City of Rockville
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www.rockvillemd.gov

Development Review Comments

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

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

Reviewing Staff

Community Planning & Development Services (CPDS)

Project Manager:
Chris Davis (CRD), Senior Planner
cdavis@rockvillemd.gov

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

Forestry Reviewer:
Shayda Musavi (SM), Principal Planner, Landscape Architect
smusavi@rockvillemd.gov

Fire Reviewers:
Shannon Patrick (SP), Fire Protection Engineer
spatrick@rockvillemd.gov

Charles Biggus (CB), Fire Plans Examiner
cbiggus@rockvillemd.gov

Building Reviewer:
Chris Dempwolf (CD), Buildings Plan Examiner Supervisor
cdempwolf@rockvillemd.gov

Dept. of Public Works (DPW)

Engineering Reviewer:
Sean Murphy (SM), Principal Civil Engineer
smurphy@rockvillemd.gov

Mayor Monique Ashton | Councilmembers Kate Fulton, Barry Jackson, David Myles, Izola (Zola) Shaw, Marissa Valeri, Adam Van Grack
Acting City Manager Craig Simoneau | City Clerk/Director of Council Operations Sara Taylor-Ferrell | City Attorney Robert E. Dawson

Traffic and Transportation Reviewers:
Andrew Luetkemeier (AWL), Principal Transportation Engineer
aluetkemeier@rockvillemd.gov

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

Dept. of Housing and Community Development (HCD)

Housing Reviewer:
Punam Thukral (PT), Housing Specialist
pthukral@rockvillemd.gov

Dept. of Recreation and Parks (RPD)

Parks Reviewer:
Christine Henry (CH), Deputy Director
chenry@rockvillemd.gov

Publicly Accessible Art in Private Development (AIPD) Reviewer:
Karyn Miller (KM), Arts, Culture, and Historic Program Manager
kmiller@rockvillemd.gov

CPDS Comments

Comprehensive Planning (KG)

1. Zoning Text Amendment TXT2023-00261 created a floating zone procedure to implement the recommendations contained within the *Rockville 2040 Comprehensive Plan* that may not be permitted under existing, current zoning. A floating zone map amendment may be approved only if the Mayor and Council finds the application meets the four required findings.

2. The first required finding is, "the application...is consistent with the Plan and implements the Land Use Policy Map and applicable description of the land use category found in the Rockville 2040 Comprehensive Plan as adopted by the Mayor and Council on August 2, 2021."

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

Development & Zoning Reviewer (CRD)

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

2. As the MXNC equivalent zone is requested with the current Floating Zone MAP application, per Sec. 25.13.03, attached dwellings, such as the proposed two-over-two stacked units, are permitted in the MXNC zone.

3. Using the corresponding Montgomery County Student Generation Rates, the proposed development will generate two (2) students at the elementary school level (Twinbrook); one (1) student at the middle school level (Julius West); and two (2) students at the high school level (Richard Montgomery).

4. As required for the MAP application, please provide a vicinity map covering the area within 1,000 feet of the boundaries of the land covered by this application showing the existing zoning classification of such land as it appears on the official zoning map in the office of the Mayor and Council at the scale of 1-inch equals 200 feet.

5. Staff's understanding of the public benefit requirement is that it is intended to provide benefits above and beyond what would ordinarily be produced by simply meeting the minimum requirements for the development. Please revise justification to elaborate on how the various project elements will provide public benefits that are greater than what would normally be required. Staff recommends that the proposal be strengthened to provide additional elements such as Moderately Priced Dwelling Units (MPDUs) or public use space above the minimum required, specified streetscape improvements, wayfinding and community gateway signage elements, and environmental building efficiency standards or other benefits that exceed code requirements, as expressed in Sec. 25.14.35.g.1.

6. The applicant is requesting a waiver of the required 50-foot side yard setback abutting residential property and the required 30-degree layback slope as specified Article 13. The proposed building height of 50 feet would seem to require a corresponding setback of 86.6 feet, in lieu of the 76.6 feet stated in the SOJ, in order to achieve the required 30-degree layback slope. In addition, the proposed layback slope does not appear to be stated and should. The proposed setback and height appears to result in a layback slope of 52 degrees. Please verify and revise the requested waivers with such metrics. Per Section 25.13.05.b.2.(e), please demonstrate that the required layback slope will be met from the confronting single-family properties along the north side of Halpine Road.

7. As the proposed dwellings will have either a flat or gabled roof, either option should not exceed the proposed 50-foot height maximum. Use of the gable roof design may help to provide a contextual transition from the

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

8. The parking tabulation on Sheet PP-1 indicates that 7 excess/visitor parking spaces will be provided. Please confirm how demand for visitor parking be accommodated. Will there be any dedicated off-site parking provided for guests of residents? If so, please specify location.

9. See Project Plan site plan markups in blue for additional comments. For any comments requiring revisions, please complete associated changes to the companion Level 2 Site Plan site plan and vice versa for the Project Plan site plan documents where applicable.

Forestry (SM)

1. See PJT site plan sheets for comments.

Fire (SP/CB)

1. See PJT site plan sheets for comments.

Building (CD)

1. No comments.

DPW Comments

Engineering (SM)

1. See PJT site plan sheets for comments.

Traffic and Transportation (AWL/FM)

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

HCD Comments

Housing (PT)

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

RPD Comments

Parks (CH)

1. No comments.

AIPD (KM)

1. The Publicly Accessible Art in Private Development ordinance will apply to this project. See the City's website: https://www.rockvillemd.gov/2081/Publicly-Accessible-Art for application, implementation manual, and ordinance. Contact Karyn Miller at kmiller@rockvillemd.gov or 240.314.8101 with questions and to help determine an approach to the requirement. Applicant must have an approved application prior to issuance of a building permit and the artwork must be installed and approved prior to issuance of an occupancy permit.

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

HALPINE ROAD

PROJECT PLAN

PJT2024-00019

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

Existing; may be removed after Map amendment is complete.

DEVELOPMENT TABULATIONS

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

RF-FZ (Residential Flexible-Floating Zone) with MXNC equivalent zone, per 25.14.35.c.2.(a)(iii)

Development Program	
Residential Units	***36***
Front Loaded Townhomes	0
Rear Loaded MF Townhomes (2 over 2)	36

MPDUs	*UNITS*	*%*
Minimum Required	6	15.0%
Proposed	6	15.0%

Confirm.

Building Height	*Maximum Allowed*	*Maximum Requested*
Townhomes	50'	50'

Open Space	*Minimum Required*		*Proposed (minimum)*	
Open Area (includes public use space)	15%	9,576 SF	35.7%	22,800 SF
Public Use Space	10%	6,384 SF	10.2%	6,486 SF

Building Setbacks	*Minimum Required*	*Proposed*
Minimum width at Frontline	10'	256' Halpine, 272' Ardennes
Setback abutting ROW	0' or 10' if provided	10' Halpine, 10' Ardennes
Side abutting Non-Residential	0' or 10' if provided	30'
Side abutting Residential	25' or height of building, whichever is greater	39' (1)
Rear	0' or 10' if provided	10'

Confirm; PP-3 appears to show 34.1 from Alair multifamily property.

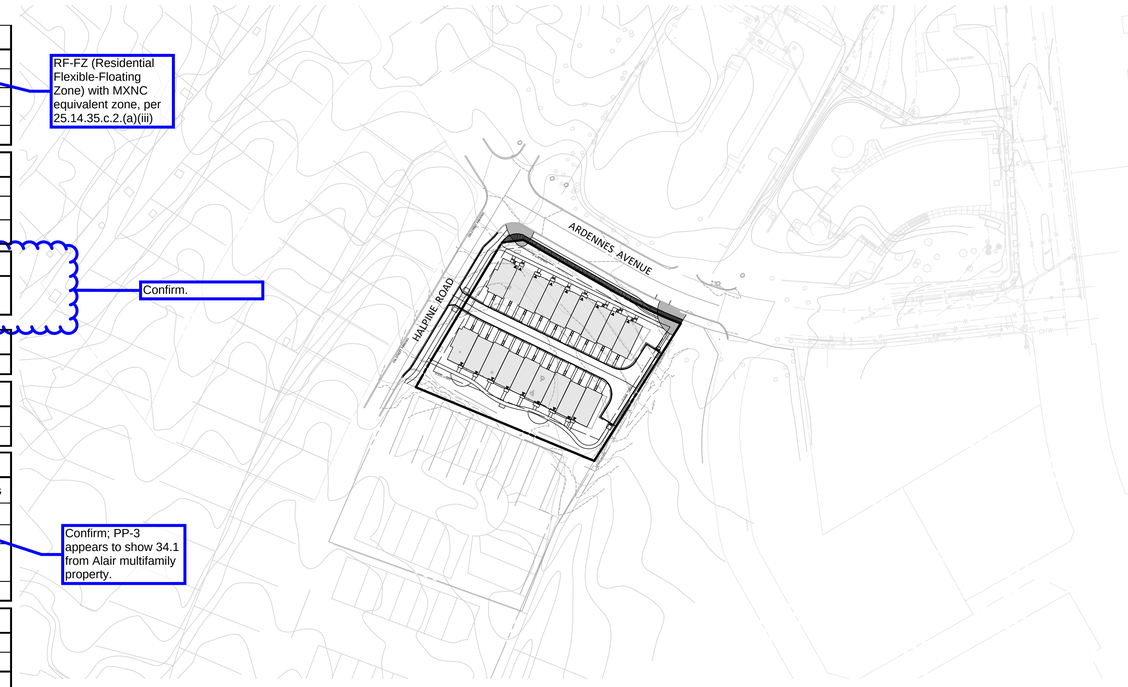
Parking	*Minimum Required*	*Proposed*
Townhome, 33 front load (2 per unit)	0	0
Townhome, 52 rear load (2 per unit)	72	72
	72	**72**
Excess/Visitor Parking		
On-Street Parking		7
Excess from parking from front load townhome units		0.0
		7.0
		0.19 space per unit

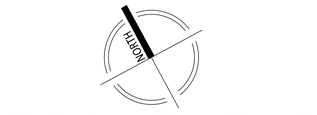
36 Units 2-over-2, rear loaded?

Accessible Parking	*Minimum Required*	*Proposed*
Townhomes	0	0

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

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





100 50 0 100 200 300

SCALE: 1"= 100'

Water & Sewer Authorization under review and must be approved prior to Site Plan approval.
a. Modeling of the new water may be necessary. DPW will coordinate with consultant who provides water system modeling services for a time/cost estimate on the work.
b. Generally dead-end water mains should be avoided.
c. The City generally follows WSSC Pipeline Design Manual for sizing, structures, clearances, crossings etc.

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

Dry Utilities:

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

Dry utilities may cross the ROW perpendicular.
Applicant shall submit a conceptual dry utility plan that will be required to be approved by both the utility companies and DPW at Site Plan.

SWM Concept
Pre-App SWM Concept is under review. Pre-App SWM Concept cannot be approved until the NRI/FSD is approved.
Pre-App SWM Concept must be approved prior to submission of the Development SWM Concept. Site Plan cannot be submitted until the Pre-App SWM Concept is approved.
The Pre-App SWM Approval letter will establish the study points of the safe conveyance analysis.

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

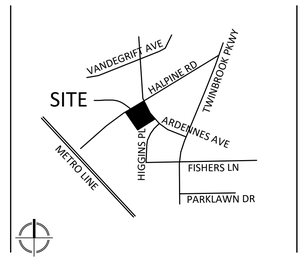
Safe Conveyance Study must be approved prior to site plan approval. The Pre-App SWM Approval letter will establish the study points of the safe conveyance analysis. However, this analysis may be concurrent with the Development SWM Concept.

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

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

LAYOUT: COVER, Plotted By: schlatter

Community Planning & Development Services
Received
October 23, 2023



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

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

SHEET INDEX

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PP-4	PROJECT PLAN GRADING
PP-5	FIRE PROTECTION PLAN
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PP-7	SU-30 MOVEMENT PLAN
PP-8	FIRE TRUCK MOVEMENT PLAN
LL-1.00	LANDSCAPE COVER
LL-1.01	MATERIALS PLAN
LL-1.02	LANDSCAPE PLAN
LL-2.00	PLANTING DETAILS
LL-2.01	SITE DETAILS
LL-2.02	LIGHTING DETAILS
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PFCP-1	PRELIMINARY FOREST CONSERVATION PLAN COVER SHEET
PFCP-2	PRELIMINARY FOREST CONSERVATION PLAN
PFCP-3	PRELIMINARY FOREST CONSERVATION PLAN TREE REMOVAL
PFCP-4	PRELIMINARY FOREST CONSERVATION PLAN TABLES

SUPPORTING DOCUMENTS

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

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Germantown, MD 20874
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Our Site Set on the Future.

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

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER
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301.916.4100
CONTACT: MICHAEL GOODMAN, PE

ATTORNEY
LERCH, EARLY & BREWER, CHTD.
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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

PROJECT PLAN COVER SHEET

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 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

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR 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.

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

VIKA PROJECT VM50639A
DRAWING NO.
SHEET NO. PP-1

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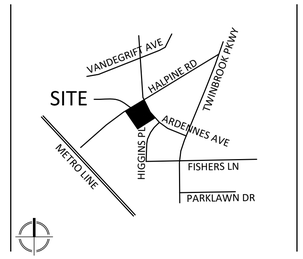
October 23, 2023



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

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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DATE ISSUED: 04/10/2023

VIKA PROJECT VM50639A

DRAWING NO.

SHEET NO. PP-2

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Community Planning & Development Services
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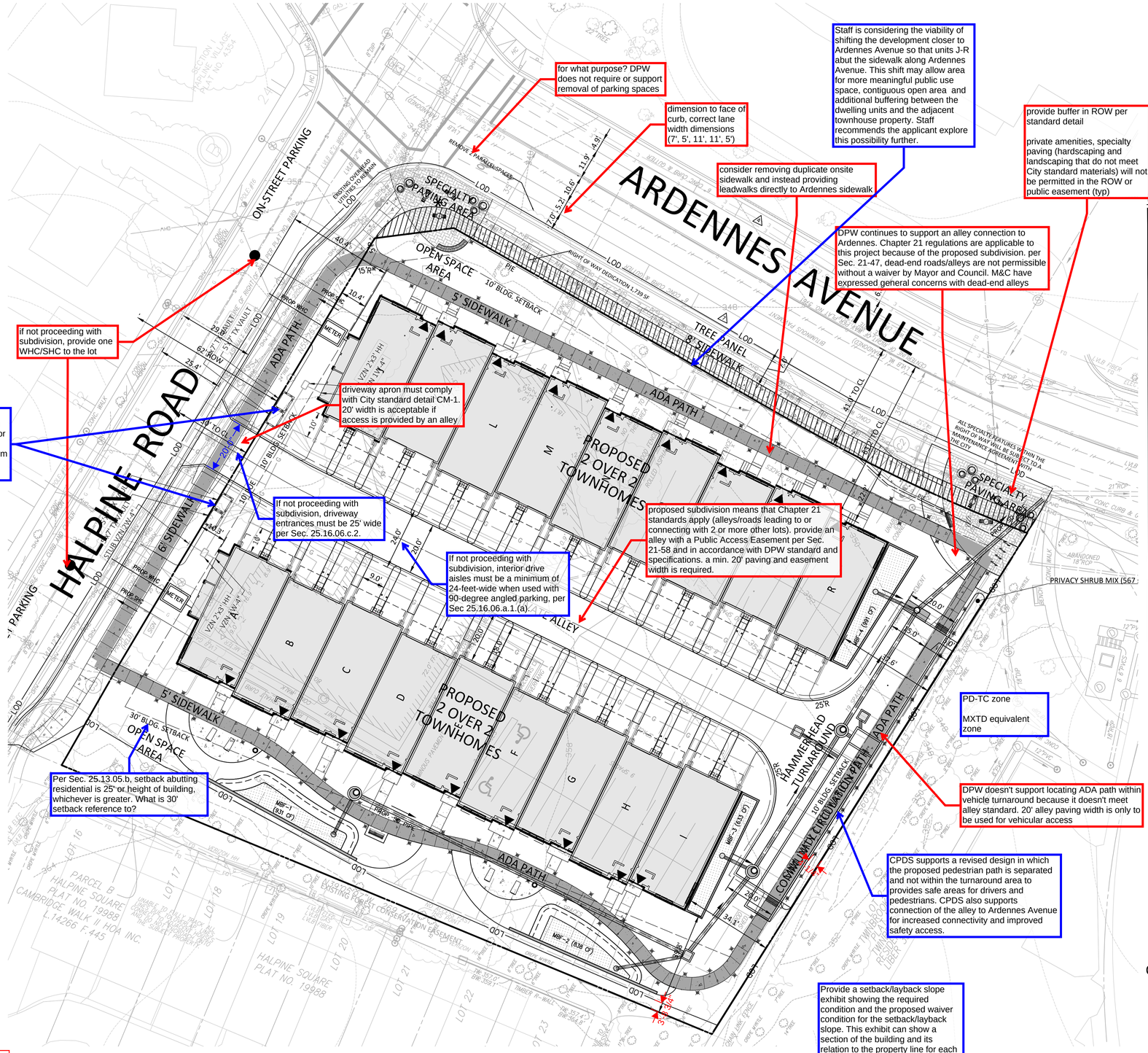
October 23, 2023



for what purpose? DPW does not require or support removal of parking spaces

dimension to face of curb, correct lane width dimensions (7', 5', 11', 11', 5')

Staff is considering the viability of shifting the development closer to Ardennes Avenue so that units J-R abut the sidewalk along Ardennes Avenue. This shift may allow area for more meaningful public use space, contiguous open area and additional buffering between the dwelling units and the adjacent townhouse property. Staff recommends the applicant explore this possibility further.

provide buffer in ROW per standard detail

private amenities, specialty paving (hardscaping and landscaping that do not meet City standard materials) will not be permitted in the ROW or public easement (typ)

consider removing duplicate onsite sidewalk and instead providing leadwalks directly to Ardennes sidewalk

DPW continues to support an alley connection to Ardennes. Chapter 21 regulations are applicable to this project because of the proposed subdivision. per Sec. 21-47, dead-end roads/alleys are not permissible without a waiver by Mayor and Council. M&C have expressed general concerns with dead-end alleys

if not proceeding with subdivision, provide one WHC/SHC to the lot

Per Sec. 25.17.03.b.2, all electrical, telecommunications, and cable television equipment must be placed underground or in an enclosed building, unless waived pursuant to subsection 25.17.03.c. Confirm whether these TX vaults will be underground.

driveway apron must comply with City standard detail CM-1. 20' width is acceptable if access is provided by an alley

If not proceeding with subdivision, driveway entrances must be 25' wide per Sec. 25.16.06.c.2.

If not proceeding with subdivision, interior drive aisles must be a minimum of 24-feet-wide when used with 90-degree angled parking, per Sec 25.16.06.a.1.(a).

proposed subdivision means that Chapter 21 standards apply (alleys/roads leading to or connecting with 2 or more other lots). provide an alley with a Public Access Easement per Sec. 21-58 and in accordance with DPW standard and specifications. a min. 20' paving and easement width is required.

Per Sec. 25.13.05.b, setback abutting residential is 25' or height of building, whichever is greater. What is 30' setback reference to?

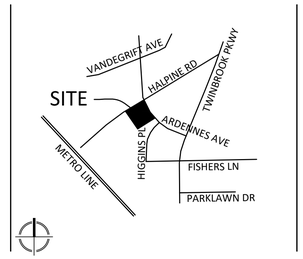
DPW doesn't support locating ADA path within vehicle turnaround because it doesn't meet alley standard. 20' alley paving width is only to be used for vehicular access

PD-TC zone

MXTD equivalent zone

CPDS supports a revised design in which the proposed pedestrian path is separated and not within the turnaround area to provides safe areas for drivers and pedestrians. CPDS also supports connection of the alley to Ardennes Avenue for increased connectivity and improved safety access.

Provide a setback/layback slope exhibit showing the required condition and the proposed waiver condition for the setback/layback slope. This exhibit can show a section of the building and its relation to the property line for each condition.



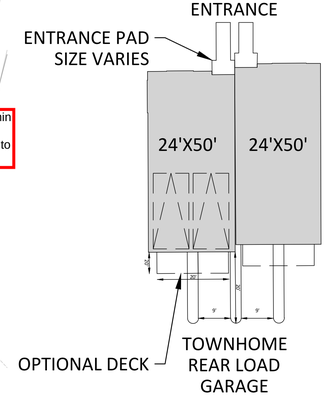
VICINITY MAP
SCALE: 1" = 2000'

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 WALL/BOTTOM OF WALL

UNIT TYPE KEY

TOWNHOME FRONT ENTRANCE



Provide Datum
Final engineering plans must be in Datum (NAD 83/91, NGVD 88)

20 10 0 20 40 60

SCALE: 1"= 20'

NOT FOR CONSTRUCTION

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

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LAYOUT: PP-3, Plotted By: schlatter

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703.934.9367
DAVID DeMARCO
David.DeMarco@PulteGroup.com

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
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CONTACT: MICHAEL GOODMAN, PE

ATTORNEY
LERCH, EARLY & BREWER, CHTD.
7600 WISCONSIN AVE, SUITE 700
BETHESDA, MD 20814
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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

PROJECT PLAN

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 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 NO. VM50639A

DRAWING NO. PP-3

N:\50501-55000\50639\CAD\PRELIMINARY\PLOT SHEETS\50639100_2_PP-3.dwg - Tuesday, October 17, 2023 4:08:28 PM

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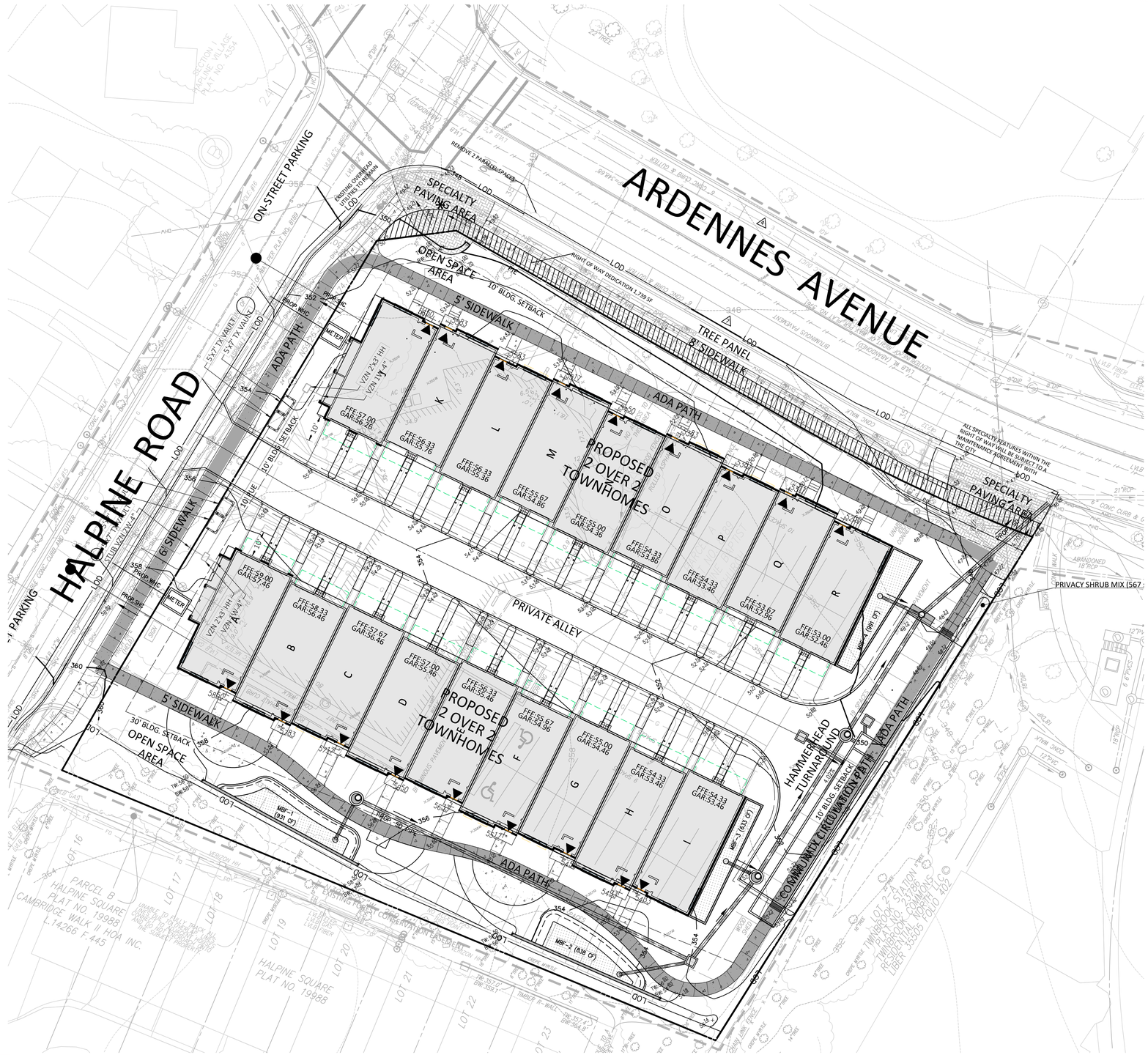

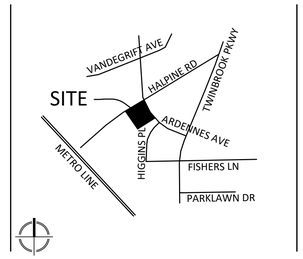

VICINITY MAP
SCALE: 1" = 2000'

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
- EXISTING UTILITY POLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING ELECTRICAL JUNCTION BOX
- EXISTING ELECTRICAL MANHOLE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
- PROPOSED STORMWATER MANAGEMENT BIO
- EXISTING BOLLARD
- EXISTING SIGN POST
- EXISTING WOOD POST
- EXISTING CURB INLET
- EXISTING CONCRETE
- EXISTING SANITARY MANHOLE
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING TREE
- EXISTING CABLE TELEVISION PEDESTAL
- EXISTING UNKNOWN UTILITY MANHOLE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING WATER VALVE
- DOOR LOCATION
- EXISTING GAS MANHOLE
- PROPOSED RETAINING WALL
- PROPOSED SPOT ELEVATION
- TOP OF WALL/BOTTOM OF WALL

NOT FOR CONSTRUCTION

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

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REVISIONS	DATE

HALPINE ROAD

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

GRADING PLAN

PROFESSIONAL SEAL
STATE OF MARYLAND · MICHAEL B. GOODMAN · No. 27721 · PROFESSIONAL ENGINEER

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

VIKA PROJECT VM50639A

DRAWING NO.

SHEET NO. PP-4

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Show location of Fire Department Connection within 100' of hydrant

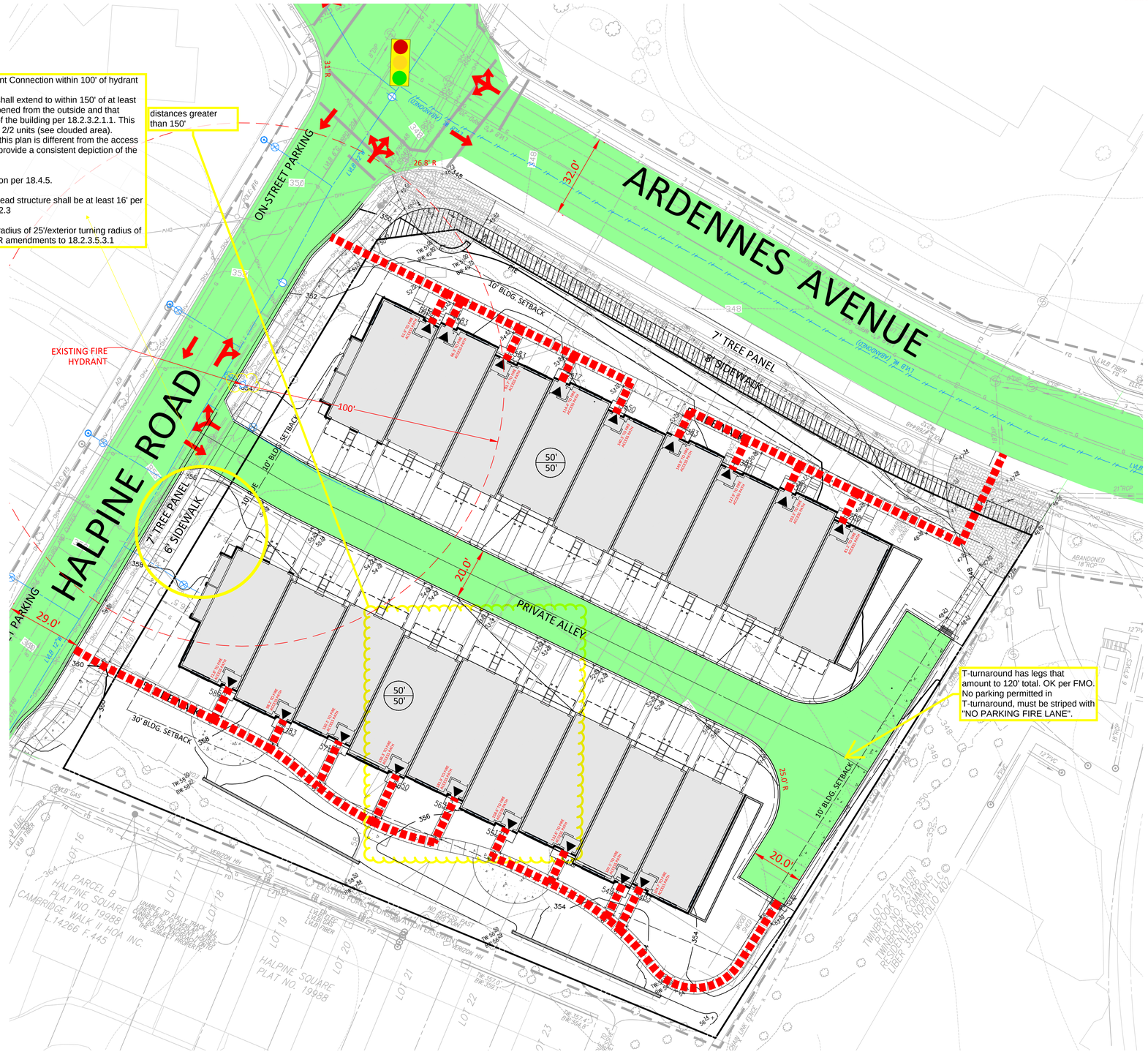
A fire department access road shall extend to within 150' of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per 18.2.3.2.1.1. This distance is exceeded in 3 of the 2/2 units (see clouded area).
Note: the fire access shown on this plan is different from the access shown on the site plan. Please provide a consistent depiction of the fire access.

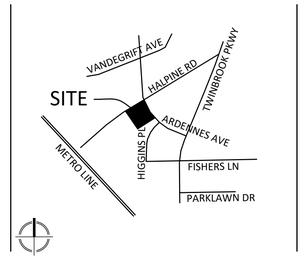
Provide fire flow and flow duration per 18.4.5.

Vertical clearance for any overhead structure shall be at least 16' per CoR amended code 18.2.3.4.1.2.3

Show minimum interior turning radius of 25'/exterior turning radius of 50' for all fire access roads. CoR amendments to 18.2.3.5.3.1

distances greater than 150'





VICINITY MAP
SCALE: 1" = 2000'

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)

NORTH

20 10 0 20'-0" 20 40 60

SCALE: 1"= 20'

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TRAFFIC ENGINEER
GOROVE SLADE
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WASHINGTON, DC 20036
202.296.8625
CONTACT: WILL ZEID

REVISIONS	DATE

HALPINE ROAD

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

PRE-APPLICATION FIRE PROTECTION PLAN

PROFESSIONAL SEAL

STATE OF MARYLAND · MICHAEL B. GOODMAN · No. 27721 · PROFESSIONAL ENGINEER

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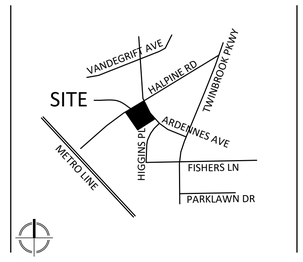
DESIGNED BY: MBG
DATE ISSUED: 09/07/2023

VIKA PROJECT: VM50639A

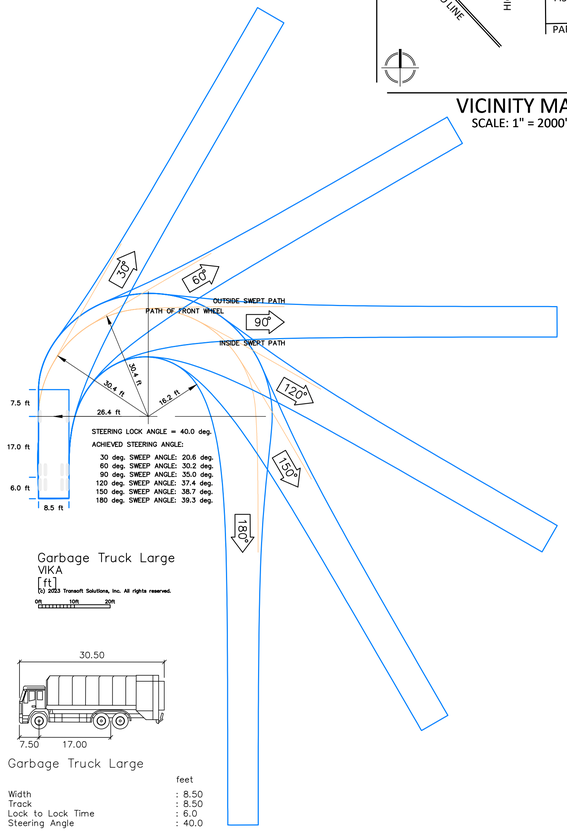
DRAWING NO.

SHEET NO. PP-5

Community Planning & Development Services
Received
October 23, 2023



VICINITY MAP
SCALE: 1" = 2000'



Garbage Truck Large
VIKA
ft
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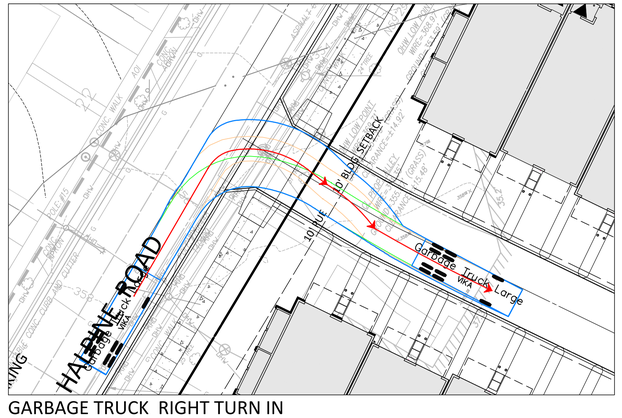
Garbage Truck Large

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



GARBAGE TRUCK RIGHT TURN IN

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

NOT FOR CONSTRUCTION

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www.call811.com or http://www.missutility.net
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WASHINGTON, DC 20036
202.296.8625
CONTACT: WILL ZEID

REVISIONS	DATE

HALPINE ROAD

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

GARBAGE TRUCK MOVEMENT STUDY

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

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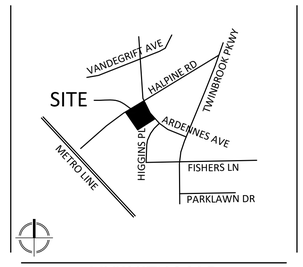
DESIGNED BY: MBG
DATE ISSUED: 06/06/2023
VIKA PROJECT VM50639A
DRAWING NO.
SHEET NO. PP-6

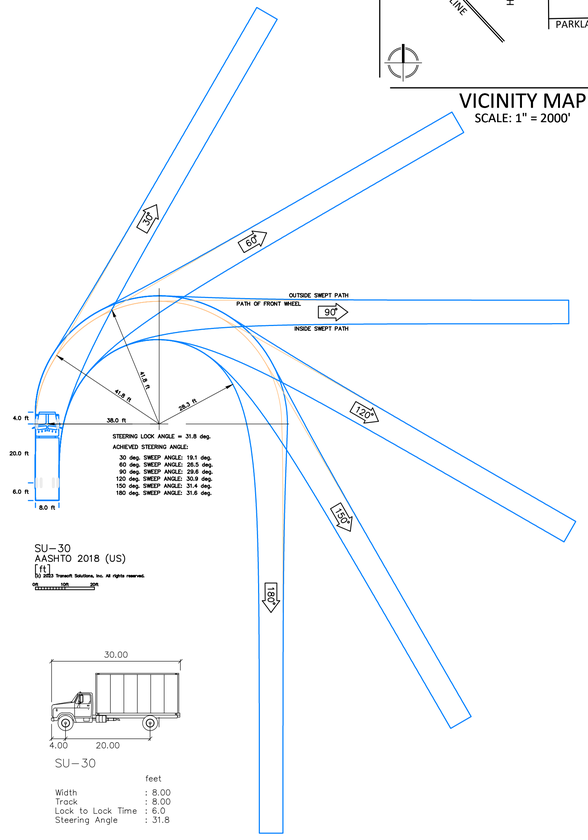
LAYOUT: AUTO (TRASH), Plotted By: stebbins

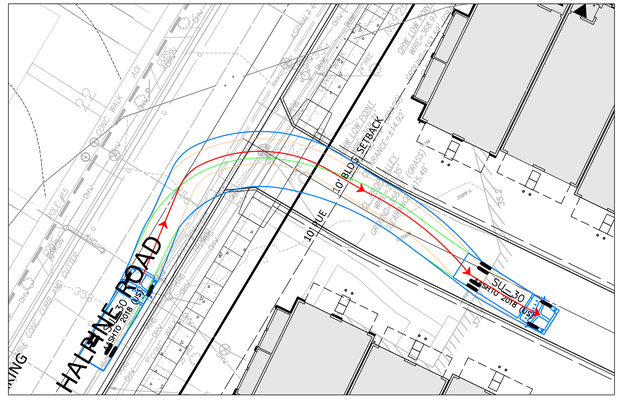
M:\VM - DOCS\Z_vika.com\plots\VS050I~1\50063~1\CAD\PRELIMINARY\PLOT SHEETS\VSMJ0900_P_AUTO.dwg — Friday, October 13, 2023 12:05:55 PM

Community Planning & Development Services
Received
October 23, 2023



VICINITY MAP
SCALE: 1" = 2000'





SU-30 RIGHT TURN IN

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

NOT FOR CONSTRUCTION

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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

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DESIGNED BY: MBG
DATE ISSUED: 06/06/2023
VIKA PROJECT VM50639A
DRAWING NO.
SHEET NO. PP-7

LAYOUT: AUTO (SU30), Plotted By: stebbins

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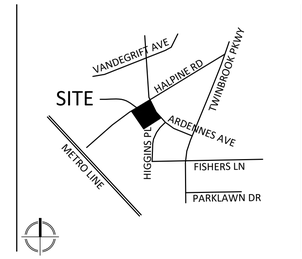
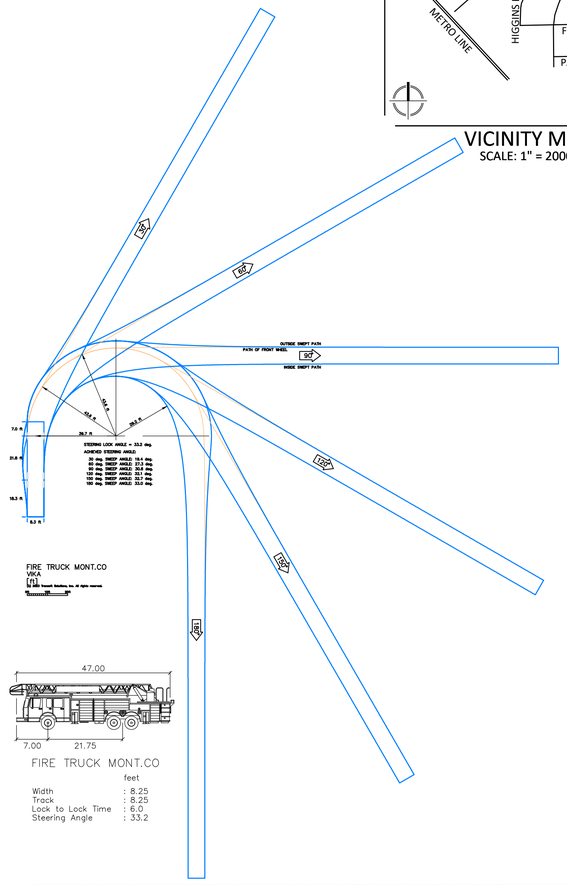
October 23, 2023

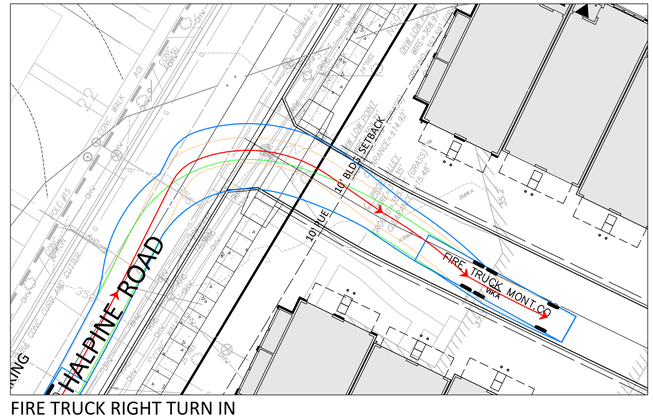


VICINITY MAP
SCALE: 1" = 2000'



FIRE TRUCK MONT.CO

	feet
Width	: 8.25
Track	: 8.25
Lock to Lock Time	: 6.0
Steering Angle	: 33.2



FIRE TRUCK RIGHT TURN IN

20 10 0 20 40 60
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LAYOUT: AUTO (FIRE), Plotted By: stebbins

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CONTACT: MICHAEL GOODMAN, PE

ATTORNEY
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CONTACT: WILL ZEID

REVISIONS	DATE

HALPINE ROAD

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

FIRE TRUCK MOVEMENT STUDY

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

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

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

VIKA PROJECT VM50639A

DRAWING NO.

SHEET NO. PP-8

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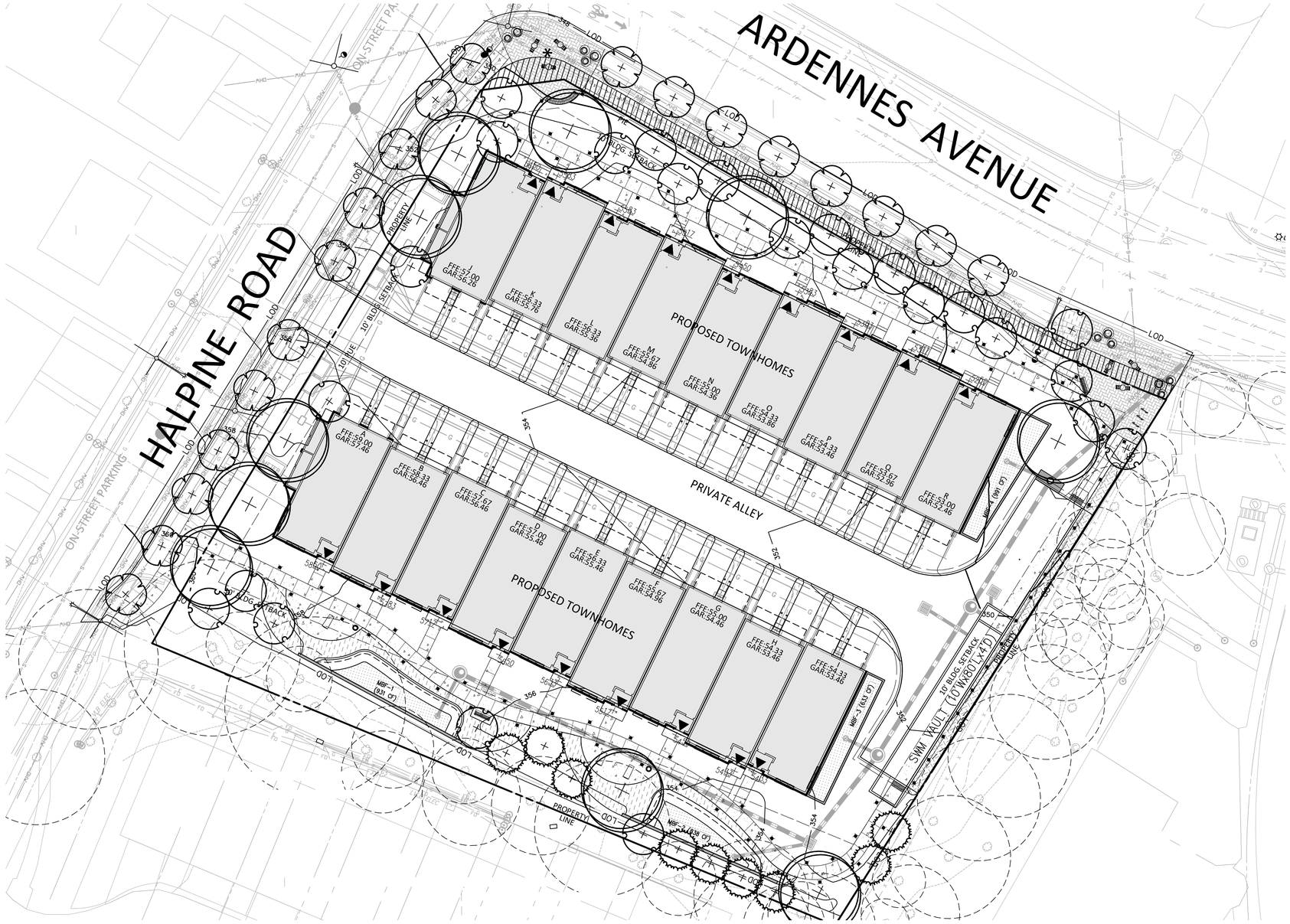
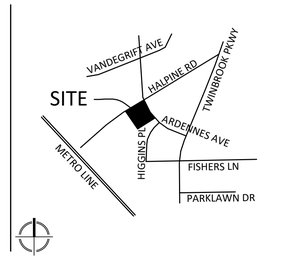
Further forestry comments will be given in Preliminary Forest Conservation Plan, received by CPDS on January 9, 2024 and currently under review. Comments may impact the overall design of the site that would affect the Project Plan and/or Site Plan.

HALPINE ROAD

LANDSCAPE ARCHITECTURE SET



VICINITY MAP
SCALE: 1" = 2000'



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Received
October 23, 2023

LEGEND

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

LANDSCAPE PLAN INDEX

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

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.

NORTH

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

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REVISIONS	DATE

HALPINE ROAD

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

LANDSCAPE COVER

PROFESSIONAL SEAL

STATE OF MARYLAND · ESRA SOYTUTAN · 3960 · LANDSCAPE ARCHITECT

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

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

VIKA PROJECT VM50639A
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SHEET NO. LL-1.00

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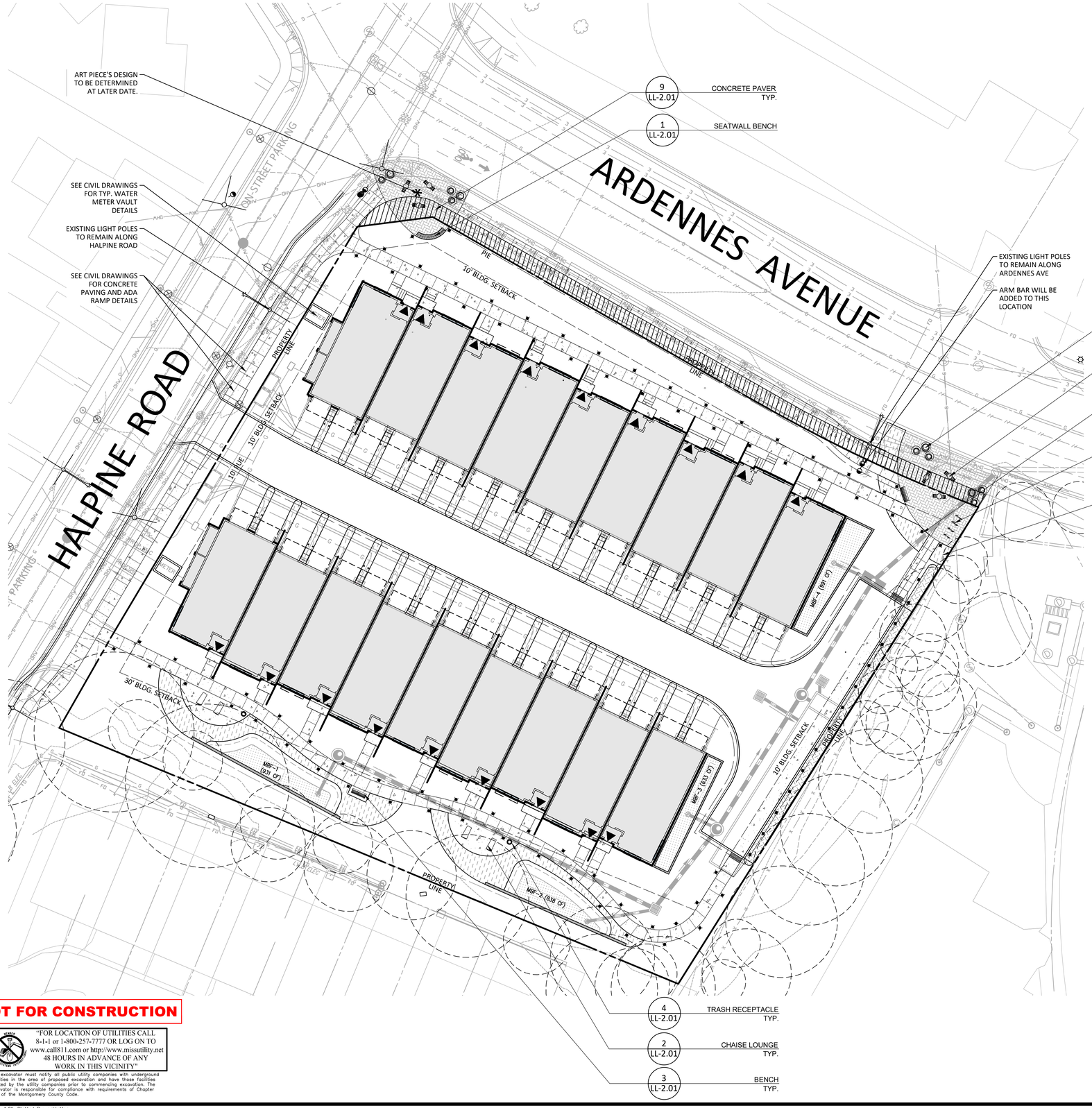
LAYOUT: LL-1.00, Plotted By: schlatter



LEGEND

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- PROPOSED CANOPY TREE
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- PROPOSED PLANTERS
- PROPOSED BIKE RACK
- PROPOSED ART PIECE

NOTES:

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.

NORTH

20 10 0 20 40 60

SCALE: 1"= 20'

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LAYOUT: LL-1.01, Plotted By: schlatter

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HALPINE ROAD

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

OVERALL MATERIALS PLAN

PROFESSIONAL SEAL

STATE OF MARYLAND · ESRA SOYTUTAN · 3960 · LANDSCAPE ARCHITECT

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

VIKA PROJECT VM50639A
DRAWING NO.
SHEET NO. LL-1.01

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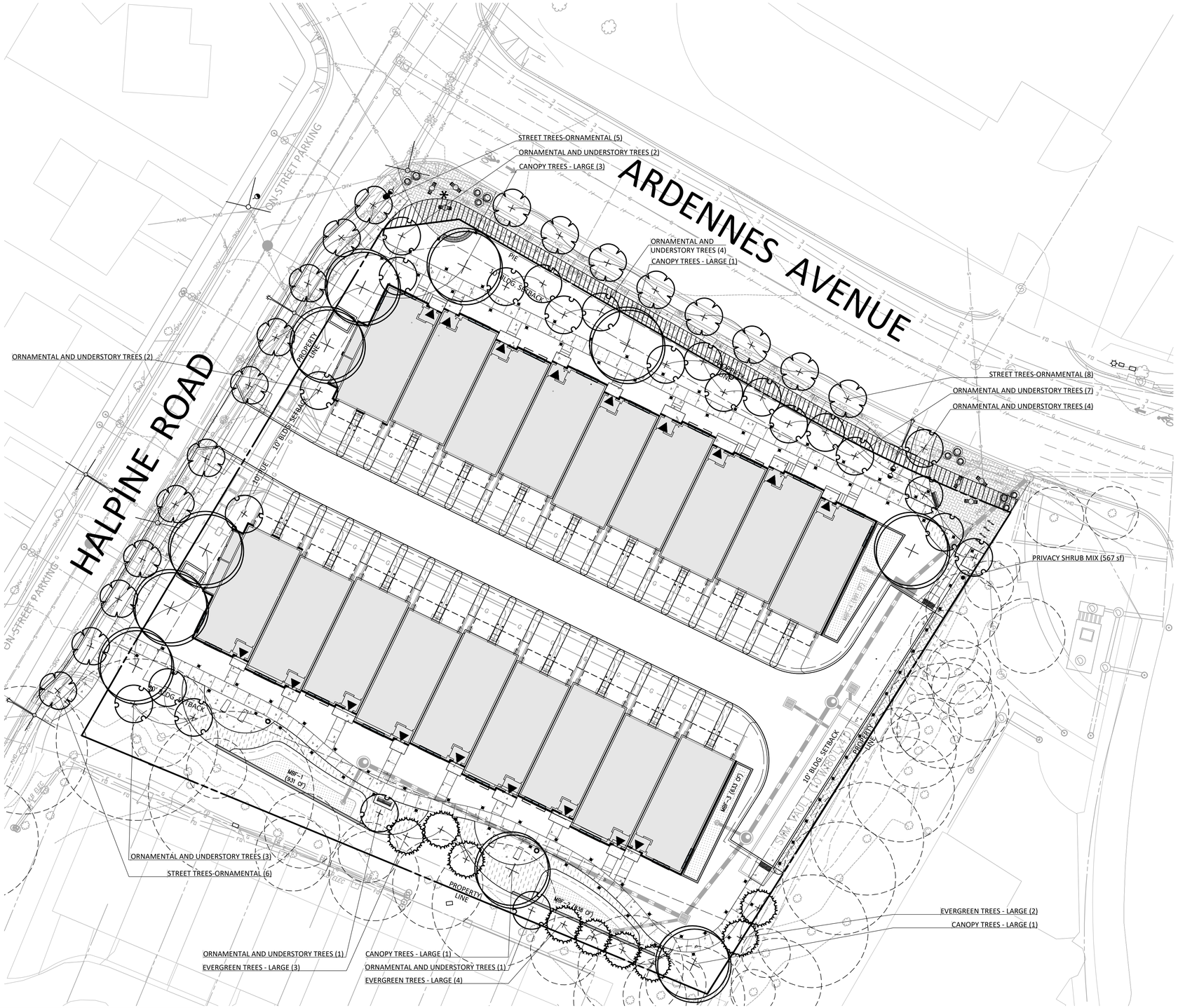

CONCEPT PLANT SCHEDULE

CANOPY TREES - LARGE		10
400 SF CREDIT		
FAGUS GRANDIFOLIA / AMERICAN BEECH		
PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE		
QUERCUS FALCATA / SOUTHERN RED OAK		
QUERCUS PHELLOS / WILLOW OAK		
QUERCUS RUBRA / RED OAK		
EVERGREEN TREES - LARGE		9
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		
ORNAMENTAL AND UNDERSTORY TREES		24
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		
STREET TREES-ORNAMENTAL		19
SYRINGA RETICULATA / JAPANESE TREE LILAC		
PLANT BED MIX		3,520 SF
PLANT IN GROUPS OF 3-7.		
COREOPSIS VERTICILLATA / TICKSEED	915	
ECHINACEA PURPUREA / PURPLE CONEFLOWER	915	
LIATRIS SPICATA / SPIKE GAYFEATHER	915	
RUDBECKIA HIRTA / BLACK-EYED SUSAN	915	
PRIVACY SHRUB MIX		567 SF
LARGE, DENSELY BRANCHED SHRUBS AND COPPICED TREES		
MATURE HEIGHT: GREATER THAN 10'		
CARPINUS BETULUS / EUROPEAN HORNBEAM	1,326	
FAGUS SYLVATICA / EUROPEAN BEECH	1,326	
FORSYTHIA X INTERMEDIA / BORDER FORSYTHIA	1,326	
ILEX X MESERVEAE `HACHFEE` TM / CASTLE SPIRE BLUE HOLLY	1,326	
MAGNOLIA GRANDIFLORA `TEDDY BEAR` / TEDDY BEAR SOUTHERN MAGNOLIA	1,326	
PHLOX DIVARICATA `BLUE MOON` / BLUE MOON WOODLAND PHLOX	84,852	

LEGEND

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NOTE:

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.

NORTH

20 10 0 20 40 60

SCALE: 1"= 20'

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LAYOUT: LL-1.02, Plotted By: schlatter

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HALPINE ROAD

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

OVERALL TREE PLANTING PLAN

PROFESSIONAL SEAL
STATE OF MARYLAND · ESRA SOYTUTAN · 3960 · LANDSCAPE ARCHITECT

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GENERAL PLANTING NOTES

PLANT / MATERIAL NOTES

PLANT IDENTIFICATION:

1. ALL PLANTS SHALL BE PROPERLY MARKED FOR IDENTIFICATION AND CHECKING AND ARE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE.
2. STATE OR FEDERAL NURSERY INSPECTION CERTIFICATES SHALL BE FURNISHED TO THE OWNER UPON REQUEST.
3. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. PLANT QUANTITIES SHOWN ON THE PLAN SHALL GOVERN OVER THOSE SHOWN ON THE PLANT LIST.
4. CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS REQUIRED TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS.
5. PLANTS WILL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE 'AMERICAN STANDARD FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION AND CONFORM IN GENERAL TO THE REPRESENTATIVE SPECIES.
6. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND MNCPPC. ANY SUBSTITUTIONS MADE WITHOUT THIS APPROVAL MADE BE SUBJECT TO REJECTION AND REMOVAL AT THE CONTRACTOR'S EXPENSE.
7. PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AS TO QUALITY, SIZE AND VARIETY. PLANTS DAMAGED IN HANDLING OR TRANSPORTATION MAY BE REJECTED BY THE OWNER. PLANT QUALITY:
8. ALL PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND BE FREE OF PLANT DISEASE, INSECTS, EGGS AND LARVAE AND SHALL HAVE HEALTHY ROOT SYSTEMS, PLANTS SHALL BE OBTAINED FROM SITES WHICH ARE SIMILAR IN SOIL AND CLIMATIC CONDITIONS AS THOSE OF THE PROJECT SITE.
9. BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM, NATURAL BALL OF EARTH. BALL SIZES SHALL BE IN ACCORDANCE WITH A.N.L.A. SPECIFICATIONS.
10. CONTAINER GROWN STOCK SHALL HAVE BEEN GROWN IN THE CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
11. PRUNING SHALL BE DONE DURING PLANTING OPERATION.
12. ALL PLANT MATERIAL IN TRANSIT SHALL BE COVERED WITH BURLAP OR SIMILAR COVER TO KEEP IT FROM WIND DAMAGE AND DRYING OUT.

PLANT SIZE:

1. ALL PLANT SIZES SHALL AVERAGE AT LEAST THE MIDDLE OF THE PLANT RANGE GIVEN IN THE PLANT LIST, BUT IN NO CASE SHALL ANY PLANT BE LESS THAN THAT SIZE STATED FOR THAT SPECIES.
2. CALIPER MEASUREMENTS SHALL BE TAKEN AT A POINT ON THE TRUNK 6 INCHES ABOVE NATURAL GRADE FOR TREES UP TO 4 INCHES IN DIAMETER; AND AT A POINT 12 INCHES ABOVE NATURAL GRADE FOR TREES OVER 4 INCHES IN DIAMETER.
3. SINGLE TRUNK TREES SHALL NOT INCLUDE THE "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE.
4. SHRUBS HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT.SPREAD SHALL BE MEASURED FROM THE END OF THE BRANCHING, EQUALLY AROUND THE PLANT. MEASUREMENTS SHALL NOT INCLUDE TERMINAL GROWTH.
5. HEIGHT AND SPREAD DIMENSIONS SPECIFIED SHALL REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP.

MULCH:

1. MULCH SHALL BE EITHER COMPOSTED HARDWOOD BARK, FINE SHREDDED HARDWOOD BARK, PINE BARK OR APPROVED EQUAL, AND FREE OF FOREIGN MATTER. FERTILIZER:
1. FERTILIZER SHALL BE GRANULAR, PACKET OR PELLET, WITH 35% TO 80% OF TOTAL NITROGEN IN ORGANIC FORM. IT SHALL BE A COMPLETE FERTILIZER WITH A MINIMUM ANALYSIS OF 10% NITROGEN, 6% PHOSPHOROUS AND 4% POTASSIUM. GRANULAR FERTILIZER SHALL BE APPLIED TO THE SOIL MIX WITH A 10-6-4 ANALYSIS AT THE FOLLOWING RATES: TREE PITS, 2-3 LBS. PER INCH OF TRUNK DIAMETER; SHRUB BEDS, 2 LBS. PER 100 SQUARE FEET OF BED AREA (OR 1/4 LB. PER FOOT OF HEIGHT OR SPREAD). GROUND COVER, VINE AND HERBACEOUS PLANTS, 2-3 LBS. PER 100 SQUARE FEET. THE OWNER RESERVES THE RIGHT TO DETERMINE THE TIME FERTILIZATION SHOULD OCCUR WITHIN THE ONE YEAR GUARANTEE PERIOD.
2. TOPSOIL, IF REQUIRED, SHALL BE FERTILE, FRIABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, CLUMPS, PLANTS, AND THEIR ROOT DEBRIS AND OTHER EXTRANEOUS MATTER OF 1 INCH IN DIAMETER, AND CAPABLE OF PERMITTING VIGOROUS PLANT GROWTH. TOPSOIL SHALL HAVE A pH RANGE OF 6.0 TO 6.5, WITH A pH RANGE OF 5.0 TO 5.5 FOR PLANTS REQUIRING ACID SOILS. CONTRACTOR SHALL PROVIDE SOIL ANALYSIS TO OWNER PRIOR TO IMPORTING TOPSOIL ONTO THE PROJECT SITE.

PLANTING NOTES

LOCATION:

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

MAINTENANCE / WARRANTY NOTES: CONTRACTOR RESPONSIBILITIES

MAINTENANCE:

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

PLANTING SOIL

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

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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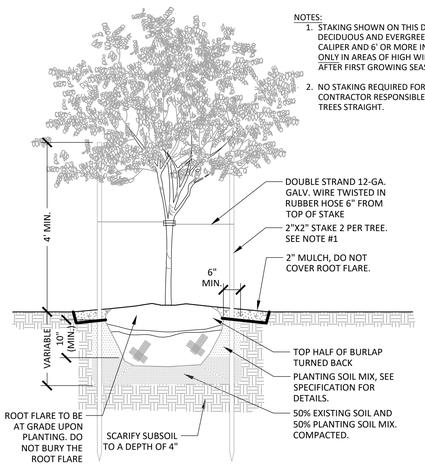
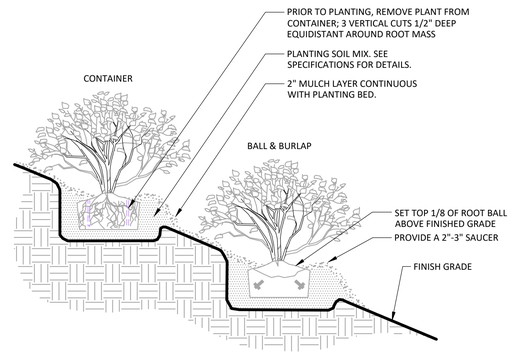


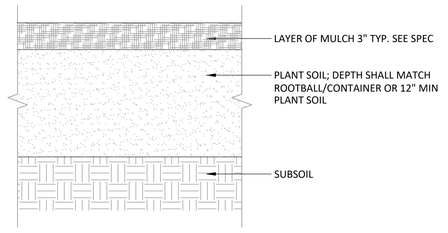
1 TREE PLANTING

NOT TO SCALE 329343-01



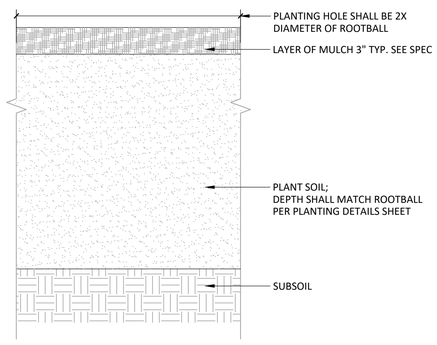
2 SHRUB PLANTING ON SLOPE

NOT TO SCALE 329333.13-13



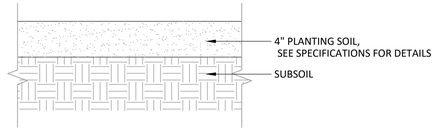
3 PLANTING BED

1 1/2" = 1'-0" P-50239-77



4 TREE PLANTING AREAS

1 1/2" = 1'-0" P-50239-78



5 TOPSOIL DETAIL FOR SOD

1 1/2" = 1'-0" P-50639-01

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SUITE 1000
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DAVID DeMARCO
David.DeMarco@PulteGroup.com

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CONTACT: WILL ZEID

REVISIONS	DATE

HALPINE ROAD

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

LANDSCAPE PLAN
PLANTING PLAN
DETAILS

PROFESSIONAL SEAL

STATE OF MARYLAND · ESRA SOYTUTAN · 3960 · LANDSCAPE ARCHITECT

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

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

VIKA PROJECT VM50639A

DRAWING NO.

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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 STREEL FRAME WITH WOODEN SLATS
INSTALLATION: SURFACE MOUNTED
MANUFACTURER: LANDSCAPE FORMS OR APPROVED EQUAL
WWW.LANDSCAPEFORMS.COM

1 SEATWALL BENCH

NOT TO SCALE P-50639-SIT-01

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

2 CHAISE LOUNGE

NOT TO SCALE P-50639-SIT-02

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

3 BENCH

NOT TO SCALE P-50639-SIT-03

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

4 TRASH RECEPTACLE

NOT TO SCALE P-50639-SIT-04

BIKE RACK SPECIFICATIONS:

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

5 BIKE RACK

NOT TO SCALE P-50639-SIT-05

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

6 TABLE AND CHAIRS

NOT TO SCALE P-50639-SIT-06

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

7 PLANTER

NOT TO SCALE P-50639-SIT-07

BOLLARD SPECIFICATIONS:

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

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

NOTES:

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

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: TECHO-BLOC OR APPROVED EQUAL
WWW.TECHO-BLOC.COM

9 CONCRETE PAVER

NOT TO SCALE P-50639-PAV-01

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.

NOTES:

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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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

STATE OF MARYLAND · ESRA SOYTUTAN · 3960 · LANDSCAPE ARCHITECT

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

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SHEET NO. LL-2.01

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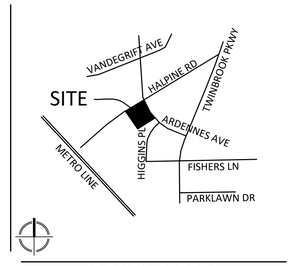

VICINITY MAP
SCALE: 1" = 2000'

LEGEND

PROPOSED BOLLARD LIGHTS, SEE LL-2.02

FOOT-CANDLE LEVELS

5
2
1
0.5
0.25

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

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DAVID DeMARCO
David.DeMarco@PulteGroup.com

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ATTORNEY
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TRAFFIC ENGINEER
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REVISIONS	DATE

HALPINE ROAD

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

LIGHTING PLAN

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 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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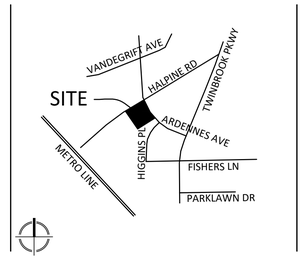

VICINITY MAP
SCALE: 1" = 2000'

LEGEND

OPEN AREA

PUBLIC USE SPACE

Open Space	Minimum Required		Proposed (minimum)	
Open Area (includes public use space)	15%	9,576 SF	35.7%	22,800 SF
Public Use Space	10%	6,384 SF	10.2%	6,486 SF

NOTES:

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

NOT FOR CONSTRUCTION

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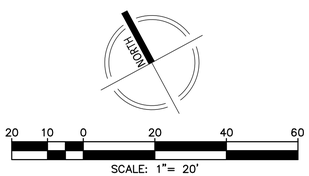

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REVISIONS	DATE

HALPINE ROAD

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

OPEN AREA AND PUBLIC USE SPACE

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 DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
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PRELIMINARY FOREST CONSERVATION PLAN

HALPINE ROAD

Community Planning & Development Services
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October 23, 2023

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: Place a "1" under the column corresponding to the correct zone of the site (choose only one)	R-400, R-200	R-90, R-75, R-60, R-150	RMD10, RMD15, RMD25	I-L, I-H, RPR, RPC, MXT, MXC, **MXNC**, MXB, MXE, MXCD, MXTD, PD	Park
Zone:	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**	**MTC REQUIRED %**	**MTC SF REQUIRED**
65,577	MXNC	10%	6,558
TREE COVER PROVIDED SF	**NUMBER OF TREES**	**SF CREDIT PER TREE**	**TOTAL SF CREDIT**
FORESTED AREA	N/A	N/A	
EXISTING LANDSCAPE TREES		25% OF CRZ	
LARGE SHADE TREES	10	400	4000
LARGE EVERGREEN	9	400	3600
SMALL SHADE/ORNAMENTAL	42	200	8400
SMALL EVERGREEN		200	0
		TOTAL SF	16000

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

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
Hedera helix	English Ivy	localized	common	vine choking tree trunks, along ground
Taraxacum officinale	Common dandelion	widespread	common	along lawn areas and spread throught out site
DATE NNI INVENTORY CONDUCTED				April 18,2023

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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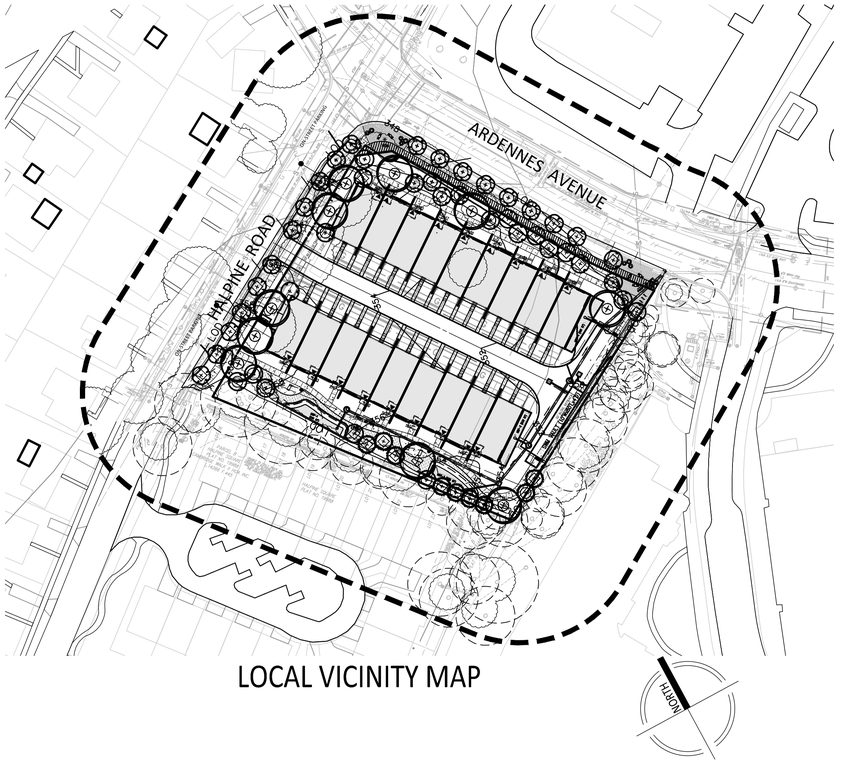


LOCAL VICINITY MAP

60 30 0 60 120 180
SCALE: 1"= 60'

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

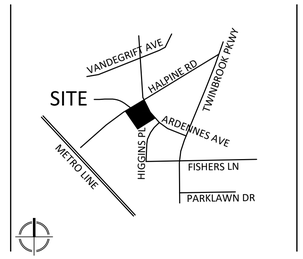
THE SUBJECT PROPERTY WSSC TAX MAP GRID NUMBER IS 216NW06

1. PARCEL N091 IS CURRENTLY ZONED R-60; MXNC ZONING IS BEING PURSUED IN ACCORDANCE WITH THE FLOATING ZONE PROVISIONS.
2. THE SUBJECT PROPERTY IS LOCATED IN THE MIDDLE ROCK CREEK WATERSHED, A USE CLASS I/I-P STREAM. THERE IS NO MAPPED FEMA 100 YEAR FLOODPLAIN.
3. 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.
4. THERE ARE NO PERENNIAL OR INTERMITTENT STREAMS, SEEPS, OR SPRINGS OR THEIR ASSOCIATED BUFFERS LOCATED ON, OR WITHIN 200' OF THE SUBJECT PROPERTY BASED ON OBSERVATIONS ON-SITE ON APRIL 18, 2023.
5. PER U.S.FISH & WILDLIFE SERVICES' NATIONAL WETLANDS INVENTORY ON-LINE MAPPER (HTTP://WWW.FWS.GOV/WETLANDS/DATA/ MAPPER.HTML), MARYLAND'S ENVIRONMENTAL RESOURCES AND LAND INFORMATION NETWORK (MERLIN) (HTTP://WWW. MDMERLIN.NET/), AND FIELD VERIFICATION, THERE ARE NO WETLANDS OR THEIR ASSOCIATED BUFFERS LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA. ACCESSED ON APRIL 18,2023.
6. THE WILDLIFE AND HERITAGE DIVISION OF THE MD DNR HAS BEEN CONTACTED TO DETERMINE IF THERE ARE ANY FEDERAL OR STATE RECORDS OF RARE, THREATENED OR ENDANGERED SPECIES WITHIN THE NRI STUDY AREA. NO RARE, THREATENED OR ENDANGERED SPECIES WERE NOTED DURING FIELD WORK.
7. THE HORIZONTAL DATUM IS NAD83/2011, VERTICAL DATUM IS BASED ON NGVD29 DATUM. TOPOGRAPHIC AND BOUNDARY SURVEY WAS PERFORMED BY VIKA MARYLAND, LLC, APRIL 18, 2023.
8. TREES SHOWN WERE EITHER SURVEY LOCATED OR ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON VISUAL OBSERVATIONS. CTLA TREE RATING DATA SUMMARY SHEETS WERE PREPARED AND SUBMITTED WITH THIS PLAN. SEE TREE TABLE.
9. THERE ARE 0 ACRES OF EXISTING FOREST ON THE SUBJECT PROPERTY OR WITHIN THE NRI STUDY AREA.
10. NON-NATIVE INVASIVE PLANT MATERIAL ENGLISH IVY AND COMMON DANDELION OBSERVED WITHIN THE INVENTORY AREA. NON-NATIVE MATERIAL WITHIN OUR PROPERTY WILL BE ERADICATED DURING DEVELOPMENT.

SOILS TABLE

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

SOURCES: *USDA NRCS WEB SOIL SURVEY (http://websoilsurvey.sc.egov.usda.gov)
**PAGE 140 TABLE 5 MONTGOMERY COUNTY, MARYLAND SOIL SURVEY
**URBAN OR BUILT-UP AREAS OF THE PRIME AGRICULTURAL SOILS ARE NOT CONSIDERED PRIME FARMLAND PER THE THE MONTGOMERY COUNTY, MARYLAND SOIL SURVEY PAGE 140 TABLE 5
*** PAGE 67 APPENDIX C ERODIBLE SOILS LIST M-NCPPC MONTGOMERY COUNTY ENVIRONMENTAL GUIDELINES
****PAGE 120 MONTGOMERY COUNTY, MARYLAND SOIL SURVEY
*****TABLE 16 PAGE 212 MONTGOMERY COUNTY, MARYLAND SOIL SURVEY



VICINITY MAP
SCALE: 1" = 2000'

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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

STATE OF MARYLAND · ESRA SOYTUTAN · LANDSCAPE ARCHITECT · 3960

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

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR 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.

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

VIKA PROJECT VM50639A

DRAWING NO.

SHEET NO. PFCP-1

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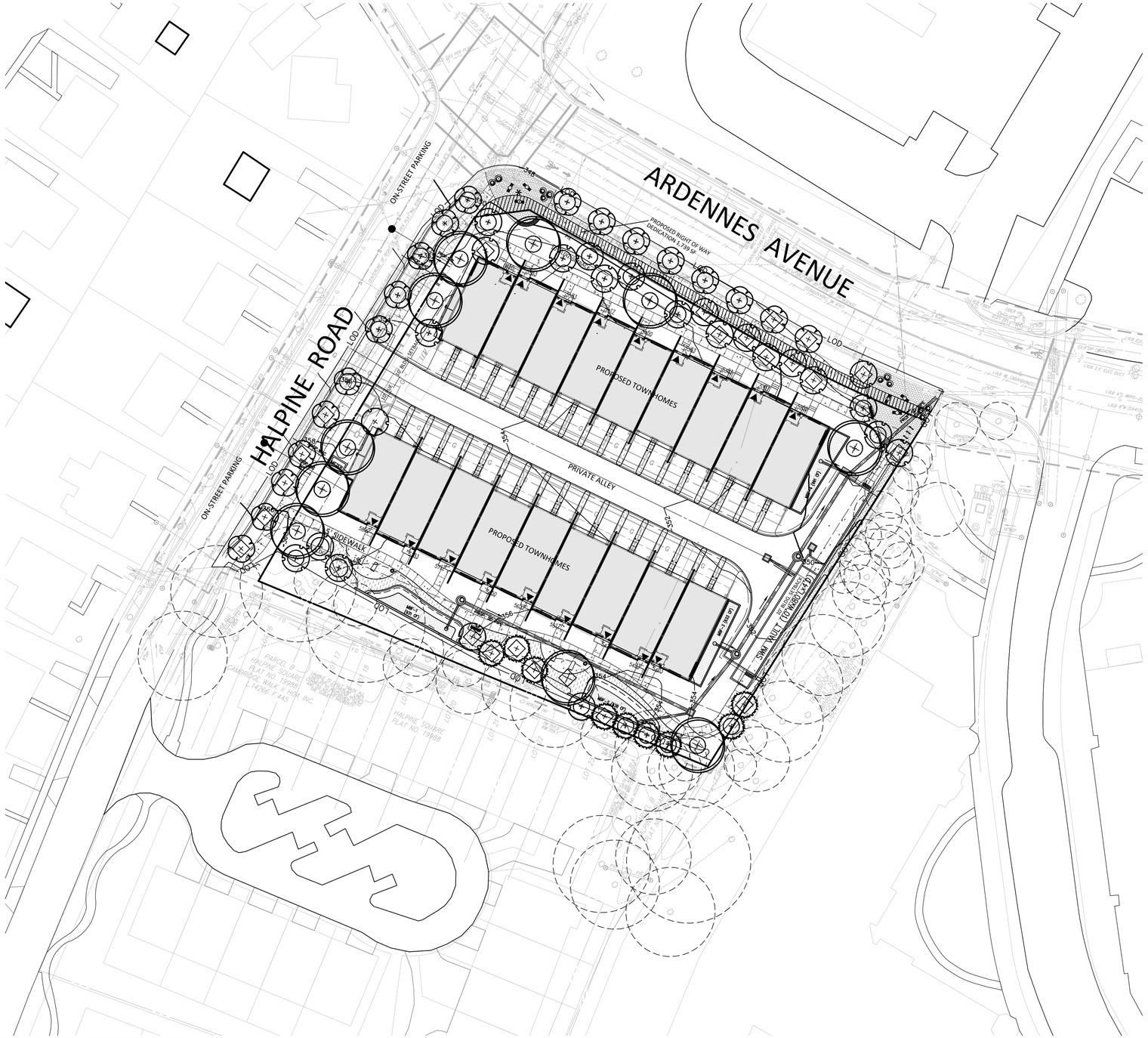

PLAN LEGEND

- 100' OFFSET
- ADJACENT PROPERTY/LOT LINES
- 550 — EX. 10' CONTOUR
- 548 — EX. 2' CONTOUR
- 550 — PROPOSED 10' CONTOUR
- 548 — PROPOSED 2' CONTOUR
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- LOD — LOD — LIMITS OF DISTURBANCE
- PROPOSED SIDEWALK
- 8"S — PROPOSED SEWER
- 8"W — PROPOSED WATER
- 15" RCP — PROPOSED STORM DRAIN
- PROPOSED BIORETENTION
- 100 YR — 100 YEAR FLOODPLAIN
- BRL — 100 YEAR FLOODPLAIN 25' BRL
- SVB — STREAM VALLEY BUFFER
- 2UC 400 — SOILS
- RP — RP — ROOT PRUNING TRENCH
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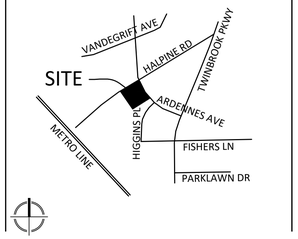
- EXISTING TREE < 6"DBH
- FOREST CONSERVATION CREDIT
- SIGNIFICANT REPLACEMENT TREE



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

LAYOUT: PFCP-2, Plotted By: schlatter

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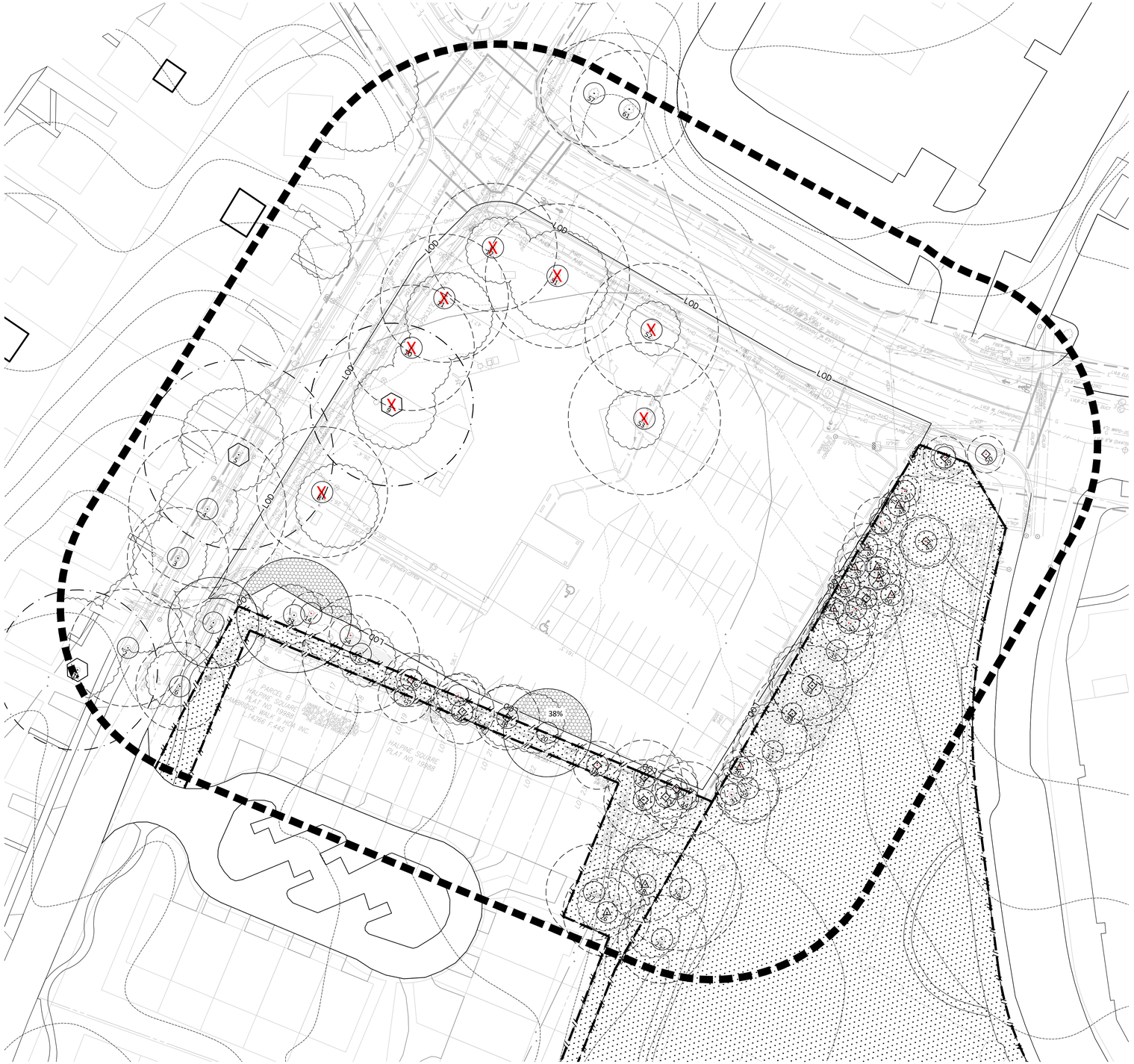

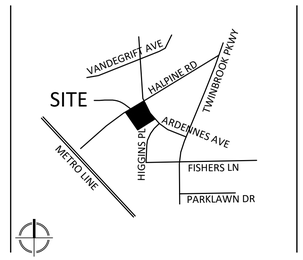

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- EXISTING FOREST
- EXISTING TREE CANOPY (NOT FOREST)
- EXISTING TREE < 6"DBH
- EXISTING TREE TO BE REMOVED
- 22 — EXISTING SIGNIFICANT TREE ≥ 6"-29.9" DBH W/CRZ SHOWN
- 9 — EXISTING SPECIMEN TREE 30" OR GREATER DBH W/CRZ SHOWN
- 43 — EXISTING TREE PREVIOUSLY APPROVED FOR FC CREDIT
- 60 — EXISTING SIGNIFICANT REPLACEMENT TREE

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NORTH

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REVISIONS	DATE

HALPINE ROAD

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

PRELIMINARY FOREST CONSERVATION PLAN TREE REMOVAL

PROFESSIONAL SEAL

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ESRA SOYTUTAN
3960
LANDSCAPE ARCHITECT

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DATE ISSUED: 04/10/2023

VIKA PROJECT VM50639A
DRAWING NO.
SHEET NO. PFCP-3

SIGNIFICANT & SPECIMEN TREE TABLE

PROPOSED TREE SUMMARY CHART

PFCP/FFCP

#	SCIENTIFIC NAME	COMMON NAME	DBH	Area CRZ	CTLA %	COR CTLA %	Remarks	PREVIOUS FTP PLAN #	PREV.CREDIT	DISPOSITION	OWED	REPLACEMENT TREES REQD.	CREDIT TYPE	MAXIMUM CREDIT AMOUNT
LANDSCAPE SETTING >/= 12" DBH (NO EXISTING CREDIT)														
1	***Fagus grandifolia***	**American Beech**	**30.0 in**	6362	**94%**		On private property/ no permission			Save		0	LG SHADE	0
8	*Ulmus americana*	American elm	24.5 in	4243	84%					Remove		2	LG SHADE	0
9	***Quercus rubra***	**Red Oak**	**30.5 in**	6576	**81%**					Remove		6	LG SHADE	0
10	*Quercus rubra*	Red Oak	23.5 in	3904	66%					Remove		2	LG SHADE	0
11	*Quercus rubra*	Red Oak	24.0 in	4072	88%					Remove		2	LG SHADE	0
12	*Quercus rubra*	Red Oak	24.0 in	4072	78%					Remove		2	LG SHADE	0
13	*Acer rubrum*	Red Maple	21.5 in	3267	94%					Save		0	LG SHADE	0
15	*Taxodium districhum*	Bald cypress	22.0 in	3421	97%					Save		0	LG SHADE	0
20	*Acer rubrum*	Red Maple	16.5 in	1924	94%					Save		0	LG SHADE	0
24	*Ilex opaca*	American Holly	14.0 in	1385	97%					Save		0	LG EVG	0
25	*Pinus strobus*	White Pine	16.5 in	1924	97%					Save		0	LG EVG	0
27	*Prunus sp.*	Cherry	18.0 in	2290	97%		On private property/ no permission			Save		0	ORN	0
28	*Lagerstroemia indica*	Crape Myrtle	14.0 in	1385	97%		On private property/ no permission			Save		0	ORN	0
29	*Pinus strobus*	White Pine	23.0 in	3739	91%					Save		0	LG EVG	0
32	*Pinus strobus*	White Pine	15.0 in	1590	97%					Save		0	LG EVG	0
35	*Pinus strobus*	White Pine	14.0 in	1385	91%					Save		0	LG EVG	0
51	*Quercus rubra*	Red Oak	27.0 in	5153	78%					Remove		3	LG SHADE	0
52	*Quercus rubra*	Red Oak	25.0 in	4418	84%					Remove		3	LG SHADE	0
53	*Quercus rubra*	Red Oak	28.0 in	5542	72%					Remove		3	LG SHADE	0
57	*Pinus strobus*	White Pine	20.0 in	2827	71%					Save		0	LG EVG	0
59	*Pinus strobus*	White Pine	12.0 in	1018	88%					Save		0	LG SHADE	0
61	*Quercus rubra*	Northern Red Oak	22.0 in	3421	55%					Save		0	LG SHADE	0
										8		23		0
6-11" DBH TREES (NO EXISTING CREDIT)*														
14	*Sassafras albidum*	Sassafras	8.0 in	452	92%					Save			LG SHADE	400
17	*Cercis canadensis*	Red Bud	8.0 in	452	94%					Save			ORN	200
21	*Ilex opaca*	American Holly	8.0 in	452	97%					Save			LG EVG	400
22	*Ilex opaca*	American Holly	10.0 in	707	97%					Save			LG EVG	400
31	*Juniperus virginiana*	Red Cedar	6.0 in	254	97%					Save			LG EVG	400
41	*Pinus strobus*	White Pine	10.0 in	707	94%					Save			LG EVG	400
42	*Pinus strobus*	White Pine	8.5 in	511	94%					Save			LG EVG	400
44	*Ilex opaca*	Holly	10.0 in	707	97%					Save			LG EVG	400
47	*Robinia pseudoacacia*	Black locust	10.0 in	707	97%					Save			LG SHADE	400
54	*Sassafras albidum*	Sassafras	8.0 in	452	89%					Save			LG SHADE	400
55	*Nyssa sylvatica*	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	*Platanus acerifolia*	London Plane Tree	21 in	3117	91%					Save	N/A	0		0
3	*Zelkova serrata*	Japanese Zelkova	19 in	2552	91%					Save	N/A	0		0
4	*Acer saccharinum*	Silver Maple	29 in	5741	88%					Save	N/A	0		0
5	***Acer saccharinum***	**Silver Maple**	**36 in**	8908	**91%**					Save	N/A	0		0
6F	*Zelkova serrata*	Japanese Zelkova	17 in	1924	88%		PREVIOUS SIG TREE REPLACEMENT CREDIT	FTP95-5	400	Save	N/A	0		400
7F	*Zelkova serrata*	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	0		800
PREVIOUS FOREST CONSERVATION CREDIT (Tree number must include F)														
16F*	*Cornus florida*	Dog Wood	10.0 in	707	94%			FTP95-5	400	Save	0	0		400
19F*	*Ilex opaca*	American Holly	9.0 in	573	89%			FTP95-5	400	Save	0	0		400
18F*	*Ulmus americana*	American Elm	12.0 in	1018	94%			FTP95-5	400	Save	0	0		400
21F*	*Ilex opaca*	American Holly	8.0 in	452	97%			FTP95-5	400	Save	0	0		400
22F*	*Ilex opaca*	American Holly	10.0 in	707	97%			FTP95-5	400	Save	0	0		400
23F*	*Ilex aquifolium*	English Holly	14.0 in	1385	97%			FTP95-5	400	Save	0	0		400
33F	*Pinus strobus*	White Pine	15.0 in	1590	91%			FTP2003-00033	400	Save	0	0		400
34F	*Pinus strobus*	White Pine	15.0 in	1590	91%			FTP2003-00033	400	Save	0	0		400
36F	*Pinus strobus*	White Pine	14.0 in	1385	91%			FTP2003-00033	400	Save	0	0		400
43F	*Lagerstroemia indica*	Crape Myrtle	6.0 in	254	97%			FTP2003-00033	400	Save	0	0		400
49F	*Zelkova serrata*	Japanese Zelkova	8.0 in	452	91%			FTP2003-00033	400	Save	0	0		400
50F	*Zelkova serrata*	Japanese Zelkova	7.0 in	346	91%			FTP2003-00033	400	Save	0	0		400
56F*	*Cladrastis kentukea*	American yellowwood	12.0 in	1018	83%			FTP95-5	400	Save	0	0		400
58F*	*Ilex opaca*	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*	*Acer rubrum*	Red Maple	16.5 in	1924	97%		On private property/ no permission	FTP95-5	1	Save		0		
28S*	*Lagerstroemia indica*	Crape Myrtle	14.0 in	1385	97%		On private property/ no permission	FTP95-5	1	Save		0		
30S	*Cercis canadensis*	Red Bud	6.5 in	299	94%			FTP2003-00033	1	Save		0		
37S	*Ilex opaca*	American Holly	6.0 in	254	94%			FTP2003-00033	1	Save		0		
38S	*Ilex opaca*	American Holly	6.0 in	254	97%			FTP2003-00033	1	Save		0		
39S	*Ilex opaca*	American Holly	6.0 in	254	97%			FTP2003-00033	1	Save		0		
40S	*Juniperus virginiana*	Red Cedar	9.0 in	573	97%			FTP2003-00033	1	Save		0		
45S	*Juniperus virginiana*	Red Cedar	8.0 in	452	94%			FTP2003-00033	1	Save		0		
46S	*Juniperus virginiana*	Red Cedar	8.5 in	511	94%			FTP2003-00033	1	Save		0		
48S	*Ilex opaca*	Holly	6.5 in	299	97%			FTP2003-00034	1	Save		0		
60S	*Cercis canadensis*	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 Signficant Replacements Provided	11
Previous Individual Tree Credit Missing/Removed	0
Off-Site Replacements Owed	0
Previous Signficant 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.

NOT FOR CONSTRUCTION

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

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

LAYOUT: PFCP-4, Plotted By: schlatter

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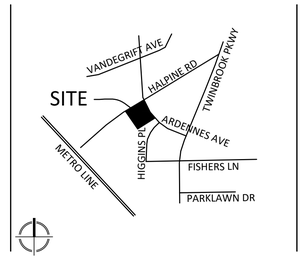

VICINITY MAP
SCALE: 1" = 2000'

PROPOSED PLANTING TABLE

FTPO TREE CREDIT CHART- NEW PLANTINGS

QUANTITY	CODE	BOTANICAL NAME	COMMON NAME	SIZE (LG SHADE, LG EG,ORN, SM EG)	ROOT BALL TYPE	SIZE: CAL/HT	LANDSCAPING NO CREDIT	LANDSCAPING MTC CREDIT ONLY	SIG. TREE REPLACEMENT CREDIT (OFF-SITE)	SIG. TREE REPLACEMENT CREDIT (ON-SITE)	STREET TREE NO CREDIT	STREET TREE FC CREDIT ONLY*	FC CREDIT	FC CREDIT (200 OR 400 SF x FC QUANTITY)	MTC CREDIT (200 OR 400 SF x MTC QUANTITY)
STREET TREES (NOT TO EXCEED 25% OF TOTAL REQUIREMENT)															
Ardennes Avenue															
8		*Syringa reticulata*	Japanese Tree Lilac	ORN	B&B	2.5"	0	0	0	2	0	6	0	1200	1600
Halpine Road															
11		*Syringa reticulata*	Japanese Tree Lilac	ORN	B&B	2.5"	0	0	0	5	0	6	0	1200	2200
On-Site Trees															
10			TBD	LG SHADE	B&B	2.5"	0	0	0	1	0	0	9	3600	4000
9			TBD	LG EVG	B&B	2.5"	0	0	0	5	0	0	4	1600	3600
24			TBD	ORN	B&B	2.5"	1	0	0	10	0	0	13	2600	4600
					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.

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

DESIGN CONSULTANTS

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GOROVE SLADE
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WASHINGTON, DC 20036
202.296.8625
CONTACT: WILL ZEID

REVISIONS	DATE

HALPINE ROAD

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

PRELIMINARY FOREST CONSERVATION TABLES

PROFESSIONAL SEAL

STATE OF MARYLAND · ESRA SOYTUTAN · 3960 · LANDSCAPE ARCHITECT

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

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

VIKA PROJECT VM50639A

DRAWING NO.

SHEET NO. PFCP-4

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October 23, 2023

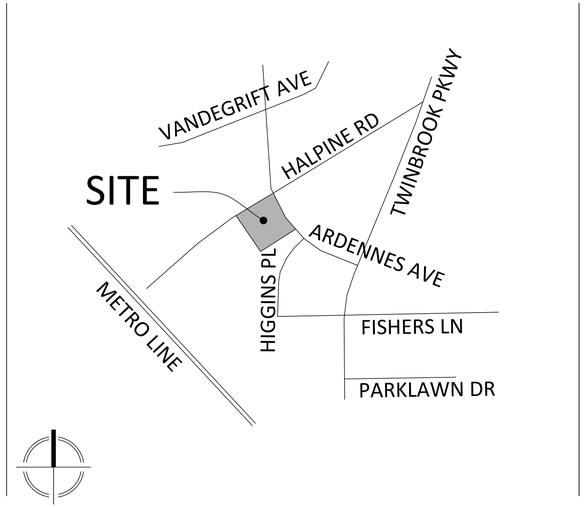
PRE-APPLICATION STORMWATER MANAGEMENT CONCEPT

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_d/Proposed P_{E} *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

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

SHEET INDEX

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

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

PROFESSIONAL SEAL

STATE OF MARYLAND · LAURENT G. MOUNAUD · No. 36749 · PROFESSIONAL ENGINEER

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PRE APPLICATION CONCEPT STORMWATER MANAGEMENT COVER SHEET

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

DATE SUBMITTED:
VIKA JOB NO. VM50639

SCALE

SHEET NO. CSWM-1 OF 3

FILE #

LAYOUT: CSWM-1, Plotted By: Mounaud

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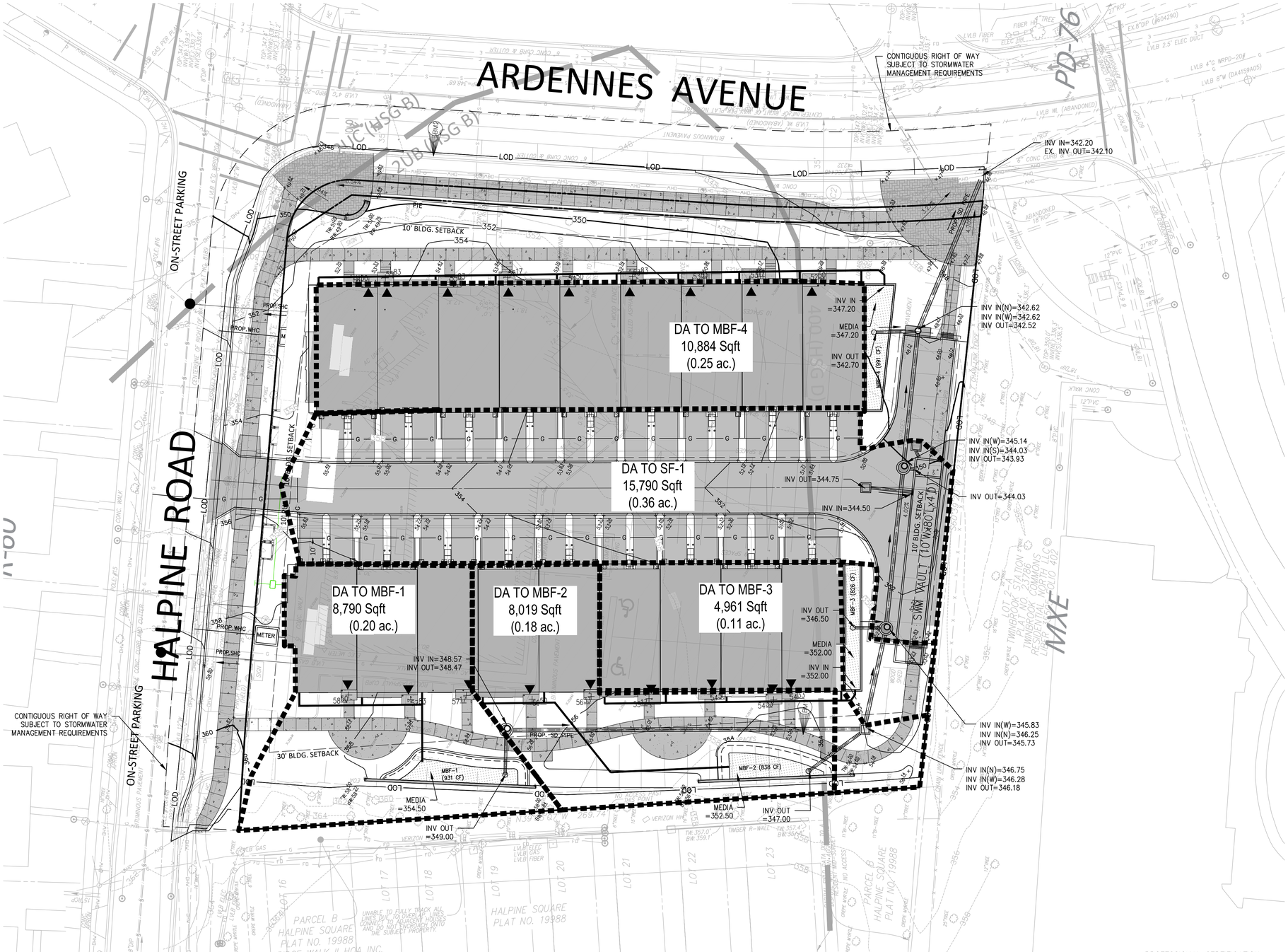

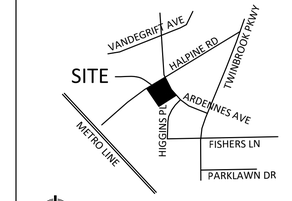

VICINITY MAP
SCALE 1"=2,000'

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LEGEND

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

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PRE APPLICATION CONCEPT
STORMWATER MANAGEMENT
PLAN

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

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SHEET NO. CSWM-2 OF 3
FILE #

LAYOUT: CSWM-2, Plotted By: Mounaud

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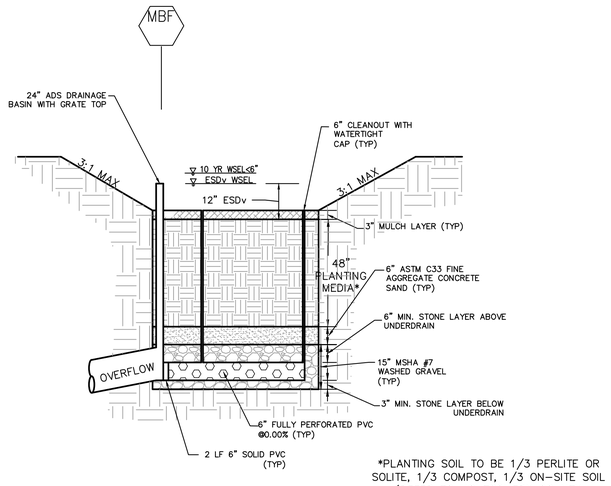
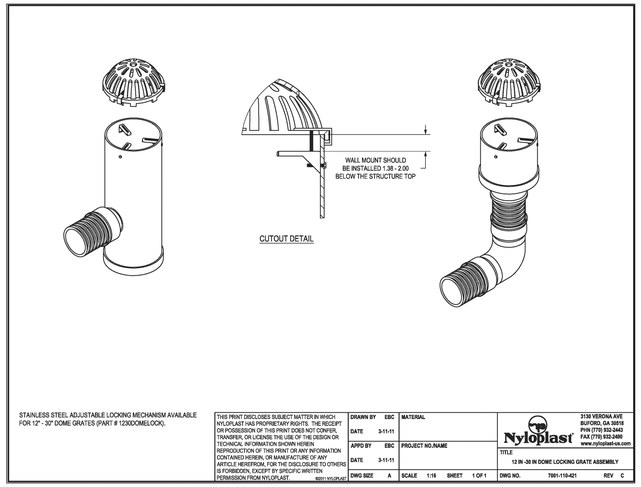


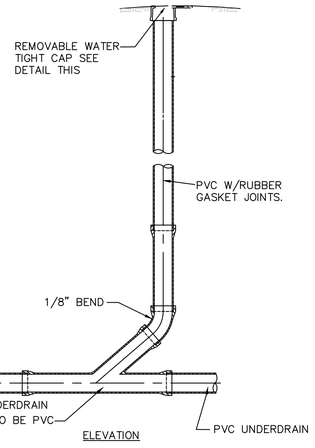
*PLANTING SOIL TO BE 1/3 PERLITE OR SOLITE, 1/3 COMPOST, 1/3 ON-SITE SOIL (REFER TO MONTGOMERY COUNTY MICRO-BIORETENTION SPECIFICATIONS FOR PLANTING MEDIA SPECIFICATIONS)

MICRO-BIOFILTER TYPICAL CROSS-SECTION A

NTS

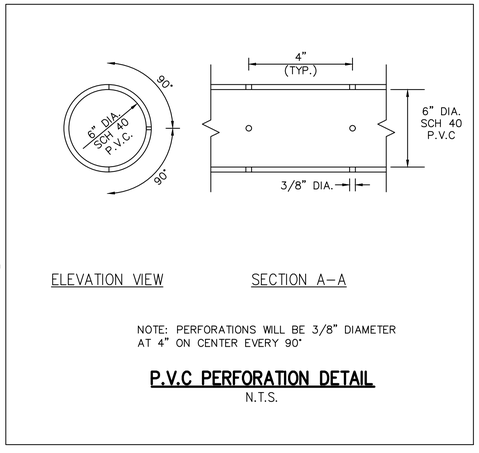


MICRO-BIOFILTER DRAIN BASIN GRATE ASSEMBLY



TYPICAL MICRO-BIOFILTER CLEANOUT DETAIL

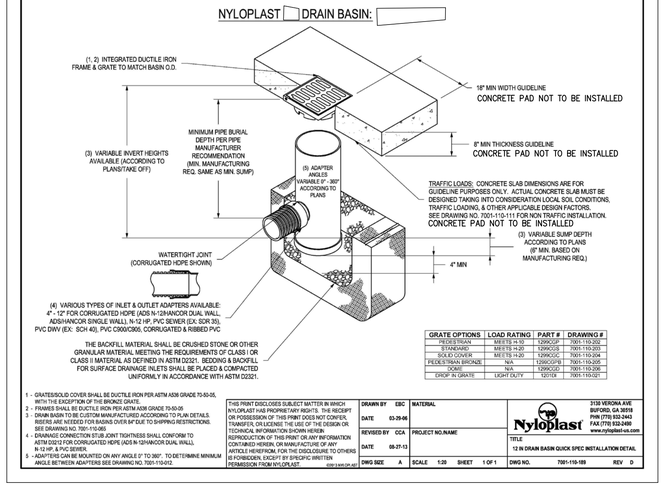
NOT TO SCALE



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

P.V.C PERFORATION DETAIL

N.T.S.



MICRO-BIOFILTER DRAIN BASIN

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AT LEAST 48 HOURS
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PROFESSIONAL CERTIFICATION:
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LAURENT G. MOUNAUD
NAME

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SUBDIVISION 0504. PLAT 19988
ELECTION DISTRICT NO. 4 CITY OF ROCKVILLE, MARYLAND

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VIKA JOB NO.
VM50639

SCALE

SHEET NO. CSWM-3 OF 3

FILE #

LAYOUT: CSWM-3, Plotted By: Kadiri

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Community Planning & Development Services
Received
October 23, 2023

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.

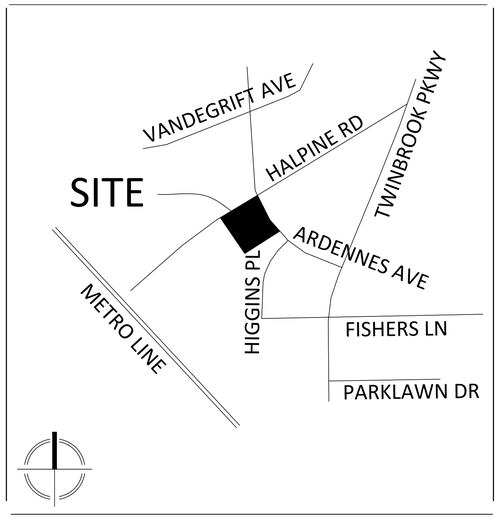
15) PERMANENTLY STABILIZE DISTURBED AREAS AS FINAL GRADES ARE ACHIEVED.

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
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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.

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

PROFESSIONAL SEAL
STATE OF MARYLAND · LAURENT G. MOUNAUD · No. 36749 · PROFESSIONAL ENGINEER

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

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

APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVAL

BEFORE BEGINNING CONSTRUCTION
CONTACT
"MISS UTILITY"
OF
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
PWK# _____ SCP# _____
SMP# _____ REVIEWED BY _____
DIRECTOR OF PUBLIC WORKS APPROVAL DATE

AS BUILT PLAN APPROVAL
CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE

SEDIMENT AND EROSION CONTROL COVER SHEET

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

DATE SUBMITTED:
VIKA JOB NO. VM50639

SCALE

SHEET NO. CSEC-1 OF 5

FILE #

LAYOUT: CSEC-1, Plotted By: Mounaud

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Community Planning & Development Services
Received
October 23, 2023

City of Rockville
Get Into It

GENERAL NOTES

November 2016

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

2. The Applicant must arrange a pre-construction meeting prior to commencing any work. Provide at least 48 hours of notice to the following: City Project Inspector listed in the permit, City Forestry Inspector at 240-314-8713, if required by either a DPW and/or Forestry permit, or DPW Sediment Control Inspector at 240-314-8879, if required by permit.

3. The Applicant must contact Miss Utility at 1-800-257-7777 or #811 or missutility.net so that utilities are marked prior to holding any pre-construction meeting.

4. Information concerning existing underground utilities was obtained from available records. The Contractor must determine the exact location and elevation of existing utilities by digging test pits at the utility crossings well in advance of trenching. If clearance is less than shown on this plan, contact the Professional Engineer who stamped the design plans before proceeding with construction.

5. Maintain a minimum one-foot vertical clearance between all City utilities crossing any other utility. Unless otherwise noted, maintain a five-foot horizontal clearance with between a City utility with any other utility or structure. The only exception is that there shall be a ten-foot horizontal clearance between City water and sewer mains.

6. At the end of each day, all trenches shall be backfilled, all equipment secured, and the area left in a safe condition. Steel plates are allowed to remain no longer than seven days. Plates are to be notched (recessed) and pinned to the roadway. Plates must be large enough to allow a minimum of one-foot bearing on all four sides of the pavement surrounding the excavation. The steel plate requirements only apply to public streets.

7. The public road utility patch shall be in accordance with City Standard Detail #60, or as shown on the plans. All trenches in public streets shall be filled with compacted Graded Aggregate Base (GAB) from below the pavement to the top of the pipe embedment zone or to a depth of five-feet, whichever is less.

8. DPW normal working hours are Monday through Friday, except holidays, from 7 a.m. to 5 p.m. The City observes the following holidays: New Year's Day, Martin Luther King's Birthday, President's Day, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving Day, Thanksgiving Friday, and Christmas Day, and all days of general and congressional elections throughout the State. The Contractor will not be permitted to close lanes or do any work that requires the services of the City forces, outside of the normal working hours, unless listed in the permit or authorized by DPW in writing. However, the Contractor, with verbal permission of DPW may be permitted to work outside of the normal work hours for clean-up activities or other such items that do not adversely impact traffic, residents or City services.

9. Traffic must be maintained on all roadways within the construction area as directed by DPW. No lane closure shall be permitted between 7:00-9:00 A.M. or 3:30-6:00 P.M. Monday through Friday. An exception is that lane closures are permitted on secondary residential streets at any time during normal working hours. Deployment and design of all traffic control devices shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devises (MUTCD). If required, traffic control plans shall be reviewed and approved by the Chief of the Traffic and Transportation Division. DPW may suspend lane closure or other traffic controls at any time during, or in advance of, inclement weather events.

10. Sheeting and shoring is the total responsibility of the Applicant. A Professional Engineer licensed in the State of Maryland shall seal these drawings. Provide three copies to DPW for informational proposes only.

11. In addition to all City permits, the Applicant is responsible to ensure that all necessary Federal, State and/or Montgomery County approvals and/or permits have been obtained in association with this approved plan.

12. Shop drawings must be prepared and sealed by a Professional Engineer licensed in the State of Maryland prior to fabrication. The Professional Engineer who sealed the design plans (but not the shop drawings) must approve the shop drawings for conformance to the approved design. Provide three copies of approved shop drawings to DPW prior to construction. Standard pre-cast structures previously approved by the Maryland State Highway Administration, Montgomery County and Washington Suburban Sanitation Commission do not require a shop drawing submission. Use actual field soils data for design of pipes and structures. All pipes and structures in paved areas shall be designed for HS-20 vehicle loading.

13. Upon completion of construction, the Applicant shall provide three sets of red lined As-Built prints (24" x 36") for review and approval by DPW. The drawings must contain the original approval signatures and Professional Engineer's seal and signature (a scanned image of the original mylar is acceptable). The As-Built shall be sealed by a Professional Engineer or Professional Surveyor, as appropriate and must be licensed by the State of Maryland. The seal shall note that it is only for the As-Built and shall include an as-built certification acceptable to DPW. Upon receipt of written approval, the Applicant shall provide approved As-Built mylar drawings along with the original mylars (with all original signatures) to DPW prior to the release of the permit.

14. The Applicant must comply with the Montgomery County Noise Control Ordinance. Please refer to the Montgomery County Department of Environmental Protection at 240-777-7770, askdep@montgomerycountymd.gov, or www.montgomerycountymd.gov/DEP.

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

City of Rockville
Get Into It

EROSION AND SEDIMENT CONTROL NOTES

November 2016

1. The Applicant must obtain inspection and approval by the City of Rockville Department of Public Works (DPW) at the following points:
   a. At the required preconstruction meetings.
   b. Following installation of sediment control measures and prior to any other land disturbing activity.
   c. During the installation of a sediment basin or stormwater management structure at the required inspection points (see Inspection Checklist on plan). Notification prior to commencing construction is mandatory.
   d. Prior to removal or modification of any sediment control devices.
   e. Prior to final acceptance.

2. All erosion control measures are to be constructed and maintained in accordance with applicable published standards and specifications and the most current "Maryland Standards and Specifications for Soil Erosion and Sediment Control."

3. The Applicant shall construct all erosion and sediment control measures per the approved plan and construction sequence, shall have them inspected and approved by DPW prior to beginning any other land disturbances, shall ensure that all runoff from disturbed areas is directed to the sediment control devices and shall not remove any erosion or sediment control measures without prior permission from DPW.

4. Any request for changes to the approved sediment control plan or sequence of construction must be submitted to the DPW Sediment Control Inspector and approved before implementing changes. Major changes will require a plan revision.

5. The Applicant shall protect all points of construction ingress and egress to prevent the deposition of materials onto traversed public thoroughfare(s). All materials deposited onto public thoroughfare(s) shall be removed immediately.

6. The Applicant shall inspect daily and maintain continuously in effective operating condition all erosion and sediment control measures until such time as they are removed with prior permission from the DPW Sediment Control Inspector.

7. All sediment basins, trap embankments, swales, perimeter dikes and permanent slopes steeper or equal to 3:1 shall be stabilized with sod, seed and anchored straw mulch or other approved stabilization measures, within seven calendar days of establishment. All areas disturbed outside of the perimeter sediment control system must be minimized and stabilized immediately. Maintenance must be performed as necessary to ensure continued stabilization. Restabilization or overseeding will be required, if necessary.

8. The Applicant shall apply sod, seed and anchored straw mulch, or other approved stabilization measures to all disturbed areas within seven (7) calendar days after stripping and grading activities have ceased on that area. Maintenance shall be performed as necessary to ensure continued stabilization. Other active construction areas that are not being actively graded (i.e. routes for construction vehicles within a site) may be required to be stabilized at the direction of the inspector. Stockpiles, which have not been used for seven (7) calendar days, shall be stabilized through the application of sod, seed, and anchored straw mulch, or other approved stabilization methods.

9. Prior to removal of sediment control measures, the Applicant shall stabilize all contributory disturbed areas using sod or an approved permanent seed mixture with required soil amendments and an approved anchored mulch. Wood fiber mulch may only be used in seeding season to promote sheet flow drainage. Areas brought to finished grade during the seeding season shall be permanently stabilized within seven (7) calendar days of establishment. When property is brought to finished grade during the months of November through February, and permanent stabilization is found to be impractical, approved temporary seed and straw anchored mulch shall be applied to disturbed areas. The final permanent stabilization of such property shall be completed prior to the following April 15.

10. The site work, materials, approved Sediment Control and Stormwater Management Plans, and any required test reports shall be available, at the site for inspection by duly authorized officials of the City of Rockville.

11. Surface drainage flows over unstabilized cut and fill slopes shall be controlled by either preventing drainage flows from traversing the slopes or by installing mechanical devices to lower the water downslope without causing erosion. Dikes shall be installed and maintained at the top of cut or fill slopes until the slope and drainage area to it are fully stabilized, at which time they must be removed and final grading done to promote sheet flow drainage. Mechanical devices must be provided at points of concentrated flow where erosion is likely to occur.

12. Permanent swales or other points of concentrated water flow shall be stabilized with sod or seed with approved erosion control matting or by other approved stabilization measures.

13. Temporary sediment control devices shall be removed, with permission of DPW, within 30 calendar days following establishment of permanent stabilization in all contributory drainage areas. If establishment is not full and uniform as determined by the DPW Sediment Control Inspector, overseeding will be required. Stormwater management structures used temporarily for sediment control shall be converted to the permanent configuration within this time period as well.

14. No permanent cut or fill slope with a gradient steeper than 3:1 will be permitted in lawn maintenance areas. A slope gradient of up to 2:1 will be permitted in areas that are not to be maintained provided that those areas are indicated on the erosion and sediment control plan with a low-maintenance ground cover specified for permanent stabilization. Slope gradient steeper than 2:1 will not be permitted with vegetative stabilization.

15. The Applicant shall install a splash block at the bottom of each downspout unless the downspout is connected by a drain line to an acceptable outlet.

16. All water pumped from an excavation during construction shall be pumped either to sediment tanks and/or sediment traps. No water will be pumped to the storm drain system or swale. De-watering shall be performed in accordance with the most current Maryland Standards and Specifications for Soil Erosion and Sediment Control.

17. For finished grading, the Applicant shall provide adequate gradients so as to: (1) prevent water from standing on the surface of lawns more than 24 hours after the end of a rainfall, except in designated drainage courses and swale flow areas which may drain as long as 48 hours after the end of a rainfall, and (2) provide positive drainage away from all building foundations or openings.

18. Sediment traps or basins are not permitted within 20-feet of a building, which exists or is under construction. No building may be constructed within 20-feet of a sediment trap or basin.

19. All inlets in non-sump areas shall have asphalt berms installed at the time of base paving to direct runoff to inlets.

20. The DPW Sediment Control Inspector has the option of requiring additional sediment control measures, if deemed necessary.

21. All trap elevations are relative to the outlet elevation, which must be on existing undisturbed ground.

22. Vegetative stabilization shall be performed in accordance with the most current Maryland Standards and Specifications for Soil Erosion and Sediment Control.

23. Temporary sediment trap(s) shall be cleaned out and restored to the original dimensions when sediment has accumulated to a point one-half the depth between the outlet crest and the bottom of the trap.

24. Sediment removed from traps shall be placed and stabilized in approved areas in such a manner that it does not foul existing or proposed storm drainage systems or areas already stabilized. Sediment shall not be placed within a flood plain or wetland.

25. All sediment basins and traps must be surrounded with a welded wire safety fence. The fence must be at least 42-inches high, have posts spaced no farther apart than eight-feet, have mesh openings no greater than two-inches in width and four-inches in height with a minimum of 14 gauge wire. Safety fence must be maintained in good condition at all times.

26. Off-site spoil or borrow areas must have approved sediment control plans.

27. Protect all trees to be preserved during construction in accordance with the approved Forest Conservation Plan.

28. The Applicant is responsible for all actions of contractor and subcontractors, including repairing damage to sediment control devices and existing infrastructure.

29. The Applicant shall comply with all provisions of the NPDES Construction Discharge Permit. A copy of the permit and all required reports shall be available on site at all times.

STANDARDS AND SPECIFICATION FOR TOPSOIL

DEFINITION

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

PURPOSE

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

CONDITIONS WHERE PRACTICE APPLIES

THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES. FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

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

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

1. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY DPS. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS, AND SHALL CONTAIN LESS THAN 5 % BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2 " IN DIAMETER.

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

WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 LBS PER 1000 SQ FT) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL.

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

TOPSOIL APPLICATION.

1. WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES.
2. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4-8 INCH LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4 INCHES. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
3. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

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

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

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU NOVEMBER 15, SEED WITH 2 1/2 BUSHEL PER ACRE OF ANNUAL RYE 3.2 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS PER ACRE OF WEEPING LOVEGRASS (.07 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

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

REFER TO THE 2011 MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

City of Rockville
Get Into It

GEOTECHNICAL NOTES

November 2016

1. The Applicant shall be responsible for all subgrade inspection and soil compaction testing associated with any work within a City right-of-way, private property subject to a public access easement, or private property subject to City easement for public utilities or public improvements; and/or any work associated with a sediment control facility, or stormwater management practice. This work shall be completed by or under the supervision of a Professional Engineer licensed in the State of Maryland. For the purposes of these notes and associated approved plans, this Engineer shall be referred to as the Geotechnical Engineer and shall be an independent firm from the Applicant.

2. Any plans subject to NRCS-MD Pond Code 378 Standards/Specifications, as shown on the plans, shall supersede these notes when these notes are less stringent or in case of conflict. Any reference to the Engineer in the 378 Standard/Specifications shall be the Professional Engineer who stamped and sealed the design plans. Any reference to the Geotechnical Engineer shall be the Geotechnical Engineer as defined above or the Geotechnical Engineer who completed certain aspects of the pond design.

3. All inspections, tests, supporting data, reports, and certifications shall be provided to the City of Rockville Department of Public Works (DPW) and shall be sealed by the Geotechnical Engineer. Daily inspection reports, if requested by the City, can be provided without being immediately sealed by the Geotechnical Engineer. These reports shall be compiled, reviewed, sealed and then submitted to DPW at a later date as agreed upon by the City.

4. The Geotechnical Engineer shall approve all fill materials that are used for the project. The Geotechnical Engineer shall obtain samples of proposed fill materials and perform all required testing to determine that fill materials are in conformance with this plan.

5. The Geotechnical Engineer shall provide a report that certifies the subgrade preparation and fill/backfill placement are in conformance with this plan. The certification applies to all fill, backfill, and subgrade operations subject to this plan as detailed in Note #1, including utility trenches. When constructing new roadway pavement this certification report shall be provided prior to the placement of Graded Aggregate Base (GAB). All other certifications shall be provided as requested by the City.

6. All fill and/or backfill material shall be free from organics, frozen material, rocks/stones greater than one and a half inches in any dimension, waste metal products, unsightly debris, toxic material, or other deleterious materials; shall be a minimum of 105 pounds per cubic foot for the maximum dry density according to AASHTO T-180, Method C; and shall not have a liquid limit greater than 30 nor a plasticity index greater than six according to ASTM D-4318. All other materials shall meet the requirements stated in Category 900 of the latest edition of the Maryland State Highway Administration (MSHA) Standard Specifications for Construction and Materials.

7. Compact the material that is one foot below the top of subgrade to at least 92 percent of the maximum dry density per AASHTO T-180. Compact the top one foot to at least 97 percent of the maximum dry density. When necessary, add water or dry the layer in order to compact to the required density. Generally the material shall be within two percent of the optimum moisture content but may be outside of this range if approved by the Geotechnical Engineer.

8. Fill and backfill materials must completely fill all spaces under and adjacent to the structure or pipe. For Stormwater Management embankments, the Applicant shall scarify each lift with a sheepsfoot roller or claw to a minimum depth of two-inches prior to placing the next lift. The Applicant shall scarify embankments parallel with the centerline of the dam core and perpendicular to the principal spillway. Bedding shall be provided in accordance with details indicated on the construction drawings. At no time during the backfilling operation shall driven equipment be allowed to operate closer than four-feet, measured horizontally, to any part of a structure. Under no circumstances shall the Applicant drive equipment over any part of a corrugated metal pipe unless there is a compacted fill of 24-inches or greater over the structure or pipe.

9. At a minimum, compaction tests shall be completed for every lift of fill or backfill. The testing frequency shall be at least once per 150 linear feet of trench or once per 1,500 square feet of fill. At a minimum, there shall be at least one compaction test per lift and a least two compaction tests per day. The Geotechnical Engineer shall supply DPW with certified compaction test results, including certification of pipe bedding subgrade and fill subgrade.

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

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

11. Except when specified, do not place layers exceeding eight-inches un-compacted depth. Place the material in horizontal layers across the full width of the embankment. Perform all rolling in a longitudinal direction along the embankment. Begin at the outer edges and progress towards the center. Vary the travel paths of traffic and equipment over the width of the embankment to aid in obtaining uniform compaction.

12. Uniformly grade areas to a smooth surface, free of irregular surface changes. Grade and prepare the subgrade section to the lines, grades, cross sections and/or elevations shown on the plans. At all times, maintain the subgrade surface in such condition as to readily drain.

13. Do not place backfill or fill soil material on surfaces that are muddy, frozen, or contain frost or ice. Vehicular and equipment traffic shall be distributed across the prepared surface in such a manner as to prevent disturbance. Repair any damage to the prepared subgrade to the satisfaction of the Geotechnical Engineer. The Geotechnical Engineer must approve the storage or stockpiling of heavy loads on a roadway subgrade.

14. Unsuitable existing fill, soft or loose natural soils, organic material, and rubble shall be stripped to approved grades as determined by the Geotechnical Engineer.

15. Protect all structures and utilities from any damage in the handling, processing or compacting of embankment or backfill material. Exercise caution near arches, retaining walls, culverts and utility trenches to prevent undue strain or movement. The Geotechnical Engineer may require the use of specially selected material adjacent to structures to protect against damage. Do not use rock greater than one and a half inches in any dimension adjacent to structures.

16. When placing and compacting embankment on hillsides or against existing embankments, continuously bench the slopes where the slope is steeper than 4:1 when measured at right angles to the roadway or embankment centerline. Perform the benching operation as the embankment is constructed in layers. Maintain a bench width of at least five-feet. Begin each horizontal cut at the intersection of the original ground and the vertical sides of the previous cut. If the material cut from the benches meets fill requirements, compact this material along with the new embankment material.

17. When placing fill over existing pavement, thoroughly break up, scarify, or remove the pavement as specified or as directed by the Geotechnical Engineer.

18. Prior to the placement of asphalt pavement, proof-roll the compacted graded aggregate base (GAB) layer using a fully loaded dump truck (minimum 20 ton payload capacity). The Geotechnical Engineer shall inspect the proof-rolling and determine if the GAB is acceptable or if there are areas that require remediation. GAB areas that fail proof-rolling shall be remediated to the satisfaction of the Geotechnical Engineer by either of the following methods:
    A. Scarifying, moisture conditioning, and re-compaction of the GAB materials.
    B. Undercutting soft of unsuitable areas of GAB and replacing with compacted GAB.

    DPW may approve an alternate approach for GAB remediation/improvement if it is recommended and sealed by the Geotechnical Engineer. The Geotechnical Engineer shall provide a sealed approval of the GAB prior to placement of asphalt. DPW may accept an oral or email approval while the final approval and reports are being compiled and completed.

PERMANENT SEEDING NOTES

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

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

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

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

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

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

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

PROFESSIONAL SEAL

STATE OF MARYLAND
LAURENT G. MOUNAUD
No. 36749
PROFESSIONAL ENGINEER

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

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
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NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE

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DRAFTED
CHECKED

DEPARTMENT OF PUBLIC WORKS
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 NOTES

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

DATE SUBMITTED:
VIKA JOB NO. VM50639

SCALE

SHEET NO. CSEC-2 OF 5

FILE #

LAYOUT: CSEC-2, Plotted By: cheng

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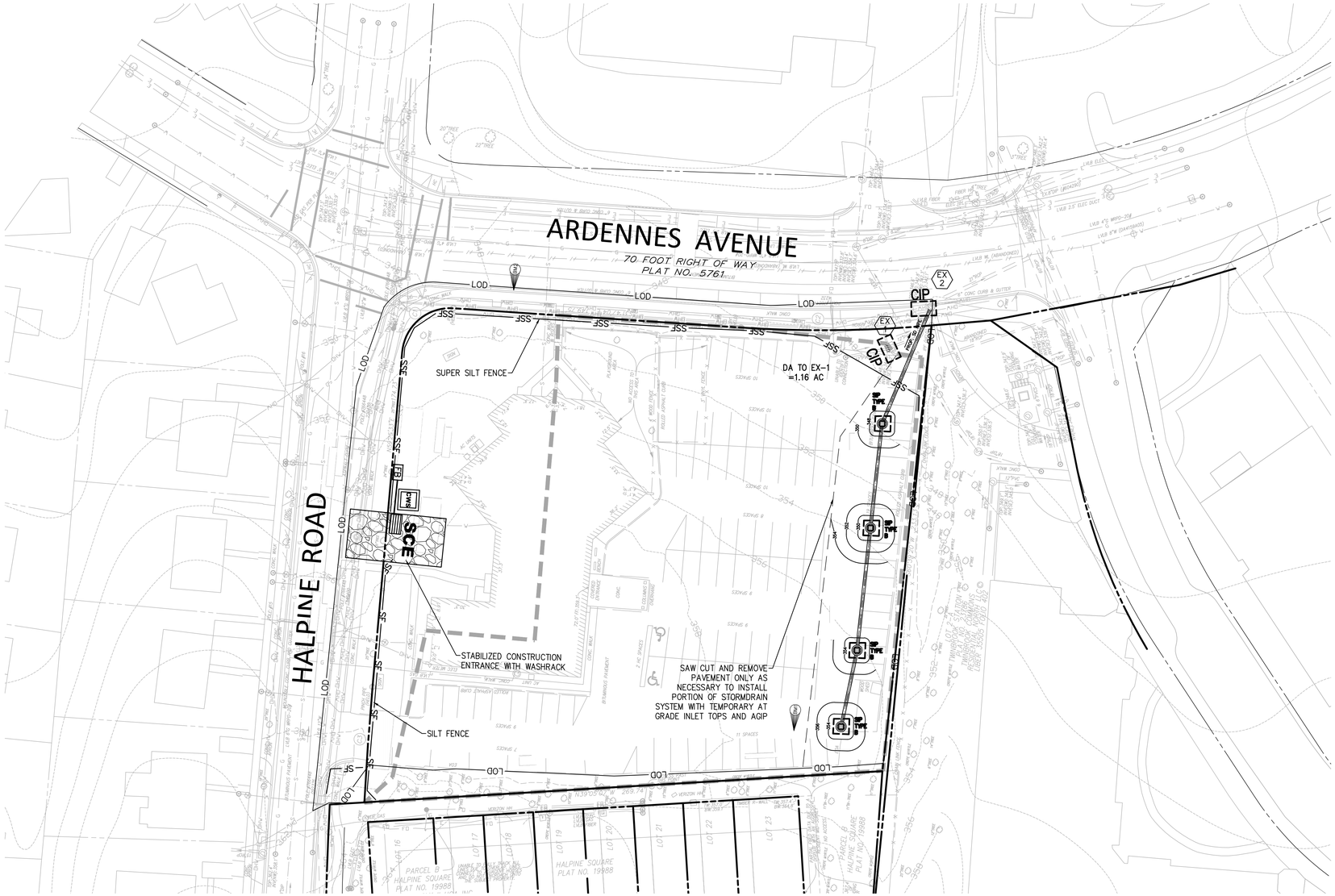
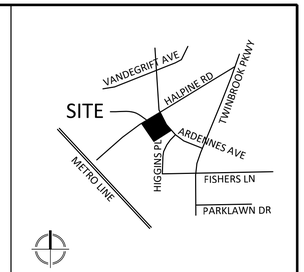
October 23, 2023





VICINITY MAP
SCALE 1"=2,000'

SEDIMENT CONTROL LEGEND

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

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

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

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

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

PROFESSIONAL SEAL
STATE OF MARYLAND
LAURENT G. MOUNAUD
No. 36749
PROFESSIONAL ENGINEER

VIKA MARYLAND, LLC
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CHECKED

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

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PWK# SCP#
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 19988
ELECTION DISTRICT NO. 4 CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED:
VIKA JOB NO. VM50639
SCALE
SHEET NO. CSEC-3 OF 5
FILE #

LAYOUT: CSEC-3, Plotted By: Mounaud

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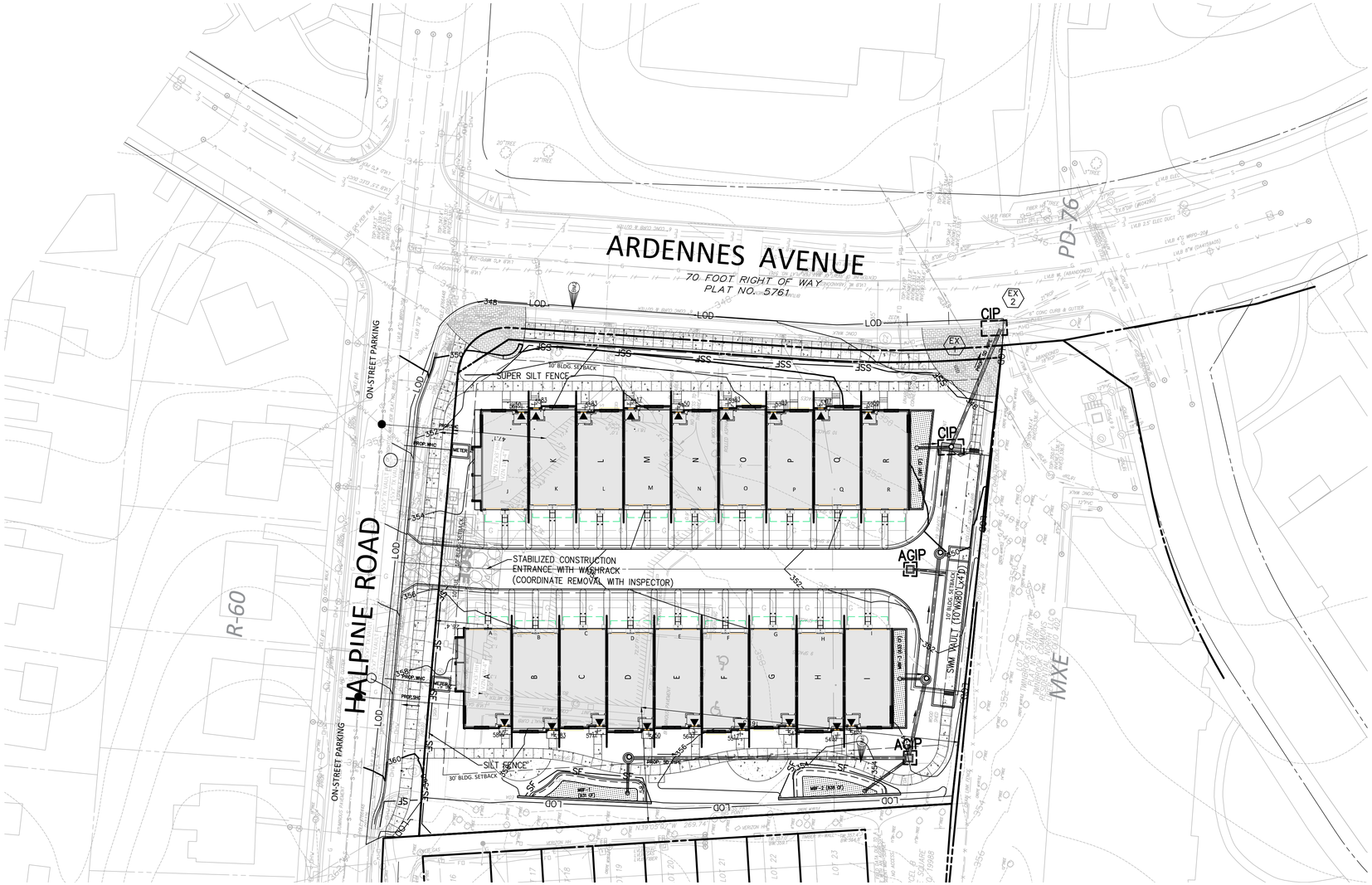

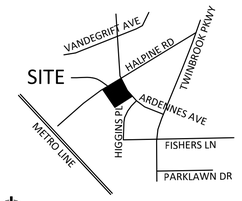

VICINITY MAP
SCALE 1"=2,000'

SEDIMENT CONTROL LEGEND

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

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

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

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

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

PROFESSIONAL SEAL
STATE OF MARYLAND
LAURENT G. MOUNAUD
No. 36749
PROFESSIONAL ENGINEER

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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
PROPOSED CONDITIONS

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

DATE SUBMITTED:
VIKA JOB NO. VM50639

SCALE

SHEET NO. CSEC-4
OF 5

FILE #

LAYOUT: CSEC-4, Plotted By: Mounaud

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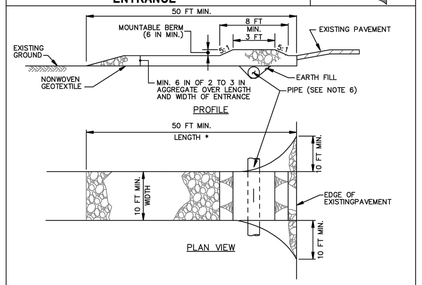
October 23, 2023

DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL: SCE



CONSTRUCTION SPECIFICATIONS

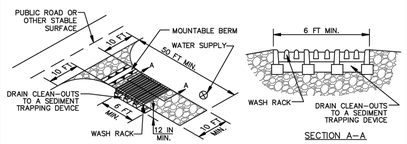
1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H–1 MATERIALS.
4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

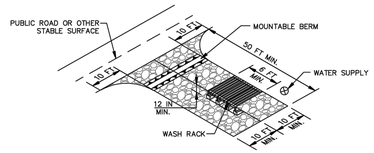
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL B-2 WASH RACK OPTION

STANDARD SYMBOL: WR



ISOMETRIC VIEW – WASH RACK IN SCE



ISOMETRIC VIEW– WASH RACK ALONG SCE

CONSTRUCTION SPECIFICATIONS

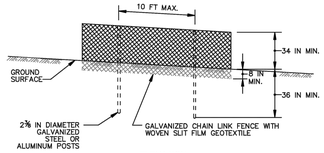
1. USE A WASH RACK DESIGNED AND CONSTRUCTED/MANUFACTURED FOR THE ANTICIPATED TRAFFIC LOADS. CONCRETE, STEEL, OR OTHER MATERIALS ARE ACCEPTABLE. PRE–FABRICATED UNITS SUCH AS CATTLE GUARDS ARE ACCEPTABLE. USE MINIMUM DIMENSION OF 6 FEET x 10 FEET. ORIENT DIRECTION OF RIBS AS SHOWN ON THE DETAIL.
2. INSTALL PRIOR TO, ALONG SIDE OF, OR AS PART OF THE SCE.
3. DIRECT WASH WATER TO AN APPROVED SEDIMENT TRAPPING DEVICE.
4. KEEP AREA UNDER WASH RACK FREE OF ACCUMULATED SEDIMENT. IF DAMAGED, REPAIR OR REPLACE WASH RACK.

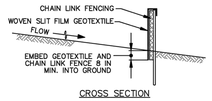
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-3 SUPER SILT FENCE

STANDARD SYMBOL: SSF





CONSTRUCTION SPECIFICATIONS

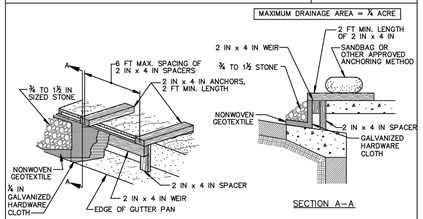
1. INSTALL 2⅜ INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
2. FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2⅜ INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HOG RINGS.
3. FASTEN WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H–1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND.
4. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.
5. EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.
6. PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H–1 MATERIALS.
7. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-9-3 CURB INLET PROTECTION

STANDARD SYMBOL: CIP



CONSTRUCTION SPECIFICATIONS

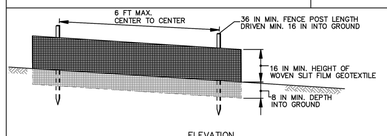
1. USE NOMINAL 2 INCH x 4 INCH LUMBER
2. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H–1 MATERIALS.
3. NAIL THE 2x4 WEIR TO 9 INCH LONG VERTICAL SPACERS (MAXIMUM 6 FEET APART).
4. ATTACH A CONTINUOUS PIECE OF ¾ INCH GALVANIZED HARDWARE CLOTH, WITH A MINIMUM WIDTH OF 30 INCHES AND A MINIMUM LENGTH OF 4 FEET LONGER THAN THE THROAT OPENING, TO THE 2x4 WEIR, EXTENDING IT 2 FEET BEYOND THROAT ON EACH SIDE.
5. PLACE A CONTINUOUS PIECE OF NONWOVEN GEOTEXTILE OF THE SAME DIMENSIONS AS THE HARDWARE CLOTH OVER THE HARDWARE CLOTH AND SECURELY ATTACH TO THE 2x4 WEIR.
6. PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL TO 2x4 ANCHORS (MINIMUM 2 FEET LENGTH). EXTEND THE ANCHORS ACROSS THE INLET TOP AND HOLD IN PLACE BY SANDBAGS OR OTHER APPROVED ANCHORING METHOD.
7. INSTALL END SPACERS A MINIMUM OF 1 FOOT BEYOND THE ENDS OF THE THROAT OPENING.
8. FORM THE HARDWARE CLOTH AND THE GEOTEXTILE TO THE CONCRETE GUTTER AND FACE OF CURB TO SPAN THE INLET OPENING. COVER THE HARDWARE CLOTH AND GEOTEXTILE WITH CLEAN ¾ TO 1½ INCH STONE OR EQUIVALENT RECYCLED CONCRETE.
9. AT NON–SUMP LOCATIONS, INSTALL A TEMPORARY SANDBAG OR ASPHALT BERM TO PREVENT INLET BYPASS.
10. STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

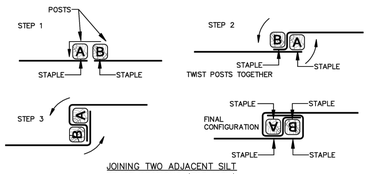
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-1 SILT FENCE

STANDARD SYMBOL: SF





1 OF 2

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-1 SILT FENCE

STANDARD SYMBOL: SF

CONSTRUCTION SPECIFICATIONS

1. USE WOOD POSTS 1¾ X 1¾ ± ⅜ INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD, AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
2. USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
3. USE WOVEN SUIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H–1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID–SECTION.
4. PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H–1 MATERIALS.
5. EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
6. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
7. EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
8. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

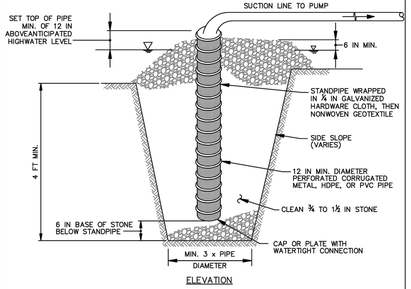
2 OF 2

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL F-2 SUMP PIT

STANDARD SYMBOL: SP



CONSTRUCTION SPECIFICATIONS

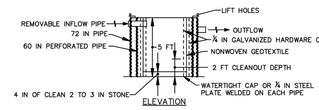
1. USE 12 INCH OR LARGER DIAMETER CORRUGATED METAL, HDPE, OR PVC PIPE WITH 1 INCH DIAMETER PERFORATIONS, 6 INCHES ON CENTER. BOTTOM OF PIPE MUST BE CAPPED WITH WATERTIGHT SEAL.
2. WRAP PIPE WITH ¼ INCH GALVANIZED HARDWARE CLOTH AND WRAP NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H–1 MATERIALS, OVER THE HARDWARE CLOTH.
3. EXCAVATE PIT TO THREE TIMES THE PIPE DIAMETER AND FOUR FEET IN DEPTH. PLACE ¾ TO 1½ INCH STONE OR EQUIVALENT RECYCLED CONCRETE, 6 INCHES IN DEPTH PRIOR TO PIPE PLACEMENT.
4. SET TOP OF PIPE MINIMUM 12 INCHES ABOVE ANTICIPATED WATER SURFACE ELEVATION.
5. BACKFILL PIT AROUND THE PIPE WITH ¾ TO 1½ INCH CLEAN STONE OR EQUIVALENT RECYCLED CONCRETE AND EXTEND STONE A MINIMUM OF 6 INCHES ABOVE ANTICIPATED WATER SURFACE ELEVATION.
6. DISCHARGE TO A STABLE AREA AT A NONEROSIVE RATE.
7. A SUMP PIT REQUIRES FREQUENT MAINTENANCE. IF SYSTEM CLOGS, REMOVE PERFORATED PIPE AND REPLACE GEOTEXTILE AND STONE. KEEP POINT OF DISCHARGE FREE OF EROSION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL F-3 PORTABLE SEDIMENT TANK

STANDARD SYMBOL: PST



CONSTRUCTION SPECIFICATIONS

1. PROVIDE 1 CUBIC FOOT OF STORAGE FOR EACH GALLON PER MINUTE OF PUMP CAPACITY. REQUIRED STORAGE VOLUME MAY BE ATTAINED BY PLACEMENT OF TANKS IN PARALLEL WITH INFLOW EVENLY DISTRIBUTED AMONG TANKS. OVERTOPPING OF TANKS IS NOT PERMITTED.
2. USE 60 INCH CORRUGATED METAL OR PLASTIC PIPE WITH 1 INCH DIAMETER PERFORATIONS, 6 INCHES ON CENTER FOR THE INNER PIPE. LINE PIPE WITH NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H–1 MATERIALS, SANDWICHED BETWEEN, AND ATTACHED TO, ¼ INCH HARDWARE CLOTH.
3. OVERLAP GEOTEXTILE 8 INCHES MINIMUM AT VERTICAL SEAM AND AT THE BOTTOM PLATE.
4. ANCHOR GEOTEXTILE AT BOTTOM OF TANK WITH 4 INCHES OF 2 TO 3 INCH CLEAN STONE OR EQUIVALENT RECYCLED CONCRETE.
5. USE 72 INCH CORRUGATED METAL OR PLASTIC OUTER PIPE WITH PERMANENT OUTFLOW PIPE WITH INVERT LOWER THAN INFLOW PIPE
6. INFLOW PIPE MUST DISCHARGE INTO INNER PIPE AND BE REMOVABLE.
7. PLACE TANK ON LEVEL SURFACE AND DISCHARGE TO A STABLE AREA AT A NONEROSIVE RATE.
8. A PORTABLE SEDIMENT TANK REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT FROM INNER PIPE WHEN IT REACHES TWO FEET IN DEPTH. IF SYSTEM CLOGS, PULL OUT INNER PIPE, REMOVE ACCUMULATED SEDIMENT, AND REPLACE GEOTEXTILE. KEEP POINT OF DISCHARGE FREE OF EROSION.

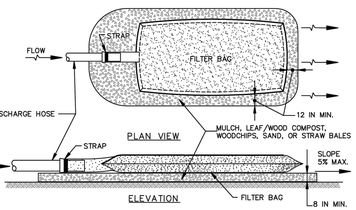
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

F-7

DETAIL F-4 FILTER BAG

STANDARD SYMBOL: FB



CONSTRUCTION SPECIFICATIONS

1. TIGHTLY SEAL SLEEVE AROUND THE PUMP DISCHARGE HOSE WITH A STRAP OR SIMILAR DEVICE.
2. PLACE FILTER BAG ON SUITABLE BASE (E.G., MULCH, LEAF/WOOD COMPOST, WOODCHIPS, SAND, OR STRAW BALES) LOCATED ON A LEVEL OR 5% MAXIMUM SLOPING SURFACE. DISCHARGE TO A STABILIZED AREA. EXTEND BASE A MINIMUM OF 12 INCHES FROM EDGES OF BAG.
3. CONTROL PUMPING RATE TO PREVENT EXCESSIVE PRESSURE WITHIN THE FILTER BAG IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS. AS THE BAG FILLS WITH SEDIMENT, REDUCE PUMPING RATE.
4. REMOVE AND PROPERLY DISPOSE OF FILTER BAG UPON COMPLETION OF PUMPING OPERATIONS OR AFTER BAG HAS REACHED CAPACITY, WHICHEVER OCCURS FIRST. SPREAD THE DEWATERED SEDIMENT FROM THE BAG IN AN APPROVED UPLAND AREA AND STABILIZE WITH SEED AND MULCH BY THE END OF THE WORK DAY. RESTORE THE SURFACE AREA BENEATH THE BAG TO ORIGINAL CONDITION UPON REMOVAL OF THE DEVICE.
5. USE NONWOVEN GEOTEXTILE WITH DOUBLE STITCHED SEAMS USING HIGH STRENGTH THREAD. SIZE SLEEVE TO ACCOMMODATE A MAXIMUM 4 INCH DIAMETER PUMP DISCHARGE HOSE. THE BAG MUST BE MANUFACTURED FROM A NONWOVEN GEOTEXTILE THAT MEETS OR EXCEEDS MINIMUM AVERAGE ROLL VALUES (MARV) FOR THE FOLLOWING:

GRAB TENSILE	250 LB	ASTM D–4632
PUNCTURE	150 LB	ASTM D–4833
FLOW RATE	70 GAL/MIN/FT²	ASTM D–4491
PERMITTIVITY (SEC^{-1})	1.2 SEC^{-1}	ASTM D–4491
UV RESISTANCE	70% STRENGTH @ 500 HOURS	ASTM D–4355
APPARENT OPENING SIZE (AOS)	0.15–0.18 MM	ASTM D–4751
SEAM STRENGTH	90%	ASTM D–4632

6. REPLACE FILTER BAG IF BAG CLOGS OR HAS RIPS, TEARS, OR PUNCTURES. DURING OPERATION KEEP CONNECTION BETWEEN PUMP HOSE AND FILTER BAG WATER TIGHT. REPLACE BEDDING IF IT BECOMES DISPLACED.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

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

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

PROFESSIONAL SEAL

STATE OF MARYLAND · LAURENT G. MOUNAUD · No. 36749 · PROFESSIONAL ENGINEER

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
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NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE

APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVAL

DESIGNED
DRAFTED
CHECKED

DEPARTMENT OF PUBLIC WORKS
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:
VIKA JOB NO. VM50639

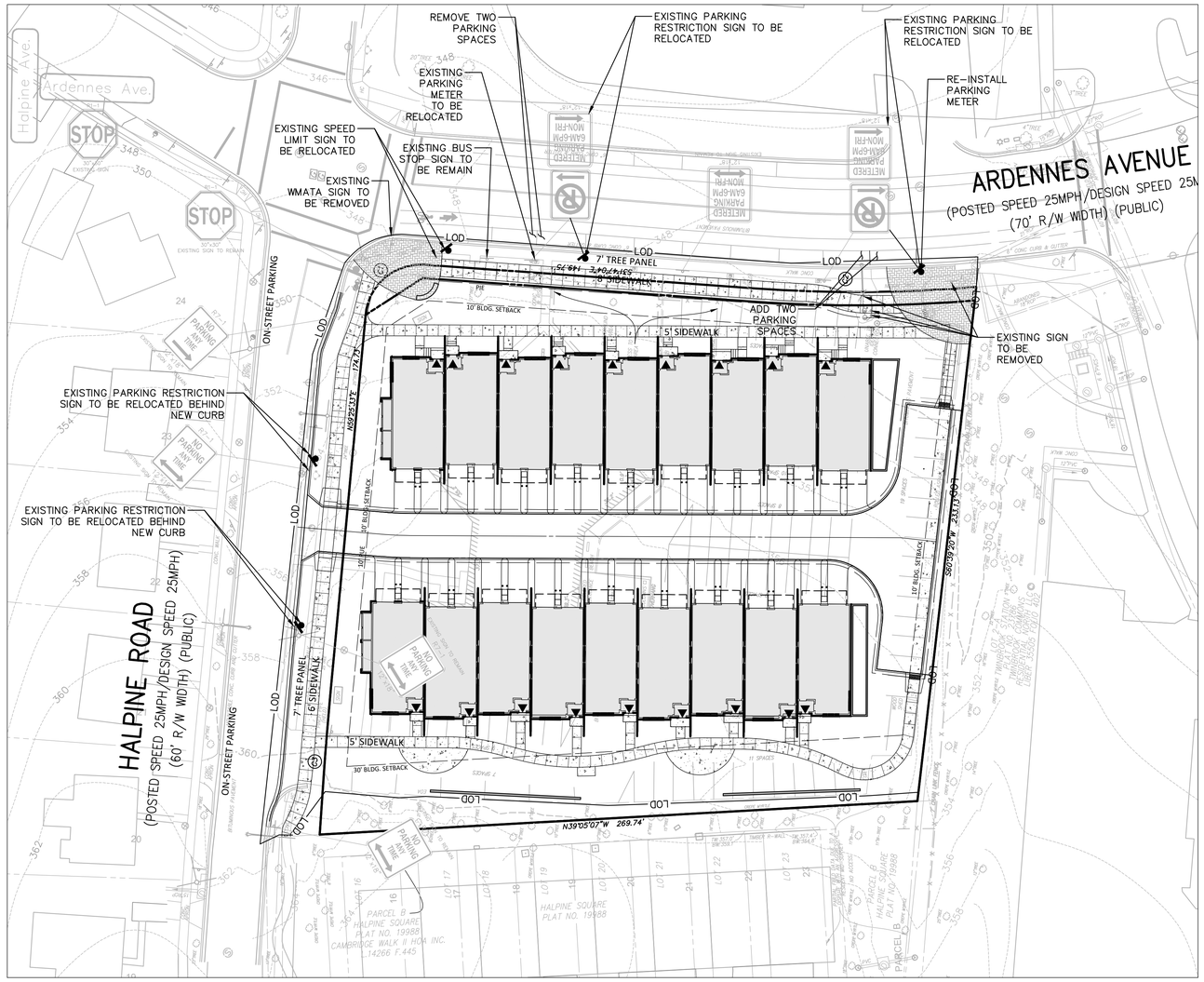
SCALE

SHEET NO. CSEC-5 OF 5

FILE #

LAYOUT: CSEC-5, Plotted By: schlatter

N:\50501-60000\50639\DGN\PRELIMINARY\PLOT SHEETS\50639100_2_CSEC.dwg – Friday, October 6, 2023 2:43:11 PM



30 15 0 30 60 90

SCALE: 1"=30'

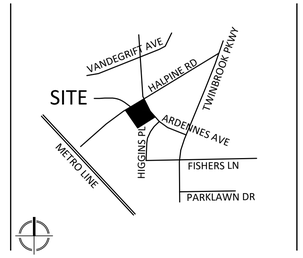
LEGEND

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

NOTE:

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

Community Planning & Development Services
Received
October 23, 2023



VICINITY MAP
SCALE: 1" = 2000'

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 UNDERNEATH ALL HANDICAPPED PARKING SIGNS.
11. THE STREET-NAME SIGNS FOR PUBLIC STREETS SHOULD HAVE BLUE BACKGROUND WITH WHITE LETTERING.
12. ALL STREET NAME SIGNS WILL BE ON A 9" EXTRUDED ALUMINUM BLANK WITH A MAXIMUM LENGTH OF 48". ALL LETTERING SHOULD BE COMPOSED OF INITIAL UPPER-CASE LETTERS 6" IN HEIGHT AND LOWER-CASE LETTERS 4.5" IN HEIGHT USING HIGHWAY FONTS. ON THE LEFT SIDE OF THE BLANK, THERE MUST BE ROOM FOR A 6"X6" CITY LOGO. IF THE LETTERING OF THE STREET NAME WILL NOT FIT ON A 48" LENGTH BLANK THAN THE CITY LOGO MAY BE OMITTED TO ALLOW THE LETTERING TO FI ON THE BLANK.
13. PRIVATE STREET NAME SIGNS SHOULD HAVE WHITE BACKGROUND WITH BLACK LETTERING, BUT THE CITY LOGO WILL NOT BE ON THEM. LETTERING STANDARD SHALL BE THE SAME AS THOSE OF PROBLIC STREET NAME SIGNS EXCEPT THE CITY LOGO.
14. WHEN SIGN POSTS ARE NEEDED, 2# GALVANIZED "U" CHANNEL POSTS OR GALVANIZED BREAKAWAY TUBULAR STEEL SIGN POSTS (MD SHA STANDARD # 802.04) CAN BE USED.

NOT FOR CONSTRUCTION

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

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

VIKA MARYLAND, LLC
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Germantown, MD 20874
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Our Site Set on the Future.

PREPARED FOR:
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DAVID DeMARCO
David.DeMarco@PulteGroup.com

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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

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.

N:\50501-55000\50639\CADD\PRELIMINARY\DGN\T SHEETS\50639100_P_PMS.dwg — Tuesday, October 17, 2023 11:51:42 AM

LAYOUT: PMS-1, Plotted By: Mounaud

Community Planning & Development Services
Received
October 23, 2023

ARDENNES AVENUE

HALPINE ROAD

ON-STREET PARKING

ON-STREET PARKING

ex. service connections to be abandoned and removed (typ)

existing public sewer easement

underground or screened in accordance with Sec. 25.17.02

Incorrect zone - PD-TC with MXTD equivalent

PD-76

MXE

10' BLDG. SETBACK

30' BLDG. SETBACK

PROP. WATER METER VAULT

VZN 2'x3' HH

VZN 1W-4"

5'x7' TX VAULT

STUB VZN 2W-4"

PROP. WHC

PROP. SHC

METER

PROP. SD PIPE

SWM VAULT (10'Wx80'Lx4'D)

MBF-1

MBF-2

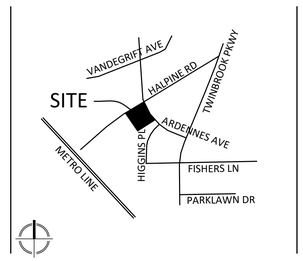
MBF-3

MBF-4

LOD

K L M N O P Q R

A B C D E F G H I



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

PROP. STORM DRAIN	15" RCP
PROP. SEWER MAIN	8"S
PROP. WATER MAIN	8"W
PROP. RIGHT OF WAY	
EX. RIGHT OF WAY	
EX. STORM DRAIN	15" RCP
EX. SEWER MAIN	8"S
EX. WATER MAIN	8"W
EX. TELEPHONE	
EX. ELECTRIC	
EX. GAS LINE	
PROP. STORM DRAIN STRUCTURES	
PROP. TELECOM	TELE
PROP. ELECTRIC	
PROP. GAS LINE	

NOT FOR CONSTRUCTION

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

LAYOUT: WAS-1, Plotted By: Mounaud

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CONTACT: WILL ZEID

REVISIONS	DATE

HALPINE ROAD

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

UTILITY PLAN

PROFESSIONAL SEAL
STATE OF MARYLAND
LAURENT G. MOUNAUD
No. 36749
PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 36749 EXPIRATION DATE: JANUARY 21, 2025

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DATE ISSUED:

VIKA PROJECT VM50639A

DRAWING NO. UTIL-1

SHEET NO.

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Community Planning & Development Services
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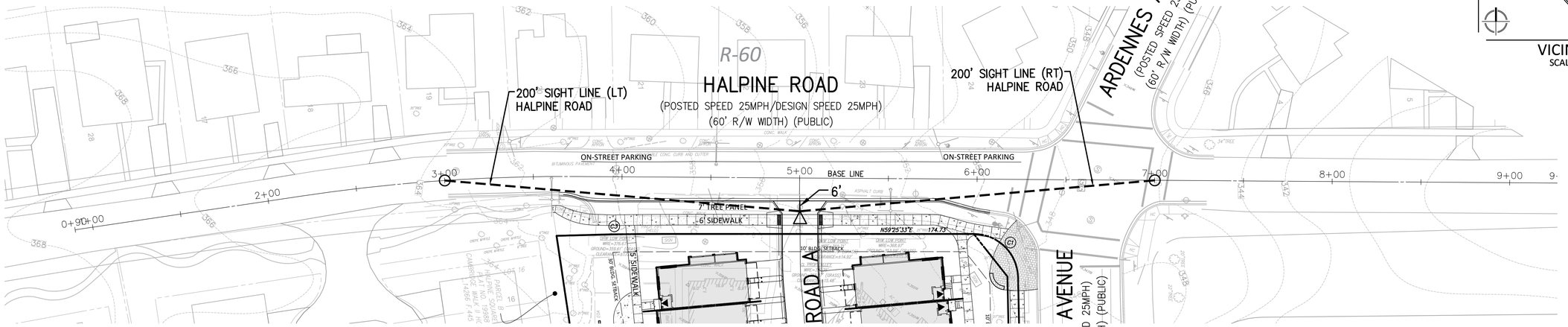
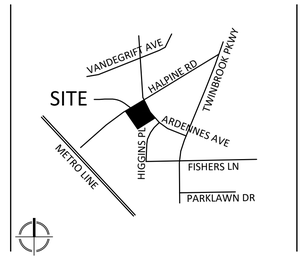
October 23, 2023





VICINITY MAP
SCALE: 1" = 2000'

30 15 0 30
SCALE: 1"=30'

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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: HALPINE ROAD Preliminary Plan Number: 1-

Street Name: HALPINE ROAD Master Plan Road Classification:

Posted Speed Limit: 25 mph

Street/Driveway #1 (ROAD 'A') Street/Driveway #2 ( )

Sight Distance (feet)	OK?	Sight Distance (feet)	OK?
Right 200'	YES	Right	
Left 200'	YES	Left	

Comments: Comments:

GUIDELINES

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

*Source: AASHTO

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)

ENGINEER/ SURVEYOR CERTIFICATE

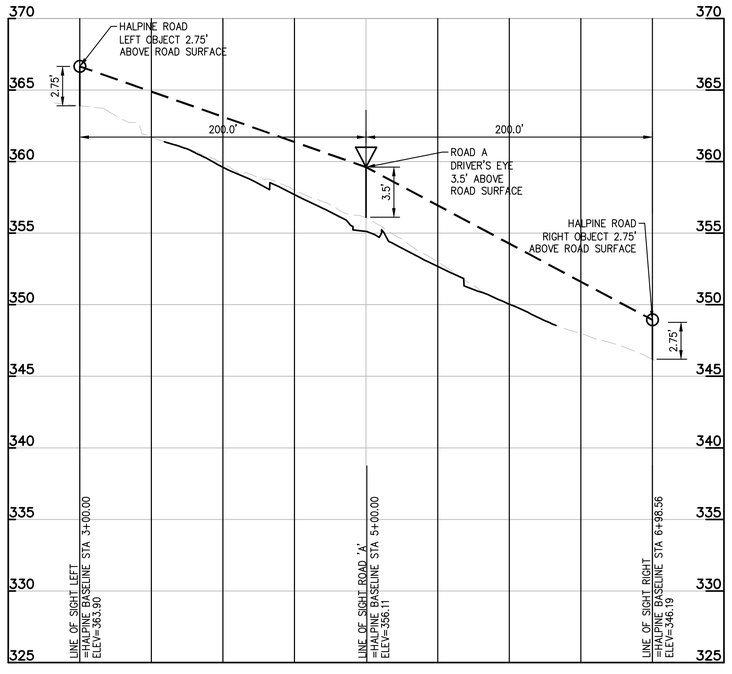
I hereby certify that this information is accurate and was collected in accordance with these guidelines.

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:

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

50 25 0 50
SCALE: 1"=50'

NOT FOR CONSTRUCTION

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

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

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

Our Site Set on the Future.

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

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER
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301.916.4100
CONTACT: MICHAEL GOODMAN, PE

ATTORNEY
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BETHESDA, MD 20814
301.986.1300
CONTACT: PATRICIA HARRIS

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

REVISIONS	DATE

HALPINE ROAD

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

SIGHT DISTANCE PLAN HALPINE ROAD

PROFESSIONAL SEAL

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DRAWING NO. 1 OF 1
SHEET NO.

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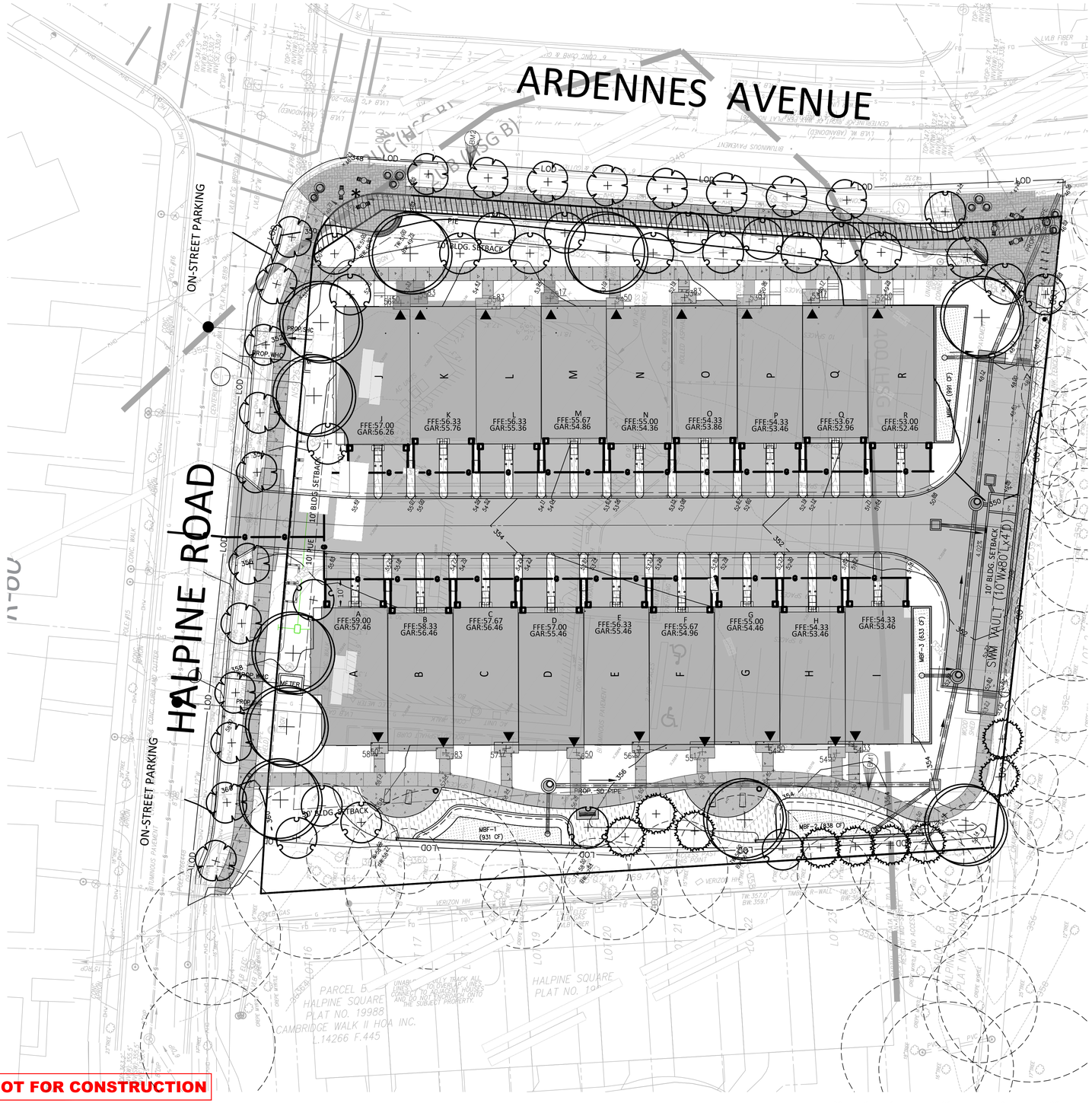

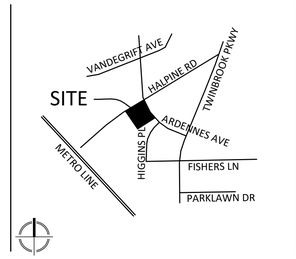

VICINITY MAP
SCALE: 1" = 2000'

LEGEND

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

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
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WORK IN THIS VICINITY"

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DAVID DeMARCO
David.DeMarco@PulteGroup.com

DESIGN CONSULTANTS

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

REVISIONS	DATE

HALPINE ROAD

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

FORESTRY STORMWATER MANAGEMENT OVERLAY PLAN

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 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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DRAWING NO. FSO-1

SHEET NO. 1

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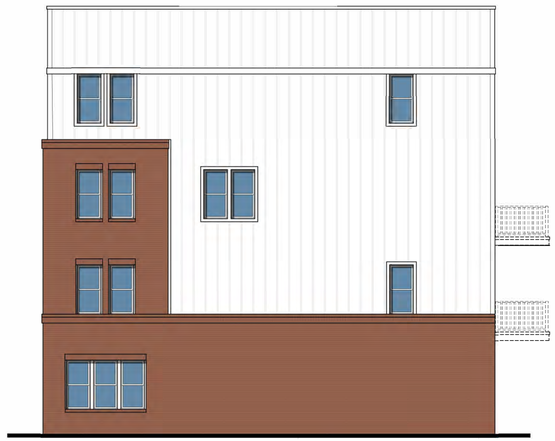
Buildings must comply with the provisions of Sec. 25.13.06. - Additional design guidelines and Sec. 25.13.07. - Special design regulations for individual mixed-use zones.



RIGHT SIDE ELEVATION / BLDG 2

REAR ELEVATION / BLDG 2

LEFT SIDE ELEVATION / BLDG 2

FRONT ELEVATION / BLDG 2

PULTEGROUP®

DESIGN

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Community Planning & Development Services
Received
October 23, 2023

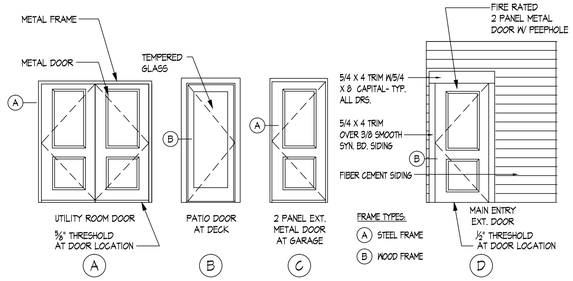
/ 2 0 2 /BUILDING 2

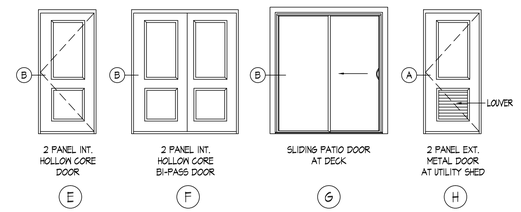
DATE: 7/12/2023

UNIT DOOR SCHEDULE

MARK	DOOR SIZE	THK.	CONSTR.	DOOR TYPE	FRAME TYPE	FIRE RATING	REMARKS SEE NOTES BELOW
1	2'-0" X 6'-8"	1-3/8"	H.C.	E	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 T'-0"	1-3/4"	OH	-	-	-	OVERHEAD DOOR
13	(2) 2'-8" X T'-0"	1-3/4"	STEEL	A	STEEL	-	SEE NOTE 8
14	(2) 3'-0" X T'-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:
1. SEE SHEET A1.01 FOR DOOR ELEVATIONS AND FLOOR FINISH SCHEDULE - BASE HOUSE.
2. FIRE RATED DOORS TO BE SELF-CLOSING AND SELF-LATCHING PER IBC 2018 406.3.2.1
3. ALL DOORS REQUIRED FOR NATURAL VENTILATION PURPOSES SHALL BE PROVIDED WITH TIGHTLY FITTED SCREENS OF NOT LESS THAN 16 MESH PER INCH AND EVERY SCREEN DOOR USED FOR INSERT CONTROL SHALL HAVE A SELF-CLOSING DEVICE.
4. U-FACTOR REQUIRED = 0.35 / U-FACTOR PROVIDED = 0.30
5. SHGC REQUIRED = 0.40 / SHGC PROVIDED = 0.19
6. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM THE INSIDE OF THE CLOSET.
7. EVERY BEDROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED.
8. FOR UTILITY ROOM DOORS AT ELECTRICAL ROOM PROVIDE LISTED PANIC HARDWARE.



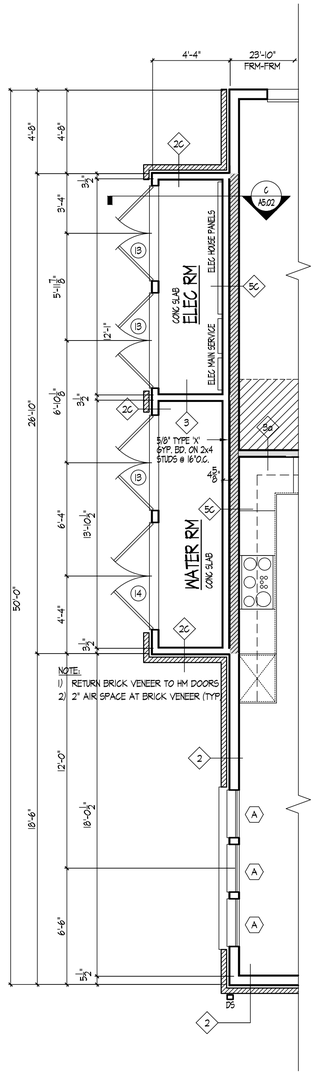


WINDOW SCHEDULE

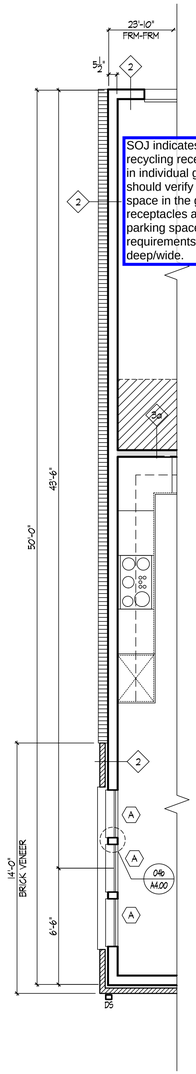
MI 95500 SERIES WINDOWS

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.	5.24 S.F. (EA)	27-1/2"	65-1/2"	2'-6"	SAFETY GLASS
D	2030	FIXED	-	24"	36"	NA	

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

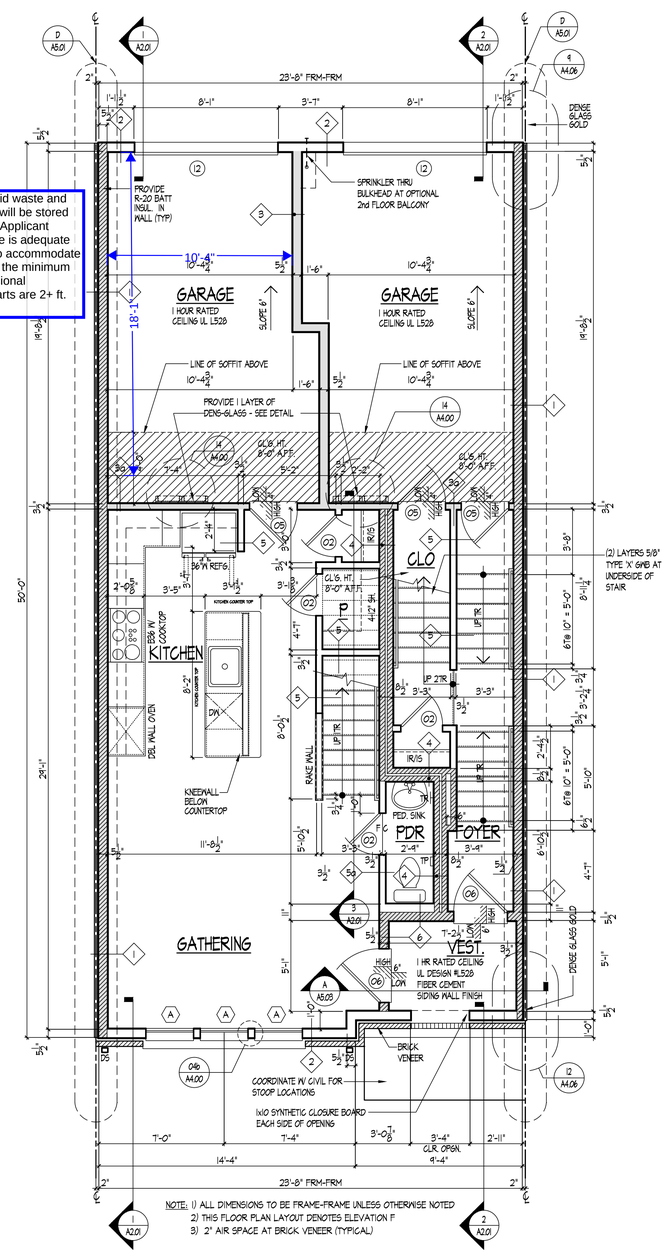


PARTIAL
FIRST FLOOR PLAN -
END CONDITION - UTILITY SHED
SCALE: 1/4" = 1'-0"



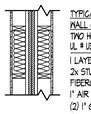
PARTIAL
FIRST FLOOR PLAN -
END CONDITION
SCALE: 1/4" = 1'-0"

SOJ indicates that solid waste and recycling receptacles will be stored in individual garages. Applicant should verify that there is adequate space in the garage to accommodate receptacles and meet the minimum parking space dimensional requirements. Most carts are 2+ ft. deep/wide.



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

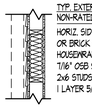
PARTITION TYPES



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

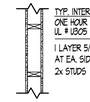
1 TWO HOUR FIRE RATED FIRE WALL
9 TWO HOUR FIRE RATED FIRE WALL SUBSTITUTE MR GWB AT TUB/SHOWER WALLS

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



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

2 TYP. EXTERIOR WALL
2a SUBSTITUTE MR GWB AT TUB/SHOWER WALLS PROVIDE THERMOPLY SHEATHING BEHIND TUBS & SHOWERS
2c OMIT GWB @ SPRINKERMETER ROOMS
2d PROVIDE DENSE GLASS GOLD SHEATHING



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

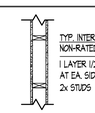
3 ONE HOUR RATED FIRE PARTITION
3a ONE HOUR RATED FIRE PARTITION ADD R-15 INSULATION @ 2x4 STUDS ADD R-20 INSULATION @ 2x6 STUDS

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

TYP. STAIR SEPERATION WALL CONSTRUCTION
ONE HOUR FIRE RATED FIRE WALL
UL # U344
1 LAYER 5/8" GWB
2x STUDS
FIBERGLASS BATT. INSUL
1 1/2" AIR SPACE
7/16" OSB SHEATHING
2x STUDS
FIBERGLASS BATT. INSUL
1 LAYER 5/8" GWB

4 ONE HOUR RATED FIRE PARTITION

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



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 BATTS AT BATHROOM WALLS
5b SUBSTITUTE DURAROCK AT TUB / SHOWER WALLS OR CONCEALED SPACES - ADD SOUND ATTENUATION BATTS
5c SUBSTITUTE 1/2" PLYWOOD AT UTILITY WALL SIDE

PROJECTED EXTERIOR WALL CONSTRUCTION
ONE HOUR RATED FIRE PARTITION
UL # U344
SIDING OR BRICK
HOUSEWRAP
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

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October 23, 2023

PULTE HOMES™
PULTE GROUP MID-ATLANTIC
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Pulte Group Mid-Atlantic
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Fairfax, VA 22031
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STRUCTURAL ENGINEER
Alliance Structural Engineers, Inc.
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RESTON, VIRGINIA 20191
703-749-7941

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

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 II
FIRST FLOOR PLAN

A1.01

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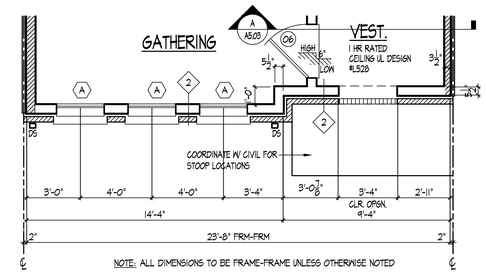
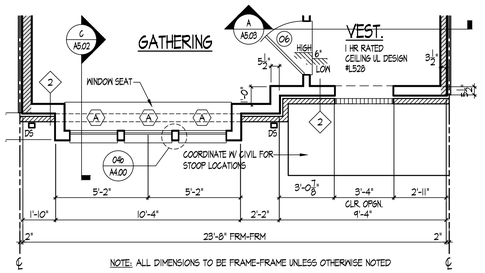
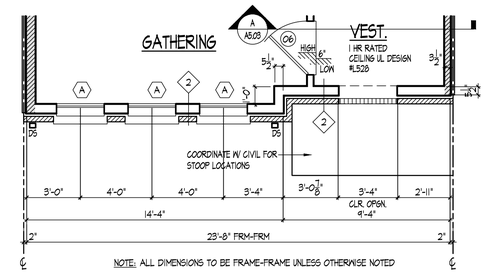


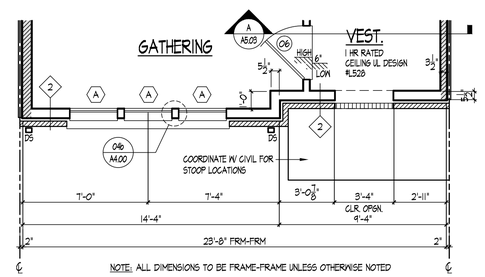
3 A1.01a LAWRENCE II PARTIAL FIRST FLOOR PLAN - ELEVATION C
SCALE: 1/4" = 1'-0"



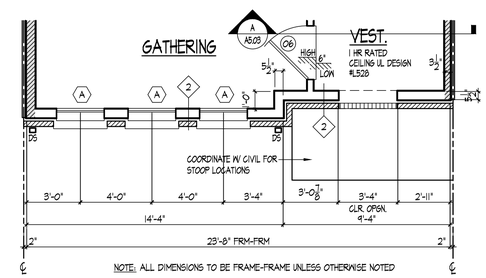
5 A1.01a LAWRENCE II PARTIAL FIRST FLOOR PLAN - ELEVATION E
SCALE: 1/4" = 1'-0"



2 A1.01a LAWRENCE II PARTIAL FIRST FLOOR PLAN - ELEVATION B
SCALE: 1/4" = 1'-0"



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



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

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LAWRENCE II
PARTIAL FLOOR PLANS

A1.01a

1" = 1'-0" 1/2" = 1'-0" 1/4" = 1'-0" 1/8" = 1'-0"
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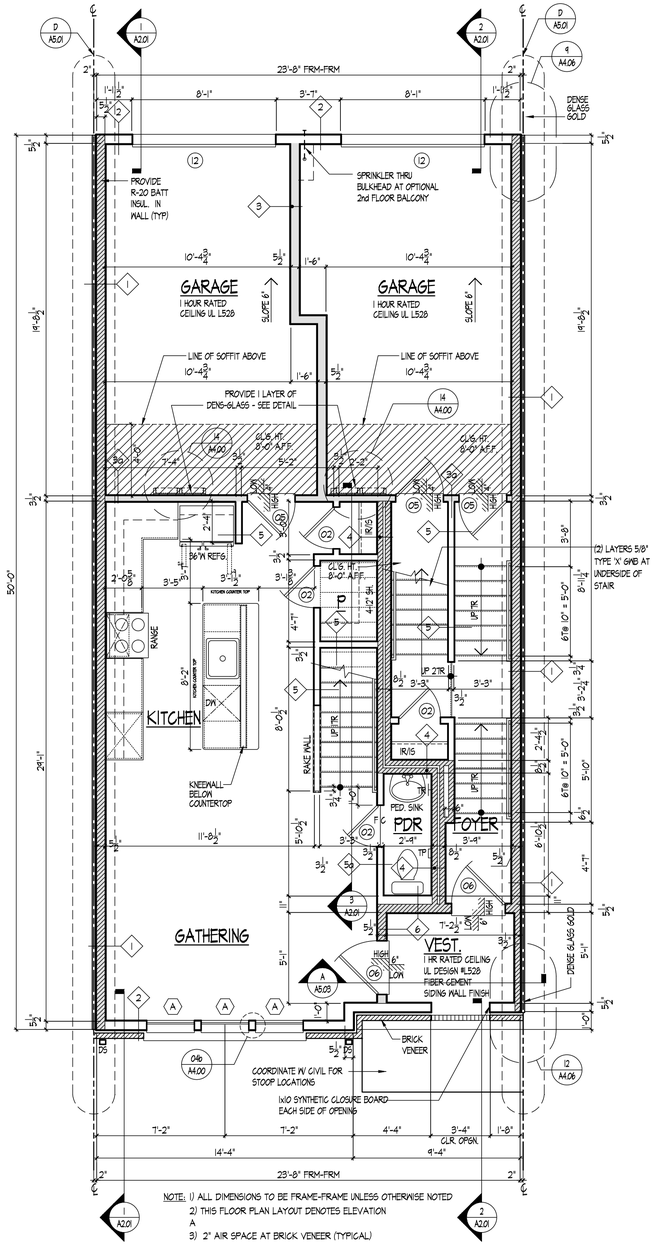
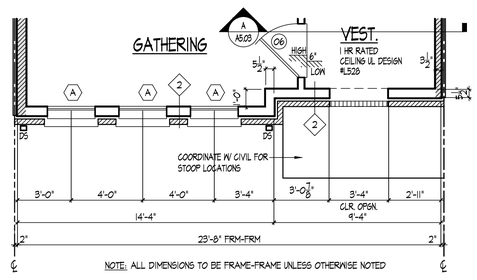
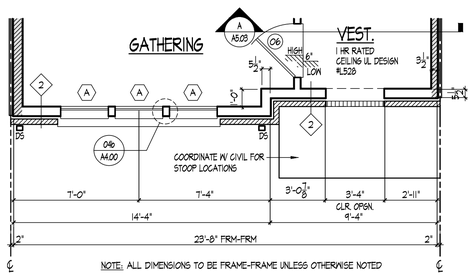


1 A1.01b LAWRENCE II FIRST FLOOR PLAN - ELEVATION B (ADU & MPDU)
SCALE: 1/4" = 1'-0"



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



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

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LAWRENCE II
FIRST FLOOR PLAN
ADU & MPDU UNIT

A1.01b

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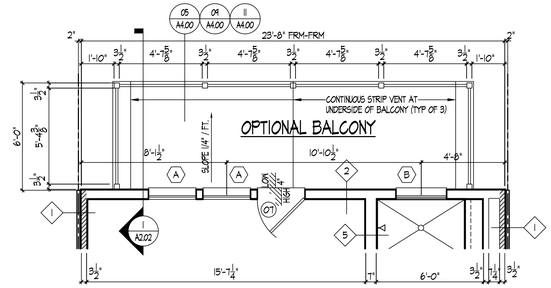
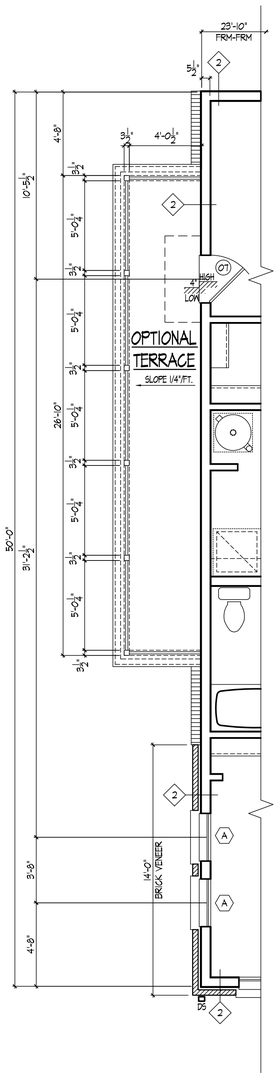
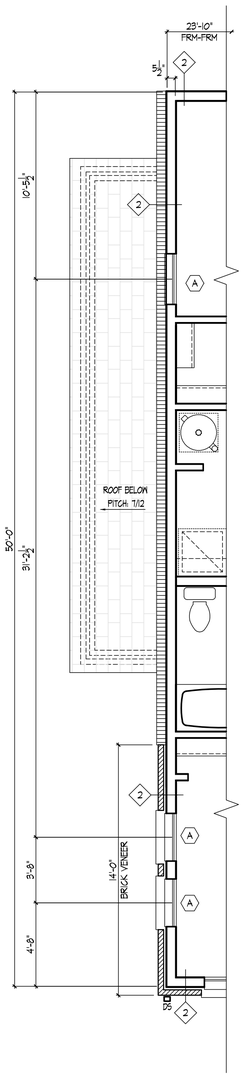
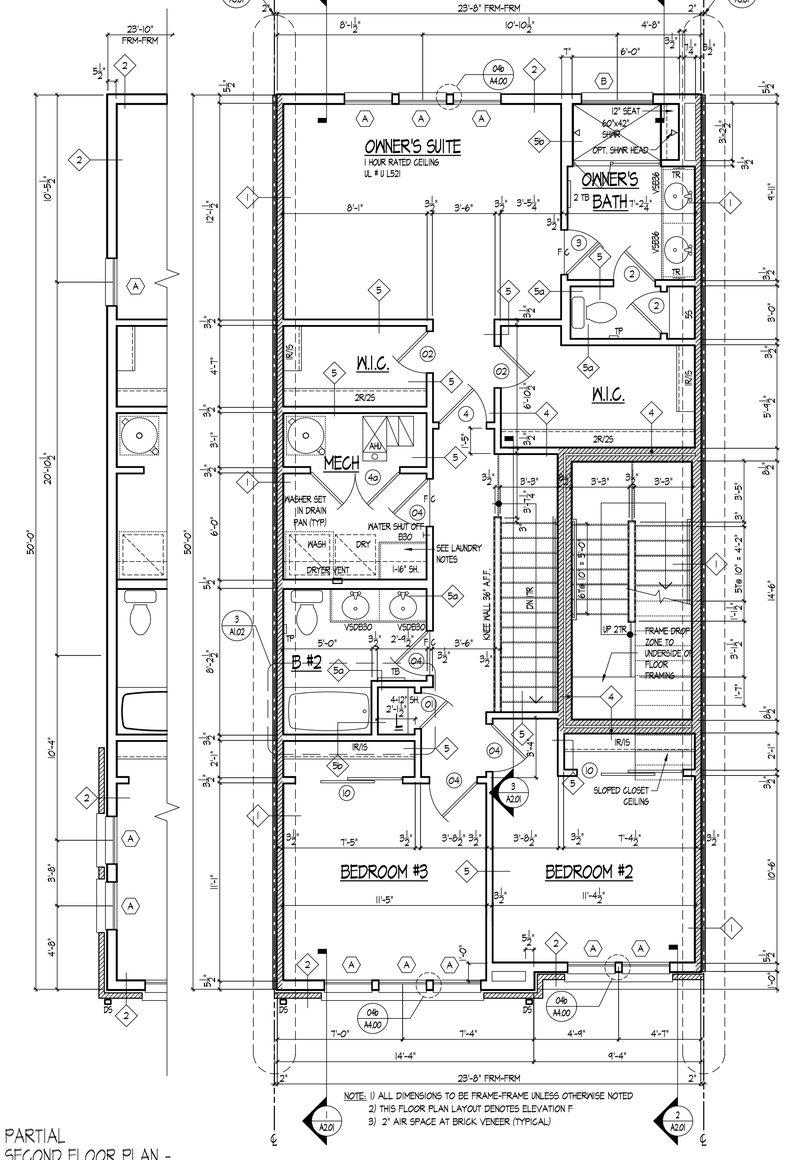


4 / A1.02 LAFAYETTE SECOND FLOOR PLAN - OPTIONAL BALCONY
SCALE: 1/4" = 1'-0"



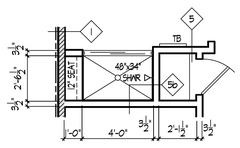




NOTE: 1) ALL DIMENSIONS TO BE FRAME-FRAME UNLESS OTHERWISE NOTED
2) THIS FLOOR PLAN LAYOUT DENOTES ELEVATION F
3) 2" AIR SPACE AT BRICK VENEER (TYPICAL)

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

LAUNDRY NOTES:
1. STANDARD: NO CABINETS. WIRE SHELF ABOVE W/D/ WALL TO WALL.
2. OPTIONAL BASE CABINET WITH SINK.
3. OPTIONAL SLOP SINK (SAME LOCATION AS BASE CABINET WITH SINK).
4. OPTIONAL WALL CABINETS (WALL TO WALL).



3 / 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"

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LAWRENCE II
SECOND FLOOR PLAN
MARKET RATE

A1.02

1" = 1'-0" 0 1/2" = 1'-0" 2 6 12 1/4" = 1'-0" 0 2 6 12 1/8" = 1'-0" 0 4 8 16

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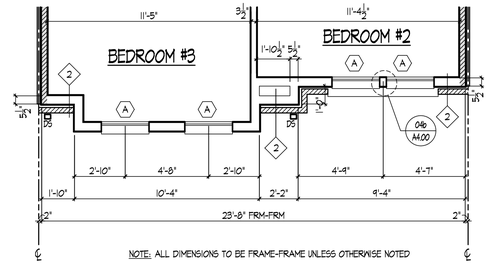
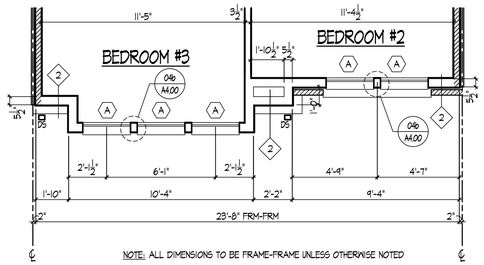


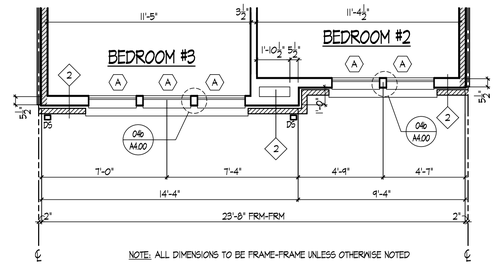
NOTE: ALL DIMENSIONS TO BE FRAME-FRAME UNLESS OTHERWISE NOTED

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



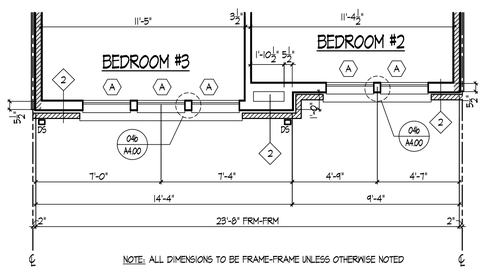
NOTE: ALL DIMENSIONS TO BE FRAME-FRAME UNLESS OTHERWISE NOTED

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



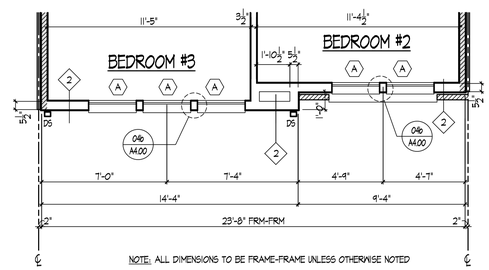
NOTE: ALL DIMENSIONS TO BE FRAME-FRAME UNLESS OTHERWISE NOTED

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



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

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



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

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

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LAWRENCE II
PARTIAL FLOOR PLANS

A1.02a

1" = 1'-0" 0 6 12
1/2" = 1'-0" 0 2 6
1/4" = 1'-0" 0 2 6 12
1/8" = 1'-0" 0 2 6 14

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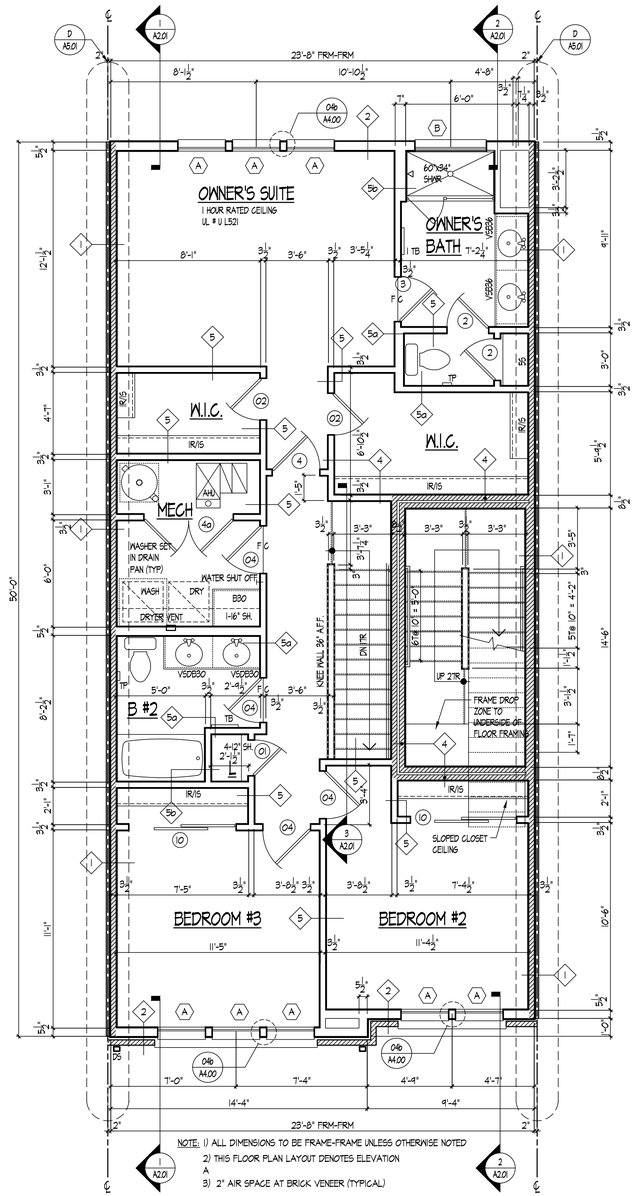
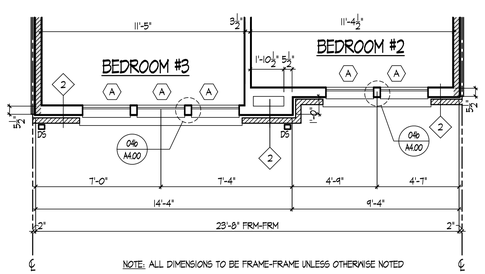
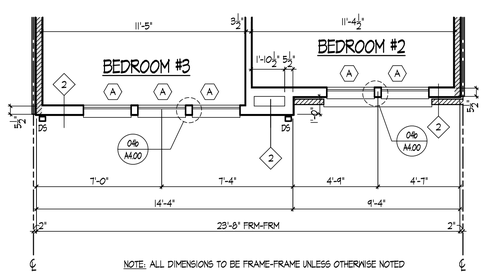


1 LAWRENCE II SECOND FLOOR PLAN - ELEVATION B (ADU & MPDU)
A1.02b SCALE: 1/4" = 1'-0"



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



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

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LAWRENCE II
SECOND FLOOR PLAN
ADU & MPDU UNIT

A1.02b

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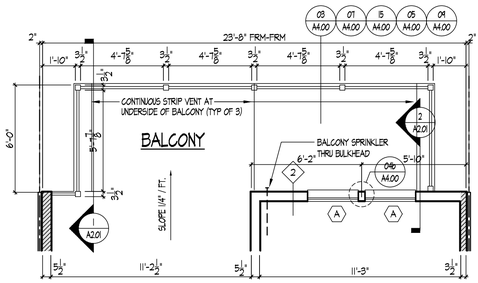
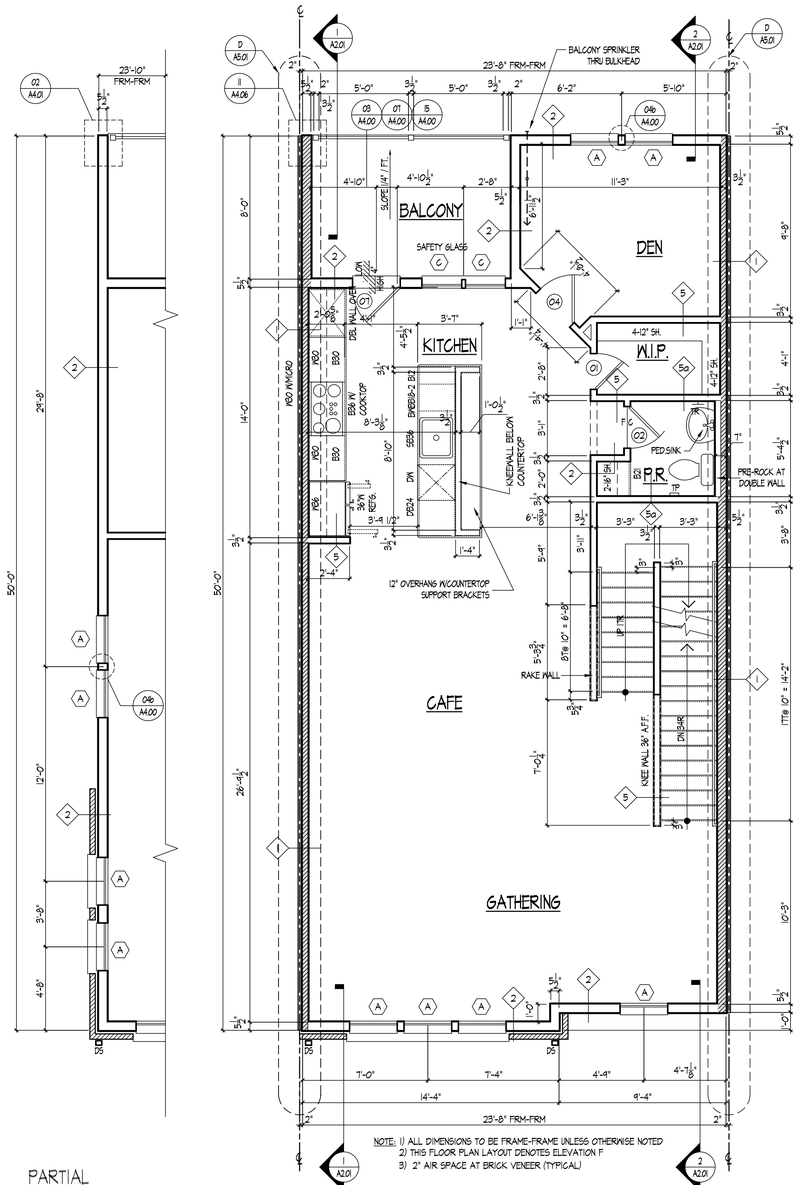


2 A1.03 SYDNEY II THIRD FLOOR PLAN - OPTIONAL BALCONY
SCALE: 1/4" = 1'-0"



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

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

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

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SYDNEY II
THIRD FLOOR PLAN

A1.03

1" = 1'-0" 0 1 2 6 12
1/2" = 1'-0" 0 2 6 12
1/4" = 1'-0" 0 2 6 12
1/8" = 1'-0" 0 2 6 14

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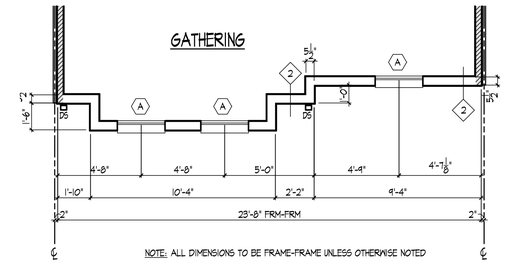
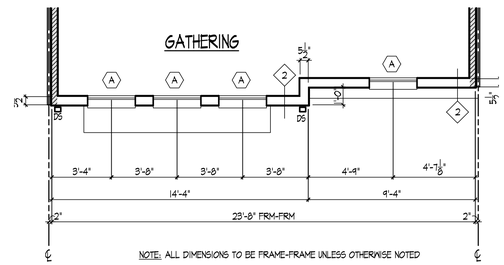


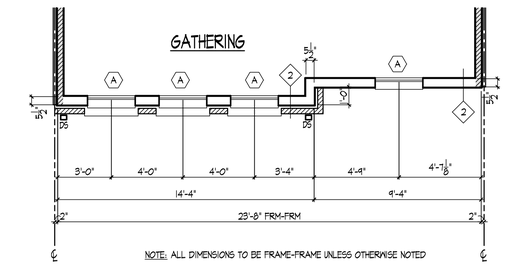
NOTE: ALL DIMENSIONS TO BE FRAME-FRAME UNLESS OTHERWISE NOTED

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



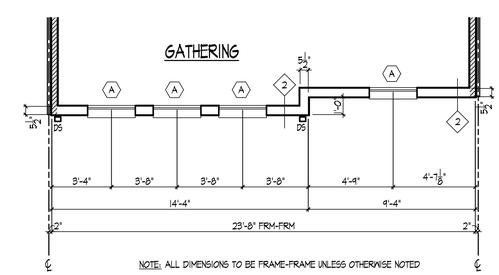
NOTE: ALL DIMENSIONS TO BE FRAME-FRAME UNLESS OTHERWISE NOTED

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



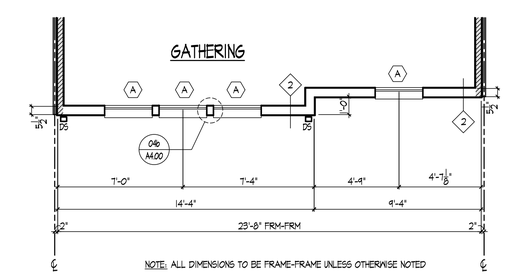
NOTE: ALL DIMENSIONS TO BE FRAME-FRAME UNLESS OTHERWISE NOTED

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



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

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



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

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

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SYDNEY II
PARTIAL FLOOR PLANS

A1.03a

1" = 1'-0" 0 2 6 12
1/2" = 1'-0" 0 1 2
1" = 1'-0" 0 2 6 12
1/4" = 1'-0" 0 2 6 12
1/8" = 1'-0" 0 2 6 14

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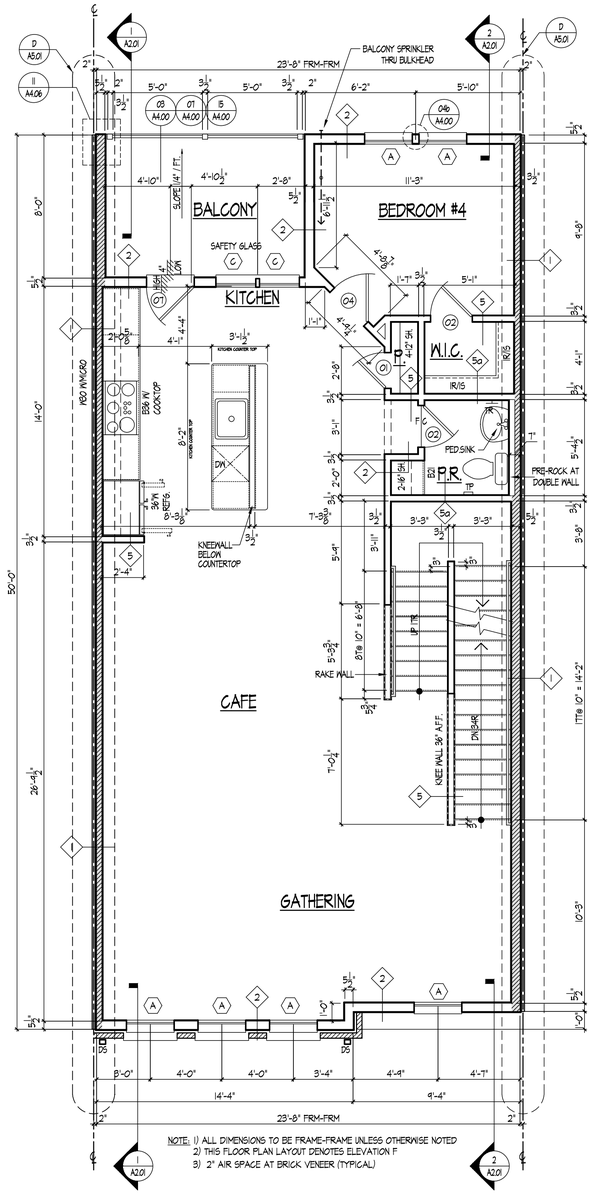

1 / A1.03a SYDNEY II THIRD FLOOR PLAN - ELEVATION B (ADU & MPDU)
SCALE: 1/4" = 1'-0"

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9302 LEE HIGHWAY, SUITE 1000
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LAWRENCE II/SYDNEY II
PULTE HOMES

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SYDNEY II
THIRD FLOOR PLAN
ADU & MPDU UNIT

A1.03b

1" = 1'-0" 1/2" = 1'-0" 1/4" = 1'-0" 1/8" = 1'-0"
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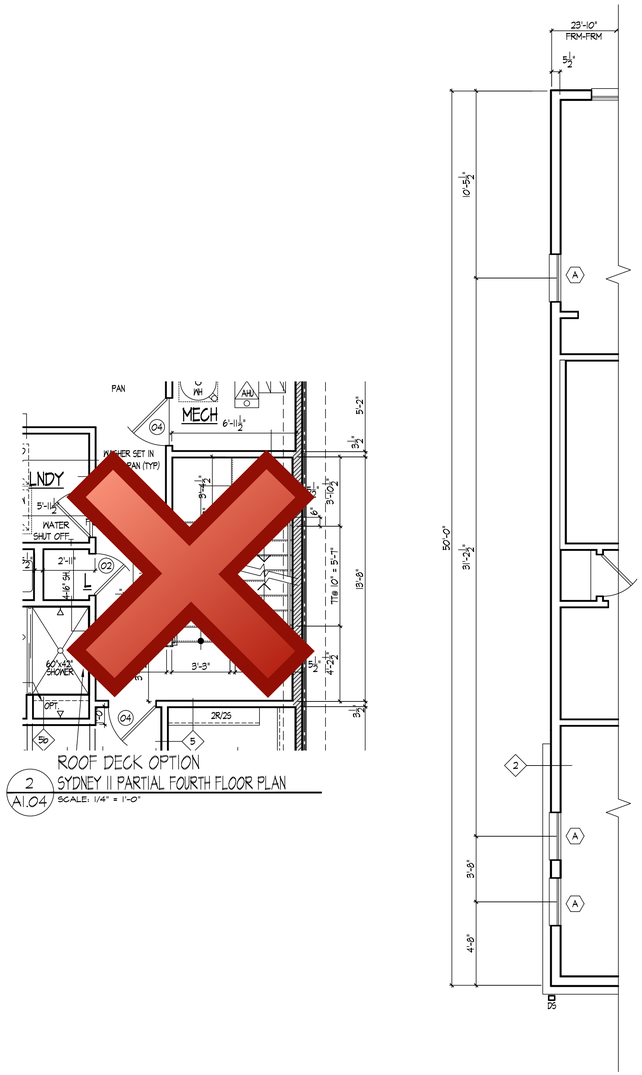

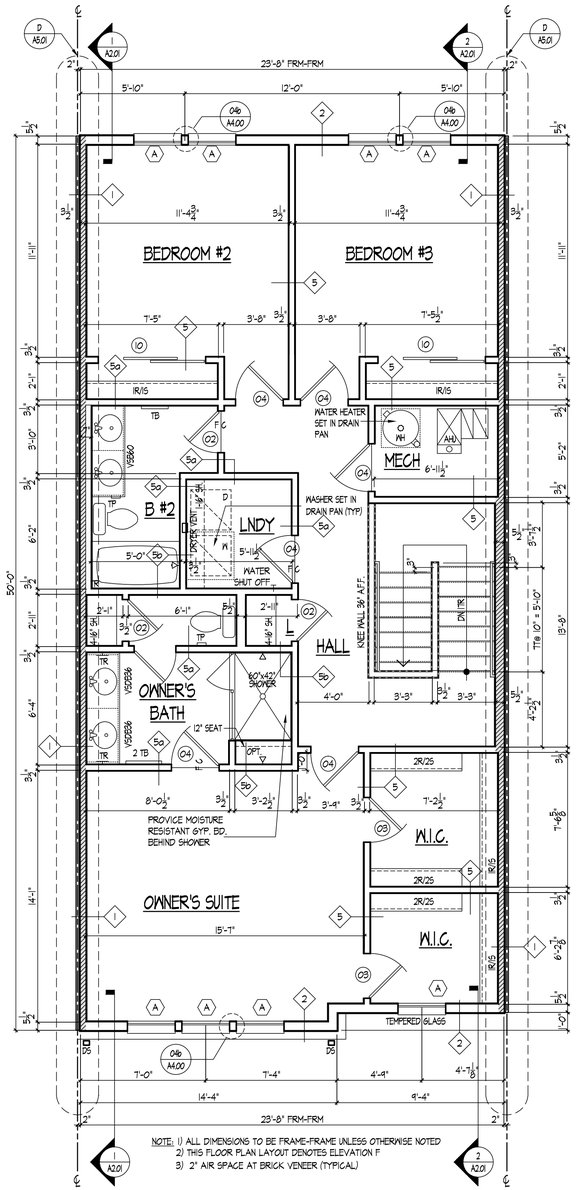

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SYDNEY II
FOURTH FLOOR PLAN

A1.04

1/16" = 1'-0" 0 1/2" 1" 2
1/8" = 1'-0" 0 1' 2' 6
1/4" = 1'-0" 0 2' 6' 12
1/2" = 1'-0" 0 6" 2' 6
1" = 1'-0" 0 6" 2' 6' 12

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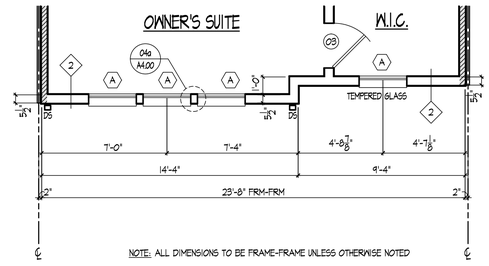
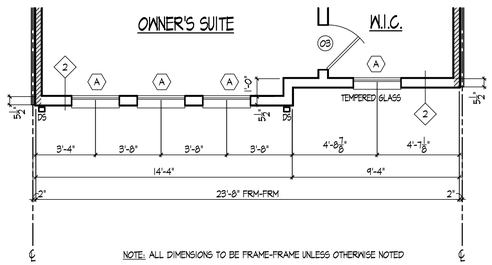
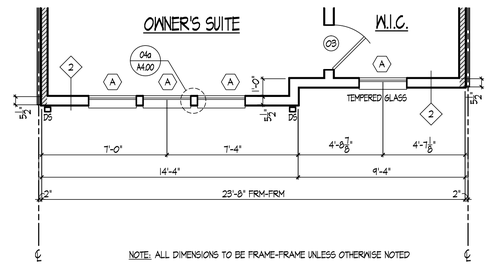


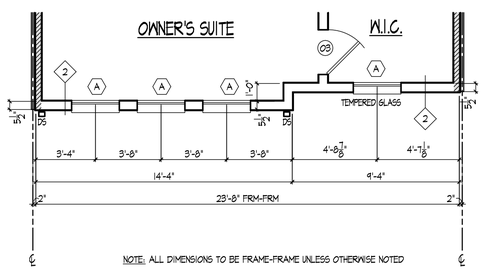
3 A1.04a SYDNEY II PARTIAL FOURTH FLOOR PLAN - ELEVATION C
SCALE: 1/4" = 1'-0"



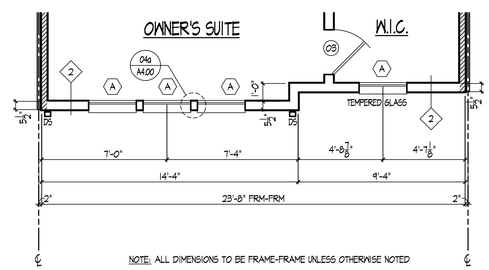
5 A1.04a SYDNEY II PARTIAL FOURTH FLOOR PLAN - ELEVATION E
SCALE: 1/4" = 1'-0"



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



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



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

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SYDNEY II
PARTIAL FLOOR PLANS

A1.04a

1" = 1'-0" 0 2 6 12
1/2" = 1'-0" 0 2 6 12
1/4" = 1'-0" 0 2 6 12
1/8" = 1'-0" 0 2 6 14

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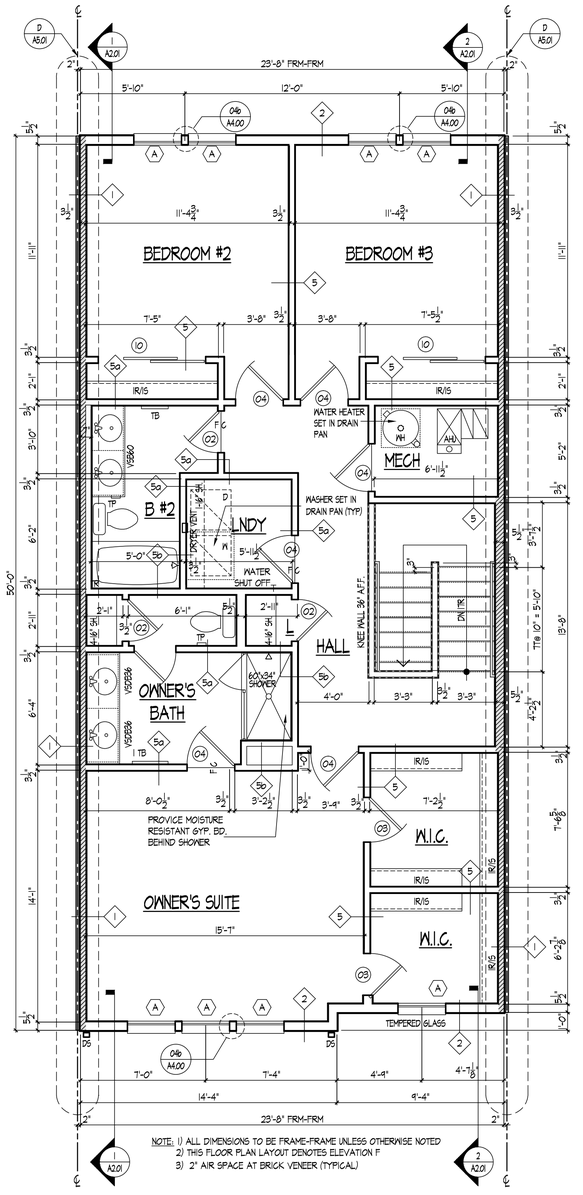

1 A1.04a SYDNEY II FOURTH FLOOR PLAN - ELEVATION B (ADU & MPDU)
SCALE: 1/4" = 1'-0"

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SYDNEY II
FOURTH FLOOR PLAN
ADU & MPDU UNIT

A1.04b

1/2" = 1'-0" 1/4" = 1'-0" 1/8" = 1'-0" 1/4" = 1'-0" 1/4" = 1'-0"
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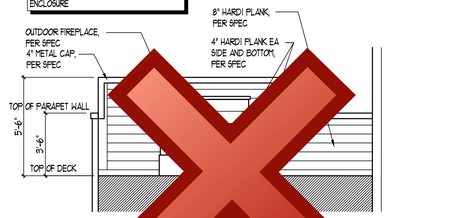
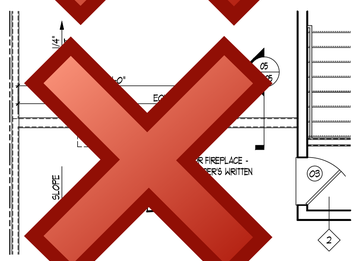
NOTE:
ALL ELECTRICAL AND PLUMBING TO OUTDOOR FIREPLACE SHALL RUN THROUGH PARAPET WALL AND NOT PENETRATE DURADECK.

NOTE:
INSTALL OUTDOOR FIREPLACE FRAMING AND ENCLOSURE AFTER DURADECK INSTALLATION. DO NOT PENETRATE DURADECK.

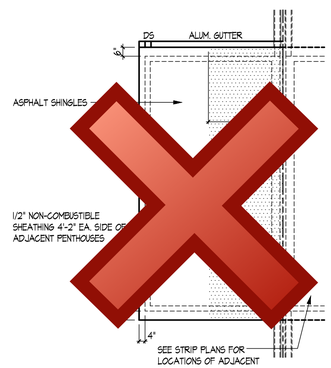
NOTE:
DO NOT SEAL OR ADD CAULKING TO OUTDOOR FIREPLACE. PROVIDE SHEET METAL PAN IN BOTTOM OF FIREPLACE ENCLOSURE



4 / A1.05 ELEVA… GAS FI…
SCALE: …



3 / A1.05 ROOF PLAN - OPTIONAL GAS FIREPLACE
SCALE: 1/4" = 1'-0"

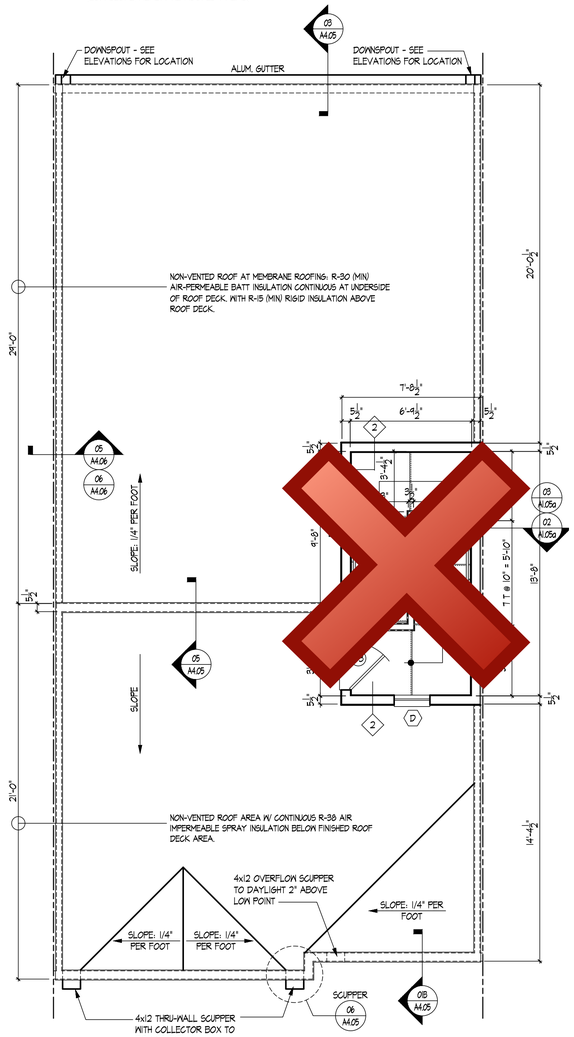


PENTHOUSE ROOF PLAN
SCALE: 1/4" = 1'-0"

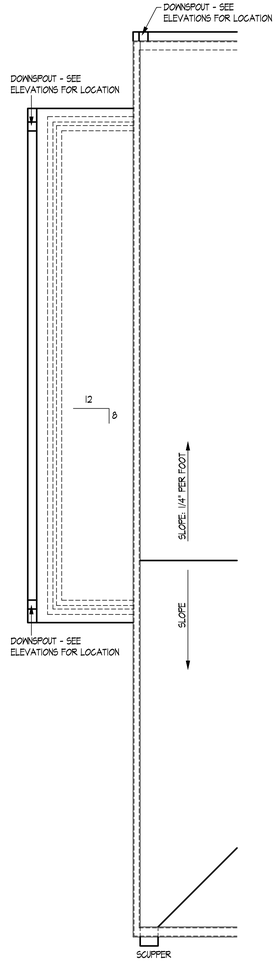
ROOF VENTING NOTES:

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

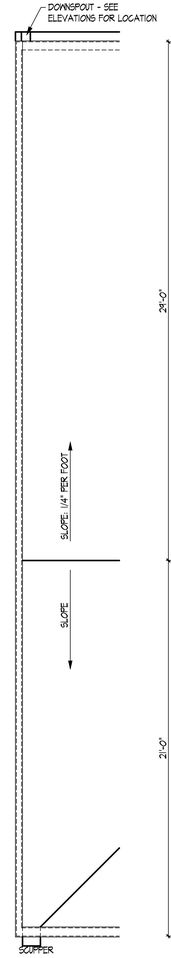
1. THE UNVENTED ATTIC IS WITHIN THE BUILDING THERMAL ENVELOPE.
2. NO INTERIOR CLASS I VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE.
3. N/A
4. ANY AIR-IMPERMEABLE INSULATION SHALL BE A CLASS II VAPOR RETARDER OR SHALL HAVE A CLASS II VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT WITH THE UNDERSIDE OF THE INSULATION.
5. INSULATION TYPES AND LOCS:
   5.1.1 WHERE ONLY AIR-IMPEARMABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING. (OCCUPIED DECKS W/ HABITABLE SPACES BELOW.)
   5.1.2 COMBINATION: R-30 AIR-PERMEABLE INSULATION ON THE UNDERSIDE OF THE ROOF DECK AND R-15 MINIMUM RIDIG INSULATION INSTALLED DIRECTLY ABOVE THE ROOF DECK. (LOW-SLOPE, MEMBRANE ROOFED AREAS.)



2 / A1.05 ROOF PLAN - OPTIONAL ROOF DECK
SCALE: 1/4" = 1'-0"



PARTIAL ROOF PLAN - UTILITY SHED
SCALE: 1/4" = 1'-0"

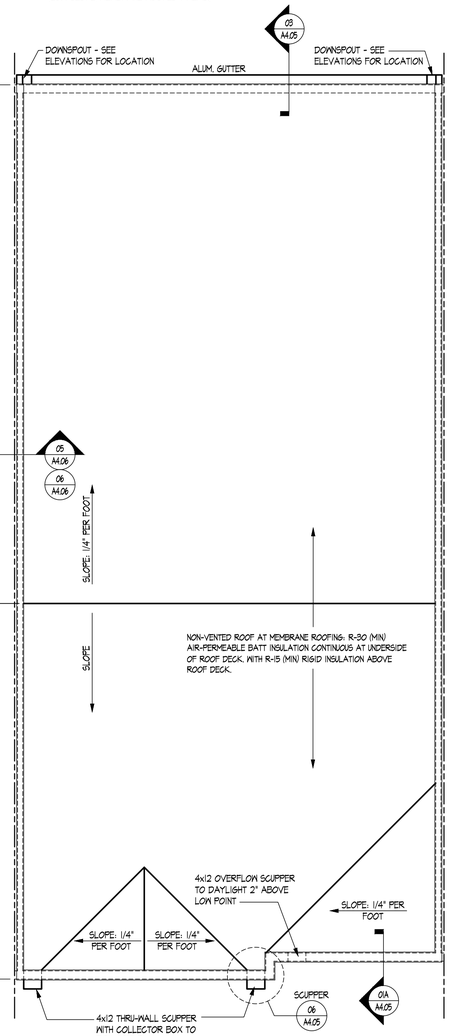


PARTIAL ROOF PLAN - END CONDITION
SCALE: 1/4" = 1'-0"

ROOF VENTING NOTES:

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

1. THE UNVENTED ATTIC IS WITHIN THE BUILDING THERMAL ENVELOPE.
2. NO INTERIOR CLASS I VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE.
3. N/A
4. ANY AIR-IMPERMEABLE INSULATION SHALL BE A CLASS II VAPOR RETARDER OR SHALL HAVE A CLASS II VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT WITH THE UNDERSIDE OF THE INSULATION.
5. INSULATION TYPES AND LOCS:
   5.1.1 WHERE ONLY AIR-IMPEARMABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING. (OCCUPIED DECKS W/ HABITABLE SPACES BELOW.)
   5.1.2 COMBINATION: R-30 AIR-PERMEABLE INSULATION ON THE UNDERSIDE OF THE ROOF DECK AND R-15 MINIMUM RIDIG INSULATION INSTALLED DIRECTLY ABOVE THE ROOF DECK. (LOW-SLOPE, MEMBRANE ROOFED AREAS.)



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

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ROOF PLANS

A1.05

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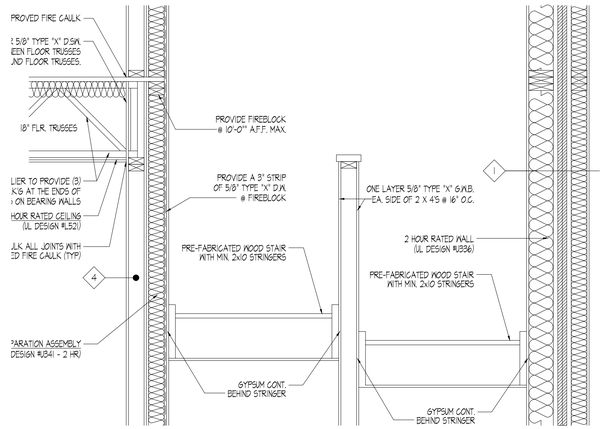
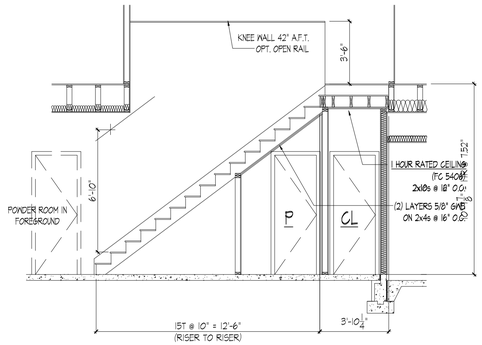
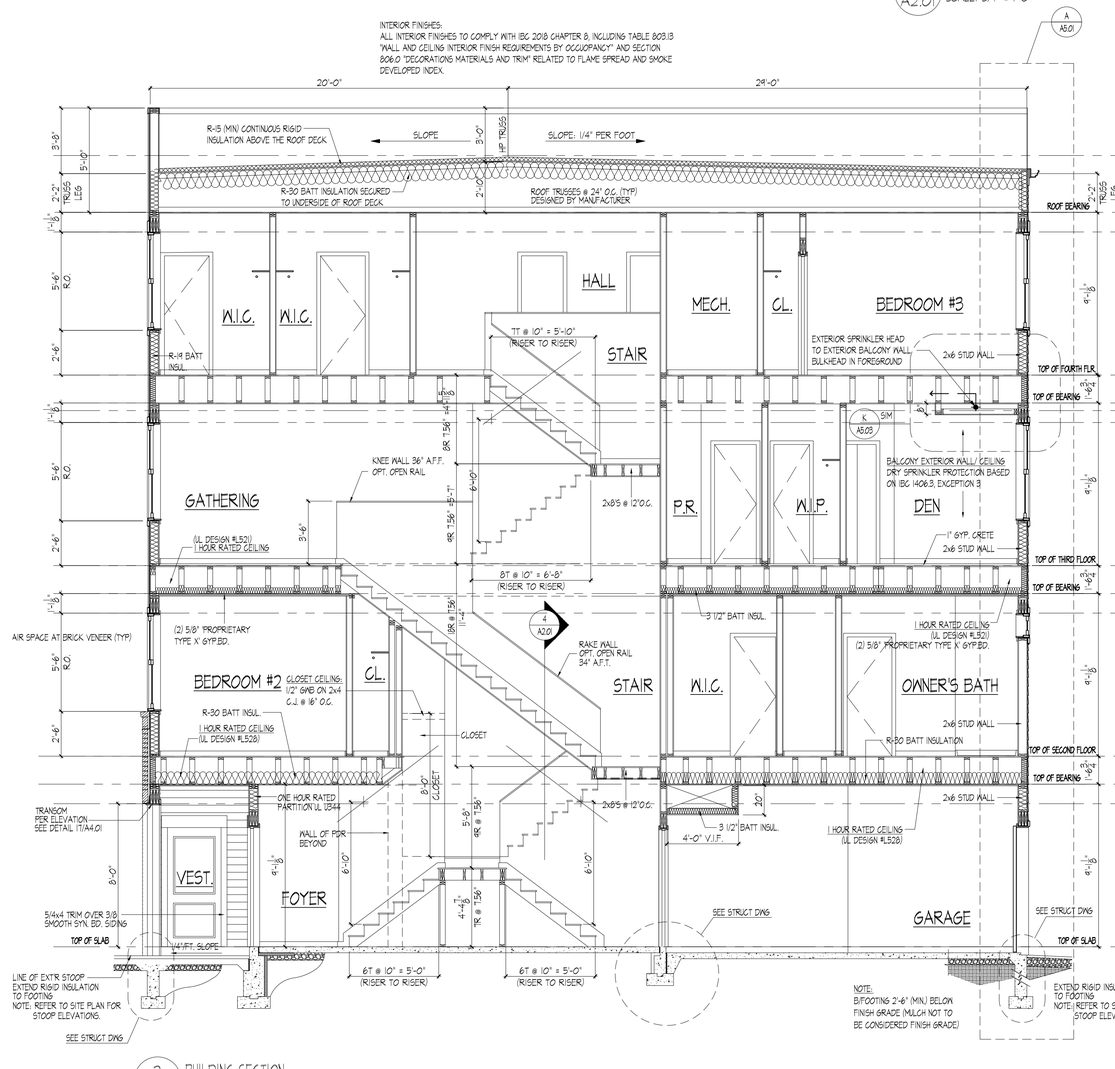


4 A2.01 STAIR PLATFORM SECTION
SCALE: 3/4" = 1'-0"

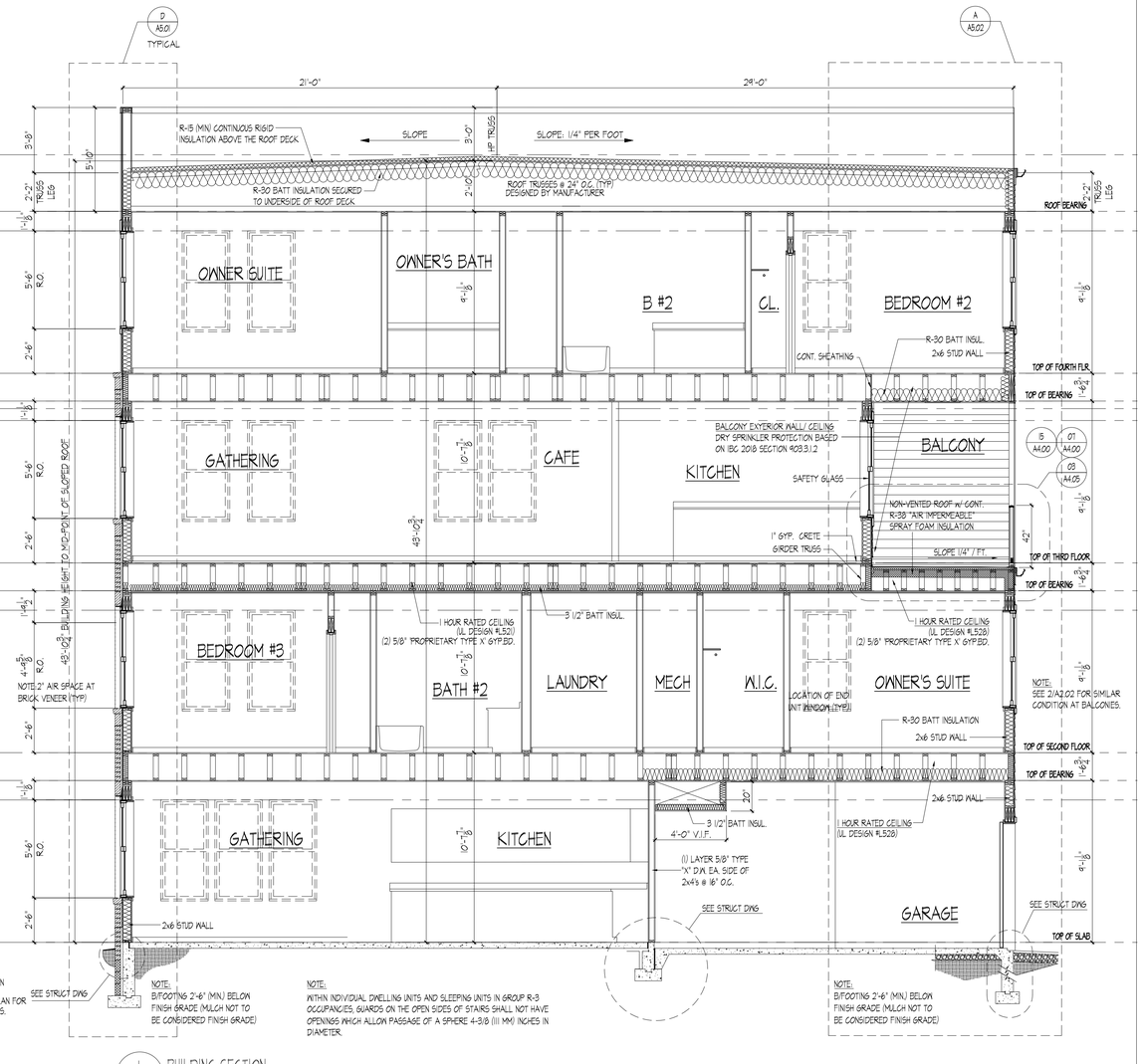


3 A2.01 PARTIAL BUILDING SECTION
SCALE: 1/4" = 1'-0"

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



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

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LAWRENCE & SYDNEY
BUILDING SECTIONS & DETAILS

A2.01

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FRONT BUILDING ELEVATION

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REAR BUILDING ELEVATION

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TYPICAL MECH. SHED

LEFT BUILDING ELEVATION

RIGHT BUILDING ELEVATION

MECH. SHED W/ TERRACE OPT.

LEFT BUILDING ELEVATION

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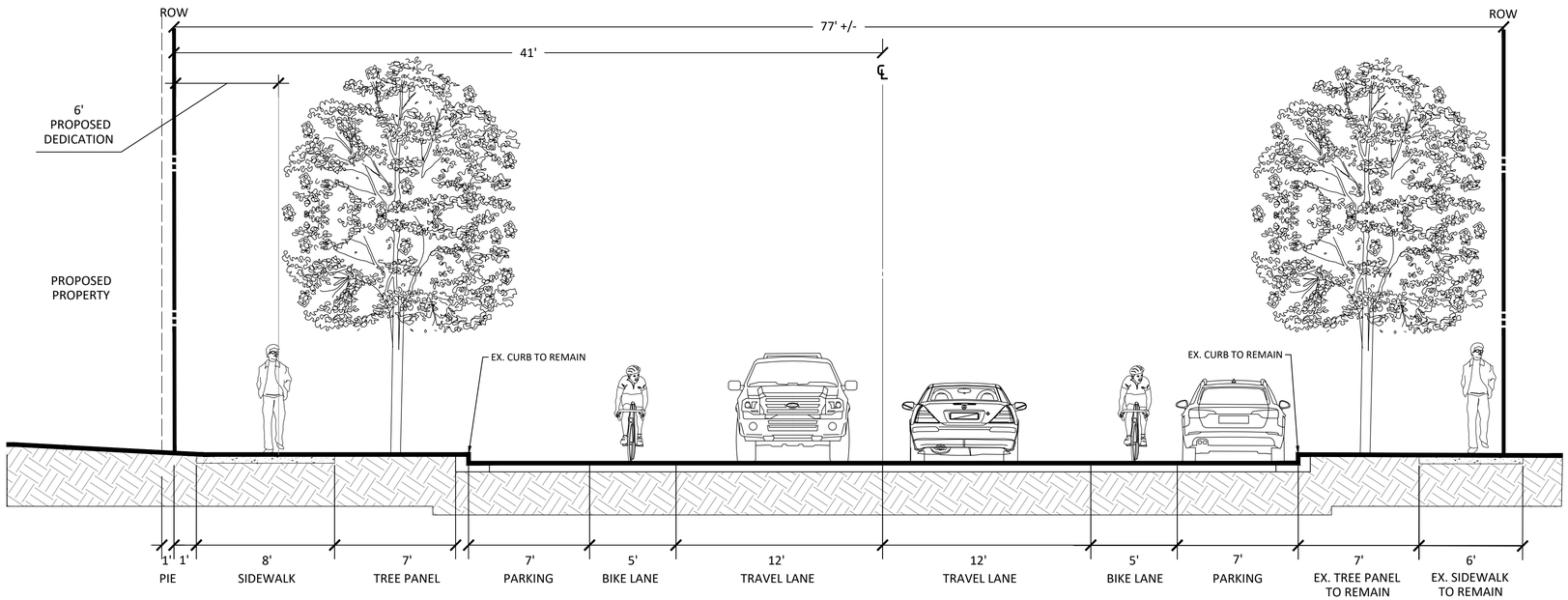
ARDENNES AVENUE SECTION A-A'

BUSINESS DISTRICT ROAD CLASS II



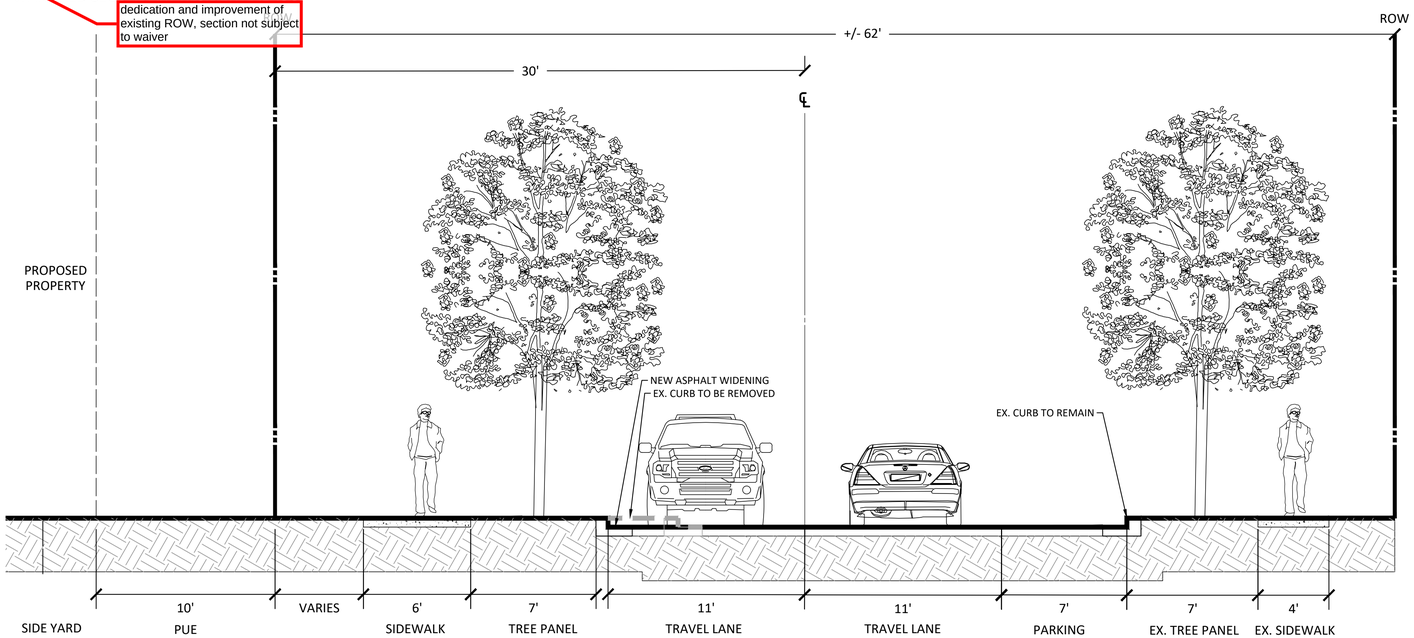
4 2 0 4 8 12

SCALE: 1/4" = 1'–0'

HALPINE ROAD SECTION B-B'

WAIVERED SECONDARY RESIDENTIAL 45C

dedication and improvement of existing ROW, section not subject to waiver



4 2 0 4 8 12

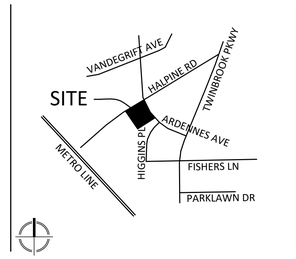
SCALE: 1/4" = 1'–0'

NOT FOR CONSTRUCTION

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

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

LAYOUT: ROAD SECTIONS EXHIBIT, Plotted By: stebbins



VICINITY MAP

SCALE: 1" = 2000'

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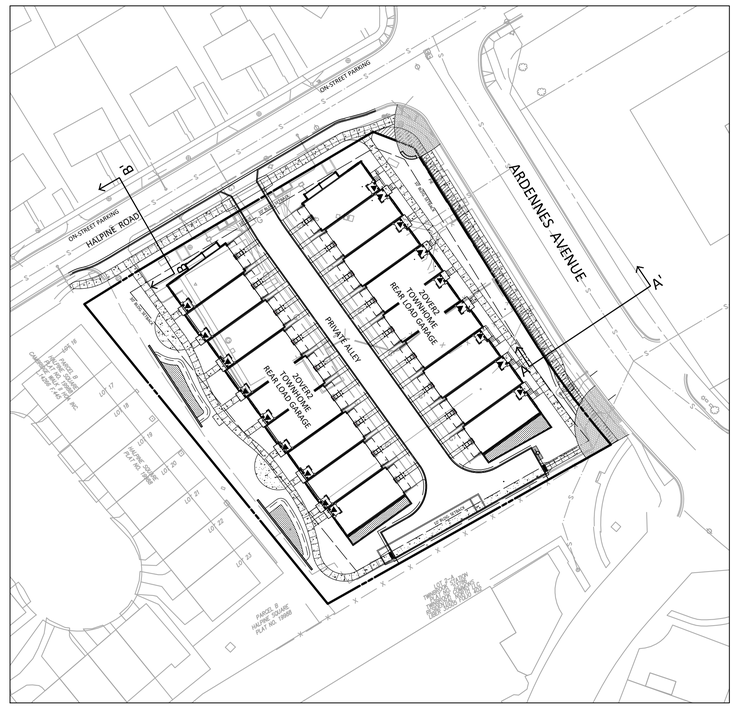
KEY MAP



NORTH

50 25 0 50 100 130

SCALE: 1" = 50'–0"

VIKA MARYLAND, LLC
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Our Site Set on the Future.

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REVISIONS	DATE

HALPINE ROAD

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

ROAD SECTIONS

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 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

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