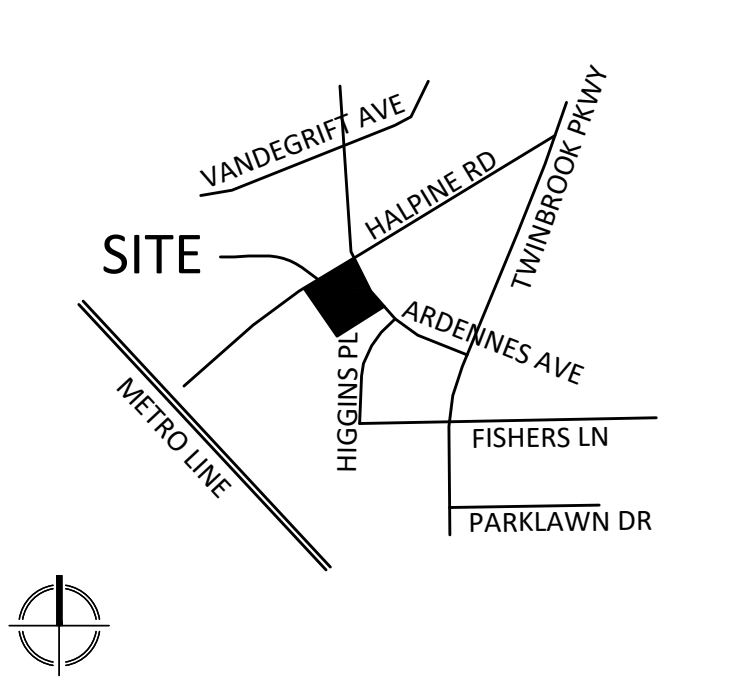


"FOR LOCATION OF UTILITIES CALL
8-1-1 or 1-800-257-7777 OR LOG ON TO
www.call811.com or http://www.missutility.net
48 HOURS IN ADVANCE OF ANY
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VICINITY MAP
SCALE: 1" = 2000'

VIKA

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
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301.916.4100
CONTACT: MICHAEL GOODMAN, PE

ATTORNEY
**LERCH, EARLY & BREWER,
CHTD.**
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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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DESIGNED BY: MBG
DATE ISSUED: 06/12/2024

VIKA
PROJECT: **VM50639A**

DRAWING
NO.

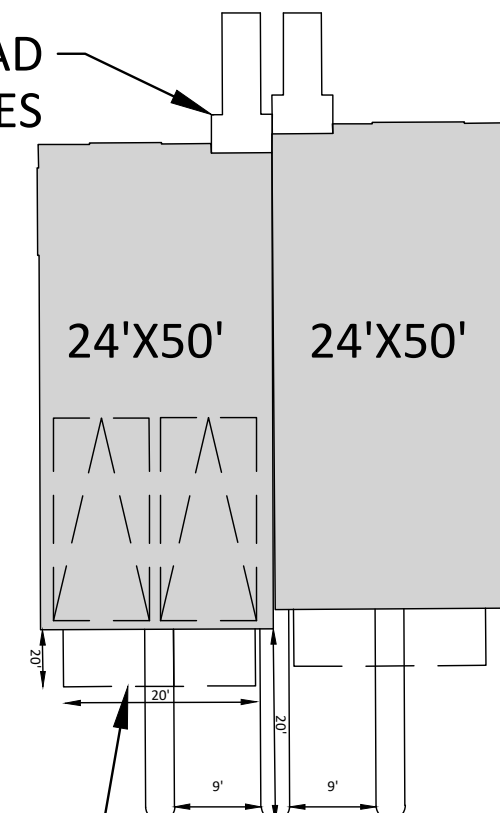
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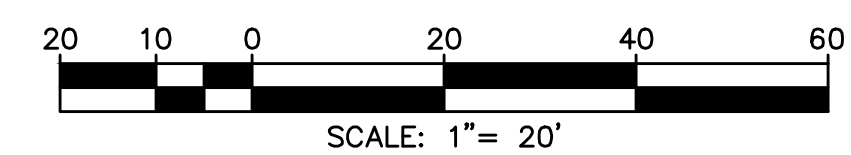
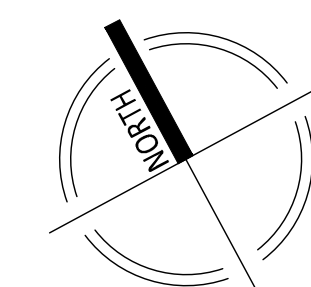
	X	EXISTING PROPERTY LINES
	X	EXISTING EDGE OF PAVEMENT
	X	EXISTING FENCE LINE
	O	EXISTING NATURAL GAS CONDUIT
	OHW	EXISTING OVERHEAD WIRES
	T	EXISTING TELEPHONE CONDUIT
	S	EXISTING SANITARY SEWER CONDUIT
	SD	EXISTING STORM DRAIN CONDUIT
	W	EXISTING WATER CONDUIT
	360	EXISTING 10' CONTOUR
	354	EXISTING 2' CONTOUR
	LDD	LIMITS OF DISTURBANCE
	360	PROPOSED 10' CONTOUR
	354	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
	CONC.	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
	+56.50	PROPOSED SPOT ELEVATION
	△W/BW	TOP OF WALL/BOTTOM OF WALL
		EXISTING PARKING SPACES
	3	PROPOSED PARKING SPACES

TOWNHOME
FRONT
ENTRANCE

ENTRANCE PAD
SIZE VARIES



OPTIONAL DECK — TOWNHOME
REAR LOAD
GARAGE



PLANNER, CIVIL ENGINEER
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CONTACT: MICHAEL GOODMAN, PE

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CONTACT: PATRICIA HARRIS

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

[illegible]

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

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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DATE ISSUED: 06/12/2024

VIKA
PROJECT VM50639A
DRAWING
NO.

SHEET NO. PP-3

 "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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[illegible]

HALPINE
ROAD

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

GRADING PLAN

PROFESSIONAL SEAL



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ENGINEER'S NAME: MICHAEL GOODMAN, P.E.
LICENSE No.: 27721
EXPIRATION DATE: JULY 19, 2024

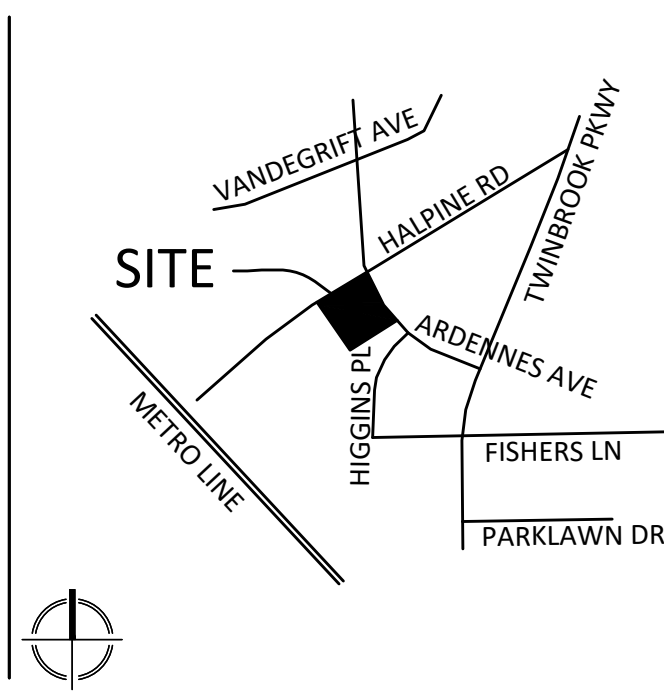
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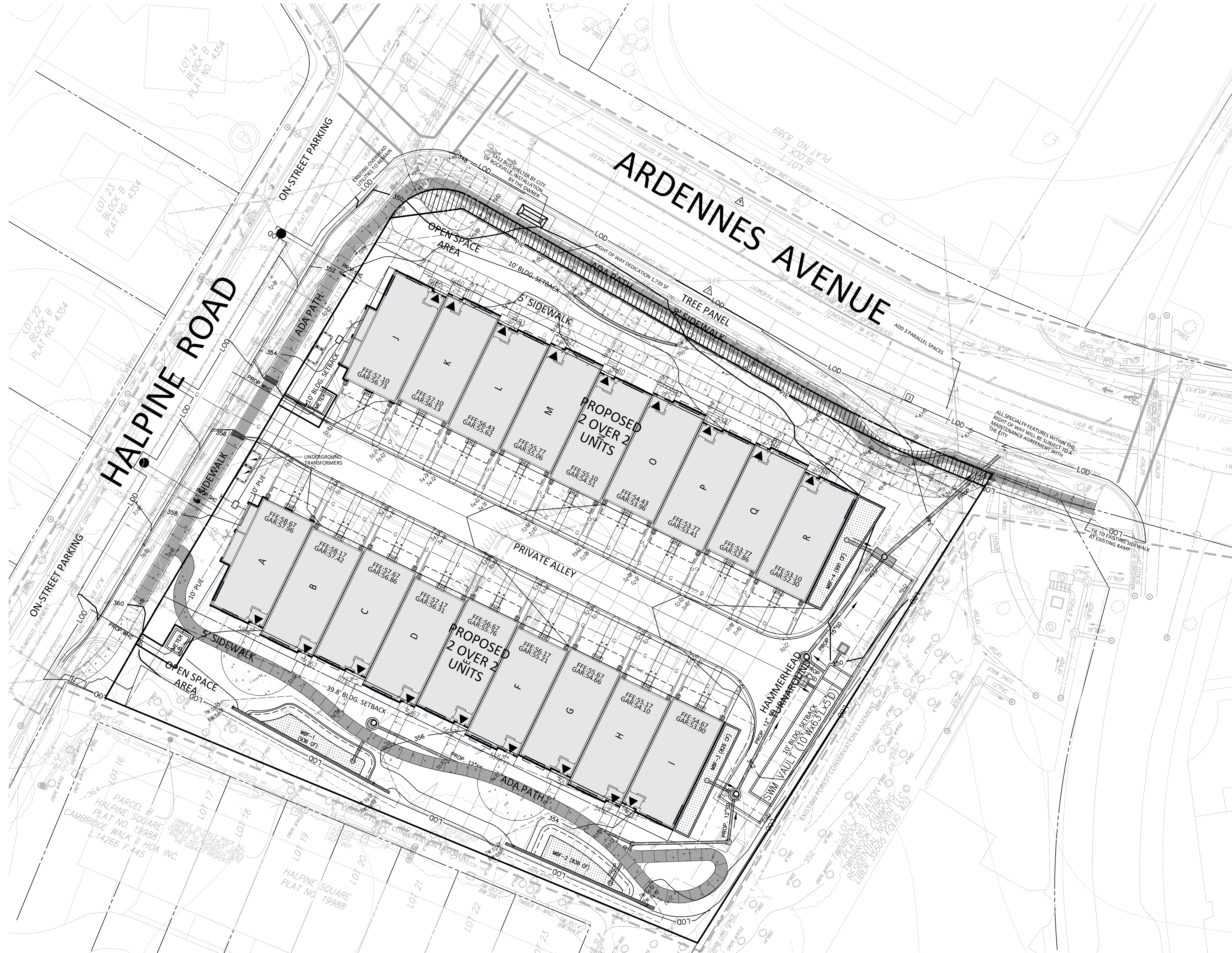
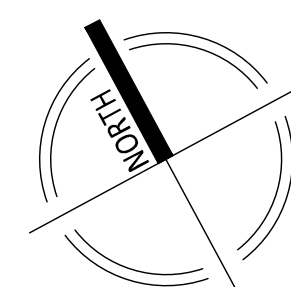
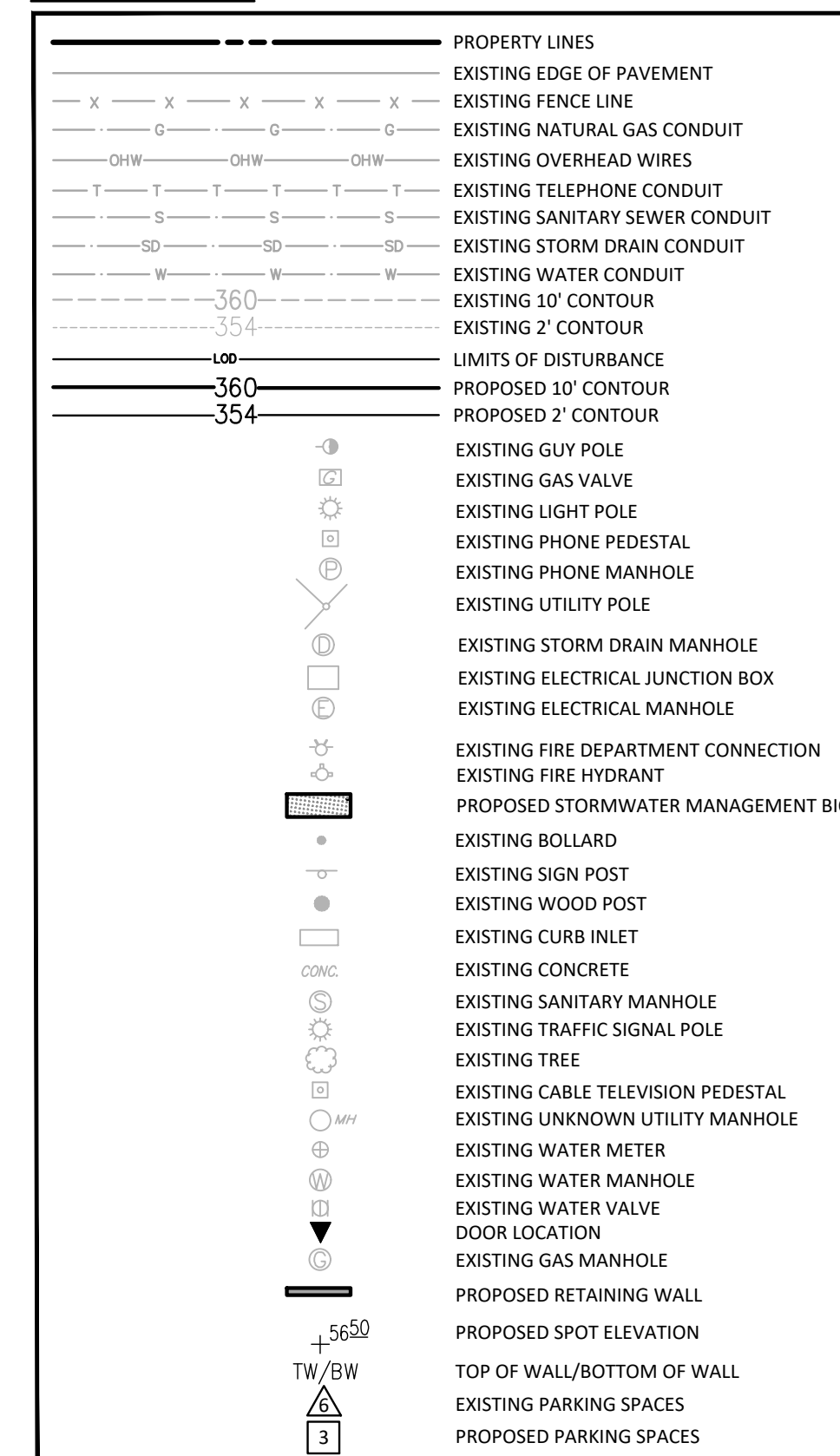
VIKA
PROJECT VM50639A
DRAWING
NO.

SHEET NO. PP-4



VICINITY MAP
SCALE: 1" = 2000'

PLAN LEGEND

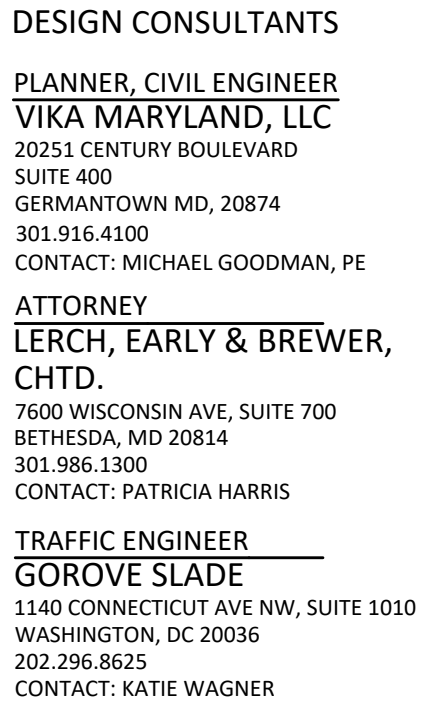


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48 HOURS IN ADVANCE OF ANY
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[illegible]

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

PROFESSIONAL SEAL



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
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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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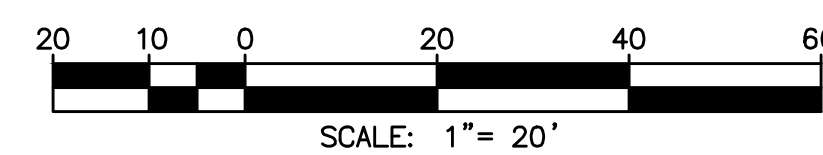
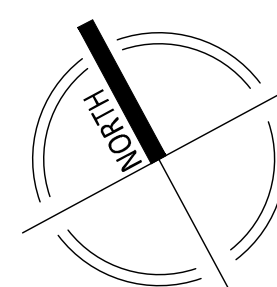
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VIKA
PROJECT VM50639A
DRAWING
NO.

SHEET NO. PP-5

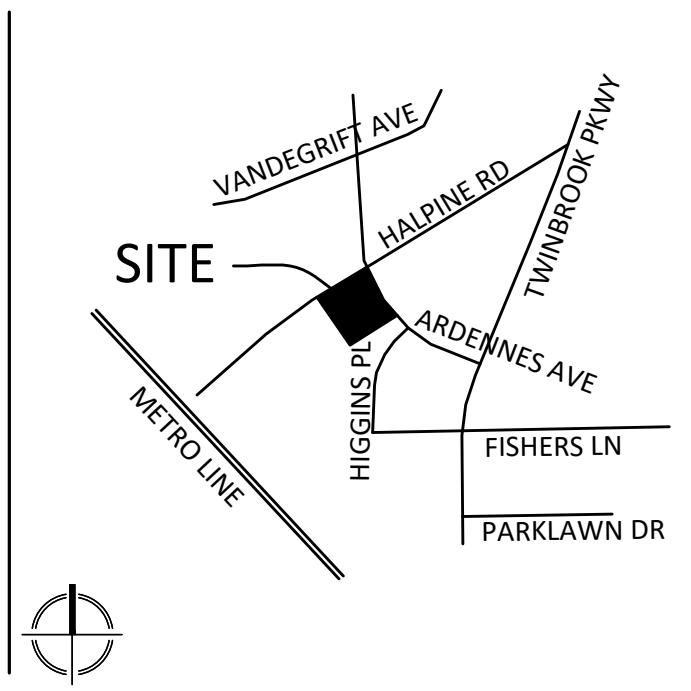
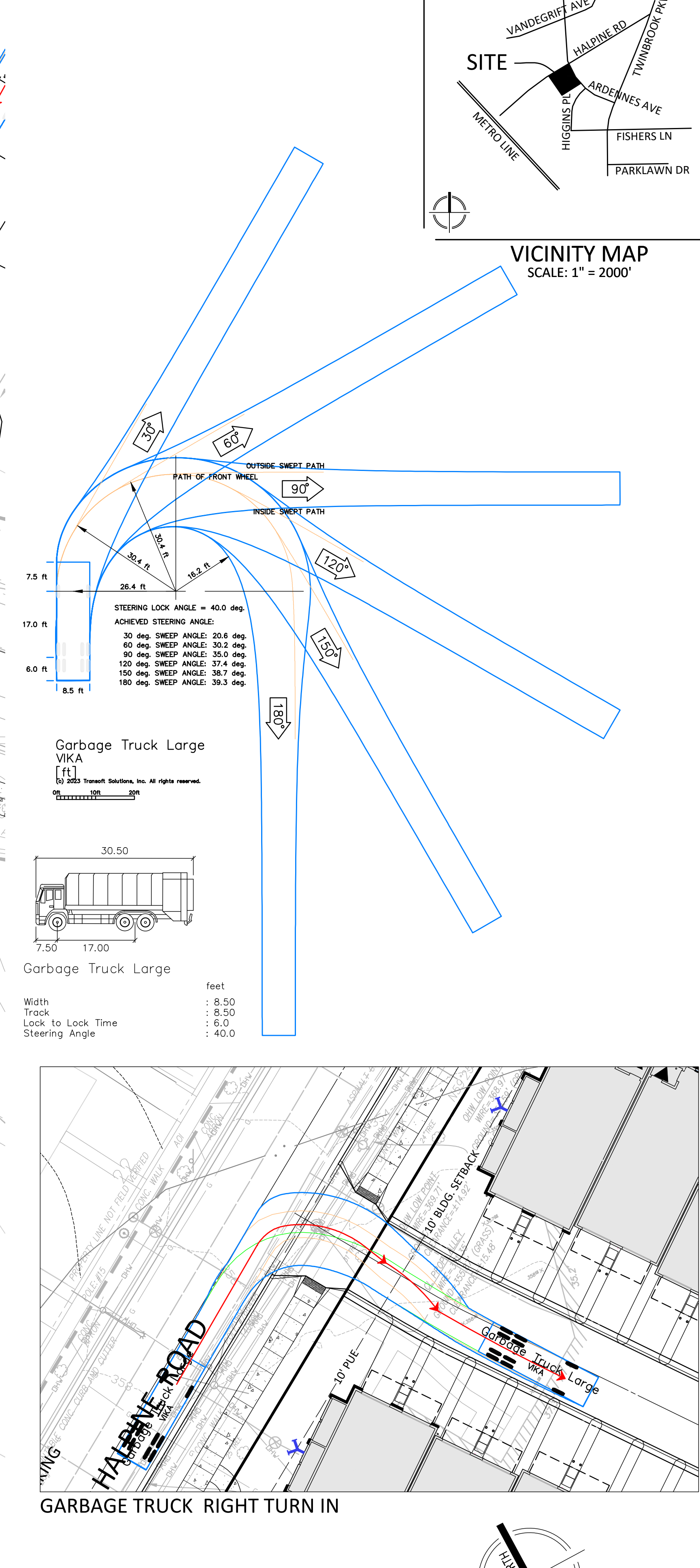


- | | |
|--|--|
| | WATER LINE AND FITTING |
| | FIRE DEPARTMENT CONNECTION |
| | FIRE HYDRANT |
| | BUILDING ENTRY |
| | FIRE ACCESS PATH |
| | FIRE ACCESS |
| | BUILDING HEIGHT ALLOWED
BUILDING HEIGHT ILLUSTRATED |
| | CONCEPTUAL DOORWAY LOCATION |
| | EXISTING TRAFFIC SIGNAL |
| | FIRE TRUCK MOVEMENT (AT 729 TRUCK |



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VICINITY MAP
SCALE: 1" = 2000'

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DAVID DeMARCO
David.DeMarco@PulteGroup.com

DESIGN CONSULTANTS

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CONTACT: MICHAEL GOODMAN, PE

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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

[illegible]

HALPINE
ROAD

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

GARBAGE TRUCK MOVEMENT STUDY

PROFESSIONAL SEAL



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ENGINEER'S NAME: MICHAEL GOODMAN, P.E.
LICENSE No.: 27721
EXPIRATION DATE: JULY 19, 2024

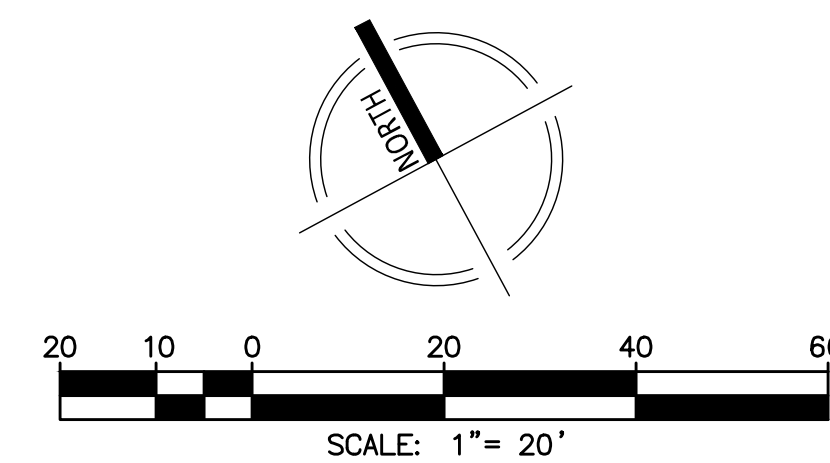
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PROJECT VM50639A
DRAWING
NO.

SHEET NO. PP-6





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.

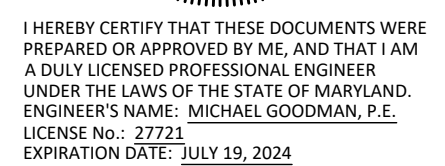
② ARDENNES AVE ROW DEDICATION.....1,744 SF. OR 0.0400 ACRES

GROSS TRACT AREA 65,582 SF. OR 1.5054 ACRES

[illegible]

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

LOTING PLAN

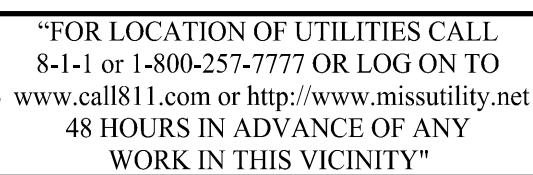


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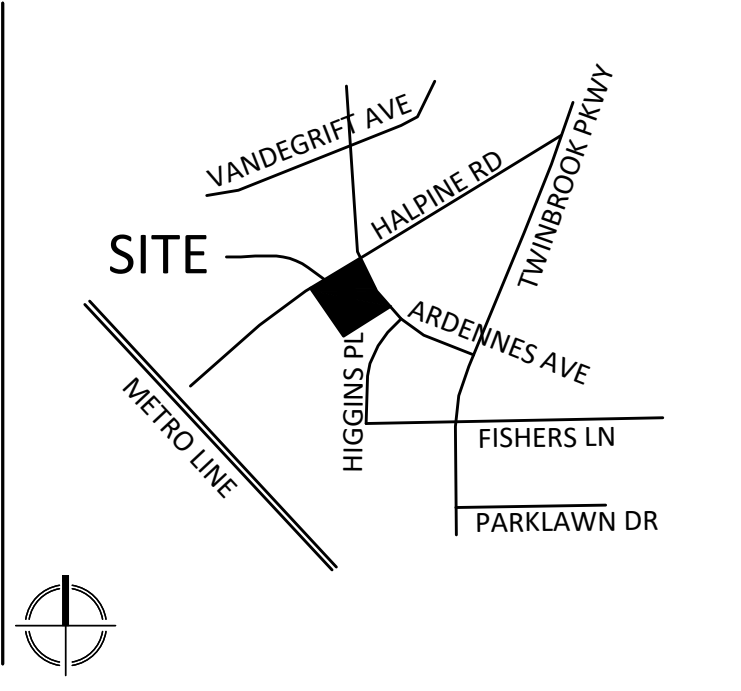


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HALPINE ROAD

PROJECT PLAN LANDSCAPE ARCHITECTURE SET

Community Planning & Development Services
Received
June 13, 2024



VICINITY MAP
SCALE: 1" = 2000'

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Germantown, MD 20874
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PREPARED FOR:
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SUITE 1000
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DAVID DeMARCO
David.DeMarco@PulteGroup.com

DESIGN CONSULTANTS

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ATTORNEY
LERCH, EARLY & BREWER, CHTD.
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TRAFFIC ENGINEER
GROVE SLADE
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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



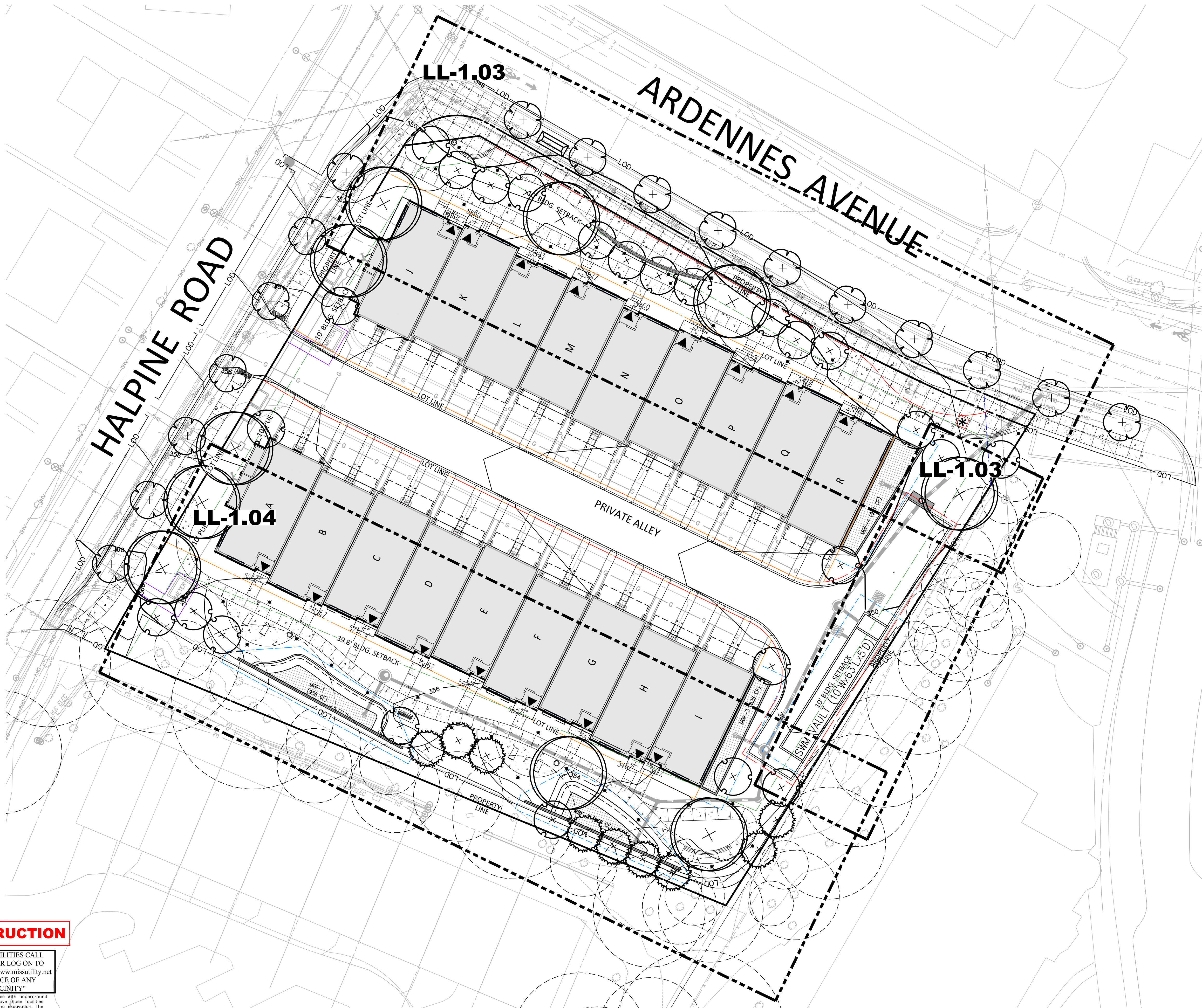
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. NAME: ERIKA SOYUTLAN, RIA, LEED AP ND LICENSE NO.: 3960 EXPIRATION DATE: 03/09/2025

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DESIGNED BY: ES
DATE ISSUED: 06/12/2024
VIKA PROJECT: VM50639A
DRAWING NO.

SHEET NO. LL-1.00



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DESIGN CONSULTANTS

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GERMANTOWN MD, 20874
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CONTACT: MICHAEL GOODMAN, PE

ATTORNEY
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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

[illegible]

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

OVERALL MATERIALS PLAN

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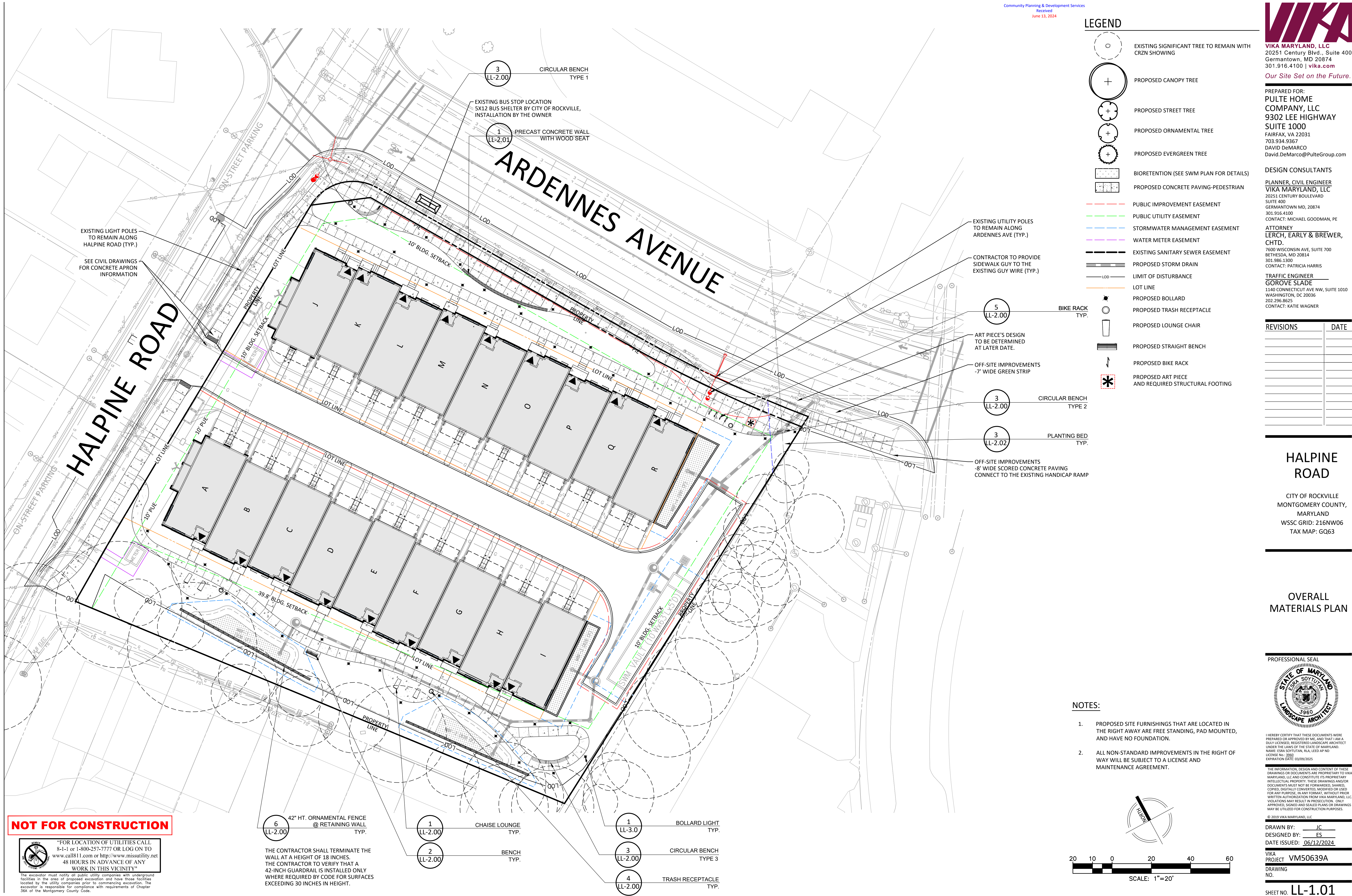
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VIKA
PROJECT **VM50639A**

DRAWING
NO.

SHEET NO. **LL-1.01**



REVISIONS	DATE

HALPINE ROAD

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

OVERALL TREE PLANTING PLAN

PROFESSIONAL SEAL



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
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DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: ESRA SOUTYLIAN, RIA, LEED AP NO
LICENSE NO.: 3960
EXPIRATION DATE: 03/09/2025

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DESIGNED BY: ES
DATE ISSUED: 06/12/2024
VIKA
PROJECT: VM50639A
DRAWING
NO. LL-1.02

SHEET NO. **LL-1.02**

PLANT SCHEDULE

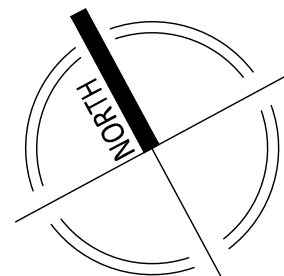
CODE	BOTANICAL / COMMON NAME	QTY
CANOPY TREES		
ARO	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	2
BND	BETULA NIGRA 'BNMTF' / DURA HEAT® RIVER BIRCH	1
NSY	NYSSA SYLVATICA / TUPELO	2
QPA	QUERCUS PALUSTRIS / PIN OAK	5
EVERGREEN TREES		
PIC	PICEA ABIES / NORWAY SPRUCE	3
PIR	PICEA RUBENS / RED SPRUCE	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
	STORMWATER MANAGEMENT EASEMENT
	WATER METER EASEMENT
	EXISTING SANITARY SEWER EASEMENT
	PROPOSED STORM DRAIN
	LIMIT OF DISTURBANCE
	LOT LINE

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.



NOT FOR CONSTRUCTION



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REVISIONS	DATE

HALPINE ROAD

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

STREET FRONTAGE AND LOT TREE CALCULATION

PROFESSIONAL SEAL



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LICENSE NO.: 3960
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DESIGNED BY: ES
DATE ISSUED: 06/12/2024

VIKA
PROJECT: VM50639A
DRAWING
NO.

SHEET NO. LL-1.02A

LEGEND

- LIMITS OF SITE DISTANCE AREA FOR THE STREET TREES
- LINEAR FT LOT FRONTAGE
- LOT LINE
- LOT TREE
- LOT 1: 17,319 SF.
3 TREES REQUIRED
3 TREES PROVIDED
- LOT 2: 17,121 SF.
3 TREES REQUIRED
3 TREES PROVIDED
- LOT 3: 29,398 SF.
3 TREES REQUIRED
44 TREES PROVIDED

LINEAR FT LOT FRONTAGE

Frontage	Length
1	543
TOTAL	543
Requirement:	1 Tree per 40 LF
Total Required Street Trees:	13.58
Total Provided Street Trees:	15

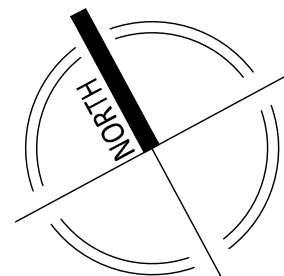


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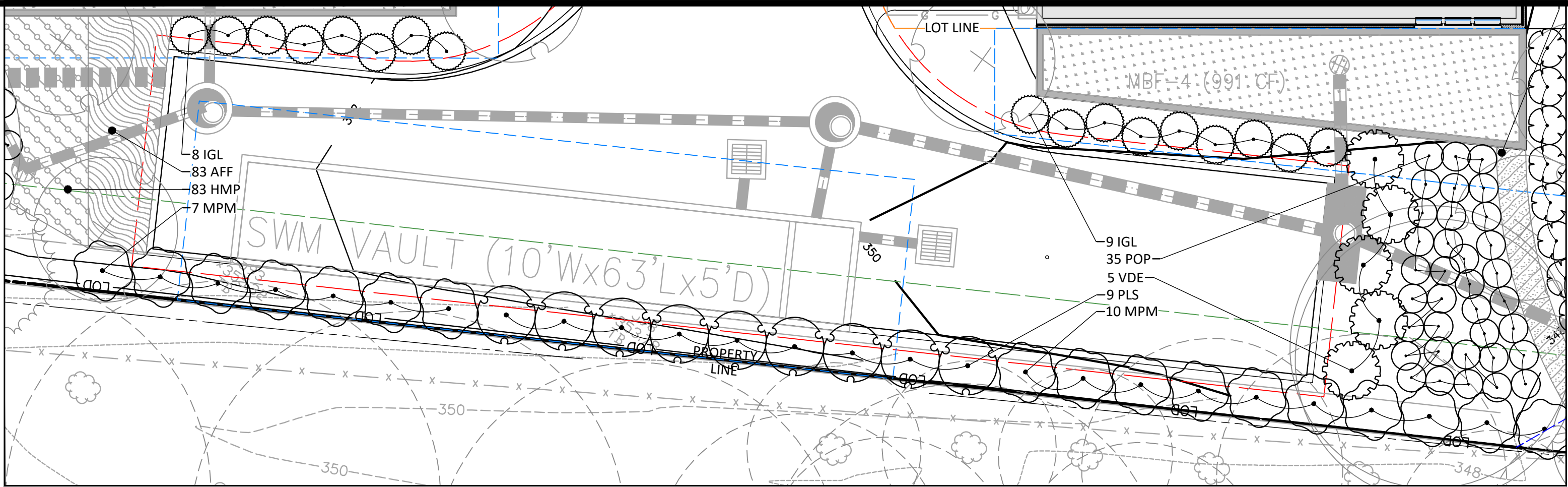


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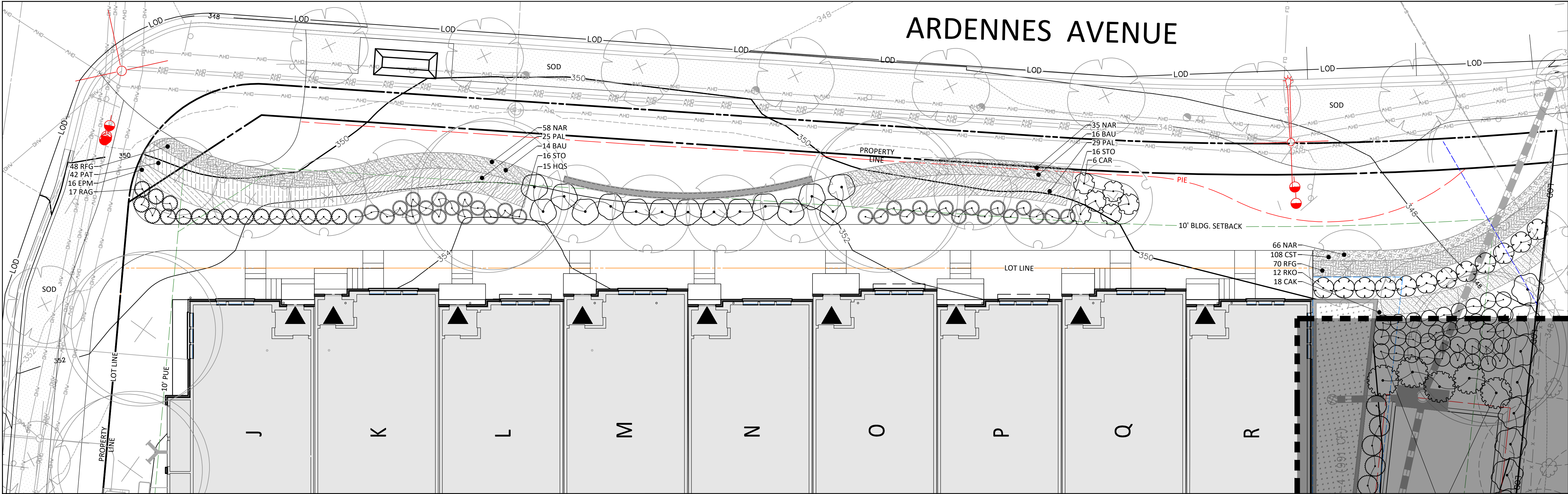
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20 10 0 20 40 60
SCALE: 1"= 20'



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	PHYSOCARPUS 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 ATRIPPLICIFOLIA '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	46
	RFG	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / GOLDSTURM CONEFLOWER	46

LEGEND

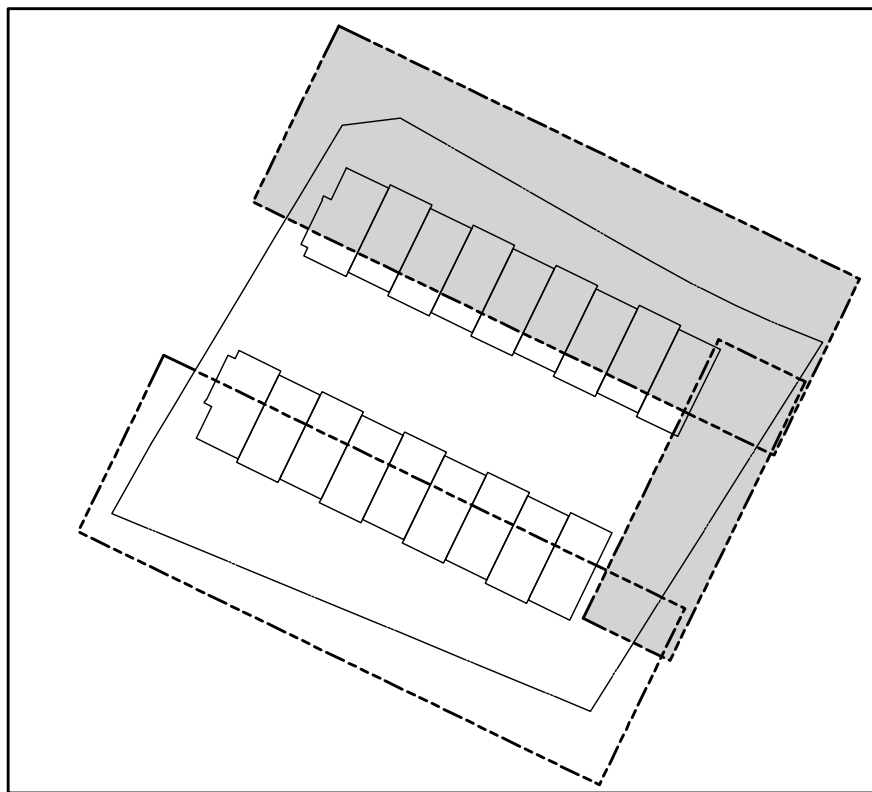
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	LIMIT OF DISTURBANCE
	LOT LINE

NOTES:
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SEE SHEET LL-2.02 FOR PLANTING DETAILED AND MASTER SCHEDULE.

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KEY MAP
SCALE: 1" = 100'

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

Our Site Set on the Future.

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

PLANTING PLAN ENLARGEMENTS

PROFESSIONAL SEAL



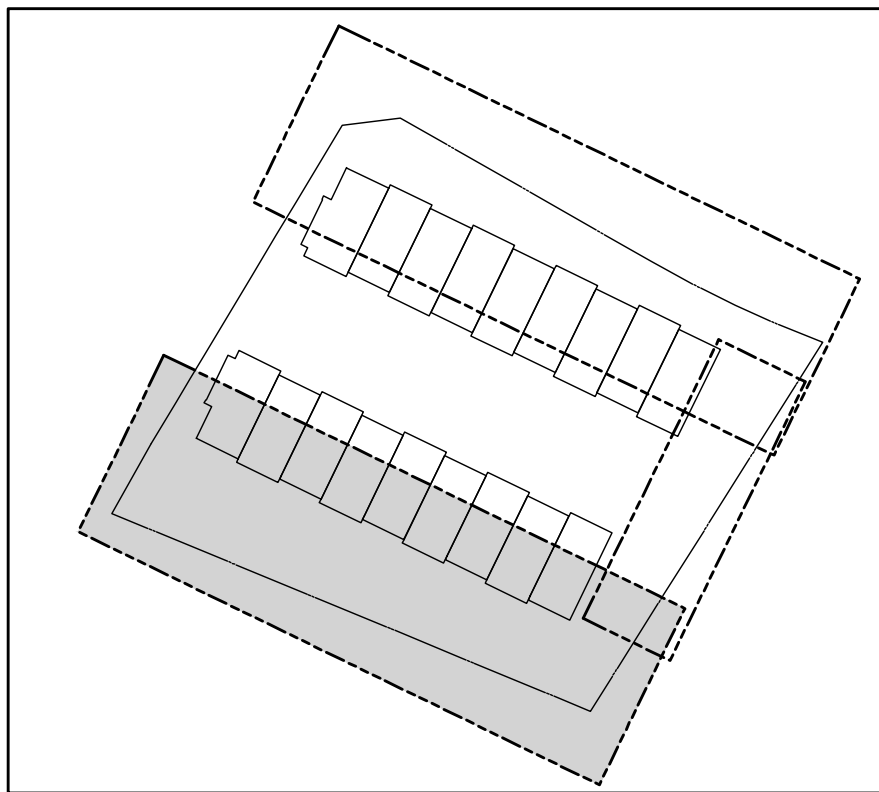
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VIKA
PROJECT: VM50639A
DRAWING
NO.

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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

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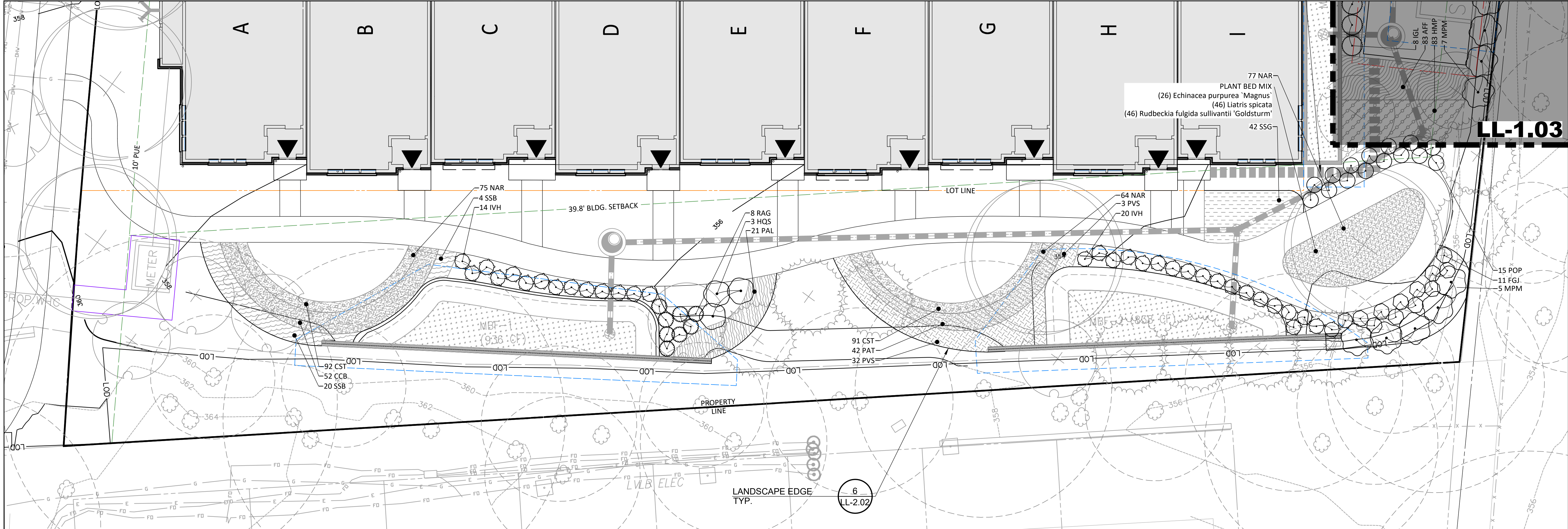
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WASHINGTON, DC 20036
202.296.8625
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REVISIONS	DATE

HALPINE ROAD

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MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 216NW06
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PLANTING PLAN ENLARGEMENT



PLANTING PLAN SOUTH 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
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PLANT BED MIX	ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER		26
	LIATRIS SPICATA / SPIKE GAYFEATHER		46
	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / GOLDSTURM CONEFLOWER		46

LEGEND

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	PROPOSED CANOPY TREE
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	PROPOSED EVERGREEN TREE
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	LOT LINE

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SEE SHEET LL-2.02 FOR PLANTING DERAILS AND MASTER SCHEDULE.

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VIKA PROJECT: VM50639A
DRAWING NO. LL-1.04

SHEET NO. **LL-1.04**

REVISIONS	DATE

HALPINE ROAD

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

SITE DETAILS

PROFESSIONAL SEAL



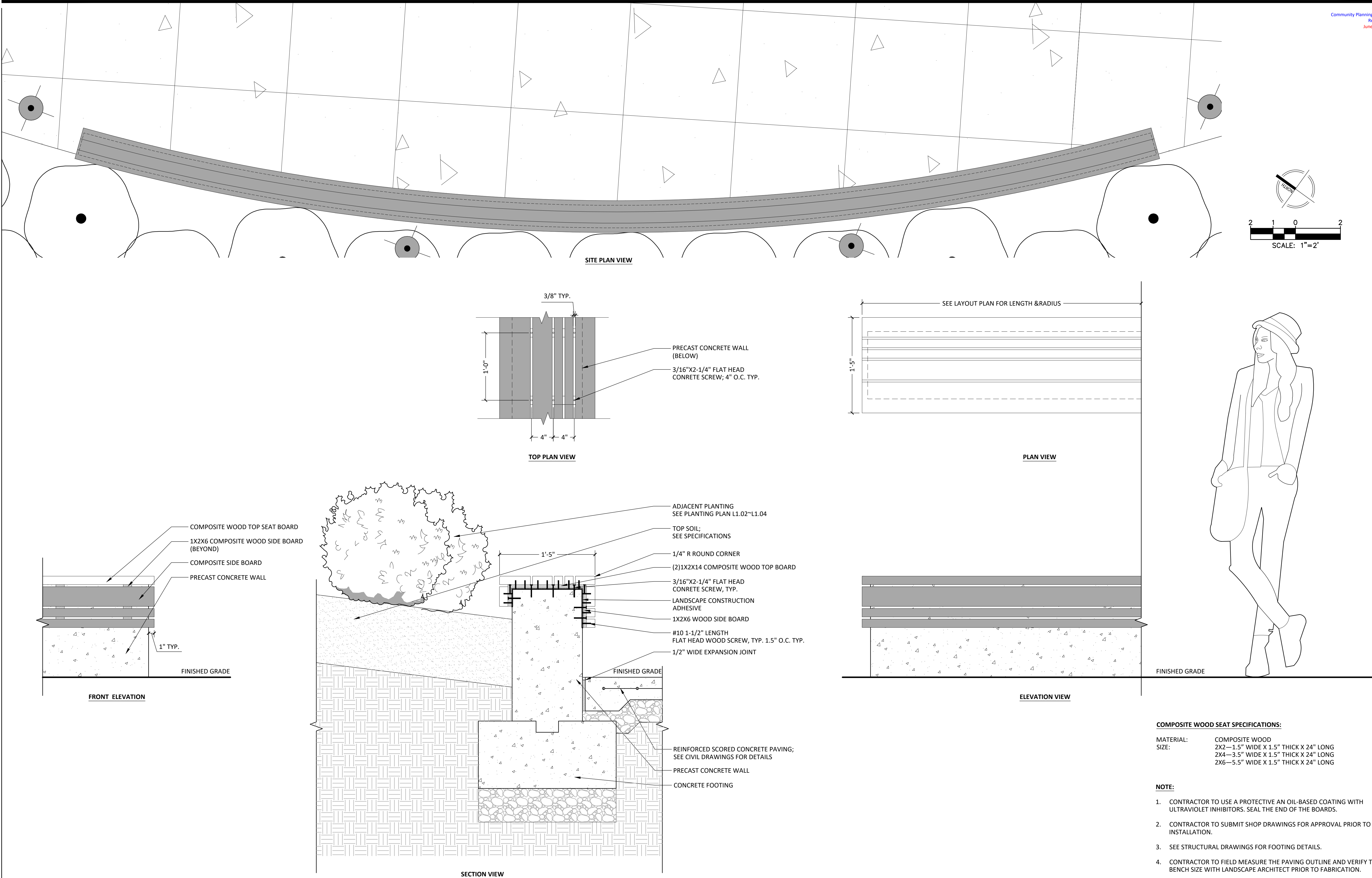
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VIKA
PROJECT: VMS0639A
DRAWING
NO.

SHEET NO. **LL-2.01**



1

PRECAST CONCRETE WALL WITH WOOD SEAT

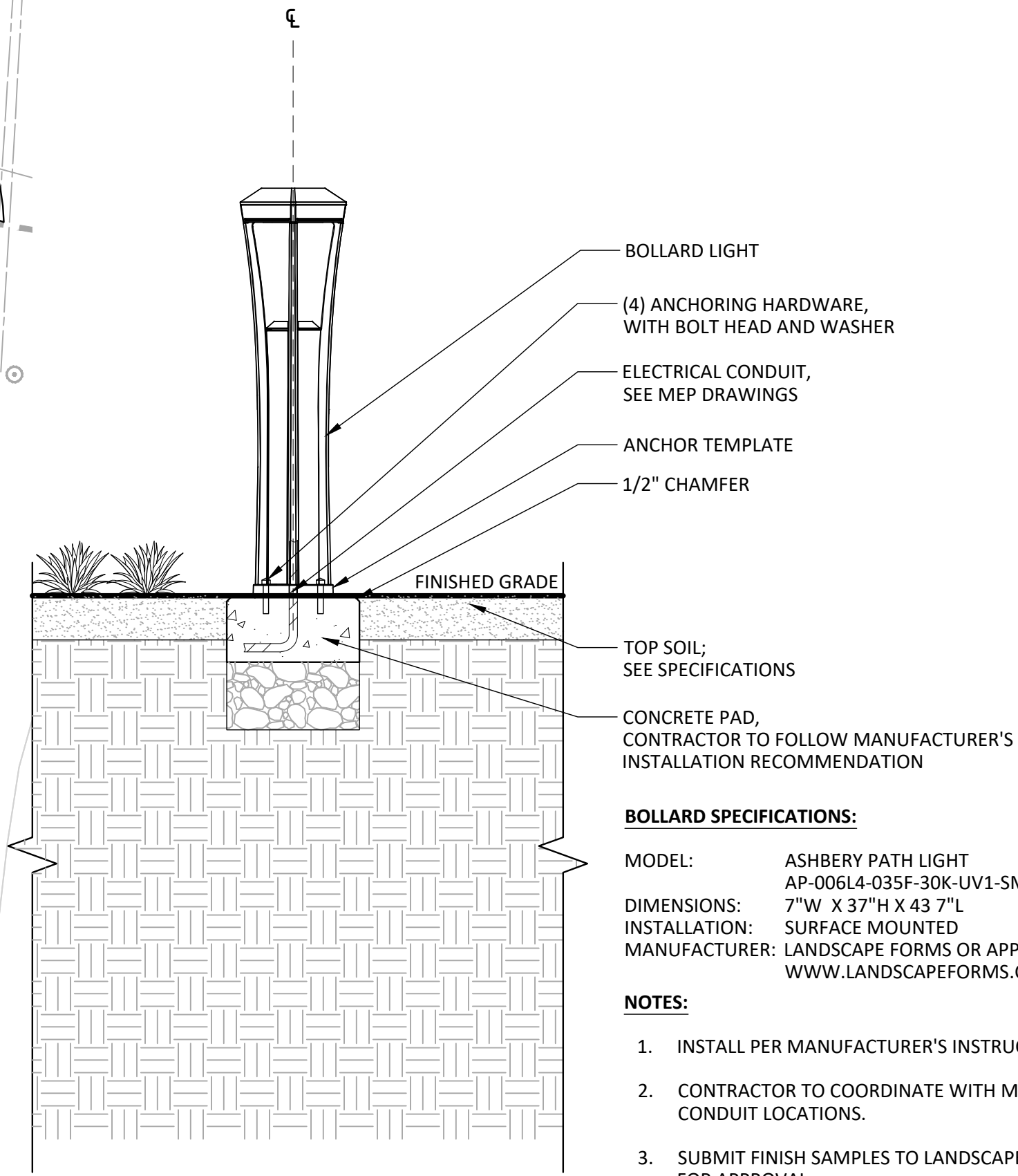
1 1/2" = 1'-0"

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BOLLARD LIGHT

(4) ANCHORING HARDWARE, WITH BOLT HEAD AND WASHER

ELECTRICAL CONDUIT, SEE MEP DRAWINGS

ANCHOR TEMPLATE

1/2" CHAMFER

FINISHED GRADE

TOP SOIL; SEE SPECIFICATIONS

CONCRETE PAD, CONTRACTOR TO FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATION

BOLLARD SPECIFICATIONS:

MODEL: ASHBERY PATH LIGHT
AP-006L4-035F-30K-UV1-SM

DIMENSIONS: 7"W X 37"H X 43 7/8"L

INSTALLATION: SURFACE MOUNTED

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.
3. SUBMIT FINISH SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.

1 BOLLARD LIGHT
1" = 1'-0"

P-50639-LIG-01

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
	43	PATH LIGHT

NOT FOR CONSTRUCTION

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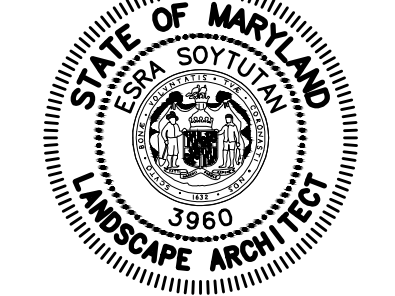
REVISIONS	DATE

HALPINE ROAD

CITY OF ROCKVILLE
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 216NW06
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LIGHTING PLAN
AND DETAILS

PROFESSIONAL SEAL



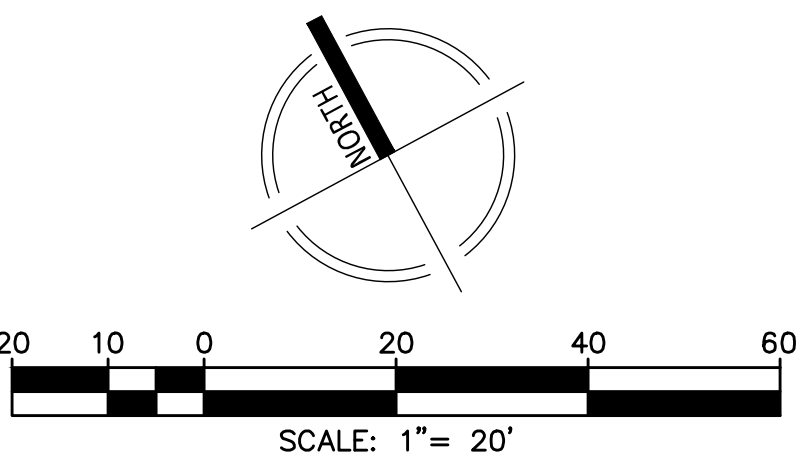
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. NAME: ESRA SOYUTYAN, RIA, LEED AP ND LICENSE NO.: 3960 EXPIRATION DATE: 03/09/2025

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DRAWN BY: EJS/JC
DESIGNED BY: MBG
DATE ISSUED: 06/12/2024

VIKA PROJECT: VM50639A
DRAWING NO.

SHEET NO. LL-3.00



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TRAFFIC ENGINEER
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CONTACT: KATIE WAGNER

[illegible]

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

PROFESSIONAL SEAL

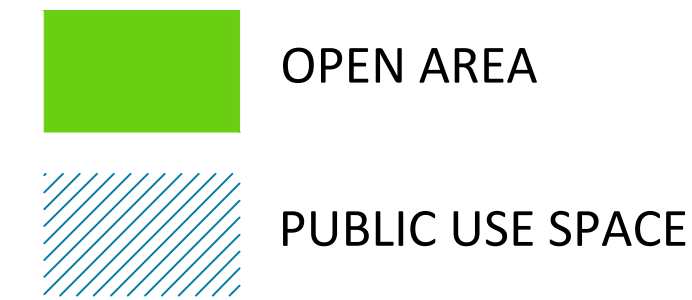
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM
A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND;
ENGINEER'S NAME: MICHAEL GOODMAN, P.E.
LICENSE No.: 27721
EXPIRATION DATE: JULY 19, 2024

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VIKA
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DRAWING
NO.

SHEET NO. LL-4.00



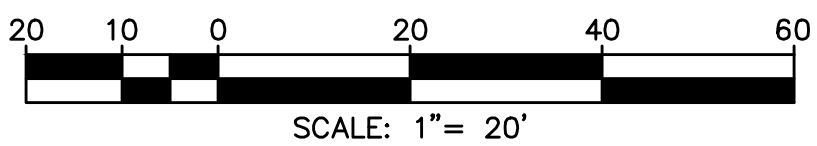
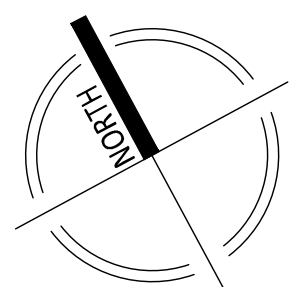
Open Space	Minimum Required		Proposed (minimum)	
Open Area (includes public use space)	15%	9,576 SF	38.4%	24,505 SF
Public Use Space	10%	6,384 SF	10.2%	6,486 SF

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.



**"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.



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[illegible]

CITY OF ROCKVILLE
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 216NW06
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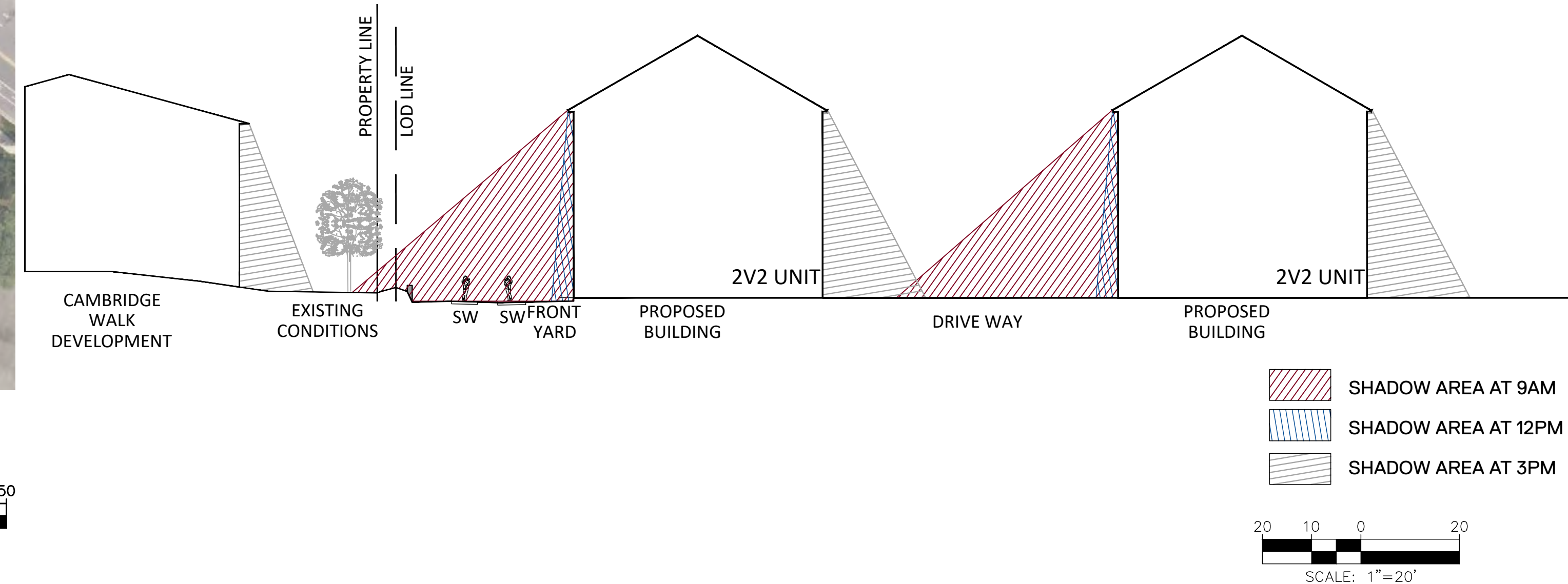
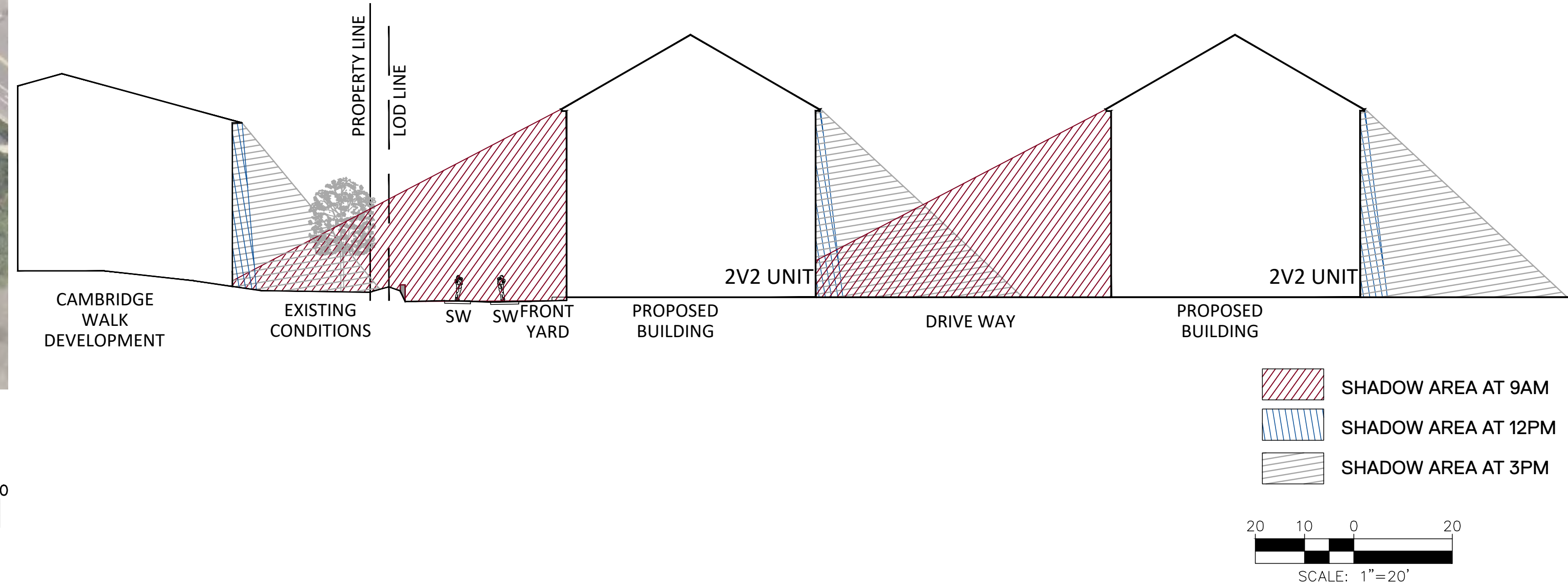
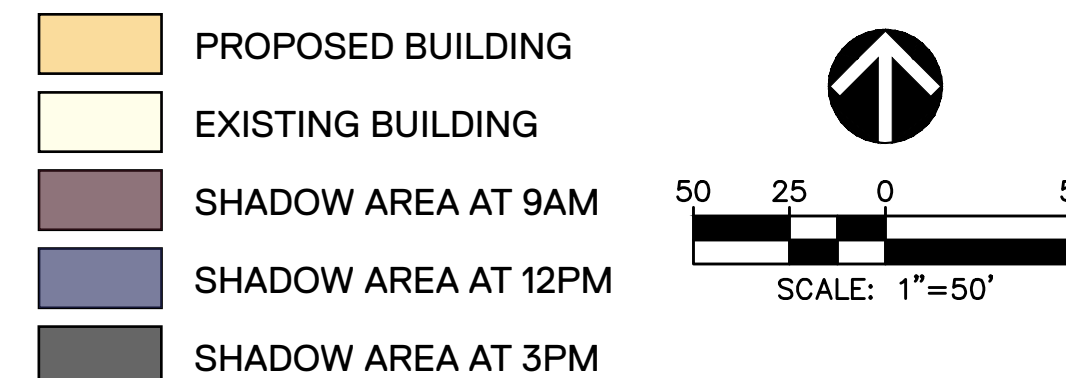
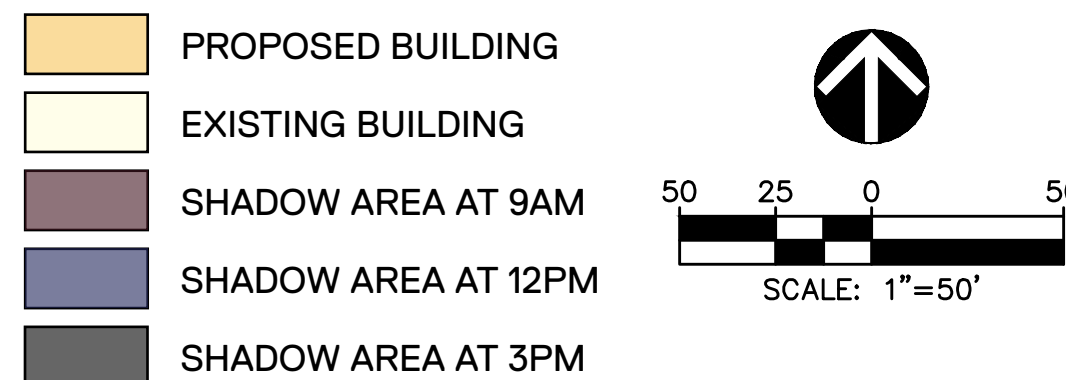
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VIKA
PROJECT VM50639A
DRAWING
NO.

SHEET NO. **LL-5.00**



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CITY OF ROCKVILLE
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WSSC GRID: 216NW06
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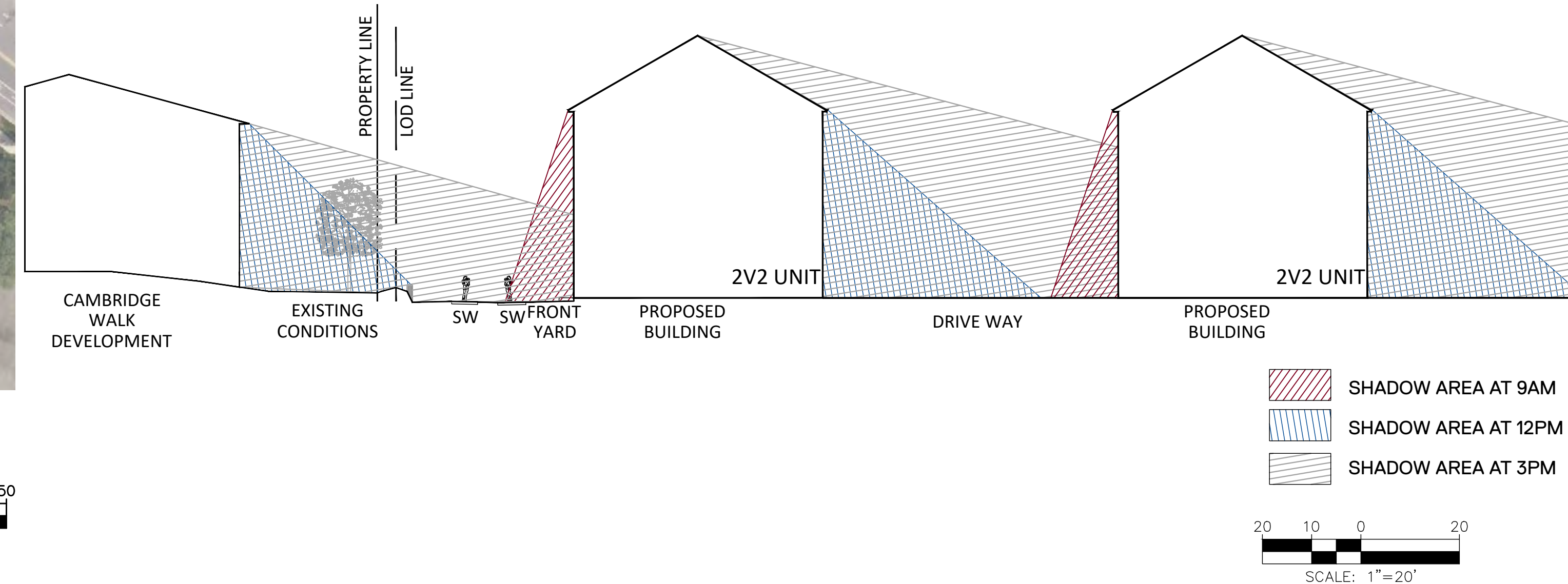
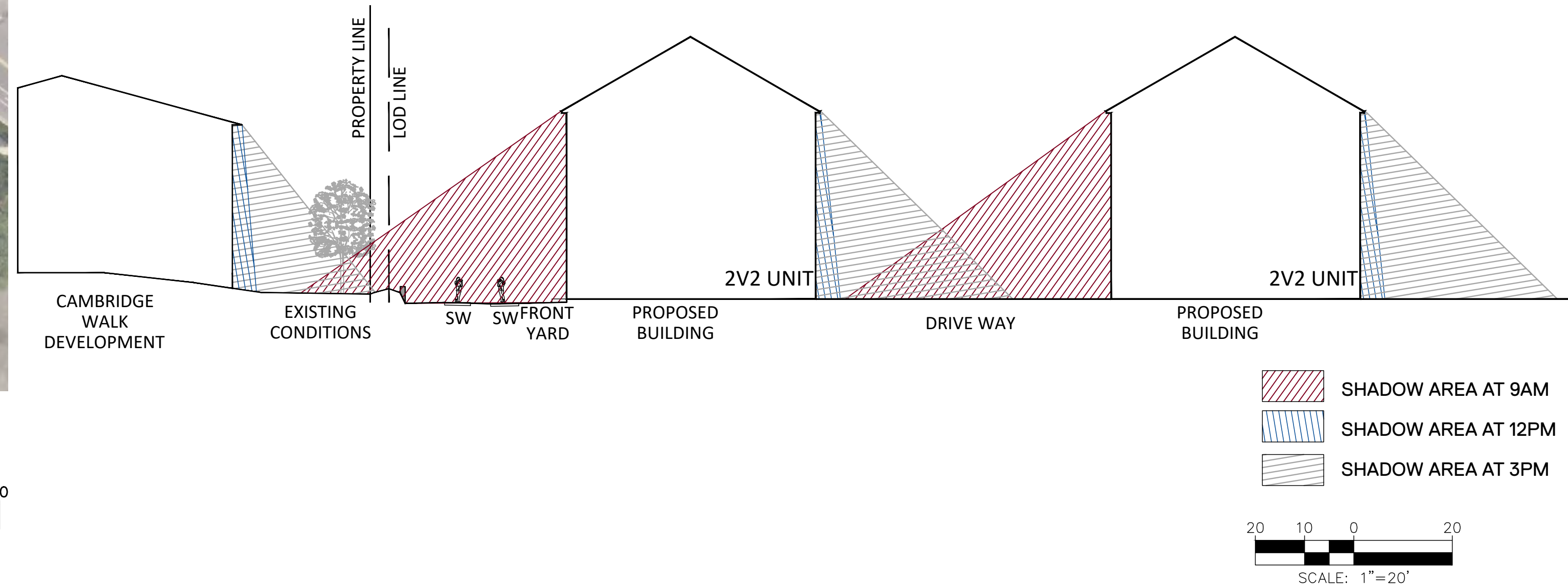
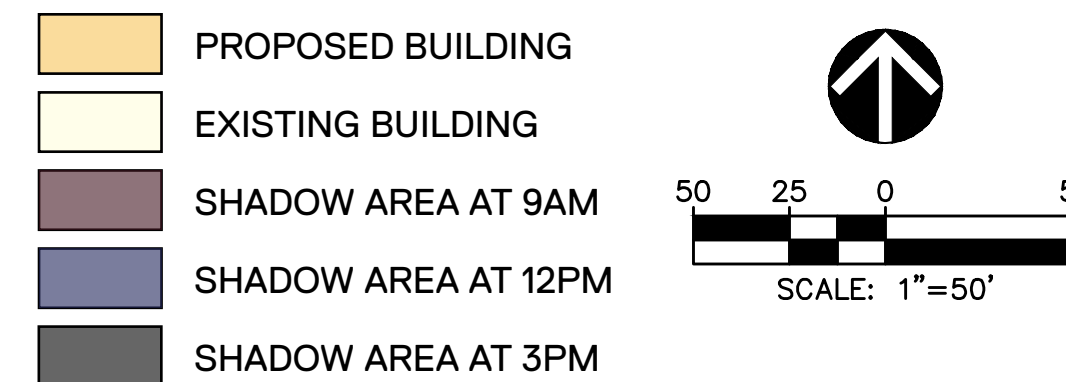
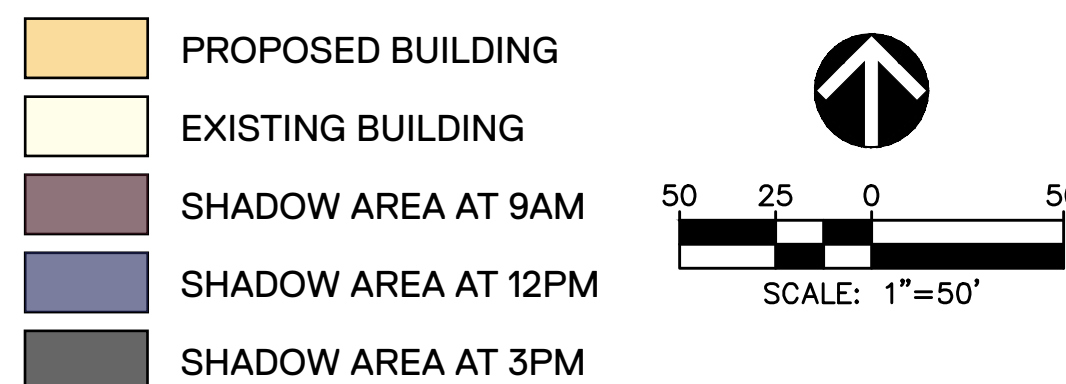
SHADOW STUDY

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 SOFATOLA, LIA, LEED AP PD LICENSE NO.: 3562 EXPIRATION DATE: 03/09/2025

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DRAWN BY: CJ
DESIGNED BY: ES
DATE ISSUED: 06/12/2024

SHEET NO. **LL-5.01**



PRELIMINARY FOREST CONSERVATION PLAN

HALPINE ROAD

FCP WORKSHEET

CITY OF ROCKVILLE FOREST CONSERVATION WORKSHEET
Halpine Road (50639)

NET TRACT AREA:
A. Total tract area ...
B. Deductions (Proposed Right Of Way Dedication)
C. Net Tract Area=

LAND USE CATEGORY:
ZONING:
Place a "*" under the column corresponding to the correct zone of the site
Zone:
(choose only one)

D. Afforestation Threshold ...
E. Conservation Threshold ...

EXISTING FOREST COVER:
F. Existing forest cover (within net tract) (Existing easement).....=
G. Area of forest above conservation threshold=

BREAK EVEN POINT:
H. Breakeven Point (amount of forest retained so that no mitigation is required)....=
I. Clearing permitted without mitigation=

PROPOSED FOREST CLEARING:
J. Total area of forest to be cleared=
K. Total area of forest to be retained=

PLANTING REQUIREMENTS:
L. Reforestation for clearing above conservation threshold=
M. Reforestation for clearing below conservation threshold=
N. Credit for retention above conservation threshold=
P. Total reforestation required=
Q. Total afforestation required=
R. Total planting requirement=

1.51
0.00
1.51

0.23
0.23

0.00
0.00

0.00
0.00

0.00
0.00
0.00
0.00
0.23
0.23

MINIMUM TREE COVER

MINIMUM TREE COVER			
TRACT AREA SF	ZONING	MITC REQUIRED %	MITC 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)

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 ENVIRONMENTAL BUFFER PROVIDED	Linear Feet: 0' Average Width: 0'

NNI TABLE

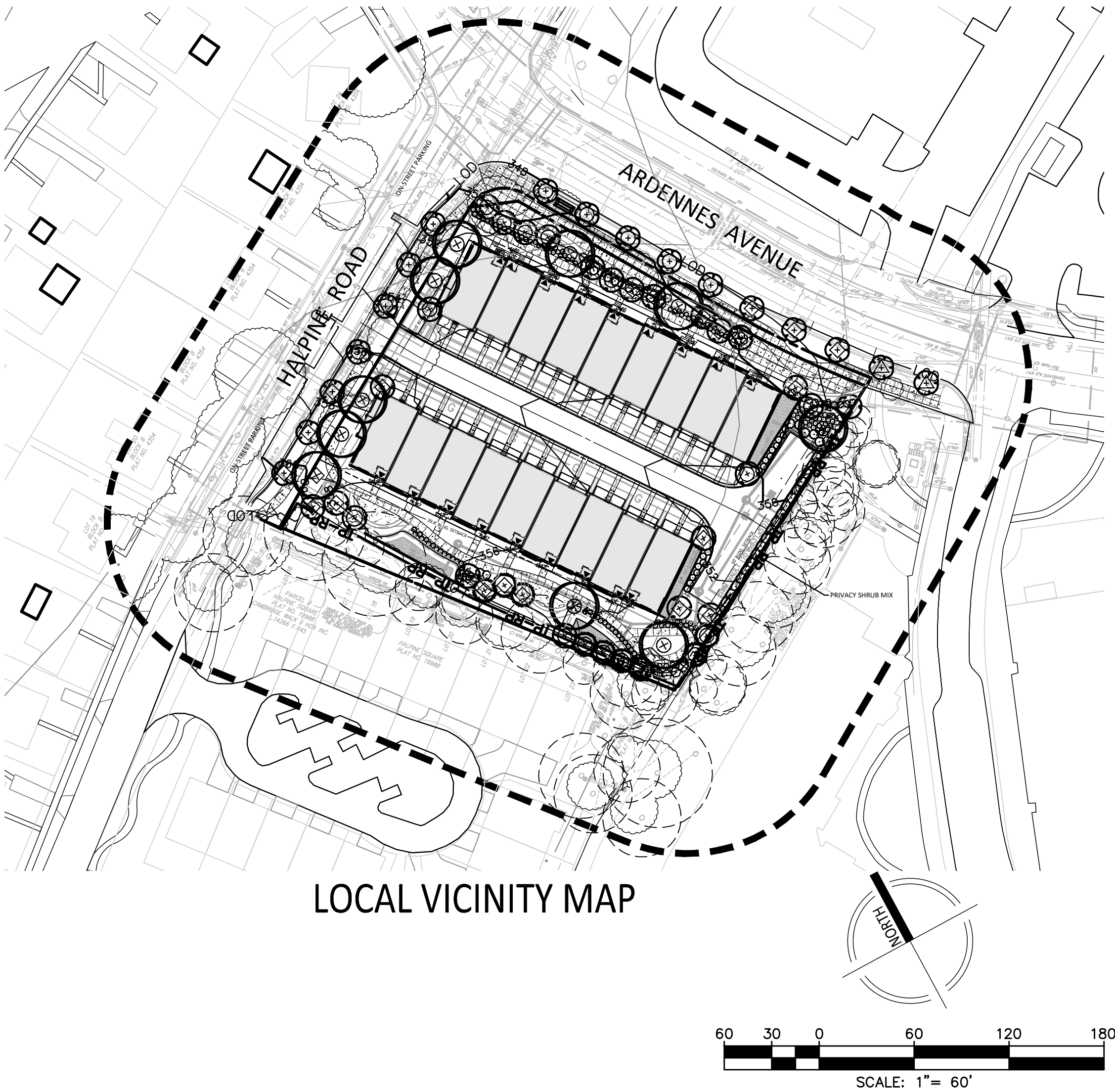
NNI CHART- PER CITY LIST				
SCIENTIFIC	COMMON	DISTRIBUTION	ABUNDANCE	NOTES
<i>Hedera helix</i>	English Ivy	localized	common	vine choking tree trunks, along ground
<i>Taraxacum officinale</i>	Common dandelion	widespread	common	along lawn areas and spread throught out site
DATE NNI INVENTORY CONDUCTED				April 18, 2023

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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SHEET INDEX

PFCP-1	PRELIMINARY FOREST CONSERVATION PLAN COVER
PFCP-2	PRELIMINARY FOREST CONSERVATION PLAN
PFCP-3	PRELIMINARY TREE REMOVAL PLAN
PFCP-4	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 LISTED BELOW.

LOT/PARCEL	BLOCK	TAX ACCT NO.	LIBER & FOLIO	PLAT NO.
N091	-	04-00146900	00000-00000	8189

THE SUBJECT PROPERTY WSSC TAX MAP GRID NUMBER IS 216NW06

- PARCEL N091 IS CURRENTLY ZONED R-60; MXNC ZONING IS BEING PURSUED IN ACCORDANCE WITH THE FLOATING ZONE PROVISIONS.
- 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, DATED SEPTEMBER 29, 2006.
- 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.
- PER U.S.FISH & WILDLIFE SERVICES' NATIONAL WETLANDS INVENTORY ON-LINE MAPPER ([HTTP://WWW.FWS.GOV/WETLANDS/DATA/ MAPPER.HTML](http://www.fws.gov/wetlands/data/mapper.html)), MARYLAND'S ENVIRONMENTAL RESOURCES AND LAND INFORMATION NETWORK (MERLIN) ([HTTP://WWW. MDMERLIN.NET/](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 APRIL 18, 2023.
- 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.
- THE HORIZONTAL DATUM IS MARYLAND STATE GRID NORTH (NAD 83/91) AND THE VERTICAL DATUM IS NGVD 88. TOPOGRAPHIC AND BOUNDARY SURVEY WAS PERFORMED BY VIKA MARYLAND, LLC, APRIL 18, 2023.
- 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 TREE TABLE.
- THERE ARE 0 ACRES OF EXISTING FOREST ON THE SUBJECT PROPERTY OR WITHIN THE NRI STUDY AREA.
- NON-NATIVE INVASIVE PLANT MATERIAL ENGLISH IVY AND COMMON DANDELION OBSERVED WITHIN THE INVENTORY AREA. NON-NATIVE INVASIVE MATERIAL WITHIN OUR PROPERTY WILL BE ERADICATED DURING DEVELOPMENT.

SOILS TABLE

SYMBOL	SOIL*	CHARACTERISTICS				
		PRIME AGRICULTURE**	HIGHLY ERODIBLE***	SERPENTINIC****	HYDRIC GROUP*	K FACTOR*****
2UB	Glenelg-Urban land complex, 0 to 8 percent slopes	NO	NO	NO	B	0.32
2UC	Glenelg-Urban land complex, 8 to 15 percent slopes	NO	NO	NO	B	0.43
400	Urban Land	NO	NO	NO	D	0.49

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

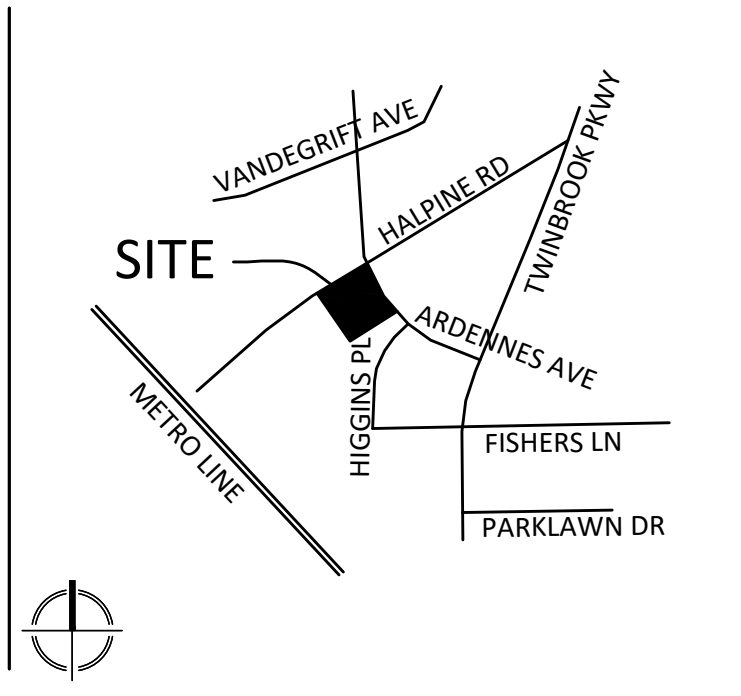
**PAGE 140 TABLE 5 MONTGOMERY COUNTY, MARYLAND SOIL SURVEY

**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



VICINITY MAP
SCALE: 1" = 2000'

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Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

PREPARED FOR:
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SUITE 1000
FAIRFAX, VA 22031
703.934.9367
DAVID DeMARCO
David.DeMarco@PulteGroup.com

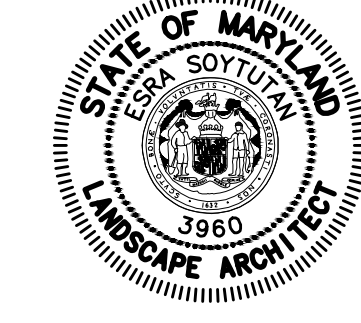
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HALPINE ROAD

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

PRELIMINARY FOREST CONSERVATION PLAN COVER

PROFESSIONAL SEAL



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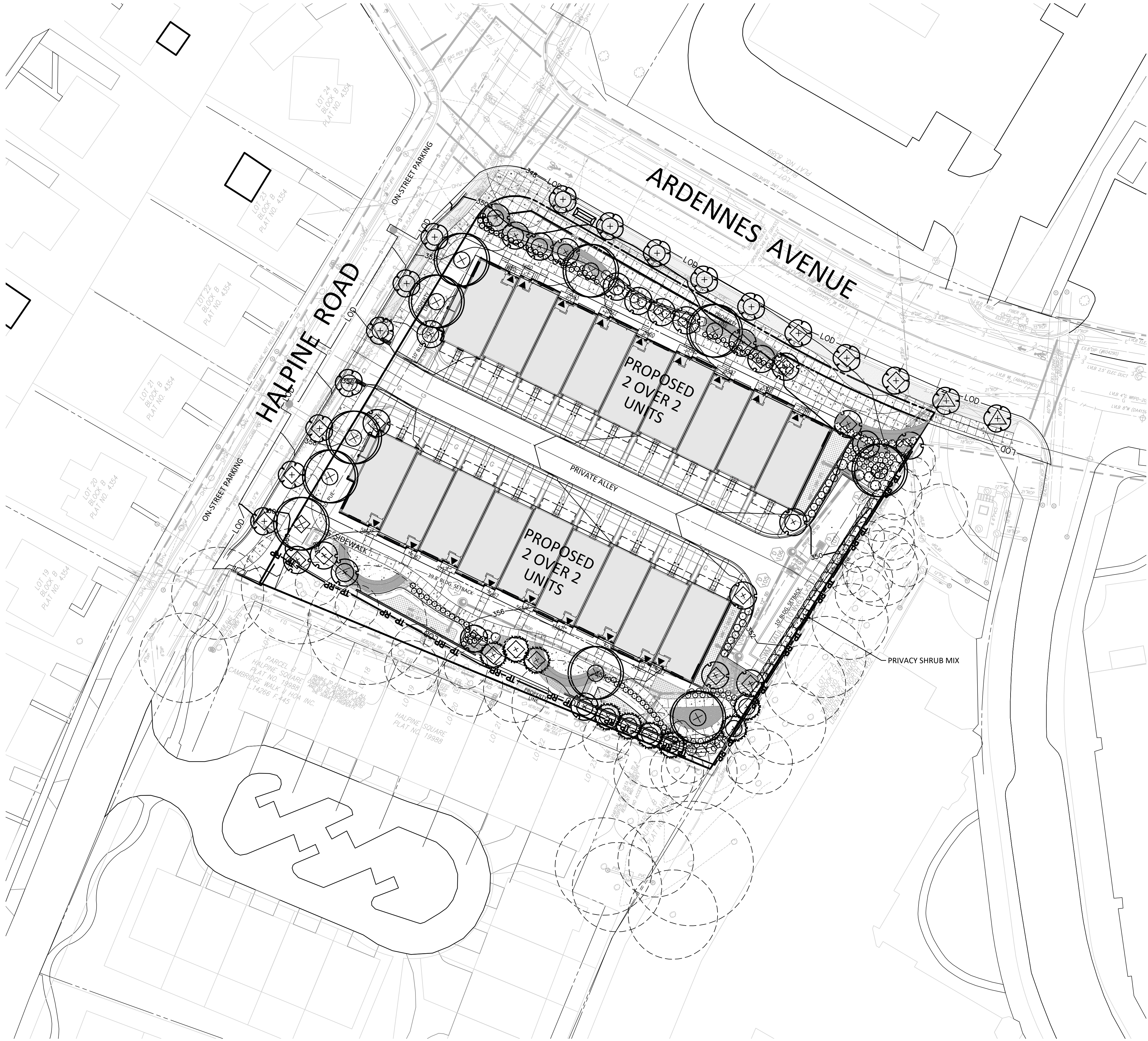
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DESIGNED BY: MBG
DATE ISSUED: 06/12/2024

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DRAWING NO.

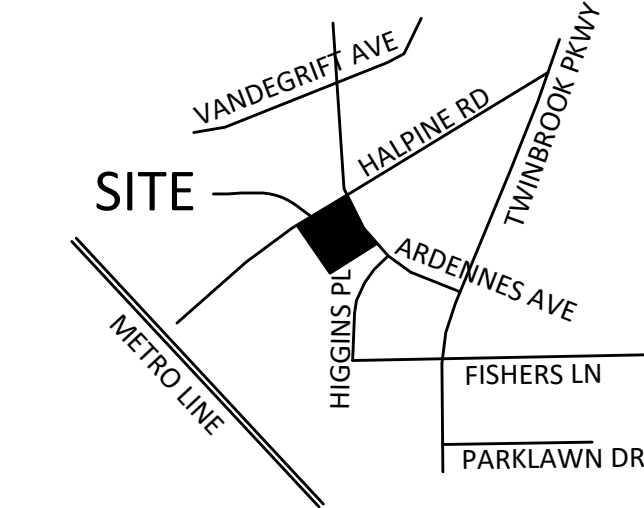
SHEET NO. PFCP-1



PLAN LEGEND

	PROPERTY LINE
	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
	PLANT BED MIX
	PRIVACY SHRUB MIX
	PROPOSED BIORETENTION
	100 YEAR FLOODPLAIN
	100 YEAR FLOODPLAIN 25' BRL
	STREAM VALLEY BUFFER
	SOILS
	SOILS
	ROOT PRUNING TRENCH AT CONSTRUCTION
	TREE PROTECTION FENCE W/ SIGNS; AT LOD, SHOWN OFF-SITE FOR CLARITY
	EXISTING TREE CANOPY (NOT FOREST)
	EXISTING TREE < 6\"/>
	FOREST CONSERVATION CREDIT
	SIGNIFICANT REPLACEMENT TREE
	REPLACEMENT TREES FOR FTP2003-0003
	PROPOSED SHADE TREE
	PROPOSED EVERGREEN TREE
	PROPOSED ORNAMENTAL TREE
	PROPOSED STREET TREE

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.



VICINITY MAP
SCALE: 1" = 2000'

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DAVID DeMARCO
David.DeMarco@PulteGroup.com

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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

PRELIMINARY
FOREST
CONSERVATION
PLAN

PROFESSIONAL SEAL



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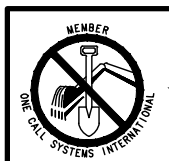
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DRAWN BY: EJS
DESIGNED BY: MBG
DATE ISSUED: 06/12/2024

VIKA
PROJECT: VMS0639A
DRAWING
NO.

SHEET NO. **PFCP-2**

NOT FOR CONSTRUCTION



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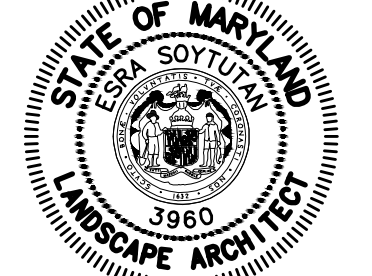
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[illegible]

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

PRELIMINARY
FOREST
CONSERVATION
PLAN
TREE REMOVAL

PROFESSIONAL SEAL



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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

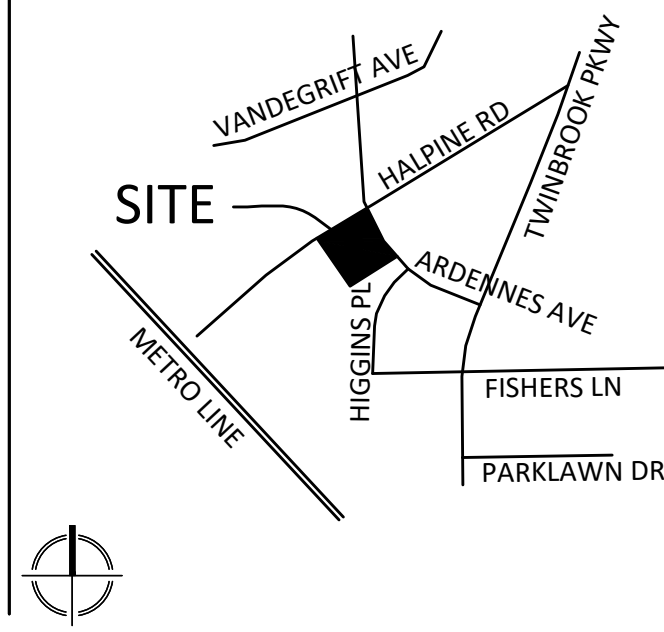
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DRAWN BY: EJS
DESIGNED BY: MBG
DATE ISSUED: 06/12/2024

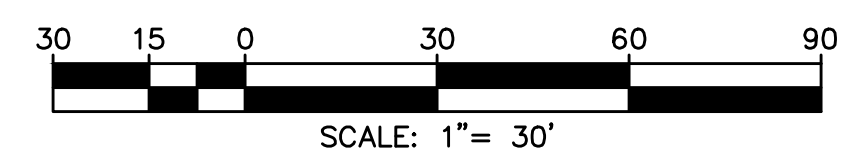
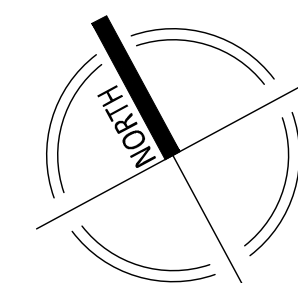
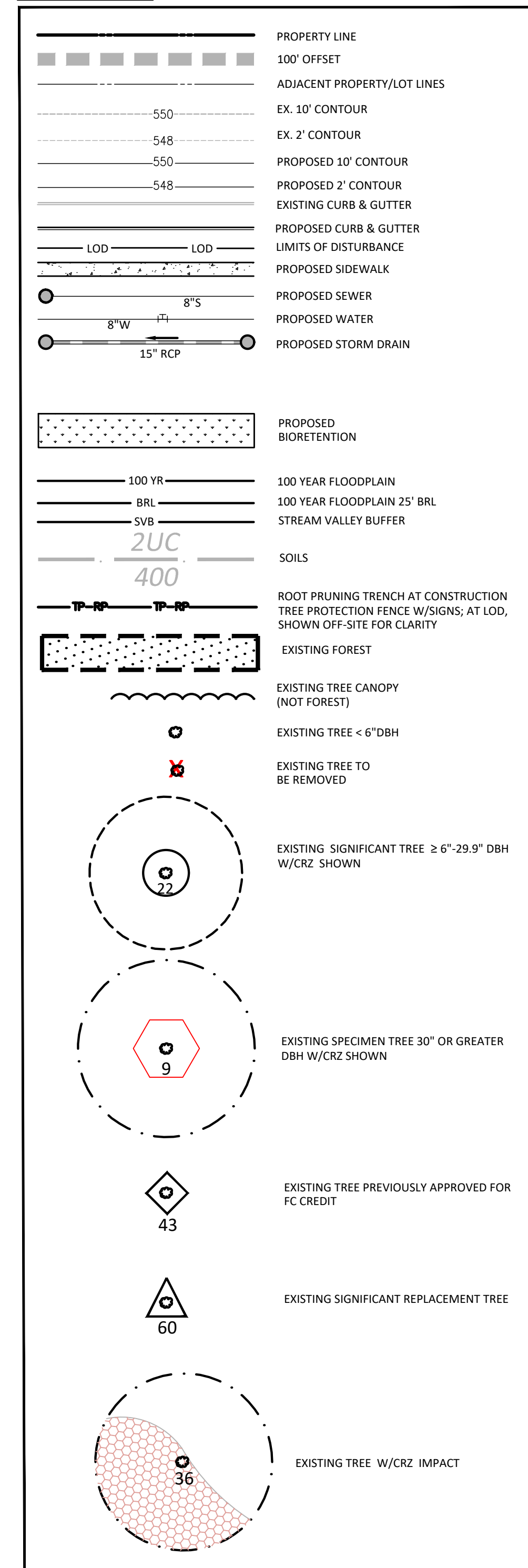
VIKA
PROJECT VM50639A

DRAWING
NO.

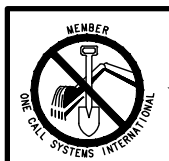
SHEET NO. **PFCP-3**



VICINITY MAP
SCALE: 1" = 2000'



NOT FOR CONSTRUCTION

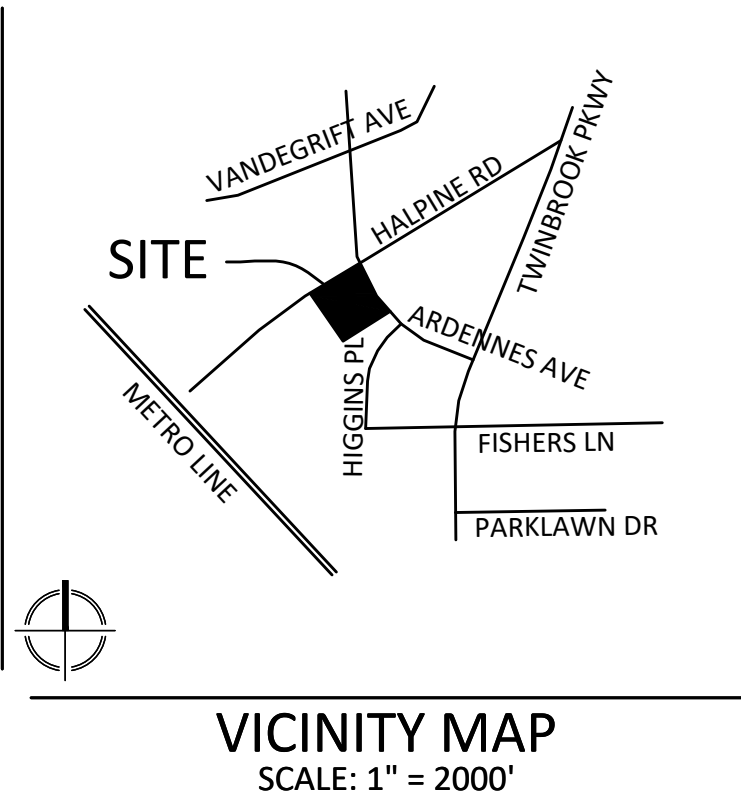


**"FOR LOCATION OF UTILITIES CALL
8-1-1 or 1-800-257-7777 OR LOG ON TO
www.call811.com or <http://www.missutility.net>
48 HOURS IN ADVANCE OF ANY
WORK IN THIS VICINITY"**

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.

SIGNIFICANT & SPECIMEN TREE TABLE

PROPOSED TREE SUMMARY CHART																
PFCP/FFCP																
#	SCIENTIFIC NAME	COMMON NAME	DBH	Area CRZ	CRZ IMPACT SF	CRZ IMPACT%	CTIA %	COR CTIA %	Remarks	PREVIOUS FTP PLAN #	PREV.CREDIT	DISPOSITION	OWED	REPLACEMENT TREES REQD.	CREDIT TYPE	MAXIMUM CREDIT AMOUNT
LANDSCAPE SETTING >1/4 12" DBH (NO EXISTING CREDIT)																
1	<i>Fagus grandifolia</i>	American Beech	30 in	6362	0	0%	94%		On private property/ no permission			Save		0	LG SHADE	0
8	<i>Ulmus americana</i>	American elm	25 in	4243	4243	100%	84%					Remove		3	LG SHADE	0
9	<i>Quercus rubra</i>	Red Oak	31 in	6576	6576	100%	81%					Remove		6	LG SHADE	0
10	<i>Quercus rubra</i>	Red Oak	24 in	3904	3904	100%	66%					Remove		2	LG SHADE	0
11	<i>Quercus rubra</i>	Red Oak	24 in	4072	4072	100%	88%					Remove		2	LG SHADE	0
12	<i>Quercus rubra</i>	Red Oak	24 in	4072	4072	100%	78%					Remove		2	LG SHADE	0
13	<i>Acer rubrum</i>	Red Maple	22 in	3267	1375	42%	94%					Save		0	LG SHADE	0
15	<i>Taxodium distichum</i>	Bald cypress	22 in	3421	998	29%	97%					Save		0	LG SHADE	0
24	<i>Ilex opaca</i>	American Holly	14 in	1385	188	14%	97%					Save		0	LG EVG	0
25	<i>Pinus strobus</i>	White Pine	17 in	1924	0	0%	97%					Save		0	LG EVG	0
27	<i>Prunus sp.</i>	Cherry	18 in	2290	0	0%	97%		On private property/ no permission			Save		0	ORN	0
29	<i>Pinus strobus</i>	White Pine	23 in	3739	0	0%	91%					Save		0	LG EVG	0
51	<i>Quercus rubra</i>	Red Oak	27 in	5153	5153	100%	78%					Remove		3	LG SHADE	0
52	<i>Quercus rubra</i>	Red Oak	25 in	4418	4418	100%	84%					Remove		3	LG SHADE	0
53	<i>Quercus rubra</i>	Red Oak	28 in	5542	5542	100%	72%					Remove		3	LG SHADE	0
57	<i>Pinus strobus</i>	White Pine	20 in	2827	0	0%	71%					Save		0	LG EVG	0
61	<i>Quercus rubra</i>	Northern Red Oak	22 in	3421	0	0%	55%					Save		0	LG SHADE	0
												8		24		0
6-11" DBH TREES (NO EXISTING CREDIT)*																
14	<i>Sassafras albidum</i>	Sassafras	8 in	452	132	29%	92%					Save			LG SHADE	400
17	<i>Cercis canadensis</i>	Red Bud	8 in	452	88	19%	94%					Save			ORN	200
54	<i>Sassafras albidum</i>	Sassafras	8 in	452	103	23%	89%					Save			LG SHADE	400
												1000				
OFFSITE																
31	<i>Juniperus virginiana</i>	Red Cedar	6 in	254	0	0%	97%					Save	N/A	0		
32	<i>Pinus strobus</i>	White Pine	15 in	1590	4	0%	97%					Save	N/A	0		
35	<i>Pinus strobus</i>	White Pine	14 in	1385	0	0%	91%					Save	N/A	0		
41	<i>Pinus strobus</i>	White Pine	10 in	707	0	0%	94%					Save	N/A	0		
42	<i>Pinus strobus</i>	White Pine	9 in	511	0	0%	94%					Save	N/A	0		
47	<i>Robinia pseudoacacia</i>	Black locust	10 in	707	19	3%	97%					Save	N/A	0		
55	<i>Nyssa sylvatica</i>	Blackgum	10 in	707	0	0%	86%					Save	N/A	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	<i>Platanus acerifolia</i>	London Plane Tree	21 in	3117	0	0%	91%					Save	N/A	0		0
3	<i>Zelkova serrata</i>	Japanese Zelkova	19 in	2552	29	1%	91%					Save	N/A	0		0
4	<i>Acer saccharinum</i>	Silver Maple	29 in	5741	1188	21%	88%					Save	N/A	0		0
5	<i>Acer saccharinum</i>	Silver Maple	36 in	8908	2334	26%	91%					Save	N/A	0		0
6F	<i>Zelkova serrata</i>	Japanese Zelkova	17 in	1924	0	0%	88%		PREVIOUS SIG TREE REPLACEMENT CREDIT	FTP95-5	400	Save	N/A	0		0
7F	<i>Zelkova serrata</i>	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*	<i>Cornus florida</i>	Dog Wood	10 in	707	58	8%	94%			FTP95-5	400	Save	0	0		400
19F*	<i>Ilex opaca</i>	American Holly	9 in	573	41	7%	89%			FTP95-5	400	Save	0	0		400
18F*	<i>Ulmus americana</i>	American Elm	12 in	1018	298	29%	94%			FTP95-5	400	Save	0	0		400
20F	<i>Acer rubrum</i>	Red Maple	17 in	1924	736	38%	94%			FTP95-5	400	Save	0	0		400
21F*	<i>Ilex opaca</i>	American Holly	8 in	452	91	20%	97%			FTP95-5	400	Save	0	0		400
22F*	<i>Ilex opaca</i>	American Holly	10 in	707	48	7%	97%			FTP95-5	400	Save	0	0		400
23F*	<i>Ilex aquifolium</i>	English Holly	14 in	1385	434	31%	97%			FTP95-5	400	Save	0	0		400
33F	<i>Pinus strobus</i>	White Pine	15 in	1590	36	2%	91%			FTP2003-00033	400	Save	0	0		400
34F	<i>Pinus strobus</i>	White Pine	15 in	1590	17	1%	91%			FTP2003-00033	400	Save	0	0		400
36F	<i>Pinus strobus</i>	White Pine	14 in	1385	2	0%	91%			FTP2003-00033	400	Save	0	0		400
43F	<i>Laquerstroemia indica</i>	Crape Myrtle	6 in	254	0	0%	97%			FTP2003-00033	400	Save	0	0		400
49F	<i>Zelkova serrata</i>	Japanese Zelkova	8 in	452	452	100%	91%			FTP2003-00033	na-street tree	Remove	a-street tree	1		0
50F	<i>Zelkova serrata</i>	Japanese Zelkova	7 in	346	346	100%	91%			FTP2003-00033	na-street tree	Remove	a-street tree	1		0
56F*	<i>Cladrastis kentukea</i>	American yellowwood	12 in	1018	79	8%	83%			FTP95-5	400	Save	0	0		400
58F*	<i>Ilex opaca</i>	American holly	15 in	1590	92	6%	94%			FTP95-5	400	Save	0	0		400
												TOTAL PREVIOUS CREDIT: 5200				
												0	2			5200
PREVIOUS SIGNIFICANT TREE REPLACEMENT CREDIT (Tree Number must include S)																
265*	<i>Acer rubrum</i>	Red Maple	17 in	1924	0	0%	97%		On private property/ no permission	FTP95-5	1	Save		0		
285*	<i>Laquerstroemia indica</i>	Crape Myrtle	14 in	1385	0	0%	97%		On private property/ no permission	FTP95-5	1	Save		0		
305	<i>Cercis canadensis</i>	Red Bud	7 in	299	0	0%	94%			FTP2003-00033	1	Save		0		
375	<i>Ilex opaca</i>	American Holly	6 in	254	6	2%	94%			FTP2003-00033	1	Save		0		
385	<i>Ilex opaca</i>	American Holly	6 in	254	24	10%	97%			FTP2003-00033	1	Save		0		
395	<i>Ilex opaca</i>	American Holly	6 in	254	31	12%	97%			FTP2003-00033	1	Save		0		
405	<i>Juniperus virginiana</i>	Red Cedar	9 in	573	138	24%	97%			FTP2003-00033	1	Save		0		
445	<i>Ilex opaca</i>	Holly	10 in	707	205	29%	97%			FTP2003-00033	1	Save		0		
455	<i>Juniperus virginiana</i>	Red Cedar	8 in	452	0	0%	94%			FTP2003-00033	1	Save		0		
465	<i>Juniperus virginiana</i>	Red Cedar	9 in	511	0	0%	94%			FTP2003-00033	1	Save		0		
485	<i>Ilex opaca</i>	Holly	7 in	299	11	4%	97%			FTP2003-00034	1	Save		0		
595	<i>Pinus strobus</i>	White Pine	12 in	1018	0	0%	88%			FTP2003-00034	1	Save		0		
605	<i>Cercis canadensis</i>	Red bud	8 in	452	0	0%	90%			FTP2003-00033	1	Save		0		
												TOTAL PREVIOUS SIG REPL: 13				
												Previous Significant Replacements Owed 2				



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)															
8		<i>Syringa reticulata</i>	Japanese Tree Lilac	ORN	B&B	2.5"	0	0	0	3	0	5	0	1000	1600
7		<i>Koelreuteria paniculata</i>	Golden Rain Tree	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	0	26*		X				
* Street trees not to exceed 25% of total forest conservation credit requirement.															
FEE IN LIEU OPTION													-417 SF		

Vika

Vika MARYLAND, LLC

20251 Century Blvd., Suite 400

Germantown, MD 20874

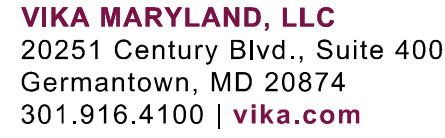
301.916.4100 | vika.com

Our Site Set on the Future.

PREPARED FOR:

PULTE HOME COMPANY, LLC

9302 LEE HIGH



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

PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
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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

[illegible]

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

PROFESSIONAL SEAL

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DRAWN BY: TG

DESIGNED BY: LM

DATE ISSUED:

VIKA
PROJECT **VM50639A**

DRAWING
NO. **1 OF 1**

SHEET NO.

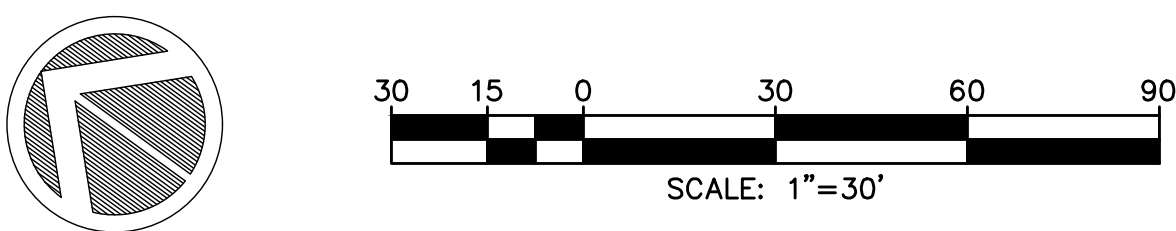


	PROPOSED CURB & GUTTER
	EXISTING CURB
	PROP.THERMOPLASTIC PAVEMENT MARKING
	PROPERTY LINES
	LIMITS OF DISTURBANCE
	PROPOSED SIGN POST
	EXISTING SIGN POST

NOTE:

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

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, THEN 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, 2x GALVANIZED "U" CHANNEL POSTS OR GALVANIZED BREAKAWAY TUBULAR STEEL SIGN POSTS (MD SHA STANDARD # 80204) CAN BE USED.



 "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"

LAYOUT: PMS-1, Plotted By: schlatter

y:\50501-51000\50639\CADD\PRELIMINARY\PLOT SHEETS\50639100 P UTIL.dwg ~ Wednesday, June 12, 2024 4:16:45 PM



PREPARED FOR:
PULTE HOME
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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CONTACT: KATIE WAGNER

[illegible]

CITY OF ROCKVILLE
MONTGOMERY COUNTY,
MARYLAND

WSSC GRID: 216NW06
TAX MAP: GQ63

SIGHT DISTANCE
PLAN
HALPINE ROAD

PROFESSIONAL SEAL

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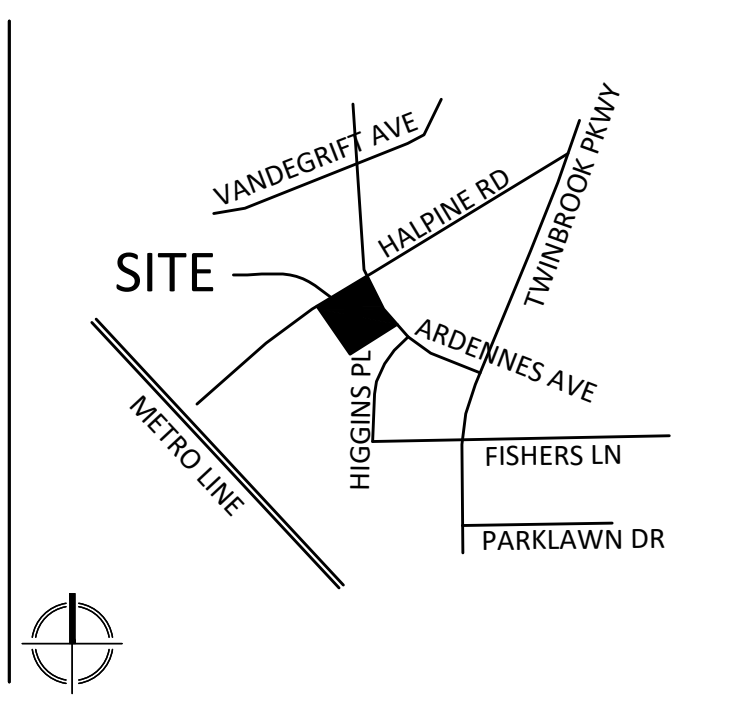
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DRAWN BY: _____ TG
DESIGNED BY: _____ LM
DATE ISSUED: _____

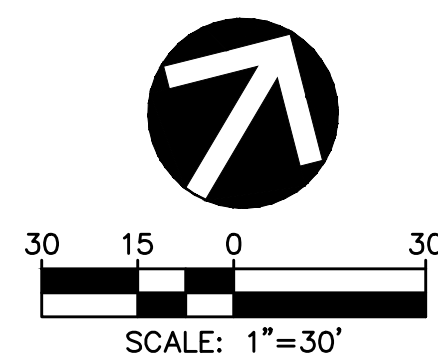
VIKA
PROJECT VM50639A

DRAWING
NO. 1 OF 1

SHEET NO.



VICINITY MAP
SCALE: 1" = 2000'





MONTGOMERY COUNTY
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

MONTGOMERY COUNTY

DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: HALPINE ROAD

Street Name: HALPINE ROAD

Posted Speed Limit: 25 mph

Street/Driveway #1 (ROAD 'A')

Preliminary Plan Number: 1-

Master Street Road Classification: _____

Street/Driveway #2 ()

Sight Distance (feet)	OK?	Sight Distance (feet)	OK?
Right <u>200'</u>	<u>YES</u>	Right _____	_____
Left <u>200'</u>	<u>YES</u>	Left _____	_____

Comments: _____

Comments: _____

GUIDELINES

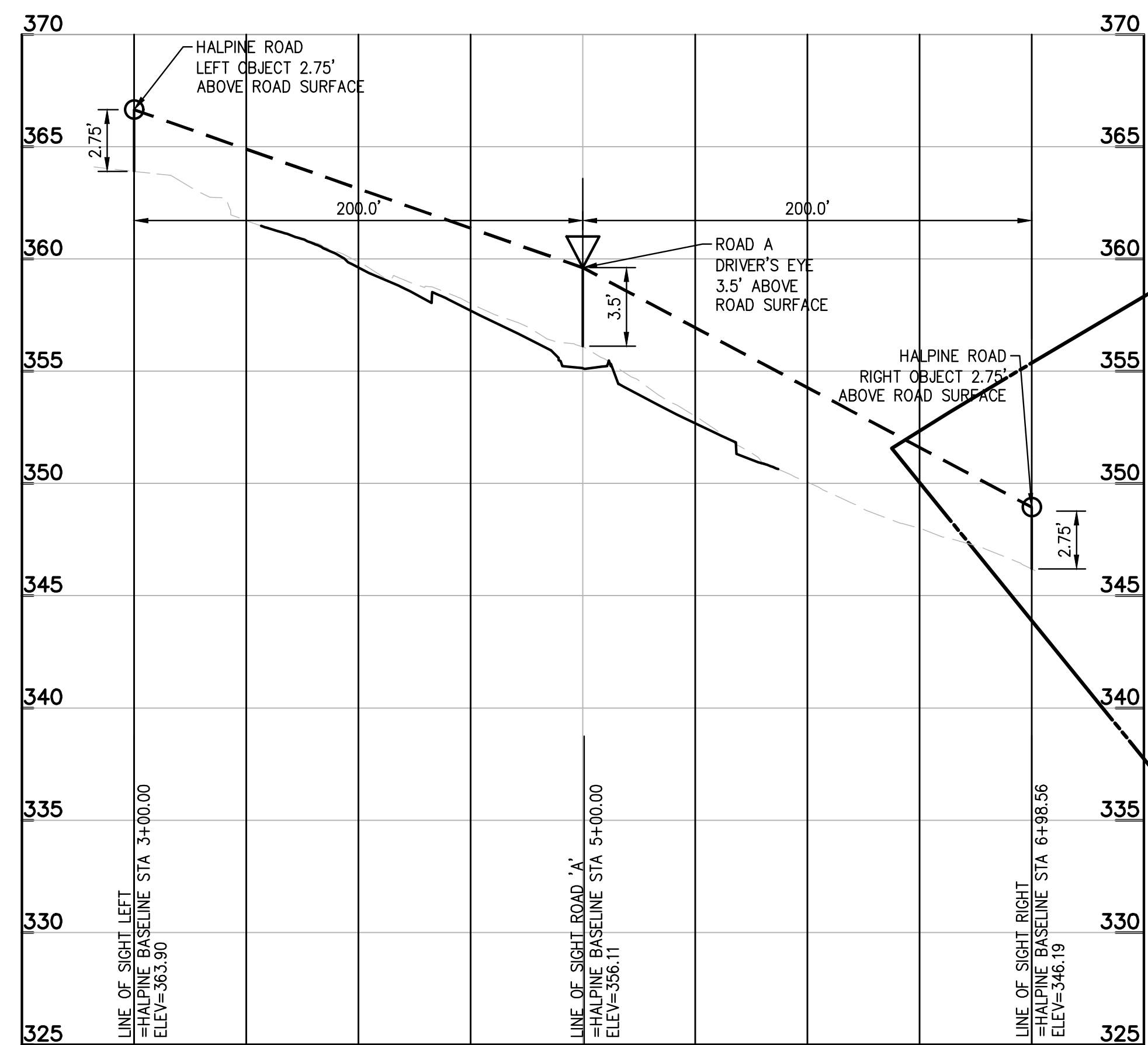
Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150'
Secondary - 30	200'
Business - 30	200'
Primary - 35	250'
Arterial - 40	325'
(45)	400'
Major - 50	475'
(55)	550'

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75 above the road surface is visible. (See attached drawing)

*Source: AASHTO

ENGINEER/ SURVEYOR CERTIFICATE		Montgomery County Review:
I hereby certify that this information is accurate and was collected in accordance with these guidelines.		☐ Approved ☐ Disapproved: By: _____ Date: _____
Signature _____	Date _____	
<u>PLS/P.E. MD Reg. No.</u>		

Form Reformatted:
March, 2000



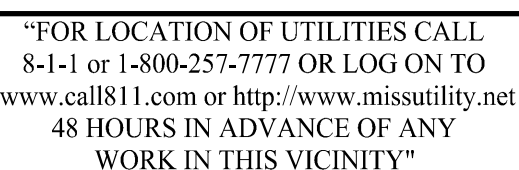
LINE OF SIGHT

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



SCALE: 1"=50'

NOT FOR CONSTRUCTION



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.



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



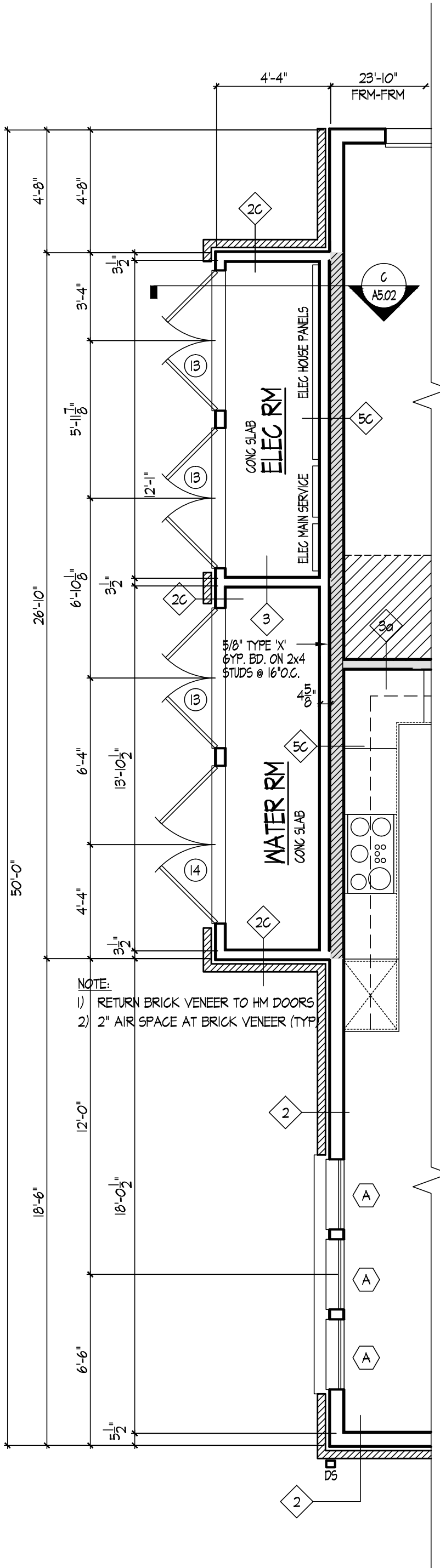
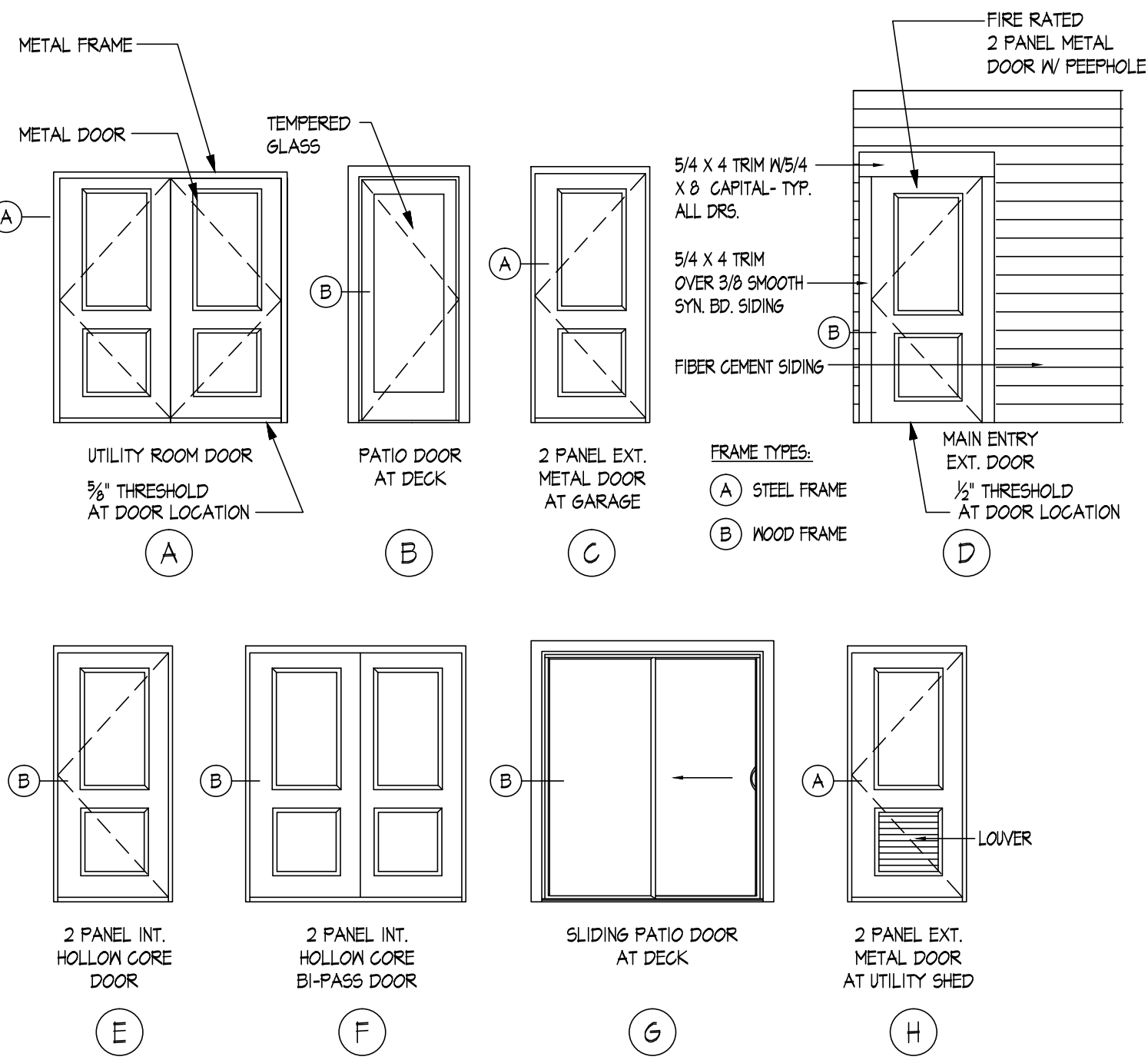
LEFT SIDE ELEVATION / BLDG 2



FRONT ELEVATION / BLDG 2

UNIT DOOR SCHEDULE							
MARK	DOOR SIZE	THK.	CONSTR.	DOOR TYPE	FRAME TYPE	FIRE RATINGS	REMARKS SEE NOTES BELOW
1	2'-0" X 6'-8"	1-3/8"	H.C.	E	WOOD	-	
2	2'-4" X 6'-8"	1-3/8"	H.C.	E	WOOD	-	
3	2'-6" X 6'-8"	1-3/8"	H.C.	E	WOOD	-	
4	2'-8" X 6'-8"	1-3/8"	H.C.	E	WOOD	-	
4a	(2) 2'-6" X 6'-8"	1-3/8"	H.C.	E	WOOD	-	
5	2'-8" X 6'-8"	1-3/8"	STEEL	C	WOOD	20 MIN.	INSULATED, SEE NOTE 2
6	3'-0" X 6'-8"	1-3/4"	STEEL	D	WOOD	20 MIN.	ENTRANCE, INSULATED W/ PEEPHOLE, SEE NOTE 2
7	2'-8" X 6'-8"	1-3/4"	PD	B	WOOD	-	PATIO DOOR
8	4'-0" X 6'-8"	1-3/8"	H.C.	F	WOOD	-	BI-PASS DOOR
9	5'-0" X 6'-8"	1-3/8"	H.C.	F	WOOD	-	BI-PASS DOOR
10	6'-0" X 6'-8"	1-3/8"	H.C.	F	WOOD	-	BI-PASS DOOR
11	6'-0" X 6'-8"	1-3/4"	PD	G	WOOD	-	SLIDING GLASS DOOR
12	8'-0" X 7'-0"	1-3/4"	OH	-	-	-	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	A	STEEL	-	SEE NOTE 8
15	(2) 1'-6" X 6'-8"	1-3/8"	H.C.	E	WOOD	-	
16	3'-0" X 6'-8"	1-3/4"	STEEL	H	STEEL	-	SEE NOTE 8

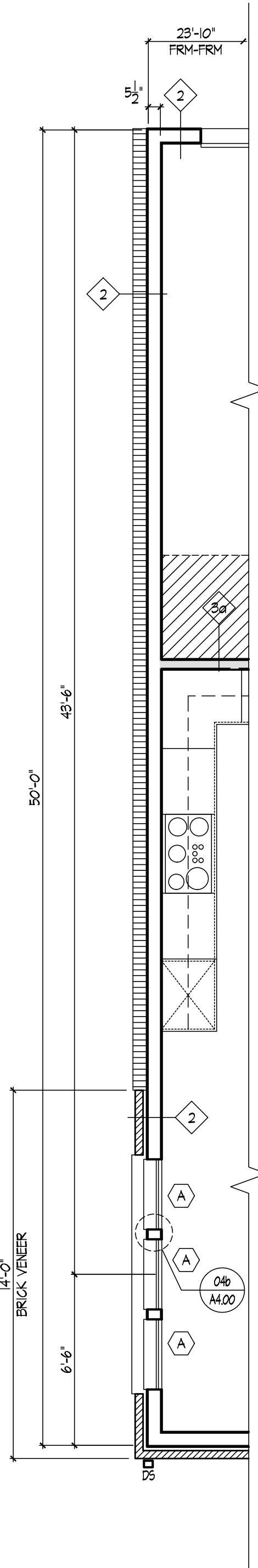
- NOTES:
- SEE SHEET A1.01 FOR DOOR ELEVATIONS AND FLOOR FINISH SCHEDULE - BASE HOUSE.
 - FIRE RATED DOORS TO BE SELF-CLOSING AND SELF-LATCHING PER IBC 2018 406.5.2.1
 - ALL DOORS REQUIRED FOR NATURAL VENTILATION PURPOSES SHALL BE PROVIDED WITH TIGHTLY FITTED SCREENS OF NOT LESS THAN 16 MESH PER INCH AND EVERY SCREEN DOOR USED FOR INSERT CONTROL SHALL HAVE A SELF-CLOSING DEVICE.
 - U-FACTOR REQUIRED = 0.35 / U-FACTOR PROVIDED = 0.30
 - SHGC REQUIRED = 0.40 / SHGC PROVIDED = 0.19
 - EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM THE INSIDE OF THE CLOSET.
 - 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 PANG HARDWARE.



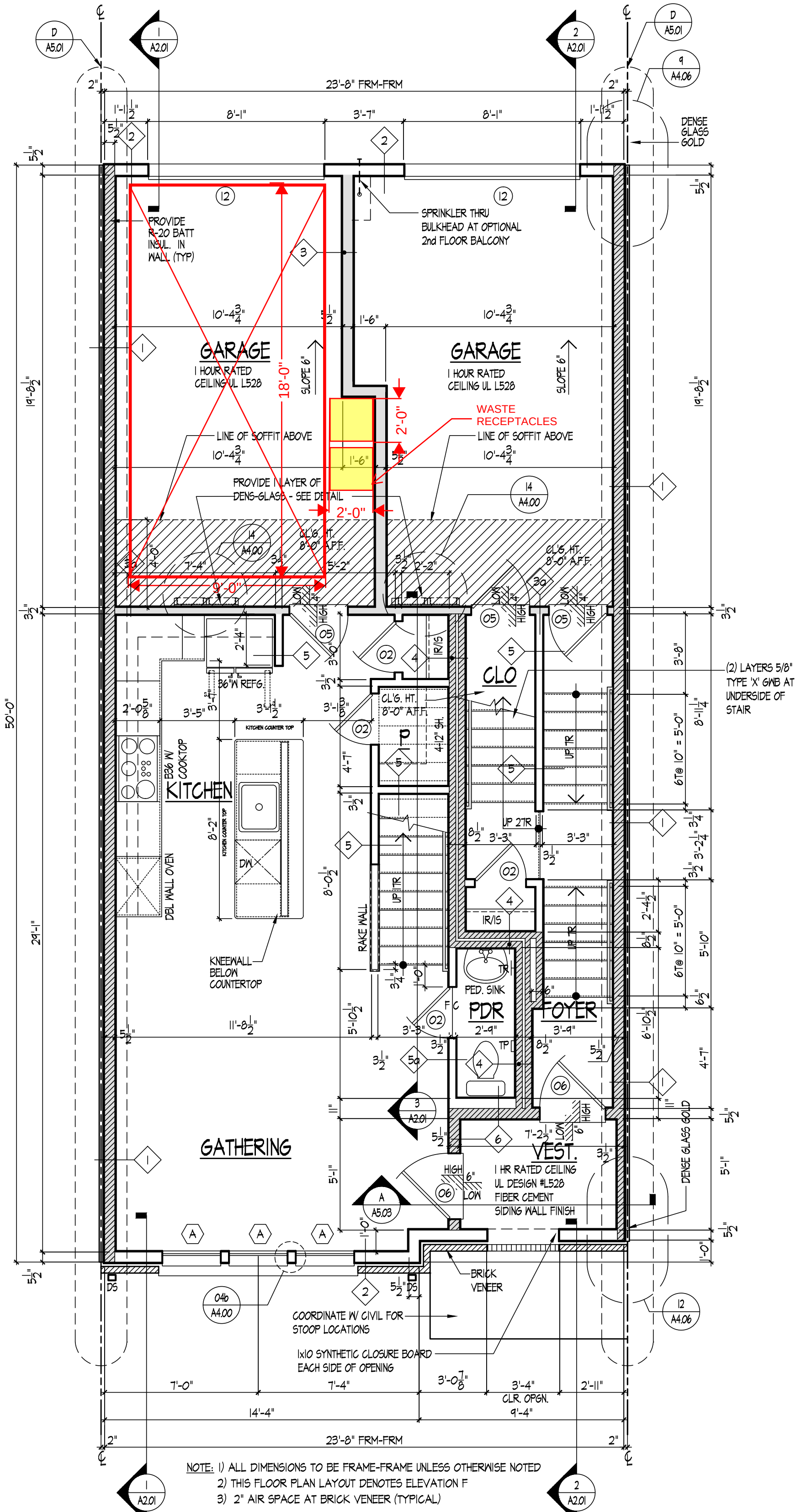
PARTIAL
FIRST FLOOR PLAN -
END CONDITION - UTILITY SHED
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE							
MARK	WINDOW CODE	TYPE	CLEAR OPENING	WIDTH	HEIGHT	HGT. ABOVE FLOOR	REMARKS SEE NOTES BELOW
A	2856	S.H.	5.84 S.F.	31-1/2"	65-1/2"	2'-6"	EGRESS
B	4816	FIXED	-	48"	16"	6'-8"	
C	(2) 2456	S.H.	5.29 S.F. (EA)	27-1/2"	65-1/2"	2'-6"	SAFETY GLASS
D	2030	FIXED	-	24"	36"	NA	

- NOTES:
- ALL WINDOWS REQUIRED FOR NATURAL VENTILATION PURPOSES SHALL BE PROVIDED WITH TIGHTLY FITTED SCREENS OF NOT LESS THAN 16 MESH PER INCH.
 - U-FACTOR PROVIDED = 0.33
 - SHGC PROVIDED = 0.31

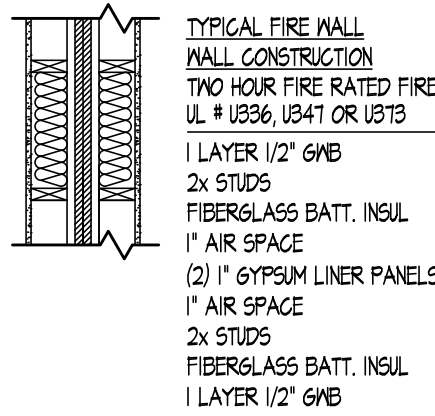


PARTIAL
FIRST FLOOR PLAN -
END CONDITION
SCALE: 1/4" = 1'-0"



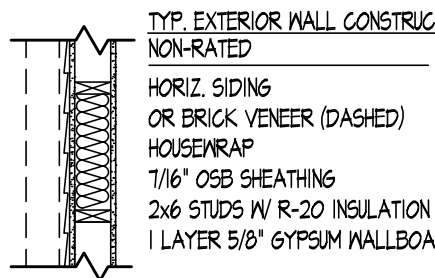
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A1.01
LAWRENCE II FIRST FLOOR PLAN - ELEVATION F
SCALE: 1/4" = 1'-0"

PARTITION TYPES

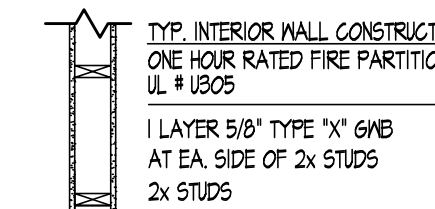


- 1 TWO HOUR FIRE RATED FIRE WALL
- 2 TWO HOUR FIRE RATED FIRE WALL

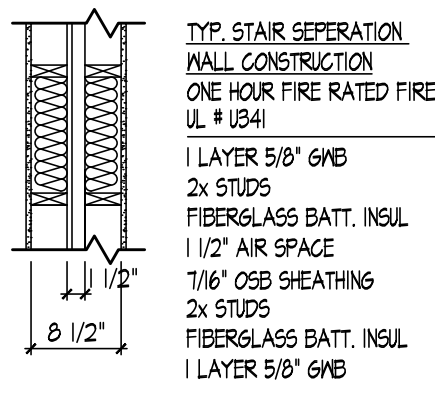
SHADED PARTITIONS ON FLOOR PLANS INDICATE RATED AND/OR BEARING WALLS. 5/8\"/>



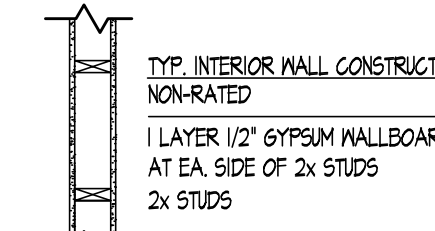
- 2 TYP. EXTERIOR WALL
- 2a SUBSTITUTE MR. GNB AT TUBSHOWER WALLS
- 2b OMIT GNB @ SPRINKLER ROOMS
- 2c PROVIDE DENSE GLASS GOLD SHEATHING



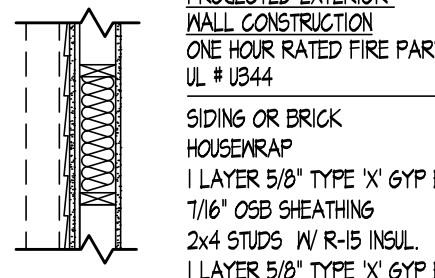
- 3 ONE HOUR RATED FIRE PARTITION
- 3a ONE HOUR RATED FIRE PARTITION



- 4 ONE HOUR RATED FIRE PARTITION



- 5 TYP. INTERIOR PARTITION
- 5a ADD SOUND ATTENUATION BATT @ BATHROOM WALLS
- 5b SUBSTITUTE DRABROCK AT TUB / SHOWER WALLS OR CONCEALED SPACES - ADD SOUND ATTENUATION BATT
- 5c SUBSTITUTE 1/2\"/>



- 6 ONE HOUR RATED FIRE PARTITION

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LAWRENCE II/SYDNEY II

PULTE HOMES

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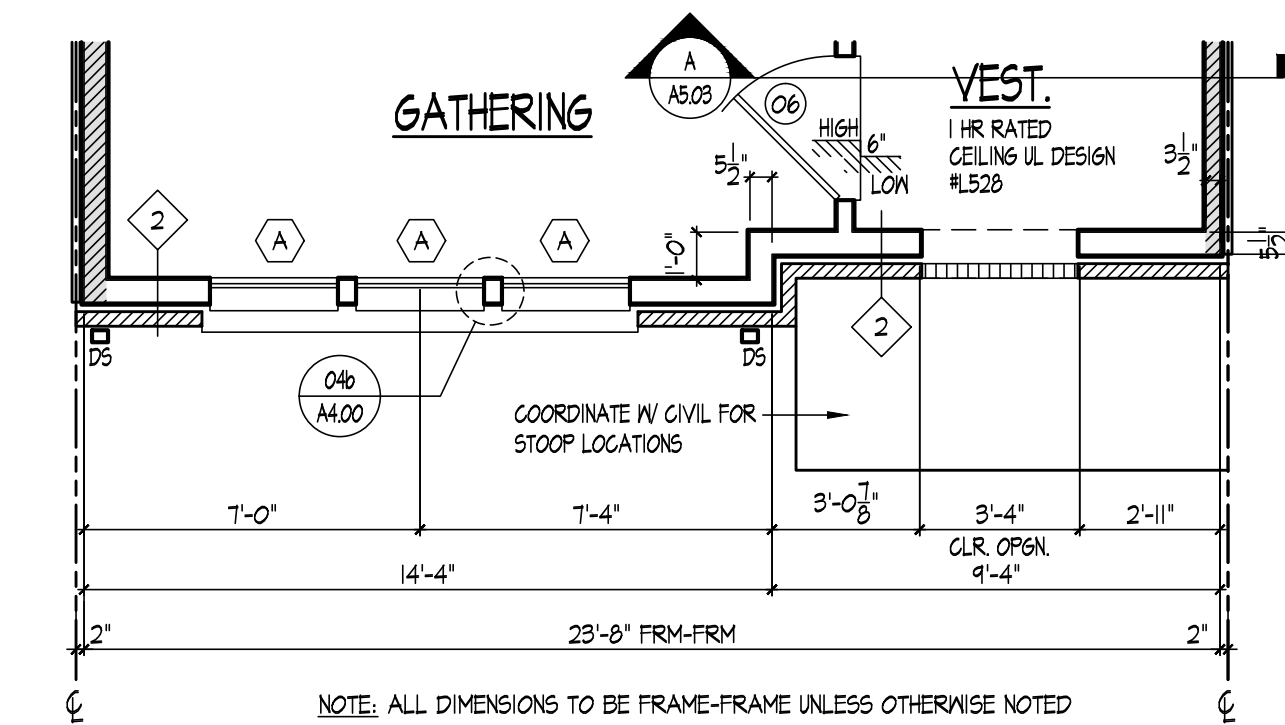
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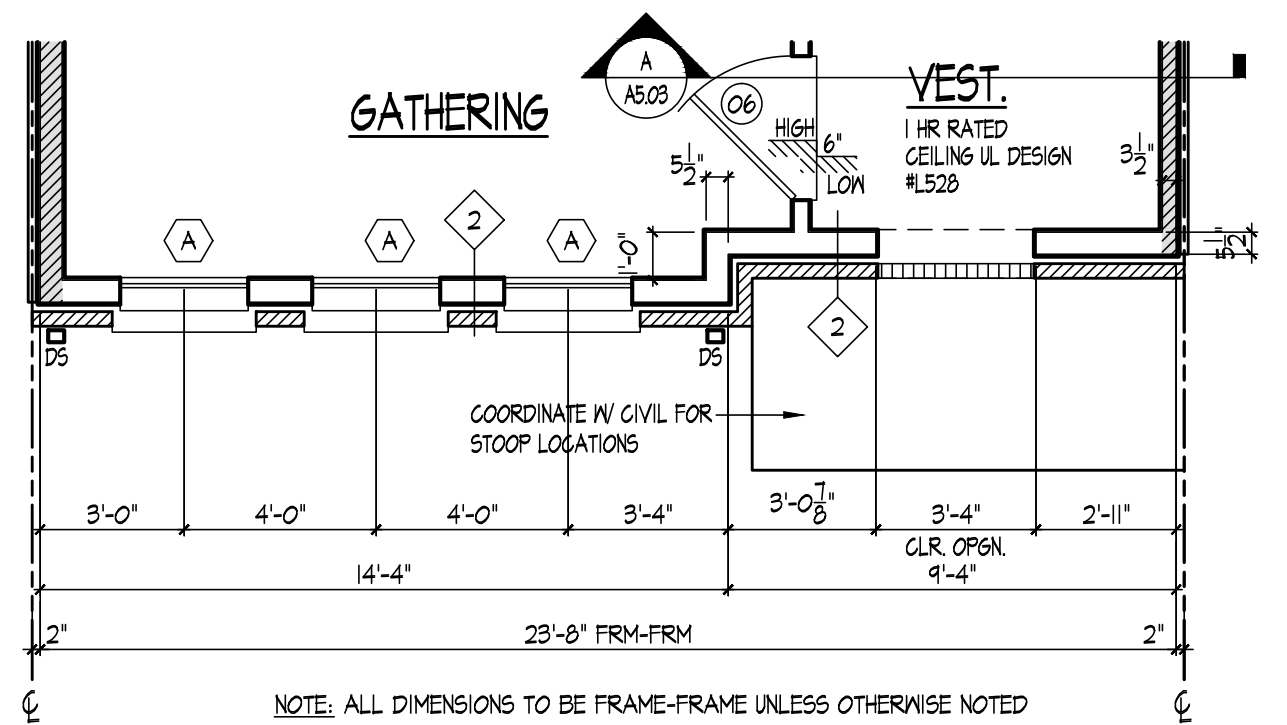
LAWRENCE II
PARTIAL FLOOR PLANS

A1.01a

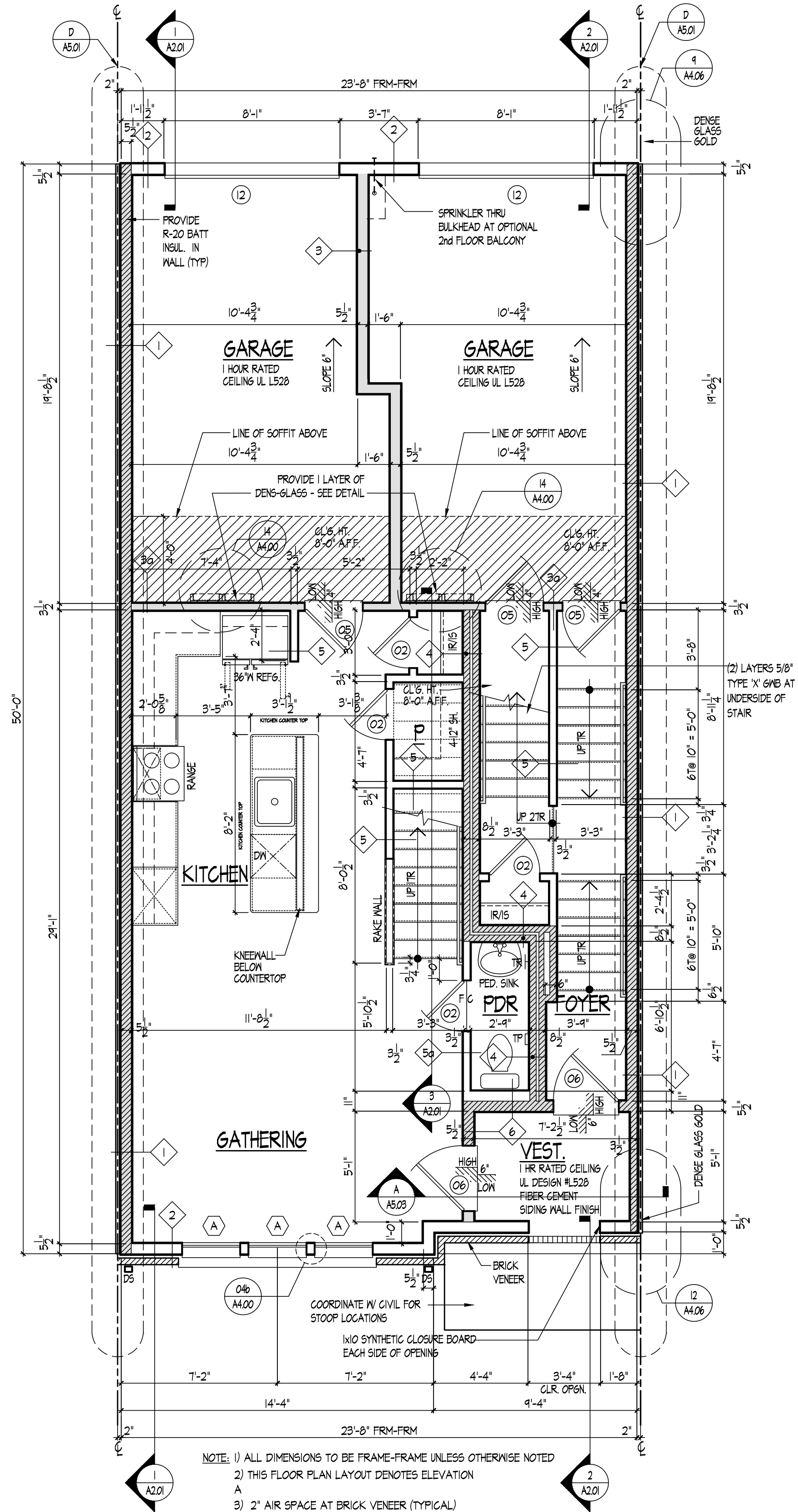
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3 LAWRENCE II PARTIAL FIRST FLOOR PLAN - ELEVATION D (ADU & MPDU)
A1.01b SCALE: 1/4" = 1'-0"



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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LAWRENCE II / SYDNEY II

PULTE HOMES

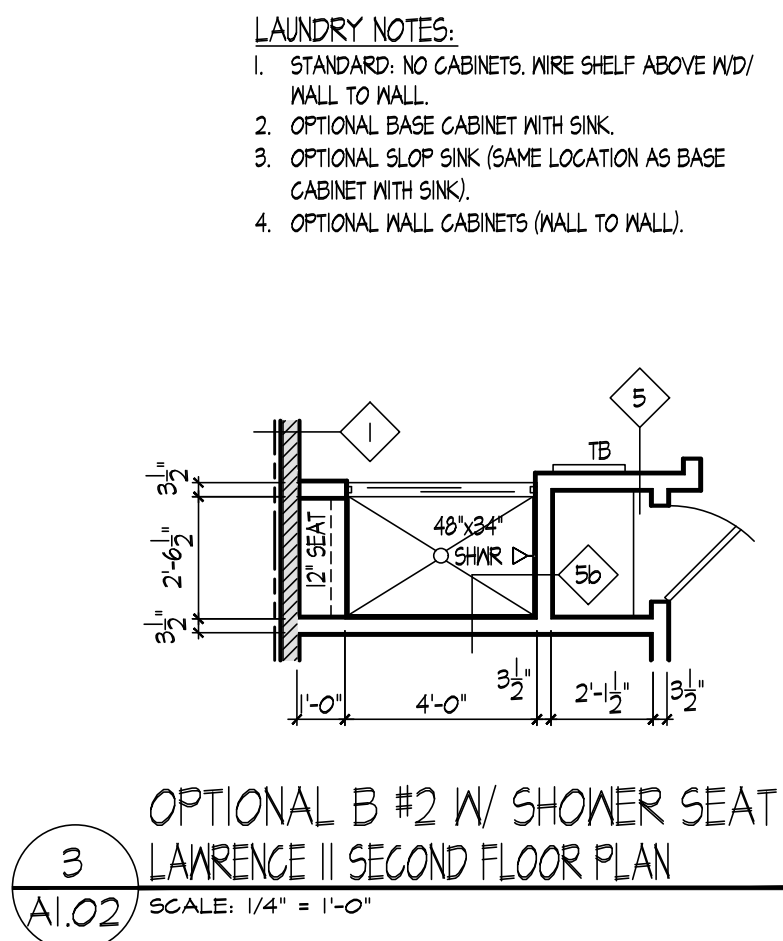
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LAWRENCE II
FIRST FLOOR PLAN
ADU & MPDU UNIT

A1.01b

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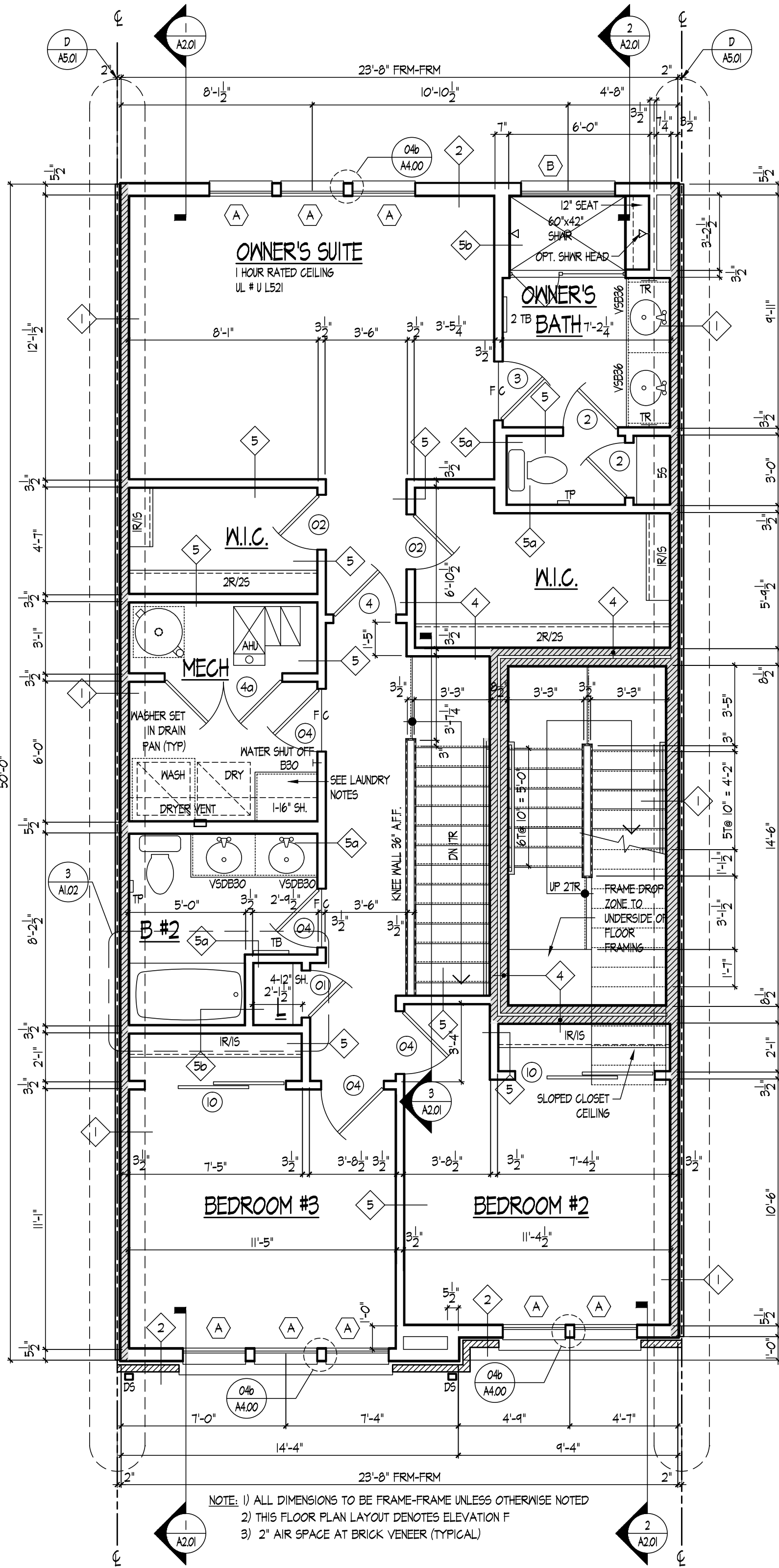


PARTIAL
SECOND FLOOR PLAN -
END CONDITION - OPTIONAL TERRACE
SCALE: 1/4" = 1'-0"

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

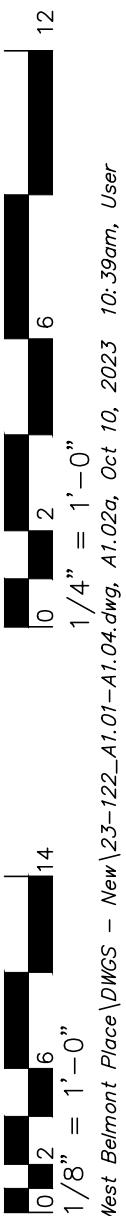
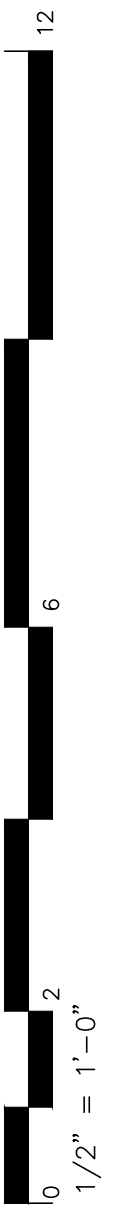
PARTIAL
SECOND FLOOR PLAN -
END CONDITION
SCALE: 1/4" = 1'-0"

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



1 LAWRENCE II SECOND FLOOR PLAN - ELEVATION F
SCALE: 1/4" = 1'-0"

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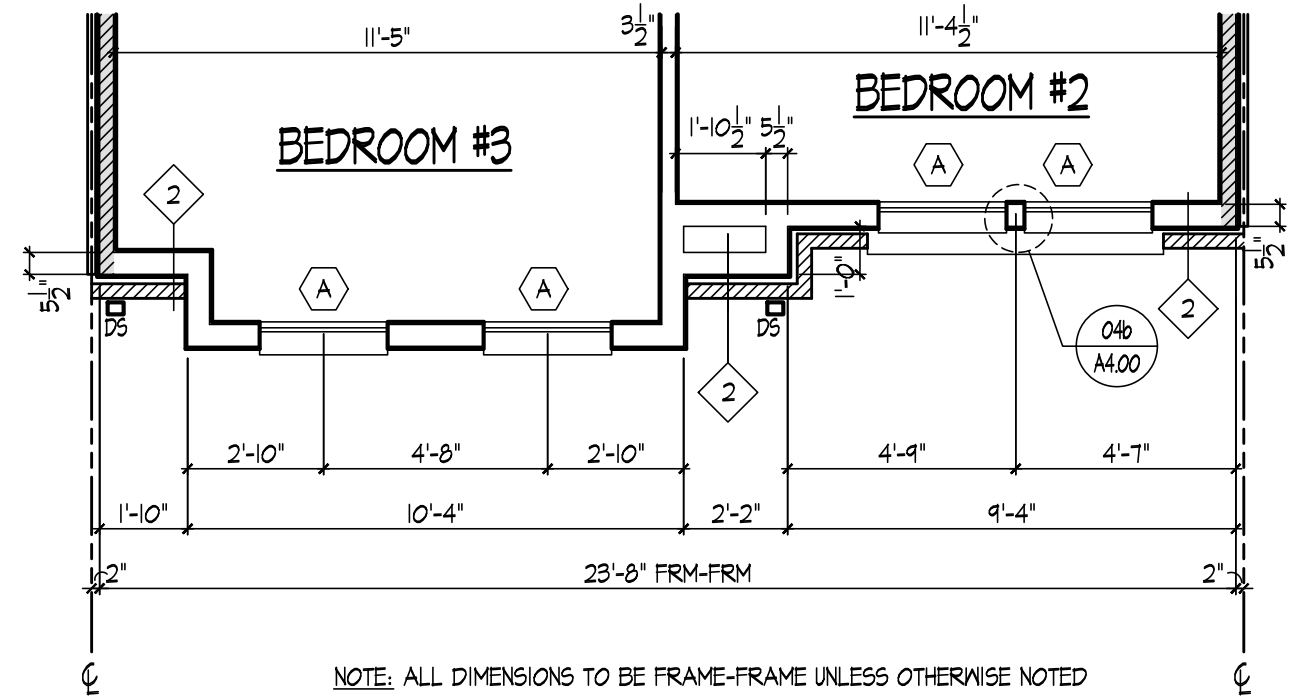
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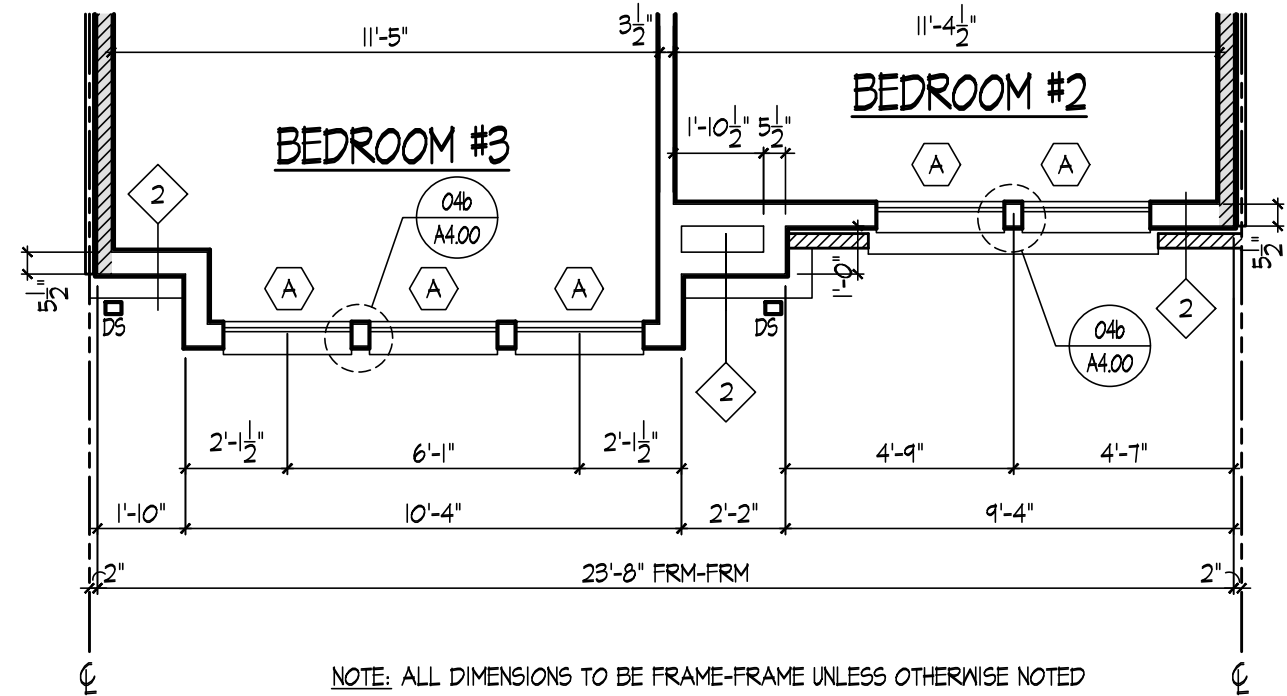
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LAWRENCE II
PARTIAL FLOOR PLANS

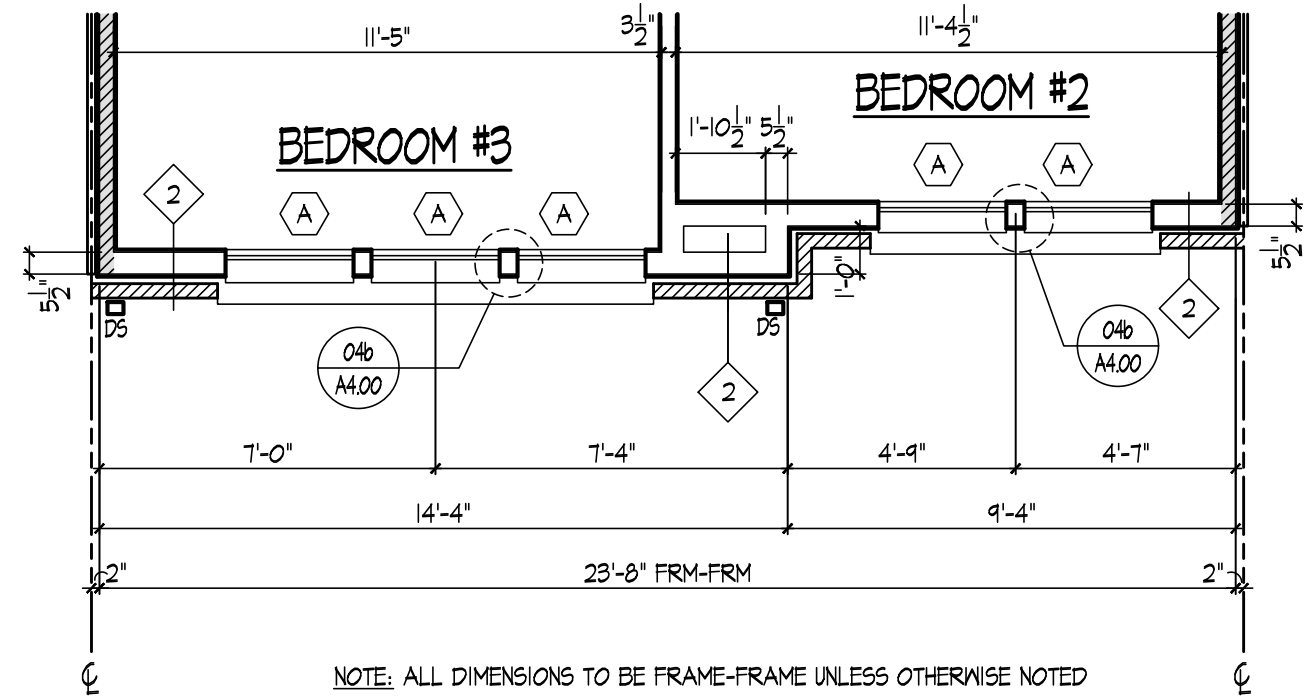
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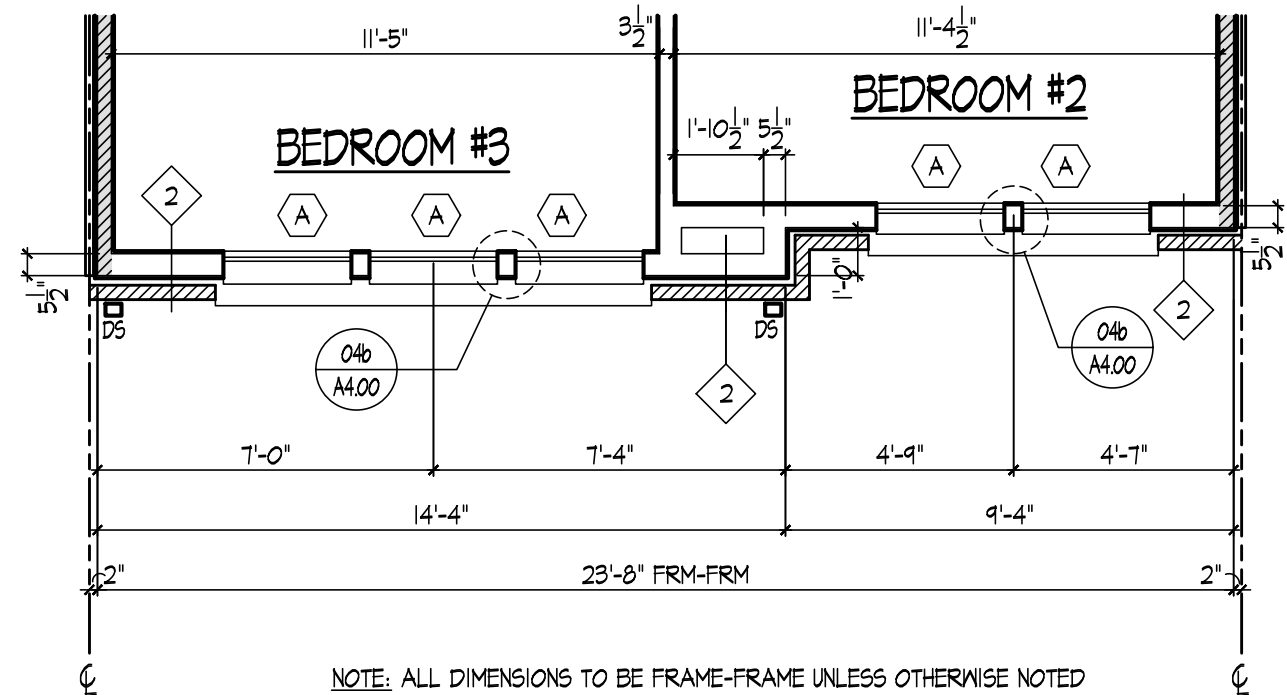
3 LAWRENCE II PARTIAL SECOND FLOOR PLAN - ELEVATION C
SCALE: 1/4" = 1'-0"



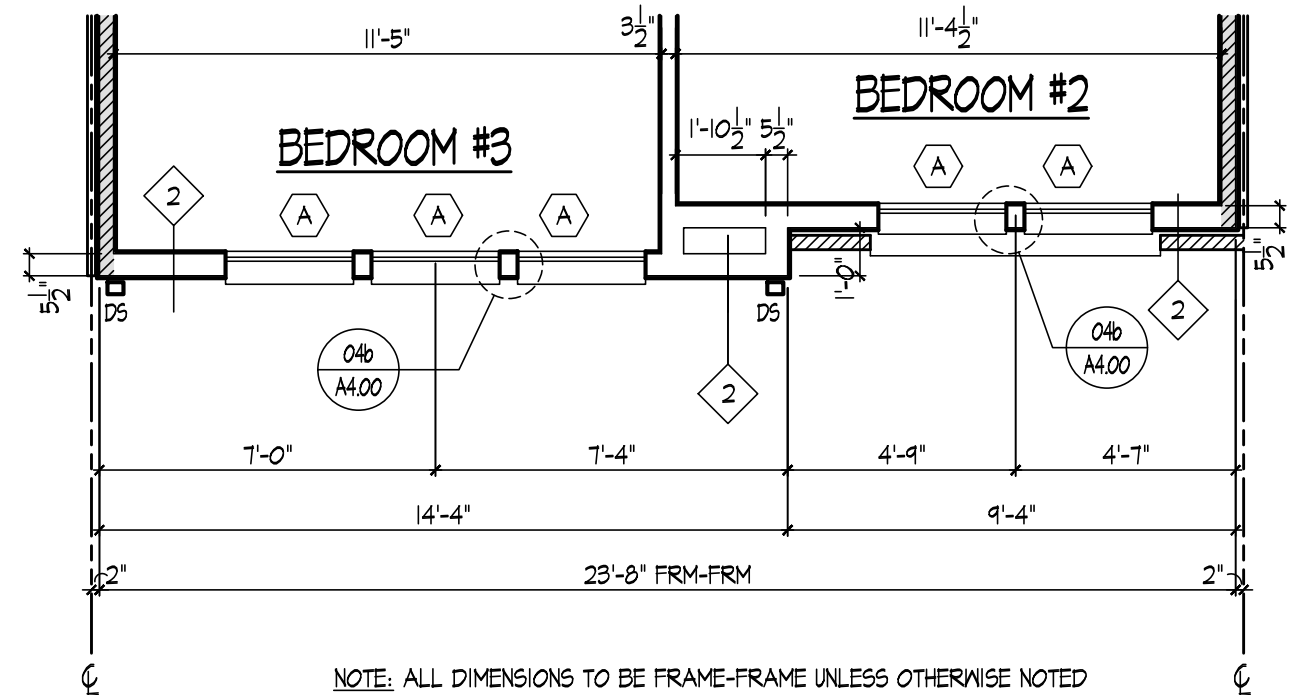
5 LAWRENCE II PARTIAL SECOND FLOOR PLAN - ELEVATION E
SCALE: 1/4" = 1'-0"



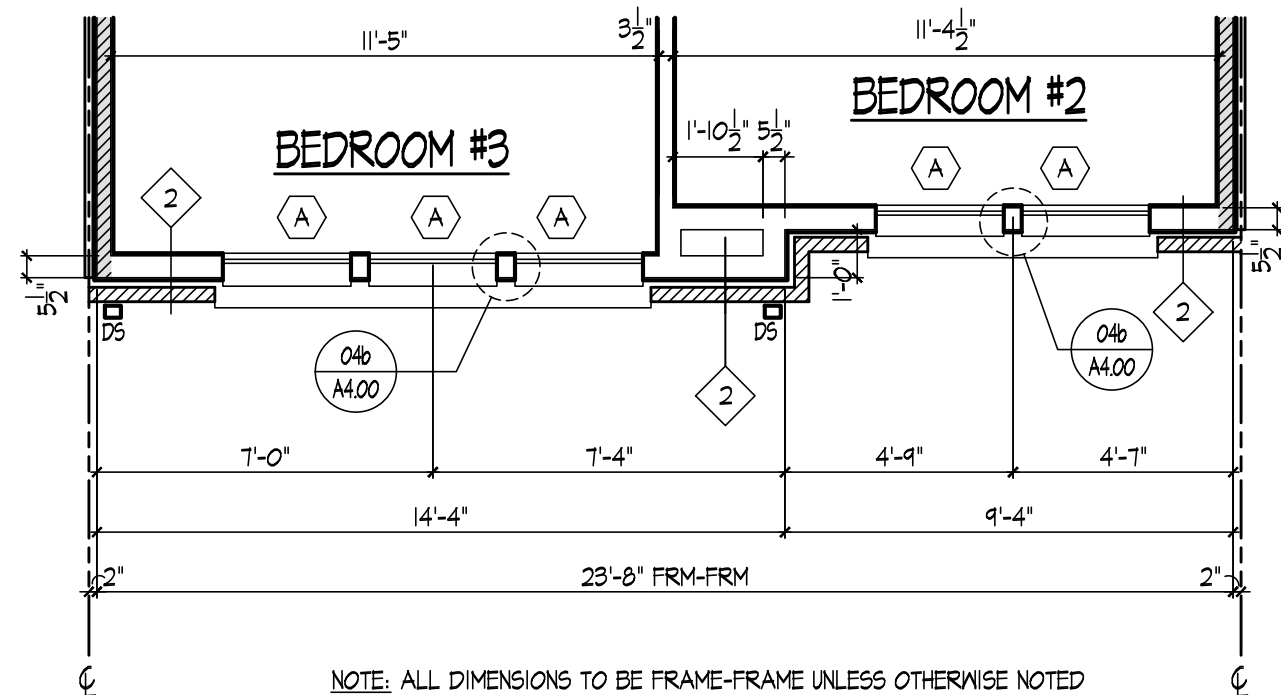
2 LAWRENCE II PARTIAL SECOND FLOOR PLAN - ELEVATION B
SCALE: 1/4" = 1'-0"



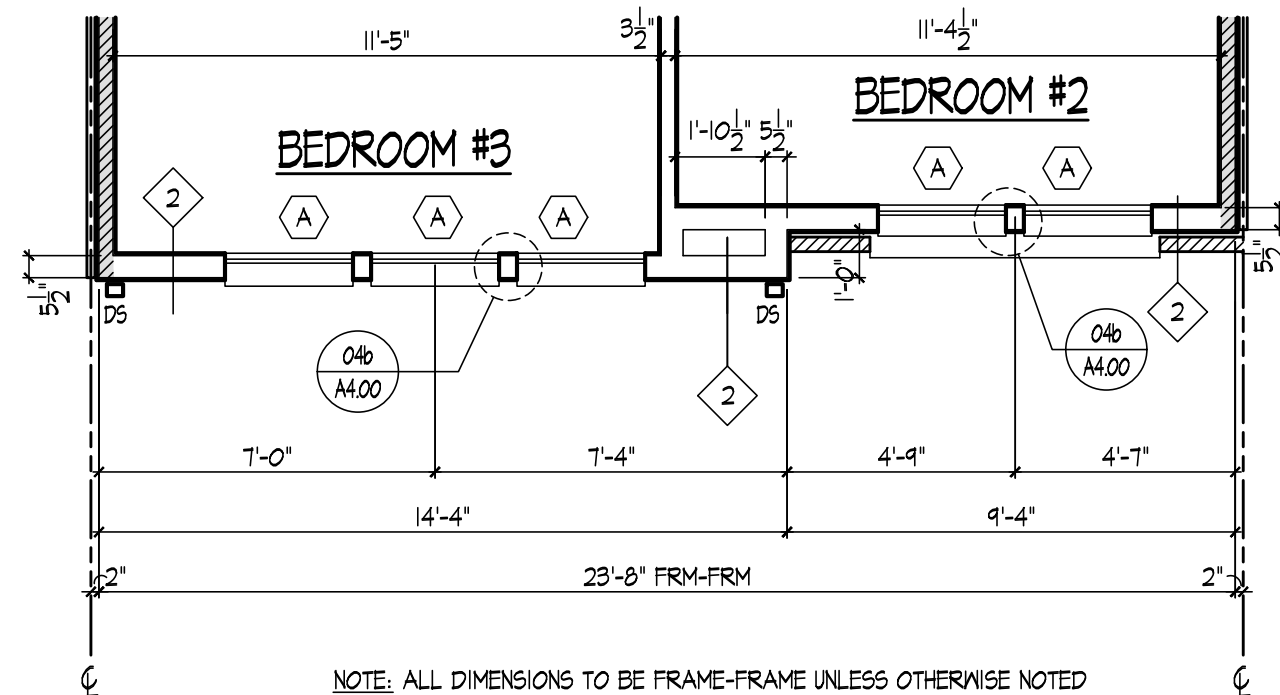
4 LAWRENCE II PARTIAL SECOND FLOOR PLAN - ELEVATION D
SCALE: 1/4" = 1'-0"



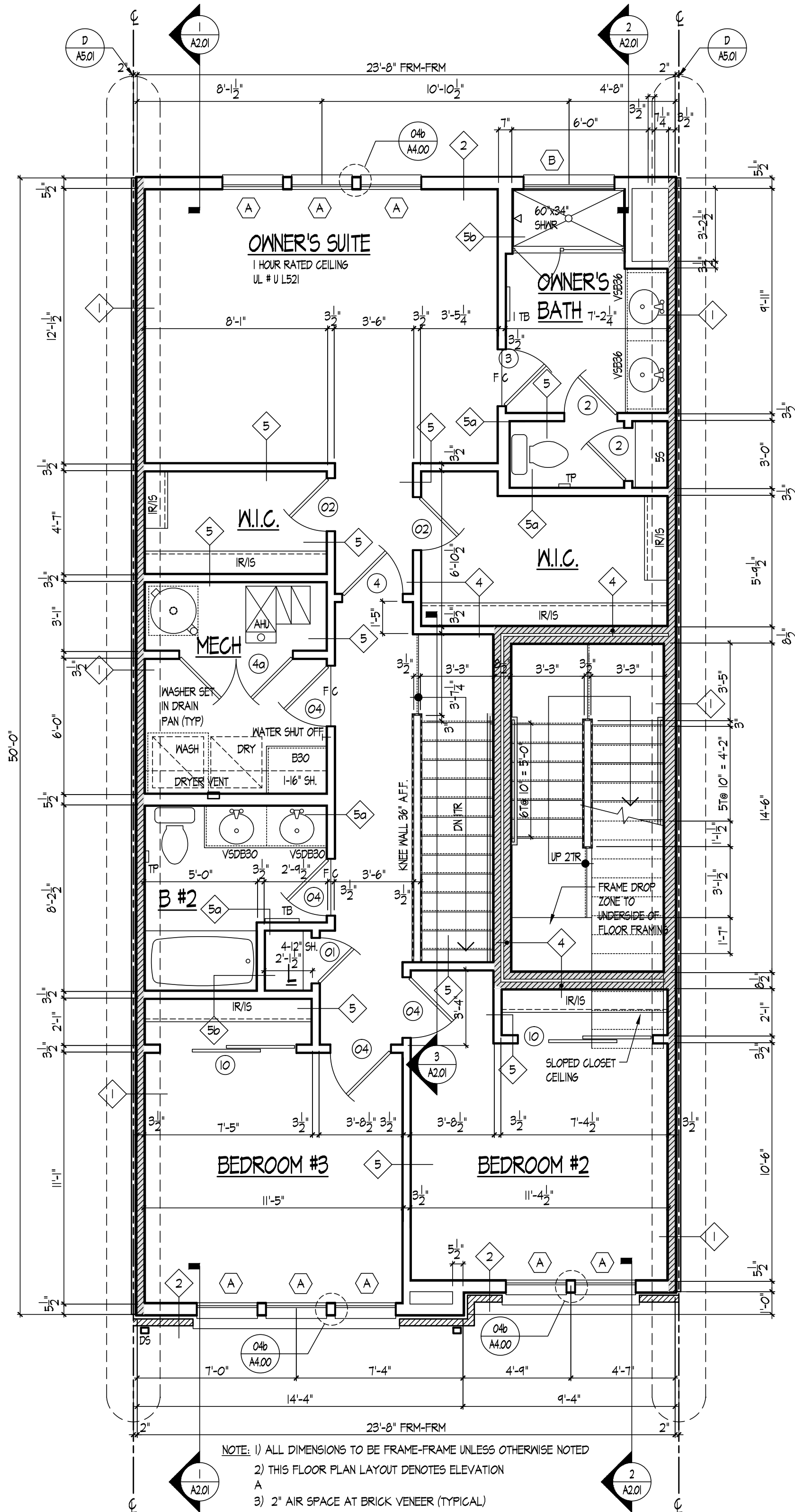
1 LAWRENCE II PARTIAL SECOND FLOOR PLAN - ELEVATION A
SCALE: 1/4" = 1'-0"



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

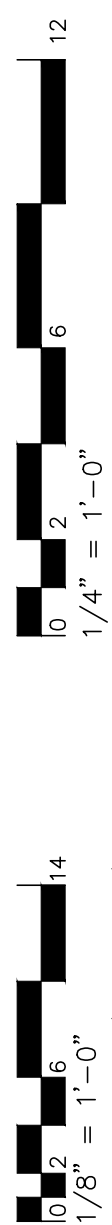


2 LAWRENCE II PARTIAL SECOND FLOOR PLANS (ADU & MPDU)
A1.02b SCALE: 1/4" = 1'-0"



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

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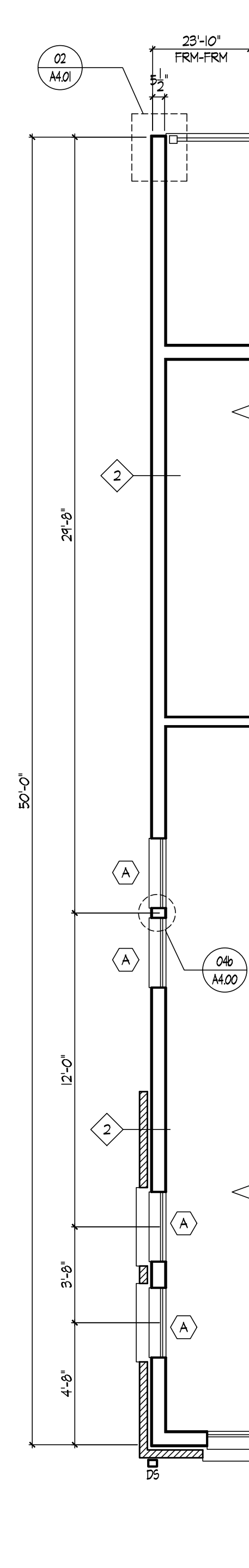
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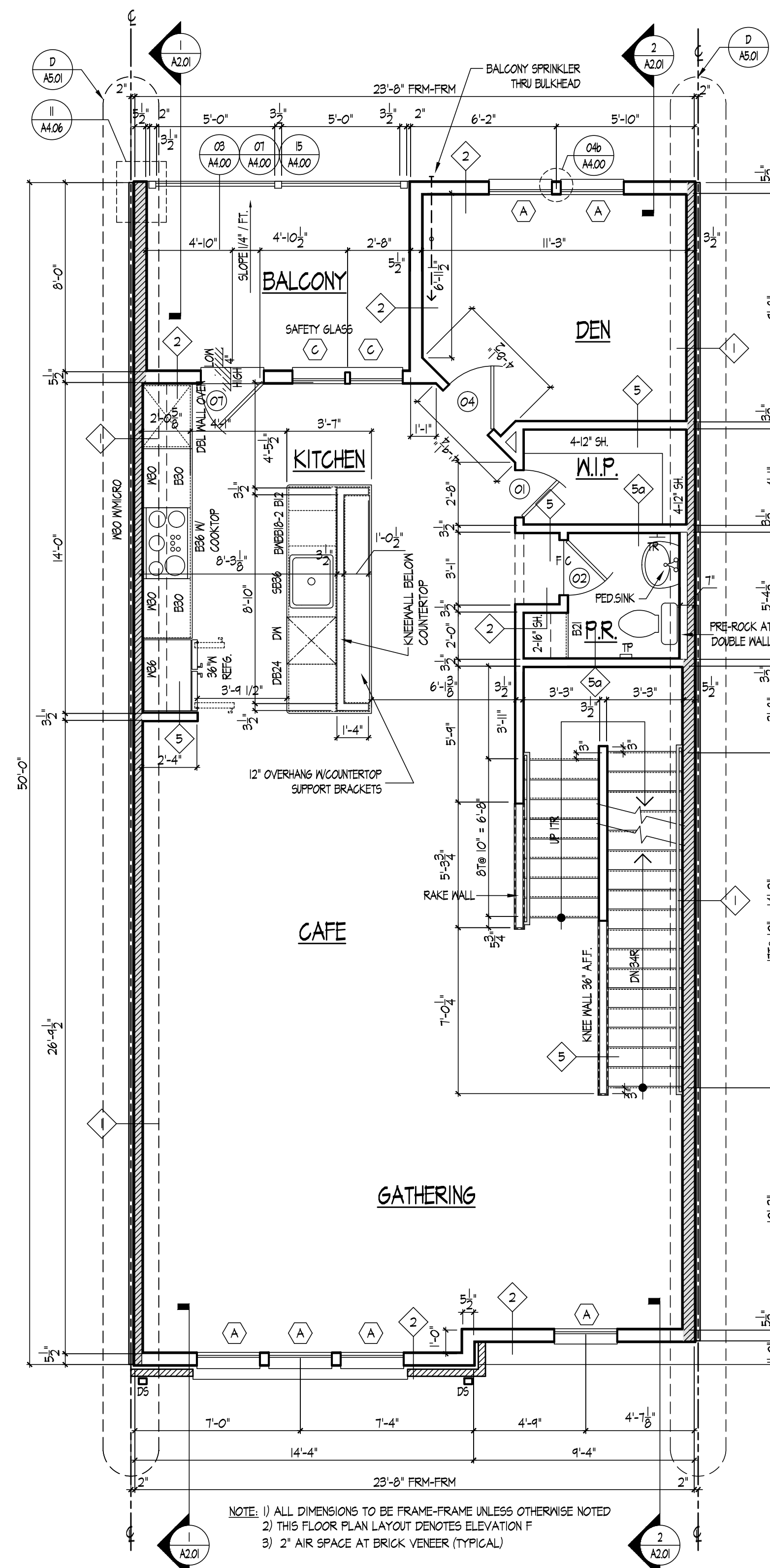
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SYDNEY II
THIRD FLOOR PLAN

A1.03

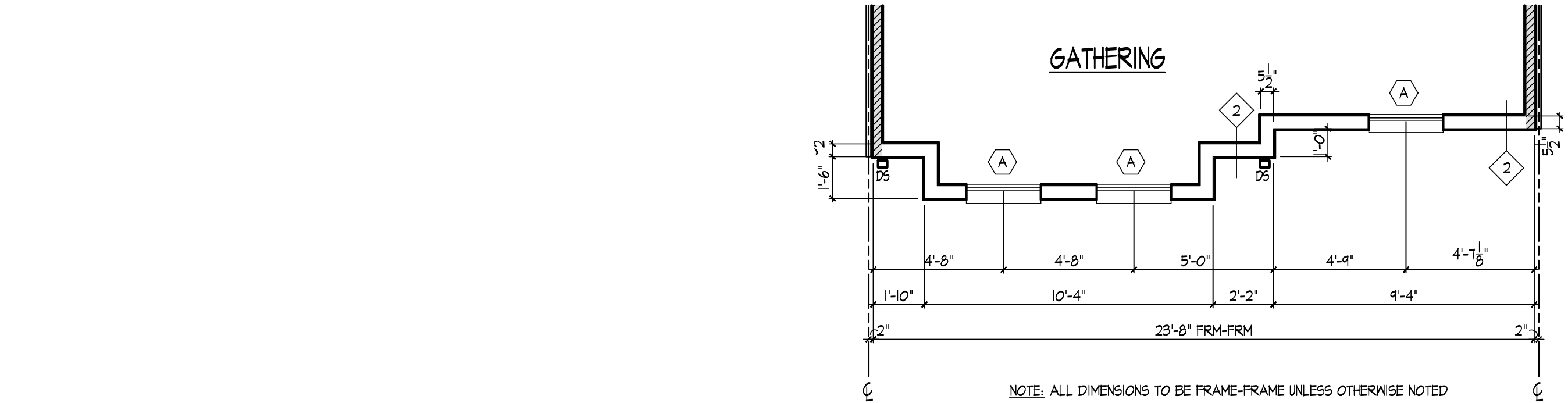
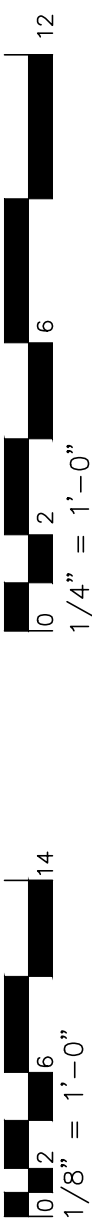
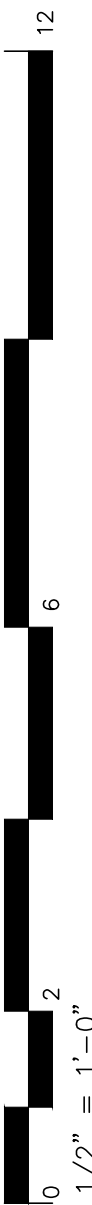


PARTIAL
THIRD LOOR PLAN -
END CONDITION
SCALE: 1/4" = 1'-0"

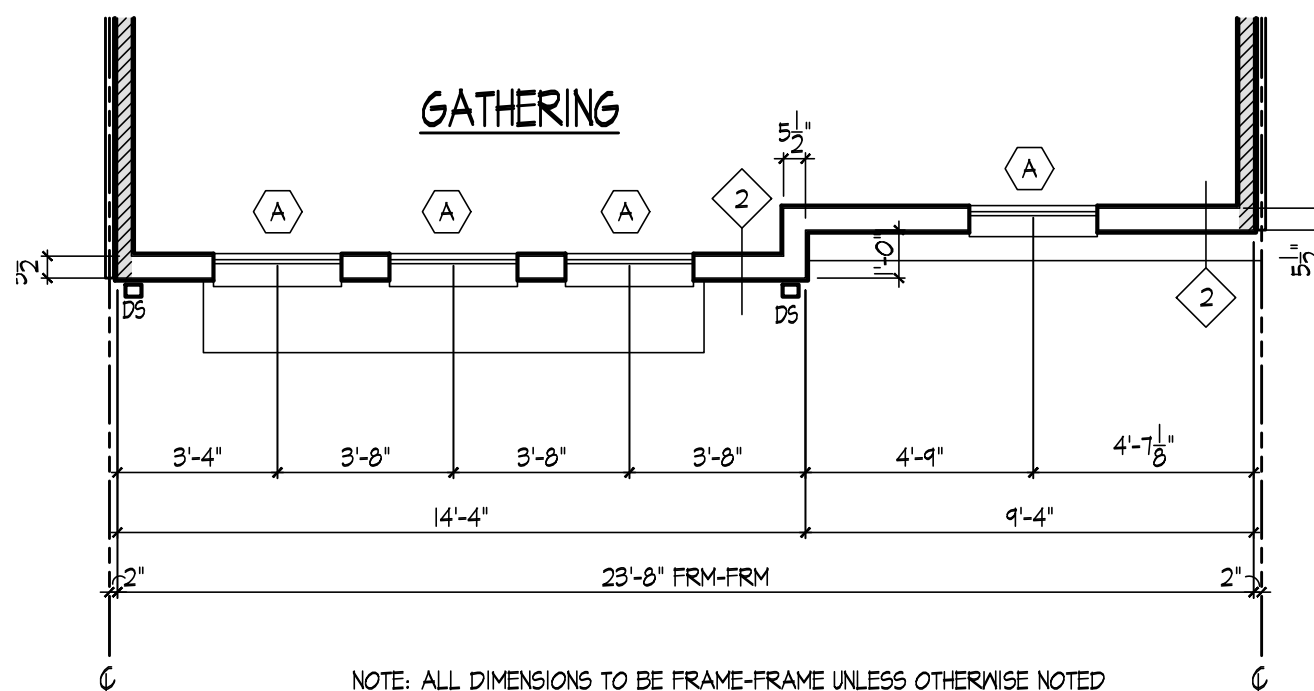


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A103 SYDNEY II THIRD FLOOR PLAN - ELEVATION F
SCALE: 1/4" = 1'-0"

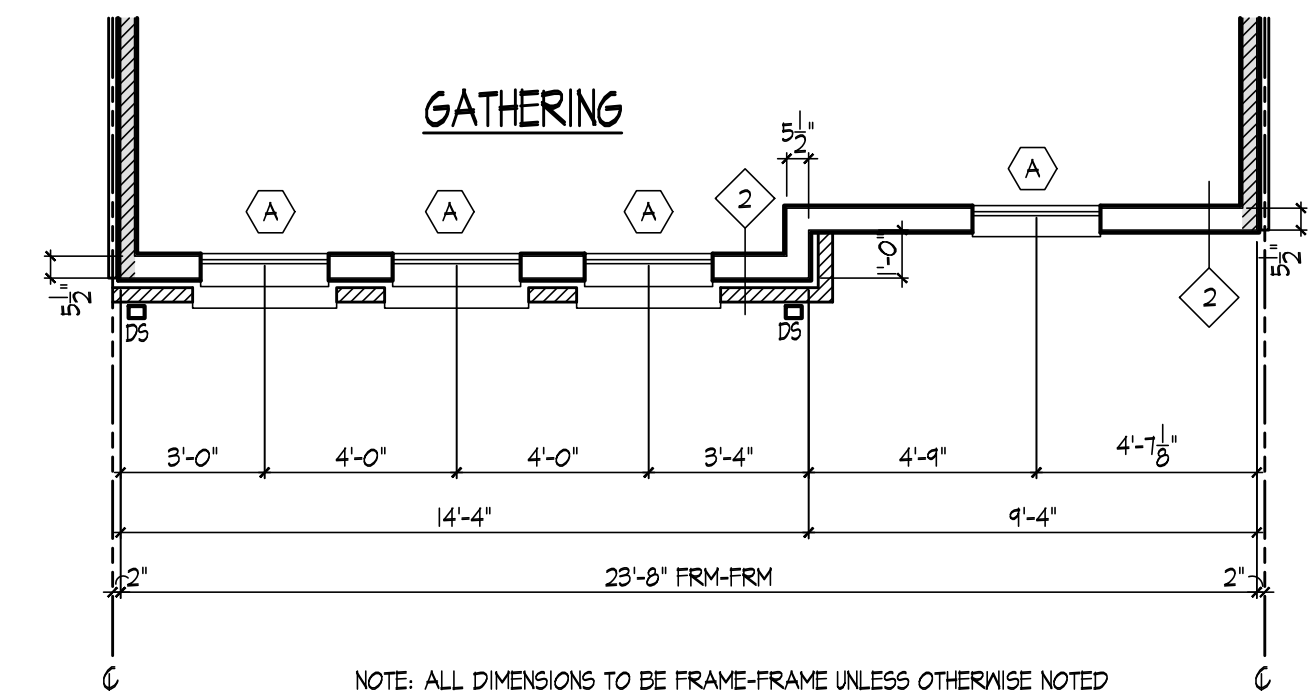
NOTE: 1) ALL DIMENSIONS TO BE FRAME-FRAME UNLESS OTHERWISE NOTED
2) THIS FLOOR PLAN LAYOUT DENOTES ELEVATION F
3) 2" AIR SPACE AT BRICK VENEER (TYPICAL)



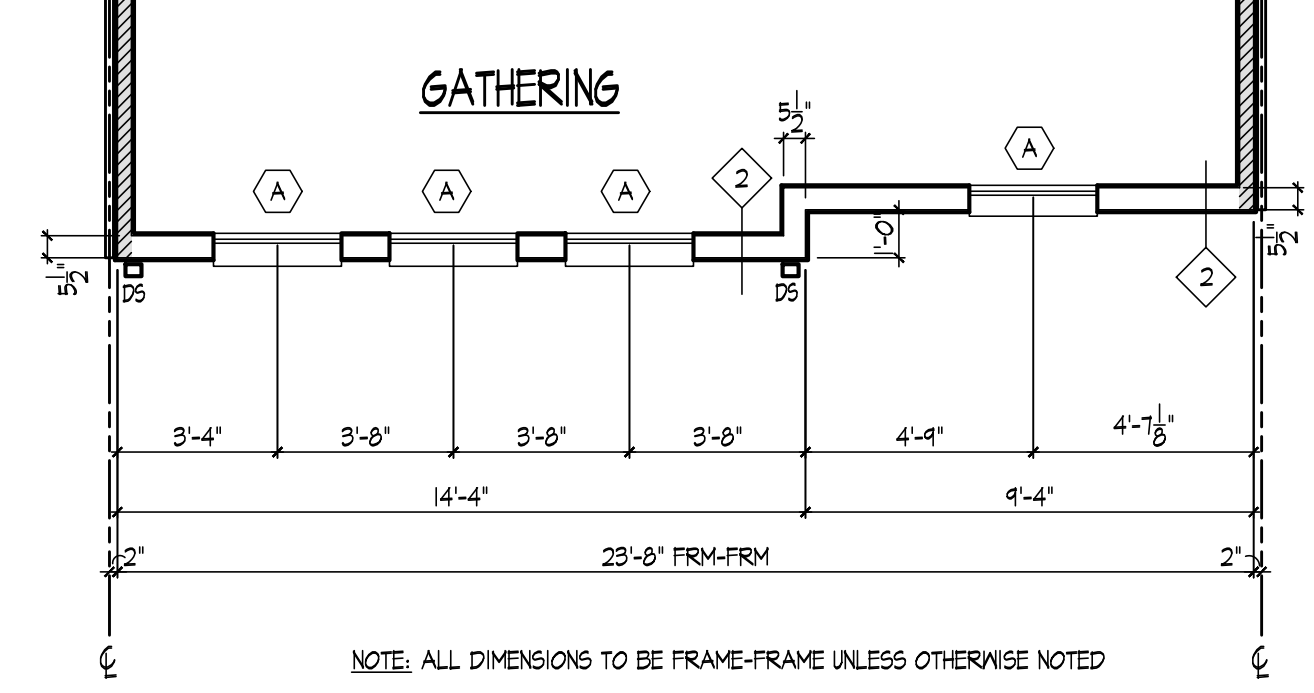
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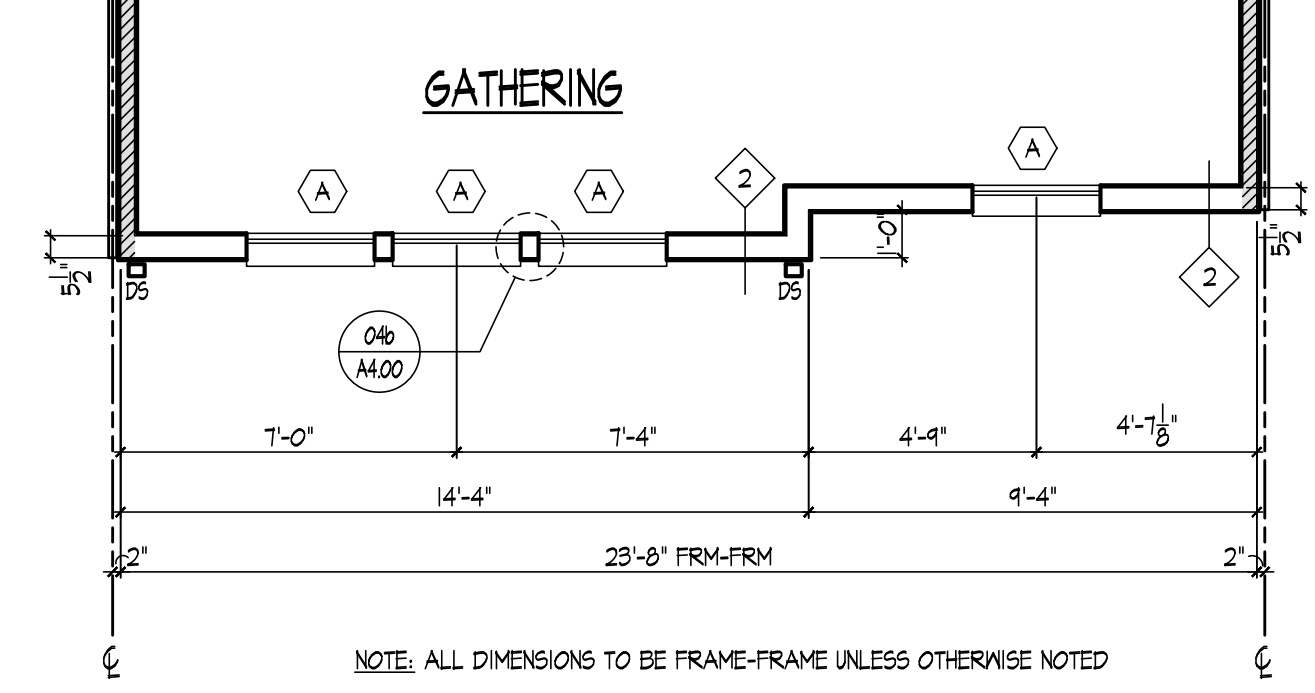
1 SYDNEY II PARTIAL THIRD FLOOR PLAN - ELEVATION E
A1.03a SCALE: 1/4" = 1'-0"



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



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



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



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PULTE HOMES

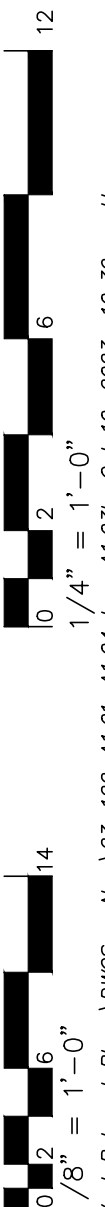
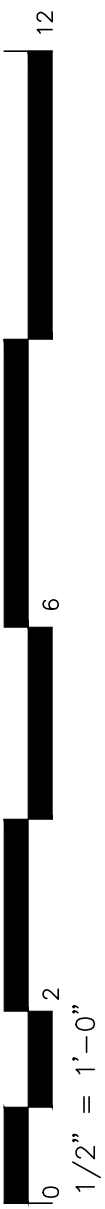
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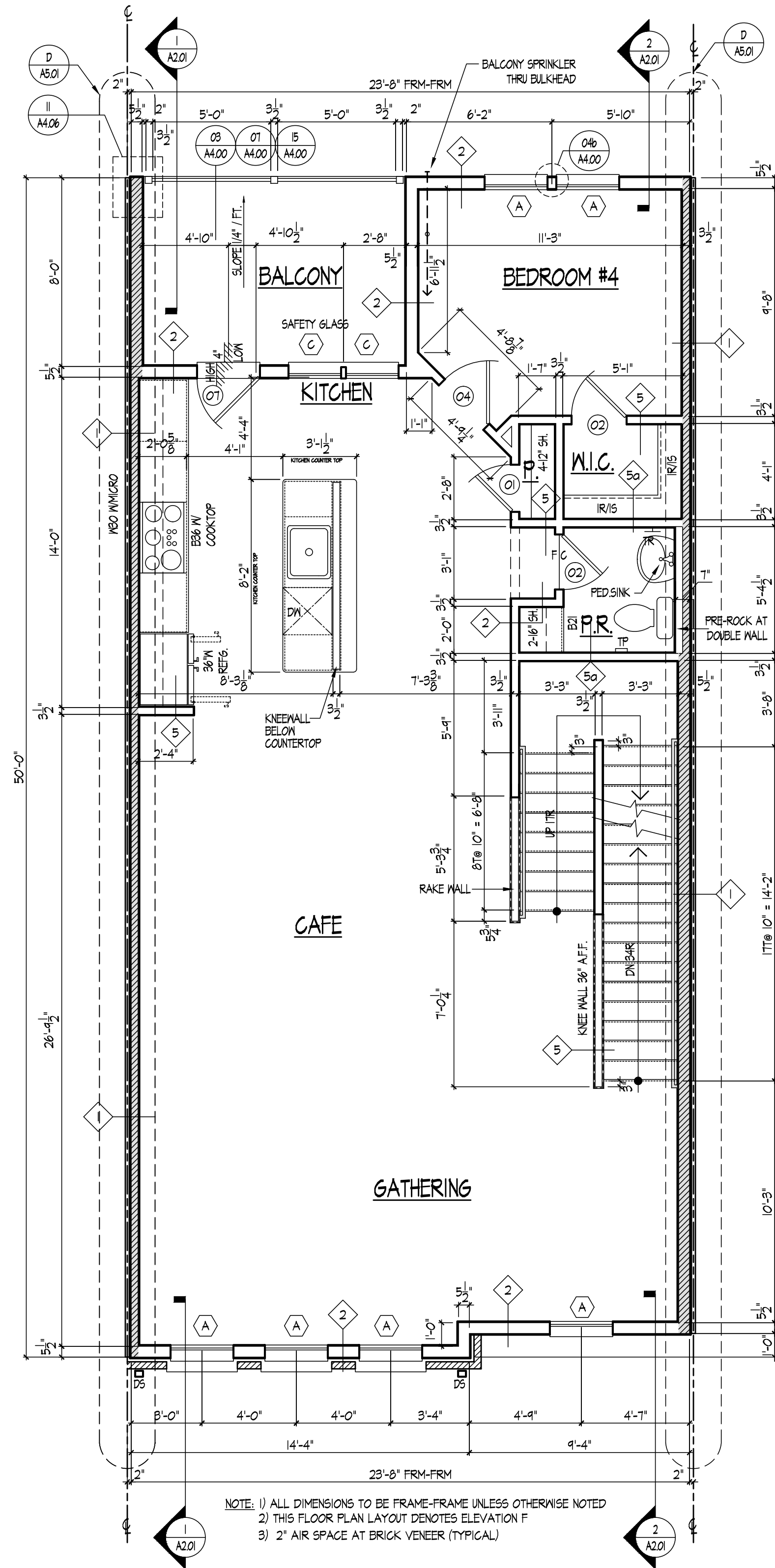
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10/13/2023	ISSUED FOR PERMIT	6
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SYDNEY II
PARTIAL FLOOR PLANS

A1.03a



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



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LAWRENCE II/SYDNEY II

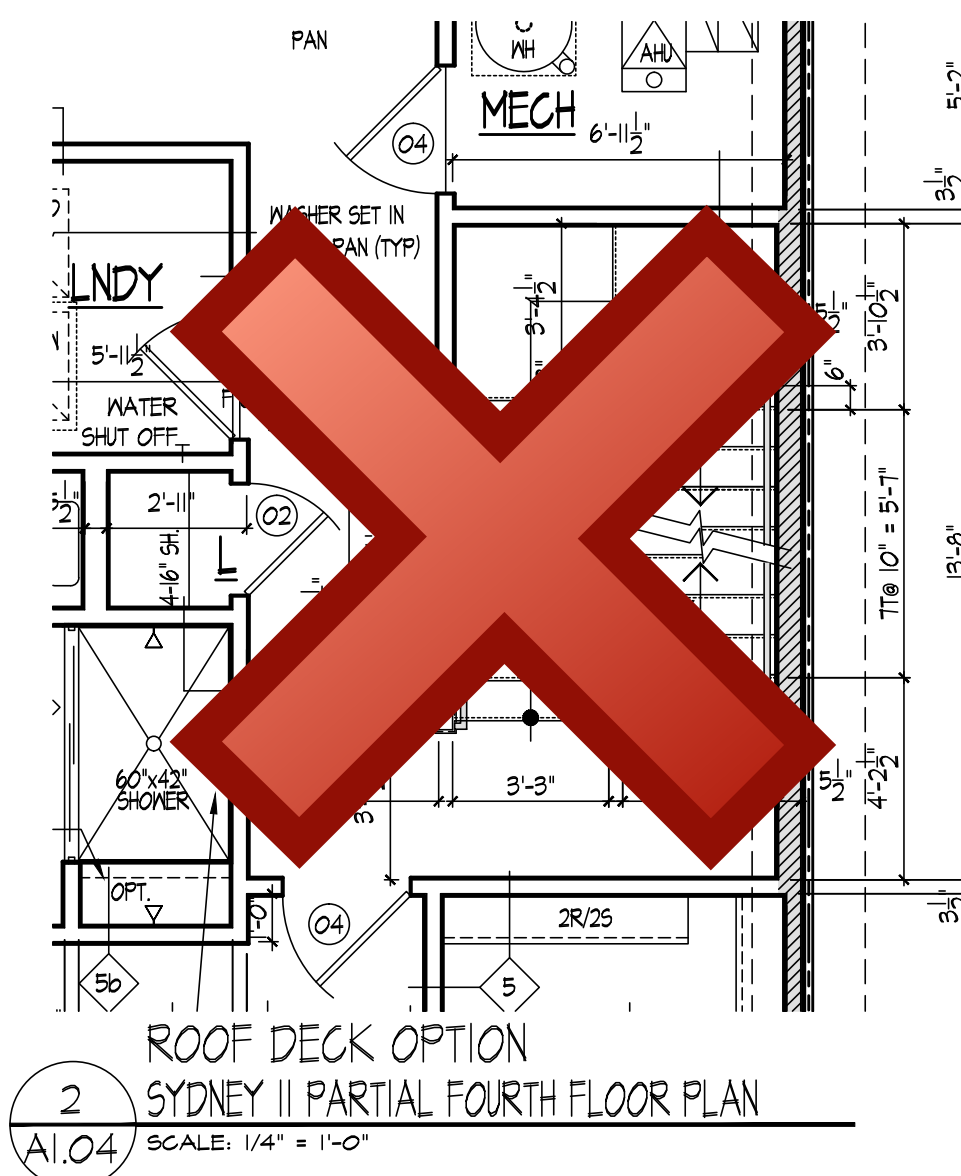
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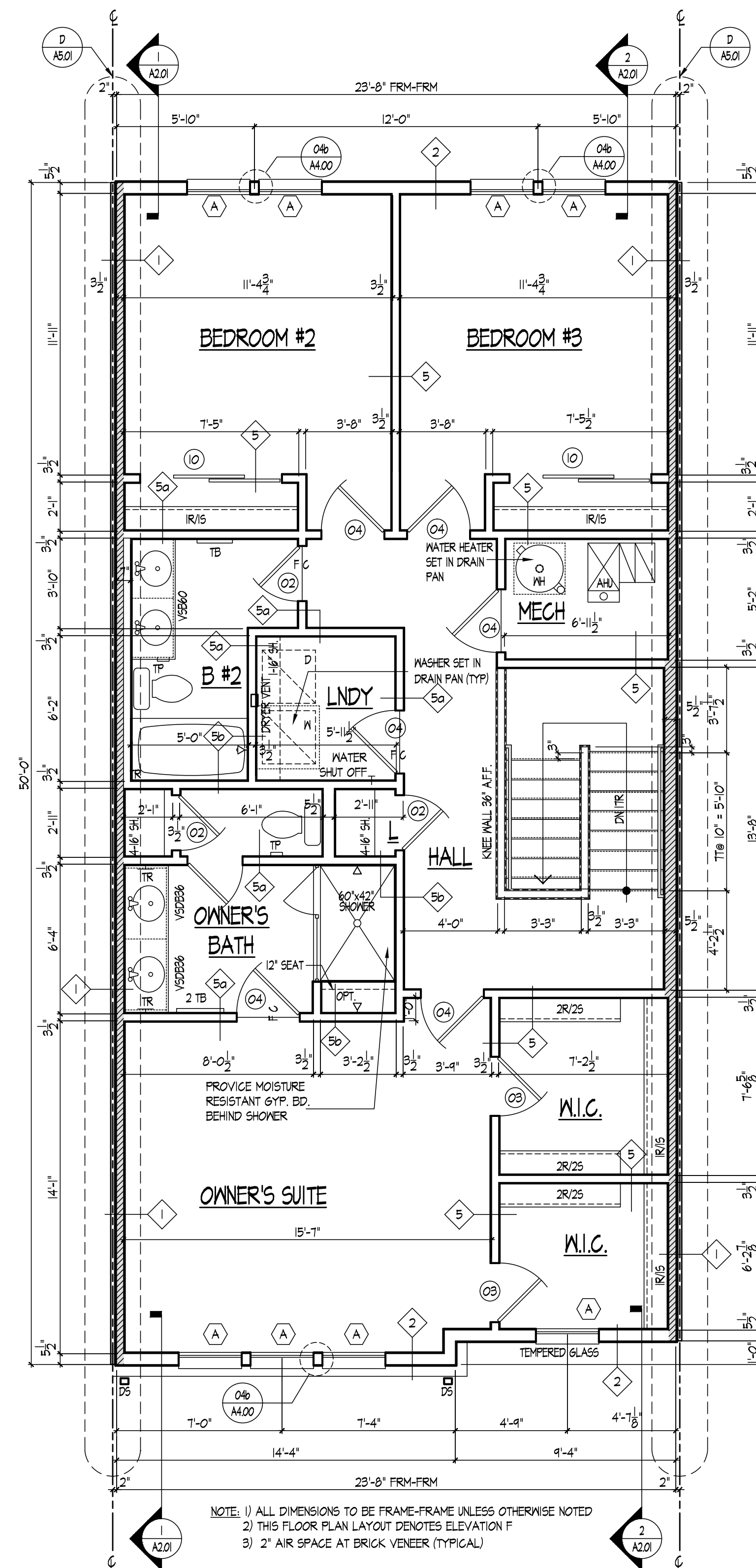
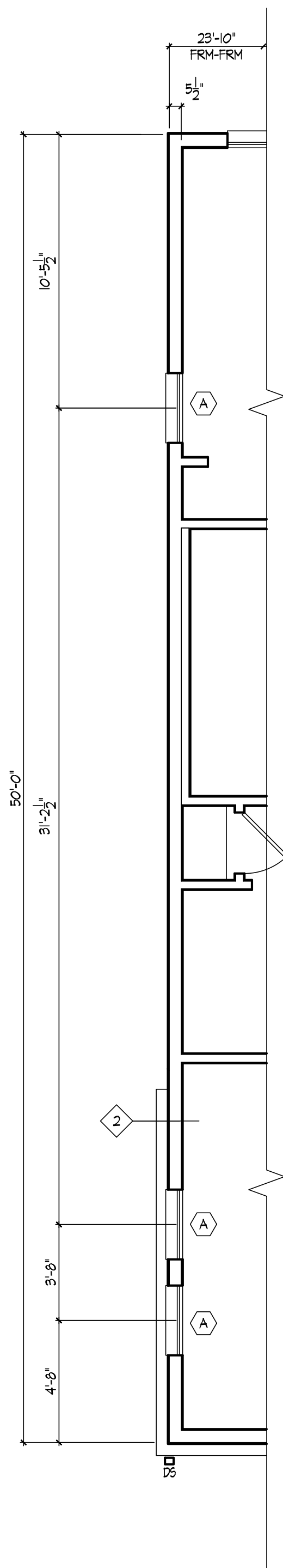
SUBMISSION/REVISION	
10/13/2023 ISSUED FOR PERMIT	6
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5.	11.

SYDNEY II
THIRD FLOOR PLAN
ADU & MPDU UNIT

A1.03b



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



SYDNEY II FOURTH FLOOR PLAN - ELEVATION F



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LAWRENCE II/SYDNEY II

PULTE HOMES

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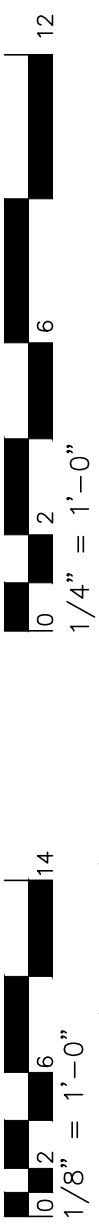
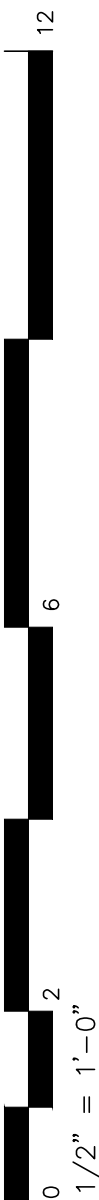
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SYDNEY II
FOURTH FLOOR PLAN

A1.04



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LAWRENCE II/SYDNEY II

PULTE HOMES

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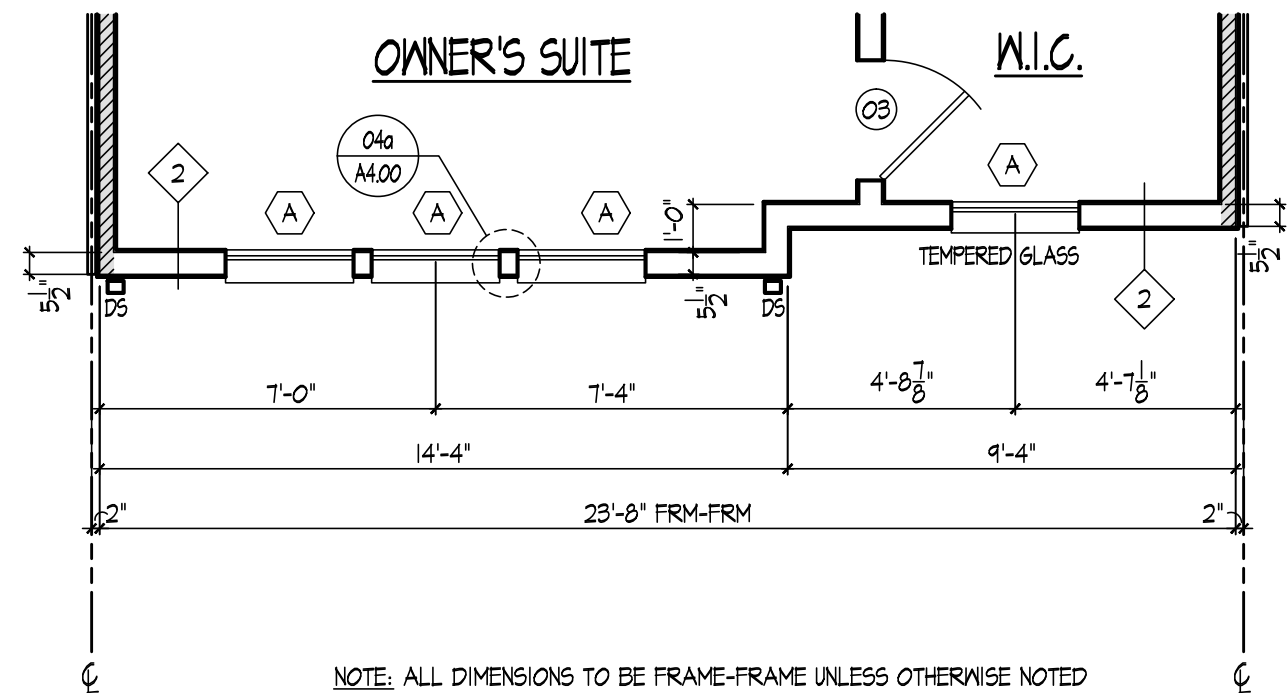
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SUBMISSION/REVISION

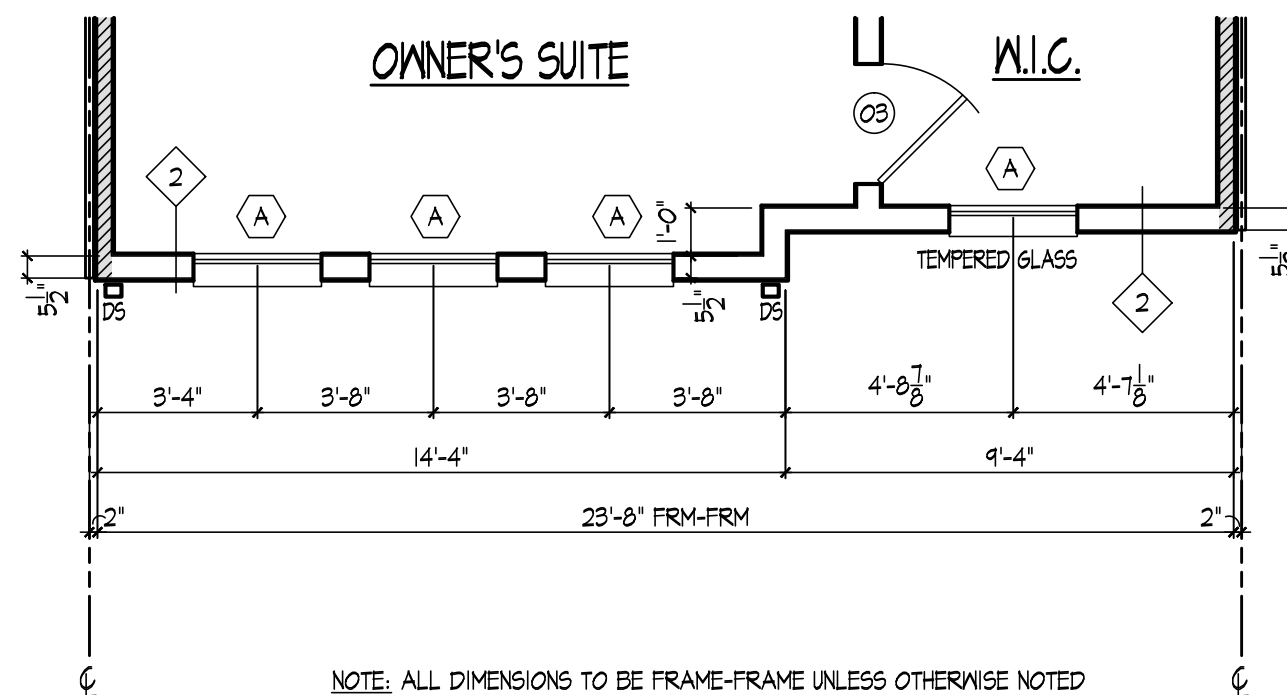
10/13/2023	ISSUED FOR PERMIT	6
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SYDNEY II
PARTIAL FLOOR PLANS

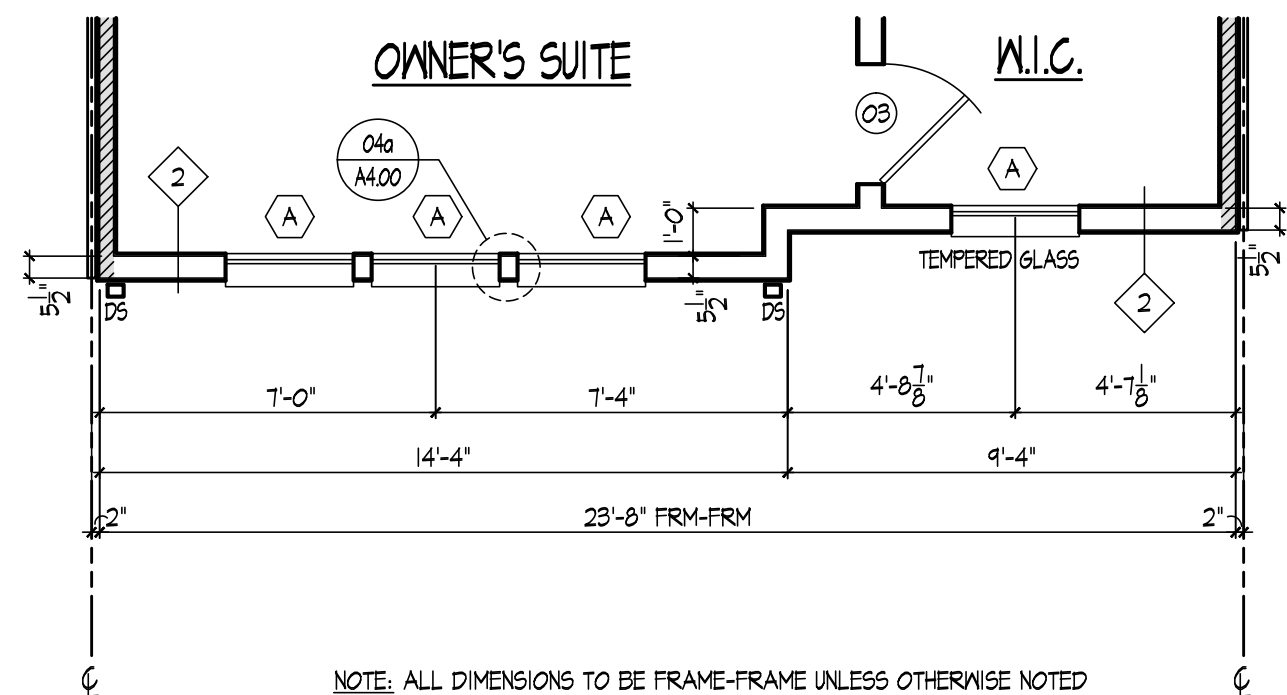
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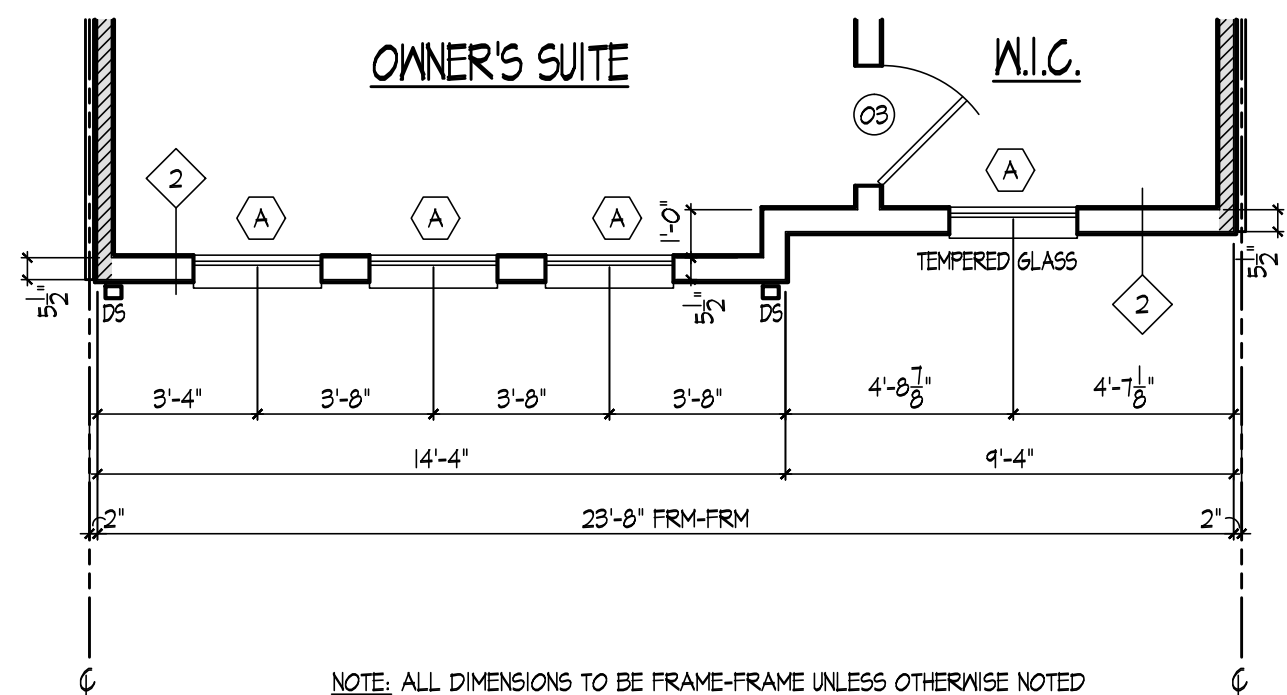
3 SYDNEY II PARTIAL FOURTH FLOOR PLAN - ELEVATION C
A1.04a SCALE: 1/4" = 1'-0"



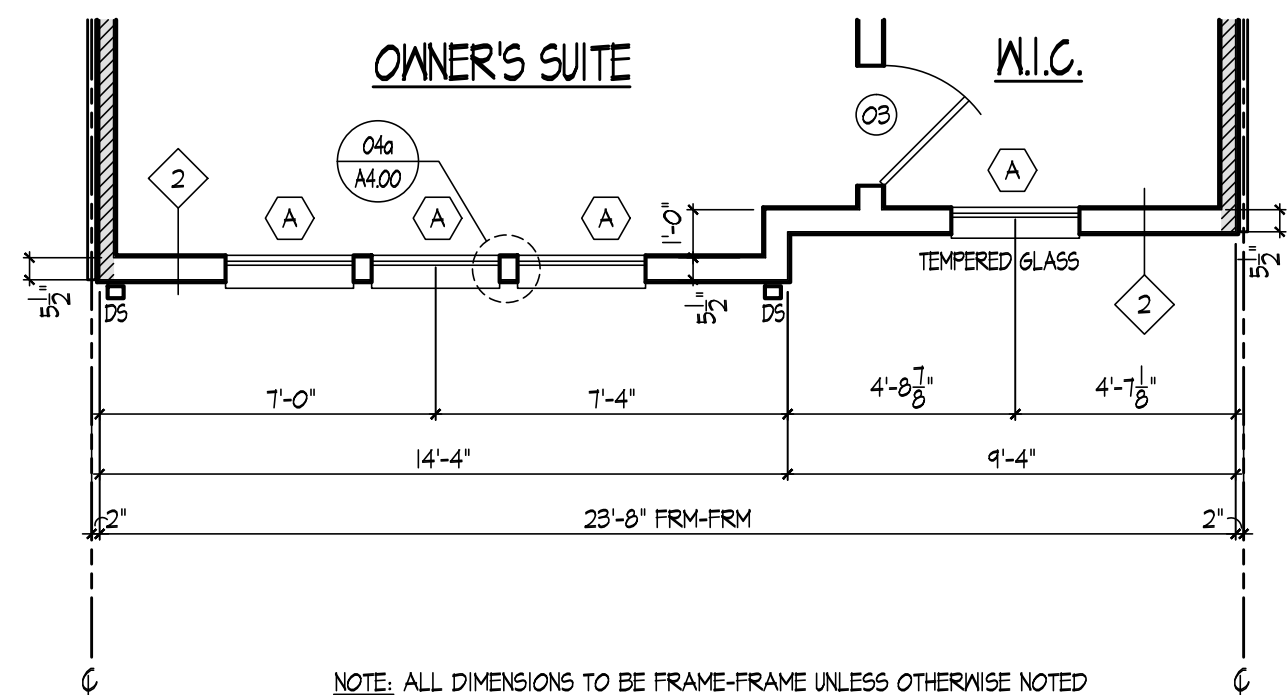
5 SYDNEY II PARTIAL FOURTH FLOOR PLAN - ELEVATION E
A1.04a SCALE: 1/4" = 1'-0"



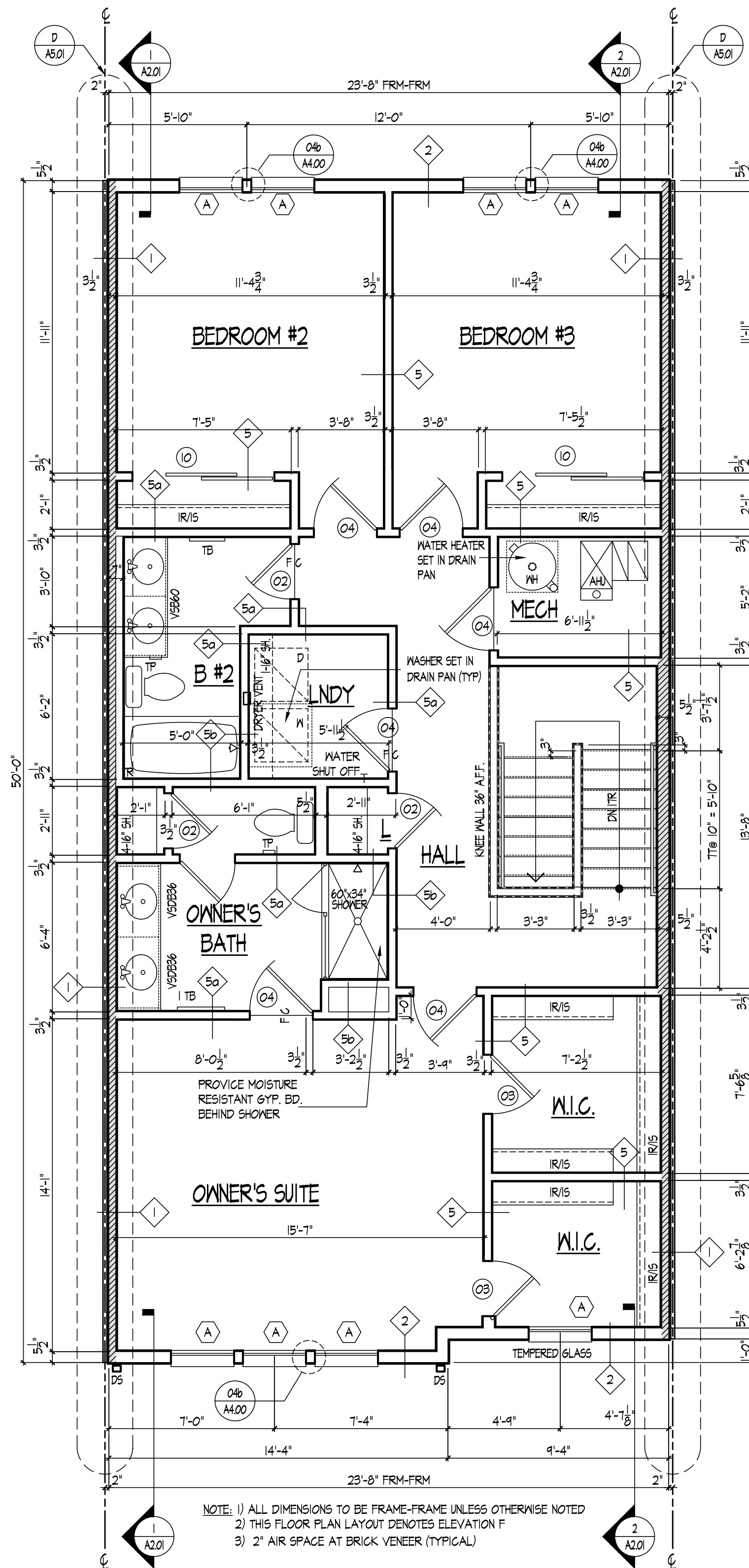
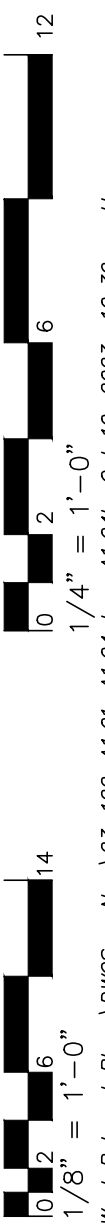
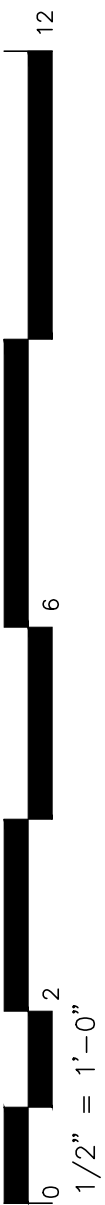
2 SYDNEY II PARTIAL FOURTH FLOOR PLAN - ELEVATION B
A1.04a SCALE: 1/4" = 1'-0"



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



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



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LAWRENCE II/SYDNEY II
PULTE HOMES

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JOB NO.:

SUBMISSION/REVISION	
10/13/2023 ISSUED FOR PERMIT	6
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2.	8
3.	9
4.	10
5.	11

SYDNEY II
FOURTH FLOOR PLAN
ADU & MPDU UNIT

A1.04b

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1/128" = 1'-0"

1/256" = 1'-0"

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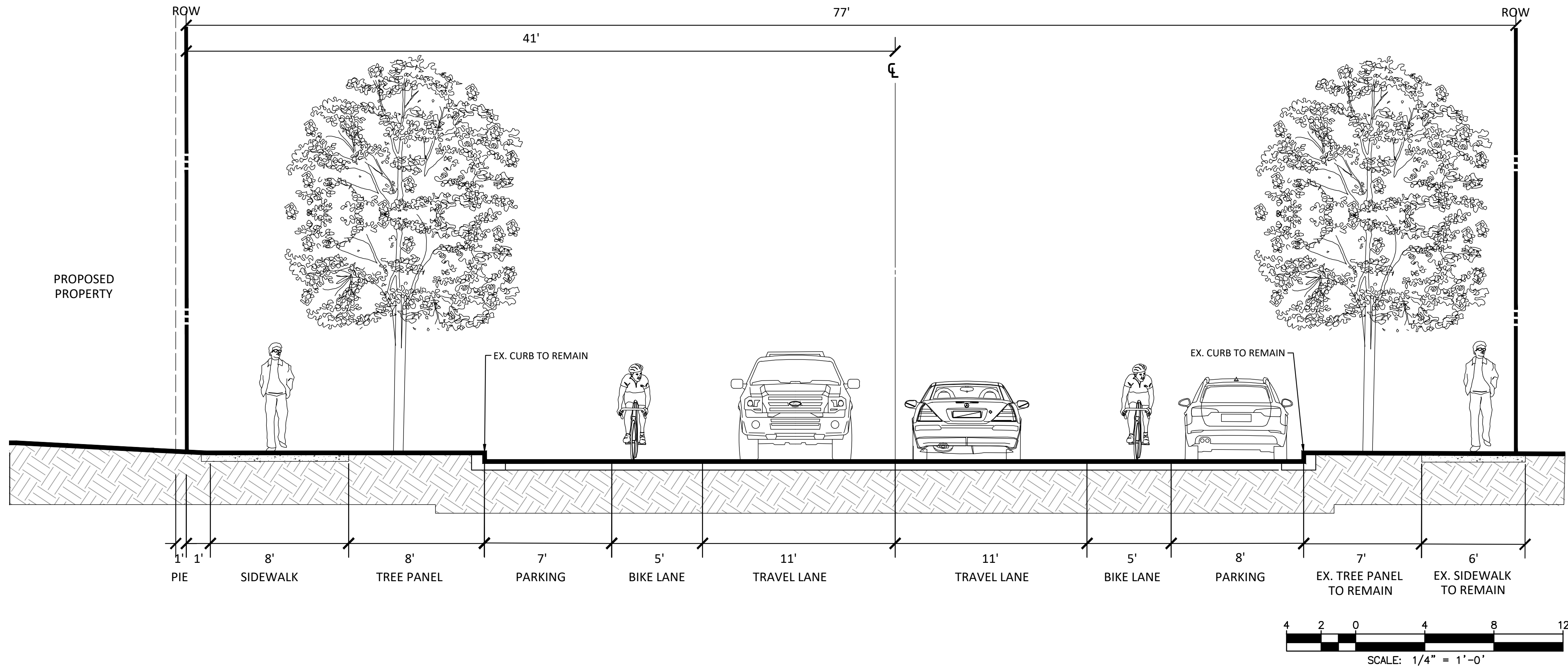
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LAWRENCE
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BUILDING SECTIONS
& DETAILS

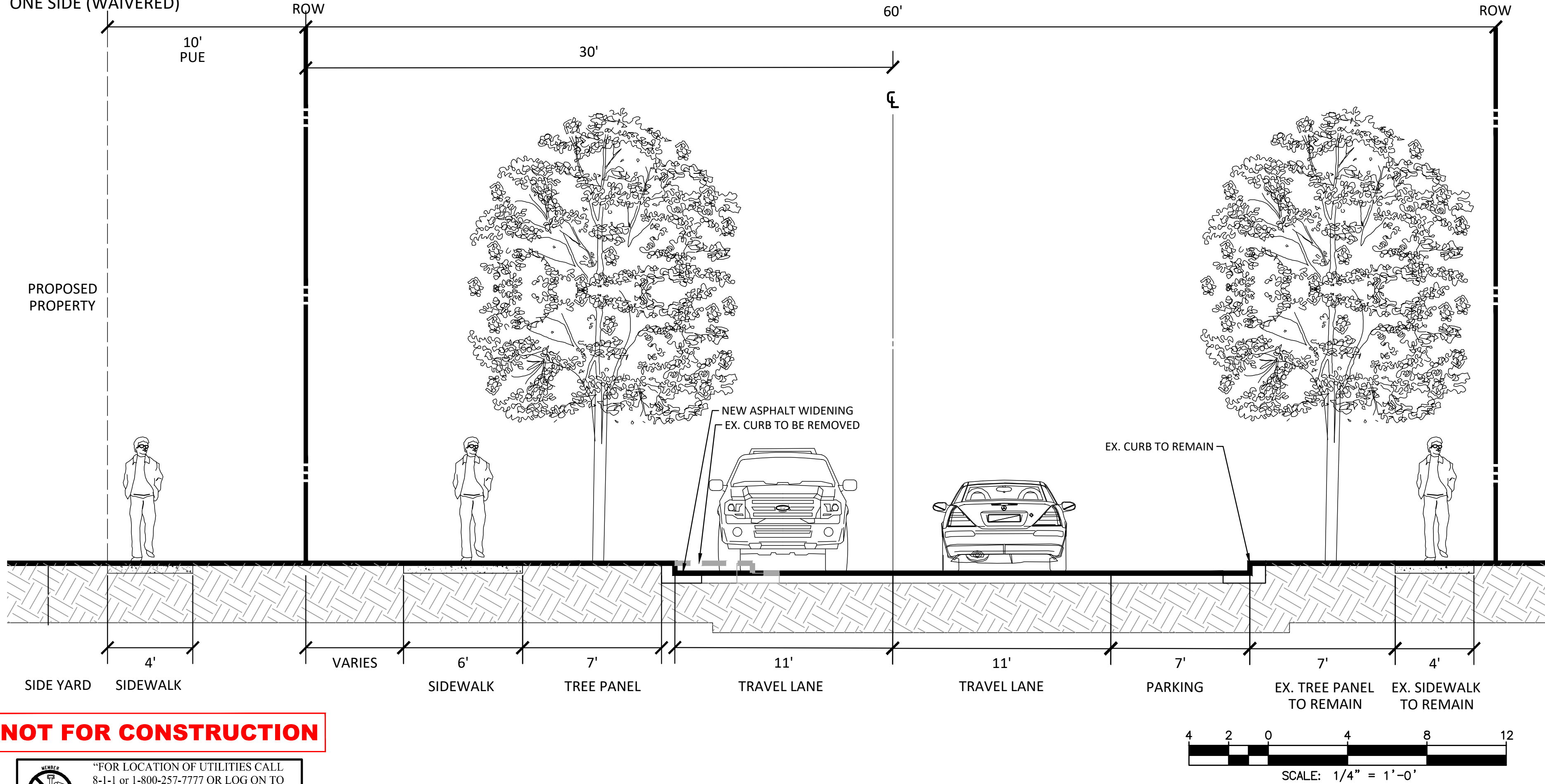
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BUSINESS DISTRICT ROAD CLASS II



HALPINE ROAD SECTION B-B'

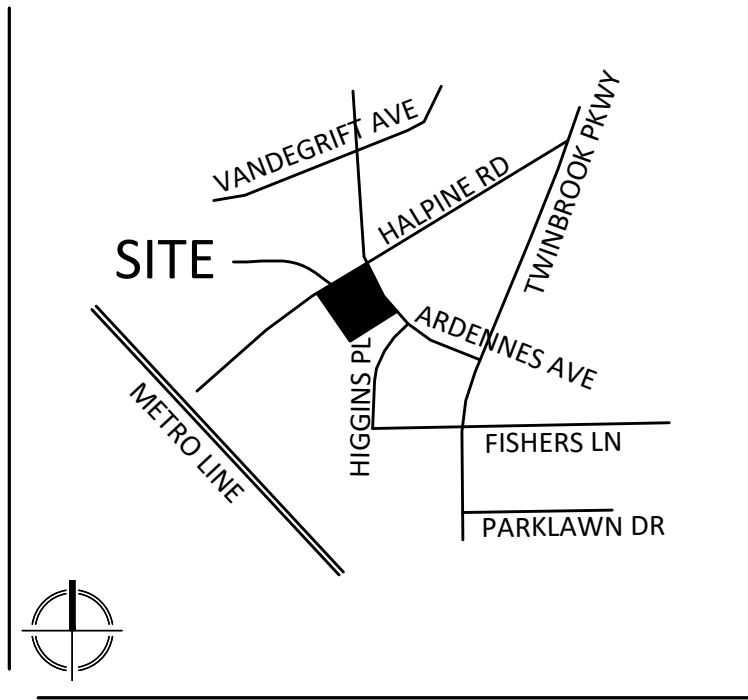
SECONDARY RESIDENTIAL ROAD SECTION PARKING ON ONE SIDE (WAIVERED)



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.

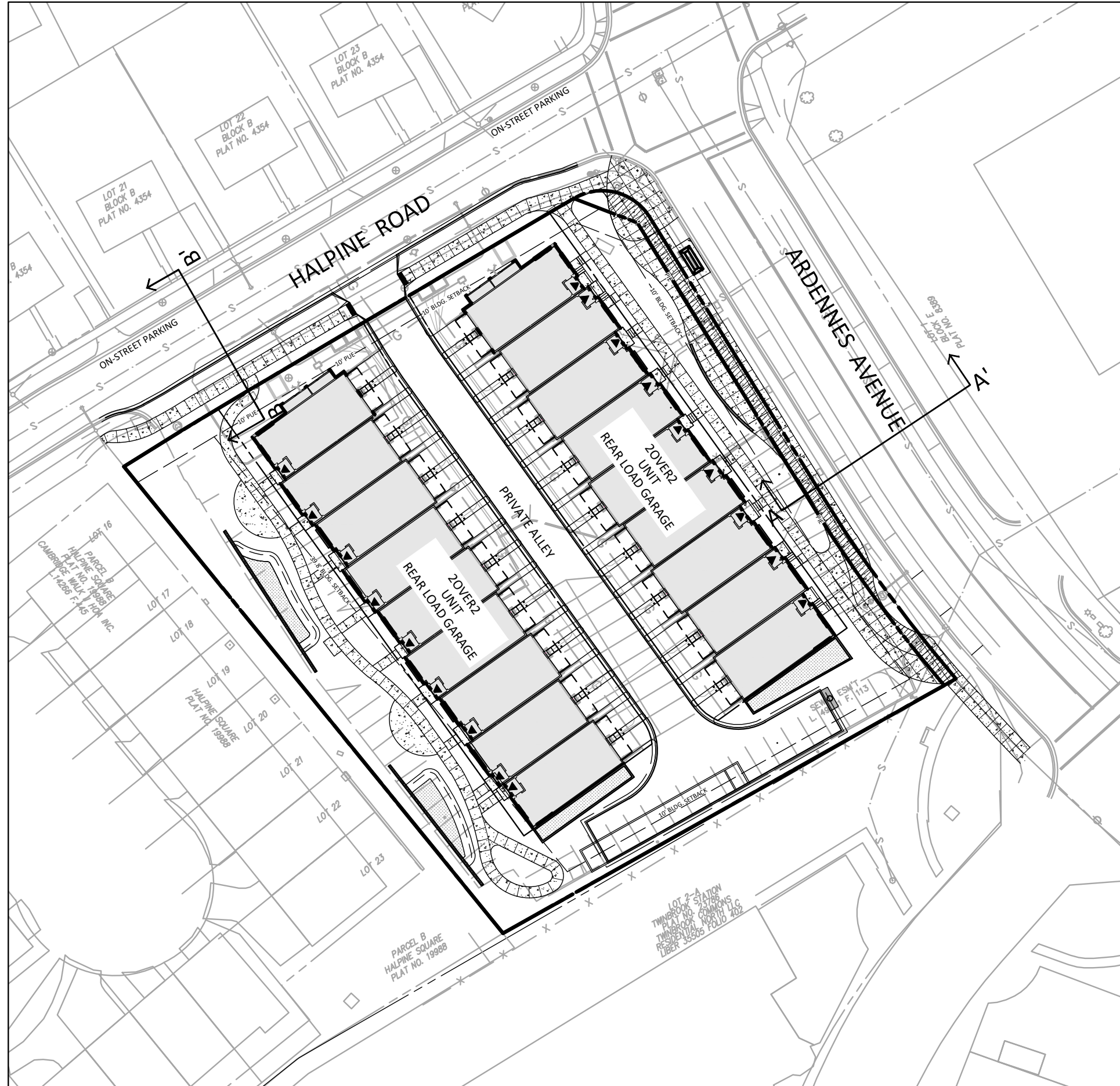


Vika Maryland, LLC 20251 Century Blvd., Suite 400 Germantown, MD 20874 301.916.4100 | vika.com Our Site Set on the Future. PREPARED FOR: PULTE HOME COMPANY, LLC 9302 LEE HIGHWAY SUITE 1000 FAIRFAX, VA 22031 703.934.9367 DAVID DeMARCO David.DeMarco@PulteGroup.com

DESIGN CONSULTANTS PLANNER, CIVIL ENGINEER Vika Maryland, LLC 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 1010 WASHINGTON, DC 20036 202.296.8625 CONTACT: KATIE WAGNER

REVISIONS	DATE

KEY MAP



HALPINE ROAD

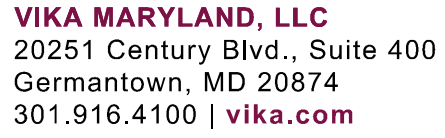
CITY OF ROCKVILLE MONTGOMERY COUNTY, MARYLAND WSSC GRID: 216NW06 TAX MAP: GQ63

ROAD SECTIONS

PROFESSIONAL SEAL Received 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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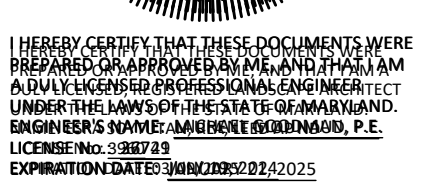


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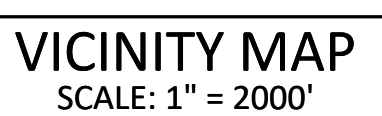
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MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 216NW06
TAX MAP: GQ63

PROFESSIONAL SEAL



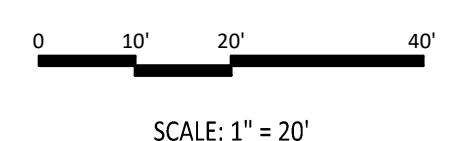
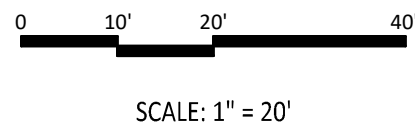
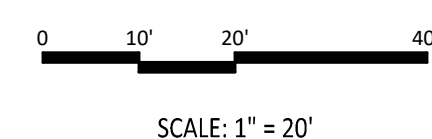
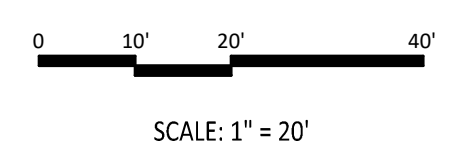
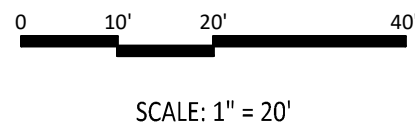
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VIKA
PROJECT VM50639A
DRAWING
NO.



0 10' 20' 40'

SCALE: 1" = 20'



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48 HOURS IN ADVANCE OF ANY
WORK IN THIS VICINITY"**

Community Planning & Development Services
Received
June 13, 2024