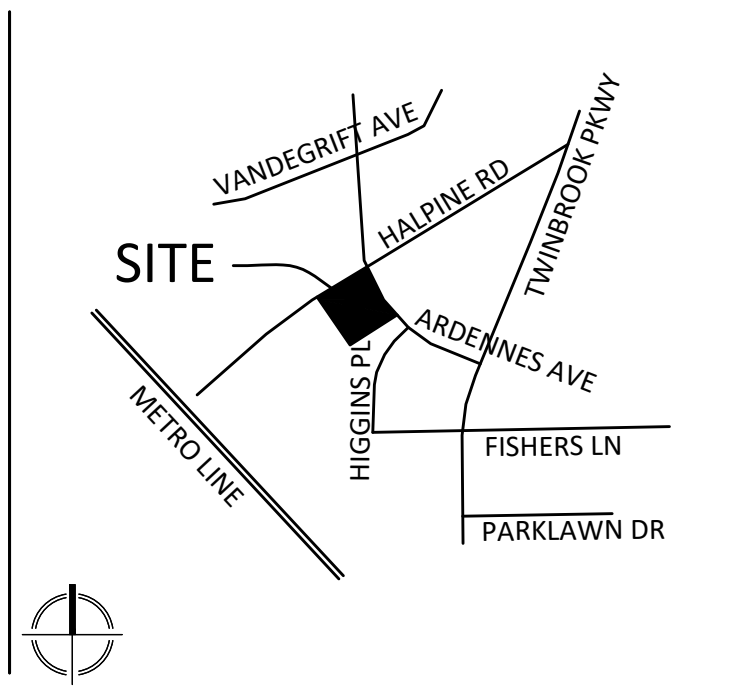




VICINITY MAP

SCALE: 1" = 2000'



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

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

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: WILL ZEID

[illegible]

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 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

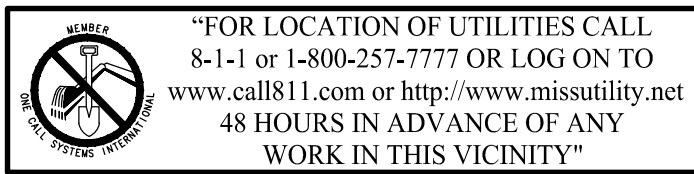
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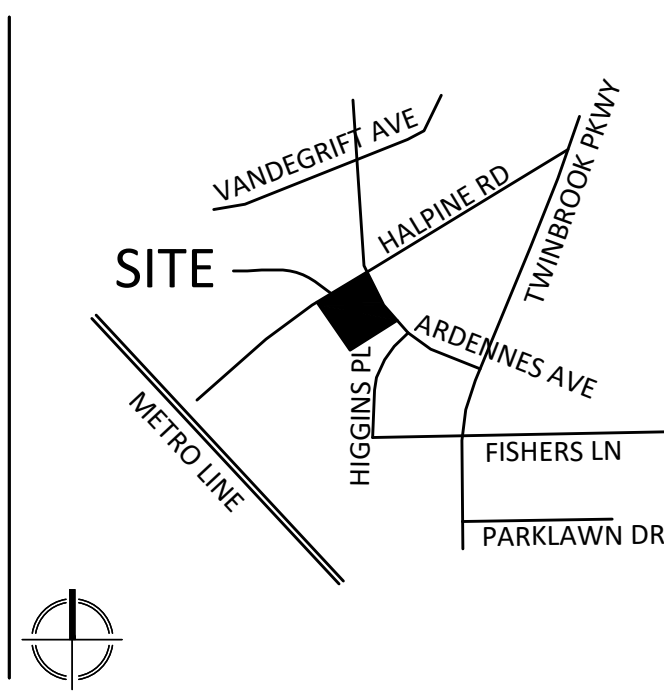
DRAWN BY: EJS

DESIGNED BY: MBGVIKA
PROJECT VM50639ADRAWING
NO.

SHEET NO. PP-2



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'

PLAN LEGEND

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

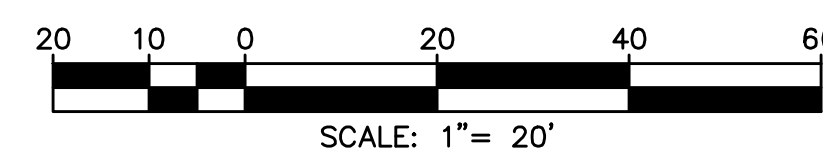
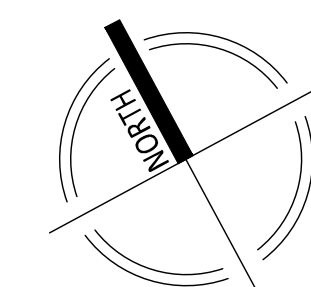
UNIT TYPE KEY

TOWNHOME
FRONT
ENTRANCE

ENTRANCE PAD
SIZE VARIES

	24'X50'	24'X50'
--	---------	---------

OPTIONAL DECK — TOWNHOME
REAR LOAD
GARAGE



DESIGN CONSULTANTS

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

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202.296.8625
CONTACT: WILL ZEID

[illegible]

HALPINE
ROAD

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

PROJECT PLAN

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: 08/30/2023

VIKA
PROJECT VM50639A
DRAWING
NO.

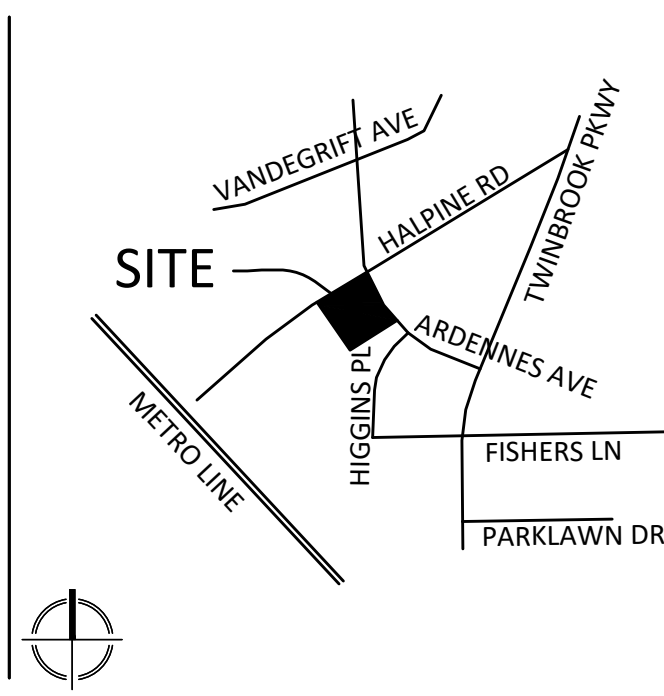
SHEET NO. PP-3

NOT FOR CONSTRUCTION



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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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VICINITY MAP
SCALE: 1" = 2000'

PLAN LEGEND

	PROPERTY LINES
	EXISTING EDGE OF PAVEMENT
	EXISTING FENCE LINE
	EXISTING NATURAL GAS CONDUIT
	EXISTING OVERHEAD WIRES
	EXISTING TELEPHONE CONDUIT
	EXISTING SANITARY SEWER CONDUIT
	EXISTING STORM DRAIN CONDUIT
	EXISTING WATER CONDUIT
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	LIMITS OF DISTURBANCE
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	EXISTING GUY POLE
	EXISTING GAS VALVE
	EXISTING LIGHT POLE
	EXISTING PHONE PEDESTAL
	EXISTING PHONE MANHOLE
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	EXISTING UNKNOWN UTILITY MANHOLE
	EXISTING WATER METER
	EXISTING WATER MANHOLE
	EXISTING WATER VALVE
	DOOR LOCATION
	EXISTING GAS MANHOLE
	PROPOSED RETAINING WALL
	PROPOSED SPOT ELEVATION
	TOP OF WALL/BOTTOM OF WALL

[illegible]

HALPINE
ROAD

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

GRADING PLAN

PROFESSIONAL SEAL



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UNDER THE LAWS OF THE STATE OF MARYLAND.
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LICENSE No.: 27721
EXPIRATION DATE: JULY 19, 2024

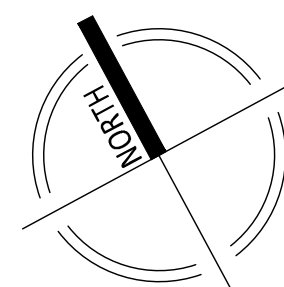
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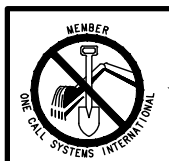
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DESIGNED BY: MBG
DATE ISSUED: 08/30/2023

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PROJECT VM50639A
DRAWING
NO.

SHEET NO. PP-4



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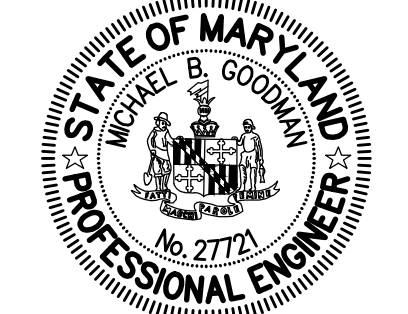
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HALPINE
ROAD

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

PRE-APPLICATION FIRE PROTECTION PLAN

PROFESSIONAL SEAL



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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

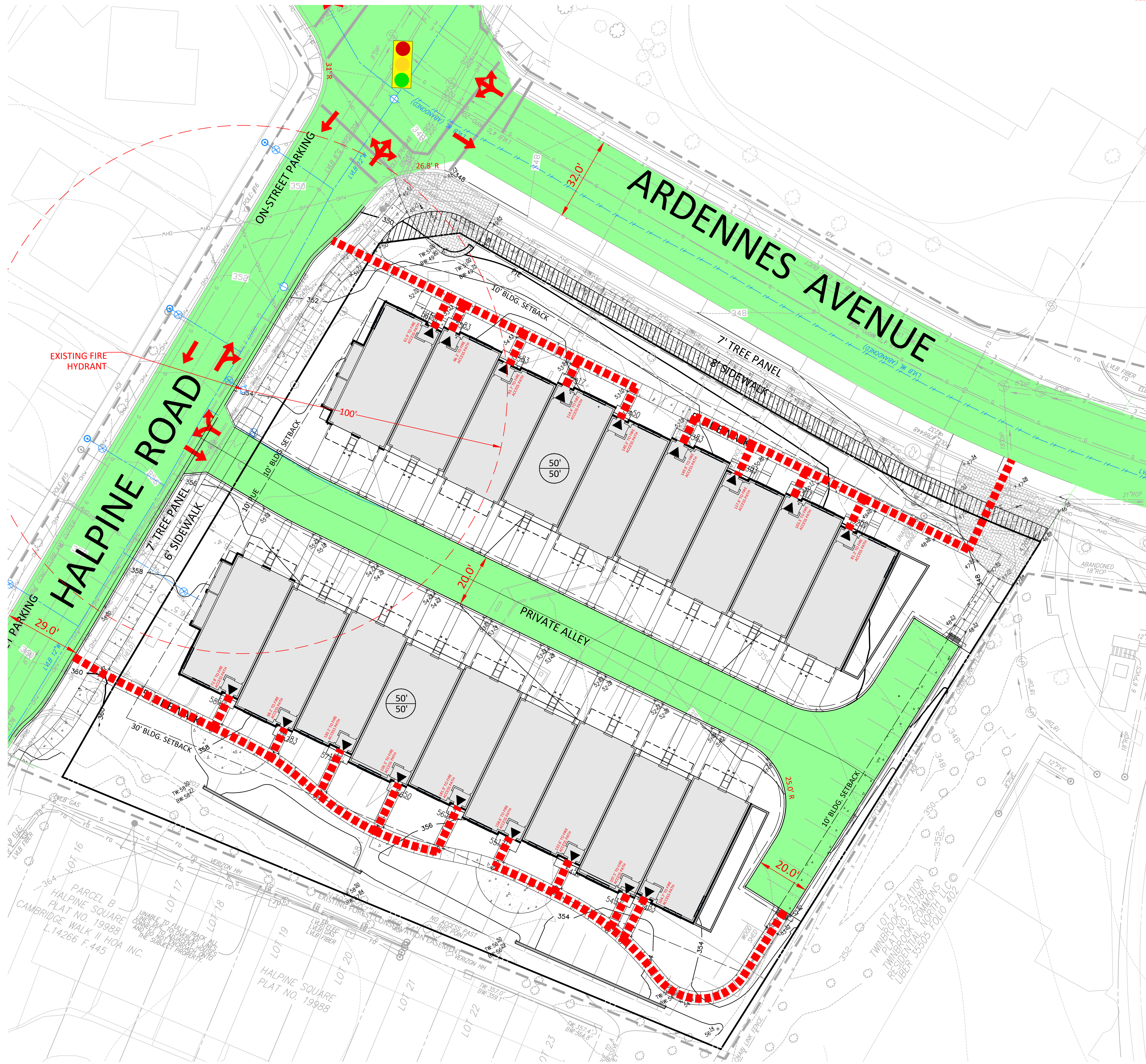
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DRAWN BY: EJS
DESIGNED BY: MBG
DATE ISSUED: 09/07/2023

VIKA
PROJECT VM50639A
DRAWING
NO.

SHEET NO. PP-5



LEGEND



WATER LINE AND FITTING



FIRE HYDRANT

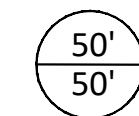


BUILDING ENTRY

FIRE ACCESS PATH



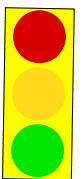
FIRE ACCESS



BUILDING HEIGHT ALLOWED
BUILDING HEIGHT ILLUSTRATED



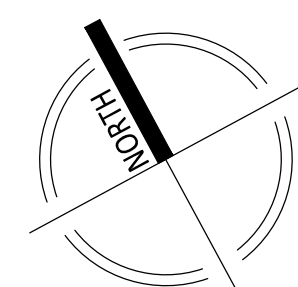
CONCEPTUAL DOORWAY LOCATION



EXISTING TRAFFIC SIGNAL



FIRE TRUCK MOVEMENT (AT 729 TRUCK



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
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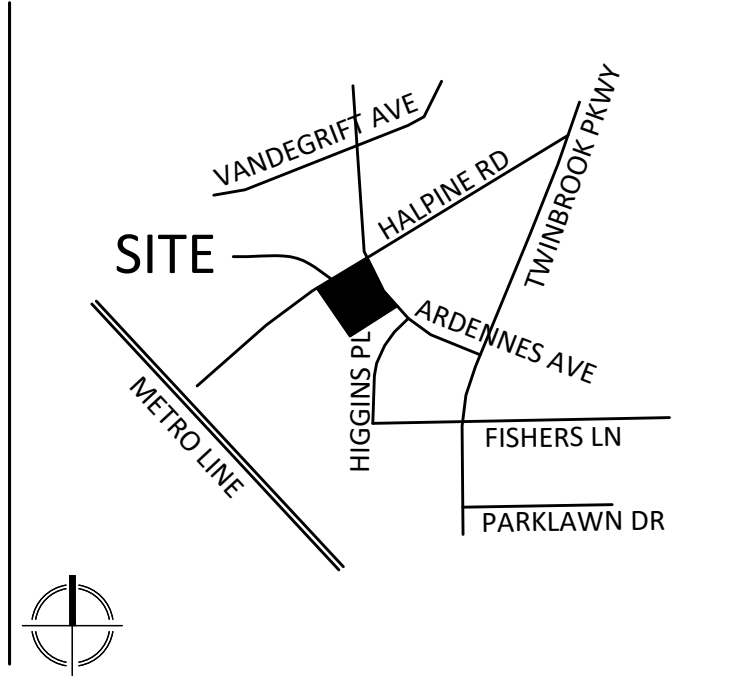
NOT FOR CONSTRUCTION

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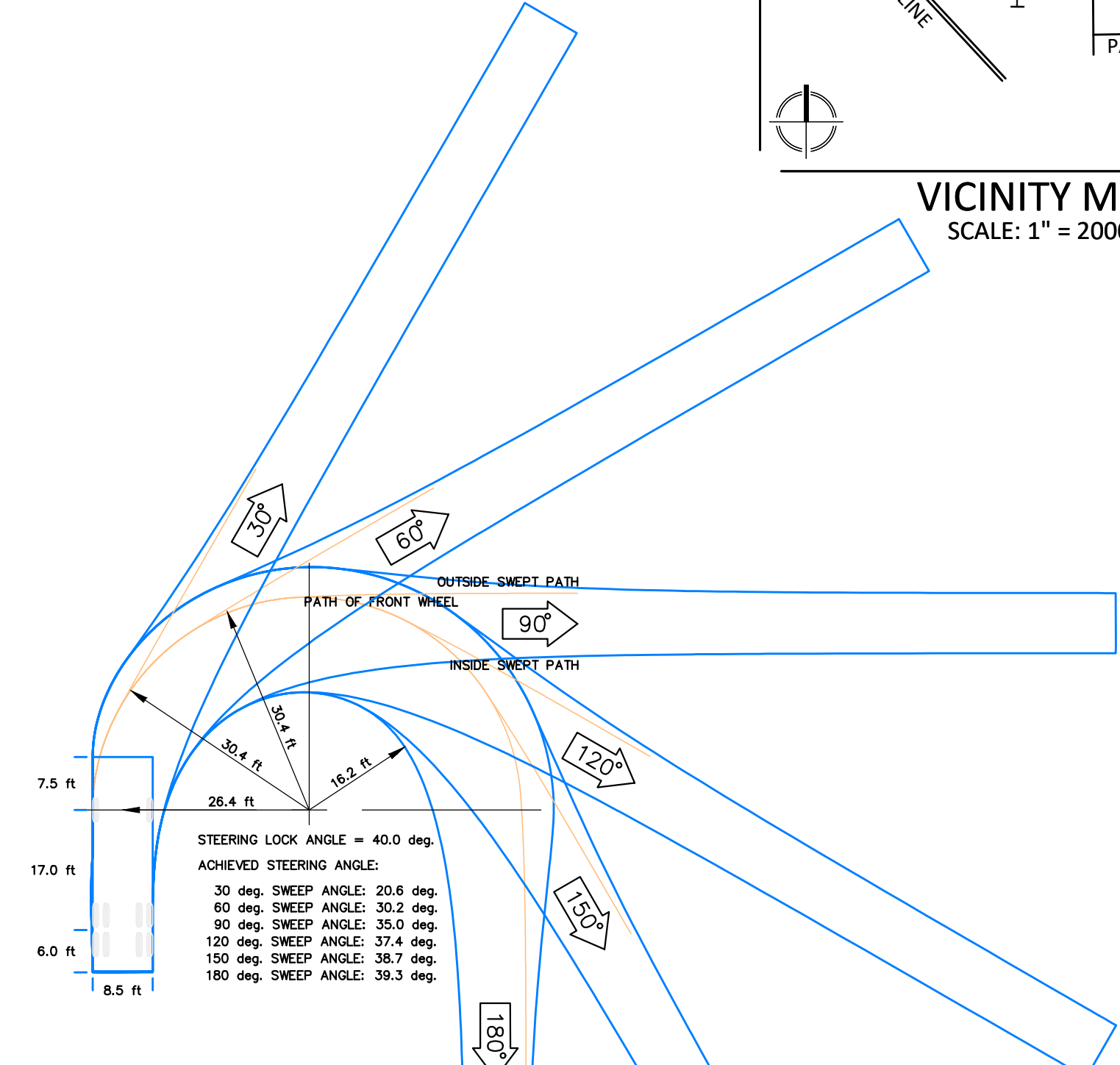
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excavator is responsible for compliance with requirements of Chapter
36A of the Montgomery County Code.

LAYOUT: AUTO (TRASH), Plotted By: stebbins

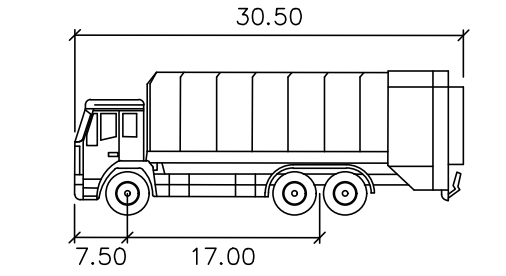
Community Planning & Development Services
Received
October 23, 2023



VICINITY MAP
SCALE: 1" = 2000'

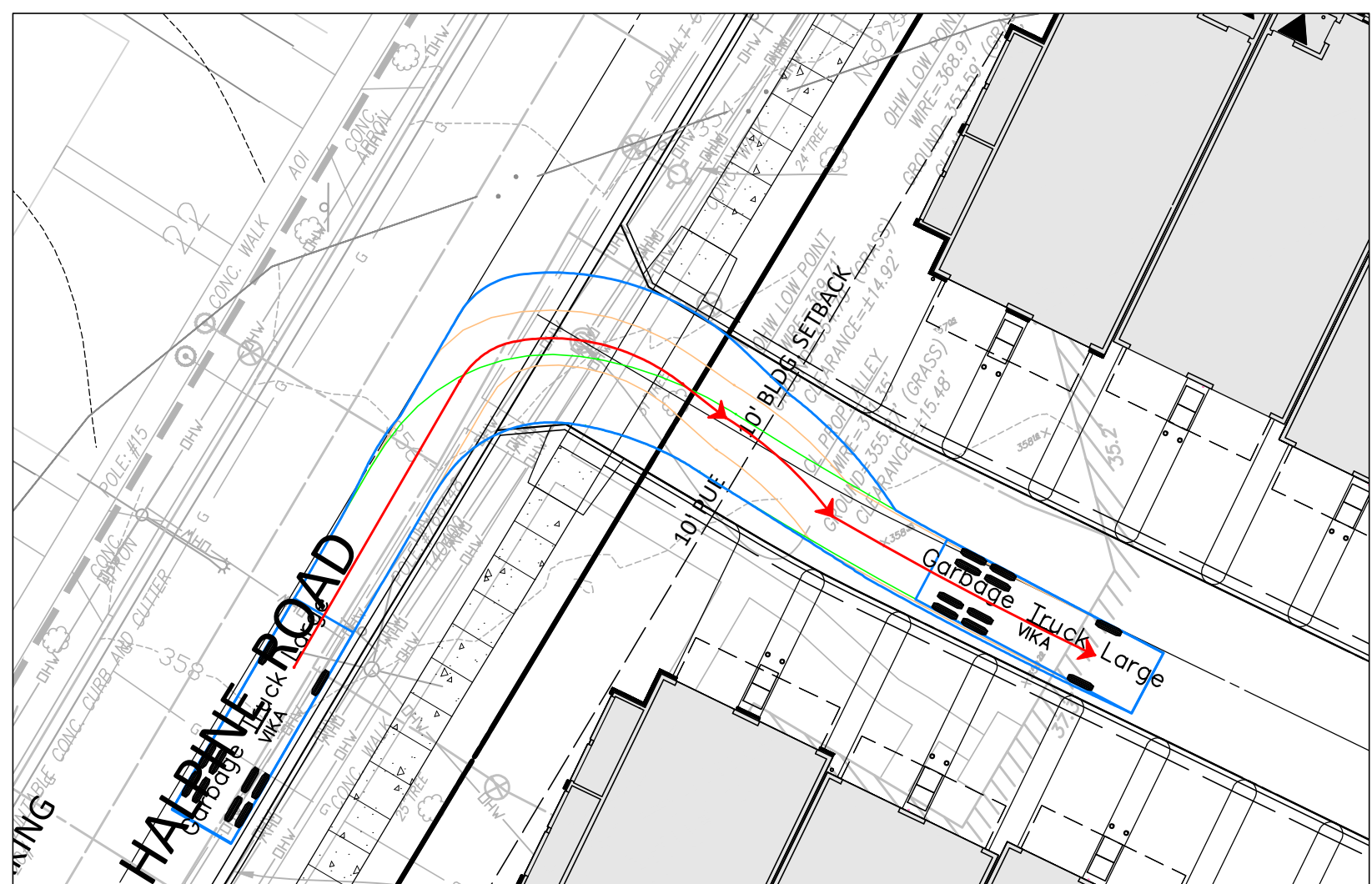


Garbage Truck Large
VKA
[ft]
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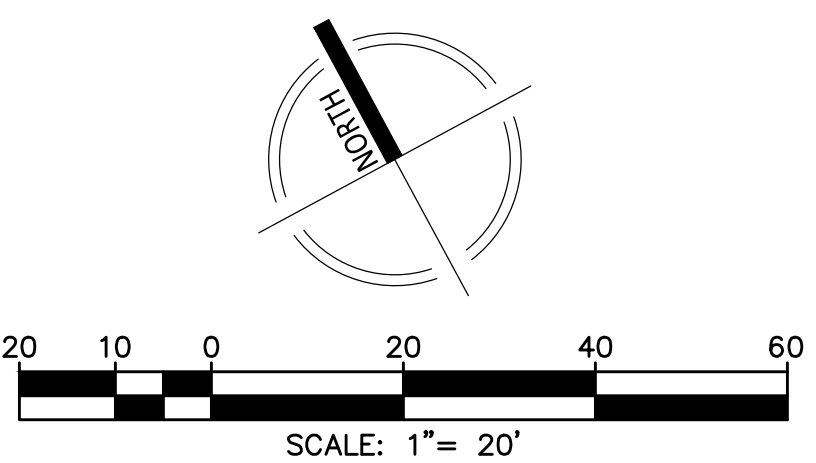


Garbage Truck Large

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



GARBAGE TRUCK RIGHT TURN IN



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

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

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER
VKA MARYLAND, LLC
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SUITE 400
GERMANTOWN MD, 20874
301.916.4100
CONTACT: MICHAEL GOODMAN, PE

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

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

REVISIONS	DATE

HALPINE ROAD

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

**GARBAGE TRUCK
MOVEMENT
STUDY**

PROFESSIONAL SEAL

STATE OF MARYLAND
MICHAEL B. GOODMAN
No. 27721
Professional Engineer

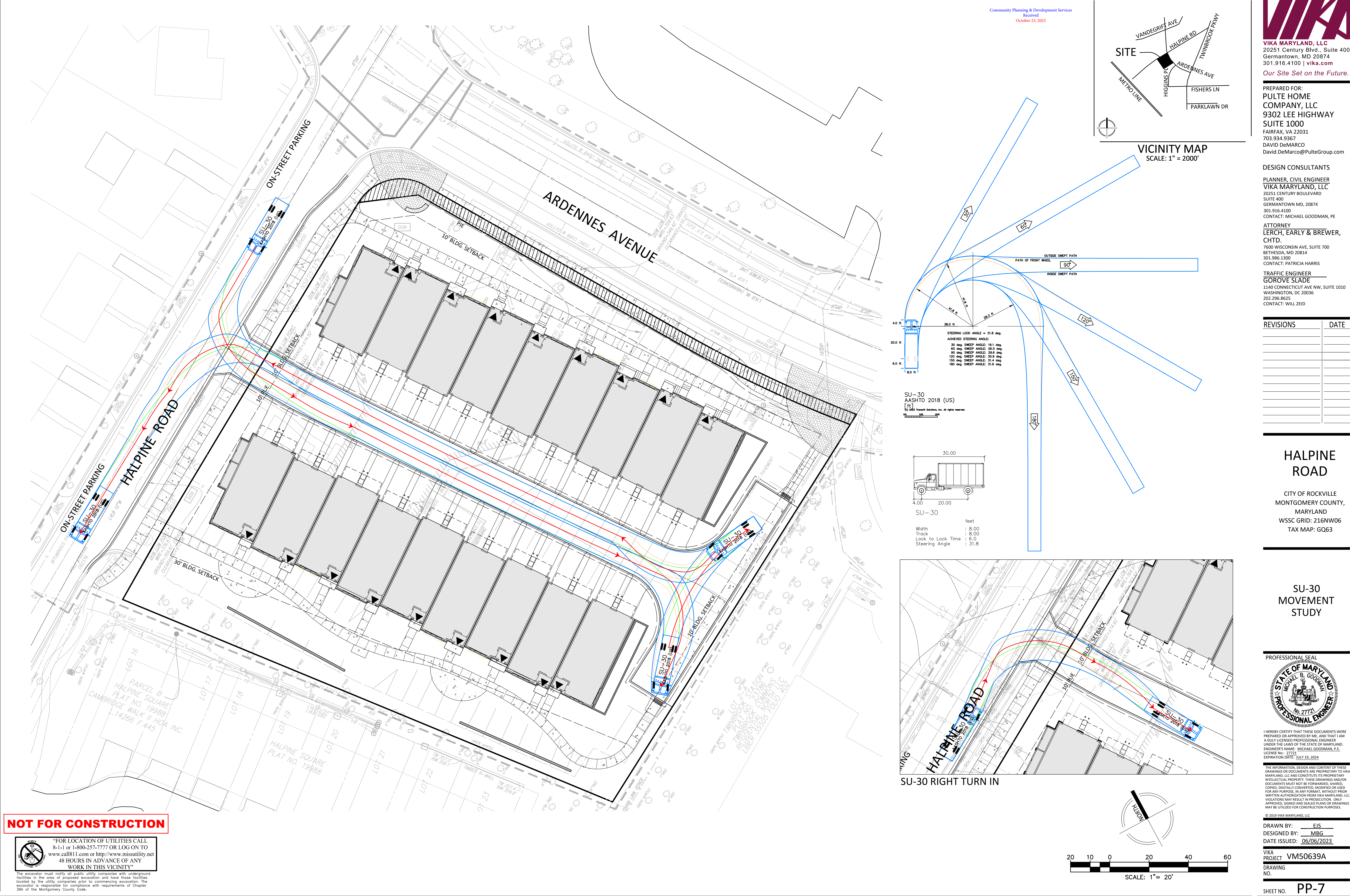
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ENGINEER'S NAME: MICHAEL GOODMAN, P.E.
LICENSE NO.: 27721
EXPIRATION DATE: JULY 19, 2024

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DRAWN BY: EJS
DESIGNED BY: MBG
DATE ISSUED: 06/06/2023

VKA
PROJECT: VM50639A
DRAWING
NO. PP-6



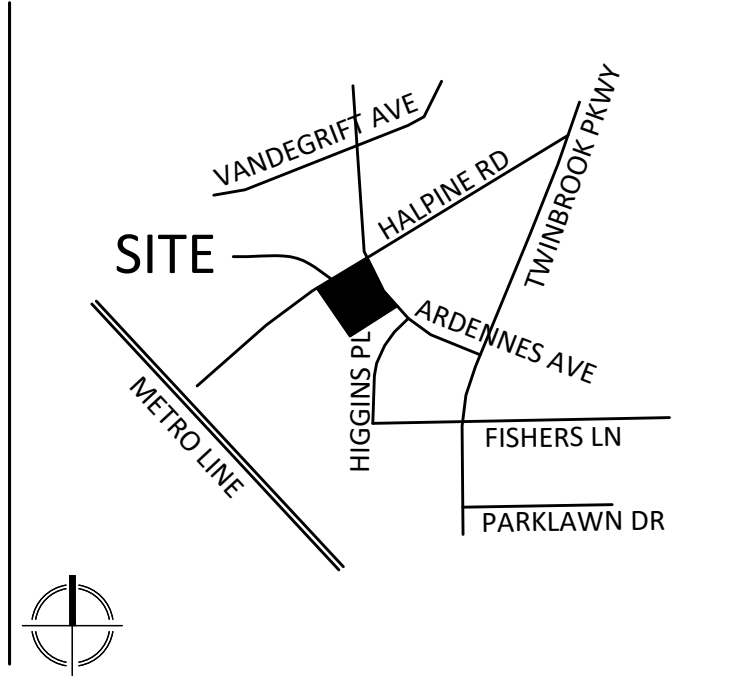
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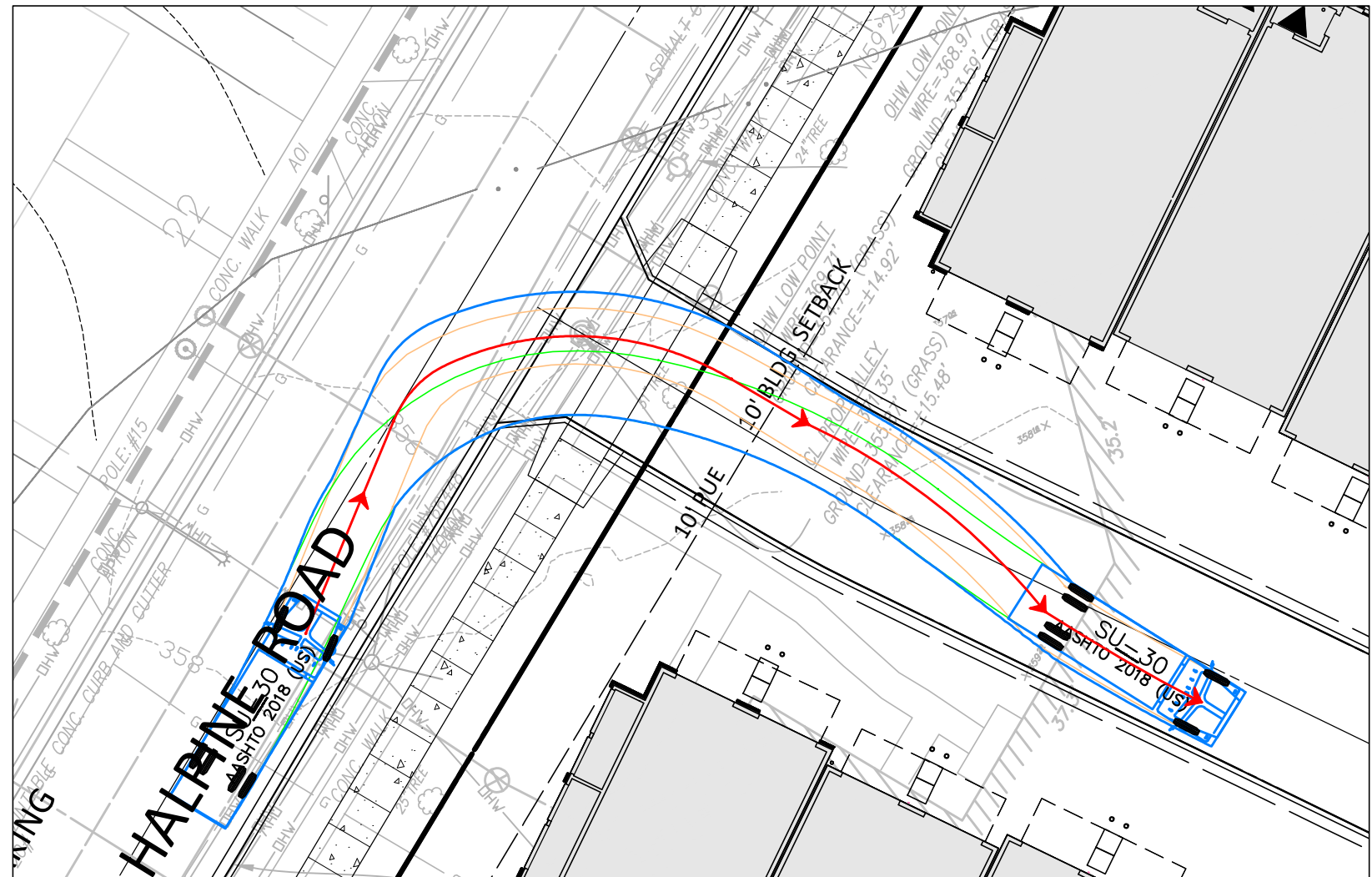
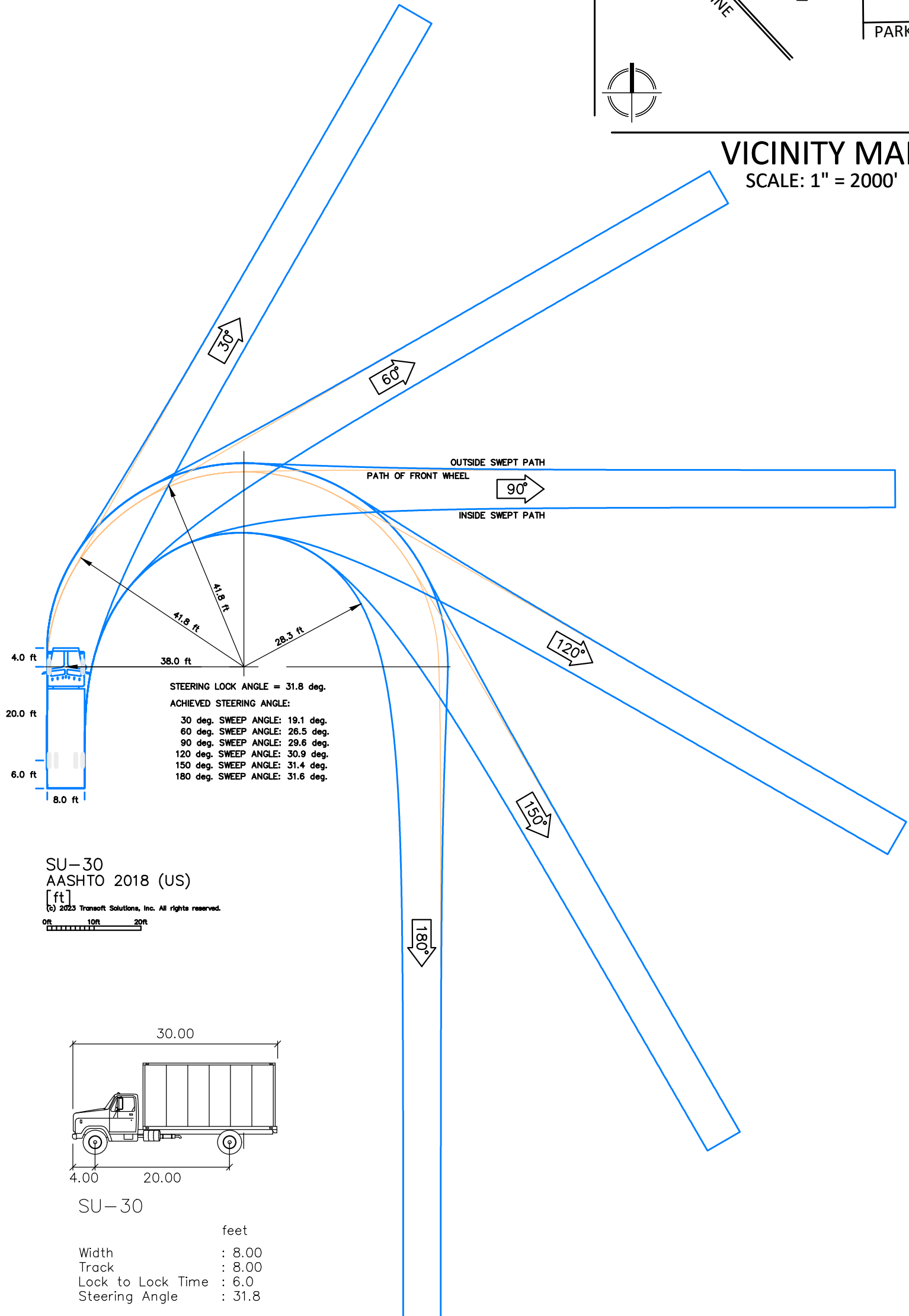
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LAYOUT: AUTO (SU30), Plotted By: stebbins

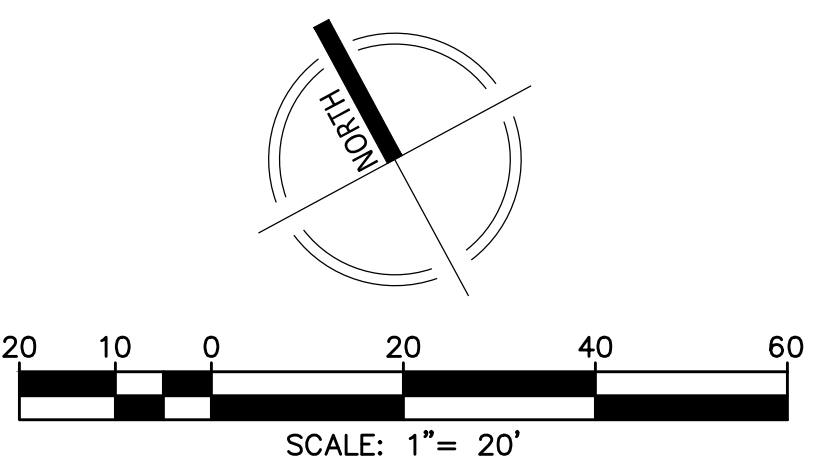
Community Planning & Development Services
Received
October 23, 2023



VICINITY MAP
SCALE: 1" = 2000'



SU-30 RIGHT TURN IN



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703.934.9367
DAVID DeMARCO
David.DeMarco@PulteGroup.com

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

REVISIONS	DATE

HALPINE ROAD

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

**SU-30
MOVEMENT
STUDY**

PROFESSIONAL SEAL
STATE OF MARYLAND
MICHAEL B. GOODMAN
No. 27721
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.: 27721 EXPIRATION DATE: JULY 19, 2024

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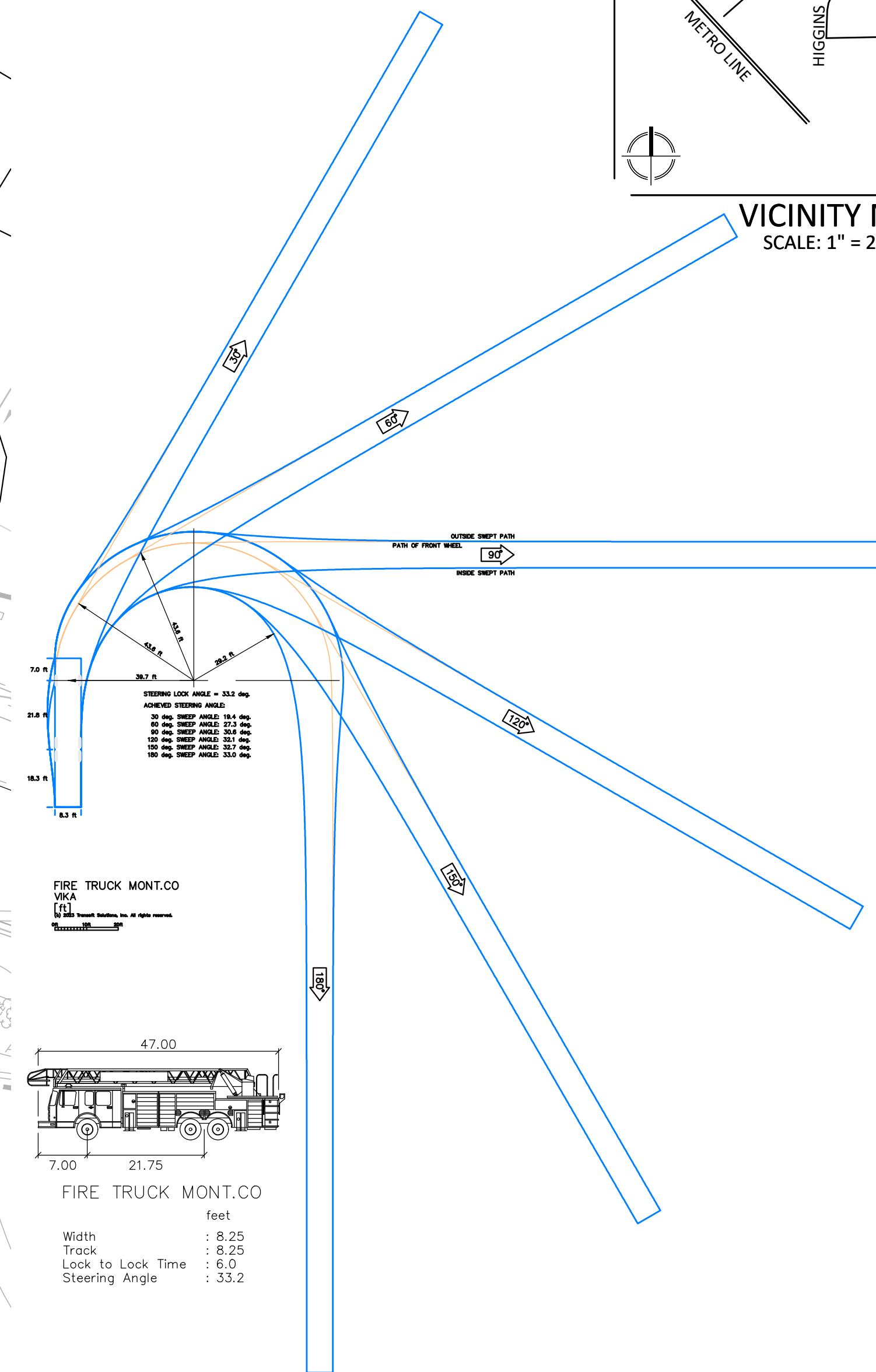
DRAWN BY: EJS
DESIGNED BY: MBG
DATE ISSUED: 06/06/2023

VIKA
PROJECT: VM50639A
DRAWING NO.
SHEET NO. PP-7

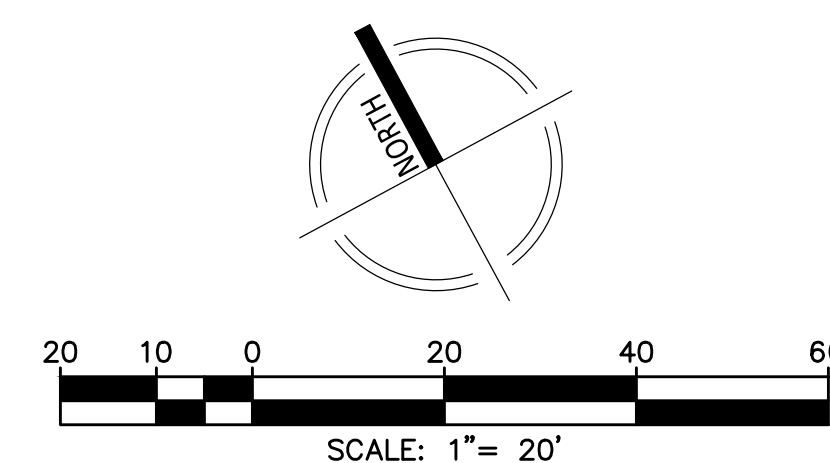
CITY OF ROCKVILLE
MONTGOMERY COUNTY,
MARYLAND
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SHEET NO. PP-8

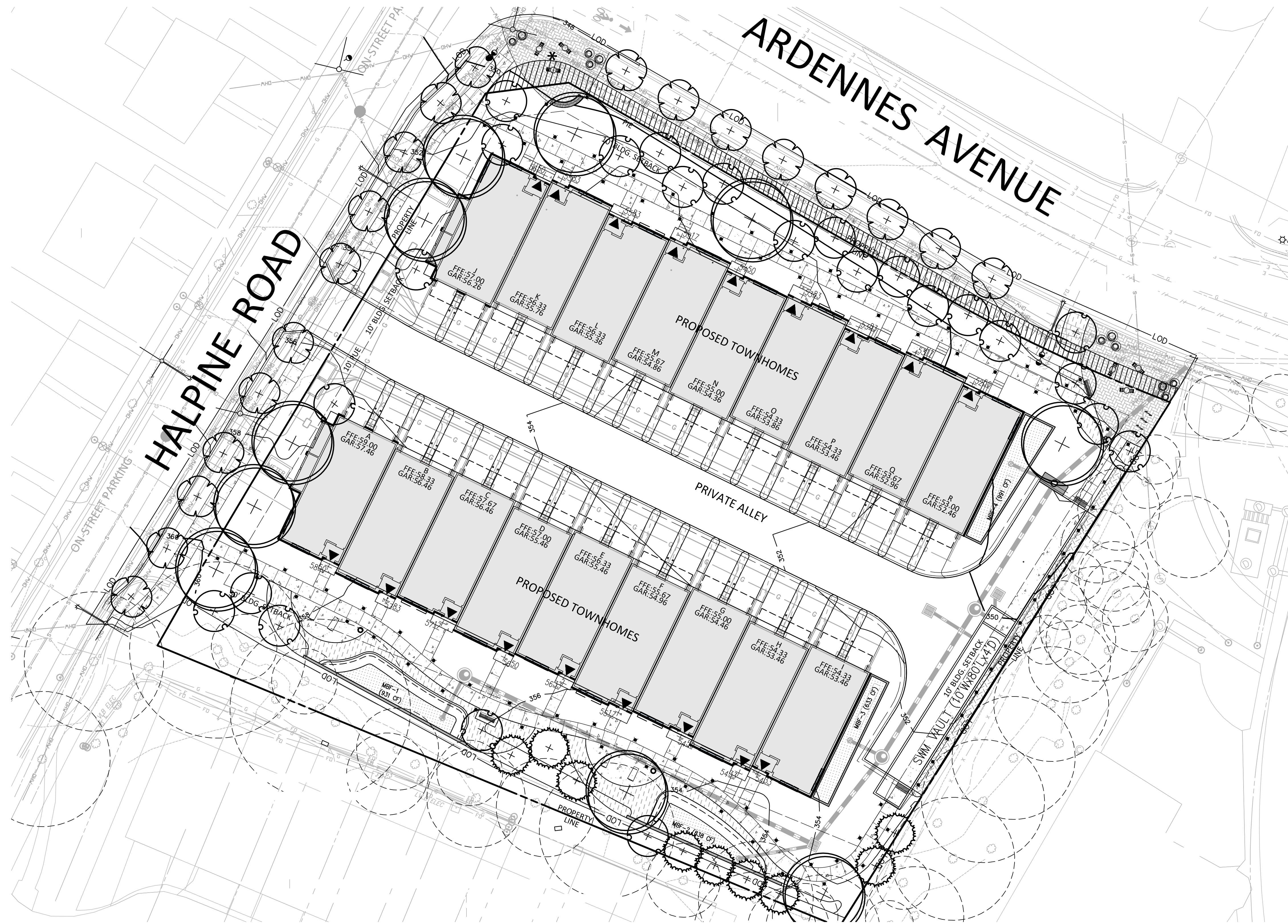


The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 35A of the Montgomery County Code.



HALPINE ROAD

LANDSCAPE ARCHITECTURE SET

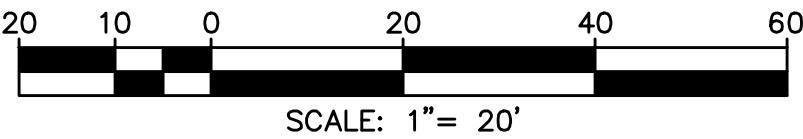
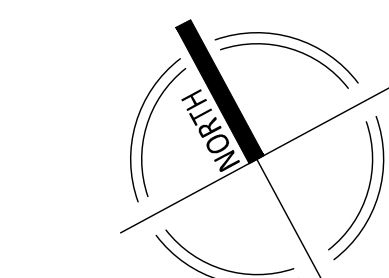


LEGEND

- | | | | | | | | |
|--|--------------------------|--|---|--|---------------------------|--|----------------------------|
| | PROPOSED CANOPY TREE | | EXISTING SIGNIFICANT TREE TO REMAIN WITH CRZN SHOWING | | PROPOSED STORM DRAIN | | PROPOSED PLANTERS |
| | PROPOSED STREET TREE | | BIORETENTION (SEE SWM PLAN FOR DETAILS) | | PROPOSED TRASH RECEPTACLE | | PROPOSED BIKE RACK |
| | PROPOSED ORNAMENTAL TREE | | PROPOSED SIDEWALK | | PROPOSED BOLLARD | | PROPOSED LOUNGE CHAIR |
| | PROPOSED EVERGREEN TREE | | PROPOSED PLANT BED | | PROPOSED STRAIGHT BENCH | | PROPOSED TABLES AND CHAIRS |
| | | | PROPOSED PRIVACY SHRUB AREA | | PROPOSED ART PIECE | | |
| | | | PROPOSED CONCRETE PAVERS-PEDESTRIAN | | | | |

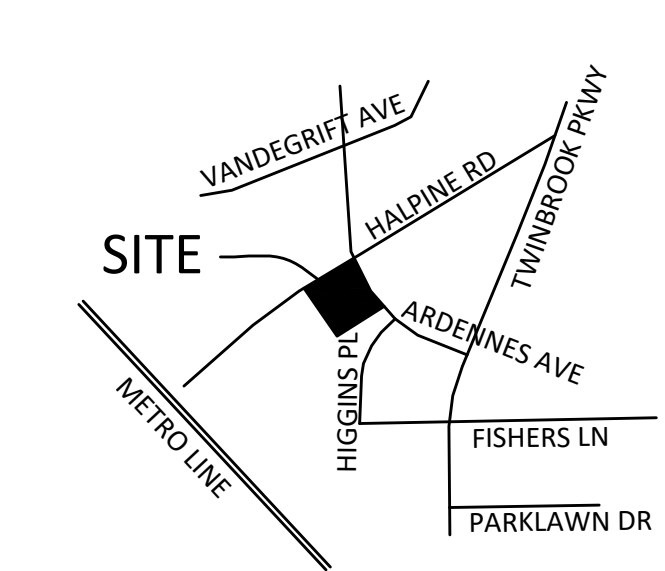
LANDSCAPE PLAN INDEX

- | | |
|---------|-------------------------------|
| LL-1.00 | LANDSCAPE COVER |
| LL-1.01 | OVERALL MATERIALS PLAN |
| LL-1.02 | OVERALL TREE PLANTING PLAN |
| LL-2.00 | PLANTING DETAILS AND SCHEDULE |
| LL-2.01 | SITE DETAILS |
| LL-3.00 | LIGHTING PLAN |
| LL-4.00 | OPEN SPACE PLAN |



VICINITY MAP
SCALE: 1" = 2000'

Community Planning & Development Services
Received
October 23, 2023



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: WILL ZEID

REVISIONS	DATE

HALPINE ROAD

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

LANDSCAPE COVER

PROFESSIONAL SEAL

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

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

VIKA PROJECT: **VM50639A**
DRAWING NO. **LL-1.00**
SHEET NO. **LL-1.00**

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.

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 COUNTRY 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
11140 CONNECTICUT AVE NW, SUITE 1010
WASHINGTON, DC 20036
202.296.8625
CONTACT: WILL ZEID

[illegible]

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

PROFESSIONAL SEAL



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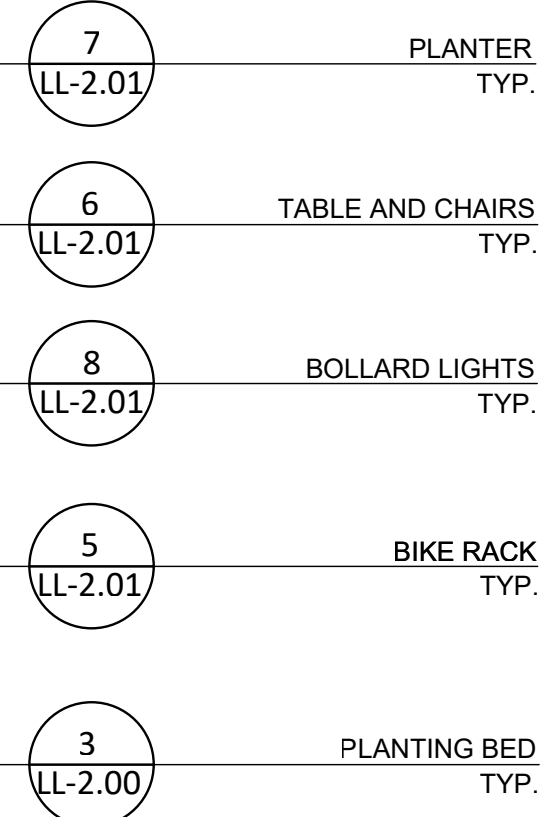
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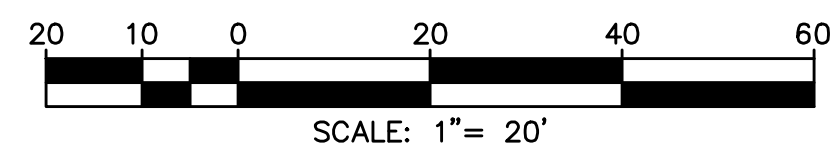
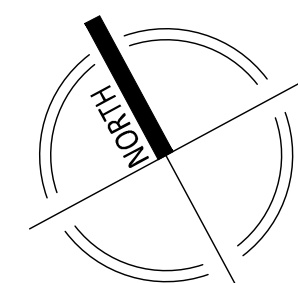
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NO.

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



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www.call811.com or <http://www.missutility.net>
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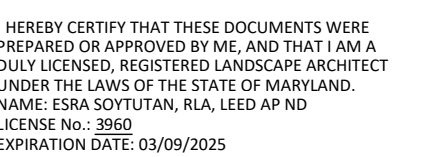
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PLANNER, CIVIL ENGINEER
MIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
TEL: 901.916.4100
CONTACT: MICHAEL GOODMAN, PE
ATTORNEY
LERCH, EARLY & BREWER,
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1600 WISCONSIN AVE, SUITE 700
BETHESDA, MD 20814
TEL: 901.986.1300
CONTACT: PATRICIA HARRIS
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GROVE SLADE
140 CONNECTICUT AVE NW, SUITE 1010
WASHINGTON, DC 20036
TEL: 202.296.8625
CONTACT: WILL ZEID

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CITY OF ROCKVILLE
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 216NW06
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1/1KA
PROJECT VM50639A

DRAWING
NO.

SHEET NO. LL-1.02

	<u>CANOPY TREES - LARGE</u> 400 SF CREDIT FAGUS GRANDIFOLIA / AMERICAN BEECH PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE QUERCUS FALCATA / SOUTHERN RED OAK QUERCUS PHELLOS / WILLOW OAK QUERCUS RUBRA / RED OAK	10
	<u>EVERGREEN TREES - LARGE</u> 700 SF CREDIT CRYPTOMERIA JAPONICA / JAPANESE CEDAR ILEX OPACA 'JERSEY KNIGHT' / JERSEY KNIGHT AMERICAN HOLLY ILEX OPACA 'SATYR HILL' / SATYR HILL AMERICAN HOLLY PICEA ABIES / NORWAY SPRUCE PINUS STROBUS / WHITE PINE	9
	<u>ORNAMENTAL AND UNDERSTORY TREES</u> AMELANCHIER ARBOREA 'AUTUMN BRILLIANCE' / DOWNY SERVICEBERRY CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK CORNUS FLORIDA / EASTERN DOGWOOD COTINUS OBOVATUS / AMERICAN SMOKE TREE HAMAMELIS VIRGINIANA 'HARVEST MOON' / HARVEST MOON WITCH HAZEL MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA SYRINGA RETICULATA / JAPANESE TREE LILAC	24
	<u>STREET TREES-ORNAMENTAL</u> SYRINGA RETICULATA / JAPANESE TREE LILAC	19
	<u>PLANT BED MIX</u> PLANT IN GROUPS OF 3-7. COREOPSIS VERTICILLATA / TICKSEED ECHINACEA PURPUREA / PURPLE CONEFLOWER LIATRIS SPICATA / SPIKE GAYFATHER RUDBECKIA HIRTA / BLACK-EYED SUSAN	3,520 SF 915 915 915 915
	<u>PRIVACY SHRUB MIX</u> LARGE, DENSELY BRANCHED SHRUBS AND COPPICED TREES MATURE HEIGHT: GREATER THAN 10' CARPINUS BETULUS / EUROPEAN HORNBEAM FAGUS SYLVATICA / EUROPEAN BEECH FORSYTHIA X INTERMEDIA / BORDER FORSYTHIA ILEX X MESERVEAE 'HACHFEE' TM / CASTLE SPIRE BLUE HOLLY MAGNOLIA GRANDIFLORA 'TEDDY BEAR' / TEDDY BEAR SOUTHERN MAGNOLIA PHLOX DIVARICATA 'BLUE MOON' / BLUE MOON WOODLAND PHLOX	567 SF 1,326 1,326 1,326 1,326 1,326 84,852

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 SIDEWALK

PROPOSED PLANT BED

PROPOSED PRIVACY SHRUB AREA

PROPOSED CONCRETE PAVERS-PEDESTRIAN

PROPOSED STORM DRAIN

PROPOSED BOLLARD

PROPOSED TRASH RECEPTACLE

PROPOSED LOUNGE CHAIR

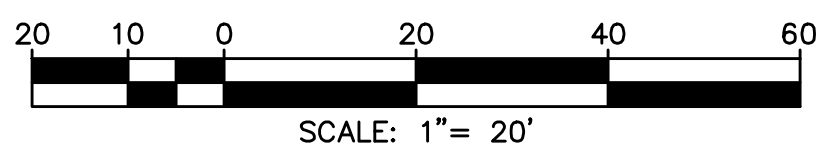
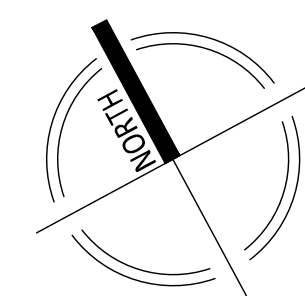
PROPOSED STRAIGHT BENCH

PROPOSED TABLES AND CHAIRS

PROPOSED PLANTERS

PROPOSED BIKE RACK

PROPOSED ART PIECE



HALPINE ROAD

ARDENNE AVENUE

STREET TREES-ORNAMENTAL (5)

ORNAMENTAL AND UNDERSTORY TREES (2)

CANOPY TREES - LARGE (3)

ORNAMENTAL AND UNDERSTORY TREES (4)

CANOPY TREES - LARGE (1)

STREET TREES-ORNAMENTAL (8)

ORNAMENTAL AND UNDERSTORY TREES (7)

ORNAMENTAL AND UNDERSTORY TREES (4)

PRIVACY SHRUB MIX (567 sf)

ORNAMENTAL AND UNDERSTORY TREES (3)

STREET TREES-ORNAMENTAL (6)

ORNAMENTAL AND UNDERSTORY TREES (1)

EVERGREEN TREES - LARGE (3)

CANOPY TREES - LARGE (1)

ORNAMENTAL AND UNDERSTORY TREES (1)

EVERGREEN TREES - LARGE (4)

EVERGREEN TREES - LARGE (2)

CANOPY TREES - LARGE (1)

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1. 9 SYRINGA RETICULATA PLANTED ALONG ARDENNES AVE PER CITY OF ROCKVILLE MASTER STREET TREE PLAN REQUIREMENTS-DATED JUNE 2023.
2. 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.
3. TREES ARE TO BE FIELD LOCATED WITH THE SUPERVISION OF A CERTIFIED ISA ARBORIST TO AVOID ANY IMPACTS TO CRITICAL ROOTS.

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: WILL ZEID

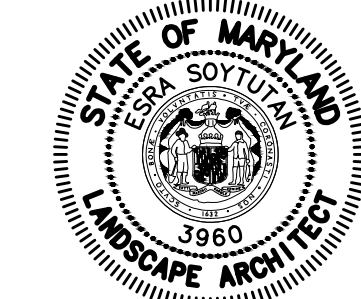
REVISIONS	DATE

HALPINE ROAD

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

SITE DETAILS

PROFESSIONAL SEAL



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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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DESIGNED BY: MBG
DATE ISSUED: 10/13/2023

VIKA
PROJECT: **VMS0639A**
DRAWING
NO.

SHEET NO. **LL-2.01**



SEATWALL SPECIFICATIONS:

MODEL: LINK 96" RADII PIANO KEY
SIZE: 32"H X 23"W X 74"L
COLOR: SUBMIT SAMPLES TO LANDSCAPE ARCHITECT
MATERIAL: CARBON STEEL FRAME WITH WOODEN SLATS
INSTALLATION: SURFACE MOUNTED
MANUFACTURER: LANDSCAPE FORMS OR APPROVED EQUAL
WWW.LANDSCAPEFORMS.COM



CHAISE LOUNGE SPECIFICATIONS:

MODEL: CHILL™ CHAISE LOUNGE
SIZE: 33"H X 28"W X 62"D
COLOR: SUBMIT SAMPLES TO LANDSCAPE ARCHITECT
MATERIAL: POLYETHYLENE
INSTALLATION: FREESTANDING
MANUFACTURER: LANDSCAPE FORMS OR APPROVED EQUAL
WWW.LANDSCAPEFORMS.COM



BENCH SPECIFICATIONS:

MODEL: AUSTIN BENCH
SIZE: 33"H X 72"L X 24"D
COLOR: SUBMIT SAMPLES TO LANDSCAPE ARCHITECT
MATERIAL: WOOD SEATING WITH ALUMINUM FRAME
INSTALLATION: SURFACE MOUNTED
MANUFACTURER: LANDSCAPE FORMS OR APPROVED EQUAL
WWW.LANDSCAPEFORMS.COM



TRASH RECEPTACLE SPECIFICATIONS:

MODEL: AUSTIN LITTER
SIZE: 42"H X 24" DIAMETER
COLOR: SUBMIT SAMPLES TO LANDSCAPE ARCHITECT
MATERIAL: CARBON STEEL PANELS, CAST ALUMINUM TOP, CAST IRON BASE
INSTALLATION: SURFACE MOUNTED
MANUFACTURER: LANDSCAPE FORMS OR APPROVED EQUAL
WWW.LANDSCAPEFORMS.COM

1 SEATWALL BENCH

NOT TO SCALE

P-50639-SIT-01



BIKE RACK SPECIFICATIONS:

MODEL: LOOP BIKE RACK
SIZE: 31"H X 36"L X 14"D
COLOR: SUBMIT SAMPLES TO LANDSCAPE ARCHITECT
MATERIAL: POWDERCOATED ALUMINUM
INSTALLATION: SURFACE MOUNTED
MANUFACTURER: LANDSCAPE FORMS OR APPROVED EQUAL
WWW.LANDSCAPEFORMS.COM

2 CHAISE LOUNGE

NOT TO SCALE

P-50639-SIT-02



TABLE AND CHAIRS SPECIFICATIONS:

MODEL: BRAVO BISTRO TABLE AND CHAIRS
SIZE: CHAIR: 16"W X 32.5"H, 17.5" SEAT HEIGHT (SET OF 2)
TABLE: 27"W X 28"H
MATERIAL: STAINLESS STEEL HARDWARE AND CARBON STEEL COMPONENTS
COLOR: CADMIUM
INSTALLATION: FREE STANDING
MANUFACTURER: LANDSCAPEFORMS OR APPROVED EQUAL
WWW.LANDSCAPEFORMS.COM

3 BENCH

NOT TO SCALE

P-50639-SIT-03



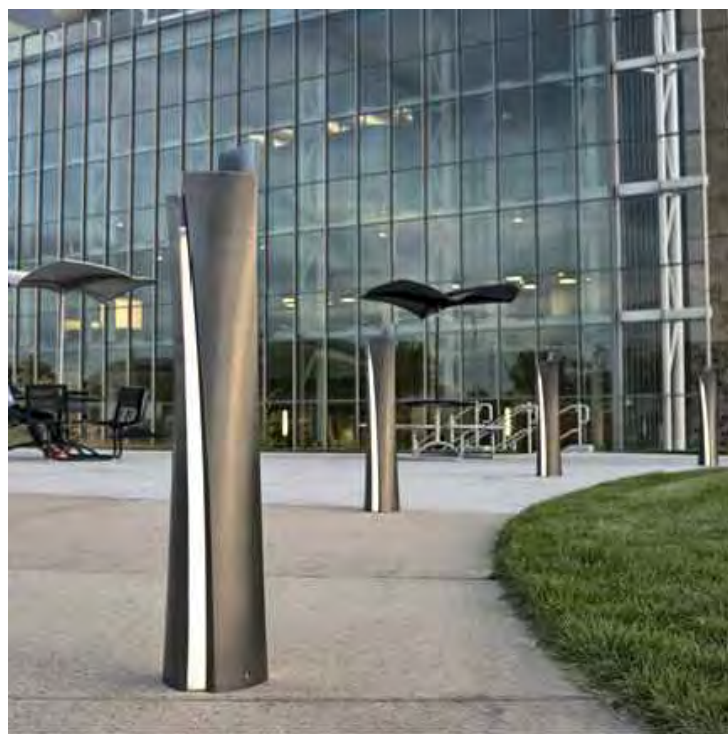
PLANTER SPECIFICATIONS:

MODEL: PASEOS PLANTER
SIZE: PS-32: 18" BASE W X 32"H X 44" DIAMETER
PS-48: 18" BASE W X 48.27"H X 48" DIAMETER
MATERIAL: CONCRETE
COLOR: SUBMIT SAMPLES TO LANDSCAPE ARCHITECT
INSTALLATION: FREE STANDING
MANUFACTURER: KORNEGAY DESIGN OR APPROVED EQUAL
WWW.KORNEGAYDESIGN.COM

4 TRASH RECEPTACLE

NOT TO SCALE

P-50639-SIT-04



BOLLARD SPECIFICATIONS:

MODEL: GUIDE W/ LED LIGHTING
DIMENSIONS: 8 3/4" X 8 1/2" X 43 3/4"
MATERIAL: CAST ALUMINUM
INSTALLATION: SURFACE MOUNTED

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

NOTES:

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

5 BIKE RACK

NOT TO SCALE

P-50639-SIT-05

6 TABLE AND CHAIRS

NOT TO SCALE

P-50639-SIT-06

7 PLANTER

NOT TO SCALE

P-50639-SIT-07

8 BOLLARD LIGHTS

NOT TO SCALE

P-50639-LIG-01



PAVER SPECIFICATIONS:

MODEL: INDUSTRIAL POLISHED COMMERCIAL
SIZE: 3 7/8" X 7 7/8" X 15 3/4"
3 7/8" X 23 5/8" X 23 5/8"
MATERIAL: CONCRETE
COLOR: BEIGE CREAM
TEXTURE: HD2 POLISHED
INSTALLATION: GRAVEL BASE
MANUFACTURER: TECO-BLOC OR APPROVED EQUAL
WWW.TECO-BLOC.COM

9 CONCRETE PAVER

NOT TO SCALE

P-50639-PAV-01

NOT FOR CONSTRUCTION



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PUBLIC USE SPACE

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

[illegible]

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

OPEN AREA AND
PUBLIC USE SPACE

PROFESSIONAL SEAL



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

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VIKA
PROJECT VM50639A
DRAWING
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SHEET NO. **LL-4.00**



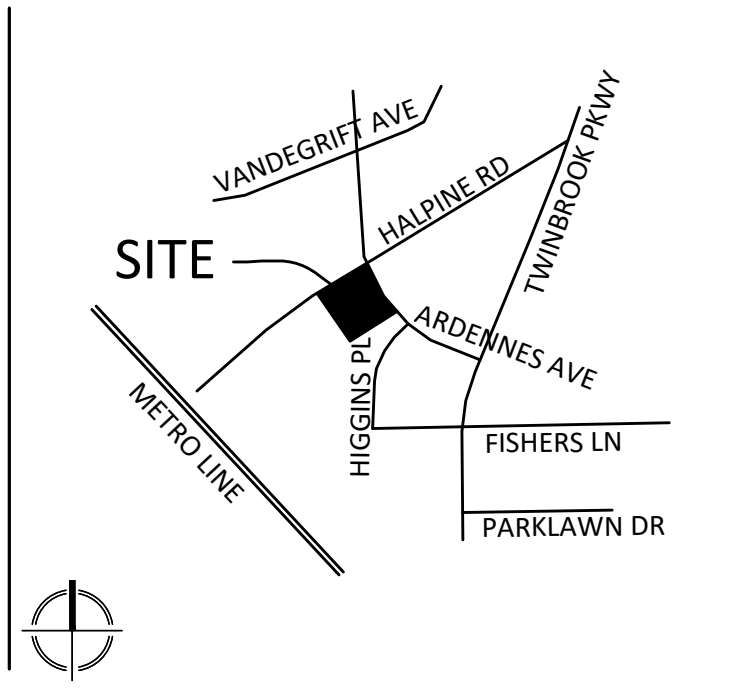
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48 HOURS IN ADVANCE OF ANY
WORK IN THIS VICINITY"**

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.

PRELIMINARY FOREST CONSERVATION PLAN

HALPINE ROAD

Community Planning & Development Services
Received
October 23, 2023



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
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: WILL ZEID

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

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

Vika
PROJECT: **VMS0639A**
DRAWING NO.

SHEET NO. **PFCP-1**

FCP WORKSHEET

CITY OF ROCKVILLE FOREST CONSERVATION WORKSHEET
Halpine Road (50639)

NET TRACT AREA:

A. Total tract area ... 1.51
B. Deductions (land dedication not in construction on this plan, other deductions - specify) 0.04
C. Net Tract Area= 1.47

LAND USE CATEGORY:

ZONING:	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
Place a "*" under the column corresponding to the correct zone of the site					
Zone: (choose only one)	0	0	0	1	0

D. Afforestation Threshold ... 15% x C = 0.22
E. Conservation Threshold ... 15% x C = 0.22

EXISTING FOREST COVER:

F. Existing forest cover (within net tract) (Existing easement)= 0.00
G. Area of forest above conservation threshold= 0.00

BREAK EVEN POINT:

H. Breakeven Point (amount of forest retained so that no mitigation is required)= 0.00
I. Clearing permitted without mitigation= 0.00

PROPOSED FOREST CLEARING:

J. Total area of forest to be cleared= 0.00
K. Total area of forest to be retained= 0.00

PLANTING REQUIREMENTS:

L. Reforestation for clearing above conservation threshold= 0.00
M. Reforestation for clearing below conservation threshold= 0.00
N. Credit for retention above conservation threshold= 0.00
P. Total reforestation required= 0.00
Q. Total afforestation required= 0.22
R. Total planting requirement= 0.22

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

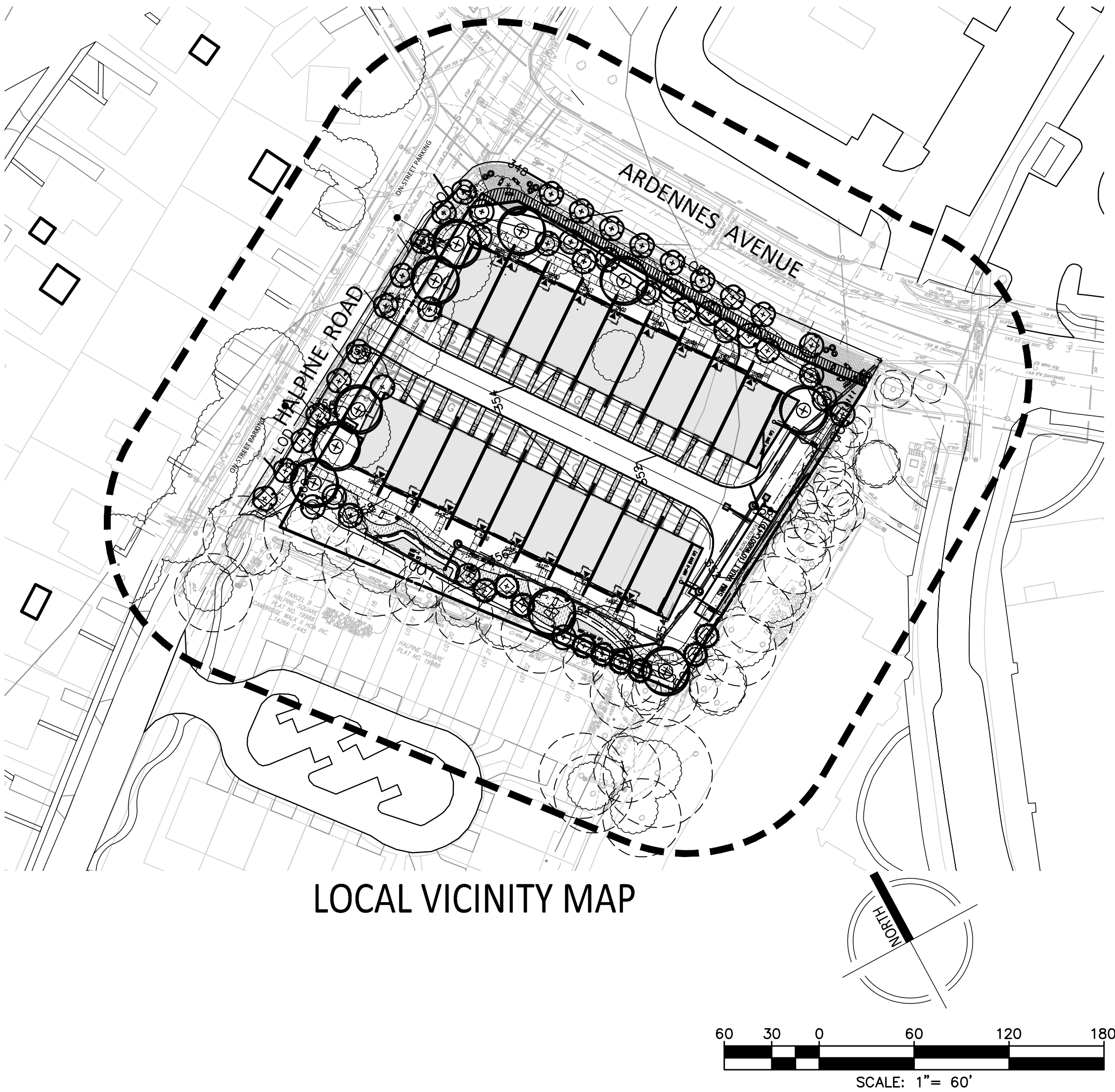
NNI CHART- PER CITY LIST				
SCIENTIFIC	COMMON	DISTRIBUTION	ABUNDANCE	NOTES
<i>Hedera helix</i>	English Ivy	localized	common	vine choking tree trunks, along ground
<i>Taraxacum officinale</i>	Common dandelion	widespread	common	along lawn areas and spread throughout out site

DATE NNI INVENTORY CONDUCTED April 18, 2023

NOT FOR CONSTRUCTION



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LOCAL VICINITY MAP

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 NAD83/2011. VERTICAL DATUM IS BASED ON NGVD29 DATUM. 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 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>)

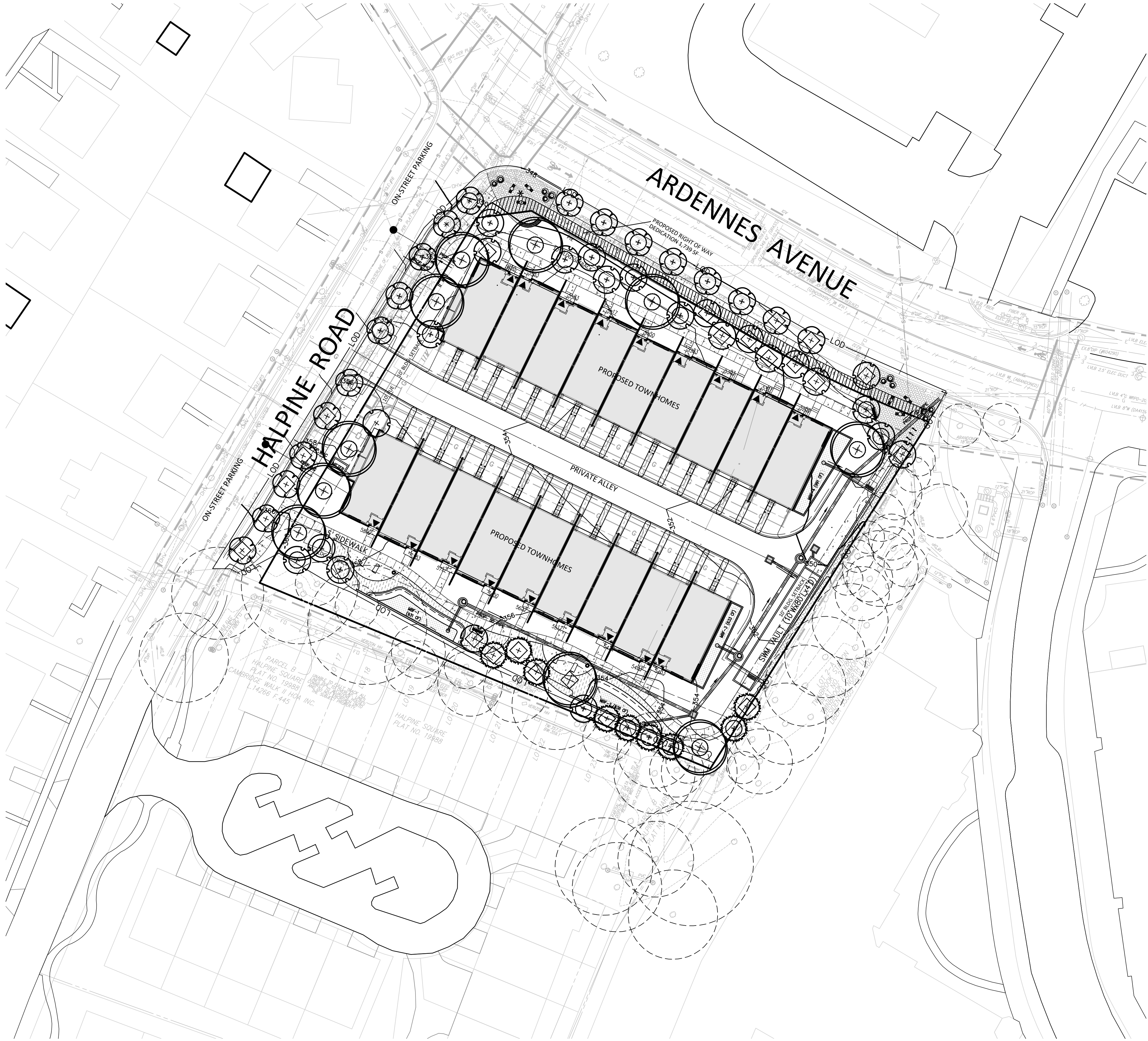
**PAGE 140 TABLE 5 MONTGOMERY COUNTY, MARYLAND SOIL SURVEY

**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

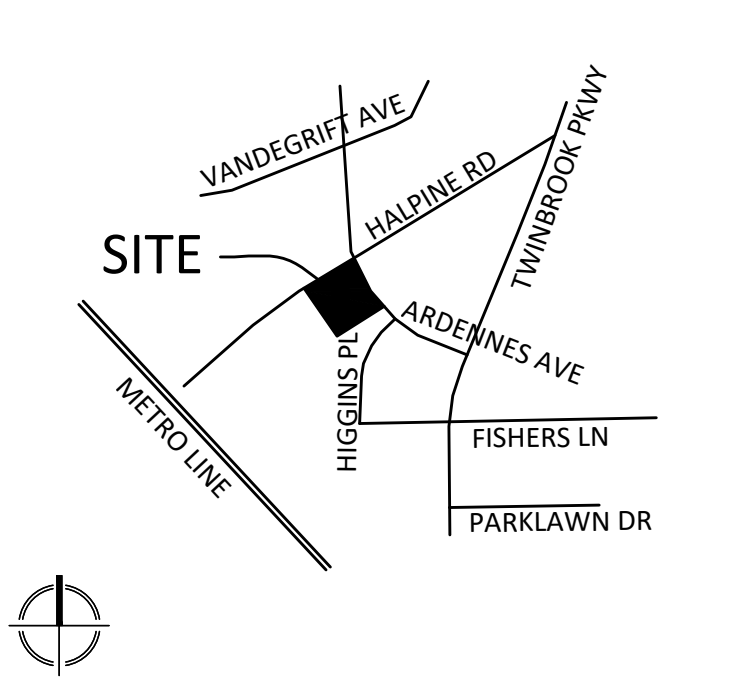
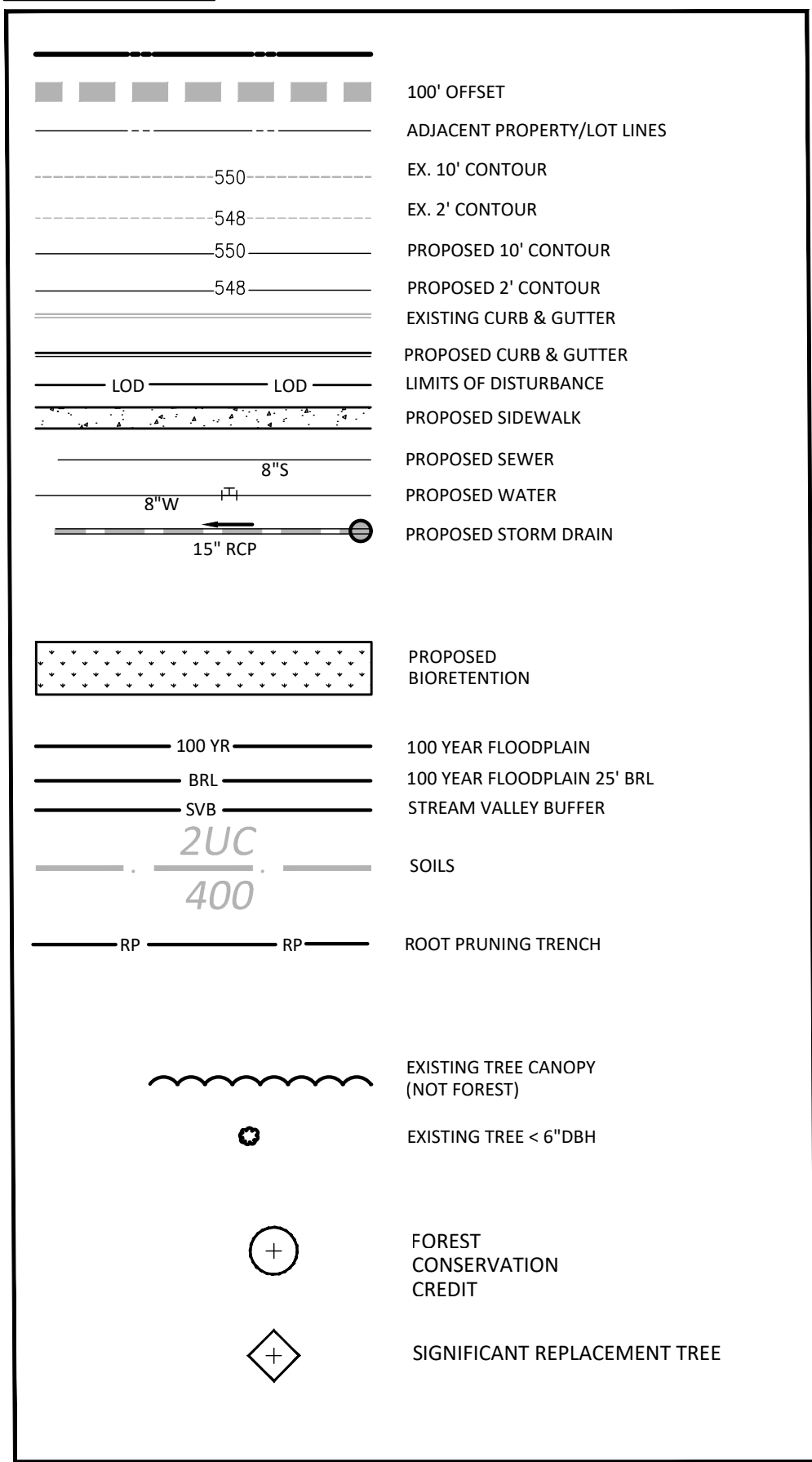
*** PAGE 67 APPENDIX C ERODIBLE SOILS LIST M-NCPPC MONTGOMERY COUNTY ENVIRONMENTAL GUIDELINES

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

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



PLAN LEGEND



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

PROFESSIONAL SEAL



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

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

VIKA
PROJECT: VMS0639A
DRAWING NO.

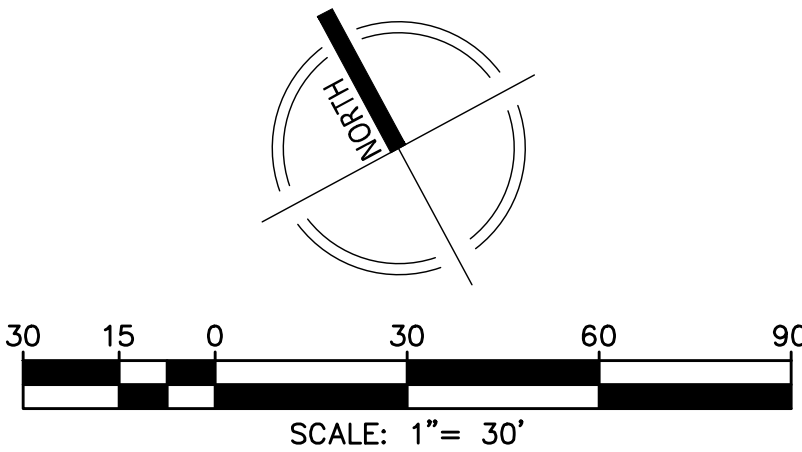
SHEET NO. PFCP-2

NOT FOR CONSTRUCTION



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

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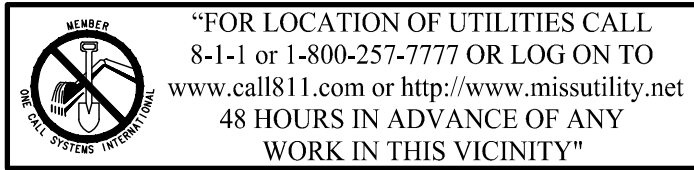


SIGNIFICANT & SPECIMEN TREE TABLE

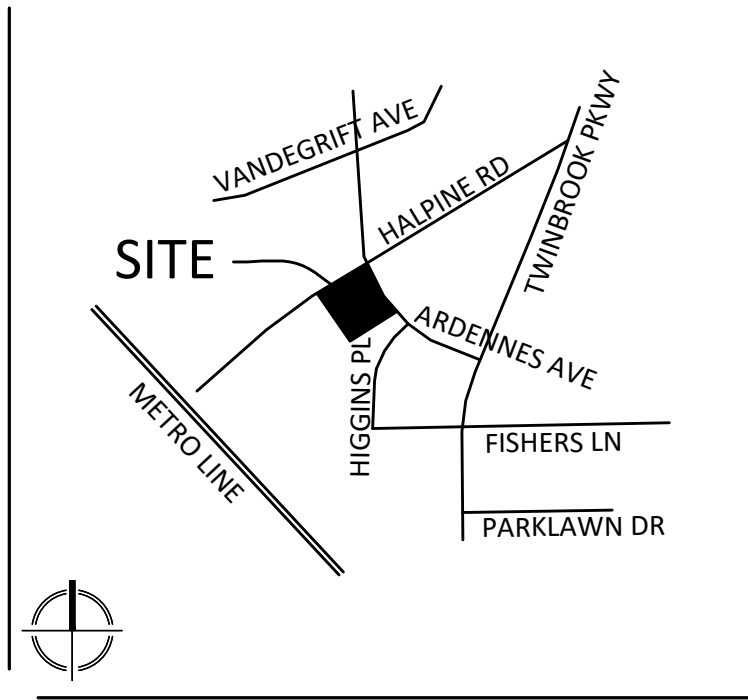
PROPOSED TREE SUMMARY CHART															
PFCP/FFCP															
#	SCIENTIFIC NAME	COMMON NAME	DBH	Area CRZ	CTLA %	COR CTLA %	Remarks	PREVIOUS FTP PLAN #	PREV.CREDIT	DISPOSITION	OWED	REPLACEMENT TREES REQD.	CREDIT TYPE	MAXIMUM CREDIT AMOUNT	
LANDSCAPE SETTING >= 12" DBH (NO EXISTING CREDIT)															
1	<i>Fagus grandifolia</i>	American Beech	30.0 in	6362	94%		On private property/ no permission			Save		0	LG SHADE	0	
8	<i>Ulmus americana</i>	American elm	24.5 in	4243	84%					Remove		2	LG SHADE	0	
9	<i>Quercus rubra</i>	Red Oak	30.5 in	6576	81%					Remove		6	LG SHADE	0	
10	<i>Quercus rubra</i>	Red Oak	23.5 in	3904	66%					Remove		2	LG SHADE	0	
11	<i>Quercus rubra</i>	Red Oak	24.0 in	4072	88%					Remove		2	LG SHADE	0	
12	<i>Quercus rubra</i>	Red Oak	24.0 in	4072	78%					Remove		2	LG SHADE	0	
13	<i>Acer rubrum</i>	Red Maple	21.5 in	3267	94%					Save		0	LG SHADE	0	
15	<i>Taxodium distichum</i>	Bald cypress	22.0 in	3421	97%					Save		0	LG SHADE	0	
20	<i>Acer rubrum</i>	Red Maple	16.5 in	1924	94%					Save		0	LG SHADE	0	
24	<i>Ilex opaca</i>	American Holly	14.0 in	1385	97%					Save		0	LG EVG	0	
25	<i>Pinus strobus</i>	White Pine	16.5 in	1924	97%					Save		0	LG EVG	0	
27	<i>Prunus sp.</i>	Cherry	18.0 in	2290	97%		On private property/ no permission			Save		0	ORN	0	
28	<i>Lagerstroemia indica</i>	Crape Myrtle	14.0 in	1385	97%		On private property/ no permission			Save		0	ORN	0	
29	<i>Pinus strobus</i>	White Pine	23.0 in	3739	91%					Save		0	LG EVG	0	
32	<i>Pinus strobus</i>	White Pine	15.0 in	1590	97%					Save		0	LG EVG	0	
35	<i>Pinus strobus</i>	White Pine	14.0 in	1385	91%					Save		0	LG EVG	0	
51	<i>Quercus rubra</i>	Red Oak	27.0 in	5153	78%					Remove		3	LG SHADE	0	
52	<i>Quercus rubra</i>	Red Oak	25.0 in	4418	84%					Remove		3	LG SHADE	0	
53	<i>Quercus rubra</i>	Red Oak	28.0 in	5542	72%					Remove		3	LG SHADE	0	
57	<i>Pinus strobus</i>	White Pine	20.0 in	2827	71%					Save		0	LG EVG	0	
59	<i>Pinus strobus</i>	White Pine	12.0 in	1018	88%					Save		0	LG SHADE	0	
61	<i>Quercus rubra</i>	Northern Red Oak	22.0 in	3421	55%					Save		0	LG SHADE	0	
											8	23	0		
6-11" DBH TREES (NO EXISTING CREDIT)*															
14	<i>Sassafras albidum</i>	Sassafras	8.0 in	452	92%					Save			LG SHADE	400	
17	<i>Cercis canadensis</i>	Red Bud	8.0 in	452	94%					Save			ORN	200	
21	<i>Ilex opaca</i>	American Holly	8.0 in	452	97%					Save			LG EVG	400	
22	<i>Ilex opaca</i>	American Holly	10.0 in	707	97%					Save			LG EVG	400	
31	<i>Juniperus virginiana</i>	Red Cedar	6.0 in	254	97%					Save			LG EVG	400	
41	<i>Pinus strobus</i>	White Pine	10.0 in	707	94%					Save			LG EVG	400	
42	<i>Pinus strobus</i>	White Pine	8.5 in	511	94%					Save			LG EVG	400	
44	<i>Ilex opaca</i>	Holly	10.0 in	707	97%					Save			LG EVG	400	
47	<i>Robinia pseudoacacia</i>	Black locust	10.0 in	707	97%					Save			LG SHADE	400	
54	<i>Sassafras albidum</i>	Sassafras	8.0 in	452	89%					Save			LG SHADE	400	
55	<i>Nyssa sylvatica</i>	Blackgum	10.0 in	707	86%					Save			LG SHADE	400	
														4200	
OFFSITE															
									0	Select One	FALSE	0			
										Select One	FALSE	0			
										Select One	FALSE	0			
											0	0			
STREET TREES OF ANY SIZE; STREET TREES MAY HAVE PRIOR FC CREDIT (Tree number must include F if previous FC credit was assigned)															
2	<i>Platanus acerifolia</i>	London Plane Tree	21 in	3117	91%					Save	N/A	0		0	
3	<i>Zelkova serrata</i>	Japanese Zelkova	19 in	2552	91%					Save	N/A	0		0	
4	<i>Acer saccharinum</i>	Silver Maple	29 in	5741	88%					Save	N/A	0		0	
5	<i>Acer saccharinum</i>	Silver Maple	36 in	8908	91%					Save	N/A	0		0	
6F	<i>Zelkova serrata</i>	Japanese Zelkova	17 in	1924	88%		PREVIOUS SIG TREE REPLACEMENT CREDIT	FTP95-5	400	Save	N/A	0		400	
7F	<i>Zelkova serrata</i>	Japanese Zelkova	17 in	2043	91%		PREVIOUS SIG TREE REPLACEMENT CREDIT	FTP95-5	400	Save	N/A	0		400	
											TOTAL PREVIOUS CREDIT:	800	0	0	800
PREVIOUS FOREST CONSERVATION CREDIT (Tree number must include F)															
16F*	<i>Cornus florida</i>	Dog Wood	10.0 in	707	94%			FTP95-5	400	Save	0	0		400	
19F*	<i>Ilex opaca</i>	American Holly	9.0 in	573	89%			FTP95-5	400	Save	0	0		400	
18F*	<i>Ulmus americana</i>	American Elm	12.0 in	1018	94%			FTP95-5	400	Save	0	0		400	
21F*	<i>Ilex opaca</i>	American Holly	8.0 in	452	97%			FTP95-5	400	Save	0	0		400	
22F*	<i>Ilex opaca</i>	American Holly	10.0 in	707	97%			FTP95-5	400	Save	0	0		400	
23F*	<i>Ilex aquifolium</i>	English Holly	14.0 in	1385	97%			FTP95-5	400	Save	0	0		400	
33F	<i>Pinus strobus</i>	White Pine	15.0 in	1590	91%			FTP2003-00033	400	Save	0	0		400	
34F	<i>Pinus strobus</i>	White Pine	15.0 in	1590	91%			FTP2003-00033	400	Save	0	0		400	
36F	<i>Pinus strobus</i>	White Pine	14.0 in	1385	91%			FTP2003-00033	400	Save	0	0		400	
43F	<i>Lagerstroemia indica</i>	Crape Myrtle	6.0 in	254	97%			FTP2003-00033	400	Save	0	0		400	
49F	<i>Zelkova serrata</i>	Japanese Zelkova	8.0 in	452	91%			FTP2003-00033	400	Save	0	0		400	
50F	<i>Zelkova serrata</i>	Japanese Zelkova	7.0 in	346	91%			FTP2003-00033	400	Save	0	0		400	
56F*	<i>Cladrastis kentukea</i>	American yellowwood	12.0 in	1018	83%			FTP95-5	400	Save	0	0		400	
58F*	<i>Ilex opaca</i>	American holly	15.0 in	1590	94%			FTP95-5	400	Save	0	0		400	
											TOTAL PREVIOUS CREDIT:	5600	0	0	5600
PREVIOUS SIGNIFICANT TREE REPLACEMENT CREDIT (Tree Number must include S) REPLACED AT 1 TO 1															
26S*	<i>Acer rubrum</i>	Red Maple	16.5 in	1924	97%		On private property/ no permission	FTP95-5	1	Save		0			
28S*	<i>Lagerstroemia indica</i>	Crape Myrtle	14.0 in	1385	97%		On private property/ no permission	FTP95-5	1	Save		0			
30S	<i>Cercis canadensis</i>	Red Bud	6.5 in	299	94%			FTP2003-00033	1	Save		0			
37S	<i>Ilex opaca</i>	American Holly	6.0 in	254	94%			FTP2003-00033	1	Save		0			
38S	<i>Ilex opaca</i>	American Holly	6.0 in	254	97%			FTP2003-00033	1	Save		0			
39S	<i>Ilex opaca</i>	American Holly	6.0 in	254	97%			FTP2003-00033	1	Save		0			
40S	<i>Juniperus virginiana</i>	Red Cedar	9.0 in	573	97%			FTP2003-00033	1	Save		0			
45S	<i>Juniperus virginiana</i>	Red Cedar	8.0 in	452	94%			FTP2003-00033	1	Save		0			
46S	<i>Juniperus virginiana</i>	Red Cedar	8.5 in	511	94%			FTP2003-00033	1	Save		0			
48S	<i>Ilex opaca</i>	Holly	6.5 in	299	97%			FTP2003-00034	1	Save		0			
60S	<i>Cercis canadensis</i>	Red bud	8.0 in	452	90%			FTP2003-00033	1	Save		0			
											TOTAL PREVIOUS SIG REPL:	11		0	
											Previous Individual Tree Credit Provided	6400			
											Previous Significant Replacements Provided	11			
											Previous Individual Tree Credit Missing/Removed	0			
											Off-Site Replacements Owed	0			
											Previous Significant Replacements Owed	23			
											Existing Previous Individual Tree Credit	6400			
											Proposed Existing CRZ Credit	4200			
											New Maximum Existing Individual Tree Credit	10600			
*Tree is in general location of what is shown on previously approved plan but species do not match. Species observed on the field during NRI study and COR observation are listed.															

*Tree is in general location of what is shown on previously approved plan but species do not match. Species observed on the field during NRI study and COR observation are listed.

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.



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 FC QUANTITY)	MTC CREDIT (200 OR 400 SF MTC QUANTITY)
STREET TREES (NOT TO EXCEED 25% OF TOTAL REQUIREMENT)															
8	Ardennes Avenue	<i>Syringa reticulata</i>	Japanese Tree Lilac	ORN	B&B	2.5"	0	0	0	2	0	6	0	1200	1600
11	Halpine Road	<i>Syringa reticulata</i>	Japanese Tree Lilac	ORN	B&B	2.5"	0	0	0	5	0	6	0	1200	2200
10	On-Site Trees	TBD		LG SHADE	B&B	2.5"	0	0	0	1	0	0	9	3600	4000
9		TBD		LG EVG	B&B	2.5"	0	0	0	5	0	0	4	1600	3600
24		TBD		ORN	B&B	2.5"	1	0	0	10	0	0	13	2600	4600
TOTALS							N/A	0	0	23	0	12	26	10200	16000
REQUIREMENTS							N/A		23				X	9584	6558
* Street trees not to exceed 25% of total forest conservation credit requirement.															

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

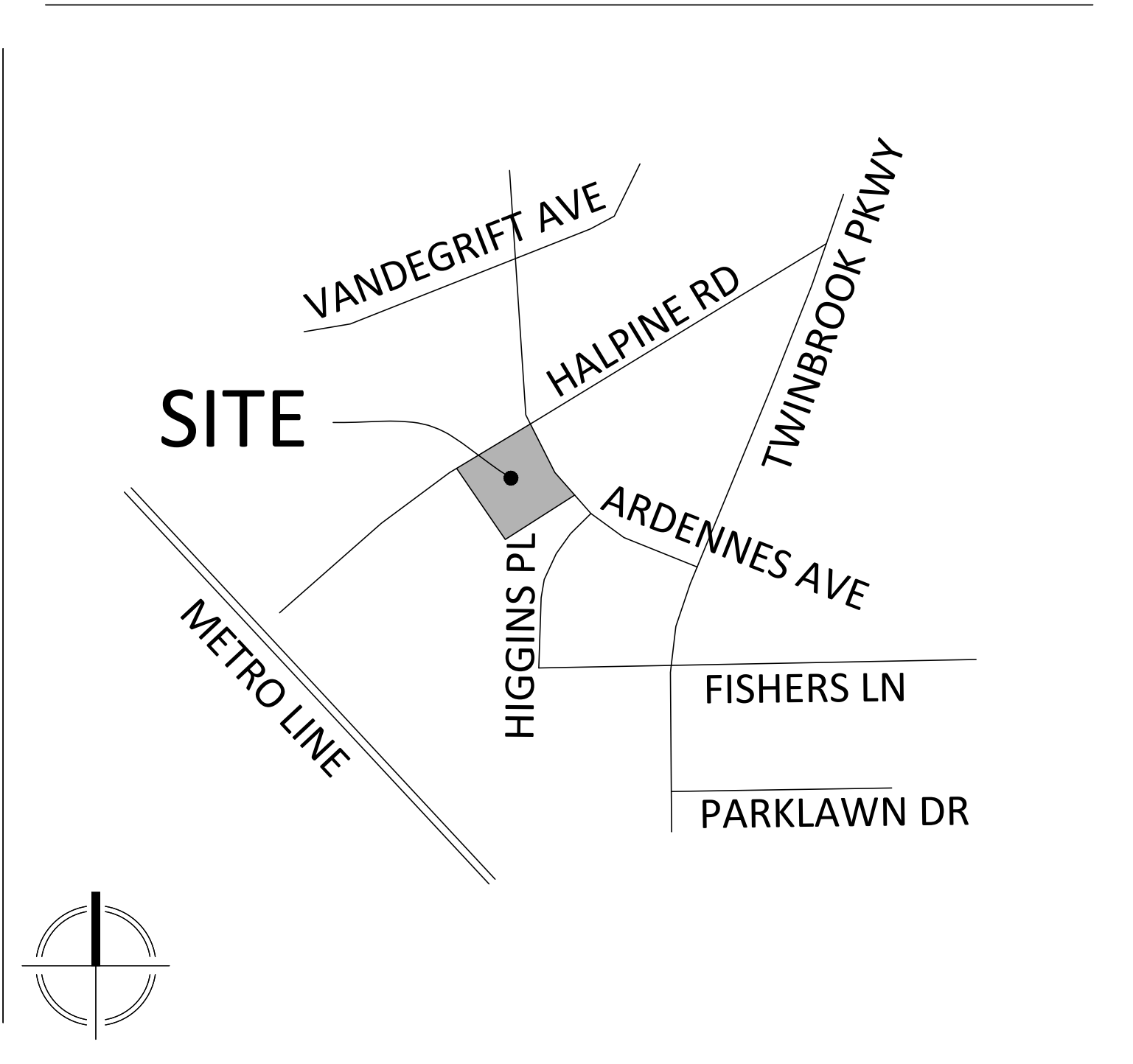
DESIGN CONSULTANTS

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

ATTORNEY

PRE-APPLICATION STORMWATER MANAGEMENT CONCEPT
SMC#: SMC2023-00011
5906 HALPINE ROAD
4TH ELECTION DISTRICT ROCKVILLE
MONTGOMERY COUNTY, MARYLAND

SWM CONCEPT SUMMARY TABLE	
General Property Information	
SMC# 2023-00011	
Type of Concept: PAM Stormwater Management Concept	
Development Review Process/Case No.: PJT TBD	
Property Address: 5906 Halpine Road, Rockville MD 20851	
Property Legal Description: Subdivision 0504	
Property Size (ac./sq.ft.): 1.51 acres/ 65,577 square feet	
Total Concept Area (ac./sq.ft.): 1.51 acres/ 65,577 square feet	
Zoning: R-60 (MXNC Floating)	
Watershed: Rock Creek Watershed	
100 YR Floodplain: n/a	
Ex. % impervious/Redevelopment or New Development: 72% Redevelopment	
SWM Summary	
Total On-Site Impervious Area subject to SWM: 1.51 acres (65,577 sq.ft.)	
Required P _c /Proposed P _c : 1.96 inches/ 1.04 inches	
Target ESDv/Provided ESDv: 6.735 cu.ft./ 3,586 cu.ft.	
ESD Measures: 4 Micro Bioretention Facilities	
Structural Storage Required/Provided: 3,115 cu.ft./ 3,150 cu.ft.	
Structural Measures: Vault with Filter Cartridges	
Qp10 (10-Year Quantity Control) Measures: Monetary Contribution	
Contiguous Right-of-Way Impervious Area subject to SWM: 0.30 acres	
Contiguous Right-of-Way Cpv (Channel Protection Volume) & WQv (Water Quality Volume) Measures: Monetary Contribution	
Contiguous Right-of-Way Qp10 (10-Year Quantity Control) Measures: Monetary Contribution	



VICINITY MAP
SCALE: 1" = 1000'

STORMWATER MANAGEMENT CONCEPT GENERAL NOTES

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

SHEET INDEX

CSWM	1 OF 3	PRE-APPLICATION STORMWATER MANAGEMENT CONCEPT COVER SHEET
CSWM	2 OF 3	PRE-APPLICATION STORMWATER MANAGEMENT CONCEPT PLAN
CSWM	3 OF 3	PRE-APPLICATION STORMWATER MANAGEMENT DETAILS

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



DESIGNED _____
DRAFTED _____
CHECKED _____

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

DESIGN PLAN APPROVAL

DIRECTOR OF PUBLIC WORKS
APPROVAL DATE

PWK# _____ SCP# _____
SMP# _____ REVIEWED BY _____

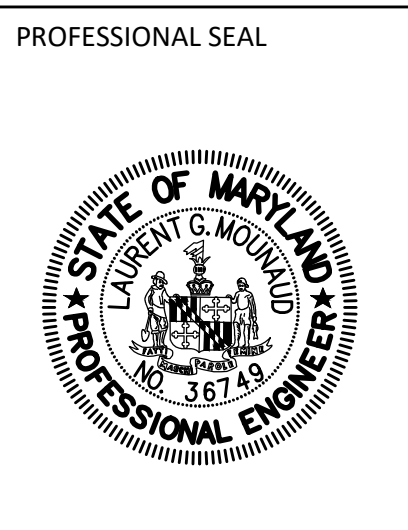
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CHIEF, CONSTRUCTION MANAGEMENT
APPROVAL DATE

PRE APPLICATION CONCEPT
STORMWATER MANAGEMENT
COVER SHEET

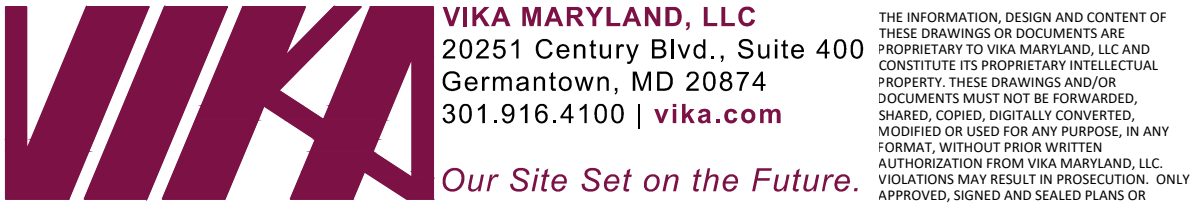
PROFESSIONAL CERTIFICATION:
I hereby certify that these documents
were prepared or approved by me, and
that I am a duly licensed Professional
Engineer under the laws of the State
of Maryland, License No. 36749
Expiration Date: JANUARY 21, 2025

LAURENT G. MOUNAUD
NAME

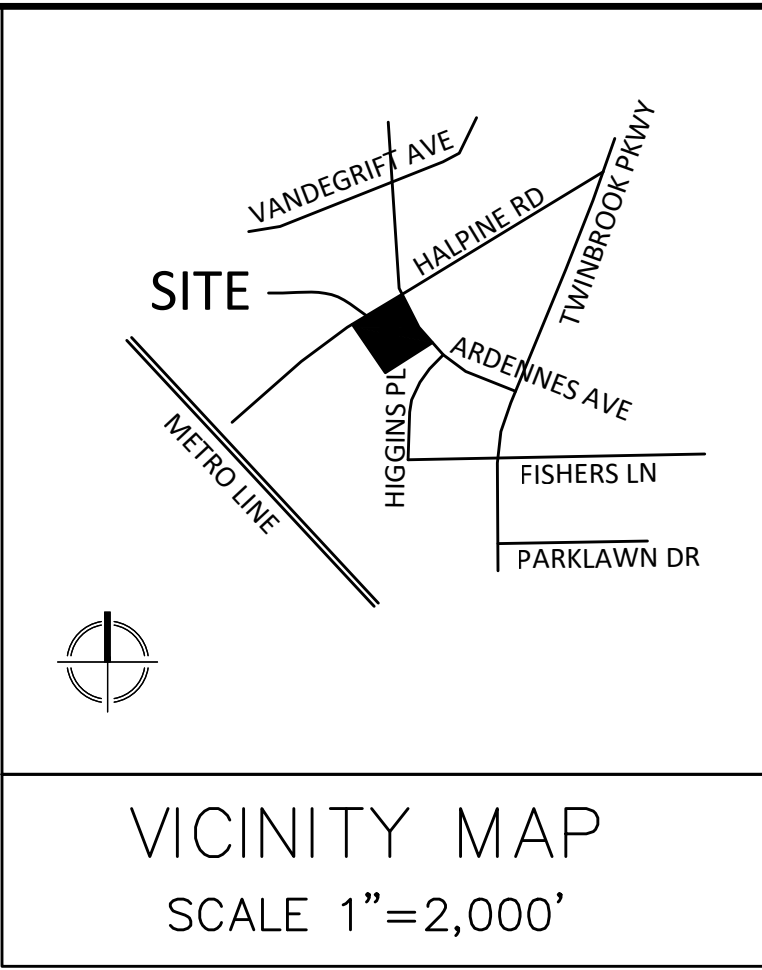
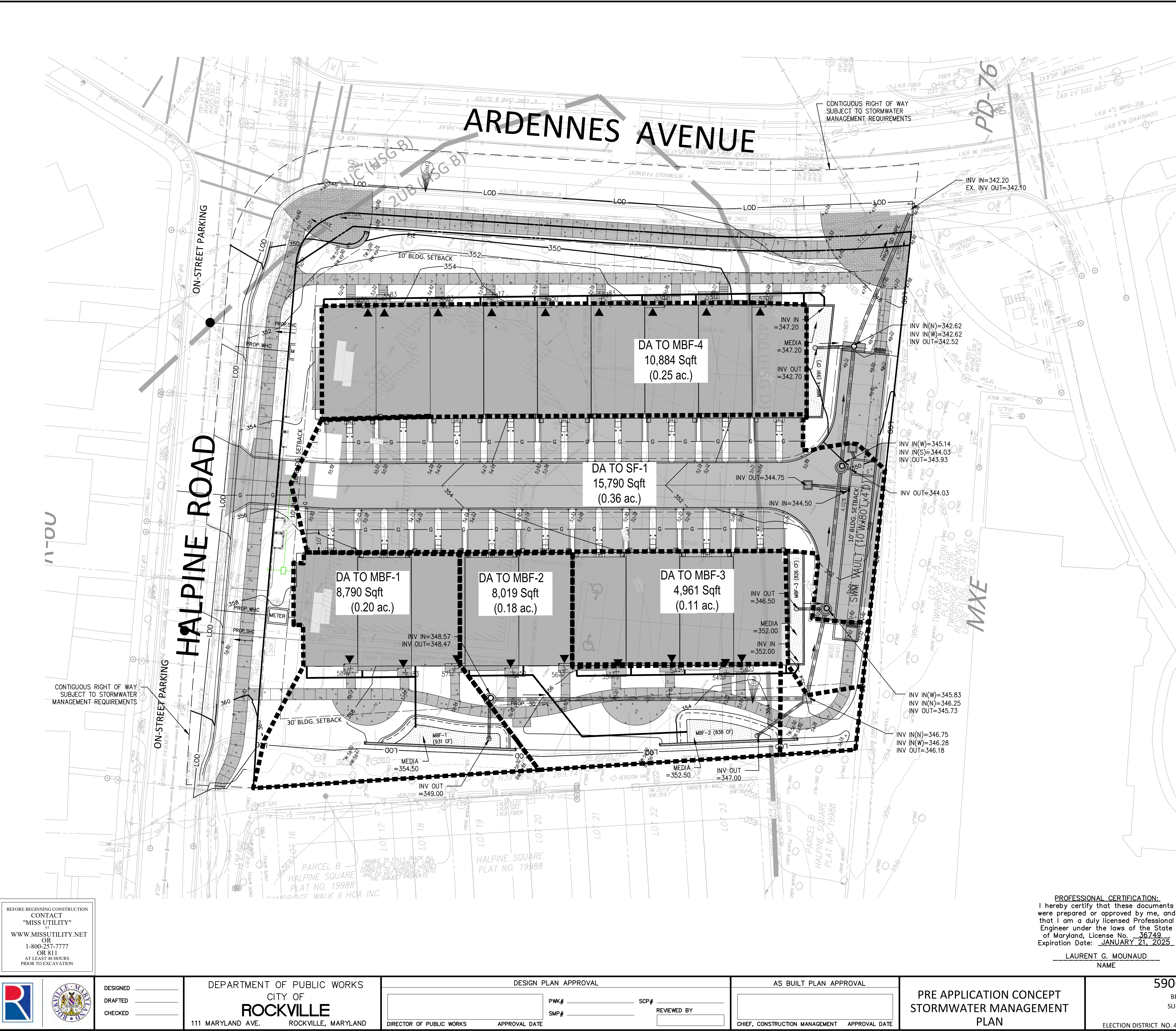


5906 HALPINE ROAD
BEING PART OF PARCEL N091
SUBDIVISION 0504. PLAT 19988

ELECTION DISTRICT NO. 4 CITY OF ROCKVILLE, MARYLAND



NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE
APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVAL					
DATE SUBMITTED:		SCALE		SHEET NO. CSWM-1	
VKA JOB NO. VM50639				OF 3	
				FILE #	

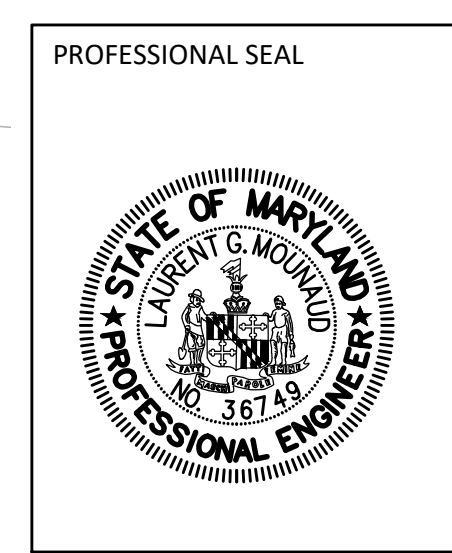
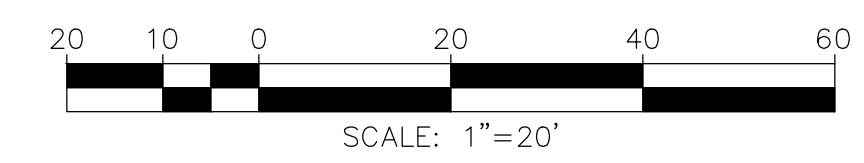


VICINITY MAP
SCALE 1"=2,000'

Community Planning & Development Services
Received
October 23, 2023

LEGEND

- LIMITS OF DISTURBANCE
- PROP. RIGHT OF WAY
- PROP. STORM DRAIN
- PROP. DRAINAGE DIVIDES
- PROP. SWM FACILITY
- PROP. IMPERVIOUS AREA



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

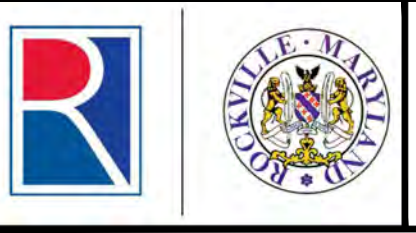
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NAME

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DATE SUBMITTED:					
Vika Job No. VM50639					
SCALE					
SHEET NO. CSWM-2					
FILE #					
OF 3					

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



DESIGNED
DRAFTED
CHECKED

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

DESIGN PLAN APPROVAL

DIRECTOR OF PUBLIC WORKS APPROVAL DATE

PKW# _____ SCP# _____
SMP# _____ REVIEWED BY _____

AS BUILT PLAN APPROVAL

CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE

PRE APPLICATION CONCEPT
STORMWATER MANAGEMENT
PLAN

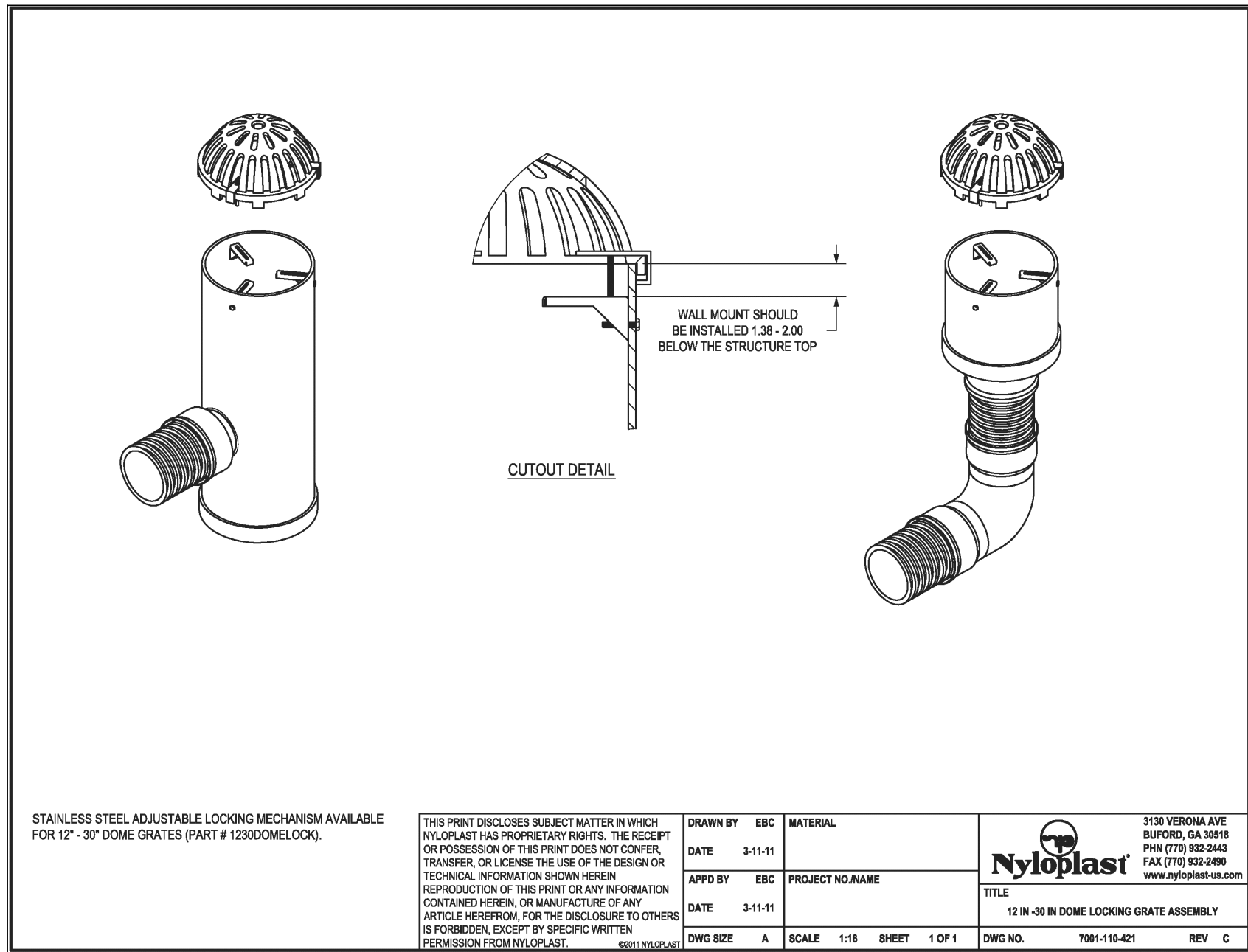
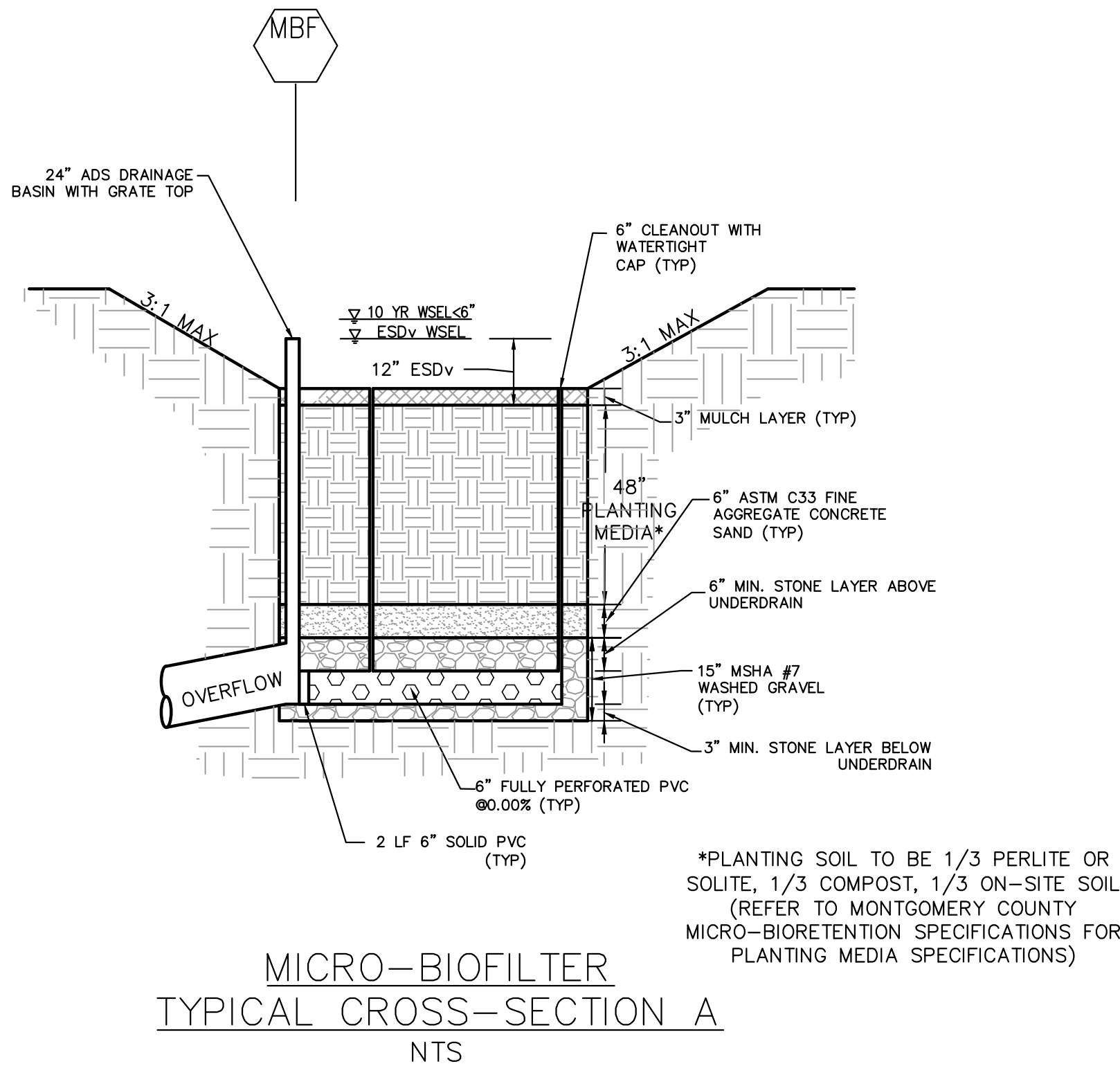
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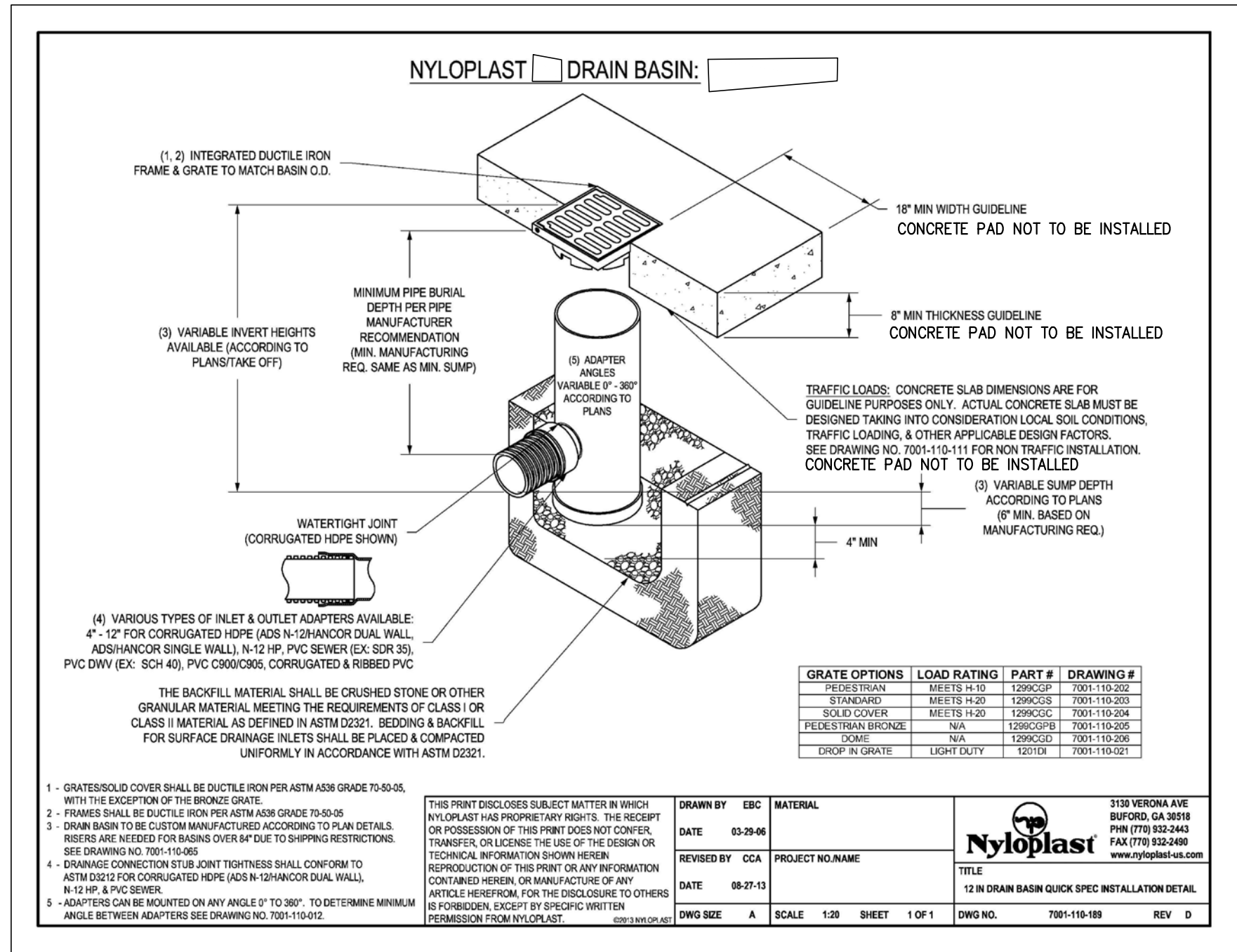
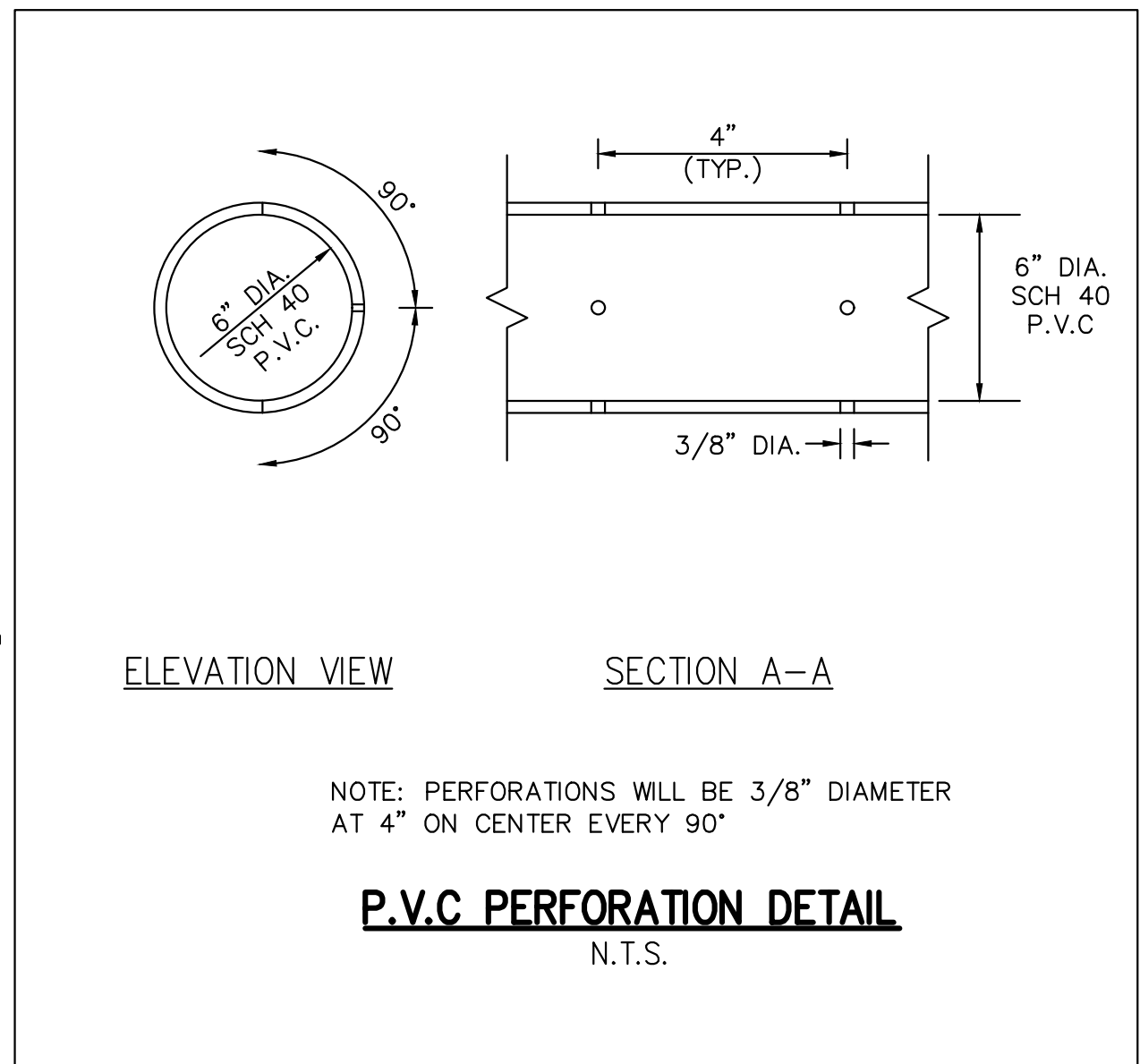
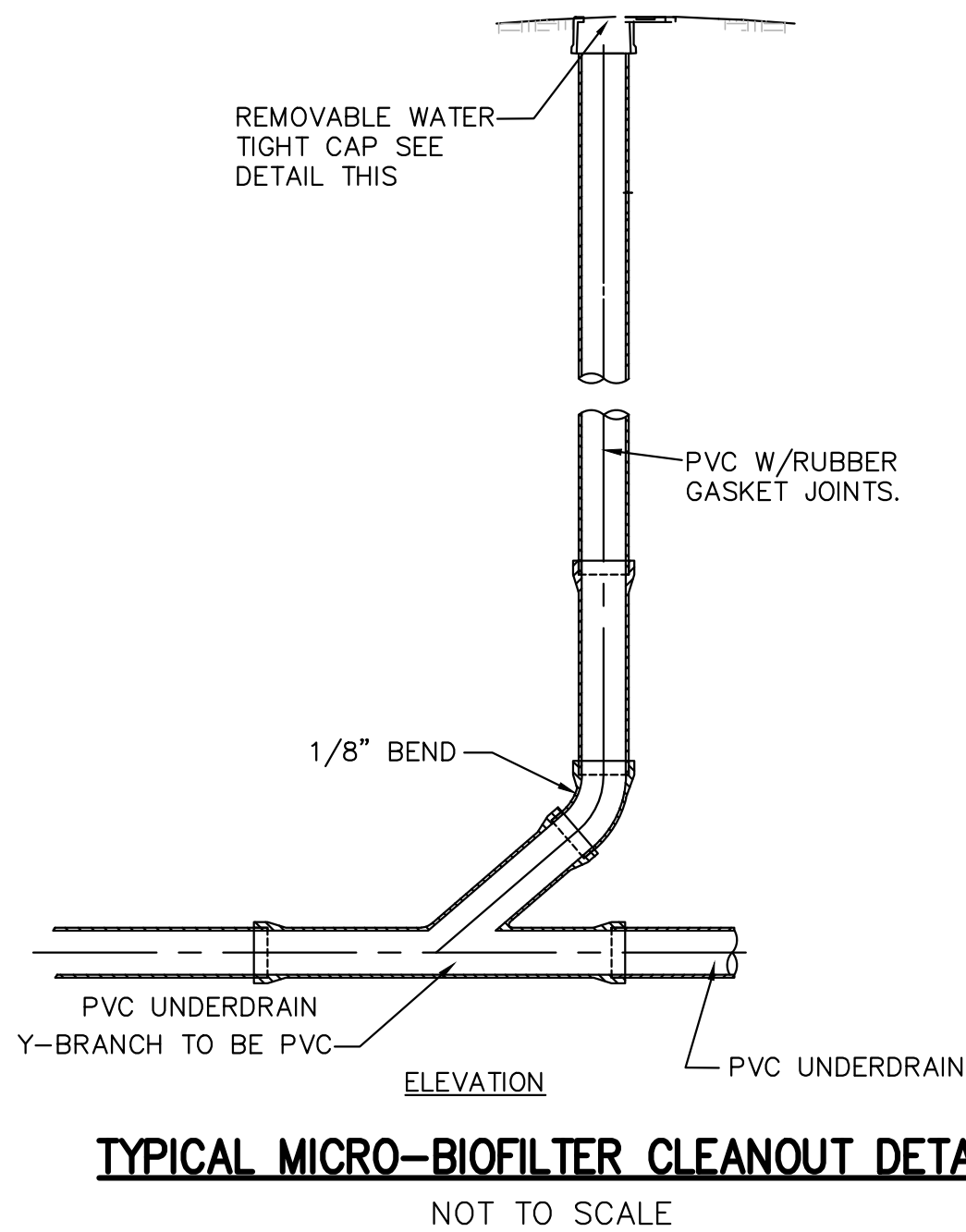
SCALE

SHEET NO. CSWM-2
OF 3

FILE #



MICRO-BIOFILTER DRAIN BASIN GRATE ASSEMBLY



MICRO-BIOFILTER DRAIN BASIN

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DIRECTOR OF PUBLIC WORKS APPROVAL DATE

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SMP# _____ REVIEWED BY _____

AS BUILT PLAN APPROVAL

CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE

PRE APPLICATION CONCEPT
STORMWATER MANAGEMENT
DETAILS

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

DATE SUBMITTED: _____
VKA JOB NO. VM50639
SCALE SHEET NO. CSWM-3
FILE # OF 3



PROFESSIONAL CERTIFICATION:
I hereby certify that these documents
were prepared or approved by me, and
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Expiration Date: JANUARY 21, 2025

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NAME

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

APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVAL

GENERAL SEQUENCE OF CONSTRUCTION

GENERAL NOTES:

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

PROJECT SEQUENCE OF CONSTRUCTION

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

PRE-CONSTRUCTION MEETING:

The following items must be completed prior to the pre-construction meeting:

- Limits of Disturbance (LOD) and tree protection measures to be marked/staked out in the field
- Permittee must contact MISS UTILITY at 811, (800) 257-7777, or www.missutility.net for marking of existing utilities. MISS UTILITY requires two full business days' notice. Existing utilities must be marked prior to the pre-construction meeting.

A pre-construction meeting must be conducted on-site with the following representatives: Minimum notice of 48 hours must be provided prior to meeting.

- City of Rockville Sediment and Erosion Control Inspector: Arthur Simpson @ 240-314-8879
- City of Rockville Construction Inspector: Michael Hershelman @ 240-314-8543
- City Stormwater Management Inspector: Ethan Chappell @ 240-314-8541
- City of Rockville Forestry Inspector: Natasha Shangold 240-314-8205
- Any of Agency Issuing a Permit
- Permittee, Owner, or Owners Representative
- General Contractor
- Site Engineer

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

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

SITE PREPARATION:

- 1) With approval from the City of Rockville Sediment Control, Construction, and Forestry Inspectors, install tree protection measures, stabilized construction entrances with wash racks, pump and filter bags systems, perimeter controls, including super silt fence, At-Grade Inlet Protections, Standard Inlet Protections, and curb inlet protection where indicated on plan. Contractor shall coordinate with the City or Rockville and WSSC as necessary to obtain and install a temporary metered water connection for cleaning construction vehicles at the stabilized construction entrance wash rack locations.
- 2) With Step 1 above completed obtain approval from the City of Rockville SEC Inspector to proceed with additional construction activities.
- 3) Prior to commencing Stage 1 work below, water and sewer disconnections to the existing building shall be completed per WSSC plumbing permit. Until on-site water supply from a fire hydrant is available, water supply to wash rack, dust control, concrete washout, etc. shall be from a portable water tank, 600 gallon capacity minimum. Once fire hydrants are active, contractor is to comply with WSSC requirements for temporary metered use of hydrants.

EXISTING CONDITIONS: SITE DEMOLITION

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

PROPOSED CONDITIONS: FINE GRADING AND BUILDING CONSTRUCTION

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

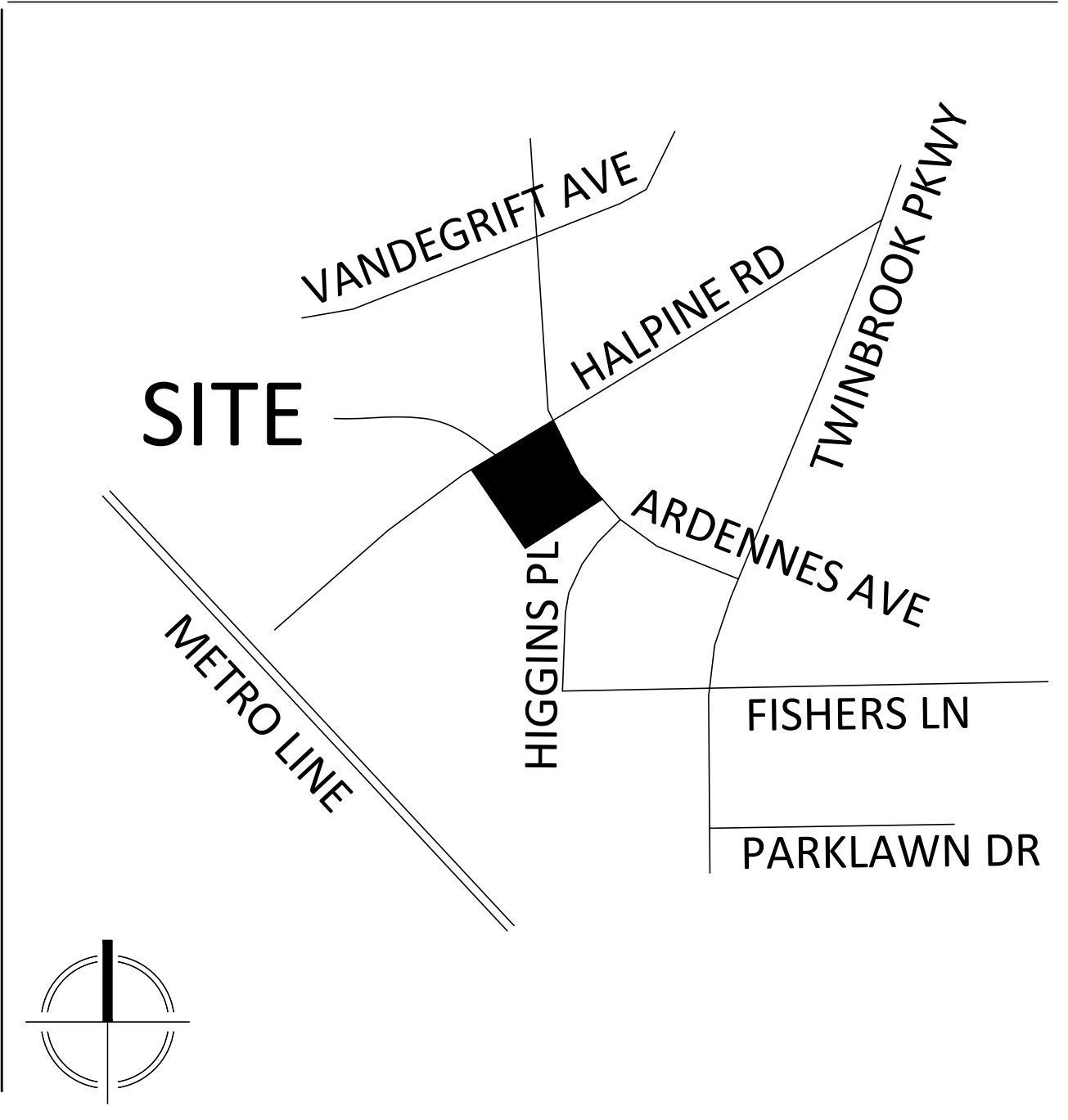
CONCEPT SEDIMENT AND EROSION CONTROL

5906 HALPINE ROAD

4TH ELECTION DISTRICT ROCKVILLE

MONTGOMERY COUNTY, MARYLAND

SCP-2023-XXXXX



VICINITY MAP

SCALE: 1" = 1000'

SHEET INDEX

- | | |
|-------------|-------------------------------|
| CSEC 1 OF 5 | CSEC COVER SHEET |
| CSEC 2 OF 5 | CSEC NOTES |
| CSEC 3 OF 5 | CSEC PLAN EXISTING CONDITIONS |
| CSEC 4 OF 5 | CSEC PLAN PROPOSED CONDITIONS |
| CSEC 5 OF 5 | CSEC DETAILS |

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

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

Design and Quantities Certification

I hereby certify that this plan has been prepared in accordance with the latest Maryland Standards and Specifications for Soil Erosion and Sediment Control and the Ordinance of the Rockville City Code. The estimated total amount of excavation and fill has been computed to be 2,981 cubic yards of excavation and 1,498 cubic yards of fill and the total area to be disturbed as shown on these plans has been determined to be 72,855 square feet of which 63,328 is on-site and 9,527 is in the adjacent right-of-way. The impervious area subject to Stormwater Management shown on this plan is 1.08 acres of which 1.00 is on-site and 0.08 is in the adjacent right-of-way.

Signature: _____
Printed name and title: LAURENT MOUNAUD, P.E. ASSOCIATE
Date: 10/18/2023
Maryland Registration number: 36749

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

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DESIGNED _____
DRAFTED _____
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DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

DESIGN PLAN APPROVAL

DIRECTOR OF PUBLIC WORKS APPROVAL DATE
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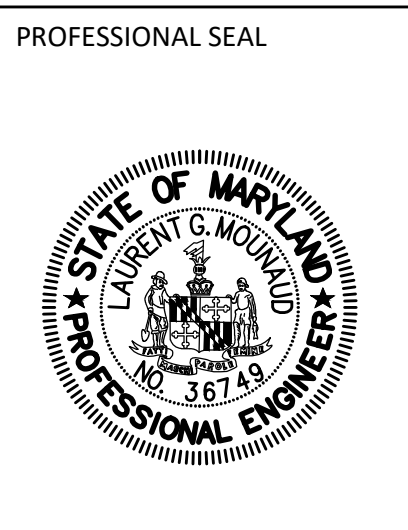
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CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE

SEDIMENT AND
EROSION CONTROL
COVER SHEET

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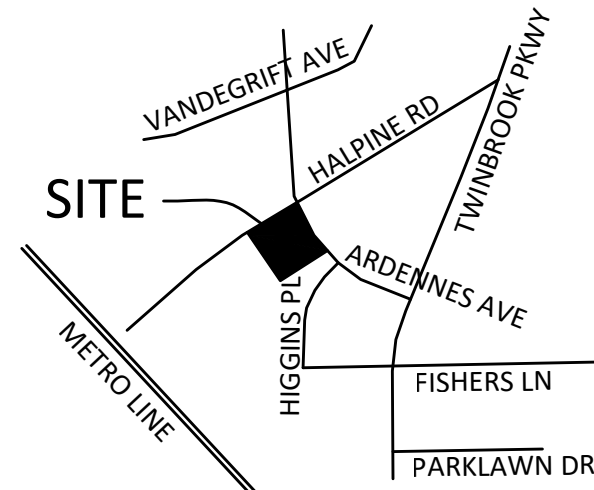
LAURENT G. MOUNAUD
NAME



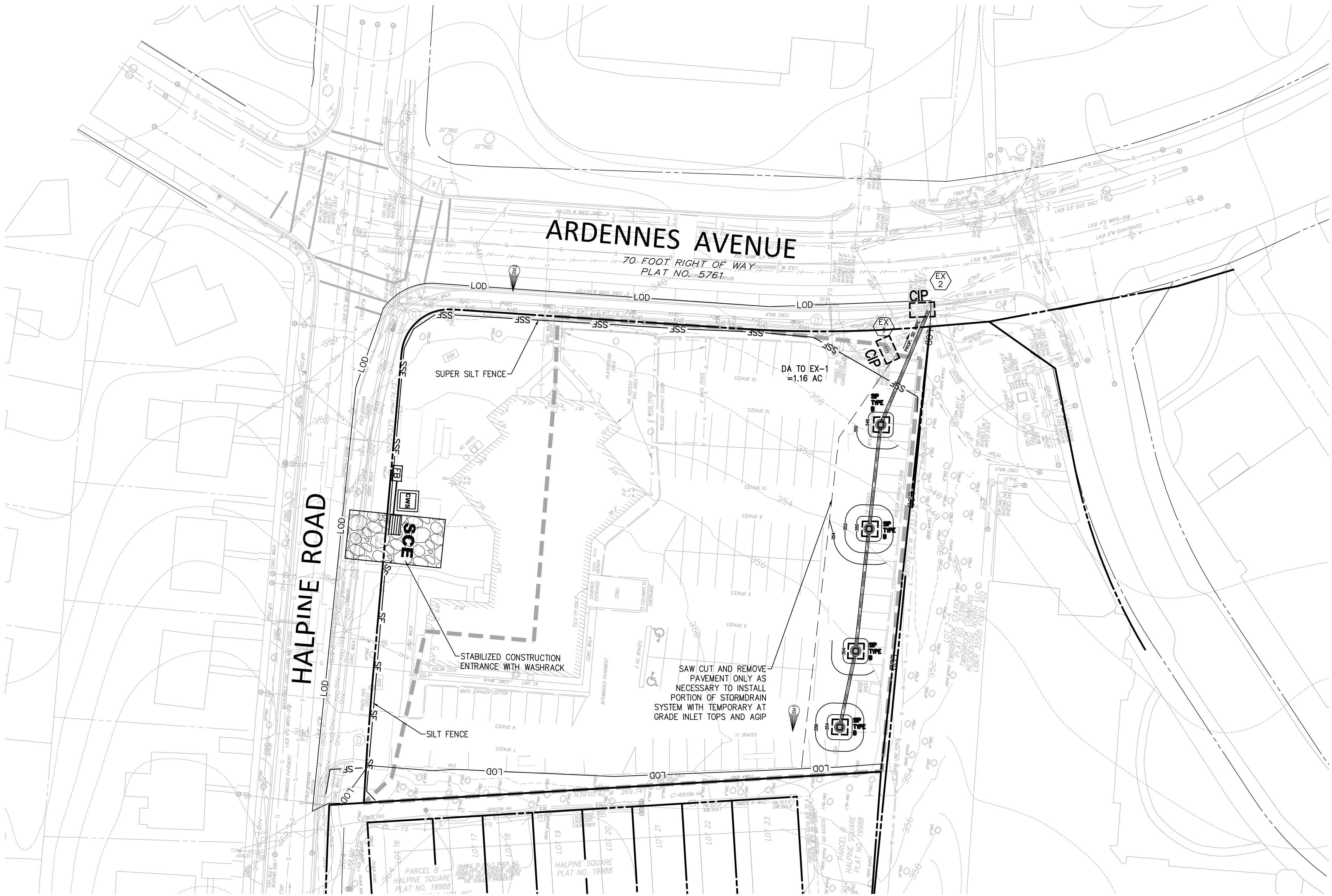
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SUBDIVISION 0504. PLAT 19988

ELECTION DISTRICT NO. 4 CITY OF ROCKVILLE, MARYLAND

VIKA		VIKA MARYLAND, LLC 20251 Century Blvd., Suite 400 Germantown, MD 20874 301.916.4100 vika.com <i>Our Site Set on the Future.</i>		THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS AND NOT BE REPRODUCED, COPIED, OR USED FOR ANY PURPOSE, IN ANY FORM, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES. © 2019 VIKA MARYLAND, LLC																																																													
<table><thead><tr><th>NO.</th><th>DESCRIPTION OF REVISION</th><th>P.E. INITIAL</th><th>DATE</th><th>DPW</th><th>DATE</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>						NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE																																																						
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VIKA JOB NO. VM50639				OF 5																																																													
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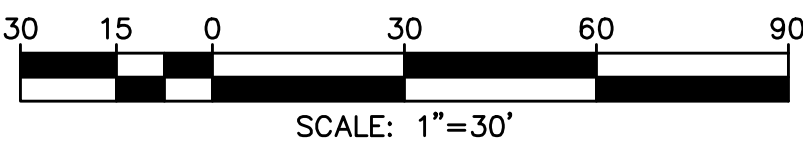
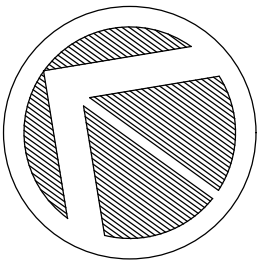
VICINITY MAP
SCALE 1"=2,000'



SEDIMENT CONTROL LEGEND

- LIMITS OF DISTURBANCE LOD
- SILT FENCE SF
- DISCHARGE PIPE
- CONCRETE WASHOUT STRUCTURE CWS
- LIMITS OF DISTURBANCE LOD
- SUPER SILT FENCE SSF

- AT GRADE INLET PROTECTION AGIP
- CURB INLET PROTECTION CIP
- FILTER BAG FB
- STABILIZED CONSTRUCTION ENTRANCE W/ WASHRACK RELOCATED SCE



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

LAURENT G. MOUNAUD
NAME



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APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL					
NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE
DATE SUBMITTED:					
Vika JOB NO. VM50639		SCALE	SHEET NO. CSEC-3	FILE #	
			OF 5		

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



DESIGNED
DRAFTED
CHECKED

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

DESIGN PLAN APPROVAL

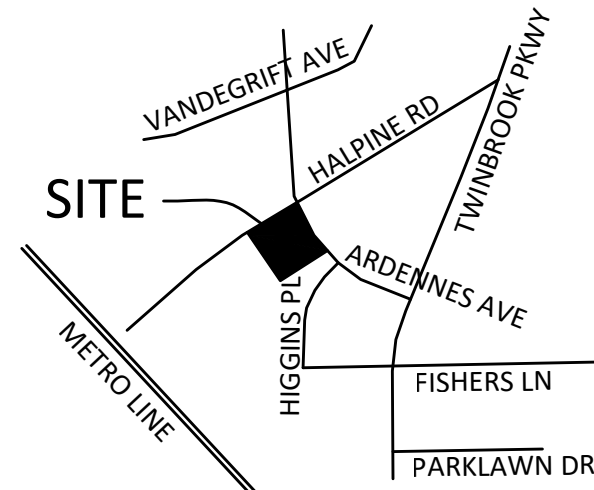
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SMP# _____ REVIEWED BY _____
DIRECTOR OF PUBLIC WORKS APPROVAL DATE _____

AS BUILT PLAN APPROVAL

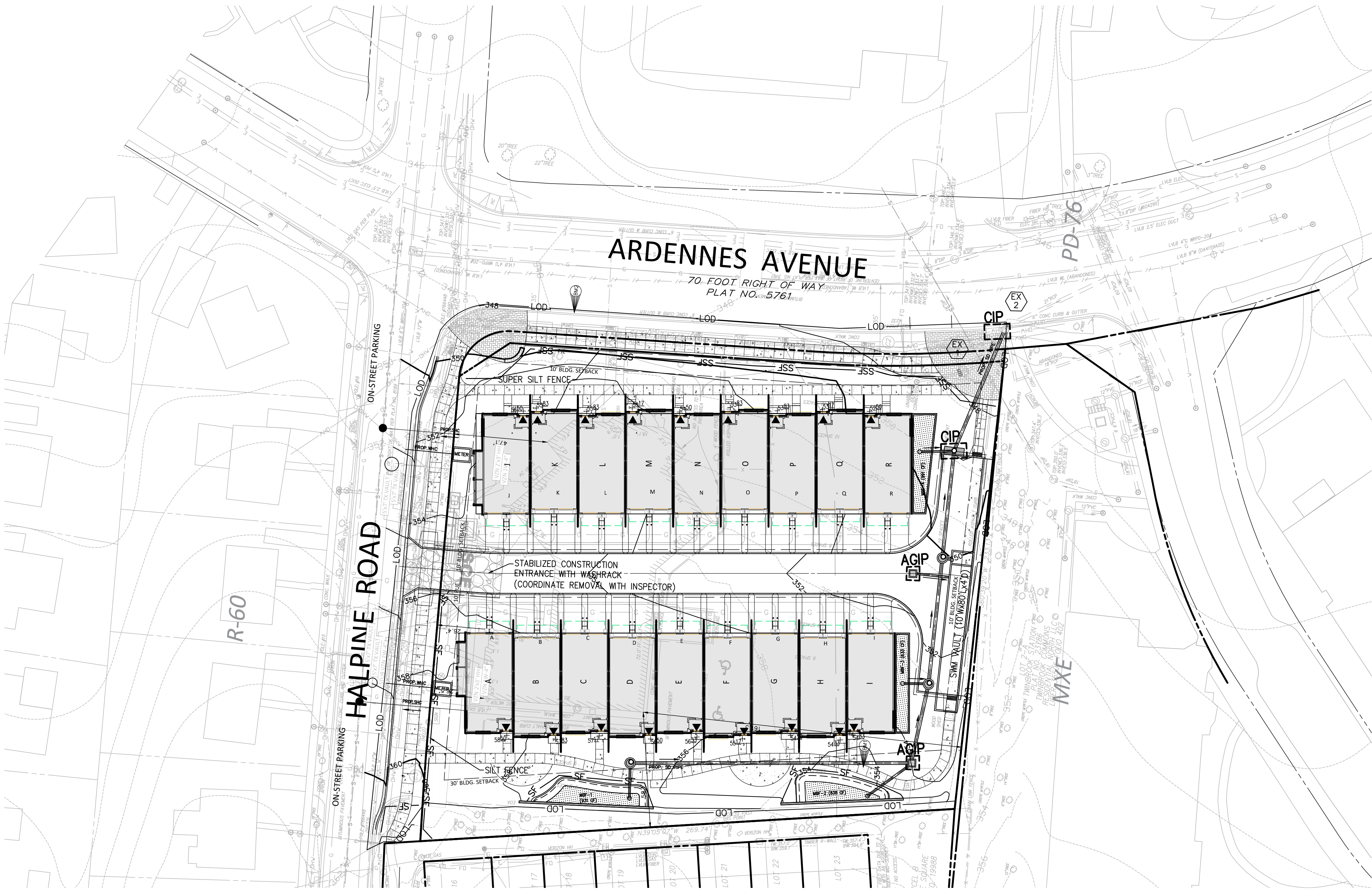
CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE _____

SEDIMENT AND EROSION
CONTROL
EXISTING CONDITIONS

5906 HALPINE ROAD
BEING PART OF PARCEL N091
SUBDIVISION 0504. PLAT 1998B
ELECTION DISTRICT NO. 4 CITY OF ROCKVILLE, MARYLAND



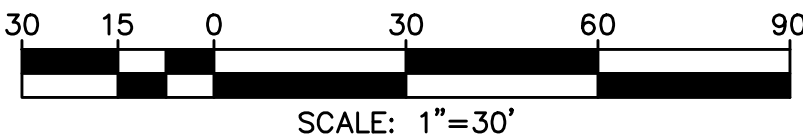
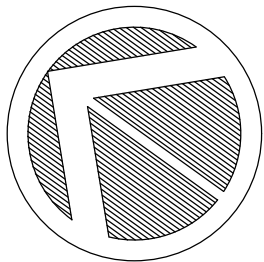
VICINITY MAP
SCALE 1"=2,000'



SEDIMENT CONTROL LEGEND

LIMITS OF DISTURBANCE	— LOD —
SILT FENCE	— SF — SF — SF —
DISCHARGE PIPE	— — — — —
CONCRETE WASHOUT STRUCTURE	
LIMITS OF DISTURBANCE	— LOD —
SUPER SILT FENCE	— SSF — SSF —

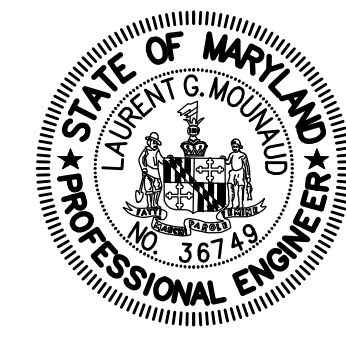
AT GRADE INLET PROTECTION	
CURB INLET PROTECTION	
FILTER BAG	
STABILIZED CONSTRUCTION ENTRANCE W/ WASHRACK RELOCATED	



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Expiration Date: JANUARY 21, 2025

LAURENT G. MOUNAUD
NAME

PROFESSIONAL SEAL



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VKA JOB NO. VM50639			CSEC-4 OF 5		

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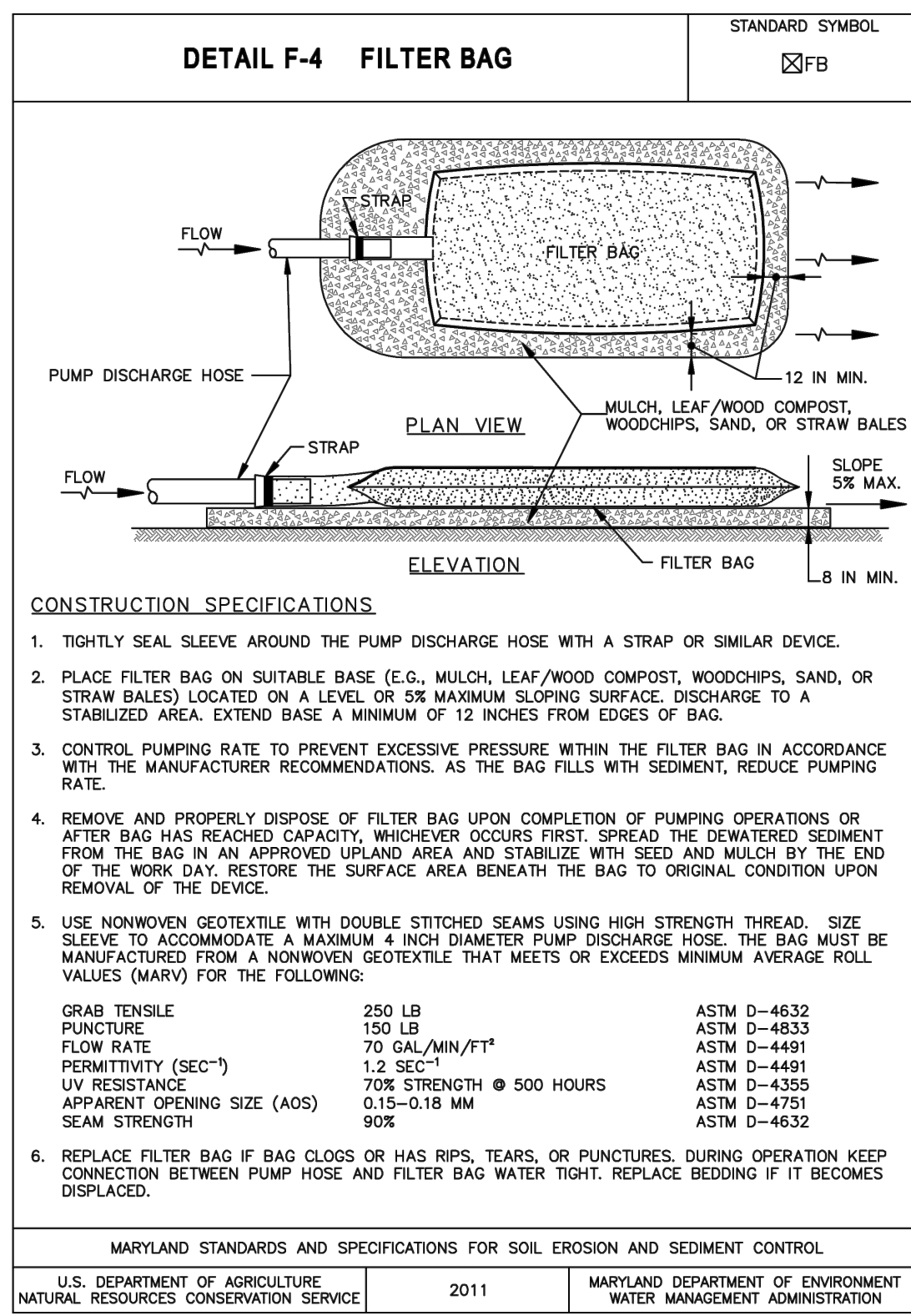
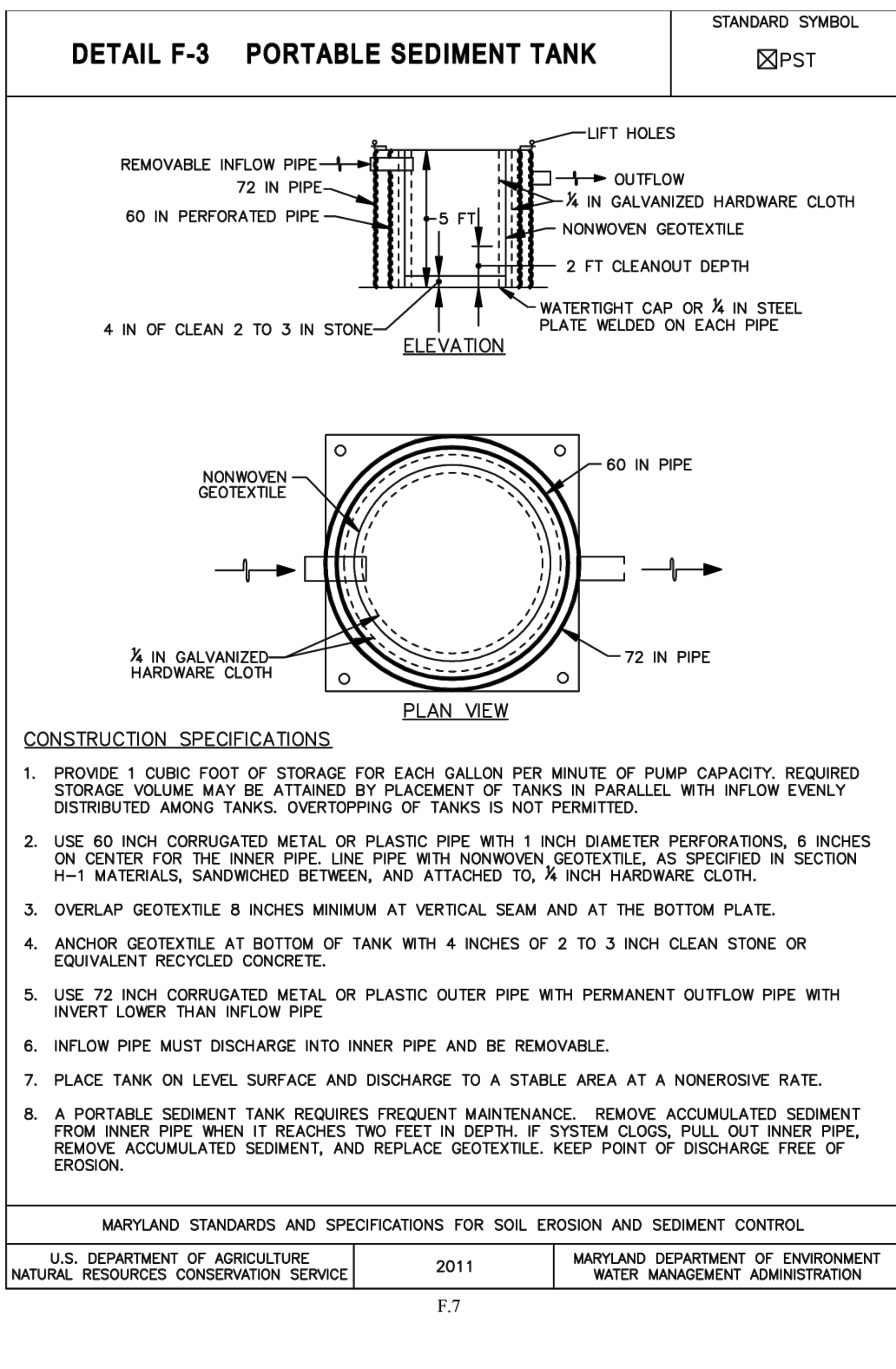
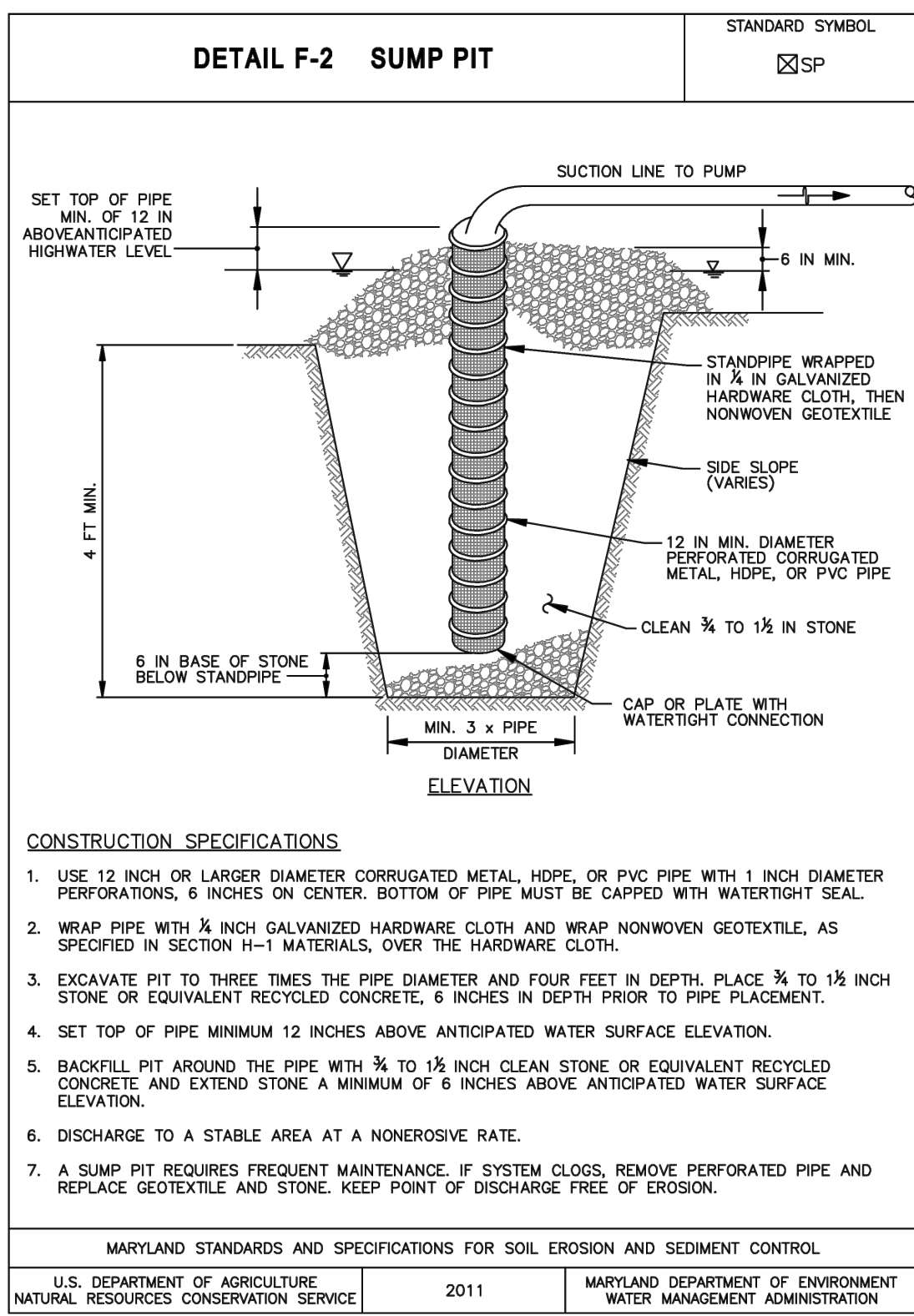
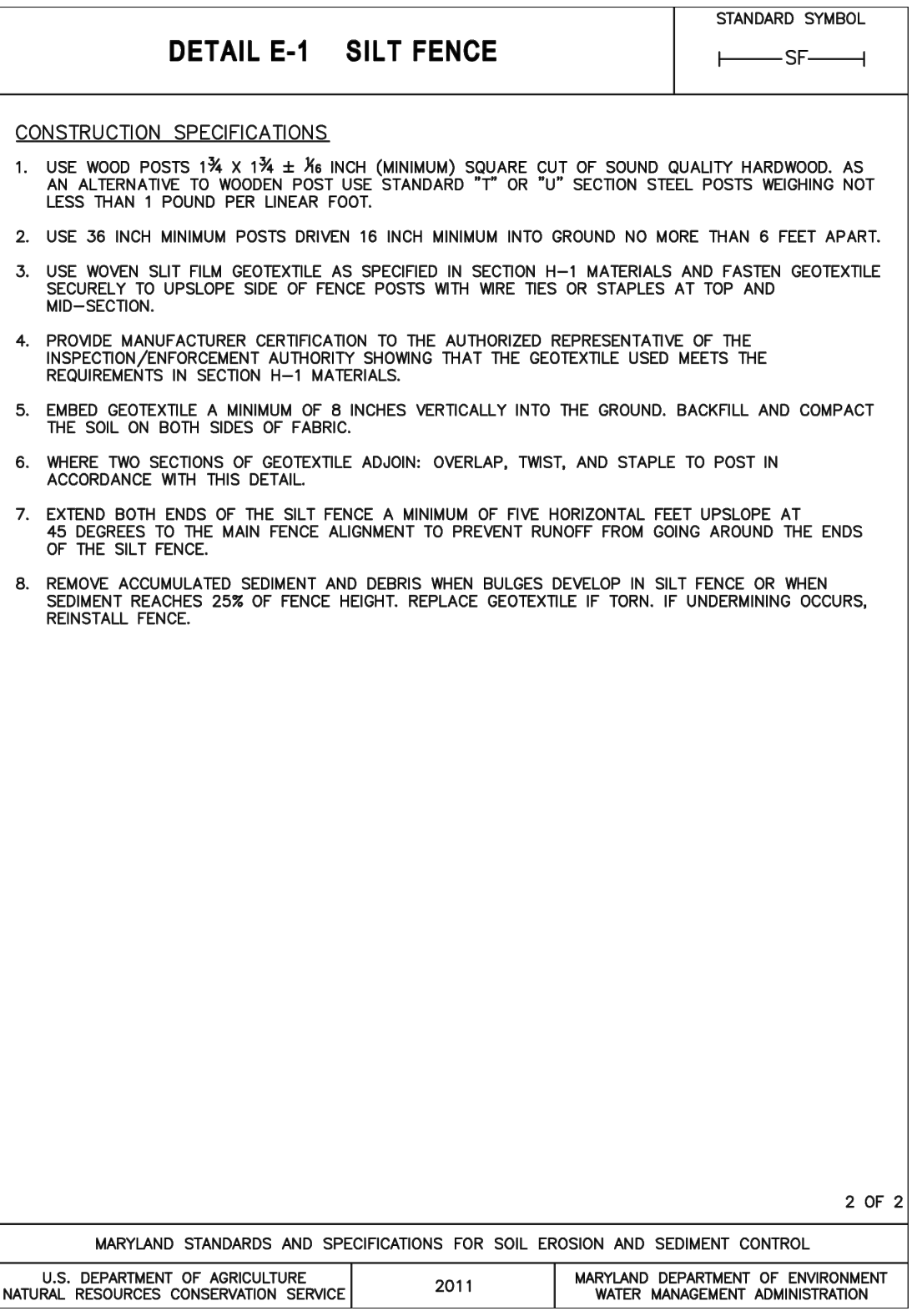
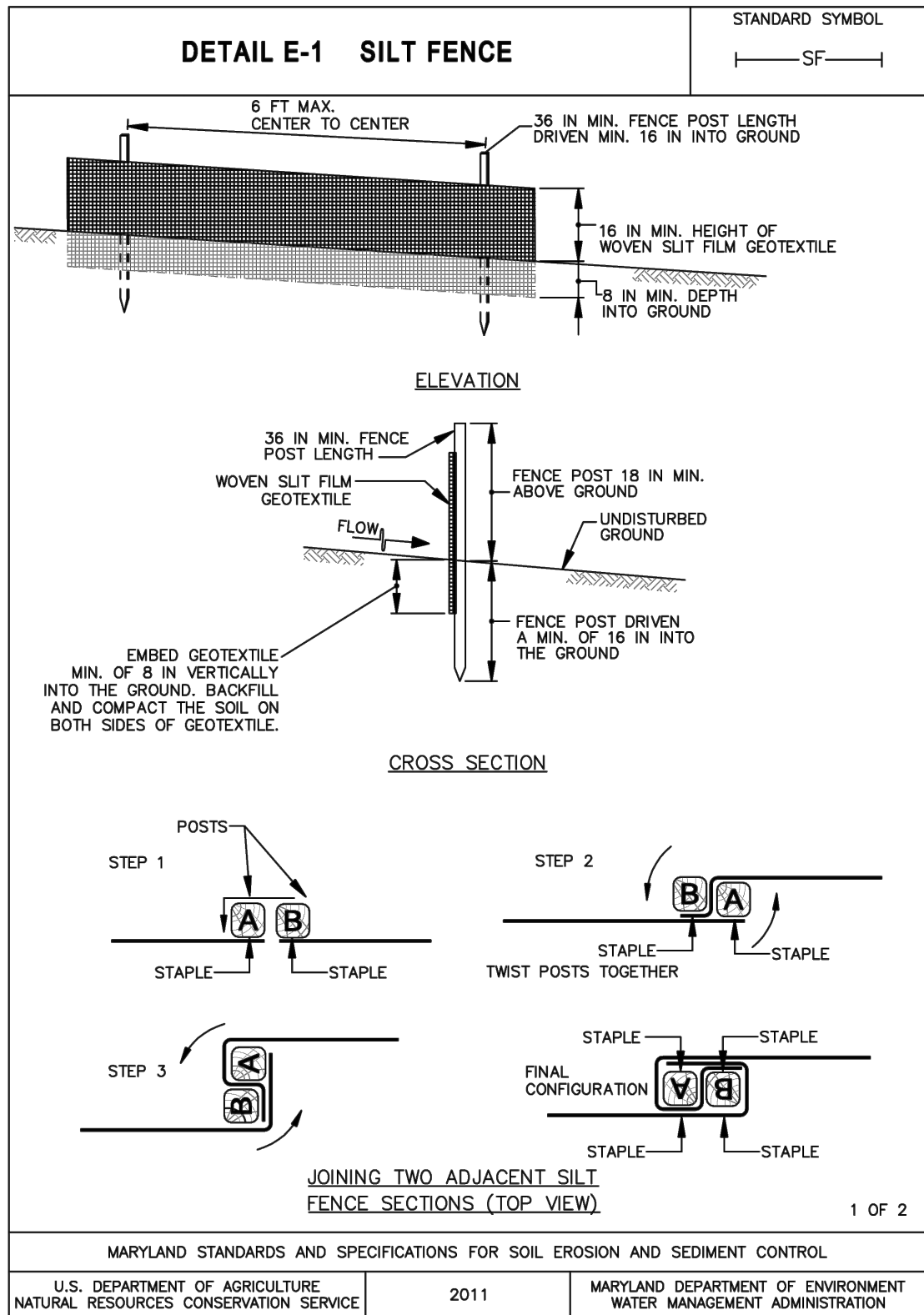
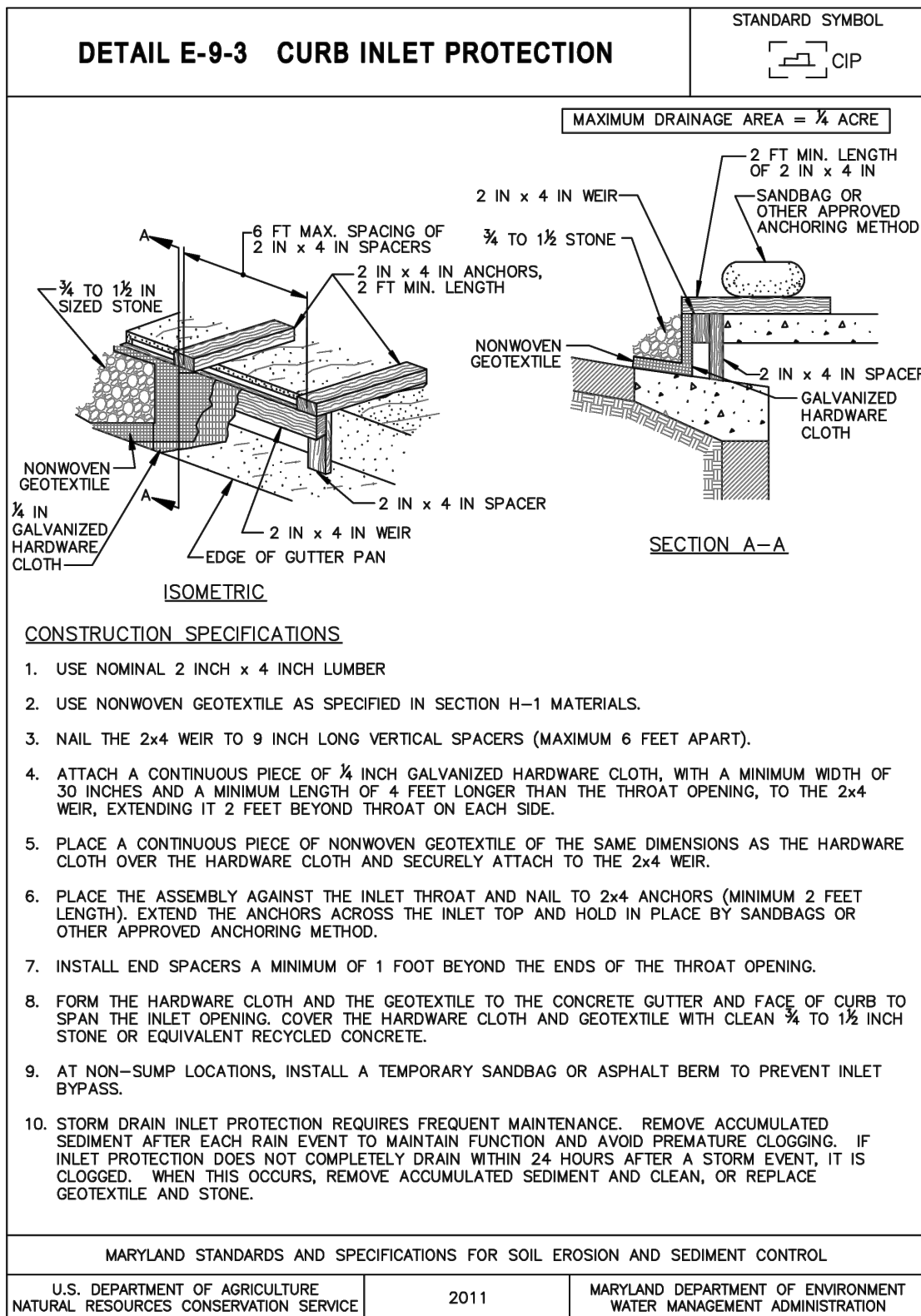
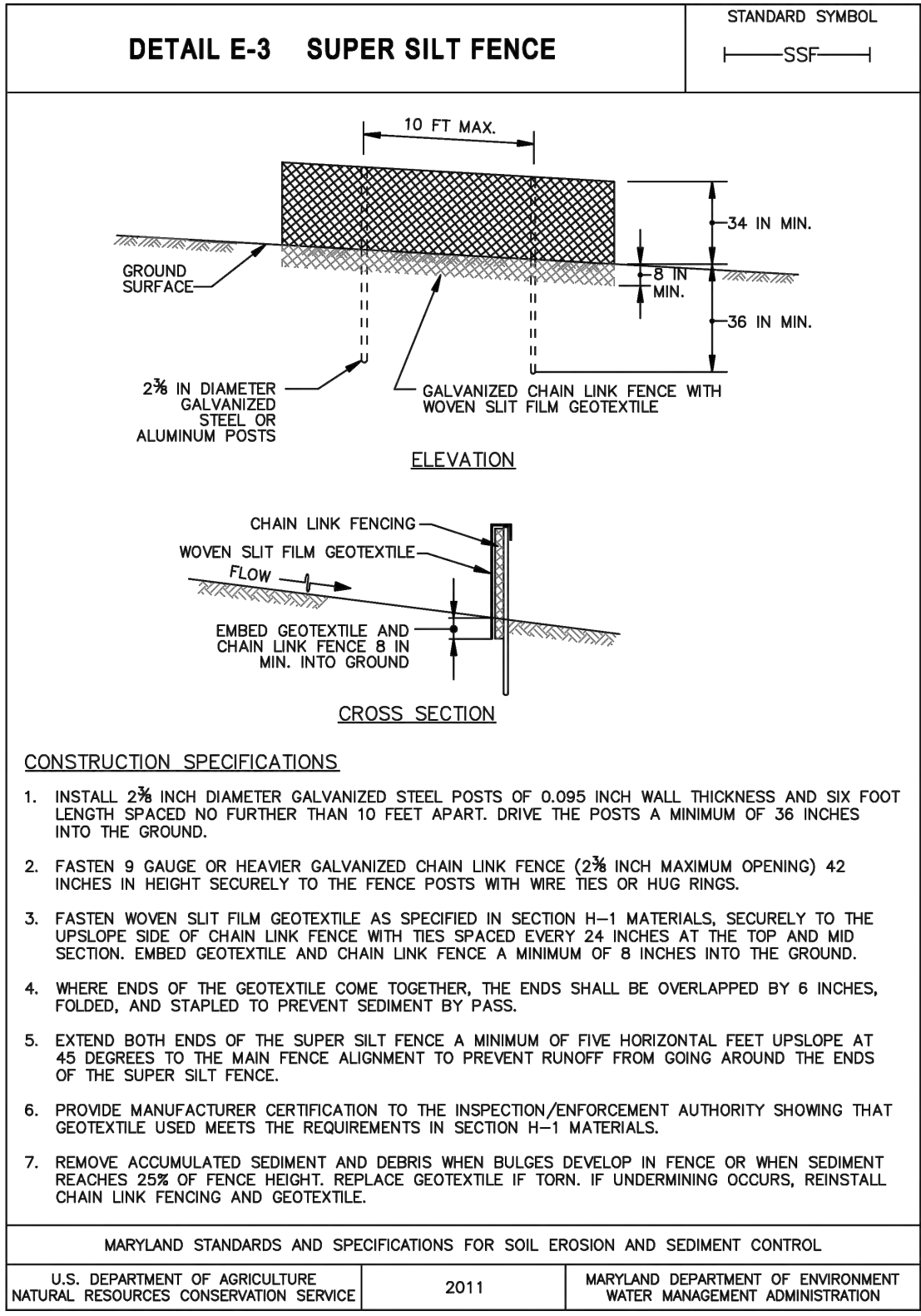
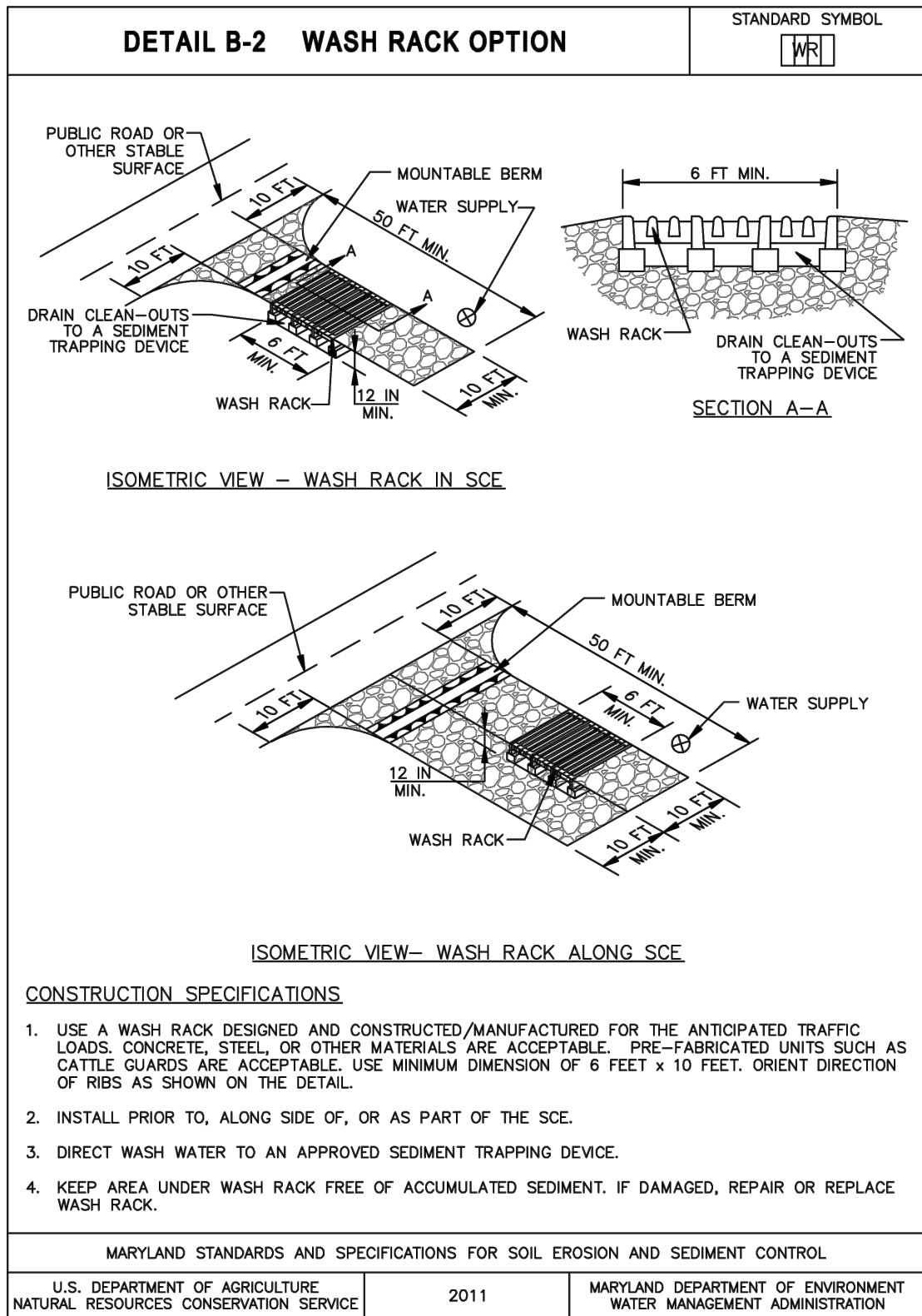
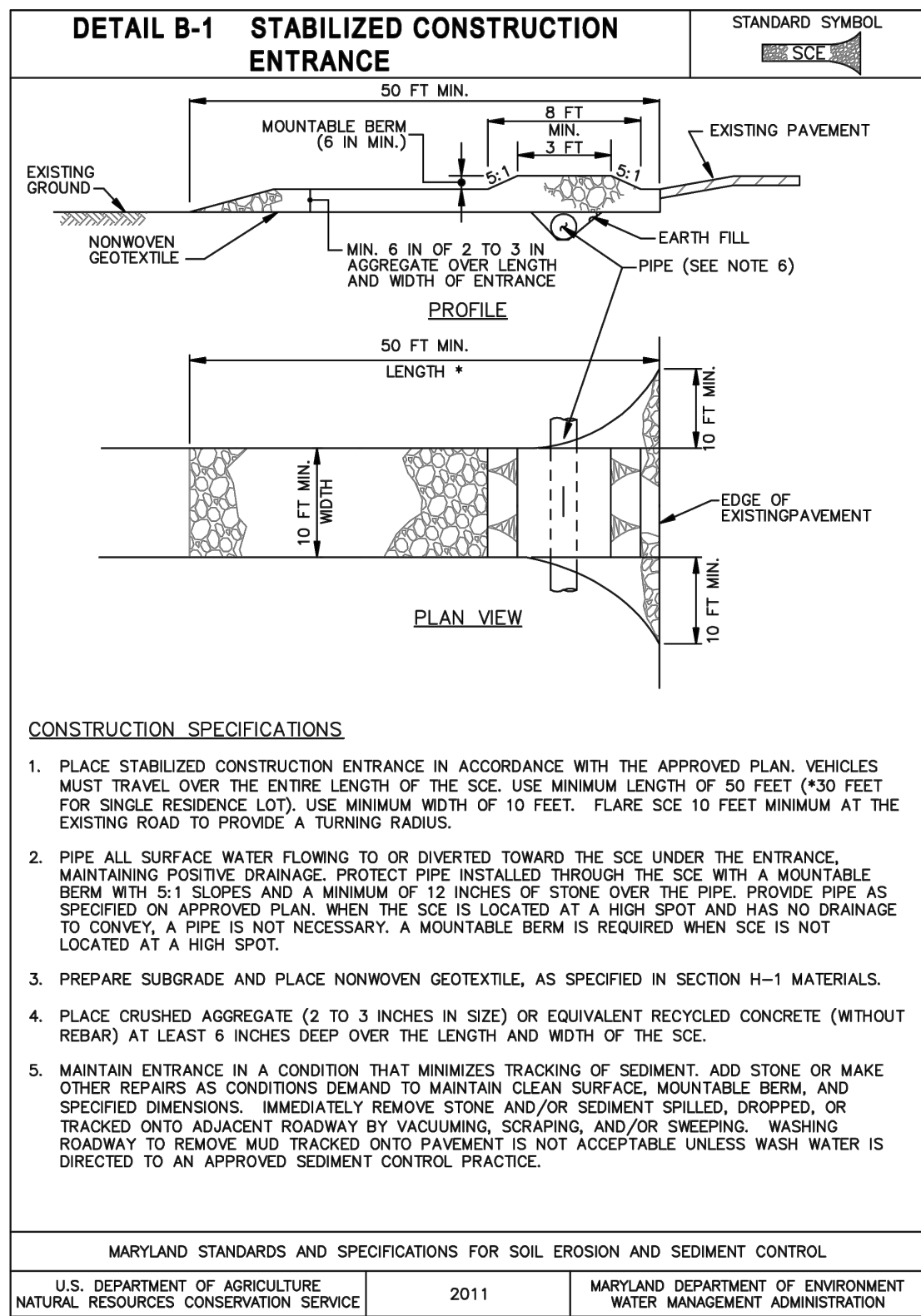
DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

DESIGN PLAN APPROVAL
DIRECTOR OF PUBLIC WORKS
APPROVAL DATE
PWK#
SCP#
SMP#
REVIEWED BY

AS BUILT PLAN APPROVAL
CHIEF, CONSTRUCTION MANAGEMENT
APPROVAL DATE

SEDIMENT AND EROSION CONTROL
PROPOSED CONDITIONS

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



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CONTACT
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OR
1-800-257-7777
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PRIOR TO EXCAVATION



DESIGNED _____
DRAFTED _____
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CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

DESIGN PLAN APPROVAL

PWK# _____ SCP# _____
SMP# _____ REVIEWED BY _____
DIRECTOR OF PUBLIC WORKS APPROVAL DATE

AS BUILT PLAN APPROVAL

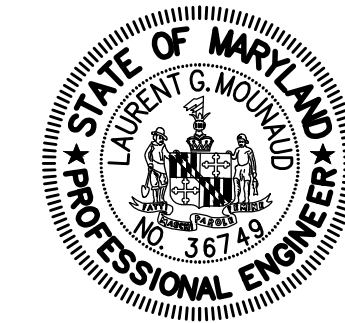
CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE

SEDIMENT AND
EROSION CONTROL
DETAILS

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

DATE SUBMITTED: _____
VKA JOB NO. VM50639
SCALE SHEET NO. CSEC-5 OF 5
FILE # _____

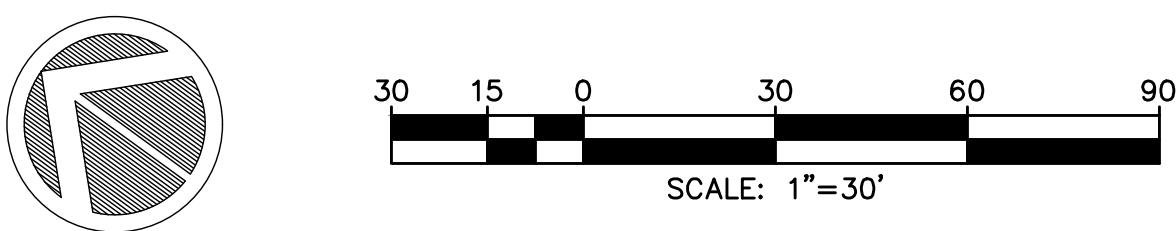
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Germantown, MD 20874
301.916.4100 | vika.com
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PROFESSIONAL CERTIFICATION:
I hereby certify that these documents
were prepared or approved by me, and
that I am a duly licensed Professional
Engineer under the laws of the State
of Maryland, License No. 36749
Expiration Date: JANUARY 21, 2025

LAURENT G. MOUNAUD
NAME

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48 HOURS IN ADVANCE OF ANY
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LEGEND

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

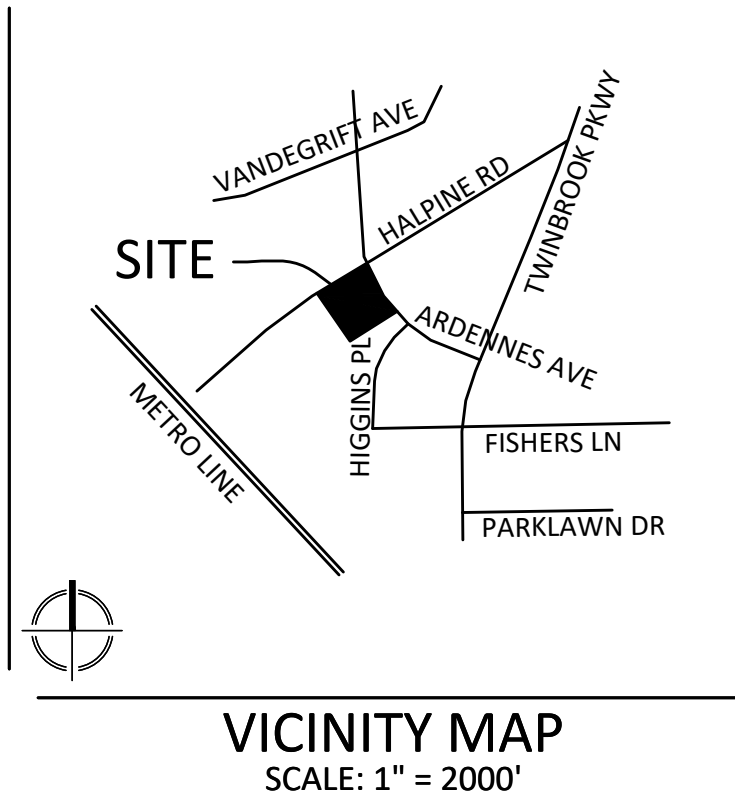
NOTE:

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

CITY OF ROCKVILLE SIGNING AND MARKING NOTES:

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 UNDER NEATH 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 5/6" IN HEIGHT AND LOWER-CASE LETTERS 1/4" 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, 2" GALVANIZED "U" CHANNEL POSTS OR GALVANIZED BREAKAWAY TUBULAR STEEL SIGN POSTS (MD SHA STANDARD # 80204) CAN BE USED.

Community Planning & Development Services
Received
October 23, 2023



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

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

DESIGN CONSULTANTS

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

ATTORNEY
LERCH, EARLY & BREWER,
CHTD.
7600 WISCONSIN AVE, SUITE 700
BETHESDA, MD 20814
301.986.1300
CONTACT: PATRICIA HARRIS

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

[illegible]

HALPINE
ROAD

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

PAVEMENT MARKING AND SIGNAGE PLAN

PROFESSIONAL SEAL

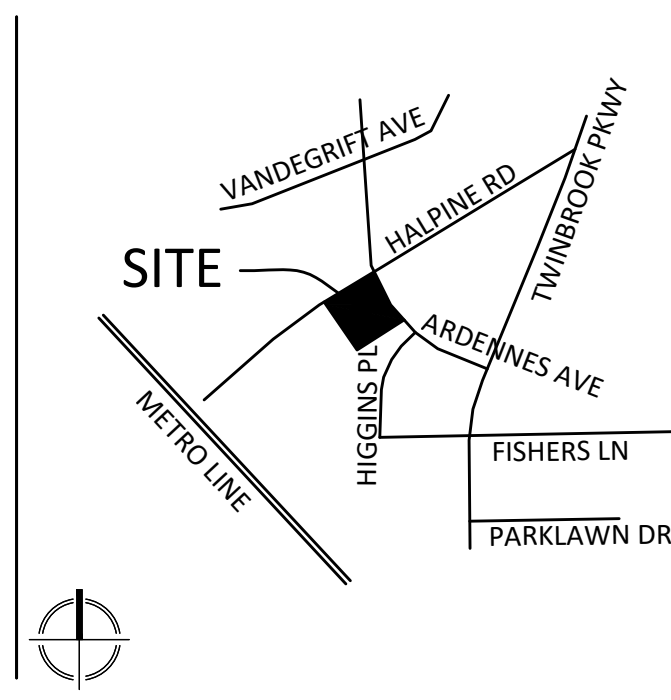
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DRAWN BY: TG
DESIGNED BY: LM

DATE ISSUED: _____
VIKA PROJECT VM50639A
DRAWING NO. 1 OF 1

SHEET NO.



VICINITY MAP
SCALE: 1" = 2000'

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
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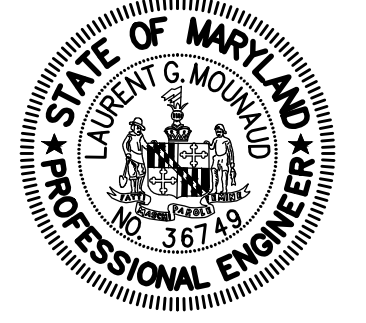
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HALPINE
ROAD

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

UTILITY PLAN

PROFESSIONAL SEAL



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
 PREPARED OR APPROVED BY ME OR BY AN ENGINEER WHO AM
 DULY LICENSED TO DO SUCH WORKS AND ENGINEER UNDER
 THE LAWS OF THE STATE OF MARYLAND.
 ENGINEER'S NAME: ALBERT W. BINAUD, P.E.
 LICENSE NO.: 398749
 EXPIRATION DATE: 31 JANUARY 21, 2025

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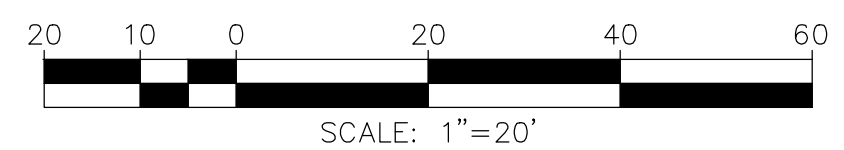
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DATE ISSUED: _____

VIKA
PROJECT VM50639A

DRAWING
NO. UTIL-1

SHEET NO.



ARDENNES AVENUE

HALPINE ROAD

ON-STREET PARKING

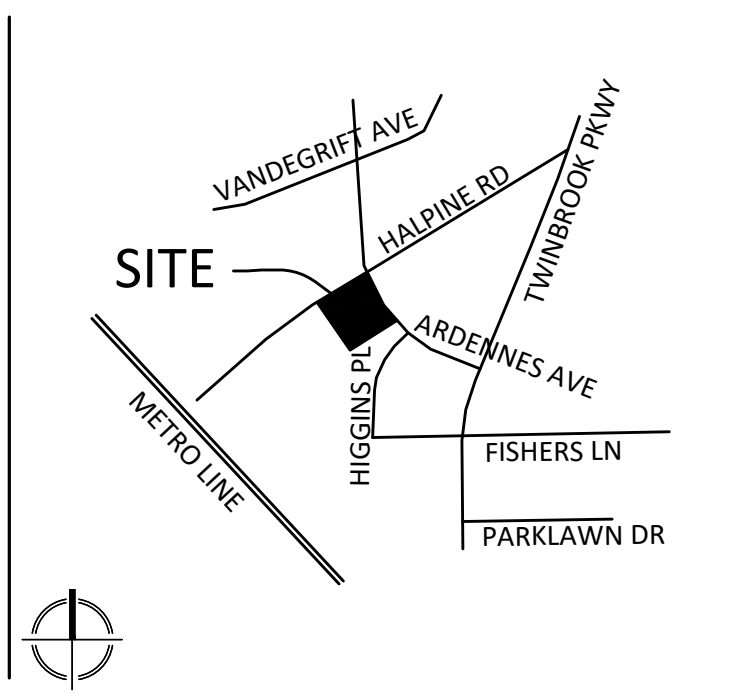
ON-STREET PARKING

NOT FOR CONSTRUCTION



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48 HOURS IN ADVANCE OF ANY
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VICINITY MAP
SCALE: 1" = 2000'

DESIGN CONSULTANTS

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CONTACT: WILL ZEID

[illegible]

HALPINE
ROAD

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

SIGHT DISTANCE
PLAN
HALPINE ROAD

PROFESSIONAL SEAL

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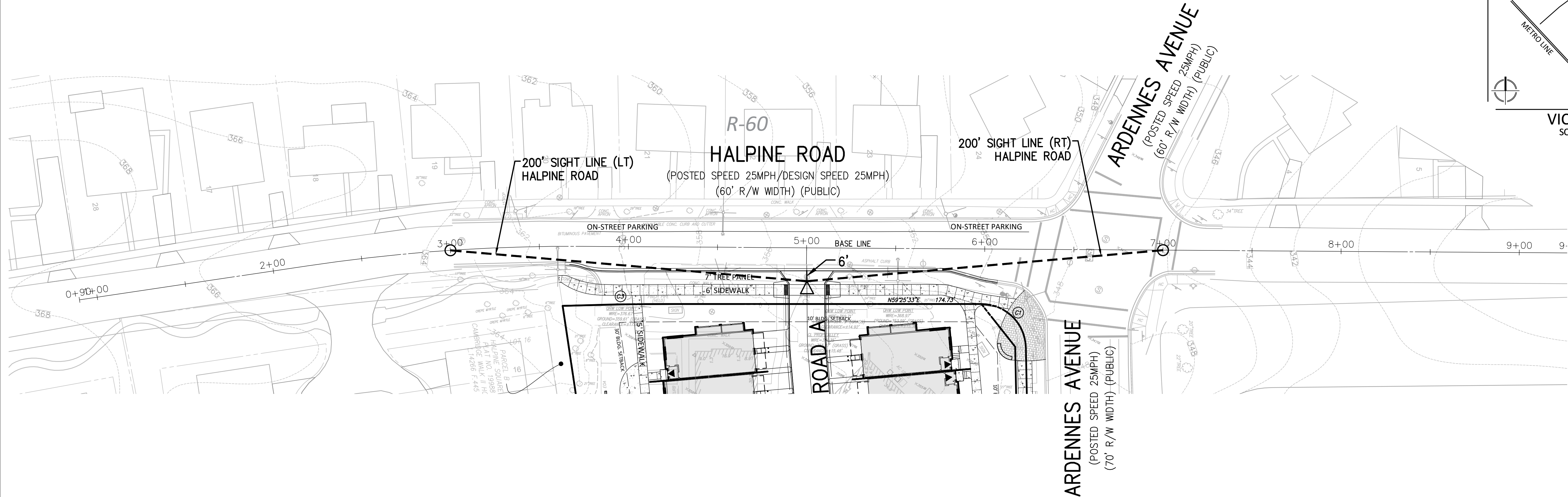
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DRAWN BY: _____ TG
DESIGNED BY: _____ LM
DATE ISSUED: _____

VIKI
PROJECT VM50639A

DRAWING
NO. 1 OF 1

SHEET NO.



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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: <u>HALPINE ROAD</u>		Preliminary Plan Number: <u>1-</u>	
Street Name: <u>HALPINE ROAD</u>		Master Plan Road Classification: _____	
Posted Speed Limit: <u>25</u> mph			
Street/Driveway #1 (<u>ROAD 'A'</u>)		Street/Driveway #2 (<u> </u>)	
Sight Distance (feet)	OK?	Sight Distance (feet)	OK?
Right <u>200'</u>	<u>YES</u>	Right <u> </u>	<u> </u>
Left <u>200'</u>	<u>YES</u>	Left <u> </u>	<u> </u>
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

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

Signature _____ Date _____

PLS/P.E. MD Reg. No.

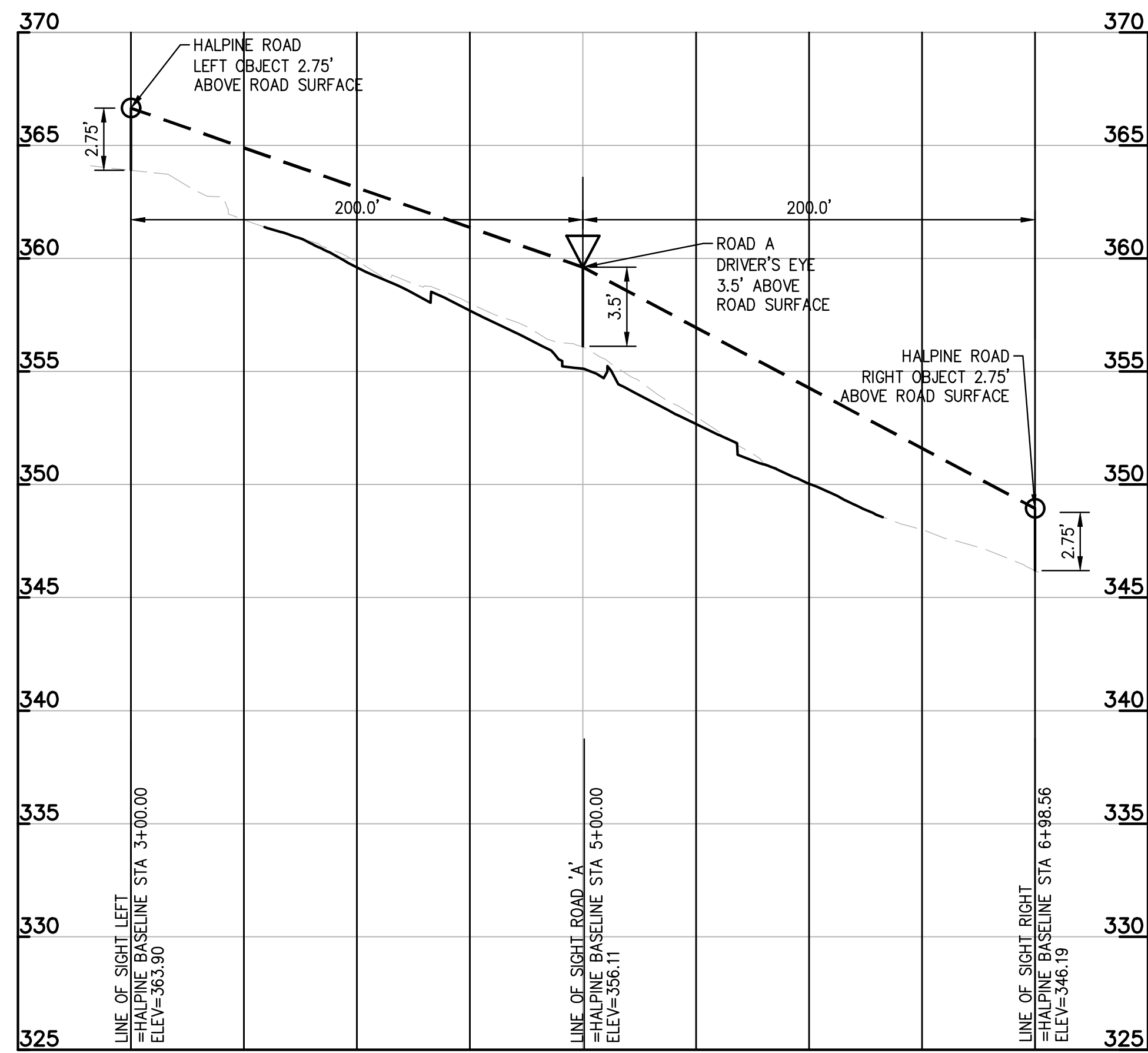
Montgomery County Review:

☐ Approved

☐ Disapproved:

By: _____
Date: _____

Form Reformatted
March, 2000



LINE OF SIGHT

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

LEGEND:

Diagram illustrating the setup for the sight triangle calculation:

- OBJECT 2.75' ABOVE GRADE
- EYE HEIGHT 3.5' ABOVE GRADE
- SIGHT DISTANCE LINE

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.



RIGHT SIDE ELEVATION / BLDG 2



REAR ELEVATION / BLDG 2



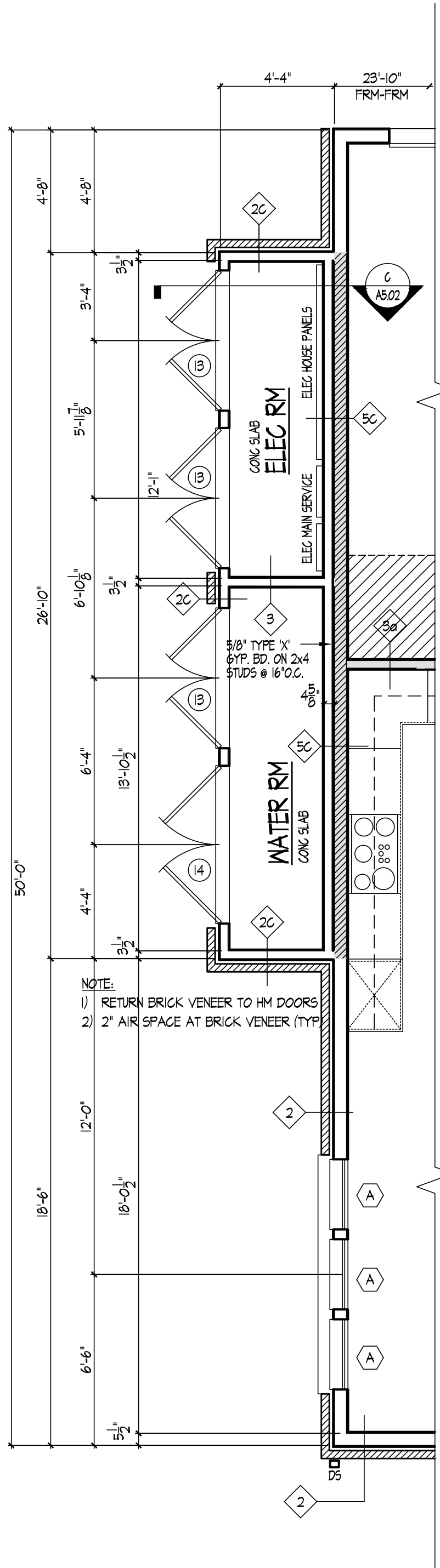
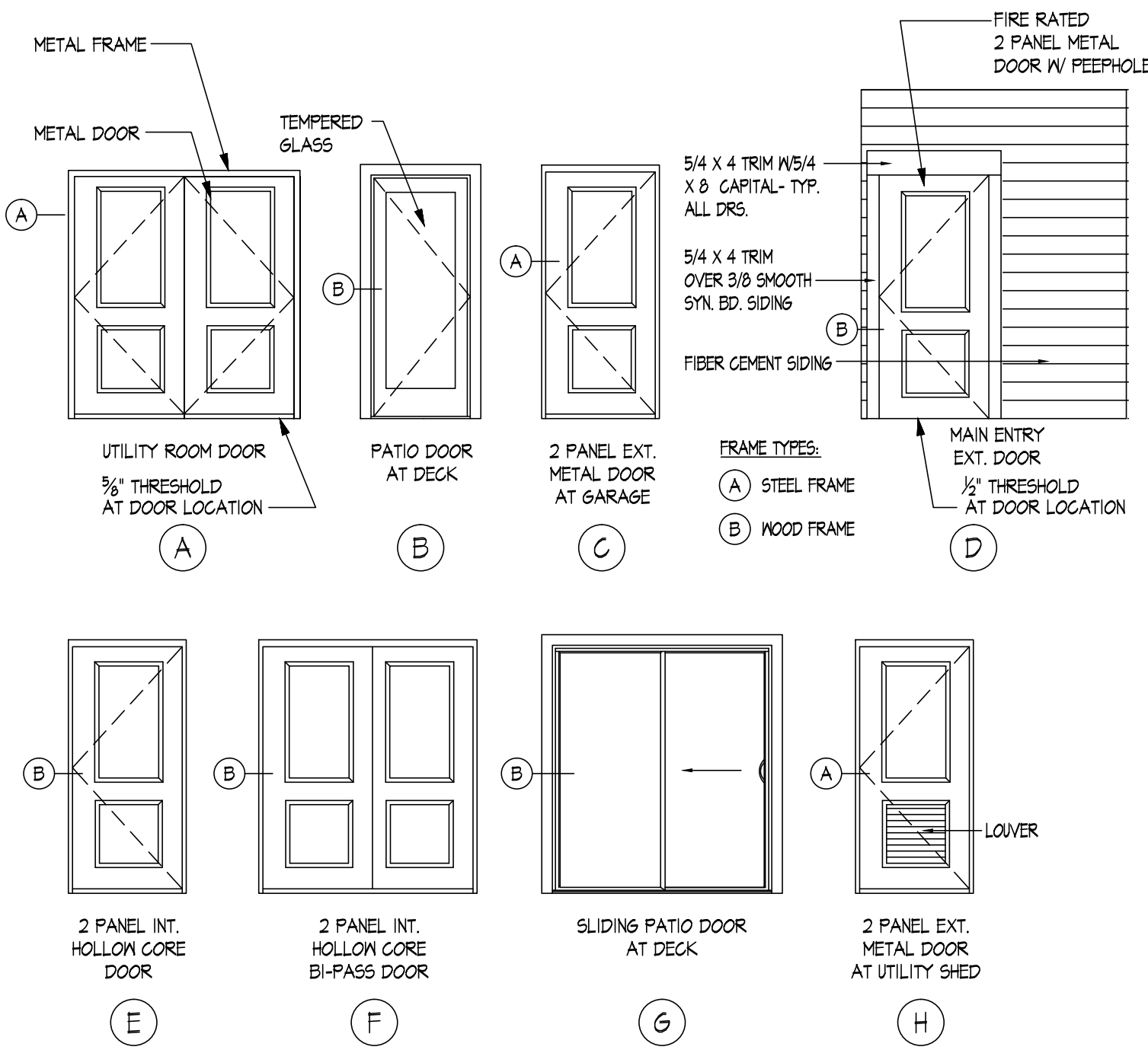
LEFT SIDE ELEVATION / BLDG 2



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

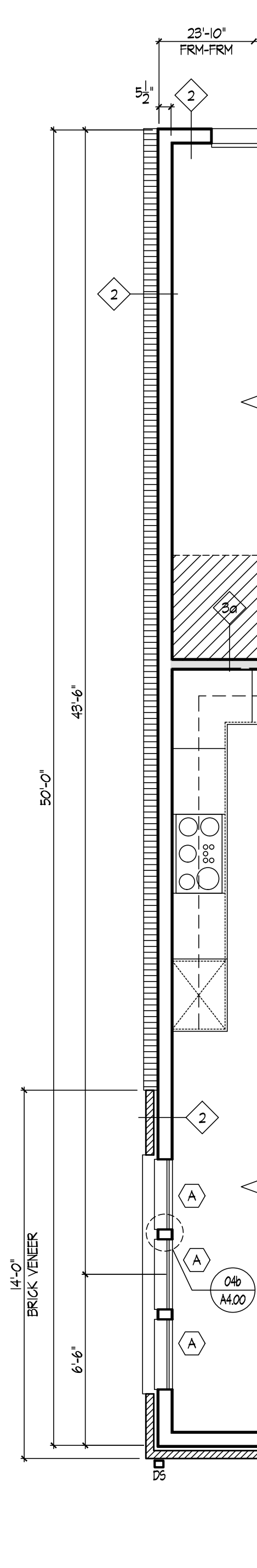
- NOTES:
- SEE SHEET A1.01 FOR DOOR ELEVATIONS AND FLOOR FINISH SCHEDULE - BASE HOUSE.
 - FIRE RATED DOORS TO BE SELF-CLOSING AND SELF-LATCHING PER IBC 2018 406.5.2.1
 - ALL DOORS REQUIRED FOR NATURAL VENTILATION PURPOSES SHALL BE PROVIDED WITH TIGHTLY FITTED SCREENS OF NOT LESS THAN 16 MESH PER INCH 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.



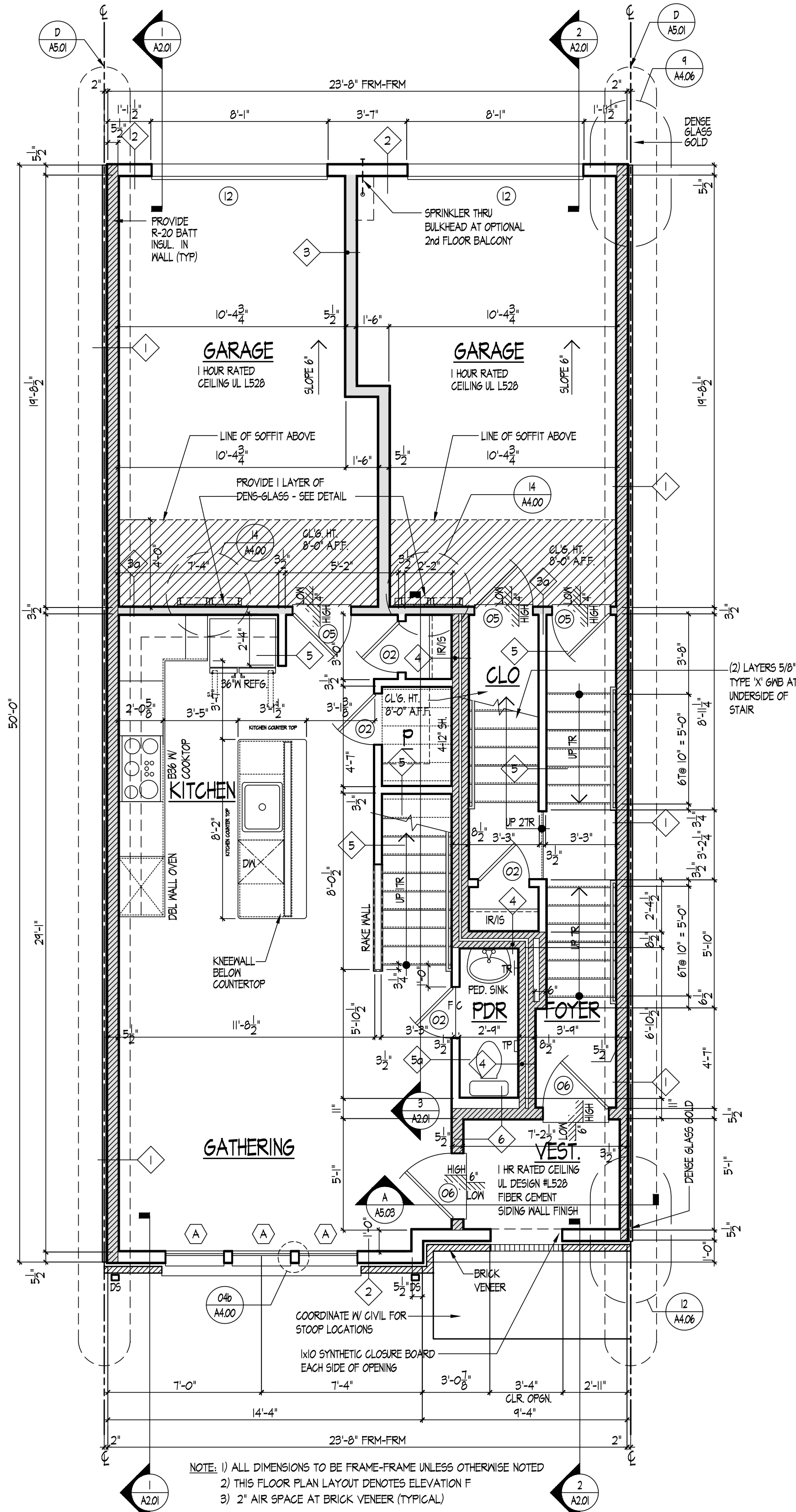
PARTIAL
FIRST FLOOR PLAN -
END CONDITION - UTILITY SHED
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE W 5500 SERIES WINDOWS							
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

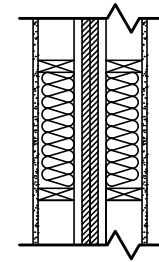


PARTIAL
FIRST FLOOR PLAN -
END CONDITION
SCALE: 1/4" = 1'-0"



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

PARTITION TYPES



TYPICAL FIRE WALL
WALL CONSTRUCTION
TWO HOUR FIRE RATED FIRE WALL
1 U3B6, U341 OR U313
1 LAYER 1/2" GWB
2x STUDS
FIBERGLASS BATT. INSUL.
1" AIR SPACE
(2) 1" GYPSUM LINER PANELS
1" AIR SPACE
2x STUDS
FIBERGLASS BATT. INSUL.
1 LAYER 1/2" GWB

1 TWO HOUR FIRE RATED FIRE WALL

2 TWO HOUR FIRE RATED FIRE WALL

SUBSTITUTE MR. GMB AT TUBSHOWER WALLS

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

TYP. EXTERIOR WALL CONSTRUCTION

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

2 TYP. EXTERIOR WALL

2a SUBSTITUTE MR. GMB AT TUBSHOWER WALLS

PROVIDE THERMAL BREAKING BEHIND 1 STUDS

2c OMIT GMB @ SPRINKLER ROOMS

2d PROVIDE DENSE GLASS GOLD SHEATHING

TYP. INTERIOR WALL CONSTRUCTION

ONE HOUR RATED FIRE PARTITION
UL # 1825
1 LAYER 5/8" TYPE 'X' GMB
AT EA. SIDE OF 2x STUDS
2x STUDS

5 ONE HOUR RATED FIRE PARTITION

3a ONE HOUR RATED FIRE PARTITION

ADD R-15 INSULATION @ 2x STUDS

ADD R-20 INSULATION @ 2x6 STUDS

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

TYP. STAIR SEPARATION WALL CONSTRUCTION

ONE HOUR FIRE RATED FIRE WALL
UL # 1841
1 LAYER 5/8" GMB
2x STUDS
FIBERGLASS BATT. INSUL.
1 1/2" AIR SPACE
7/16" OSB SHEATHING
2x STUDS
FIBERGLASS BATT. INSUL.
1 LAYER 5/8" GMB

4 ONE HOUR RATED FIRE PARTITION

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

TYP. INTERIOR WALL CONSTRUCTION

NON-RATED
1 LAYER 1/2" GYPSUM WALLBOARD
AT EA. SIDE OF 2x STUDS
2x STUDS

5 TYP. INTERIOR PARTITION

5a ADD SOUND ATTENUATION BATT

AT BATHROOM WALLS

5b SUBSTITUTE DRABROCK AT TUB / SHOWER WALLS OR CONCEALED SPACES - ADD SOUND ATTENUATION BATT

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

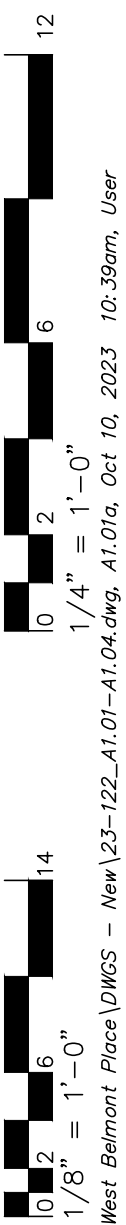
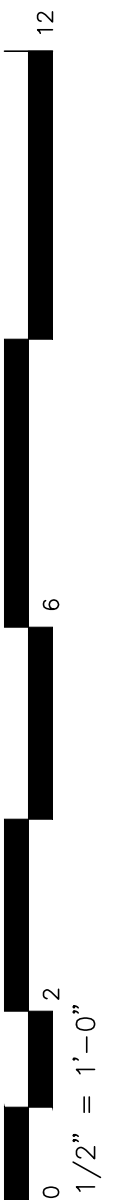
PROJECTED EXTERIOR WALL CONSTRUCTION

ONE HOUR RATED FIRE PARTITION
UL # 1844
SIDING OR BRICK
HOUSEWRAP
1 LAYER 5/8" TYPE 'X' GYP BD
7/16" OSB SHEATHING
2x4 STUDS W/ R-15 INSUL.
1 LAYER 5/8" TYPE 'X' GYP BD

6 ONE HOUR RATED FIRE PARTITION

TYP. EXTERIOR WALL

NO.	REVISION	DATE
1.		
2.		
3.		
4.		
5.		



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4902 LEE HIGHWAY, SUITE 1000
FAIRFAX, VIRGINIA 22031
703-494-4900

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
703-144-7141

M.E.P. ENGINEER
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LAWRENCE II / SYDNEY II
PULTE HOMES

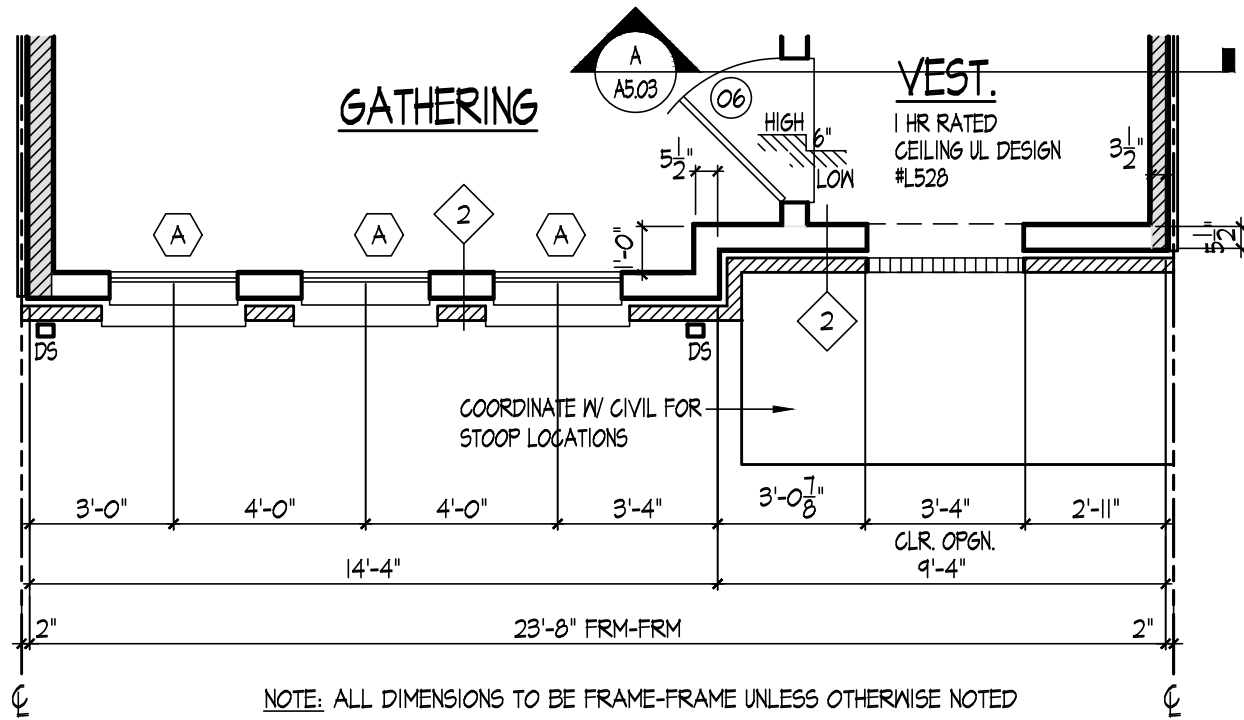
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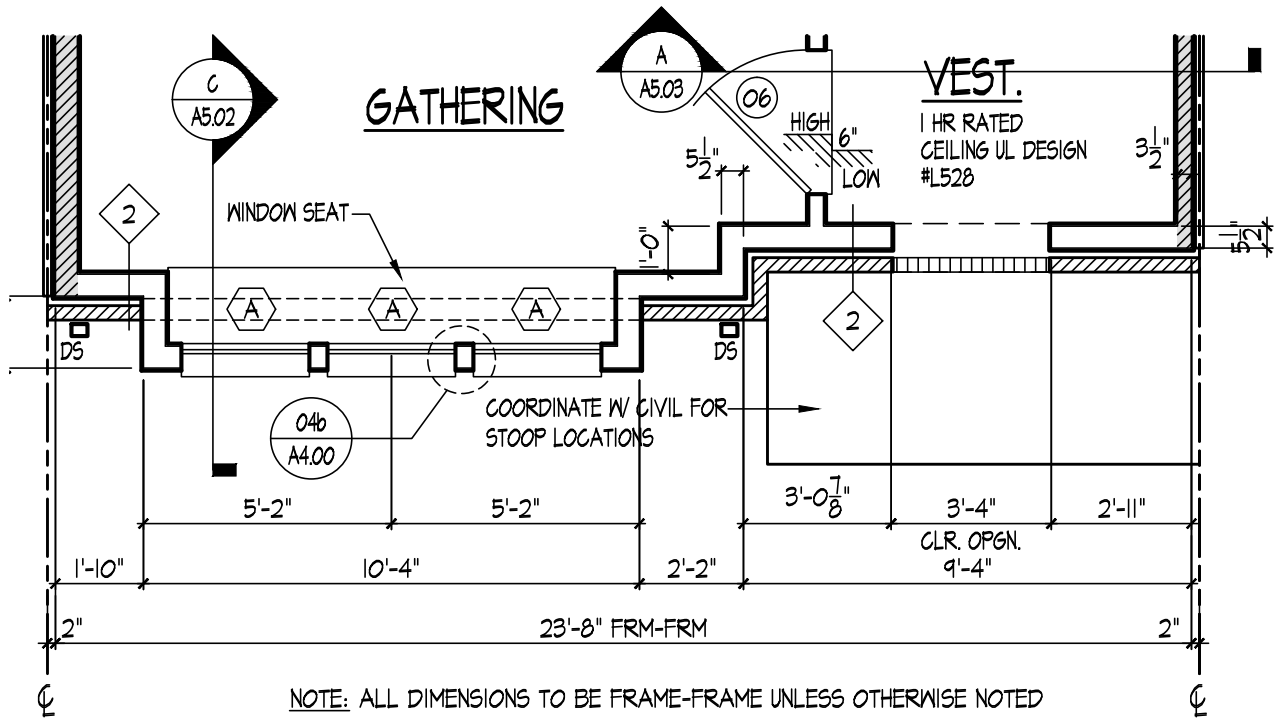
SUBMISSION/REVISION	
10/13/2023 ISSUED FOR PERMIT	6
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LAWRENCE II
PARTIAL FLOOR PLANS

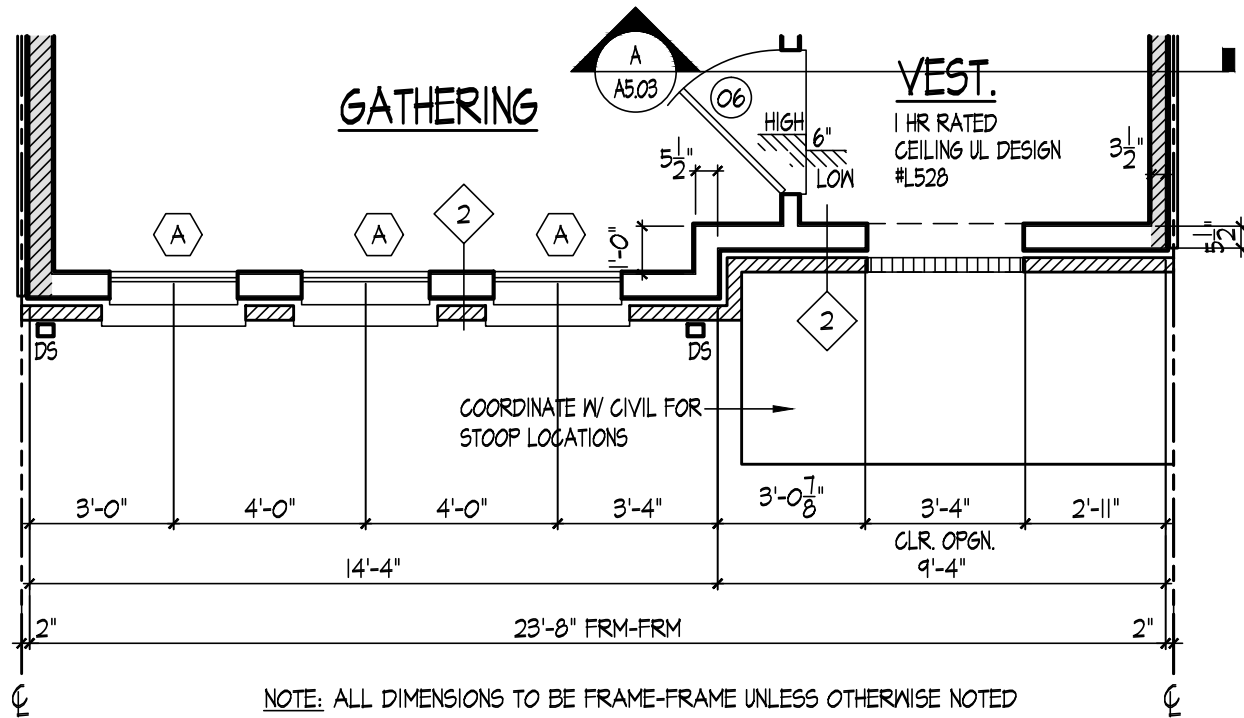
A1.01a



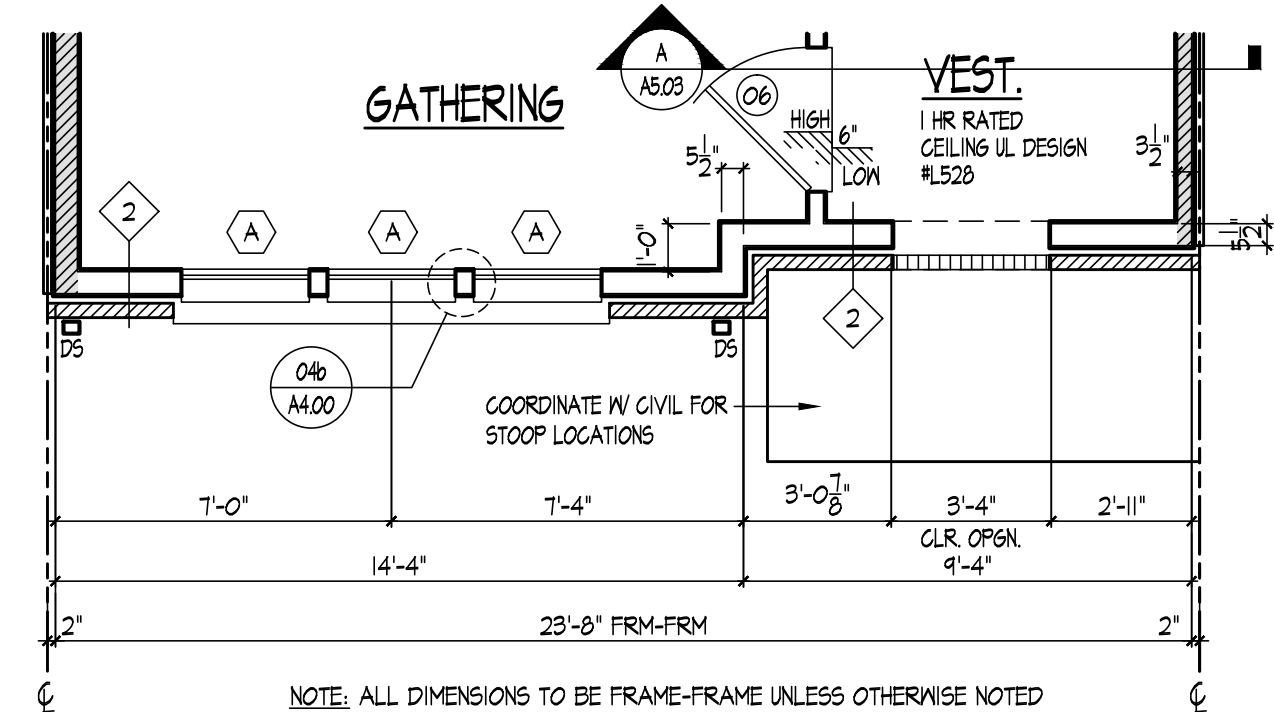
3 LAWRENCE II PARTIAL FIRST FLOOR PLAN - ELEVATION C
SCALE: 1/4" = 1'-0"



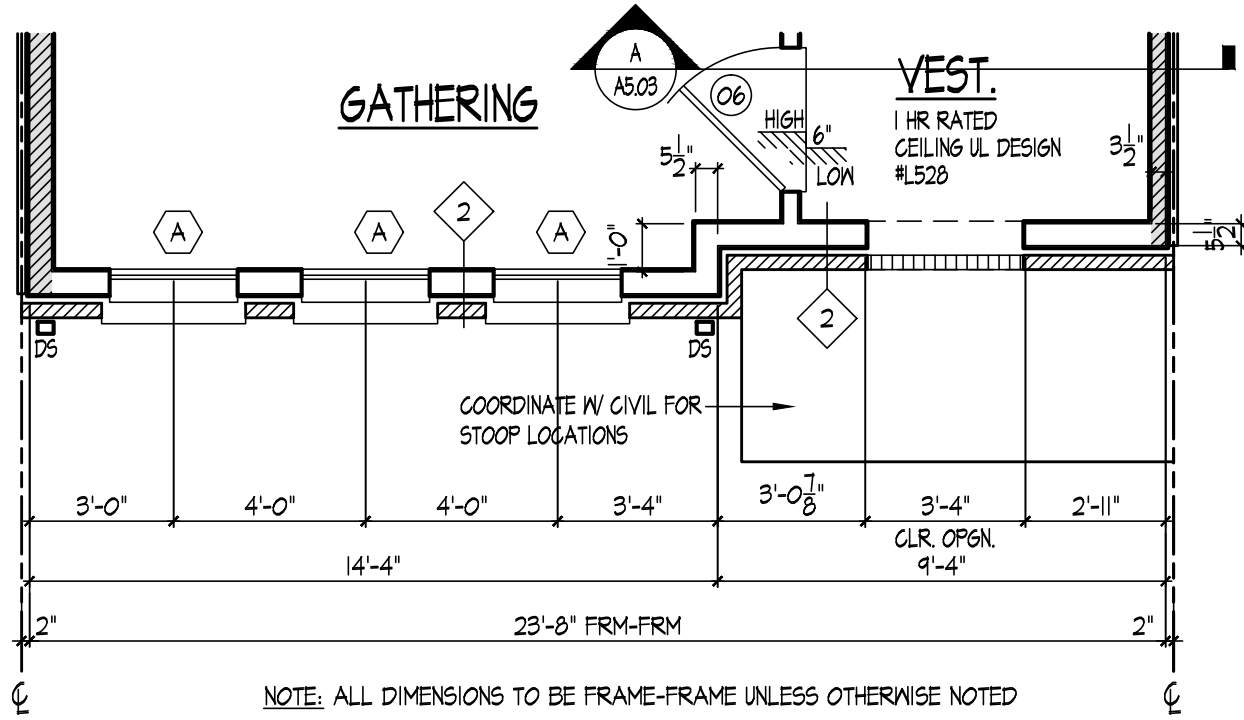
5 LAWRENCE II PARTIAL FIRST FLOOR PLAN - ELEVATION E
SCALE: 1/4" = 1'-0"



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



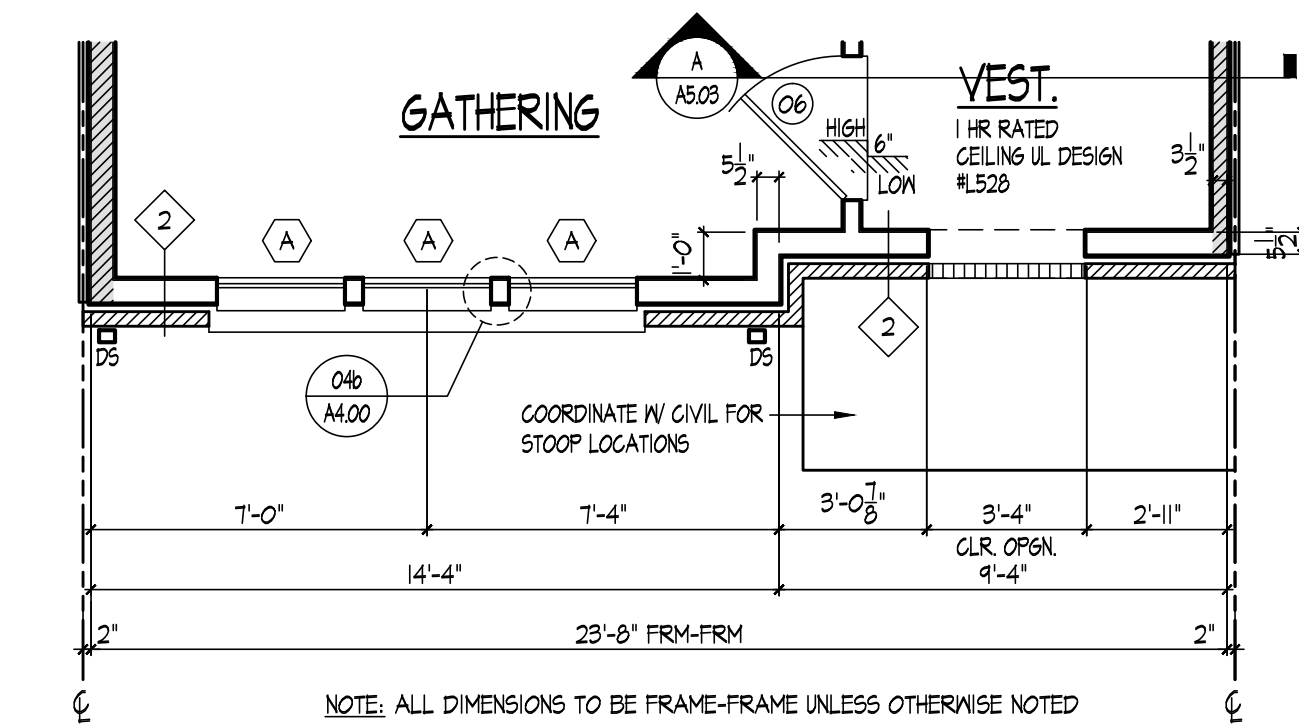
4 LAWRENCE II PARTIAL FIRST FLOOR PLAN - ELEVATION D
SCALE: 1/4" = 1'-0"



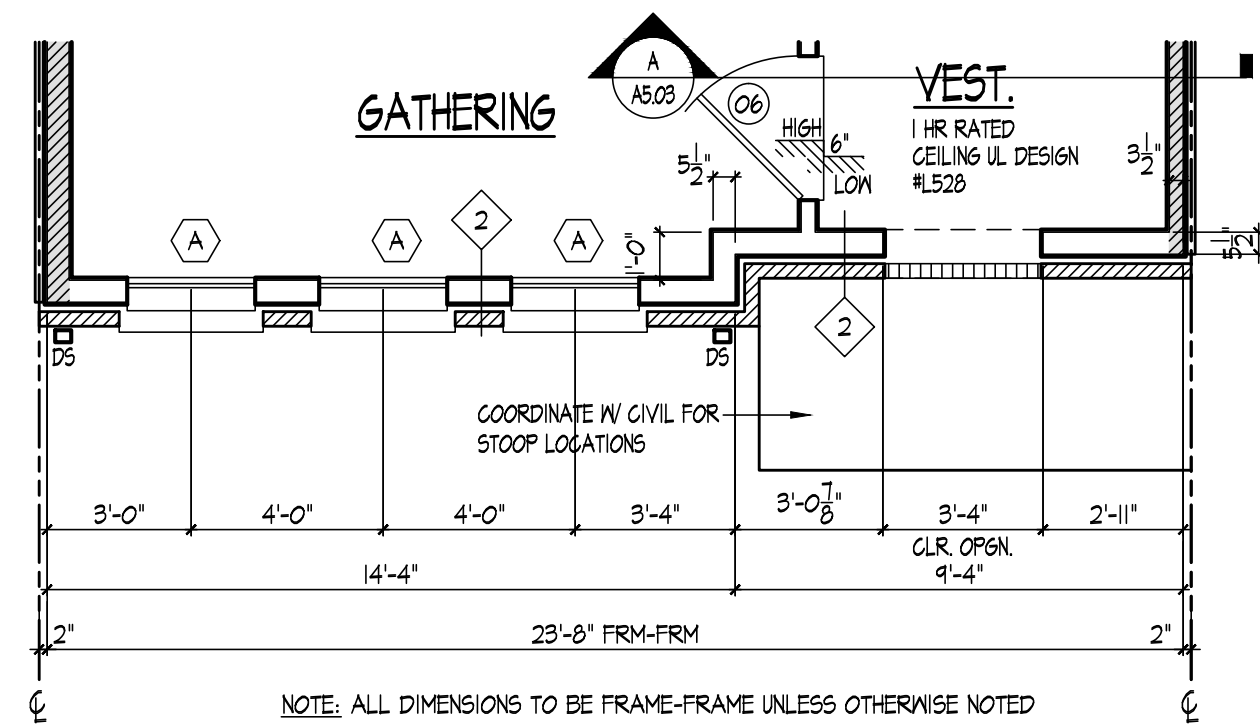
1 LAWRENCE II PARTIAL FIRST FLOOR PLAN - ELEVATION A
SCALE: 1/4" = 1'-0"

0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66 68 70 72 74 76 78 80 82 84 86 88 90 92 94 96 98 100 102 104 106 108 110 112 114 116 118 120 122 124 126 128 130 132 134 136 138 140 142 144 146 148 150 152 154 156 158 160 162 164 166 168 170 172 174 176 178 180 182 184 186 188 190 192 194 196 198 200 202 204 206 208 210 212 214 216 218 220 222 224 226 228 230 232 234 236 238 240 242 244 246 248 250 252 254 256 258 260 262 264 266 268 270 272 274 276 278 280 282 284 286 288 290 292 294 296 298 300 302 304 306 308 310 312 314 316 318 320 322 324 326 328 330 332 334 336 338 340 342 344 346 348 350 352 354 356 358 360 362 364 366 368 370 372 374 376 378 380 382 384 386 388 390 392 394 396 398 400 402 404 406 408 410 412 414 416 418 420 422 424 426 428 430 432 434 436 438 440 442 444 446 448 450 452 454 456 458 460 462 464 466 468 470 472 474 476 478 480 482 484 486 488 490 492 494 496 498 500 502 504 506 508 510 512 514 516 518 520 522 524 526 528 530 532 534 536 538 540 542 544 546 548 550 552 554 556 558 560 562 564 566 568 570 572 574 576 578 580 582 584 586 588 590 592 594 596 598 600 602 604 606 608 610 612 614 616 618 620 622 624 626 628 630 632 634 636 638 640 642 644 646 648 650 652 654 656 658 660 662 664 666 668 670 672 674 676 678 680 682 684 686 688 690 692 694 696 698 700 702 704 706 708 710 712 714 716 718 720 722 724 726 728 730 732 734 736 738 740 742 744 746 748 750 752 754 756 758 760 762 764 766 768 770 772 774 776 778 780 782 784 786 788 790 792 794 796 798 800 802 804 806 808 810 812 814 816 818 820 822 824 826 828 830 832 834 836 838 840 842 844 846 848 850 852 854 856 858 860 862 864 866 868 870 872 874 876 878 880 882 884 886 888 890 892 894 896 898 900 902 904 906 908 910 912 914 916 918 920 922 924 926 928 930 932 934 936 938 940 942 944 946 948 950 952 954 956 958 960 962 964 966 968 970 972 974 976 978 980 982 984 986 988 990 992 994 996 998 1000

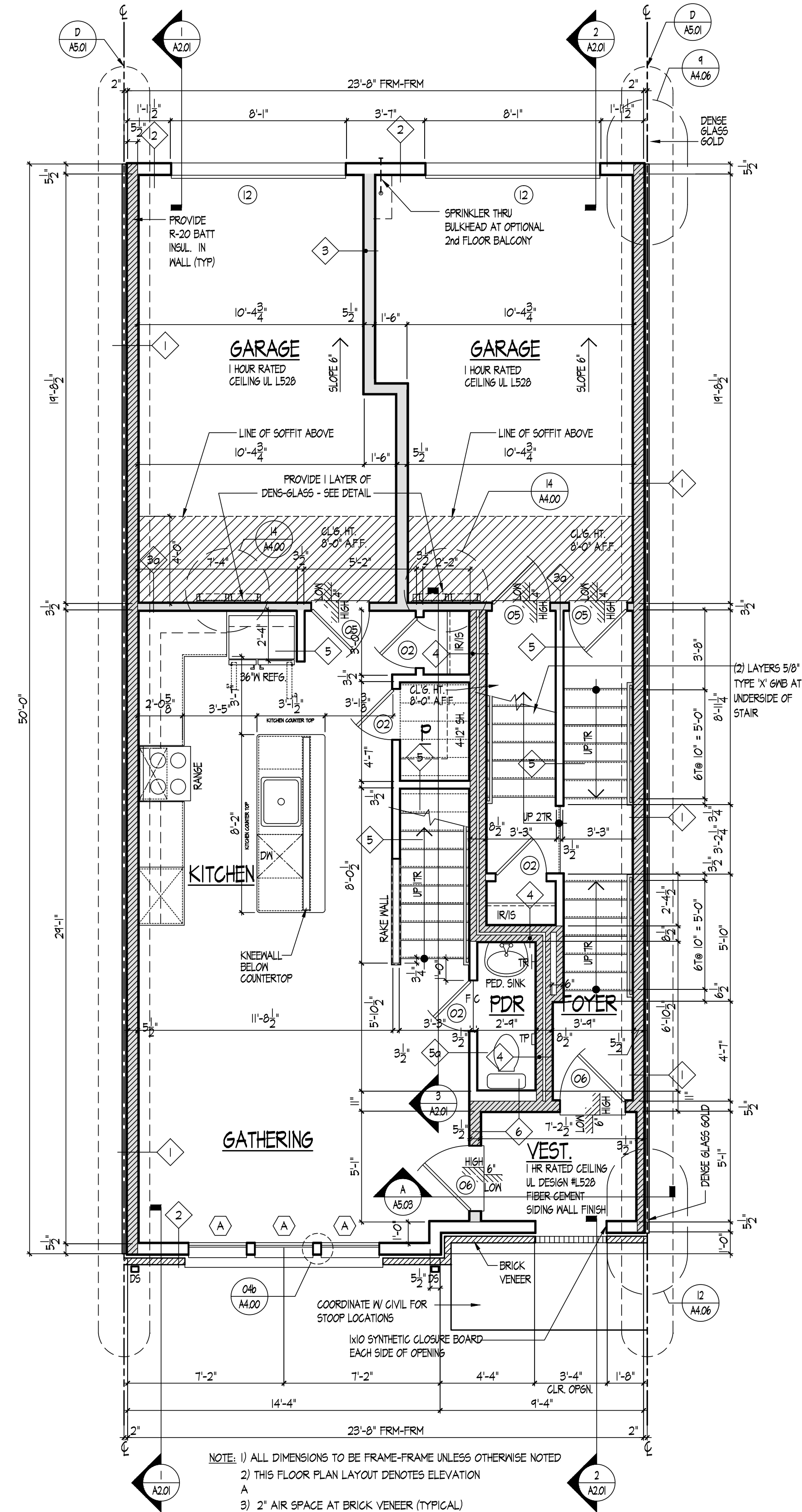
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3 LAWRENCE II PARTIAL FIRST FLOOR PLAN - ELEVATION D (ADU & MPDU)
A1.01b SCALE: 1/4" = 1'-0"



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
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
703-144-7441

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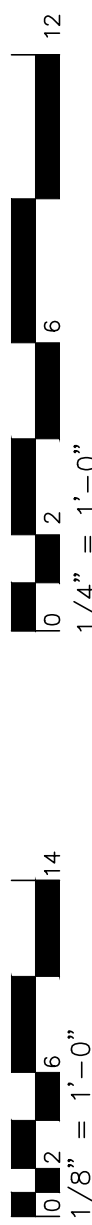
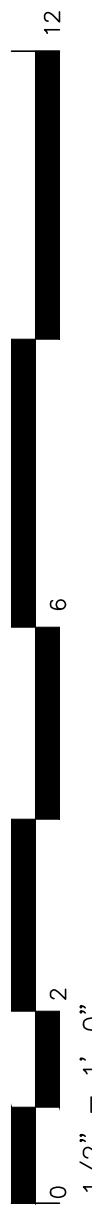
LAWRENCE II / SYDNEY II
PULTE HOMES

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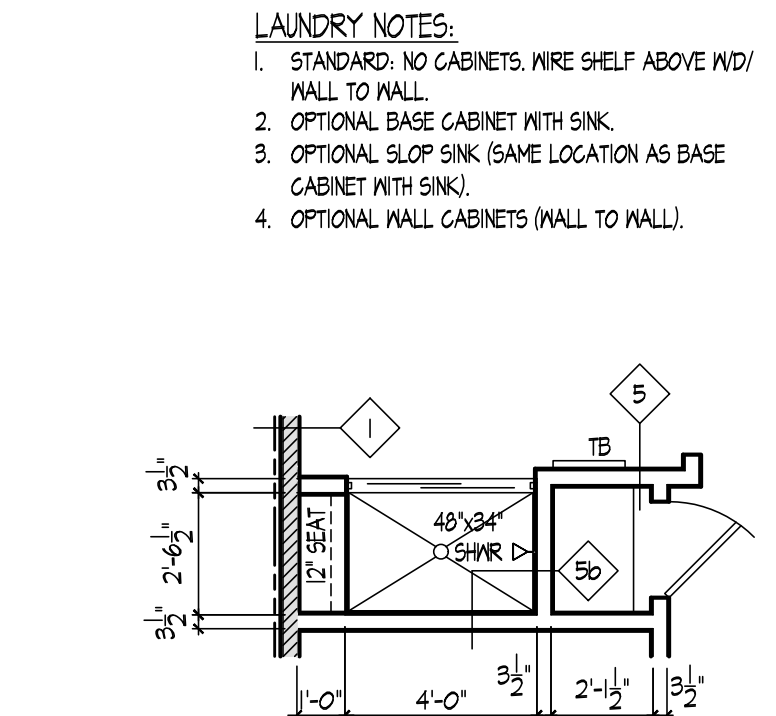
LAWRENCE II
FIRST FLOOR PLAN
ADU & MPDU UNIT

A1.01b

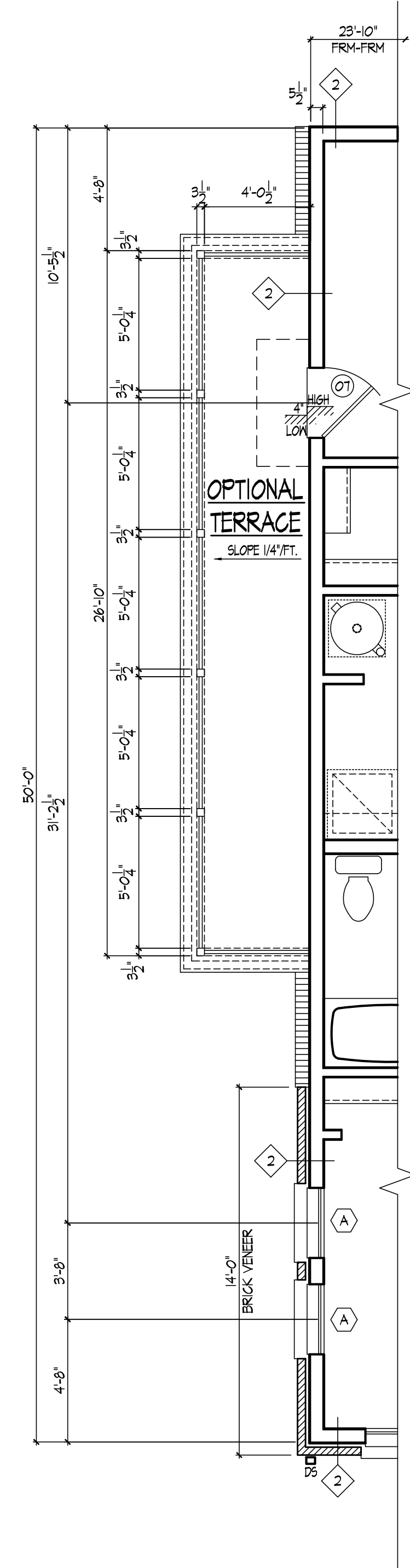


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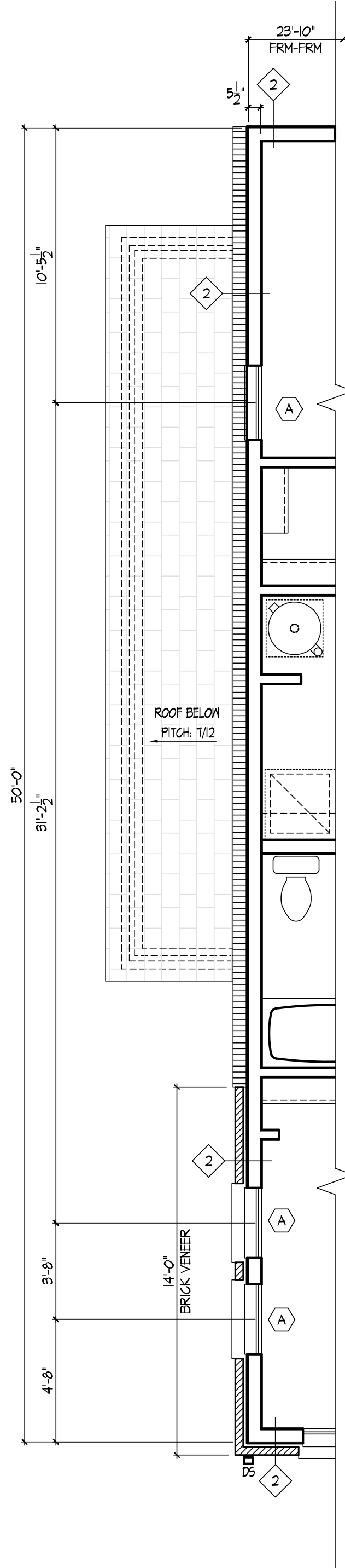
Community Planning & Development Services
Received
October 23, 2023



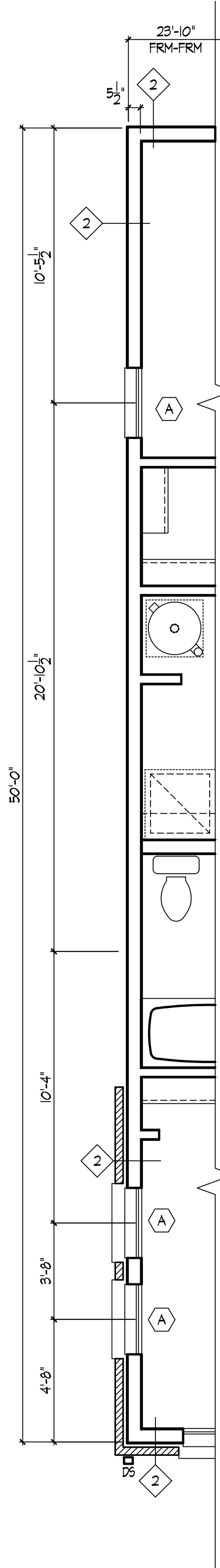
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A1.02
OPTIONAL B #2 W/ SHOWER SEAT
LAWRENCE II SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



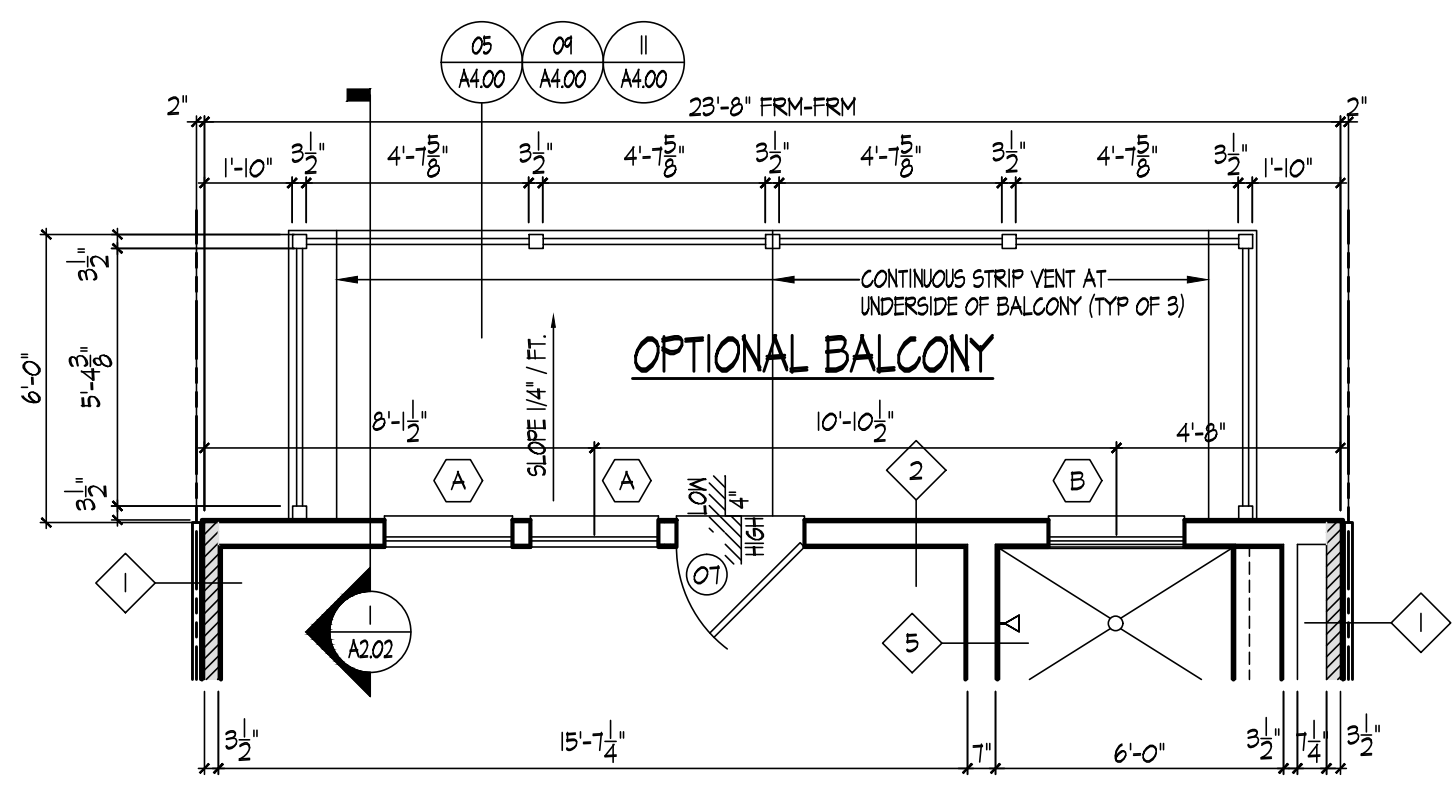
PARTIAL
SECOND FLOOR PLAN -
END CONDITION - OPTIONAL TERRACE
SCALE: 1/4" = 1'-0"



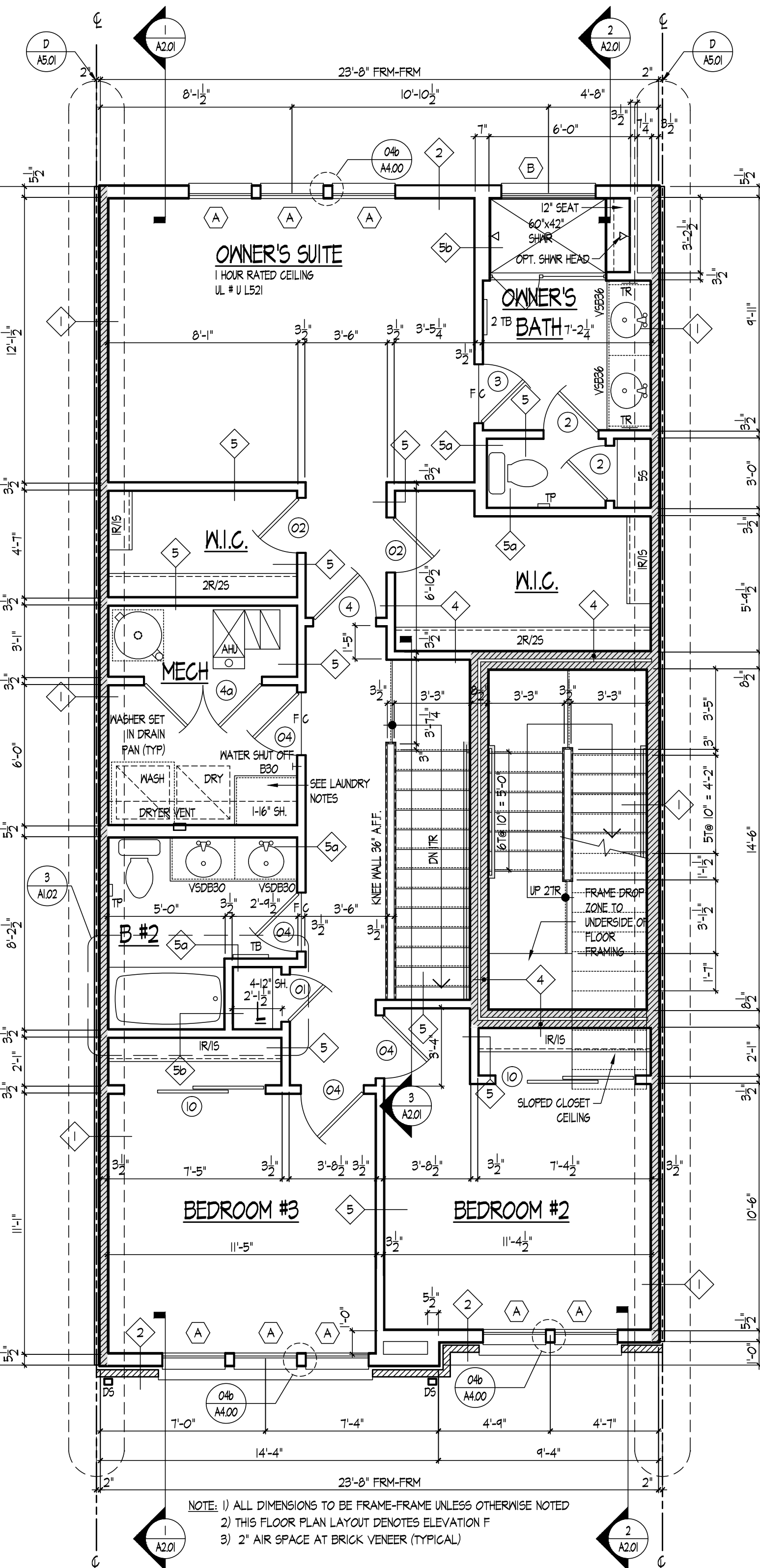
PARTIAL
SECOND FLOOR PLAN -
END CONDITION - UTILITY SHED
SCALE: 1/4" = 1'-0"



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



4
A1.02
LAFAYETTE SECOND FLOOR PLAN - OPTIONAL BALCONY
SCALE: 1/4" = 1'-0"



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

**Pulte
HOMES**
PULTE GROUP MID-ATLANTIC
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
703-144-7141
MEP ENGINEER
Alliance Engineers, Inc.
12355 SUNRISE VALLEY DRIVE, SUITE 220
RESTON, VIRGINIA 20191
703-144-7141

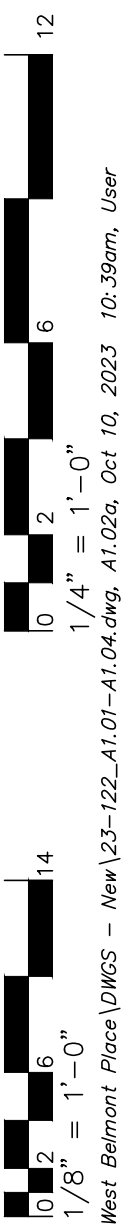
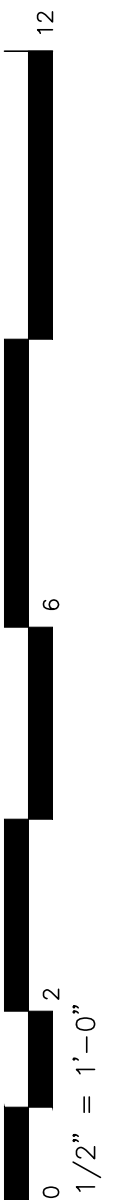
LAWRENCE II / SYDNEY II
PULTE HOMES

SCALE:
DATE:
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JOB NO.:

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LAWRENCE II
SECOND FLOOR PLAN
MARKET RATE

A1.02



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703-494-4900

ARCHITECTURE

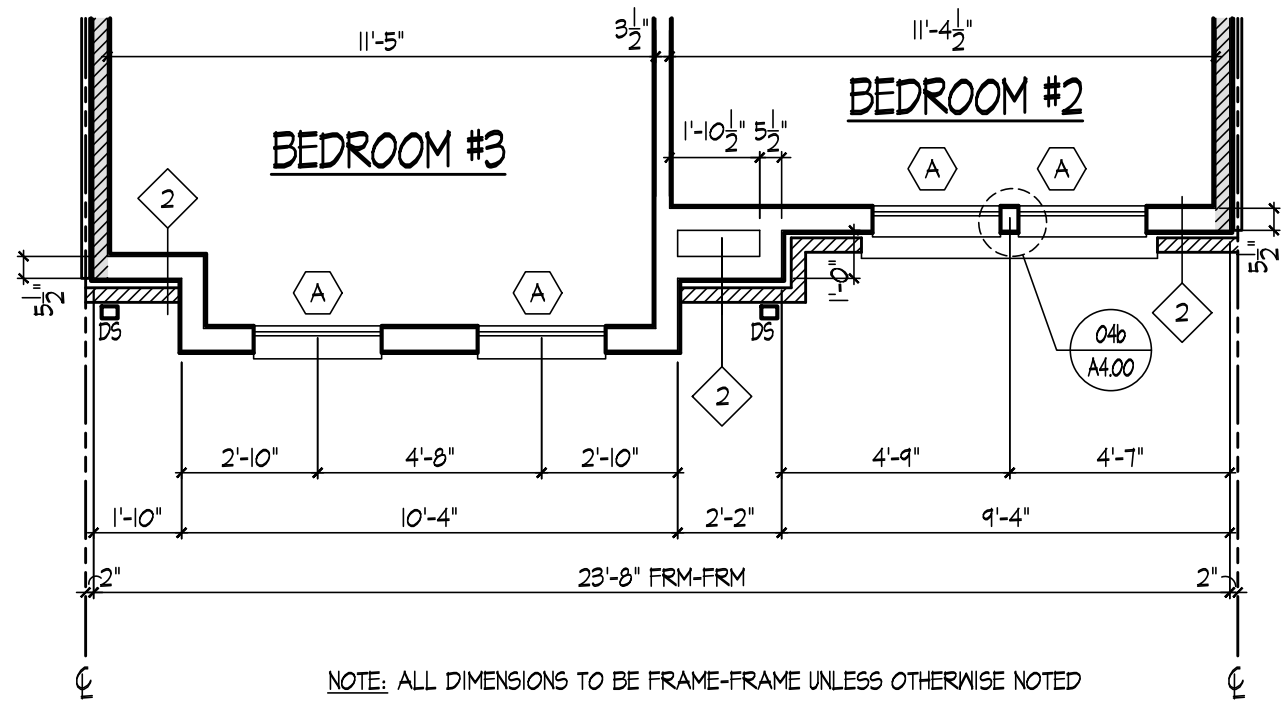
Pulte Group Mid-Atlantic
3201 Lee Highway, Suite 1000
Fairfax, VA 22031
703-494-4900

STRUCTURAL ENGINEER

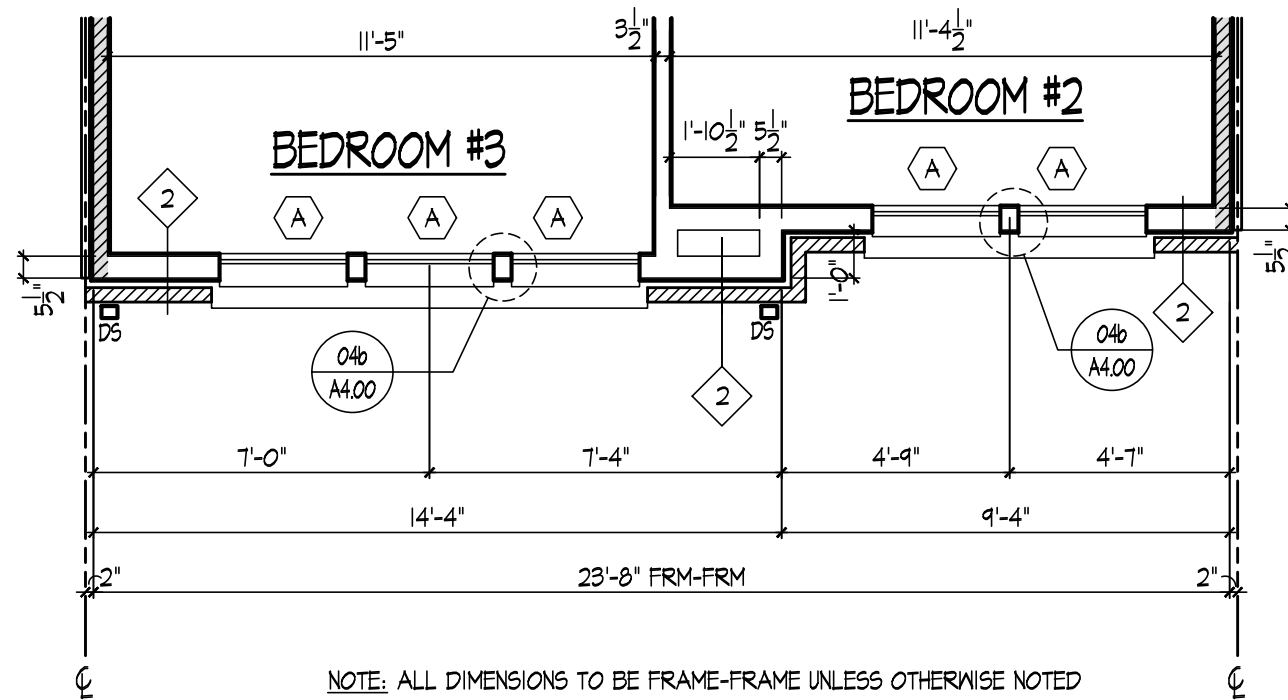
Alliance Structural Engineers, Inc.
12355 SUNRISE VALLEY DRIVE, SUITE 220
RESTON, VIRGINIA 20191
703-744-7141

M.E.P. ENGINEER

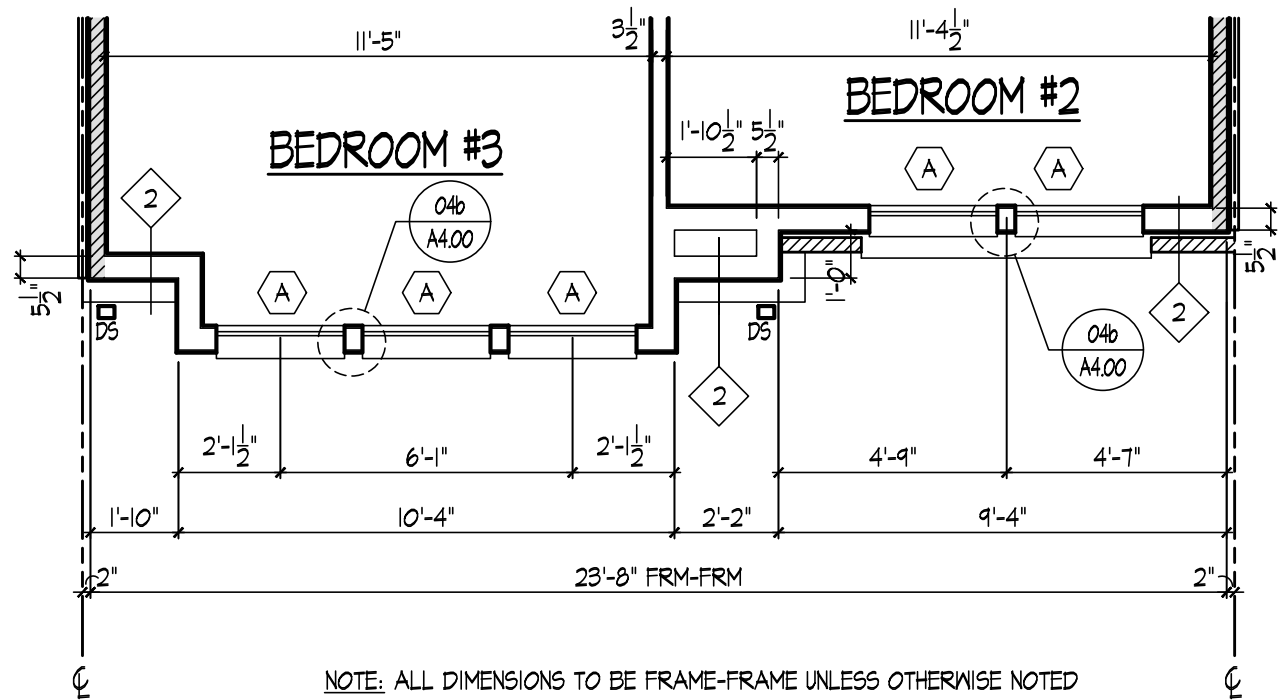
Alliance Engineers, Inc.
12355 SUNRISE VALLEY DRIVE, SUITE 220
RESTON, VIRGINIA 20191
703-744-7141



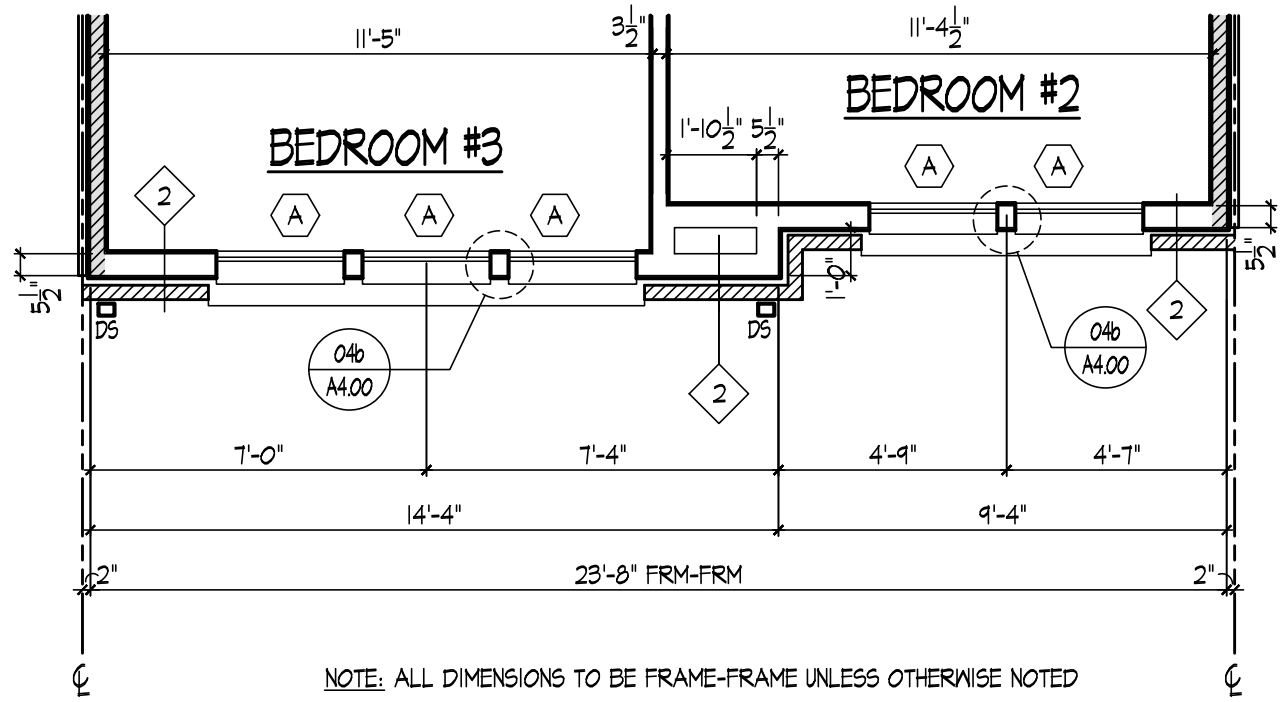
3 LAWRENCE II PARTIAL SECOND FLOOR PLAN - ELEVATION C
A1.02 SCALE: 1/4" = 1'-0"



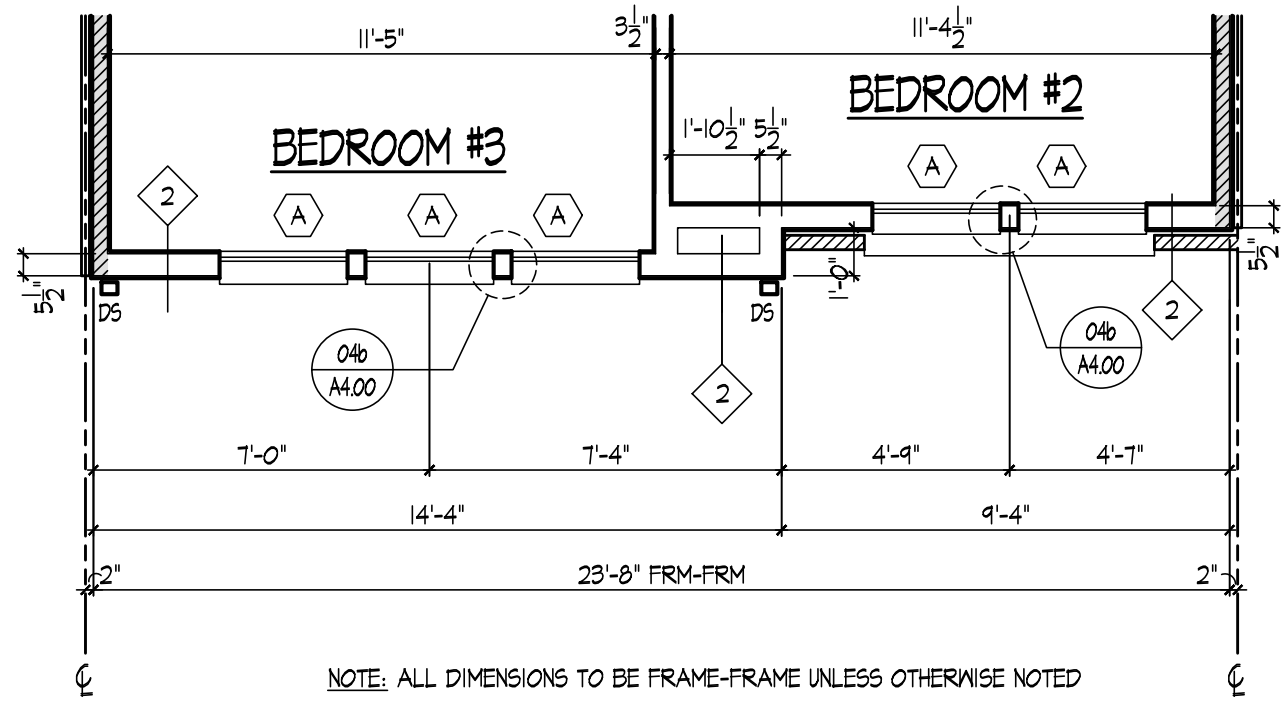
2 LAWRENCE II PARTIAL SECOND FLOOR PLAN - ELEVATION B
A1.02 SCALE: 1/4" = 1'-0"



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"



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

LAWRENCE II / SYDNEY II

PULTE HOMES

SCALE:

DATE:

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JOB NO.:

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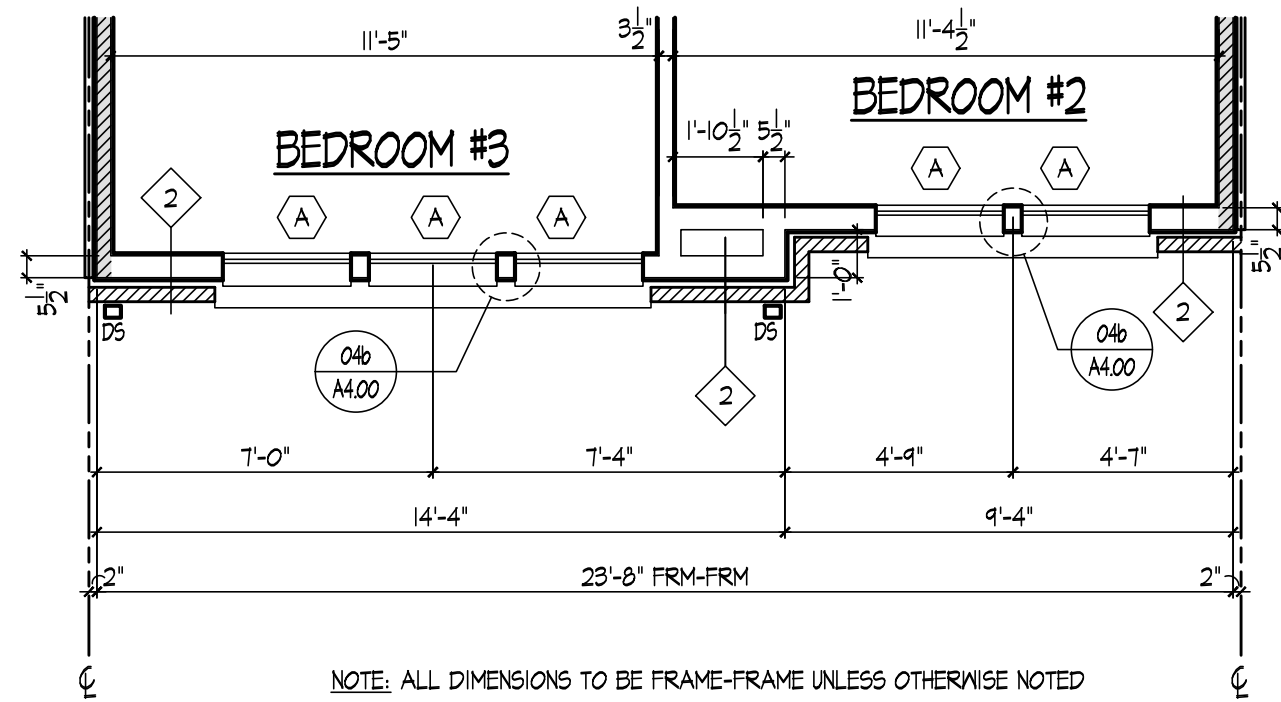
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LAWRENCE II
PARTIAL FLOOR PLANS

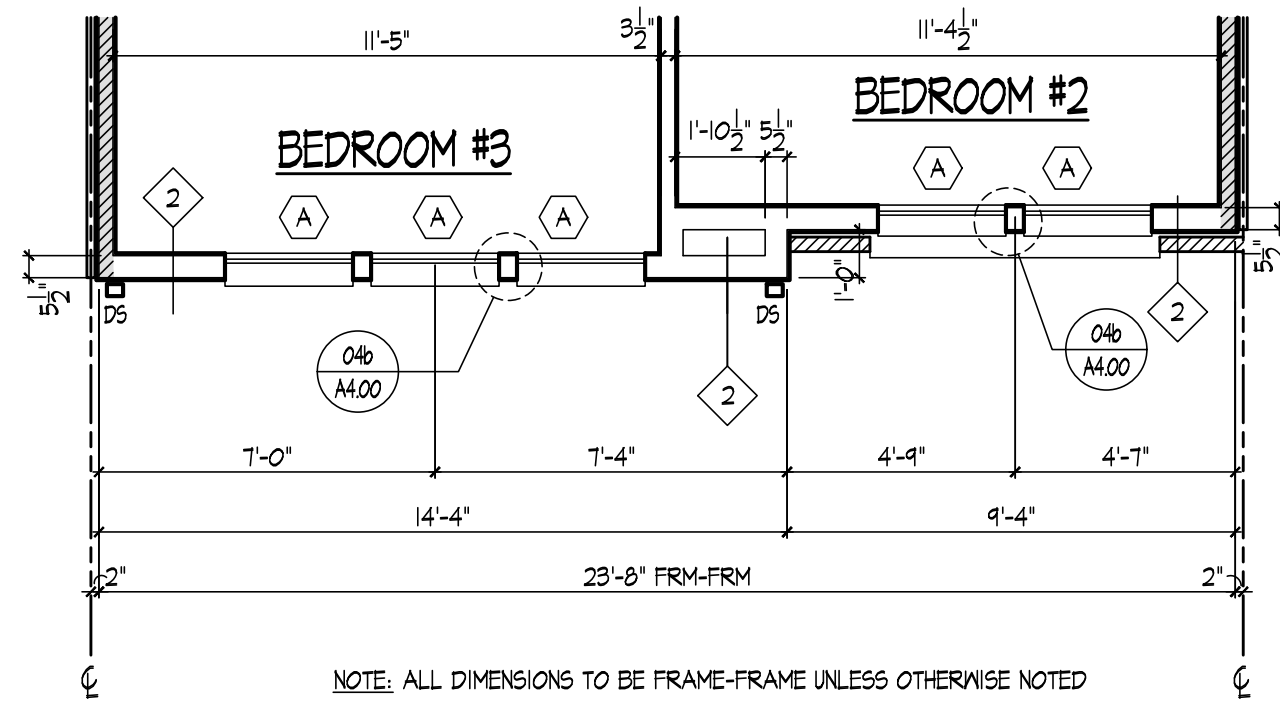
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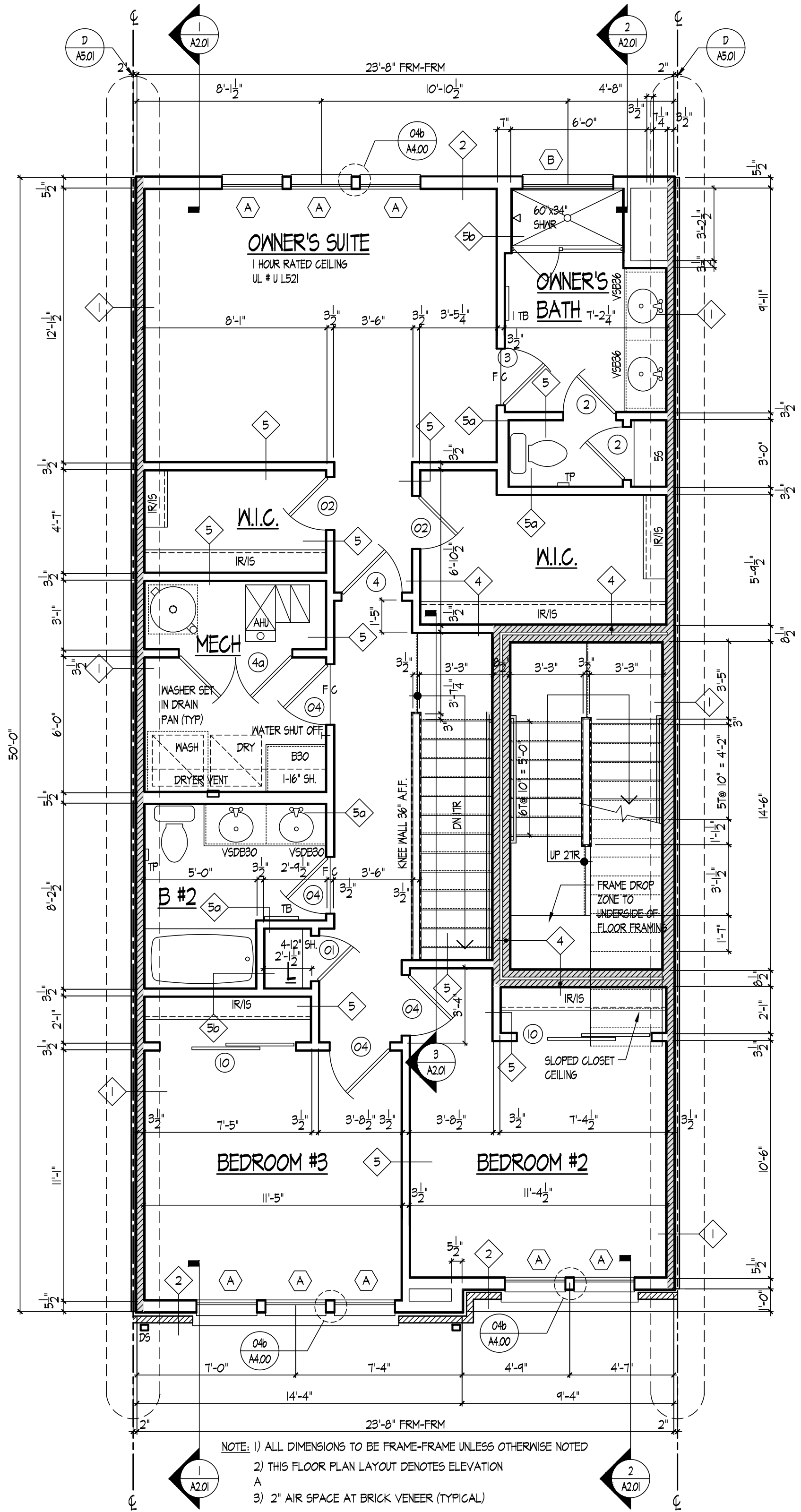
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3 LAWRENCE II PARTIAL SECOND FLOOR PLANS (ADU & MPDU)
A1.02b SCALE: 1/4" = 1'-0"



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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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
703-144-7141

M.E.P. ENGINEER
Alliance Engineers, Inc.
12355 SUNRISE VALLEY DRIVE, SUITE 220
RESTON, VIRGINIA 20191
703-144-7141

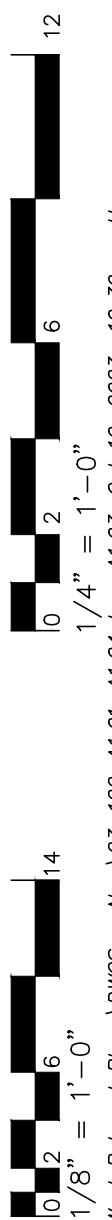
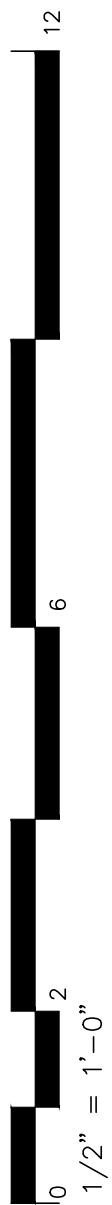
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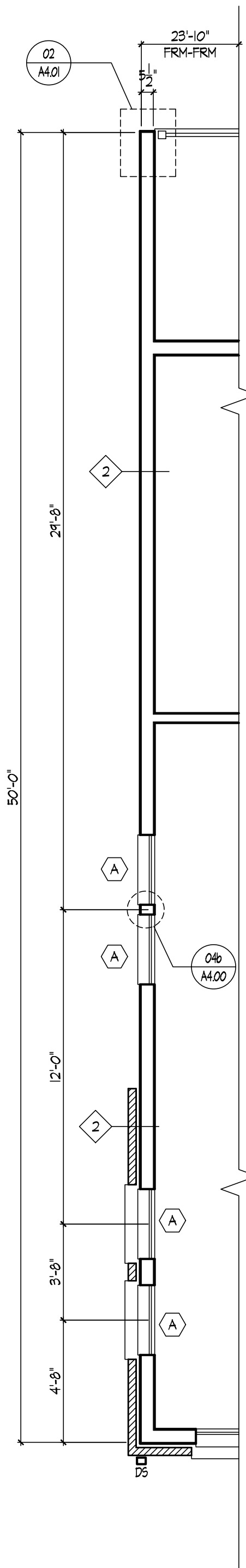
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SECOND FLOOR PLAN
ADU & MPDU UNIT

A1.02b

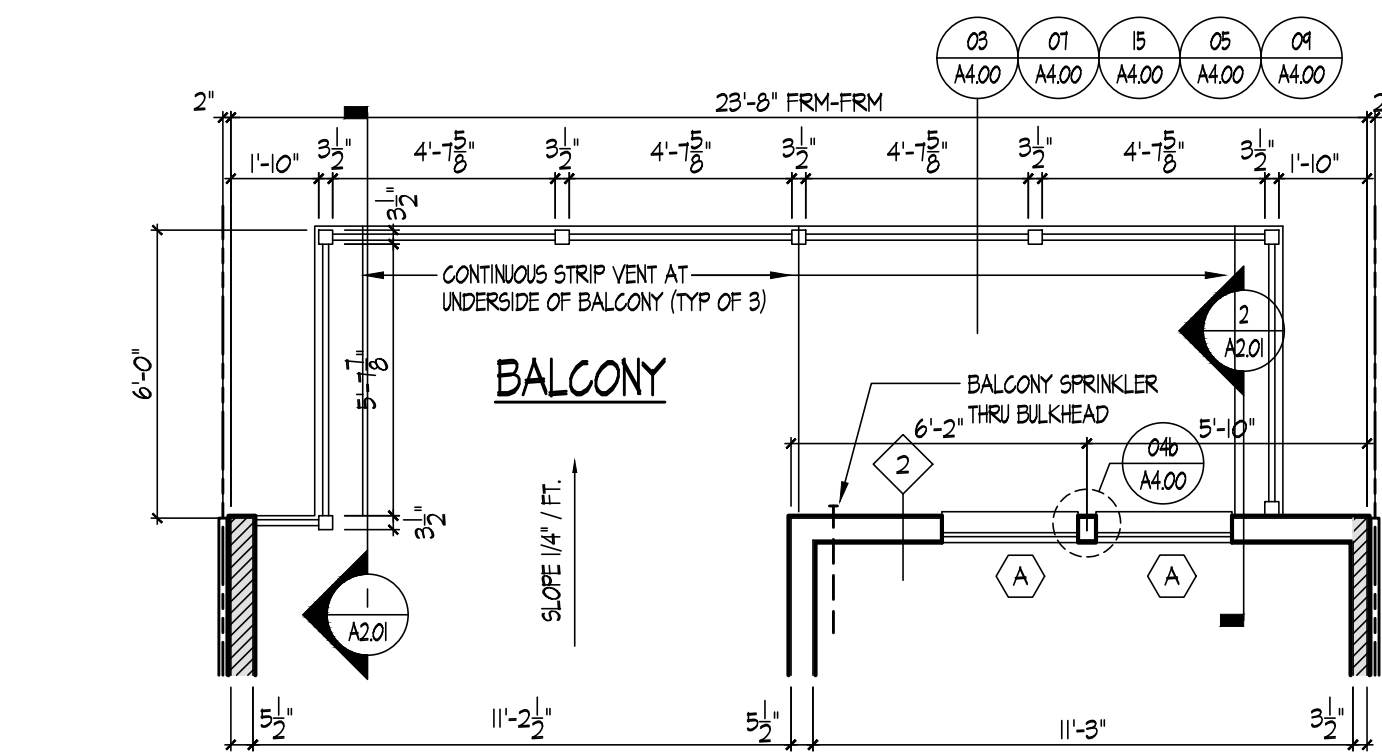


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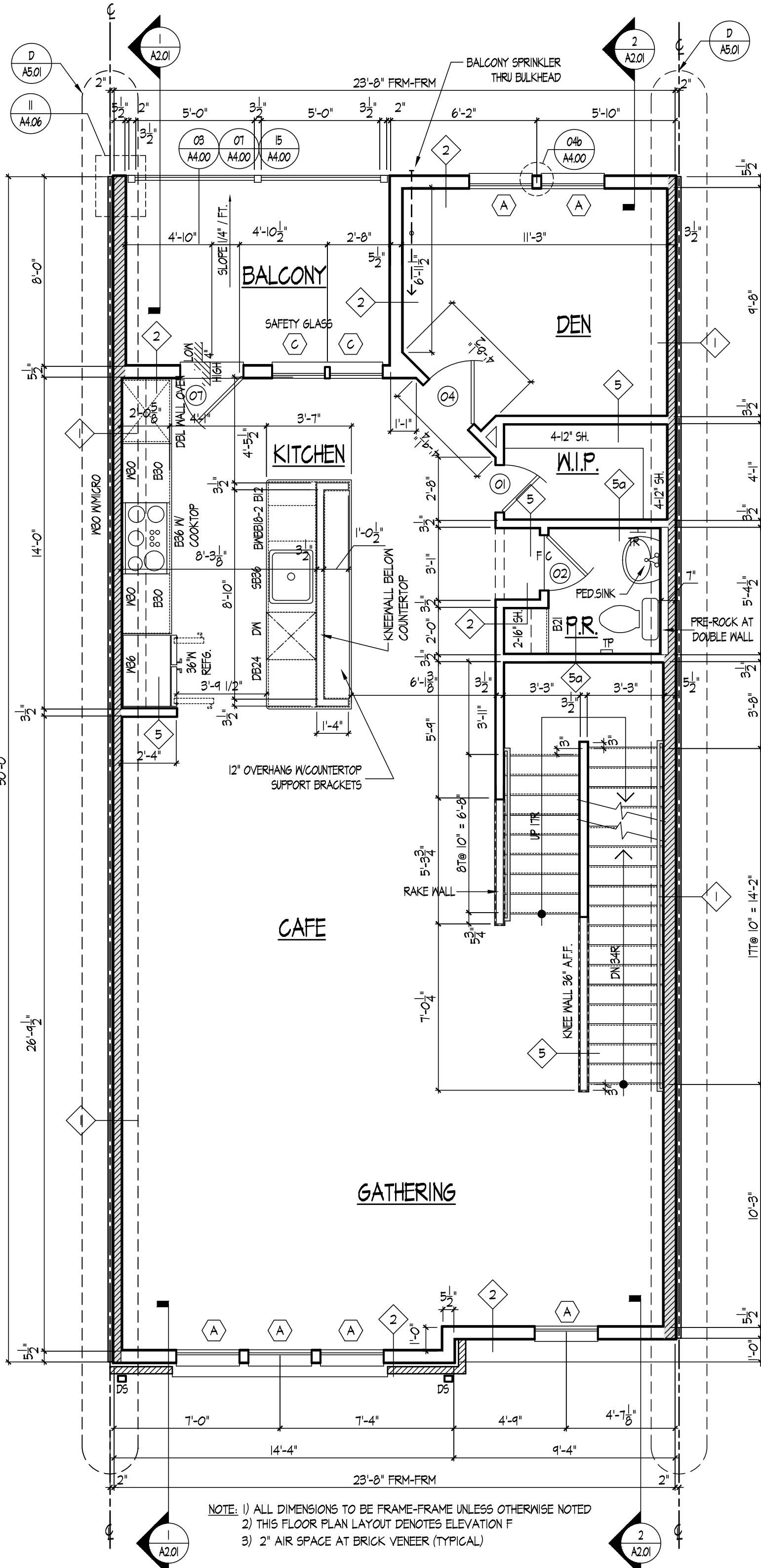
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PARTIAL
THIRD FLOOR PLAN -
END CONDITION
SCALE: 1/4" = 1'-0"



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



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



PULTE GROUP MID-ATLANTIC
4902 LEE HIGHWAY, SUITE 1000
FAIRFAX, VIRGINIA 22031
703-484-4300

ARCHITECTURE
Pulte Group Mid-Atlantic
3201 Lee Highway, Suite 1000
Fairfax, VA 22031
703-484-4300

STRUCTURAL ENGINEER
Alliance Structural Engineers, Inc.
12355 SUNRISE VALLEY DRIVE, SUITE 220
RESTON, VIRGINIA 20191
703-744-7441

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Alliance Engineers, Inc.
12355 SUNRISE VALLEY DRIVE, SUITE 220
RESTON, VIRGINIA 20191
703-744-7441

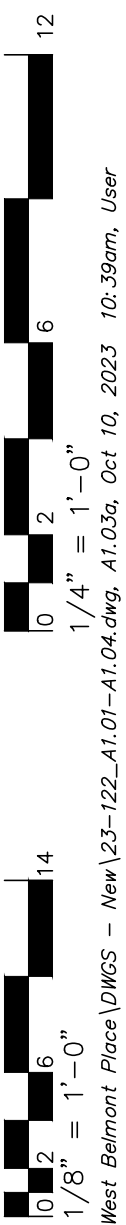
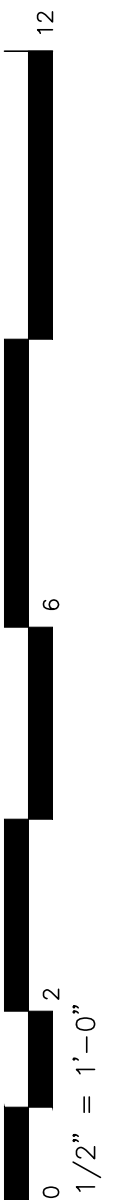
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SYDNEY II
THIRD FLOOR PLAN

A1.03



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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
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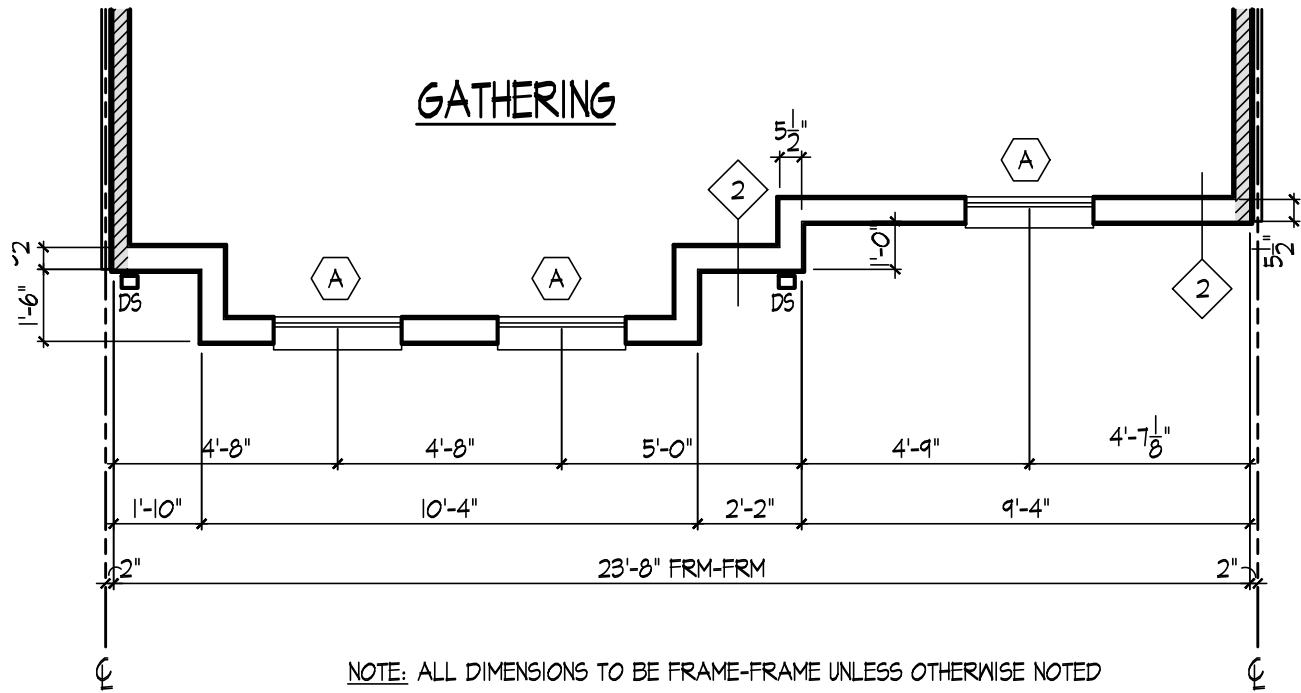
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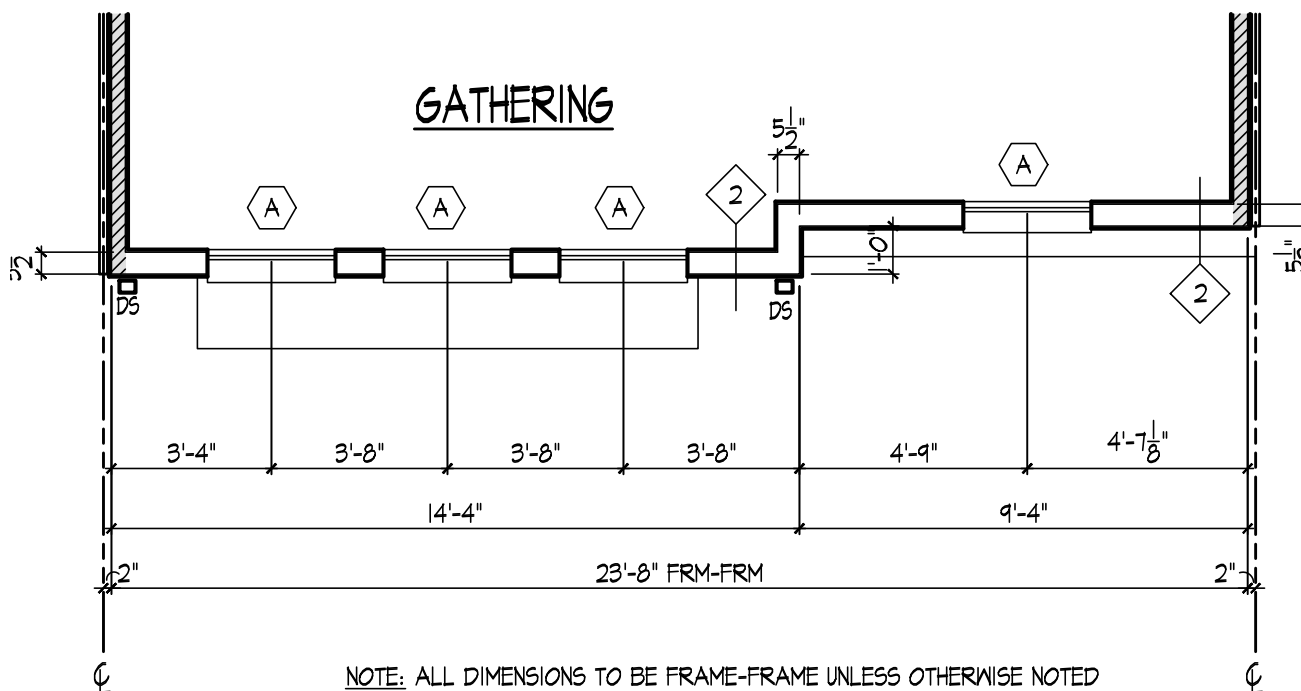
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SYDNEY II
PARTIAL FLOOR PLANS

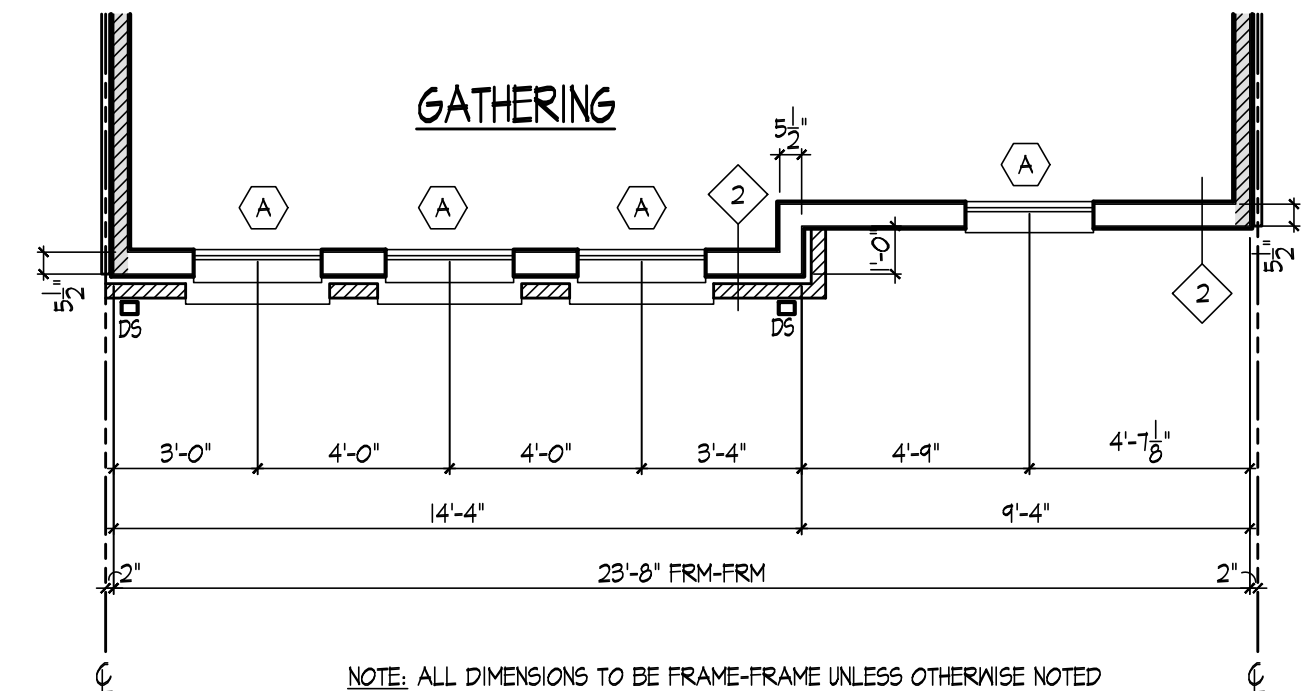
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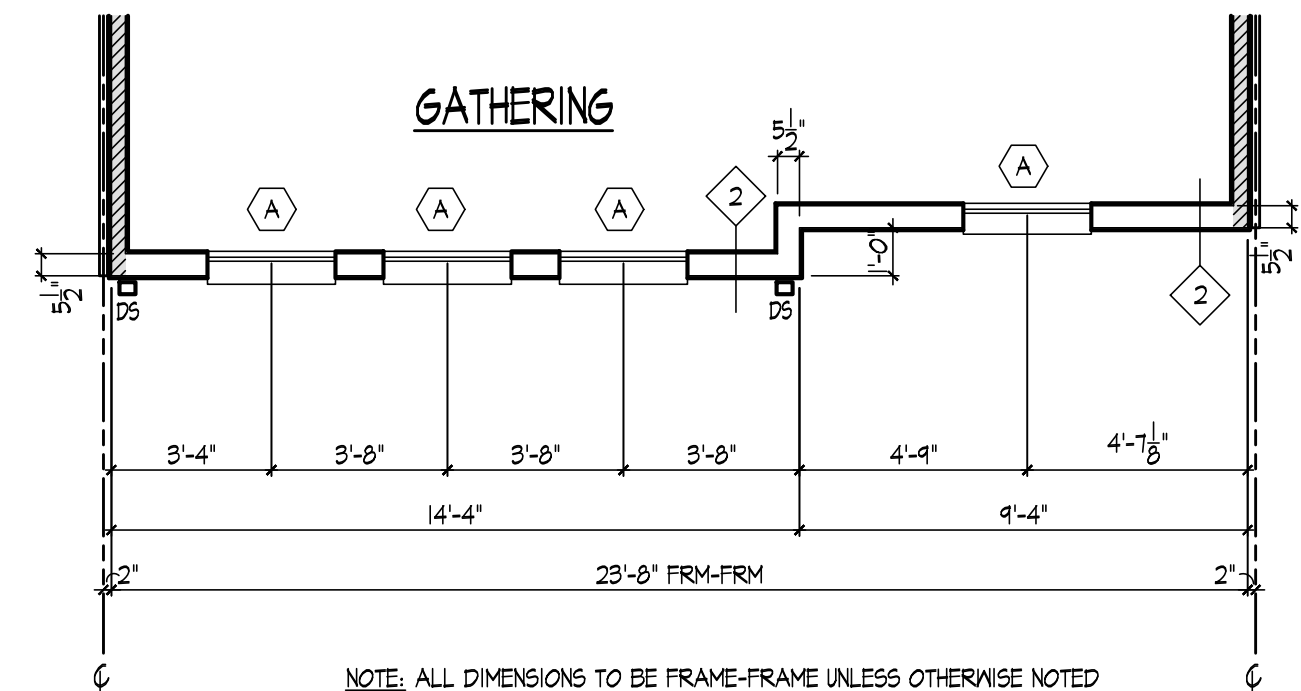
1 SYDNEY II PARTIAL THIRD FLOOR PLAN - ELEVATION C
A1.03a SCALE: 1/4" = 1'-0"



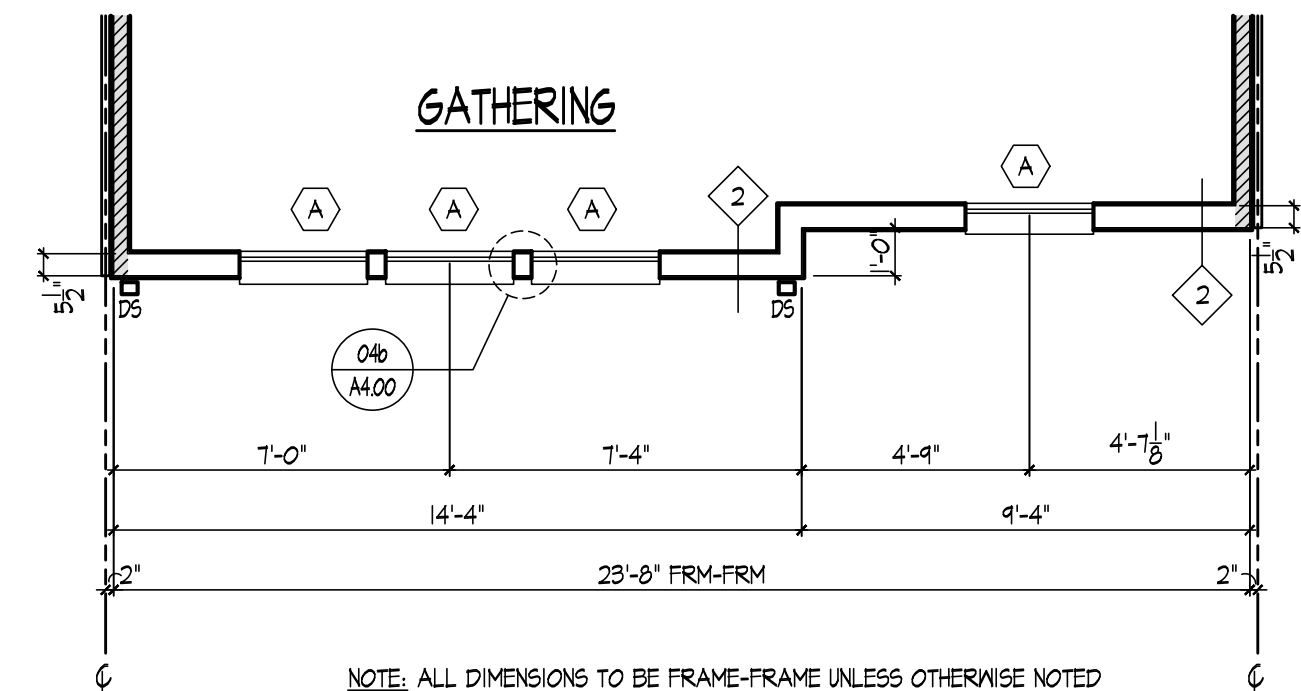
1 SYDNEY II PARTIAL THIRD FLOOR PLAN - ELEVATION E
A1.03a SCALE: 1/4" = 1'-0"



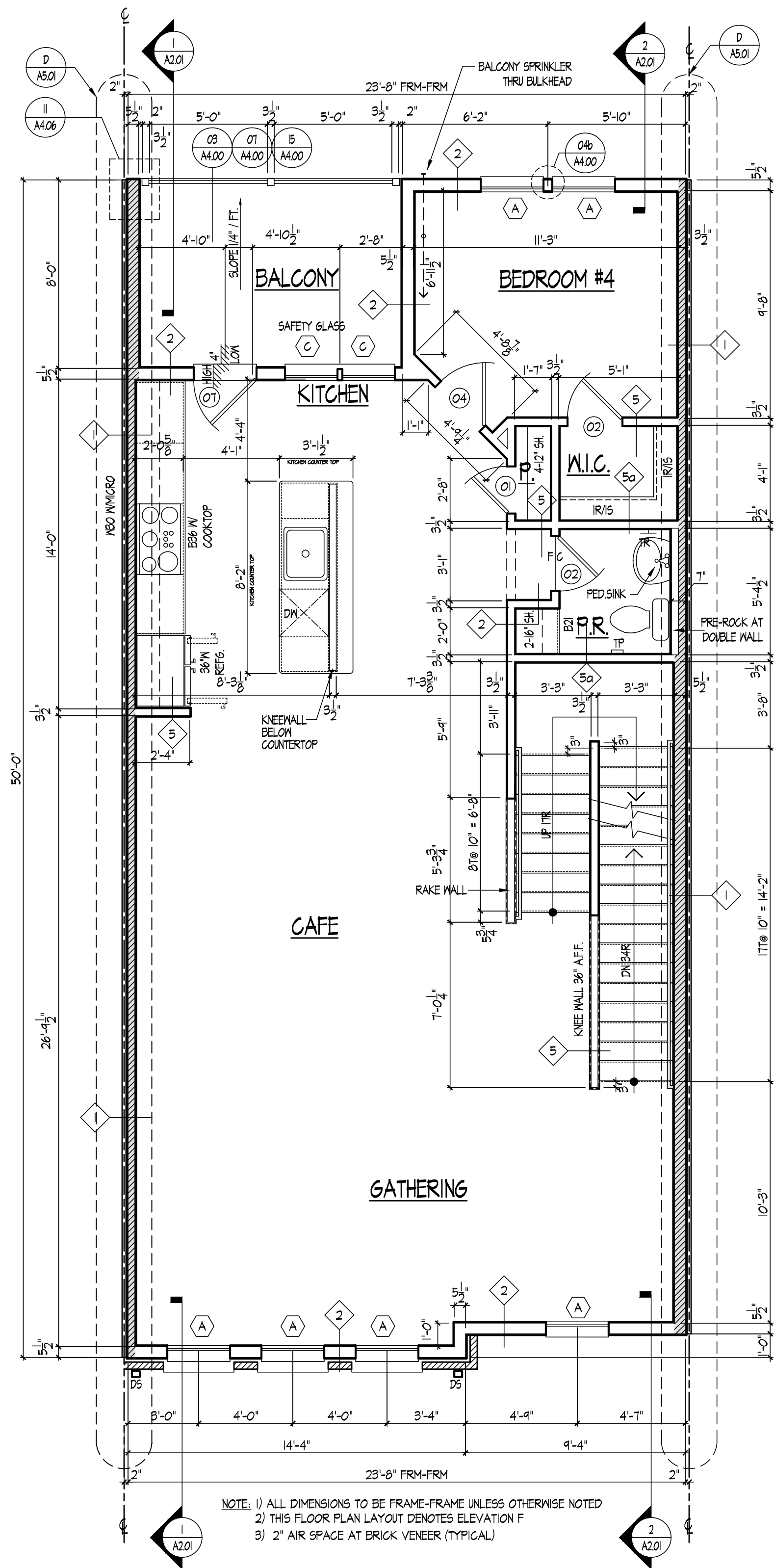
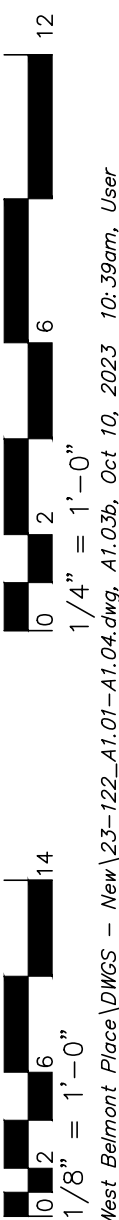
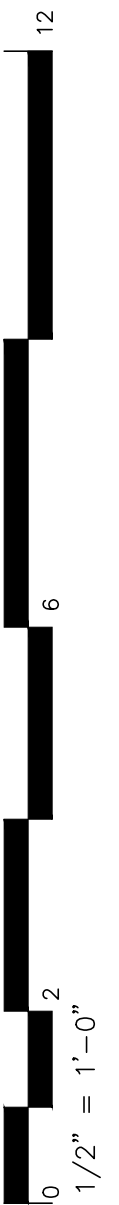
1 SYDNEY II PARTIAL THIRD FLOOR PLAN - ELEVATION B
A1.03a SCALE: 1/4" = 1'-0"



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"



SYDNEY II THIRD FLOOR PLAN - ELEVATION B (ADU & MPDU)
SCALE: 1/4\"/>



PULTE GROUP MID-ATLANTIC
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
703-744-7141

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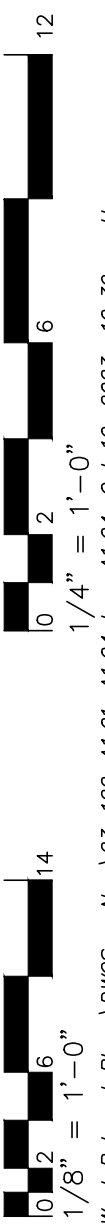
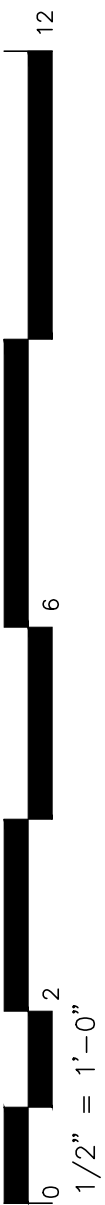
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SYDNEY II

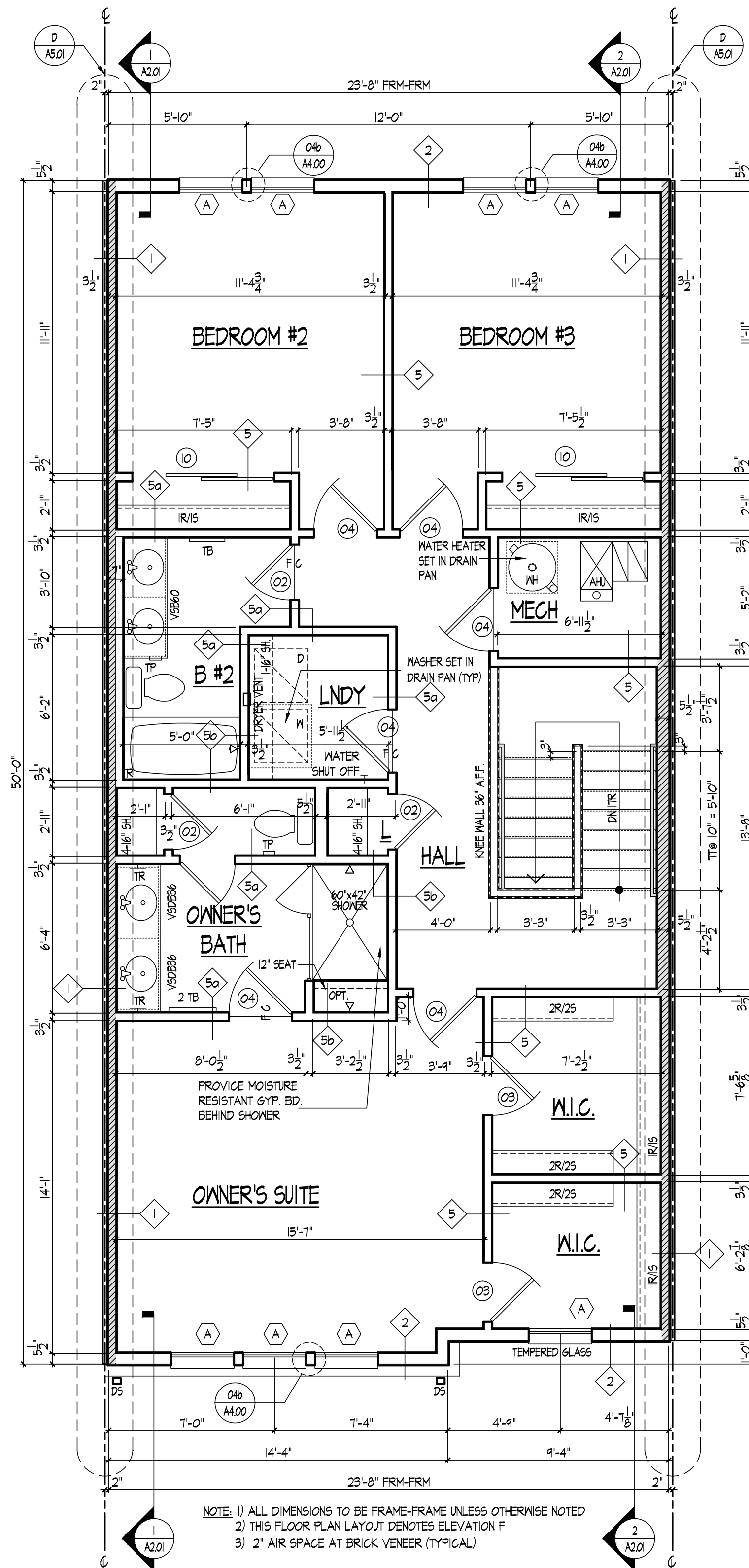
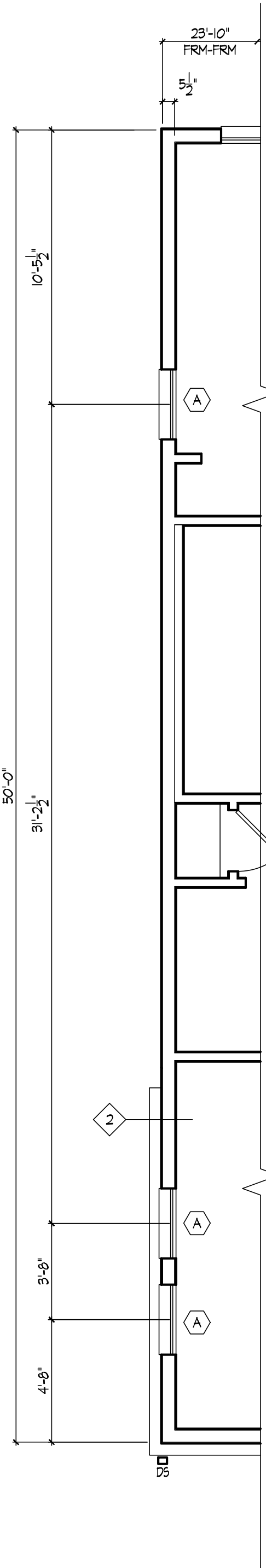
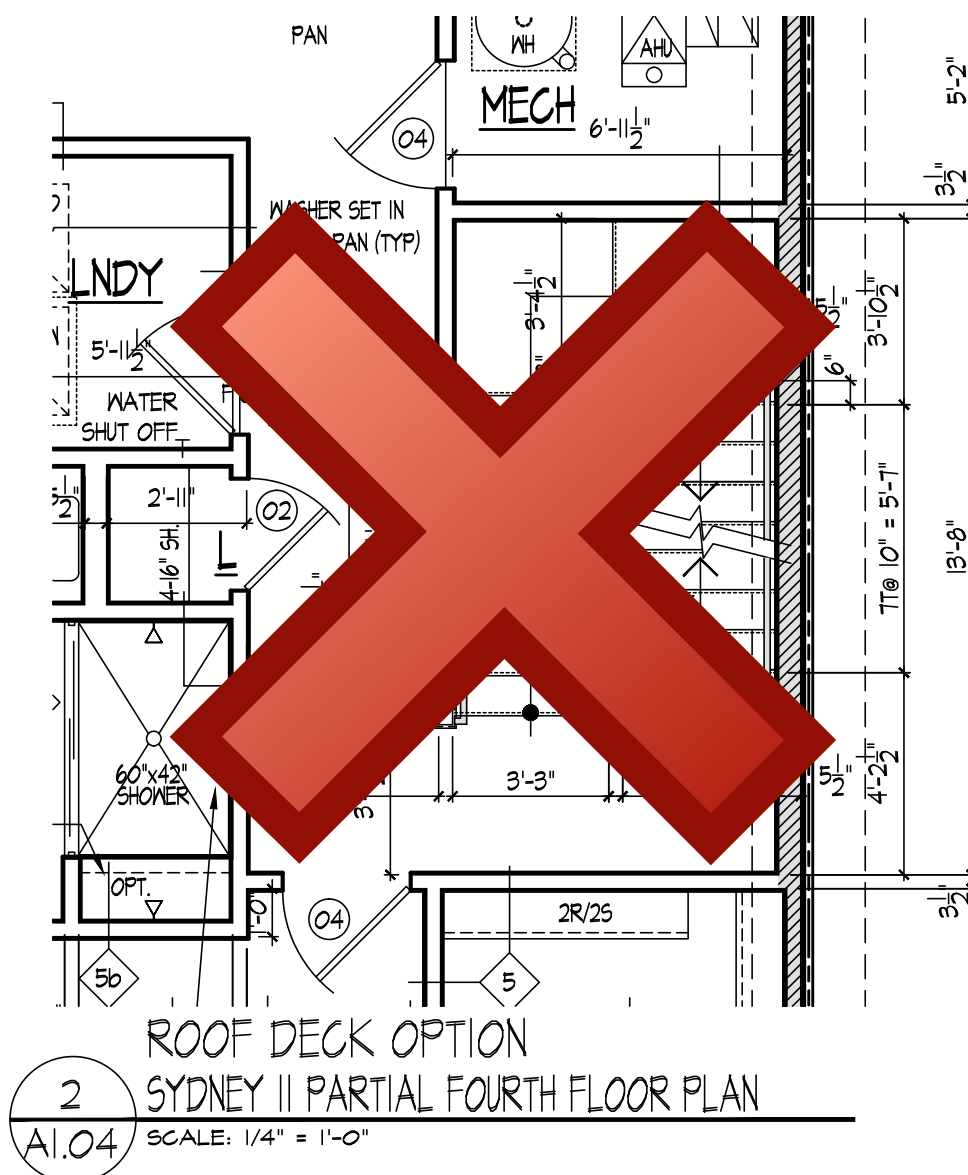
THIRD FLOOR PLAN

ADU & MPDU UNIT

A1.03b



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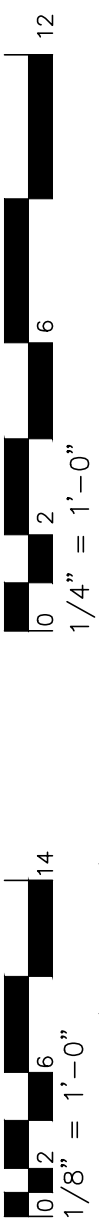
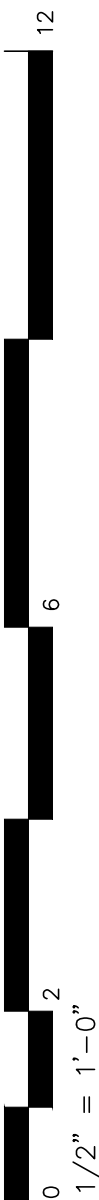
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SYDNEY II
FOURTH FLOOR PLAN

A1.04



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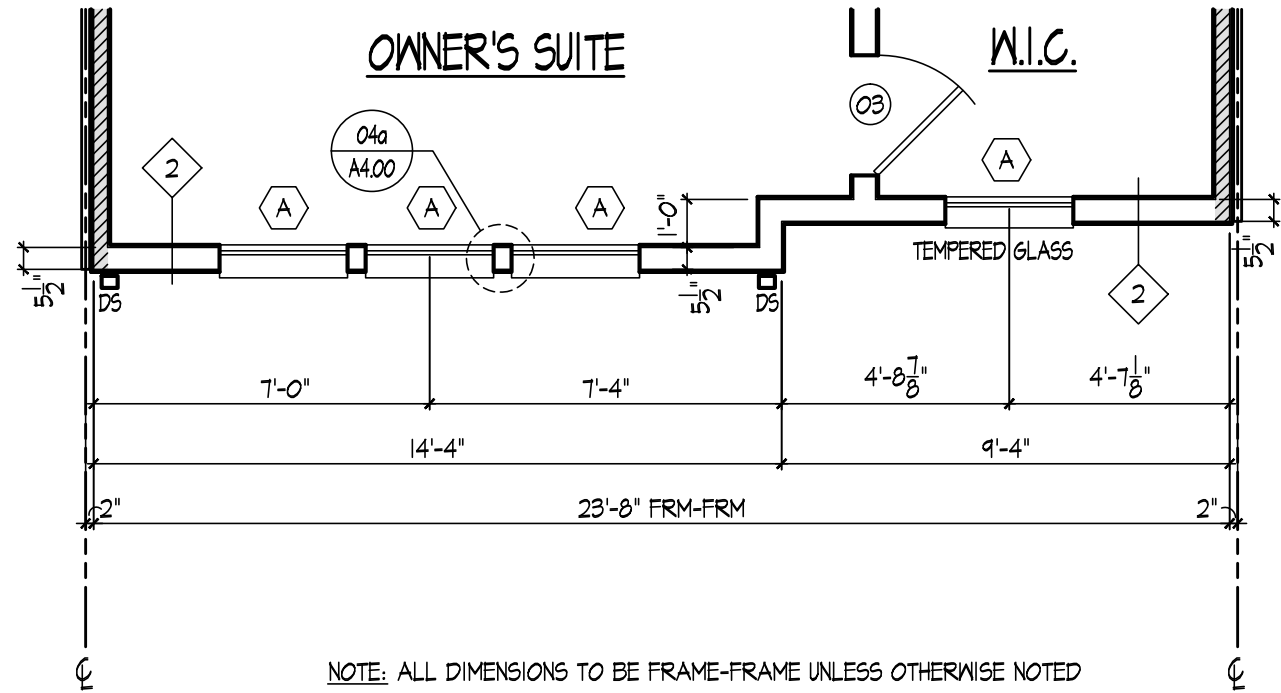


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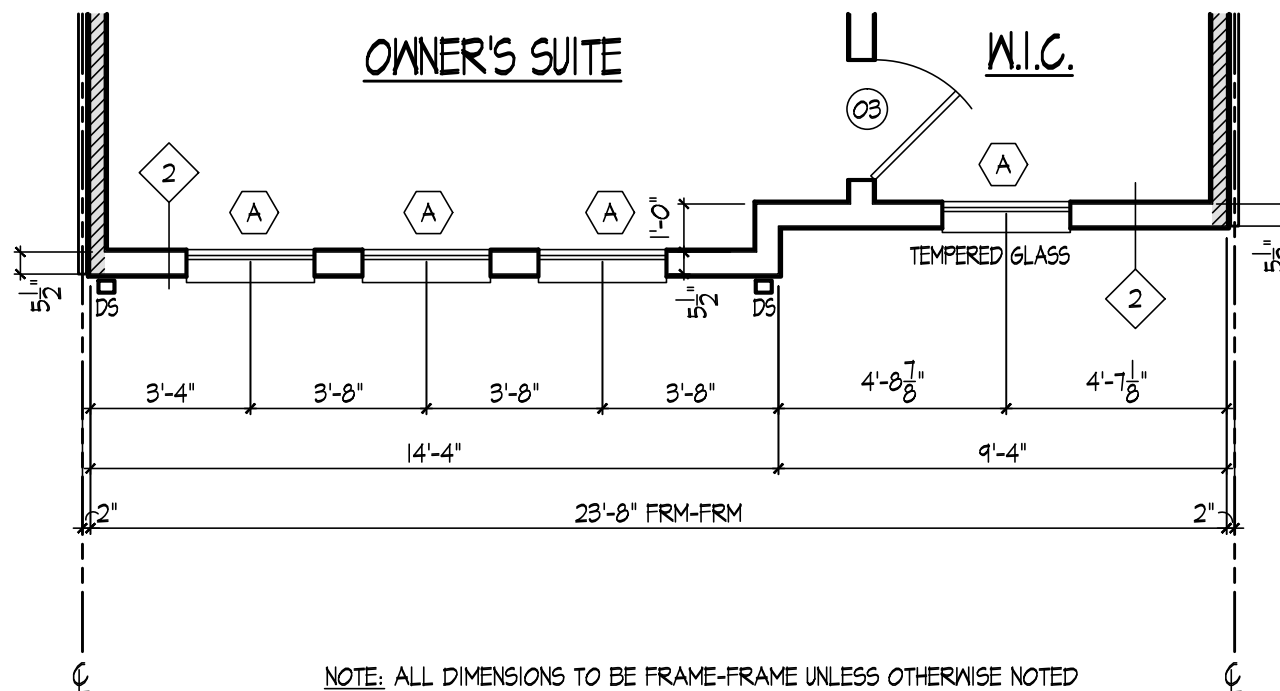
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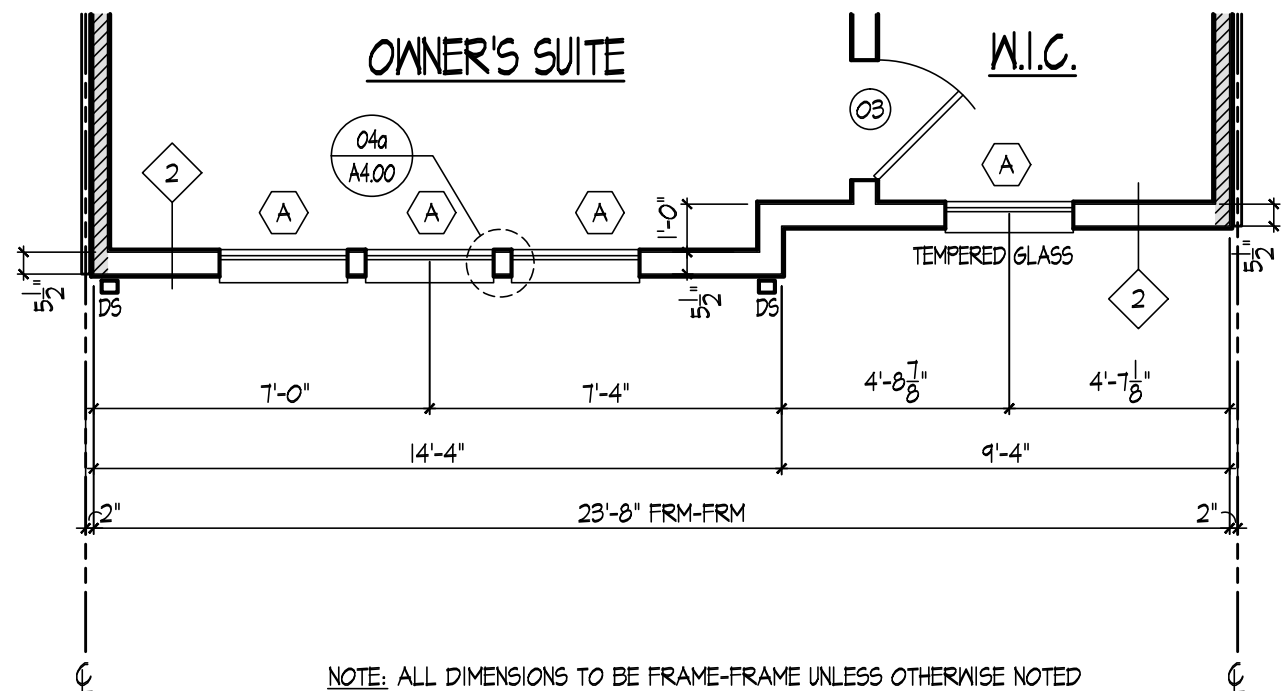
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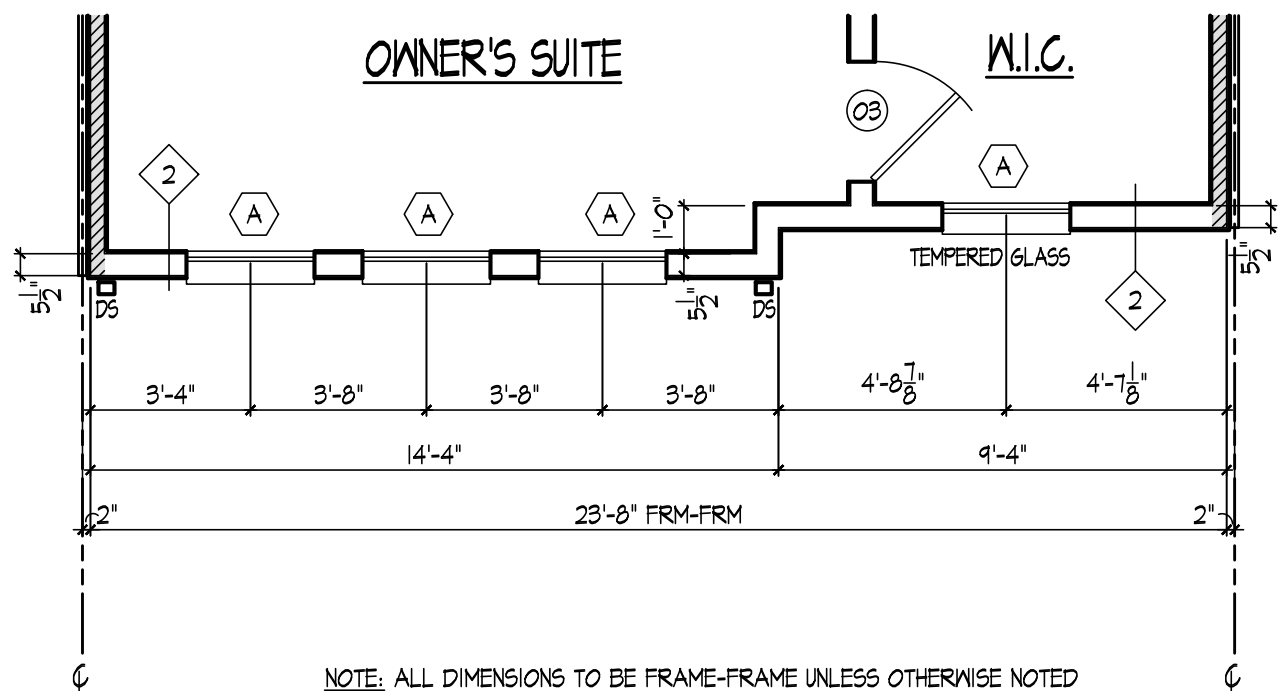
3 SYDNEY II PARTIAL FOURTH FLOOR PLAN - ELEVATION C
A1.04a SCALE: 1/4" = 1'-0"



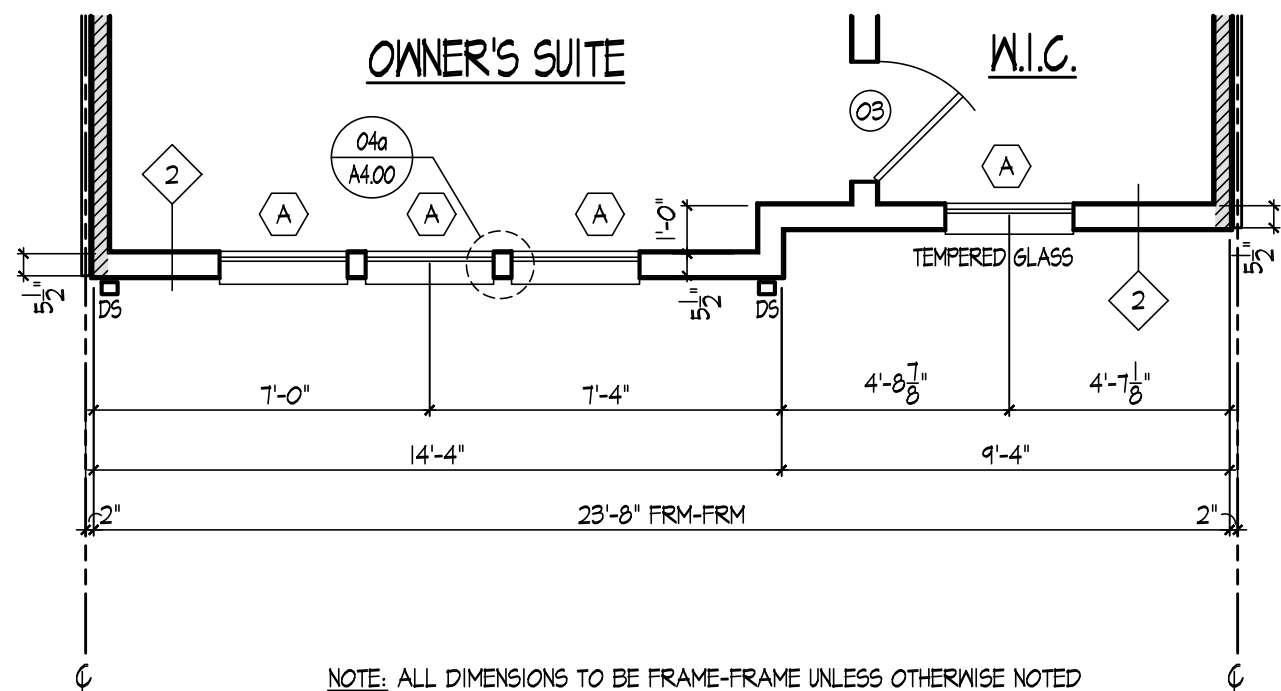
5 SYDNEY II PARTIAL FOURTH FLOOR PLAN - ELEVATION E
A1.04a SCALE: 1/4" = 1'-0"



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"

LAWRENCE II/SYDNEY II
PULTE HOMES

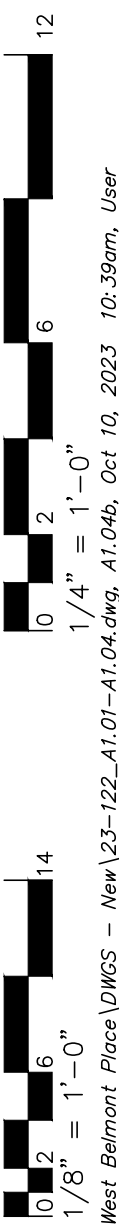
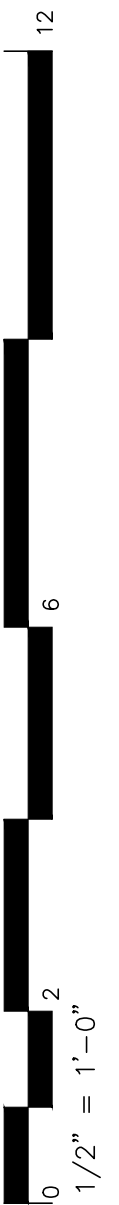
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SYDNEY II
PARTIAL FLOOR PLANS

A1.04a



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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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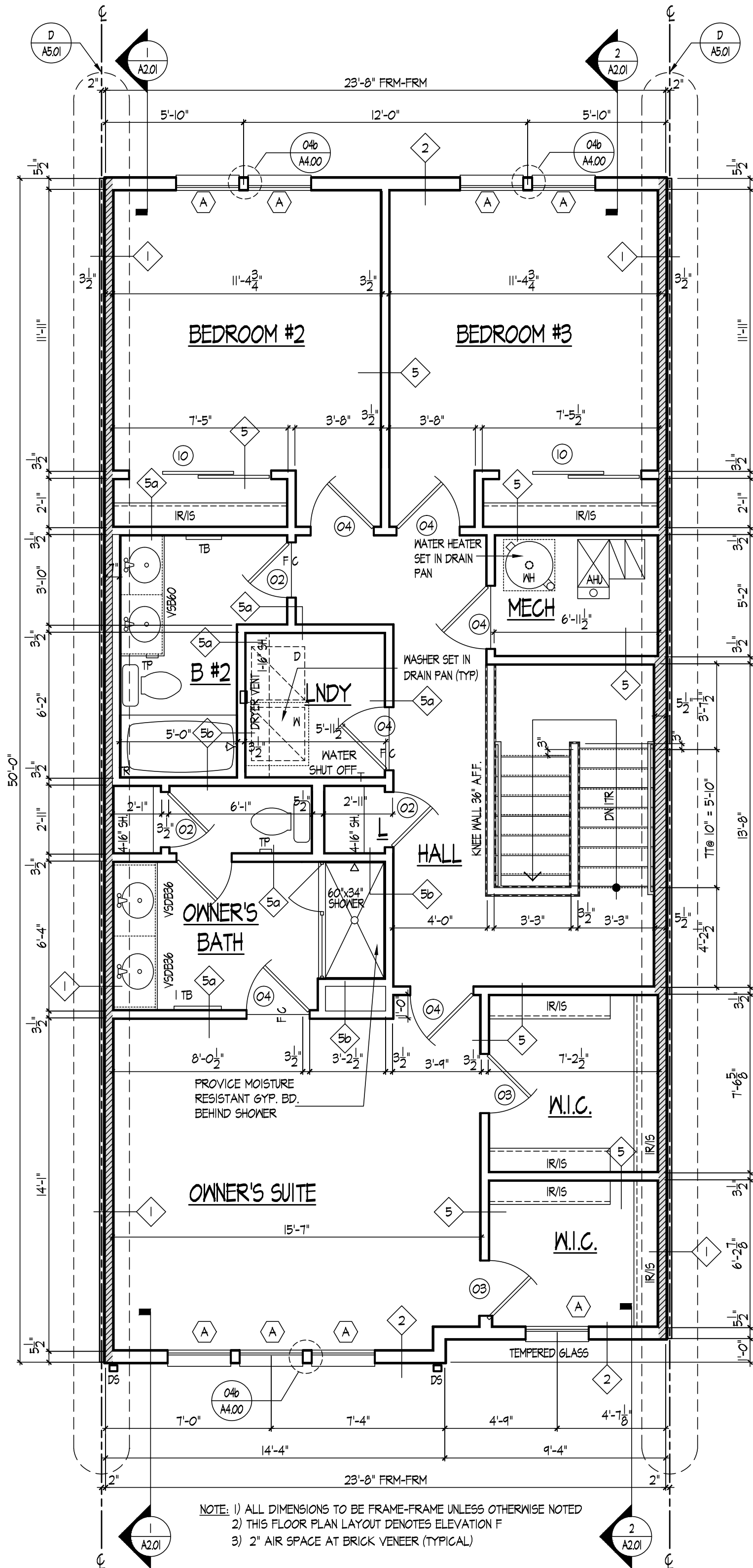
LAWRENCE II / SYDNEY II
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SYDNEY II
FOURTH FLOOR PLAN
ADU & MPDU UNIT

A1.04b



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

0 6 12 18 24 30 36 42 48 54 60 66 72 78 84 90 96 102 108 114 120 126 132 138 144 150 156 162 168 174 180 186 192 198 204 210 216 222 228 234 240 246 252 258 264 270 276 282 288 294 300 306 312 318 324 330 336 342 348 354 360 366 372 378 384 390 396 402 408 414 420 426 432 438 444 450 456 462 468 474 480 486 492 498 504 510 516 522 528 534 540 546 552 558 564 570 576 582 588 594 600 606 612 618 624 630 636 642 648 654 660 666 672 678 684 690 696 702 708 714 720 726 732 738 744 750 756 762 768 774 780 786 792 798 804 810 816 822 828 834 840 846 852 858 864 870 876 882 888 894 900 906 912 918 924 930 936 942 948 954 960 966 972 978 984 990 996 1000

1" = 1'-0"

1/2" = 1'-0"

1/4" = 1'-0"

1/8" = 1'-0"

1/16" = 1'-0"

1/32" = 1'-0"

1/64" = 1'-0"

1/128" = 1'-0"

1/256" = 1'-0"

1/512" = 1'-0"

1/1024" = 1'-0"

1/2048" = 1'-0"

1/4096" = 1'-0"

1/8192" = 1'-0"

1/16384" = 1'-0"

1/32768" = 1'-0"

1/65536" = 1'-0"

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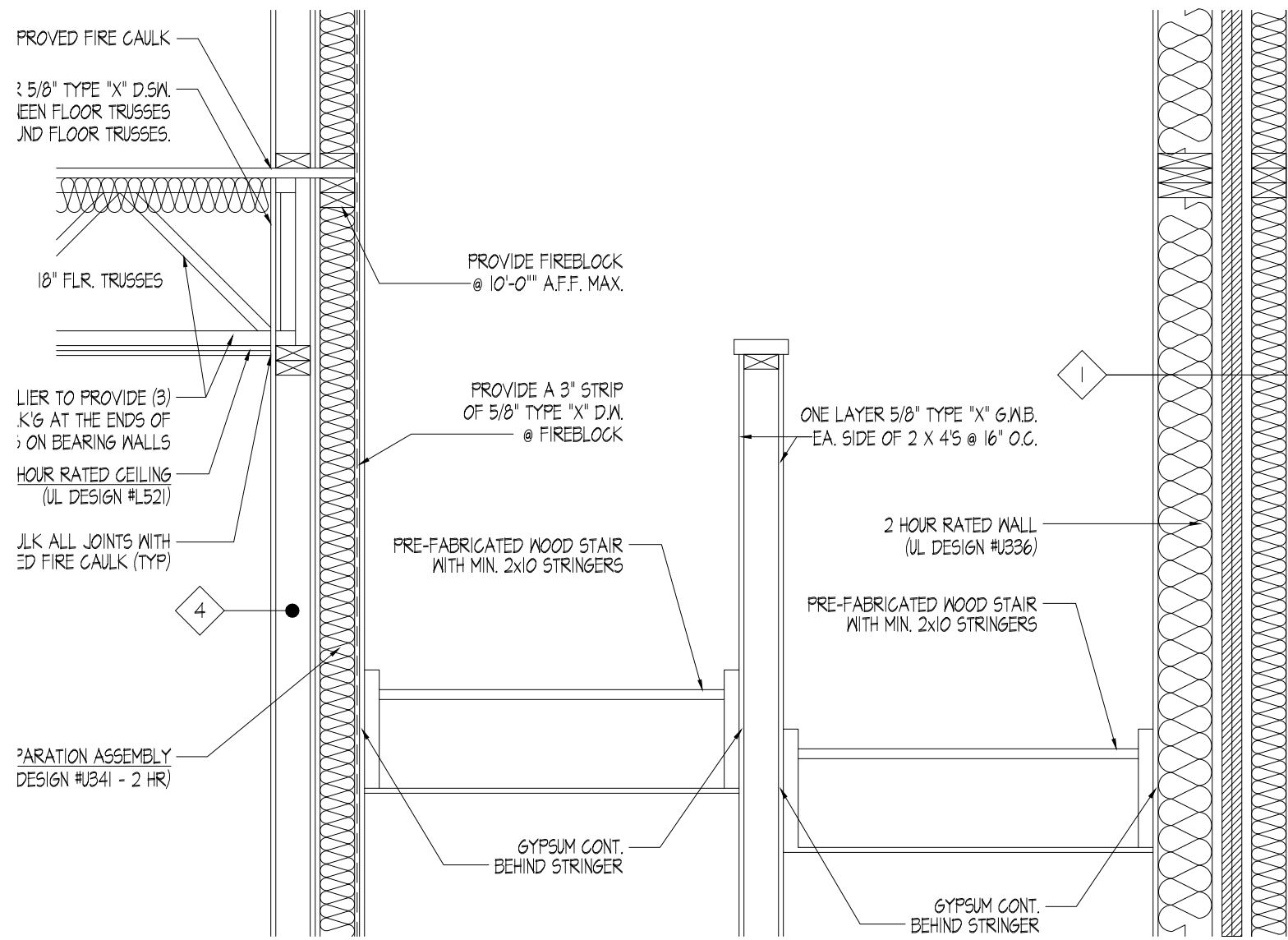
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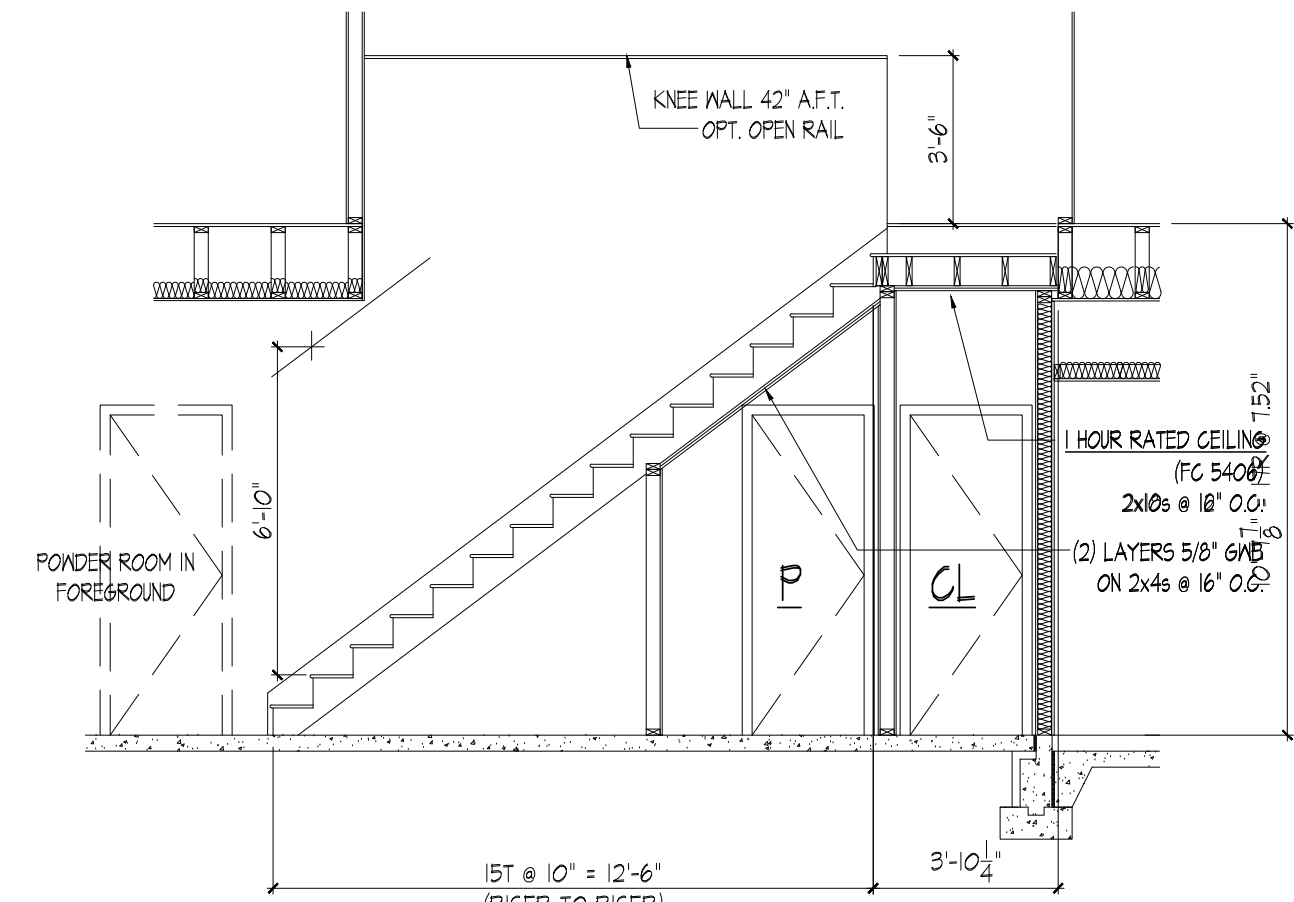
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1/2" = 1'-0"

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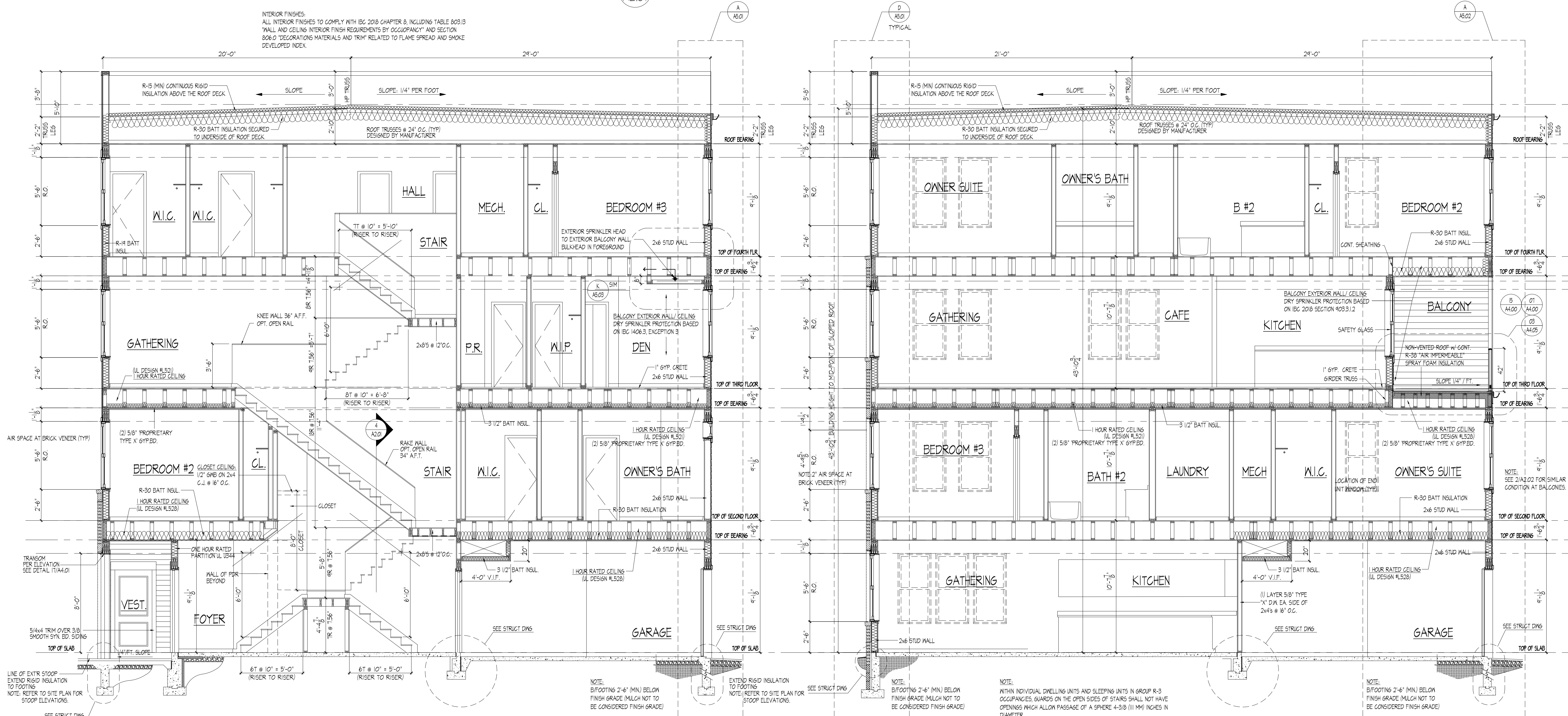


4 STAIR PLATFORM SECTION
A2.01 SCALE: 3/4" = 1'-0"



3 PARTIAL BUILDING SECTION
A2.01 SCALE: 1/4" = 1'-0"

INTERIOR FINISHES:
ALL INTERIOR FINISHES TO COMPLY WITH IBC 2018 CHAPTER 8, INCLUDING TABLE 803.13
WALL AND CEILING INTERIOR FINISH REQUIREMENTS BY OCCUPANCY AND SECTION
806.0 DECORATIONS MATERIALS AND TRIM RELATED TO FLAME SPREAD AND SMOKE
DEVELOPED INDEX



2 BUILDING SECTION
A2.01 SCALE: 1/4" = 1'-0"

1 BUILDING SECTION
A2.01 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
Falls Church, VA 22041
703-494-4900

STRUCTURAL ENGINEER
Alliance Structural Engineers, Inc.
12355 SUNRISE VALLEY DRIVE, SUITE 220
RESTON, VIRGINIA 20191
703-144-1441

M.E.P. ENGINEER
Alliance Engineers, Inc.
12355 SUNRISE VALLEY DRIVE, SUITE 220
RESTON, VIRGINIA 20191
703-144-1441

LAWRENCE II/SYDNEY II

PULTE HOMES

SCALE:
DATE:
DRAWN BY:
CHECKED BY:
JOB NO.:

SUBMISSION/REVISION	
10/13/2023 ISSUED FOR PERMIT	6
1.	7.
2.	8.
3.	9.
4.	10.
5.	11.

LAWRENCE
& SYDNEY
BUILDING SECTIONS
& DETAILS

A2.01



FRONT BUILDING ELEVATION



REAR BUILDING ELEVATION



TYPICAL MECH. SHED
LEFT BUILDING ELEVATION

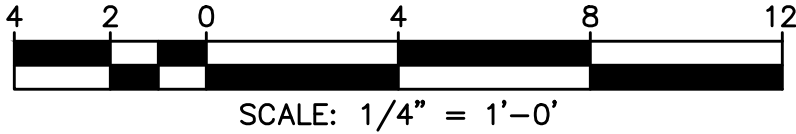


RIGHT BUILDING ELEVATION

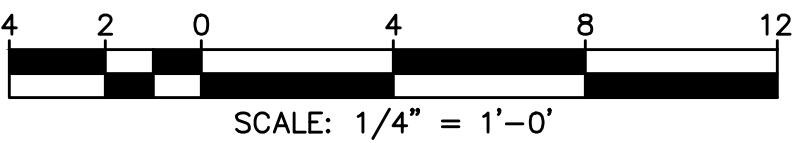


MECH. SHED W/ TERRACE OPT.
LEFT BUILDING ELEVATION

BUSINESS DISTRICT ROAD CLASS II



WAIVERED SECONDARY RESIDENTIAL 45C



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

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



Community Planning & Development Services
Received
October 23, 2023

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: WILL ZEID

[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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DRAWN BY: ZS
DESIGNED BY: ES
DATE ISSUED: 09/07/2023

VIKA
PROJECT **VM50639A**

DRAWING
NO.

SHEET NO.

