

HALPINE ROAD

PJT2024-00019

ROCKVILLE (4TH.) ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND

DEVELOPMENT TABULATIONS

Property Information			
Existing Zoning	R-60		
Floating Zone (Residential Flexible)	RF-FZ with MXNC Equivalency		
Tract Area	65,577 SF	1.51 AC	
Proposed Ardennes Dedication	1,739 SF	0.04 AC	
Site Area	63,838 SF	1.47 AC	

Development Program	
Residential Units	36
Rear Loaded MF Residential Units (2 over 2)	36

Building Height	Maximum Allowed Per Comp Plan/Zoning Ordinance	Maximum Requested
Residential Units (2 over 2)	50'/65'	52'

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

Building Setbacks	Minimum Required	Proposed
Minimum width at Frontline	10'	256' Halpine, 272' Ardennes
Setback abutting ROW	0' or 10' if provided	10' Halpine (2), 10' Ardennes
Side abutting Non-Residential	0' or 10' if provided	34'
Side abutting Residential	25' or height of building, whichever is greater	39.88' (1)
Rear	0' or 10' if provided	10'

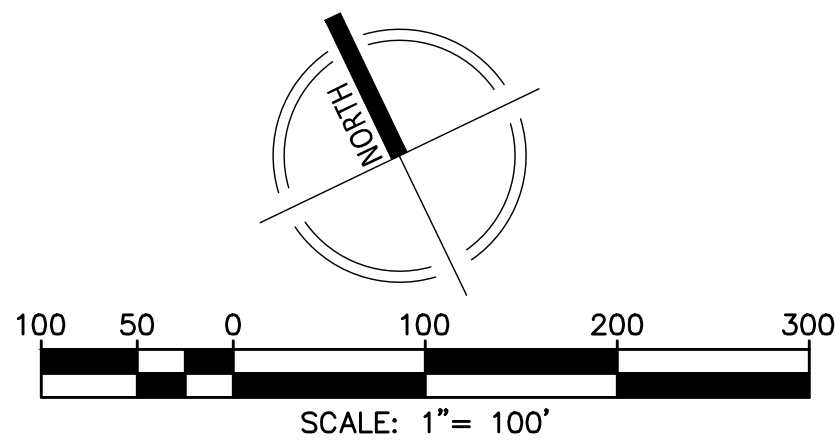
Parking	Minimum Required	Proposed
Residential Units (2 over 2), 36 rear load (2 per unit)	72	72

Accessible Parking	Minimum Required	Proposed
Residential Units (2 over 2)	0	0

Bicycle Parking	Minimum Required	Proposed
Residential Units (2 over 2)	0	0

(1) Pursuant to Zoning Ordinance Section 25.14.35.e a waiver of 12.12' from the side yard setback requirement, as well as a corresponding waiver of 13.8 degrees from the layback slope requirement, is proposed.

(2) Pursuant to Zoning Ordinance Section 25.14.35.e a waiver of 5.3 degrees from the layback slope requirement is proposed.



GENERAL NOTES

- THE PROPERTY IS 1.51 ACRES.
- THE SUBJECT PROPERTY COMPRISES THE FOLLOWING PROPERTIES:
PARCEL N091, TAX MAP GQ63, TAX ACCT NO. 04-00146900 (CITY OF ROCKVILLE)
- PARCEL N091 IS CURRENTLY ZONED R-60; MXNC ZONING IS BEING PURSUED IN ACCORDANCE WITH THE FLOATING ZONE PROVISIONS.
- THE SITE IS LOCATED ON WSSC MAP 216NW06.
- THE HORIZONTAL DATUM IS MARYLAND STATE GRID NORTH (NAD 83/91) AND THE VERTICAL DATUM IS NGVD 88.
- BOUNDARY AND TOPOGRAPHIC DATA PROVIDED BY VIKA 05/2023.
- THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON THE SITE.
- THERE IS NO STREAM VALLEY BUFFER LOCATED ON THE SITE.
- THERE ARE NO WETLANDS LOCATED ON THE SITE.
- 'D' TAPE WAS USED TO MEASURE THE TREES.
- THERE ARE NO STATE/COUNTY CHAMPION TREES LOCATED ON-SITE.
- THERE ARE NO EXISTING BUILDINGS WITHIN THE INVENTORY AREA IDENTIFIED IN THE CITY OF ROCKVILLE HISTORIC BUILDINGS CATALOGUE MAP. THE CITY OF ROCKVILLE ONLINE GIS DATA WAS ACCESSED ON OCTOBER 28, 2021.
- NRI/FSD FIELD WORK WAS CONDUCTED BY VIKA MARYLAND, LLC STAFF, CHARLES CRISLIP AND ZARIA STEBBINS ON APRIL 4, 2023.
- NRI/FSD FTP2023-00059 WAS SUBMITTED 06/09/2023.
- EXISTING BUILDINGS ON THE PROPERTY PROPOSED FOR DEMOLITION ARE SUBJECT TO ZONING ORDINANCE SEC. 25. 07.02.4, HISTORIC REVIEW.

SHEET INDEX

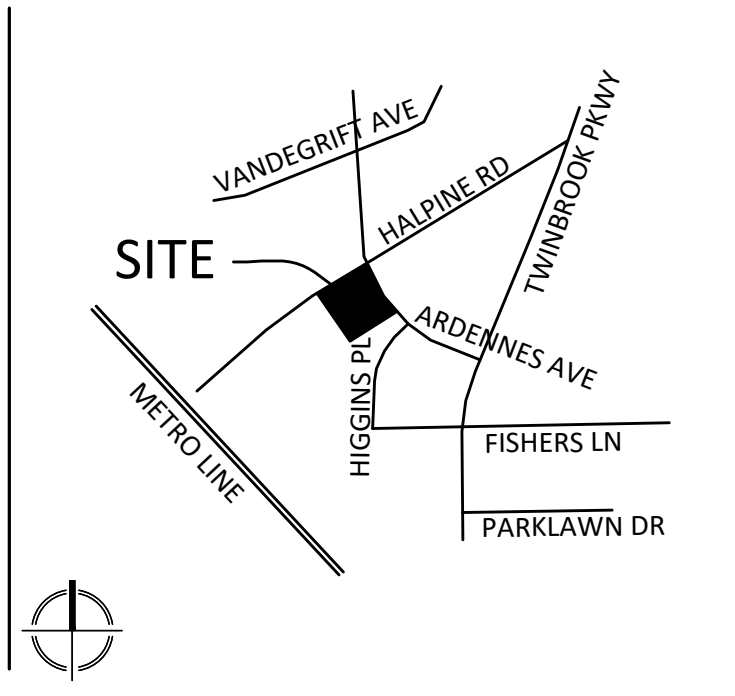
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PFCP-1	PRELIMINARY FOREST CONSERVATION PLAN COVER SHEET
PFCP-2	PRELIMINARY FOREST CONSERVATION PLAN
PFCP-3	PRELIMINARY FOREST CONSERVATION PLAN TREE REMOVAL
PFCP-4	PRELIMINARY FOREST CONSERVATION PLAN TABLES

SUPPORTING DOCUMENTS

- STORMWATER MANAGEMENT CONCEPT PLAN
- CONCEPT SEDIMENT EROSION CONTROL PLAN
- PAVEMENT MARKING AND SIGNAGE PLAN
- UTILITY PLAN
- SIGHT DISTANCE PLAN
- FOREST CONSERVATION/SWM OVERLAY EXHIBIT
- ARCHITECTURE PLAN CONCEPTS
- ROAD SECTIONS EXHIBIT
- LAYBACK AND BUILDING PROFILE EXHIBIT



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

ATTORNEY
LERCHE, 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
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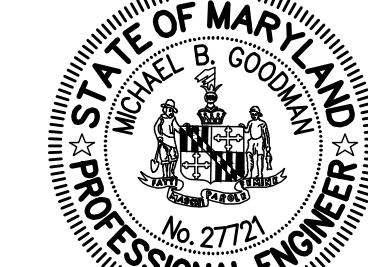
REVISIONS	DATE

HALPINE ROAD

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

PROJECT PLAN COVER SHEET

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

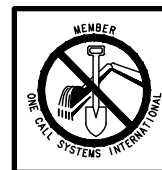
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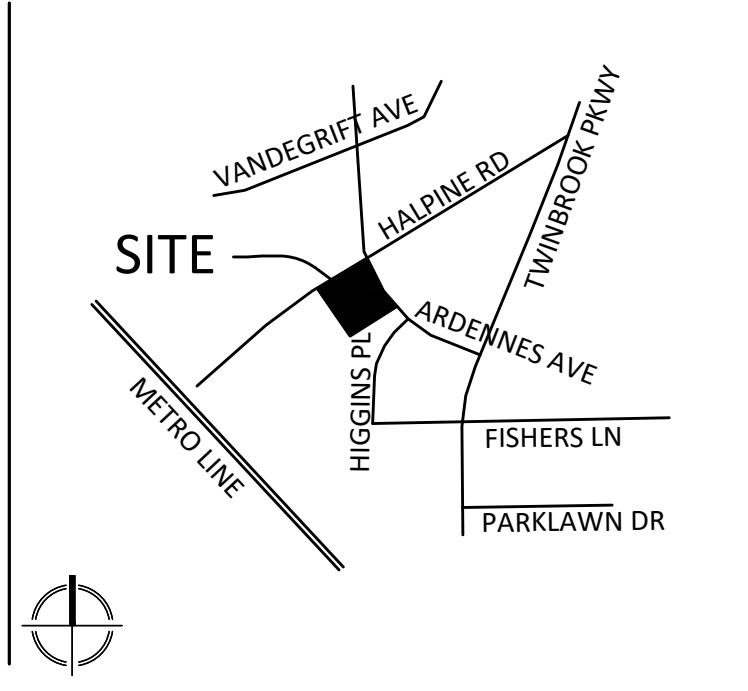
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PROJECT: VM50639A
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 "FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

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.



VICINITY MAP
SCALE: 1" = 2000'

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REVISIONS	DATE

**HALPINE
ROAD**

CITY OF ROCKVILLE
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 216NW06
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PROJECT PLAN
APPROVALS

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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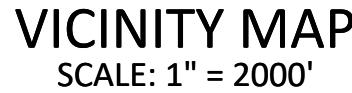
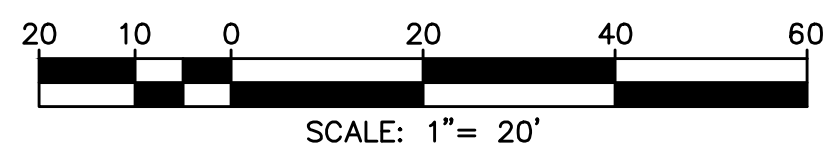
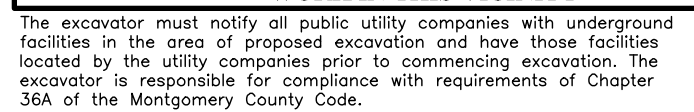
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	X		X		X		X	EXISTING EDGE OF PAVEMENT
	X		X		X		X	EXISTING FENCE LINE
	G		G		G		G	EXISTING NATURAL GAS CONDUIT
	CHW		CHW		CHW		CHW	EXISTING OVERHEAD WIRES
	T		T		T		T	EXISTING TELEPHONE CONDUIT
	S		S		S		S	EXISTING SANITARY SEWER CONDUIT
	SD		SD		SD		SD	EXISTING STORM DRAIN CONDUIT
	W		W		W		W	EXISTING WATER CONDUIT
	360		360		360		360	EXISTING 10' CONTOUR
	354		354		354		354	EXISTING 2' CONTOUR
	100		100		100		100	LIMITS OF DISTURBANCE
	360		360		360		360	PROPOSED 10' CONTOUR
	354		354		354		354	PROPOSED 2' CONTOUR
								EXISTING GUY POLE
								EXISTING GAS VALVE
								EXISTING LIGHT POLE
								EXISTING PHONE PEDESTAL
								EXISTING PHONE MANHOLE
								EXISTING UTILITY POLE
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								EXISTING ELECTRICAL JUNCTION BOX
								EXISTING FIRE DETECTOR CONNECTION
								EXISTING FIRE HYDRANT

2 OVER 2 RESIDENTIAL UNIT
FRONT ENTRANCE

ENTRANCE PAD
SIZE VARIES

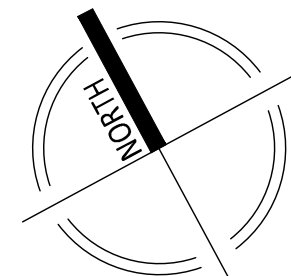
24'X50'

24'X50'

OPTIONAL DECK

2 OVER 2 RESIDENTIAL UNIT
REAR LOAD GARAGE

The diagram illustrates the layout of a 2 Over 2 Residential Unit. It features a front entrance with an entrance pad of varying size. The unit is divided into two main sections, each measuring 24'X50'. Below these sections is a rear load garage area. An optional deck is shown extending from the front entrance area. Dimensions for the deck and garage are provided: 30' for the deck width, 8' for the garage width, and 9' for the garage depth. The unit is labeled '2 OVER 2 RESIDENTIAL UNIT' at both the front and rear.



DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
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CITY OF ROCKVILLE
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 216NW06
TAX MAP: GQ63

PROJECT PLAN



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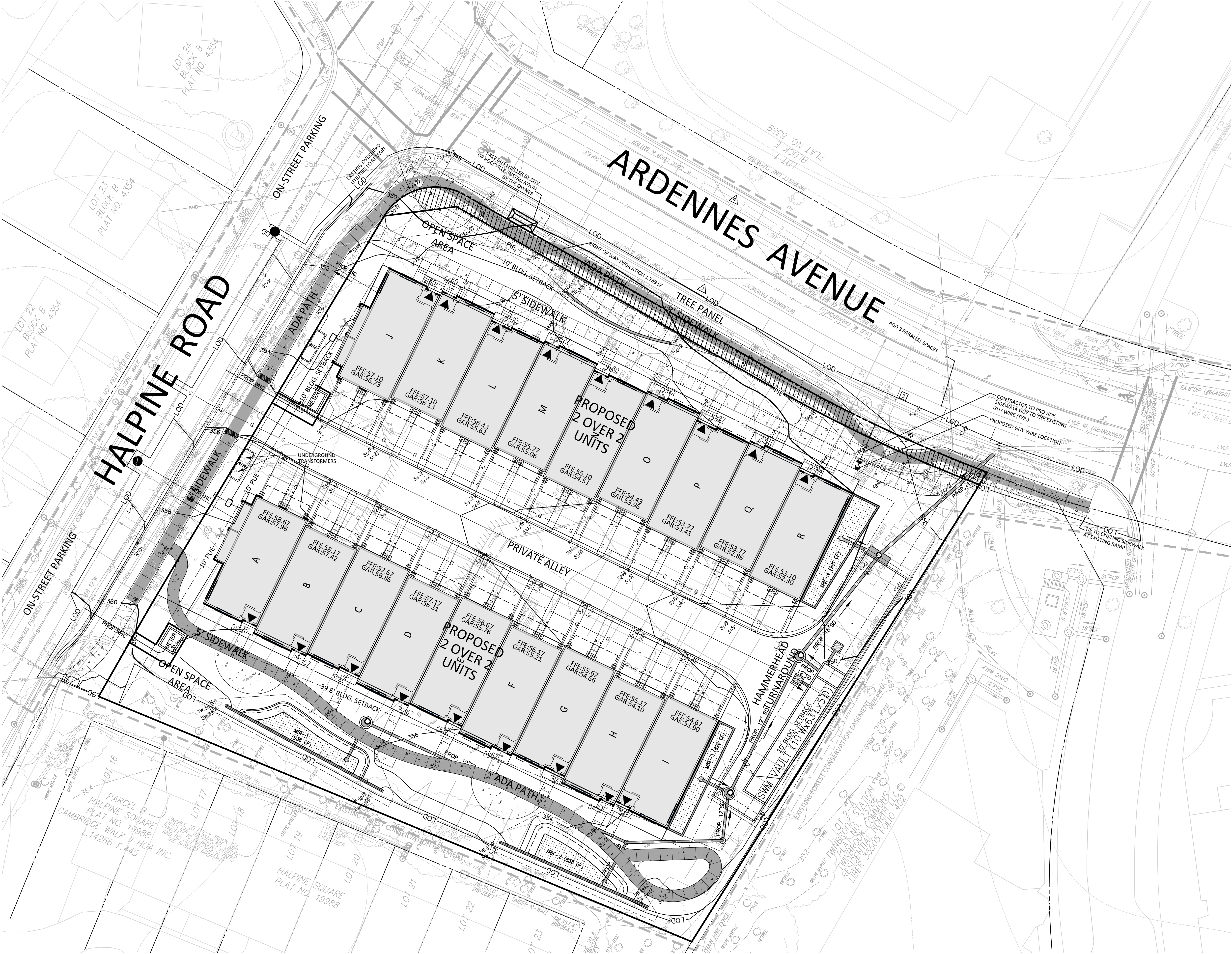
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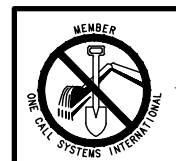
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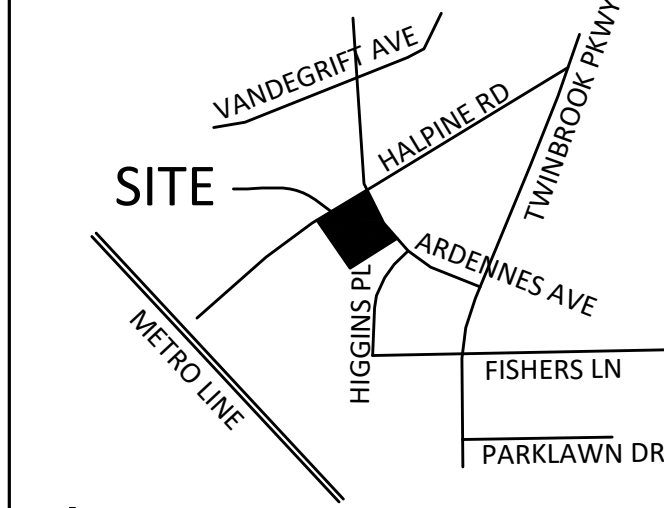


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VICINITY MAP
SCALE: 1" = 2000'

PLAN LEGEND

	PROPERTY LINES
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	EXISTING FENCE LINE
	EXISTING NATURAL GAS CONDUIT
	EXISTING OVERHEAD WIRES
	EXISTING TELEPHONE CONDUIT
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	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 SLOP ELEVATION
	TOP OF WALL/BOTTOM OF WALL
	EXISTING PARKING SPACES
	PROPOSED PARKING SPACES

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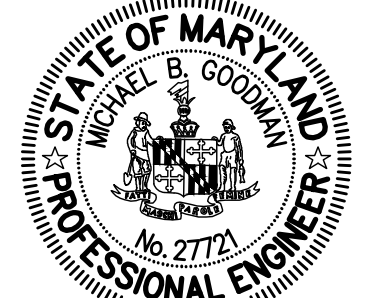
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HALPINE
ROAD

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

GRADING PLAN

PROFESSIONAL SEAL



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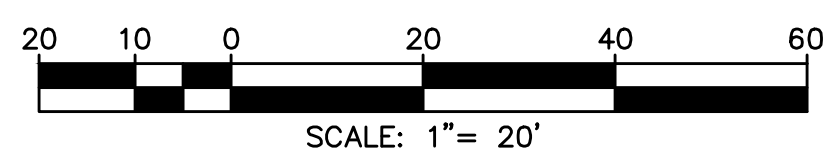
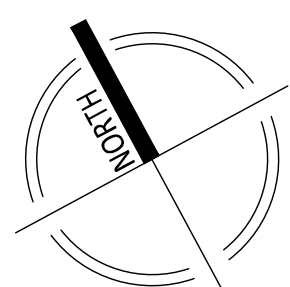
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DATE ISSUED: 07/12/2024

VIKA
PROJECT VM50639A
DRAWING
NO.

SHEET NO. PP-4



[illegible]

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

PROFESSIONAL SEAL

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

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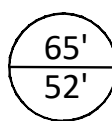
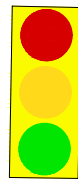
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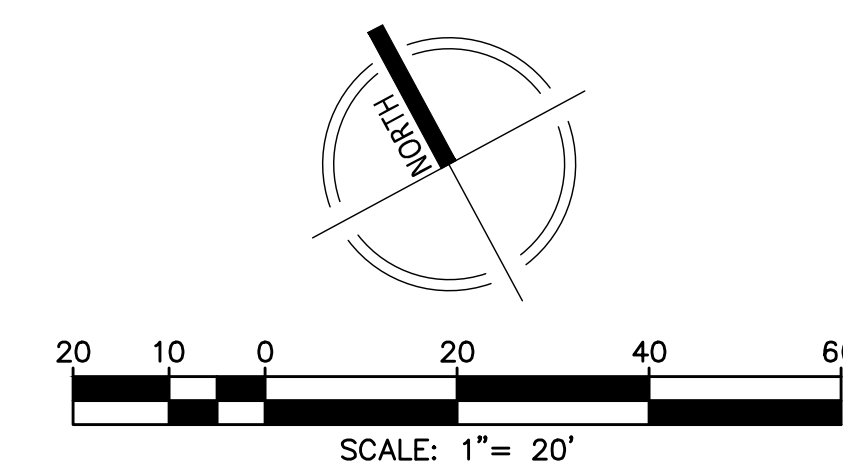
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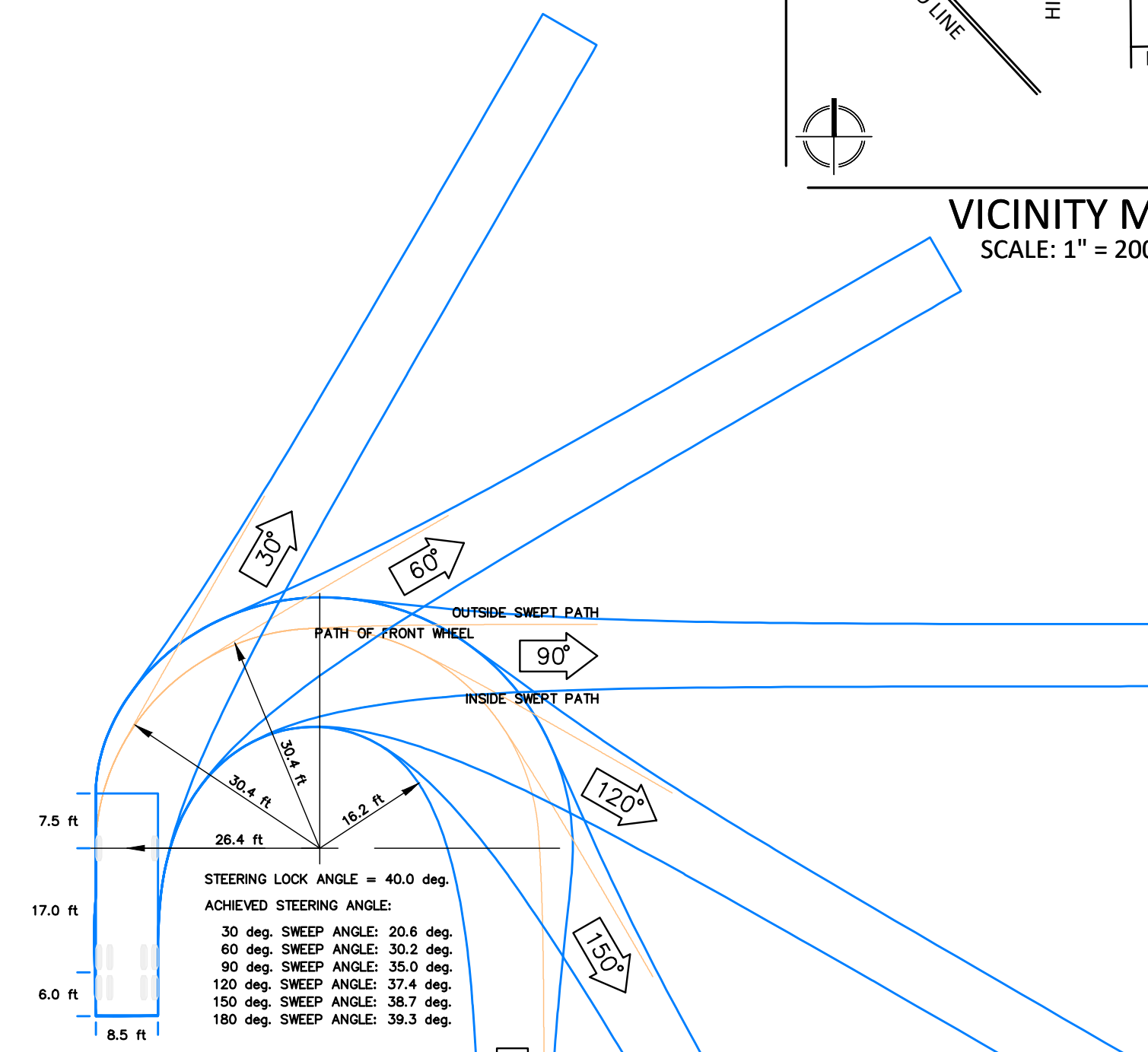
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SHEET NO. PP-5

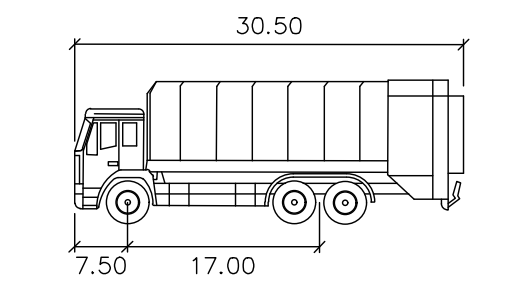


- | | |
|---|--|
|  | WATER LINE AND FITTING |
|  | FIRE DEPARTMENT CONNECTION |
|  | FIRE HYDRANT |
|  | BUILDING ENTRY |
|  | FIRE ACCESS PATH |
|  | FIRE ACCESS |
|  | BUILDING HEIGHT ALLOWED
BUILDING HEIGHT ILLUSTRATED |
|  | CONCEPTUAL DOORWAY LOCATION |
|  | EXISTING TRAFFIC SIGNAL |
|  | FIRE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



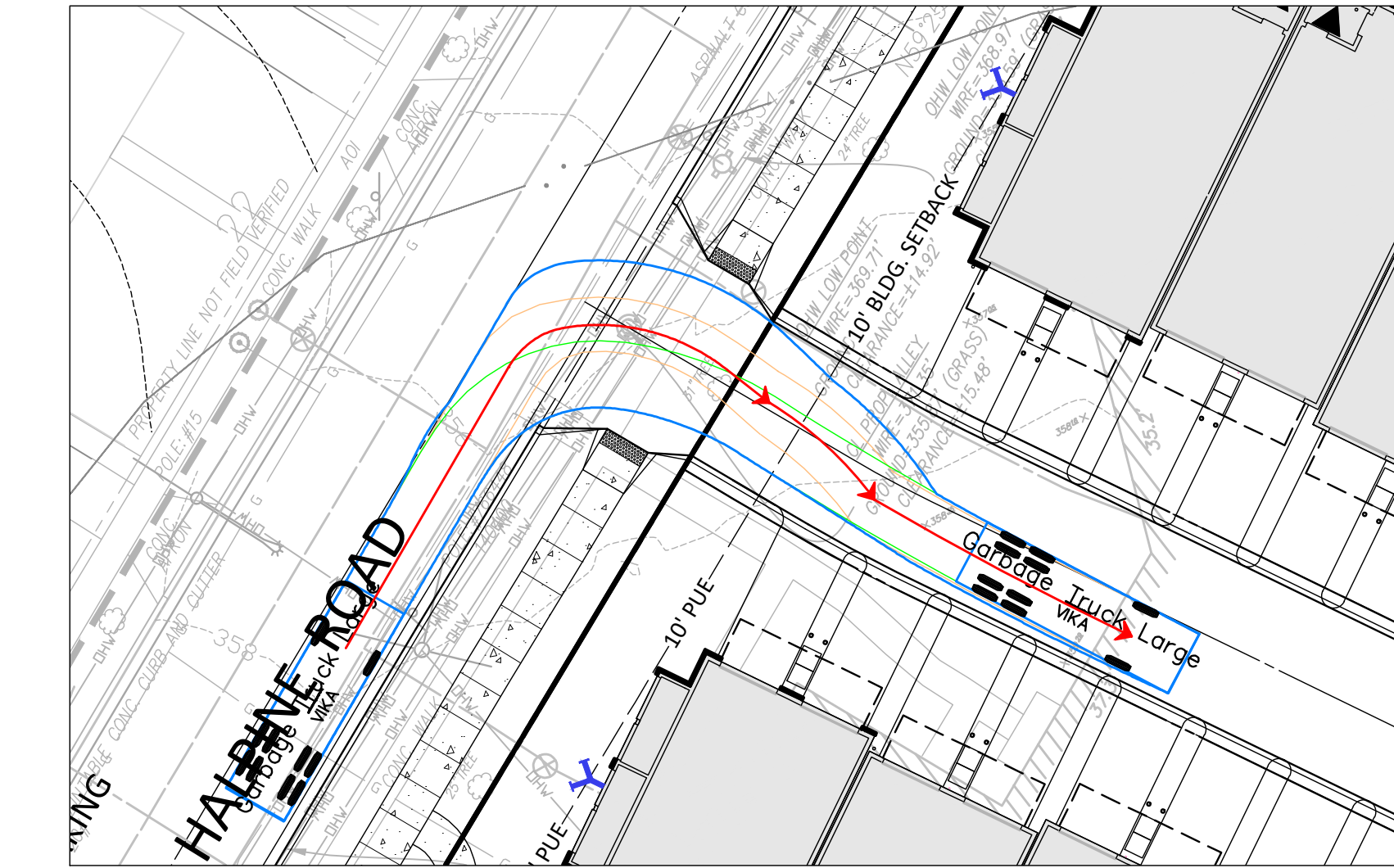


Garbage Truck Large
VKA
[ft]
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Garbage Truck Large

Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 40.0



GARBAGE TRUCK RIGHT TURN IN

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.

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

DESIGN CONSULTANTS
PLANNER, CIVIL ENGINEER
VKA 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
GROVE 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

**GARBAGE TRUCK
MOVEMENT
STUDY**

PROFESSIONAL SEAL
STATE OF MARYLAND
MICHAEL B. GOODMAN
PROFESSIONAL ENGINEER
No. 27721
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 15, 2024

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DRAWN BY: EJS
DESIGNED BY: MBG
DATE ISSUED: 07/12/2024

VKA
PROJECT VM50639A
DRAWING
NO.

SHEET NO. **PP-6**



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COMPANY, LLC
9302 LEE HIGHWAY
SUITE 1000
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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
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TRAFFIC ENGINEER
GOROVE SLADE
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WASHINGTON, DC 20036
202.296.8625
CONTACT: KATIE WAGNER

[illegible]

HALPINE
ROAD

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

SU-30 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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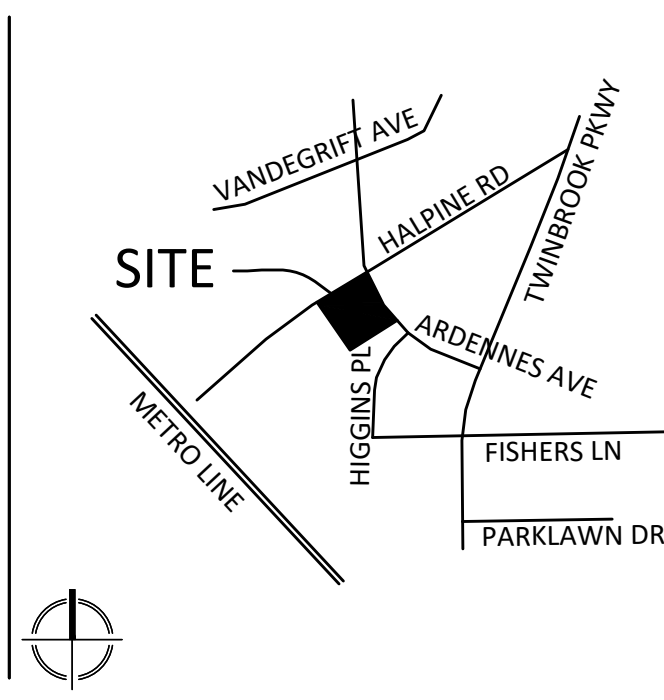
DESIGNED BY: MBG

VIKA VM4E0630A

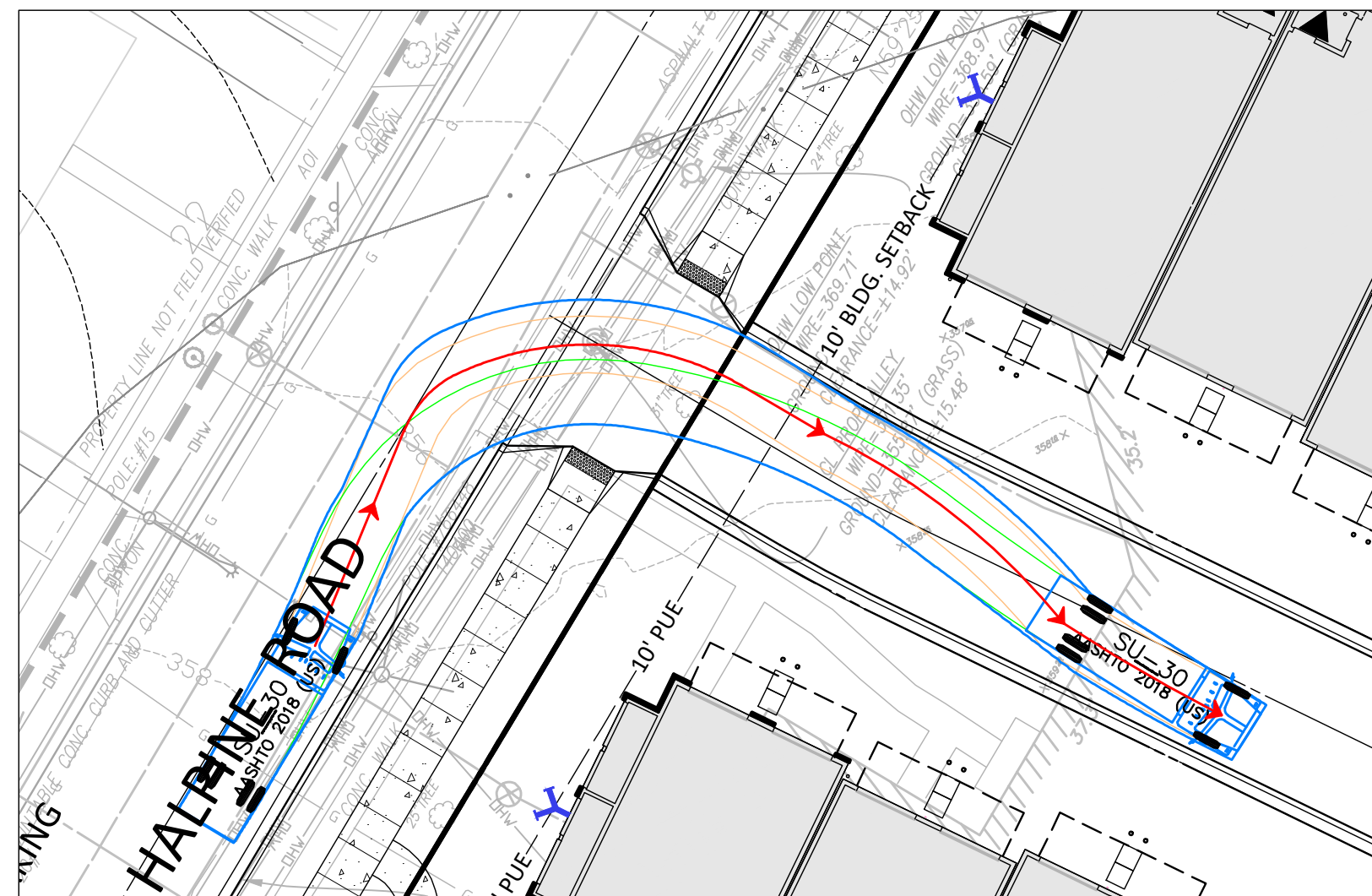
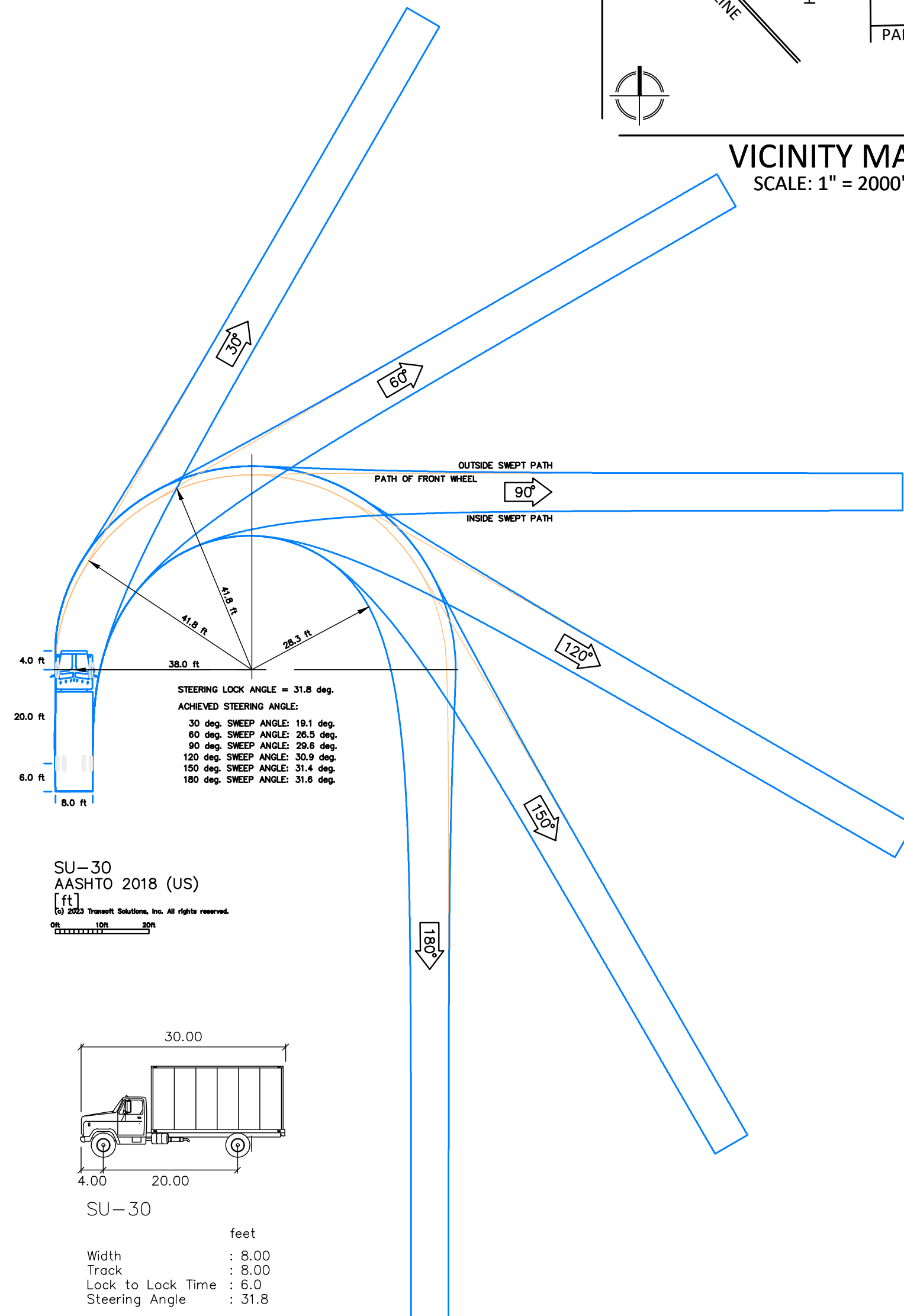
PROJECT VV130639A

DRAWING
NO.

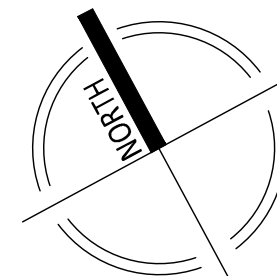
SHEET NO. PP-7



VICINITY MAP
SCALE: 1" = 2000'



SU-30 RIGHT TURN IN



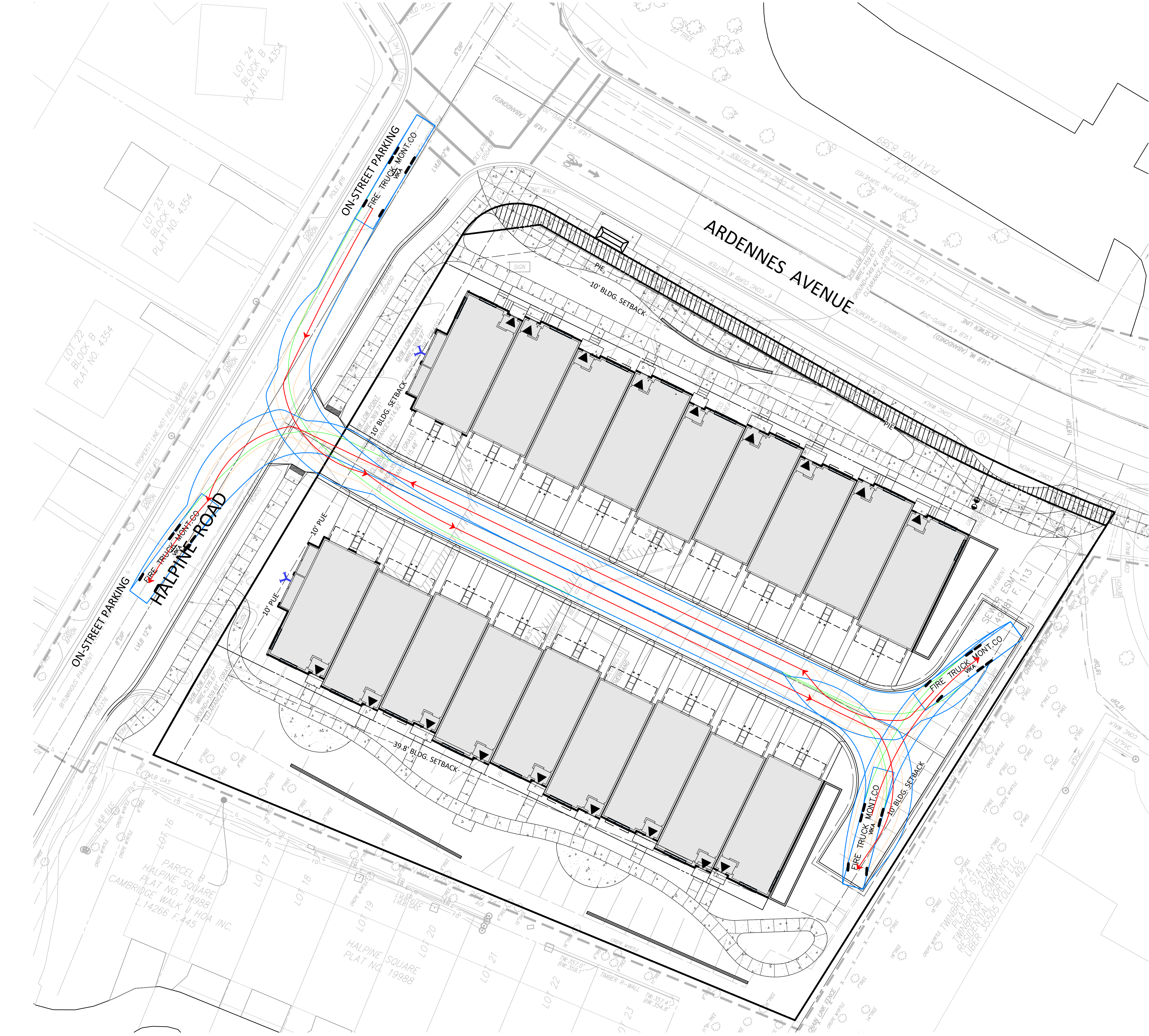
SCALE: 1"= 20'

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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"**

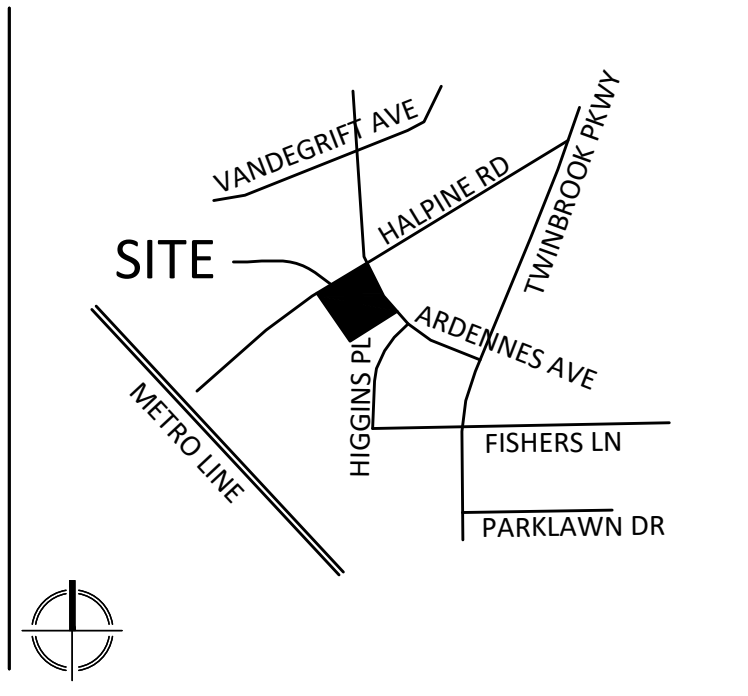
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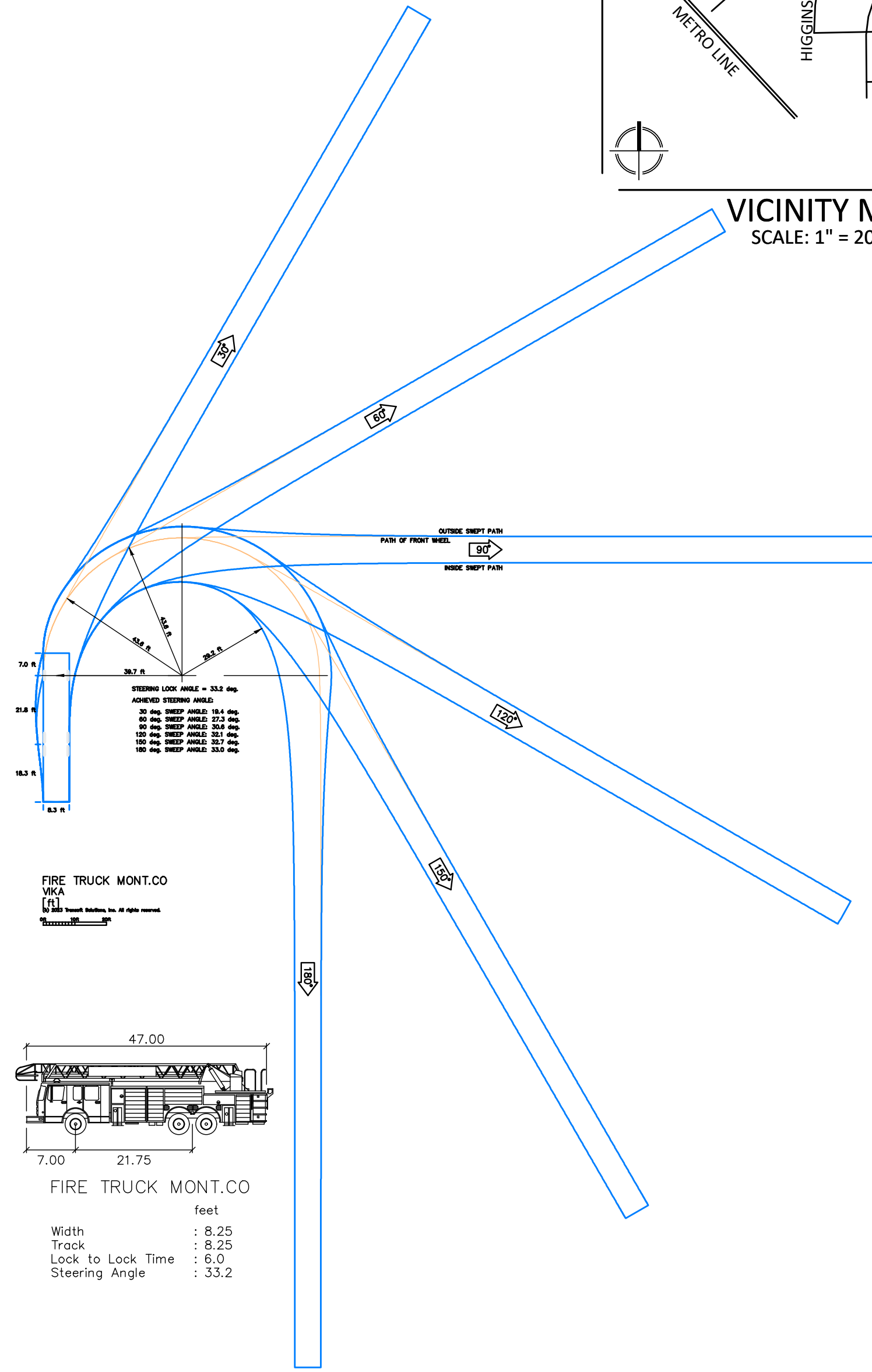
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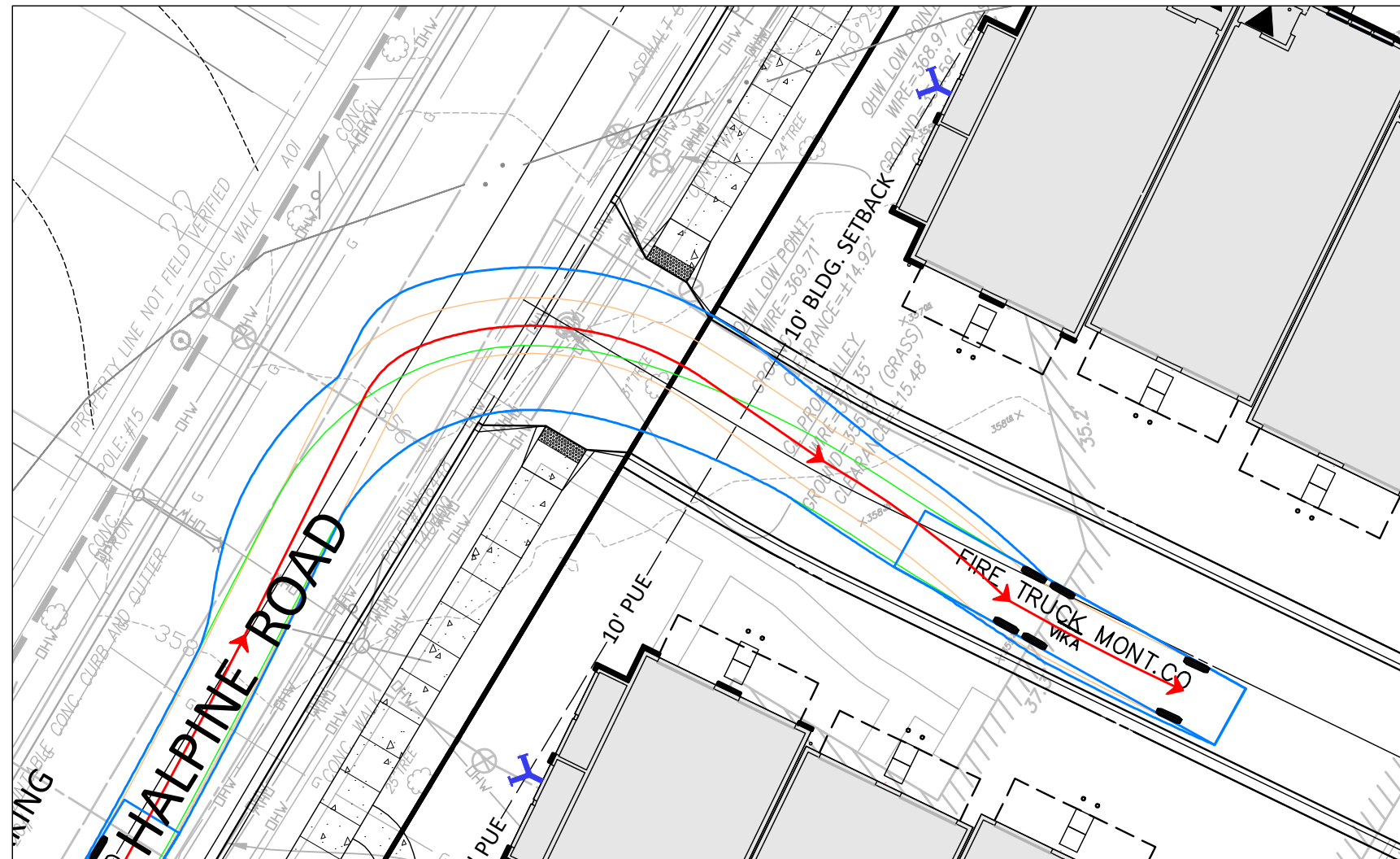
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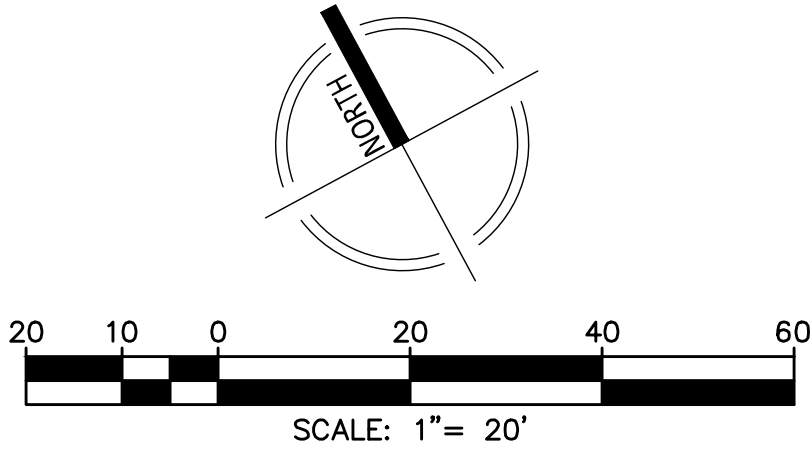
VICINITY MAP
SCALE: 1" = 2000'



FIRE TRUCK MONT.CO	
VKA	
[Truck Icon]	
FIRE TRUCK MONT.CO	
feet	
Width	: 8.25
Track	: 8.25
Lock to Lock Time	: 6.0
Steering Angle	: 33.2



FIRE TRUCK RIGHT TURN IN



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DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER
VKA MARYLAND, LLC
20251 CENTURY BOULEVARD
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REVISIONS	DATE

**HALPINE
ROAD**

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

**FIRE TRUCK
MOVEMENT
STUDY**

PROFESSIONAL SEAL

STATE OF MARYLAND
MICHAEL B. GOODMAN
No. 27721
Professional Engineer
EXPIRATION DATE: JULY 15, 2024

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
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A DAILY LICENSED PROFESSIONAL ENGINEER
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ENGINEER'S NAME: MICHAEL GOODMAN, P.E.
LICENSE NO.: 27721
EXPIRATION DATE: JULY 15, 2024

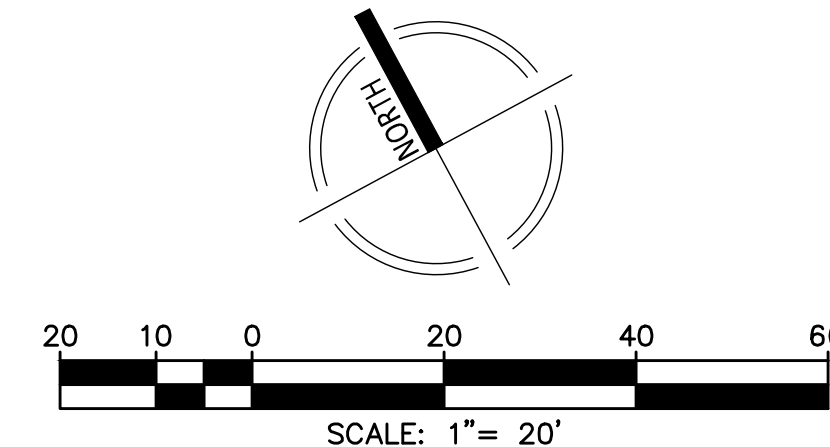
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DESIGNED BY: MBG
DATE ISSUED: 07/12/2024

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PROJECT: VM50639A
DRAWING
NO.
PP-8

SHEET NO.



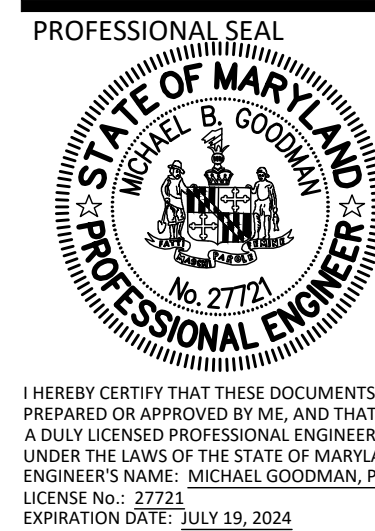
CURRENT NET LOT AREA

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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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: 07/12/2024

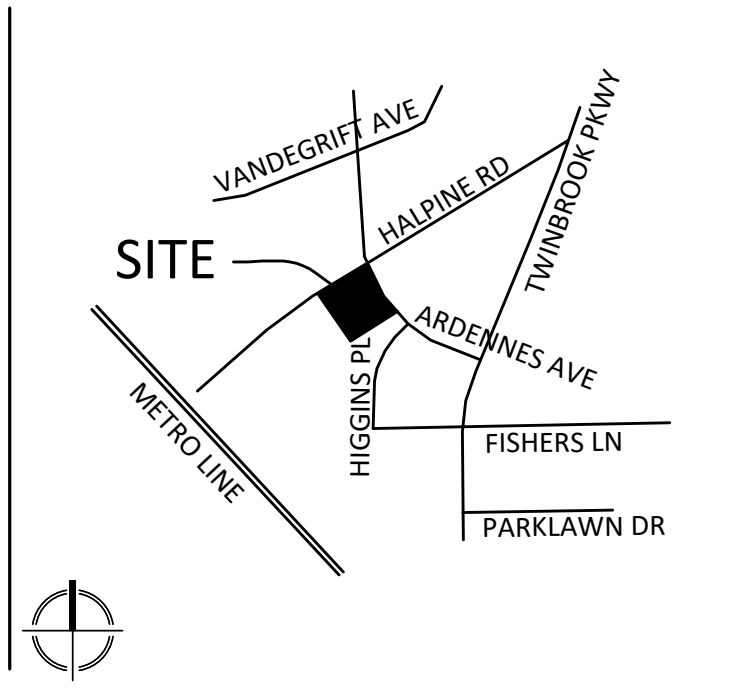
VIKA
PROJECT VM50639A

DRAWING
NO.

SHEET NO. PP-9

HALPINE ROAD

PROJECT PLAN LANDSCAPE ARCHITECTURE SET



VICINITY MAP
SCALE: 1" = 2000'

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9302 LEE HIGHWAY
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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
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301.986.1300
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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: ESRA SOYUTUTAN, RIA, LEED AP ND
LICENSE NO.: 3960
EXPIRATION DATE: 03/09/2025

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DRAWN BY: JC
DESIGNED BY: ES
DATE ISSUED: 07/12/2024

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PROJECT: VM50639A
DRAWING NO.

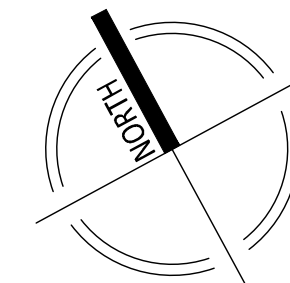
SHEET NO. LL-1.00

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
- BUILDING SETBACK
- STORMWATER MANAGEMENT EASEMENT
- WATER METER EASEMENT
- INGRESS/EGRESS EASEMENT
- EXISTING SANITARY SEWER EASEMENT
- PROPOSED STORM DRAIN
- LIMIT OF DISTURBANCE
- LOT LINE
- PROPOSED BOLLARD
- PROPOSED TRASH RECEPTACLE
- PROPOSED LOUNGE CHAIR
- PROPOSED STRAIGHT BENCH
- PROPOSED BIKE RACK
- PROPOSED ART PIECE AND REQUIRED STRUCTURAL FOOTING

LANDSCAPE PLAN INDEX

- LL-1.00 LANDSCAPE COVER
- LL-1.01 OVERALL MATERIALS PLAN
- LL-1.02 OVERALL TREE PLANTING PLAN
- LL-1.02A STREET FRONTAGE AND LOT TREE CALCULATION
- 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

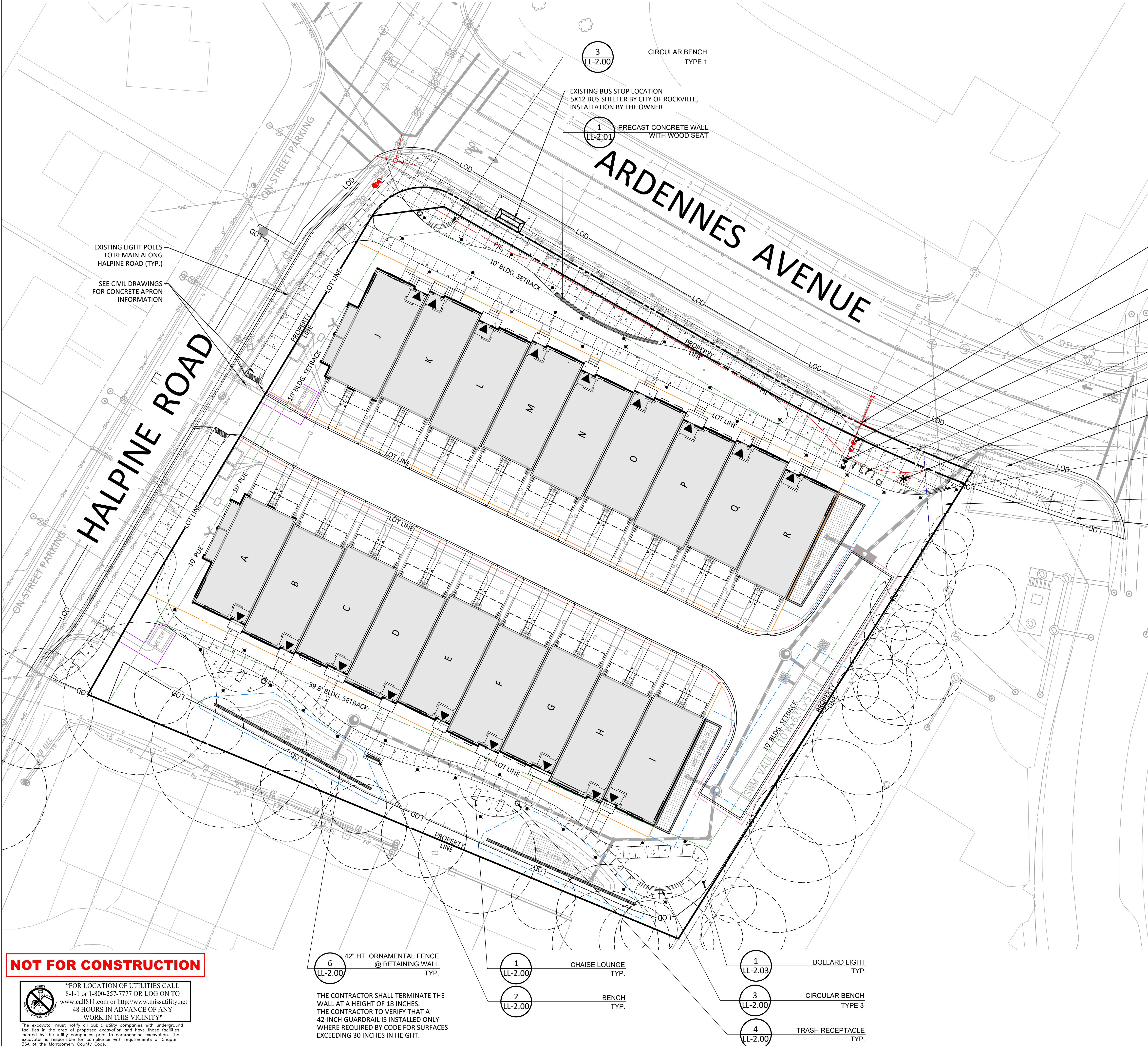


20 10 0 20 40 60
SCALE: 1"=20'

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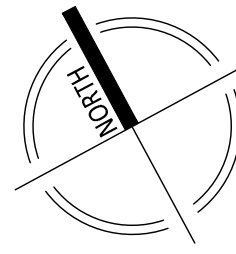


LEGEND

- 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
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- PROPOSED TRASH RECEPTACLE
- PROPOSED LOUNGE CHAIR
- PROPOSED STRAIGHT BENCH
- PROPOSED BIKE RACK
- PROPOSED ART PIECE AND REQUIRED STRUCTURAL FOOTING

NOTES:

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



NOT FOR CONSTRUCTION

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6 42" HT. ORNAMENTAL FENCE @ RETAINING WALL TYP. LL-2.00

THE CONTRACTOR SHALL TERMINATE THE WALL AT A HEIGHT OF 18 INCHES. THE CONTRACTOR TO VERIFY THAT A 42-INCH GUARDRAIL IS INSTALLED ONLY WHERE REQUIRED BY CODE FOR SURFACES EXCEEDING 30 INCHES IN HEIGHT.

1 CHAISE LOUNGE TYP. LL-2.00

2 BENCH TYP. LL-2.00

1 BOLLARD LIGHT TYP. LL-2.03

3 CIRCULAR BENCH TYPE 3 LL-2.00

4 TRASH RECEPTACLE TYP. LL-2.00

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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

OVERALL MATERIALS PLAN

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

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DRAWN BY: JC
DESIGNED BY: ES
DATE ISSUED: 07/12/2024
VIKA PROJECT: VM50639A
DRAWING NO.:
SHEET NO. **LL-1.01**

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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20251 CENTURY BOULEVARD SUITE 400
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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: 216NW06
TAX MAP: GQ63

OVERALL TREE PLANTING PLAN

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

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DRAWN BY: ZS/JC
DESIGNED BY: ES
DATE ISSUED: 07/12/2024

VIKA
PROJECT: **VM50639A**
DRAWING NO.

SHEET NO. **LL-1.02**

PLANT SCHEDULE

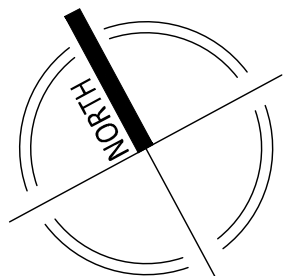
CODE	BOTANICAL / COMMON NAME	QTY
CANOPY TREES		
ARO	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	2
BND	BETULA NIGRA 'BNMTF' / DURA HEAT® RIVER BIRCH	1
NSY	NYSSA SYLVATICA / TUPELO	2
QPA	QUERCUS PALUSTRIS / PIN OAK	5
EVERGREEN TREES		
IOJ	ILEX OPACA 'JERSEY KNIGHT' / JERSEY KNIGHT AMERICAN HOLLY	3
JUV	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	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	7
CVW	CRATAEGUS VIRIDIS 'WINTER KING' / WINTER KING HAWTHORN	1
MVI	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	5
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)
- PROPOSED CONCRETE PAVING-PEDESTRIAN
- PUBLIC IMPROVEMENT EASEMENT
- BUILDING SETBACK
- STORMWATER MANAGEMENT EASEMENT
- WATER METER EASEMENT
- INGRESS/EGRESS 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.



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

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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REVISIONS	DATE

HALPINE ROAD

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

STREET FRONTAGE
AND LOT TREE
CALCULATION

PROFESSIONAL SEAL

STATE OF MARYLAND
ESRA SOYTUTAN
3960
LANDSCAPE ARCHITECT

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DRAWN BY: JC
DESIGNED BY: ES
DATE ISSUED: 07/12/2024

VIKA
PROJECT: **VM50639A**
DRAWING NO.
LL-1.02A

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
34 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

LOT TREE PLANT SCHEDULE

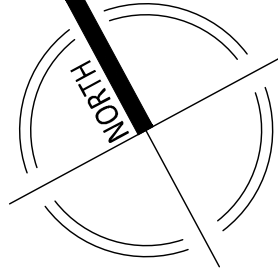
CODE	BOTANICAL / COMMON NAME	NATIVE
CANOPY TREES		
ARO	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	YES
BND	BETULA NIGRA 'BNMTF' / DURA HEAT® RIVER BIRCH	YES
NSY	NYSSA SYLVATICA / TUPELO	YES
QPA	QUERCUS PALUSTRIS / PIN OAK	YES
EVERGREEN TREES		
IOJ	ILEX OPACA 'JERSEY KNIGHT' / JERSEY KNIGHT AMERICAN HOLLY	YES
JUV	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	YES
PIN	PINUS STROBUS / WHITE PINE	YES
ORNAMENTAL AND UNDERSTORY TREES		
AGA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	YES
CCF	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD	YES
CVI	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	YES
CVW	CRATAEGUS VIRIDIS 'WINTER KING' / WINTER KING HAWTHORN	YES
MVI	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	YES



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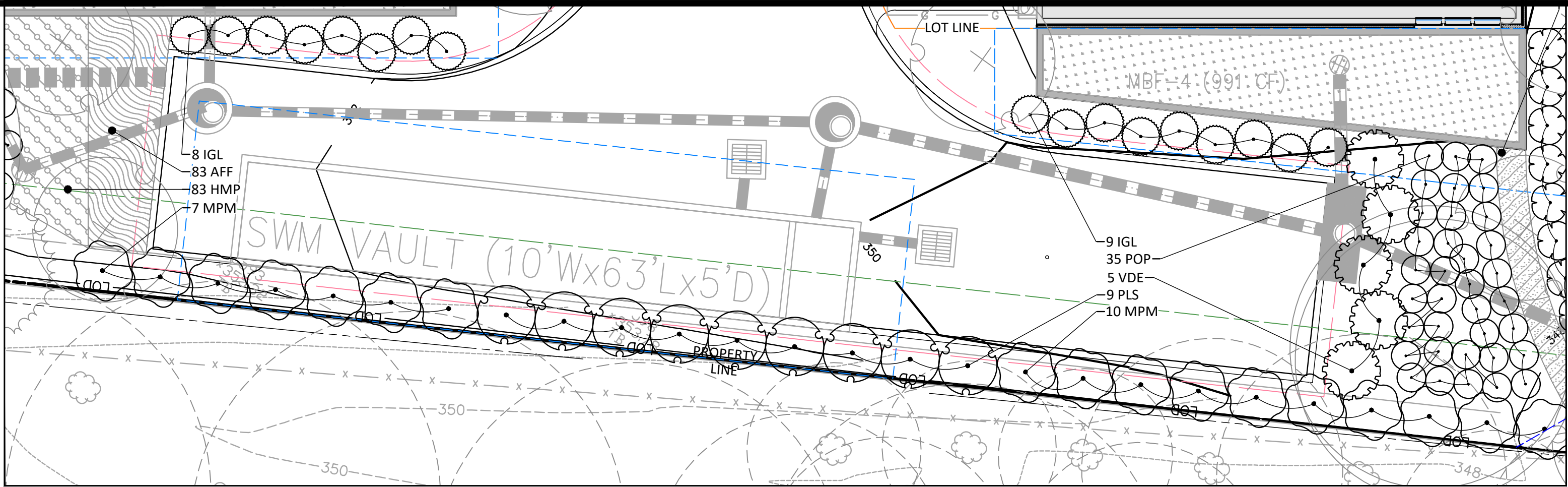
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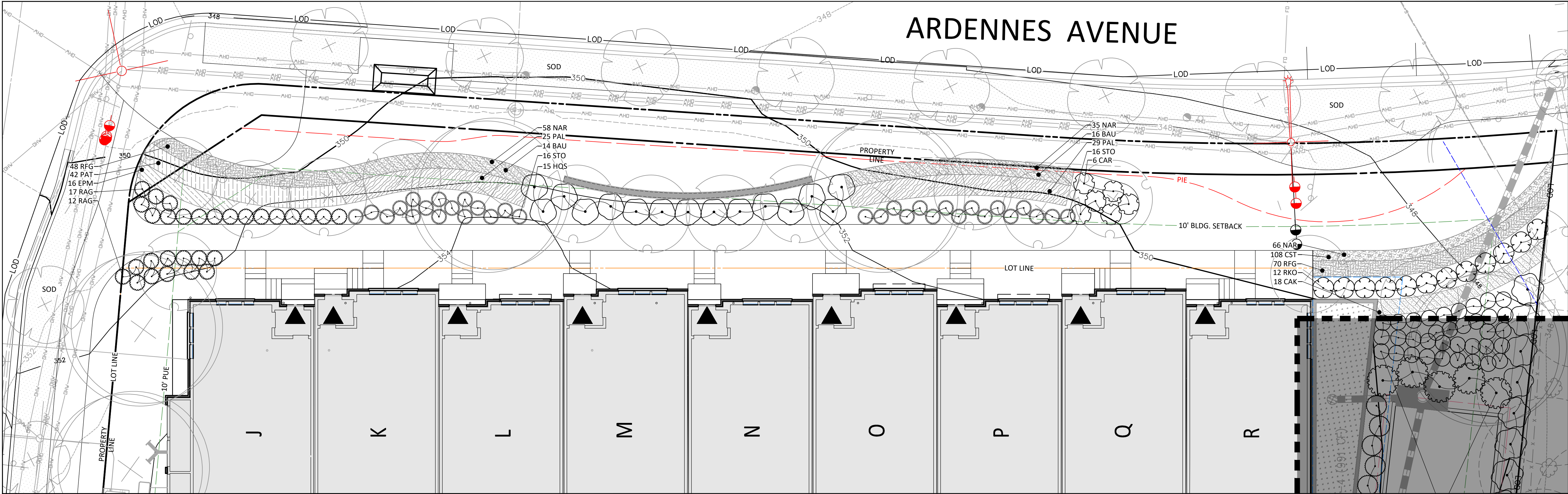


20 10 0 20 40 60

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	42
	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	37
	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	349
	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	390
	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			297 SF
	EPM	ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER	26
	LSP	LIATRIS SPICATA / SPIKE GAYFEATHER	46
	RFG	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / GOLDSTURM CONEFLOWER	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
	BUILDING SETBACK
	STORMWATER MANAGEMENT EASEMENT
	WATER METER EASEMENT
	INGRESS/EGRESS EASEMENT
	EXISTING SANITARY SEWER EASEMENT
	PROPOSED STORM DRAIN
	LIMIT OF DISTURBANCE
	LOT LINE

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

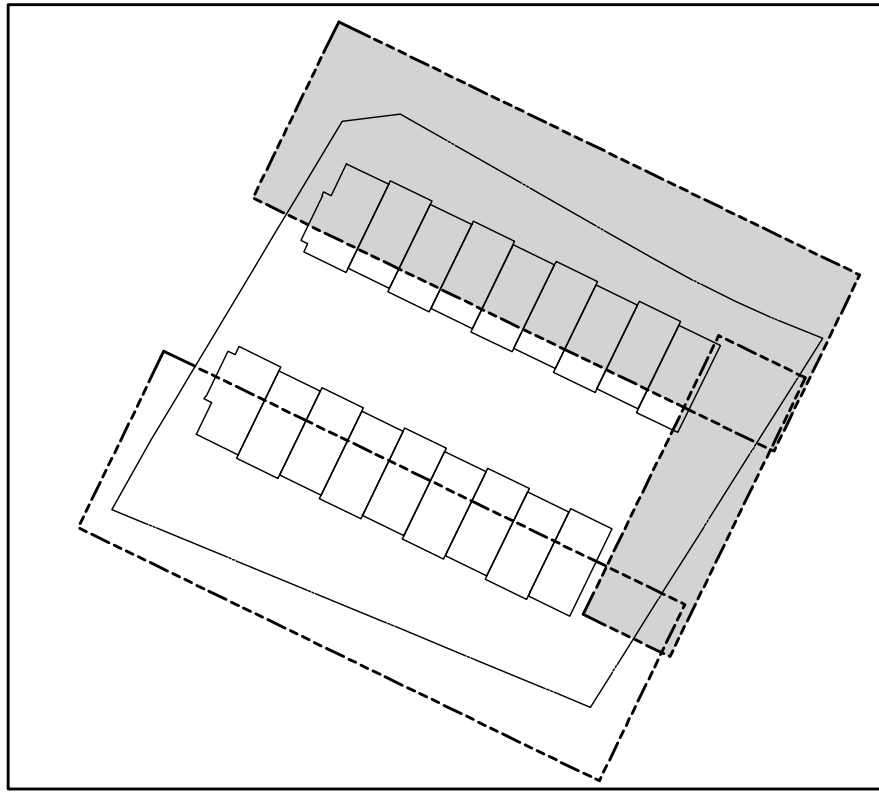
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LAYOUT: LL-1.03, Plotted By: cheng

Community Planning & Development Services
Received
July 15, 2024



KEY MAP
SCALE: 1" = 100'

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
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

HALPINE ROAD

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

PLANTING PLAN ENLARGEMENTS

PROFESSIONAL SEAL



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DESIGNED BY: **ES**
DATE ISSUED: **07/12/2024**
VIKA
PROJECT: **VM50639A**
DRAWING NO.

SHEET NO. **LL-1.03**



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
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CONTACT: KATIE WAGNER

[illegible]

HALPINE
ROAD

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

PLANTING PLAN ENLARGEMENT

PROFESSIONAL SEAL



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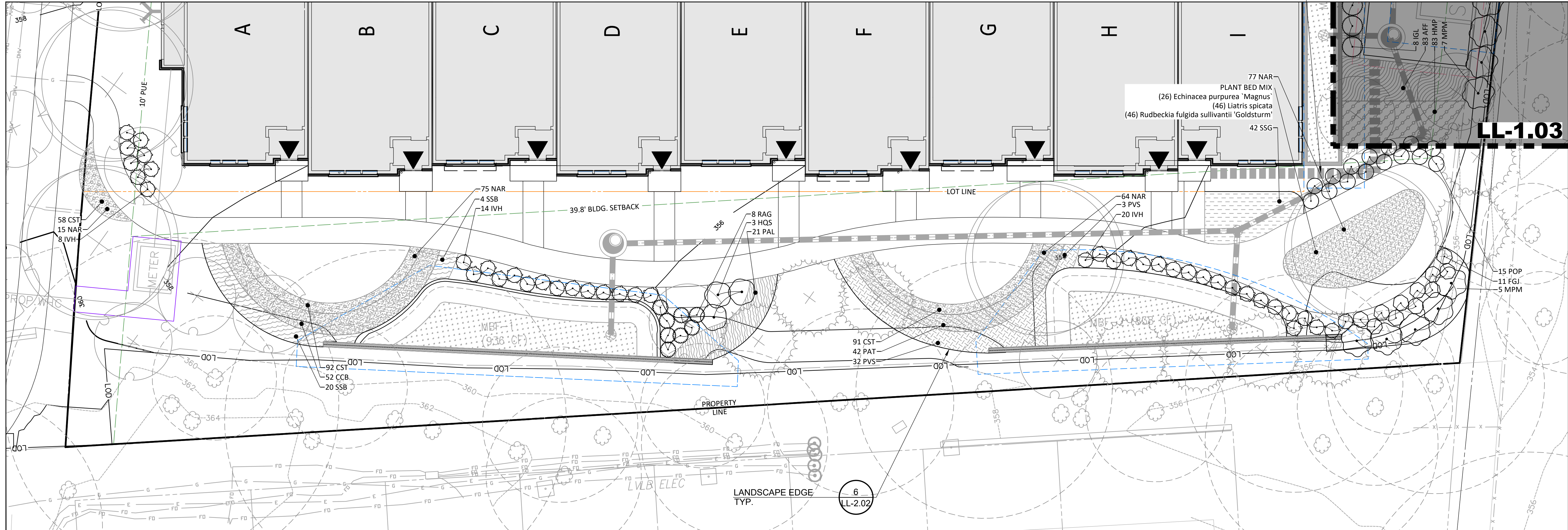
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VIKA
PROJECT VM50639A

DRAWING
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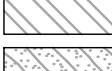
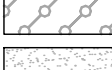
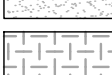
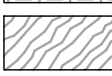
SHEET NO. **LL-1.04**



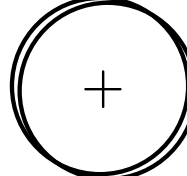
PLANTING PLAN SOUTH ENLARGEMENT

PLANT SCHEDULE

<u>SHRUBS</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>QTY</u>
CAR		CLETHRA ALNIFOLIA 'RUBY SPICE' / RUBY SPICE SUMMERSWEET	6
FGI		FOTHERGILLA GARDENII 'JANE PLATT' / JANE PLATT DWARF FOTHERGILLA	11
HQS		HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' / SNOW QUEEN OAKLEAF HYDRANGEA	18
IGL		ILEX GLABRA / INKBERY HOLLY	17
IVH		ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SUMMERSPIRE	42
MPM		MYRTICA PENSYLVANICA '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	37
RKO		ROSA X 'KNOCK-OUT' RED / KNOCK OUT RED ROSE	12
STO		SPIRAEA TOMENTOSA / STEEPLEBUSH	32
VDE		VIBURNUM DENTATUM / VIBURNUM	5

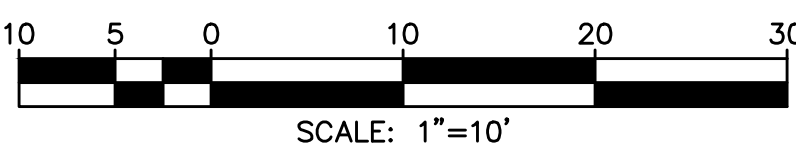
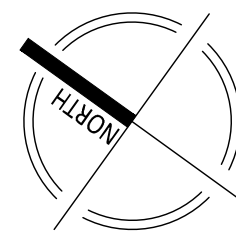
SYMBOL	CODE	BOTANICAL / COMMON NAME
	AFF	ATHYRIUM FILIX-FEMINA / COMMON LADY FERN
	BAU	BAPTISIA AUSTRALIS / BLUE WILD INDIGO
	CAK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS
	CST	CAREX STRICTA / TUSsock SEDGE
	CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST BLUEBEARD
	EPM	ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER
	HMP	HEUCHERA MICRANTHA 'PALACE PURPLE' / PALACE PURPLE CREVICE ALUMROOT
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	PVS	PANICUM VIRGATUM 'SQUAW' / SQUAW SWITCH GRASS
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	RFG	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / GOLDSTURM CONEFLOWER
	SSB	SCHIZACHYRIUM SCOPARIUM 'THE BLUES' / THE BLUES LITTLE BLUESTEM
	SSG	SOLIDAGO SPHACELATA 'GOLDEN FLEECE' / AUTUMN GOLDENROD
		PLANT BED MIX
	EPM	ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER
	LSP	LIATRIS SPICATA / SPIKE GAYFEATHER
	RFG	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / GOLDSTURM CONEFLOWER

LEGEND

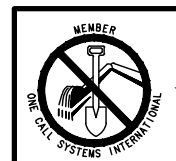
QTY		
83		EXISTING SIGNIFICANT TREE TO REMAIN WITH CRZN SHOWING
30		PROPOSED CANOPY TREE
18		
349		PROPOSED STREET TREE
52		
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390		PROPOSED EVERGREEN TREE
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84		PUBLIC IMPROVEMENT EASEMENT
118		BUILDING SETBACK
24		STORMWATER MANAGEMENT EASEMENT
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297 SF		INGRESS/EGRESS EASEMENT
26		EXISTING SANITARY SEWER EASEMENT
46		PROPOSED STORM DRAIN
46		LIMIT OF DISTURBANCE
		LOT LINE

NOTES:

SEE SHEET LL-1.02 FOR OVERALL TREE PLANTING PLAN.
SEE SHEET LL-2.02 FOR PLANTING DERAISLS AND MASTER SCHEDULE.



NOT FOR CONSTRUCTION



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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

SITE DETAILS

PROFESSIONAL SEAL



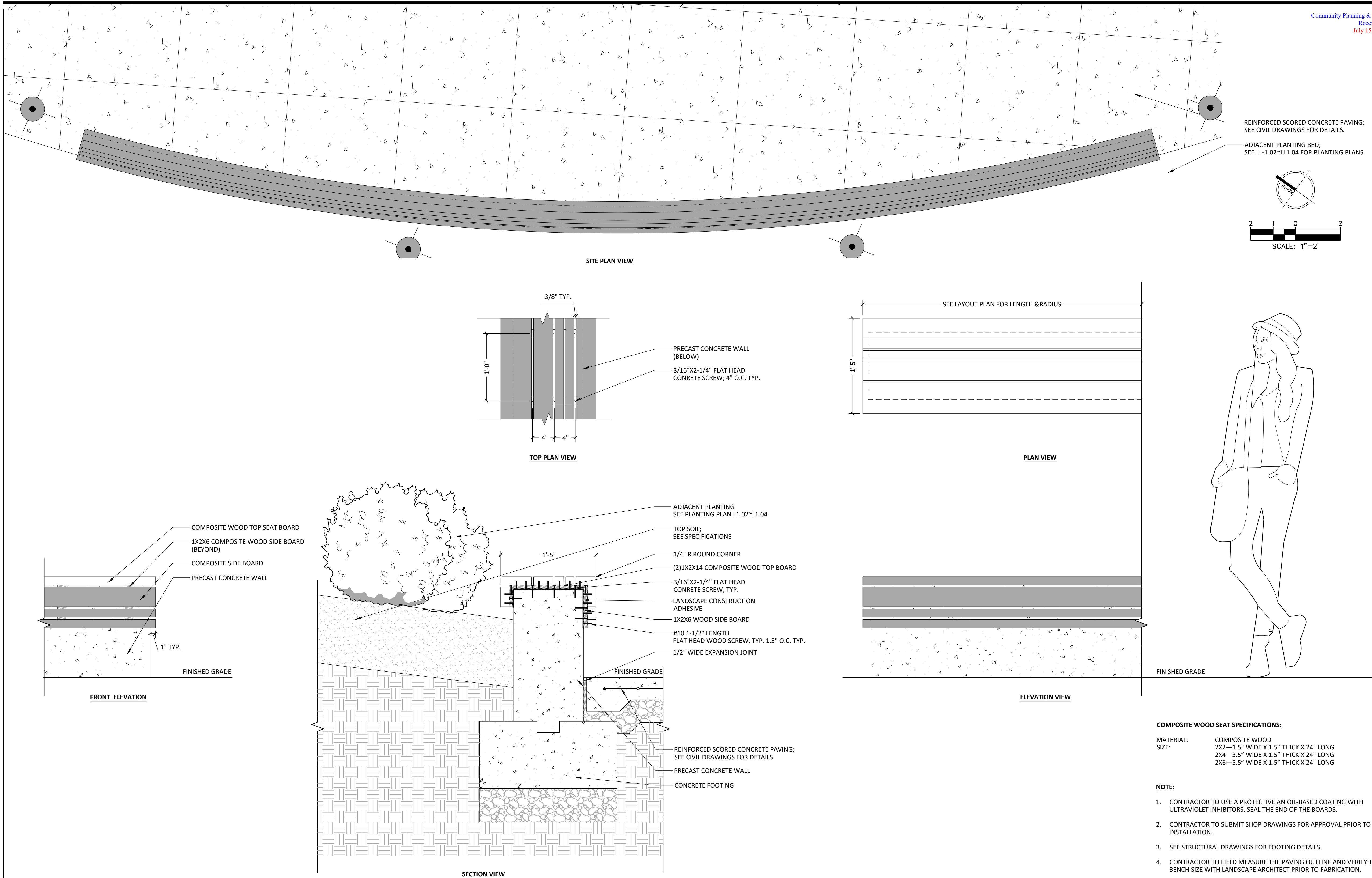
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: ESRA SOYUTUTAN, RIA, LEED AP ND
LICENSE NO.: 3960
EXPIRATION DATE: 03/09/2025

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DRAWN BY: JC
DESIGNED BY: ES
DATE ISSUED: 07/12/2024
VIKA
PROJECT: VMS0639A
DRAWING
NO.

SHEET NO. **LL-2.01**



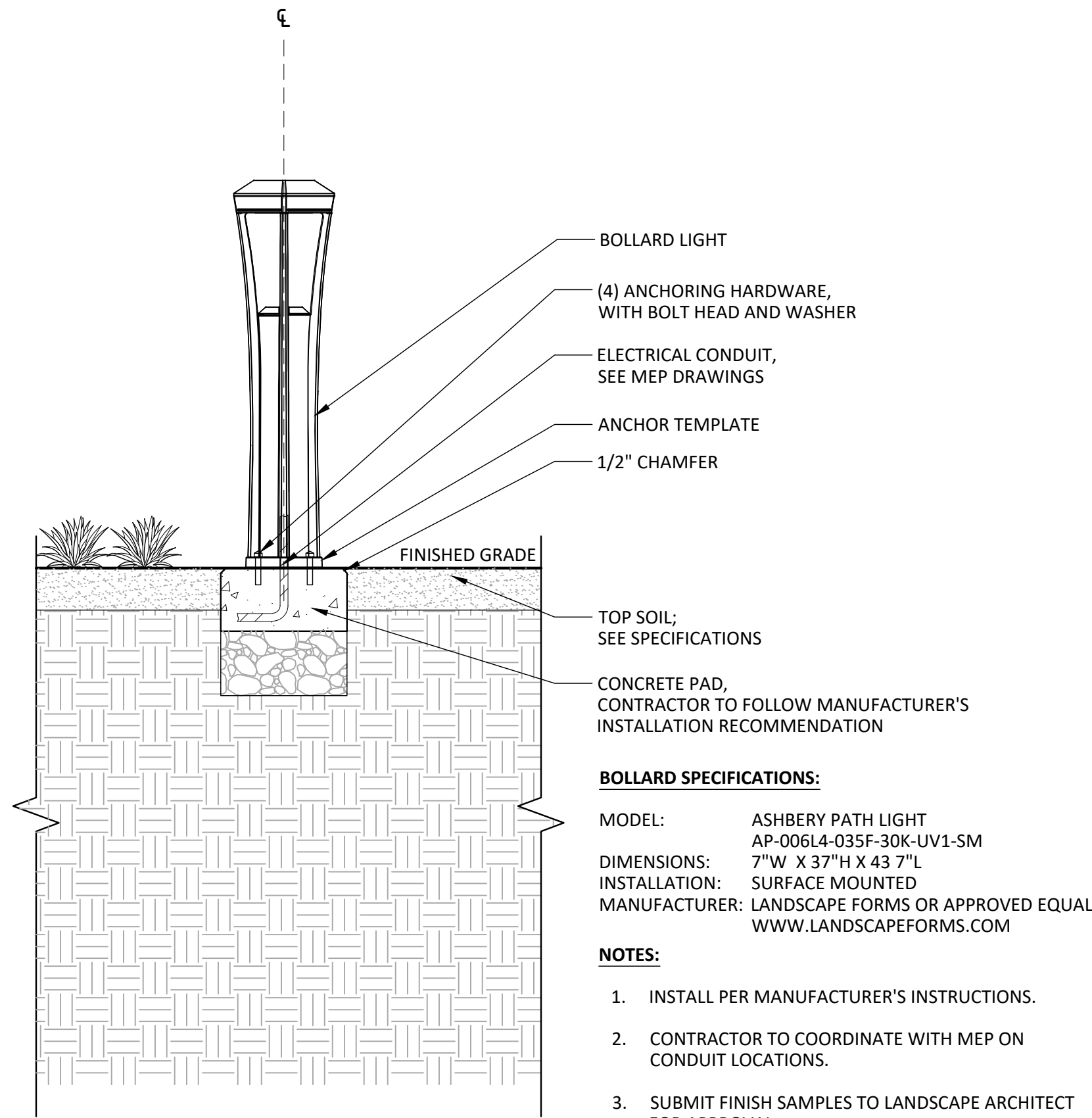
1 PRECAST CONCRETE WALL WITH WOOD SEAT
1 1/2" = 1'-0"

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.



FRONT BUILDING LIGHT SPECIFICATIONS:

MODEL: TOMAN 10.25" 1 LIGHT WALL LIGHT OLDE BRONZE #496860Z

MAX OR NOMINAL WATT: 75W

LAMP INCLUDED: NOT INCLUDED

INSTALLATION: INSTALL PER MANUFACTURER'S INSTRUCTIONS

MANUFACTURER: KICHLER OR APPROVED EQUAL
WWW.KICHLER.COM

LAMP SPECIFICATIONS:

MODEL: CREE LIGHTING 19 PRO SERIES LED BULB

WATT: 75W

MANUFACTURER: CREE LIGHTING OR APPROVED EQUAL
WWW.CREELIGHTING.COM

1 BOLLARD LIGHT

1" = 1'-0"

P-50639-LIG-01

2 BUILDING LIGHT - FRONT

NOT TO SCALE

P-50639-LIG-02

NOT FOR CONSTRUCTION



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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

HALPINE ROAD

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

LIGHTING DETAILS

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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DRAWN BY: JC
DESIGNED BY: ES
DATE ISSUED: 07/12/2024

VIKA
PROJECT: **VMS0639A**
DRAWING
NO.

SHEET NO. **LL-2.03**



NOT FOR CONSTRUCTION

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LEGEND

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

OVERALL FOOT-CANDLE LEVELS

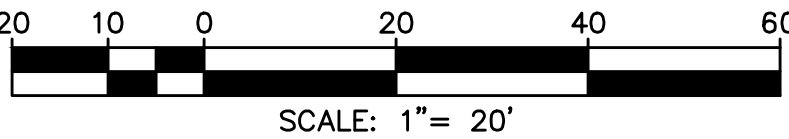
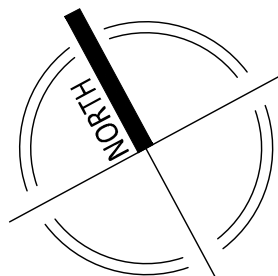


SINGLE LIGHT FOOT-CANDLE LEVELS



LUMINAIRE SCHEDULE

SYMBOL	QTY	TYPE
	18	BUILDING LIGHT - FRONT
	43	PATH LIGHT



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

HALPINE ROAD

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

LIGHTING PLAN AND DETAILS

PROFESSIONAL SEAL

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DRAWN BY: EJS/JC
DESIGNED BY: MBG
DATE ISSUED: 07/12/2024
VIKA PROJECT: VM50639A
DRAWING NO.

SHEET NO. **LL-3.00**



VIKA MARYLAND, LLC
 10251 Century Blvd., Suite 400
 Germantown, MD 20874
 301.916.4100 | vika.com

PREPARED FOR:
PULTE HOME
COMPANY, LLC
302 LEE HIGHWAY
SUITE 1000
AIRFAX, VA 22031
303.934.9367
DAVID DeMARCO
David.DeMarco@PulteGroup.com

DESIGN CONSULTANTS
LANNER, CIVIL ENGINEER
MARY KANA, LLC
 1251 CENTURY BOULEVARD
 SUITE 400
 BIRMINGHAM, MD, 20874
 P. 916.4100
 CONTACT: MICHAEL GOODMAN, PE

TORRONEY
ARCH, EARLY & BREWER,
HTD.
 900 WISCONSIN AVE, SUITE 700
 THESDA, MD 20814
 P. 986.1300
 CONTACT: PATRICIA HARRIS

TRAFFIC ENGINEER
OROVE SLADE
 400 CONNECTICUT AVE NW, SUITE 1010
 WASHINGTON, DC 20036
 P. 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%	6,486 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.

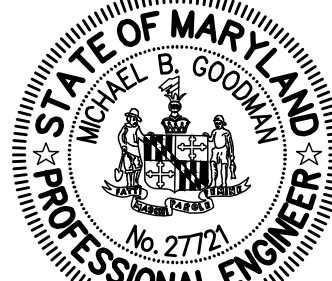
[illegible]

HALPINE ROAD

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

KA
 PROJECT VM50639A

DRAWING
 D.

SHEET NO. LL-4.00



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www.call811.com or <http://www.missutility.net>
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LAYOUT: LL-4.00, Plotted By: cheng

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
METHUEN, MA 01844
301.986.1300
CONTACT: PATRICIA HARRIS

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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

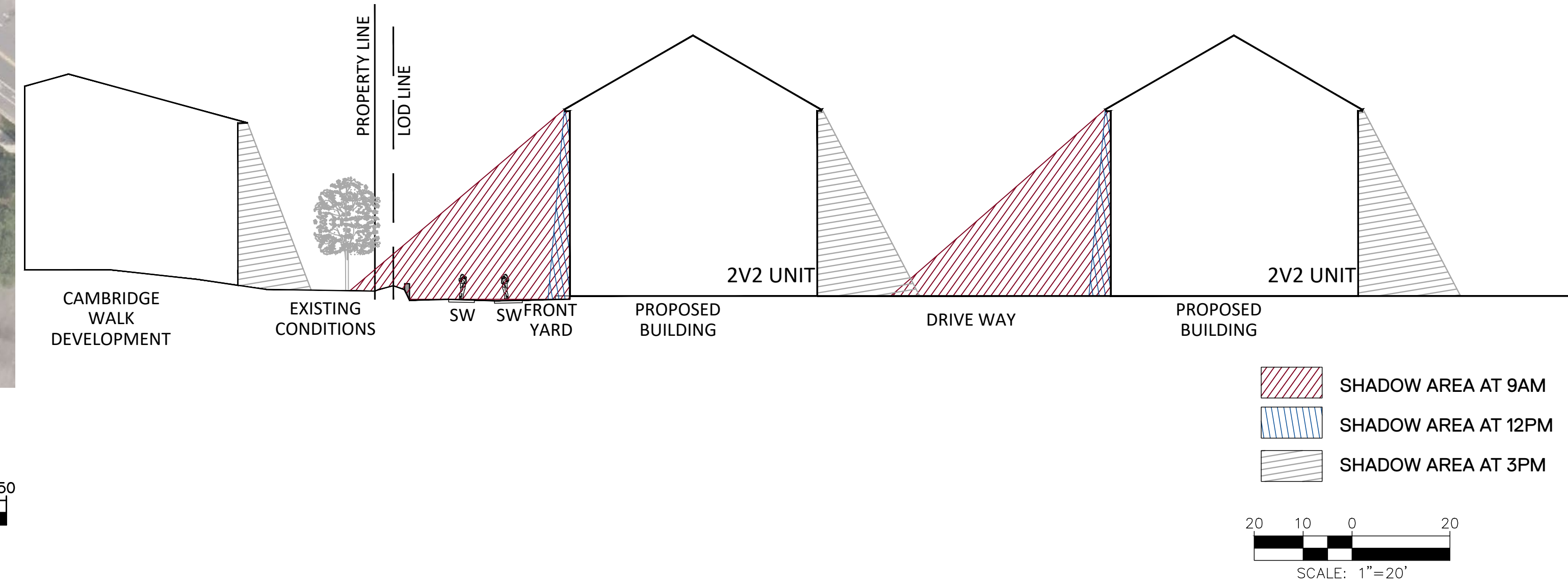
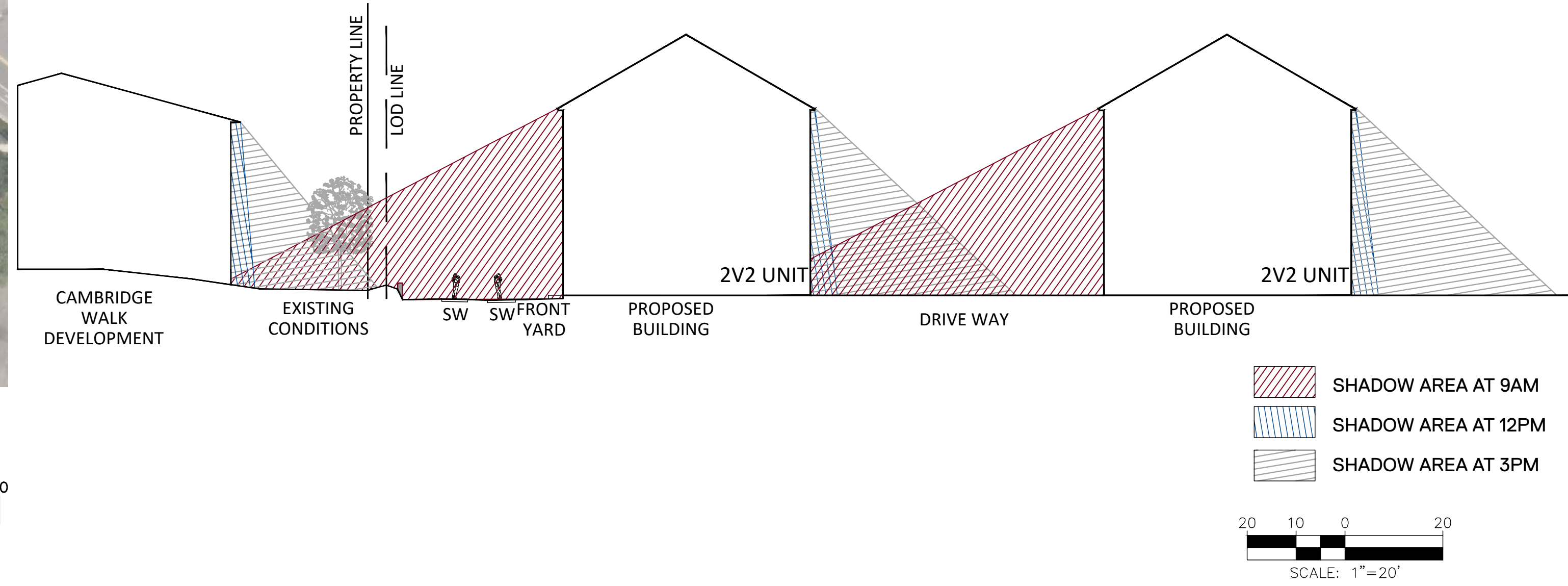
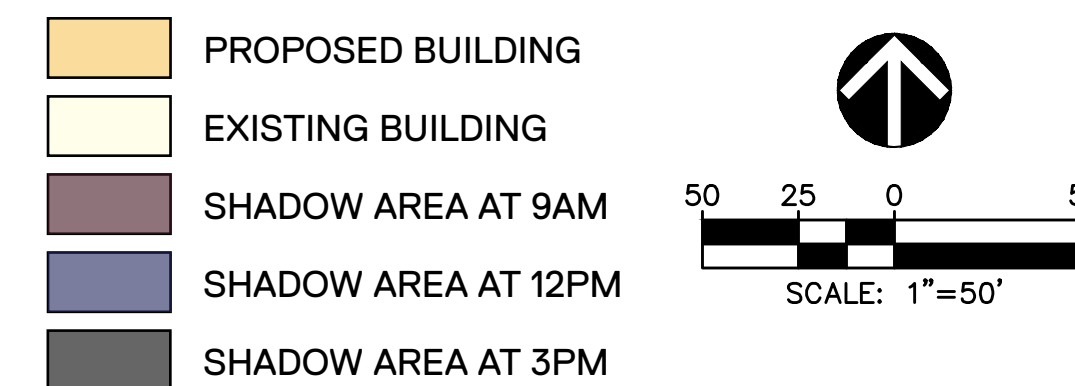
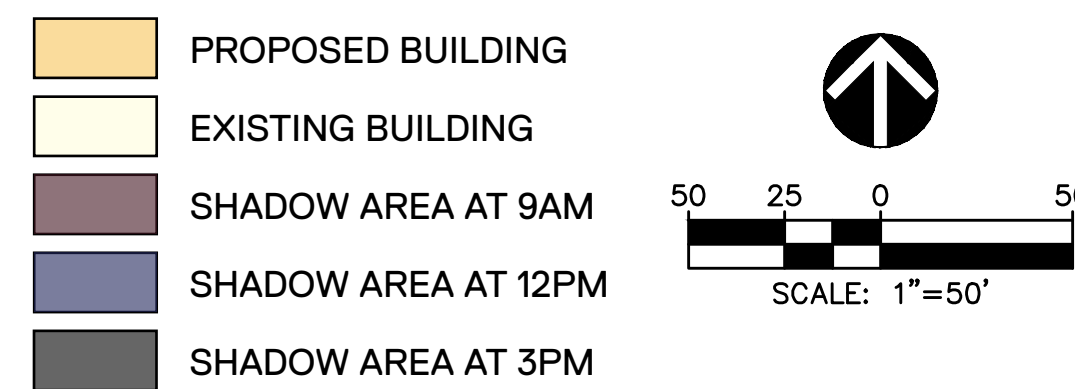
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VIKA
PROJECT VM50639A
DRAWING
NO.

SHEET NO. **LL-5.00**



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MIKA MARYLAND, LLC
 00251 CENTURY BOULEVARD
 SUITE 400
 BERTSMANTOWN MD, 20874
 01.916.4100
 CONTACT: MICHAEL GOODMAN, PE

ATTORNEY
ERCH, EARLY & BREWER,
LLP, LTD.
 600 WISCONSIN AVE, SUITE 700
 ETHESDA, MD 20814
 01.986.1300
 CONTACT: PATRICIA HARRIS

TRAFFIC ENGINEER
GROVE SLADE
 140 CONNECTICUT AVE NW, SUITE 1010
 WASHINGTON, DC 20036
 02.296.8625
 CONTACT: KATIE WAGNER

[illegible]

CITY OF ROCKVILLE
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 216NW06
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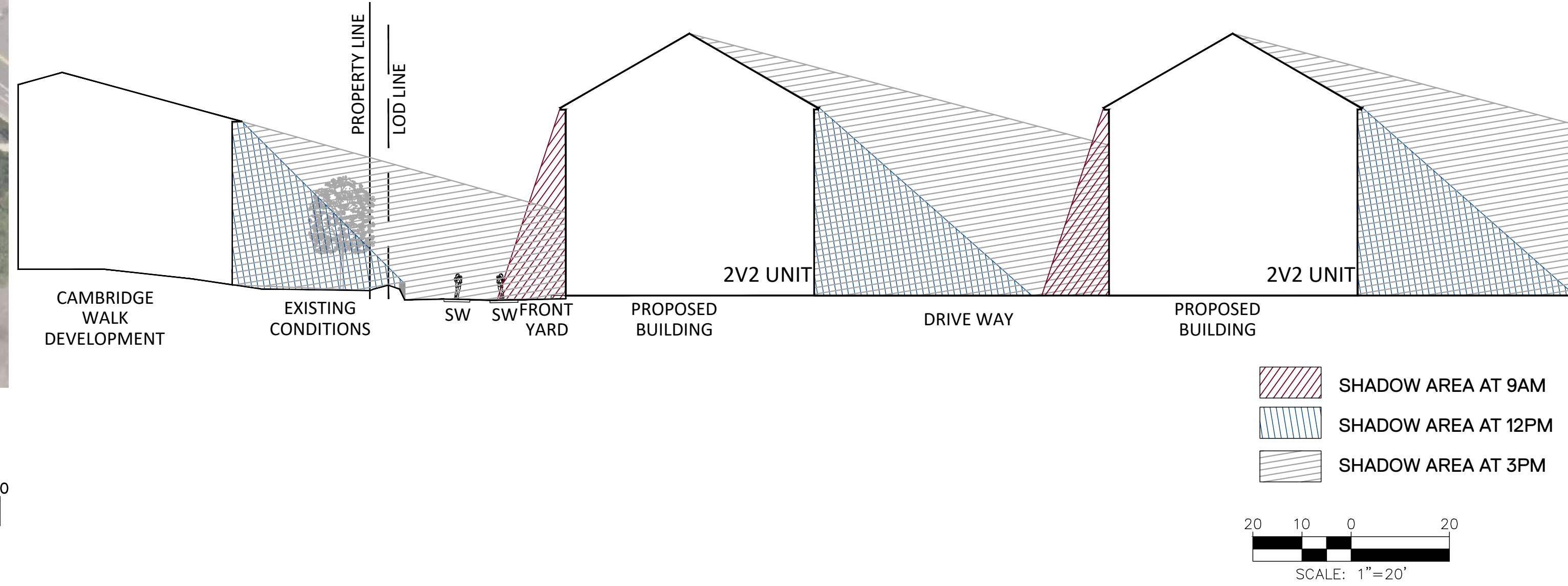
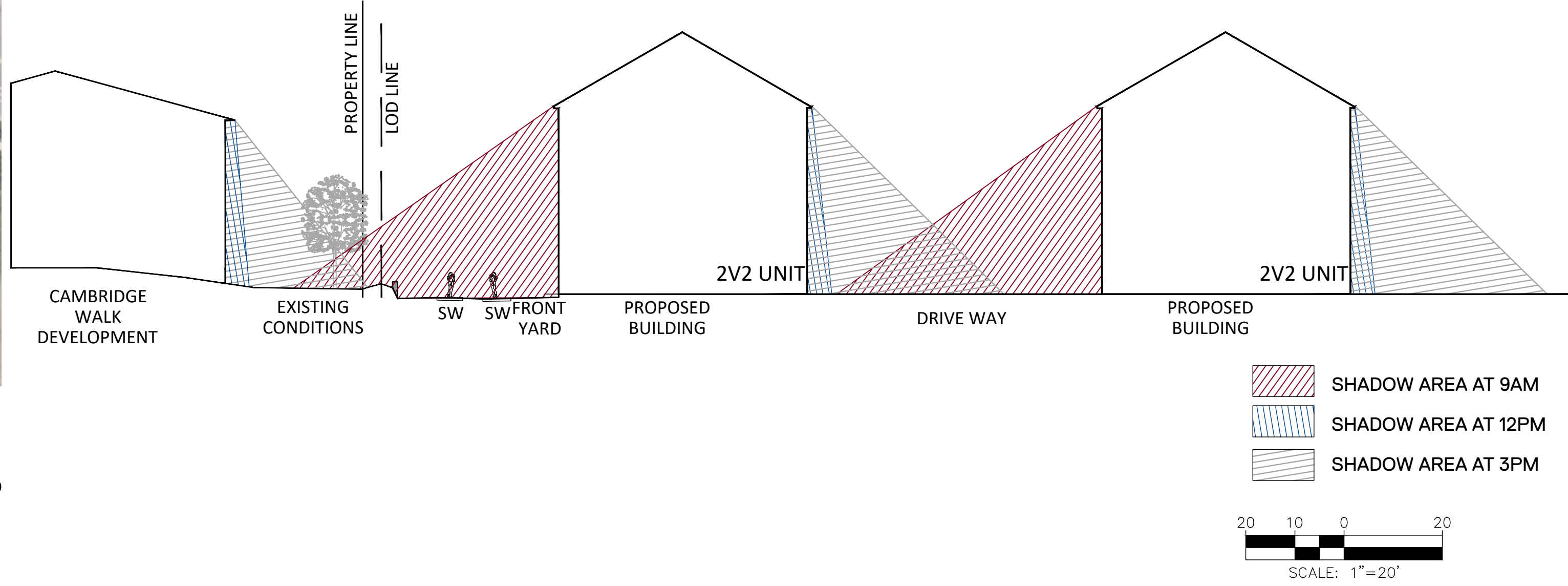
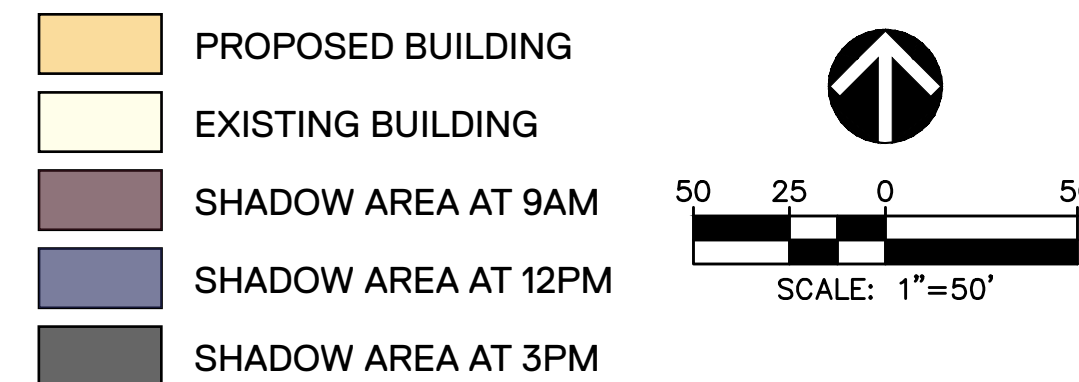
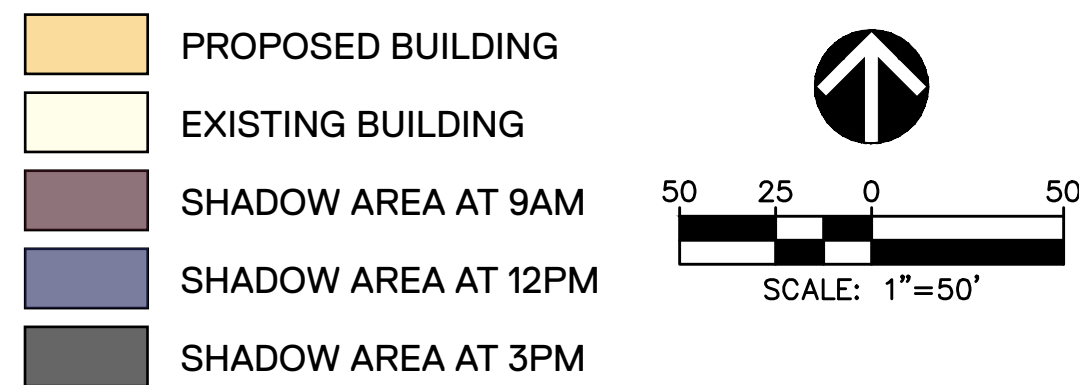
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PROJECT VM50639A

HEET 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

1.51

0.00

1.51

LAND USE CATEGORY:

ZONING:

Place a "*" under the column corresponding to the correct zone of the site

Zone: (choose only one)

R-400, R-200

R-90, R-75

RMD10, RMD15, RMD25

I-L, I-H, RPR, RPC, MXT, MXC, MXNC, MXB, MXE, MXCD, MXTD, PD

Park

0

0

0

1

0

D. Afforestation Threshold ...

E. Conservation Threshold ...

15%

15%

x C =

x C =

0.23

0.23

EXISTING FOREST COVER:

F. Existing forest cover (within net tract) (Existing easement).....

G. Area of forest above conservation threshold

0.00

0.00

BREAK EVEN POINT:

H. Breakeven Point (amount of forest retained so that no mitigation is required)....

I. Clearing permitted without mitigation

0.00

0.00

PROPOSED FOREST CLEARING:

J. Total area of forest to be cleared

K. Total area of forest to be retained

0.00

0.00

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

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	44	200	8800
SMALL EVERGREEN		200	0
TOTAL SF			16400

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

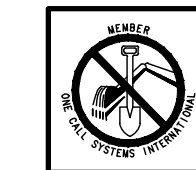
RESOURCE DATA TABLE

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



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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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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

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REVISIONS	DATE

HALPINE ROAD

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

PRELIMINARY FOREST CONSERVATION PLAN COVER

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. NAME: ESRA SOYTUTAN, RIA, LEED AP ND LICENSE NO.: 3860 EXPIRATION DATE: 03/09/2025

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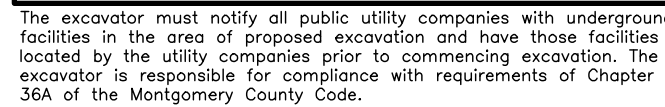
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DESIGNED BY: MBG
DATE ISSUED: 07/12/2024

VIKA
PROJECT: VMS0639A
DRAWING
NO.

SHEET NO. PFCP-1

LAYOUT: PFCP-1, Plotted By: cheng



	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
	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" DBH
	FOREST CONSERVATION CREDIT
	SIGNIFICANT REPLACEMENT TREE
	REPLACEMENT TREES FOR FTP2003-0003
	PROPOSED SHADE TREE
	PROPOSED EVERGREEN TREE
	PROPOSED ORNAMENTAL TREE
	PROPOSED STREET TREE

[illegible]

PRELIMINARY
FOREST
CONSERVATION
PLAN

SHEET NO. **PFCP-2**



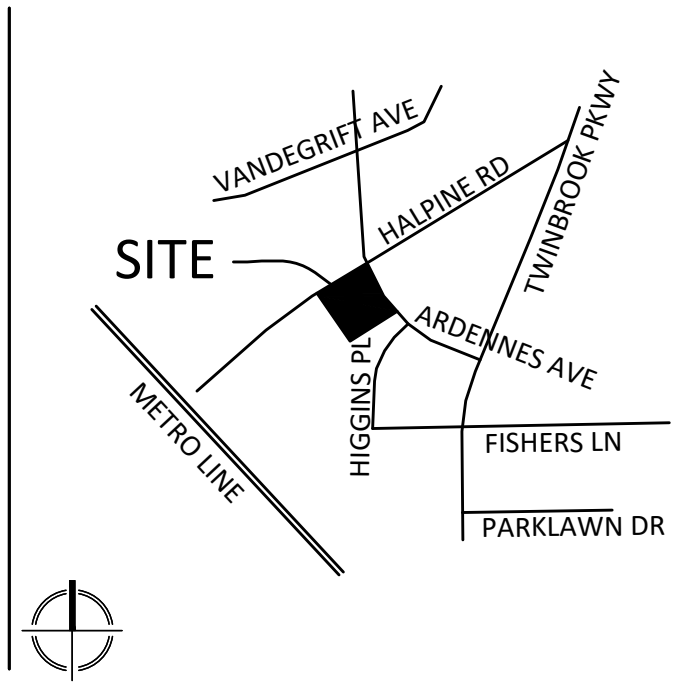
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PLAN LEGEND

	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
	PROPOSED BIORETENTION
	100 YR FLOODPLAIN
	100 YEAR FLOODPLAIN 25' BRL
	STREAM VALLEY BUFFER
	SOILS
	ROOT PRUNING TRENCH AT CONSTRUCTION
	TREE PROTECTION FENCE W/SIGNS; AT LOD, SHOWN OFF-SITE FOR CLARITY
	EXISTING FOREST
	EXISTING TREE CANOPY (NOT FOREST)
	EXISTING TREE < 6" DBH
	EXISTING TREE TO BE REMOVED
	EXISTING SIGNIFICANT TREE ≥ 6"-29.9" DBH W/CRZ SHOWN
	EXISTING SPECIMEN TREE 30" OR GREATER DBH W/CRZ SHOWN
	EXISTING TREE PREVIOUSLY APPROVED FOR FC CREDIT
	EXISTING SIGNIFICANT REPLACEMENT TREE
	EXISTING TREE W/CRZ IMPACT



VICINITY MAP
SCALE: 1" = 2000'

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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

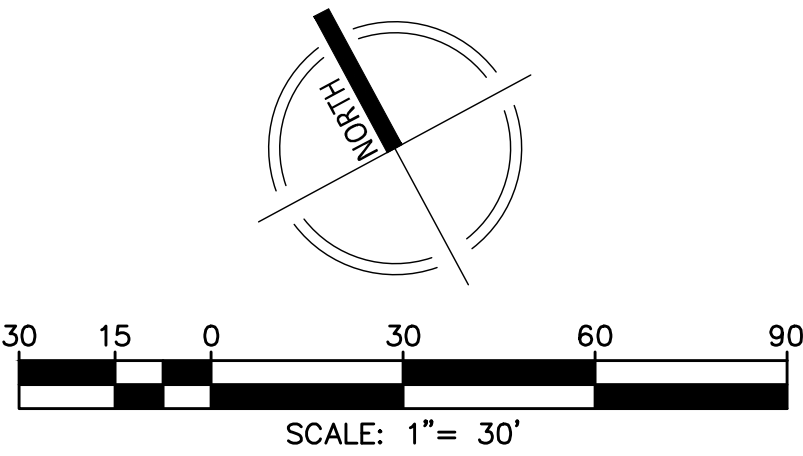
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LICENSE NO.: 3860
EXPIRATION DATE: 03/09/2025

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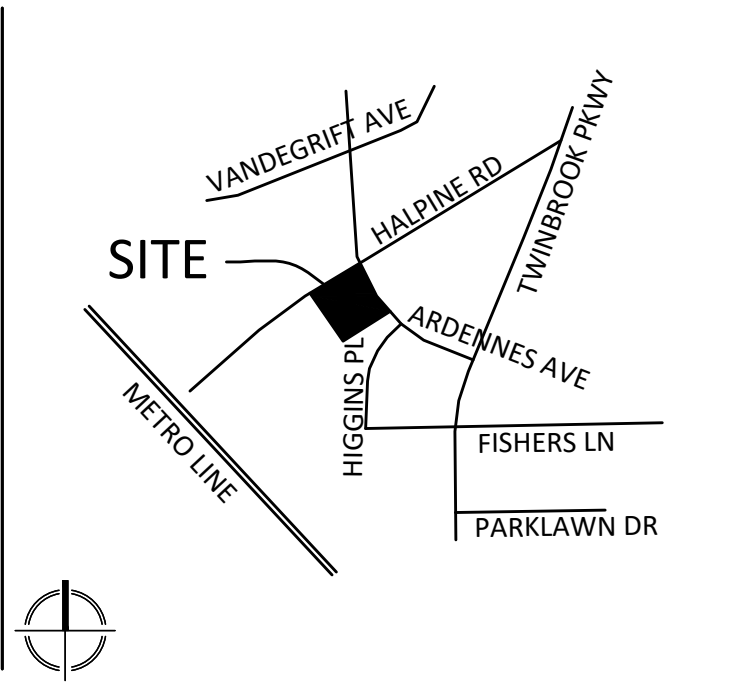
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Vika
PROJECT: VM50639A
DRAWING
NO.
SHEET NO. PFCP-3



SIGNIFICANT & SPECIMEN TREE TABLE

PROPOSED TREE SUMMARY CHART																
PFCP/FFCP																
#	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	<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	na-street tree	1		0
50F	<i>Zelkova serrata</i>	Japanese Zelkova	7 in	346	346	100%	91%			FTP2003-00033	na-street tree	Remove	na-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)																
255*	<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				



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)															
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
27		TBD		ORN	B&B	2.5"	0	0	0	14	0	0	13	2600	5400
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	28	10400	16000
REQUIREMENTS							N/A		26*			X	9583		6558
* Street trees not to exceed 25% of total forest conservation credit requirement.															
FEE IN LIEU OPTION											-817 SF				



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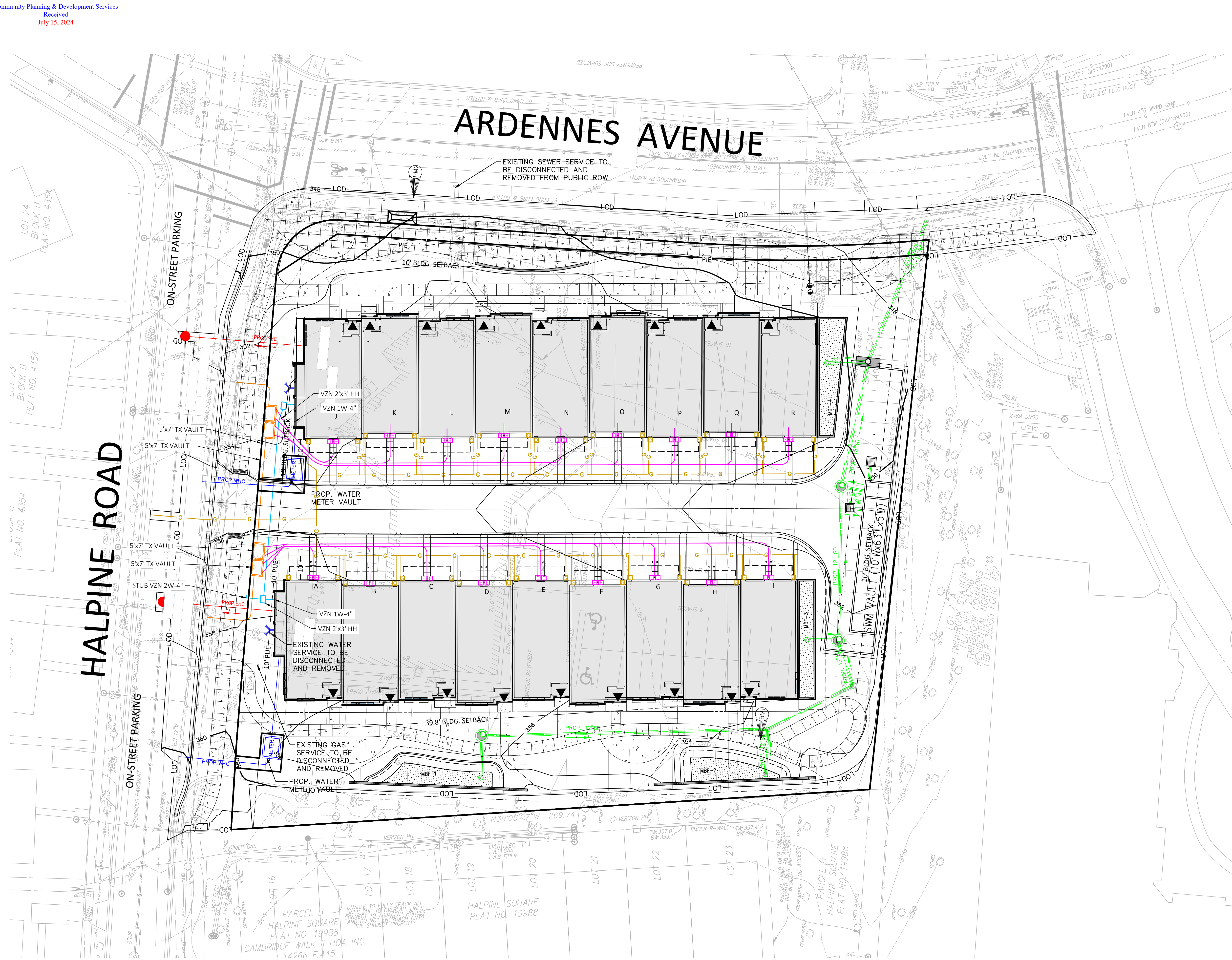
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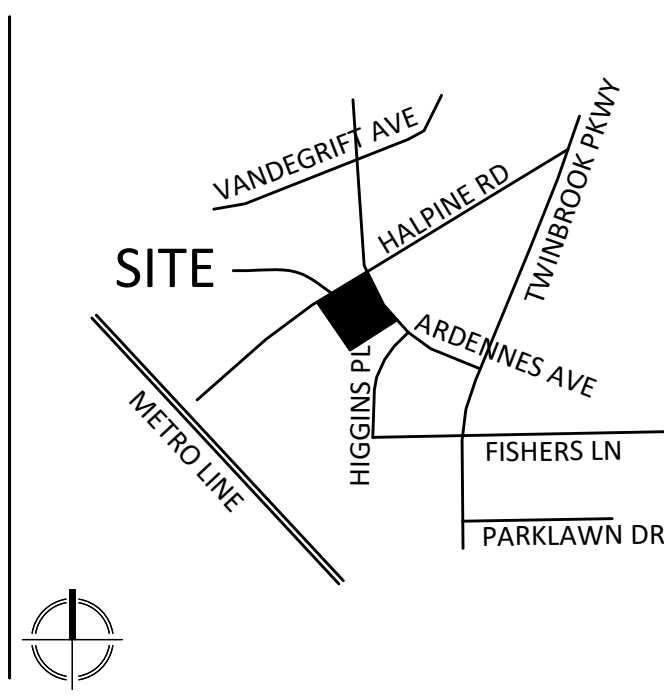
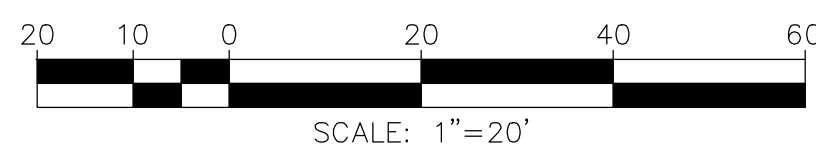


NOT FOR CONSTRUCTION



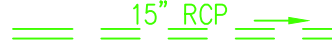
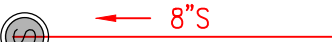
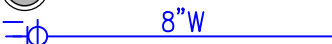
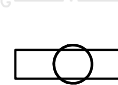
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48 HOURS IN ADVANCE OF ANY
WORK IN THIS VICINITY”

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VICINITY MAP
SCALE: 1" = 2000'

LEGEND

PROP. STORM DRAIN	
PROP. SEWER MAIN	
PROP. WATER MAIN	
PROP. RIGHT OF WAY	
EX. RIGHT OF WAY	
EX. STORM DRAIN	
EX. SEWER MAIN	
EX. WATER MAIN	
EX. TELEPHONE	
EX. ELECTRIC	
EX. GAS LINE	
PROP. STORM DRAIN STRUCTURES	 
PROP. TELECOM	
PROP. ELEC. PRIMARY	
PROP. ELEC. SECONDARY	
PROP. GAS LINE	



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9302 LEE HIGHWAY
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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
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202.296.8625
CONTACT: KATIE WAGNER

[illegible]

HALPINE
ROAD

CITY OF ROCKVILLE
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WSSC GRID: 216NW06
TAX MAP: GQ63

UTILITY PLAN

PROFESSIONAL SEAL



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VIKA PROJECT VM50639A
DRAWING NO. UTIL-1

SHEET NO.



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



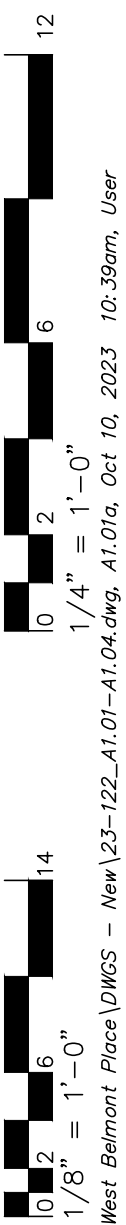
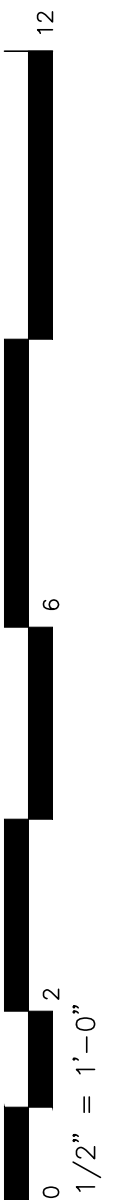
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LEFT SIDE ELEVATION / BLDG 2



FRONT ELEVATION / BLDG 2



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FAIRFAX, VIRGINIA 22031
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ARCHITECTURE
Pulte Group Mid-Atlantic
3301 Lee Highway, Suite 1000
Fairfax, VA 22031
703-494-4900

STRUCTURAL ENGINEER
Alliance Structural Engineers, Inc.
12355 SUNRISE VALLEY DRIVE, SUITE 220
RESTON, VIRGINIA 20191
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LAWRENCE II / SYDNEY II
PULTE HOMES

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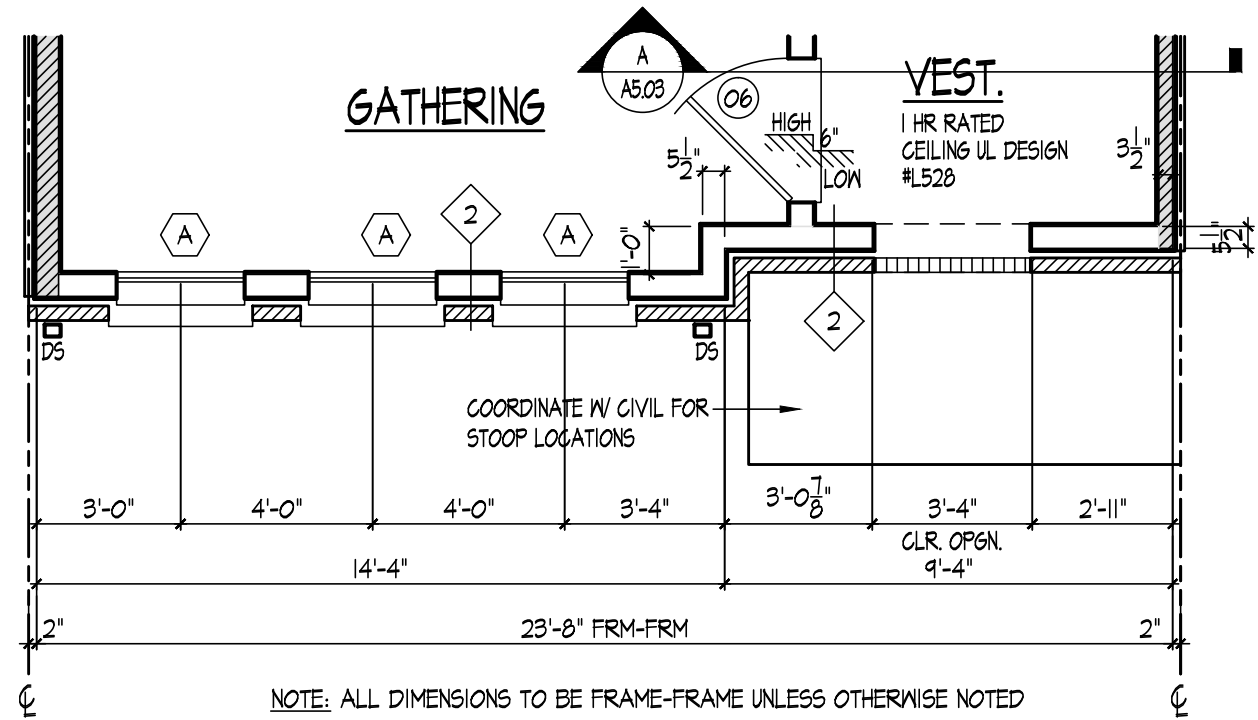
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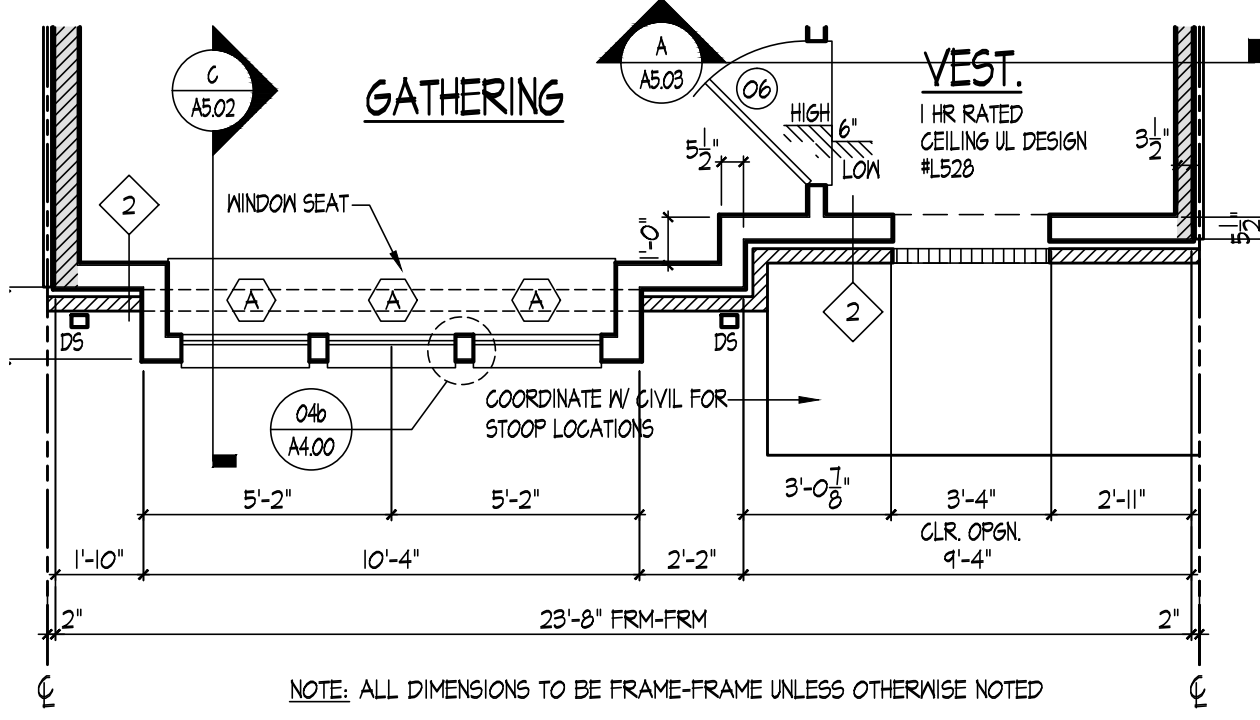
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LAWRENCE II
PARTIAL FLOOR PLANS

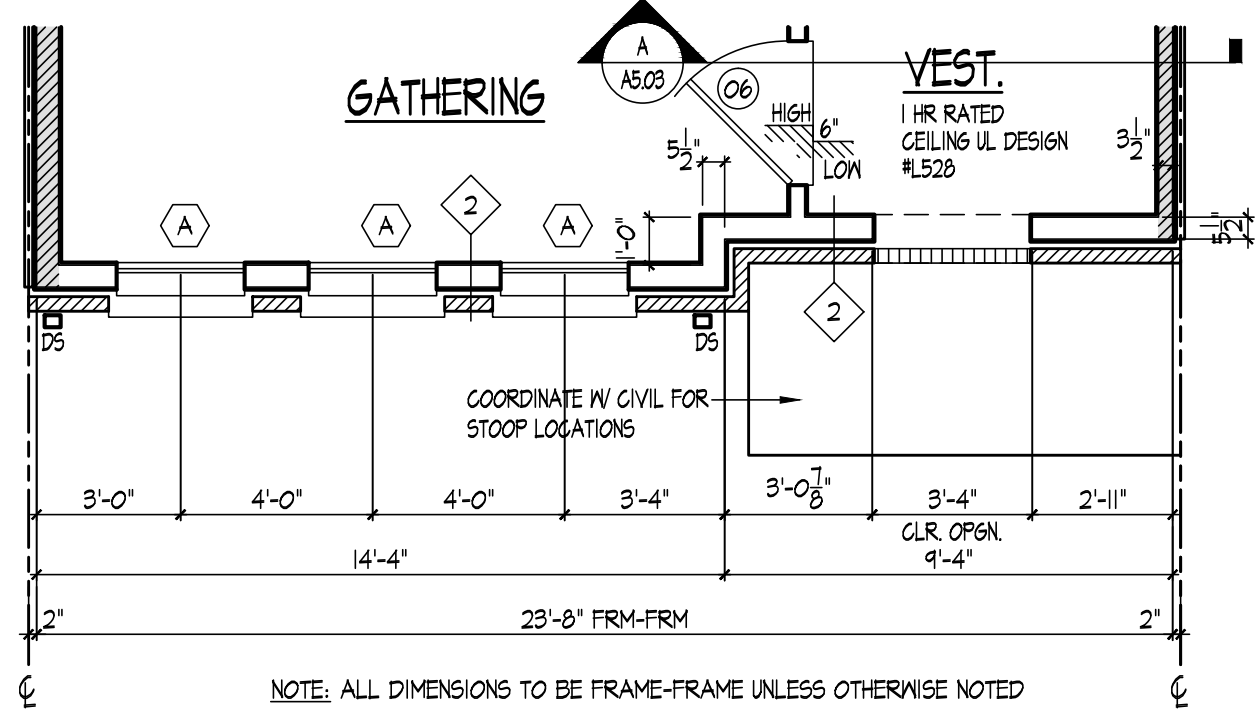
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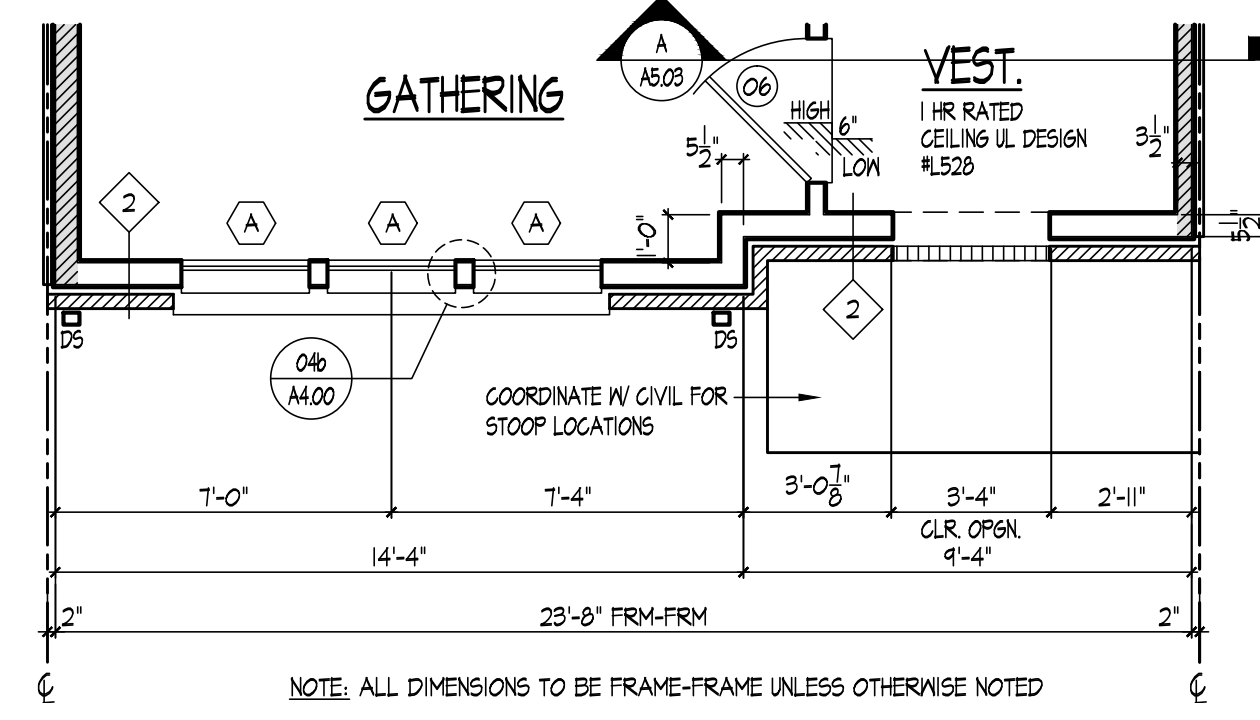
3 LAWRENCE II PARTIAL FIRST FLOOR PLAN - ELEVATION C
SCALE: 1/4" = 1'-0"



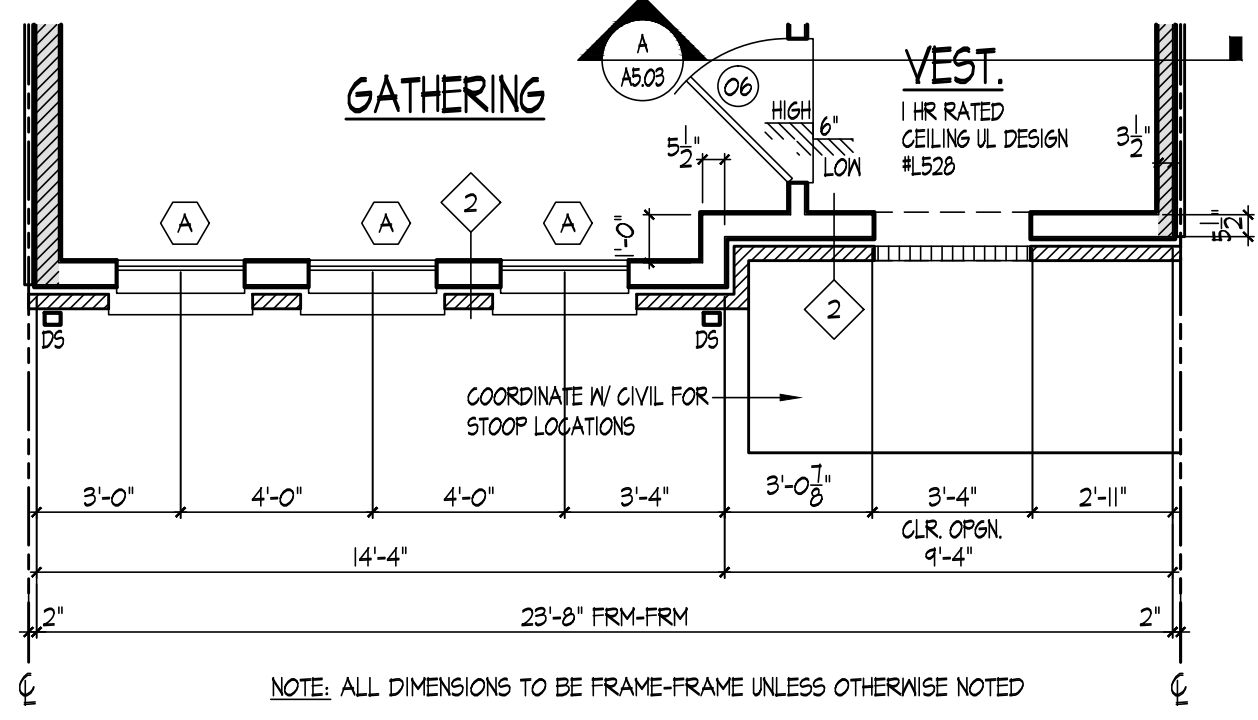
5 LAWRENCE II PARTIAL FIRST FLOOR PLAN - ELEVATION E
SCALE: 1/4" = 1'-0"



2 LAWRENCE II PARTIAL FIRST FLOOR PLAN - ELEVATION B
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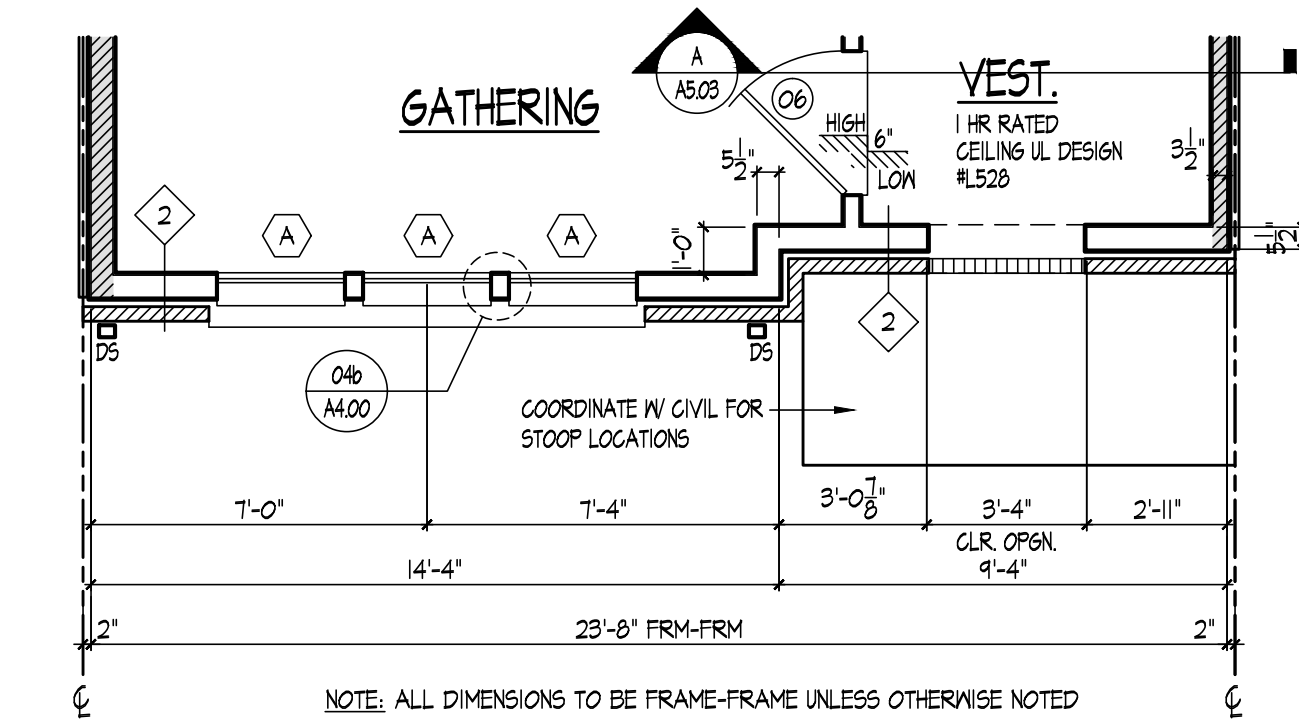


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SCALE: 1/4" = 1'-0"

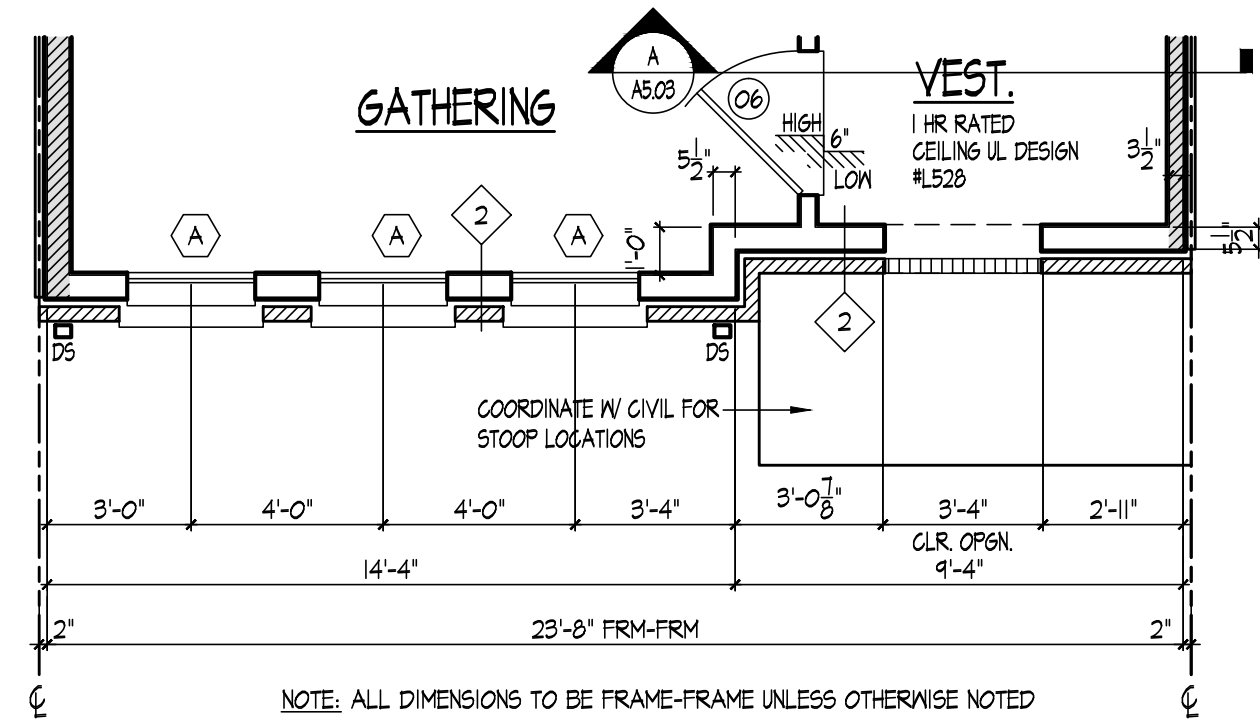


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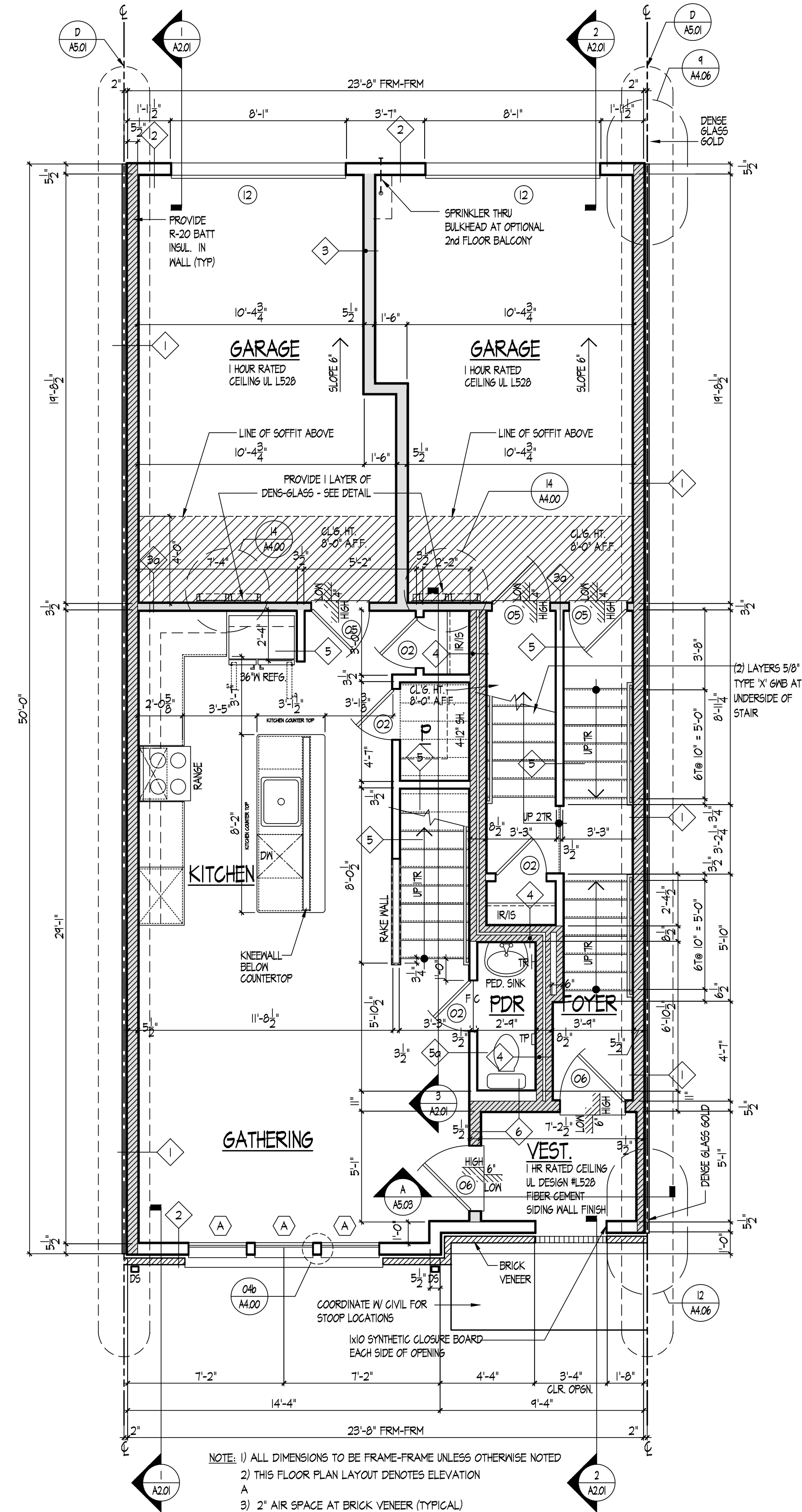
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3 LAWRENCE II PARTIAL FIRST FLOOR PLAN - ELEVATION D (ADU & MPDU)
A1.01b SCALE: 1/4" = 1'-0"



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"



PULTE GROUP MID-ATLANTIC
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FAIRFAX, VIRGINIA 22031
703-494-4300

ARCHITECTURE
Pulte Group Mid-Atlantic
3201 Lee Highway, Suite 1000
Fairfax, VA 22031
703-494-4300

STRUCTURAL ENGINEER
Alliance Structural Engineers, Inc.
12355 SUNRISE VALLEY DRIVE, SUITE 220
RESTON, VIRGINIA 20191
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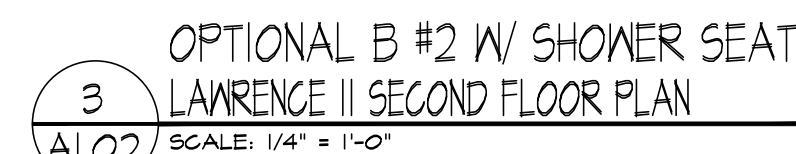
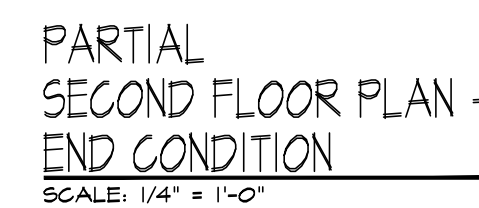
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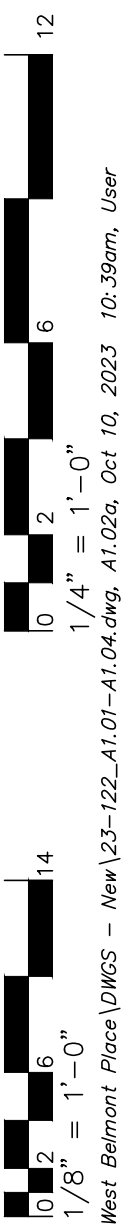
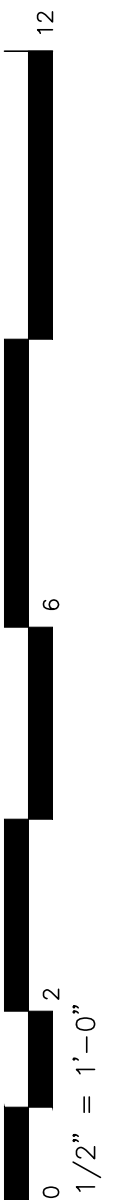
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LAWRENCE II
FIRST FLOOR PLAN
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A1.01b





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FAIRFAX, VIRGINIA 22031
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3201 Lee Highway, Suite 1000
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703-494-4900

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Alliance Structural Engineers, Inc.
12355 SUNRISE VALLEY DRIVE, SUITE 220
RESTON, VIRGINIA 20191
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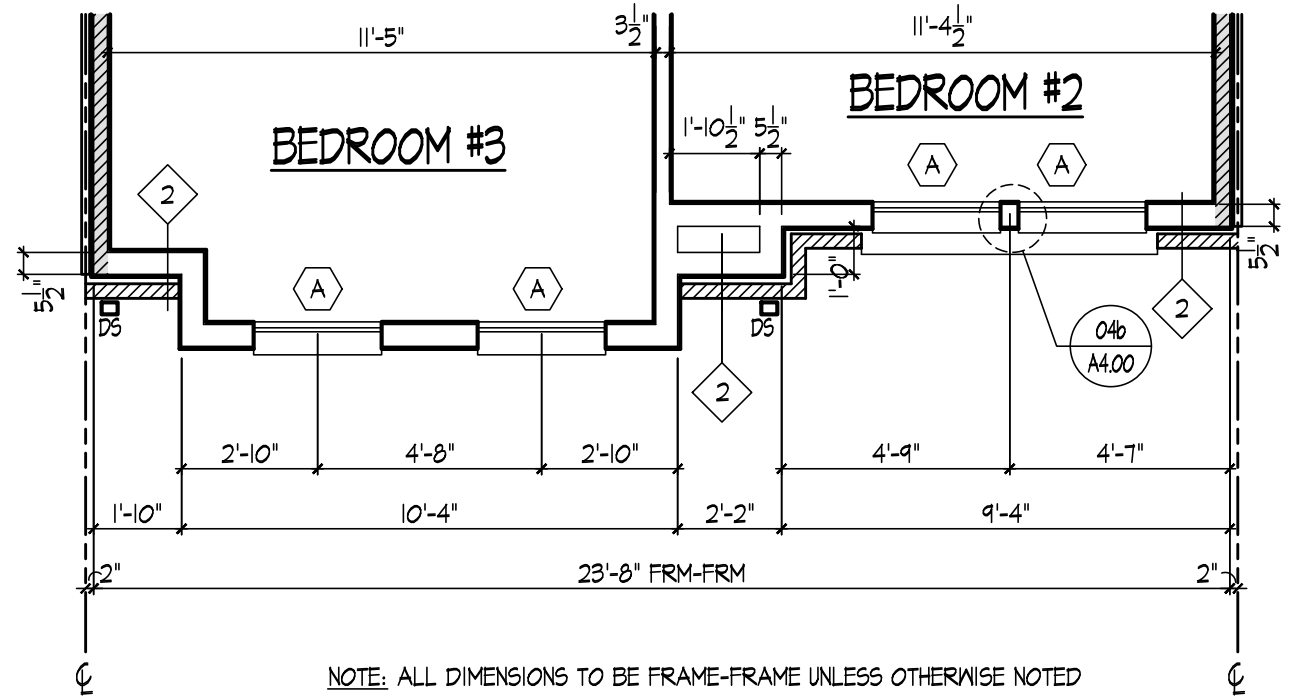
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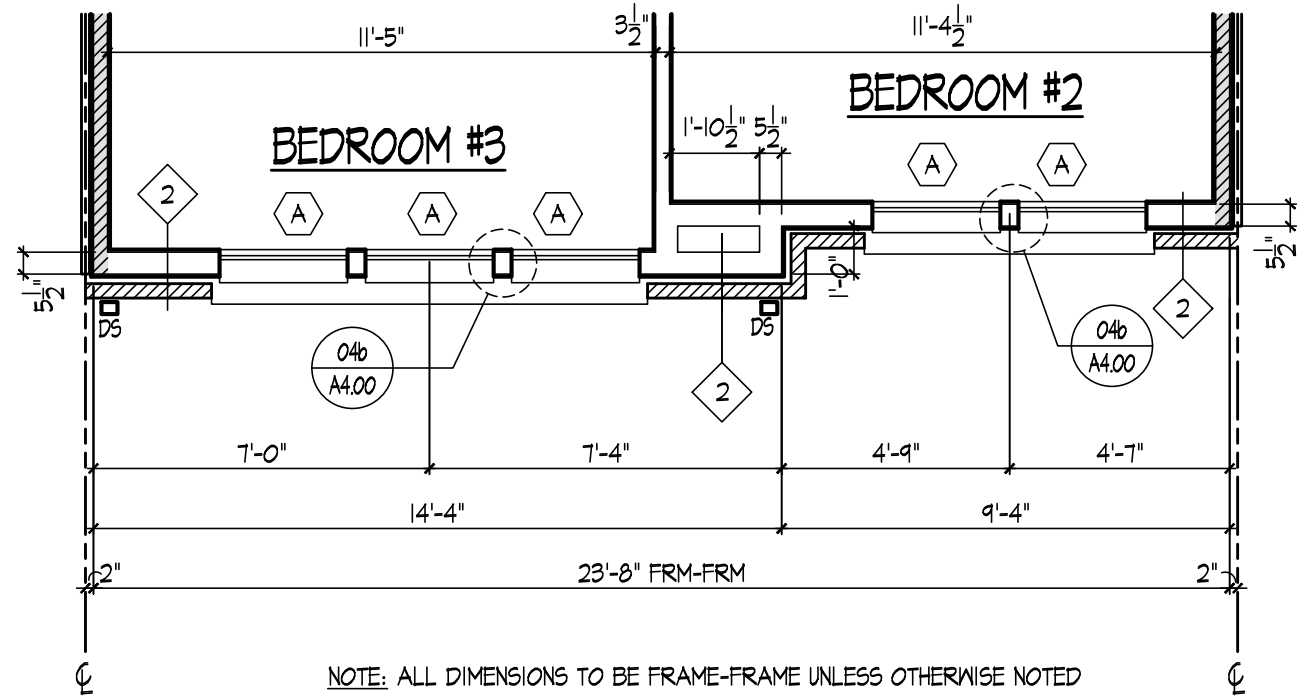
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LAWRENCE II
PARTIAL FLOOR PLANS

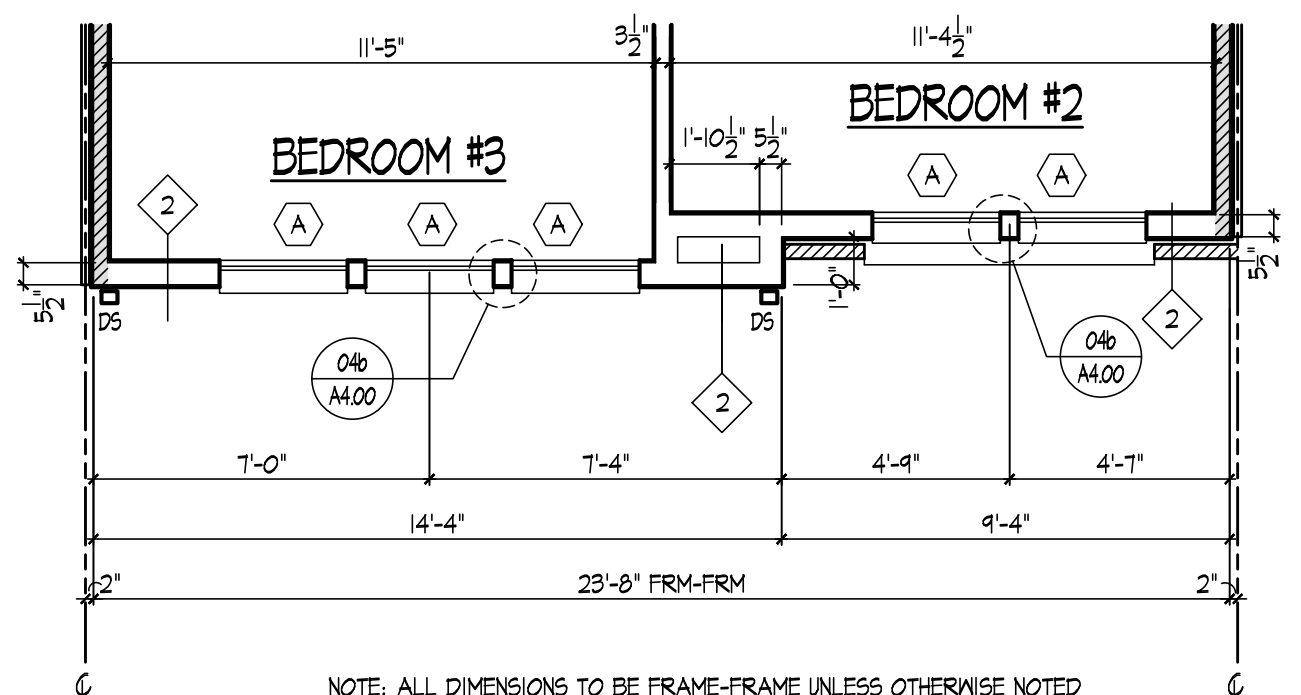
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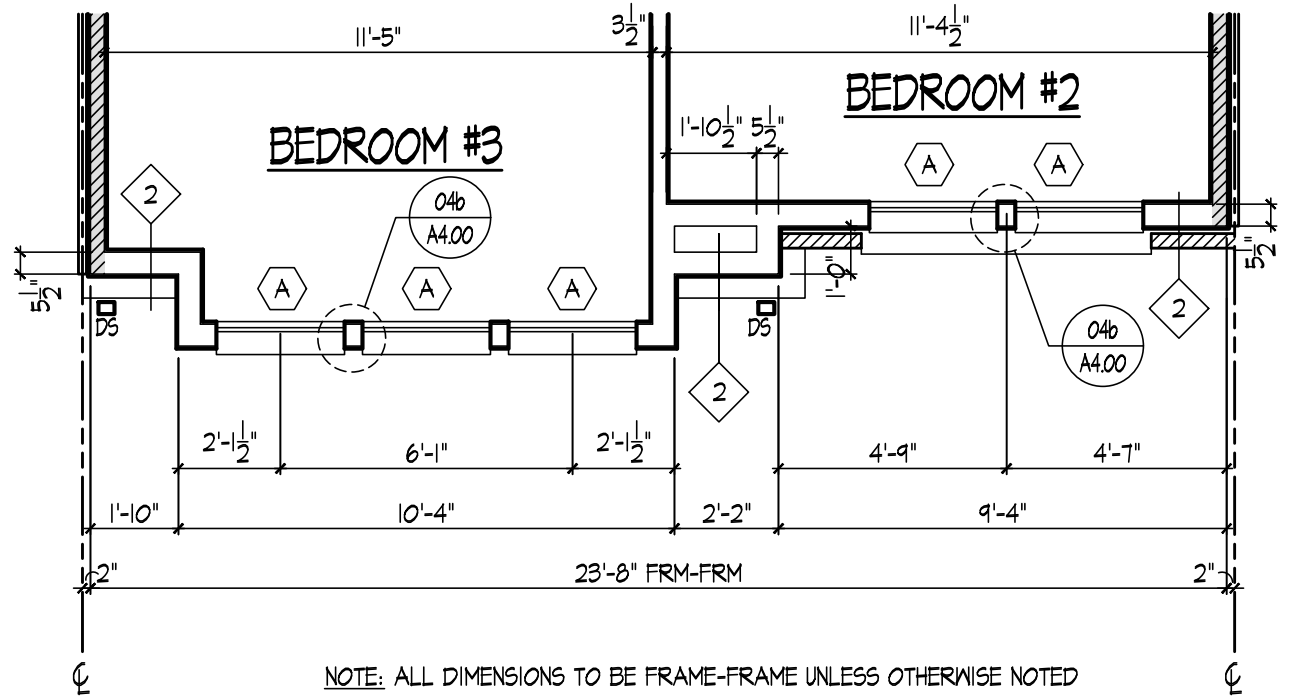
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A1.02 SCALE: 1/4" = 1'-0"



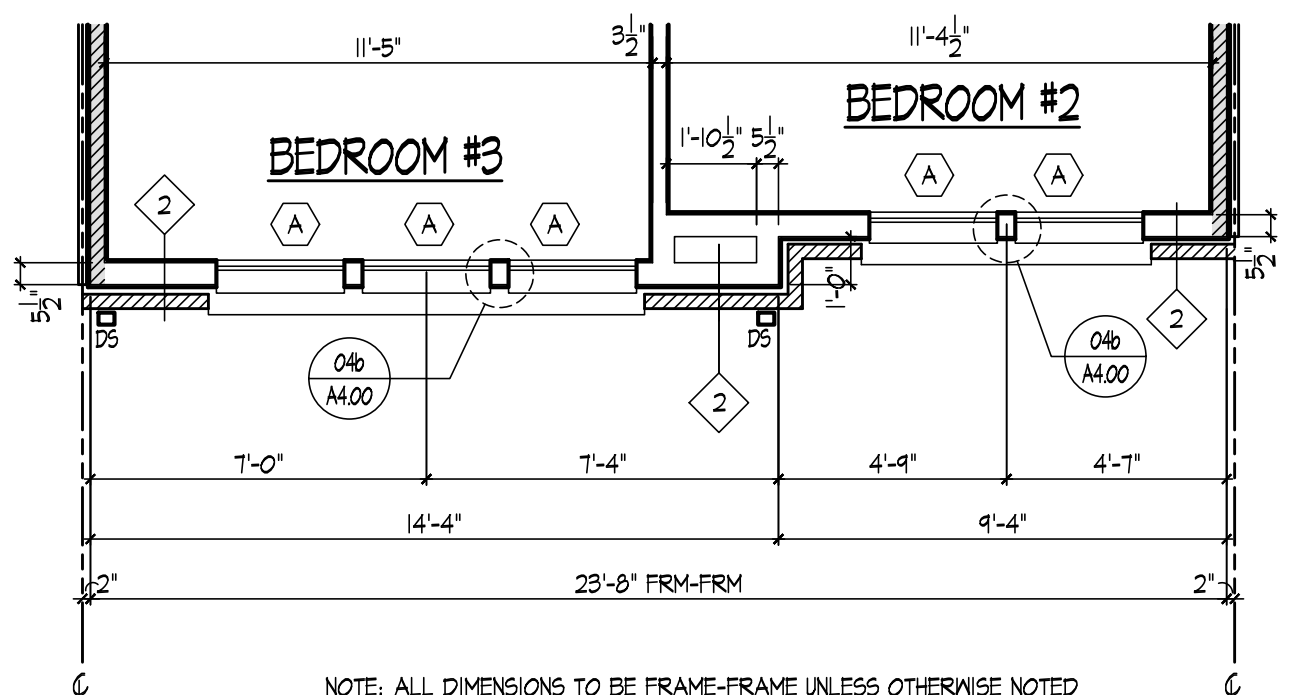
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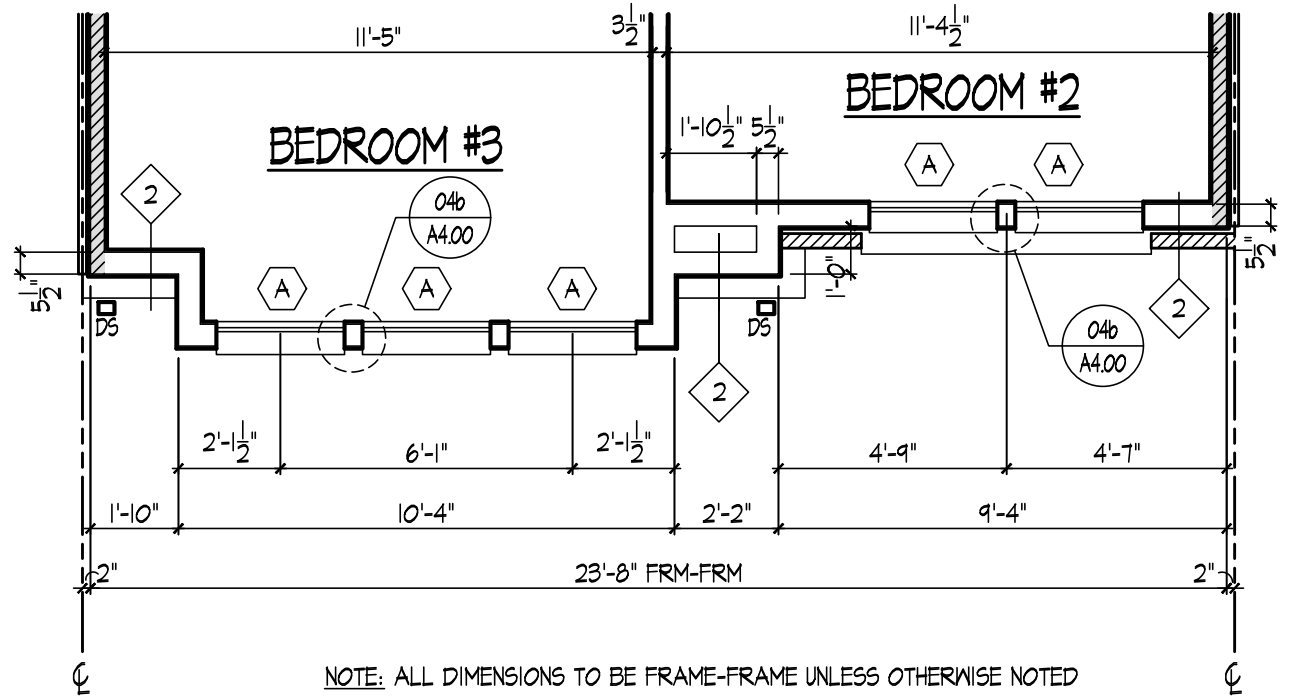
1 LAWRENCE II PARTIAL SECOND FLOOR PLAN - ELEVATION A
A1.02 SCALE: 1/4" = 1'-0"



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"

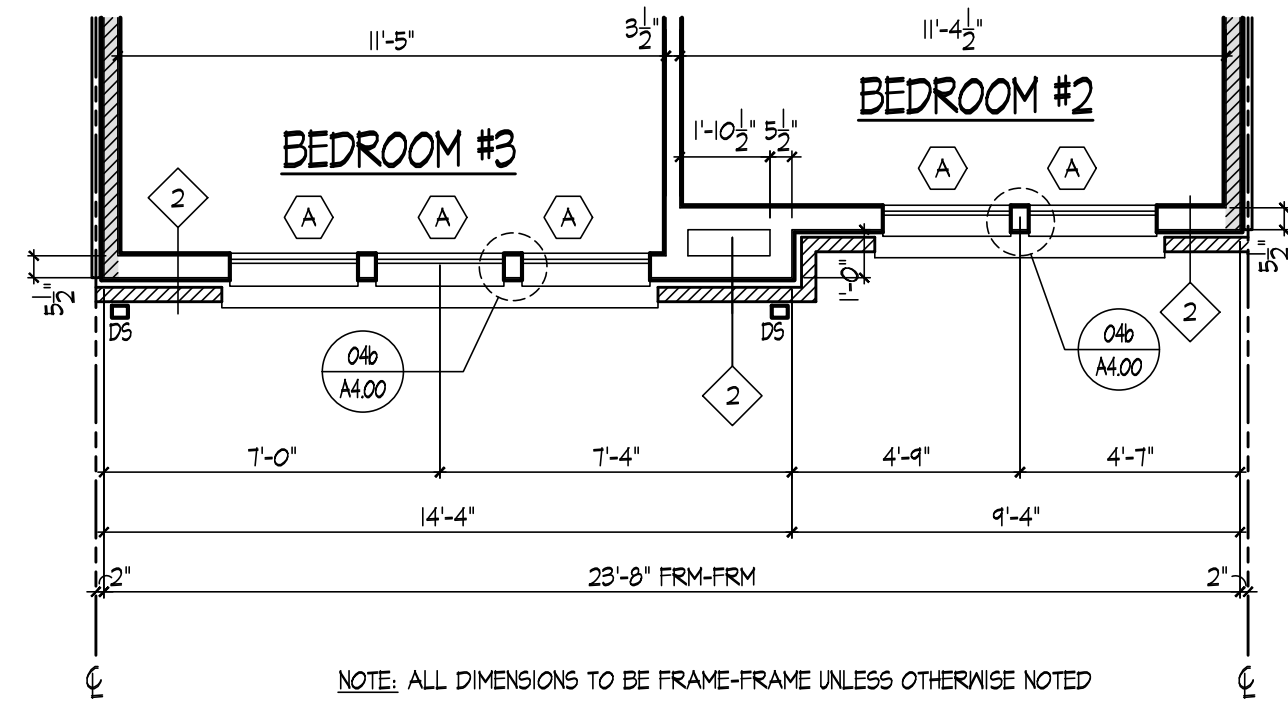


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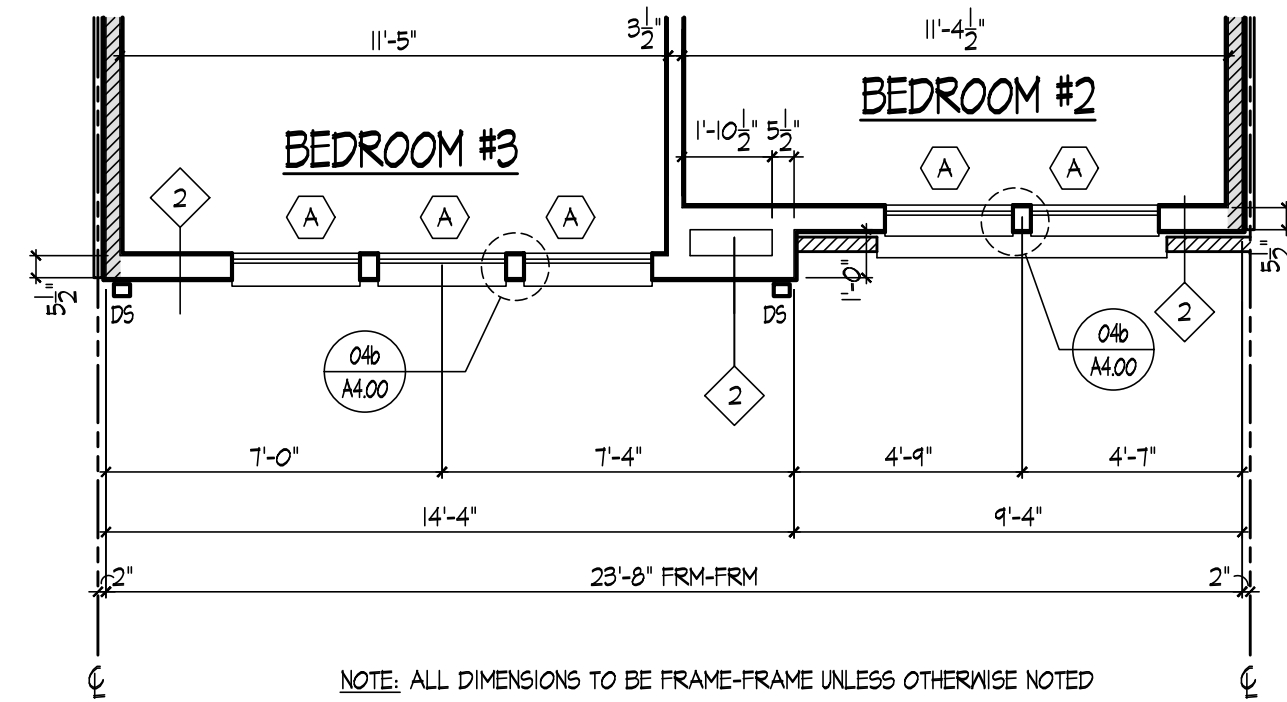
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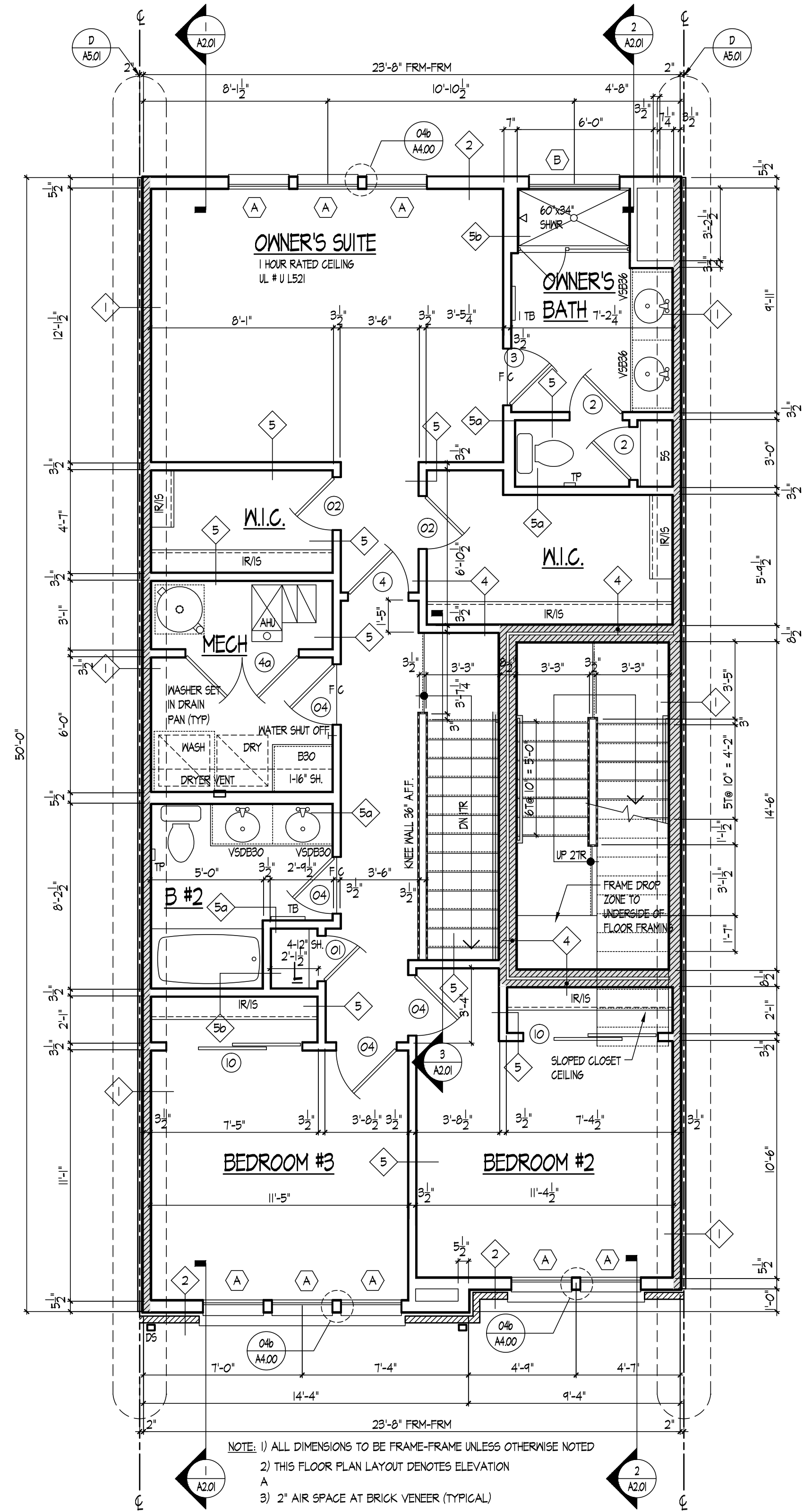
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3 LAWRENCE II PARTIAL SECOND FLOOR PLANS (ADU & MPDU)
A1.02b SCALE: 1/4" = 1'-0"



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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4902 LEE HIGHWAY, SUITE 1000
FAIRFAX, VIRGINIA 22031
703-494-4300

ARCHITECTURE
Pulte Group Mid-Atlantic
3201 Lee Highway, Suite 1000
Fairfax, VA 22031
703-494-4300

STRUCTURAL ENGINEER
Alliance Structural Engineers, Inc.
12355 SUNRISE VALLEY DRIVE, SUITE 220
RESTON, VIRGINIA 20191
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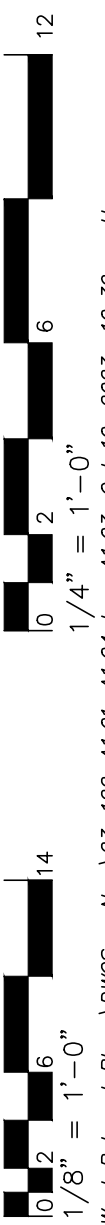
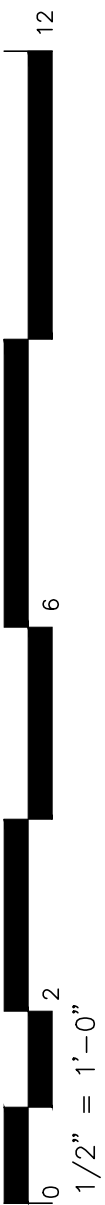
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SECOND FLOOR PLAN
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STRUCTURAL ENGINEER
Alliance Structural Engineers, Inc.
12355 SUNRISE VALLEY DRIVE, SUITE 220
RESTON, VIRGINIA 20191
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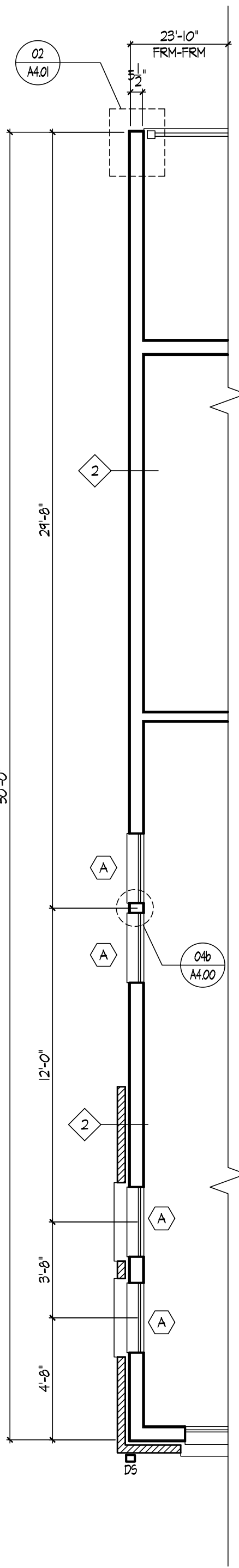
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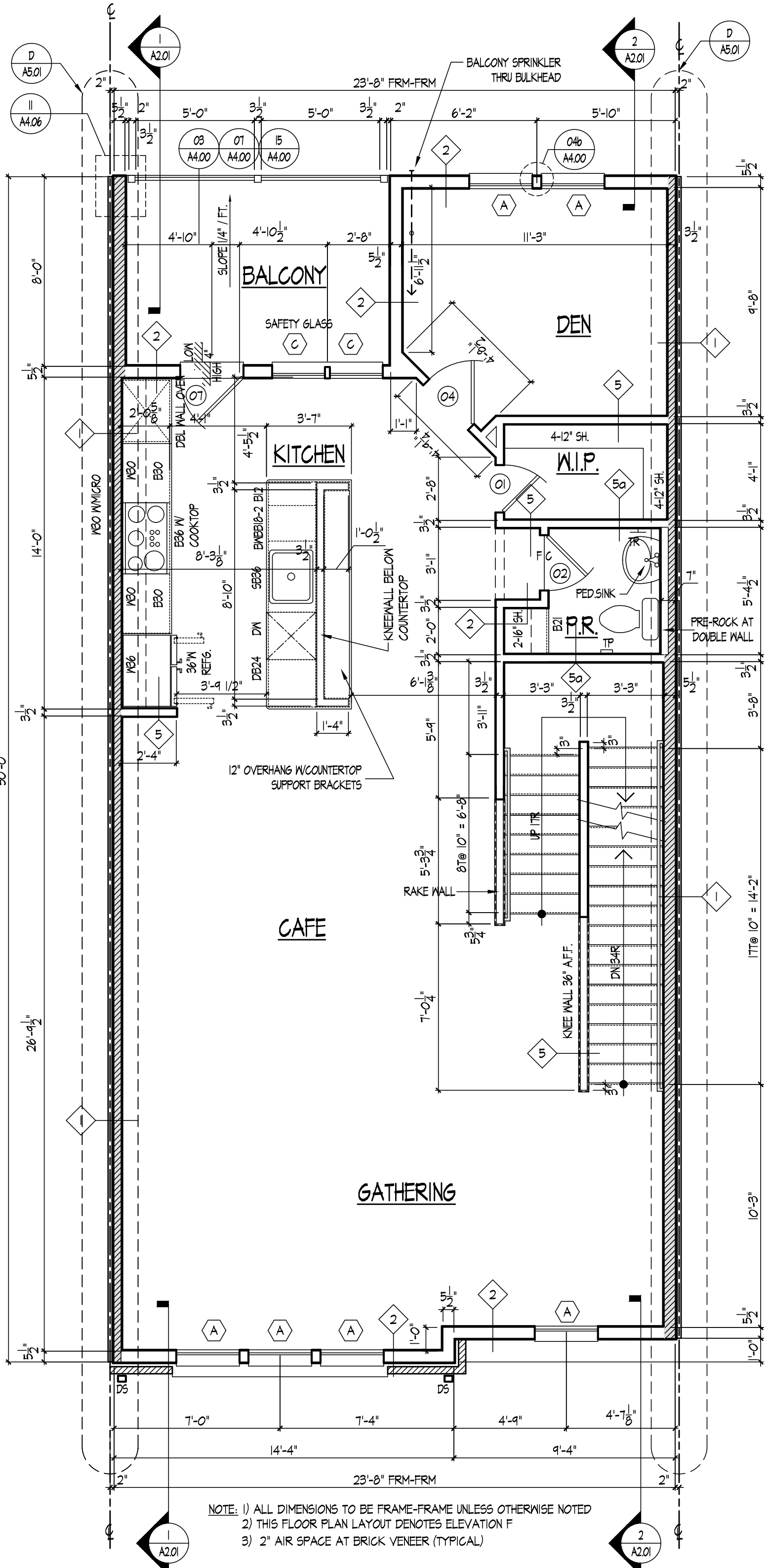
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SYDNEY II
THIRD FLOOR PLAN

A1.03



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



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



PULTE GROUP MID-ATLANTIC
4902 LEE HIGHWAY, SUITE 1000
FAIRFAX, VIRGINIA 22031
703-494-4900

ARCHITECTURE
Pulte Group Mid-Atlantic
3201 Lee Highway, Suite 1000
Fairfax, VA 22031
703-494-4900

STRUCTURAL ENGINEER
Alliance Structural Engineers, Inc.
12355 SUNRISE VALLEY DRIVE, SUITE 220
RESTON, VIRGINIA 20191
703-744-7141

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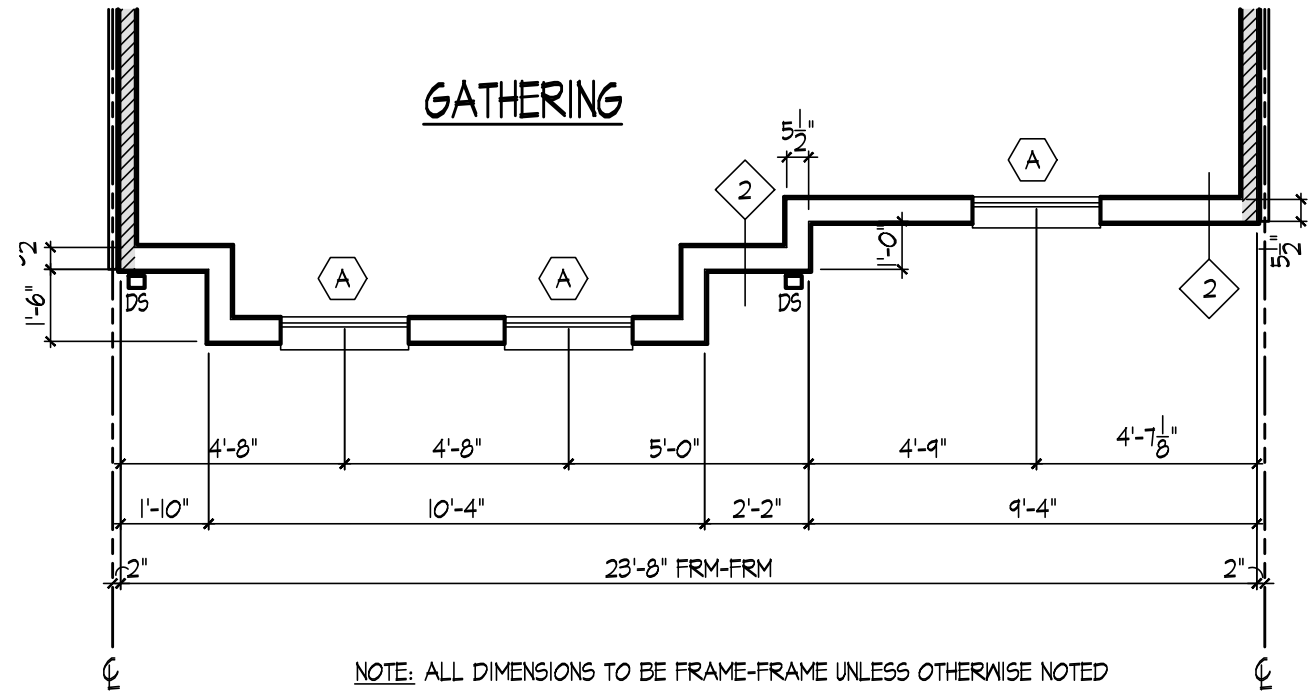
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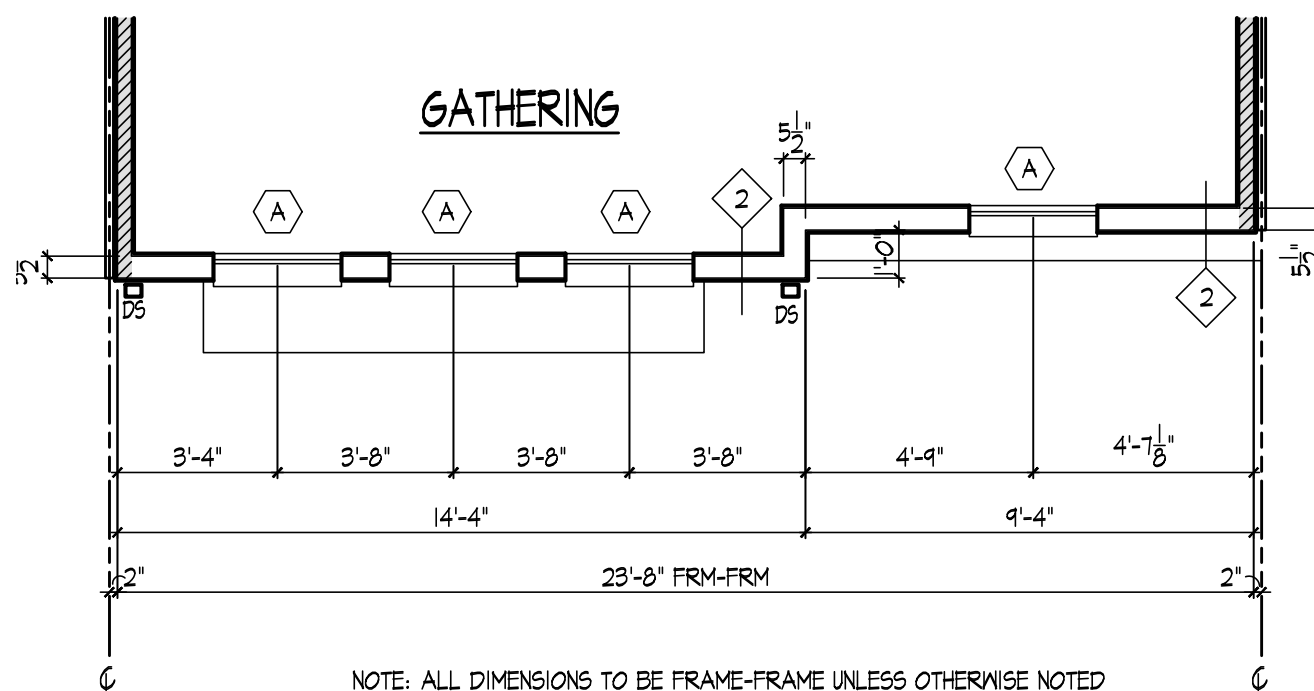
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SYDNEY II
PARTIAL FLOOR PLANS

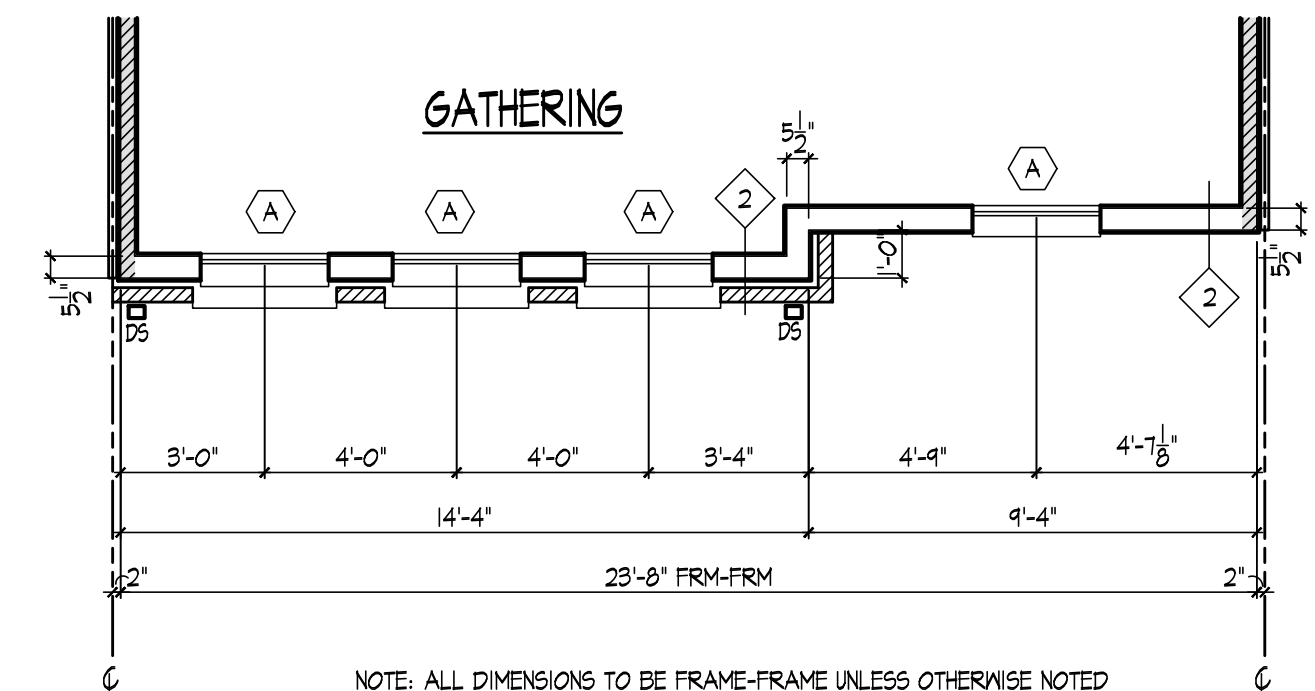
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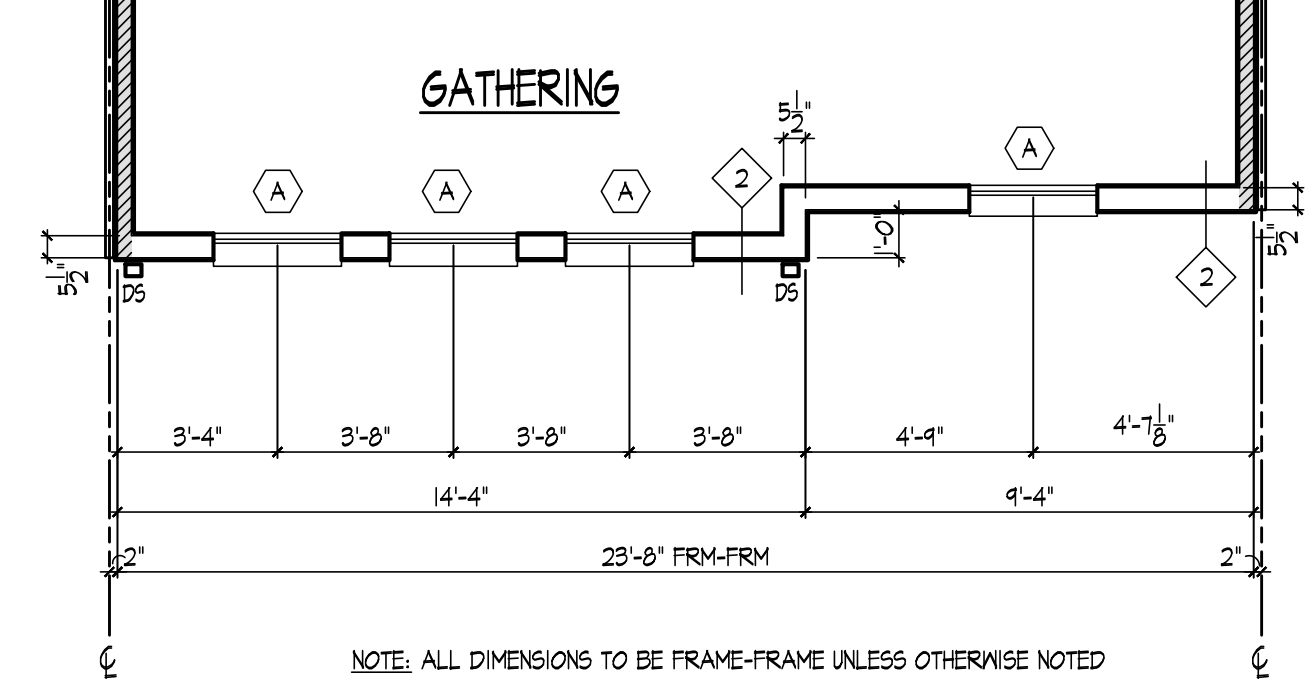
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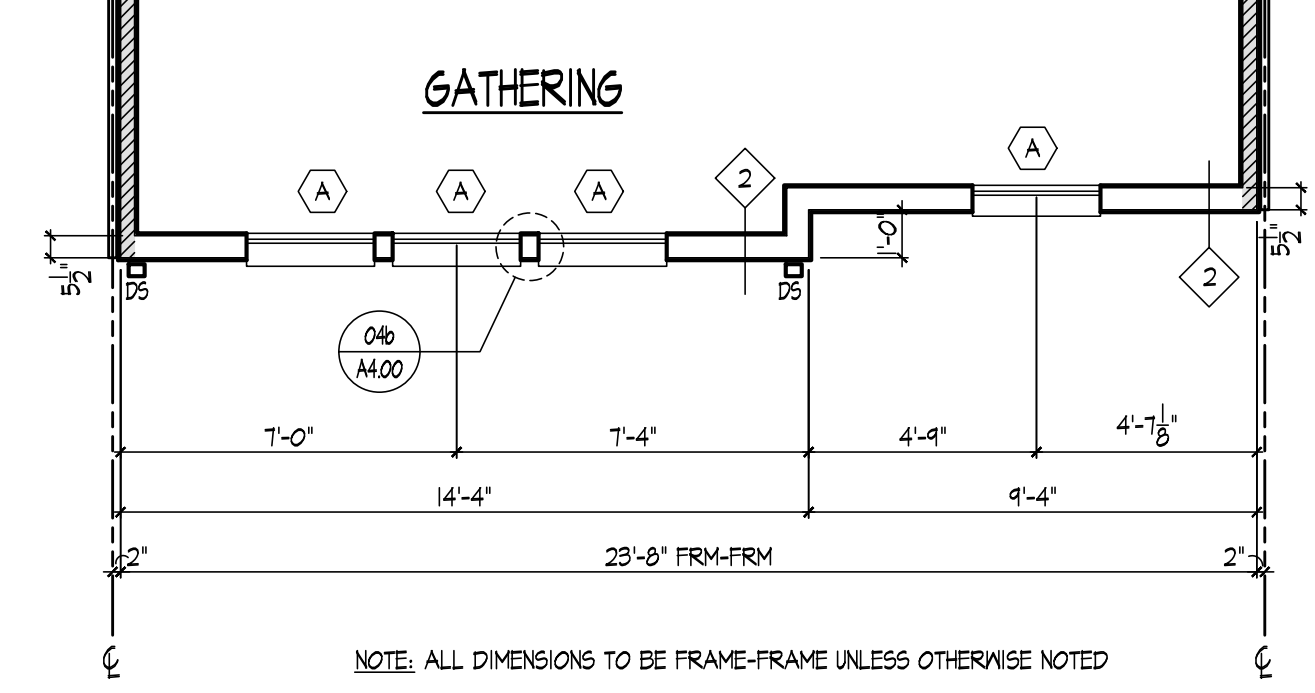
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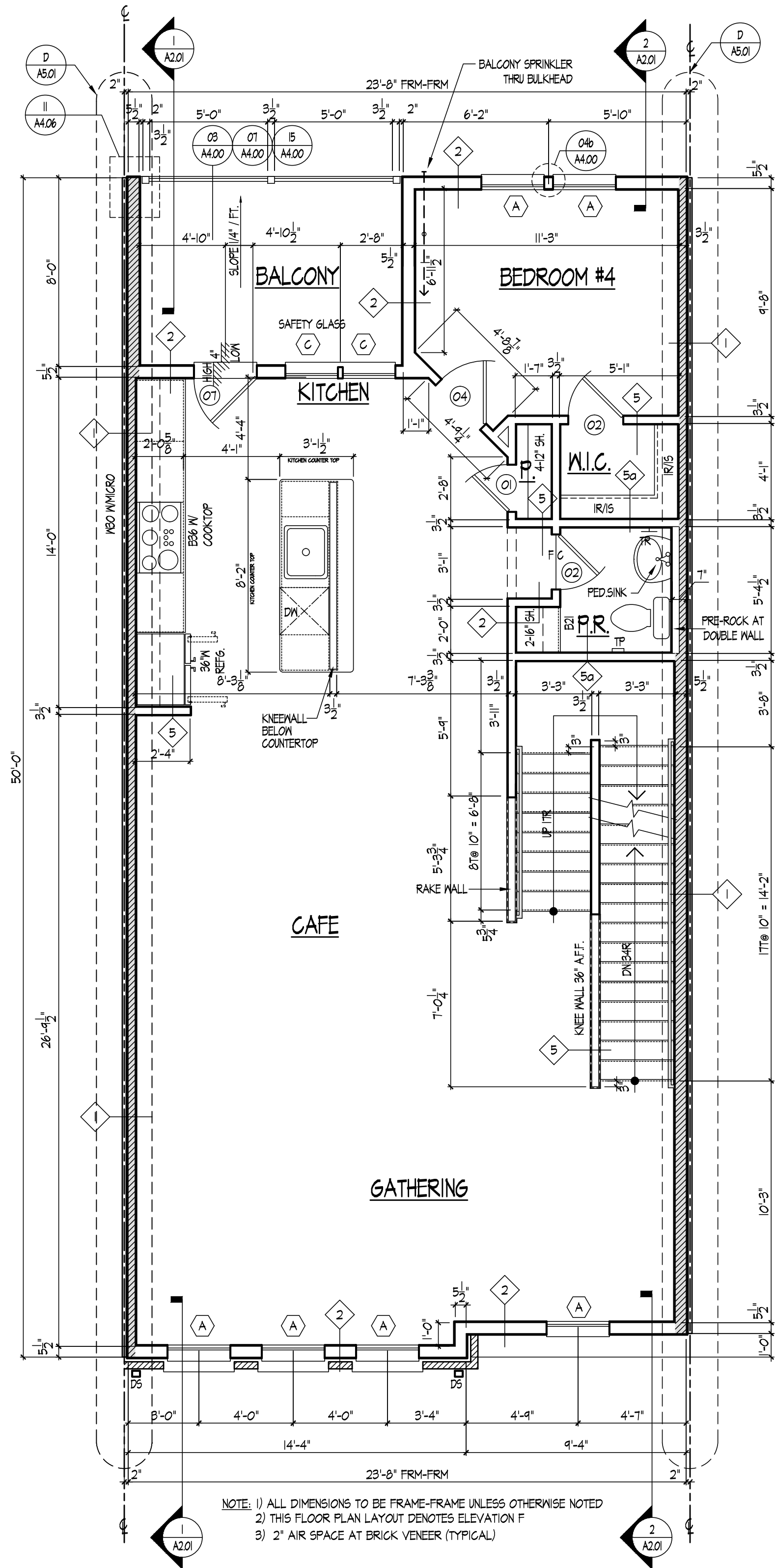
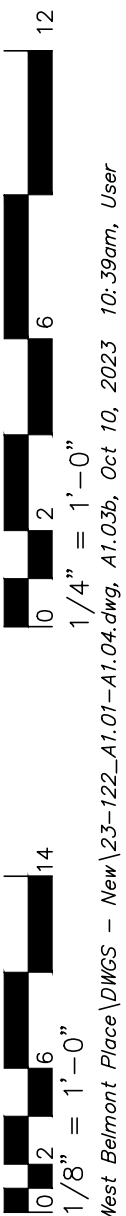
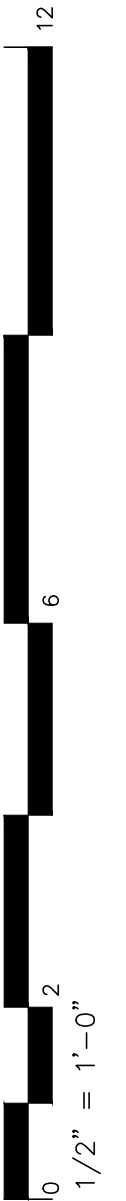
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A1.03a SCALE: 1/4" = 1'-0"



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"



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



PULTE GROUP MID-ATLANTIC
4902 LEE HIGHWAY, SUITE 1000
FAIRFAX, VIRGINIA 22031
703-494-4900

ARCHITECTURE
Pulte Group Mid-Atlantic
3201 Lee Highway, Suite 1000
Fairfax, VA 22031
703-494-4900

STRUCTURAL ENGINEER
Alliance Structural Engineers, Inc.
12355 SUNRISE VALLEY DRIVE, SUITE 220
RESTON, VIRGINIA 20191
703-744-7141

M.E.P. ENGINEER
Alliance Engineers, Inc.
12355 SUNRISE VALLEY DRIVE, SUITE 220
RESTON, VIRGINIA 20191
703-744-7141

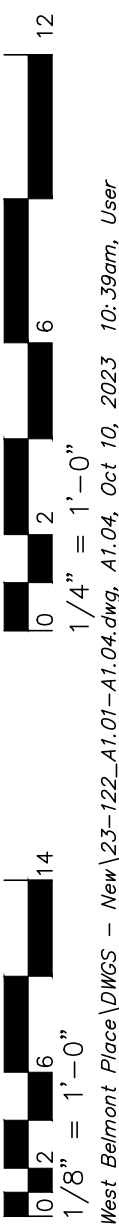
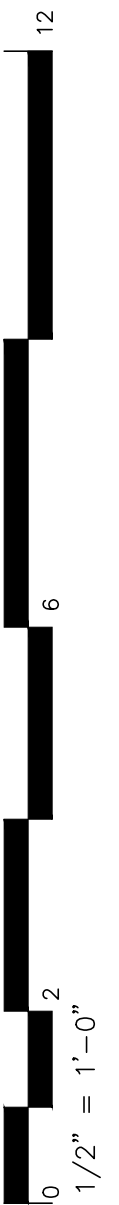
LAWRENCE II/SYDNEY II
PULTE HOMES

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5.	11

SYDNEY II
THIRD FLOOR PLAN
ADU & MPDU UNIT

A1.03b



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3201 Lee Highway, Suite 1000
Fairfax, VA 22031
703-494-4300

STRUCTURAL ENGINEER
Alliance Structural Engineers, Inc.
12355 SUNRISE VALLEY DRIVE, SUITE 220
RESTON, VIRGINIA 20191
703-744-7141

M.E.P. ENGINEER
Alliance Engineers, Inc.
12355 SUNRISE VALLEY DRIVE, SUITE 220
RESTON, VIRGINIA 20191
703-744-7141

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PULTE HOMES

SCALE:

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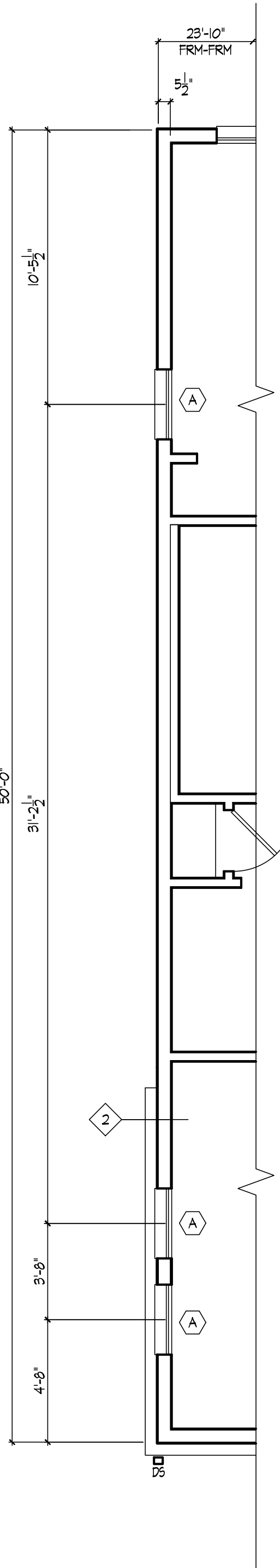
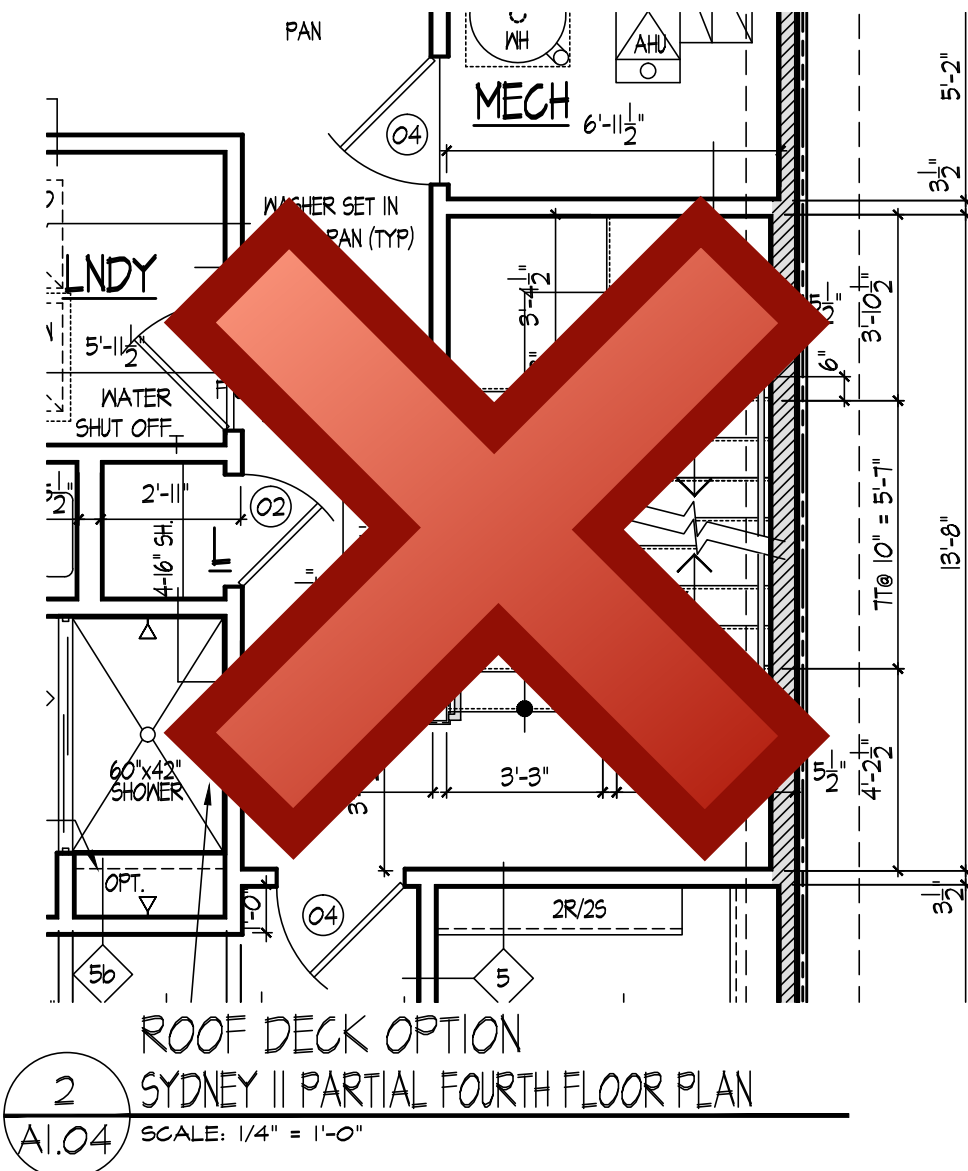
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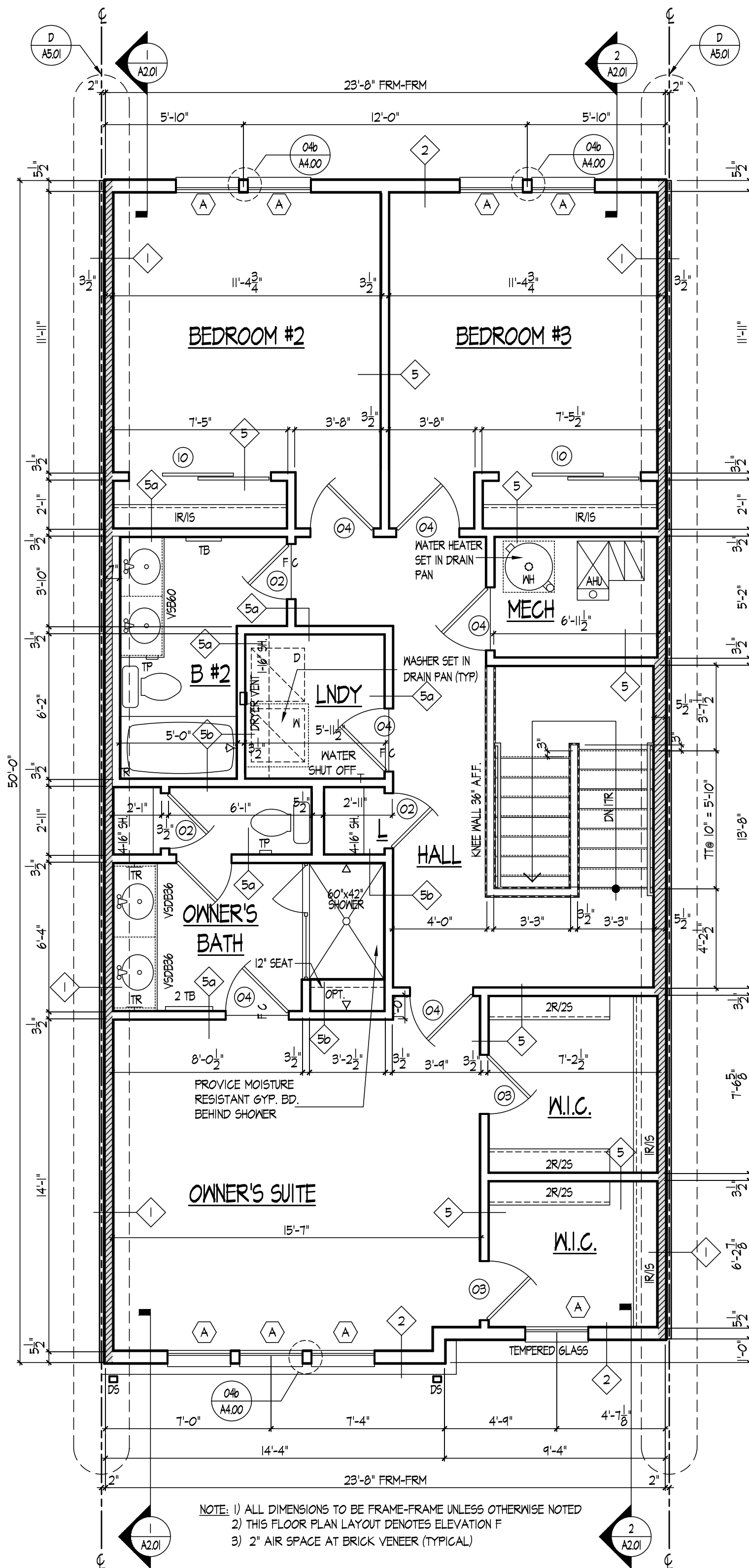
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SYDNEY II
FOURTH FLOOR PLAN

A1.04



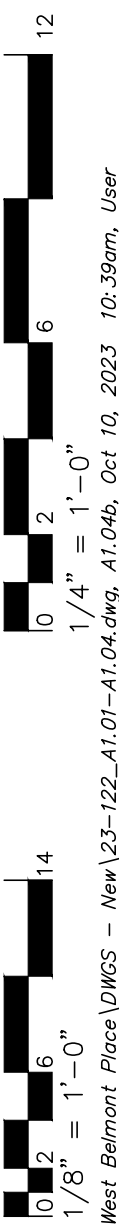
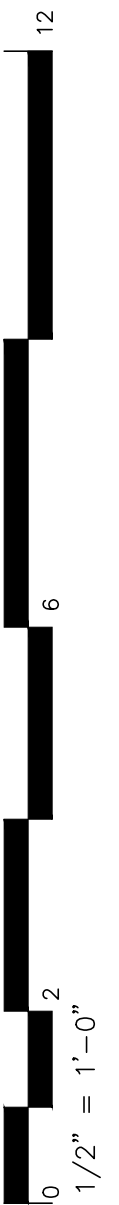
PARTIAL
FOURTH LOOR PLAN -
END CONDITION
SCALE: 1/4" = 1'-0"



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

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





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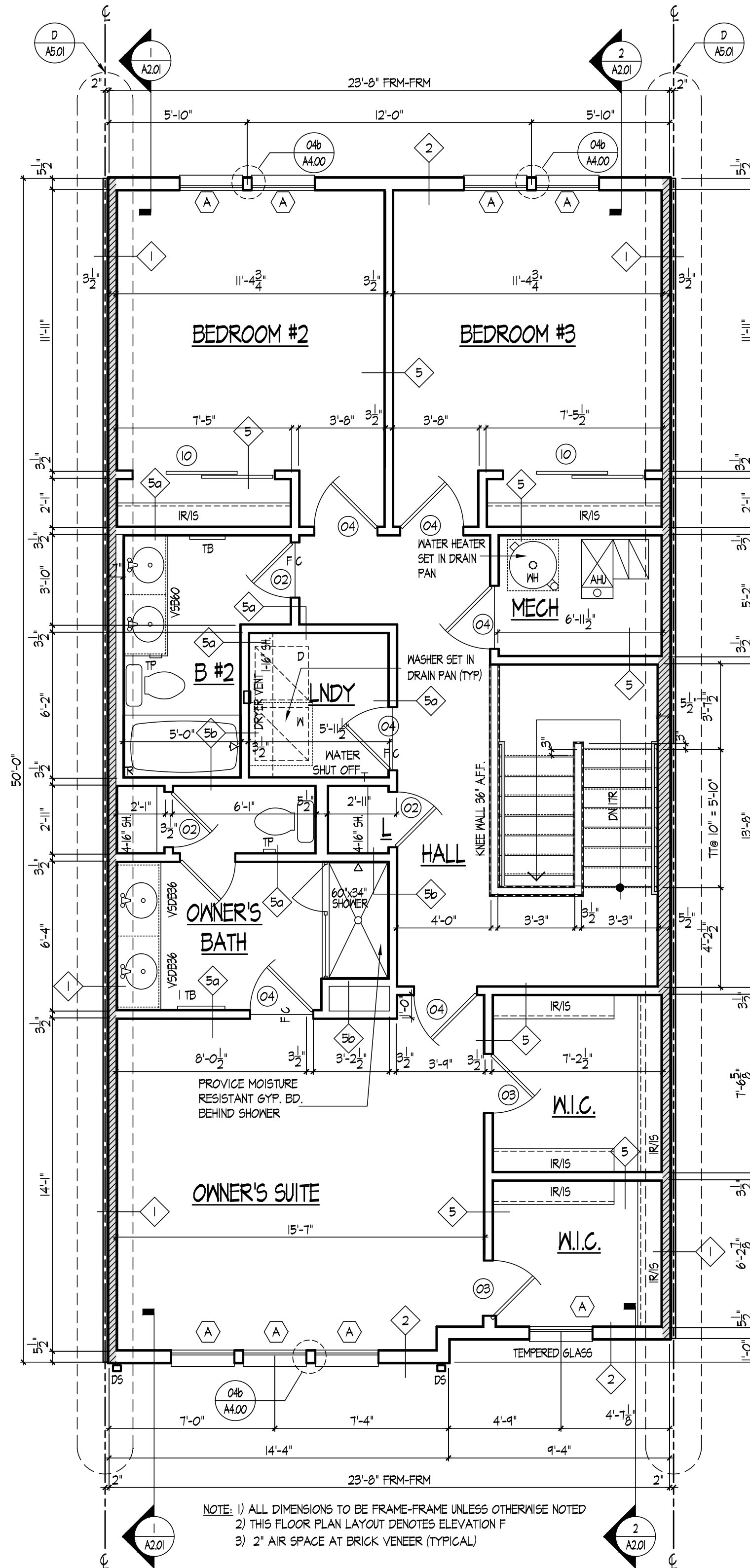
Pulte Group Mid-Atlantic
3201 Lee Highway, Suite 1000
Fairfax, VA 22031
703-494-4900

STRUCTURAL ENGINEER

Alliance Structural Engineers, Inc.
12355 SUNRISE VALLEY DRIVE, SUITE 220
RESTON, VIRGINIA 20191
703-744-7141

M.E.P. ENGINEER

Alliance Engineers, Inc.
12355 SUNRISE VALLEY DRIVE, SUITE 220
RESTON, VIRGINIA 20191
703-744-7141



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

LAWRENCE II/SYDNEY II

PULTE HOMES

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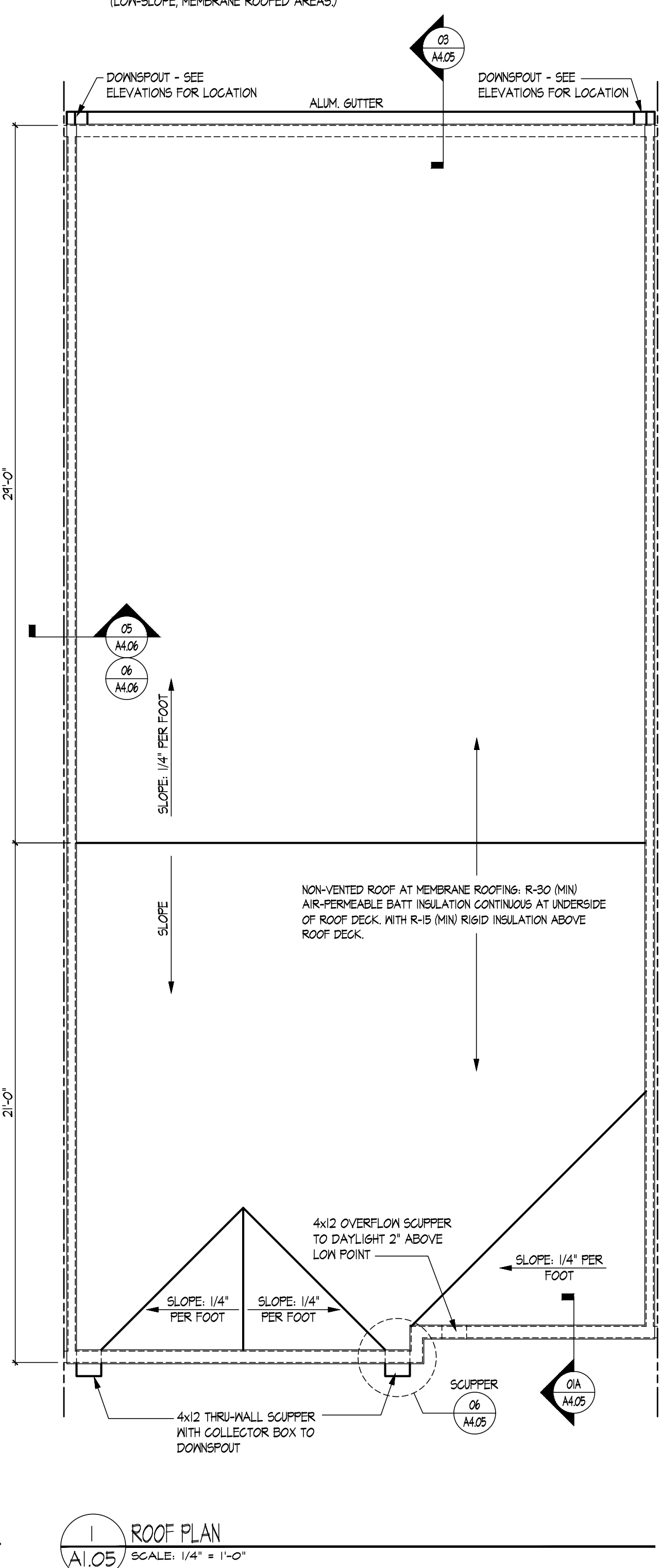
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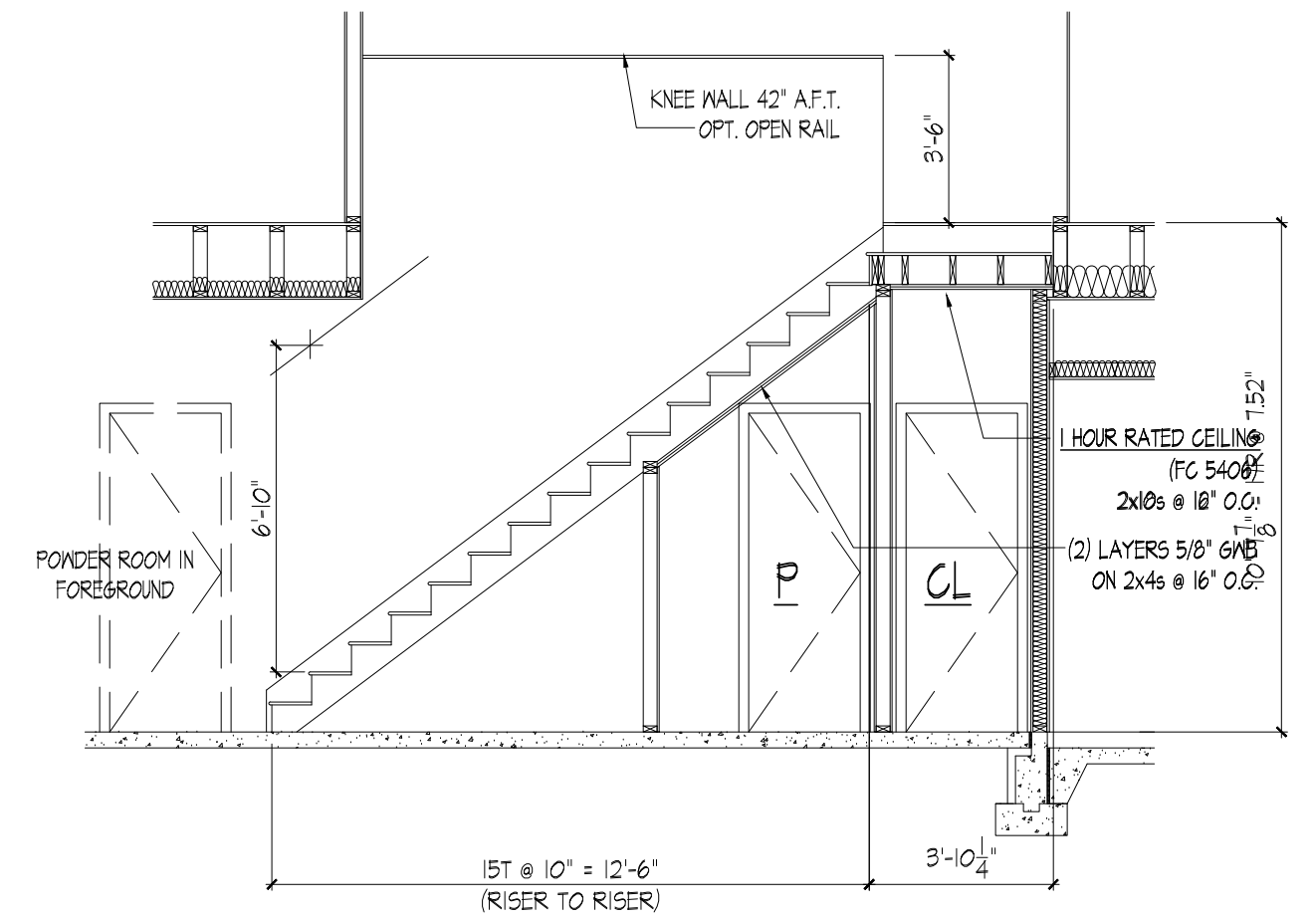
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SYDNEY II
FOURTH FLOOR PLAN
ADU & MPDU UNIT

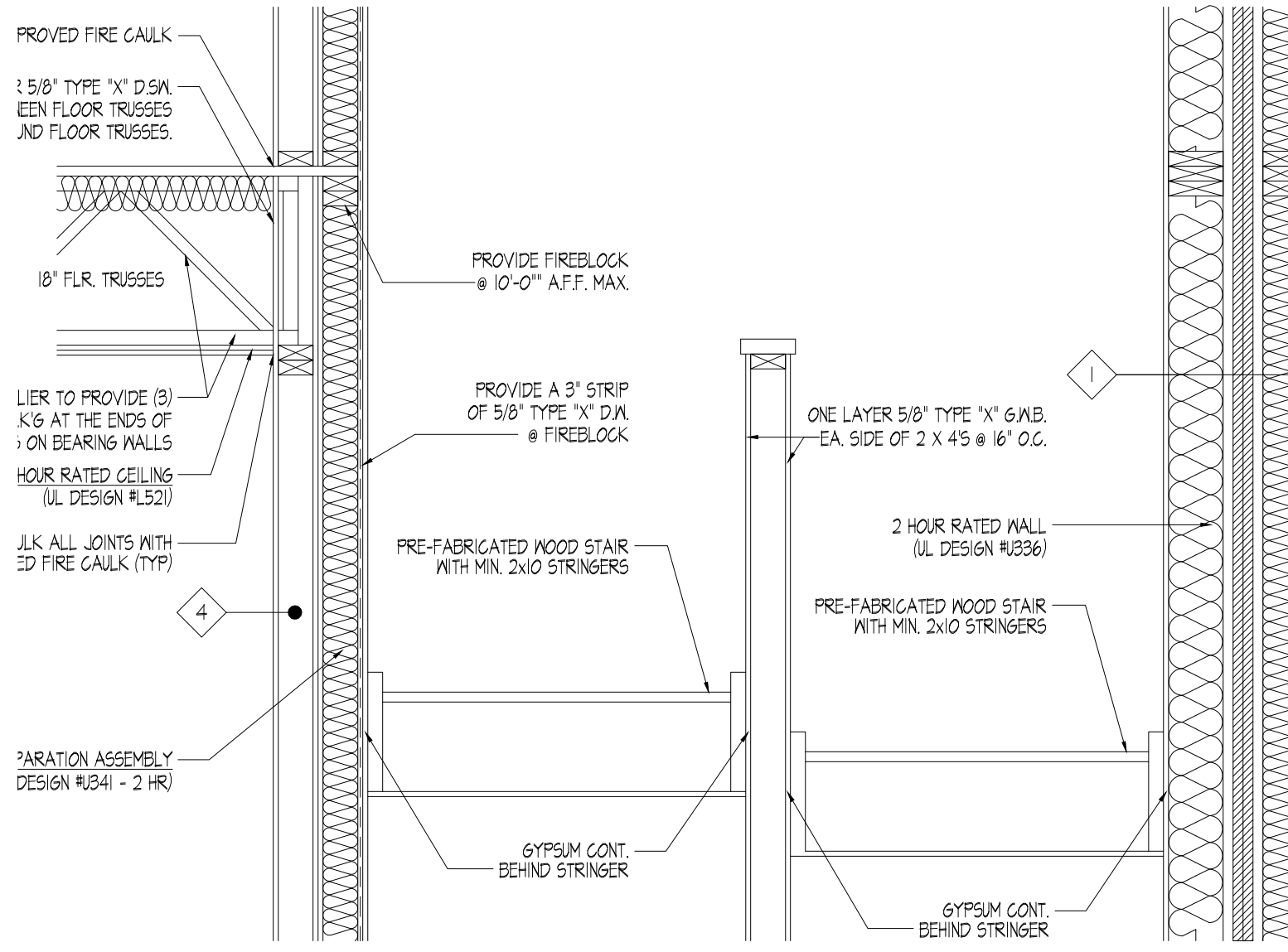
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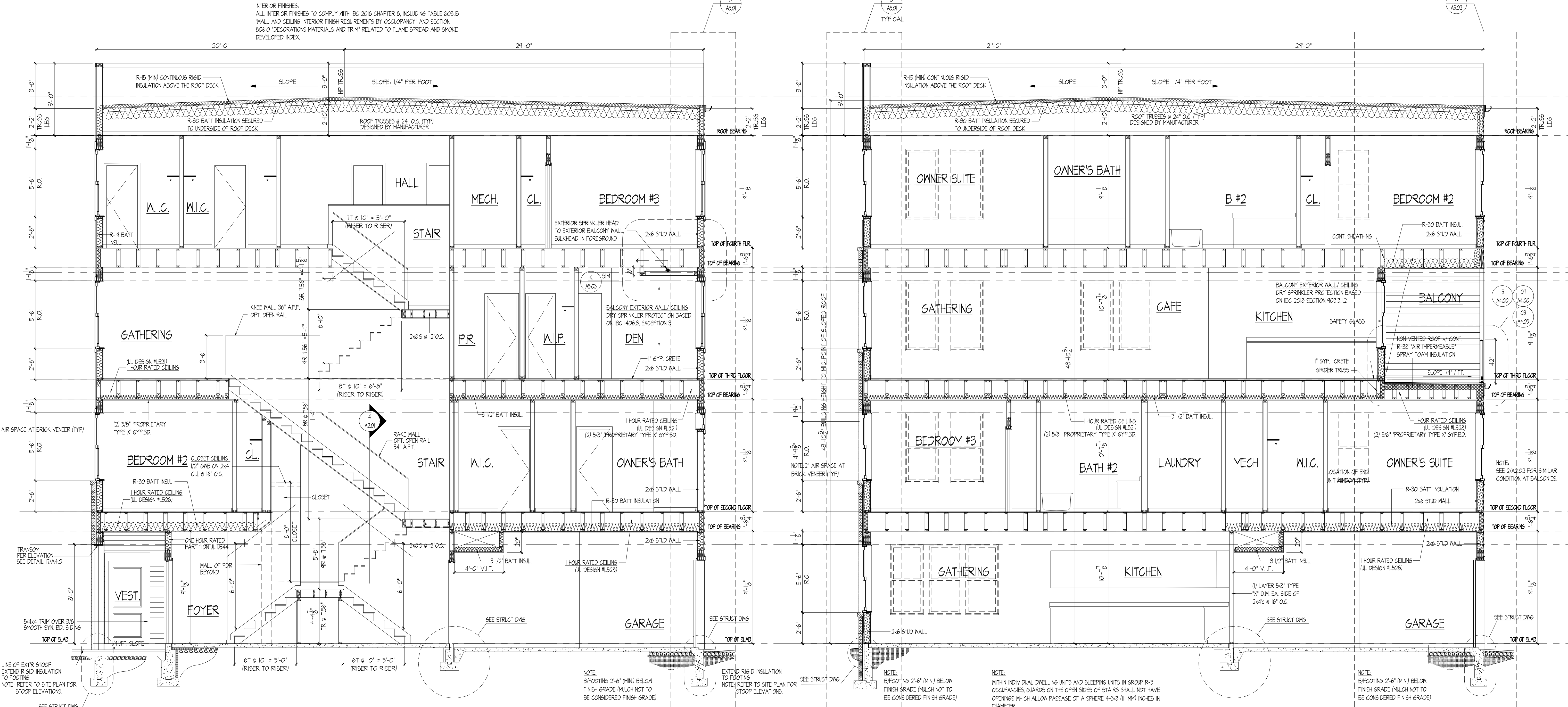
A1.05



3 PARTIAL BUILDING SECTION
A2.01 SCALE: 1/4\"/>



4 STAIR PLATFORM SECTION
A2.01 SCALE: 3/4\"/>



2 BUILDING SECTION
A2.01 SCALE: 1/4\"/>

1 BUILDING SECTION
A2.01 SCALE: 1/4\"/>

LAWRENCE II/SYDNEY II

PULTE HOMES

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3	9
4	10
5	11

LAWRENCE
& SYDNEY
BUILDING SECTIONS
& DETAILS

A2.01

BUSINESS DISTRICT ROAD CLASS II

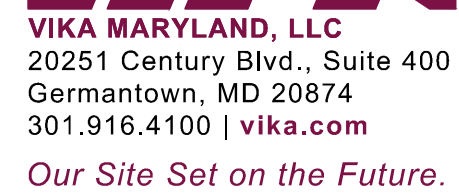
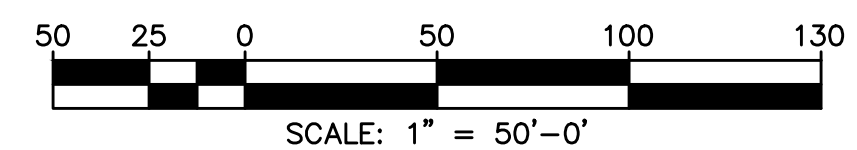
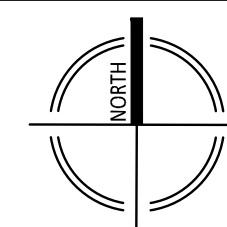
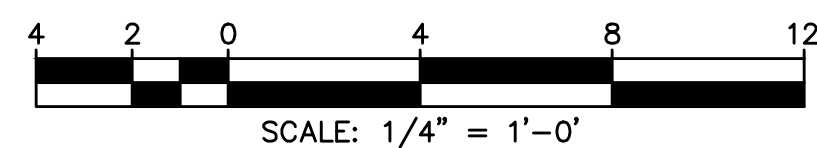


The diagram illustrates a proposed property layout within a 60-foot wide area. The layout is divided into several zones with specific dimensions and features:

- ONE SIDE (WAIVERED):** Indicated on the left side of the diagram.
- 10' PUE:** A vertical dimension on the left side.
- ROW:** Right-of-Way line, indicated by a dashed line on the left and right.
- PROPOSED PROPERTY:** The main area of the property, indicated by a dashed line on the left.
- Dimensions:**
 - Overall width: 60'
 - Distance from left ROW to first tree: 30'
 - Distance between trees: 30'
 - Distance from second tree to right ROW: 30'
- Features:**
 - Two trees are shown, one on each side of the central travel lanes.
 - A person is shown standing near each tree for scale.
 - A car is shown in the travel lane between the trees.
 - A car is shown in the travel lane to the right of the second tree.
 - A parking area is shown to the right of the second car.
 - A sidewalk is shown on the left side of the property.
 - A new asphalt widening is shown on the right side of the property, with the existing curb to be removed.
 - The existing curb to the right of the parking area is to remain.
- Labels:**
 - NEW ASPHALT WIDENING
 - EX. CURB TO BE REMOVED
 - EX. CURB TO REMAIN
- Dimensions (Bottom):**
 - VARIABLES
 - 6'
 - 7'
 - 11'
 - 11'
 - 7'
 - 7'
 - 4'
- Labels (Bottom):**
 - SIDE YARD
 - SIDEWALK
 - TREE PANEL
 - TRAVEL LANE
 - TRAVEL LANE
 - PARKING
 - EX. TREE PANEL TO REMAIN
 - EX. SIDEWALK TO REMAIN

 "FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.cal811.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.



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

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

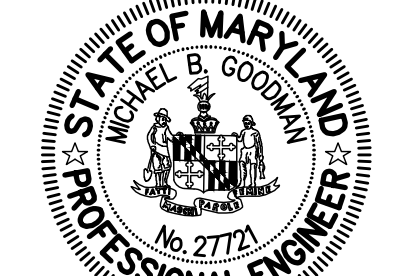
TRAFFIC ENGINEER
GOROVE SLADE
1140 CONNECTICUT AVE NW, SUITE 1010
WASHINGTON, DC 20036
202.296.8625
CONTACT: KATIE WAGNER

[illegible]

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

ROAD SECTIONS

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: ES
DATE ISSUED: 07/12/2024

VIKA
PROJECT **VM50639A**

DRAWING
NO.

SHEET NO.