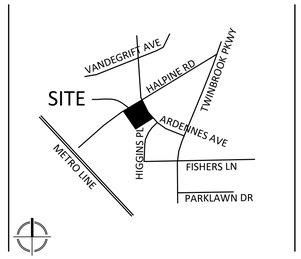
HALPINE ROAD

LEVEL 2 SITE PLAN STP2024-00474

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



VICINITY MAP
SCALE: 1" = 2000'

DEVELOPMENT TABULATIONS

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

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

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

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

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

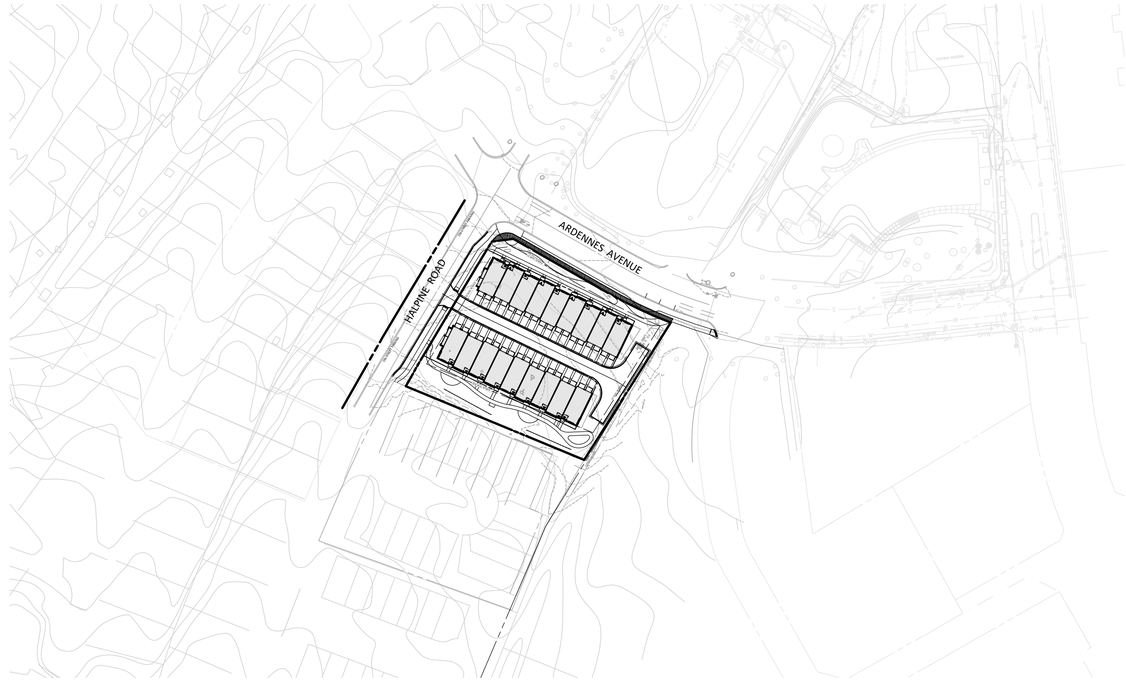
Parking	*Minimum Required*	*Proposed*
Residential Units (2 over 2), 36 rear load (2 per unit)	72	72

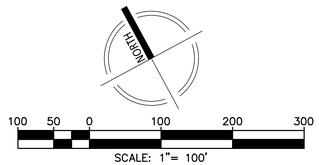
Accessible Parking	*Minimum Required*	*Proposed*
Residential Units (2 over 2)	0	0

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

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

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





GENERAL NOTES

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. THE HORIZONTAL DATUM IS MARYLAND STATE GRID NORTH (NAD 83/91) AND THE VERTICAL DATUM IS NGVD 88.
6. BOUNDARY AND TOPOGRAPHIC DATA PROVIDED BY VIKA 05/2023.
7. THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON THE SITE.
8. THERE IS NO STREAM VALLEY BUFFER LOCATED ON THE SITE.
9. THERE ARE NO WETLANDS LOCATED ON THE SITE.
10. 'D' TAPE WAS USED TO MEASURE THE TREES.
11. THERE ARE NO STATE/COUNTY Cchampion TREES LOCATED ON-SITE.
12. 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.
13. NRI/FSD FIELD WORK WAS CONDUCTED BY VIKA MARYLAND, LLC STAFF, CHARLES CRISLIP AND ZARIA STEBBINS ON APRIL 4, 2023.
14. NRI/FSD FTP2023-00059 WAS APPROVED 10/10/2023.
15. EXISTING BUILDINGS ON THE PROPERTY PROPOSED FOR DEMOLITION ARE SUBJECT TO ZONING ORDINANCE SEC. 25. 07.02.4, HISTORIC REVIEW.

SHEET INDEX

SP-1	COVER SHEET
SP-2	APPROVALS
SP-3	SITE PLAN OVERALL
SP-4	SITE PLAN GRADING
SP-5	FIRE PROTECTION PLAN
SP-6	GARBAGE TRUCK MOVEMENT PLAN
SP-7	SU-30 MOVEMENT PLAN
SP-8	FIRE TRUCK MOVEMENT PLAN
SP-9	LOTTING PLAN
LL-1.00	LANDSCAPE COVER
LL-1.01	OVERALL MATERIALS PLAN
LL-1.02	OVERALL LANDSCAPE PLAN
LL-1.03	PLANTING PLAN ENLARGEMENTS
LL-1.04	PLANTING PLAN ENLARGEMENT
LL-2.00	SITE DETAILS
LL-2.01	SITE DETAILS
LL-2.02	PLANTING DETAILS AND SCHEDULE
LL-2.03	LIGHTING DETAILS
LL-3.00	LIGHTING PLAN
LL-4.00	OPEN SPACE PLAN
LL-5.00	SHADOW STUDY
LL-5.01	SHADOW STUDY
FFCP-1	FINAL FOREST CONSERVATION PLAN COVER SHEET
FFCP-2	FINAL FOREST CONSERVATION PLAN
FFCP-3	FINAL FOREST CONSERVATION PLAN TREE REMOVAL
FFCP-4	FINAL FOREST CONSERVATION PLAN TABLES
FFCP-5	FINAL FOREST CONSERVATION NOTES
FFCP-6	FINAL FOREST CONSERVATION DETAILS

SUPPORTING DOCUMENTS

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

Community Planning & Development Services
Received
April 8, 2024

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REVISIONS	DATE

HALPINE ROAD

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

LEVEL 2 SITE 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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DESIGNED BY: MBG
DATE ISSUED: 12/01/2023

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

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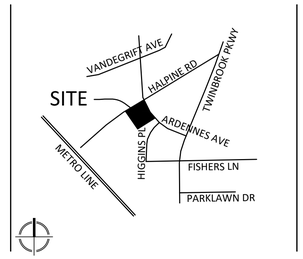

VICINITY MAP
SCALE: 1" = 2000'

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HALPINE ROAD

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

LEVEL 2 SITE PLAN APPROVALS

PROFESSIONAL SEAL

STATE OF MARYLAND
MICHAEL B. GOODMAN
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SHEET NO. SP-2

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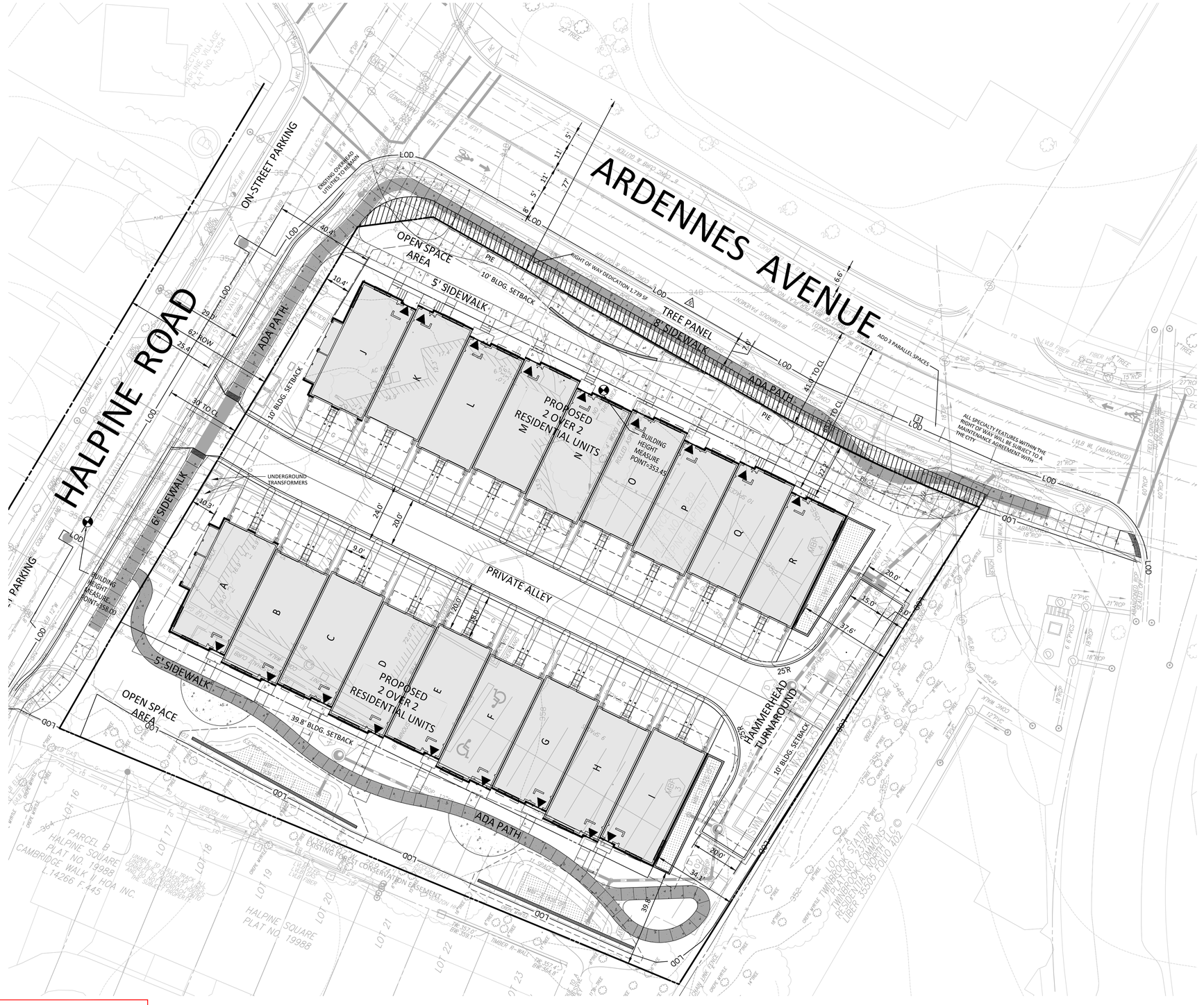

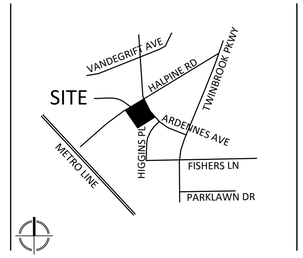

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PLAN LEGEND

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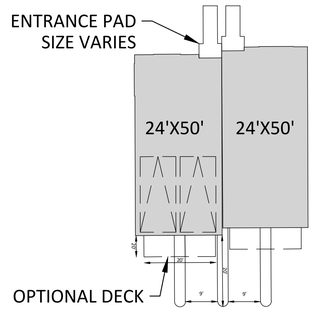
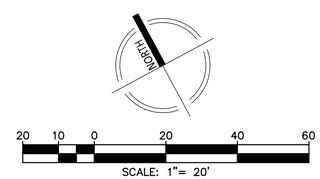
- PROPOSED SPOT ELEVATION
- TOP OF WALL/BOTTOM OF WALL
- EXISTING PARKING SPACES
- PROPOSED PARKING SPACES

UNIT TYPE KEY

2 OVER 2 RESIDENTIAL UNIT
FRONT ENTRANCE



2 OVER 2 RESIDENTIAL UNIT
REAR LOAD GARAGE



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LAYOUT: SP-3, Plotted By: schlatter

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REVISIONS	DATE

HALPINE ROAD

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

LEVEL 2 SITE PLAN

PROFESSIONAL SEAL
STATE OF MARYLAND
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PROFESSIONAL ENGINEER

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SHEET NO. SP-3

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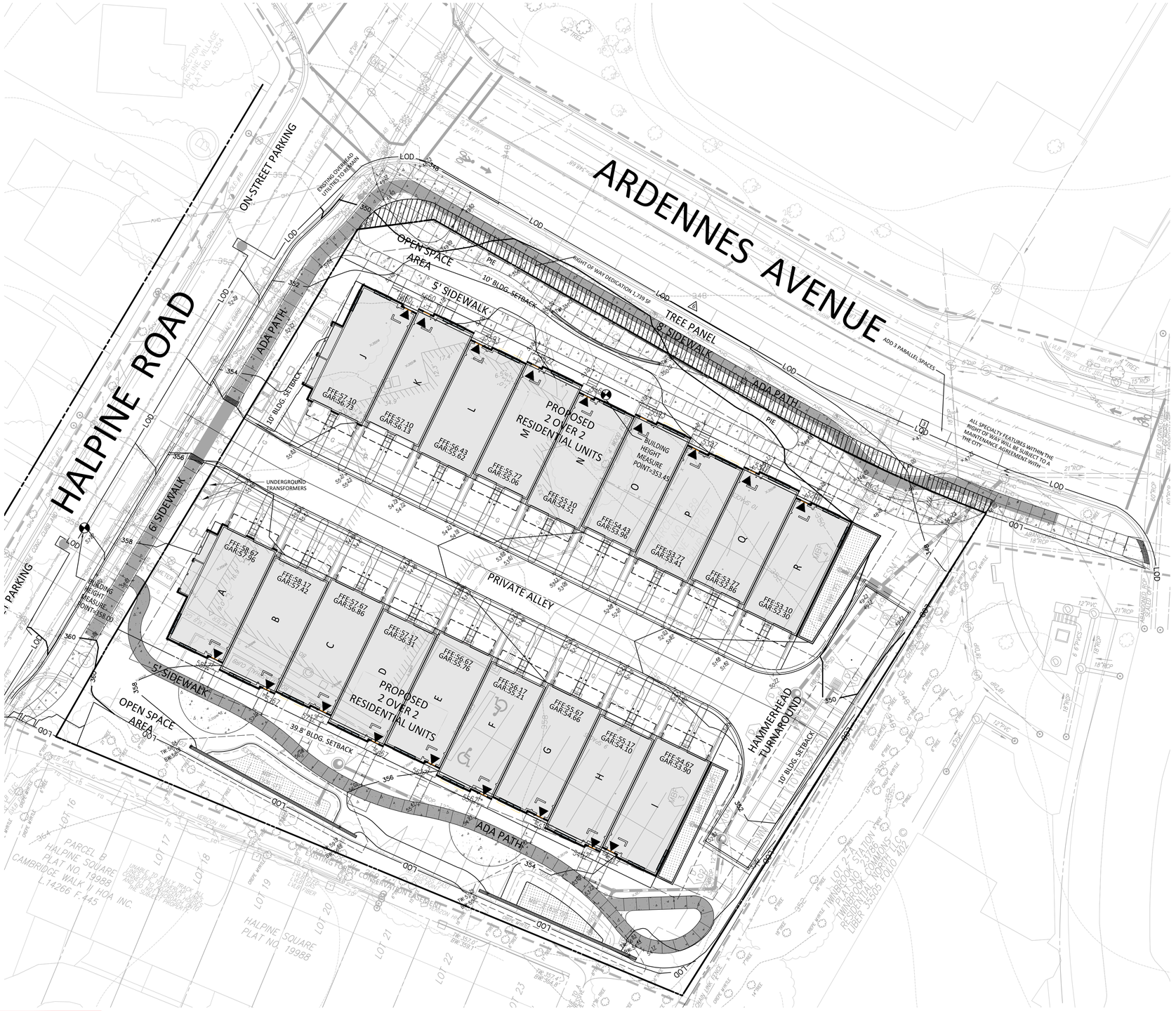

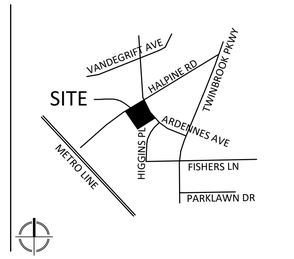

VICINITY MAP
SCALE: 1" = 2000'

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April 8, 2024

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

LAYOUT: SP-4, Plotted By: schlatter

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HALPINE ROAD

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

SITE PLAN GRADING

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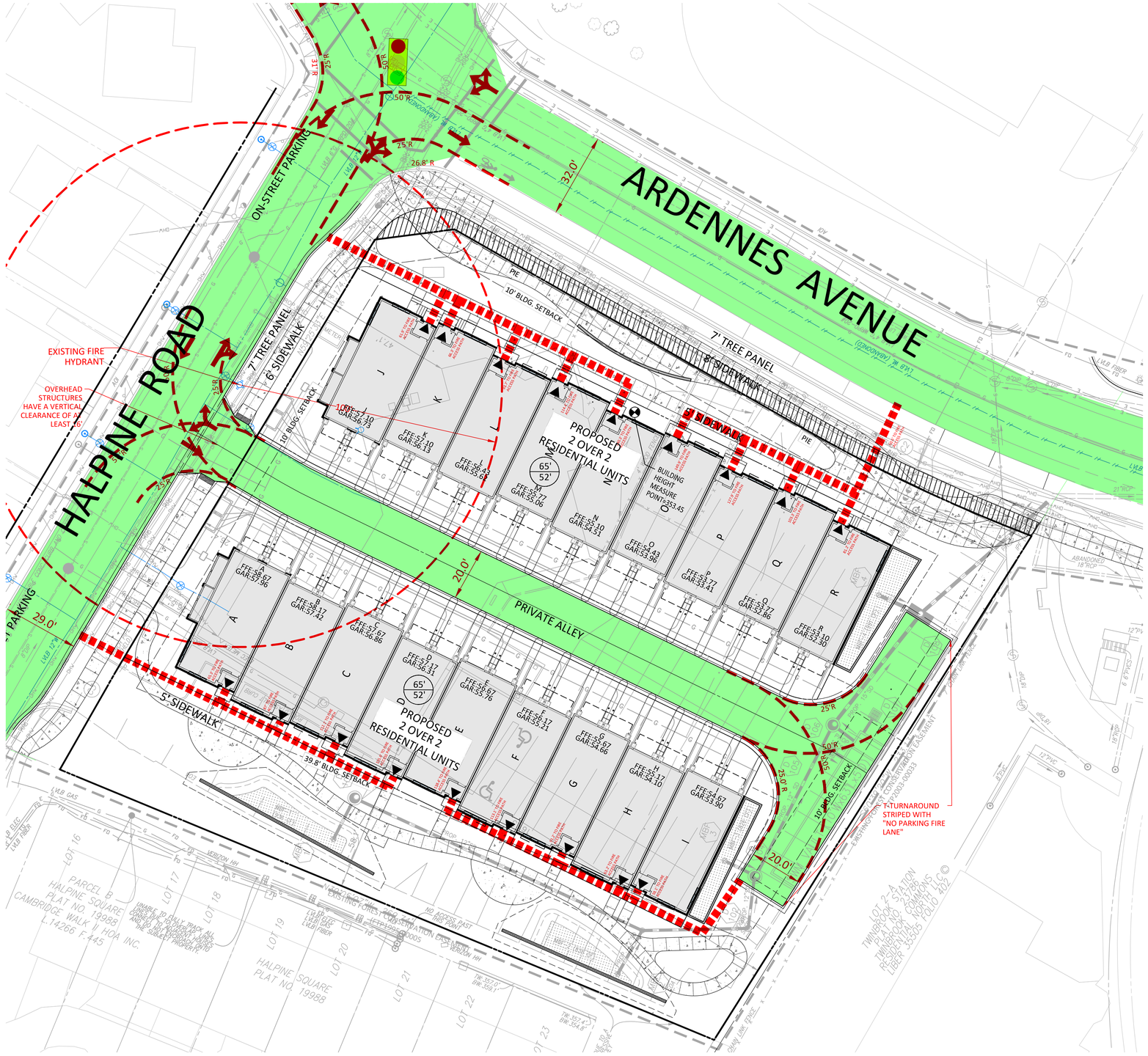

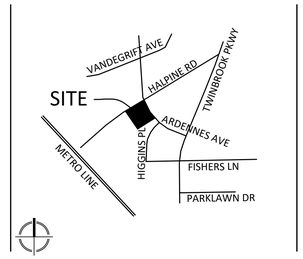

VICINITY MAP
SCALE: 1" = 2000'

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

NORTH

20 10 0 20 40 60

SCALE: 1"= 20'

Community Planning & Development Services
Received
April 8, 2024

NOT FOR CONSTRUCTION

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

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LAYOUT: FDA, Plotted By: schlatter

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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

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SUITE 400
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CONTACT: PATRICIA HARRIS

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

REVISIONS	DATE

HALPINE ROAD

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

LEVEL 2 SITE PLAN FIRE PROTECTION 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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DATE ISSUED: 12/01/2023

VIKA PROJECT VM50639A
DRAWING NO.
SHEET NO. SP-5

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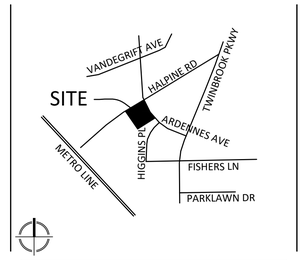
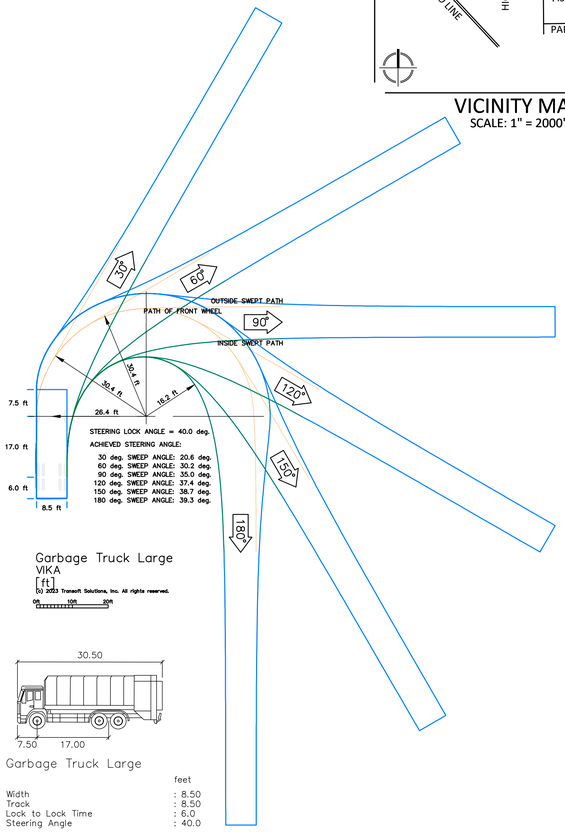


VICINITY MAP
SCALE: 1" = 2000'



Garbage Truck Large
VIKA
ft
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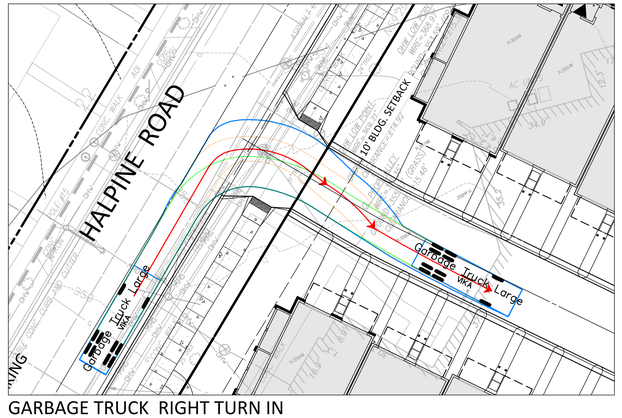
Garbage Truck Large

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



GARBAGE TRUCK RIGHT TURN IN

NOT FOR CONSTRUCTION

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www.call811.com or http://www.missutility.net
48 HOURS IN ADVANCE OF ANY
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Community Planning & Development Services
Received
April 8, 2024

LAYOUT: AUTO (TRASH), Plotted By: schlatter

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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
1140 CONNECTICUT AVE NW, SUITE 1010
WASHINGTON, DC 20036
202.296.8625
CONTACT: KATIE WAGNER

REVISIONS	DATE

HALPINE ROAD

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

GARBAGE TRUCK MOVEMENT STUDY

PROFESSIONAL SEAL
STATE OF MARYLAND
MICHAEL B. GOODMAN
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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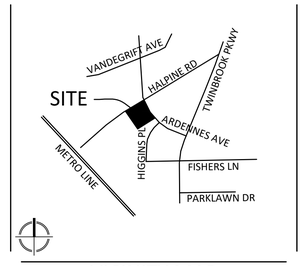
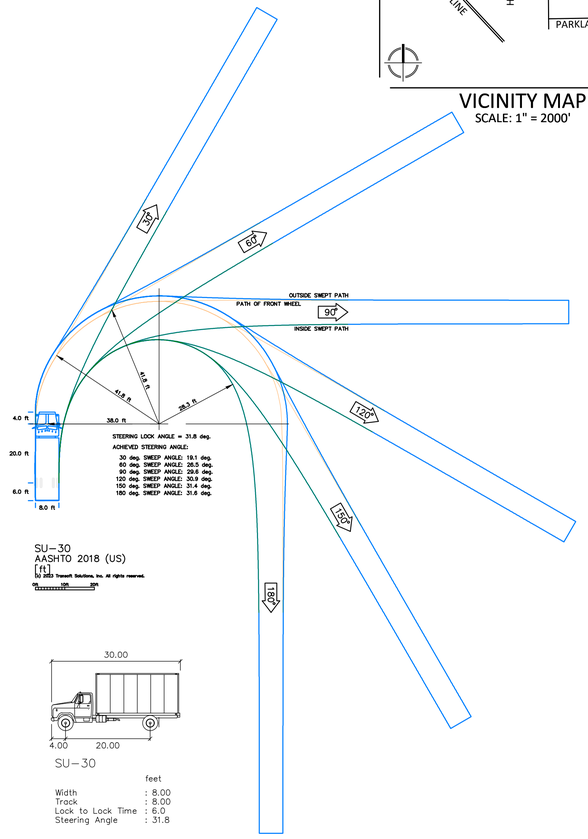
DATE ISSUED: 12/01/2023

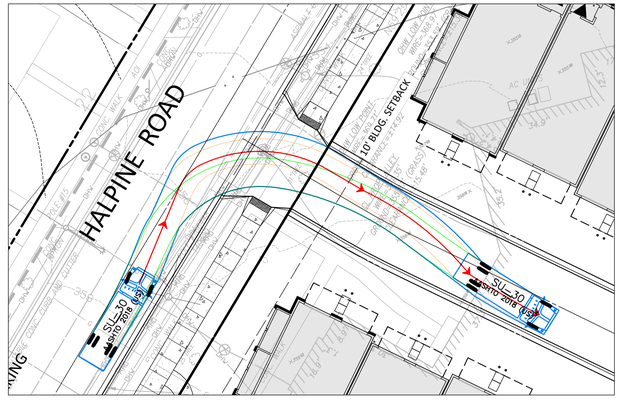
VIKA PROJECT VM50639A
DRAWING NO.
SHEET NO. SP-6

C:\50501-51000\50639\CAD\SITE\LO-LT SHEETS\50639200_P_AUTO.dwg — Friday, April 5, 2024 11:42:43 AM



VICINITY MAP
SCALE: 1" = 2000'





SU-30 RIGHT TURN IN

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

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Community Planning & Development Services
Received
April 8, 2024

LAYOUT: AUTO (SU30), Plotted By: schlatter

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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: KATIE WAGNER

REVISIONS	DATE

HALPINE ROAD

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

SU-30 MOVEMENT STUDY

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

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A 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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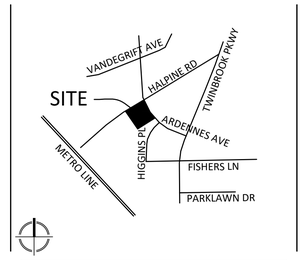
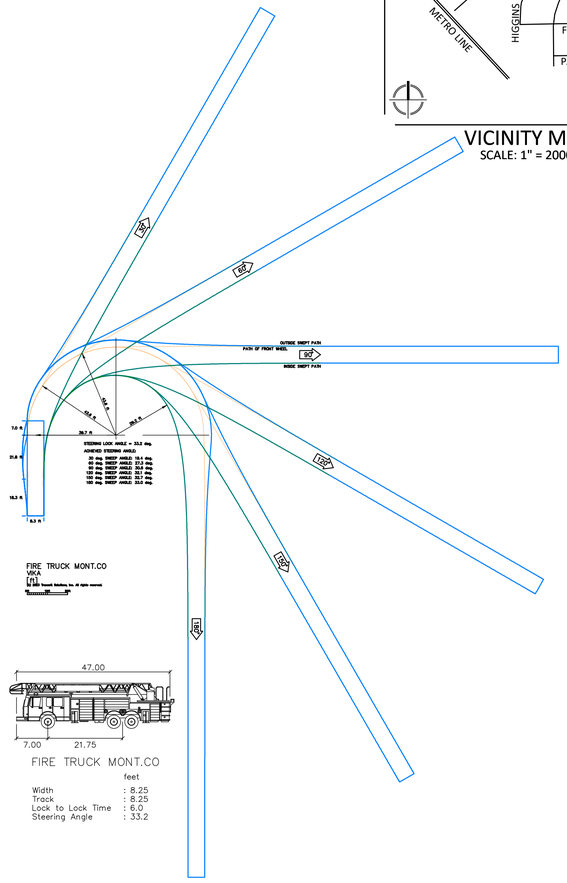
DATE ISSUED: 12/01/2023

VIKA PROJECT VM50639A
DRAWING NO.
SHEET NO. SP-7

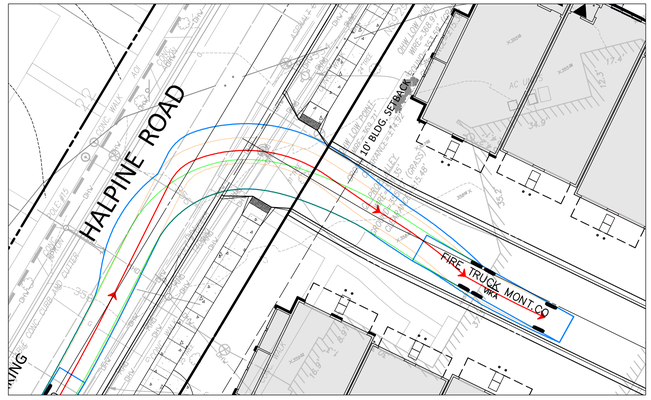
C:\50501-51000\50639\CADD\SITE\LO-01 SHEETS\50639200_P_AUTO.dwg — Friday, April 5, 2024 11:43:33 AM



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
SCALE: 1"= 20'

NOT FOR CONSTRUCTION

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Community Planning & Development Services
Received
April 8, 2024

LAYOUT: AUTO (FIRE), Plotted By: schlatter

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703.934.9367
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: KATIE WAGNER

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

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DATE ISSUED: 12/01/2023

VIKA PROJECT VM50639A
DRAWING NO.
SHEET NO. SP-8

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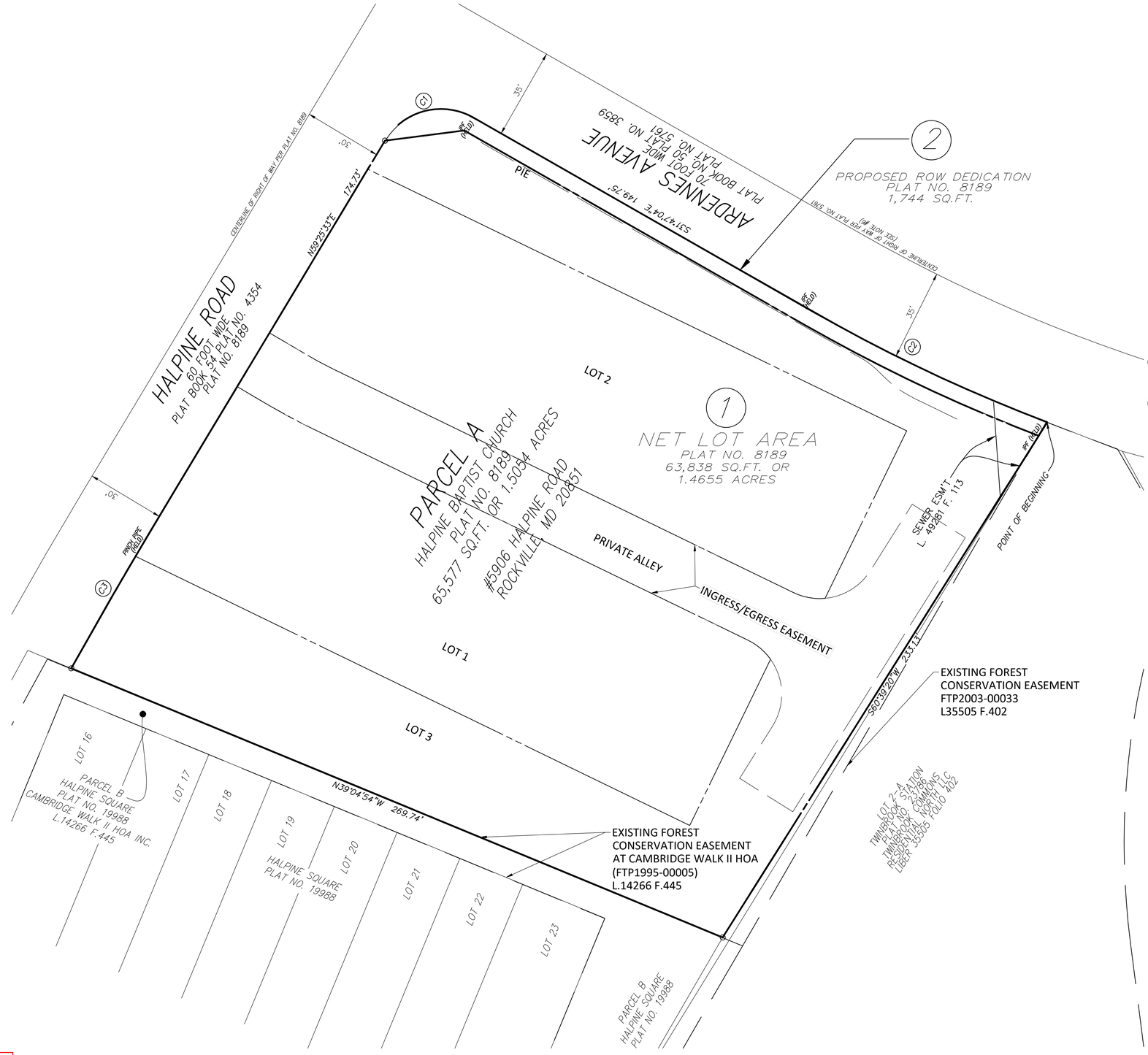

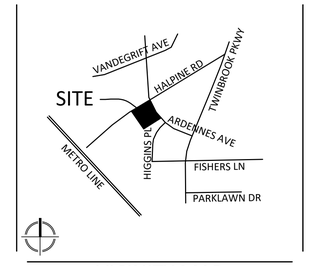

VICINITY MAP
SCALE: 1" = 2000'

LOTTING DIAGRAM

CURRENT NET LOT AREA

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

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Community Planning & Development Services
Received
April 8, 2024

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

LAYOUT: SP-9, Plotted By: schlatter

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REVISIONS	DATE

HALPINE ROAD

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

LOTTING PLAN

PROFESSIONAL SEAL

STATE OF MARYLAND
MICHAEL B. GOODMAN
No. 27721
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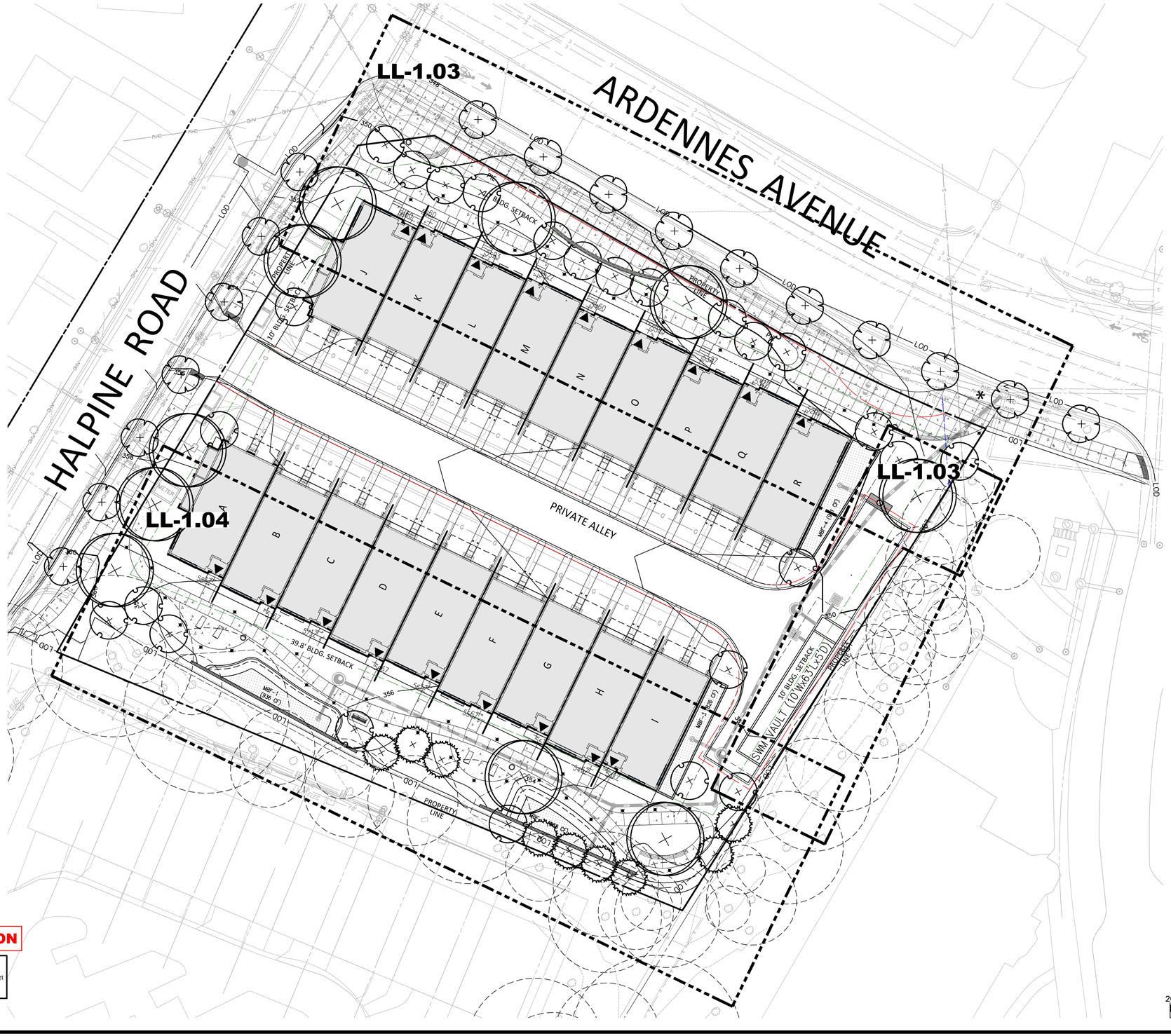
DESIGNED BY: MBG
DATE ISSUED: 12/01/2023

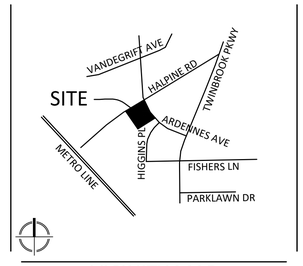
VIKA PROJECT VM50639A
DRAWING NO.
SHEET NO. SP-9

M:\50501-55000\50639\CAD\SITE\LOT SHEETS\50639200_P_LOTTING.dwg — Friday, April 5, 2024 11:48:16 AM

HALPINE ROAD

LEVEL 2 SITE PLAN LANDSCAPE ARCHITECTURE SET





VICINITY MAP
SCALE: 1" = 2000'

LEGEND

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

LANDSCAPE PLAN INDEX

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

Community Planning & Development Services
Received
April 8, 2024

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NORTH

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

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20251 Century Blvd., Suite 400
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301.916.4100 | vika.com

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

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

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

VIKA PROJECT VM50639A

DRAWING NO.

SHEET NO. LL-1.00

LAYOUT: LL-1.00, Plotted By: cheng
Plot Date: Wednesday, April 03, 2024 - 8:49:19 AM
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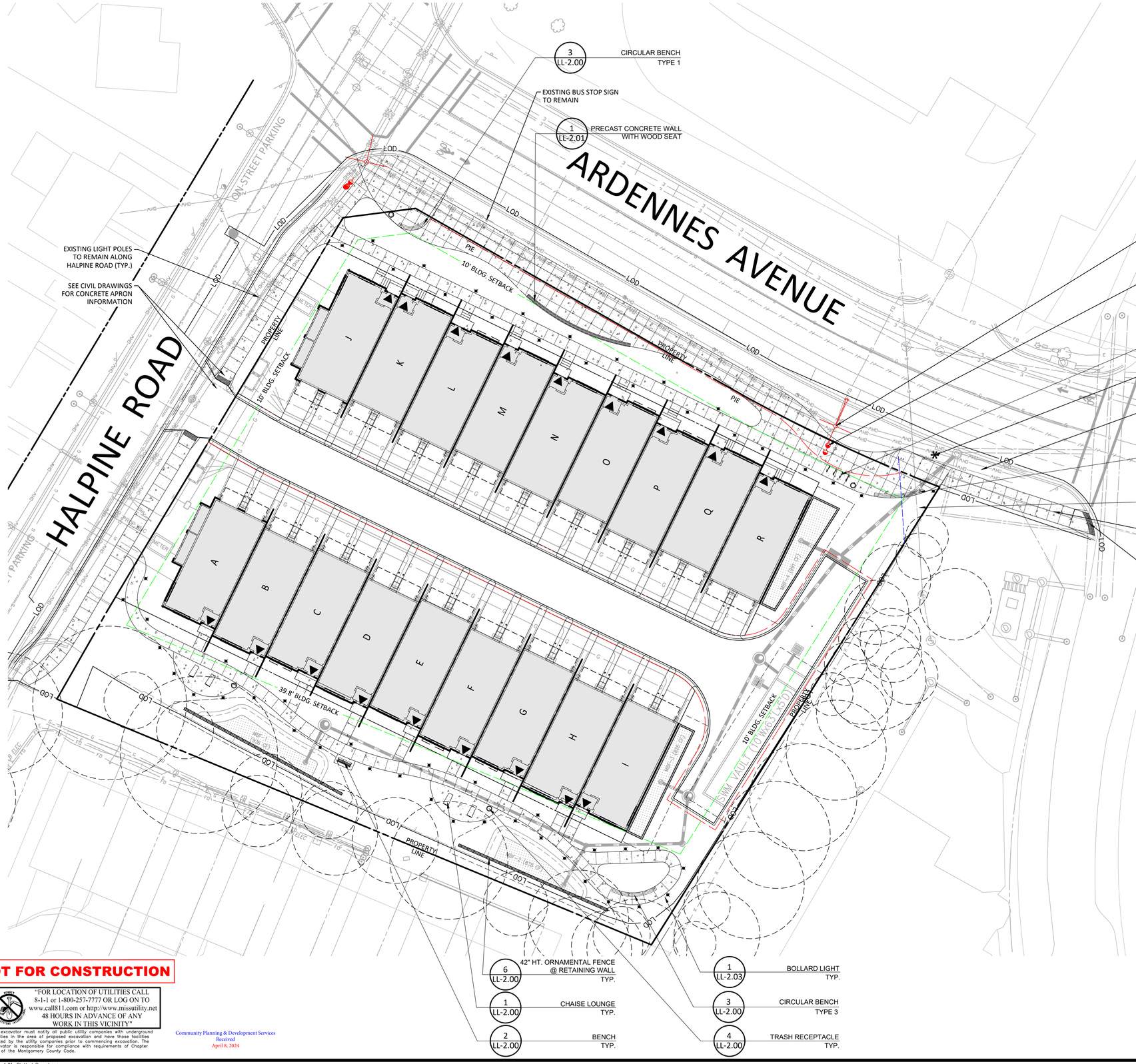

3 LL-2.00 CIRCULAR BENCH TYPE 1

EXISTING BUS STOP SIGN TO REMAIN

1 LL-2.01 PRECAST CONCRETE WALL WITH WOOD SEAT

EXISTING LIGHT POLES TO REMAIN ALONG HALPINE ROAD (TYP.)

SEE CIVIL DRAWINGS FOR CONCRETE APRON INFORMATION

EXISTING UTILITY POLES TO REMAIN ALONG ARDENNES AVE (TYP.)

CONTRACTOR TO PROVIDE SIDEWALK GUY TO THE EXISTING GUY WIRE (TYP.)

5 LL-2.00 BIKE RACK TYP.

ART PIECE'S DESIGN TO BE DETERMINED AT LATER DATE.

OFF-SITE IMPROVEMENTS -7' WIDE GREEN STRIP

3 LL-2.00 CIRCULAR BENCH TYPE 2

3 LL-2.02 PLANTING BED TYP.

OFF-SITE IMPROVEMENTS -8' WIDE SCORED CONCRETE PAVING

OFF-SITE IMPROVEMENTS -HANDICAP RAMP

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

1 LL-2.00 CHAISE LOUNGE TYP.

2 LL-2.00 BENCH TYP.

1 LL-2.03 BOLLARD LIGHT TYP.

3 LL-2.00 CIRCULAR BENCH TYPE 3

4 LL-2.00 TRASH RECEPTACLE TYP.

LEGEND

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

NOTES:

1. PROPOSED SITE FURNISHINGS THAT ARE LOCATED IN THE RIGHT AWAY ARE FREE STANDING, PAD MOUNTED, 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'

NOT FOR CONSTRUCTION

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

Community Planning & Development Services
Received
April 8, 2024

LAYOUT: LL-1.01, Plotted By: cheng

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REVISIONS	DATE

HALPINE ROAD

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

OVERALL MATERIALS PLAN

PROFESSIONAL SEAL

STATE OF MARYLAND — ESRA SOYTUTAN — 3960 — LANDSCAPE ARCHITECT

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LICENSE No.: 3960
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DRAWN BY: JC
DESIGNED BY: ES
DATE ISSUED: 04/05/2024

VIKA PROJECT VM50639A

DRAWING NO.

SHEET NO. LL-1.01

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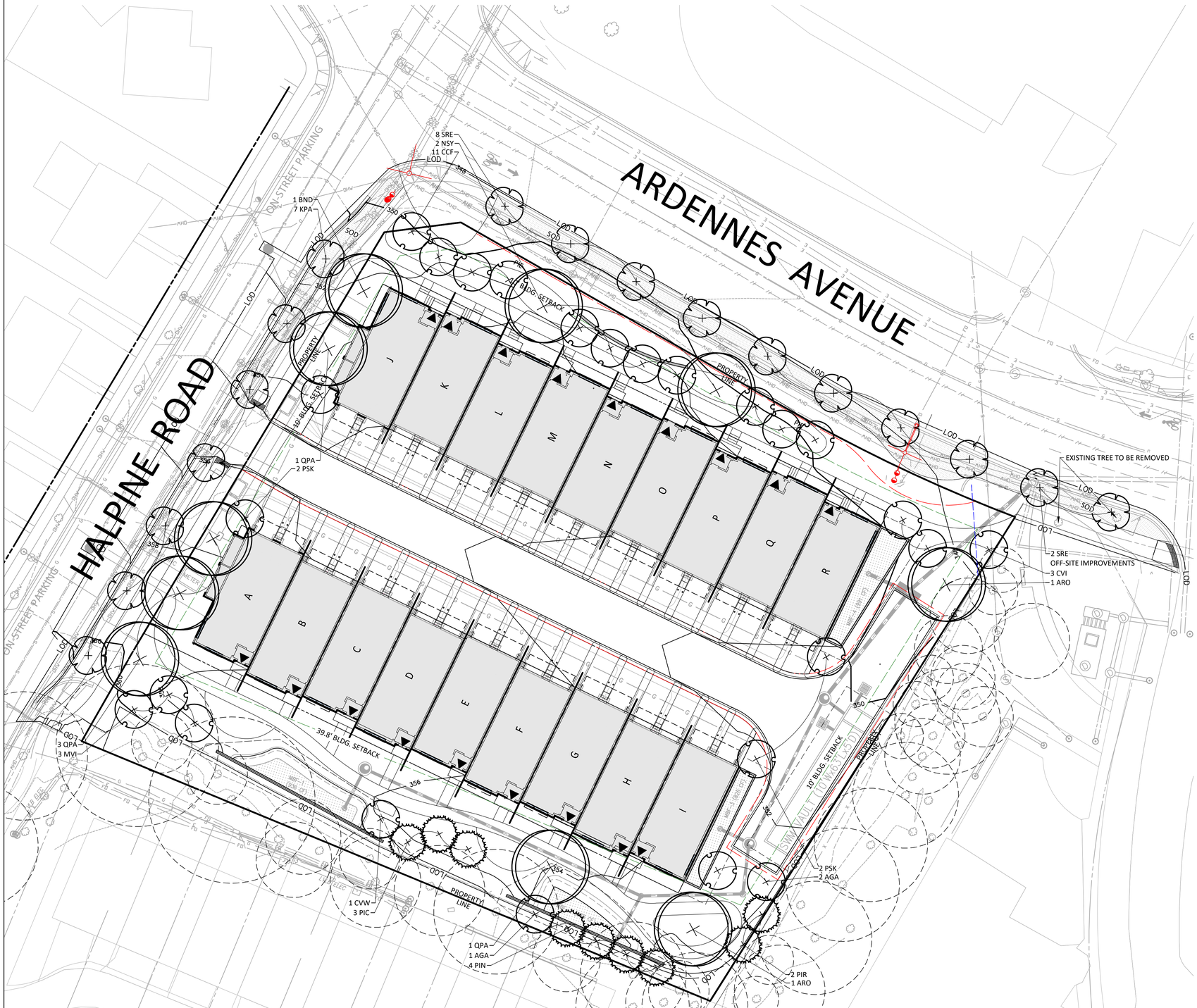

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Community Planning & Development Services
Received
April 8, 2024

PLANT SCHEDULE

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

LEGEND

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

NOTES:

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.
4. SEE SHEET LL-1.03, LL-1.04 FOR PLANTING PLAN ENLARGEMENTS. SEE SHEET LL-2.02 FOR PLANTING DETAILS AND MASTER SCHEDULE.

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

OVERALL TREE PLANTING PLAN

PROFESSIONAL SEAL

STATE OF MARYLAND · ESRA SOYTUTAN · 3960 · LANDSCAPE ARCHITECT

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

VIKA PROJECT VM50639A

DRAWING NO.

SHEET NO. LL-1.02

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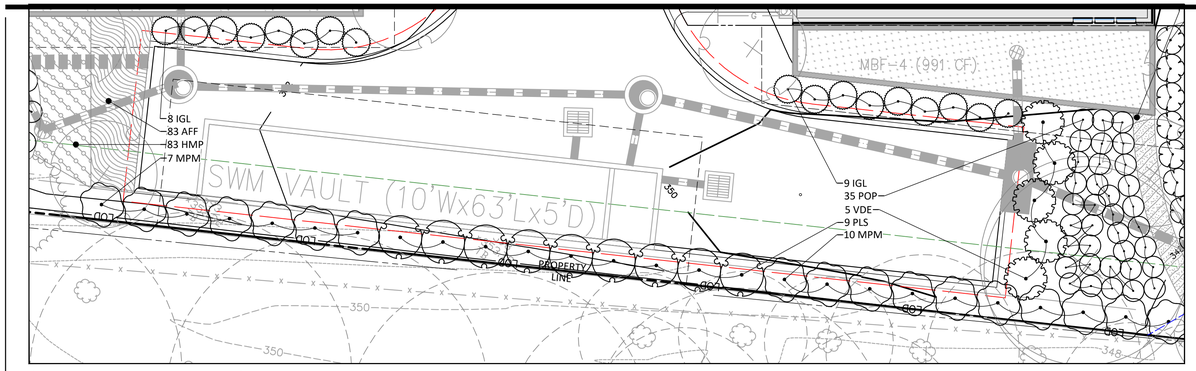
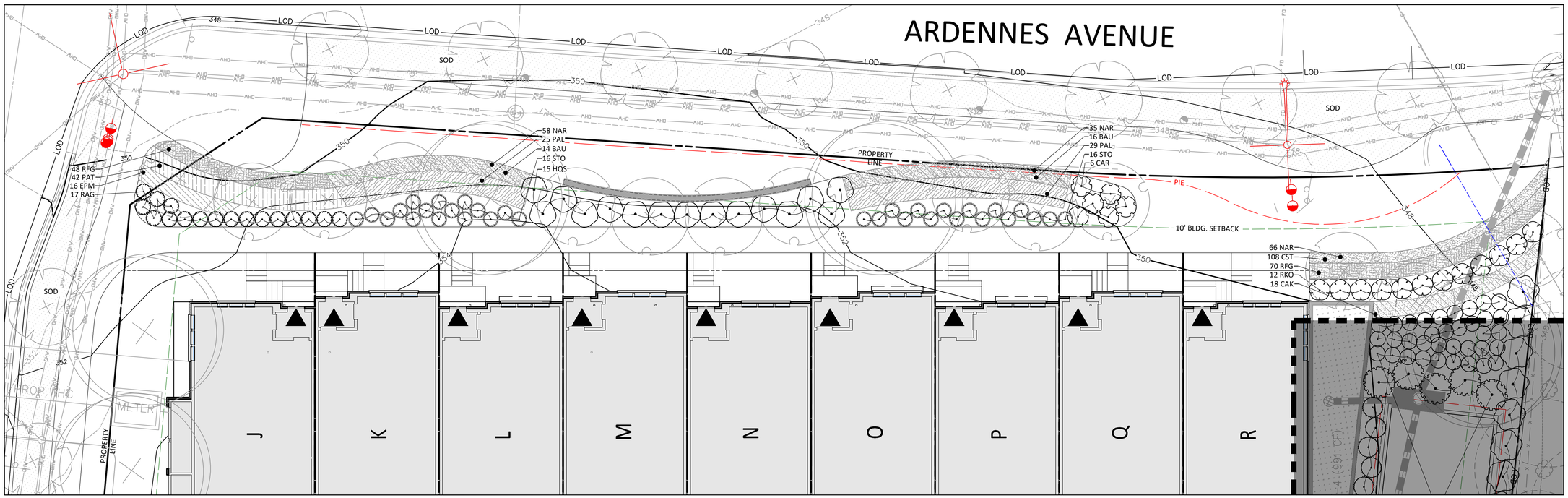
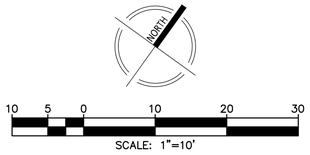
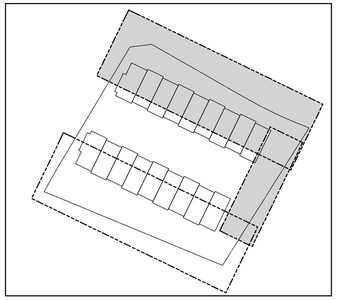


SHRUB BUFFER ENLARGEMENT



PLANTING PLAN NORTH ENLARGEMENT





KEY MAP
SCALE: 1" = 100'

PLANT SCHEDULE

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

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

LEGEND

- EXISTING SIGNIFICANT TREE TO REMAIN WITH CRZN SHOWING
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- PROPOSED STREET TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
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- PUBLIC IMPROVEMENT EASEMENT
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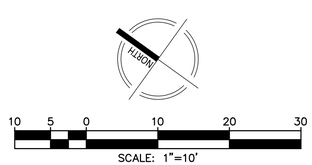
- EXISTING SANITARY SEWER EASEMENT
- PROPOSED STORM DRAIN
- LOD — LIMIT OF DISTURBANCE

NOTES:

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



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REVISIONS	DATE

HALPINE ROAD

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PLANTING PLAN ENLARGEMENTS

PROFESSIONAL SEAL

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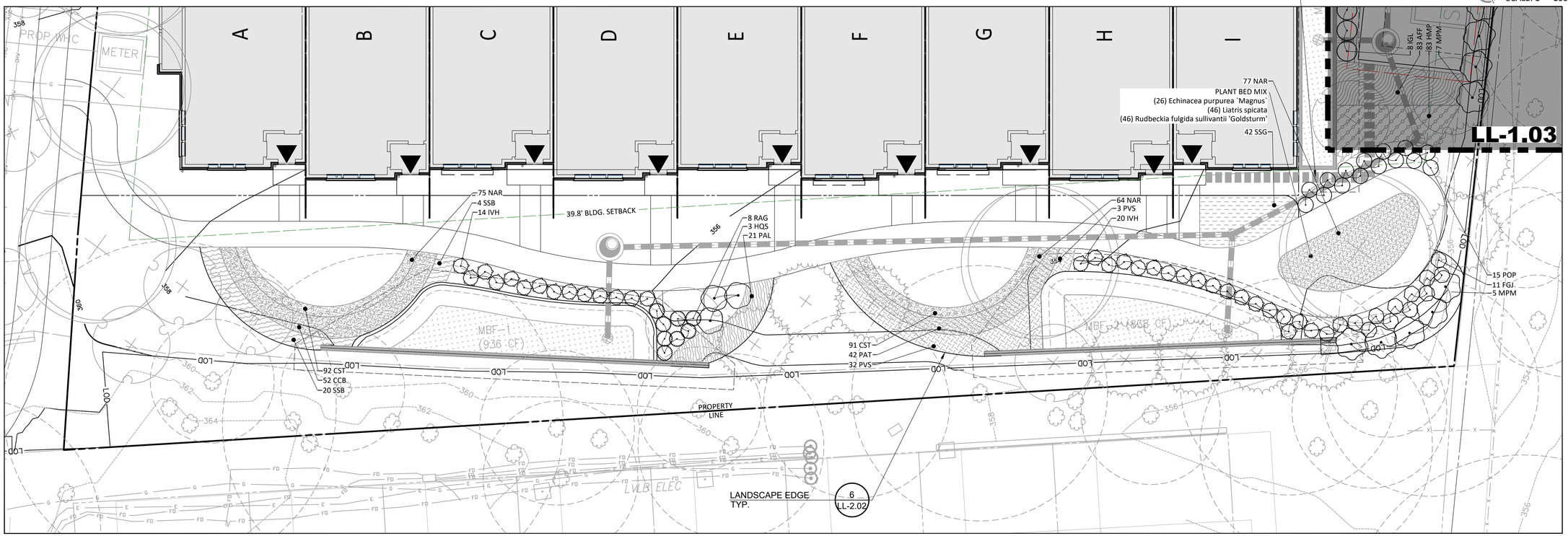
VIKA PROJECT VM50639A

DRAWING NO.

SHEET NO. LL-1.03



KEY MAP
SCALE: 1" = 100'

PLANTING PLAN SOUTH ENLARGEMENT

PLANT SCHEDULE

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

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

LEGEND

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

NOTES:

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

10 5 0 10 20 30
SCALE: 1"=10'

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
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Community Planning & Development Services
Received
April 8, 2024

LAYOUT: LL-1.04, Plotted By: cheng

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Our Site Set on the Future.

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703.934.9367
DAVID DeMARCO
David.DeMarco@PulteGroup.com

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REVISIONS	DATE

HALPINE ROAD

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

PLANTING PLAN ENLARGEMENT

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

VIKA PROJECT VM50639A

DRAWING NO.

SHEET NO. LL-1.04

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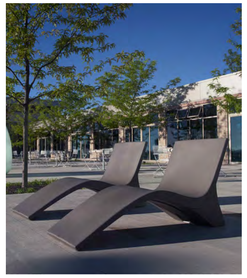
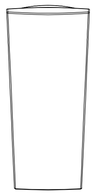
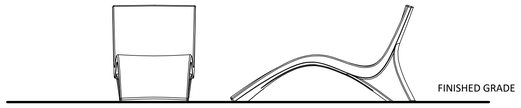
CHAISE LOUNGE SPECIFICATIONS:

MODEL:	CHILL™ CHAISE LOUNGE
SIZE:	33"H X 28"W X 62"D
COLOR:	SUBMIT SAMPLES TO LANDSCAPE ARCHITECT
MATERIAL:	POLYETHYLENE
INSTALLATION:	FREESTANDING
QUANTITY:	4
MANUFACTURER:	LANDSCAPE FORMS OR APPROVED EQUAL WWW.LANDSCAPEFORMS.COM





PLAN VIEW



ELEVATION

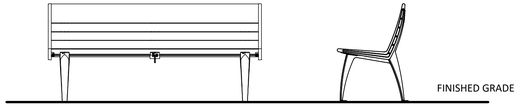
1 CHAISE LOUNGE

1/2" = 1'-0" P-50639-SIT-02

BENCH SPECIFICATIONS:

MODEL:	AUSTIN BENCH WITH BACK
SIZE:	33"H X 72"L X 24"D
COLOR:	SUBMIT SAMPLES TO LANDSCAPE ARCHITECT
MATERIAL:	WOOD SEATING WITH ALUMINUM FRAME
INSTALLATION:	SURFACE MOUNTED
QUANTITY:	1
MANUFACTURER:	LANDSCAPE FORMS OR APPROVED EQUAL WWW.LANDSCAPEFORMS.COM

PLAN VIEW



ELEVATION

2 BENCH

1/2" = 1'-0" P-50639-SIT-03

CIRCULAR BENCH SPECIFICATIONS:

MODEL: YL

TYPE 1 - HALPINE PLAZA
SIZE: 7.5' INNER RADIUS, 90 DEGREE ARC ANGLE

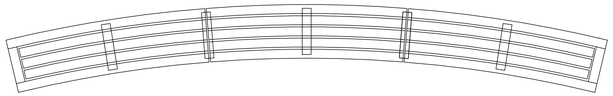
TYPE 2 - ARDENNES PLAZA
SIZE: 39' INNER RADIUS, 30 DEGREE ARC ANGLE

TYPE 3 - LOOP PATHWAY
SIZE: 17.5' INNER RADIUS, 60 DEGREE ARC ANGLE

MATERIAL:	IPE
INSTALLATION:	SURFACE MOUNTED
MANUFACTURER:	SITE-CRAFT OR APPROVED EQUAL WWW.SITE-CRAFT.COM

NOTES:

1. CONTRACTOR TO PROVIDE SURFACE MOUNTING HARDWARE.
2. CONTRACTOR TO FOLLOW MANUFACTURER'S INSTALLATION GUIDE.
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SUBMITTALS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
4. CONTRACTOR TO FIELD MEASURE THE PAVING OUTLINE AND VERIFY THE BENCH SIZE WITH LANDSCAPE ARCHITECT PRIOR TO FABRICATION.



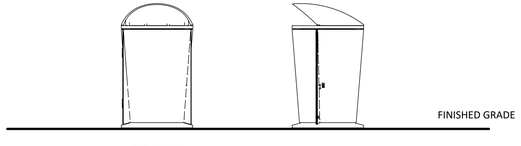
3 CIRCULAR BENCH

1/2" = 1'-0" P-50639-SIT-09

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
QUANTITY:	4
MANUFACTURER:	LANDSCAPE FORMS OR APPROVED EQUAL WWW.LANDSCAPEFORMS.COM

PLAN VIEW



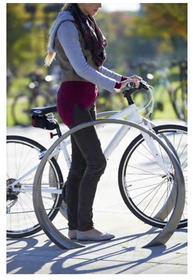
ELEVATION

4 TRASH RECEPTACLE

1/2" = 1'-0" 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
QUANTITY:	4
MANUFACTURER:	LANDSCAPE FORMS OR APPROVED EQUAL WWW.LANDSCAPEFORMS.COM

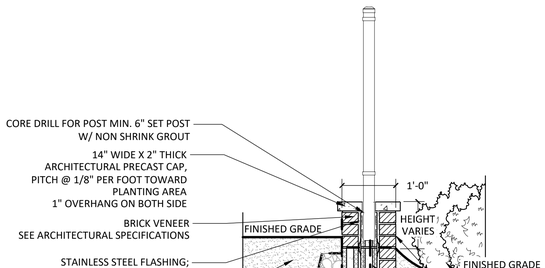


PLAN VIEW

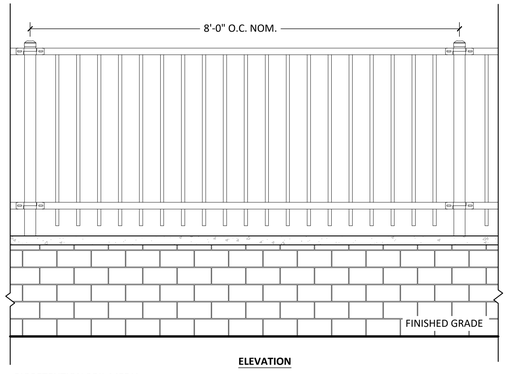
ELEVATION

5 BIKE RACK

1/2" = 1'-0" P-50639-SIT-05



SECTION



ELEVATION

ORNAMENTAL FENCE SPECIFICATIONS:

MODEL:	MONTAGE PLUS MAJESTIC 2 RAIL
SIZE:	42" HEIGHT 2 1/2" POST 3/4" PICKET
POWDERCOAT:	BLACK
MATERIAL:	STEEL
MANUFACTURER:	AMERISTAR FENCE OR APPROVED EQUAL WWW. AMERISTARFENCE. COM

NOTES:

1. DAMP PROOFING TO BE APPLIED TO ALL EXPOSED SIDES AND TOP OF CMU BEFORE INSTALLING VENEER. ADDITIONAL DAMP PROOFING TO BE APPLIED TO TOP PF BRICK WALL PRIOR TO INSTALLING THE CAP.
2. WATER PROOFING TO BE APPLIED TO SURFACE OF MASONRY WALL ADJACENT TO PLANTER SOIL.
3. SUBMIT BRICK VENEER AND CAP SAMPLES TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION FOR APPROVAL.
4. SEE GRADING PLAN FOR WALL ELEVATIONS.
5. SEE STRUCTURAL DRAWINGS FOR FOOTING AND REINFORCEMENT DETAILS.

6 42" HT. ORNAMENTAL FENCE @ RETAINING WALL

3/4" = 1'-0" P-50639-WAL-01

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Community Planning & Development Services
Received
April 8, 2024

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.

LAYOUT: LL-2.00, Plotted By: cheng

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CONTACT: KATIE WAGNER

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: ES
DATE ISSUED: 04/05/2024

VIKA PROJECT VM50639A

DRAWING NO.

SHEET NO. LL-2.00

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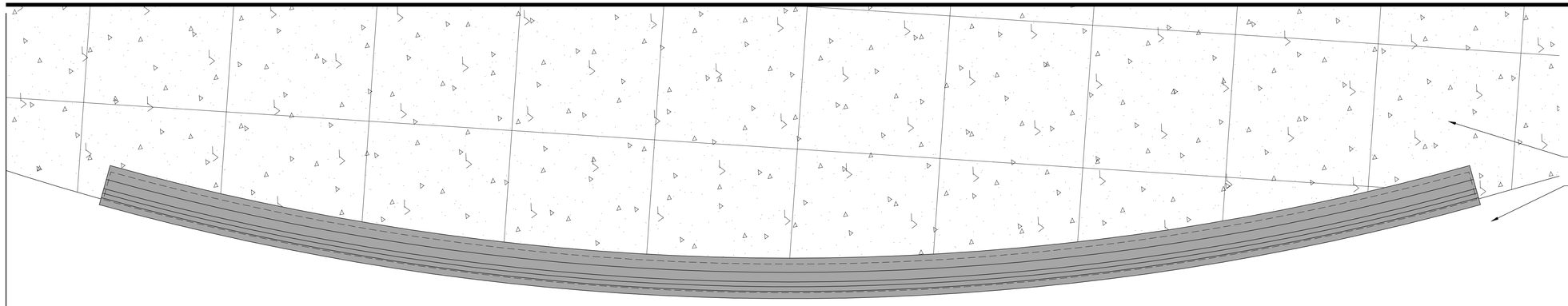
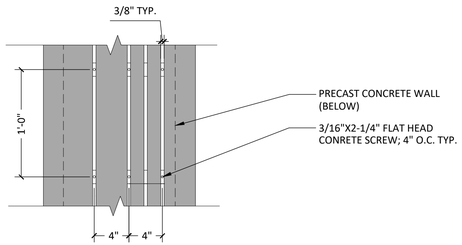
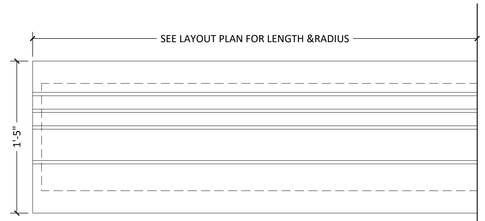


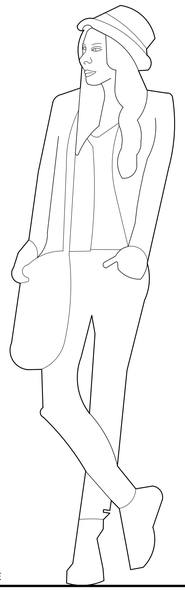
SITE PLAN VIEW

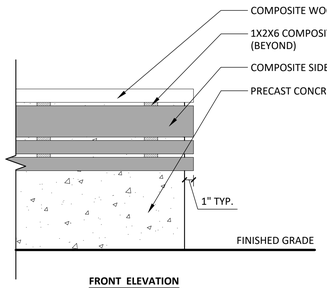


TOP PLAN VIEW

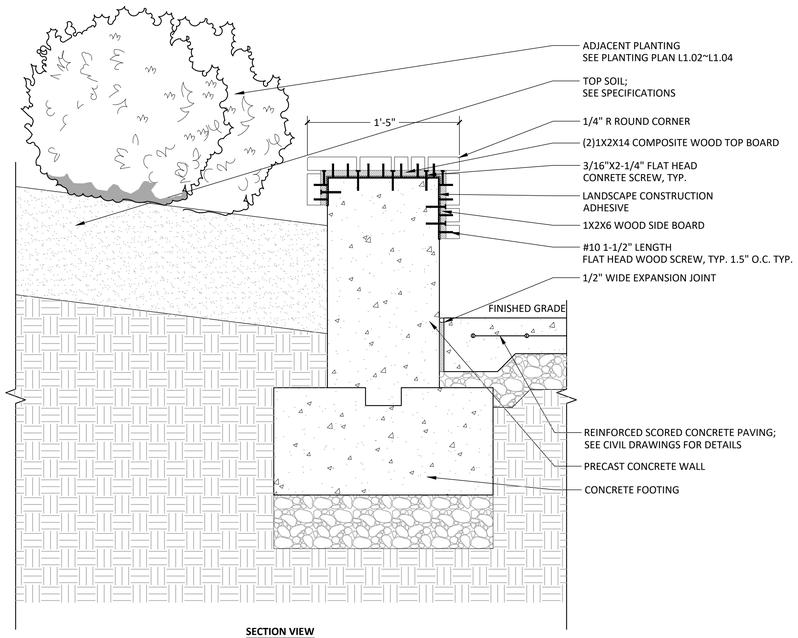


PLAN VIEW

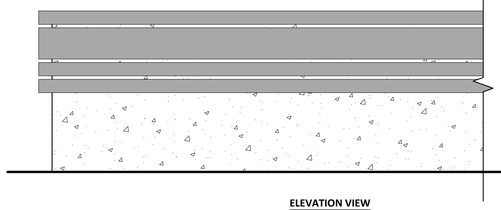




FRONT ELEVATION



SECTION VIEW



ELEVATION VIEW

COMPOSITE WOOD SEAT SPECIFICATIONS:

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

NOTE:

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

1 PRECAST CONCRETE WALL WITH WOOD SEAT

1 1/2" = 1'-0"

P-50639-SIT-10

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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HALPINE ROAD

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SITE DETAILS

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DATE ISSUED: 04/05/2024

VIKA PROJECT VM50639A

DRAWING NO.

SHEET NO. LL-2.01

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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 WORK IN THIS VICINITY"

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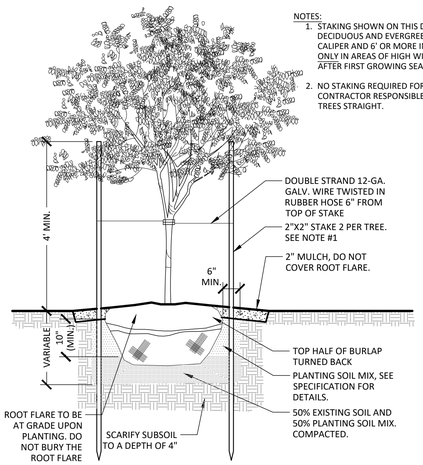
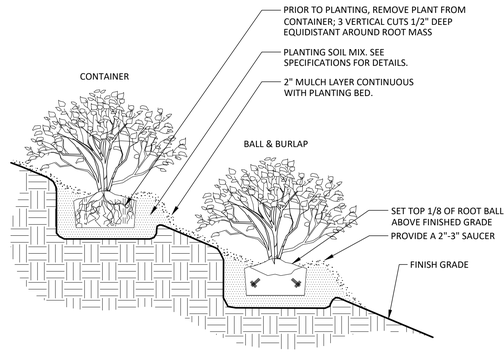


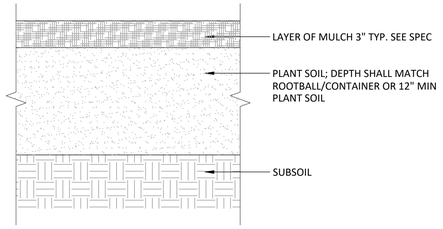
NOTES:

1. STAKING SHOWN ON THIS DETAIL IS FOR DECIDUOUS AND EVERGREEN TREES UNDER 4" CALIPER AND 6' OR MORE IN HEIGHT. STAKE TREES ONLY IN AREAS OF HIGH WIND. REMOVE STAKES AFTER FIRST GROWING SEASON.
2. NO STAKING REQUIRED FOR STREET TREES. CONTRACTOR RESPONSIBLE FOR KEEPING STREET TREES STRAIGHT.

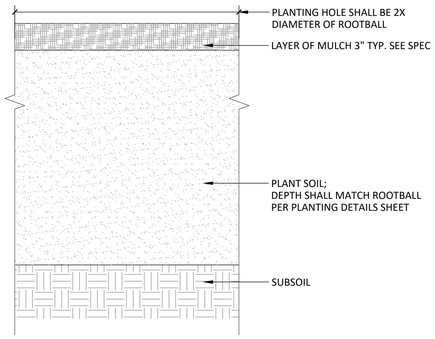
1 TREE PLANTING
NOT TO SCALE — 329343-01



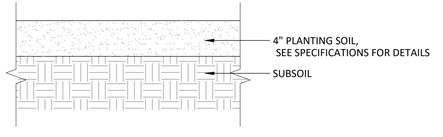
2 SHRUB PLANTING ON SLOPE
NOT TO SCALE — 329333.13-13



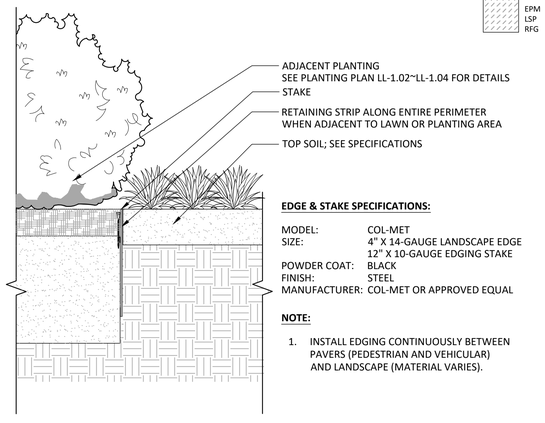
3 PLANTING BED
1 1/2" = 1'-0" — P-50239-77



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



EDGE & STAKE SPECIFICATIONS:

MODEL: COL-MET
SIZE: 4" X 14-GAUGE LANDSCAPE EDGE
12" X 10-GAUGE EDGING STAKE
POWDER COAT: BLACK
FINISH: STEEL
MANUFACTURER: COL-MET OR APPROVED EQUAL

NOTE:

1. INSTALL EDGING CONTINUOUSLY BETWEEN PAVERS (PEDESTRIAN AND VEHICULAR) AND LANDSCAPE (MATERIAL VARIES).

6 LANDSCAPE EDGE
1 1/2" = 1'-0" — P-50639-PLA-01

PLANT SCHEDULE

	CODE	BOTANICAL / COMMON NAME	QTY	SIZE		REMARKS
CANOPY TREES						
	ARO	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	2	3-3.5" CAL.		STRONG SINGLE LEADER/SPECIMEN
	BND	BETULA NIGRA 'BNMTF' / DURA HEAT® RIVER BIRCH	1	3-3.5" CAL.		MULTISTEMMED SPECIMEN, 3 STEM MINIMUM
	NSY	NYSSA SYLVATICA / TUPELO	2	3-3.5" CAL.		STRONG SINGLE LEADER/SPECIMEN
	QPA	QUERCUS PALUSTRIS / PIN OAK	5	3-3.5" CAL.		STRONG SINGLE LEADER/SPECIMEN
EVERGREEN TREES						
	PIC	PICEA ABIES / NORWAY SPRUCE	3	12-14` HEAVY		STRONG SINGLE LEADER/SPECIMEN
	PIR	PICEA RUBENS / RED SPRUCE	2	12-14` HEAVY		STRONG SINGLE LEADER/SPECIMEN
	PIN	PINUS STROBUS / WHITE PINE	4	12-14` HEAVY		STRONG SINGLE LEADER/SPECIMEN
ORNAMENTAL AND UNDERSTORY TREES						
	AGA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	3	12-14` HEAVY		MULTISTEMMED SPECIMEN, 3 STEM MINIMUM
	CCF	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD	11	12-14` HEAVY		STRONG SINGLE LEADER/SPECIMEN
	CVI	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	3	12-14` HEAVY		MULTISTEMMED SPECIMEN, 3 STEM MINIMUM
	CVW	CRATAEGUS VIRIDIS 'WINTER KING' / WINTER KING HAWTHORN	1	12-14` HEAVY		STRONG SINGLE LEADER/SPECIMEN
	MVI	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	3	12-14` HEAVY		MULTISTEMMED SPECIMEN, 3 STEM MINIMUM
	PSK	PRUNUS SERRULATA 'KWANZAN' / KWANZAN JAPANESE FLOWERING CHERRY	4	12-14` HEAVY		CONSISTENT HT. & FORM, FULL CROWN
STREET TREES - ORNAMENTAL						
	KPA	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	7	12-14` HEAVY		
	SRE	SYRINGA RETICULATA / JAPANESE TREE LILAC	10	12-14` HEAVY		

	CODE	BOTANICAL / COMMON NAME	QTY	SIZE	SPACING	REMARKS
SHRUBS						
	CAR	CLETHRA ALNIFOLIA 'RUBY SPICE' / RUBY SPICE SUMMERSWEET	6	30-36" HT.	48" o.c.	FULLY BRANCHED, 5 CANE MINIMUM
	FGJ	FOTHERGILLA GARDENII 'JANE PLATT' / JANE PLATT DWARF FOTHERGILLA	11	30-36" HT.	36" o.c.	FULLY BRANCHED; 5 CANE MINIMUM
	HQS	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' / SNOW QUEEN OAKLEAF HYDRANGEA	18	24-36" HT.	60" o.c.	FULLY BRANCHED; 5 CANE MINIMUM
	IGL	ILEX GLABRA / INKBERRY HOLLY	17	24-36" HT.	48" o.c.	MALE CULTIVAR, FULLY BRANCHED, 5 CANE MINIMUM
	IVH	ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPIRE	34	24-30" HT.	36" o.c.	FULLY BRANCHED, 5 CANE MINIMUM
	MPM	MYRICA PENSYLVANICA 'MORTON' / SILVER SPRITE BAYBERRY	22	24-36" HT.	72" o.c.	FULLY BRANCHED, 5 CANE MINIMUM
	POP	PHYSOCARPUS OPULIFOLIUS / NINEBARK	50	24-30" HT.	36" o.c.	FULLY BRANCHED, 5 CANE MINIMUM
	PLS	PRUNUS LAUROCERASUS 'SCHIPKAENSIS' / SCHIPKA ENGLISH LAUREL	9	30-36" HT.	72" o.c.	FULLY BRANCHED, 5 CANE MINIMUM
	RAG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	25	24-30" HT.	36" o.c.	FULLY BRANCHED, 5 CANE MINIMUM
	RKO	ROSA X 'KNOCK-OUT' RED / KNOCK OUT RED ROSE	12	24-36" HT.	48" o.c.	FULLY BRANCHED, 5 CANE MINIMUM
	STO	SPIRAEA TOMENTOSA / STEEPLEBUSH	32	24-36" HT.	36" o.c.	FULLY BRANCHED, 5 CANE MINIMUM
	VDE	VIBURNUM DENTATUM / VIBURNUM	5	30-36" HT.	72" o.c.	FULLY BRANCHED, 5 CANE MINIMUM

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY	CONT	SPACING	REMARKS
GROUND COVERS						
	AFF	ATHYRIUM FILIX-FEMINA / COMMON LADY FERN	83	1 GAL	18" o.c.	FULLY ROOTED CONTAINER
	BAU	BAPTISIA AUSTRALIS / BLUE WILD INDIGO	30	1 GAL	36" o.c.	FULLY ROOTED CONTAINER
	CAK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	18	1 GAL	30" o.c.	FULLY ROOTED CONTAINER
	CST	CAREX STRICTA / TUSSOCK SEDGE	291	1 GAL	12" o.c.	FULLY ROOTED CONTAINER
	CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST BLUEBEARD	52	1 GAL	24" o.c.	FULLY ROOTED CONTAINER
	EPM	ECHINACEA PURPUREA `MAGNUS` / MAGNUS PURPLE CONEFLOWER	16	1 GAL	24" o.c.	FULLY ROOTED CONTAINER
	HMP	HEUCHERA MICRANTHA 'PALACE PURPLE' / PALACE PURPLE CREVICE ALUMROOT	83	1 GAL	18" o.c.	FULLY ROOTED CONTAINER
	NAR	NARCISSUS X 'DUTCH MASTER' / DUTCH MASTER DAFFODIL	375	BULB	24" o.c.	PLANT WITHIN THE REGULAR PLANT MATERIALS
	PVS	PANICUM VIRGATUM 'SQUAW' / SQUAW SWITCH GRASS	35	1 GAL	30" o.c.	FULLY ROOTED CONTAINER
	PAL	PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS	75	1 GAL	30" o.c.	FULLY ROOTED CONTAINER
	PAT	PEROVSKIA ATRIPLICIFOLIA 'BLUE SPIRE' / BLUE SPIRE RUSSIAN SAGE	84	1 GAL	24" o.c.	FULLY ROOTED CONTAINER
	RFG	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / GOLDSTURM CONEFLOWER	118	1 GAL	18" o.c.	FULLY ROOTED CONTAINER
	SSB	SCHIZACHYRIUM SCOPARIUM 'THE BLUES' / THE BLUES LITTLE BLUESTEM	24	1 GAL	30" o.c.	FULLY ROOTED CONTAINER
	SSG	SOLIDAGO SPHACELATA 'GOLDEN FLEECE' / AUTUMN GOLDENROD	42	1 GAL	24" o.c.	FULLY ROOTED CONTAINER
		PLANT BED MIX	297 SF			PLANT IN GROUPS OF 3-7.
	EPM	ECHINACEA PURPUREA `MAGNUS` / MAGNUS PURPLE CONEFLOWER	26	1 GAL	33% @ 24" o.c.	FULLY ROOTED CONTAINER
	LSP	LIATRIS SPICATA / SPIKE GAYFEATHER	46	1 GAL	33% @ 18" o.c.	FULLY ROOTED CONTAINER
	RFG	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / GOLDSTURM CONEFLOWER	46	1 GAL	33% @ 18" o.c.	FULLY ROOTED CONTAINER

Community Planning & Development Services
Received
April 8, 2024

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

Our Site Set on the Future.

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

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202.296.8625
CONTACT: KATIE WAGNER

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

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

VIKA PROJECT VM50639A

DRAWING NO.

SHEET NO. LL-2.02

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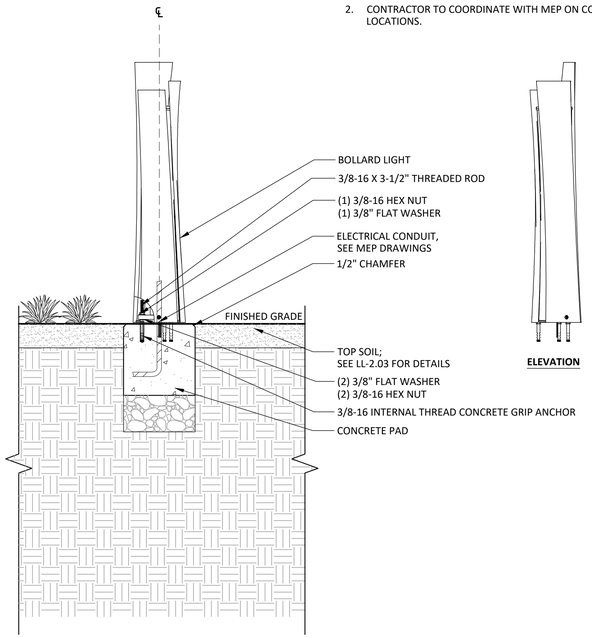
PLAN VIEW

BOLLARD SPECIFICATIONS:

MODEL: GUIDE W/ LED LIGHTING
DIMENSIONS: 8 3/4" X 8 1/2" X 43 3/4"
MATERIAL: CAST ALUMINUM
INSTALLATION: SURFACE MOUNTED
QUANTITY: 54
MANUFACTURER: LANDSCAPE FORMS OR APPROVED EQUAL
WWW.LANDSCAPEFORMS.COM

NOTES:

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



ELEVATION

1 BOLLARD LIGHT

1" = 1'-0"

P-50639-LIG-01

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LAYOUT: LL-2.03, Plotted By: cheng

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REVISIONS	DATE

HALPINE ROAD

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WSSC GRID: 216NW06
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LIGHTING DETAILS

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

VIKA PROJECT VM50639A

DRAWING NO.

SHEET NO. LL-2.03

C:\50501-51000\50639\CADD\SITE\PLOT SHEETS\50639200_P_DTLS.dwg — Wednesday, April 3, 2024 3:20:57 PM

LEGEND

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

OVERALL FOOT-CANDLE LEVELS

1

0.5

SINGLE LIGHT FOOT-CANDLE LEVELS

1

0.5

LUMINAIRE SCHEDULE

SYMBOL	QTY	TYPE
	18	BUILDING LIGHT - FRONT
	54	PATH LIGHT

NOT FOR CONSTRUCTION

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

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

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April 8, 2024

NORTH

20 10 0 20 40 60

SCALE: 1"= 20'

LAYOUT: LL-3.00, Plotted By: cheng

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Germantown, MD 20874
301.916.4100 | vika.com

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

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ATTORNEY
LERCH, EARLY & BREWER, CHTD.
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TRAFFIC ENGINEER
GOROVE SLADE
1140 CONNECTICUT AVE NW, SUITE 1010
WASHINGTON, DC 20036
202.296.8625
CONTACT: KATIE WAGNER

REVISIONS	DATE

HALPINE ROAD

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

LIGHTING PLAN

PROFESSIONAL SEAL

STATE OF MARYLAND · ESRA SOYTUTAN · 3960 · LANDSCAPE ARCHITECT

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

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DESIGNED BY: MBG
DATE ISSUED: 04/05/2024

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SHEET NO. LL-3.00

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LEGEND

- OPEN AREA
- PUBLIC USE SPACE

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

NOTES:

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

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

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

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DESIGNED BY: MBG
DATE ISSUED: 12/01/2023
VIKA PROJECT: VM50639A
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SHEET NO. LL-4.00

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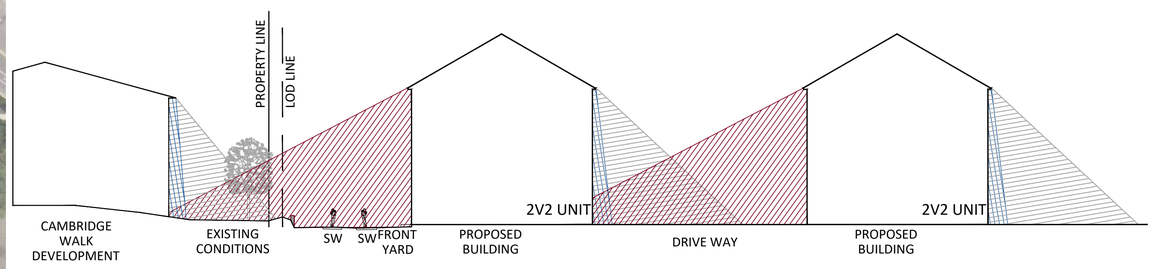
MARCH

PROPOSED BUILDING
EXISTING BUILDING
SHADOW AREA AT 9AM
SHADOW AREA AT 12PM
SHADOW AREA AT 3PM

50 25 0 50
SCALE: 1"=50'



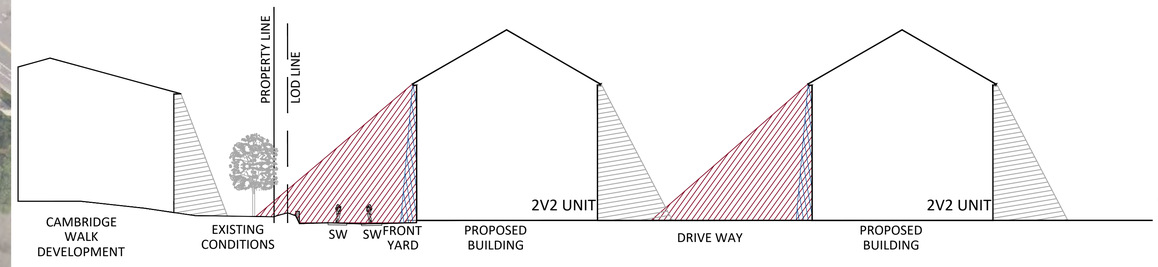
SHADOW AREA AT 9AM
SHADOW AREA AT 12PM
SHADOW AREA AT 3PM

20 10 0 20
SCALE: 1"=20'

JUNE

PROPOSED BUILDING
EXISTING BUILDING
SHADOW AREA AT 9AM
SHADOW AREA AT 12PM
SHADOW AREA AT 3PM

50 25 0 50
SCALE: 1"=50'



SHADOW AREA AT 9AM
SHADOW AREA AT 12PM
SHADOW AREA AT 3PM

20 10 0 20
SCALE: 1"=20'

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April 8, 2024

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REVISIONS	DATE

HALPINE ROAD

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

SHADOW STUDY

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

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NAME: ESRA SOYTUTAN, RLA, LEED AP ND
LICENSE No.: 3960
EXPIRATION DATE: 03/09/2025

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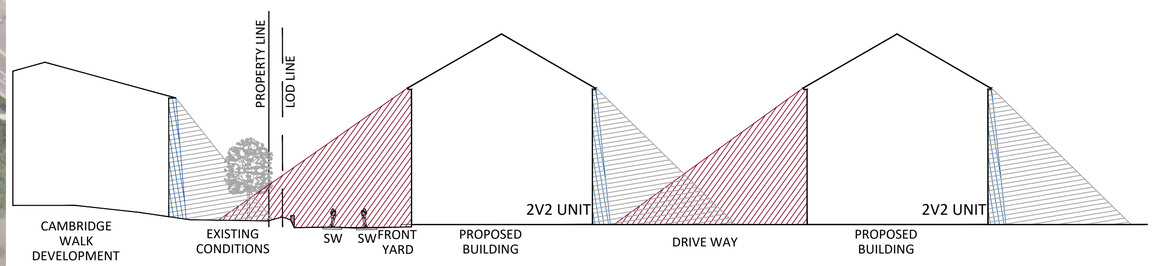
SHEET NO. LL-5.00

V:\50501-51000\50639\CADD\EXHIBITS\WORKING_LA 1. CONCEPT\50639200_SHADE STUDY TTB.dwg ~ Wednesday, April 3, 2024 3:26:59 PM

SEPTEMBER

PROPOSED BUILDING
EXISTING BUILDING
SHADOW AREA AT 9AM
SHADOW AREA AT 12PM
SHADOW AREA AT 3PM

50 25 0 50
SCALE: 1"=50'



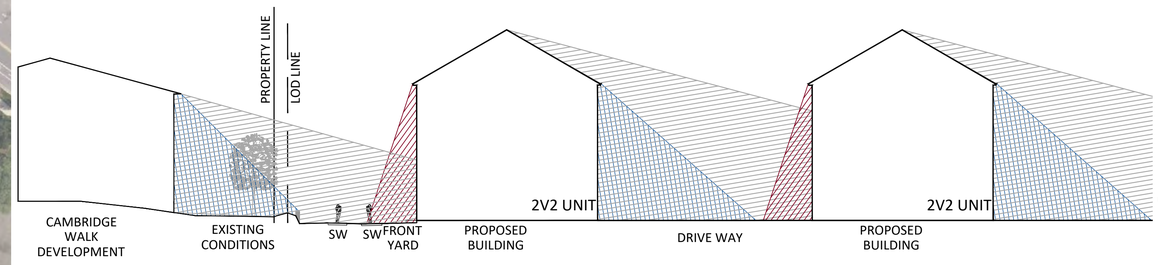
SHADOW AREA AT 9AM
SHADOW AREA AT 12PM
SHADOW AREA AT 3PM

20 10 0 20
SCALE: 1"=20'

DECEMBER

PROPOSED BUILDING
EXISTING BUILDING
SHADOW AREA AT 9AM
SHADOW AREA AT 12PM
SHADOW AREA AT 3PM

50 25 0 50
SCALE: 1"=50'



SHADOW AREA AT 9AM
SHADOW AREA AT 12PM
SHADOW AREA AT 3PM

20 10 0 20
SCALE: 1"=20'

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LAYOUT: LL-5.01, Plotted By: cheng

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REVISIONS	DATE

HALPINE ROAD

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

SHADOW STUDY

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

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FINAL FOREST CONSERVATION PLAN

HALPINE ROAD

FCP WORKSHEET

CITY OF ROCKVILLE FOREST CONSERVATION WORKSHEET
Halpine Road (50639)

NET TRACT AREA:

A. Total tract area ...		1.51
B. Deductions (Proposed Right Of Way Dedication)		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

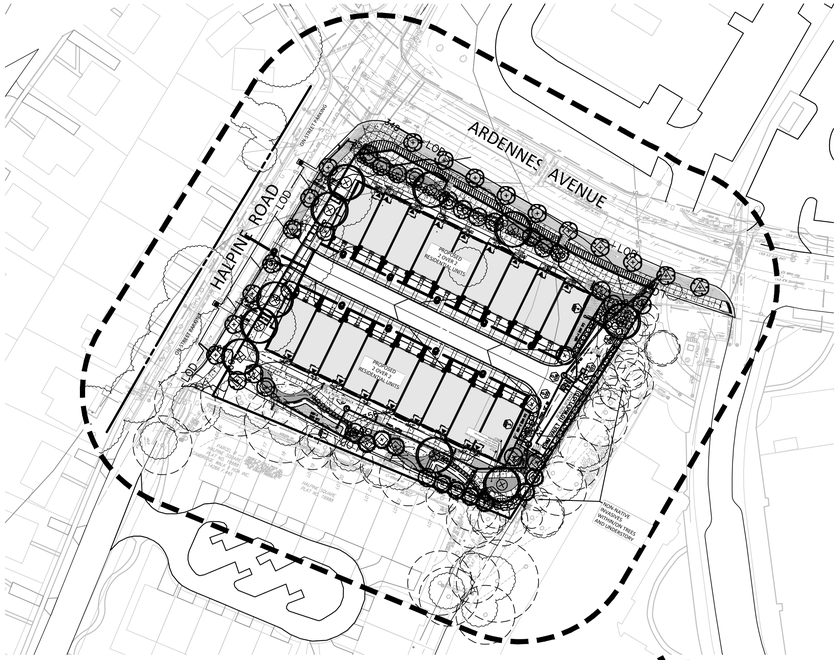
Sources: Rockville Code of Ordinances sec. 10.5-22(d)

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'

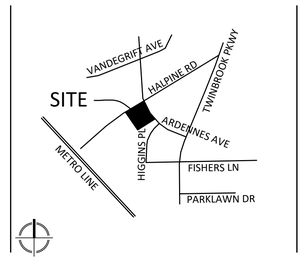
NNI TABLE

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



LOCAL VICINITY MAP

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



VICINITY MAP
SCALE: 1" = 2000'

SHEET INDEX

FFCP-1	FINAL FOREST CONSERVATION PLAN COVER
FFCP-2	FINAL FOREST CONSERVATION PLAN
FFCP-3	FINAL TREE REMOVAL PLAN
FFCP-4	FINAL FOREST CONSERVATION TABLES
FFCP-5	FINAL FOREST CONSERVATION NOTES
FFCP-6	FINAL FOREST CONSERVATION DETAILS

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 MARYLAND STATE GRID NORTH (NAD 83/91) AND THE VERTICAL DATUM IS NGVD 88. TOPOGRAPHIC AND BOUNDARY SURVEY WAS PERFORMED BY VIKA MARYLAND, LLC, APRIL 18, 2023.
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

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

Our Site Set on the Future.

PREPARED FOR:
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FAIRFAX, VA 22031
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REVISIONS	DATE

HALPINE ROAD

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

FINAL FOREST CONSERVATION PLAN COVER

PROFESSIONAL SEAL

STATE OF MARYLAND · ERIC JUSTIN SCHLATTER · 3275 · 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: ERIC JUSTIN SCHLATTER, ASLA, PLA
LICENSE No.: 3275
EXPIRATION DATE: 11/17/2024

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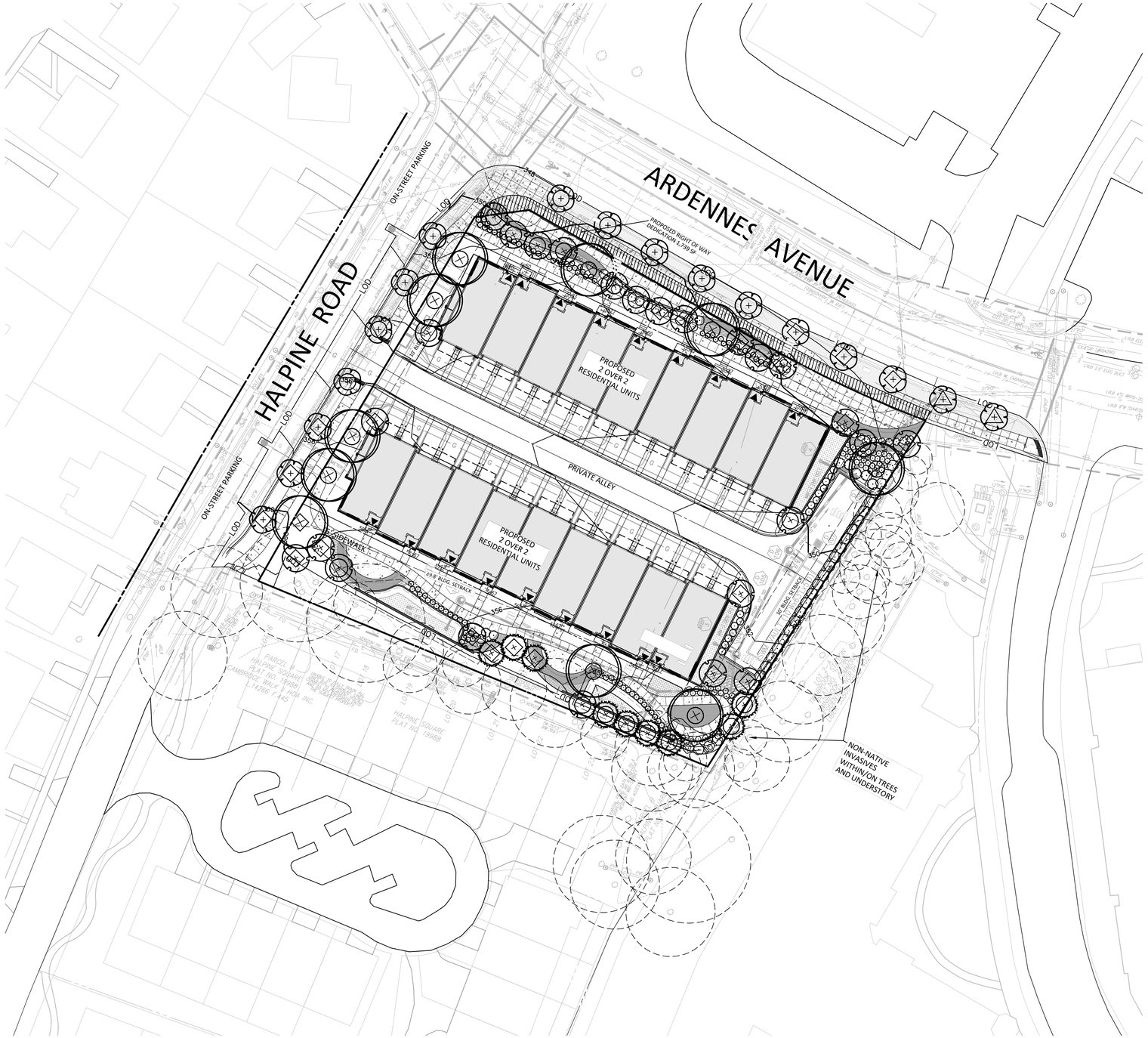
DESIGNED BY: MBG
DATE ISSUED: 12/01/2023

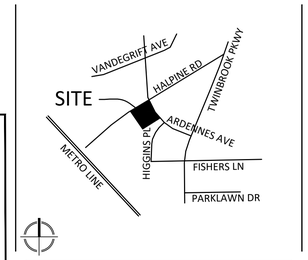
VIKA PROJECT VM50639A
DRAWING NO.
SHEET NO. FFCP-1



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
- PLANT BED MIX
- PRIVACY SHRUB MIX
- 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
- TP—RP—TP—RP — TREE PROTECTION FENCE
- EXISTING TREE CANOPY (NOT FOREST)
- EXISTING TREE < 6"DBH
- FOREST CONSERVATION CREDIT
- SIGNIFICANT REPLACEMENT TREE
- REPLACEMENT TREES FOR FTP2003-0003
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED STREET TREE

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



VICINITY MAP
SCALE: 1" = 2000'

NORTH

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

NOT FOR CONSTRUCTION

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

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

Community Planning & Development Services
Received
April 8, 2024

LAYOUT: FFCP-2, Plotted By: schlatter

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HALPINE ROAD

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

FINAL FOREST CONSERVATION PLAN

PROFESSIONAL SEAL

STATE OF MARYLAND — ERIC JUSTIN SCHLATTER — 3275 — LANDSCAPE ARCHITECT

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DATE ISSUED: 12/01/2023

VIKA PROJECT VM50639A

DRAWING NO.

SHEET NO. FFCP-2

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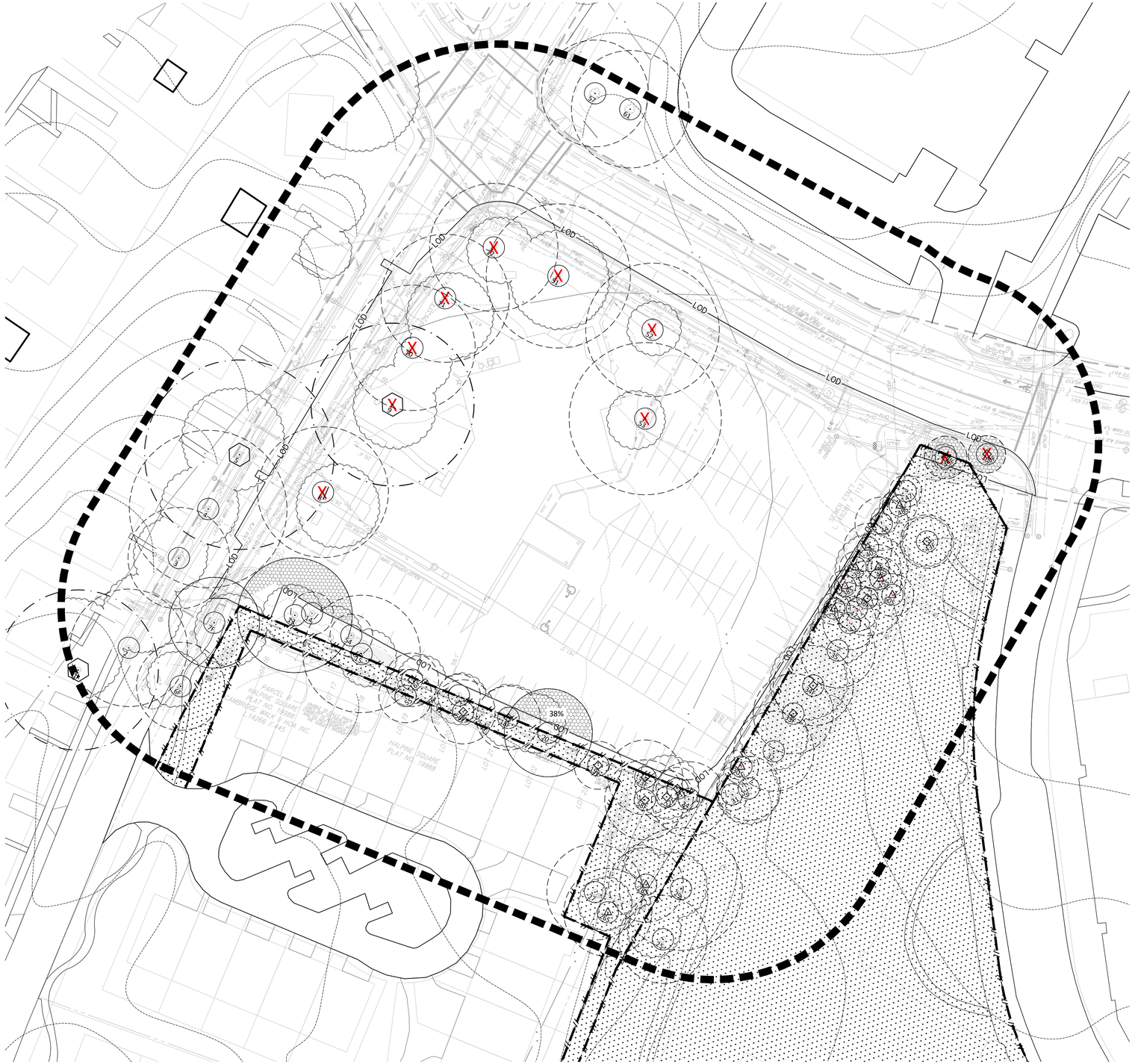

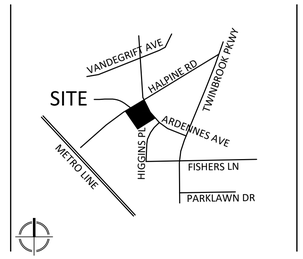

VICINITY MAP
SCALE: 1" = 2000'

PLAN LEGEND

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- BRL — 100 YEAR FLOODPLAIN 25' BRL
- SVB — STREAM VALLEY BUFFER
- 2UC / 400 — SOILS
- RP — RP — ROOT PRUNING TRENCH
- 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

NOT FOR CONSTRUCTION

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Community Planning & Development Services
Received
April 8, 2024

NORTH

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

LAYOUT: FFCP-3, Plotted By: schlatter

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HALPINE ROAD

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

FINAL FOREST CONSERVATION PLAN TREE REMOVAL

PROFESSIONAL SEAL
STATE OF MARYLAND · ERIC JUSTIN SCHLATTER · 3275 · LANDSCAPE ARCHITECT

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

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SIGNIFICANT & SPECIMEN TREE TABLE

PROPOSED TREE SUMMARY CHART

PFCP/FFCP

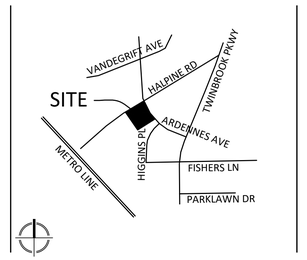
#	SCIENTIFIC NAME	COMMON NAME	DBH	Area CRZ	CRZ IMPACT SF	CRZ IMPACT%	CTLA %	COR CTLA %	Remarks	PREVIOUS FTP PLAN #	PREV.CREDIT	DISPOSITION	OWED	REPLACEMENT TREES REQD.	CREDIT TYPE	MAXIMUM CREDIT AMOUNT
LANDSCAPE SETTING >/= 12" DBH (NO EXISTING CREDIT)																
1	***Fagus grandifolia***	**American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

*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.

PROPOSED PLANTING TABLE

QUANTITY	CODE	BOTANICAL NAME	COMMON NAME	SIZE (LG SHADE, LG EVG,ORN, SM EVG)	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	3	0	5	0	1000	1600
Halpine Road															
7		*Syringa reticulata*	Japanese Tree Lilac	ORN	B&B	2.5"	0	0	0	3	0	4	0	800	1400
On-Site Trees															
10			TBD	LG SHADE	B&B	2.5"	0	0	0	1	0	0	9	3600	4000
9			TBD	LG EVG	B&B	2.5"	0	0	0	3	0	0	6	2400	3600
25			TBD	ORN	B&B	2.5"	0	0	0	14	0	0	11	2200	5000
Off-Site Trees															
2		*Syringa reticulata*	Japanese Tree Lilac	ORN	B&B	2.5"	2	0	2	0	0	0	0	0	0
					TOTALS		N/A	**0**	**2**	**24**	**0**	**9**	**26**	**10000**	**15600**
* Street trees not to exceed 25% of total forest conservation credit requirement.					REQUIREMENTS		N/A		26*				X	9583	6558
FEE IN LIEU OPTION										-417 SF					

*2 Street Tree replacements for FTP2003-00033



VICINITY MAP
SCALE: 1" = 2000'

NOT FOR CONSTRUCTION

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

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Community Planning & Development Services
Received
April 8, 2024

LAYOUT: FFCP-4, Plotted By: schlatter

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

Our Site Set on the Future.

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

DESIGN CONSULTANTS

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REVISIONS	DATE

HALPINE ROAD

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

FINAL FOREST CONSERVATION TABLES

PROFESSIONAL SEAL

STATE OF MARYLAND · ERIC JUSTIN SCHLATTER · 3275 · 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: ERIC JUSTIN SCHLATTER, ASLA, PLA
LICENSE No.: 3275
EXPIRATION DATE: 11/17/2024

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

VIKA PROJECT VM50639A

DRAWING NO.

SHEET NO. FFCP-4

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Forest and Tree Preservation Ordinance Notes

NOVEMBER 2019

SEQUENCE OF EVENTS

The permittee is responsible for strict adherence to the sequence and details as outlined. During each stage of the project, forestry staff may provide additional direction based on site conditions, unforeseen circumstances, or approved revisions.

PRE-CONSTRUCTION

1. Permittee shall obtain a Forestry Permit (FTP) for the project and secure copies of the approved Forest Conservation Plan (FCP) for distribution to contractors. The Permittee is responsible for obtaining a Maryland Roadside Tree Permit if applicable. Contact Miss Utility at 1-800 257-7777.

2. The Permittee must coordinate and schedule an onsite preconstruction meeting with the following attendees: Permittee, Construction Superintendent, Maryland LTE/ISA Certified Arborist (if required by Forestry Department), the City Forestry Inspector, City Project Inspector, and City Sediment Control Inspector. The limits of disturbance must be staked and flagged prior to the preconstruction meeting. No land disturbance shall occur prior to this meeting. This includes, but is not limited to, the installation of tree protection fencing, sediment control measures, clearing, grading and tree stress reduction measures. The limits of disturbance will be reviewed, and tree protection and tree care measures will be discussed.

3. No land disturbance shall begin before stress-reduction measures as indicated on the approved FCP, or otherwise directed by the Forestry Inspector have been implemented and approved by Forestry Inspector. Measures not specified on the plan may be required as determined by the Forestry Inspector in consultation with the Permittee's MD LTE/ISA Certified Arborist. Appropriate stress-reduction measures may include, but are not limited to:
   a. Root pruning
   b. Crown reduction or pruning
   c. Watering
   d. Fertilizing
   e. Surface mulching
   f. Vertical mulching
   g. Root aeration matting

4. A professional with the dual credentials of Maryland Department of Natural Resources Licensed Tree Expert (LTE) and International Society of Arboriculture Certified Arborist (ISA CA) must perform all stress reduction measures. Documentation of these qualifications may be required. The measures must be done in accordance with *ANSI Standards for Tree Care Operations* (A300) and other industry best management practices. Implementation of the stress reduction measures must be observed by the Forestry Inspector or written documentation, including photographs must be sent via mail or email to the City Forestry Inspector.

5. Temporary tree protection devices, including signage, shall be installed per the approved Forest Conservation Plan, or as otherwise directed by the Forestry Inspector, and prior to any land disturbance. Tree protection fencing locations must be staked and flagged prior to the pre-construction meeting. The Forestry Inspector, in coordination with the City Sediment Control Inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan. The Permittee must contact the Forestry Inspector to schedule a follow up construction inspection after installing all tree protection measures and performing all stress reduction measures. Upon a satisfactory inspection by the Forestry Inspector and Sediment Control Inspector, a Notice to Proceed will be issued and clearing and grading can commence. Temporary tree protection devices may include:
   a. Chain link fence (four feet high)
   b. Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
   c. 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.

6. The Permittee and contractor shall maintain the temporary tree protection devices for the duration of the project and the location must not be altered without prior approval of the Forestry Inspector. No equipment, trucks, materials, debris, or any other items may be stored within the tree protection fence areas during the entire construction project. No access beyond the fenced area will be permitted. Tree Protection fencing shall not be removed without prior approval of the Forestry Inspector.

7. Long term tree protection devices/techniques, as shown on the FCP or as directed by the Forestry Inspector may include but are not limited to:
   a. Root aeration systems
   b. Retaining walls
   c. Raised sidewalks
   d. Tunneling of utilities
   e. Pier and panel walls
   f. Porous pavers

DURING CONSTRUCTION

1. Periodic inspections at the discretion of the Forestry Inspector will occur during the construction project. Corrections and repairs to all tree protection devices and other protective measures, as determined by the Forestry Inspector, must be made within the timeframe established by the Forestry Inspector.
2. The Permittee must immediately notify the Forestry Inspector of any damage to trees, forests, understory, ground cover, and any other undisturbed areas shown on the plan. Remedial actions to the restore these areas will be determined by the Forestry Inspector and the corrective actions must be made within the timeframe established by the Forestry Inspector.
3. Failure to comply with the approved FCP or any directive of the City Forester's office is a violation of the Forest and Tree Preservation Ordinance (FTPO). Pursuant to Section 10.5-34 of the FTPO, a fine in the amount of $1,000 may be imposed for each violation. Each day a violation continues is a separate violation. In addition, a stop work order may be issued until the violation has been abated and the fine has been paid or an appeal has been filed pursuant to Section 10.5-35 of the FTPO. Additional punitive measures as stated under Section 10.5-34 of the FTPO may be imposed.

POST CONSTRUCTION

1. After construction is completed, the Permittee must request a final inspection in writing with the Forestry Inspector. At the final inspection, the Forestry Inspector may require additional corrective measures, which may include, but is not limited to:
   a. Removal and replacement of dead and dying trees
   b. Pruning of damaged, dead or declining limbs
   c. Surface mulching
   d. Soil aeration
   e. Fertilization
   f. Watering
   g. Wound repair
   h. Clean up of retention areas including trash removal
2. After the final inspection and completion of all corrective measures the Forestry Inspector will request all temporary tree and forest protection devices be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both the City Sediment Control Inspector and the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.

INSTALLATION OF PLANT MATERIAL

1. The Permittee is responsible for obtaining the approved Forest Conservation Plan/Landscape Plan and providing a copy to the Landscape Contractor. The Permittee shall ensure that the Landscape Contractor can secure the plants shown the FCP/Landscape Plan. Plant substitutions are not allowed. It is strongly recommended that plant material be secured from supplier by the project start date.

2. A pre-planting meeting is required before installation of landscaping, afforestation, or reforestation. The applicant must schedule an on-site pre-planting meeting with the City Forestry Inspector. Attendees must include the Permittee, landscape contractor, and Forestry Inspector. Trees and shrubs shall conform to the current edition of the American Standard for Nursery Stock (ANSI Z60.1).

3. Comply with appropriate City Soil Specification:
   I. Soil Specification FOR TREE PLANTING WHERE EXISTING PAVEMENT OR OTHER IMPERVIOUS SURFACES WERE PREVIOUSLY LOCATED OR WHERE EXISTING GREENSPACE HAS BEEN SEVERELY DEGRADED[1]
      1. Site preparation
         a. Demolish existing impervious surface and remove all existing asphalt, concrete, stone and construction materials to expose subsoil free of debris.
         b. Excavate so that final planting bed will provide quality soil to a depth of forty-eight (48) inches, and to a radius of 10' minimum or to new hard edge of planting bed, whichever is less.
         c. Loosen exposed subsoil below 48" by ripping 18" into the sub grade elevation.
         d. Test to ensure that planting bed drains at a rate of at least 1 inch/per hour.
         e. Install imported soil to fill excavated planting bed. Imported soil shall have a texture of LOAM, per the USDA soil classification system and a chemical composition compatible with healthy tree growth. When installing the soil, it should be installed in lifts or layers of < 12 inches (30 cm), tamping or watering (not both) between lifts to minimize potential settling.
      2. Immediately prior to installation of plant material, the soil must be tested and must have a pH range between 5.5 and 7 and a nutrient content which corresponds to an adequate rating, per current industry standards. Amend soil, if necessary, to achieve the current industry standard.
      3. The Forestry Inspector may require additional soil specifications, based on site conditions.

   II. Soil Specification FOR PLANTING WHERE EXISTING GREEN SPACE HAS NOT BEEN PROTECTED FROM CONSTRUCTION IMPACTS BUT IS NOT SEVERELY DEGRADED.
      1. Site Preparation:
         a. Remove all construction debris and top four to six inches of existing soil.
         b. Test remaining existing soil to verify a pH range between 5.5 and 7, and has a nutrient content which corresponds to an adequate rating, per current industry standards.
         c. Apply four (4) inches of mature compost evenly over the entire planting surface. (4" = 12 Cubic Yard/1,000 s.f.). Provide compost supplier information and specifications to the City Forestry Inspector for approval prior to install
         d. Till the compost into the existing soil to a minimum depth of thirty-six (36) inches using the city's soil profile rebuilding specification.
         e. If soil does not meet nutrient standards, mitigate soil chemistry to meet the chemical parameters.
      2. The Forestry Inspector may require additional soil specifications, based on site conditions.

   III. Soil Specification FOR PLANTING WITHIN EXISTING GREEN SPACE AREAS WHICH HAVE BEEN PROTECTED FROM CONSTRUCTION IMPACTS (One of two options, as determined by Forestry Inspector) Refer to approved City of Rockville Detail A-7
      1. Test existing soil to verify it has a pH range between 5.5 and 7, and a nutrient content which corresponds to an adequate rating, per current industry standards. If soil does not meet nutrient standards, one of two options will be performed to mitigate the soil:
         a. Option 1 – Till Method- Depth of tilling for planting must be at least twenty-four (24) inches:
            i. Apply four (4) inches of mature compost evenly over the entire planting surface (4" = 12 cubic yards/1,000 s.f.). Provide compost supplier information and specifications to the City Forestry Inspector for approval prior to install.
            ii. Till the compost into the existing soil to a minimum depth of twenty-four (24") inches.
         b. Option 2 – Aeration and Vertical Mulching
            i. Using a 2- 3" Auger, drill a series of holes in the soil to a depth of twenty-four (24) inches.
            ii. Begin at the edge of the hole dug for the root ball and continue drilling at one-foot intervals (maximum), in concentric rings around the tree out to ten (10) feet from the tree.
            iii. Each hole must be refilled with mature compost.
         c. The Forestry Inspector may require additional soil specifications, based on site conditions.

[1] See definitions section #9

   IV. Soil testing of the existing soil may be conducted with PRIOR approval from the City's Forestry Inspector to determine the number and location of the samples. The above requirements may be reduced if soil testing shows the following:
      1. Soil pH is between 5.5 and 7
      2. The top 24" of existing soil contains a minimum of 4-6% organic matter by weight
      3. The soil is free of contaminants
      4. The soil texture is sandy loam or loam
      5. The soil has an infiltration rate not less than 1" per hour
      6. The soil does not contain debris or stones greater than one inch
      7. The soluble salt content is less than 3 dS/m
      8. Consult the University of Maryland Extension website: http://extension.umd.edu/ for a listing of commercial soil testing facilities.

   V. Soil preparation is required for street trees planted within the city's rights-of-way and private street trees, if they are part of the approved plan.

4. The depths and grades shown on plan drawings are final grades after settlement and shrinkage of the organic material. The contractor shall install the soil mix at a higher level to anticipate this reduction of volume. All grades are assumed to be 'as measured" to be prior to the addition of any surface compost till layer or mulch or sod.

5. All details of the planting plans regarding plant quality and proper planting will be discussed including but not limited to:
   a. Plant quality.
   b. Proper form for species.
   c. Proper ratio of caliper size/height to container size/root ball size.
   d. Proper pruning cuts if applicable in accordance with current ANSI A300 pruning standards (generally there should be no recent pruning).
   e. No co-dominant stems or multiple trunks (unless approved by FCP or by The Forestry Inspector).
   f. Sound graft union.
   g. Free of girdling roots, or the ability to remove girdling roots without damaging the tree.
   h. Trees shall be healthy, vigorous, insect/disease free, and without cankers/cracks or trunk damage.

6. Proper Installation
   a. Root flare no higher than 3 inches from existing grade.
   b. Exposed root flare (not graft); removing more than several inches of soil to expose the root flare may result in the rejection of the plant material.
   c. Wire baskets/twine/burlap removed from at least the top half of root ball, or as directed by Forestry Inspector.
   d. All burlap or twine removed completely.
   e. No hose and wire; staking and strapping per City planting detail.
   f. Planting Hole a minimum of twice the width of the root ball; could be greater. Planting detail assumes soil has been prepared per the city's specifications (Planting, #3).
   g. Mulched properly, per City planting detail.
   h. Wildlife protection installed, if required; type approved by the Forestry Inspector.

7. Trees not complying with the above requirements may be rejected at the discretion of the City Forestry Inspector.

8. Tree planting will generally not be permitted between the dates of June 1 and September 1, or when the ground is frozen.

9. DEFINITIONS
   a. Topsoil
      i. Soil can be considered topsoil if it originates from an A horizon of a natural soil or is a mineral soil with 4-6%% organic matter content, and a NRCS textural class similar to pre-development conditions A horizon soils for the site, or as specified by the City Forestry Division. The city Forestry Division will specify a LOAM texture in the absence of native conditions listed above. Blended soils shall not be used unless specified by the City Forestry Division. In addition, topsoil shall:
         1. Be friable and well drained
         2. Have a pH between 5.5-7.

      3. Have an organic matter content between 4-6%.
      4. Have low salinity as indicated by a soluble salt content which is less than 3 dS/m
      5. Be free of debris, stone, gravel, trash, large sticks, heavy metals, and other deleterious contaminants, (if screening is used to remove debris, screen size must be ¾ inch or larger).
      6. Have a nutrient profile such that it has an adequate rating, per current industry standards.
      7. Be free of noxious weed seeds
   b. Compost
      i. Compost shall be composed of leaves, yard waste, or food waste. Biosolid-based composts shall not be used. A compost sample with analysis shall be submitted for approval to the City Forestry Division before application.
      ii. Stability refers to the rate of biological breakdown, measured by carbon dioxide release. Maturity refers to completeness of the aerobic composting process and suitability (lack of plant toxicity) as a plant growth media, often measured by ammonia release and by plant growth tests. Compost manufacturers that subscribe to the US Composting Council's testing program may document stability as compost testing 7 or below in accordance with TMECC 05.08-B, "Carbon Dioxide Evolution Rate". Maturity (suitability for plant growth) may be documented as compost testing greater than 80% in accordance with TMECC 05.05-A, "Germination and Vigor". Compost is considered mature and stable if it tests at 6.0 or higher on the Solvita Compost Maturity Index Rating, which is a combination of Carbon Dioxide and Ammonia Maturity Tests (test information and equipment available at www.solvita.com).
      iii. Compost shall also be:
         1. Free of weed seeds.
         2. Free of heavy metals or other deleterious contaminants.
         3. Have a soluble salt content which is less than 3 dS/m.
   c. Severely Degraded Soil
      i. Soil shall be considered severely degraded if grade was lowered or raised more than 14 inches OR soil was compacted in lifts regardless of the final grade OR was used as a staging area for construction materials, equipment or processes.
      ii.

POST INSTALLATION

1. The Permittee shall notify the City Forestry Inspector IN WRITING when the planting is complete and request a post planting inspection. The inspection must include the Permittee, landscape contractor and Forestry Inspector. The maintenance and warranty period will not begin until the City Forestry Inspector has accepted ALL plantings.

2. Trees will be inspected for plant quality and proper planting in accordance with City specifications and nursery standards. Once the maintenance period has begun, the applicant is responsible for maintaining plant health in accordance with the signed Warranty and Maintenance Agreement.

3. Routine inspections will be conducted throughout the warranty period and the applicant will be notified in writing when corrective measures are required. Failure to complete the corrective measures by the given date may result in fines being issued, permits revoked, extension of warranty period or other punitive measures.

4. Such maintenance shall include when appropriate, but not necessarily be limited to:
   a. Weekly watering equal to 10 gallons per caliper measure of tree diameter. (ex: 2.5" caliper tree =25 gallons/week.) Documented drenching natural rainfall may substitute for weekly watering.
   b. Control of competing vegetation throughout the maintenance period as necessary.
   c. Fertilizing, as required by soil analysis.
   d. Pruning, mulching, tightening of strapping, resetting of plants to proper grades or upright position.
   e. Furnishing and applying pesticides or other items necessary to thwart damage from insects and disease.
   f. Providing protection measures such as fencing and interpretive signs as necessary, to prevent destruction or degradation of the planting site.
   g. Replacement of dead and dying trees. Survival standards contained in the State Forest Conservation Manual shall be followed for the protection and satisfactory establishment of forest where applicable.

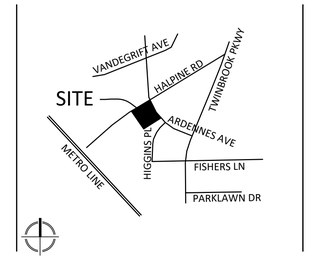
   h. Eradicate, suppress and control non-native and invasive plant species during the maintenance period to the satisfaction of the City Forestry Inspector.
   i. Installing and maintaining devices to protect against wildlife damage.
   j. Removal of staking and strapping after six months, or as directed by the Forestry Inspector.

NON-NATIVE INVASIVE PLANT CONTROL:

1. The City of Rockville maintains a list of non-native and invasive plants for certain available on the City's website. The State of Maryland maintains a noxious weed list. The Permittee shall submit a Non-Native and Invasive Management Plan to the City Forestry Inspector for review and approval prior to the pre-planting meeting. Details to be included in the management plan are:
   a. Narrative and/or plan stating the location, type and amount of non-native and invasive plants present on the site.
   b. Proposed treatment measures and methods of control by plant type.
   c. Timing and frequency of treatments by plant type.
   d. Plan for seeding and/or re-planting following management/eradication treatment.
   e. Proposed signage type and locations for installing herbicide application notification signs.
   f. Copies of contractor certifications/pesticide licenses.

2. Contractor is responsible for complying with MDE, EPA and other government agency regulations as well as obtaining proper permits from these agencies as applicable. The Forestry inspector must be notified 48 hours in advance prior to commencing any and all treatments.

3. The Forestry Inspector will perform periodic inspections of the non-native and invasive treatments throughout the warranty and maintenance period. The applicant may be required to submit proof of treatment.



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REVISIONS	DATE

HALPINE ROAD

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

FINAL FOREST CONSERVATION NOTES

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VIKA PROJECT VM50639A

DRAWING NO.

SHEET NO. FFCP-5

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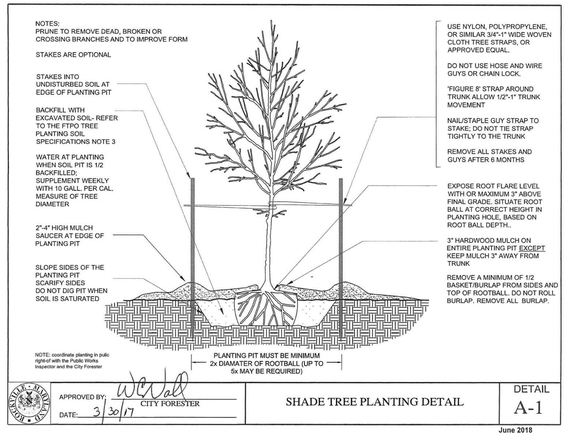

1 CITY OF ROCKVILLE SHADE TREE PLANTING DETAIL
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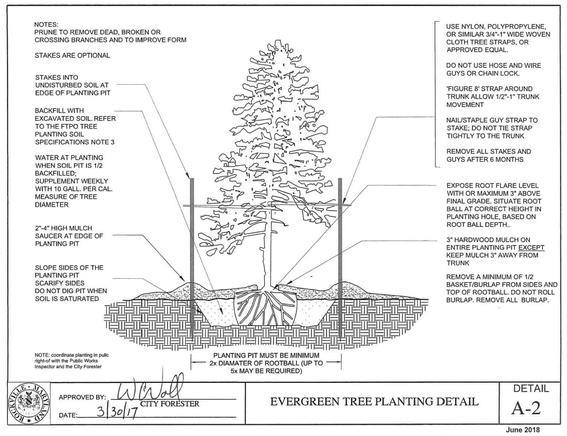

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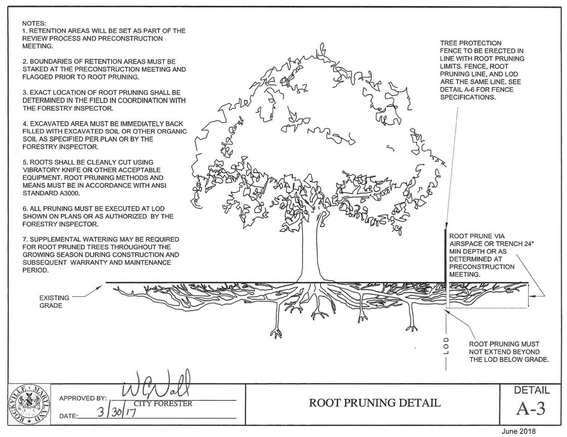

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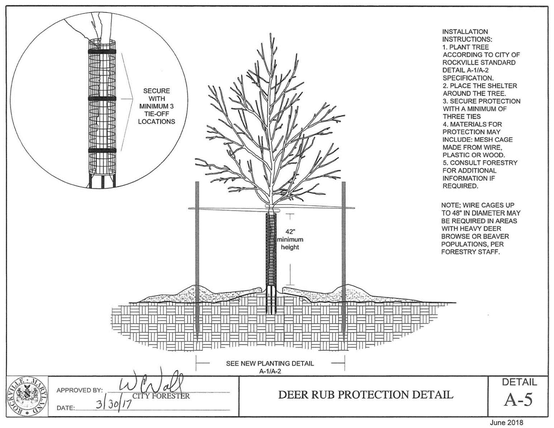

4 CITY OF ROCKVILLE DEER RUB PROTECTION DETAIL
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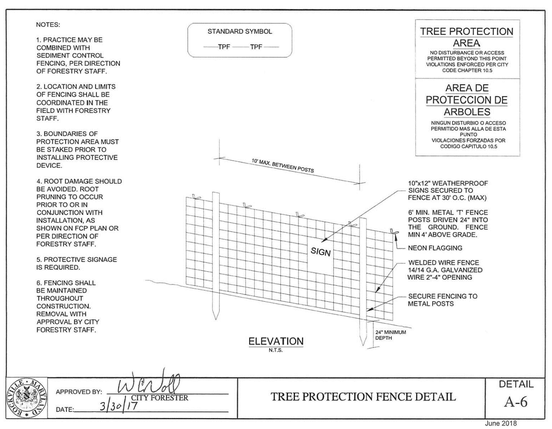
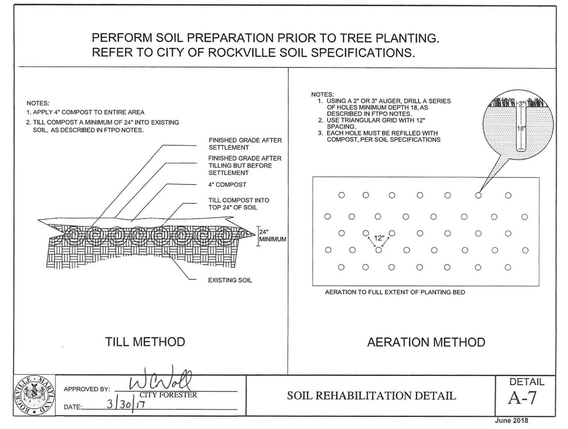
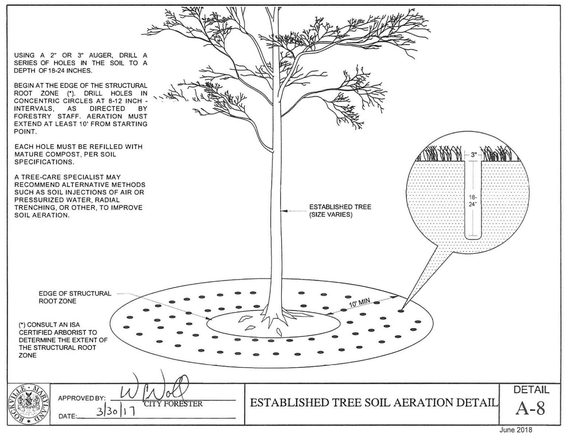


NOTE: SILT FENCE MAY BE USED AS TSF IF IT IS SSF.

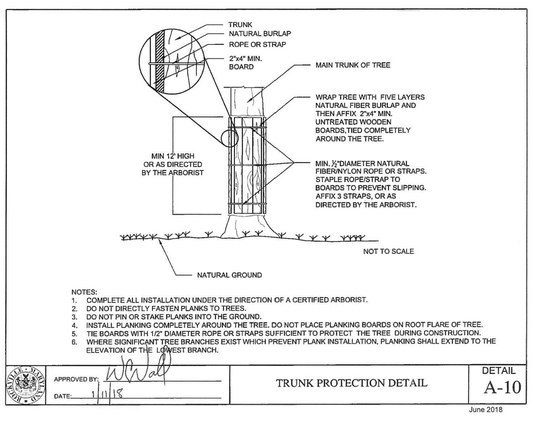
5 CITY OF ROCKVILLE TREE PROTECTION FENCE DETAIL
NOT TO SCALE



6 CITY OF ROCKVILLE SOIL REHABILITATION DETAIL
NOT TO SCALE



7 CITY OF ROCKVILLE TREE SOIL AERATION DETAIL
NOT TO SCALE



8 CITY OF ROCKVILLE TREE TRUNK PROTECTION DETAIL
NOT TO SCALE

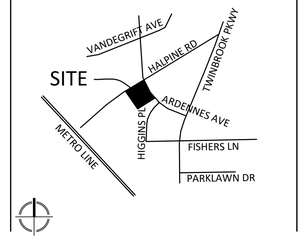
NOT FOR CONSTRUCTION

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

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

Community Planning & Development Services
Received
April 8, 2024

LAYOUT: FFCP-6, Plotted By: schlatter



VICINITY MAP
SCALE: 1" = 2000'

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
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PREPARED FOR:
PULTE HOME COMPANY, LLC
9302 LEE HIGHWAY
SUITE 1000
FAIRFAX, VA 22031
703.934.9367
DAVID DeMARCO
David.DeMarco@PulteGroup.com

DESIGN CONSULTANTS

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

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

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

REVISIONS	DATE

HALPINE ROAD

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

FINAL FOREST CONSERVATION DETAILS

PROFESSIONAL SEAL
STATE OF MARYLAND
ERIC JUSTIN SCHLATTER
3275
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: ERIC JUSTIN SCHLATTER, ASLA, PLA LICENSE No.: 3275 EXPIRATION DATE: 11/17/2024

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

VIKA PROJECT VM50639A

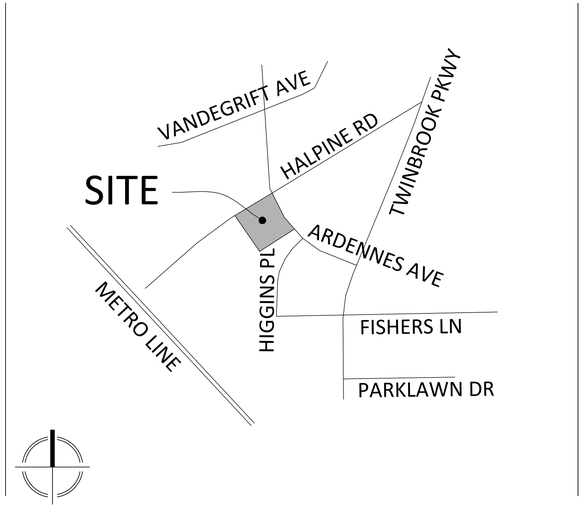
DRAWING NO.

SHEET NO. FFCP-6

T:\50601-55000\50639\CADD\SITE PLOT SHEETS\50639000_FFCP.dwg ~ Friday, April 5, 2024 11:57:07 AM

STORMWATER MANAGEMENT
DEVELOPMENT CONCEPT PLAN
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: *Stormwater Management Concept Development*
Development Review Process/Case No.: **STP2024-00473**
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: *0.98 acres (42,830sq.ft.)*
Required P_E/Proposed P_E: *1.96 inches/ 1.03 inches*
Target ESDv/Provided ESDv: *6,815 cu.ft./ 3,591 cu.ft.*
ESD Measures: *4 Micro Bioretention Facilities*
Structural Storage Required/Provided: *3,032 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: *0.26 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'

SWM FACILITY SUMMARY TABLE									
Micro Bio-retention Facility	Total DA (Ac.)	Impervious Area (Ac.)	Percent Impervious	Planter Area (sf)	Planting Media Depth (in)	ESD_{MIN} P_E=1" (cf)	VOL_{MAX} P_E=2.6" (cf)	ESDv Provided (cf)	P_E Achieved (in)
MBF 1	0.35	0.16	46%	301	48	582	1,533	936	1.6
MBF 2	0.22	0.11	50%	270	48	401	1,038	838	2.1
MBF 3	0.12	0.11	92%	295	48	381	994	826	2.2
MBF 4	0.26	0.25	96%	413	36	0	2,243	991	1.1
SF-1	0.41	0.38	93%	630	N/A	N/A	3,410	3,150	2.4
Total ESD Volume Provided by Micro-Bioretention Facilities =								**6,741**	**1.0**

STORMWATER MANAGEMENT CONCEPT GENERAL NOTES

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

SHEET INDEX

SWC 1 OF 3 STORMWATER MANAGEMENT CONCEPT COVER SHEET
SWC 2 OF 3 STORMWATER MANAGEMENT CONCEPT PLAN
SWC 3 OF 3 STORMWATER MANAGEMENT DETAILS

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

Community Planning & Development Services
Received
April 8, 2024

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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DRAFTED
CHECKED

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

STORMWATER MANAGEMENT DEVELOPMENT CONCEPT COVER SHEET

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

DATE SUBMITTED:
VIKA JOB NO. VM50639

SCALE

SHEET NO. SWC-1 OF 3

FILE #

LAYOUT: SWC-1, Plotted By: Mounaud

P:\50501-51000\50539\CAD\SITE\PLOT SHEETS\50539200_P_SWM.dwg — Friday, April 5, 2024 - 8:36:39 AM

ARDENNES AVENUE

HALPINE ROAD

ON-STREET PARKING

ON-STREET PARKING

DA TO MBF-4
11,391 Sqft
(0.26 ac.)

DA TO SF-1
17,727 Sqft
(0.40 ac.)

DA TO MBF-1
15,057 Sqft
(0.34 ac.)

DA TO MBF-2
9,619 Sqft
(0.22 ac.)

DA TO MBF-3
5,210 Sqft
(0.12 ac.)

2UC (HSG B)

2UB (HSG B)

400 (HSG D)

PD-TC W/ MXTD
EQUIVALENT

CONTIGUOUS RIGHT OF WAY SUBJECT TO STORMWATER MANAGEMENT REQUIREMENTS (30')

CONTIGUOUS RIGHT OF WAY SUBJECT TO STORMWATER MANAGEMENT REQUIREMENTS (30')

INV IN=342.20
EX. INV OUT=342.10

INV IN(N)=342.62
INV IN(W)=342.62
INV OUT=342.52

INV IN(W)=345.14
INV IN(S)=344.03
INV OUT=343.93

INV OUT=344.03

INV OUT=347.00

INV IN(W)=345.83
INV IN(N)=346.25
INV OUT=345.73

INV IN(N)=346.28
INV IN(W)=346.28
INV OUT=346.18

H.P.=354.17

INV IN
=347.20

MEDIA
=347.20

INV OUT
=342.70

INV IN=348.57
INV OUT=348.47

INV OUT
=346.50

MEDIA
=352.00

INV IN
=352.10

MEDIA
=354.70

INV OUT
=349.20

INV OUT
=346.50

MEDIA
=352.00

MBF-1
(936 CF)

MBF-2 (838 CF)

MBF-3 (826 CF)

MBF-4 (891 CF)

SWM VAULT (10'Wx63'Lx5'D)

PROP. WHC

PROP. MHC

PROP. SHC

METER

PROP. 12" SD

PROP. 15" SD

PROP. 18" SD

PROP. 24" SD

D 101

D 102

D 103

D 104

D 105

D 106

D 107

D 108

MBF

001

LOD

SITE

VANDEGRIFF AVE

HALPINE RD

TWINBROOK PKWY

ARDENNES AVE

HIGGINS PL

FISHERS LN

PARKLAWN DR

METRO LINE

VICINITY MAP
SCALE 1"=2,000'

LEGEND

- LIMITS OF DISTURBANCE — LOD
- PROP. RIGHT OF WAY
- PROP. ROOF LEADER COLLECTOR PIPE
- PROP. STORM DRAIN — PROP SD
- PROP. DRAINAGE DIVIDES
- PROP. SWM FACILITY
- IMPERVIOUS AREA
- MAINTENANCE ACCESS PATH
  SMALL EQUIPMENT AND WHEEL BARROWS ONLY

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

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

Community Planning & Development Services
Received
April 8, 2024

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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CHECKED

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

STORMWATER MANAGEMENT
DEVELOPMENT CONCEPT PLAN

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. SWC-2
OF 3

FILE #

LAYOUT: SWC-2, Plotted By: Mounaud

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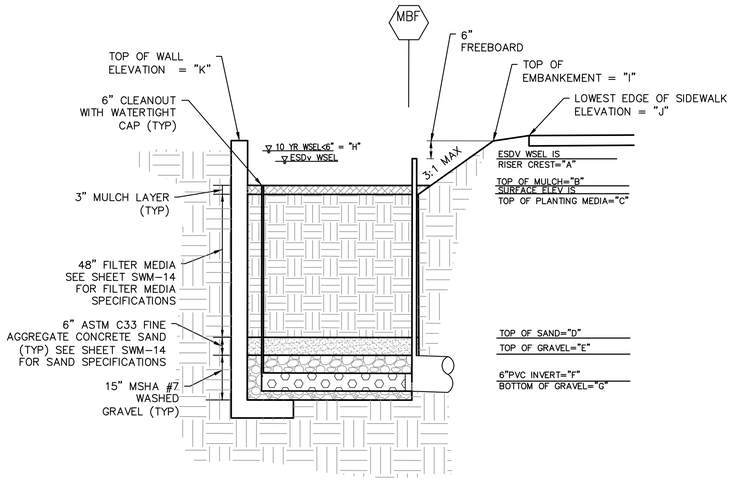
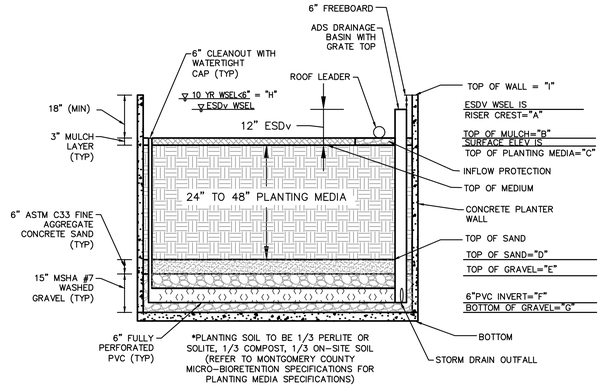


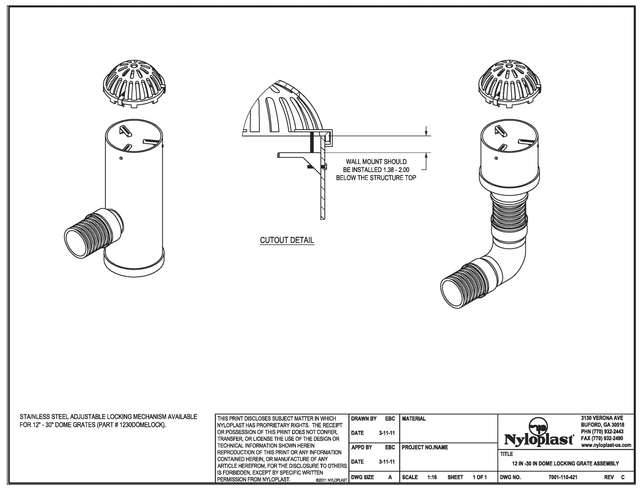
MICRO-BIORETENTION GRADED-IN
(MBF-1 AND MBF-2)
TYPICAL SECTION

FACILITY	A	B	C	D	E	F	G	H	I	J	K
MBF-1	355.7	354.95	354.7	350.7	350.2	349.2	348.95	355.80	356.20	356.20	358.04
MBF-2	353	352.25	352	348	347.5	346.5	346.25	353.08	353.50	353.76	356.83

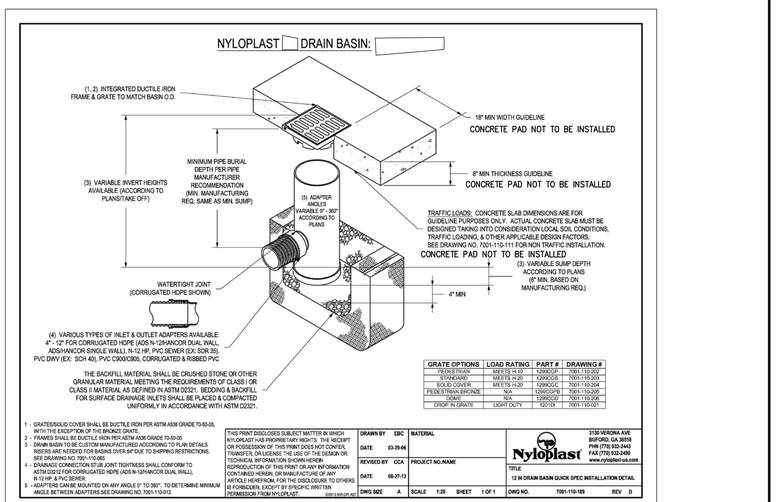


MICRO-BIORETENTION PLANTER BOX
(MBF-3 AND MBF-4)
TYPICAL SECTION

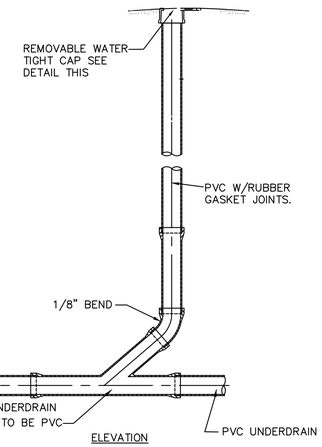
FACILITY	A	B	C	D	E	F	G	H	I
MBF-3	353	352.25	352	348	347.5	346.5	346.25	353.11	353.75
MBF-4	348.2	347.45	347.2	344.2	343.7	342.7	342.45	348.39	348.95



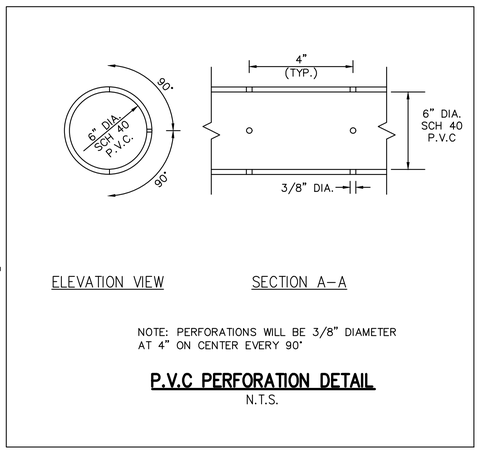
MICRO-BIOFILTER DRAIN BASIN GRATE ASSEMBLY



MICRO-BIOFILTER DRAIN BASIN



TYPICAL MICRO-BIOFILTER CLEANOUT DETAIL
NOT TO SCALE



P.V.C PERFORATION DETAIL
N.T.S.

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

STORMWATER MANAGEMENT DEVELOPMENT CONCEPT 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. SWC-3 OF 3
FILE #

LAYOUT: SWC-3, Plotted By: Mounaud

Y:\50501-50600\50639\CAD\LSTE\PLOT SHEETS\50639SWC-3_DETAILS.dwg - Friday, April 5, 2024 9:37:27 AM

PRELIMINARY SEDIMENT AND EROSION CONTROL

5906 HALPINE ROAD

4TH ELECTION DISTRICT ROCKVILLE
MONTGOMERY COUNTY, MARYLAND
SCP-2024-0003

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 ENTRANCE WITH TRUCK WASH RACKSAT THE LOCATION INDICATED.

3) INSTALL PERIMETER SUPER SILT FENCE WHERE INDICATED ON PLAN .

4) SAW CUT EXISTING PAVEMENT TO INSTALL TGOS AND GRADE /EXCAVATE TO INSTALL THE TGOS. UPON INSTALLATION OF THE TGOS, SAW CUT EXISTING PAVEMENT AND REMOVE ONLY AS NECESSARY TO INSTALL THE TEMPORARY SWALE.

5) SAW CUT EXISTING PAVEMENT AND REMOVE ONLY AS NECESSARY TO BEGIN INSTALLATION OF PARTIAL STORM DRAIN SYSTEM. INSTALL TEMPORARY INLET TOPS ON STRUCTURES WHERE SHOWN. INSTALL STANDARD INLET PROTECTION TYPE A AND B WHERE SHOWN.

6) 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

7) 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.

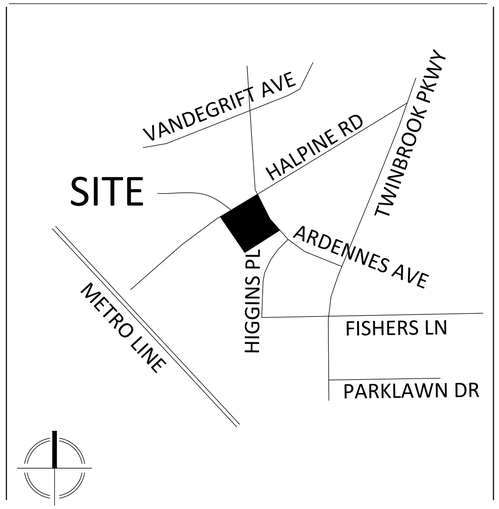
12) AFTER STABILIZATION OF CONTRIBUTING DRAINAGE AREA, REMOVE FILTER FABRIC AND INSTALL MULCH LAYER AND LANDSCAPING IN ACCORDANCE WITH LANDSCAPE PLAN.

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.



VICINITY MAP
SCALE: 1" = 1000'

SHEET INDEX

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

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

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

Design and Quantities Certification

I hereby certify that this plan has been prepared in accordance with the latest Maryland Standards and Specifications for Soil Erosion and Sediment Control and the Ordinance of the Rockville City Code. The estimated total amount of excavation and fill has been computed to be TBD cubic yards of excavation and TBD cubic yards of fill and the total area to be disturbed as shown on these plans has been determined to be 75,716 square feet of which 61,559 is on-site and 14,157 is in the adjacent right-of-way. The impervious area subject to Stormwater Management shown on this plan is 1.24 Ac. acres of which 0.98 Ac. is on-site and 0.26 Ac. 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.

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

Community Planning & Development Services
Received
April 8, 2024

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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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

DESIGNED
DRAFTED
CHECKED

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

PRELIMINARY 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

N:\50639-50000\50639\CAD\SITE\PLOT SHEETS\50639200_2_SEC.dwg - Friday, April 5, 2024 - 11:06:58 PM

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.

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.

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.

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.

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.

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

Community Planning & Development Services
Received
April 8, 2024

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

PRELIMINARY 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

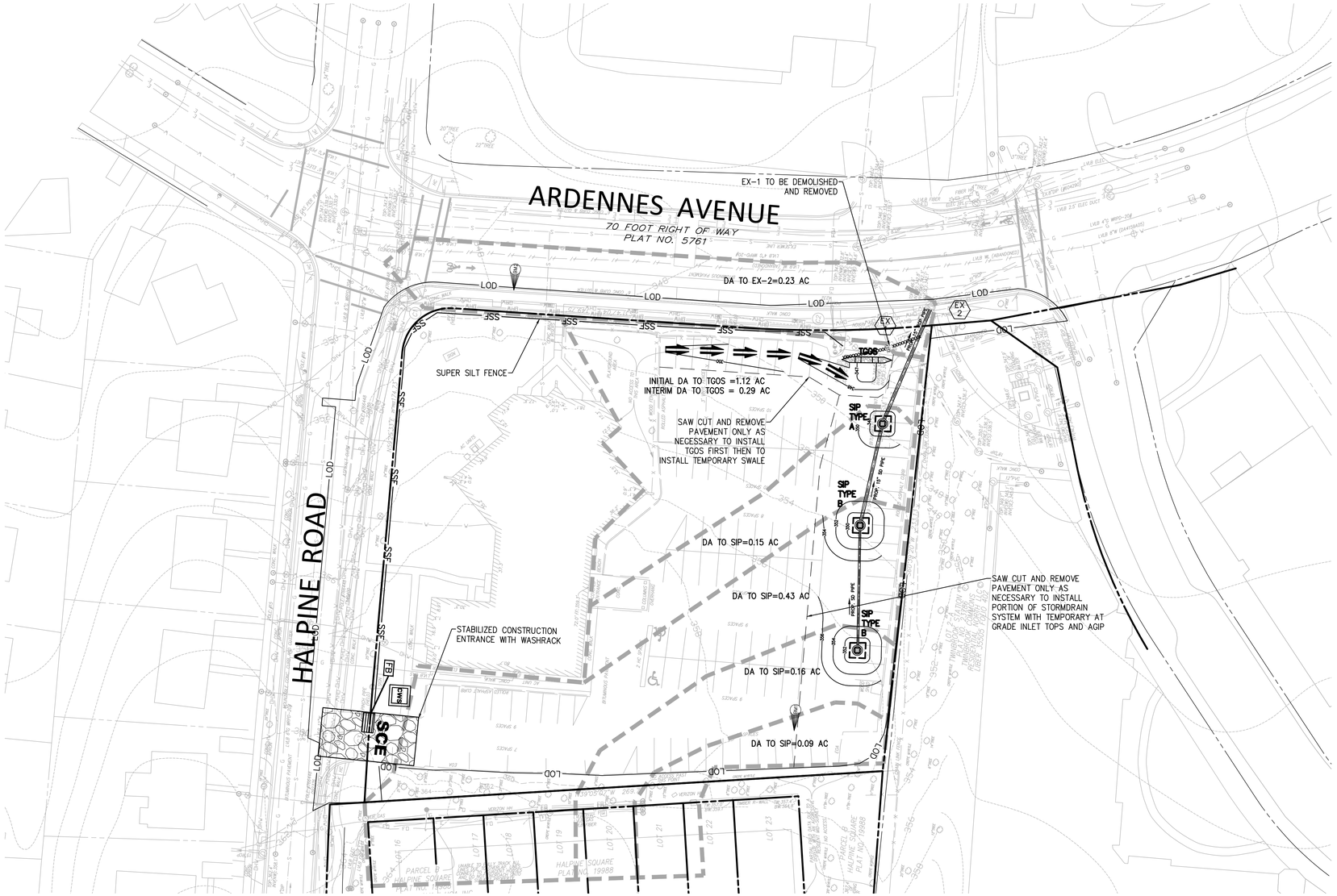
SCALE

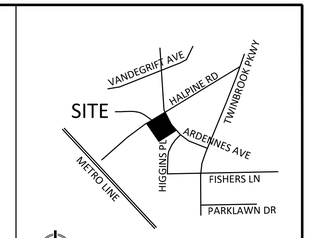
SHEET NO. CSEC-2 OF 5

FILE #

LAYOUT: CSEC-2, Plotted By: Mounaud

P:\50601-51000\50639\DGN\SITE\P-07 SHEETS\50639000_P_SEC.dwg - Friday, April 5, 2024 11:53:49 AM





VICINITY MAP
SCALE 1"=2,000'

SEDIMENT CONTROL LEGEND

LIMITS OF DISTURBANCE	LOD
SILT FENCE	SF SF SF
DISCHARGE PIPE	
CONCRETE WASHOUT STRUCTURE	CWS
SUPER SILT FENCE	SSF SSF
AT GRADE INLET PROTECTION	AGIP
CURB INLET PROTECTION	CIP
STANDARD INLET PROTECTION	SIP
FILTER BAG	FB
STABILIZED CONSTRUCTION ENTRANCE W/ WASHRACK RELOCATED	SCE
TEMPORARY GABION OUTLET STRUCTURE	TGOS
DRAINAGE DIVIDE	
TEMPORARY SWALE	TS

HORIZ. DATUM = NAD 83/91
VERT. DATUM = NGVD 1929

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

Community Planning & Development Services
Received
April 8, 2024

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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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

PRELIMINARY 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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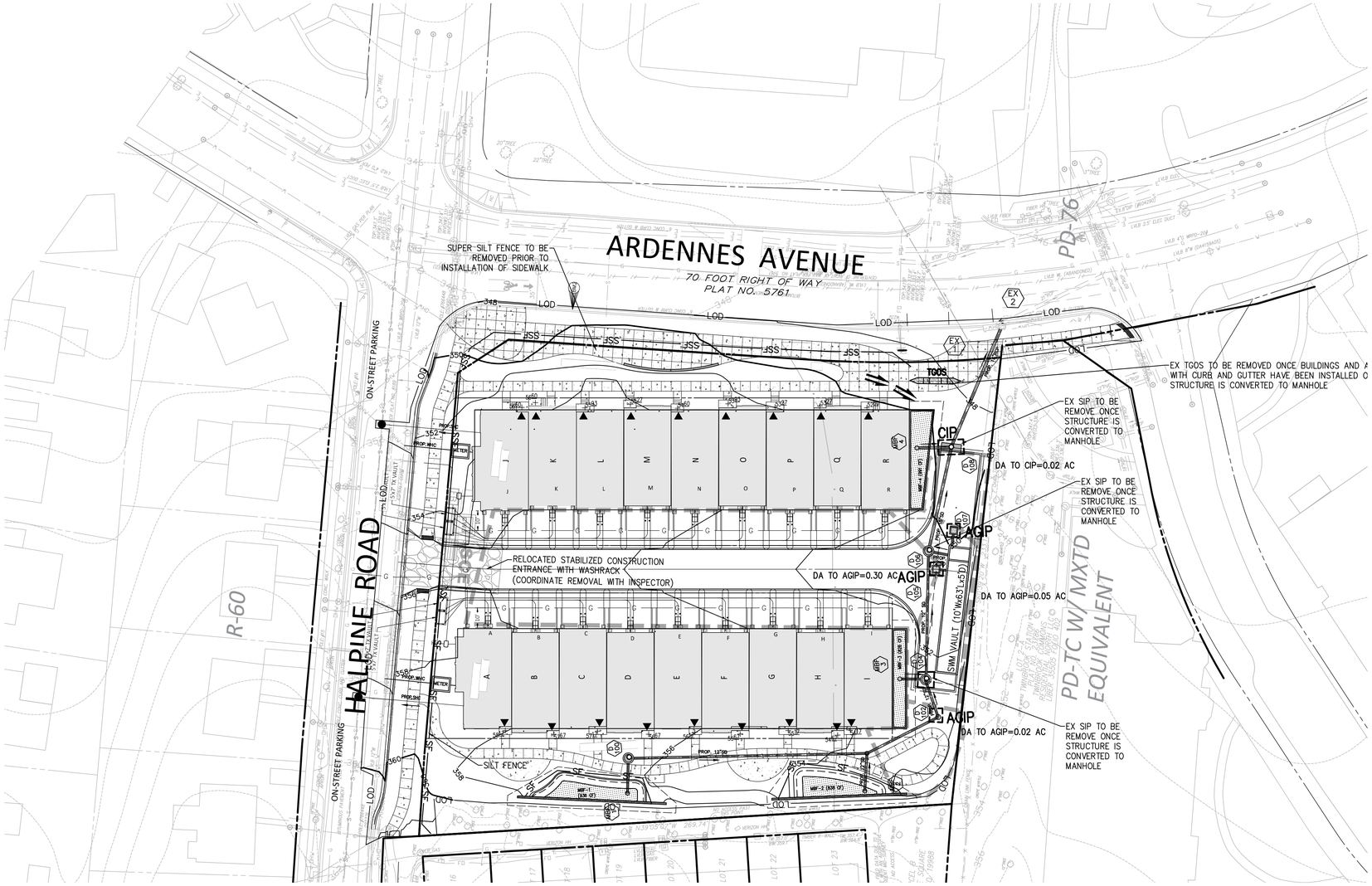
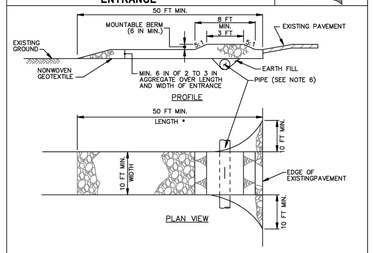

ARDENNES AVENUE
70 FOOT RIGHT OF WAY
PLAT NO. 5761
HALPINE ROAD
ON-STREET PARKING
SUPER SILT FENCE TO BE REMOVED PRIOR TO INSTALLATION OF SIDEWALK
RELOCATED STABILIZED CONSTRUCTION ENTRANCE WITH WASHRACK (COORDINATE REMOVAL WITH INSPECTOR)
SILT FENCE
LOD
JSS
SF
CIP
AGIP
DA TO CIP=0.02 AC
DA TO AGIP=0.30 AC
DA TO AGIP=0.05 AC
DA TO AGIP=0.02 AC
EX SIP TO BE REMOVE ONCE STRUCTURE IS CONVERTED TO MANHOLE
EX TGOS TO BE REMOVED ONCE BUILDINGS AND A
WITH CURB AND GUTTER HAVE BEEN INSTALLED O
STRUCTURE IS CONVERTED TO MANHOLE
TGOS
SWM VAULT (10'W&73'±S/D)
PROP. MHC
PROP. SHC
PROP. 12"SD
PROP. WATER METER
EX 12" WATER
EX 8" WATER
EX 6" WATER
EX 4" WATER
EX 2" GAS
EX 8" SAN
EX 6" SAN
EX 12" SD
EX 15" SD
EX 18" SD
EX 24" SD
EX 30" SD
EX 36" SD
EX 42" SD
EX 48" SD
EX 54" SD
EX 60" SD
EX 66" SD
EX 72" SD
EX 78" SD
EX 84" SD
EX 90" SD
EX

DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL: SCE



CONSTRUCTION SPECIFICATIONS

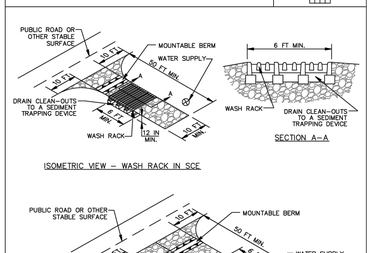
1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING 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



CONSTRUCTION SPECIFICATIONS

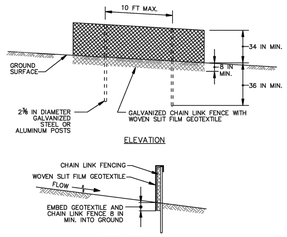
1. USE A WASH RACK DESIGNED AND CONSTRUCTED/MANUFACTURED FOR THE ANTICIPATED TRAFFIC LOADS. CONCRETE, STEEL, OR OTHER MATERIALS ARE ACCEPTABLE. PRE–FABRICATED UNITS SUCH AS CATTLE GUARDS ARE ACCEPTABLE. USE MINIMUM DIMENSION OF 6 FEET x 10 FEET. ORIENT DIRECTION OF RIBS AS SHOWN ON THE DETAIL.
2. INSTALL 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

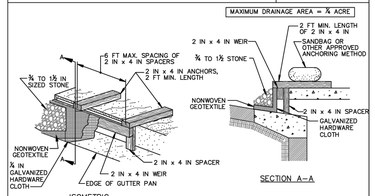
1. INSTALL 2½ INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
2. FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2¼ INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT DIRECTLY 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

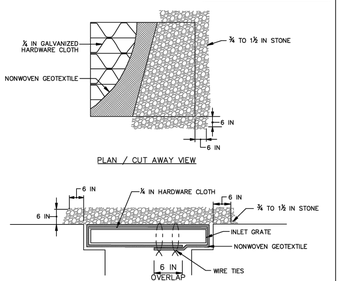
1. USE NOMINAL 2 INCH x 4 INCH LUMBER
2. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H–1 MATERIALS.
3. NAIL THE 2x4 WEIR TO 9 INCH LONG VERTICAL SPACERS (MAXIMUM 6 FEET APART).
4. ATTACH A CONTINUOUS PIECE OF ¼ INCH GALVANIZED HARDWARE CLOTH, WITH A MINIMUM WIDTH OF 30 INCHES AND A MINIMUM LENGTH 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-9-2 AT-GRADE INLET PROTECTION

STANDARD SYMBOL: AGIP



CONSTRUCTION SPECIFICATIONS

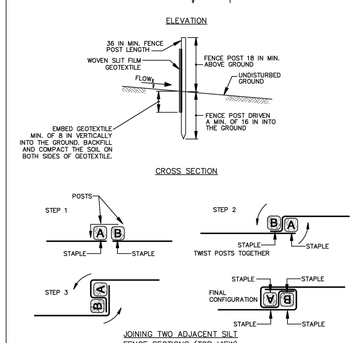
1. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H–1 MATERIALS.
2. LIFT GRATE AND WRAP WITH NONWOVEN GEOTEXTILE TO COMPLETELY COVER ALL OPENINGS. SECURE WITH WIRE TIES AND SET GRATE BACK IN PLACE.
3. PLACE CLEAN ¾ TO 1½ INCH STONE OR EQUIVALENT RECYCLED CONCRETE 6 INCHES THICK ON THE GRATE.
4. STORM 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 ± 3/16 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 SLIT 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.

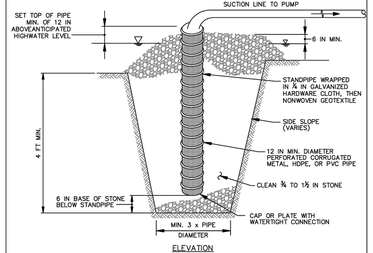
2 OF 2

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

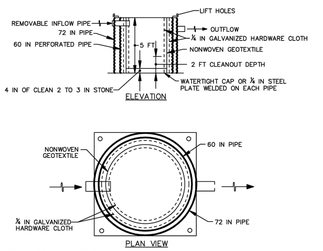
1. USE 12 INCH OR LARGER DIAMETER CORRUGATED METAL, HDPE, OR PVC PIPE WITH 1 INCH DIAMETER PERFORATIONS, 6 INCHES ON CENTER. BOTTOM OF PIPE MUST BE CAPPED WITH WATERTIGHT SEAL.
2. WRAP PIPE WITH ¼ INCH GALVANIZED HARDWARE CLOTH AND WRAP NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H–1 MATERIALS, OVER 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 REMOVEABLE.
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.

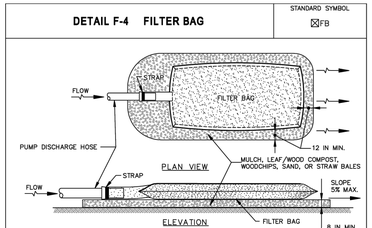
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

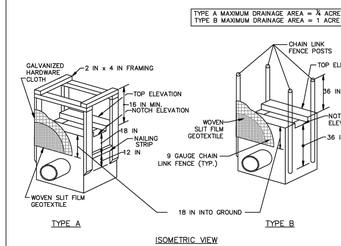
6. REPLACE FILTER BAG IF BAG CLOGS OR HAS RIPS, TEARS, OR PUNCTURES, DURING OPERATION KEEP CONNECTION BETWEEN PUMP HOSE AND FILTER BAG WATER TIGHT. REPLACE BEDDING IF IT BECOMES DISPLACED.

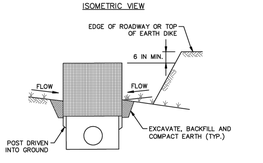
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

DETAIL E-9-1 STANDARD INLET PROTECTION

STANDARD SYMBOL: SP





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

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

Community Planning & Development Services
Received
April 8, 2024

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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APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL

DESIGNED
DRAFTED
CHECKED

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

PRELIMINARY 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: Mounaud

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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.

1 EXISTING NO PARKING (RIGHT) ANYTIME
NOT TO SCALE

2 EXISTING NO PARKING ANYTIME
NOT TO SCALE

3 EXISTING STOP SIGN
NOT TO SCALE

4 EXISTING METERED PARKING (LEFT)
NOT TO SCALE

5 EXISTING METERED PARKING
NOT TO SCALE

PROFESSIONAL SEAL

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

Community Planning & Development Services
Received
April 8, 2024

DESIGNED _____
DRAFTED _____
CHECKED _____

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

PAVEMENT MARKING AND SIGNAGE NOTES AND DETAILS

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

DATE SUBMITTED:
VIKA JOB NO. VM50639
SCALE
SHEET NO. 1 OF 2
FILE #

LAYOUT: PMS-1, Plotted By: Mounaud

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ARDENNES AVENUE

(POSTED SPEED 25MPH/DESIGN SPEED 25MPH)
(70' R/W WIDTH) (PUBLIC)

EXISTING PARKING RESTRICTION SIGN TO BE RELOCATED

EXISTING BUS STOP SIGN TO BE REMAIN

EXISTING SPEED LIMIT SIGN TO BE RELOCATED

EXISTING WMATA SIGN TO BE REMOVED

ADD THREE PARKING SPACES

INSTALL NEW SINGLE METER

REPLACE SINGLE METER HEAD WITH DOUBLE METER HEAD

7' TREE PANEL

8' SIDEWALK

PIE

10' BLDG. SETBACK

5' SIDEWALK

INSTALL NEW DOUBLE METER

EXISTING SIGN TO BE REMOVED

ON-STREET PARKING

EXISTING PARKING RESTRICTION SIGN TO BE RELOCATED BEHIND NEW CURB

HALPINE ROAD

(POSTED SPEED 25MPH/DESIGN SPEED 25MPH)
(60' R/W WIDTH) (PUBLIC)

7' TREE PANEL

6' SIDEWALK

39.8' BLDG. SETBACK

N39°05'07"W 269.74'

S60°39'20"W 233.13'

N59°25'33"E 174.73'

S31°47'04"E 149.75'

VICINITY MAP
SCALE 1"=2,000'

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.

SCALE: 1"=20'

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

Community Planning & Development Services
Received
April 8, 2024

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

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

PAVEMENT MARKING AND SIGNAGE PLAN

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. 2 OF 2

FILE #

LAYOUT: PMS-2, Plotted By: Mounaud

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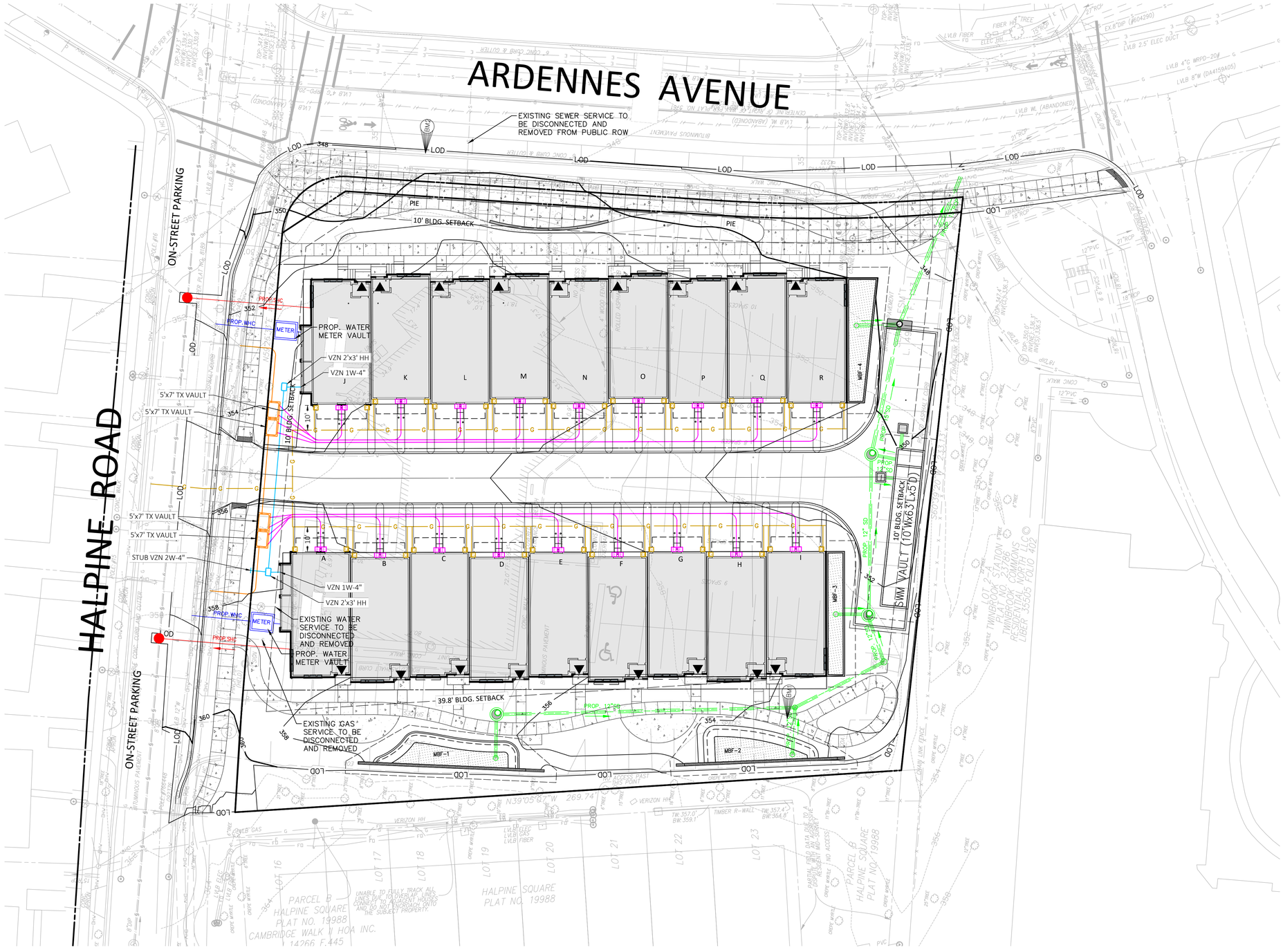

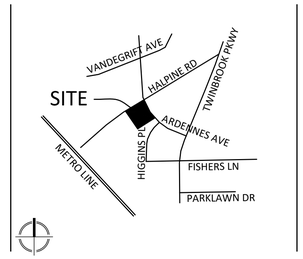

VICINITY MAP
SCALE: 1" = 2000'

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
- PROP. ELEC. PRIMARY
- PROP. ELEC. SECONDARY
- PROP. GAS LINE

NOT FOR CONSTRUCTION

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

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

Community Planning & Development Services
Received
April 8, 2024

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

LAYOUT: WAS-1, Plotted By: Mounaud

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

Our Site Set on the Future.

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

DESIGN CONSULTANTS

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

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

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

REVISIONS	DATE

HALPINE ROAD

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

UTILITY PLAN

PROFESSIONAL SEAL

STATE OF MARYLAND — ENGINEER — NO. 32878 — 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. 32878, EXPIRATION DATE: [illegible]
SIGNATURE: [illegible]
PRINTED NAME: MICHAEL GOODMAN, P.E.
DATE: [illegible]
LICENSE No: 32878
EXPIRATION DATE: JANUARY 21, 2025

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DRAWN BY: ____
DESIGNED BY: ____
DATE ISSUED: ____

VIKA PROJECT VM50639A

DRAWING NO. UTIL-1

SHEET NO.

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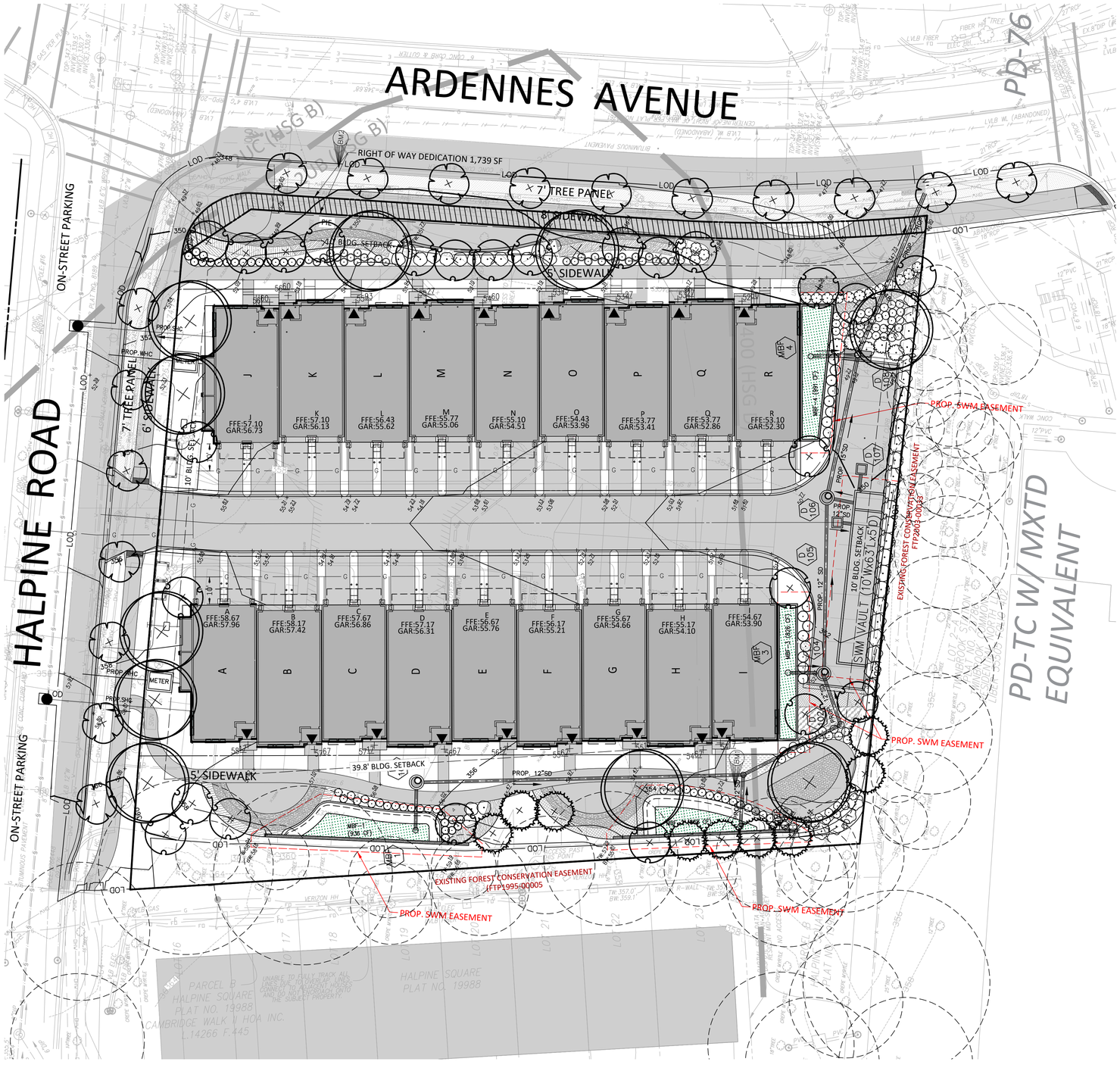

NOT FOR CONSTRUCTION

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

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

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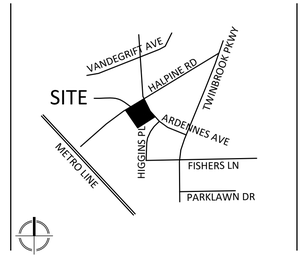
April 8, 2024



VICINITY MAP
SCALE: 1" = 2000'

FCP WORKSHEET

CITY OF ROCKVILLE FOREST CONSERVATION WORKSHEET
Halpine Road (50639)

NET TRACT AREA:

A. Total tract area ...			1.51
B. Deductions (Proposed Right Of Way Dedication)			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 Zone: (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
	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	1
N. Credit for retention above conservation threshold .....=	0.00	
P. Total reforestation required .....=	0.00	1
Q. Total afforestation required .....=	0.22	
R. Total planting requirement .....=	0.22	

SWM SYSTEM SUMMARY TABLE

SWM FACILITY SUMMARY TABLE

Micro Bio-retention Facility	Total DA (Ac.)	Impervious Area (Ac.)	Percent Impervious	Planter Area (sf)	Planting Media Depth (in)	ESD_{MIN} P_E=1" (cf)	VOL_{MAX} P_E=2.6" (cf)	ESDv Provided (cf)	P_E Achieved (in)
MBF 1	0.35	0.16	46%	301	48	582	1,533	936	1.6
MBF 2	0.22	0.11	50%	270	48	401	1,038	838	2.1
MBF 3	0.12	0.11	92%	295	48	381	994	826	2.2
MBF 4	0.26	0.25	96%	413	36	0	2,243	991	1.1
SF-1	0.41	0.38	93%	630	N/A	N/A	3,410	3,150	2.4
						Total ESD Volume Provided by Micro-Bioretention Facilities =		6,741	1.03

LEGEND

LIMITS OF DISTURBANCE — LOD —
PROP. RIGHT OF WAY
PROP. STORM DRAIN — PROP SD —
PROP. SWM EASEMENT
PROP. SWM FACILITY
IMPERVIOUS AREA
PROP. GROUNDCOVER AND PERRENIALS

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

REVISIONS	DATE

HALPINE ROAD

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

FORESTRY
STORMWATER MANAGEMENT
OVERLAY PLAN

PROFESSIONAL SEAL

STATE OF MARYLAND — MICHAEL GOODMAN — No. 19778 — 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. 19778, EXPIRATION DATE: 09/19/2024
NOTARY PUBLIC: DAVID DOUGLAS DEMARCO
LICENSE NO. 129231
EXPIRATION DATE: 03/7/2024

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DESIGNED BY:
DATE ISSUED:

VIKA PROJECT VM50639A

DRAWING NO. FSO-1

SHEET NO. 1

Community Planning & Development Services
Received
April 8, 2024

FRONT BUILDING ELEVATION

PulteGroup®
DESIGN

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STACKED TOWNHOMES

DATE: 11/7/2022

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Received
April 8, 2024

REAR BUILDING ELEVATION

PulteGroup®
DESIGN

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STACKED TOWNHOMES

DATE: 11/7/2022

TYPICAL MECH. SHED

LEFT BUILDING ELEVATION

RIGHT BUILDING ELEVATION

MECH. SHED W/ TERRACE OPT.

LEFT BUILDING ELEVATION

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April 8, 2024

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DATE: 11/11/2022

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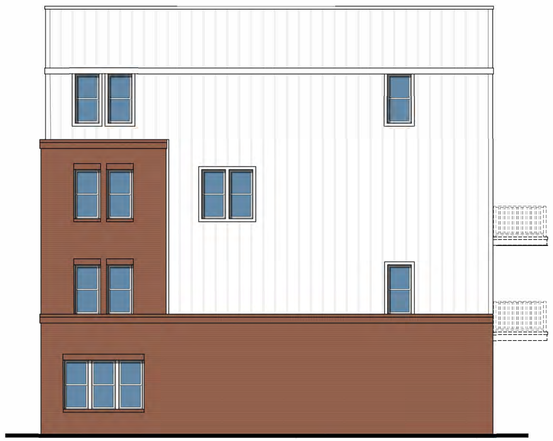
April 8, 2024



RIGHT SIDE ELEVATION / BLDG 2

REAR ELEVATION / BLDG 2

LEFT SIDE ELEVATION / BLDG 2

FRONT ELEVATION / BLDG 2

PULTEGROUP®
DESIGN

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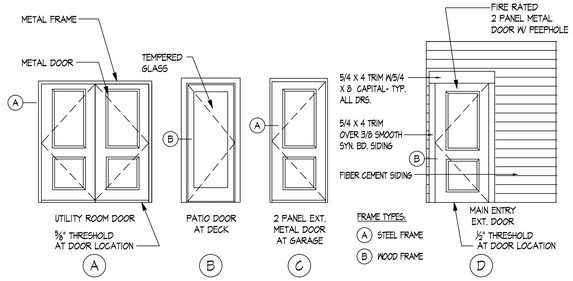
/ 2 0 2 /BUILDING 2

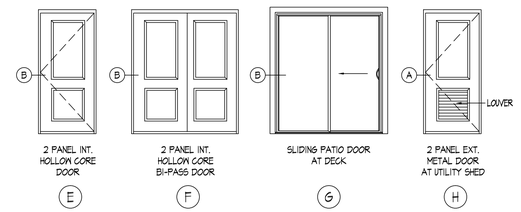
DATE: 7/12/2023

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 1406.3.2.1
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.



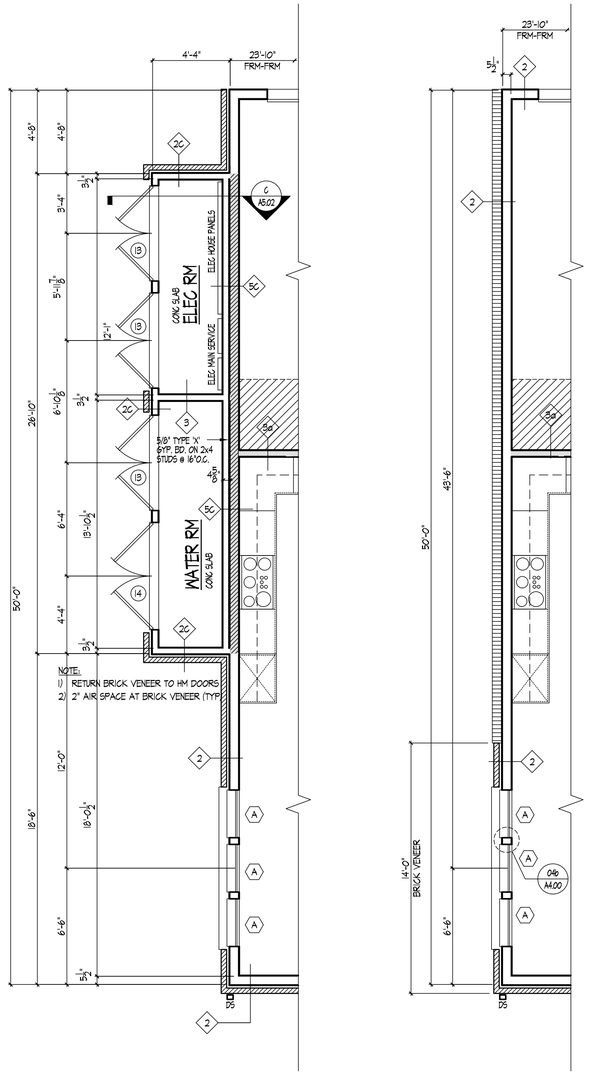


WINDOW SCHEDULE

MI 93500 SERIES WINDOWS

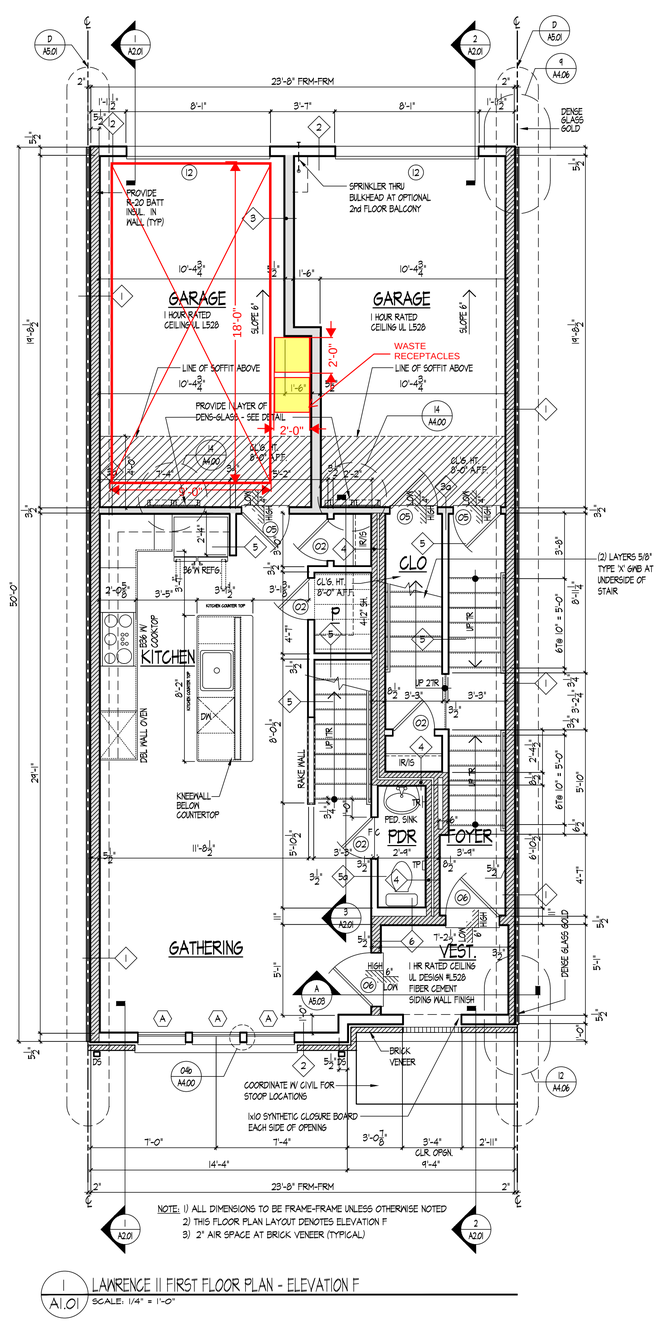
MARK	WINDOW CODE	TYPE	CLEAR OPENING	WIDTH	HEIGHT	HGT. ABOVE FLOOR	REMARKS SEE NOTES BELOW
A	2856	S.H.	5.84 S.F.	31-1/2"	65-1/2"	2'-6"	EGRESS
B	4816	FIXED	-	48"	16"	6'-8"	
C	(2) 2456	S.H.	5.24 S.F. (EA)	27-1/2"	65-1/2"	2'-6"	SAFETY GLASS
D	2030	FIXED	-	24"	36"	NA	

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"

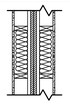
PARTIAL
FIRST FLOOR PLAN -
END CONDITION
SCALE: 1/4" = 1'-0"



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

PARTITION TYPES

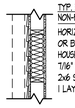


TYPICAL FIRE WALL
WALL CONSTRUCTION
TWO HOUR FIRE RATED FIRE WALL
UL # U336, U347 OR U373
1 LAYER 1/2" GWB
2x STUDS
FIBERGLASS BATT. INSUL
1" AIR SPACE
(2) 1" GYPSUM LINER PANELS
1" AIR SPACE
2x STUDS
FIBERGLASS BATT. INSUL
1 LAYER 1/2" GWB

1 TWO HOUR FIRE RATED FIRE WALL

1a 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

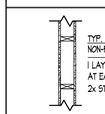
3a ONE HOUR RATED FIRE PARTITION
ADD R-15 INSULATION @ 2x4 STUDS
ADD R-20 INSULATION @ 2x6 STUDS

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 # U341
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)



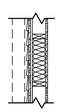
TYP. INTERIOR WALL CONSTRUCTION
NON-RATED
1 LAYER 1/2" GYPSUM WALLBOARD AT EA. SIDE OF 2x STUDS
2x STUDS

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

PULTE GROUP MID-ATLANTIC
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FAIRFAX, VIRGINIA 22031
703-434-4500

ARCHITECTURE
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Fairfax, VA 22031
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703-349-7941

M.E.P. ENGINEER
Alliance Engineers, Inc.
12355 SUNRISE VALLEY DRIVE, SUITE 220
RESTON, VIRGINIA 20191
703-349-7941

LAWRENCE II/SYDNEY II
BELMONT OVERLOOK
LOUDOUN COUNTY, VA
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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Received
April 8, 2024

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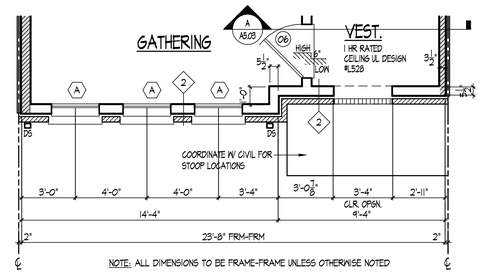
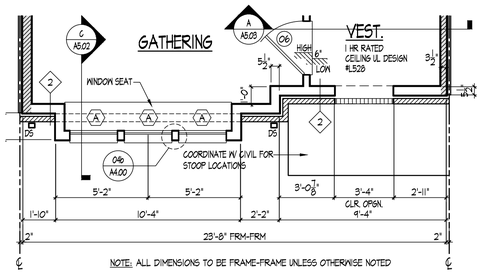


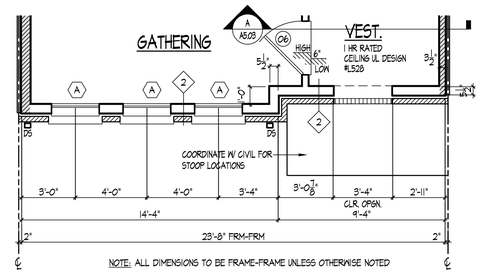
NOTE: ALL DIMENSIONS TO BE FRAME-FRAME UNLESS OTHERWISE NOTED

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



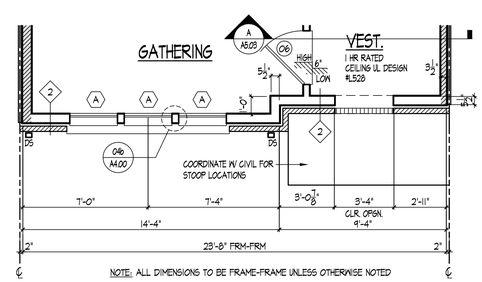
NOTE: ALL DIMENSIONS TO BE FRAME-FRAME UNLESS OTHERWISE NOTED

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



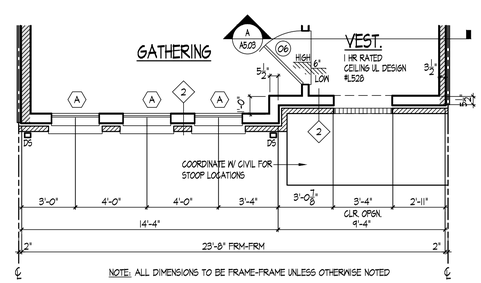
NOTE: ALL DIMENSIONS TO BE FRAME-FRAME UNLESS OTHERWISE NOTED

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



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

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



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

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

Community Planning & Development Services
Received
April 8, 2024

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M.E.P. ENGINEER
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12355 SUNRISE VALLEY DRIVE, SUITE 220
RESTON, VIRGINIA 20191
703-348-7941

LAWRENCE II/SYDNEY II
PULTE HOMES

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

SUBMISSION/REVISION

	10/19/2023 ISSUED FOR PERMIT	6.	
1.		7.	
2.		8.	
3.		9.	
4.		10.	
5.		11.	

LAWRENCE II
PARTIAL FLOOR PLANS

A1.01a

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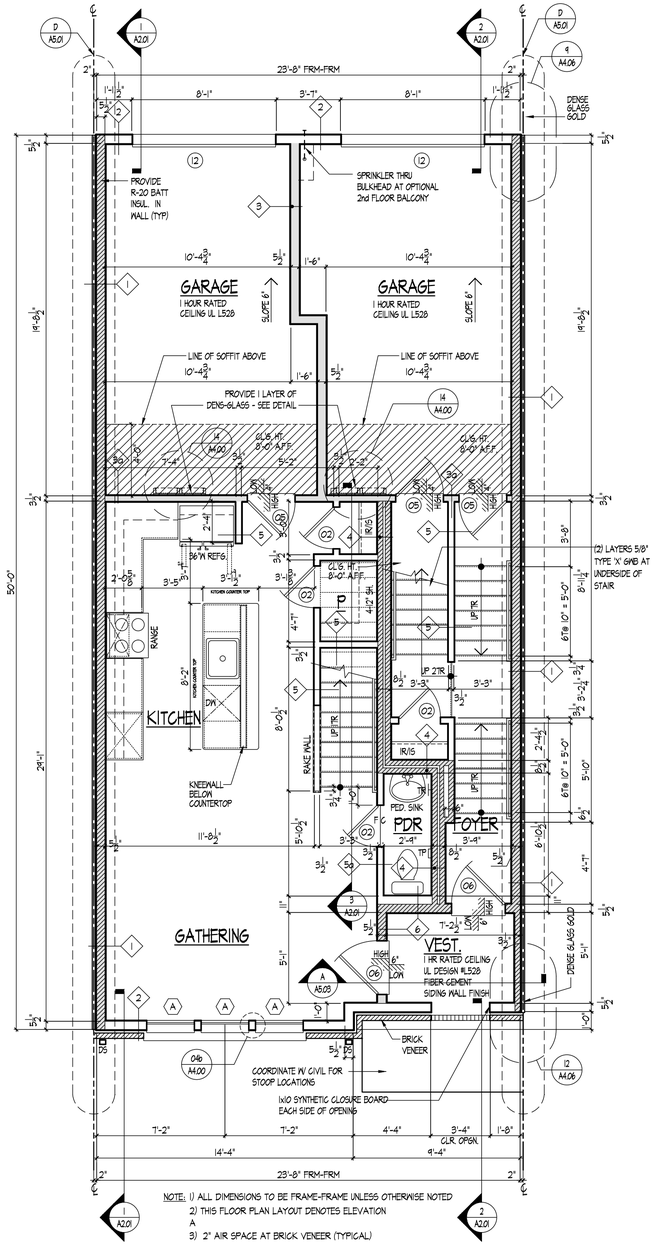
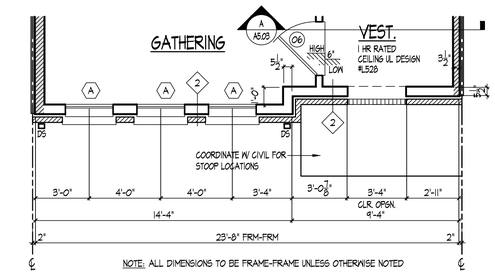
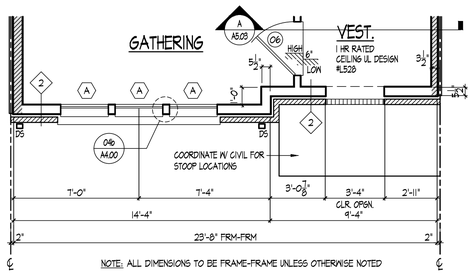


1 A1.01b LAWRENCE II FIRST FLOOR PLAN - ELEVATION B (ADU & MPDU)
SCALE: 1/4" = 1'-0"



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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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 4 8 16

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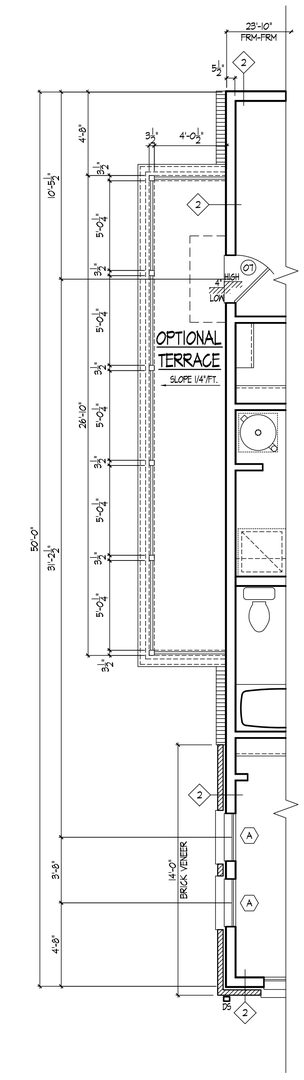
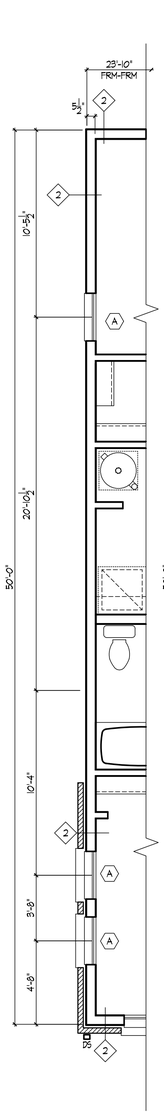
LAWRENCE II
FIRST FLOOR PLAN
ADU & MPDU UNIT

A1.01b

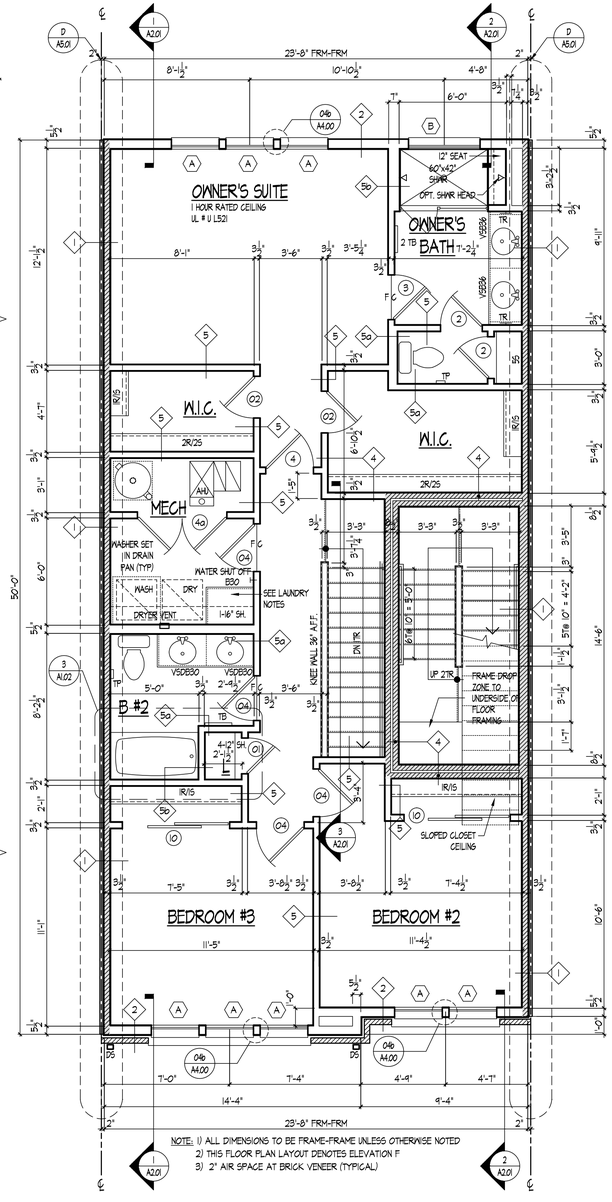


PARTIAL
SECOND FLOOR PLAN -
END CONDITION - OPTIONAL TERRACE
SCALE: 1/4" = 1'-0"

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



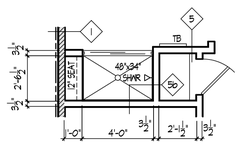
PARTIAL
SECOND FLOOR PLAN -
END CONDITION
SCALE: 1/4" = 1'-0"



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

4 A1.02 LAFAYETTE SECOND FLOOR PLAN - OPTIONAL BALCONY
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"

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LAWRENCE II
SECOND FLOOR PLAN
MARKET RATE

A1.02

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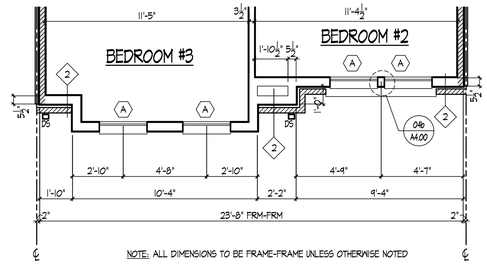
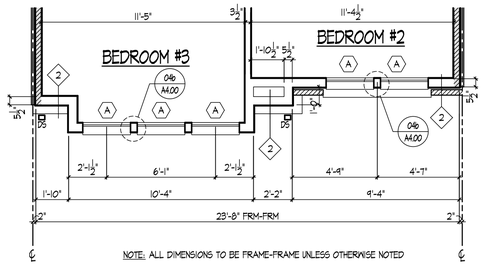


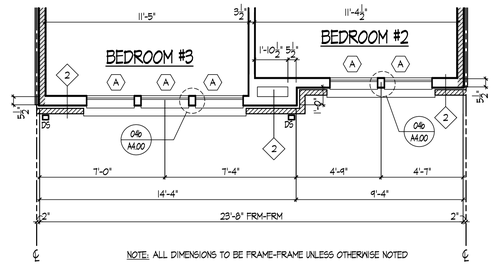
3 A1.02 LAWRENCE II PARTIAL SECOND FLOOR PLAN - ELEVATION C

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



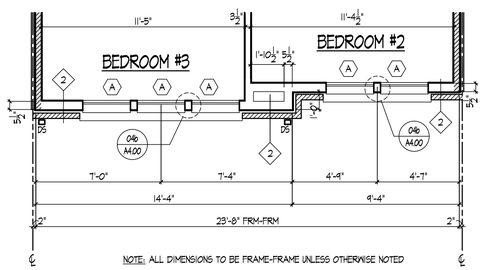
5 A1.02 LAWRENCE II PARTIAL SECOND FLOOR PLAN - ELEVATION E

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



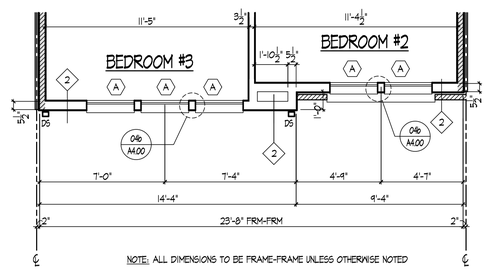
2 A1.02 LAWRENCE II PARTIAL SECOND FLOOR PLAN - ELEVATION B

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



4 A1.02 LAWRENCE II PARTIAL SECOND FLOOR PLAN - ELEVATION D

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



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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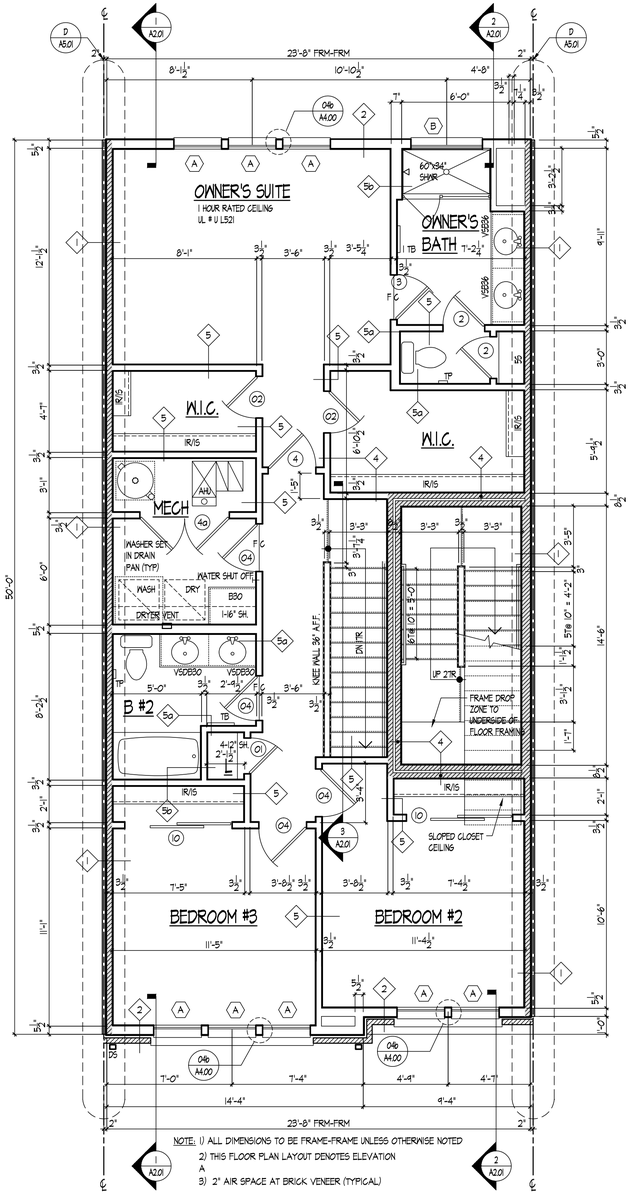

1 A1.02b LAWRENCE II SECOND FLOOR PLAN - ELEVATION B (ADU & MPDU)
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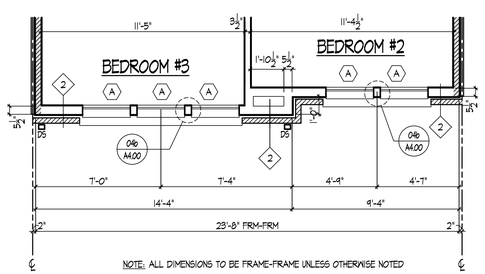
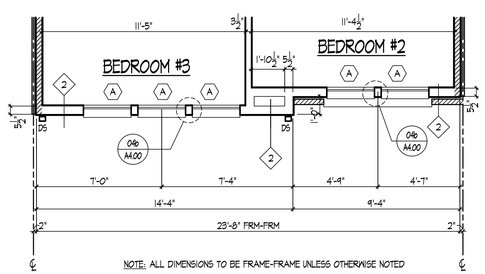


2 A1.02b LAWRENCE II PARTIAL SECOND FLOOR PLANS (ADU & MPDU)
SCALE: 1/4" = 1'-0"



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

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LAWRENCE II
SECOND FLOOR PLAN
ADU & MPDU UNIT

A1.02b

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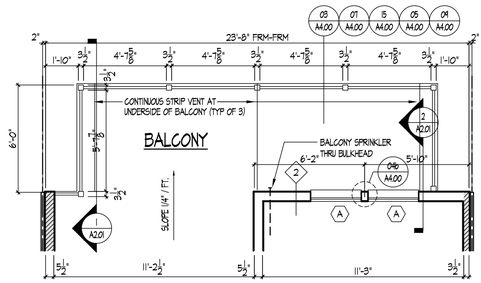
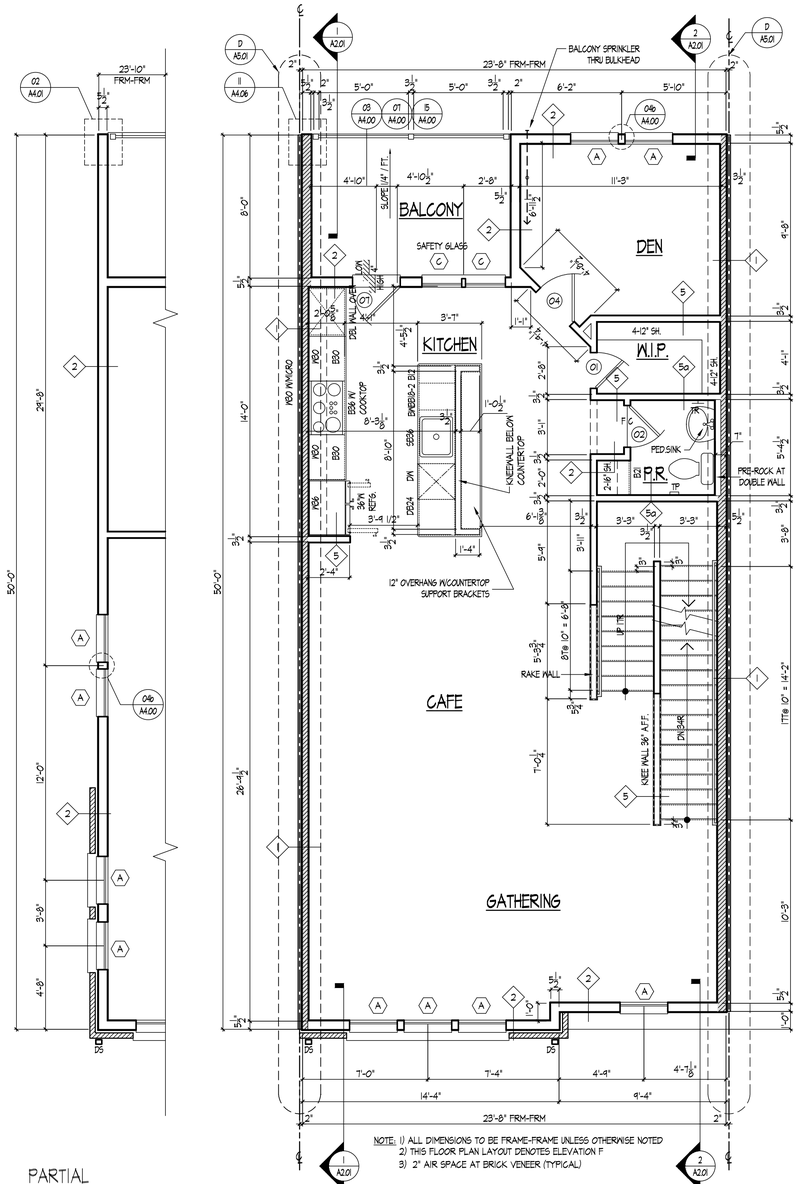


2 A1.03 SYDNEY II THIRD FLOOR PLAN - OPTIONAL BALCONY
SCALE: 1/4" = 1'-0"



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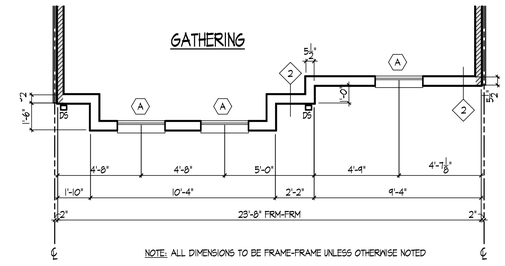
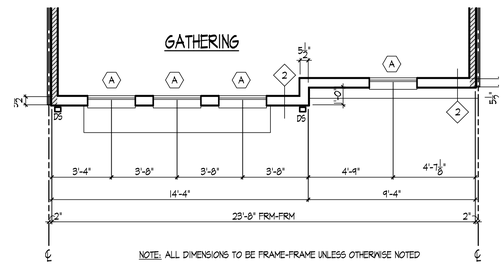


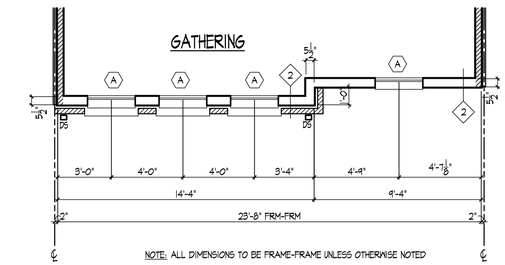
1 A1.03g SYDNEY II PARTIAL THIRD FLOOR PLAN - ELEVATION C

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



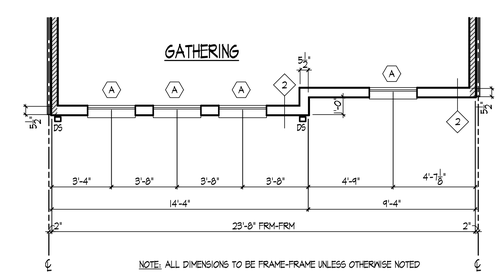
1 A1.03g SYDNEY II PARTIAL THIRD FLOOR PLAN - ELEVATION E

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



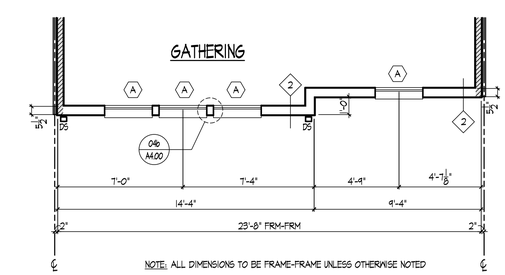
1 A1.03g SYDNEY II PARTIAL THIRD FLOOR PLAN - ELEVATION B

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



1 A1.03g SYDNEY II PARTIAL THIRD FLOOR PLAN - ELEVATION D

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



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

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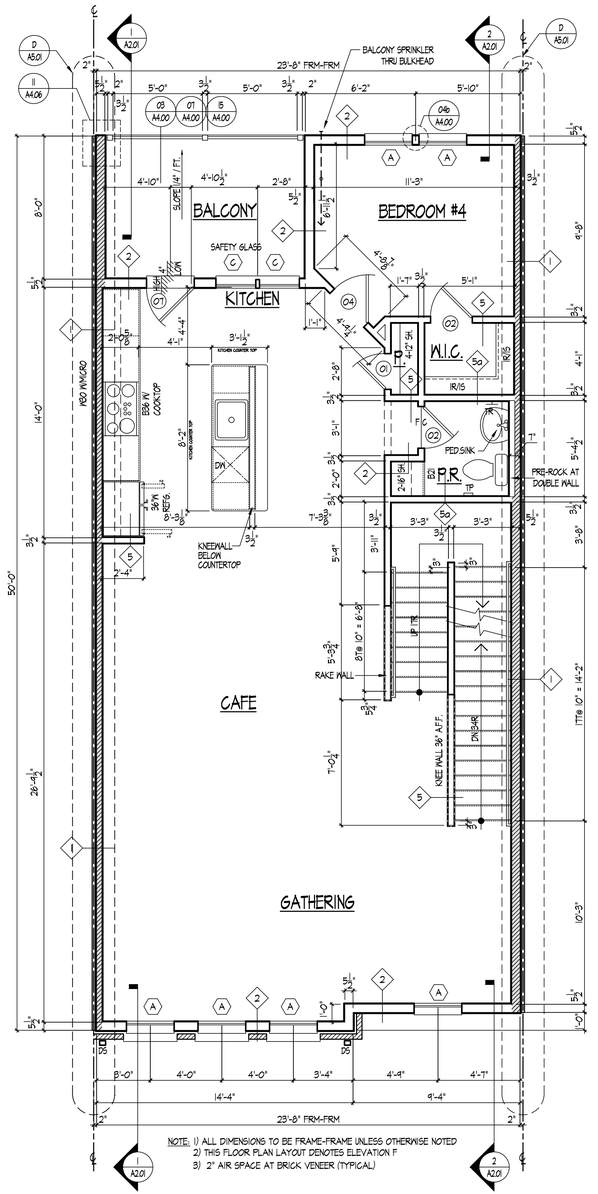
1/8" = 1'-0" 1/4" = 1'-0" 1/2" = 1'-0" 1" = 1'-0"



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

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

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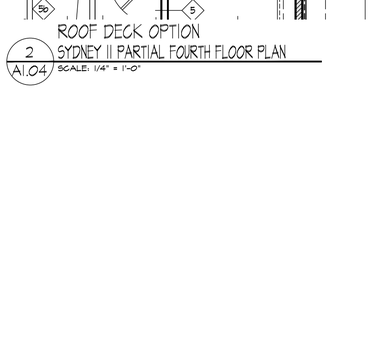
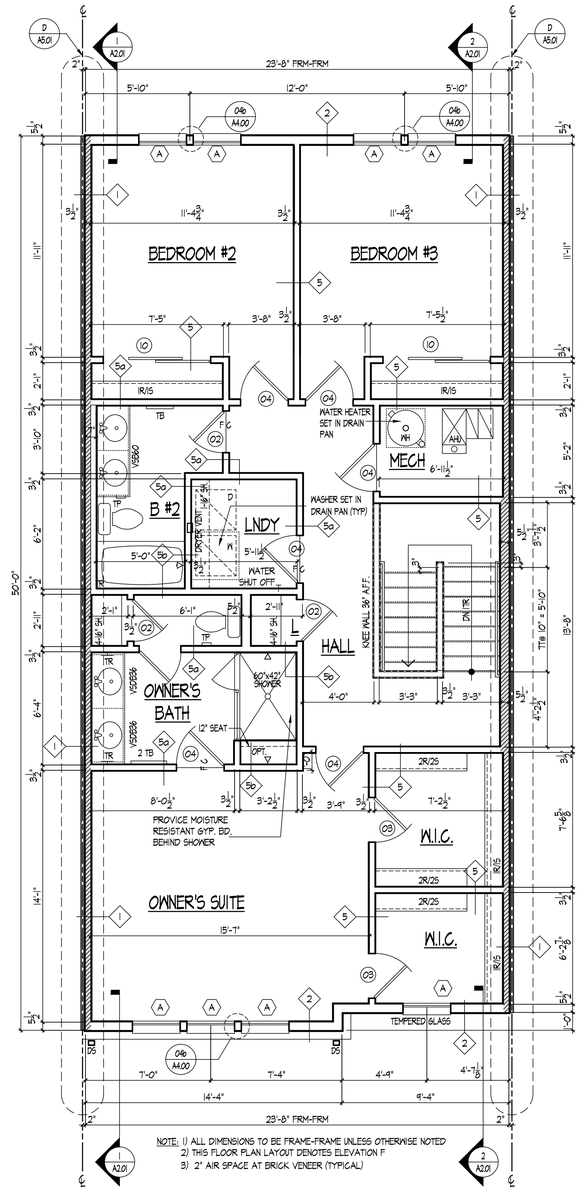
SYDNEY II
THIRD FLOOR PLAN
ADU & MPDU UNIT

A1.03b

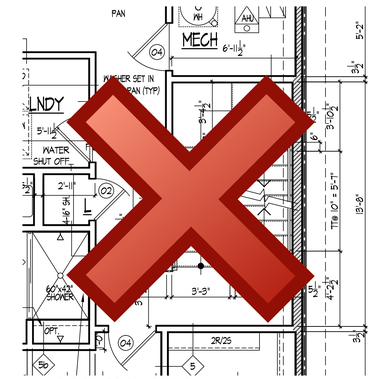


PARTIAL
FOURTH LOOR PLAN -
END CONDITION
SCALE: 1/4" = 1'-0"



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

SYDNEY II FOURTH FLOOR PLAN - ELEVATION F



ROOF DECK OPTION
2 A1.04 SYDNEY II PARTIAL FOURTH FLOOR PLAN
SCALE: 1/4" = 1'-0"

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

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SYDNEY II
FOURTH FLOOR PLAN

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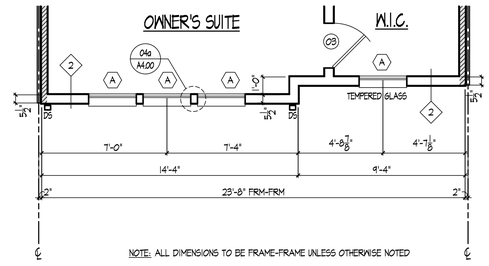

3 A1.04a SYDNEY II PARTIAL FOURTH FLOOR PLAN - ELEVATION C
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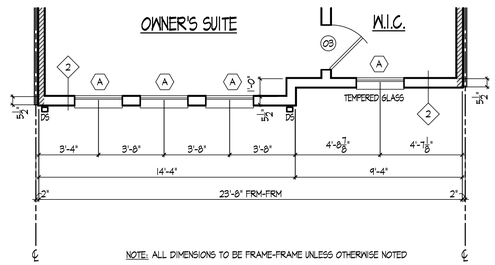

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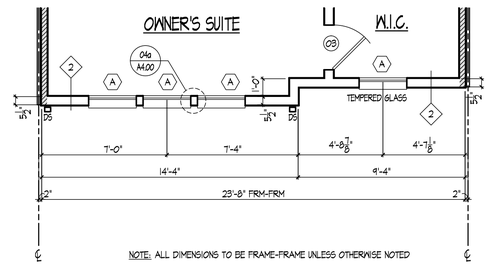

2 A1.04a SYDNEY II PARTIAL FOURTH FLOOR PLAN - ELEVATION B
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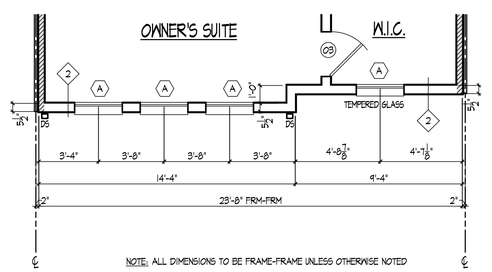

4 A1.04a SYDNEY II PARTIAL FOURTH FLOOR PLAN - ELEVATION D
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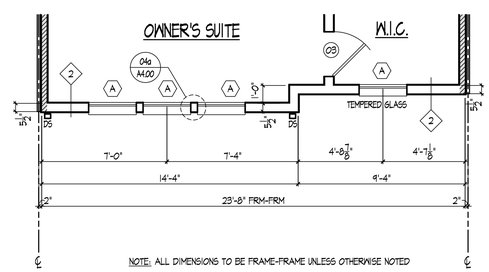

1 A1.04a SYDNEY II PARTIAL FOURTH FLOOR PLAN - ELEVATION A
SCALE: 1/4" = 1'-0"

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

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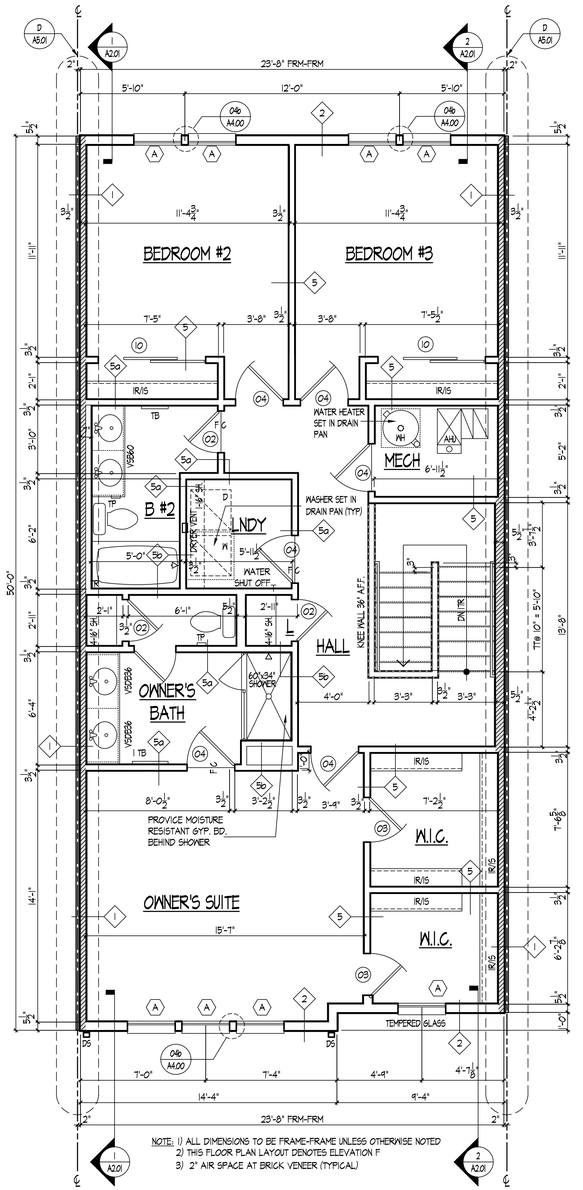
SYDNEY II
PARTIAL FLOOR PLANS

A1.04a



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

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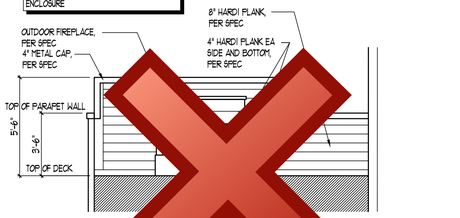
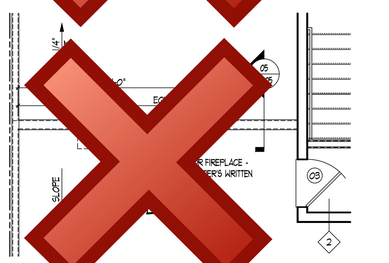
NOTE:
ALL ELECTRICAL AND PLUMBING TO OUTDOOR FIREPLACE SHALL RUN THROUGH PARAPET WALL AND NOT PENETRATE DURADECK.

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

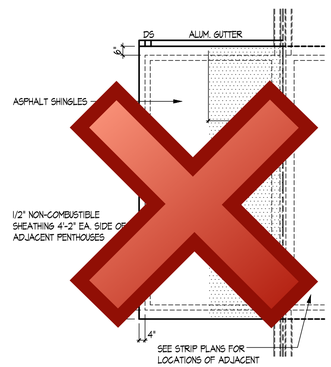
NOTE:
DO NOT SEAL OR ADD CAULKING TO OUTDOOR FIREPLACE. PROVIDE SHEET METAL PAN IN BOTTOM OF FIREPLACE ENCLOSURE



4 / A1.05 ELEVA… GAS FI…
SCALE: …

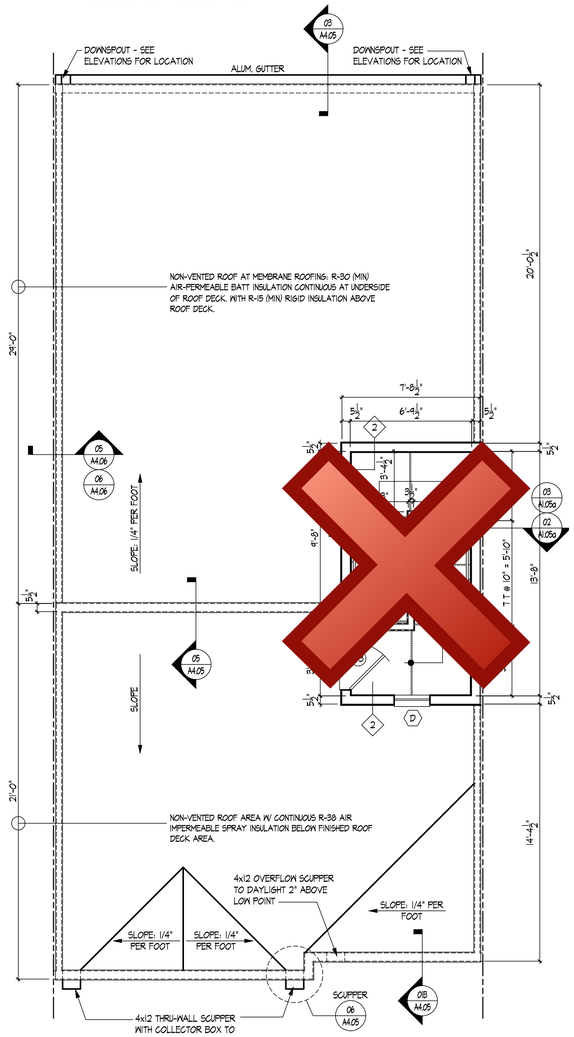


3 / A1.05 ROOF PLAN - OPTIONAL GAS FIREPLACE
SCALE: 1/4" = 1'-0"

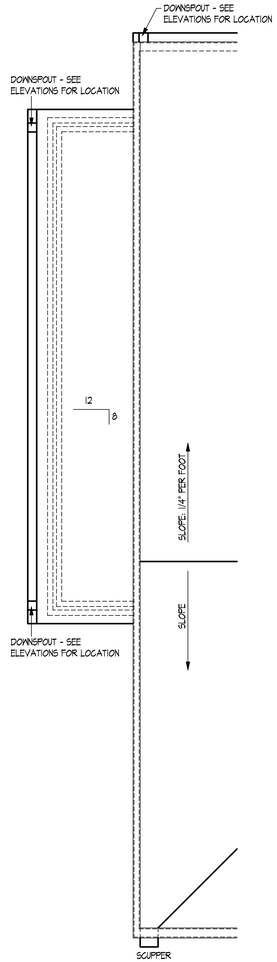


PENTHOUSE ROOF PLAN
SCALE: 1/4" = 1'-0"

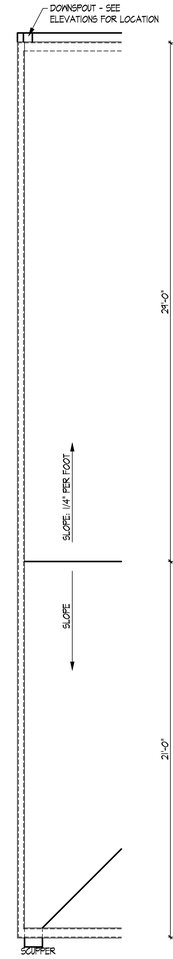
ROOF VENTING NOTES:
PER IBC 2018, SECT. 1202.3, UNVENTED ATTICS SHALL BE PERMITTED IN THE FOLLOWING CONDITIONS:
1. THE UNVENTED ATTIC IS WITHIN THE BUILDING THERMAL ENVELOPE.
2. NO INTERIOR CLASS I VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE.
3. N/A
4. ANY AIR-IMPERMEABLE INSULATION SHALL BE A 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"

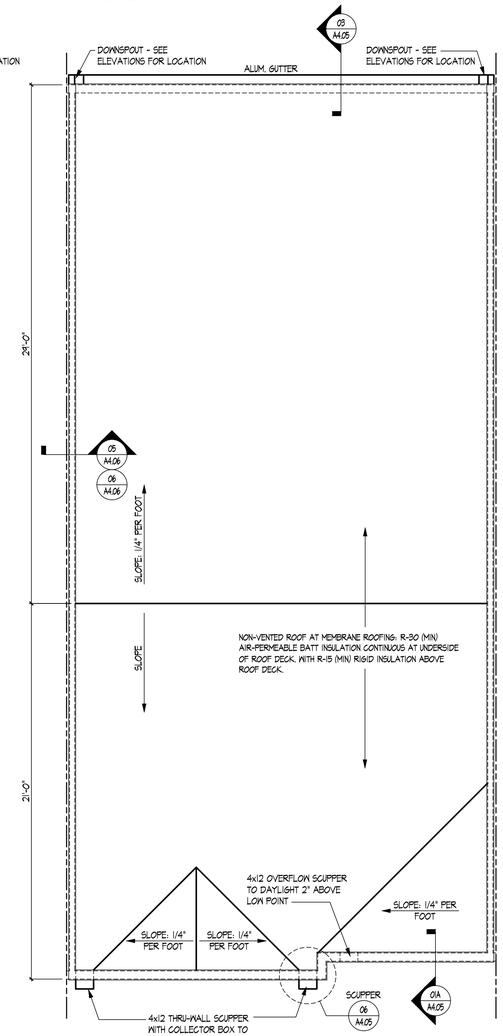


PARTIAL ROOF PLAN - UTILITY SHED
SCALE: 1/4" = 1'-0"



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

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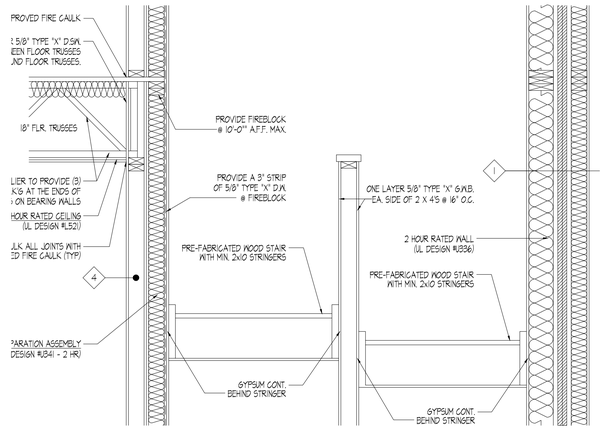

4 A2.01 STAIR PLATFORM SECTION
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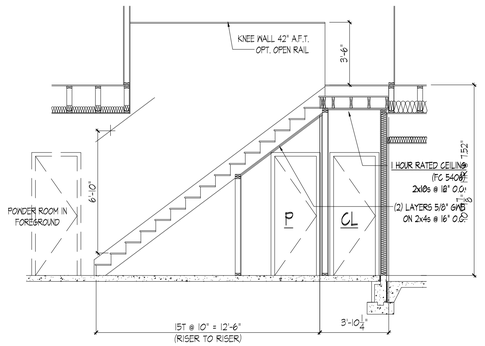
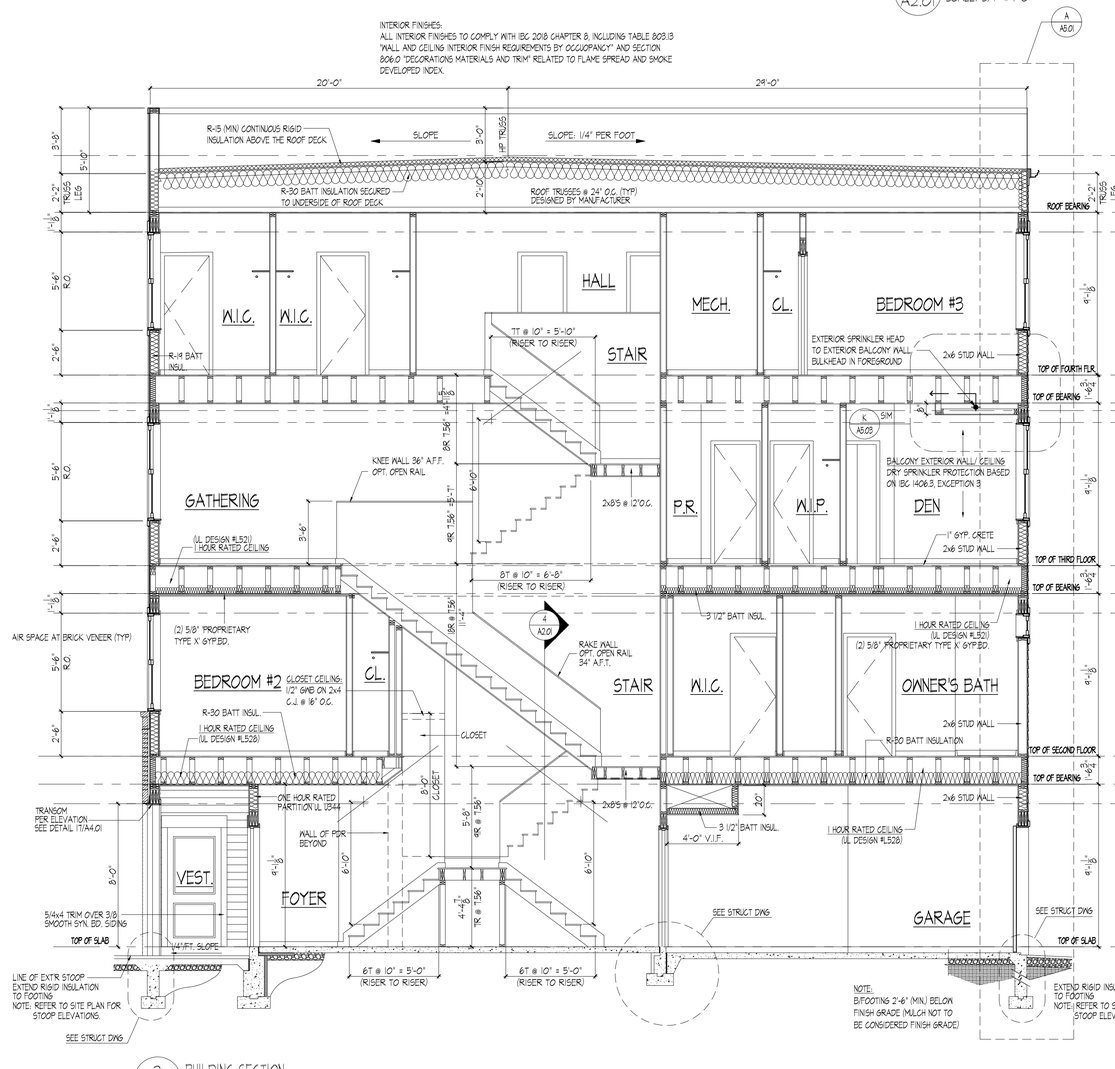


3 A2.01 PARTIAL BUILDING SECTION
SCALE: 1/4" = 1'-0"

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
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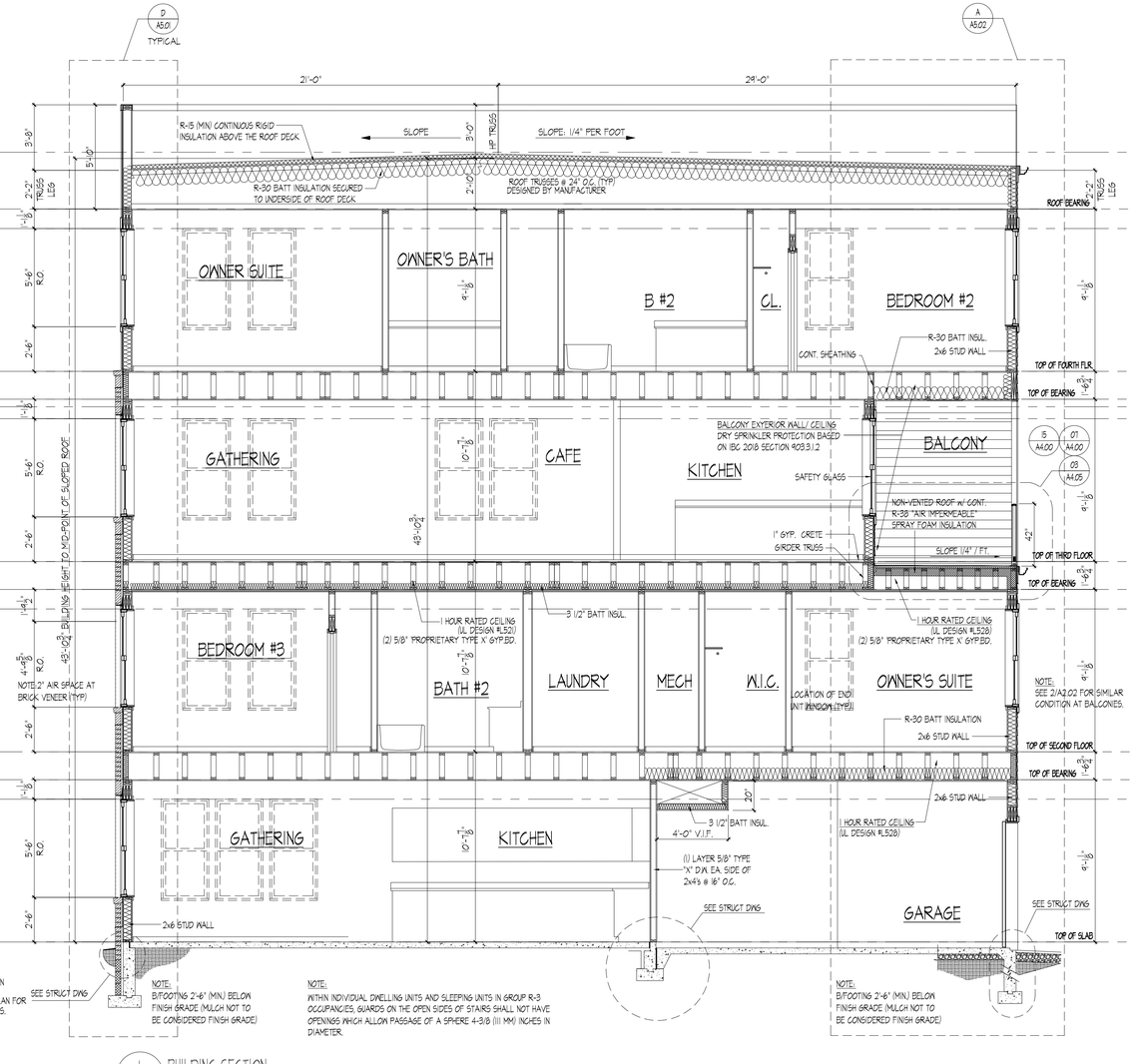

1 A2.01 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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LAWRENCE & SYDNEY
BUILDING SECTIONS & DETAILS

A2.01

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