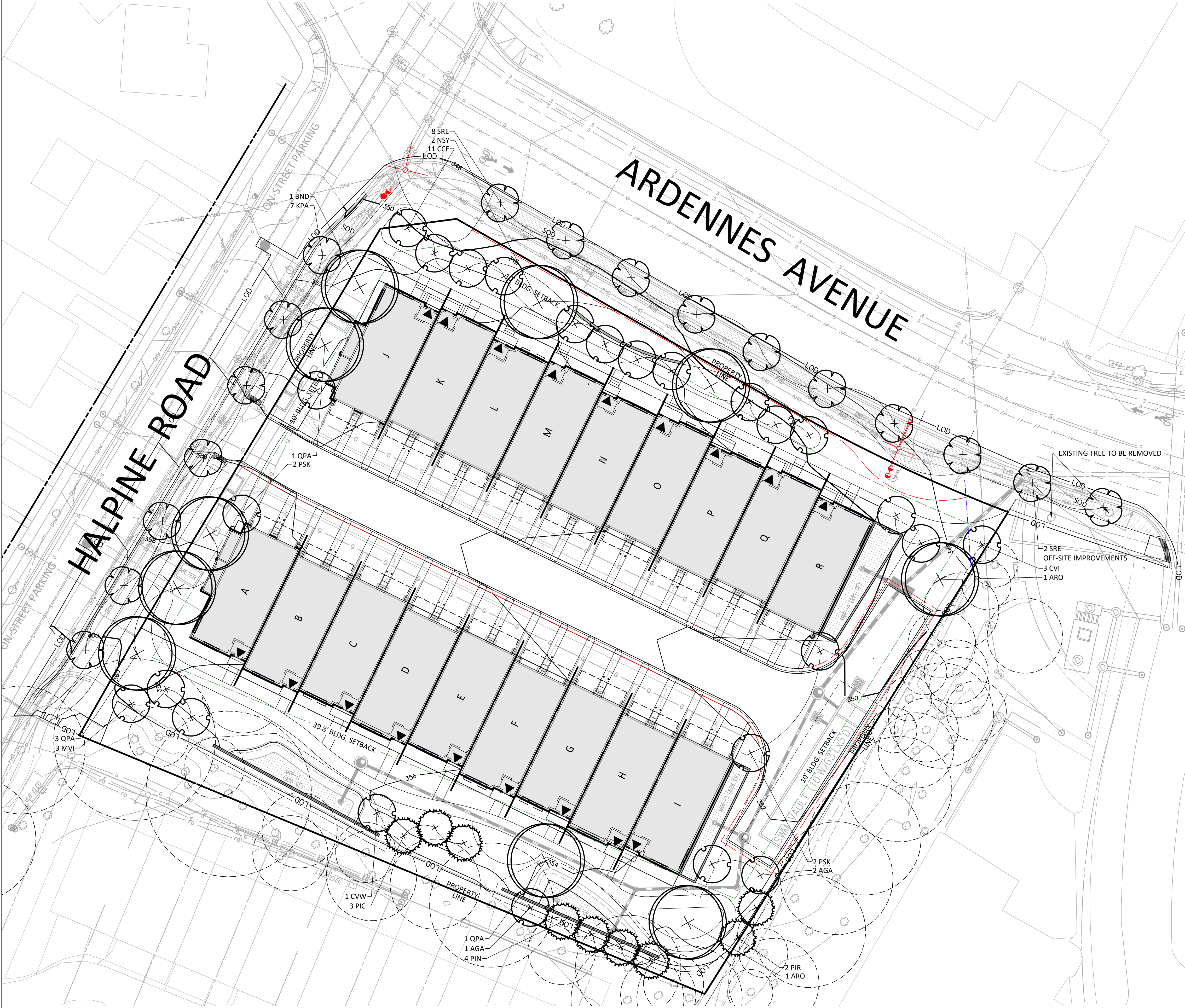
NOT FOR CONSTRUCTION

"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"

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Received
April 8, 2024

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	QTY
CANOPY TREES		
ARO	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	2
BND	BETULA NIGRA 'BNMTF' / DURA HEAT® RIVER BIRCH	1
NSY	NYSSA SYLVATICA / TUPELO	2
QPA	QUERCUS PALUSTRIS / PIN OAK	5
EVERGREEN TREES		
PIC	PICEA ABIES / NORWAY SPRUCE	3
PIR	PICEA RUBENS / RED SPRUCE	2
PIN	PINUS STROBUS / WHITE PINE	4
ORNAMENTAL AND UNDERSTORY TREES		
AGA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	3
CCF	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD	11
CVI	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	3
CVW	CRATAEGUS VIRIDIS 'WINTER KING' / WINTER KING HAWTHORN	1
MVI	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	3
PSK	PRUNUS SERRULATA 'KWANZAN' / KWANZAN JAPANESE FLOWERING CHERRY	4
STREET TREES - ORNAMENTAL		
KPA	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	7
SRE	SYRINGA RETICULATA / JAPANESE TREE LILAC	10

LEGEND

-
- EXISTING SIGNIFICANT TREE TO REMAIN WITH CRZN SHOWING
-
- PROPOSED CANOPY TREE
-
- PROPOSED STREET TREE
-
- PROPOSED ORNAMENTAL TREE
-
- PROPOSED EVERGREEN TREE
-
- BIORETENTION (SEE SWM PLAN FOR DETAILS)
-
- PUBLIC IMPROVEMENT EASEMENT
-
- PUBLIC UTILITY EASEMENT
-
- EXISTING SANITARY SEWER EASEMENT
-
- PROPOSED STORM DRAIN
-
- LIMIT OF DISTURBANCE

NOTES:

- 9 SYRINGA RETICULATA PLANTED ALONG ARDENNES AVE PER CITY OF ROCKVILLE MASTER STREET TREE PLAN REQUIREMENTS-DATED JUNE 2023.
- GOLDEN RAIN TREE IS REQUIRED TO BE PLANTED ALONG HALPINE ROAD PER CITY OF ROCKVILLE MASTER STREET TREE PLAN- DATED JUNE 2023 BUT THIS SECTION OF STREETScape IS RESTRICTED DUE TO OVERHEAD UTILITIES.
- TREES ARE TO BE FIELD LOCATED WITH THE SUPERVISION OF A CERTIFIED ISA ARBORIST TO AVOID ANY IMPACTS TO CRITICAL ROOTS.
- SEE SHEET LL-1.03, LL-1.04 FOR PLANTING PLAN ENLARGEMENTS. SEE SHEET LL-2.02 FOR PLANTING DETAILS AND MASTER SCHEDULE.

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
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FAIRFAX, VA 22031
703.934.9367
DAVID DeMARCO
David.DeMarco@PulteGroup.com

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WASHINGTON, DC 20036
202.296.8625
CONTACT: KATIE WAGNER
- 2

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REVISIONS	DATE

HALPINE ROAD

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

OVERALL TREE
PLANTING PLAN

PROFESSIONAL SEAL

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NAME: ESRA SOUTYUAN, RIA, LEED AP ND
LICENSE NO.: 3860
EXPIRATION DATE: 03/09/2025

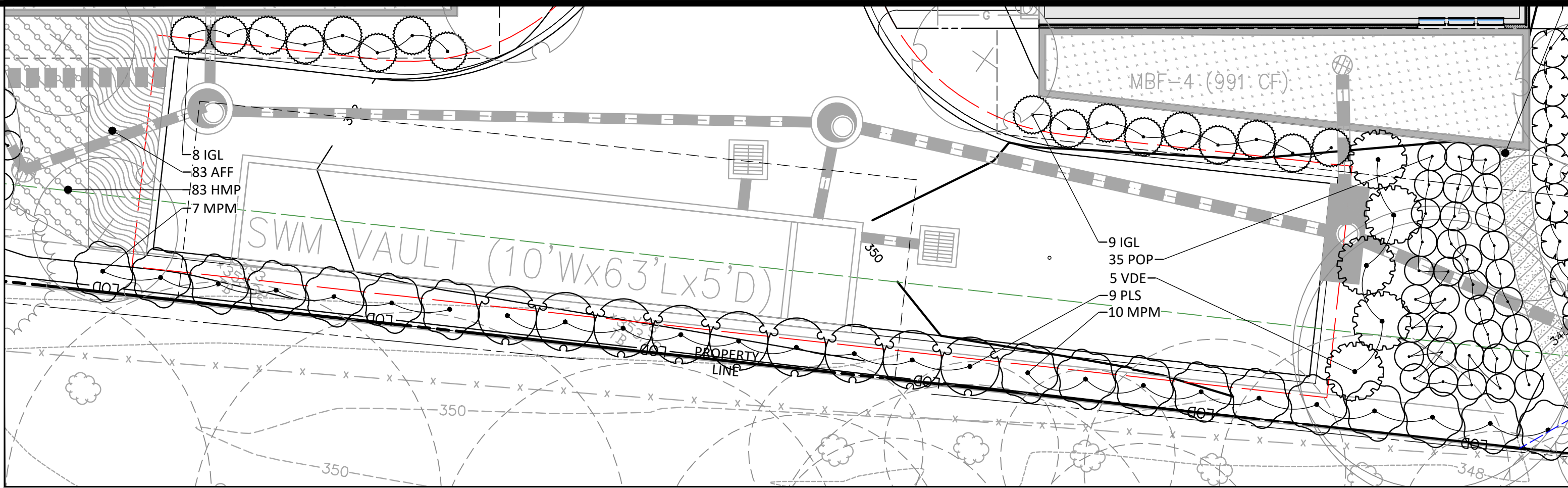
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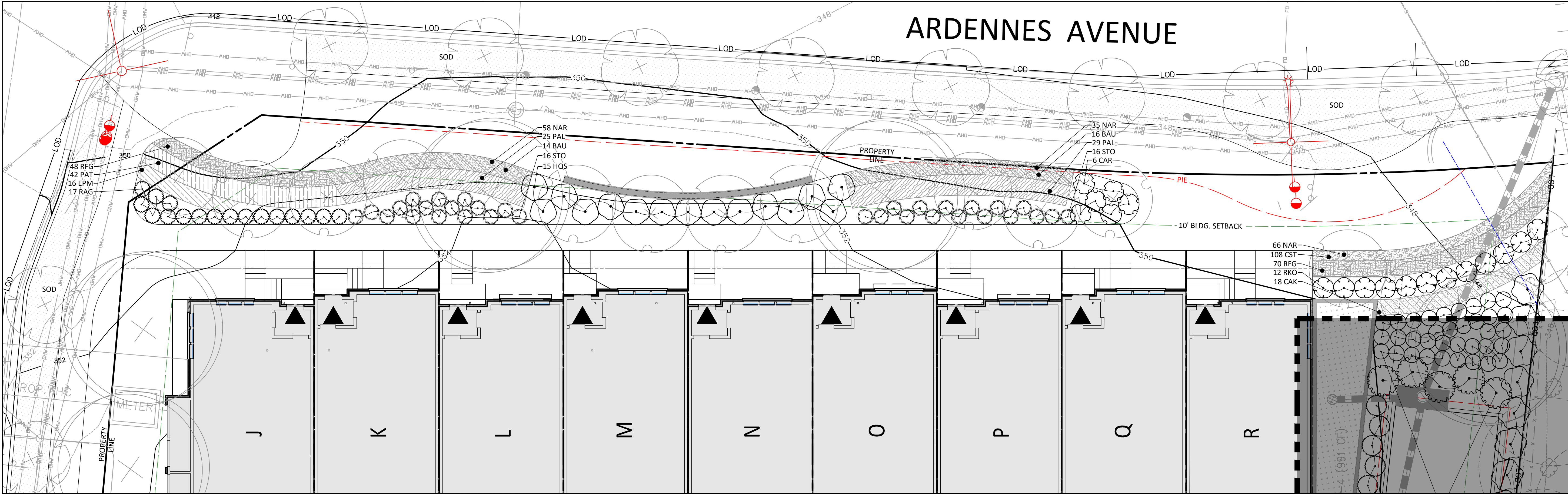
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DATE ISSUED: 04/05/2024

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PROJECT VM50639A
DRAWING NO.

SHEET NO. LL-1.02



SHRUB BUFFER ENLARGEMENT



PLANTING PLAN NORTH ENLARGEMENT

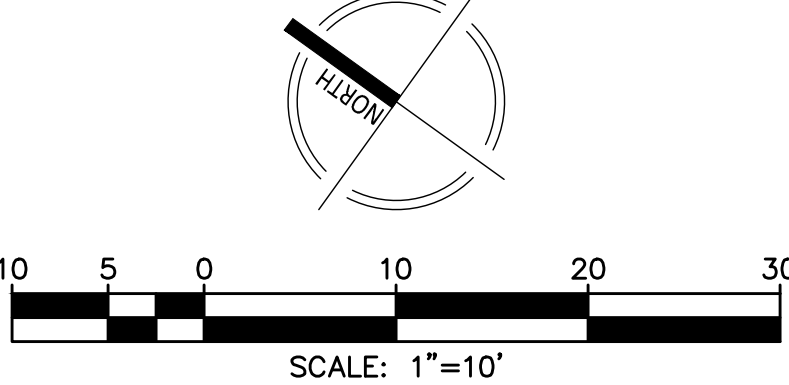
PLANT SCHEDULE

	CODE	BOTANICAL / COMMON NAME	QTY
SHRUBS	CAR	CLETHRA ALNIFOLIA 'RUBY SPICE' / RUBY SPICE SUMMERSWEET	6
	FGJ	FOTHERGILLA GARDENII 'JANE PLATT' / JANE PLATT DWARF FOTHERGILLA	11
	HQS	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' / SNOW QUEEN OAKLEAF HYDRANGEA	18
	IGL	ILEX GLABRA / INKBERRY HOLLY	17
	IVH	ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPIRE	34
	MPM	MYRICA PENNSYLVANICA 'MORTON' / SILVER SPRITE BAYBERRY	22
	POP	PHYSCARPUS OPULIFOLIUS / NINEBARK	50
	PLS	PRUNUS LAUROCERASUS 'SCHIPKAENSIS' / SCHIPKA ENGLISH LAUREL	9
	RAG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	25
	RKO	ROSA X 'KNOCK-OUT' RED / KNOCK OUT RED ROSE	12
	STO	SPIRAEA TOMENTOSA / STEEPLEBUSH	32
	VDE	VIBURNUM DENTATUM / VIBURNUM	5

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
GROUND COVERS	AFF	ATHYRIUM FILIX-FEMINA / COMMON LADY FERN	83
	BAU	BAPTISIA AUSTRALIS / BLUE WILD INDIGO	30
	CAK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	18
	CST	CAREX STRICTA / TUSsock SEDGE	291
	CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST BLUEBEARD	52
	EPM	ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER	16
	HMP	HEUCHERA MICRANTHA 'PALACE PURPLE' / PALACE PURPLE CREVICE ALUMROOT	83
	NAR	NARCISSUS X 'DUTCH MASTER' / DUTCH MASTER DAFFODIL	375
	PVS	PANICUM VIRGATUM 'SQUAW' / SQUAW SWITCH GRASS	35
	PAL	PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS	75
	PAT	PEROVSKIA ATRIPLICIFOLIA 'BLUE SPIRE' / BLUE SPIRE RUSSIAN SAGE	84
	RFG	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / GOLDSTURM CONEFLOWER	118
	SSB	SCHIZACHYRIUM SCOPARIUM 'THE BLUES' / THE BLUES LITTLE BLUESTEM	24
	SSG	SOLIDAGO SPHACELATA 'GOLDEN FLEECE' / AUTUMN GOLDENROD	42
PLANT BED MIX	EPM	ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER	297 SF
	LSP	LIATRIS SPICATA / SPIKE GAYFEATHER	26
	RFG	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / GOLDSTURM CONEFLOWER	46
			46

LEGEND

	EXISTING SIGNIFICANT TREE TO REMAIN WITH CRZN SHOWING
	PROPOSED CANOPY TREE
	PROPOSED STREET TREE
	PROPOSED ORNAMENTAL TREE
	PROPOSED EVERGREEN TREE
	BIORETENTION (SEE SWM PLAN FOR DETAILS)
	PUBLIC IMPROVEMENT EASEMENT
	PUBLIC UTILITY EASEMENT
	EXISTING SANITARY SEWER EASEMENT
	PROPOSED STORM DRAIN
	LIMIT OF DISTURBANCE



NOT FOR CONSTRUCTION



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Community Planning & Development Services
April 8, 2024



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REVISIONS	DATE

HALPINE ROAD

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

PLANTING PLAN
ENLARGEMENTS

PROFESSIONAL SEAL



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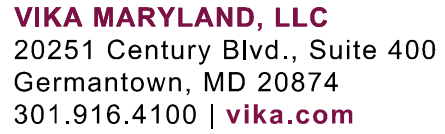
NOTES:
SEE SHEET LL-1.02 FOR OVERALL TREE PLANTING PLAN.
SEE SHEET LL-2.02 FOR PLANTING DERAILS AND MASTER SCHEDULE.

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DRAWING NO.

SHEET NO. LL-1.03



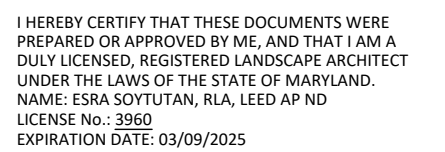
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[illegible]

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

PROFESSIONAL SEAL



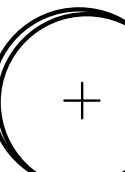
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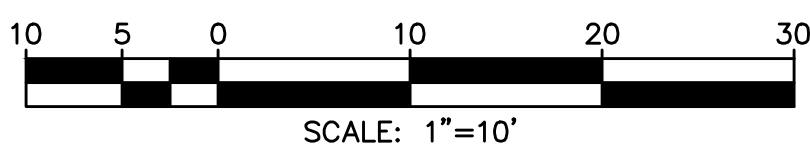
SHEET NO. **LL-1.04**



	CODE	BOTANICAL / COMMON NAME	QTY
SHRUBS			
CAR		CLETHRA ALNIFOLIA 'RUBY SPICE' / RUBY SPICE SUMMERSWEET	6
FGJ		FOTHERGILLIA GARDENY 'JANE PLATT' / JANE PLATT DWARF FOTHERGILLA	11
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18		PROPOSED CANOPY TREE
291		
52		PROPOSED STREET TREE
16		
83		PROPOSED ORNAMENTAL TREE
375		
35		PROPOSED EVERGREEN TREE
75		BIORETENTION (SEE SWM PLAN FOR DETAILS)
84		PUBLIC IMPROVEMENT EASEMENT
75		
84		PUBLIC UTILITY EASEMENT
118		EXISTING SANITARY SEWER EASEMENT
24		
42		PROPOSED STORM DRAIN
		LIMIT OF DISTURBANCE

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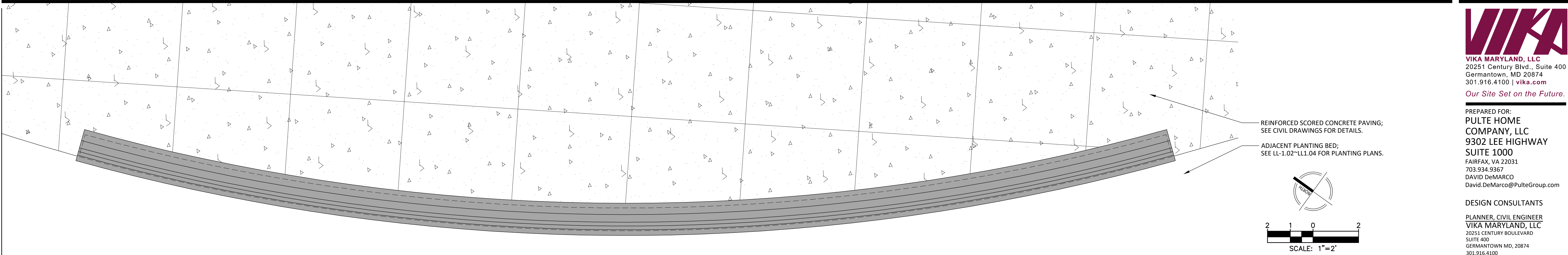


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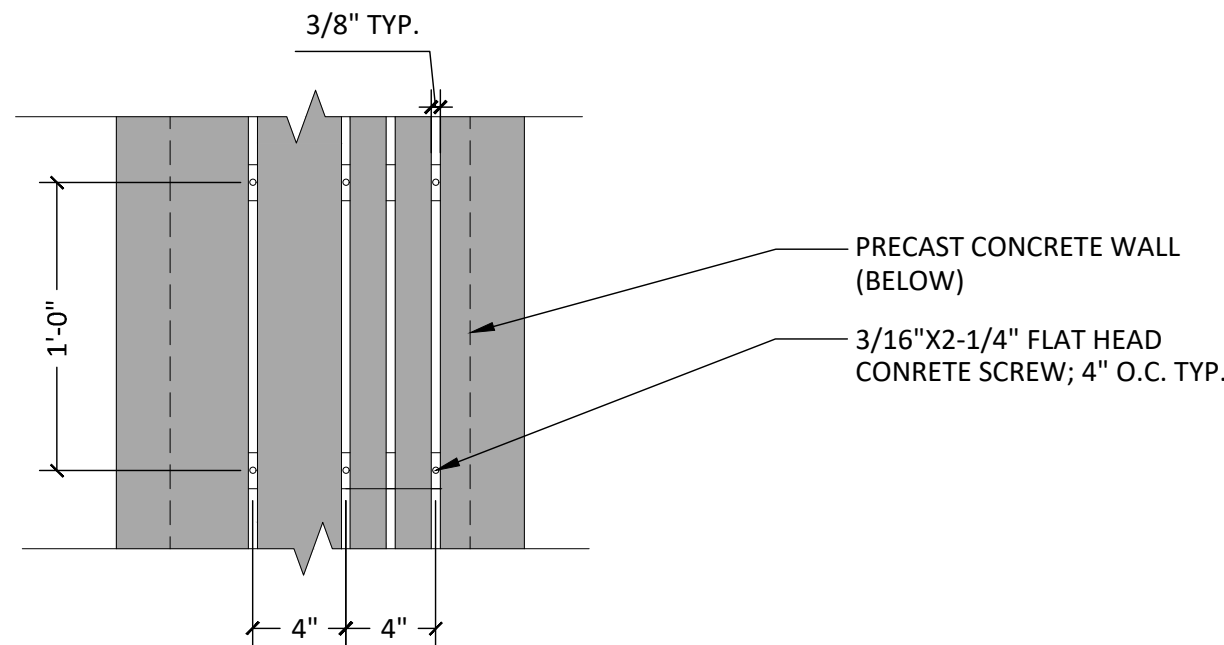
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April 8, 2024

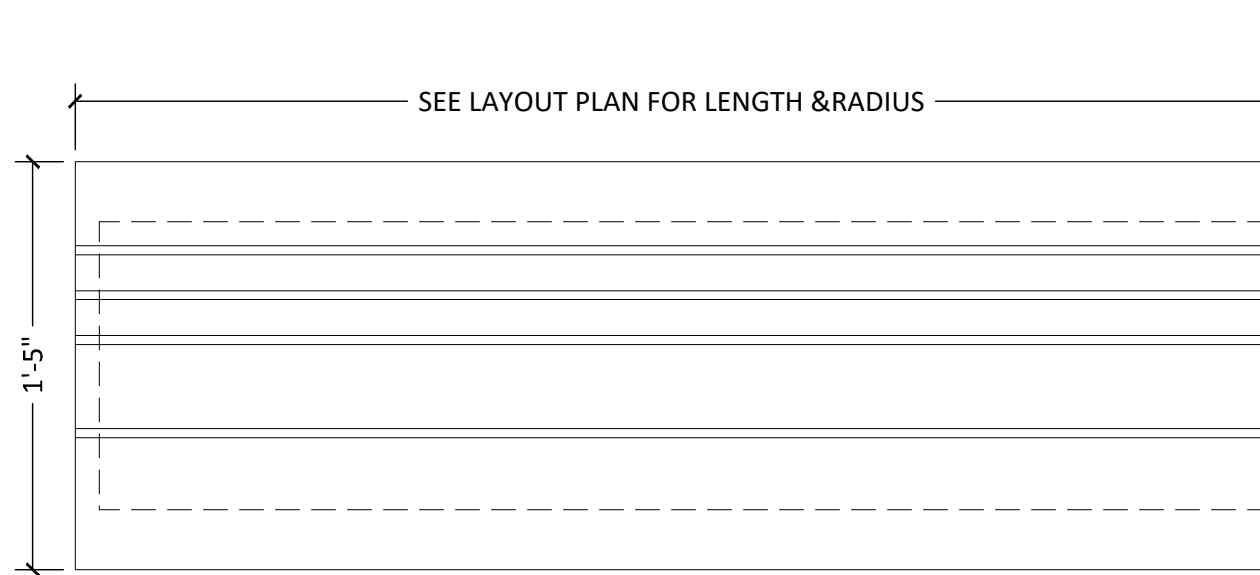
LAYOUT: LL-1.04, Plotted By: cheng



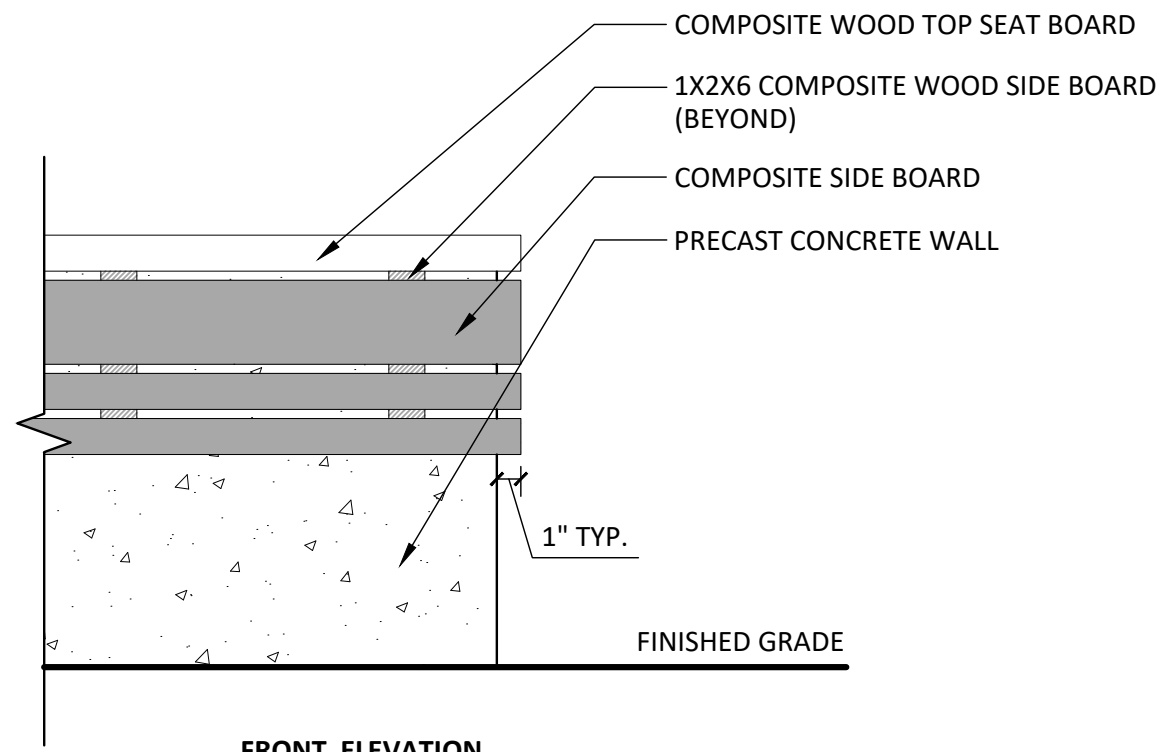
SITE PLAN VIEW



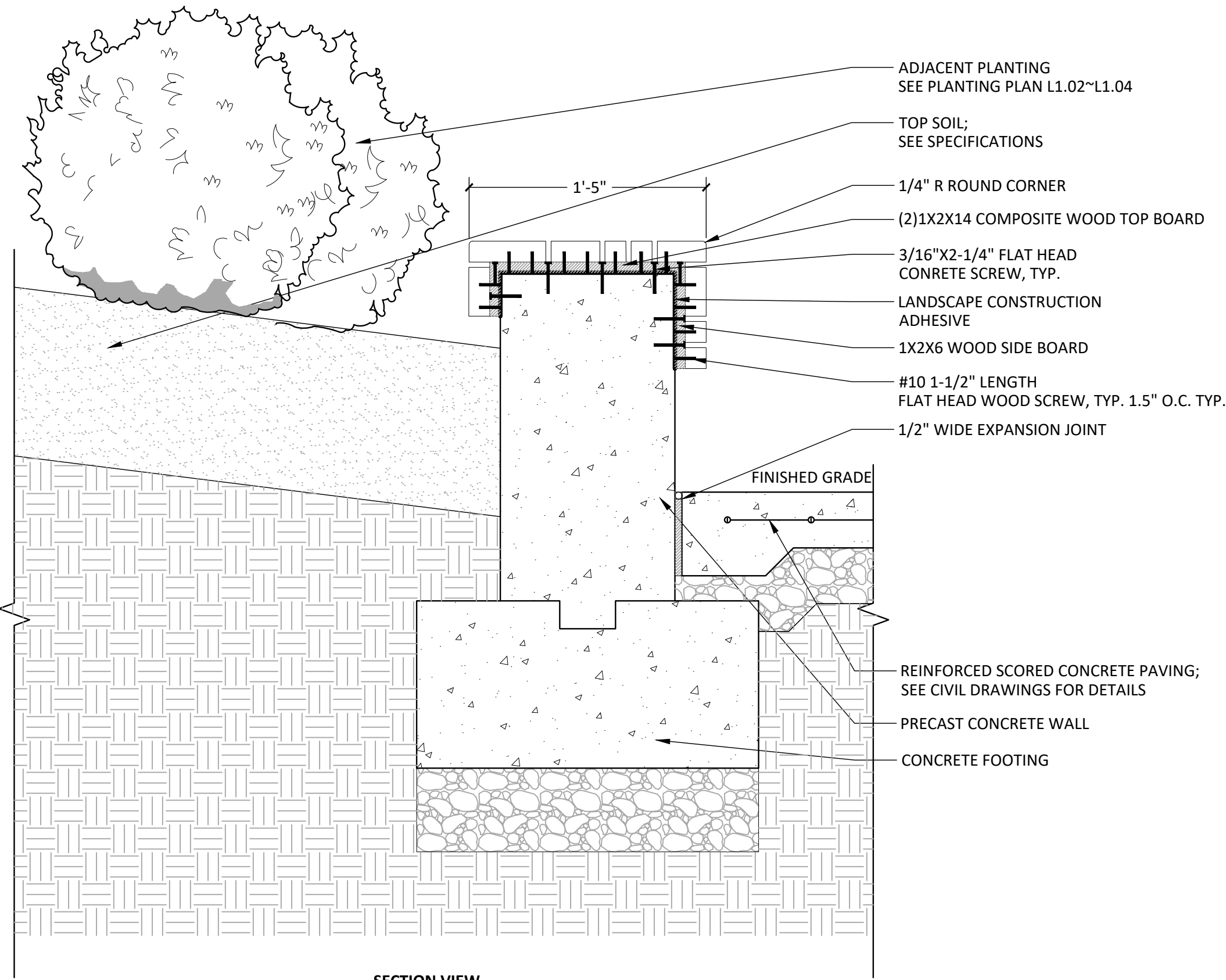
TOP PLAN VIEW



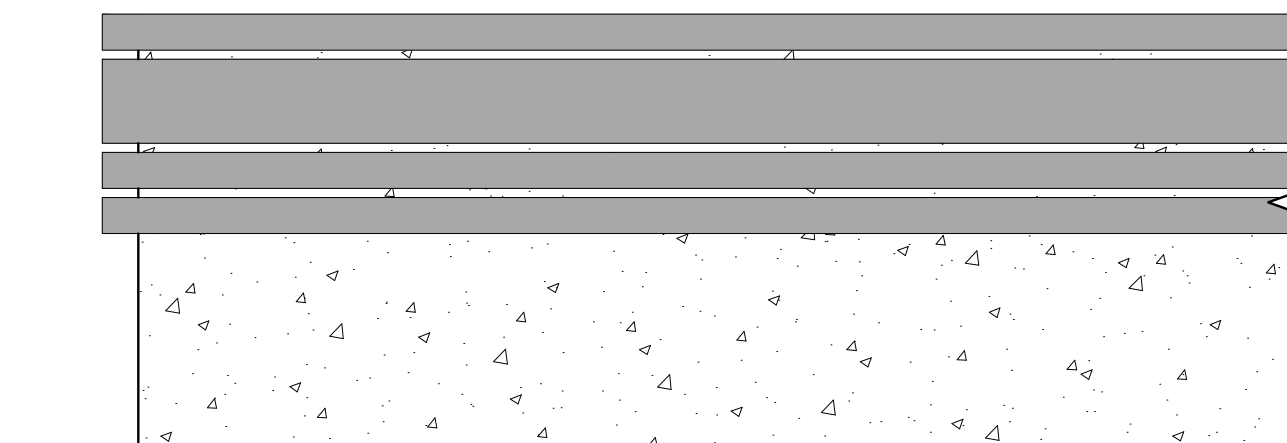
PLAN VIEW



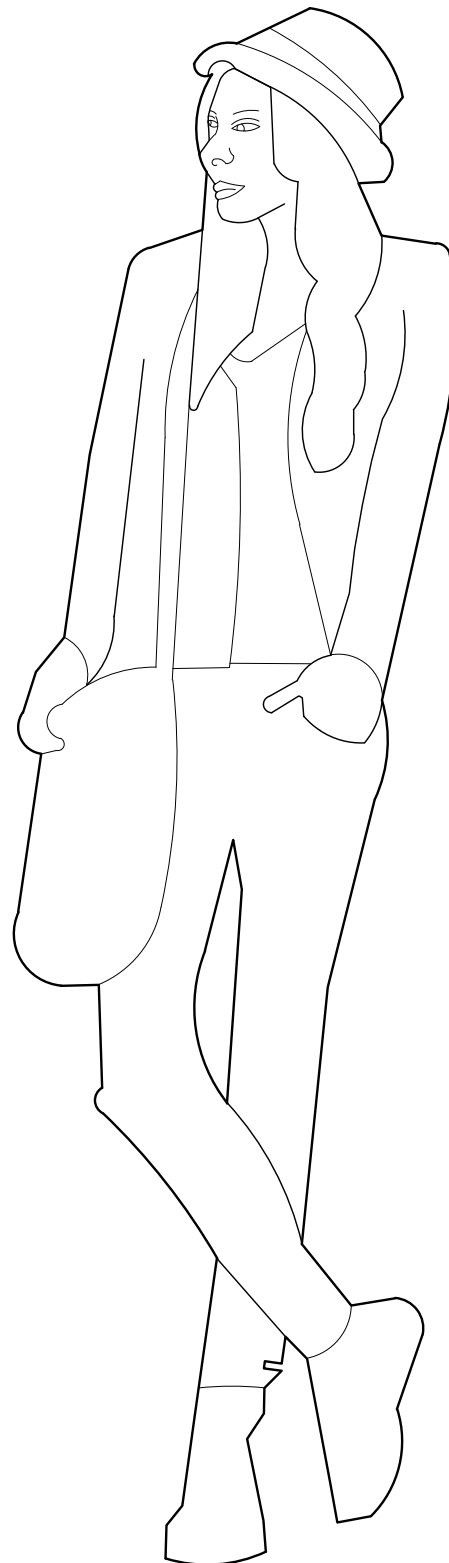
FRONT ELEVATION



SECTION VIEW



ELEVATION VIEW



FINISHED GRADE

COMPOSITE WOOD SEAT SPECIFICATIONS:

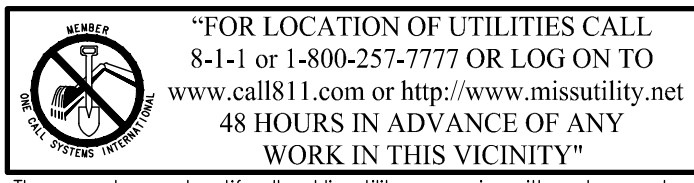
MATERIAL: COMPOSITE WOOD
SIZE: 2X2—1.5" WIDE X 1.5" THICK X 24" LONG
2X4—3.5" WIDE X 1.5" THICK X 24" LONG
2X6—5.5" WIDE X 1.5" THICK X 24" LONG

NOTE:

- CONTRACTOR TO USE A PROTECTIVE AN OIL-BASED COATING WITH ULTRAVIOLET INHIBITORS. SEAL THE END OF THE BOARDS.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.
- SEE STRUCTURAL DRAWINGS FOR FOOTING DETAILS.
- CONTRACTOR TO FIELD MEASURE THE PAVING OUTLINE AND VERIFY THE BENCH SIZE WITH LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
- REFER TO GRADING PLAN FOR THE WALL HEIGHT.

1 PRECAST CONCRETE WALL WITH WOOD SEAT
1 1/2" = 1'-0"

NOT FOR CONSTRUCTION



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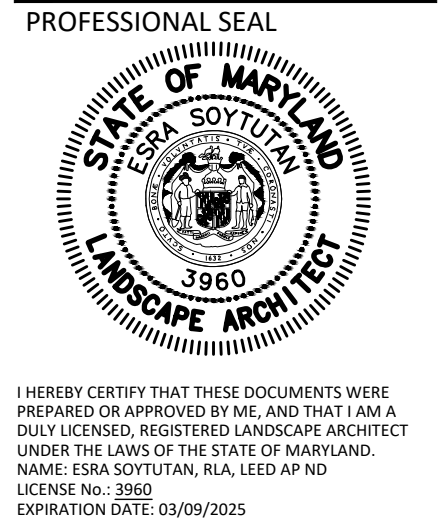
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REVISIONS	DATE

HALPINE ROAD

CITY OF ROCKVILLE
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 216NW06
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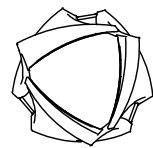
SITE DETAILS



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DESIGNED BY: ES
DATE ISSUED: 04/05/2024
VIKA
PROJECT: VMS0639A
DRAWING NO.

SHEET NO. LL-2.01



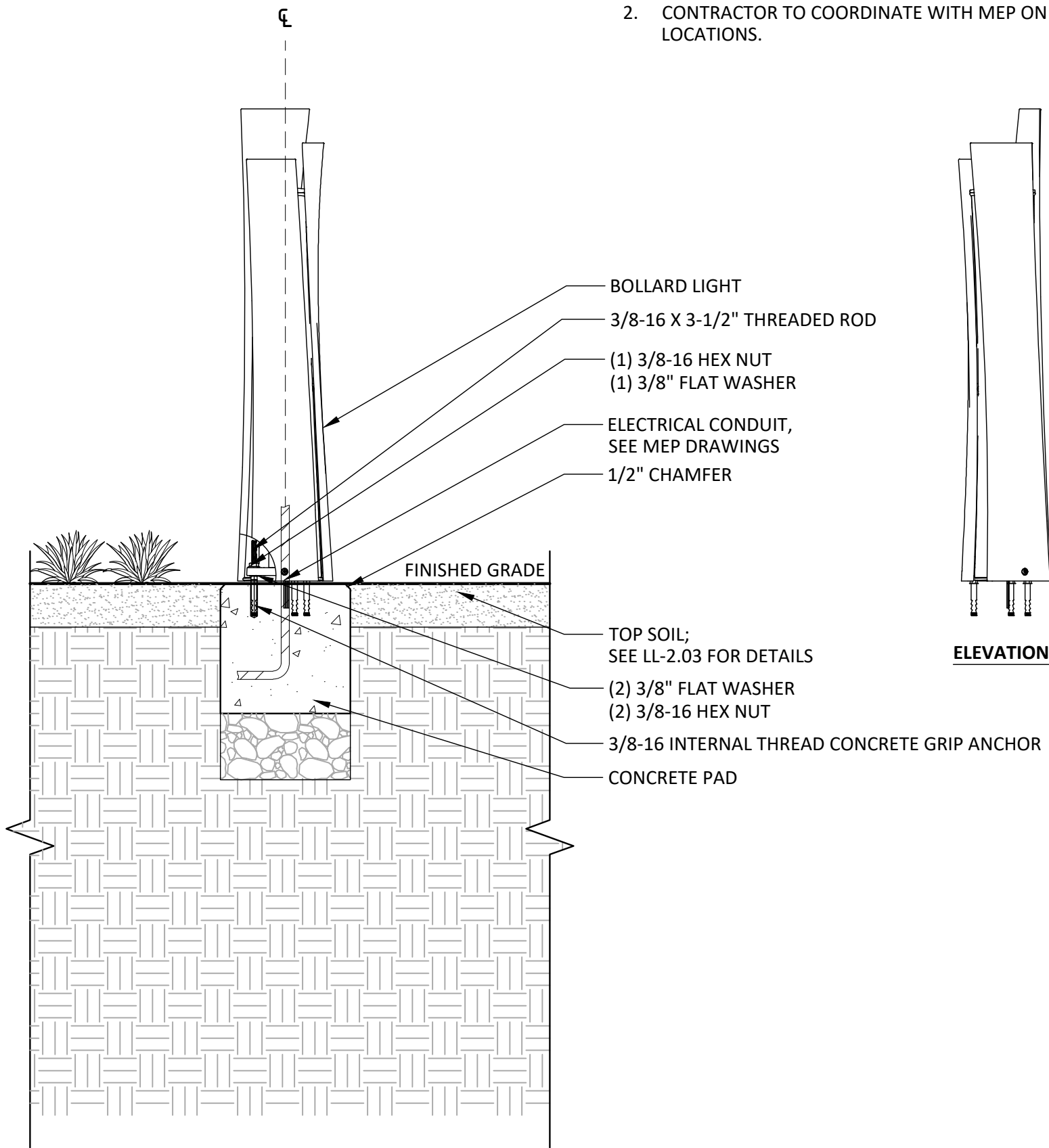
PLAN VIEW

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
QUANTITY: 54
MANUFACTURER: LANDSCAPE FORMS OR APPROVED EQUAL
WWW.LANDSCAPEFORMS.COM

NOTES:

1. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
2. CONTRACTOR TO COORDINATE WITH MEP ON CONDUIT LOCATIONS.



ELEVATION

1

BOLLARD LIGHT

1" = 1'-0"

P-50639-LIG-01

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REVISIONS	DATE

HALPINE
ROAD

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

LIGHTING
DETAILS

PROFESSIONAL SEAL



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LIGHTING PLAN

PROFESSIONAL SEAL

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ESRA SOYTUTAN
3960
LANDSCAPE ARCHITECT

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DESIGNED BY: MBG
DATE ISSUED: 04/05/2024
VIKA PROJECT: VM50639A
DRAWING NO.

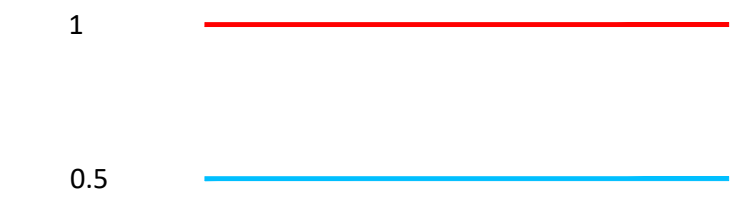
SHEET NO. **LL-3.00**



LEGEND

- PROPOSED BOLLARD LIGHTS, SEE LL-2.03
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE WITH LIGHT FIXTURE
- EASEMENT

OVERALL FOOT-CANDLE LEVELS



SINGLE LIGHT FOOT-CANDLE LEVELS



LUMINAIRE SCHEDULE

SYMBOL	QTY	TYPE
	18	BUILDING LIGHT - FRONT
	54	PATH LIGHT

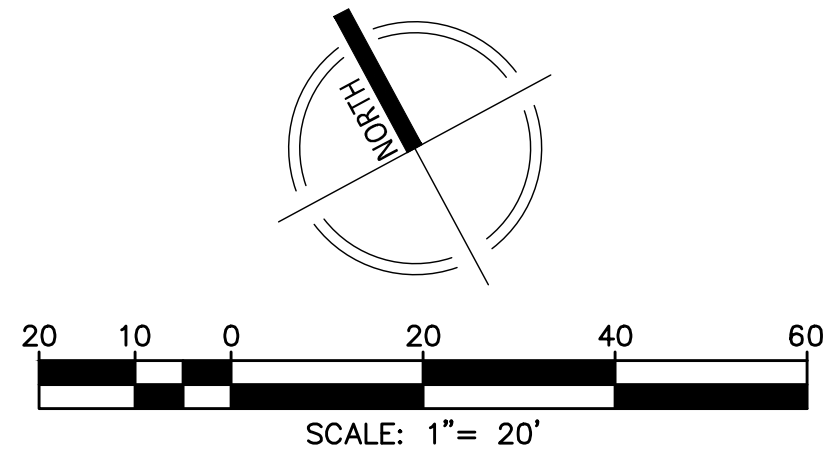
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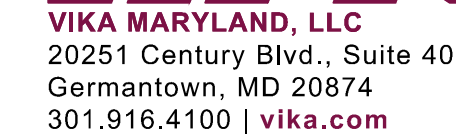


"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or <http://www.missutility.net> 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

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.

Community Planning & Development Services
Received
April 8, 2024





PREPARED FOR:
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David.DeMarco@PulteGroup.com

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TRAFFIC ENGINEER
GOROVE SLADE
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WASHINGTON, DC 20036
202.296.8625
CONTACT: KATIE WAGNER

Open Space	Minimum Required		Proposed (minimum)	
Open Area (includes public use space)	15%	9,576 SF	38.4%	24,505 SF
Public Use Space	10%	6,384 SF	10.2%	4,486 SF

NOTES:

1. 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 CERTIFIED SITE PLAN APPROVAL AND MAY BE REDUCED TO THE MINIMUM REQUIRED.

[illegible]

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

OPEN AREA AND
PUBLIC USE SPACE

PROFESSIONAL SEAL



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

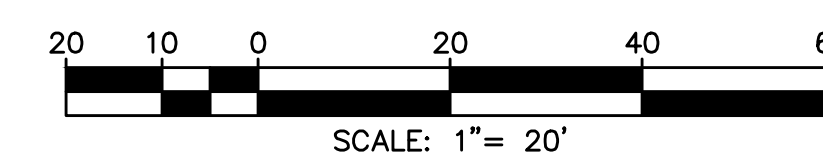
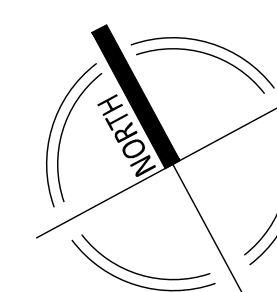
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DESIGNED BY: MBG
DATE ISSUED: 12/01/2023

VIKA
PROJECT VM50639A
DRAWING
NO.

SHEET NO. **LL-4.00**

 OPEN AREA PUBLIC USE SPACE

NOT FOR CONSTRUCTION



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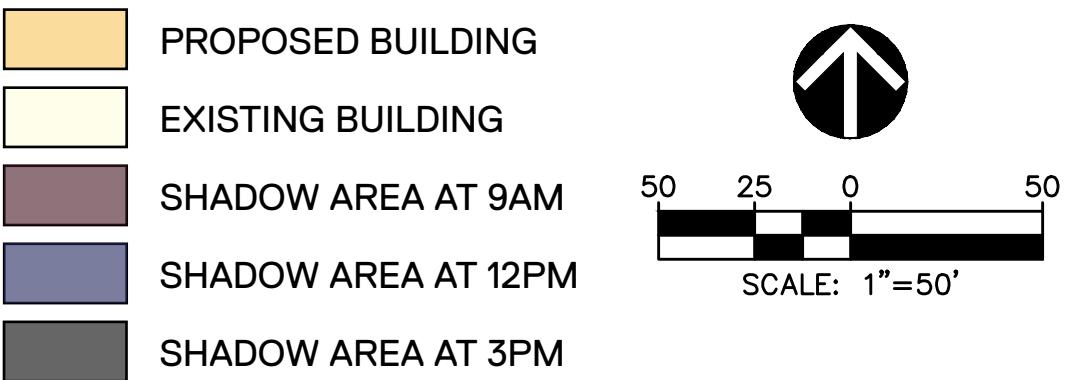
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Community Planning & Development Services
Retained

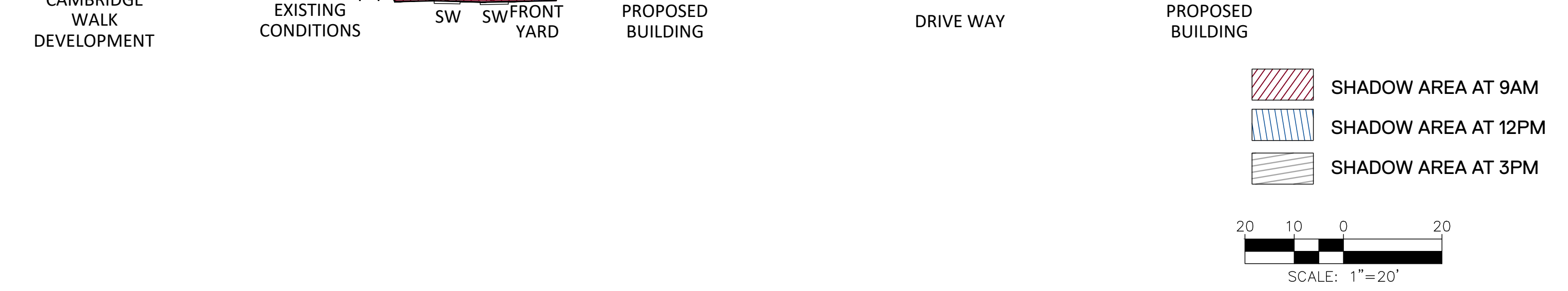
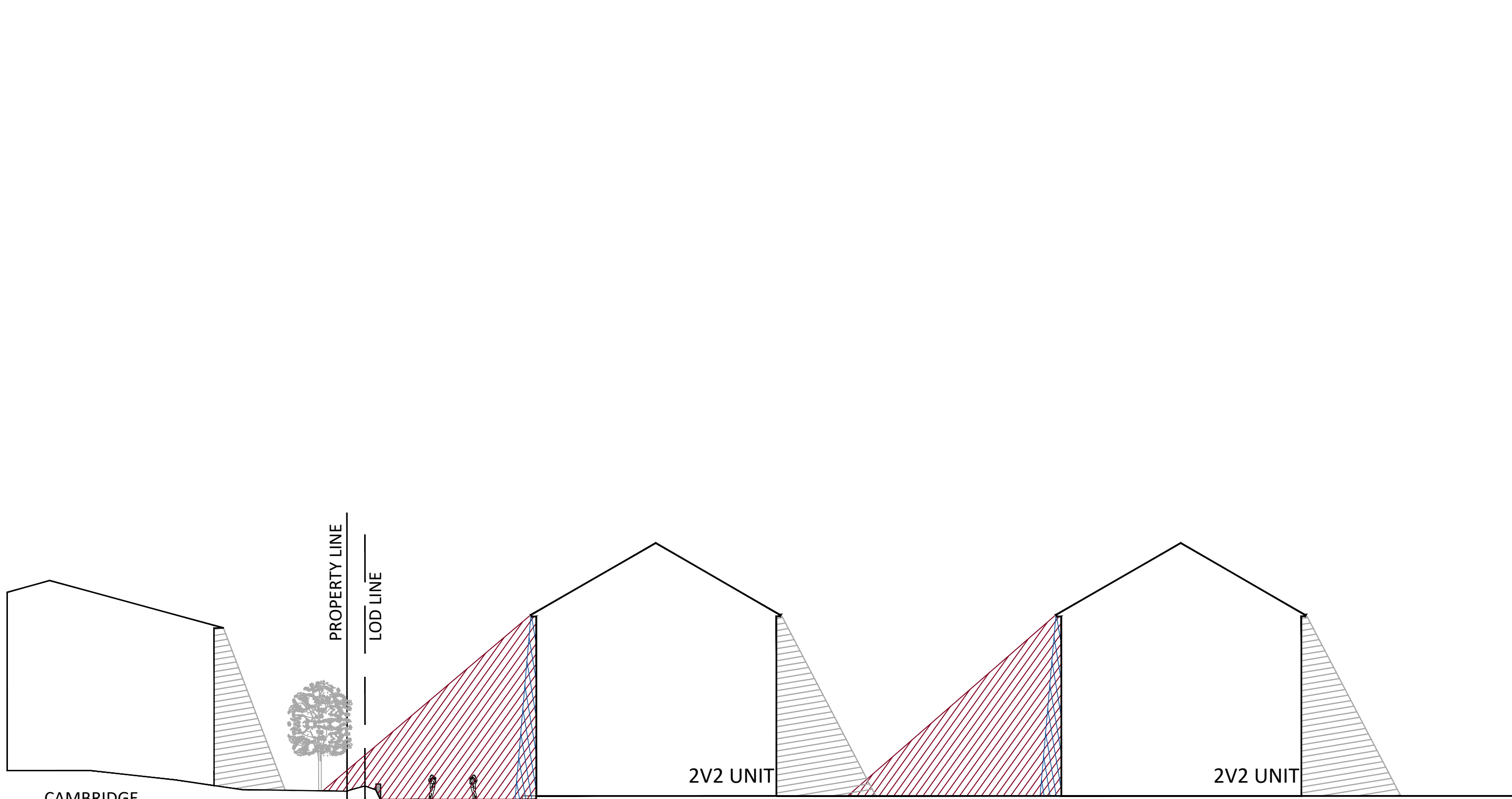
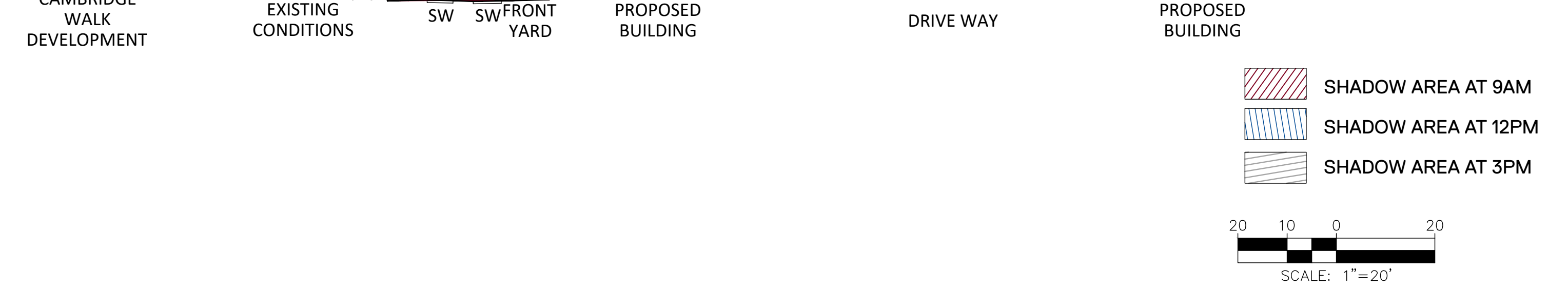
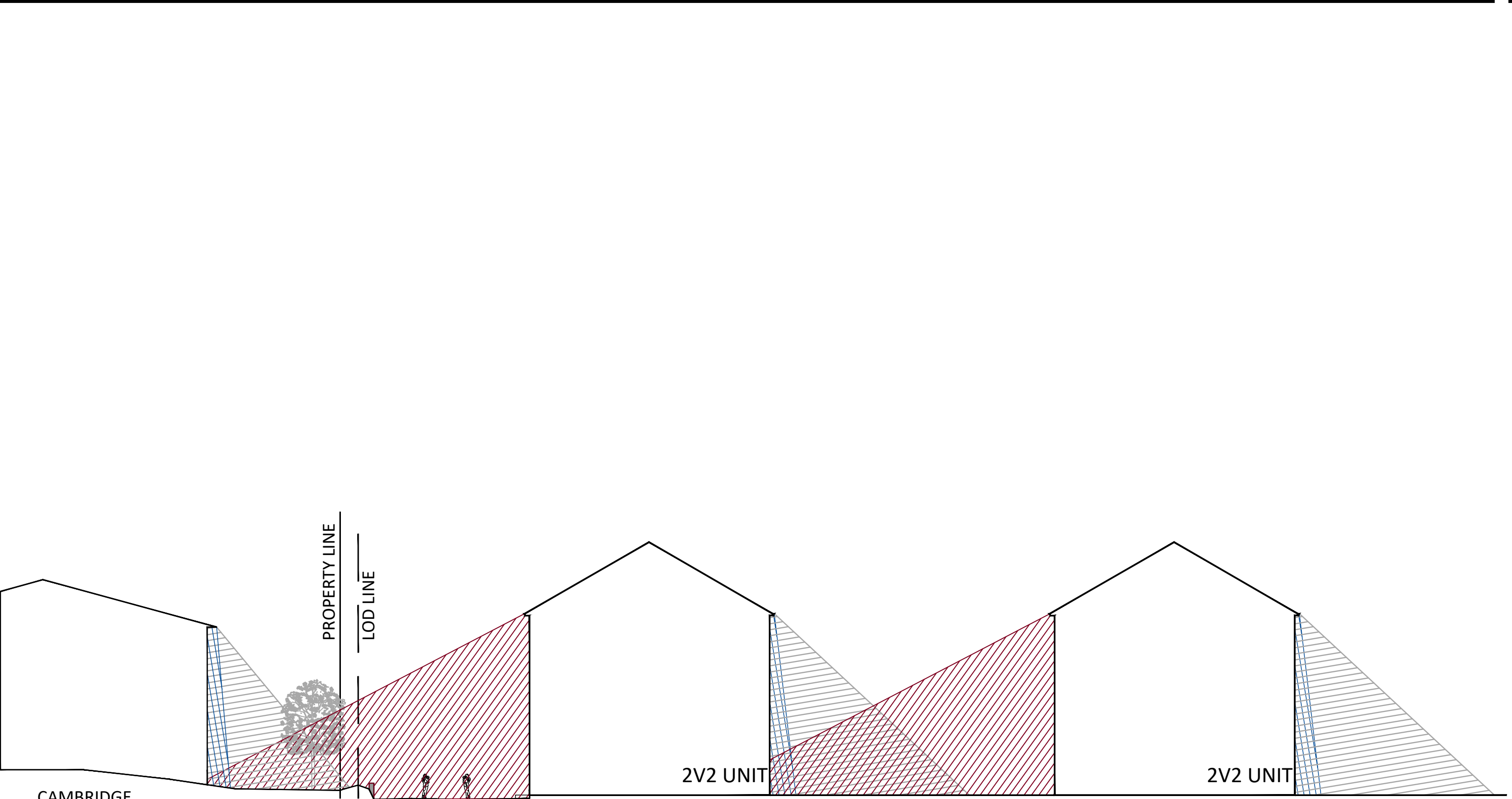
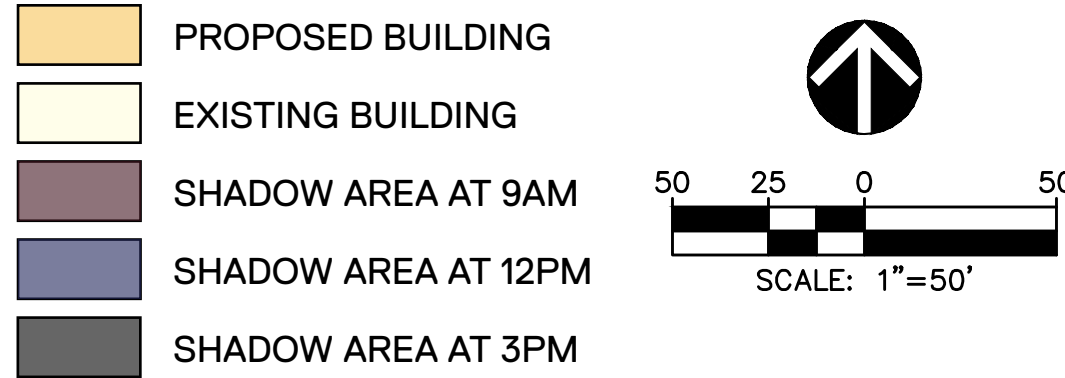
LAYOUT: LL-4.00, Plotted By: cheno



MARCH



JUNE



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202.296.8625
CONTACT: KATIE WAGNER

REVISIONS	DATE

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

SHADOW STUDY

PROFESSIONAL SEAL

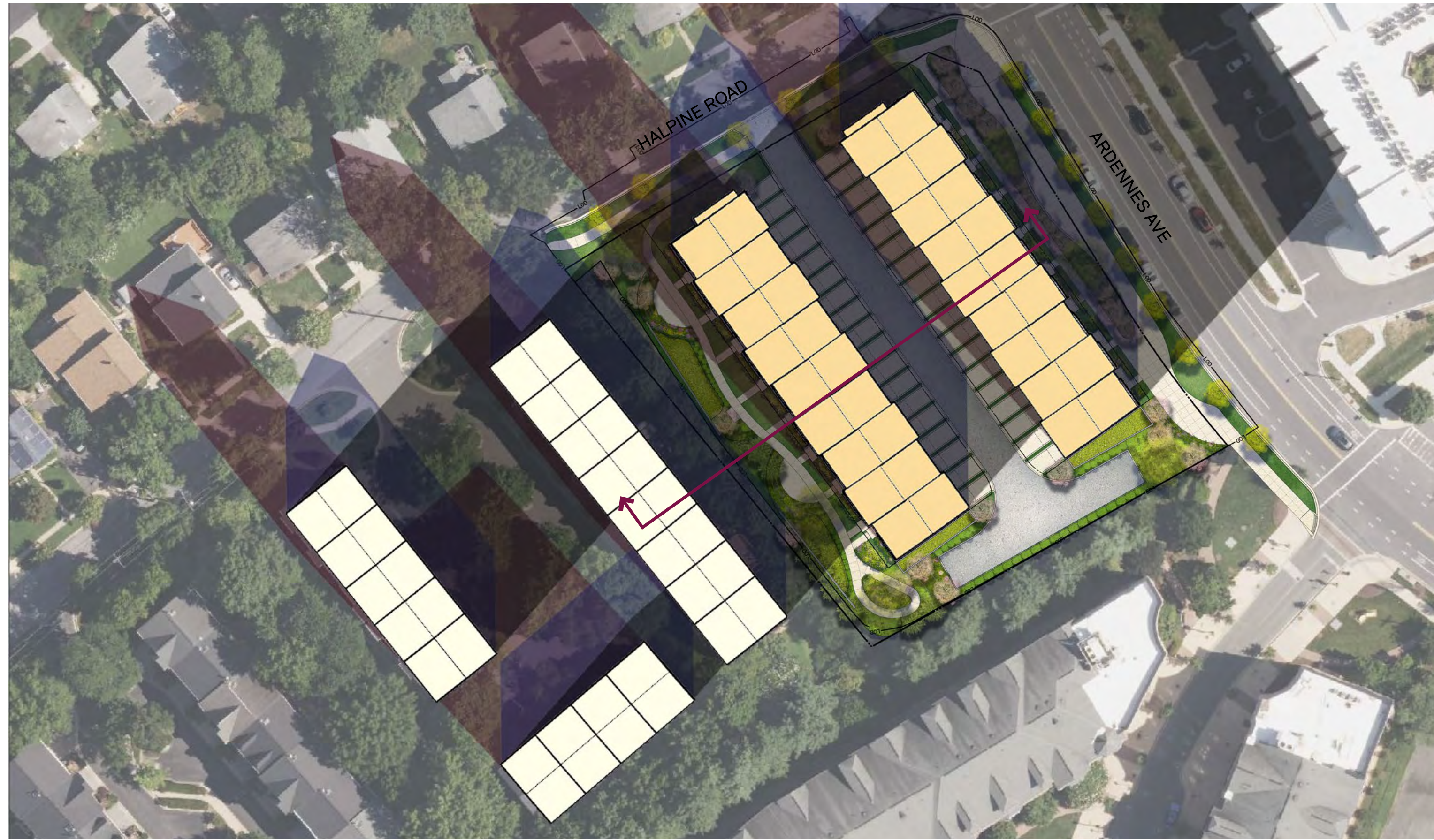
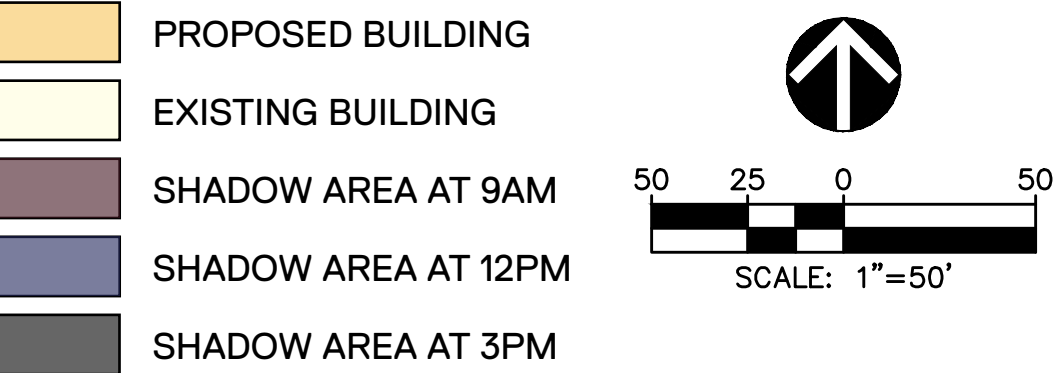
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LICENSE NO.: 3960
EXPIRATION DATE: 03/09/2025

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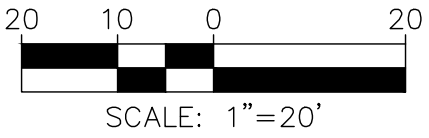
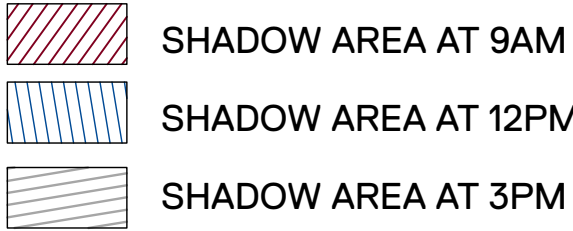
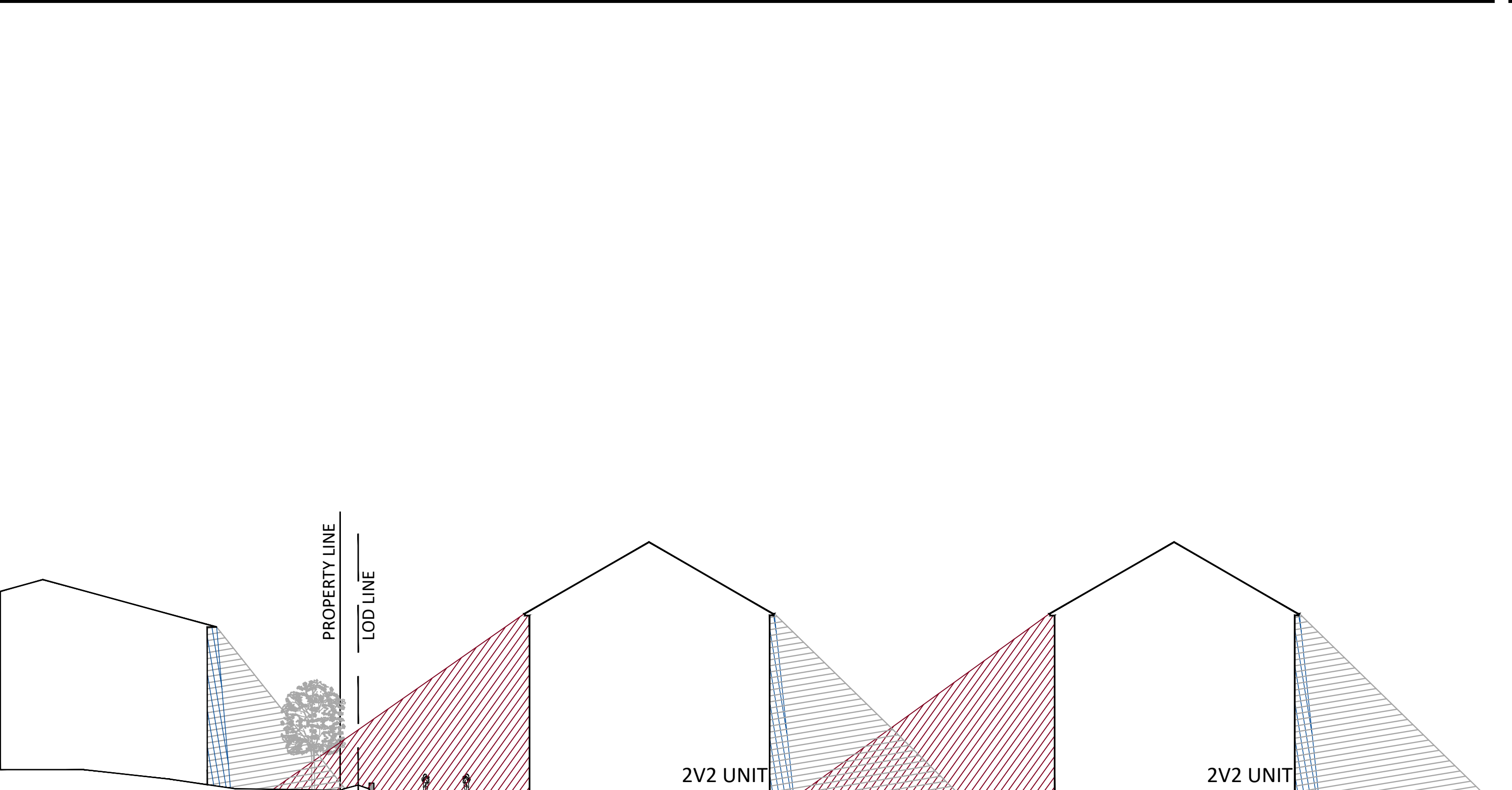
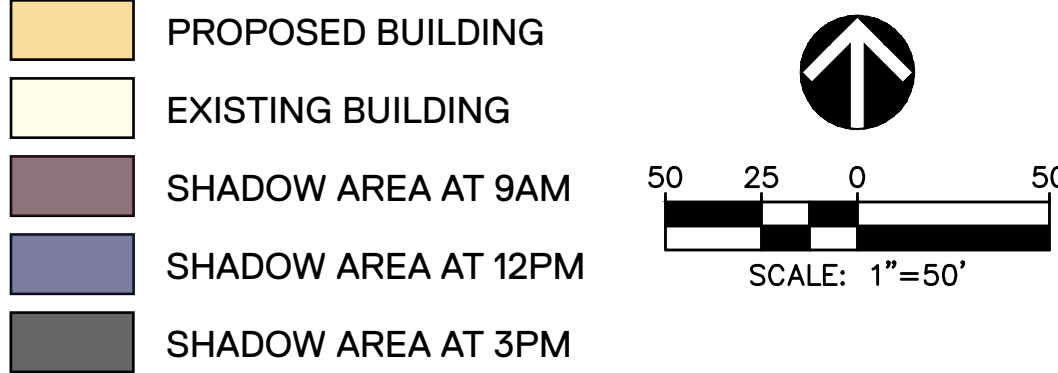
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DATE ISSUED: 04/05/2024
VIKA PROJECT VM50639A
DRAWING NO.
SHEET NO. LL-5.00



SEPTEMBER



DECEMBER



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DAVID DeMARCO
David.DeMarco@PulteGroup.com

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CONTACT: KATIE WAGNER

REVISIONS	DATE

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

SHADOW STUDY

PROFESSIONAL SEAL
STATE OF MARYLAND
Landscape Architecture
1960
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SHEET NO. LL-5.01



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David.DeMarco@PulteGroup.com

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202.296.8625
CONTACT: KATIE WAGNER

[illegible]

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

PRELIMINARY FOREST CONSERVATION PLAN

PROFESSIONAL SEAL



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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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DESIGNED BY: MBG

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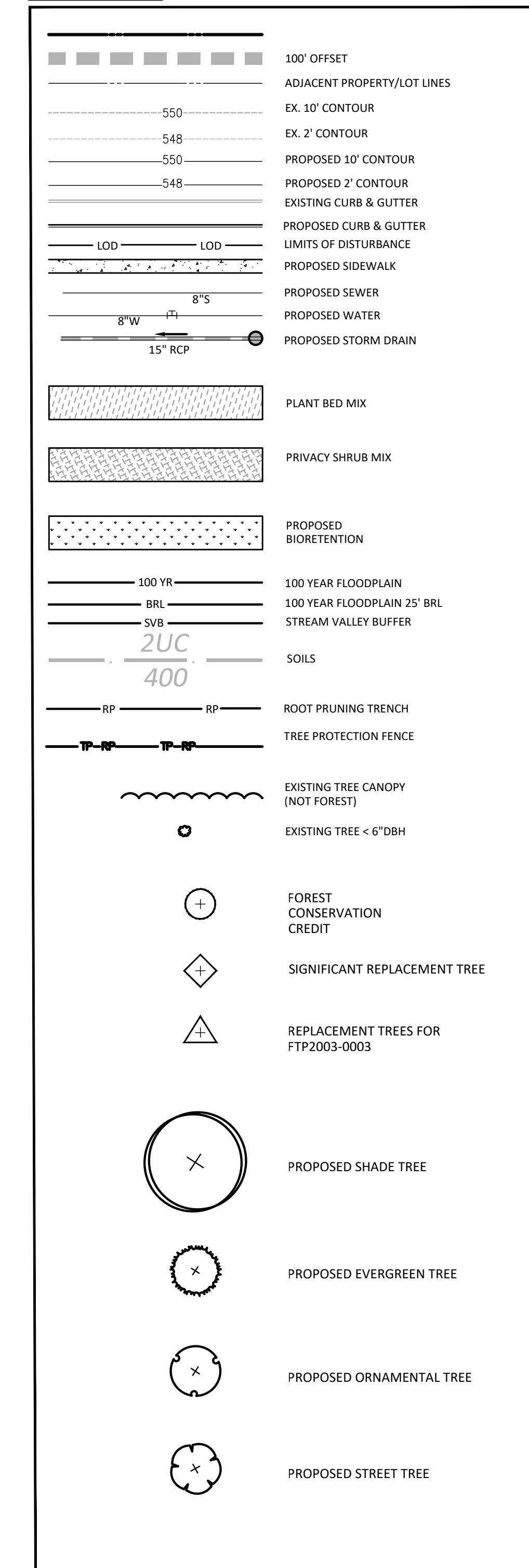
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DRAWING
NO.

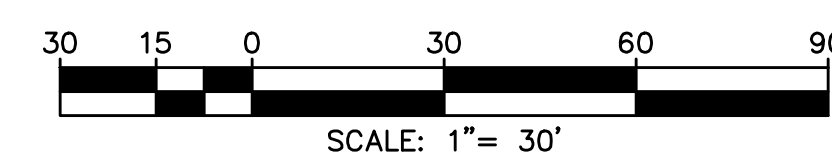
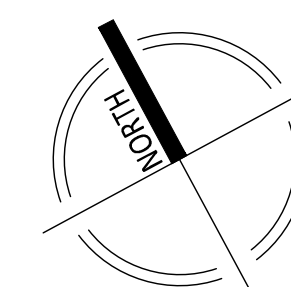
SHEET NO. PFCP-2



VICINITY MAP
SCALE: 1" = 2000'



NOTES:
A MANAGEMENT PLAN FROM A CERTIFIED ARBORIST (AT THE TIME OF SITE PLAN AND/OR FINAL FOREST CONSERVATION PLAN) WILL DETAIL BEST MANAGEMENT PRACTICES ALONG THE PROPERTY LINES ABUTTING THE ADJACENT FOREST CONSERVATION EASEMENTS TO MINIMIZE IMPACTS TO ADJACENT TREES.



NOT FOR CONSTRUCTION



Community Planning & Development Services
Received
April 8, 2024

LAYOUT: PFCP-2, Plotted By: schlatter



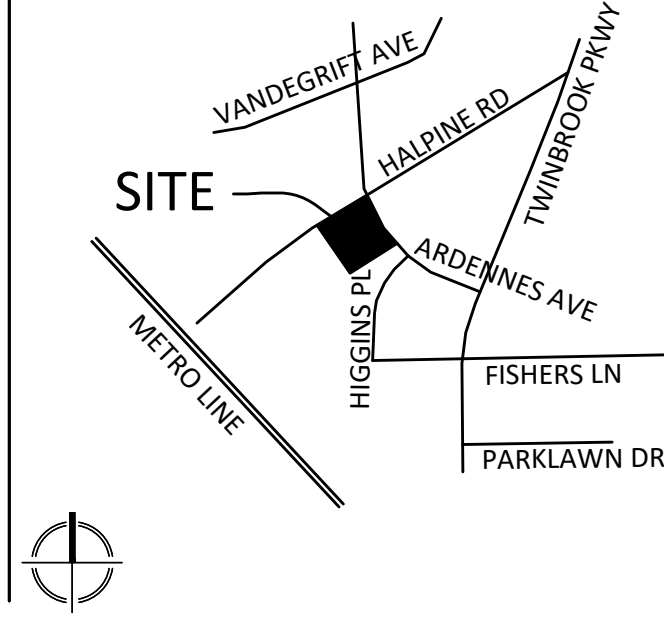
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Community Planning & Development Services
Received
April 8, 2024

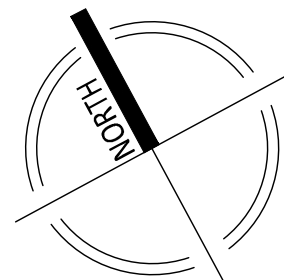
LAYOUT: PFCP-3, Plotted By: schotter



VICINITY MAP
SCALE: 1" = 2000'

PLAN LEGEND

	100' OFFSET
	ADJACENT PROPERTY/LOT LINES
	EX. 10' CONTOUR
	EX. 2' CONTOUR
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	LIMITS OF DISTURBANCE
	PROPOSED SIDEWALK
	PROPOSED SEWER
	PROPOSED WATER
	PROPOSED STORM DRAIN
	PROPOSED BIORETENTION
	100 YEAR FLOODPLAIN
	100 YEAR FLOODPLAIN 25' BRL
	STREAM VALLEY BUFFER
	SOILS
	ROOT PRUNING TRENCH
	EXISTING FOREST
	EXISTING TREE CANOPY (NOT FOREST)



30 15 0 30 60 90
SCALE: 1" = 30'

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REVISIONS	DATE

HALPINE ROAD

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

**PRELIMINARY
FOREST
CONSERVATION
PLAN
TREE REMOVAL**

PROFESSIONAL SEAL

STATE OF MARYLAND
ESRA SOYTUTAN
LANDSCAPE ARCHITECT
3960

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, RIA, LEED AP ND LICENSE NO.: 3960 EXPIRATION DATE: 03/09/2025

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DESIGNED BY: MBG
DATE ISSUED: 04/10/2023

Vika
PROJECT: **VM50639A**
DRAWING NO.
PFCP-3

SHEET NO. **PFCP-3**

SIGNIFICANT & SPECIMEN TREE TABLE

PROPOSED TREE SUMMARY CHART																		
PFCP/FCFP																		
#	SCIENTIFIC NAME	COMMON NAME	DBH	Area CRZ	CRZ IMPACT SF	CRZ IMPACT%	CTLA %	COR CTLA %	Remarks	PREVIOUS FTP PLAN #	PREV.CREDIT	DISPOSITION	OWED	REPLACEMENT TREES REQD.	CREDIT TYPE	MAXIMUM CREDIT AMOUNT		
LANDSCAPE SETTING >/- 12" DBH (NO EXISTING CREDIT)																		
1	Fagus grandifolia	American Beech	30.0 in	6362	0	0%	94%		On private property/ no permission			Save		0	LG SHADE	0		
8	Ulmus americana	American elm	24.5 in	4243	4243	100%	84%					Remove		3	LG SHADE	0		
9	Quercus rubra	Red Oak	30.5 in	6576	6576	100%	81%					Remove		6	LG SHADE	0		
10	Quercus rubra	Red Oak	23.5 in	3904	3904	100%	66%					Remove		2	LG SHADE	0		
11	Quercus rubra	Red Oak	24.0 in	4072	4072	100%	88%					Remove		2	LG SHADE	0		
12	Quercus rubra	Red Oak	24.0 in	4072	4072	100%	78%					Remove		2	LG SHADE	0		
13	Acer rubrum	Red Maple	21.5 in	3267	1375	42%	94%					Save		0	LG SHADE	0		
15	Taxodium districhum	Bald cypress	22.0 in	3421	998	29%	97%					Save		0	LG SHADE	0		
20	Acer rubrum	Red Maple	16.5 in	1924	736	38%	94%					Save		0	LG SHADE	0		
24	Ilex opaca	American Holly	14.0 in	1385	188	14%	97%					Save		0	LG EVG	0		
25	Pinus strobus	White Pine	16.5 in	1924	0	0%	97%					Save		0	LG EVG	0		
27	Prunus sp.	Cherry	18.0 in	2290	0	0%	97%		On private property/ no permission			Save		0	ORN	0		
29	Pinus strobus	White Pine	23.0 in	3739	0	0%	91%					Save		0	LG EVG	0		
32	Pinus strobus	White Pine	15.0 in	1590	4	0%	97%					Save		0	LG EVG	0		
35	Pinus strobus	White Pine	14.0 in	1385	0	0%	91%					Save		0	LG EVG	0		
51	Quercus rubra	Red Oak	27.0 in	5153	5153	100%	78%					Remove		3	LG SHADE	0		
52	Quercus rubra	Red Oak	25.0 in	4418	4418	100%	84%					Remove		3	LG SHADE	0		
53	Quercus rubra	Red Oak	28.0 in	5542	5542	100%	72%					Remove		3	LG SHADE	0		
57	Pinus strobus	White Pine	20.0 in	2827	0	0%	71%					Save		0	LG EVG	0		
59	Pinus strobus	White Pine	12.0 in	1018	0	0%	88%					Save		0	LG SHADE	0		
61	Quercus rubra	Northern Red Oak	22.0 in	3421	0	0%	55%					Save		0	LG SHADE	0		
												8		24		0		
6-11" DBH TREES (NO EXISTING CREDIT)*																		
14	Sassafras albidum	Sassafras	8.0 in	452	132	29%	92%					Save			LG SHADE	400		
17	Cercis canadensis	Red Bud	8.0 in	452	88	19%	94%					Save			ORN	200		
31	Juniperus virginiana	Red Cedar	6.0 in	254	0	0%	97%					Save			LG EVG	400		
41	Pinus strobus	White Pine	10.0 in	707	0	0%	94%					Save			LG EVG	400		
42	Pinus strobus	White Pine	8.5 in	511	0	0%	94%					Save			LG EVG	400		
44	Ilex opaca	Holly	10.0 in	707	205	29%	97%					Save			LG EVG	400		
47	Robinia pseudoacacia	Black locust	10.0 in	707	19	3%	97%					Save			LG SHADE	400		
54	Sassafras albidum	Sassafras	8.0 in	452	103	23%	89%					Save			LG SHADE	400		
55	Nyssa sylvatica	Blackgum	10.0 in	707	0	0%	86%					Save			LG SHADE	400		
																3400		
OFFSITE																		
											0	Select One	FALSE	0				
												Select One	FALSE	0				
												0		0				
STREET TREES OF ANY SIZE; STREET TREES MAY HAVE PRIOR FC CREDIT (Tree number must include F if previous FC credit was assigned)																		
2	Platanus acerifolia	London Plane Tree	21 in	3117	0	0%	91%					Save	N/A	0		0		
3	Zelkova serrata	Japanese Zelkova	19 in	2552	29	1%	91%					Save	N/A	0		0		
4	Acer saccharinum	Silver Maple	29 in	5741	1188	21%	88%					Save	N/A	0		0		
5	Acer saccharinum	Silver Maple	36 in	8908	2313	26%	91%					Save	N/A	0		0		
6F	Zelkova serrata	Japanese Zelkova	17 in	1924	0	0%	88%		PREVIOUS SIG TREE REPLACEMENT CREDIT	FTP95-5	400	Save	N/A	0		0		
7F	Zelkova serrata	Japanese Zelkova	17 in	2043	237	12%	91%		PREVIOUS SIG TREE REPLACEMENT CREDIT	FTP95-5	400	Save	N/A	0		0		
											TOTAL PREVIOUS CREDIT:	800	0	0	0		0	
PREVIOUS FOREST CONSERVATION CREDIT (Tree number must include F)																		
16F*	Cornus florida	Dog Wood	10.0 in	707	58	8%	94%			FTP95-5	400	Save	0	0		400		
19F*	Ilex opaca	American Holly	9.0 in	573	41	7%	89%			FTP95-5	400	Save	0	0		400		
18F*	Ulmus americana	American Elm	12.0 in	1018	298	29%	94%			FTP95-5	400	Save	0	0		400		
21F*	Ilex opaca	American Holly	8.0 in	452	91	20%	97%			FTP95-5	400	Save	0	0		400		
22F*	Ilex opaca	American Holly	10.0 in	707	48	7%	97%			FTP95-5	400	Save	0	0		400		
23F*	Ilex aquifolium	English Holly	14.0 in	1385	434	31%	97%			FTP95-5	400	Save	0	0		400		
33F	Pinus strobus	White Pine	15.0 in	1590	36	2%	91%			FTP2003-00033	400	Save	0	0		400		
34F	Pinus strobus	White Pine	15.0 in	1590	17	1%	91%			FTP2003-00033	400	Save	0	0		400		
36F	Pinus strobus	White Pine	14.0 in	1385	2	0%	91%			FTP2003-00033	400	Save	0	0		400		
43F	Lagerstroemia indica	Crape Myrtle	6.0 in	254	0	0%	97%			FTP2003-00033	400	Save	0	0		400		
49F	Zelkova serrata	Japanese Zelkova	8.0 in	452	452	100%	91%			FTP2003-00033	na-street tree	Remove	na-street tree	1		0		
50F	Zelkova serrata	Japanese Zelkova	7.0 in	346	346	100%	91%			FTP2003-00033	na-street tree	Remove	na-street tree	1		0		
56F*	Cladrastis kentukea	American yellowwood	12.0 in	1018	79	8%	83%			FTP95-5	400	Save	0	0		400		
58F*	Ilex opaca	American holly	15.0 in	1590	92	6%	94%			FTP95-5	400	Save	0	0		400		
											TOTAL PREVIOUS CREDIT:	4800		0	2		4800	
PREVIOUS SIGNIFICANT TREE REPLACEMENT CREDIT (Tree Number must include S) REPLACED AT 1 TO 1																		
26S*	Acer rubrum	Red Maple	16.5 in	1924	0	0%	97%		On private property/ no permission	FTP95-5	1	Save		0				
28S*	Lagerstroemia indica	Crape Myrtle	14.0 in	1385	0	0%	97%		On private property/ no permission	FTP95-5	1	Save		0				
30S	Cercis canadensis	Red Bud	6.5 in	299	0	0%	94%			FTP2003-00033	1	Save		0				
37S	Ilex opaca	American Holly	6.0 in	254	6	2%	94%			FTP2003-00033	1	Save		0				
38S	Ilex opaca	American Holly	6.0 in	254	24	10%	97%			FTP2003-00033	1	Save		0				
39S	Ilex opaca	American Holly	6.0 in	254	31	12%	97%			FTP2003-00033	1	Save		0				
40S	Juniperus virginiana	Red Cedar	9.0 in	573	138	24%	97%			FTP2003-00033	1	Save		0				
45S	Juniperus virginiana	Red Cedar	8.0 in	452	0	0%	94%			FTP2003-00033	1	Save		0				
46S	Juniperus virginiana	Red Cedar	8.5 in	511	0	0%	94%			FTP2003-00033	1	Save		0				
48S	Ilex opaca	Holly	6.5 in	299	11	4%	97%			FTP2003-00034	1	Save		0				
60S	Cercis canadensis	Red bud	8.0 in	452	0	0%	90%			FTP2003-00033	1	Save		0				
											TOTAL PREVIOUS SIG REPL:	11			0			
														Previous Significant Replacements Owed			2	

NOT FOR CONSTRUCTION

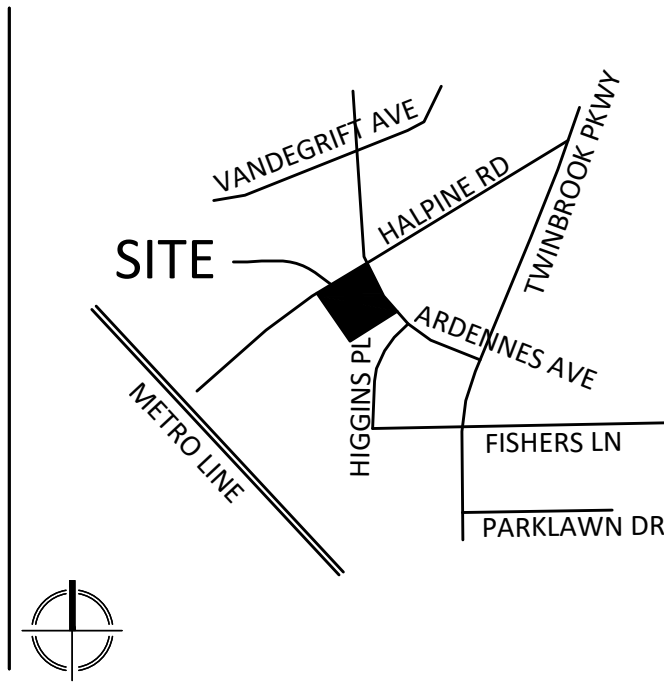


 "FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or <http://www.missutility.net> 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

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.

Community Planning & Development Services

April 8, 2024



VICINITY MAP
SCALE: 1" = 2000'

PROPOSED PLANTING TABLE

FTPO TREE CREDIT CHART- NEW PLANTINGS															
QUANTITY	CODE	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 (NOT TO EXCEED 25% OF TOTAL REQUIREMENT)															
Ardennes Avenue															
8		<i>Syringa reticulata</i>	Japanese Tree Lilac	ORN	B&B	2.5"	0	0	0	3	0	5	0	1000	1600
7		<i>Syringa reticulata</i>	Japanese Tree Lilac	ORN	B&B	2.5"	0	0	0	3	0	4	0	800	1400
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	3	0	0	6	2400	3600
25		TBD		ORN	B&B	2.5"	0	0	0	14	0	0	11	2200	5000
Off-Site Trees															
2		<i>Syringa reticulata</i>	Japanese Tree Lilac	ORN	B&B	2.5"	2	0	2	0	0	0	0	0	0
TOTALS							N/A	0	2	24	0	9	26	10000	15600
REQUIREMENTS							N/A		26*			X	9583		6558
* Street trees not to exceed 25% of total forest conservation credit requirement.															
FEE IN LIEU OPTION											-417 SF				

*2 Street Tree replacements for FTP2003-00033



VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

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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,
CHTD.

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

TRAFFIC ENGINEER
GOROVE SLADE

1140 CONNECTICUT AVE NW, SUITE 10
WASHINGTON, DC 20036
202.296.8625
CONTACT: KATIE WAGNER

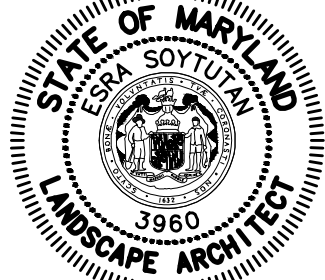
[illegible]

HALPINE
ROAD

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

PRELIMINARY FOREST CONSERVATION TABLES

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.: 3960
EXPIRATION DATE: 03/09/2025

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

VIKA
PROJECT VM50639A

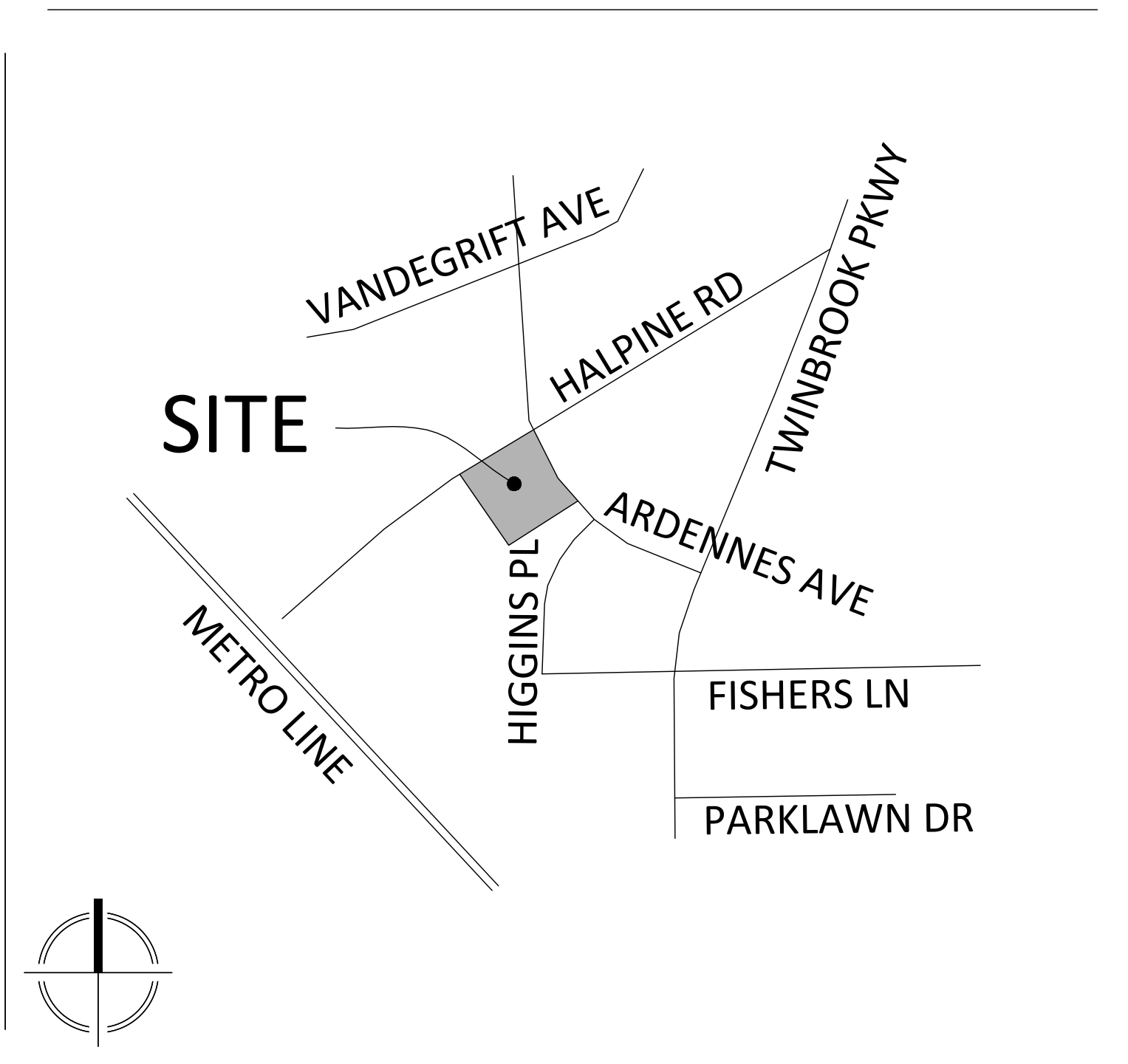
DRAWING
NO.

SHEET NO. **PFCP-4**

STORMWATER MANAGEMENT DEVELOPMENT CONCEPT PLAN SMC2023-00011

SWM CONCEPT SUMMARY TABLE	
General Property Information	
SMC# 2023-00011	
Type of Concept: <i>Stormwater Management Concept Development</i>	
Development Review Process/Case No.: STP2024-00473	
Property Address: <i>5906 Halpine Road, Rockville MD 20851</i>	
Property Legal Description: <i>Subdivision 0504</i>	
Property Size (ac./sq.ft.): <i>1.51 acres/ 65,577 square feet</i>	
Total Concept Area (ac./sq ft.): <i>1.51 acres/ 65,577 square feet</i>	
Zoning: <i>R-60 (MXNC Floating)</i>	
Watershed: <i>Rock Creek Watershed</i>	
100 YR Floodplain: <i>n/a</i>	
Ex. % impervious/Redevelopment or New Development: 72% <i>Redevelopment</i>	
SWM Summary	
Total On-Site Impervious Area subject to SWM: <i>0.98 acres (42,830sq.ft.)</i>	
Required P _i /Proposed P _i : <i>1.96 inches/ 1.03 inches</i>	
Target ESD _h /Provided ESD _r : <i>6.815 cu.ft./ 3,591 cu.ft.</i>	
ESD Measures: <i>4 Micro BioRetention Facilities</i>	
Structural Storage Required/Provided: <i>3,032 cu.ft./ 3,150 cu.ft.</i>	
Structural Measures: <i>Vault with Filter Cartridges</i>	
Qp10 (10-Year Quantity Control) Measures: <i>Monetary Contribution</i>	
Contiguous Right-of-Way Impervious Area subject to SWM: <i>0.26 acres</i>	
Contiguous Right-of-Way Cvp (Channel Protection Volume) & WQv (Water Quality Volume) Measures: <i>Monetary Contribution</i>	
Contiguous Right-of-Way Cvp (10-Year Quantity Control) Measures: <i>Monetary Contribution</i>	

SWM FACILITY SUMMARY TABLE									
Micro Bio-retention Facility	Total DA (Ac.)	Impervious Area (Ac.)	Percent Impervious	Planter Area (sq ft)	Planting Media Depth (in)	ESD _{MIN} P _E "=1"	VOL _{MAX} P _E "=2.6"	ESD _V (in)	P _E Achieved (in)
MBF 1	0.35	0.16	46%	401	48	582	1,533	936	1.5
MBF 2	0.22	0.11	50%	270	48	401	1,038	838	2.1
MBF 3	0.12	0.11	92%	295	48	381	994	826	2.2
MBF 4	0.26	0.25	96%	413	36	0	2,243	991	1.1
SF-1	0.41	0.38	93%	630	N/A	N/A	3,410	3,150	2.4
Total ESD Volume Provided by Micro-Biorentation Facilities =								6,741	1.0



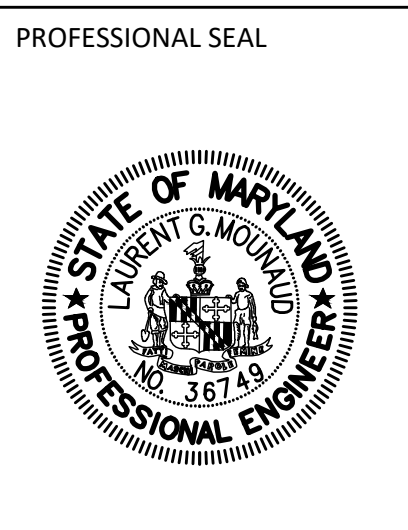
STORMWATER MANAGEMENT CONCEPT GENERAL NOTES

1. ALL STORM DRAIN PIPES PROPOSED ARE EITHER REINFORCED CONCRETE PIPE (RCP), HIGH PERFORMANCE POLYPROPYLENE (HP) OR POLYVINYL CHLORIDE (PVC).
2. 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 FINAL ENGINEERING DESIGN.
4. ALL WATER AND SEWER LINES SHOWN ARE APPROXIMATE AND ARE SUBJECT TO CHANGE UPON FINAL ENGINEERING DESIGN.
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.

SHEET INDEX

SWC	1 OF 3	STORMWATER MANAGEMENT CONCEPT COVER SHEET
SWC	2 OF 3	STORMWATER MANAGEMENT CONCEPT PLAN
SWC	3 OF 3	STORMWATER MANAGEMENT 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
of Maryland, License No. 36749
Expiration Date: JANUARY 21, 2025



VIKA MARYLAND, LLC
 20251 Century Blvd., Suite 400
 Germantown, MD 20874
 301.916.4100 | vika.com

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NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE

APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL

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

Community Planning & Development Services
Received
April 8, 2024



DESIGNED _____
DRAFTED _____
CHECKED _____

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

STORMWATER MANAGEMENT DEVELOPMENT CONCEPT COVER SHEET

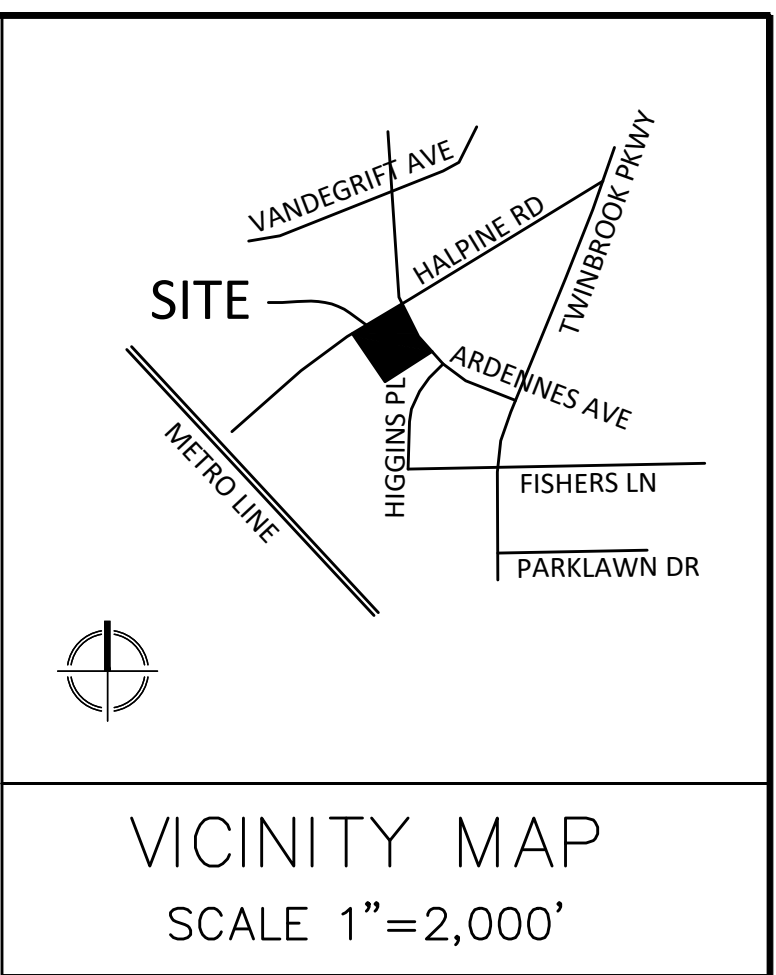
5906 HALPINE ROAD
BEING PART OF PARCEL N091
SUBDIVISION 0504. PLAT 19988

ELECTION DISTRICT NO. 4 CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED:

SCALE

SHEET NO. SWC-1 FILE #

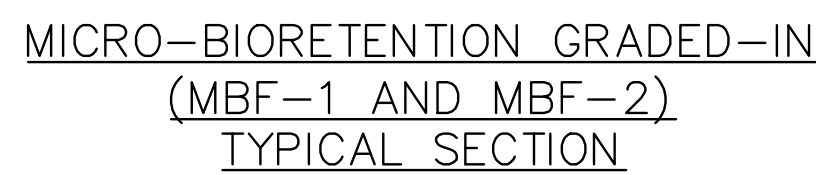


20 10 0 20 40 60

SCALE: 1"=20'

100

PURPOSES. © 2019 VIKIA HARTLAND, LLC					
NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE
APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVAL					



REMOVABLE WATER
TIGHT CAP SEE
DETAIL THIS

PVC W/RUBBER
GASKET JOINTS.

1/8" BEND

PVC UNDERDRAIN
Y-BRANCH TO BE PVC

PVC UNDERDRAIN

ELEVATION

4" (TYP.)

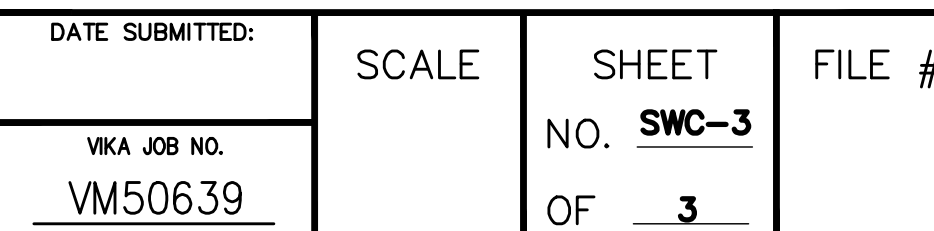
6" DIA. SCH 40 P.V.C.

3/8" DIA.

NOTE: PERFORATIONS WILL BE 3/8" DIAMETER
AT 4" ON CENTER EVERY 90°

N.T.S.

MICRO-BIOFILTER DRAIN BASIN GRATE ASSEMBLY



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

BEING PART OF PARCEL N091
SUBDIVISION 0504. PLAT 19988

VIKA JOB NO.
VM50639

1. 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.
4. 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).
7. 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 UNDERNEATH ALL HANDICAPPED PARKING SIGNS.
11. 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 FIT 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 PUBLIC 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 # 80204) CAN BE USED.



2 EXISTING NO PARKING ANYTIME
NOT TO SCALE

3 EXISTING STOP SIGN
NOT TO SCALE



5 EXISTING METERED PARKING

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

Community Planning & Development Services
Received
April 8, 2024



DESIGNED _____
DRAFTED _____
CHECKED _____

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

PAVEMENT MARKING AND SIGNAGE NOTES AND DETAILS

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

ELECTION DISTRICT NO. 4 CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED:	SCALE	SHEET	FILE #
VIKA JOB NO. <u>VM50639</u>		NO. <u>1</u> OF <u>2</u>	

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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. 36749
Expiration Date: JANUARY 21, 2025

LAURENT G. MOUNAUD
NAME

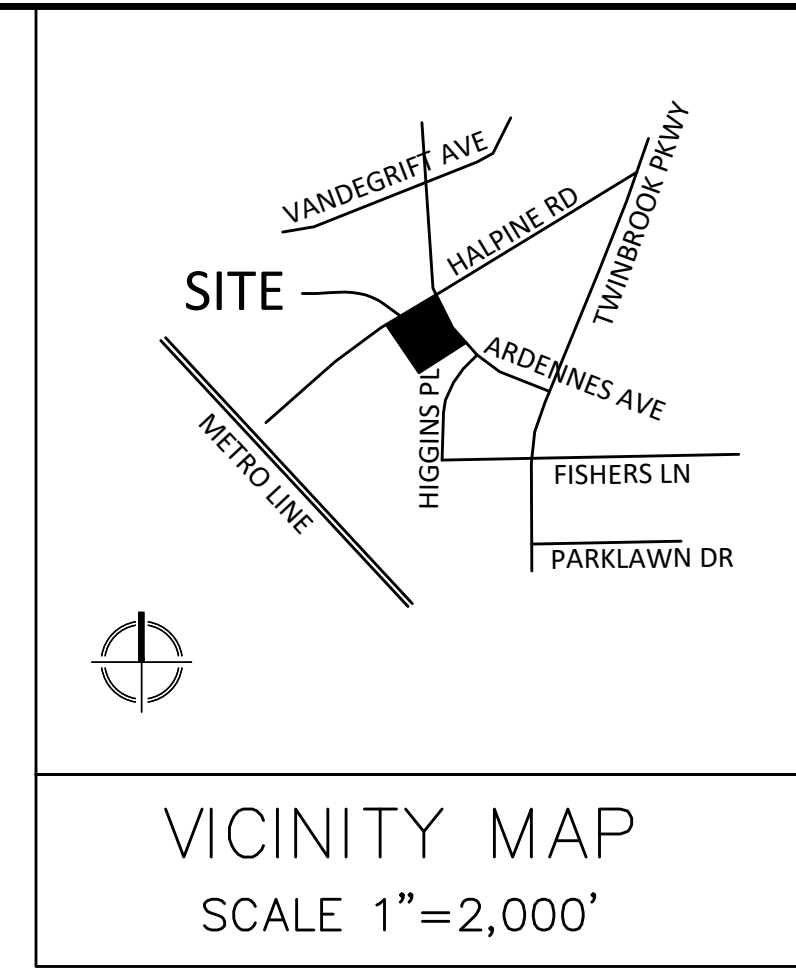
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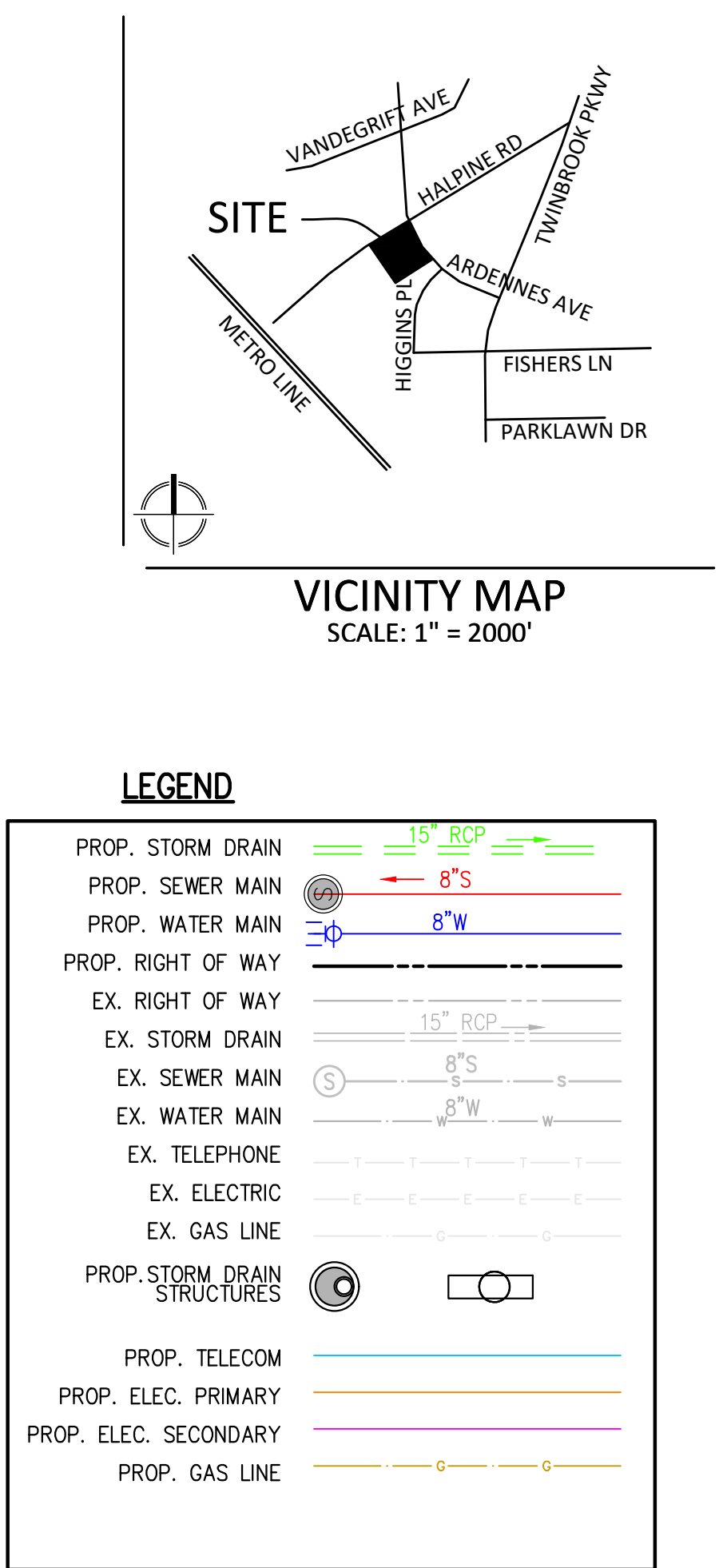
NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE
APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVAL					



NOTE:

1. THE CONTRACTOR SHALL CHECK THAT ALL PROPOSED SIGNS ARE VISIBLE TO DRIVERS.

111 MARYLAND AVE. ROCKVILLE, MARYLAND

[illegible]

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

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PROJECT VM50639A

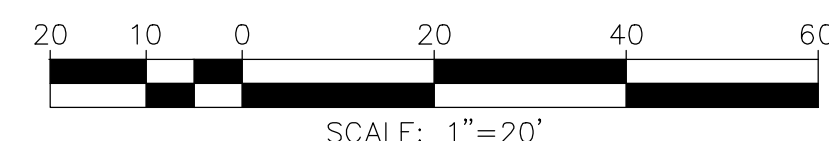
DRAWING
NO. UTIL-1

SHEET NO.

 "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>
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WORK IN THIS VICINITY"

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LAYOUT: WAS=1 Plotted By: Mounoud



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FRONT BUILDING ELEVATION



REAR BUILDING ELEVATION



TYPICAL MECH. SHED
LEFT BUILDING ELEVATION



RIGHT BUILDING ELEVATION



MECH. SHED W/ TERRACE OPT.
LEFT BUILDING ELEVATION



RIGHT SIDE ELEVATION / BLDG 2



REAR ELEVATION / BLDG 2



LEFT SIDE ELEVATION / BLDG 2



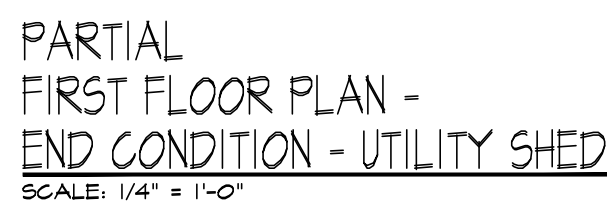
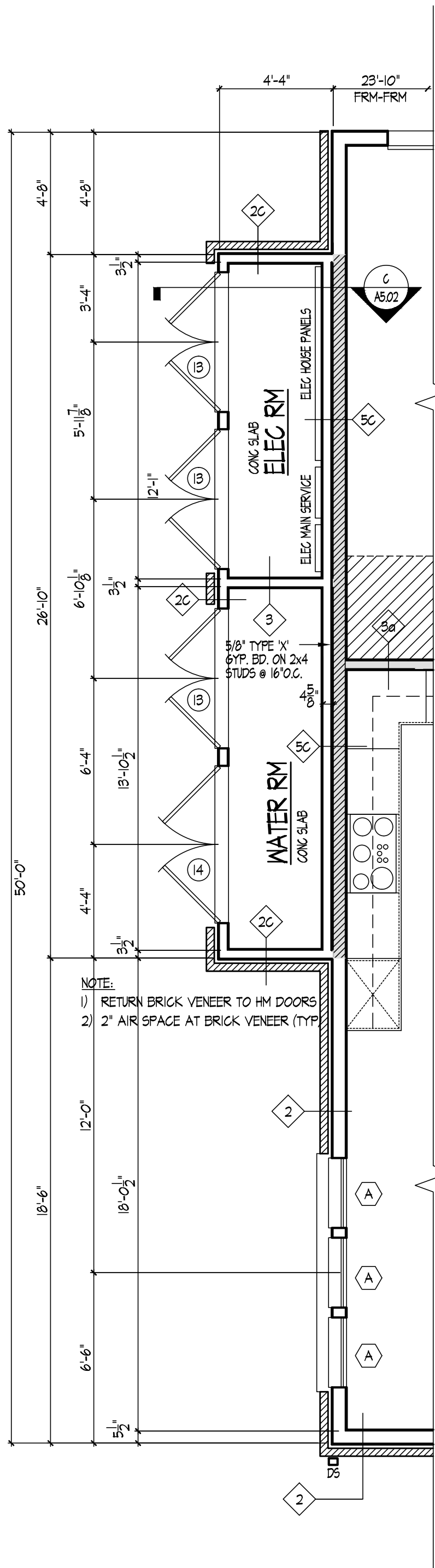
FRONT ELEVATION / BLDG 2

NOTES:

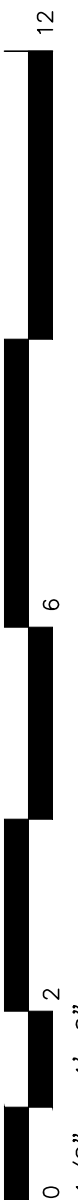
1. SEE SHEET A-2.01 FOR DOOR ELEVATIONS AND FLOOR FINISH SCHEDULE - BASE HOUSE.
2. FIRE-RATED DOORS TO BE SELF-CLOSING AND SELF-LATCHING PER U-1.
3. ALL DOORS REQUIRED FOR NATURAL VENTILATION PURPOSES SHALL BE PROVIDED WITH TIGHTLY FITTED SCREENS OF NOT LESS THAN 1/8 INCH PER INCH AND EVERY SCREEN DOOR USED FOR INSECT 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 = 0.18
6. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM THE INSIDE OF THE CLOSET.
7. EVERY BEDROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED.
8. FOR UTILITY ROOM DOORS AT ELECTRICAL ROOM PROVIDE TIGHT PANGC HARDWARE.

NOTES:

1. 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
3. SHGC PROVIDED = 0.31



6 ONE HOUR RATED FIRE PARTITION
TYP. EXTERIOR WALL



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LAWRENCE II/SYDNEY II

PULTE HOMES

SCALE:

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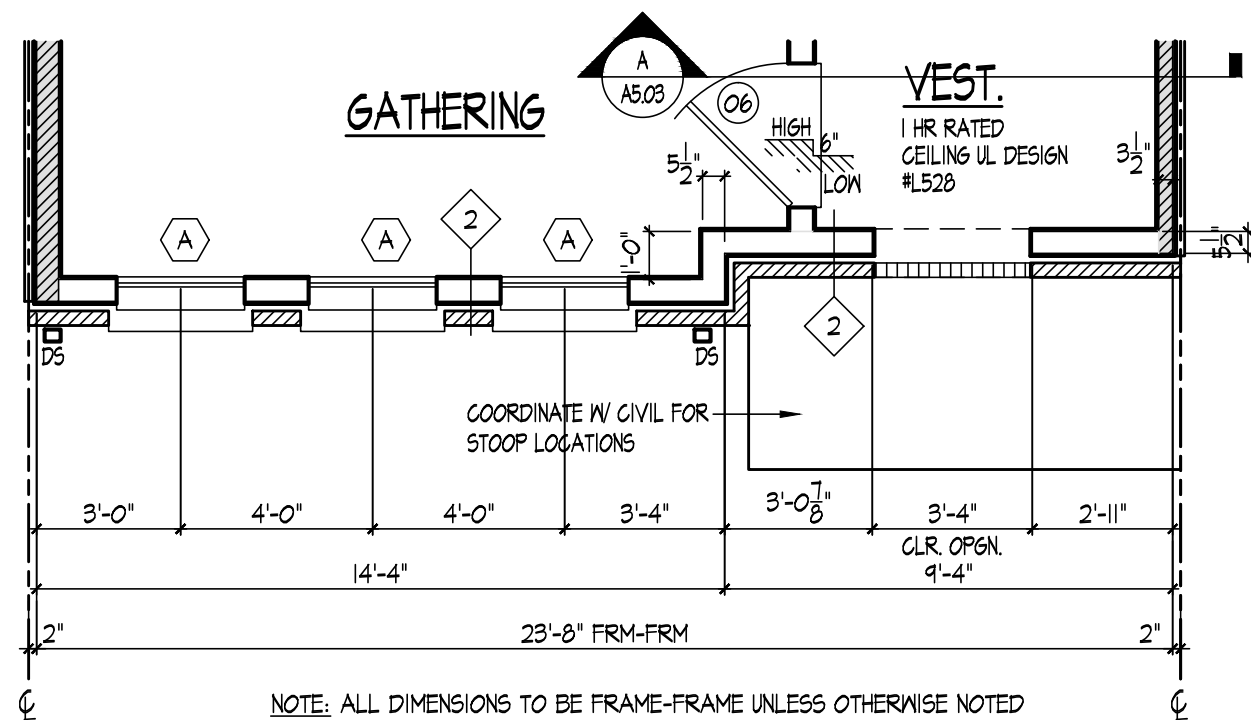
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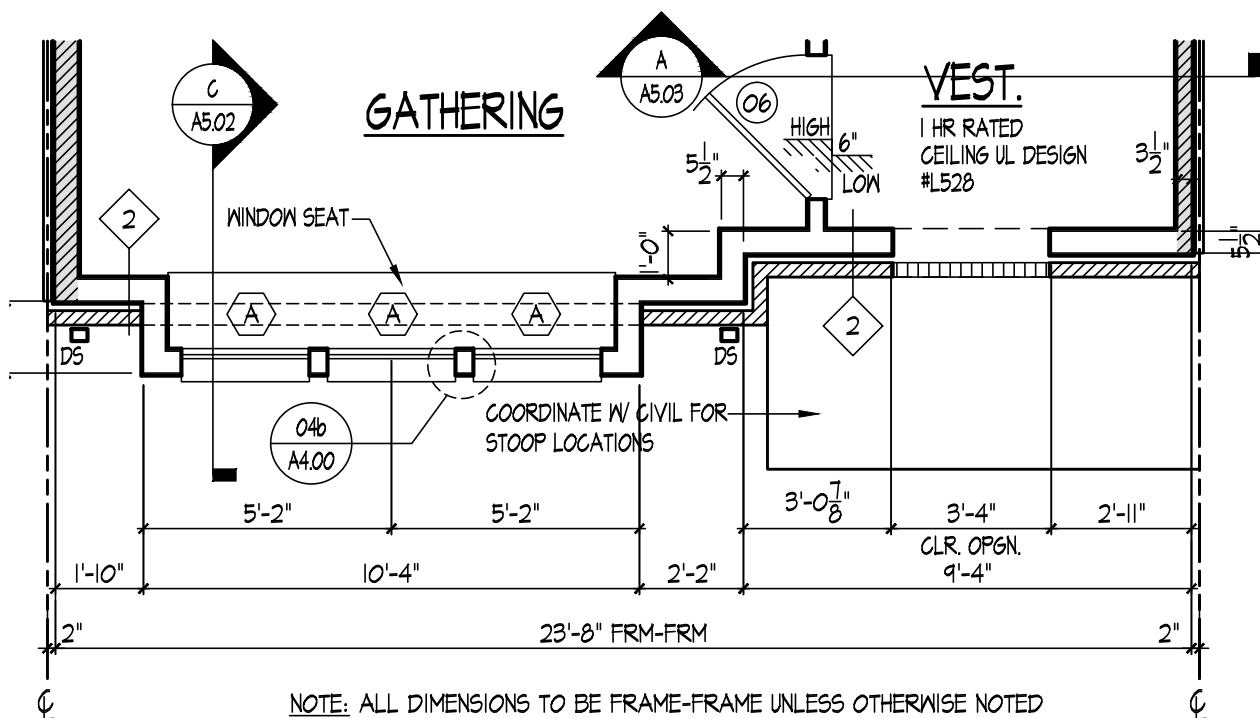
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LAWRENCE II
PARTIAL FLOOR PLANS

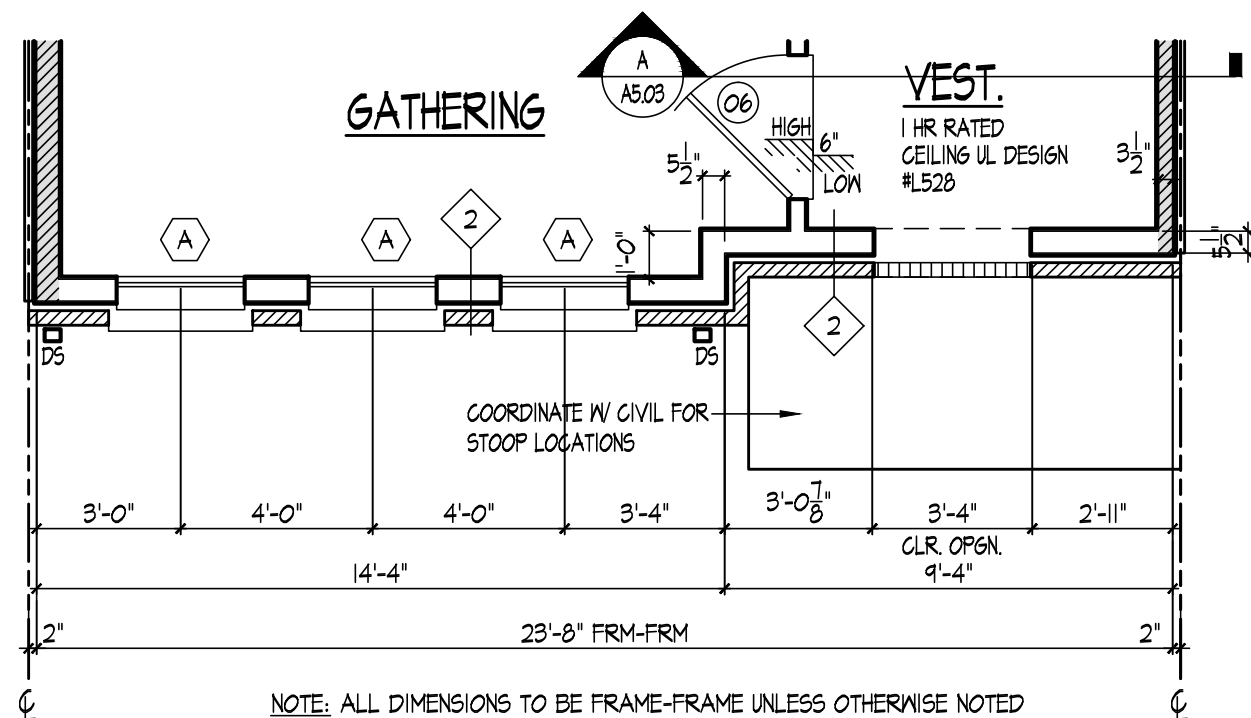
A1.01a



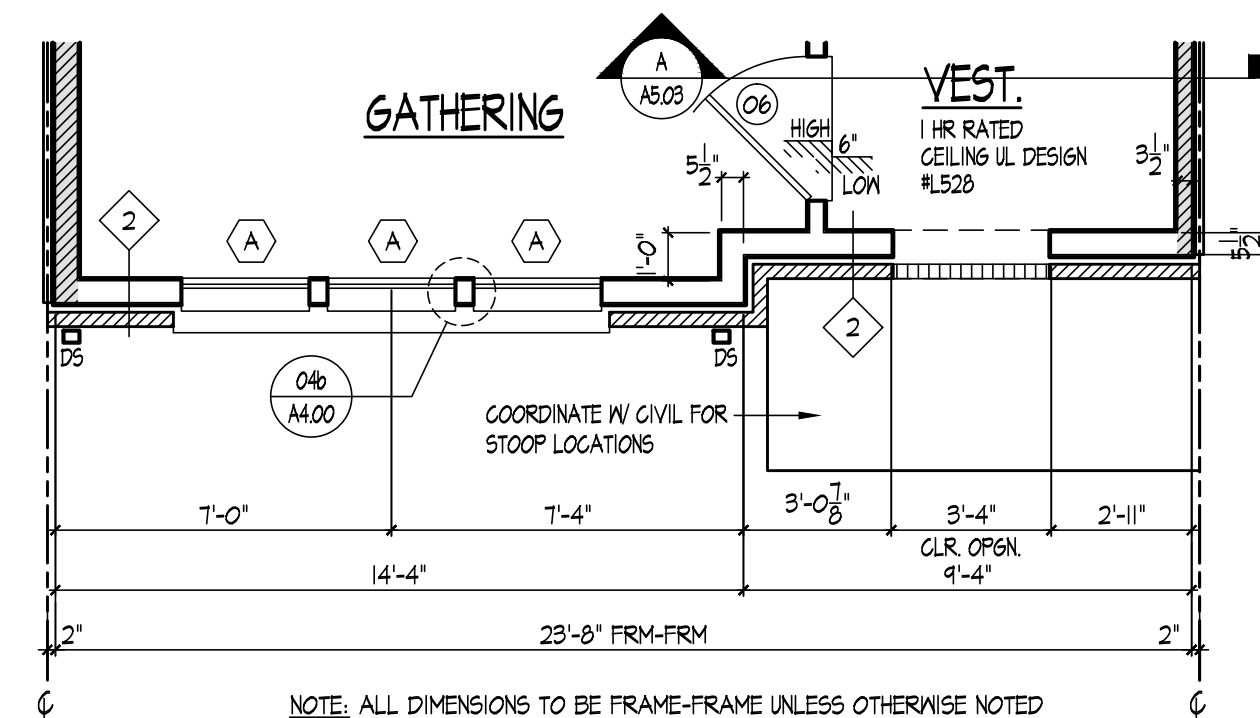
3 LAWRENCE II PARTIAL FIRST FLOOR PLAN - ELEVATION C
SCALE: 1/4" = 1'-0"



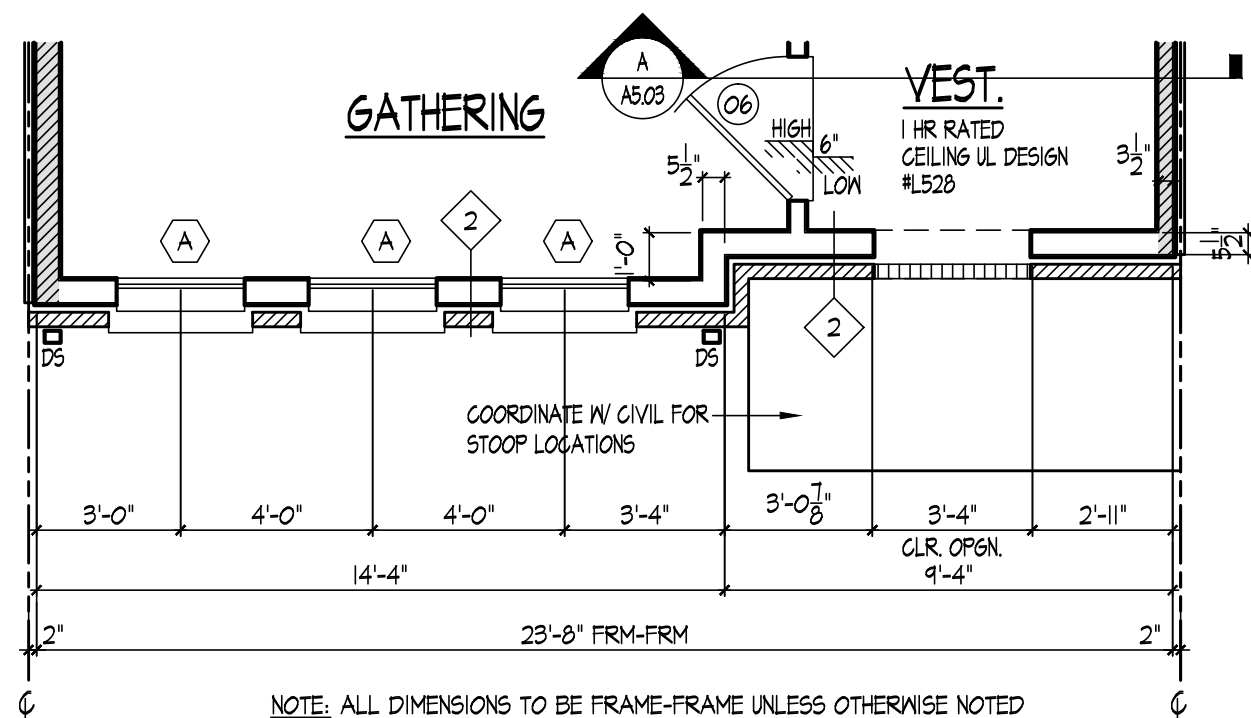
5 LAWRENCE II PARTIAL FIRST FLOOR PLAN - ELEVATION E
SCALE: 1/4" = 1'-0"



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

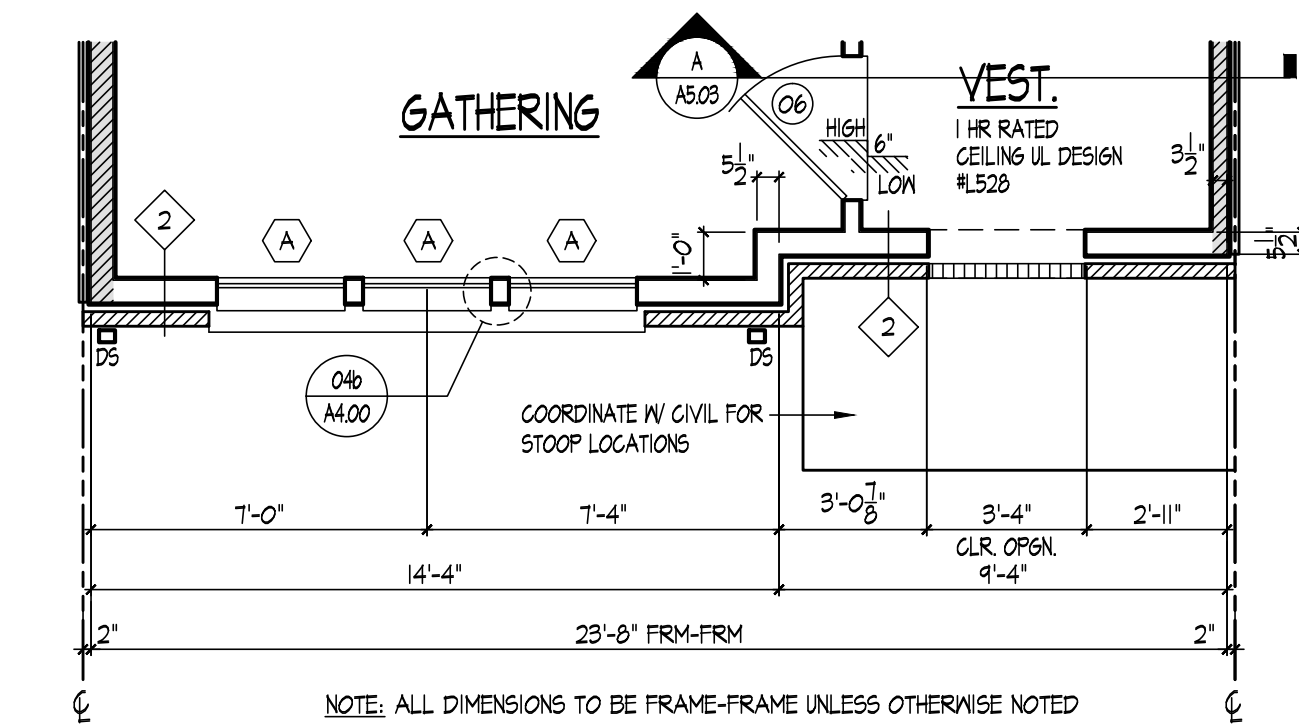


4 LAWRENCE II PARTIAL FIRST FLOOR PLAN - ELEVATION D
SCALE: 1/4" = 1'-0"

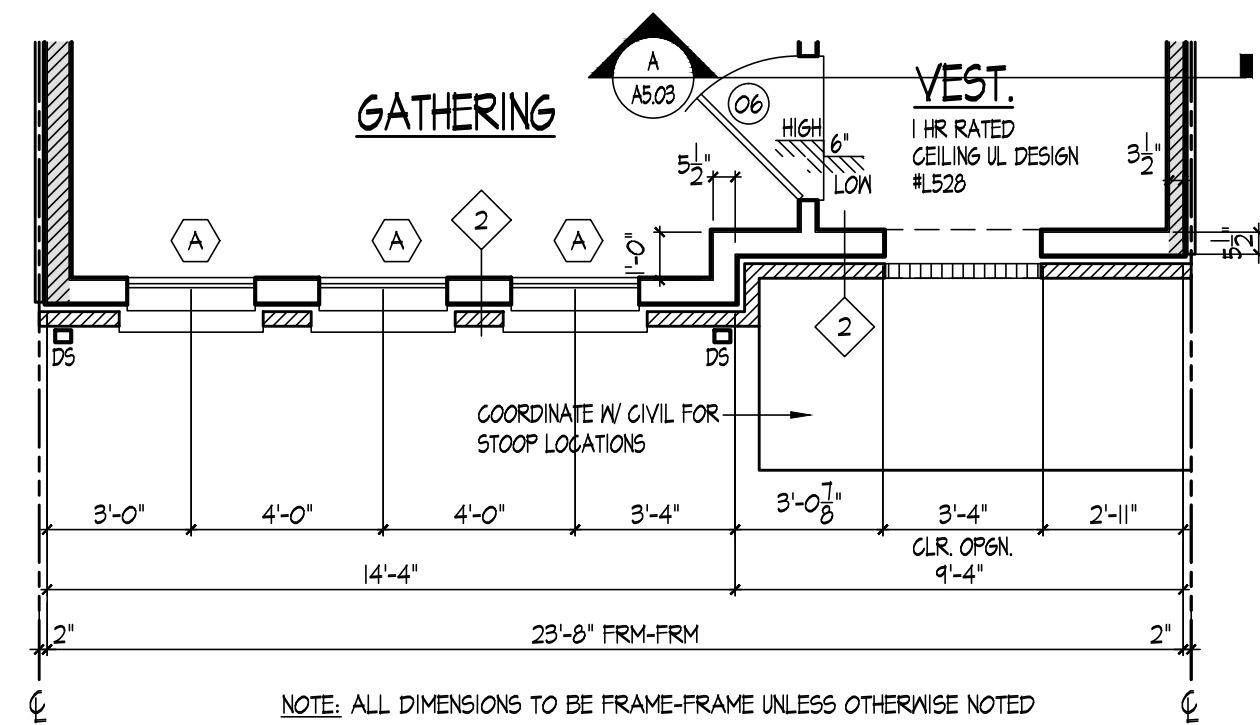


1 LAWRENCE II PARTIAL FIRST FLOOR PLAN - ELEVATION A
SCALE: 1/4" = 1'-0"

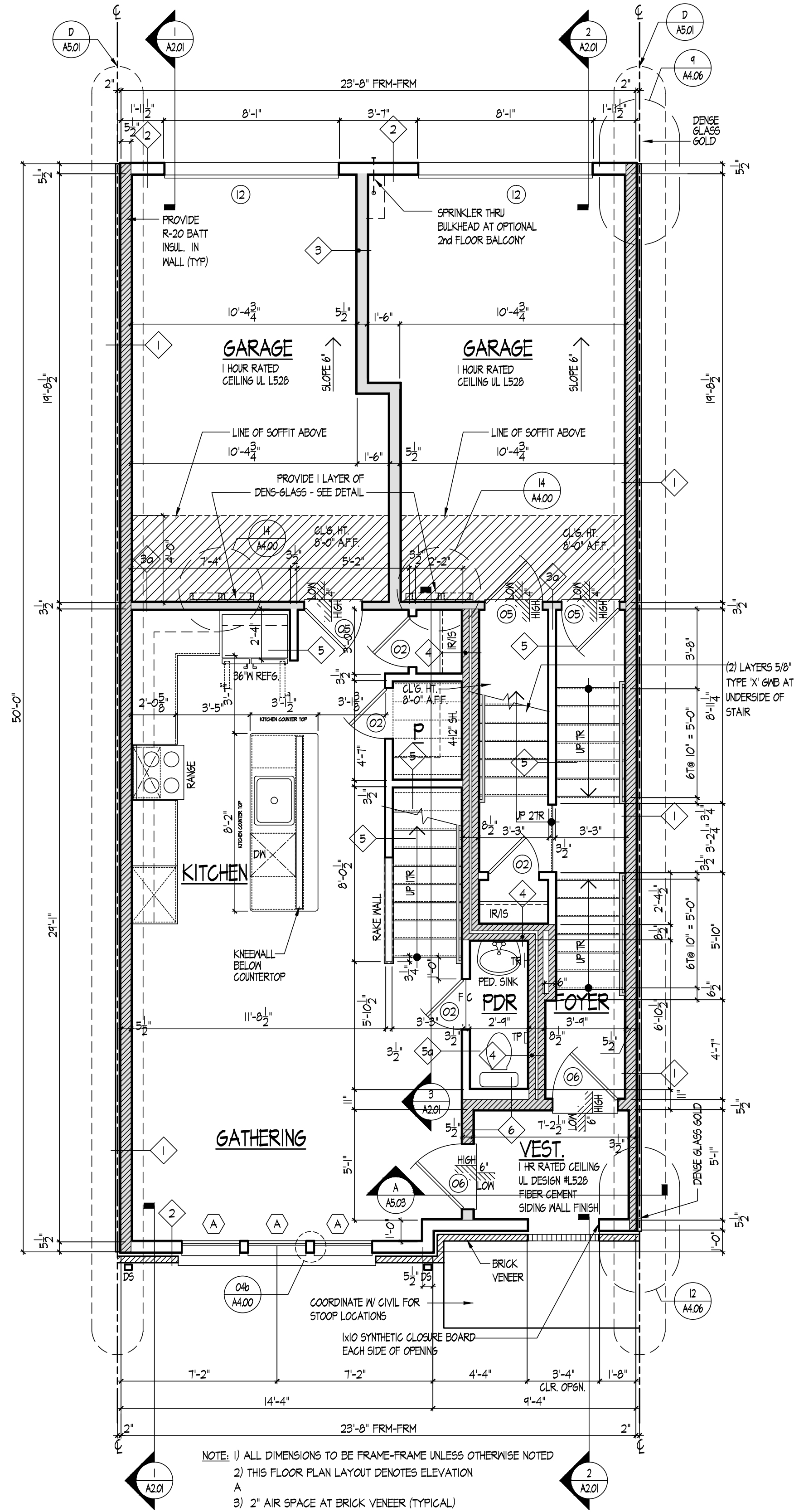
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3 LAWRENCE II PARTIAL FIRST FLOOR PLAN - ELEVATION D (ADU & MPDU)
A1.01b SCALE: 1/4" = 1'-0"

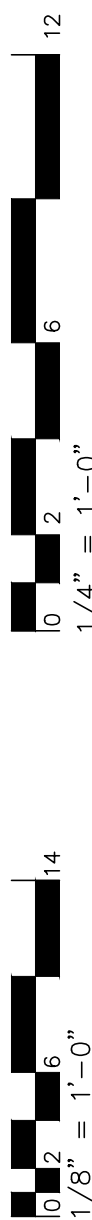
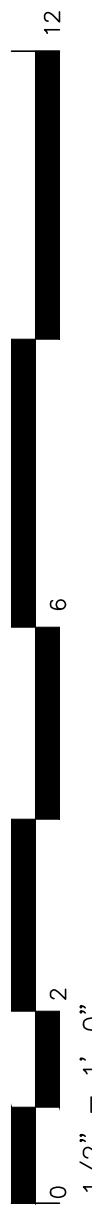


2 LAWRENCE II PARTIAL FIRST FLOOR PLAN - ELEVATION A (ADU & MPDU)
A1.01b SCALE: 1/4" = 1'-0"



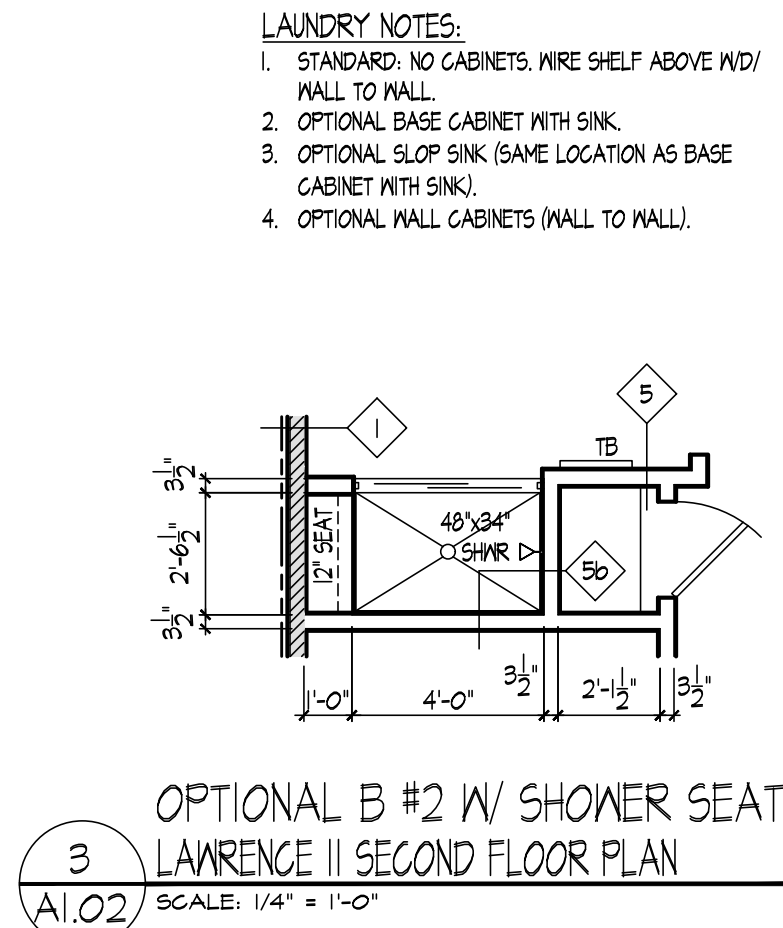
1 LAWRENCE II FIRST FLOOR PLAN - ELEVATION B (ADU & MPDU)
A1.01b SCALE: 1/4" = 1'-0"

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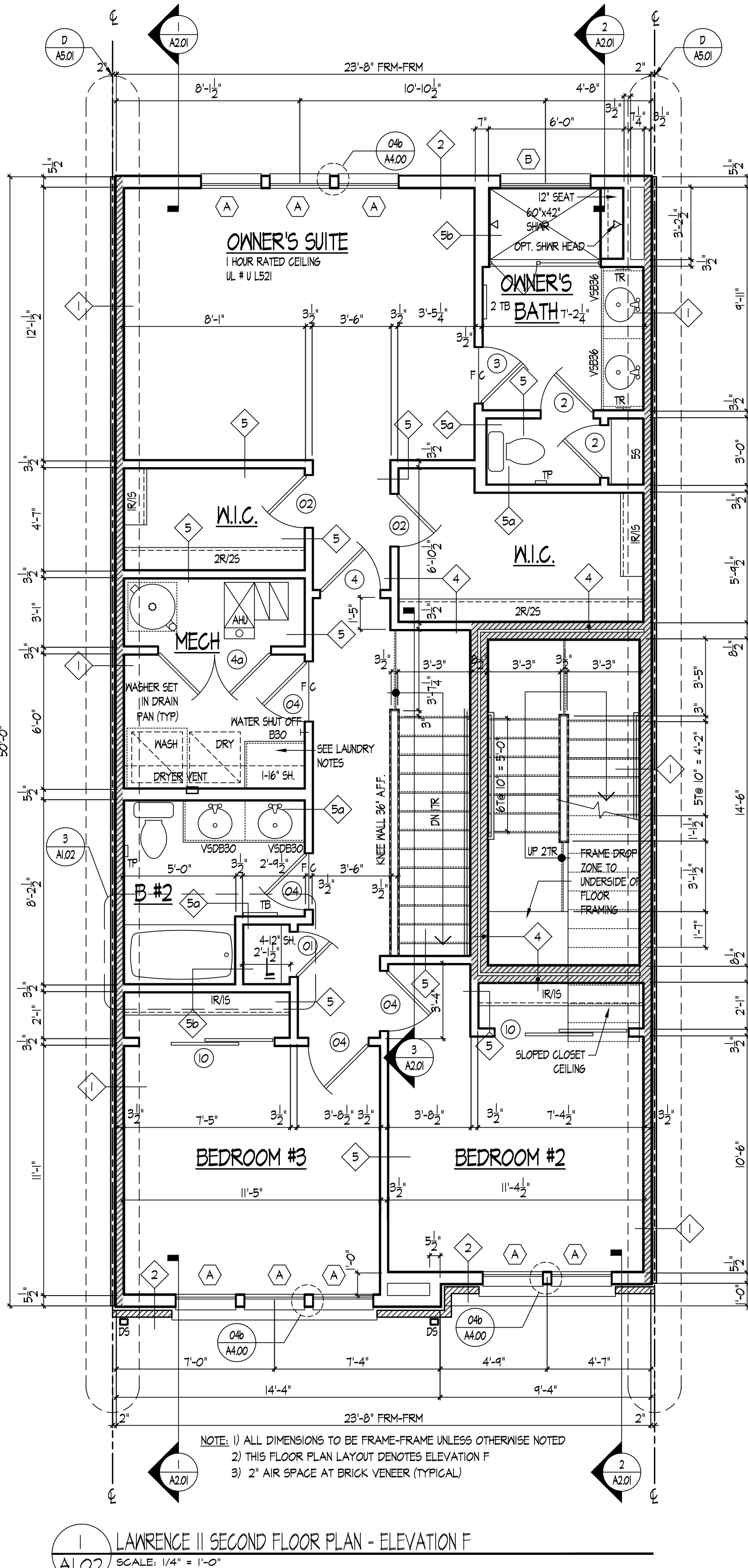


PARTIAL
SECOND FLOOR PLAN -
END CONDITION - OPTIONAL TERRACE
SCALE: 1/4" = 1'-0"

PARTIAL
SECOND FLOOR PLAN -
END CONDITION - UTILITY SHED
SCALE: 1/4" = 1'-0"

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

4 LAWRENCE II SECOND FLOOR PLAN - OPTIONAL BALCONY
SCALE: 1/4" = 1'-0"



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MEP ENGINEER
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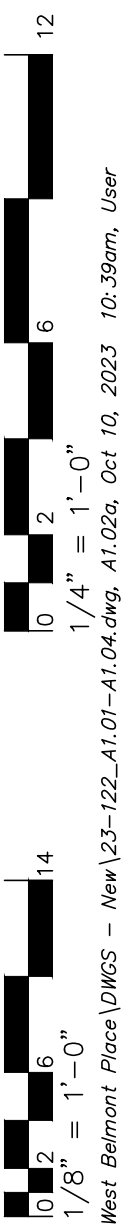
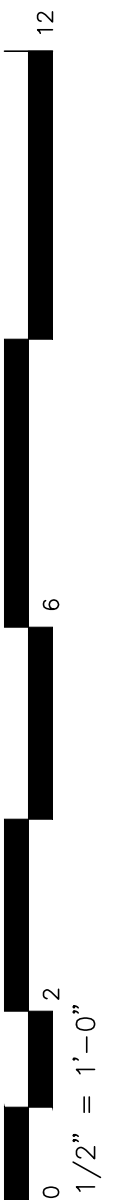
LAWRENCE II / SYDNEY II
PULTE HOMES

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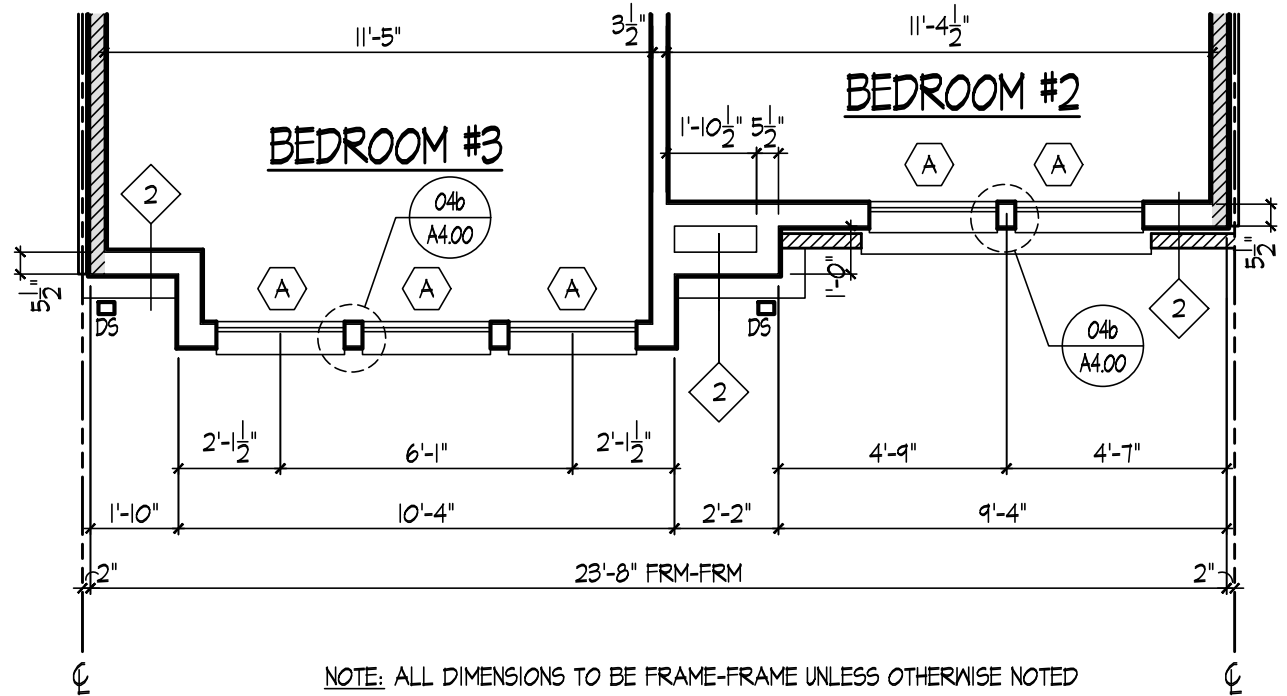
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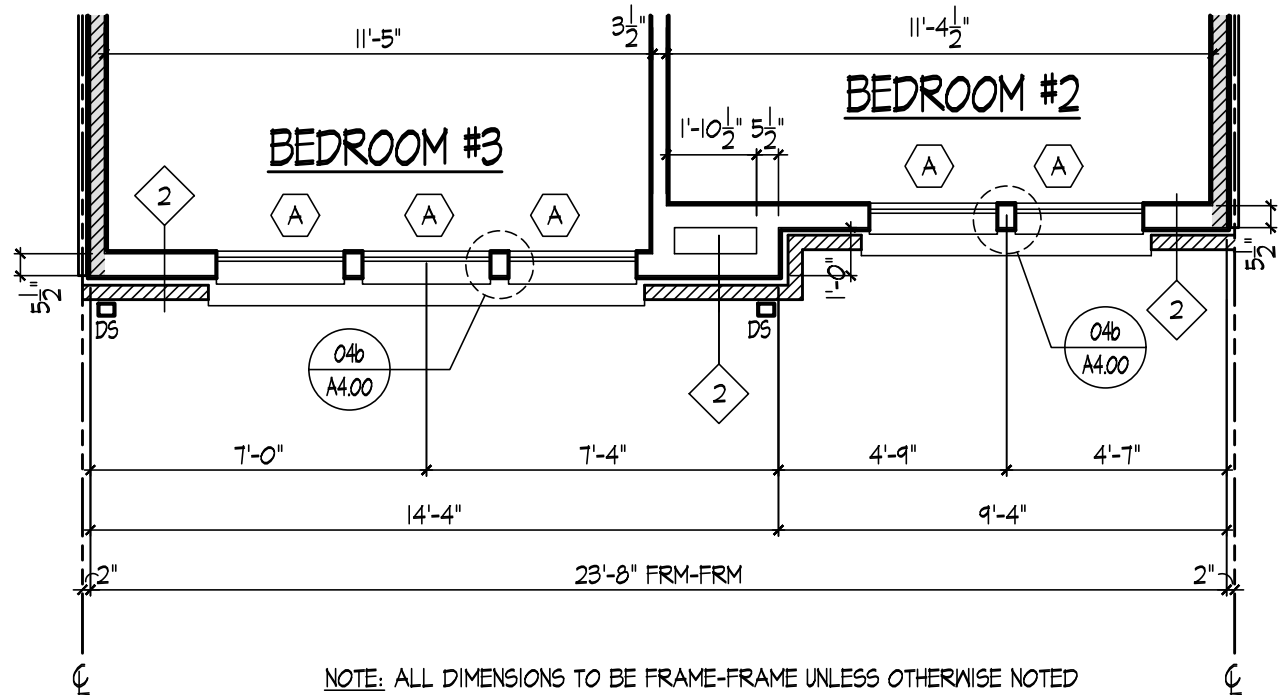


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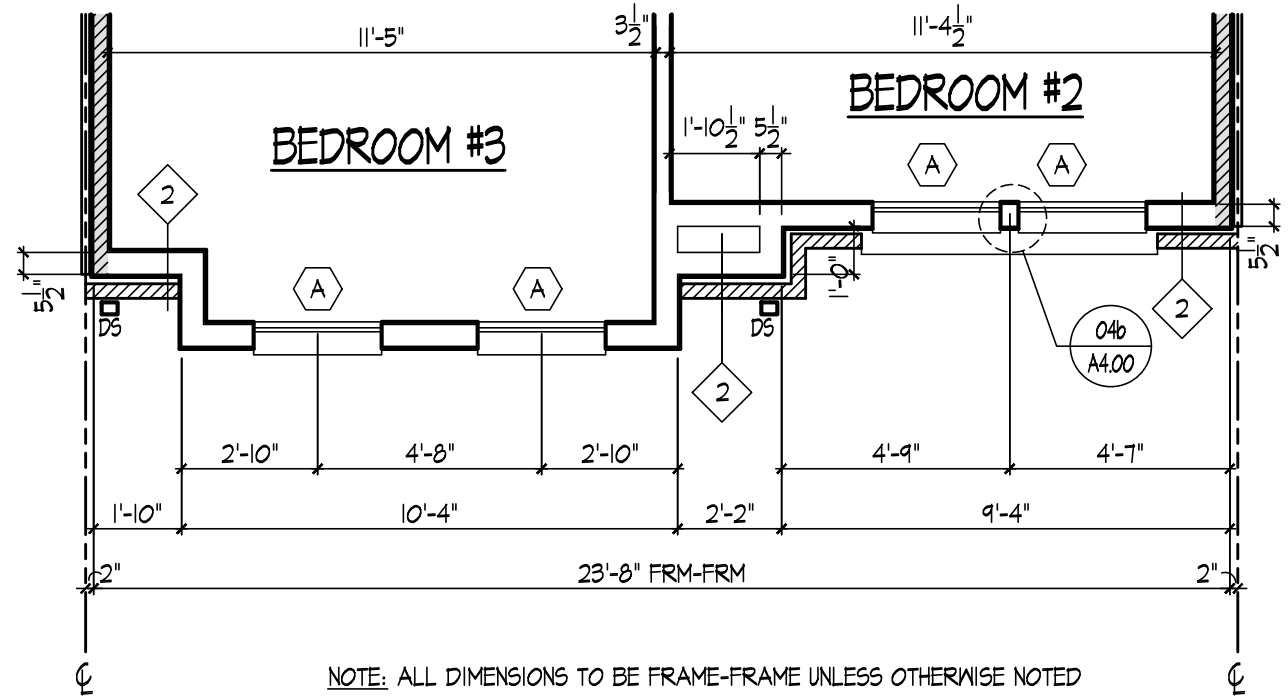
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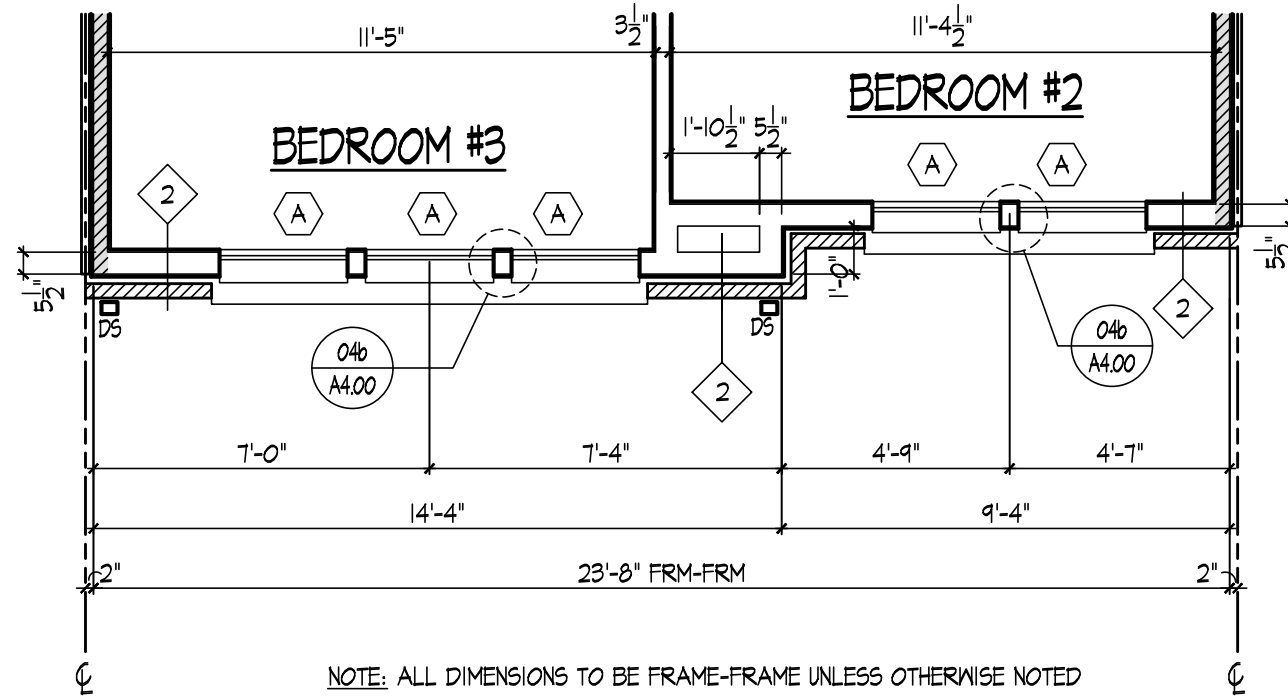
5 LAWRENCE II PARTIAL SECOND FLOOR PLAN - ELEVATION E
A1.02 SCALE: 1/4" = 1'-0"



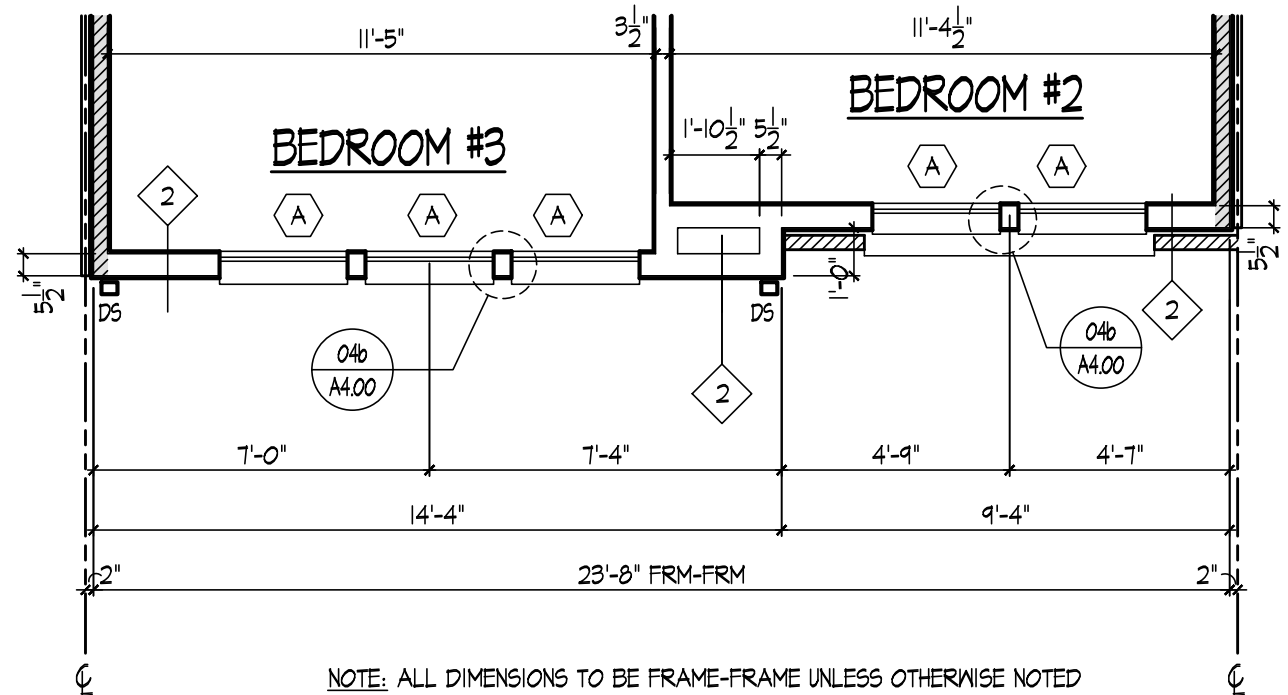
4 LAWRENCE II PARTIAL SECOND FLOOR PLAN - ELEVATION D
A1.02 SCALE: 1/4" = 1'-0"



3 LAWRENCE II PARTIAL SECOND FLOOR PLAN - ELEVATION C
A1.02 SCALE: 1/4" = 1'-0"



2 LAWRENCE II PARTIAL SECOND FLOOR PLAN - ELEVATION B
A1.02 SCALE: 1/4" = 1'-0"



1 LAWRENCE II PARTIAL SECOND FLOOR PLAN - ELEVATION A
A1.02 SCALE: 1/4" = 1'-0"



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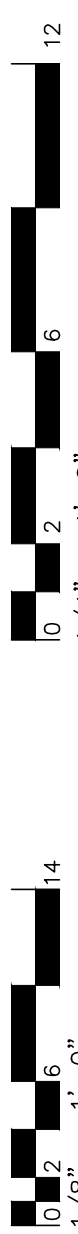
LAWRENCE II / SYDNEY II
PULTE HOMES

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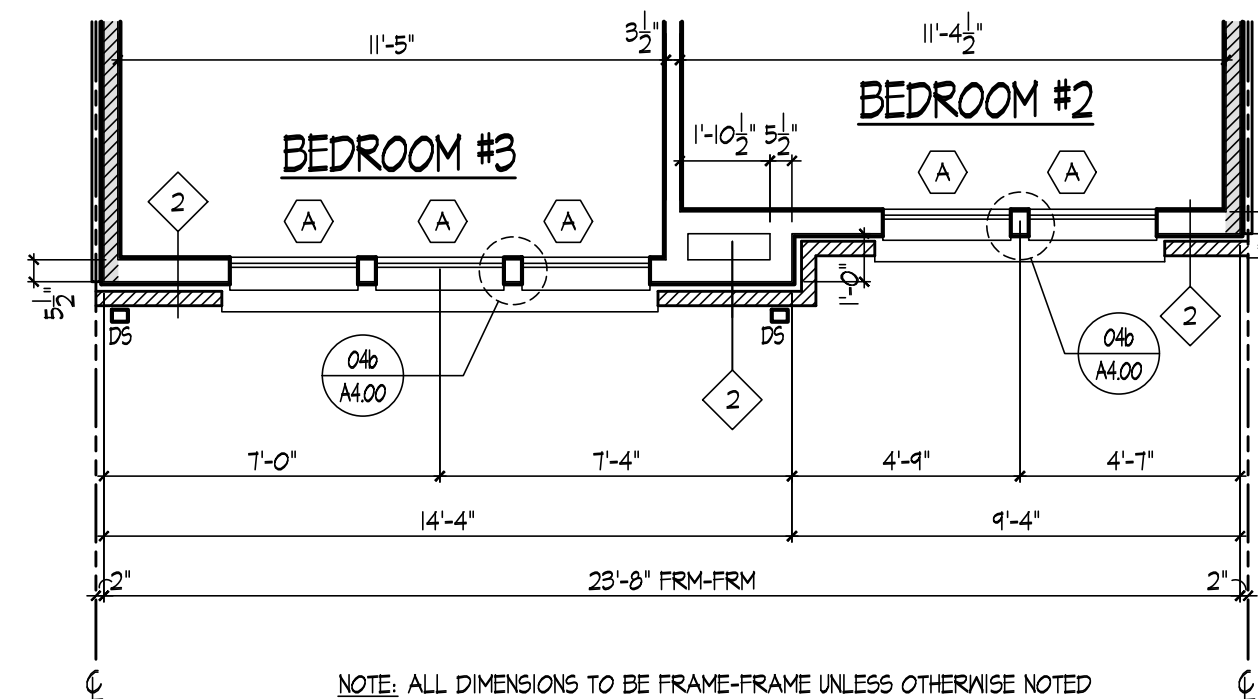
LAWRENCE II
PARTIAL FLOOR PLANS

A1.02a

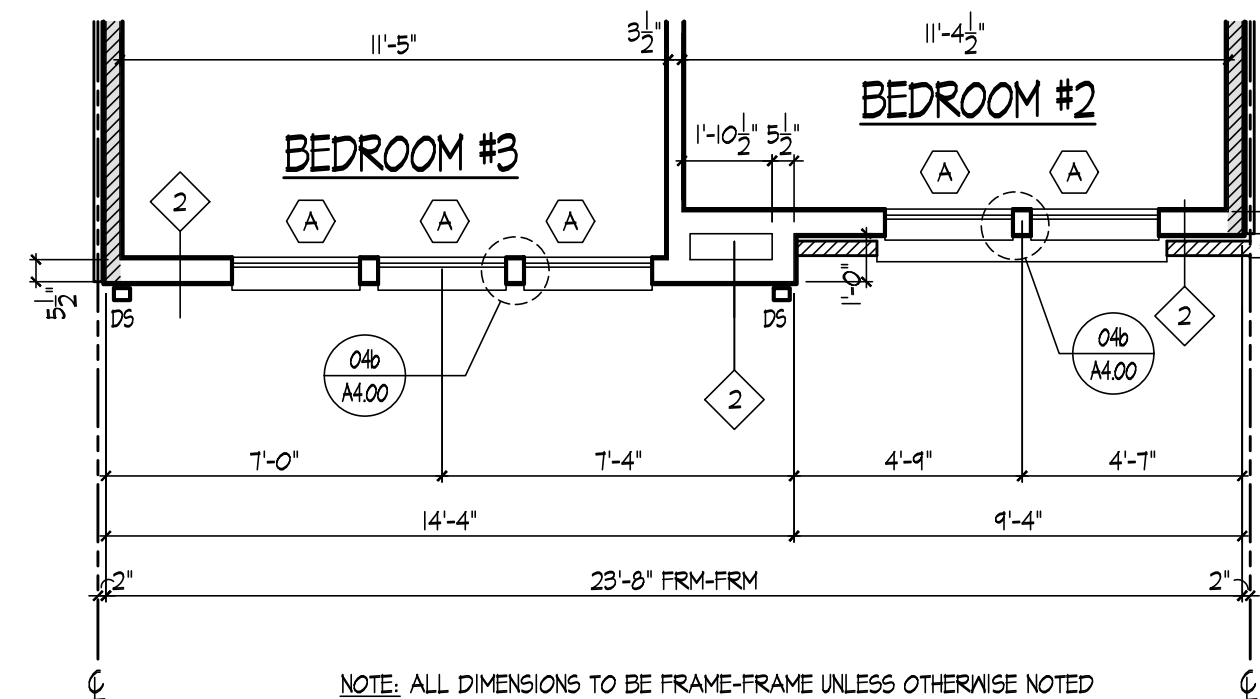


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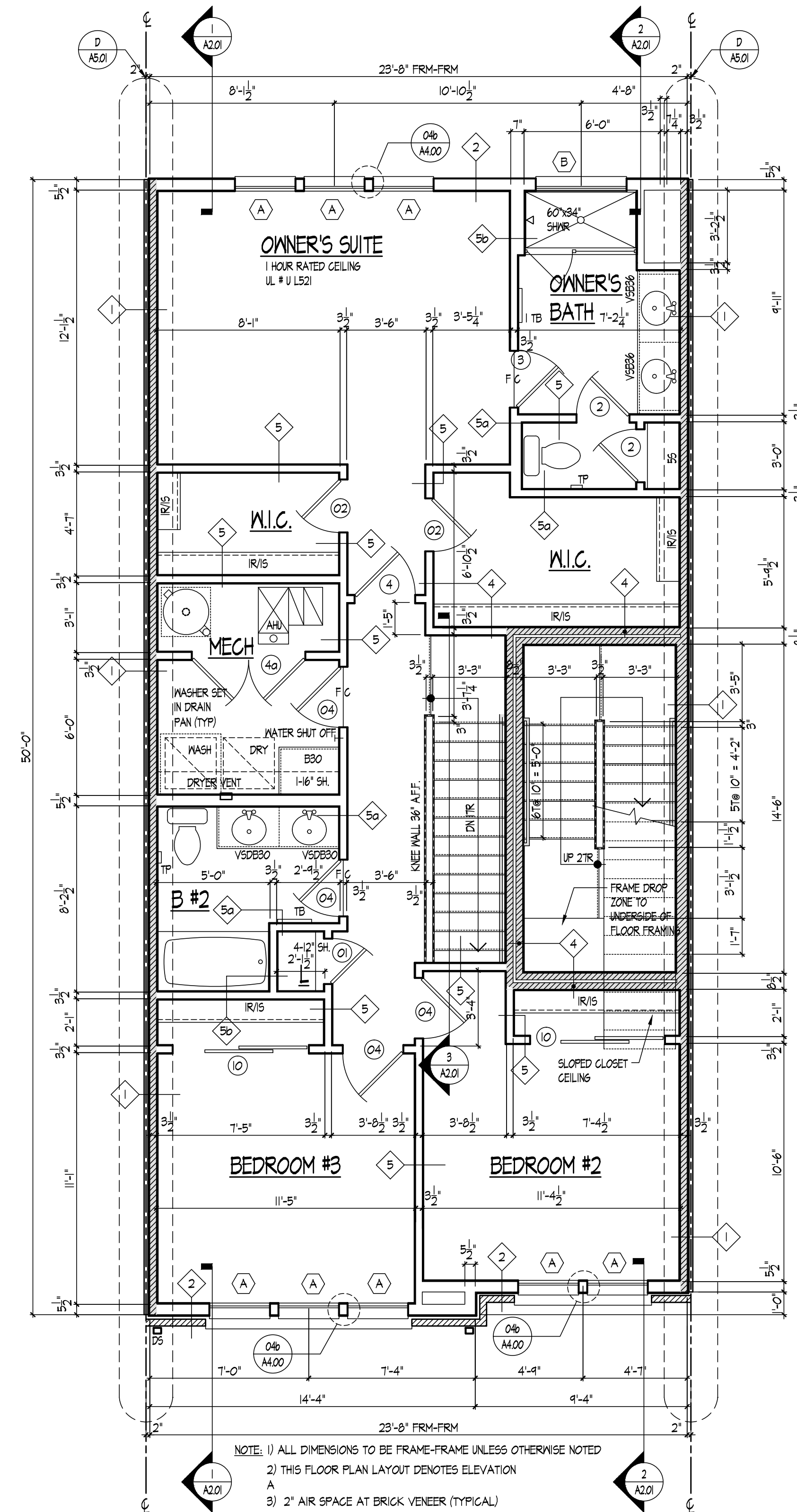
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3 LAWRENCE II PARTIAL SECOND FLOOR PLANS (ADU & MPDU)
A1.02b SCALE: 1/4" = 1'-0"



2 LAWRENCE II PARTIAL SECOND FLOOR PLANS (ADU & MPDU)
A1.02b SCALE: 1/4" = 1'-0"



1 LAWRENCE II SECOND FLOOR PLAN - ELEVATION B (ADU & MPDU)
A1.02b SCALE: 1/4" = 1'-0"



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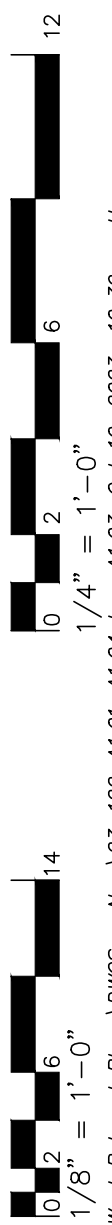
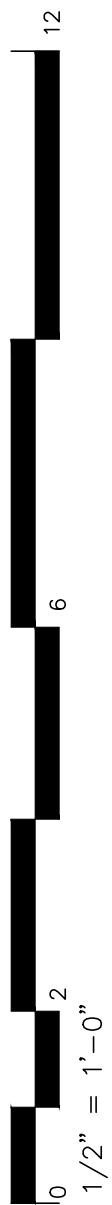
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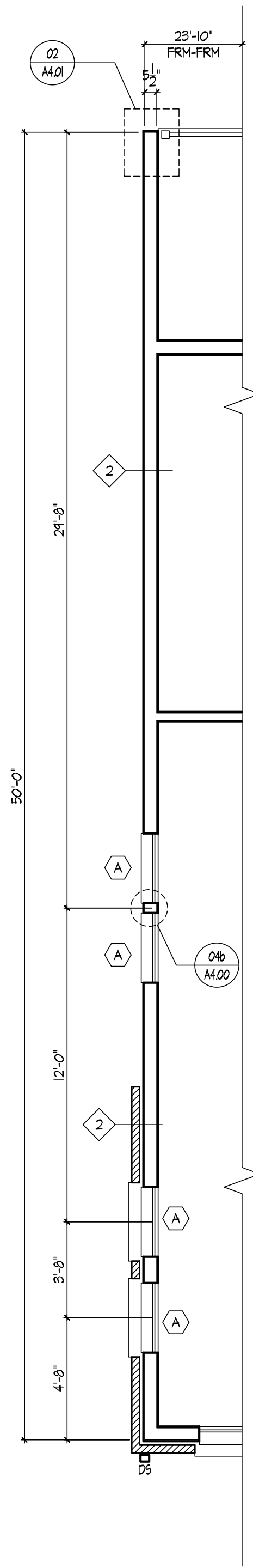
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ADU & MPDU UNIT

A1.02b

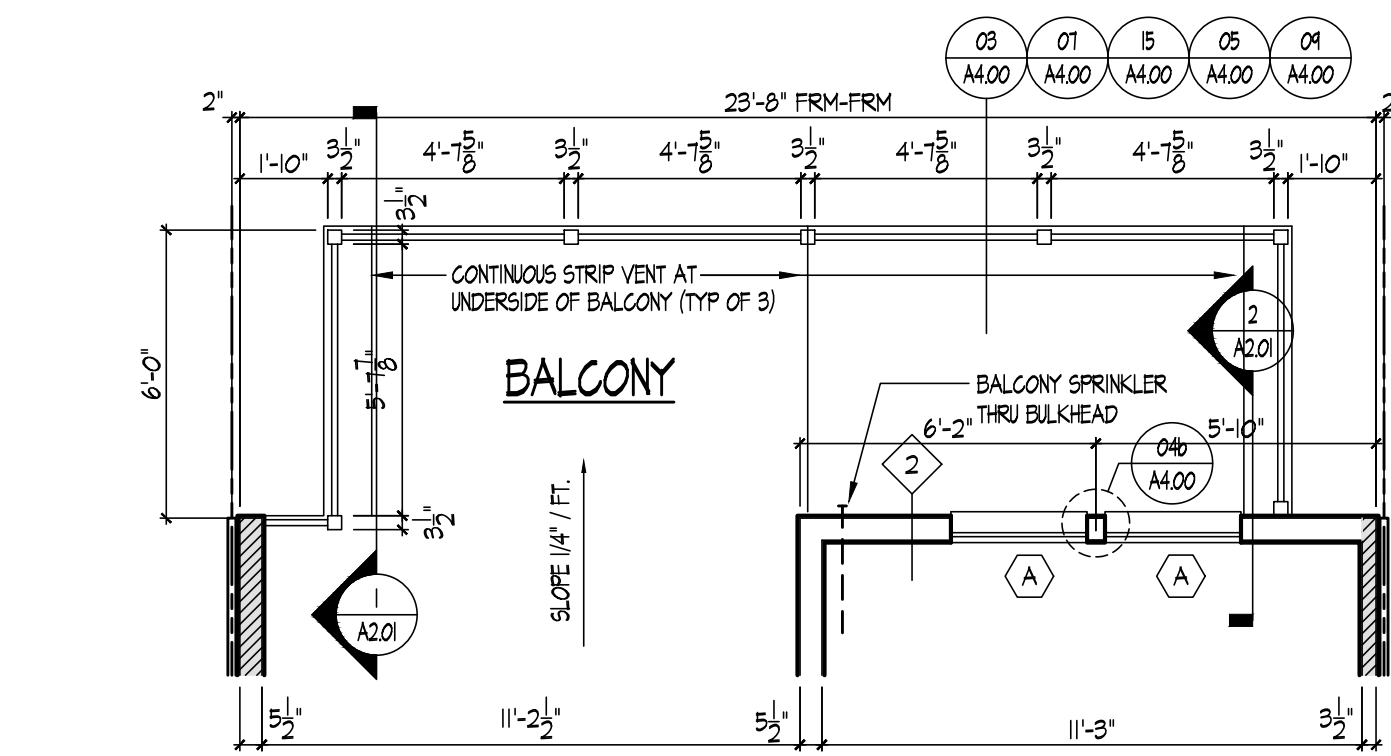


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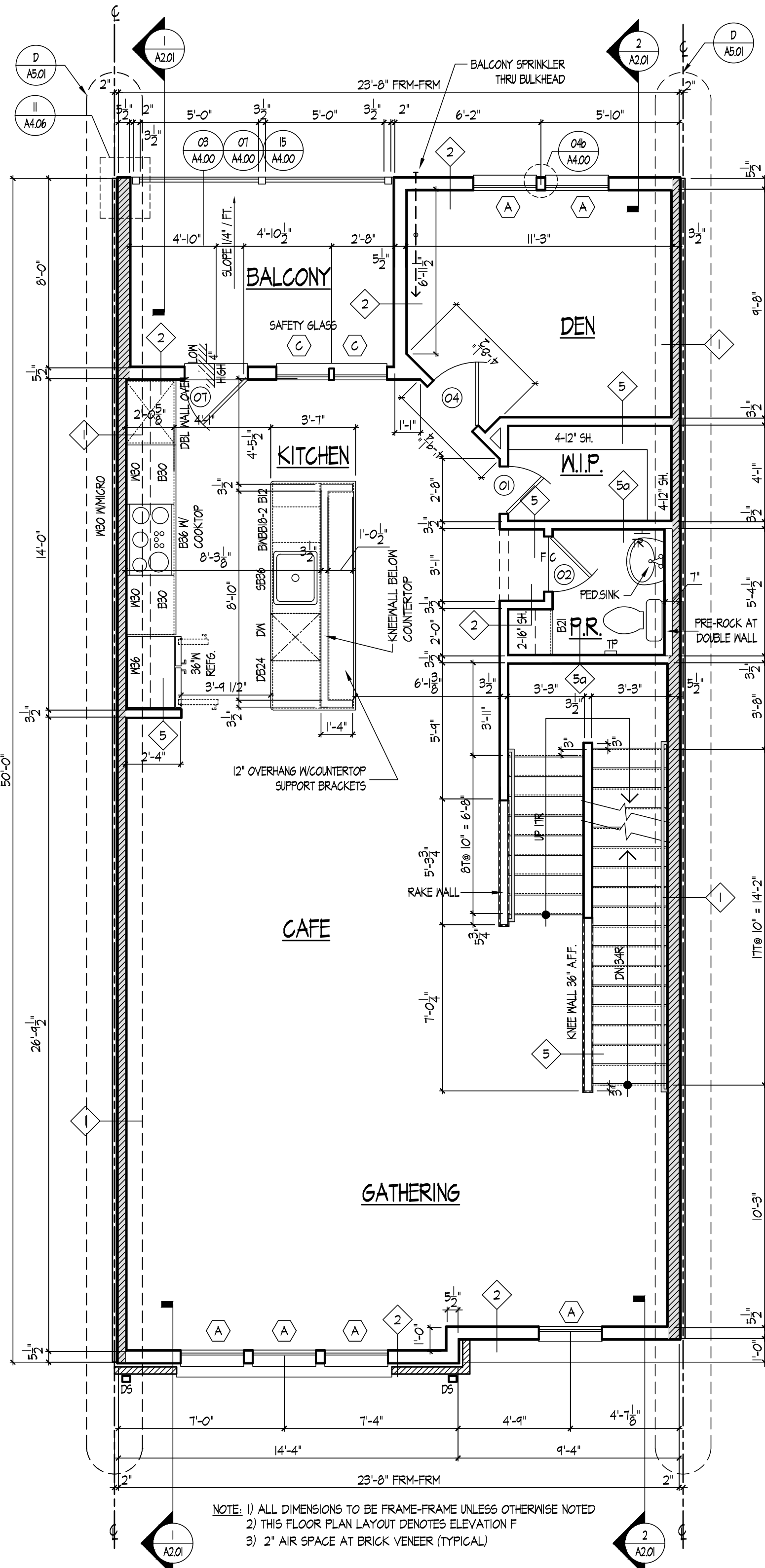
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PARTIAL
THIRD FLOOR PLAN -
END CONDITION
SCALE: 1/4" = 1'-0"



2 SYDNEY II THIRD FLOOR PLAN - OPTIONAL BALCONY
A1.03 SCALE: 1/4" = 1'-0"



1 SYDNEY II THIRD FLOOR PLAN - ELEVATION F
A1.03 SCALE: 1/4" = 1'-0"

NOTE: 1) 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)



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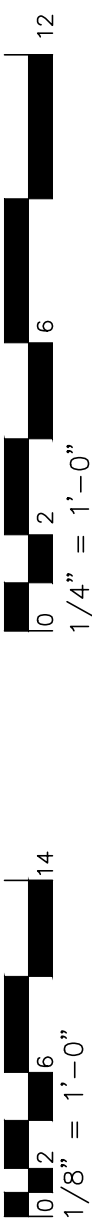
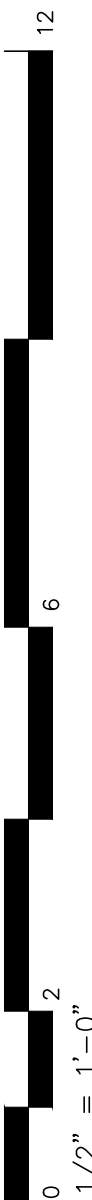
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SYDNEY II
THIRD FLOOR PLAN

A1.03



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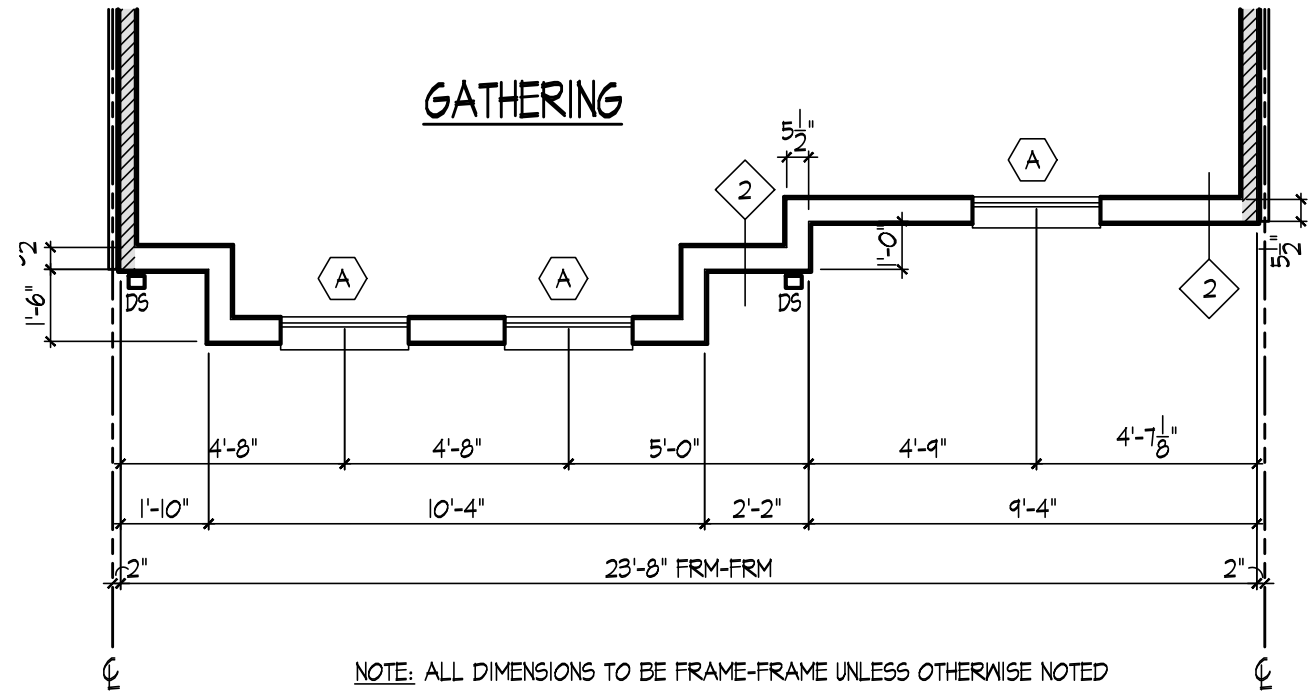
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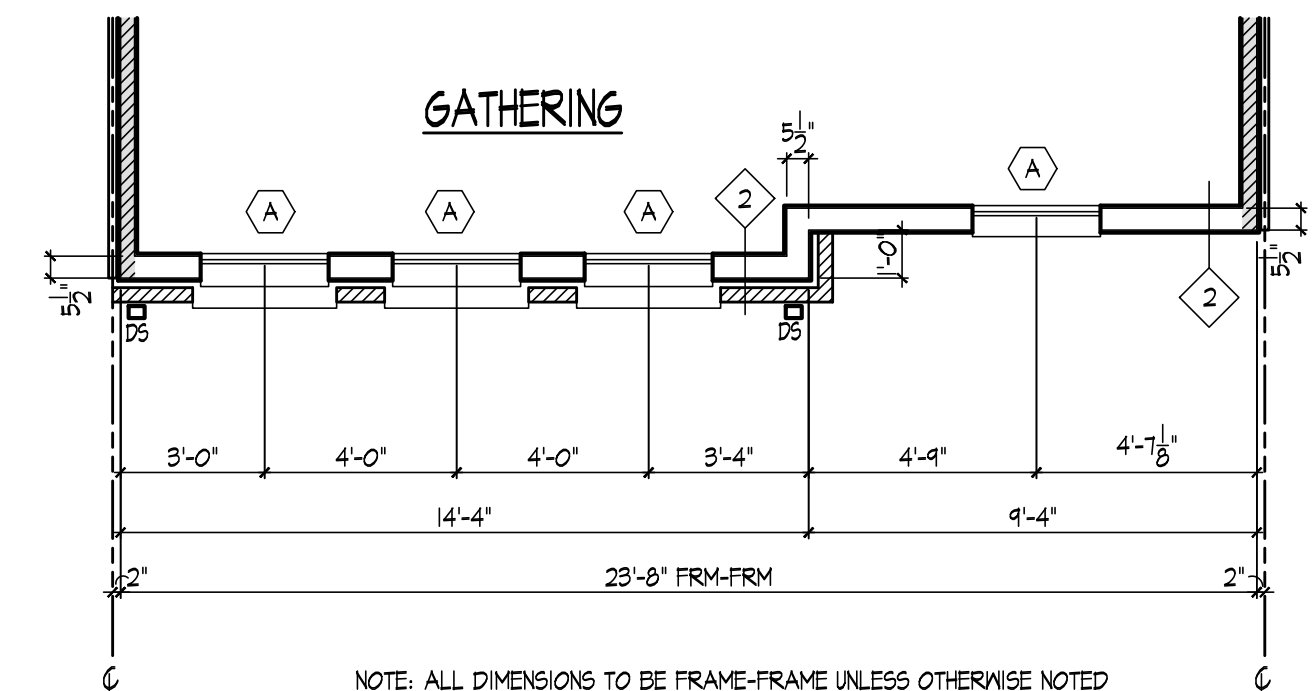
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3.		8.
4.		9.
5.		10.

SYDNEY II
PARTIAL FLOOR PLANS

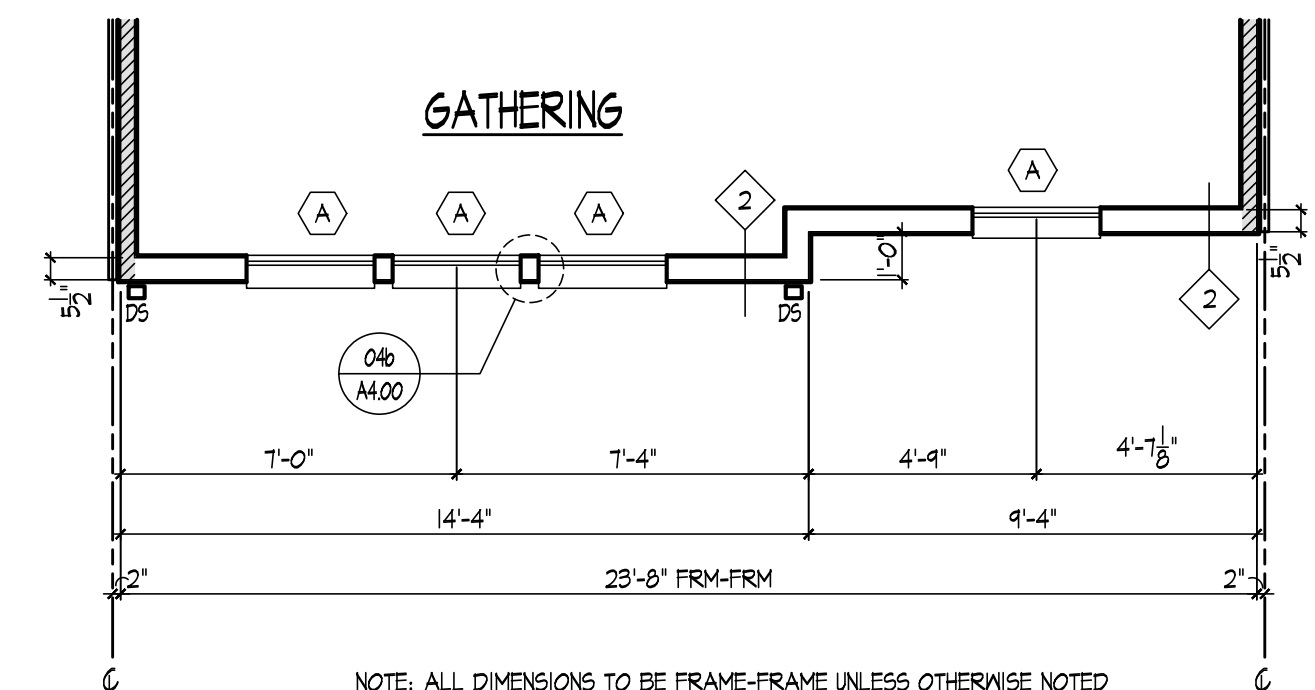
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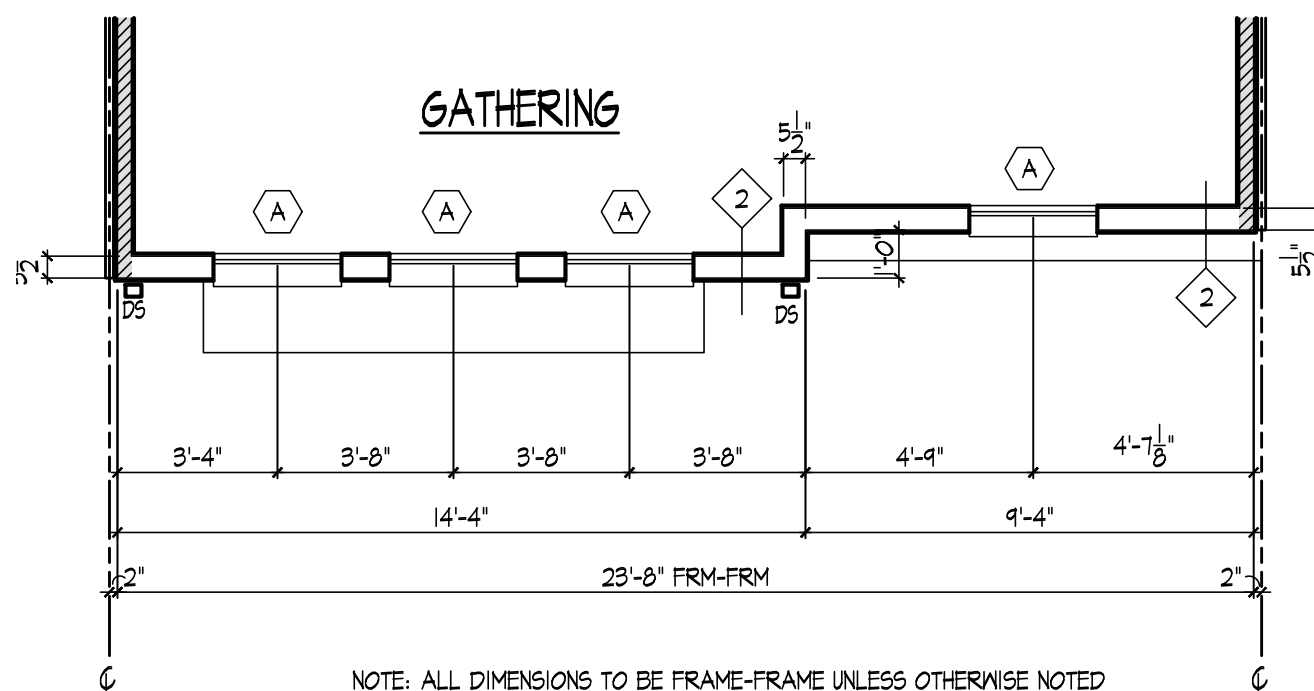
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A1.03a SCALE: 1/4" = 1'-0"



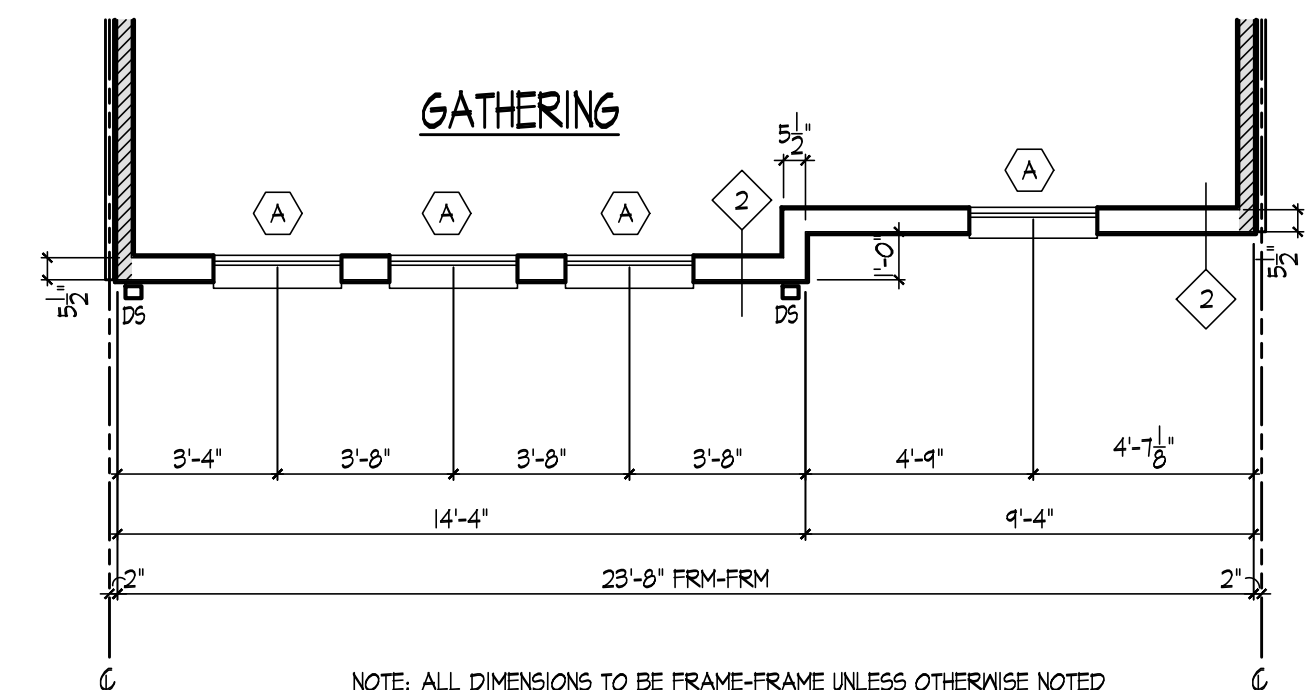
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A1.03a SCALE: 1/4" = 1'-0"



1 SYDNEY II PARTIAL THIRD FLOOR PLAN - ELEVATION A
A1.03a SCALE: 1/4" = 1'-0"



1 SYDNEY II PARTIAL THIRD FLOOR PLAN - ELEVATION E
A1.03a SCALE: 1/4" = 1'-0"



1 SYDNEY II PARTIAL THIRD FLOOR PLAN - ELEVATION D
A1.03a SCALE: 1/4" = 1'-0"



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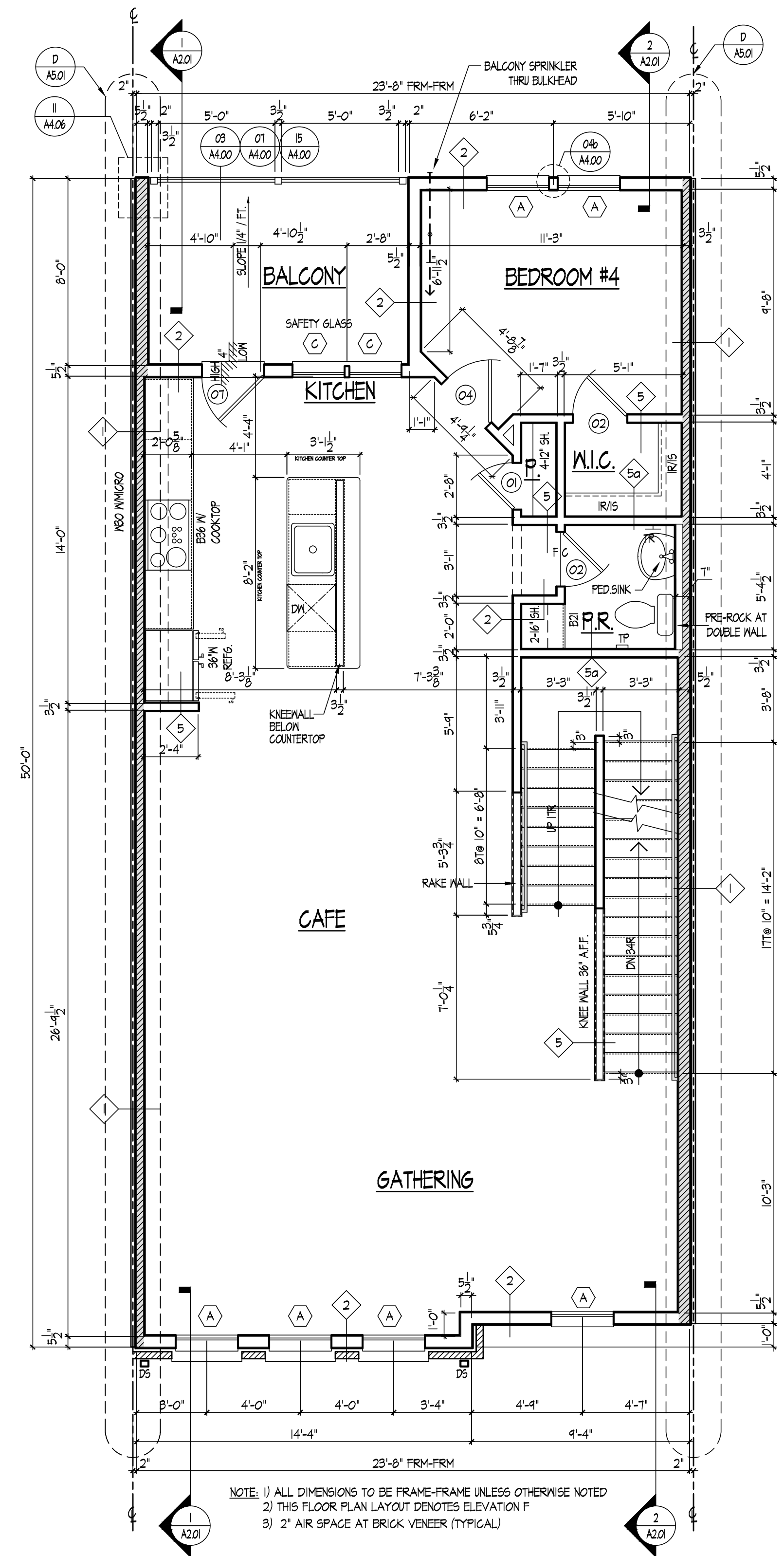
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SYDNEY II

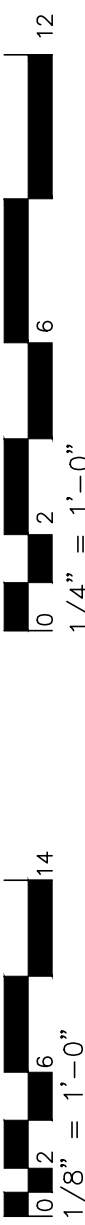
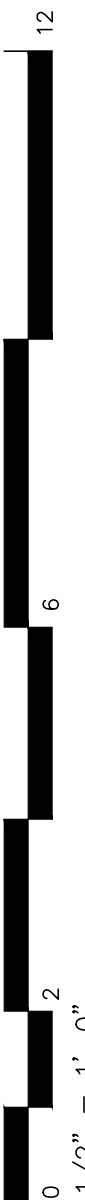
THIRD FLOOR PLAN

ADU & MPDU UNIT

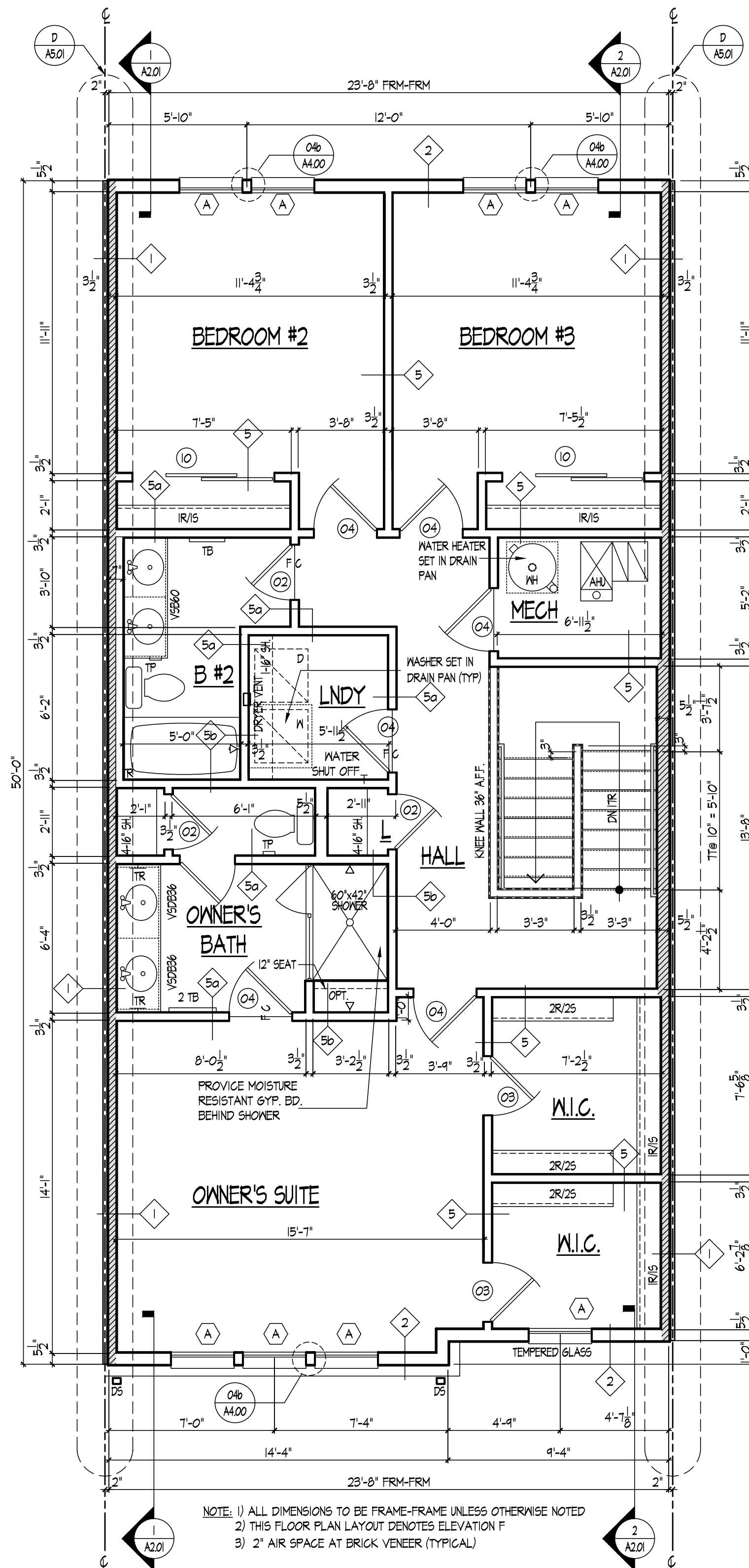
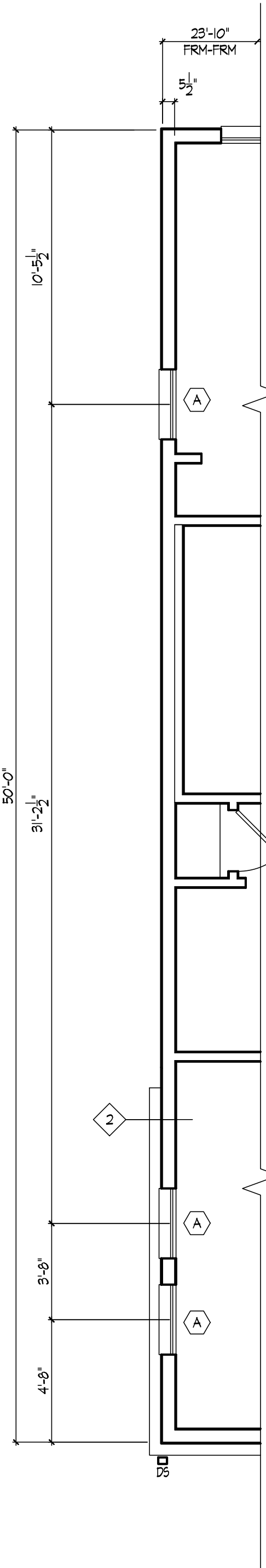
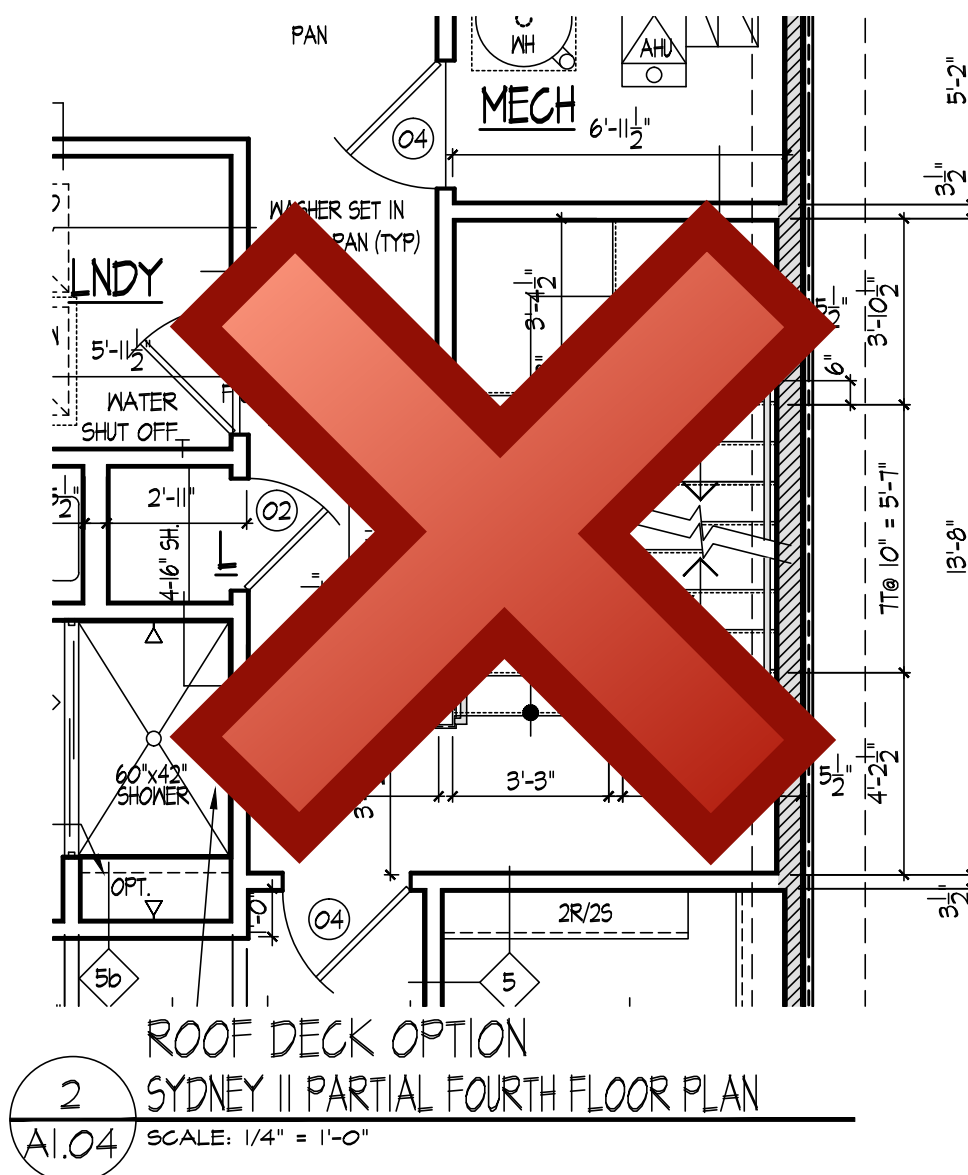
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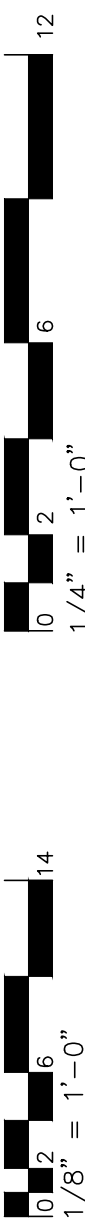
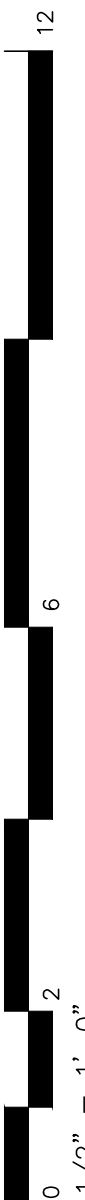
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A.03a SYDNEY II THIRD FLOOR PLAN - ELEVATION B (ADU & MPDU)
SCALE: 1/4" = 1'-0"



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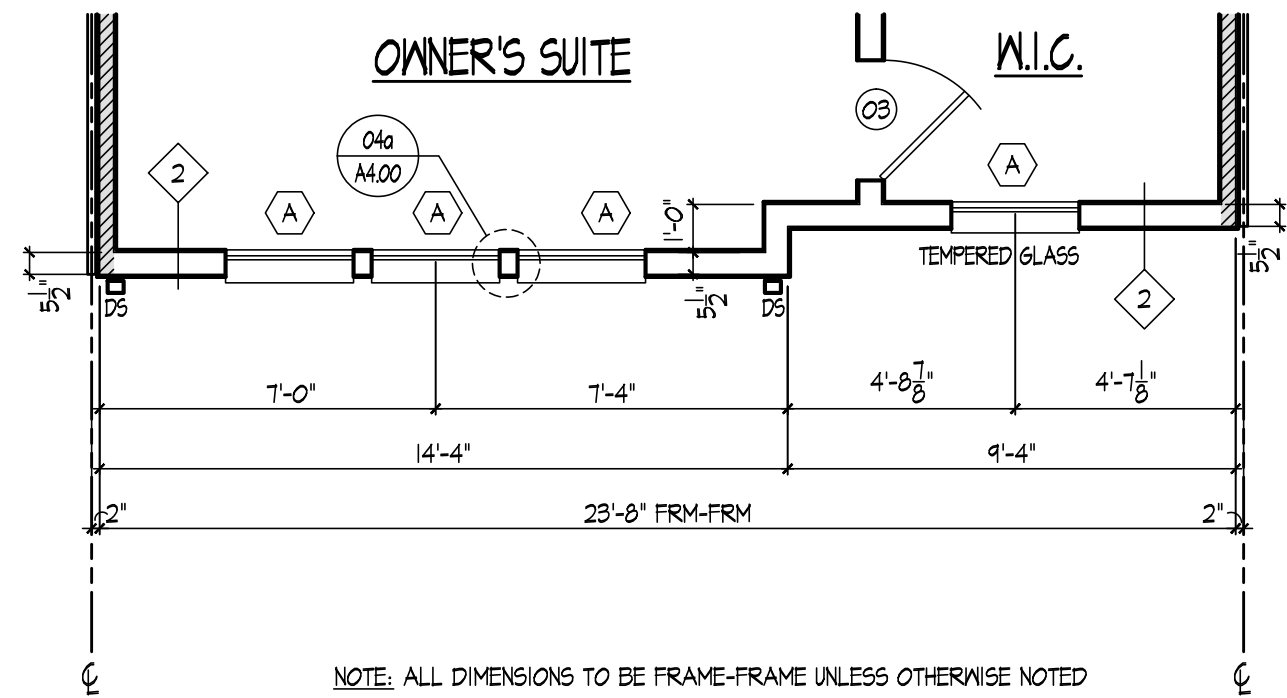
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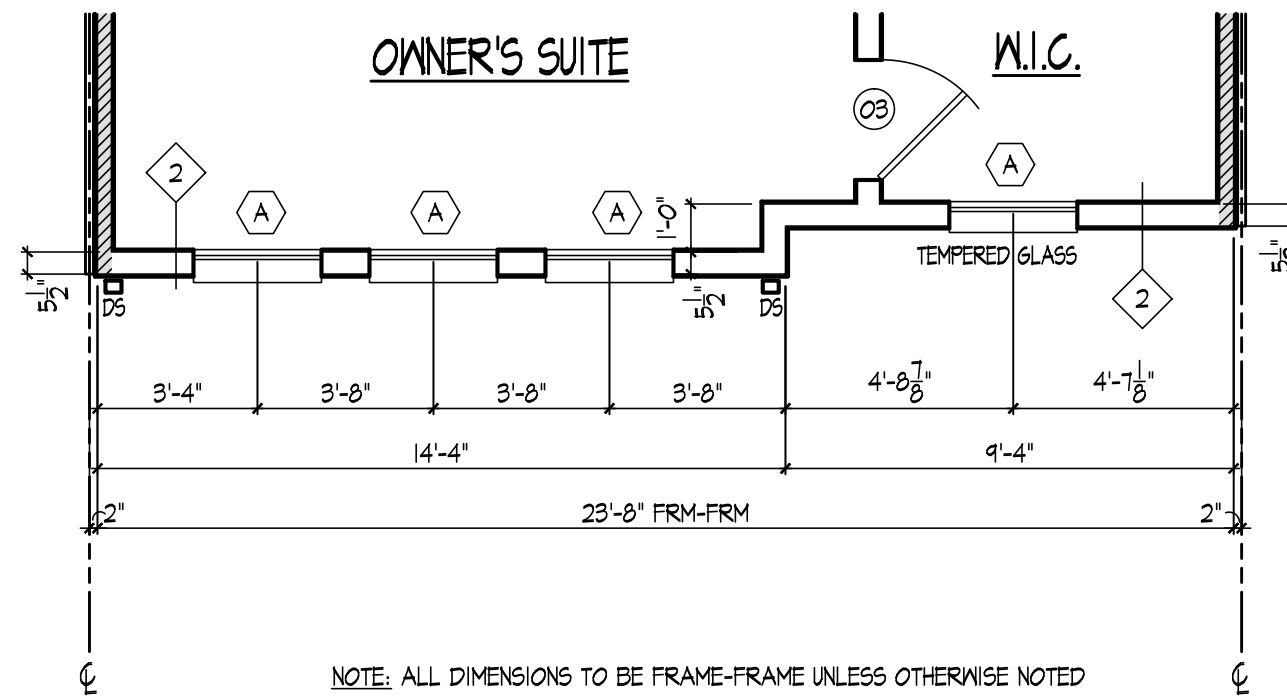
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SYDNEY II
PARTIAL FLOOR PLANS

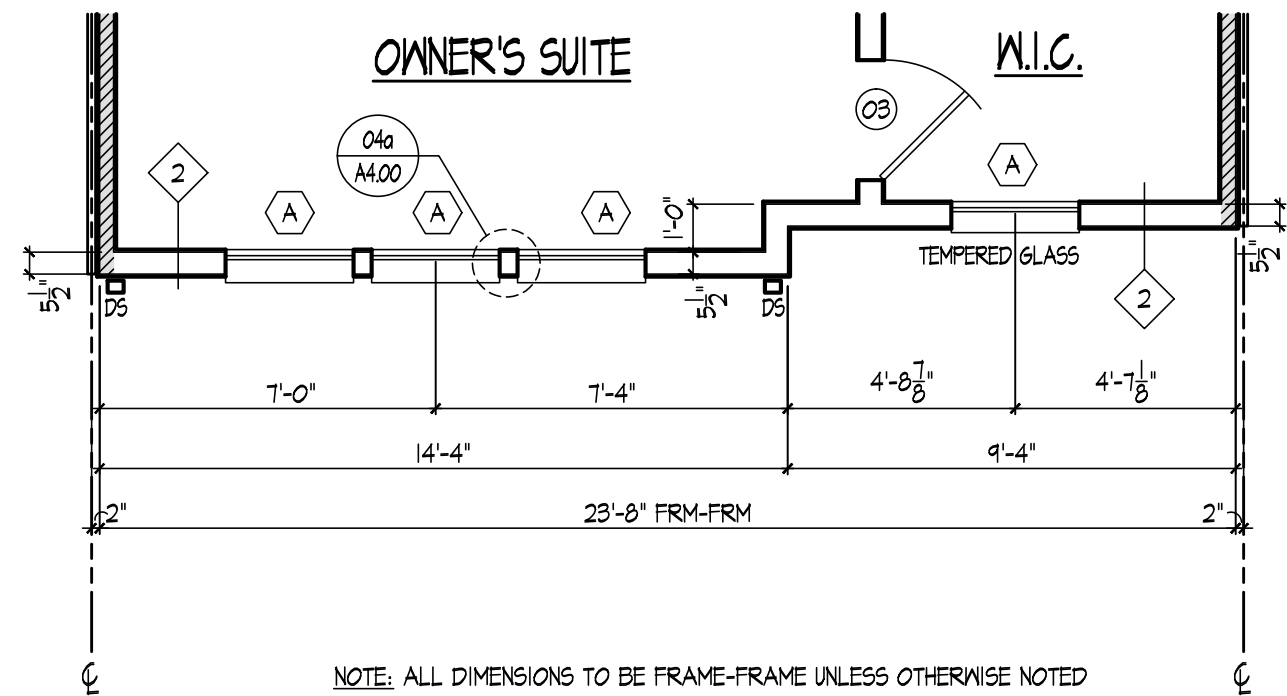
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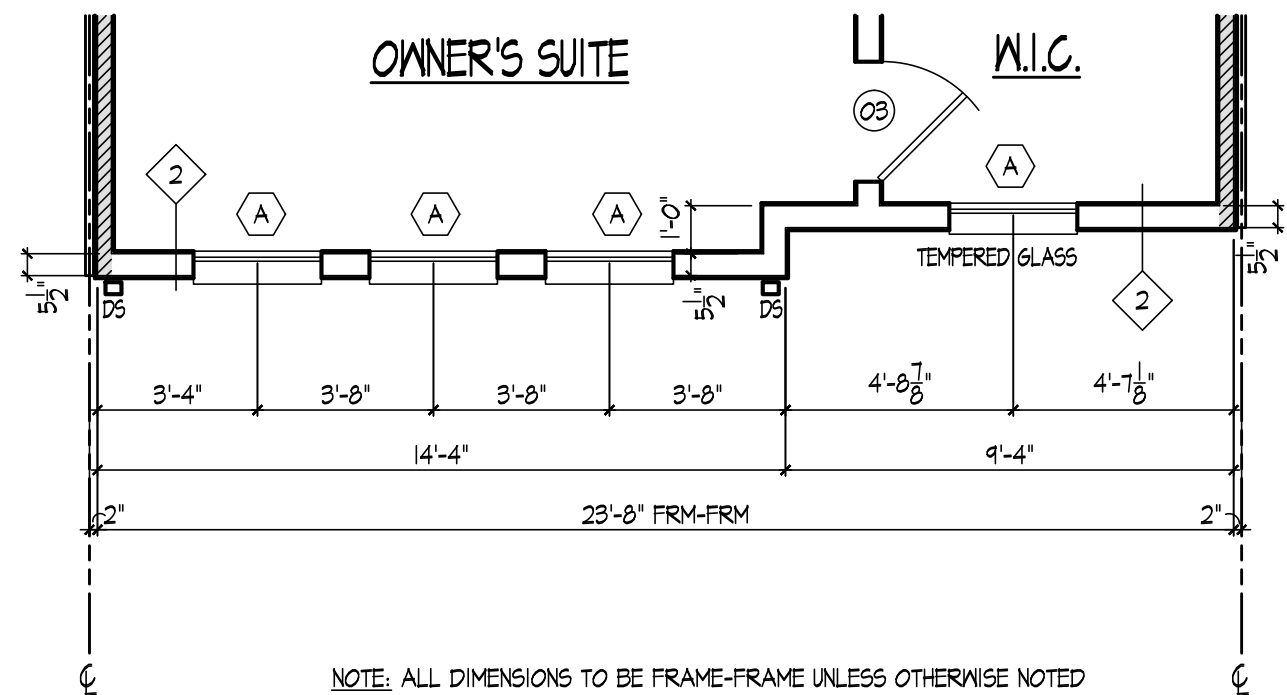
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A1.04a SCALE: 1/4" = 1'-0"



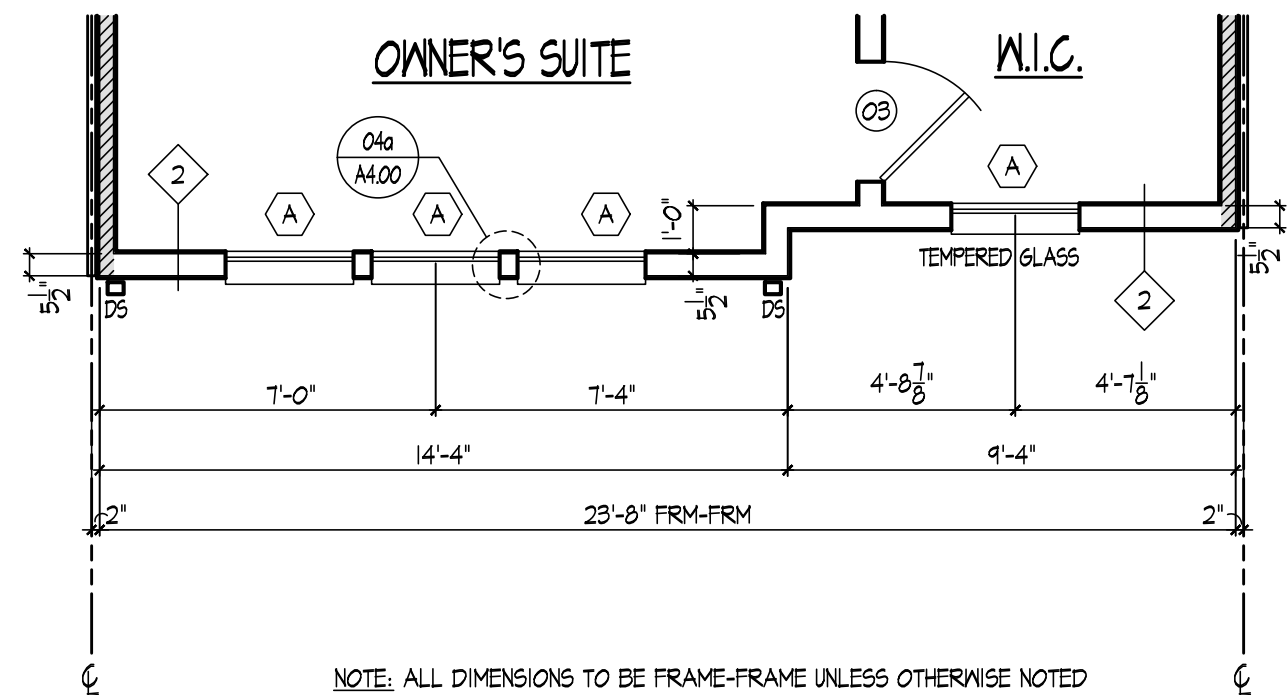
5 SYDNEY II PARTIAL FOURTH FLOOR PLAN - ELEVATION E
A1.04a SCALE: 1/4" = 1'-0"



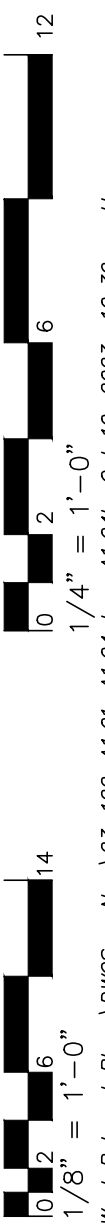
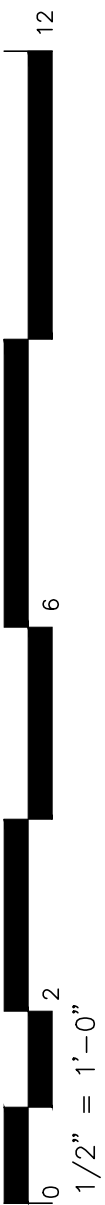
2 SYDNEY II PARTIAL FOURTH FLOOR PLAN - ELEVATION B
A1.04a SCALE: 1/4" = 1'-0"



4 SYDNEY II PARTIAL FOURTH FLOOR PLAN - ELEVATION D
A1.04a SCALE: 1/4" = 1'-0"

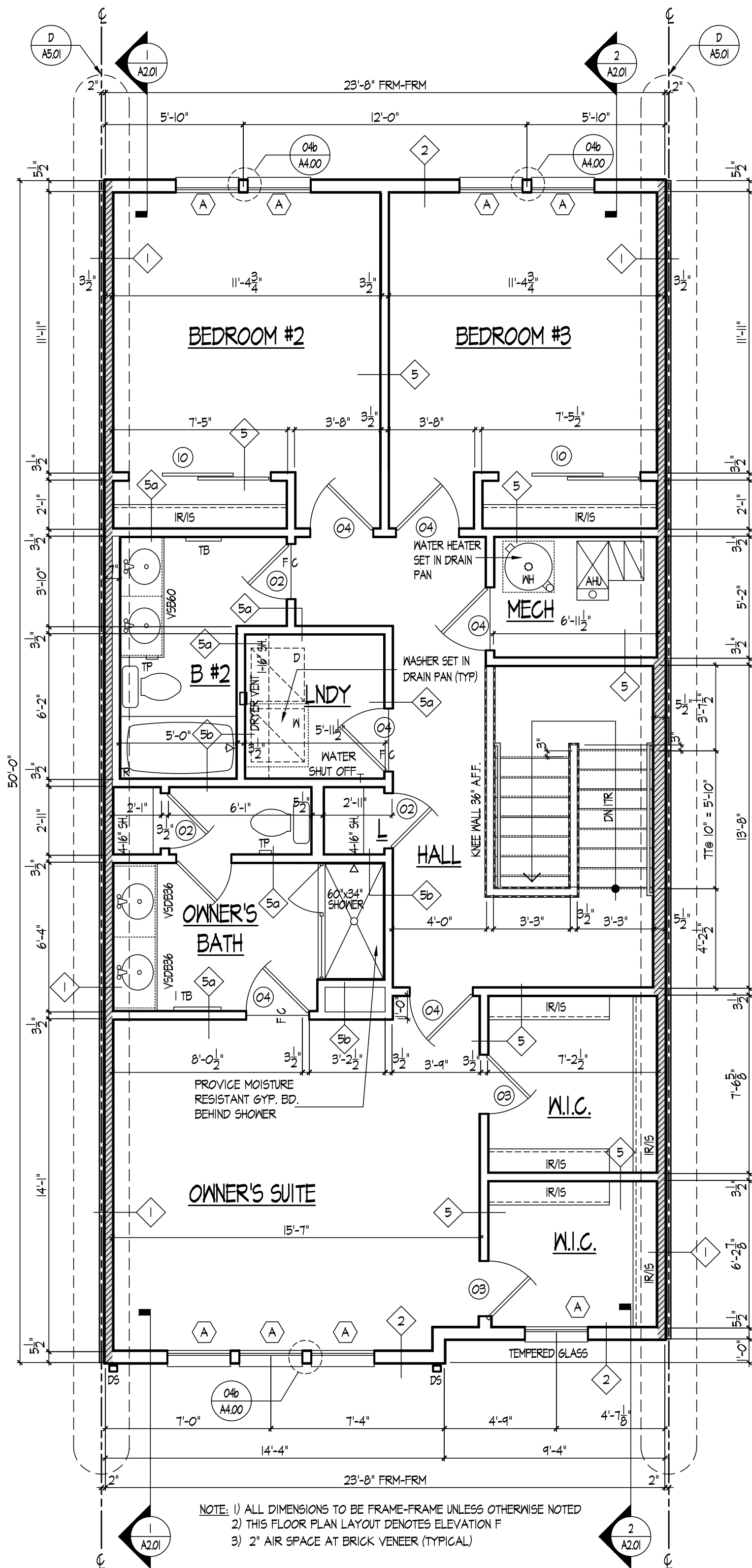


1 SYDNEY II PARTIAL FOURTH FLOOR PLAN - ELEVATION A
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1 SYDNEY II FOURTH FLOOR PLAN - ELEVATION B (ADU & MPDU)
A1.04b SCALE: 1/4" = 1'-0"



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SYDNEY II

FOURTH FLOOR PLAN

ADU & MPDU UNIT

A1.04b

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1/2" = 1'-0"

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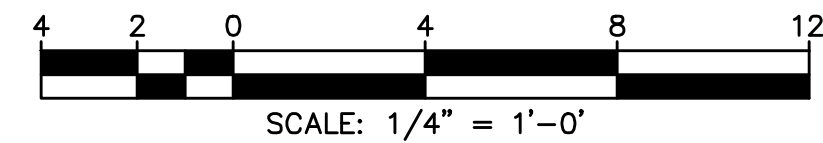
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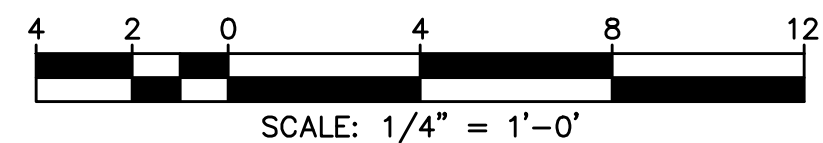
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BUSINESS DISTRICT ROAD CLASS II



SECONDARY RESIDENTIAL ROAD SECTION PARKING ON ONE SIDE (WAIVERED) ROW



 "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"

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Community Planning & Development Services
Received
April 8, 2024



PREPARED FOR:
PULTE HOME
COMPANY, LLC
9302 LEE HIGHWAY
SUITE 1000
AIRFAX, VA 22031
703.934.9367
DAVID DeMARCO
David.DeMarco@PulteGroup.com

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GERMANTOWN MD, 20874
TEL: 301.916.4100
CONTACT: MICHAEL GOODMAN, PE
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TRAFFIC ENGINEER
GROVORE SLADE
140 CONNECTICUT AVE NW, SUITE 1010
WASHINGTON, DC 20036
TEL: 202.296.8625
CONTACT: KATIE WAGNER

[illegible]

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

ROAD ECTIONS

PROFESSIONAL SEAL

STATE OF MARYLAND

MICHAEL B. GOODMAN

PROFESSIONAL ENGINEER

No. 27771

EXPIRATION DATE: JULY 19, 2024

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.: 27771

EXPIRATION DATE: JULY 19, 2024

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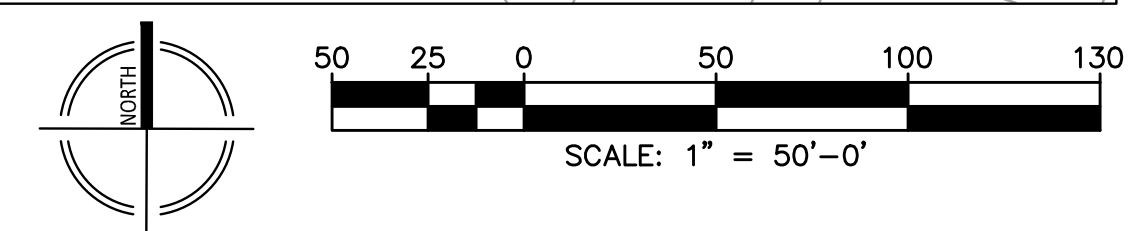
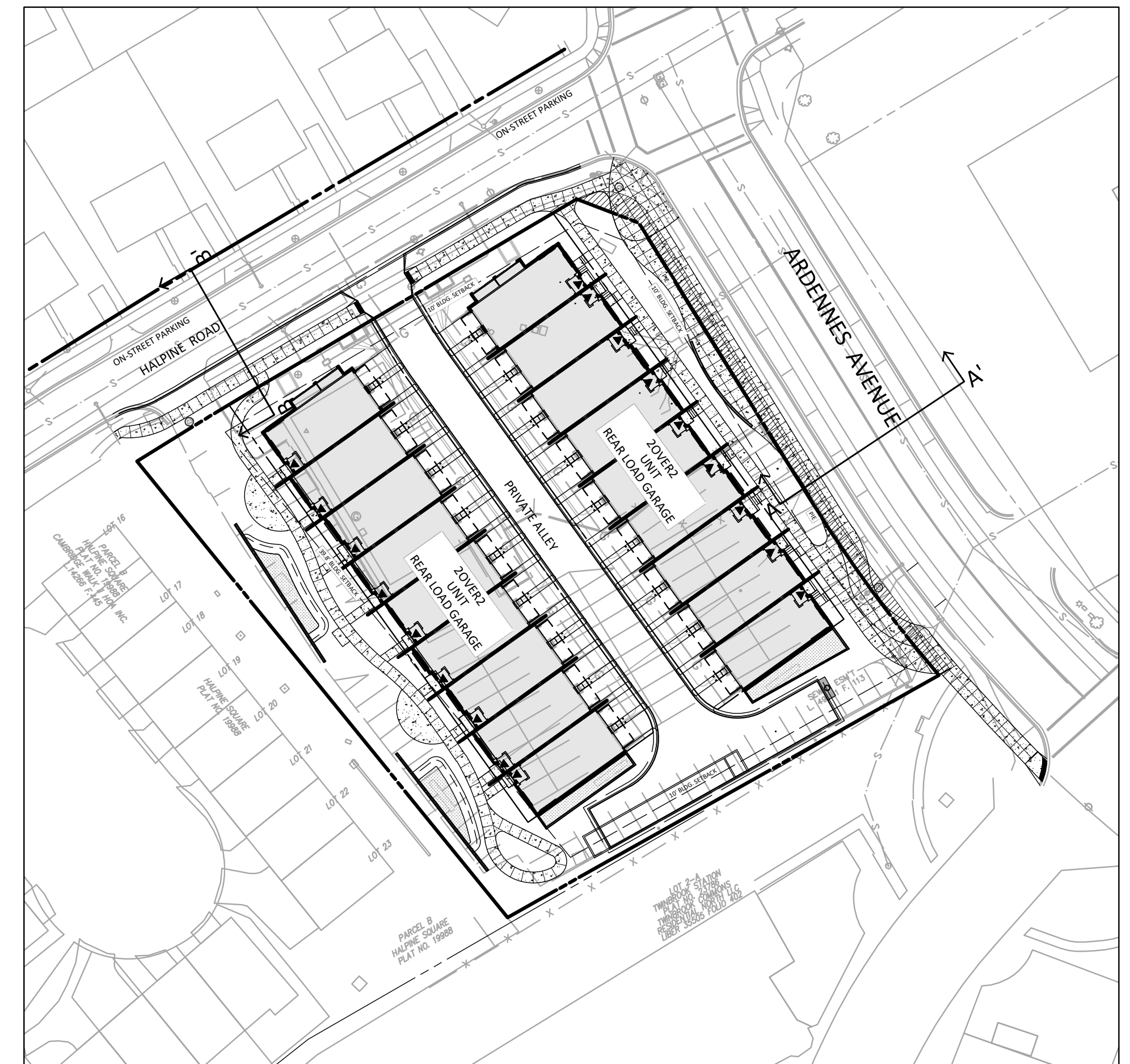
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[illegible]

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

LAYBACK AND
BUILDING
PROFILE
EXHIBIT

PROFESSIONAL SEAL



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM
A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND.
ENGINEER'S NAME: MICHAEL GOODMAN, P.E.
LICENSE No. 336729
EXPIRATION DATE 30NOV2024

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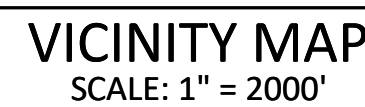
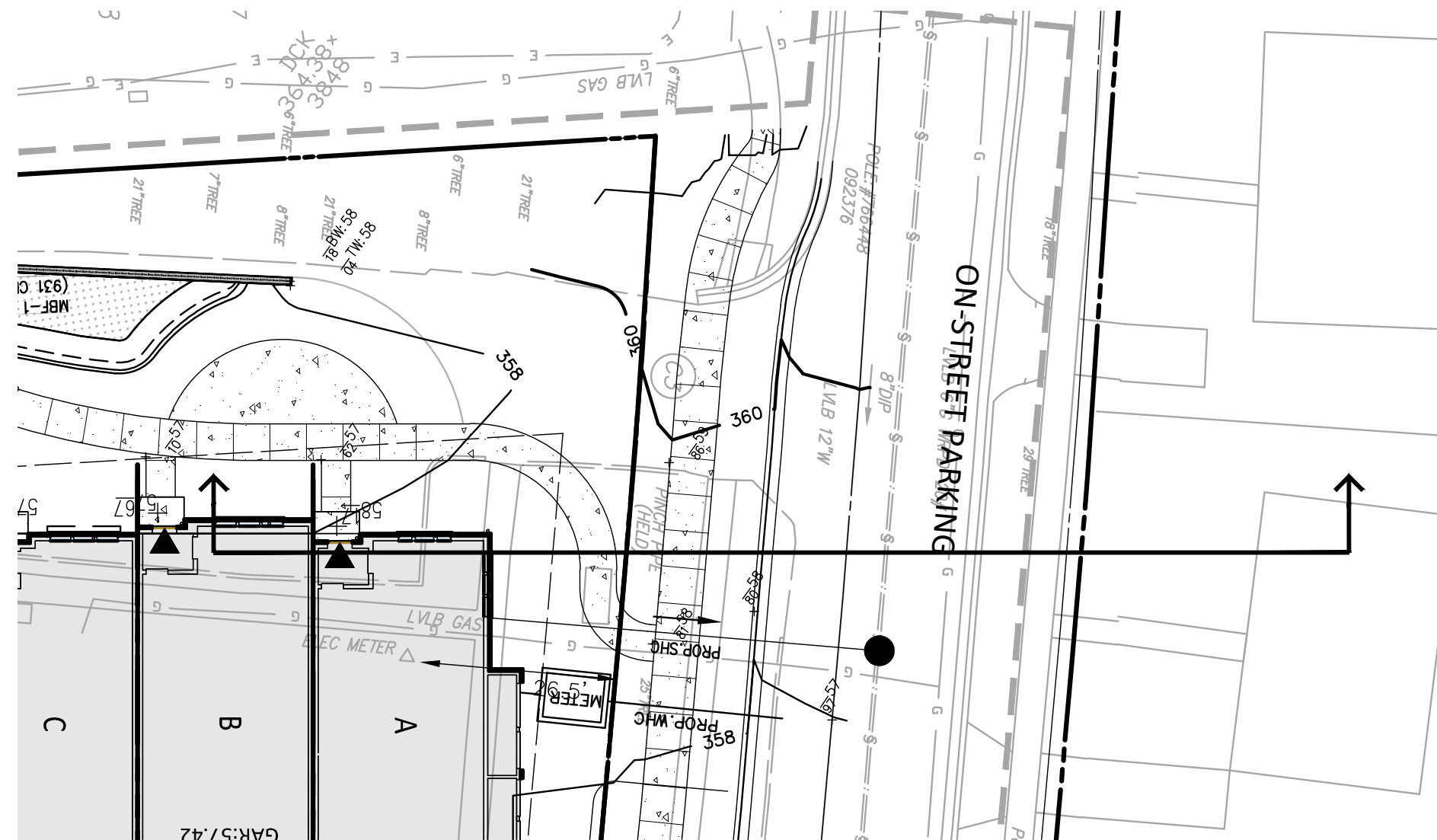
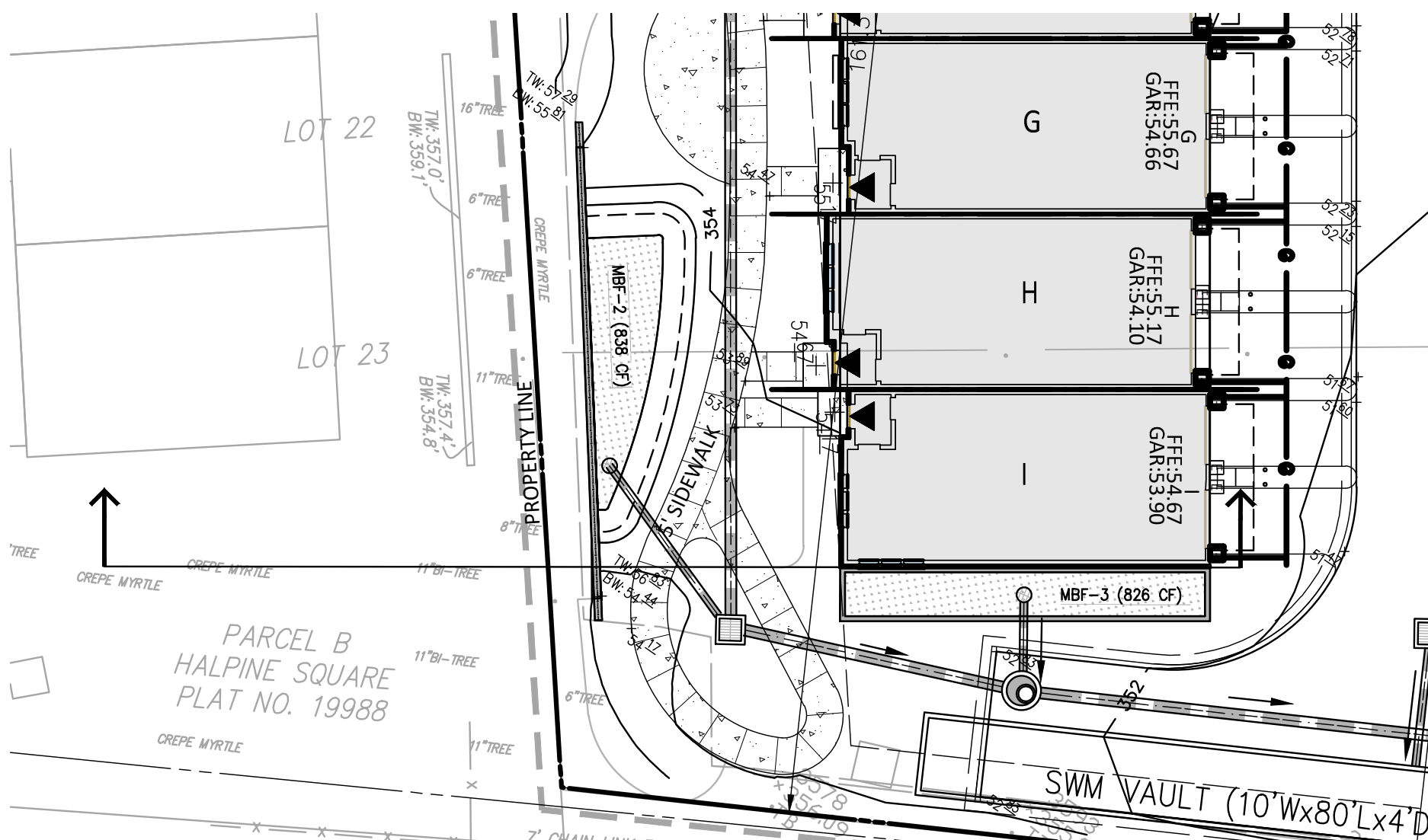
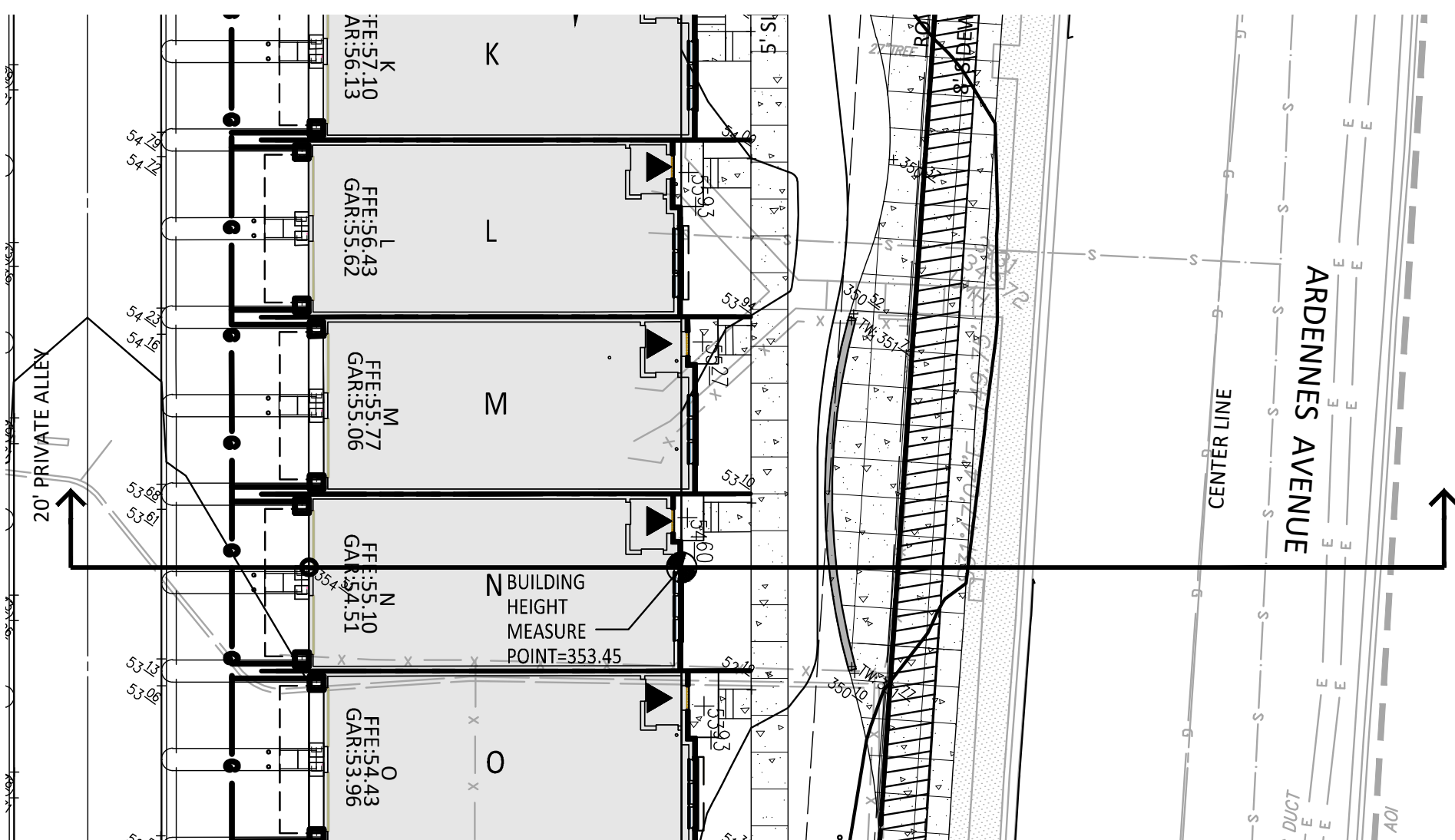
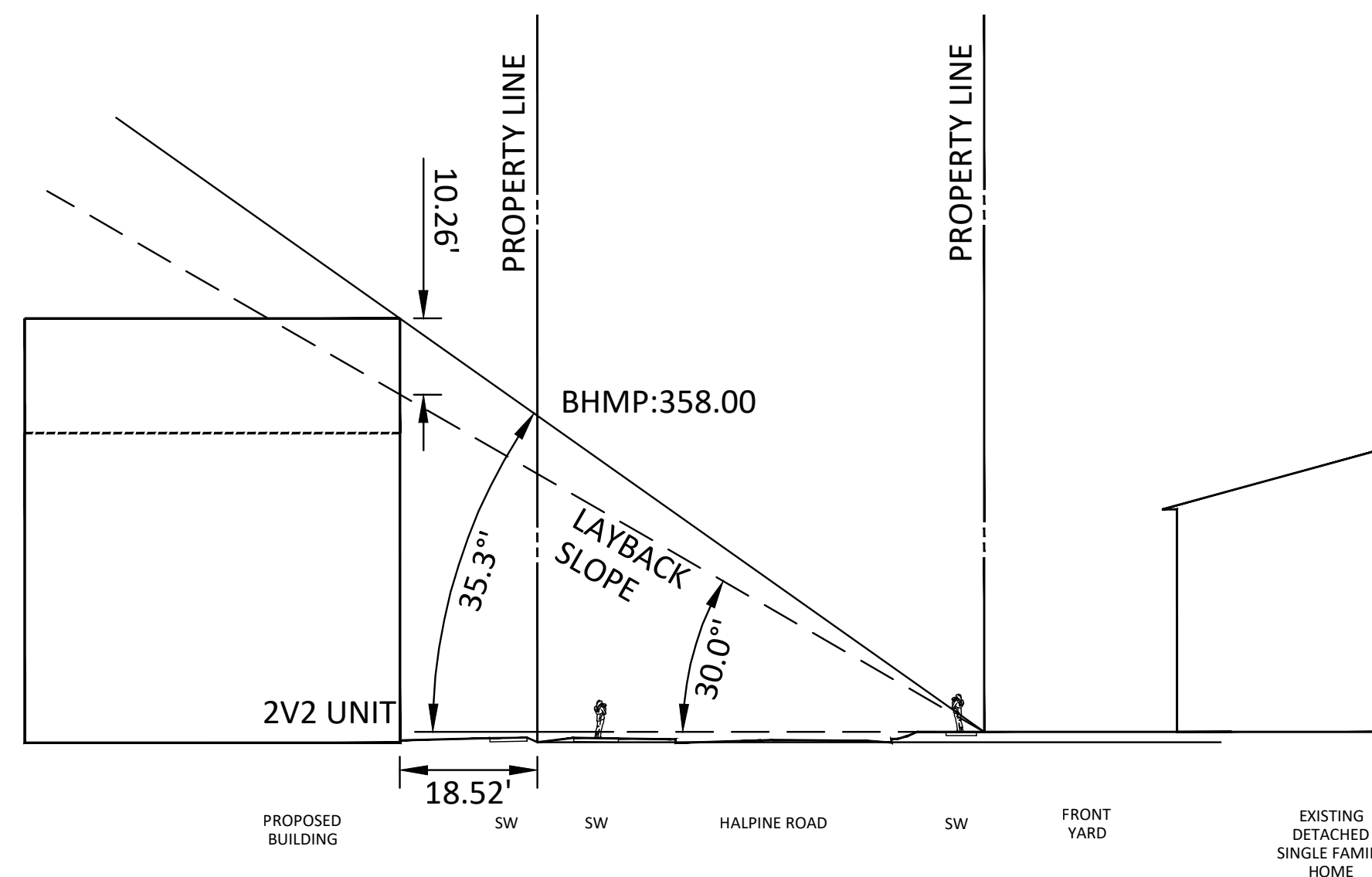
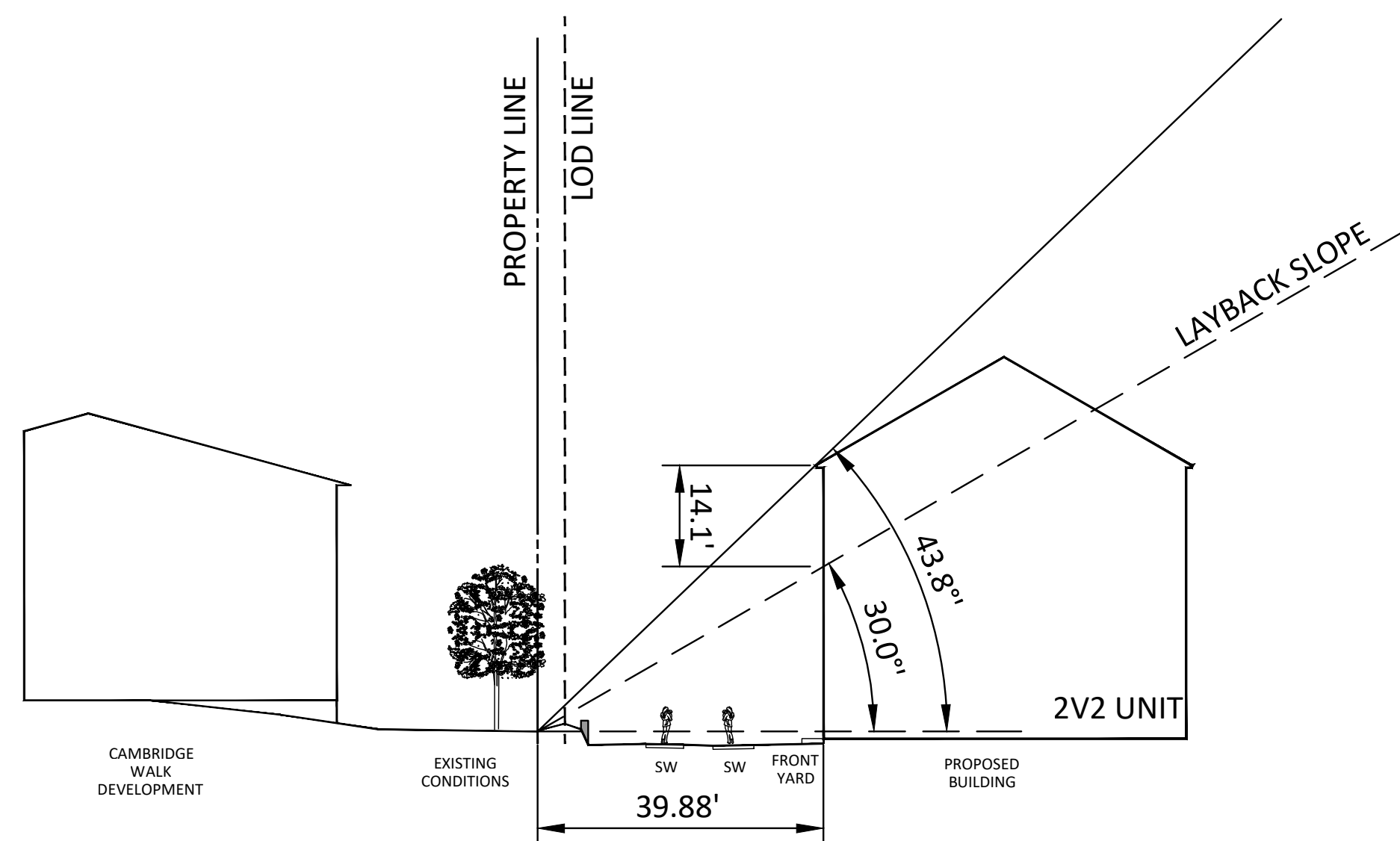
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LAYOUT: LAYBACK AND BUILDING PROFILE EXH. Plotted By: schlatter

SCALE: 1" = 20'