

111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000 www.rockvillemd.gov

## **Development Review Comments**

February 6, 2024 STP2024-00474 1st Submission Review Comments 5906 Halpine Road

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

## **Reviewing Staff**

# Community Planning & Development Services (CPDS)

#### **Project Manager:**

Chris Davis (CRD), Senior Planner <a href="mailto:cdavis@rockvillemd.gov">cdavis@rockvillemd.gov</a>

#### **Comprehensive Planning:**

Katie Gerbes (KG), Comprehensive Planning Manager <u>kgerbes@rockvillemd.gov</u>

#### **Forestry Reviewer:**

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

#### **Fire Reviewers:**

Shannon Patrick (SP), Fire Protection Engineer <a href="mailto:spatrick@rockvillemd.gov">spatrick@rockvillemd.gov</a> Charles Biggus (CB), Fire Plans Examiner <a href="mailto:cbiggus@rockvillemd.gov">cbiggus@rockvillemd.gov</a>

#### **Building Reviewer:**

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

#### Dept. of Public Works (DPW)

#### **Engineering Reviewer:**

Sean Murphy (SM), Principal Civil Engineer <a href="mailto:smurphy@rockvillemd.gov">smurphy@rockvillemd.gov</a>

#### **Traffic and Transportation Reviewers:**

Andrew Luetkemeier (AWL), Principal Transportation Engineer <u>aluetkemier@rockvillemd.gov</u>

STP2024-00474 Development Review Letter February 6, 2024 Page 2

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

# Housing and Community Development (HCD)

**Housing Reviewer:** 

Punam Thukral (PT), Housing Specialist <a href="mailto:pthukral@rockvillemd.gov">pthukral@rockvillemd.gov</a>

#### Recreation and Parks (RPD)

**Parks Reviewer:** 

Christine Henry (CH), Deputy Director <a href="mailto:chenry@rockvillemd.gov">chenry@rockvillemd.gov</a>

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

#### **CPDS Comments**

#### **Development & Zoning (CRD)**

- 1. As the MXNC equivalent zone is requested with the current Floating Zone MAP application, per Sec. 25.13.03, attached dwellings, such as the proposed two-over-two stacked units, are permitted in the MXNC zone.
- 2. Using the corresponding Montgomery County Student Generation Rates, the proposed development will generate two (2) students at the elementary school level (Twinbrook); one (1) student at the middle school level (Julius West); and two (2) students at the high school level (Richard Montgomery).
- 3. See site plan markups in blue for additional comments. For any comments requiring revisions, please complete associated changes to the companion Project Plan site plan and vice versa for the Level 2 site plan documents where applicable.

#### Comprehensive Planning (KG)

- 1. The application is located within Planning Area 8. The site is specifically called out within the *Rockville 2040 Comprehensive Plan* as focus area 9. The focus area provides several urban design and zoning recommendations for the site:
  - "Rezone the property from R-60 (Single Unit Detached Dwelling) to RMD-15 (Residential Medium Density) or MXNC (Mixed-Use Neighborhood Commercial) to allow for attached residential or multi-unit residential development and ancillary commercial uses." page 344.
  - "Allow a maximum height of up to 50 feet as an urban infill project within a quarter-mile of a high frequency transit station, the Twinbrook transit station."
  - "Any redevelopment of the property should provide a sensitive transition to the adjacent and confronting residential uses through height step-downs, massing articulation, and landscaping."

The application meets each of these three recommendations for zoning and urban design, and thus is found to be compliant with the *Rockville 2040 Comprehensive Plan*.

#### Forestry (SM)

1. See STP site plan sheets for comments.

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#### Fire (CB)

1. See STP site plan sheets for comments.

#### **Building (CD)**

1. No comments.

#### **DPW Comments**

#### **Engineering (SM)**

1. Please see Project Plan submittal for all review comments pertaining to concurrent PJT and STP applications.

#### Traffic and Transportation (AWL/FM)

- 1. Since reviews are concurrent with the Project Plan application, comments have been provided only once. Please see PJT site plan submittal for all comments pertaining to all concurrent applications.
- 2. Fees for the scoping intake form and the on site transportation report are \$200 and \$1,000, respectively.

#### **HCD Comments**

#### Housing (PT)

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

#### **RPD Comments**

#### Parks (CH)

1. No comments.

#### **Publicly Accessible Art in Private Development (KM)**

2. The Publicly Accessible Art in Private Development requirement applies to this project. While a conceptual plan for the provision of publicly accessible art must be submitted with any application for a site plan or project plan approval – the art does not have to appear on the site plan.

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The conceptual plan shall include the location of the art, a conceptual description of the art, and the qualifications of the artist.

Two related notes: 1) While this site plan contains the location of the artwork, note that any changes to the art location will require a Site Plan Amendment; 2) Artworks that contain a foundation, lighting/wiring, or the like and/or artworks in the right of way or blocking a route, etc will require additional city staff review.

Applicant must have an approved application prior to issuance of a building permit and the artwork must be installed and approved prior to issuance of an occupancy permit. See the City's website: <a href="https://www.rockvillemd.gov/2081/Publicly-Accessible-Art">https://www.rockvillemd.gov/2081/Publicly-Accessible-Art</a> for details. Contact Karyn Miller at <a href="mailto:kmiller@rockvillemd.gov">kmiller@rockvillemd.gov</a> or 240-314-8101. The applicant will work with City staff (K Miller) to determine approach.

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

# HALPINE ROAD

LEVEL 2 SITE PLAN ROCKVILLE (4TH.) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

is complete.

**DEVELOPMENT TABULATIONS** 

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

Site Area 63,838 SF		1.47 AC	
Development Program			
Residential Units		36	
Front Loaded Townhomes		0	
Rear Loaded MF Residential Units (2 over 2)		36	

<b>Building Height</b>	Maximum Allowed		Maximum Requested		
Residential Units (2 over 2)	50'		50'		
Open Space	Minimum Required		Minimum Required Proposed (mini		
Open Area (includes public use space)	15%	9,576 SF	35.7%	22,800 SF	
Public Use Space	10%	6,384 SF	10.2%	6,486 SF	
Building Setbacks	Minimum Required		Proposed		
Minimum width at Frontline	10'		256' Halpine, 272' Ardennes		
Setback abutting ROW	0' or 10' if provided		10' Halpine, 10' Ardennes		
Side abutting Non-Residential	0' c	or 10' if provided	30'		
Side abutting Residential	25' or height of building, whichever is greater		39' (1)		
Rear	0' or 10' if provided		0' or 10' if provided 10'		10'
Parking	Minimum Required		Pr	oposed	
Residential Units (2 over 2), 36 rear load (2 per unit)	72		72		
		72		72	
Accessible Parking	Mir	nimum Required	Pr	oposed	
Residential Units (2 over 2)	0		0 0		0
Bicycle Parking	Mir	nimum Required	Pr	oposed	
Residential Units (2 over 2)	0		0		

(1) Pursuant to Zoning Ordinance Section 25.14.35.e a 10' waiver from the side yard setback requirement, as well as a corresponding 22' waiver from the layback slope requirement, is proposed.

See Project Plan for further CPDS comments



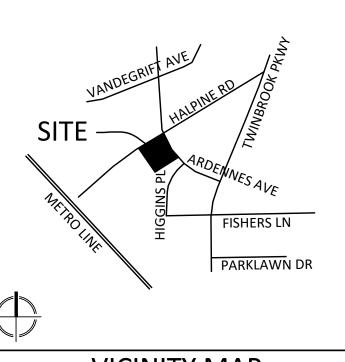
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Received December 15, 2023









**VICINITY MAP** SCALE: 1" = 2000'

## **GENERAL NOTES**

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

- SITE PLAN OVERALL
- SITE PLAN GRADING
- FIRE PROTECTION PLAN
- GARBAGE TRUCK MOVEMENT PLAN
- SU-30 MOVEMENT PLAN
- FIRE TRUCK MOVEMENT PLAN

#### LANDSCAPE COVER LL-1.00

- LL-1.01 OVERALL MATERIALS PLAN
- OVERALL ANDSCAPE PLAN
- PLANTING PLAN ENLARGEMENTS
- PLANTING PLAN ENLARGEMENT
- LL-2.00 PAVER DETAILS
- LL-2.01 SITE DETAILS
- LL-2.02 SITE DETAILS
- PLANTING DETAILS AND SCHEDULE
- LIGHTING DETAILS
- LL-3.00 LIGHTING PLAN
- LL-4.00 OPEN SPACE PLAN
- FINAL FOREST CONSERVATION PLAN COVER SHEET
- FINAL FOREST CONSERVATION PLAN
- FINAL FOREST CONSERVATION PLAN TREE REMOVAL
- FINAL FOREST CONSERVATION PLAN TABLES
- FINAL FOREST CONSERVATION NOTES
- 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



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9302 LEE HIGHWAY **SUITE 1000** FAIRFAX, VA 22031 703.934.9367 DAVID DeMARCO

David.DeMarco@PulteGroup.com

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ATTORNEY LERCH, EARLY & BREWER,

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301.986.1300 CONTACT: PATRICIA HARRIS

WASHINGTON, DC 20036

CONTACT: WILL ZEID

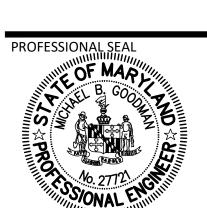
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**REVISIONS** 

## **HALPINE** ROAD

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

LEVEL 2 SITE PLAN **COVER SHEET** 



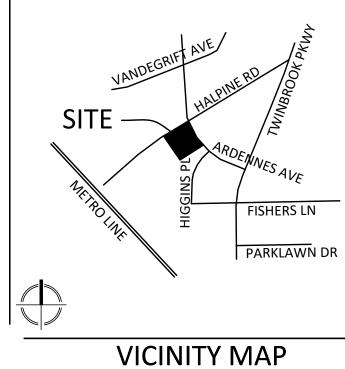
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM UNDER THE LAWS OF THE STATE OF MARYLAND ENGINEER'S NAME: MICHAEL GOODMAN, P.E. LICENSE No.: 27721 EXPIRATION DATE: JULY 19, 2024

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

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VICINITY IVIA SCALE: 1" = 2000' VIKA MARYLAND, LLC

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CONTACT: WILL ZEID

REVISIONS	DATE

## HALPINE ROAD

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

LEVEL 2 SITE PLAN APPROVALS



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AWING

Community Planning & Development Services
Received
December 15, 2023

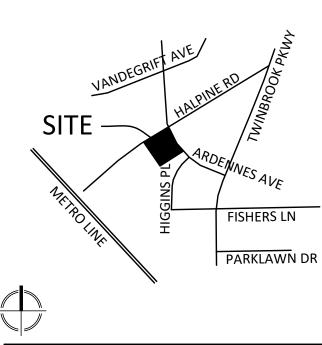
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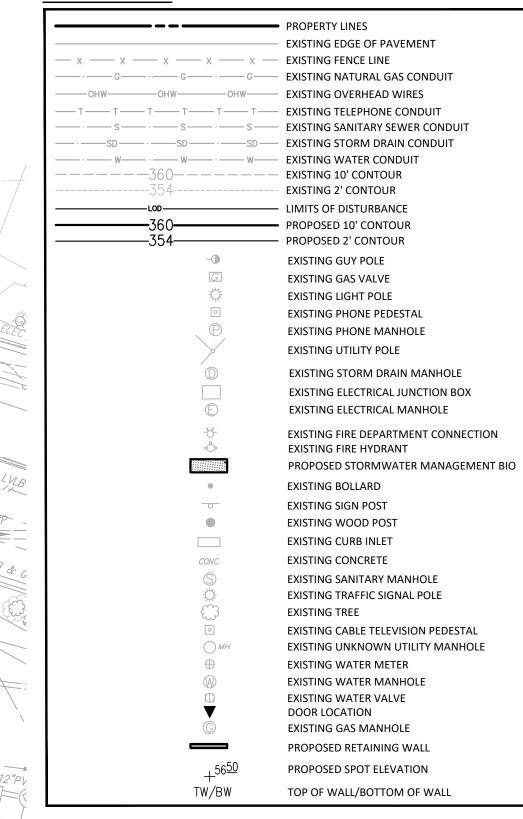
The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery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





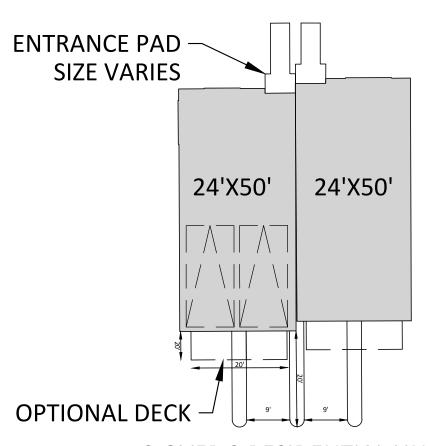
VICINITY MAP SCALE: 1" = 2000'

## PLAN LEGEND



# UNIT TYPE KEY

## 2 OVER 2 RESIDENTIAL UNIT FRONT ENTRANCE



2 OVER 2 RESIDENTIAL UNIT REAR LOAD GARAGE

SCALE: 1"= 20'

DRAWN BY: <u>EJS</u>

SHEET NO. SP-3

Community Planning & Development Services

December 15, 2023

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DAVID DeMARCO

PULTE HOME COMPANY, LLC

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CONTACT: WILL ZEID

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REVISIONS	DATE

## HALPINE ROAD

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

LEVEL 2 SITE PLAN



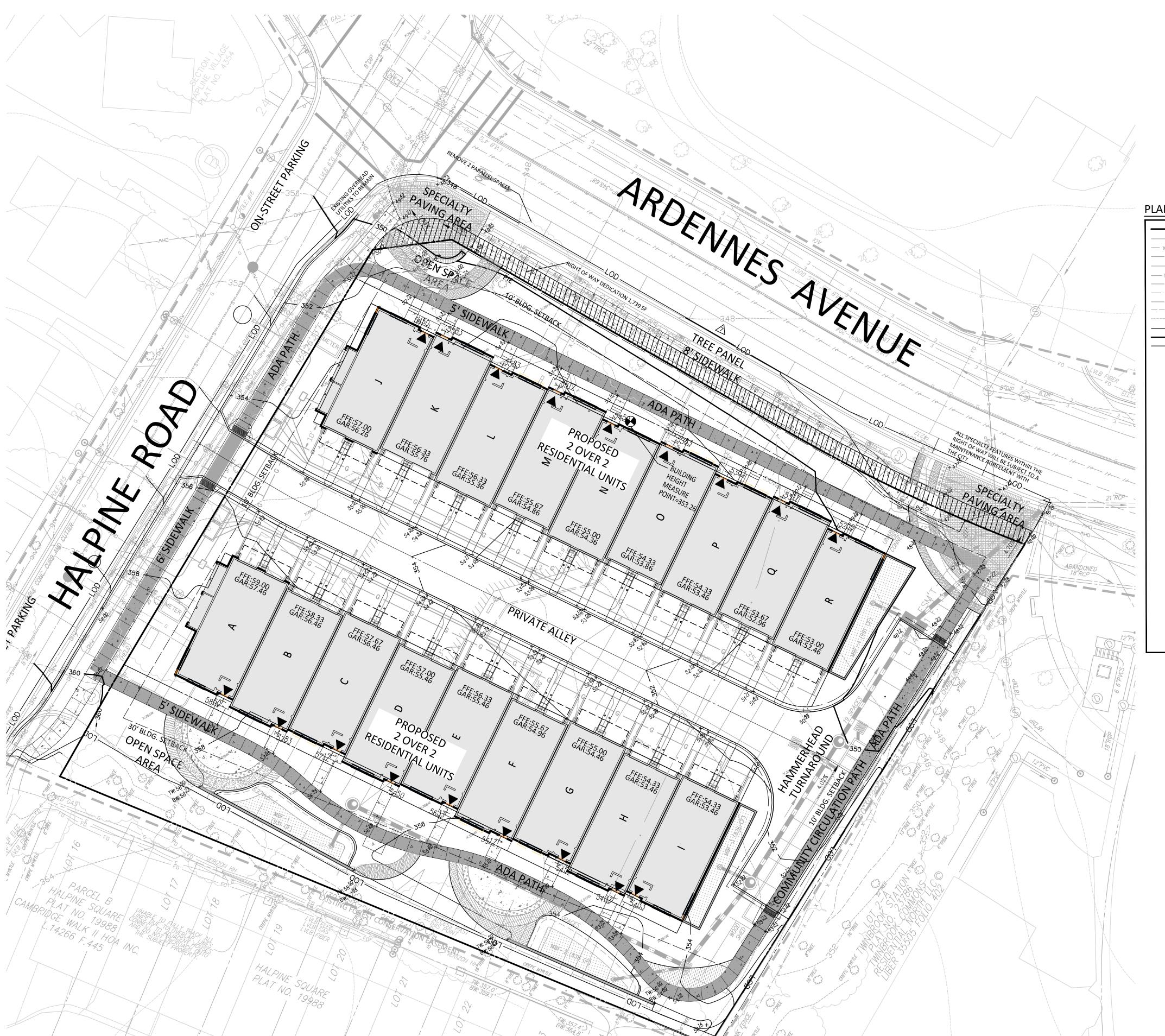
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EXPIRATION DATE: JULY 19, 2024

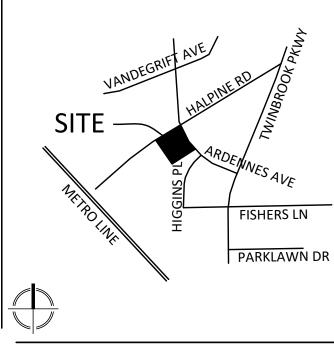
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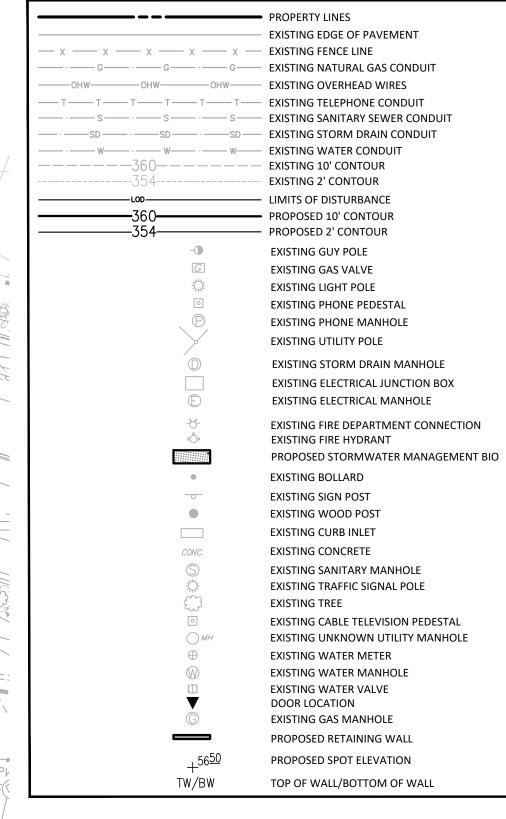
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### PLAN LEGEND



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REVISIONS	DATE

## HALPINE ROAD

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

SITE PLAN GRADING



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PROJECT VM50639A

SHEET NO. SP-4

**NOT FOR CONSTRUCTION** 

Community Planning & Development Services

December 15, 2023

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SCALE: 1"= 20'



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REVISIONS	DATE
-	

## HALPINE ROAD

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

LEVEL 2 SITE PLAN FIRE PROTECTION PLAN



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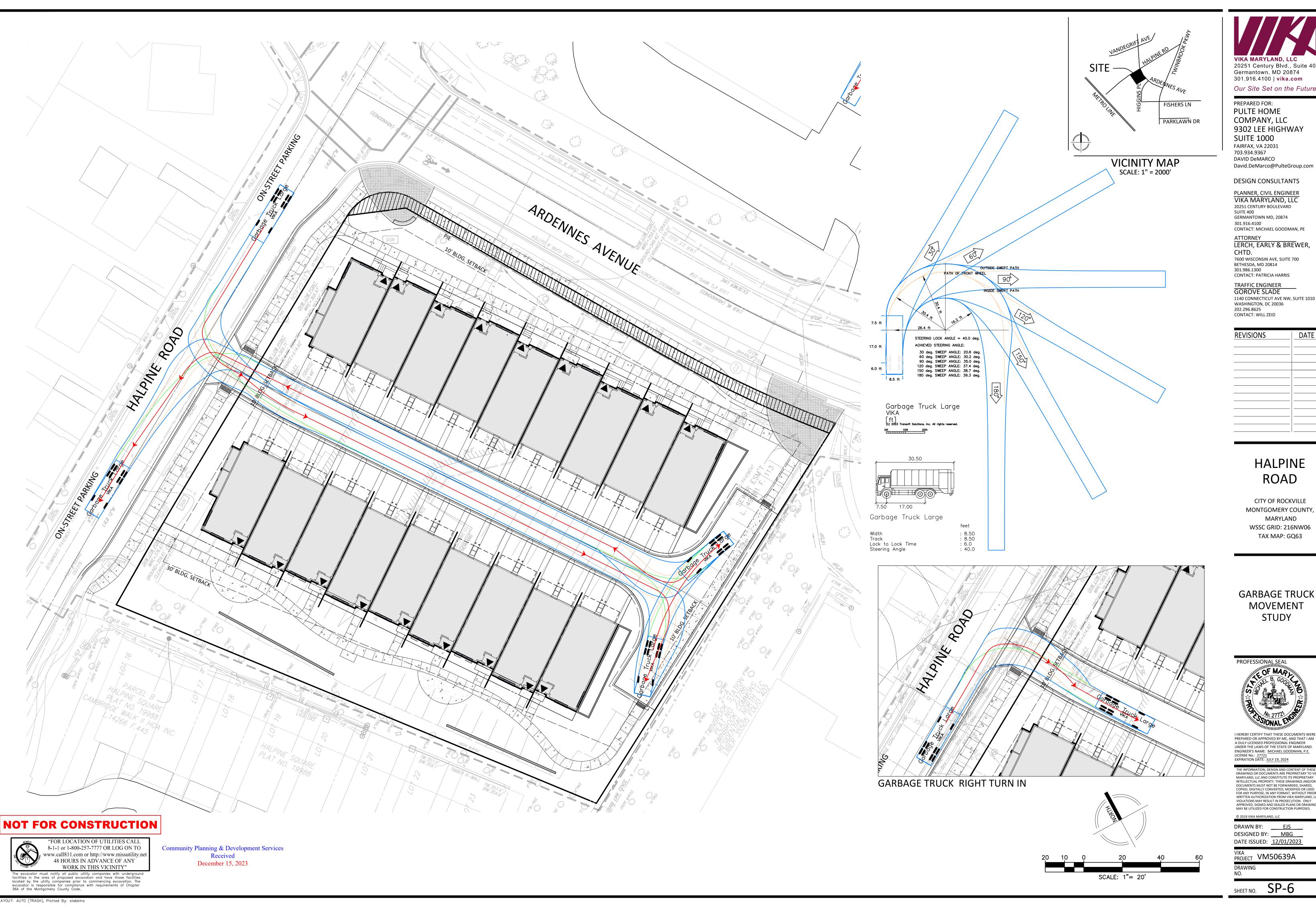
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DRAWN BY: EJS
DESIGNED BY: MBG
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VIKA PROJECT VM50639A DRAWING

SHEET NO. SP-5

LAYOUT: FDA, Plotted By: stebbins



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20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874 301.916.4100

ATTORNEY LERCH, EARLY & BREWER,

CHTD. 7600 WISCONSIN AVE, SUITE 700 BETHESDA, MD 20814 301.986.1300 CONTACT: PATRICIA HARRIS

TRAFFIC ENGINEER
GOROVE SLADE

1140 CONNECTICUT AVE NW, SUITE 1010 WASHINGTON, DC 20036 202.296.8625 CONTACT: WILL ZEID

REVISIONS	DATE

## HALPINE ROAD

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

GARBAGE TRUCK **MOVEMENT** STUDY



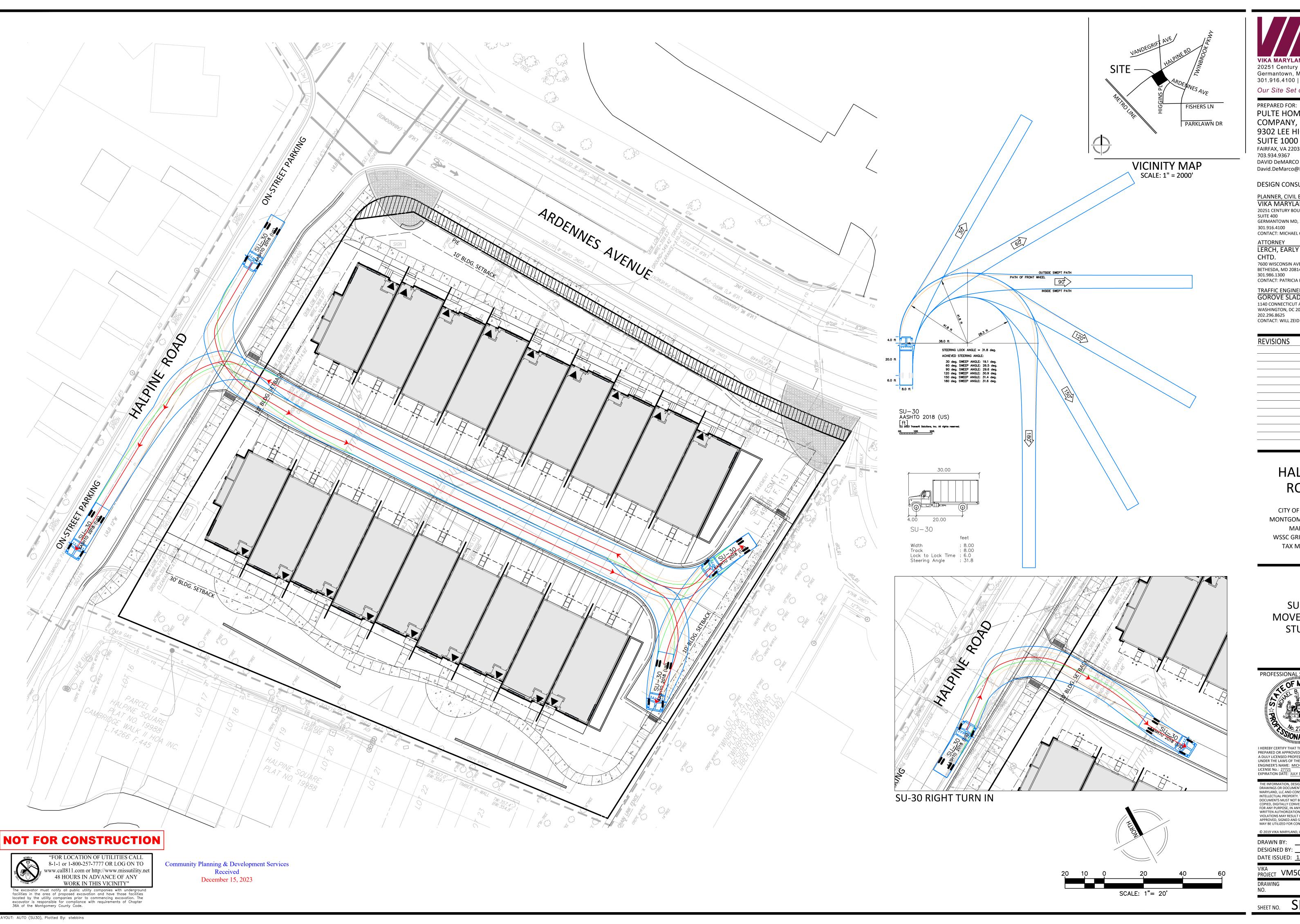
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. ENGINEER'S NAME: MICHAEL GOODMAN, P.E. LICENSE No.: 27721 LICENSE No.: 27721 EXPIRATION DATE: JULY 19, 2024

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

PROJECT VM50639A

SHEET NO. SP-6



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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

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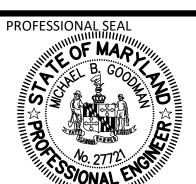
1140 CONNECTICUT AVE NW, SUITE 1010 WASHINGTON, DC 20036 202.296.8625 CONTACT: WILL ZEID

REVISIONS	DATE

## HALPINE ROAD

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

SU-30 **MOVEMENT** STUDY



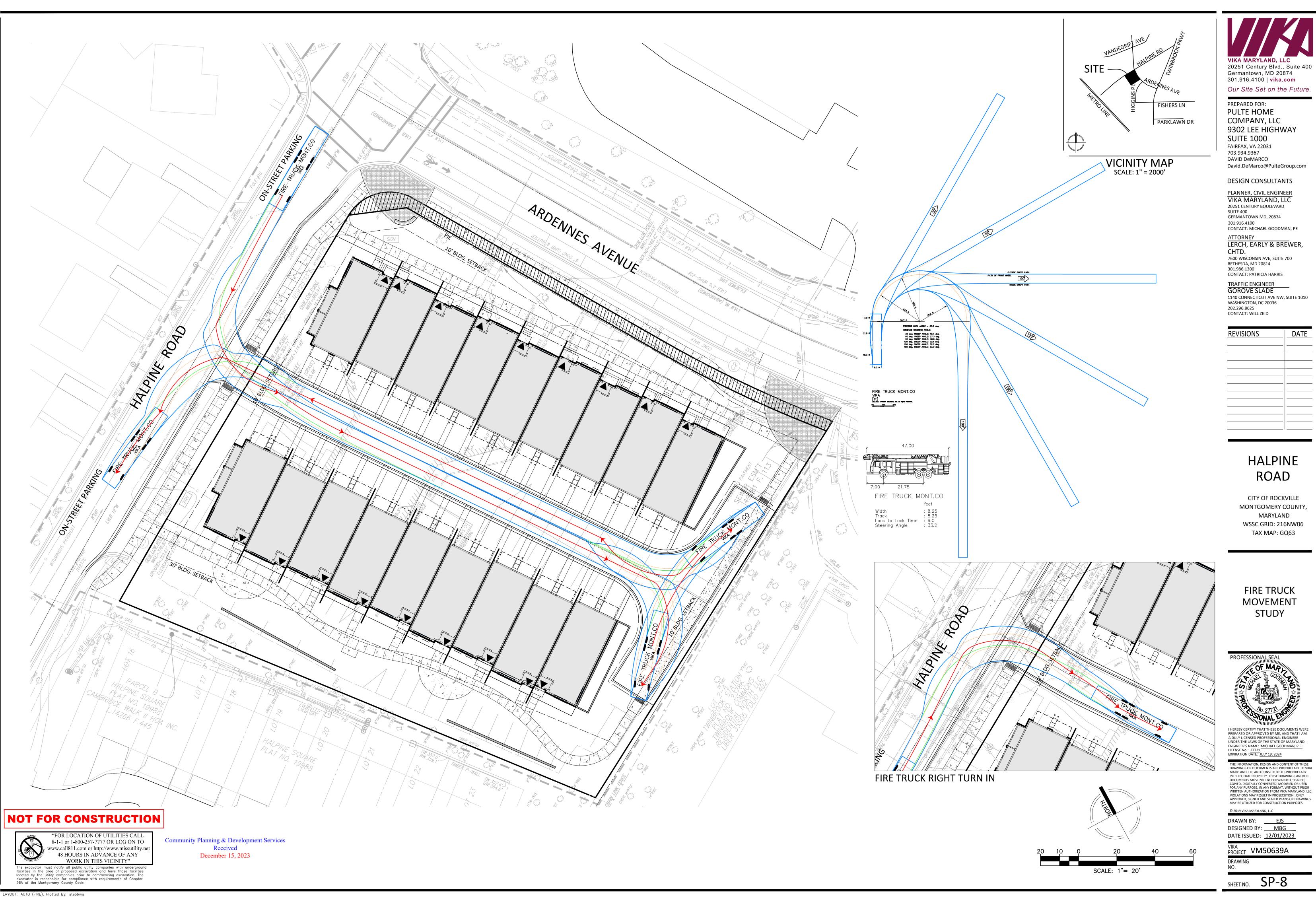
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PROJECT VM50639A

SHEET NO. SP-7



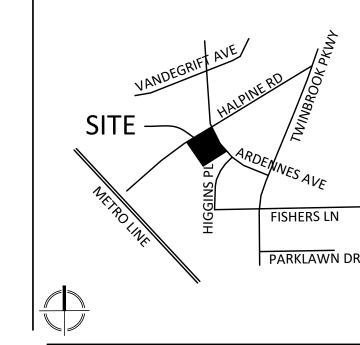
Street trees and lot trees may be required subject to subdivision regulations per code, Section 25.21.21: - One street tree per 40' of lot frontage within public ROW - One tree on each residential lot per 2,000 square feet

Please confirm if this development will create individual lots of record.

# HALPINE ROAD

LEVEL 2 SITE PLAN LANDSCAPE ARCHITECTURE SET

/LL-1.03/



**VICINITY MAP** SCALE: 1" = 2000'

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

**DESIGN CONSULTANTS** 

Germantown, MD 20874

301.916.4100 | vika.com

PREPARED FOR: **PULTE HOME** 

**SUITE 1000** 

COMPANY, LLC

9302 LEE HIGHWAY

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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,

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TRAFFIC ENGINEER GOROVE SLADE

1140 CONNECTICUT AVE NW, SUITE 1010 WASHINGTON, DC 20036 CONTACT: WILL ZEID

REVISIONS	DATE

## HALPINE ROAD

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

LANDSCAPE COVER

PROFESSIONAL SEAL

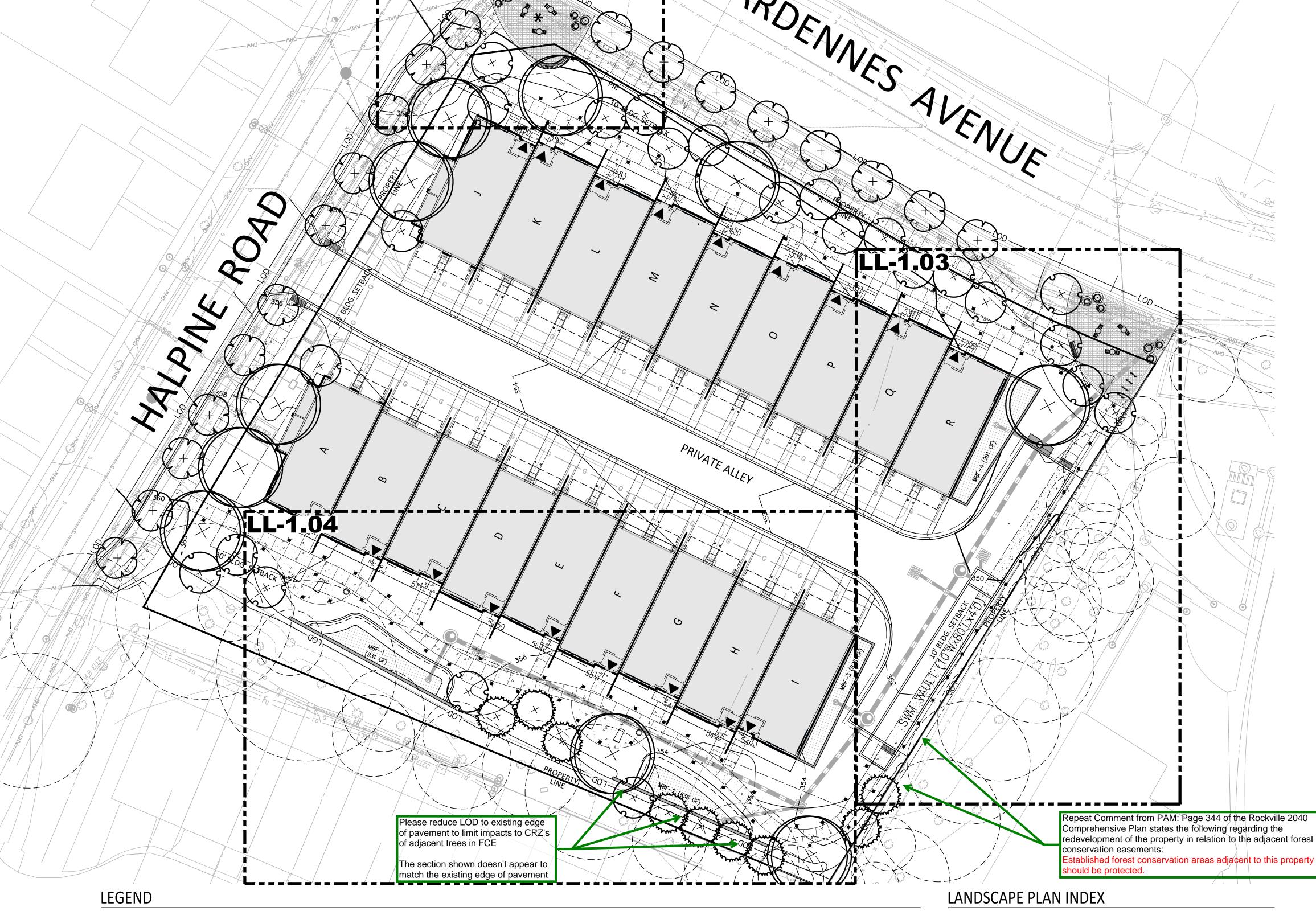


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DRAWN BY: ZS/JC DESIGNED BY: \_\_\_\_ES DATE ISSUED: <u>12/01/2023</u>

PROJECT VM50639A



PROPOSED STORM DRAIN

PROPOSED LOUNGE CHAIR

PROPOSED STRAIGHT BENCH

PROPOSED TABLES AND CHAIRS

PROPOSED BOLLARD

PROPOSED TRASH RECEPTACLE

**EXISTING SIGNIFICANT TREE TO REMAIN WITH** 

BIORETENTION (SEE SWM PLAN FOR DETAILS)

PROPOSED CONCRETE PAVING-PEDECTRIAN

PROPOSED CONCRETE PAVING-VEHICULAR

PROPOSED CONCRETE PAVERS-PEDESTRIAN

PROPOSED PRIVACY SHRUB AREA

**CRZN SHOWING** 

PROPOSED CANOPY TREE

PROPOSED STREET TREE

PROPOSED ORNAMENTAL TREE

PROPOSED EVERGREEN TREE

PROPOSED PLANTERS

PROPOSED BIKE RACK

PROPOSED ART PIECE

LANDSCAPE COVER OVERALL MATERIALS PLAN OVERALL TREE PLANTING PLAN PLANTING PLAN ENLARGEMENTS PLANTING PLAN ENLARGEMENT PAVER DETAILS SITE DETAILS LL-2.01 SITE DETAILS PLANTING DETAILS AND SCHEDULE

LIGHTING DETAILS LL-2.04 LIGHTING PLAN LL-3.00 OPEN SPACE PLAN LL-4.00

SCALE: 1"=20'

LAYOUT: LL-1.00, Plotted By: stebbins

Community Planning & Development Services

December 15, 2023

**NOT FOR CONSTRUCTION** 

The excavator must notify all public utility companies with undergroun 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.

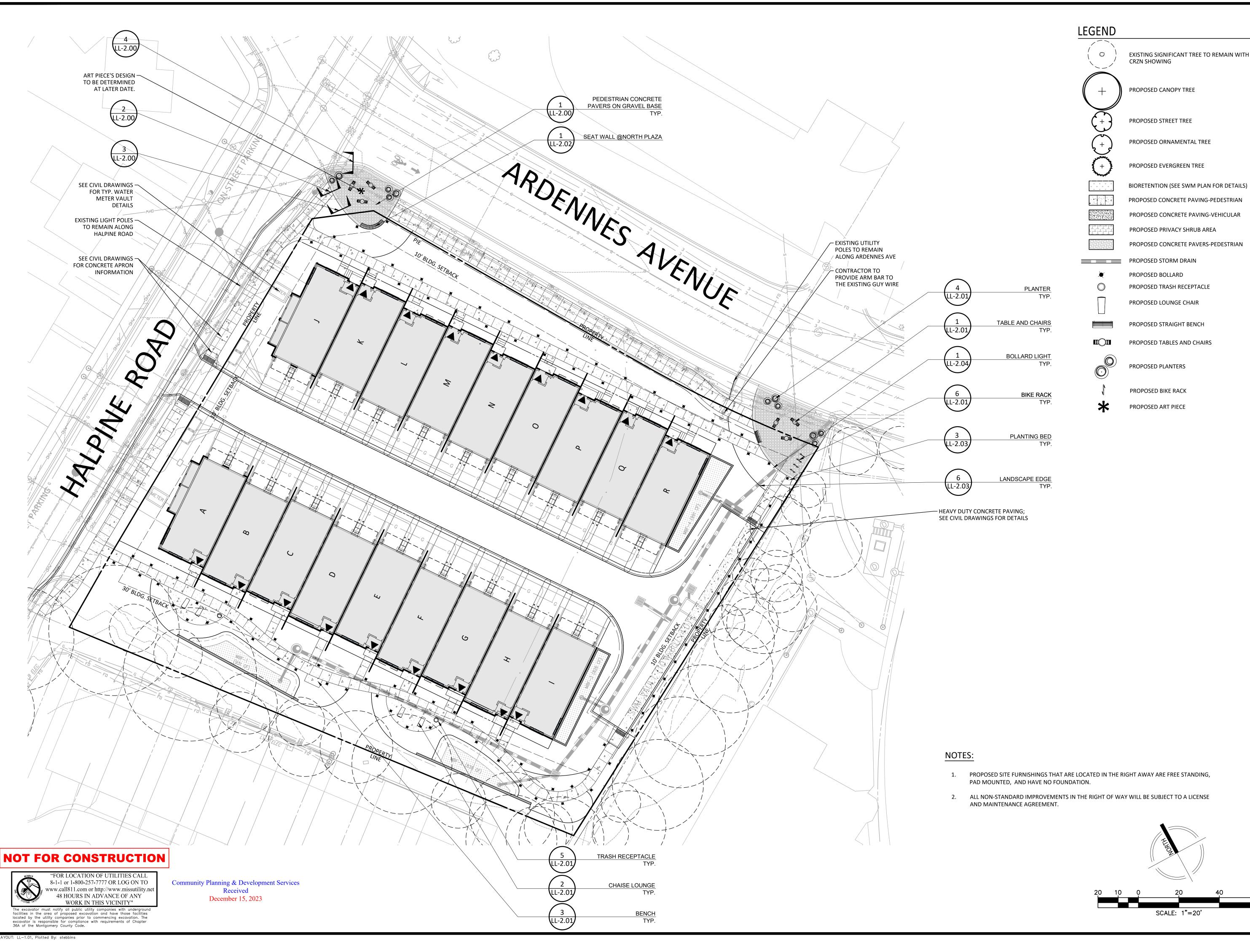
"FOR LOCATION OF UTILITIES CALL

8-1-1 or 1-800-257-7777 OR LOG ON TO

www.call811.com or http://www.missutility.ne

48 HOURS IN ADVANCE OF ANY

WORK IN THIS VICINITY"



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PREPARED FOR: **PULTE HOME** 

COMPANY, LLC 9302 LEE HIGHWAY **SUITE 1000** FAIRFAX, VA 22031 703.934.9367

**DESIGN CONSULTANTS** 

PLANNER, CIVIL ENGINEER

VIKA MARYLAND, LLC

CONTACT: MICHAEL GOODMAN, PE

LERCH, EARLY & BREWER,

1140 CONNECTICUT AVE NW, SUITE 1010

7600 WISCONSIN AVE, SUITE 700

BETHESDA, MD 20814

CONTACT: PATRICIA HARRIS

TRAFFIC ENGINEER

WASHINGTON, DC 20036

GOROVE SLADE

CONTACT: WILL ZEID

20251 CENTURY BOULEVARD

GERMANTOWN MD, 20874

SUITE 400

301.916.4100

ATTORNEY

301.986.1300

202.296.8625

**REVISIONS** 

CHTD.

DAVID DeMARCO

David.DeMarco@PulteGroup.com

## HALPINE ROAD

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

**OVERALL** MATERIALS PLAN

PROFESSIONAL SEAL

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DRAWN BY: ZS/JC DESIGNED BY: \_\_\_\_ES DATE ISSUED: <u>12/01/2023</u>

PROJECT VM50639A

SHEET NO. LL-1.01





BOTANICAL / COMMON NAME **CANOPY TREES** ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE BETULA NIGRA 'BNMTF' / DURA HEAT® RIVER BIRCH NYSSA SYLVATICA / TUPELO QUERCUS PALUSTRIS / PIN OAK **EVERGREEN TREES** 

PICEA RUBENS / RED SPRUCE PINUS STROBUS / WHITE PINE

AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY

CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD

CHIONANTHUS VIRGINICUS / WHITE FRINGETREE

PICEA ABIES / NORWAY SPRUCE

CRATAEGUS VIRIDIS 'WINTER KING' / WINTER KING HAWTHORN

MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA

PRUNUS SERRULATA 'KWANZAN' / KWANZAN JAPANESE FLOWERING CHERRY

STREET TREES - ORNAMENTAL

KOELREUTERIA PANICULATA / GOLDEN RAIN TREE SYRINGA RETICULATA / JAPANESE TREE LILAC

## **LEGEND**

EXISTING SIGNIFICANT TREE TO REMAIN WITH CRZN SHOWING

PROPOSED CANOPY TREE

PROPOSED ORNAMENTAL TREE

PROPOSED STREET TREE

PROPOSED EVERGREEN TREE

BIORETENTION (SEE SWM PLAN FOR DETAILS)

— — — UTILITY EASEMENT PROPOSED STORM DRAIN

## **OVERALL TREE** PLANTING PLAN

Germantown, MD 20874 301.916.4100 | vika.com

9302 LEE HIGHWAY

David.DeMarco@PulteGroup.com

**DESIGN CONSULTANTS** 

PLANNER, CIVIL ENGINEER

VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD

CONTACT: MICHAEL GOODMAN, PE

LERCH, EARLY & BREWER,

1140 CONNECTICUT AVE NW, SUITE 1010 WASHINGTON, DC 20036 202.296.8625

HALPINE

ROAD

CITY OF ROCKVILLE MONTGOMERY COUNTY,

MARYLAND WSSC GRID: 216NW06 TAX MAP: GQ63

7600 WISCONSIN AVE, SUITE 700

BETHESDA, MD 20814 301.986.1300

CONTACT: PATRICIA HARRIS

TRAFFIC ENGINEER GOROVE SLADE

CONTACT: WILL ZEID

**REVISIONS** 

GERMANTOWN MD, 20874

301.916.4100

ATTORNEY

CHTD.

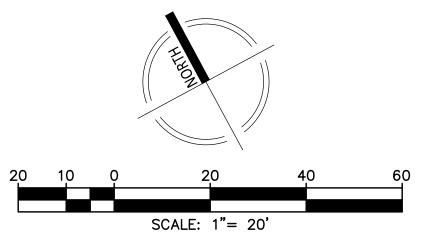
PREPARED FOR: PULTE HOME COMPANY, LLC

**SUITE 1000** FAIRFAX, VA 22031 703.934.9367

DAVID DeMARCO

Our Site Set on the Future.

- 1. 9 SYRINGA RETICULATA PLANTED ALONG ARDENNES AVE PER CITY OF ROCKVILLE MASTER STREET TREE PLAN REQUIREMENTS-DATED JUNE
- 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-2.03 FOR PLANTING DETAILS AND MASTER SCHEDULE.



PROFESSIONAL SEAL

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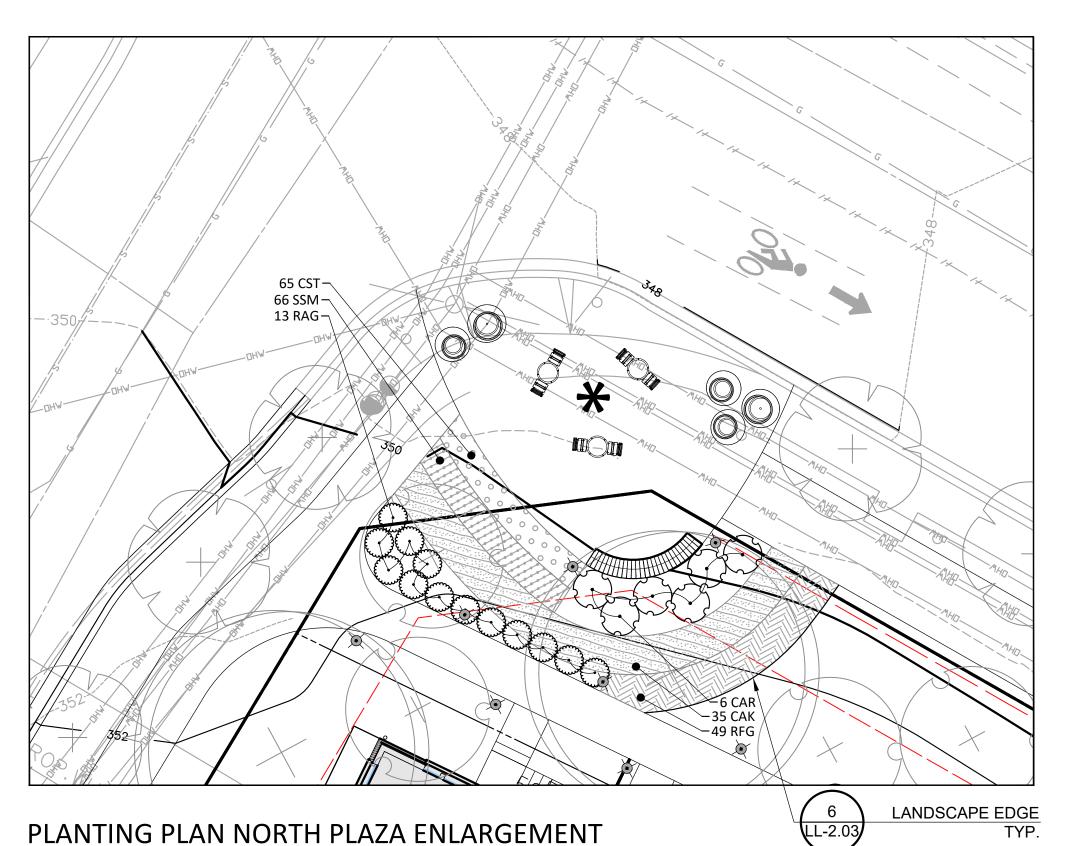
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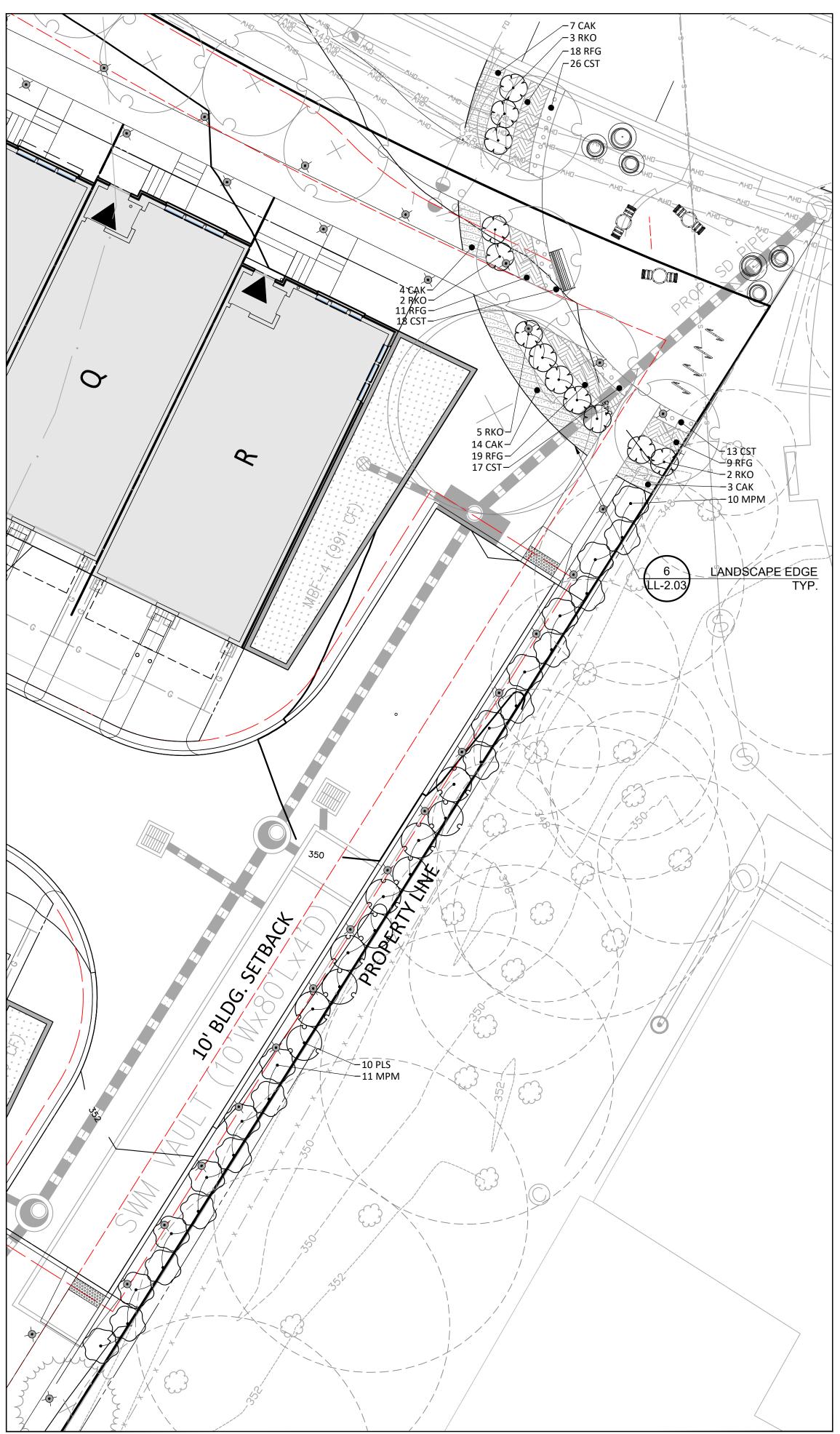
DRAWN BY: <u>ZS/JC</u> DESIGNED BY: \_\_\_\_ES DATE ISSUED: <u>12/01/2023</u>

PROJECT VM50639A

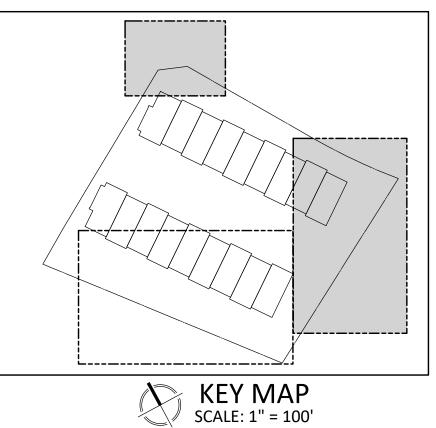
SHEET NO. **LL-1.02** 

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PLANTING PLAN SOUTH SIDE ENLARGEMENT



#### PLANT SCHEDULE

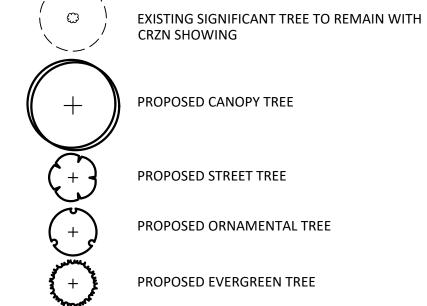
PLANT S	CHEDULI	
	CODE	BOTANICAL / COMMON NAME
SHRUBS	CAR	CLETHRA ALNIFOLIA 'RUBY SPICE' / RUBY SPICE SUMMERSWEET
	FGJ	FOTHERGILLA GARDENII 'JANE PLATT' / JANE PLATT DWARF FOTHERGILLA
	HQS	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' / SNOW QUEEN OAKLEAF HYDRANGEA
	IVH	ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPIRE
	MPM	MYRICA PENSYLVANICA 'MORTON' / SILVER SPRITE BAYBERRY
	PLS	PRUNUS LAUROCERASUS 'SCHIPKAENSIS' / SCHIPKA ENGLISH LAUREL
	RAG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
	RKO	ROSA X 'KNOCK-OUT' RED / KNOCK OUT RED ROSE
SYMBOL	CODE	BOTANICAL / COMMON NAME
GROUND CO	VERS	
	CAK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS
	CST	CAREX STRICTA / TUSSOCK SEDGE
	ССВ	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST BLUEBEARD
	PVS	PANICUM VIRGATUM 'SQUAW' / SQUAW SWITCH GRASS
	PAL	PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS
	PAT	PEROVSKIA ATRIPLICIFOLIA 'BLUE SPIRE' / BLUE SPIRE RUSSIAN SAGE
	RFG	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / GOLDSTURM CONEFLOWER
	SSM	SALVIA X SYLVESTRIS 'MAINACHT' / MAINACHT SAGE
	SSB	SCHIZACHYRIUM SCOPARIUM 'THE BLUES' / THE BLUES LITTLE BLUESTEM
	EDM	PLANT BED MIX
////////	EPM	ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPUE CONFELOWER

ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER

RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / GOLDSTURM CONEFLOWER

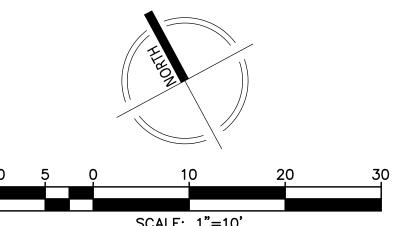
LIATRIS SPICATA / SPIKE GAYFEATHER

## LEGEND



BIORETENTION (SEE SWM PLAN FOR DETAILS) — — — UTILITY EASEMENT PROPOSED STORM DRAIN

SEE SHEET LL-1.02 FOR OVERALL TREE PLANTING PLAN. SEE SHEET LL-2.00 FOR PLANTING DERAILS AND MASTER SCHEDULE.



## NOT FOR CONSTRUCTION



Community Planning & Development Services Received December 15, 2023

SCALE: 1"=10'

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PREPARED FOR: PULTE HOME COMPANY, LLC 9302 LEE HIGHWAY

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

**DESIGN CONSULTANTS** 

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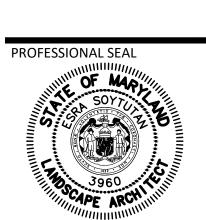
TRAFFIC ENGINEER GOROVE SLADE 1140 CONNECTICUT AVE NW, SUITE 1010 WASHINGTON, DC 20036

REVISIONS	DATE

## HALPINE ROAD

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

PLANTING PLAN **ENLARGEMENTS** 



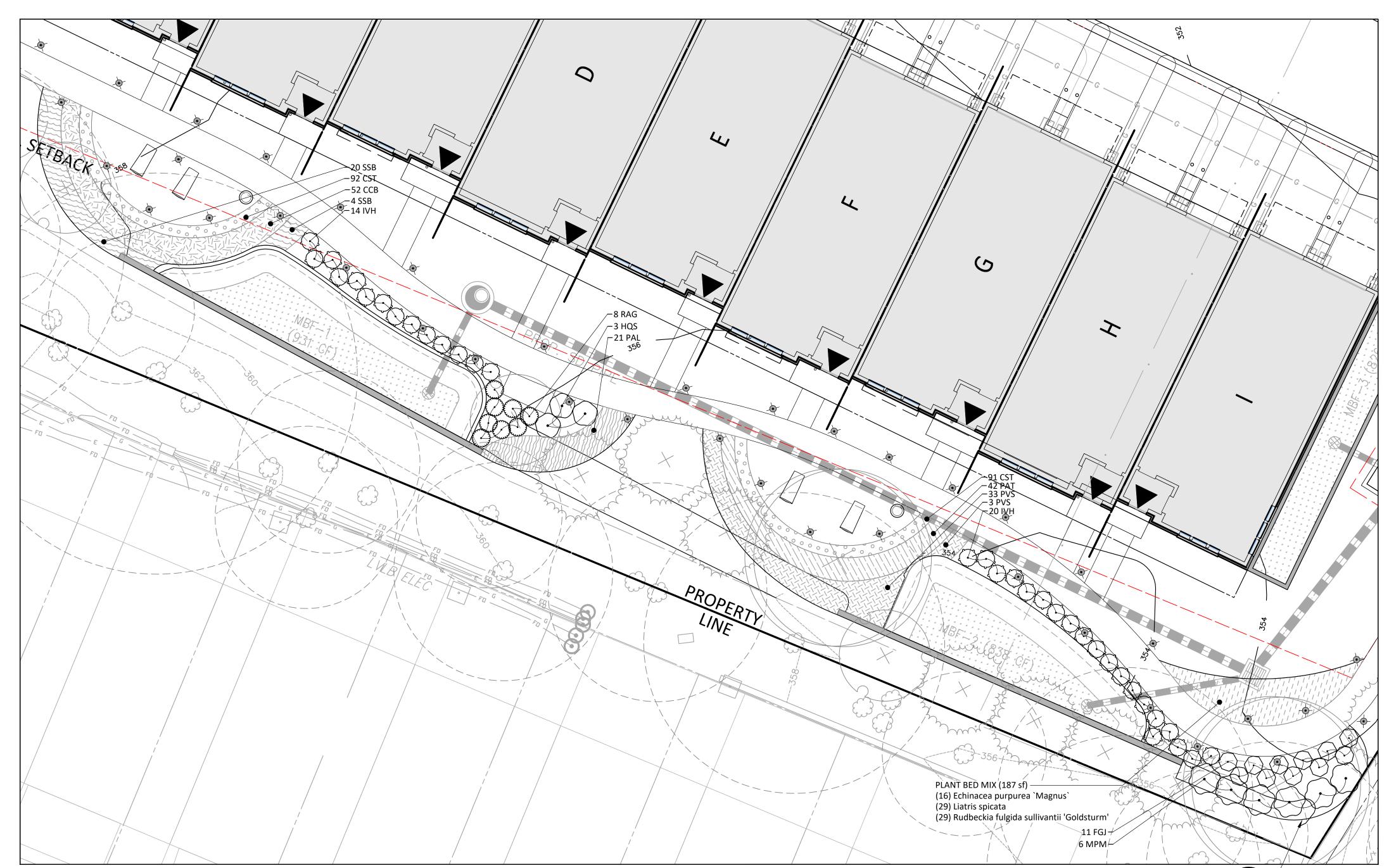
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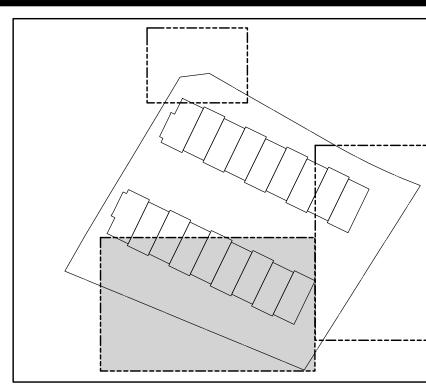
DRAWN BY: <u>ZS/JC</u> DESIGNED BY: \_\_\_\_\_ES\_\_\_\_ DATE ISSUED: <u>12/01/2023</u>

PROJECT VM50639A

SHEET NO. LL-1.03



LANDSCAPE EDGE PLANTING PLAN WEST SIDE ENLARGEMENT





## PLANT SCHEDULE

BOTANICAL / COMMON NAME SHRUBS CLETHRA ALNIFOLIA 'RUBY SPICE' / RUBY SPICE SUMMERSWEET FOTHERGILLA GARDENII 'JANE PLATT' / JANE PLATT DWARF FOTHERGILLA HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' / SNOW QUEEN OAKLEAF HYDRANGEA ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPIRE MYRICA PENSYLVANICA 'MORTON' / SILVER SPRITE BAYBERRY PRUNUS LAUROCERASUS 'SCHIPKAENSIS' / SCHIPKA ENGLISH LAUREL RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC ROSA X 'KNOCK-OUT' RED / KNOCK OUT RED ROSE SYMBOL BOTANICAL / COMMON NAME **GROUND COVERS** CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS CAREX STRICTA / TUSSOCK SEDGE CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST BLUEBEARD PANICUM VIRGATUM 'SQUAW' / SQUAW SWITCH GRASS PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS PEROVSKIA ATRIPLICIFOLIA 'BLUE SPIRE' / BLUE SPIRE RUSSIAN SAGE RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / GOLDSTURM CONEFLOWER SALVIA X SYLVESTRIS 'MAINACHT' / MAINACHT SAGE SCHIZACHYRIUM SCOPARIUM 'THE BLUES' / THE BLUES LITTLE BLUESTEM

ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER

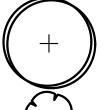
RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / GOLDSTURM CONEFLOWER

## LEGEND

 $\Box$ EXISTING SIGNIFICANT TREE TO REMAIN WITH CRZN SHOWING

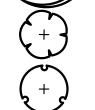
PLANT BED MIX

LIATRIS SPICATA / SPIKE GAYFEATHER

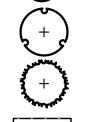


PROPOSED CANOPY TREE

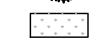
PROPOSED STREET TREE



PROPOSED ORNAMENTAL TREE



**BIORETENTION (SEE SWM PLAN FOR DETAILS)** 

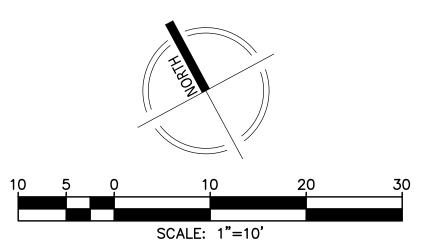


PROPOSED EVERGREEN TREE



— — — UTILITY EASEMENT PROPOSED STORM DRAIN

SEE SHEET LL-1.02 FOR OVERALL TREE PLANTING PLAN. SEE SHEET LL-2.03 FOR PLANTING DERAILS AND MASTER SCHEDULE.



## NOT FOR CONSTRUCTION



Community Planning & Development Services Received December 15, 2023

LAYOUT: LL-1.04, Plotted By: stebbins



Germantown, MD 20874 301.916.4100 | vika.com

9302 LEE HIGHWAY

David.DeMarco@PulteGroup.com

**DESIGN CONSULTANTS** 

PLANNER, CIVIL ENGINEER VIKA MARYLAND, LLC

CONTACT: MICHAEL GOODMAN, PE

LERCH, EARLY & BREWER,

1140 CONNECTICUT AVE NW, SUITE 1010

HALPINE

ROAD

CITY OF ROCKVILLE

MONTGOMERY COUNTY,

MARYLAND

WSSC GRID: 216NW06

TAX MAP: GQ63

7600 WISCONSIN AVE, SUITE 700

BETHESDA, MD 20814 301.986.1300

CONTACT: PATRICIA HARRIS

TRAFFIC ENGINEER GOROVE SLADE

WASHINGTON, DC 20036

202.296.8625 CONTACT: WILL ZEID

**REVISIONS** 

20251 CENTURY BOULEVARD

GERMANTOWN MD, 20874

SUITE 400

301.916.4100

ATTORNEY

CHTD.

PREPARED FOR: **PULTE HOME** COMPANY, LLC

**SUITE 1000** FAIRFAX, VA 22031 703.934.9367 DAVID DeMARCO

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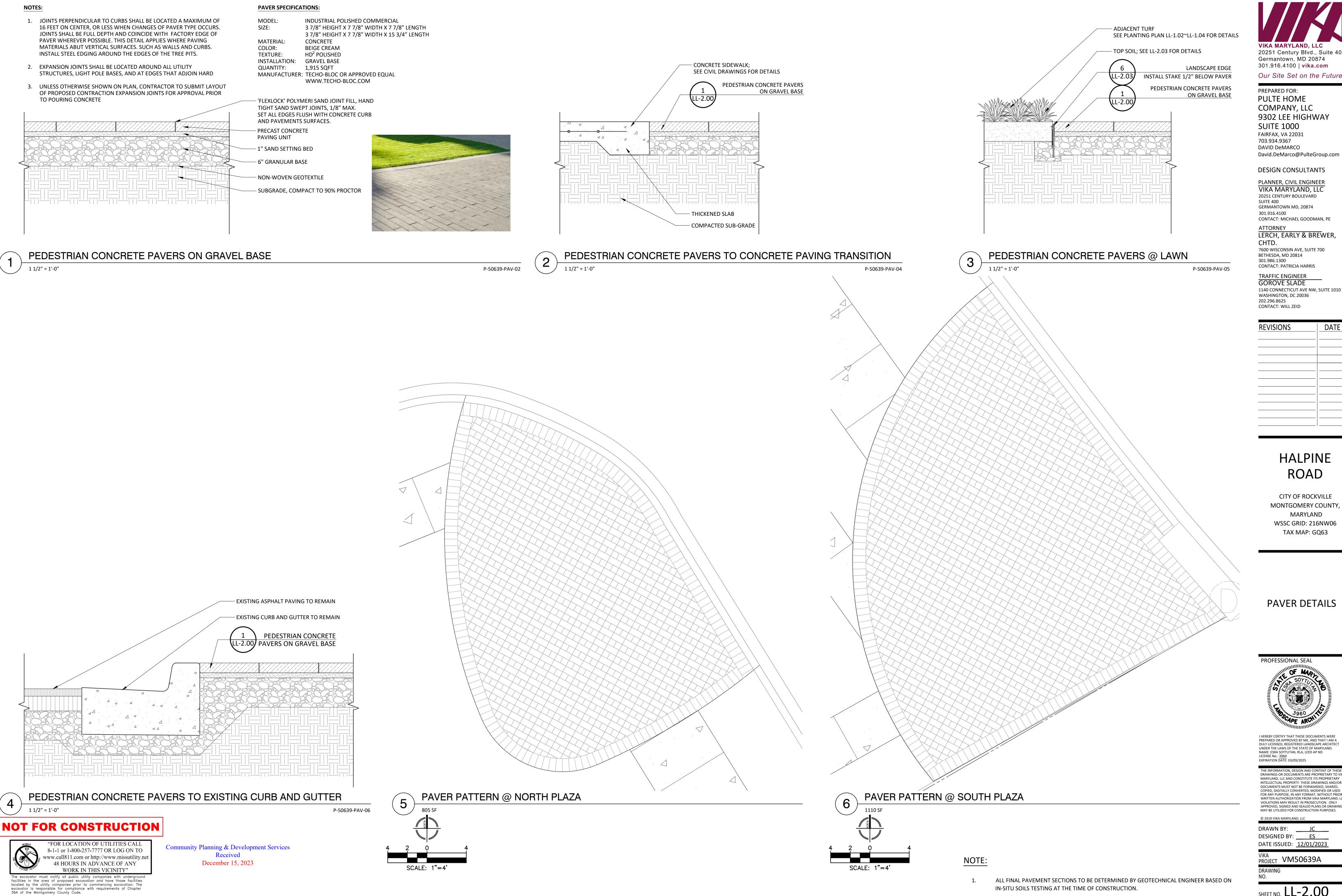
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DRAWN BY: ZS/JC DESIGNED BY: ES DATE ISSUED: <u>12/01/2023</u>

PROJECT VM50639A DRAWING

SHEET NO. **LL-1.04** 



LL-2.00, Plotted By: stebbins

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**DESIGN CONSULTANTS** 

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TRAFFIC ENGINEER GOROVE SLADE 1140 CONNECTICUT AVE NW, SUITE 1010 WASHINGTON, DC 20036

REVISIONS

## HALPINE ROAD

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

PAVER DETAILS

PROFESSIONAL SEAL

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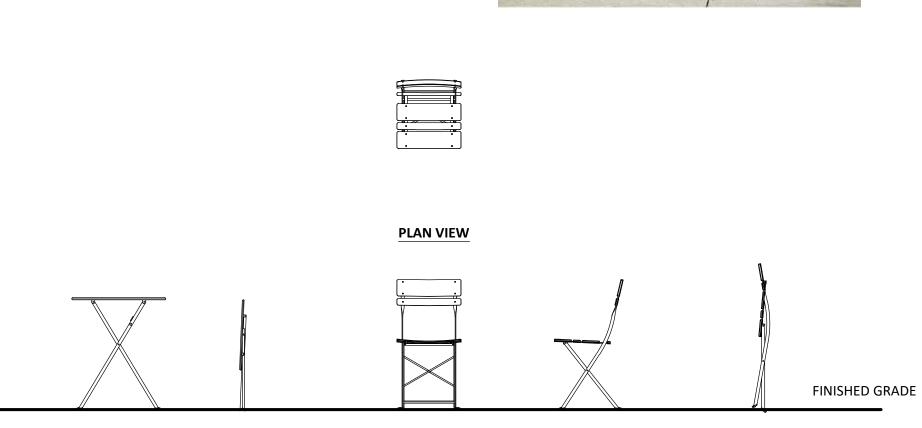
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DRAWN BY: DESIGNED BY: ES DATE ISSUED: <u>12/01/2023</u>

PROJECT VM50639A

SHEET NO. LL-2.00

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



**ELEVATION** 





## **BENCH SPECIFICATIONS:** MODEL:

**AUSTIN BENCH** SIZE: 33"H X 72"L X 24"D COLOR: SUBMIT SAMPLES TO LANDSCAPE ARCHITECT

MATERIAL: WOOD SEATING WITH ALUMINUM FRAME INSTALLATION: SURFACE MOUNTED

QUANTITY:

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

**PLAN VIEW** 

**ELEVATION** 





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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ATTORNEY LERCH, EARLY & BREWER,

CHTD. 7600 WISCONSIN AVE, SUITE 700

BETHESDA, MD 20814 301.986.1300 CONTACT: PATRICIA HARRIS

CONTACT: WILL ZEID

TRAFFIC ENGINEER GOROVE SLADE 1140 CONNECTICUT AVE NW, SUITE 1010 WASHINGTON, DC 20036 202.296.8625

REVISIONS

## TABLE AND CHAIRS 1/2" = 1'-0"

**PLANTER SPECIFICATIONS:** 

**PLAN VIEW** 

MODEL: PASEOS PLANTER

PS-48: 26 1/4" DIA. BASE X 48 1/4"H X 44" DIA. W PS-32: 30 3/4" DIA. BASE X 32"H X 48" DIA. W MATERIAL: CONCRETE

**ELEVATION** 

SUBMIT SAMPLES TO LANDSCAPE ARCHITECT COLOR: INSTALLATION: FREE STANDING

QUANTITY:

MANUFACTURER: KORNEGAY DESIGN OR APPROVED EQUAL

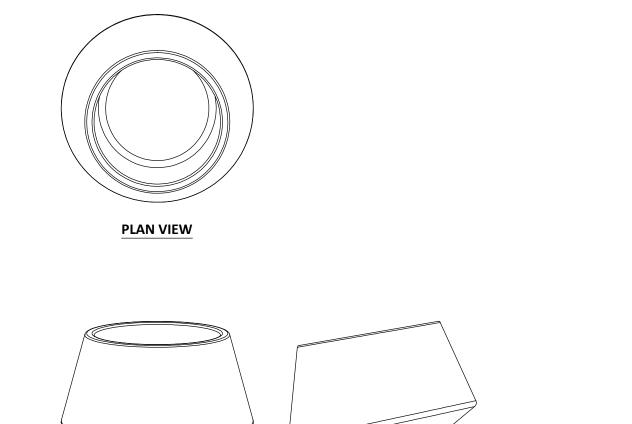
WWW.KORNEGAYDESIGN.COM











FINISHED GRADE **ELEVATION ELEVATION PLANTER** 1/2" = 1'-0" P-50639-SIT-07

Community Planning & Development Services

Received

December 15, 2023

**CHAISE LOUNGE** 

**CHAISE LOUNGE SPECIFICATIONS:** 

INSTALLATION: FREESTANDING

QUANTITY: 4

CHILL™ CHAISE LOUNGE

MANUFACTURER: LANDSCAPE FORMS OR APPROVED EQUAL

**PLAN VIEW** 

WWW.LANDSCAPEFORMS.COM

SUBMIT SAMPLES TO LANDSCAPE ARCHITECT

33"H X 28"W X 62"D

POLYETHYLENE

MODEL:

COLOR:

MATERIAL:

SIZE:

P-50639-SIT-06

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

**ELEVATION** 

INSTALLATION: SURFACE MOUNTED QUANTITY:

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











FINISHED GRADE

P-50639-SIT-02



1/2" = 1'-0"

MODEL: LOOP BIKE RACK 31"H X 36"LX 14"D SIZE:

COLOR: SUBMIT SAMPLES TO LANDSCAPE ARCHITECT MATERIAL: POWDERCOATED ALUMINUM

**PLAN VIEW** 

**ELEVATION** 

INSTALLATION: SURFACE MOUNTED

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



HALPINE ROAD

P-50639-SIT-03

FINISHED GRADE

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

SITE DETAILS

PROFESSIONAL SEAL

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

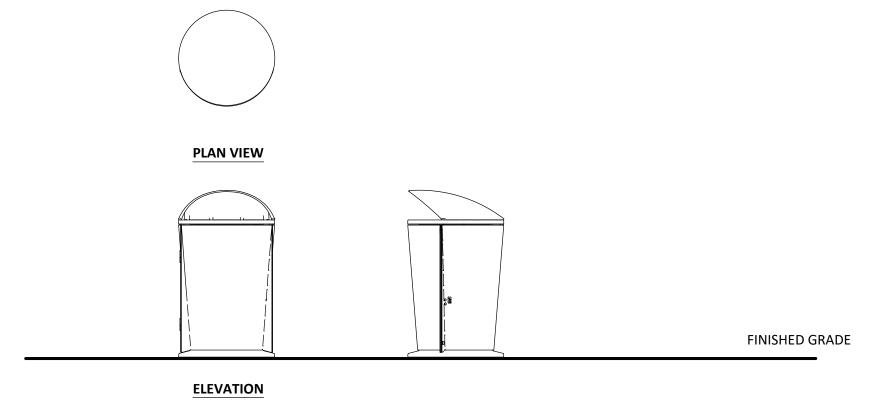
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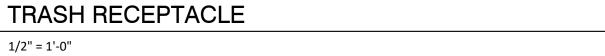
DRAWN BY: <u>EJS/JC</u> DESIGNED BY: MBG/ES DATE ISSUED: <u>12/01/2023</u>

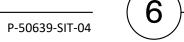
PROJECT VM50639A

P-50639-SIT-05

FINISHED GRADE







1/2" = 1'-0"

**BIKE RACK** 

NOTES:

PROPOSED SITE FURNISHINGS THAT ARE LOCATED IN THE RIGHT AWAY ARE FREE STANDING AND HAVE NO FOUNDATION.

ALL NON-STANDARD IMPROVEMENTS IN THE RIGHT OF WAY WILL BE SUBJECT TO A LICENSE AND MAINTENANCE AGREEMENT.

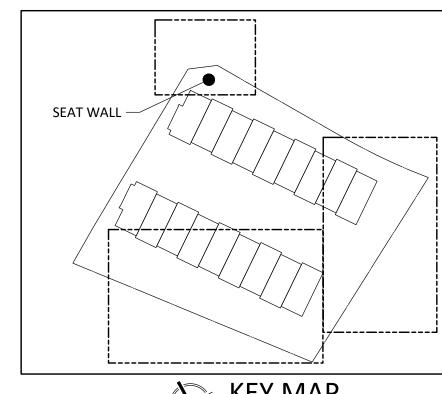
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"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

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

LAYOUT: LL-2.01, Plotted By: stebbins

SHEET NO. LL-2.01



**KEY MAP** SCALE: 1" = 100'



**DESIGN CONSULTANTS** 

PREPARED FOR:

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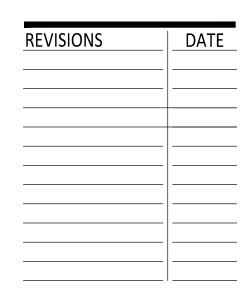
PLANNER, CIVIL ENGINEER VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874 301.916.4100 CONTACT: MICHAEL GOODMAN, PE

> ATTORNEY LERCH, EARLY & BREWER,

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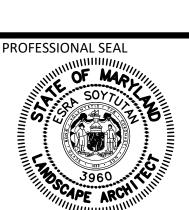
WASHINGTON, DC 20036 202.296.8625 CONTACT: WILL ZEID



## HALPINE ROAD

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

SITE DETAILS



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DRAWN BY: <u>EJS/JC</u>

PROJECT VM50639A

WOOD SEATING SPECIFICATIONS:

LINK 96" RADII PIANO KEY 32"H X 23"W X 74"L SIZE:

SUBMIT SAMPLES TO LANDSCAPE ARCHITECT COLOR: MATERIAL: CARBON STREEL FRAME WITH WOODEN SLATS INSTALLATION: SURFACE MOUNTED

QUANTITY:

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

1. WATER PROOFING TO BE APPLIED TO SURFACE OF MASONRY WALL ADJACENT TO PLANTER SOIL.

2. SEE CIVIL DRAWING FOR GRADING AND WALL LAYOUT.

3. SEE STRUCTURAL DRAWINGS FOR FOOTING AND REINFORCEMENT INFORMATION.

4. CONTRACTOR TO SUBMIT SHOP DRAWINGS.

5. SIDES OF WALL TO BE BOARD FORMED CONCRETE, TOP RUBBED FINISH, AND TOWELED SMOOTH.

6. ALL CON CRETE TO BE INTEGRAL COLOR.

7. CONTRACTOR TO PROVIDE WORK SAMPLE PF COLOR AND FINISH FOR APPROVAL.

8. ALL EXPANSION JOINTS TO BE CAULKED.

2" TYP.

WOODEN SLATS -

WOODEN SLATS —

ARCHITECTURAL CONCRETE WALL -

WITH INTEGRAL COLOR

ARCHITECTURAL CONCRETE WALL -

WITH INTEGRAL COLOR

ANCHOR WOOD SEATING TO CONCRETE WALL PER THE SEAT WALL MANUFACTURER'S INSTALLATION GUIDELINE WOODEN SLATS ADJACENT PLANTING; SEE PLANTING PLAN LL-1.02~LL1.04 FOR DETAILS SEE LL-2.03 FOR SPECIFICATIONS PEDESTRIAN CONCRETE PAVERS - DRAINAGE BOARD ON GRAVEL BASE #57 WASHED DRAIN GRAVEL WRAPPED IN NON-WOVEN FILTER FABRIC - ARCHITECTURAL CONCRETE WALL WITH INTEGRAL COLOR 4" DIA. PERFORATED DRAIN; SEE CIVIL DRAWINGS FOR UTILITY CONNECTIONS - KEYED FOOTING - CONCRETE FOOTING - COMPACTED SUBGRADE

**SECTION VIEW** 

SEAT WALL @NORTH PLAZA

- SAWCUT 3/4" DEEP,

 KAY EXPANSION JOINT CAULK JOINT WITH COLOR

- SLIP DOWELS AT JOINT 12"

MATCHED CAULK

WALL CONTROL JOINT

WALL EXPANSION JOINT

USING CLEAN, NEW BLADE (3/16")

WHILE CONCRETE IS GREEN

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 December 15, 2023

LAYOUT: LL-2.02, Plotted By: stebbins

**ELEVATION VIEW** 

**PLAN VIEW** 

FINISHED GRADE

P-50639-SIT-01

PROFESSIONAL SEAL

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

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DESIGNED BY: MBG/ES DATE ISSUED: <u>12/01/2023</u>

## | GENERAL PLANTING NOTES

#### **PLANT / MATERIAL NOTES**

#### PLANT IDENTIFICATION:

- ALL PLANTS SHALL BE PROPERLY MARKED FOR IDENTIFICATION AND CHECKING AND ARE
- SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE. STATE OR FEDERAL NURSERY INSPECTION CERTIFICATES SHALL BE FURNISHED TO THE OWNER UPON REQUEST.
- 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.
- 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. 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.
- 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:
- 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.
- 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.
- 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.
- 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.
- SINGLE TRUNK TREES SHALL NOT INCLUDE THE "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE. 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
- TERMINAL GROWTH. HEIGHT AND SPREAD DIMENSIONS SPECIFIED SHALL REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP.

BRANCHING, EQUALLY AROUND THE PLANT. MEASUREMENTS SHALL NOT INCLUDE

- MULCH: MULCH SHALL BE EITHER COMPOSTED HARDWOOD BARK, FINE SHREDDED HARDWOOD
- BARK, PINE BARK OR APPROVED EQUAL, AND FREE OF FOREIGN MATTER. FERTILIZER: 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.
- 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:

- PLANT LOCATIONS WILL BE STAKED BY THE LANDSCAPE CONTRACTOR AND WILL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE
- 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
- 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.
- 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**

- DOUBLE STRAND 12-GA. GALV. WIRE TWISTED IN RUBBER HOSE 6" FROM TOP OF STAKE - 2"X2" STAKE 2 PER TREE SEE NOTE #1 - 2" MULCH, DO NOT COVER ROOT FLARE TOP HALF OF BURLAP TURNED BACK PLANTING SOIL MIX, SEE SPECIFICATION FOR DETAILS. 50% EXISTING SOIL AND ROOT FLARE TO BE -50% PLANTING SOIL MIX. AT GRADE UPON

SCARIFY SUBSOIL

TO A DEPTH OF 4"

TREE PLANTING

NOT TO SCALE

PLANTING. DO

NOT BURY THE

ROOT FLARE

. STAKING SHOWN ON THIS DETAIL IS FOR **DECIDUOUS AND EVERGREEN TREES UNDER 4"** 

AFTER FIRST GROWING SEASON.

REES STRAIGHT.

COMPACTED.

CALIPER AND 6' OR MORE IN HEIGHT. STAKE TREES

ONLY IN AREAS OF HIGH WIND. REMOVE STAKES

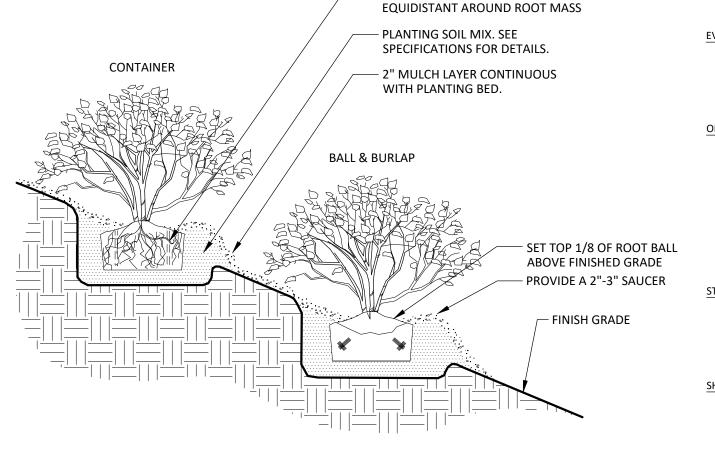
CONTRACTOR RESPONSIBLE FOR KEEPING STREET

329343-01

LAYER OF MULCH 3" TYP. SEE SPEC

 PLANT SOIL; DEPTH SHALL MATCH **ROOTBALL/CONTAINER OR 12" MIN** 

NO STAKING REQUIRED FOR STREET TREES.



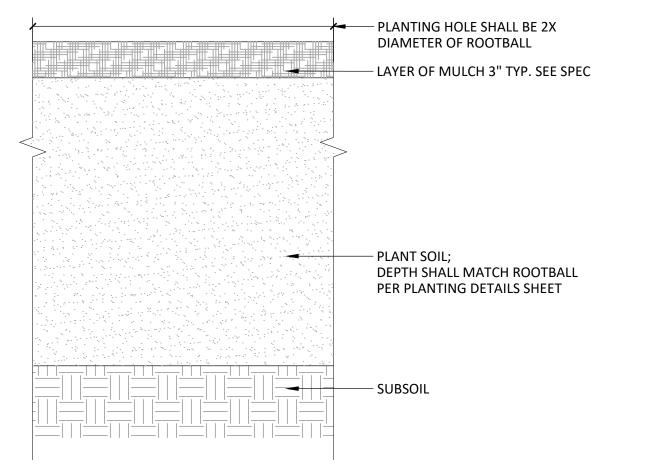
PRIOR TO PLANTING, REMOVE PLANT FROM

329333.13-13

P-50239-78

CONTAINER; 3 VERTICAL CUTS 1/2" DEEP

SHRUB PLANTING ON SLOPE



NOTE:

## PLANTING BED P-50239-77

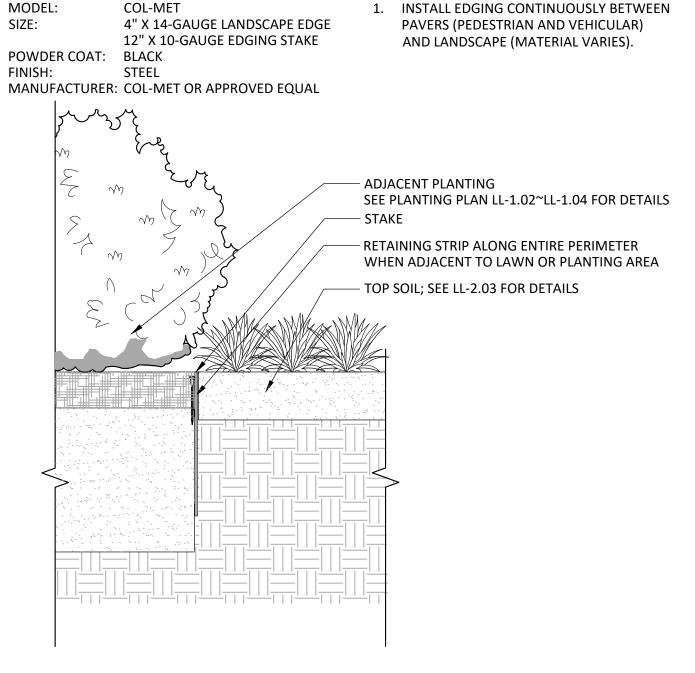
- SUBSOIL

4" PLANTING SOIL,

SEE SPECIFICATIONS FOR DETAILS



**EDGE & STAKE SPECIFICATIONS:** 



#### PLANT SCHEDULE

PLANT SC	HEDULE						
	CODE	BOTANICAL / COMMON NAME	QTY	SIZE		REMARKS	/
CANOPY TREES	S ARO	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	2	3-3.5" CAL.		STRONG SINGLE LEADER/SPECIMEN	VIK
	BND	BETULA NIGRA 'BNMTF' / DURA HEAT® RIVER BIRCH	2	3-3.5" CAL.		MULTISTEMMED SPECIMEN, 3 STEM MINIMUM	202 Gei
	NSY	NYSSA SYLVATICA / TUPELO	1	3-3.5" CAL.		STRONG SINGLE LEADER/SPECIMEN	301
	QPA	QUERCUS PALUSTRIS / PIN OAK	5	3-3.5" CAL.		STRONG SINGLE LEADER/SPECIMEN	Ou
EVERGREEN TR	REES						DDE
EVENOREEN TO	PIC	PICEA ABIES / NORWAY SPRUCE	3	12-14` HEAVY		STRONG SINGLE LEADER/SPECIMEN	PRE PU
	PIR	PICEA RUBENS / RED SPRUCE	2	12-14` HEAVY		STRONG SINGLE LEADER/SPECIMEN	CC
	PIN	PINUS STROBUS / WHITE PINE	4	12-14` HEAVY		STRONG SINGLE LEADER/SPECIMEN	93
ORNAMENTAL	AND UNDERS		1	12-14` HEAVY		MULTISTEMMED SPECIMEN, 3 STEM MINIMUM	SU
	CCF	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	11	12-14 HEAVY			FAIF 703
	CVI	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD	6	12-14 HEAVY		STRONG SINGLE LEADER/SPECIMEN  MULTISTEMMED SPECIMEN, 3 STEM MINIMUM	DAV
	CVW	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	1	12-14 HEAVY		STRONG SINGLE LEADER/SPECIMEN	Dav
	MVI	CRATAEGUS VIRIDIS 'WINTER KING' / WINTER KING HAWTHORN  MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	3	12-14 HEAVY		•	DES
	PSK	PRUNUS SERRULATA 'KWANZAN' / KWANZAN JAPANESE FLOWERING CHERRY	2	12-14` HEAVY		CONSISTENT HT. & FORM, FULL CROWN	PLA VIK
STREET TREES	- ORNAMENT KPA		11	12-14` HEAVY			2025
	SRE	SYRINGA RETICULATA / JAPANESE TREE LILAC	8	12-14` HEAVY			SUIT GER
							301. CON
	CODE	BOTANICAL / COMMON NAME	QTY	SIZE	SPACING	REMARKS	ΑТΊ
<u>SHRUBS</u>	CAR	CLETHRA ALNIFOLIA 'RUBY SPICE' / RUBY SPICE SUMMERSWEET	6	30-36" HT.	48" o.c.	FULLY BRANCHED, 5 CANE MINIMUM	LEF
	FGJ	FOTHERGILLA GARDENII 'JANE PLATT' / JANE PLATT DWARF FOTHERGILLA	11	30-36" HT.	36" o.c.	FULLY BRANCHED; 5 CANE MINIMUM	7600
	HQS	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' / SNOW QUEEN OAKLEAF HYDRANGEA	3	24-36" HT.	48" o.c.	FULLY BRANCHED; 5 CANE MINIMUM	BETH
	IVH	ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPIRE	34	24-30" HT.	36" o.c.	FULLY BRANCHED, 5 CANE MINIMUM	301. CON
	MPM	MYRICA PENSYLVANICA 'MORTON' / SILVER SPRITE BAYBERRY	27	24-36" HT.	60" o.c.	FULLY BRANCHED, 5 CANE MINIMUM	TR/
	PLS	PRUNUS LAUROCERASUS 'SCHIPKAENSIS' / SCHIPKA ENGLISH LAUREL	10	30-36" HT.	60" o.c.	FULLY BRANCHED, 5 CANE MINIMUM	GO
	RAG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	21	24-30" HT.	36" o.c.	FULLY BRANCHED, 5 CANE MINIMUM	1140 WAS
	RKO	ROSA X 'KNOCK-OUT' RED / KNOCK OUT RED ROSE	12	24-36" HT.	48" o.c.	FULLY BRANCHED, 5 CANE MINIMUM	202. CON
SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY	CONT	SPACING	REMARKS	
GROUND COVE	ERS					<del></del>	RE'
	CAK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	63	1 GAL	30" o.c.	FULLY ROOTED CONTAINER	_
	CST	CAREX STRICTA / TUSSOCK SEDGE	322	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	
- - - - - - - -  - - - - - - -   - - - - - - -  - - - - - -	PVS	PANICUM VIRGATUM 'SQUAW' / SQUAW SWITCH GRASS	36	1 GAL	30" o.c.	FULLY ROOTED CONTAINER	_
	PAL	PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS	21	1 GAL	30" o.c.	FULLY ROOTED CONTAINER	

PEROVSKIA ATRIPLICIFOLIA 'BLUE SPIRE' / BLUE SPIRE RUSSIAN SAGE

SALVIA X SYLVESTRIS 'MAINACHT' / MAINACHT SAGE

LIATRIS SPICATA / SPIKE GAYFEATHER

RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / GOLDSTURM CONEFLOWER

SCHIZACHYRIUM SCOPARIUM 'THE BLUES' / THE BLUES LITTLE BLUESTEM

ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER

RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / GOLDSTURM CONEFLOWER

20251 Century Blvd., Suite 400 Germantown, MD 20874 301.916.4100 | vika.com Dur Site Set on the Future. REPARED FOR: PULTE HOME COMPANY, LLC 302 LEE HIGHWAY SUITE 1000 AIRFAX, VA 22031 03.934.9367 AVID DeMARCO avid.DeMarco@PulteGroup.com ESIGN CONSULTANTS LANNER, CIVIL ENGINEER /IKA MARYLAND. LLC 0251 CENTURY BOULEVARD SERMANTOWN MD, 20874 01.916.4100 ONTACT: MICHAEL GOODMAN, PE TTORNEY ERCH, EARLY & BREWER, CHTD. 600 WISCONSIN AVE, SUITE 700 THESDA, MD 20814 01.986.1300 ONTACT: PATRICIA HARRIS RAFFIC ENGINEER SOROVE SLADE 140 CONNECTICUT AVE NW, SUITE 1010 VASHINGTON, DC 20036 ONTACT: WILL ZEID EVISIONS

# **ROAD**

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

LANDSCAPE PLAN PLANTING PLAN DETAILS



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.: <u>3960</u> EXPIRATION DATE: 03/09/2025

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 FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

DRAWN BY: <u>EJS/JC</u> DESIGNED BY: MBG/ES DATE ISSUED: <u>12/01/2023</u>

PROJECT VM50639A DRAWING

Community Planning & Development Services Received December 15, 2023

**FULLY ROOTED CONTAINER** 

FULLY ROOTED CONTAINER

FULLY ROOTED CONTAINER

FULLY ROOTED CONTAINER

33% @ 24" o.c. FULLY ROOTED CONTAINER

33% @ 18" o.c. FULLY ROOTED CONTAINER

33% @ 18" o.c. FULLY ROOTED CONTAINER



"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.ne 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY" The excavator must notify all public utility companies with undergroun 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.

TOPSOIL DETAIL FOR SOD 1 1/2" = 1'-0"

P-50639-01

ANDSCAPE EDGE 1 1/2" = 1'-0"

LAYOUT: LL-2.03, Plotted By: stebbins

P-50639-PLA-01

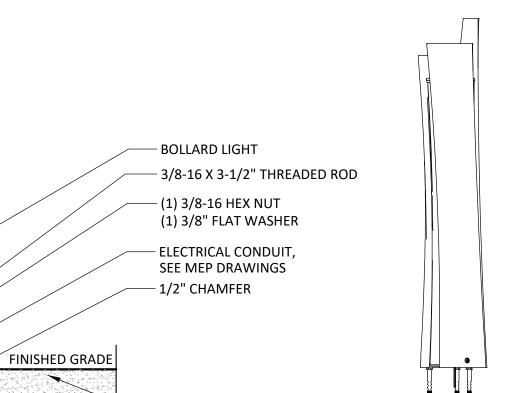
## **PLAN VIEW**

GUIDE W/ LED LIGHTING DIMENSIONS: 8 3/4" X 8 1/2" X 43 3/4" MATERIAL: CAST ALUMINUM INSTALLATION: SURFACE MOUNTED QUANTITY: 94

**BOLLARD SPECIFICATIONS:** 

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

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

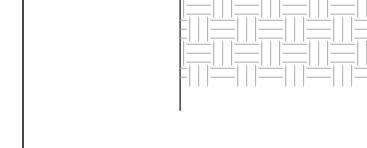


- TOP SOIL; SEE LL-2.03 FOR DETAILS - (2) 3/8" FLAT WASHER

(2) 3/8-16 HEX NUT - 3/8-16 INTERNAL THREAD CONCRETE GRIP ANCHOR

**ELEVATION** 

— CONCRETE PAD



**BOLLARD LIGHT** 

P-50639-LIG-01

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

PREPARED FOR:

### **DESIGN CONSULTANTS**

PLANNER, CIVIL ENGINEER

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

ATTORNEY LERCH, EARLY & BREWER, CHTD.

7600 WISCONSIN AVE, SUITE 700 BETHESDA, MD 20814 301.986.1300 CONTACT: PATRICIA HARRIS

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

**REVISIONS** 

## HALPINE ROAD

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

LIGHTING **DETAILS** 

PROFESSIONAL SEAL

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

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APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS
MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

DRAWN BY: JC DESIGNED BY: \_\_\_\_\_ES\_\_\_\_ DATE ISSUED: <u>12/01/2023</u>

PROJECT VM50639A

SHEET NO. **LL-2.04** 

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 December 15, 2023





PROPOSED BOLLARD LIGHTS, SEE LL-2.04 **EXISTING UTILITY POLE** 

## FOOT-CANDLE LEVELS

SCALE: 1"= 20'

EXISTING UTILITY POLE WITH LIGHT FIXTURE

# 7600 WISCONSIN AVE, SUITE 700 BETHESDA, MD 20814 301.986.1300 CONTACT: PATRICIA HARRIS

TRAFFIC ENGINEER
GOROVE SLADE

1140 CONNECTICUT AVE NW, SUITE 1010 WASHINGTON, DC 20036 202.296.8625 CONTACT: WILL ZEID

20251 Century Blvd., Suite 400 Germantown, MD 20874

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9302 LEE HIGHWAY

David.DeMarco@PulteGroup.com

**DESIGN CONSULTANTS** 

PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD

CONTACT: MICHAEL GOODMAN, PE

LERCH, EARLY & BREWER,

SUITE 400 GERMANTOWN MD, 20874

301.916.4100

ATTORNEY

CHTD.

PREPARED FOR: PULTE HOME COMPANY, LLC

**SUITE 1000** FAIRFAX, VA 22031 703.934.9367 DAVID DeMARCO

REVISIONS	DATE

## HALPINE ROAD

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

LIGHTING PLAN

PROFESSIONAL SEAL

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

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> MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

DRAWN BY: <u>EJS/JC</u> DESIGNED BY: MBG DATE ISSUED: <u>12/01/2023</u>

PROJECT VM50639A

SHEET NO. LL-3.00

NOT FOR CONSTRUCTION



December 15, 2023







**OPEN AREA** 



(A)	Open Space	М	inimum Required	Propose	d (minimum)	CC
LEC	Open Area (includes public use space)	15%	9,576 SF	35.7%	22,800 SF	
	Public Use Space	10%	6,384 SF	10.2%	6,486 SF	]
_						_ 11

SCALE: 1"= 20'

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





**PUBLIC USE SPACE** 

		1
Propose	d (minimum)	202.296.8625 CONTACT: WILL ZEID
		- 202 206 0625
		WASHINGTON, DC 20036
		1140 CONNECTICUT AVE NW, SUITE 1010

REVISIONS

20251 Century Blvd., Suite 400 Germantown, MD 20874

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David.DeMarco@PulteGroup.com

**DESIGN CONSULTANTS** 

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VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD

CONTACT: MICHAEL GOODMAN, PE

LERCH, EARLY & BREWER,

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7600 WISCONSIN AVE, SUITE 700
BETHESDA, MD 20814
301.986.1300
CONTACT: PATRICIA HARRIS

TRAFFIC ENGINEER GOROVE SLADE

SUITE 400 GERMANTOWN MD, 20874

301.916.4100

ATTORNEY

PREPARED FOR: **PULTE HOME** COMPANY, LLC

**SUITE 1000** FAIRFAX, VA 22031

703.934.9367 DAVID DeMARCO

## HALPINE ROAD

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

OPEN AREA AND PUBLIC USE SPACE



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.

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

PROJECT VM50639A

SHEET NO. LL-4.00

NOT FOR CONSTRUCTION

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Community Planning & Development Services Received

December 15, 2023

# FINAL FOREST CONSERVATION PLAN HALPINE ROAD

LOCAL VICINITY MAP

**VICINITY MAP** SCALE: 1" = 2000'

## FCP WORKSHEET

				EST CONSERVATION Vine Road (50639)	VORNOHEET		
NET TRACT AF	REA:						
A. Total tract a							1.51
B. Deductions	(land dedication	n not in constr	uction on th	is plan, other deductions	- specify)		0.04
C. Net Tract A	rea				=		1.47
LAND USE CA		I I					
ZONING:	R-400, R-200		RMD10,	I-L, I-H, RPR, RPC,	Park		
Place a "1" under the		R-60, R-150	RMD15, RMD25	MXT, MXC, MXNC, MXB, MXE, MXCD,			
column			KIVID25	MXTD, PD			
corresponding				WIXTD, T D			
to the correct	100						
zone of the site							
Zone:	0	0	0	1	0		
(choose only or	ne)						
D. Afforestation	n Threshold				15%	x C =	0.22
E. Conservatio	n Threshold				15%	x C =	0.22
	est cover (withir			ment)=			0.00
G Area of fore	st above conse	rvation thresho	ld	=			0.00
o. Alea of lole	01 00010 001100						0.00
							0.00
BREAK EVEN	POINT:	of forest retaine	ed so that no				
BREAK EVEN H. Breakeven F	POINT: Point (amount c			o mitigation is required)	3		0.00
BREAK EVEN	POINT:  Point (amount of mitted without n	nitigation		o mitigation is required)			0.00
BREAK EVEN  H. Breakeven F  I. Clearing perr  PROPOSED F	POINT:  Point (amount of mitted without in OREST CLEAR	nitigation		o mitigation is required)	3		0.00 0.00
BREAK EVEN H. Breakeven F I. Clearing perr PROPOSED F  J. Total area of	POINT:  Point (amount of mitted without in OREST CLEAR)  If forest to be clear	nitigation		o mitigation is required)			0.00 0.00
BREAK EVEN  H. Breakeven F  I. Clearing perr  PROPOSED F  J. Total area of  K. Total area of	POINT:  Point (amount of mitted without in OREST CLEAR)  If forest to be cleaf forest to be re	nitigation		o mitigation is required)	.=		0.00 0.00
BREAK EVEN H. Breakeven F I. Clearing perr PROPOSED F J. Total area of K. Total area of	POINT:  Point (amount of mitted without in OREST CLEAR)  If forest to be clear forest to be reconstructed to be reconstructed.	nitigation		o mitigation is required)  = .==	.=		0.00 0.00 0.00 0.00
BREAK EVEN  H. Breakeven F  I. Clearing perr  PROPOSED F  J. Total area of  K. Total area of  PLANTING REC  L. Reforestatio	POINT:  Point (amount of mitted without in OREST CLEAR)  If forest to be clear forest to be reconstructed to be reconstructed by the property of the property	nitigation	ion threshol	o mitigation is required)  = .== d=	.=		0.00 0.00 0.00
BREAK EVEN H. Breakeven F I. Clearing perr PROPOSED F J. Total area of K. Total area of PLANTING REC L. Reforestatio M. Reforestatio	POINT:  Point (amount of mitted without in OREST CLEAR)  If forest to be clearly forest to be reconstructed to the point of the clearing all the point of the clearing being for clearing the control of the clear	nitigation RING: eared stained bove conservat	ion threshol	o mitigation is required)  .=== d=	.= )		0.00 0.00 0.00 0.00
BREAK EVEN  H. Breakeven F I. Clearing perr  PROPOSED F  J. Total area of K. Total area of C. Total area of K. Total area of C. Reforestatio M. Reforestatio N. Credit for re	POINT:  Point (amount of mitted without in OREST CLEAR)  If forest to be clear forest to be recommended by the clearing all on for clearing bettention above of the control of the clear for clearing bettention above or the control of the clear for	nitigation RING: eared stained bove conservation thronservation	ion threshol tion thresho	o mitigation is required)  = .== d= ld=	.=		0.00 0.00 0.00 0.00 0.00
BREAK EVEN H. Breakeven F I. Clearing perr PROPOSED F J. Total area of K. Total area of C. Total area of K. Total area of C. Reforestatio M. Reforestatio N. Credit for re P. Total refores	POINT:  Point (amount of mitted without in OREST CLEAR)  If forest to be clear forest to be recommended and for clearing all ton for clearing bettention above contaction required.	nitigation RING: eared stained bove conservation the	ion threshol tion thresho	o mitigation is required)  .=== d= .ld==	=		0.00 0.00 0.00 0.00 0.00 0.00
BREAK EVEN H. Breakeven F I. Clearing perr PROPOSED F J. Total area of K. Total area of C. Total area of K. Total area of C. Reforestatio M. Reforestatio N. Credit for re P. Total refores	POINT:  Point (amount of mitted without in OREST CLEAR)  If forest to be clear forest to be recommended by the commendation of the clearing by the commendation of the clear for clearing by the commendation of the clear for cle	nitigation RING: eared stained bove conservation the	ion threshol tion thresho reshold	o mitigation is required)  = .= .= .d= Id==	.=		0.00 0.00 0.00 0.00 0.00

	MINIMUM TREE C	OVER	
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 TARIF

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

## NNI TABLE

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

## **NOT FOR CONSTRUCTION**

"FOR LOCATION OF UTILITIES CALL



Community Planning & Development Services

December 15, 2023

## SHEET INDEX

### **GENERAL NOTES**

THE SUBJECT PROPERTY PARCEL COMPRISING APPROXIMATELY 1.51 ACRES IS LOCATED AT 5906 HALPINE RD, IN ROCKVILLE, MARYLAND. THE PARCEL INFORMATION IS

- 1. PARCEL N091 IS CURRENTLY ZONED R-60; MXNC ZONING IS BEING PURSUED IN ACCORDANCE WITH THE FLOATING ZONE PROVISIONS.
- 4. THERE ARE NO PERENNIAL OR INTERMITTENT STREAMS, SEEPS, OR SPRINGS OR THEIR ASSOCIATED BUFFERS LOCATED ON, OR WITHIN 200' OF THE SUBJECT
- 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
- DETERMINE IF THERE ARE ANY FEDERAL OR STATE RECORDS OF RARE, THREATENED OR ENDANGERED SPECIES WITHIN THE NRI STUDY AREA. NO RARE, THREATENED OR ENDANGERED SPECIES WERE NOTED DURING FIELD WORK.
- 7. THE HORIZONTAL DATUM IS NAD83/2011, VERTICAL DATUM IS BASED ON NGVD29 DATUM. TOPOGRAPHIC AND BOUNDARY SURVEY WAS PERFORMED BY VIKA MARYLAND, LLC, APRIL 18, 2023.
- 8. TREES SHOWN WERE EITHER SURVEY LOCATED OR ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON VISUAL OBSERVATIONS. CTLA TREE RATING DATA SUMMARY SHEETS WERE PREPARED AND SUBMITTED WITH THIS PLAN. SEE
- THE NRI STUDY AREA.
- OBSERVED WITHIN THE INVENTORY AREA. NON-NATIVE MATERIAL WITHIN OUR PROPERTY WILL BE ERADICATED DURING DEVELOPMENT.

### SOILS TABLE

SCALE: 1"= 60'

SYMBOL	SOIL*			CHARACTERISTIC	CS	
		PRIME	HIGHLY			
		AGRICULTURE**	ERODIBLE***	SERPENTINIC****	HYDRIC GROUP*	K FACTOR****
	Glenelg-Urban land					
	complex, 0 to 8 percent		NO	NO		
2UB	slopes	NO			В	0.32
	Glenelg-Urban land					
	complex, 8 to 15		NO	NO		
2UC	percent slopes	NO			В	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 120 MONTGOMERY COUNTY, MARYLAND SOIL SURVEY

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

#### FINAL FOREST CONSERVATION PLAN COVER FINAL FOREST CONSERVATION PLAN FINAL TREE REMOVAL PLAN FINAL FOREST CONSERVATION TABLES FINAL FOREST CONSERVATION NOTES FINAL FOREST CONSERVATION DETAILS

#### THE SUBJECT PROPERTY WSSC TAX MAP GRID NUMBER IS 216NW06

- 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.
- 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,
- PROPERTY BASED ON OBSERVATIONS ON-SITE ON APRIL 18, 2023.
- 5. PER U.S.FISH & WILDLIFE SERVICES' NATIONAL WETLANDS INVENTORY ON-LINE
- 6. THE WILDLIFE AND HERITAGE DIVISION OF THE MD DNR HAS BEEN CONTACTED TO
- 9. THERE ARE 0 ACRES OF EXISTING FOREST ON THE SUBJECT PROPERTY OR WITHIN
- 10. NON-NATIVE INVASIVE PLANT MATERIAL ENGLISH IVY AND COMMON DANDELION

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

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

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**PULTE HOME** COMPANY, LLC 9302 LEE HIGHWAY **SUITE 1000** 

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

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7600 WISCONSIN AVE, SUITE 700 BETHESDA, MD 20814

301.986.1300 CONTACT: PATRICIA HARRIS

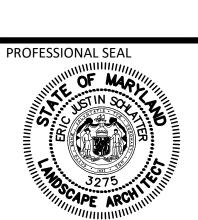
TRAFFIC ENGINEER **GOROVE SLADE** 1140 CONNECTICUT AVE NW, SUITE 1010 WASHINGTON, DC 20036 CONTACT: WILL ZEID

REVISIONS	DATE

## **HALPINE** ROAD

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

FINAL FOREST **CONSERVATION** PLAN COVER

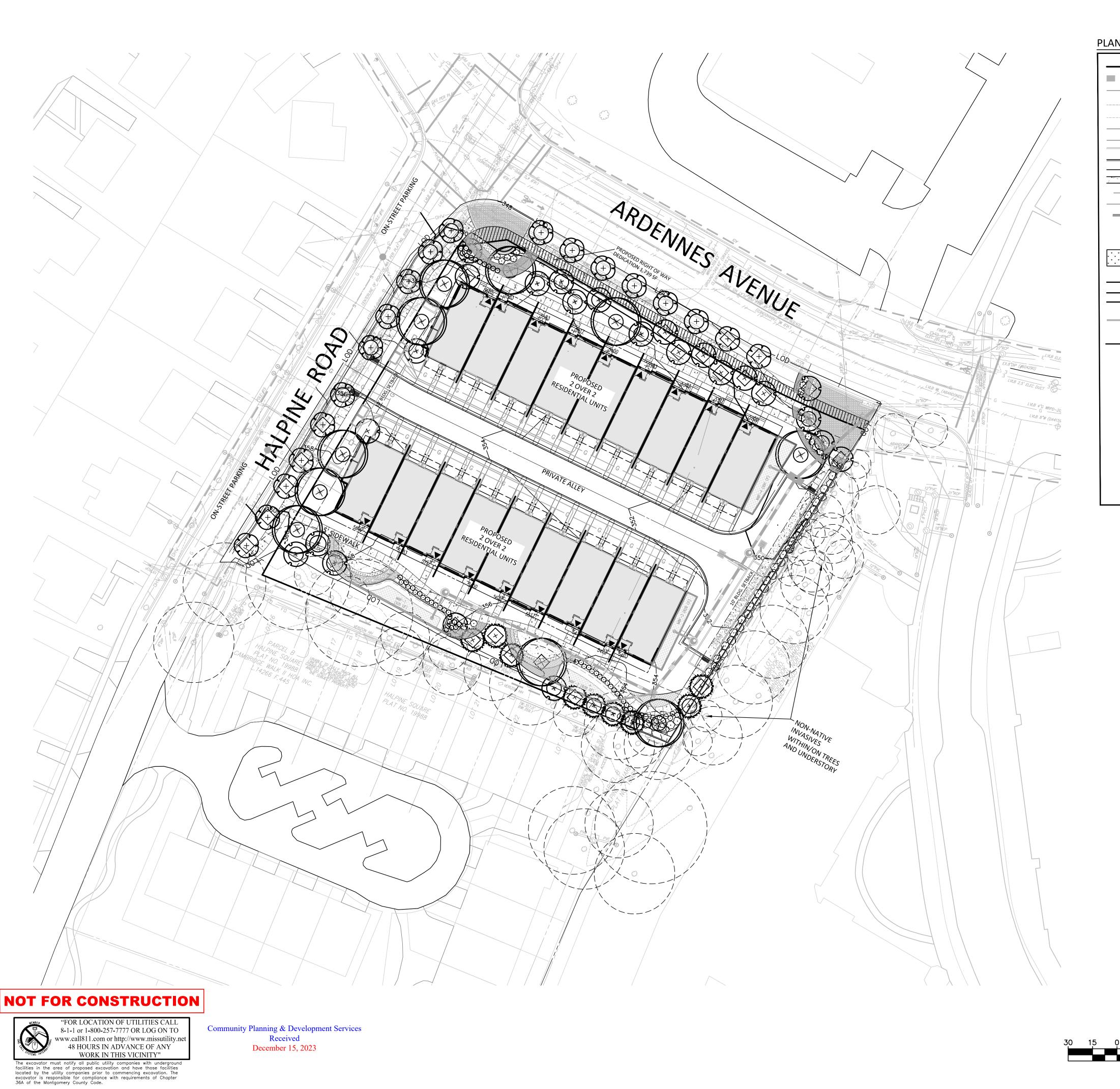


I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT NAME: ERIC JUSTIN SCHLATTER, ASLA, PLA LICENSE No.: <u>3275</u> EXPIRATION DATE: 11/17/2024

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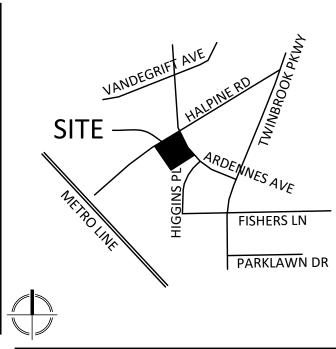
DRAWN BY: <u>EJS</u> DESIGNED BY: MBG DATE ISSUED: <u>12/01/2023</u>

PROJECT VM50639A





	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
LOD LOD	PROPOSED CURB & GUTTER LIMITS OF DISTURBANCE
A A A A A A A A A A A A A A A A A A A	PROPOSED SIDEWALK
8"S	PROPOSED SEWER
8"S 8"W	PROPOSED WATER
15" RCP	PROPOSED STORM DRAIN
100 YR———————————————————————————————————	100 YEAR FLOODPLAIN 100 YEAR FLOODPLAIN 25' BRL STREAM VALLEY BUFFER SOILS ROOT PRUNING TRENCH
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	EXISTING TREE CANOPY (NOT FOREST) EXISTING TREE < 6"DBH
+	FOREST CONSERVATION CREDIT



VICINITY MAP SCALE: 1" = 2000'

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202.296.8625
CONTACT: WILL ZEID

REVISIONS	DATE

## HALPINE ROAD

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

**FINAL FOREST** CONSERVATION PLAN



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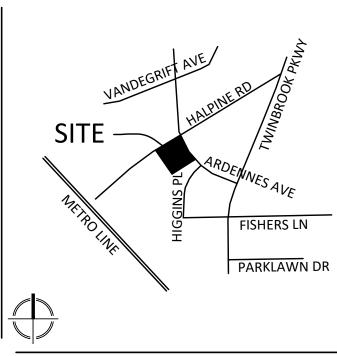
DRAWN BY: EJS DESIGNED BY: MBG DATE ISSUED: <u>12/01/2023</u>

PROJECT VM50639A

SHEET NO. FFCP-2

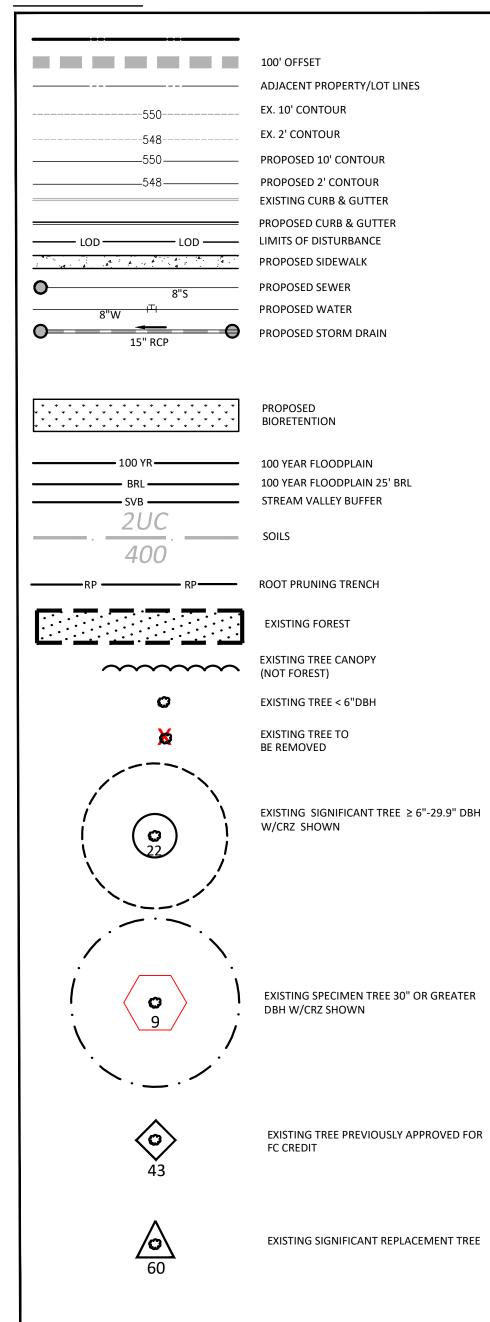
LAYOUT: FFCP-2, Plotted By: stebbins





**VICINITY MAP** SCALE: 1" = 2000'

## PLAN LEGEND





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

REVISIONS	DATE

## HALPINE ROAD

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

**FINAL FOREST** CONSERVATION PLAN TREE REMOVAL



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

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VIOLATIONS MAY RESULT IN PROSECUTION. ONLY
APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS
MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

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

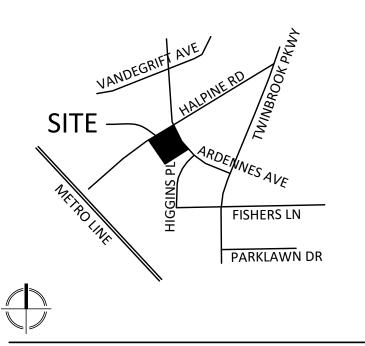
PROJECT VM50639A

SHEET NO. FFCP-3

48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY" The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

## SIGNIFICANT & SPECIMEN TREE TABLE

#	SCIENTIFIC NAME	COMMON NAME	рвн	Area CRZ	CTLA %	COR CTLA %	PFCP/FFCP  Remarks	PREVIOUS FTP PLAN #	PREV.CREDIT	DISPOSITION	OWED	REPLACEMENT TREES REQD.	CREDIT TYPE	MAXIMUM CREDIT
ANDS	CAPE SETTING >/= 12" DBH Fagus grandifolia	American Beech	30.0 in	6362	94%		On private property/ no permission			Save		0	LG SHADE	C
	Ulmus americana	American elm	24.5 in	4243	84%					Remove		2	LG SHADE	C
0	Quercus rubra Quercus rubra	Red Oak Red Oak	<b>30.5 in</b> 23.5 in	6576 3904	81% 66%					Remove Remove		6	LG SHADE	(
1	Quercus rubra	Red Oak	24.0 in	4072	88%					Remove		2	LG SHADE	(
2	Quercus rubra	Red Oak	24.0 in	4072	78%					Remove		2	LG SHADE	F)
3	Acer rubrum	Red Maple	21.5 in	3267	94%					Save		0	LG SHADE	- 10
)	Taxodium districhum Acer rubrum	Bald cypress Red Maple	22.0 in 16.5 in	3421 1924	97%					Save Save		0	LG SHADE	- 1
4	Ilex opaca	American Holly	14.0 in	1385	97%					Save		0	LG EVG	13
5	Pinus strobus	White Pine	16.5 in	1924	97%					Save		0	LG EVG	- 1
7	Prunus sp. Lagerstroemia indica	Cherry Crape Myrtle	18.0 in 14.0 in	2290 1385	97% 97%		On private property/ no permission On private property/ no permission			Save Save		0	ORN	
9	Pinus strobus	White Pine	23.0 in	3739	91%		on private property/ no permission			Save		0	LG EVG	
2	Pinus strobus	White Pine	15.0 in	1590	97%					Save		0	LG EVG	1.0
5	Pinus strobus	White Pine	14.0 in	1385	91%					Save		0	LG EVG	(
2	Quercus rubra Quercus rubra	Red Oak Red Oak	27.0 in 25.0 in	5153 4418	78% 84%					Remove Remove		3	LG SHADE	(
3	Quercus rubra	Red Oak	28.0 in	5542	72%					Remove		3	LG SHADE	(
7	Pinus strobus	White Pine	20.0 in	2827	71%					Save		0	LG EVG	(
)	Pinus strobus Quercus rubra	White Pine Northern Red Oak	12.0 in 22.0 in	1018 3421	88% 55%					Save Save		0	LG SHADE	
	Quercus rubiu	Northern New Odk	44.0 111	3421	JJ/0				12.0	Save 8		23	20 SHADE	(
	DBH TREES (NO EXISTING CI				To grant and									
7	Sassafras albidum Cercis canadensis	Sassafras Red Bud	8.0 in	452 452	92%					Save Save			LG SHADE ORN	20
L	llex opaca	American Holly	8.0 in	452	97%					Save			LG EVG	4
2	Ilex opaca	American Holly	10.0 in	707	97%					Save			LG EVG	4
L	Juniperus virginiana	Red Cedar	6.0 in	254	97%					Save			LG EVG	40
)	Pinus strobus Pinus strobus	White Pine White Pine	10.0 in 8.5 in	707 511	94%					Save Save			LG EVG	40
1	Ilex opaca	Holly	10.0 in	707	97%					Save			LG EVG	40
7	Robinia pseudoacacia	Black locust	10.0 in	707	97%					Save			LG SHADE	4(
4	Sassafras albidum Nyssa sylvatica	Sassafras Blackgum	8.0 in 10.0 in	452 707	89% 86%					Save Save			LG SHADE	40
FSI	TE.								0	Select One	FALSE	0		
										Select One	FALSE	0		
				-					- 100	Select One 0	FALSE	0		
TREE	TTREES OF ANY SIZE; STREE		-	Tree numb	er must in	clude F if	nrevious EC credit was assigned)							
	Platanus acerifolia Zelkova serrata	Landon Dlana Trac			The state of the s		previous recreate was assigned;					74		
		London Plane Tree	21 in	3117	91%		previous re create was assigned,			Save	N/A	0		
		Ja panes e Zelkova	19 in	2552	91%		previous re create was assigned,			Save	N/A N/A N/A	0 0		(
	Acer saccharinum Acer saccharinum						previous re credit was assigned,				N/A N/A N/A	0		(
F	Acer saccharinum Acer saccharinum Zelkova serrata	Japanese Zelkova Silver Maple Silver Maple Japanese Zelkova	19 in 29 in <b>36 in</b> 17 in	2552 5741 8908 1924	91% 88% <b>91%</b> 88%		PREVIOUS SIG TREE REPLACEMENT CREDIT	FTP95-5	400	Save Save Save Save	N/A N/A N/A N/A	0 0 0 0		(4)
	Acer saccharinum Acer saccharinum	Japanese Zelkova Silver Maple Silver Maple	19 in 29 in <b>36 in</b>	2552 5741 8908	91% 88% <b>91%</b>		PREVIOUS SIG TREE REPLACEMENT CREDIT PREVIOUS SIG TREE REPLACEMENT CREDIT	FTP95-5 FTP95-5 OTAL PREVIOUS CREDIT:	400 400 800	Save Save Save	N/A N/A N/A	0 0 0		40
	Acer saccharinum Acer saccharinum Zelkova serrata Zelkova serrata OUS FOREST CONSERVATION	Japanese Zelkova Silver Maple Silver Maple Japanese Zelkova Japanese Zelkova N CREDIT (Tree number m	19 in 29 in 36 in 17 in 17 in	2552 5741 8908 1924 2043	91% 88% <b>91%</b> 88% 91%		PREVIOUS SIG TREE REPLACEMENT CREDIT PREVIOUS SIG TREE REPLACEMENT CREDIT	FTP95-5 TAL PREVIOUS CREDIT:	400 800	Save Save Save Save O	N/A N/A N/A N/A N/A O	0 0 0 0 0		40
6F*	Acer saccharinum Acer saccharinum Zelkova serrata Zelkova serrata OUS FOREST CONSERVATION Cornus florida	Japanese Zelkova Silver Maple Silver Maple Japanese Zelkova Japanese Zelkova N CREDIT (Tree number m Dog Wood	19 in 29 in 36 in 17 in 17 in ust include 10.0 in	2552 5741 8908 1924 2043 F)	91% 88% <b>91%</b> 88% 91%		PREVIOUS SIG TREE REPLACEMENT CREDIT PREVIOUS SIG TREE REPLACEMENT CREDIT	FTP95-5 PTAL PREVIOUS CREDIT: FTP95-5	400 800 400	Save Save Save Save O Save	N/A N/A N/A N/A N/A O	0 0 0 0 0		40
	Acer saccharinum Acer saccharinum Zelkova serrata Zelkova serrata OUS FOREST CONSERVATION	Japanese Zelkova Silver Maple Silver Maple Japanese Zelkova Japanese Zelkova N CREDIT (Tree number m	19 in 29 in 36 in 17 in 17 in	2552 5741 8908 1924 2043	91% 88% <b>91%</b> 88% 91%		PREVIOUS SIG TREE REPLACEMENT CREDIT PREVIOUS SIG TREE REPLACEMENT CREDIT	FTP95-5 TAL PREVIOUS CREDIT:	400 800	Save Save Save Save O	N/A N/A N/A N/A N/A O	0 0 0 0 0		40
6F* 9F* 8F* 1F*	Acer saccharinum Acer saccharinum Zelkova serrata Zelkova serrata  OUS FOREST CONSERVATION Cornus florida Ilex opaca Ulmus americana Ilex opaca	Japanese Zelkova Silver Maple Silver Maple Japanese Zelkova Japanese Zelkova  N CREDIT (Tree number m Dog Wood American Holly American Holly	19 in 29 in 36 in 17 in 17 in 10.0 in 9.0 in 12.0 in 8.0 in	2552 5741 8908 1924 2043 F) 707 573 1018 452	91% 88% 91% 88% 91% 94% 89% 94% 97%		PREVIOUS SIG TREE REPLACEMENT CREDIT PREVIOUS SIG TREE REPLACEMENT CREDIT	FTP95-5 PTAL PREVIOUS CREDIT:  FTP95-5 FTP95-5 FTP95-5 FTP95-5	400 800 400 400 400 400	Save Save Save O Save Save Save Save Save Save Save	N/A N/A N/A N/A N/A O	0 0 0 0 0 0		40
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6F* 9F* 8F* LF*	Acer saccharinum Acer saccharinum Zelkova serrata Zelkova serrata  OUS FOREST CONSERVATION Cornus florida Ilex opaca Ulmus americana Ilex opaca	Japanese Zelkova Silver Maple Silver Maple Japanese Zelkova Japanese Zelkova  N CREDIT (Tree number m Dog Wood American Holly American Holly	19 in 29 in 36 in 17 in 17 in 10.0 in 9.0 in 12.0 in 8.0 in	2552 5741 8908 1924 2043 F) 707 573 1018 452	91% 88% 91% 88% 91% 94% 89% 94% 97%		PREVIOUS SIG TREE REPLACEMENT CREDIT PREVIOUS SIG TREE REPLACEMENT CREDIT	FTP95-5 PTAL PREVIOUS CREDIT:  FTP95-5 FTP95-5 FTP95-5 FTP95-5	400 800 400 400 400 400	Save Save Save O Save Save Save Save Save Save Save	N/A N/A N/A N/A N/A O	0 0 0 0 0 0		41 41 41 41
6F* 9F* 3F* LF* 2F* 3F*	Acer saccharinum Acer saccharinum Zelkova serrata Zelkova serrata  OUS FOREST CONSERVATION Cornus florida Ilex opaca Ulmus americana Ilex opaca Ilex opaca Ilex aquifolium Pinus strobus Pinus strobus	Japanese Zelkova Silver Maple Silver Maple Japanese Zelkova Japanese Zelkova  N CREDIT (Tree number m Dog Wood American Holly American Elm American Holly English Holly White Pine White Pine	19 in 29 in 36 in 17 in 17 in 17 in  ust include 10.0 in 9.0 in 12.0 in 8.0 in 10.0 in 14.0 in 15.0 in	2552 5741 8908 1924 2043 F) 707 573 1018 452 707 1385 1590 1590	91% 88% 91% 88% 91% 94% 89% 94% 97% 97% 97% 91%		PREVIOUS SIG TREE REPLACEMENT CREDIT PREVIOUS SIG TREE REPLACEMENT CREDIT	FTP95-5  PTAL PREVIOUS CREDIT:  FTP95-5  FTP95-5  FTP95-5  FTP95-5  FTP95-5  FTP95-5  FTP2003-00033  FTP2003-00033	400 800 400 400 400 400 400 400 400	Save Save Save Save O  Save Save Save Save Save Save Save Sav	N/A N/A N/A N/A N/A O O O O O O O	0 0 0 0 0 0 0 0 0 0 0		40 40 40 40 40
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6F* 9F* 8F* LF* 2F* 8F*	Acer saccharinum Acer saccharinum Zelkova serrata Zelkova serrata OUS FOREST CONSERVATION Cornus florida Ilex opaca Ulmus americana Ilex opaca Ilex opaca Ilex aquifolium Pinus strobus Pinus strobus Pinus strobus Lagerstroemia indica	Japanese Zelkova Silver Maple Silver Maple Japanese Zelkova Japanese Zelkova  N CREDIT (Tree number m Dog Wood American Holly American Elm American Holly English Holly White Pine White Pine White Pine Crape Myrtle	19 in 29 in 36 in 17 in 17 in 17 in  ust include 10.0 in 9.0 in 12.0 in 8.0 in 10.0 in 14.0 in 15.0 in 14.0 in 14.0 in 6.0 in	2552 5741 8908 1924 2043 F) 707 573 1018 452 707 1385 1590 1590 1385 254	91% 88% 91% 88% 91% 94% 89% 94% 97% 97% 91% 91% 91% 97%		PREVIOUS SIG TREE REPLACEMENT CREDIT PREVIOUS SIG TREE REPLACEMENT CREDIT	FTP95-5  PTAL PREVIOUS CREDIT:  FTP95-5  FTP95-5  FTP95-5  FTP95-5  FTP95-5  FTP95-5  FTP2003-00033  FTP2003-00033	400 800 400 400 400 400 400 400 400	Save Save Save Save O  Save Save Save Save Save Save Save Sav	N/A N/A N/A N/A N/A O O O O O O O	0 0 0 0 0 0 0 0 0 0 0		40 40 40 40 40
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VICINITY MAP SCALE: 1" = 2000'

## PROPOSED PLANTING TABLE

FTPO TREE CREDIT CHART- NEW PLANTINGS

STREET TREES (NOT 1	BOTANICAL NAME  OOO  OOO  TO EXCEED 25% OF TOTAL REQUIREMENT)	COMMON NAME	SIZE (LG SHADE, LG EG,ORN, SM EG)	ROOT BALL TYPE	SIZE- CAL/HT	LANDSCAPING NO CREDIT	LANDSCAPING MTC CREDIT ONLY	SIG. TREE REPLACEMENT CREDIT (OFF-SITE)	SIG. TREE REPLACEMENT CREDIT (ON-SITE)	STREET TREE NO CREDIT	STREET TREE FC CREDIT ONLY*	FC CREDIT	FC CREDIT (200 OR 400 SF × FC QUANTITY)	MTC CREDIT (200 OR 400 SF x MTC QUANTITY)
	TO EXCEED 25% OF TOTAL REQUIREMENT)													
Ardennes Avenue	e		CDN	505	2.54						_	-	4000	4500
8	Syringa reticulata	Japanese Tree Lilac	ORN	B&B	2.5"	0	0	0	2	0	6	0	1200	1600
Halpine Road						_	_	_	_	_	_	_	1	
11	Syringa reticulata	Japanese Tree Lilac	ORN	B&B	2.5"	0	0	0	5	0	6	0	1200	2200
On-Site Trees														
10		TBD	LG SHADE	в&в	2.5"	0	0	0	1	0	0	9	3600	4000
9		TBD	LG EVG	8&B	2.5"	0	0	0	5	0	0	4	1600	3600
24		TBD	ORN	B&B	2.5"	1	0	0	10	0	0	13	2600	4600
				TO	TALS	N/A	0	0	23	0	12	26	10200	16000
* Street trees not to exce	eed 25% of total forest conservation credit requireme	ent.		REQUIR	EMENTS	N/A		2	3			Х	9584	6558



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

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PLANNER, CIVIL ENGINEER

ATTORNEY LERCH, EARLY & BREWER, CHTD.

7600 WISCONSIN AVE, SUITE 700 BETHESDA, MD 20814 301.986.1300

CONTACT: PATRICIA HARRIS TRAFFIC ENGINEER GOROVE SLADE

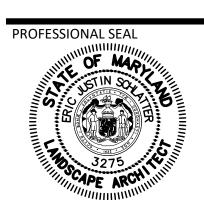
1140 CONNECTICUT AVE NW, SUITE 1010 WASHINGTON, DC 20036 CONTACT: WILL ZEID

REVISIONS	DATE

## HALPINE ROAD

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

FINAL FOREST CONSERVATION **TABLES** 



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

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.

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

PROJECT VM50639A

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"

Community Planning & Development Services

Received December 15, 2023

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.

#### 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
  - 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
- 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
- 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.

- 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: 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
- n. Clean up of retention areas including trash removal
- 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.

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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<sup>1</sup>

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
- 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.

<sup>1</sup> 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

Soil pH is between 5.5 and 7

shows the following:

- 2. The top 24" of existing soil contains a minimum of 4-6% organic matter by weight
- The soil is free of contaminants
- 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 measured" to be prior to the addition of any surface compost till layer or mulch or sod.
  - a. Plant quality. b. Proper form for species.
  - 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
- 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.
- Proper Installation

  - 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.
  - 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.
- 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.

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Page 3 of 6

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 1/4 inch or larger).
- 6. Have a nutrient profile such that it has an adequate rating, per current industry standards.
- Be free of noxious weed seeds
- 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
- 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: 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.

#### 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.
  - 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 thwartdamage 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.
  - 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.

Page 5 of 6

- h. Eradicate, suppress and control non-native and invasive plant species during the maintenance period to the
- satisfaction of the City Forestry Inspector. 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
  - 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.
  - Timing and frequency of treatments by plant type.

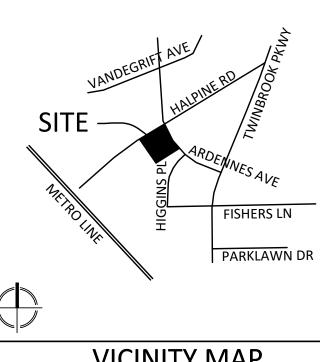
f. Copies of contractor certifications/pesticide licenses.

 d. Plan for seeding and/or re-planting following management/eradication treatment. e. Proposed signage type and locations for installing herbicide application notification signs.

warranty and maintenance period. The applicant may be required to submit proof of treatment.

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



**VICINITY MAP** SCALE: 1" = 2000'

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LERCH, EARLY & BREWER, CHTD.

**ATTORNEY** 

7600 WISCONSIN AVE, SUITE 700 BETHESDA, MD 20814 301.986.1300 CONTACT: PATRICIA HARRIS

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

REVISIONS	DATE
	_
	_
	_

## HALPINE ROAD

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

FINAL FOREST **CONSERVATION** 



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITEC NAME: ERIC JUSTIN SCHLATTER, ASLA, PLA LICENSE No.: 3275 EXPIRATION DATE: 11/17/2024

DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIK 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 VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

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

PROJECT VM50639A

**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.ne 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY" The excavator must notify all public utility companies with undergroun 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 December 15, 2023

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

contractor shall install the soil mix at a higher level to anticipate this reduction of volume. All grades are assumed to be 'as

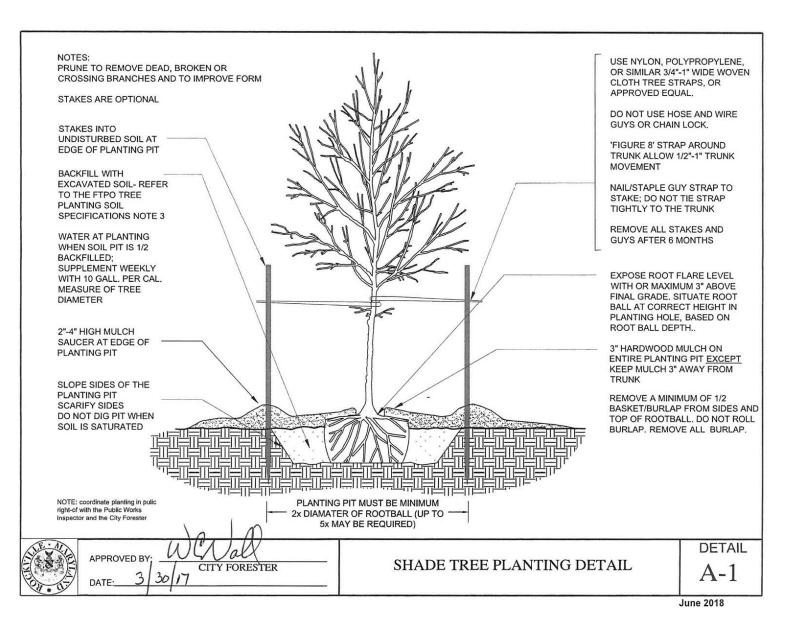
5. All details of the planting plans regarding plant quality and proper planting will be discussed including but not limited to:

be no recent pruning).

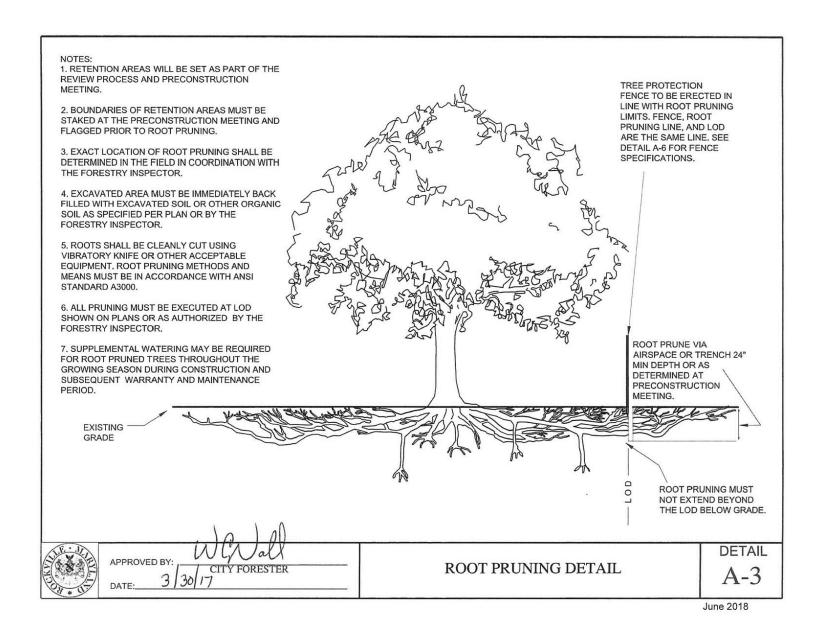
- a. Root flare no higher than 3 inches from existing grade. b. Exposed root flare (not graft); removing more than several inches of soil to expose the root flare may result in the
- e. No hose and wire; staking and strapping per City planting detail.
- h. Wildlife protection installed, if required; 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.

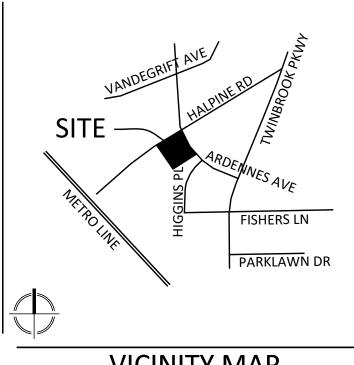
Page 6 of 6

LAYOUT: FFCP-5, Plotted By: stebbins



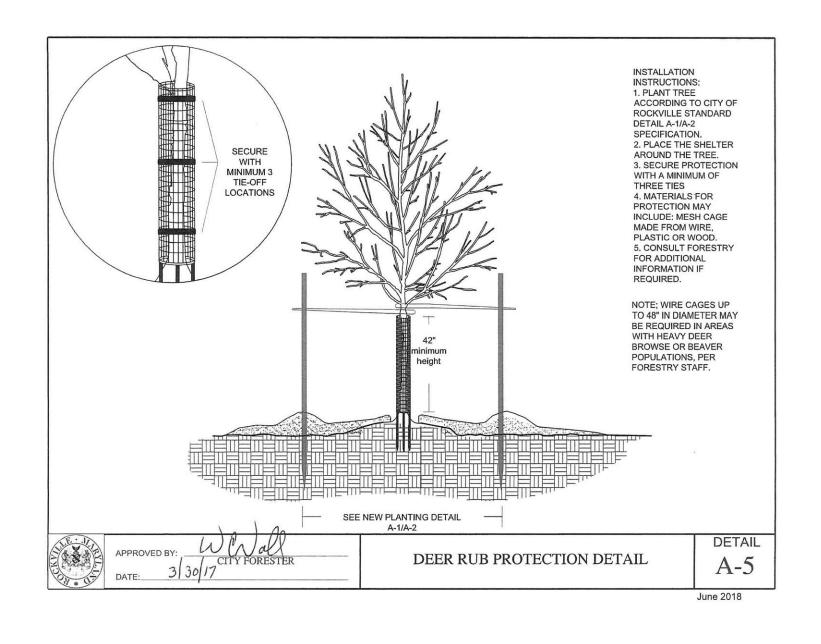
#### USE NYLON, POLYPROPYLENE PRUNE TO REMOVE DEAD, BROKEN OR OR SIMILAR 3/4"-1" WIDE WOVEN CROSSING BRANCHES AND TO IMPROVE FORM CLOTH TREE STRAPS, OR APPROVED EQUAL. STAKES ARE OPTIONAL DO NOT USE HOSE AND WIRE GUYS OR CHAIN LOCK. STAKES INTO UNDISTURBED SOIL AT 'FIGURE 8' STRAP AROUND EDGE OF PLANTING PIT TRUNK ALLOW 1/2"-1" TRUNK MOVEMENT BACKFILL WITH EXCAVATED SOIL, REFER NAIL/STAPLE GUY STRAP TO TO THE FTPO TREE STAKE: DO NOT TIE STRAF PLANTING SOIL TIGHTLY TO THE TRUNK SPECIFICATIONS NOTE 3 REMOVE ALL STAKES AND WATER AT PLANTING **GUYS AFTER 6 MONTHS** WHEN SOIL PIT IS 1/2 BACKFILLED; SUPPLEMENT WEEKLY EXPOSE ROOT FLARE LEVEL WITH OR MAXIMUM 3" ABOVE MEASURE OF TREE FINAL GRADE. SITUATE ROOT DIAMETER BALL AT CORRECT HEIGHT IN PLANTING HOLE, BASED ON ROOT BALL DEPTH.. 2"-4" HIGH MULCH SAUCER AT EDGE OF 3" HARDWOOD MULCH ON PLANTING PIT ENTIRE PLANTING PIT EXCEPT KEEP MULCH 3" AWAY FROM SLOPE SIDES OF THE REMOVE A MINIMUM OF 1/2 SCARIFY SIDES BASKET/BURLAP FROM SIDES AN DO NOT DIG PIT WHEN TOP OF ROOTBALL, DO NOT ROLL SOIL IS SATURATED BURLAP, REMOVE ALL BURLAP NOTE: coordinate planting in pulic right-of with the Public Works Inspector and the City Forester PLANTING PIT MUST BE MINIMUM 2x DIAMATER OF ROOTBALL (UP TO -EVERGREEN TREE PLANTING DETAIL

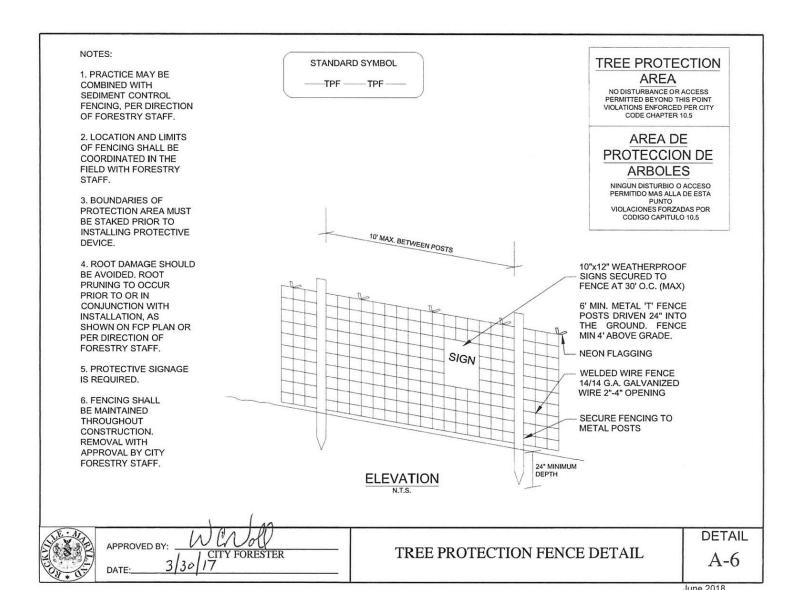




**VICINITY MAP** SCALE: 1" = 2000'

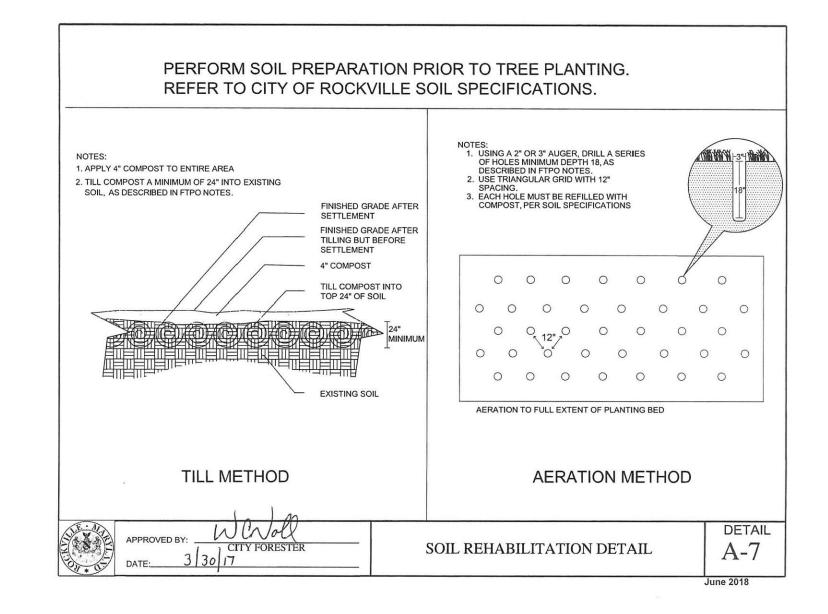
# CITY OF ROCKVILLE SHADE TREE PLANTING DETAIL



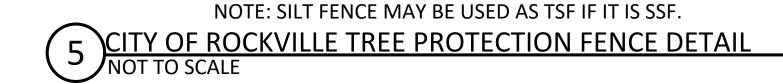


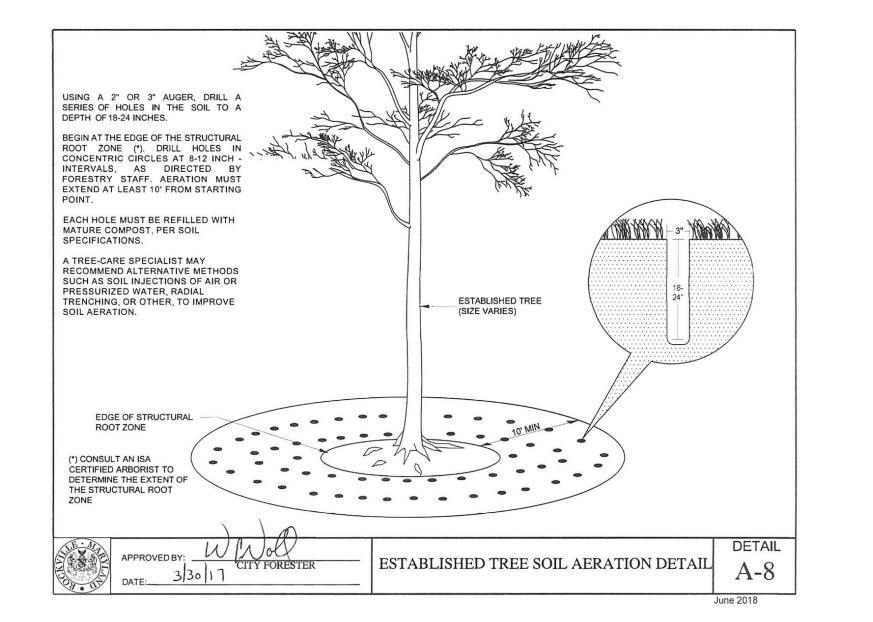
CITY OF ROCKVILLE EVERGREEN TREE PLANTING DETAIL

# CITY OF ROCKVILLE ROOT PRUNING DETAIL



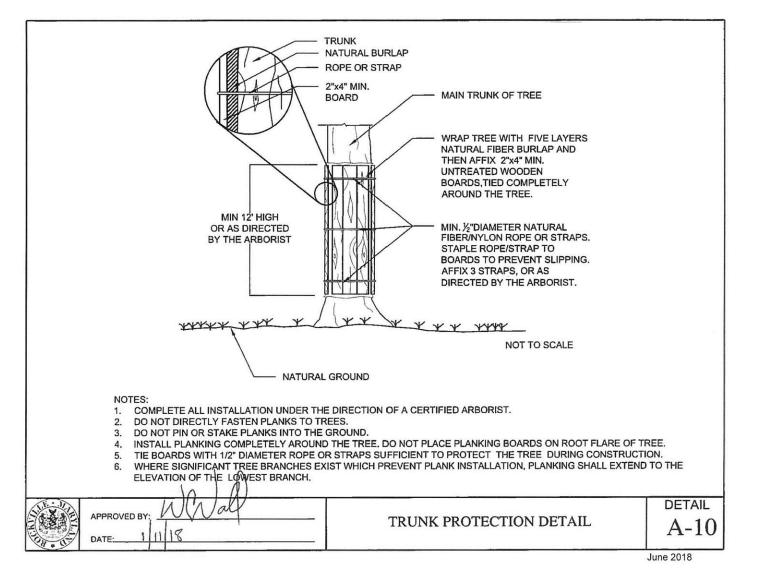
# CITY OF ROCKVILLE DEER RUB PROTECTION DETAIL NOT TO SCALE





# CITY OF ROCKVILLE TREE SOIL AERATION DETAIL NOT TO SCALE

# CITY OF ROCKVILLE SOIL REHABILITATION DETAIL



CITY OF ROCKVILLE TREE TRUNK PROTECTION DETAIL

# **CONSERVATION DETAILS**

PROFESSIONAL SEAL I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A

20251 Century Blvd., Suite 400

Our Site Set on the Future.

Germantown, MD 20874

301.916.4100 | vika.com

PREPARED FOR:

**SUITE 1000** 

DAVID DeMARCO

703.934.9367

SUITE 400

301.916.4100

ATTORNEY

CHTD.

FAIRFAX, VA 22031

**PULTE HOME** 

COMPANY, LLC

9302 LEE HIGHWAY

David.DeMarco@PulteGroup.com

**DESIGN CONSULTANTS** 

PLANNER, CIVIL ENGINEER VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD

CONTACT: MICHAEL GOODMAN, PE

LERCH, EARLY & BREWER,

1140 CONNECTICUT AVE NW, SUITE 1010

**HALPINE** 

ROAD

CITY OF ROCKVILLE

**MONTGOMERY COUNTY** 

MARYLAND

WSSC GRID: 216NW06

TAX MAP: GQ63

FINAL FOREST

7600 WISCONSIN AVE, SUITE 700

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CONTACT: PATRICIA HARRIS

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WASHINGTON, DC 20036

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**REVISIONS** 

GERMANTOWN MD, 20874

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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> MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

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

PROJECT VM50639A

SHEET NO. FFCP-6

48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY" The excavator must notify all public utility companies with undergroun facilities in the area of proposed excavation and have those facilities

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Received

December 15, 2023

LAYOUT: FFCP-6, Plotted By: stebbins