

SCALE: 1" = 2000'

# GERMANTOWN, MD. TYSONS, VA. LCOR White Flint, L.L.C. PARCEL A and B 7255 WOODMONT AVENUE SUITE 225 BETHESDA, MD, 20814 301-581-1218

20251 CENTURY BOULEVARD SUITE #400 GERMANTOWN, MARYLAND 20874 PHONE: (301) 916-4100 FAX: (301) 916-2262

Craig Phillips cphillips@lcor.com

DESIGN CONSULTANTS: ENGINEER/SURVEYOR: VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD, SUITE 400

GERMANTOWN, MD 20874

301-916-4100 JASON EVANS, P.E.

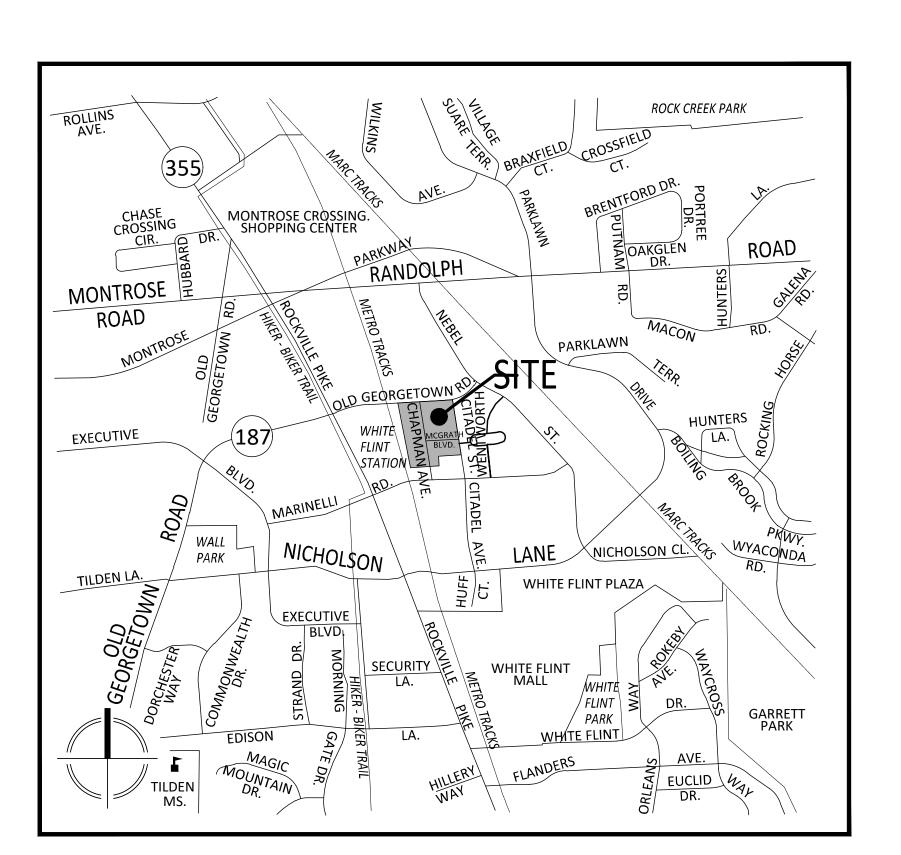
evans@vika.com LANDSCAPE ARCHITECT: VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874 301-916-4100 ROB TILSON RLA, FASLA tilson@vika.com

# NORTH BETHESDA PARCEL A AND B 35% PLAN SET

MONTGOMERY COUNTY, MARYLAND

# SHEET INDEX

<u>SHEET NO.</u> C-000	DWG No.	DESCRIPTION OVERALL SHEET INDEX
C-100		EXISTING CONDITIONS PLAN
C-301 C-302 C-303 C-304 C-305	SC-1 SC-2 SC-3 SC-4 SC-5	COVER SHEET SEDIMENT CONTROL PLAN PHASE 1 SEDIMENT CONTROL PLAN PHASE 2 SEDIMENT CONTROL DETAILS SEDIMENT CONTROL NOTES
C-350 C-351 C-352	CSWM-1 CSWM-2 CSWM-3	CONCEPT STORMWATER OVERALL PLAN CONCEPT STORMWATER DETAILS CONCEPT STORMWATER DRAINAGE AREA MAP
C-401 C-402	GEP-1 GEP-1	CHAPMAN AVENUE GRADE ESTABLISHMENT PLAN MCGRATH BLVD GRADE ESTABLISHMENT PLAN
C-601 C-602 C-603 C-604 C-605 C-606	SDP-1 SDP-2 SDP-3 SDP-4 SDP-5 SDP-6	STORM DRAIN AND PAVING COVER SHEET MCGRATH AND CHAPMAN OVERALL PLAN MCGRATH BLVD STORM DRAIN AND PAVING PLAN CHAPMAN AVENUE STORM DRAIN AND PAVING PLAN STORM DRAIN AND PAVING PLAN NOTES STORM DRAIN AND PAVING PLAN DETAILS
C-650 C-651	STT-1 STT-2	STREET TREE PLAN STREET TREE NOTES AND DETAILS
C-701 C-702	STL-1 STL-2	STREET LIGHT PLAN STREET LIGHT DETAILS
C-801	PSM-1	PAVEMENT MARKING AND SIGNAGE PLAN



VICINITY MAP - SCALE: 1" = 1,000'

NORTH BETHESDA CENTER

PARCEL A & B 4TH ELECTION DISTRICT

MARYLAND WSSC GRID: 215NW05 TAX MAP:HQ122

OVERALL SHEET INDEX

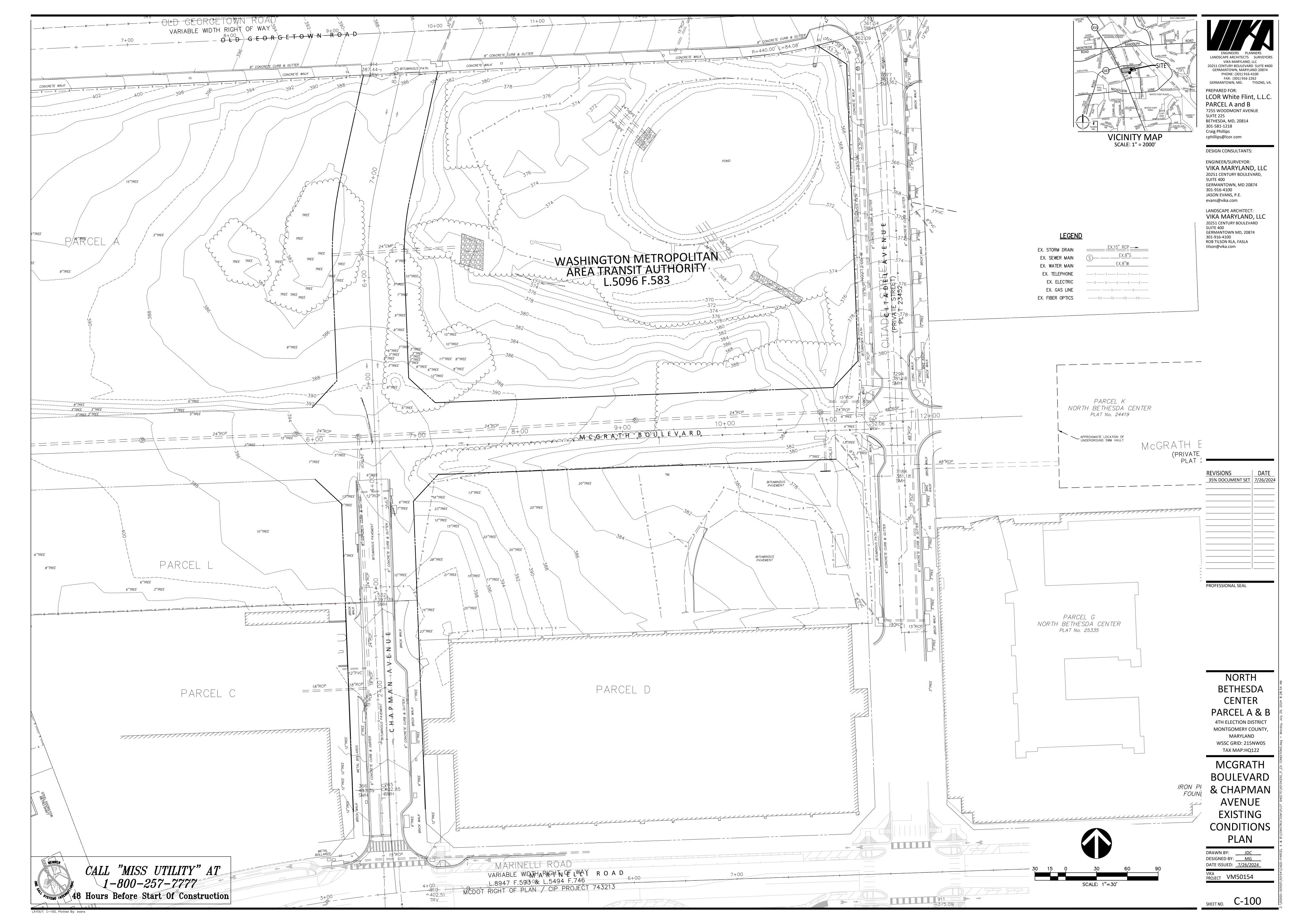
VIKA PROJECT VM50154

SHEET NO. C-000

CALL "MISS UTILITY" AT

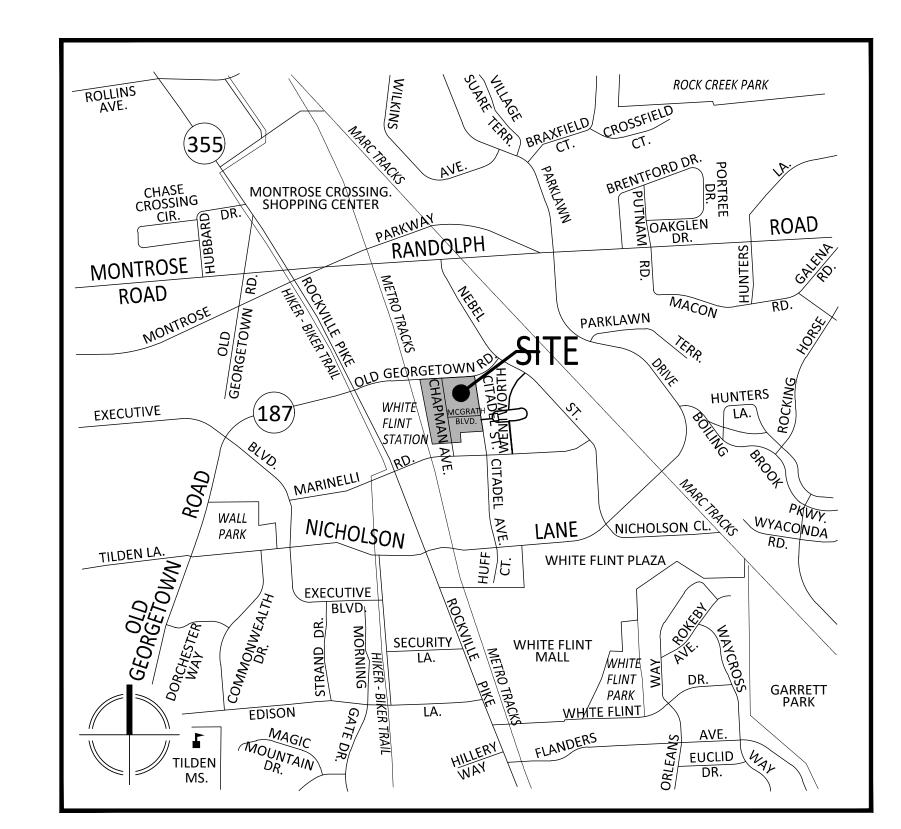
1-800-257-7777

48 Hours Before Start Of Construction



# NORTH BETHESDA PARCEL A AND B SC#

SEDIMENT CONTROL WITH STORMWATER MANAGEMENT MONTGOMERY COUNTY, MARYLAND

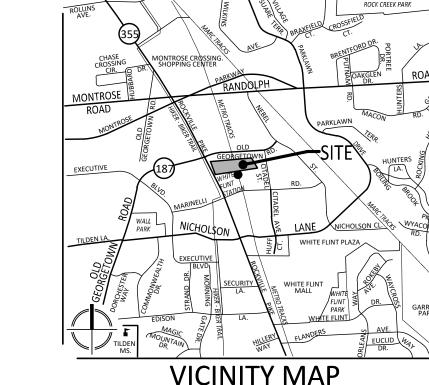


VICINITY MAP - SCALE: 1" = 1,000'

# SHEET INDEX

	DWG No.	EPLAN No.	<u>DESCRIPTION</u>
C-301	SC-1	SC001	COVER SHEET
C-302	SC-2	SC002	SEDIMENT CONTROL PLAN PHASE 1
C - 303	SC-3	SC003	SEDIMENT CONTROL PLAN PHASE 2
C - 304	SC-4	SC004	SEDIMENT CONTROL DETAILS
C - 305	SC-5	SC005	SEDIMENT CONTROL NOTES

REFER TO SHEET C-302 (SC-2) FOR SEDIMENT CONTROL SEQUENCE OF CONSTRUCTION.



20251 CENTURY BOULEVARD SUITE #400 GERMANTOWN, MARYLAND 20874 PHONE: (301) 916-4100 GERMANTOWN, MD. TYSONS, VA. LCOR White Flint, L.L.C. PARCEL A and B 7255 WOODMONT AVENUE SUITE 225

**DESIGN CONSULTANTS:** 

301-581-1218

ENGINEER/SURVEYOR: VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD, SUITE 400 GERMANTOWN, MD 20874 301-916-4100 JASON EVANS, P.E. evans@vika.com

BETHESDA, MD, 20814

cphillips@lcor.com

LANDSCAPE ARCHITECT: VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874 301-916-4100 ROB TILSON RLA, FASLA

R	ELATED	REQUIRED P	ERMITS	
by the consultant	and placed on the first	t sheet of the Sediment Control	/ Stormwater Management plan se	t for all projects.
	-			RMITS PRIOR TO ISSUANCE
REQD	NOT REQD	PERMIT #	EXPIRATION DATE	WORK RESTRICTION DATES
	X			
	X			
	X			
	X			
	X			
X			Approval Date	
Х				
	F PERMITTI OF REQD	F PERMITTEE/OWNER OF THE APPROV  REQD NOT REQD  X  X  X  X  X  X  X  X  X	PERMITTEE/OWNER OF THIS SITE TO OBTA OF THE APPROVED SEDIMENT CONT REQD NOT REQD PERMIT #  X  X  X  X  X  X  X  X  X	X X X X X X Approval Date

\* A copy of the approved Roadside Trees Protection Plan must be delivered to the sediment control inspector at the preconstruction

\*\* When a Notice of Intent is required, the sediment control permit may not be issued until confirmation of authorization under MDE's 20-CP permit has been submitted to DPS.

DESIGN CERTIFICATION

I hereby certify that this plan has been prepared in accordance with the "2011 Maryland Standards and Specification for Soil Erosion and Sediment Control," Montgomery County Department of Permitting Services Executive Regulations 5-90, 7-02AM and 36-90, and Montgomery County Department of Public Works and Transportation "Storm Drain Design Criteria" dated August 1988.

Design Engineer Signature

JASON A EVANS, P.E. Printed Name Registration Number 39885

CERTIFICATION OF THE QUANTITIES

I hereby certify that the estimated total amount of excavation and fill as shown on these plans has been computed to 47,300 cubic yards of excavation, <u>0</u> cubic yards of fill and the total area to be disturbed as shown on these plans has been determined to be 253,594 square feet.

JASON A EVANS, P.E.

Printed Name Registration Number <u>39885</u>

PROFESSIONAL SEAL

# OWNER'S / DEVELOPER'S CERTIFICATION

I/We hereby certify that all clearing, grading, construction, and or development will be done pursuant to this plan and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of Natural Resources approved training program for the control of sediment and erosion before beginning the

Printed Name and Title

SEDIMENT CONTROL TECHNICAL REVIEW OF STORMWATER MANAGEMENT ADMINISTRATIVE REVIEW SMALL LOT DRAINAGE APPROVAL NOTE: MCDPS APPROVAL DOES NOT NEGATE THE NEED FOR A MCDPS ACCESS PERMIT. MCDPS APPROVAL OF THIS PLAN WILL EXPIRE TWO YEARS FROM THE DATE OF APPROVAL IF THE PROJECT HAS NOT STARTED. DPS approval of a sediment control or stormwater management plan is for demonstrated compliance wit minimum environmental runoff treatment standards and does not create or imply any right to divert or concentrate runoff onto any adjacent property without that property owner's permission. It does not relieve the design engineer or other responsible person of professional liability or ethical responsibility for the adequacy of the drainage design as it affects uphill or downhill properties. SEDIMENT CONTROL PERMIT NO.

> SM. FILE NO. STORMWATER MANAGEMENT:

**TECHNICAL REVIEW OF** 

MONTGOMERY COUNTY, MARYLAND WSSC GRID: 215NW05 TAX MAP:HQ122

NORTH

**BETHESDA** 

CENTER

PARCEL A & B

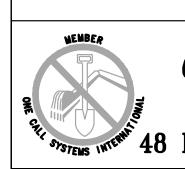
4TH ELECTION DISTRICT

**COVER SHEET** 

DRAWN BY: \_\_\_\_JDC DESIGNED BY: MG

DATE ISSUED: <u>7/26/2024</u> PROJECT VM50154

SHEET NO. C-301



CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start Of Construction

FIELD CHECK OF RECORD DRAWING BY MCDPS INSPECTOR: INITIALS:

Effective for sediment control permit applications made on or after January 1, 2016.

DRAINAGE STATEMENT

I understand that DPS approval of this sediment control/stormwater management plan is for demonstrated

control/stormwater management plan approval does not relieve me of professional responsibility. I have analyzed the proposed design for sediment control permit no. \_\_\_\_\_ and hereby state that, based upon my background, training and experience, I have determined that the proposed improvements shown on this plan meet relevant laws and regulations. I further acknowledge that I have analyzed the post

development drainage patterns for this project from the standpoint of my responsibilities under current

Maryland Law and have determined that if permission is required from adjacent property owners, it has

RECORD DRAWING CERTIFICATION

A record set of approved Sediment Control/Stormwater Management plans must be maintained on-site at all times. In addition to stormwater management items, these

stormwater practices or tree canopy plantings or information must be shown on this record set of plans and on the Tree Canopy Requirements table. Upon completion or the project, this record set of plans, including hereon this signed Record Drawing Certification, must be submitted to the MCDPS inspector. In addition to this Record

plans must include the number and location of all trees proposed to be planted to comply with the Tree Canopy Law. Any approved modifications or deletions of

If this project is subject to a Stormwater Management Right of Entry and Maintenance Agreement, that document is recorded in Montgomery County Land

"This record drawing accurately and completely represents the stormwater management practices and tree canopy plantings as they were constructed or planted. All

PLAN

FOR TREE PROTECTION MEASURES THE

CONTRACTOR SHALL REFER TO THE

APPROVED FOREST CONSERVATION

stormwater management practices were constructed per the approved Sediment Control / Stormwater Management plans or subsequent approved revisions."

Drawing Certification, a formal Stormwater Management As-Built submission [] is required [] is not required for this project.

**Folio** \_\_\_\_\_\_. This Record Drawing will serve as referenced in the recorded document.

compliance with required environmental runoff treatment standards. This DPS sediment

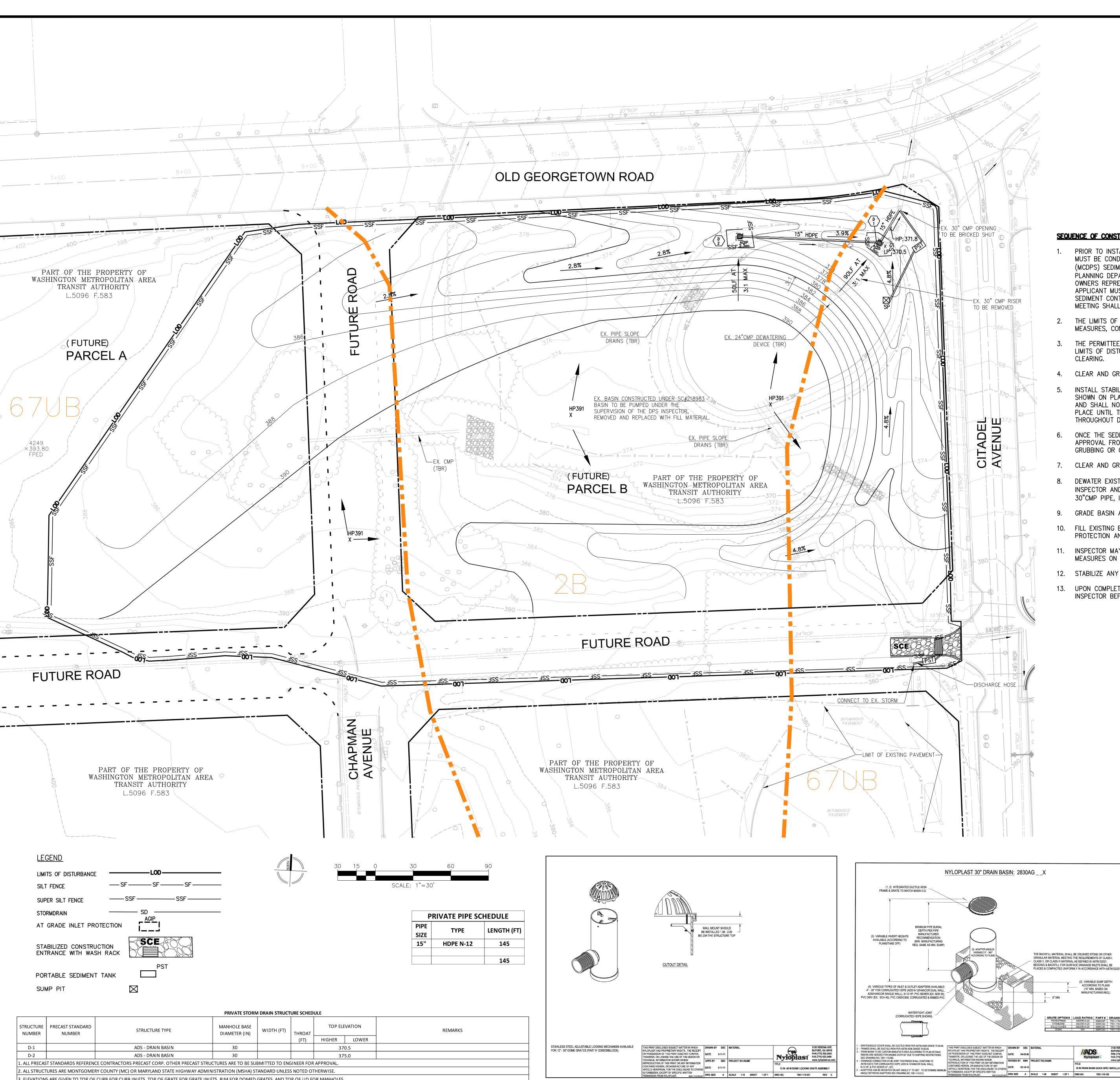
been obtained and copies of those permissions have been made available to DPS.

Engineer's Signature

Printed Name

Records at:

Owner/Developer Signature

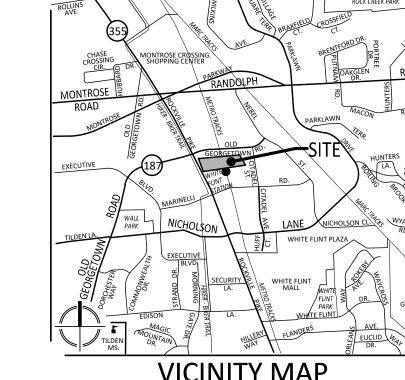


I MANISHEM, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS

DATE 3-11-11

ADS DOME ASSEMBLY DETAIL

12 IN -30 IN DOME LOCKING GRATE ASSEMBLY



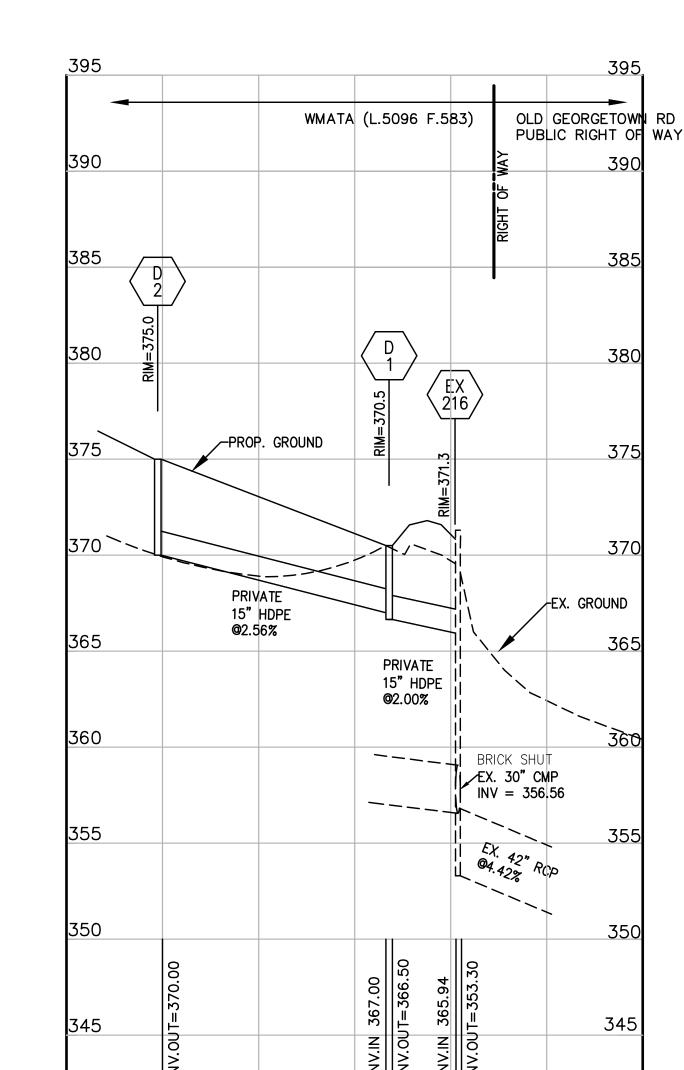
SCALE: 1" = 2000'

# SEQUENCE OF CONSTRUCTION:

- PRIOR TO INSTALLING SEDIMENT CONTROL MEASURES, OR GRADING, A PRE-CONSTRUCTION MEETING MUST BE CONDUCTED ON-SITE WITH THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES (MCDPS) SEDIMENT CONTROL INSPECTOR (240) 777-0311 (48 HOURS NOTICE), THE MNCPPC, PLANNING DEPARTMENT, PLANS ENFORCEMENT INSPECTOR (301) 495-4550 (48 HOURS NOTICE), THE OWNERS REPRESENTATIVE, AND THE SITE ENGINEER. IN ORDER FOR THE MEETING TO OCCUR, THE APPLICANT MUST PROVIDE ONE PAPER SET OF APPROVED SEDIMENT CONTROL PLANS TO THE MCDPS SEDIMENT CONTROL INSPECTOR AT THE PRECONSTRUCTION MEETING. IF NO PLANS ARE PROVIDED, THE MEETING SHALL NOT OCCUR AND WILL NEED TO BE RESCHEDULED PRIOR TO COMMENCING ANY WORK.
- THE LIMITS OF DISTURBANCE MUST BE FIELD MARKED PRIOR TO INSTALLATION OF SEDIMENT CONTROL MEASURES, CONSTRUCTION, OR OTHER LAND DISTURBING ACTIVITIES.
- THE PERMITTEE MUST OBTAIN WRITTEN APPROVAL FROM MNCPPC INSPECTOR, CERTIFYING THAT THE LIMITS OF DISTURBANCE ARE CORRECTLY MARKED AND INSTALLED PRIOR TO COMMENCING ANY
- CLEAR AND GRADE FOR INSTALLATION OF SEDIMENT CONTROL DEVICES.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE (SCE), INLET PROTECTION AND SUPER SILT FENCE AS SHOWN ON PLAN. STABILIZED CONSTRUCTION ENTRANCE TO BEGIN AT EDGE OF EXISTING ASPHALT AND SHALL NOT ENCROACH ON TOP OF EXISTING ASPHALT. SEDIMENT CONTROL DEVICES TO STAY IN PLACE UNTIL THE AREA WITHIN IS STABILIZED. SEDIMENT CONTROL DEVICES TO BE MAINTAINED THROUGHOUT DURATION OF CONSTRUCTION.
- ONCE THE SEDIMENT CONTROL DEVICES ARE INSTALLED, THE PERMITTEE MUST OBTAIN WRITTEN APPROVAL FROM THE MCDPS INSPECTOR BEFORE PROCEEDING WITH ANY ADDITIONAL CLEARING, GRUBBING OR GRADING.
- CLEAR AND GRUB SITE IN PREPARATION OF FILL AREAS.
- DEWATER EXISTING SEDIMENT BASIN (BUILT UNDER SC-218983) UNDER THE SUPERVISION OF THE DPS INSPECTOR AND REMOVE 24"CMP DEWATERING DEVICE, 6"CMP PIPE, 48"CMP RISER, TRASH RACK, 30"CMP PIPE, INFLOW RIPRAP, TWIN 36" PIPES AND TWIN 24" PIPES.
- 9. GRADE BASIN AREA TO INSTALL INLET #1 & #2 WITH STORM DRAIN OUTFALL AND INLET PROTECTION.
- 10. FILL EXISTING BASIN AND PARCEL TO PROVIDE POSITIVE DRAINAGE TO INLET #1.& #2. PROVIDE INLET PROTECTION AND SUPER SILT FENCE UNTIL DRAINAGE AREA IS STABILIZED.
- 11. INSPECTOR MAY REQUIRE PLACEMENT OF ADDITIONAL SILT FENCE OR OTHER SEDIMENT CONTROL MEASURES ON THE SITE OR AS DEEMED NECESSARY.
- 12. STABILIZE ANY REMAINING DISTURBED AREAS.

30 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

13. UPON COMPLETION OF WORK, THE PERMITTEE MUST OBTAIN WRITTEN APPROVAL FROM THE MCDPS INSPECTOR BEFORE REMOVING ANY SEDIMENT CONTROL MEASURES.



D-1 TO EX-216 HORIZ. 1"=50' VERT. 1"=5'

LANDSCAPE ARCHITECTS SURVEYORS 20251 CENTURY BOULEVARD SUITE #400 GERMANTOWN, MARYLAND 20874 PHONE: (301) 916-4100 FAX: (301) 916-2262 GERMANTOWN, MD. TYSONS, VA. PREPARED FOR: NORTH BETHESDA PARCEL H L/Cal LLC

LCOR INCORPORATED 7255 WOODMONT AVENUE SUITE 225 BETHESDA, MD, 20814 301-581-1218 TAYLOR GOLUB TGOLUB@LCOR.COM

**DESIGN CONSULTANTS:** ENGINEER/SURVEYOR: VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD, SUITE 400 GERMANTOWN, MD 20874 301-916-4100 JASON EVANS evans@vika.com

**REVISIONS** 

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. ENGINEER'S NAME: JASON A. EVANS, P.F

NORTH **BETHESDA** CENTER

LICENSE No.: 39885 EXPIRATION DATE: JANUARY 16, 2025

PARCEL A & B 4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 215NW05 TAX MAP:HQ122

SEDIMENT & **EROSION** PLAN -PARCEL B

DRAWN BY: JDC DESIGNED BY: MG DATE ISSUED: <u>11/7/2023</u>

PROJECT VM50154

C-302 SHEET NO. SEC - 2 of 4

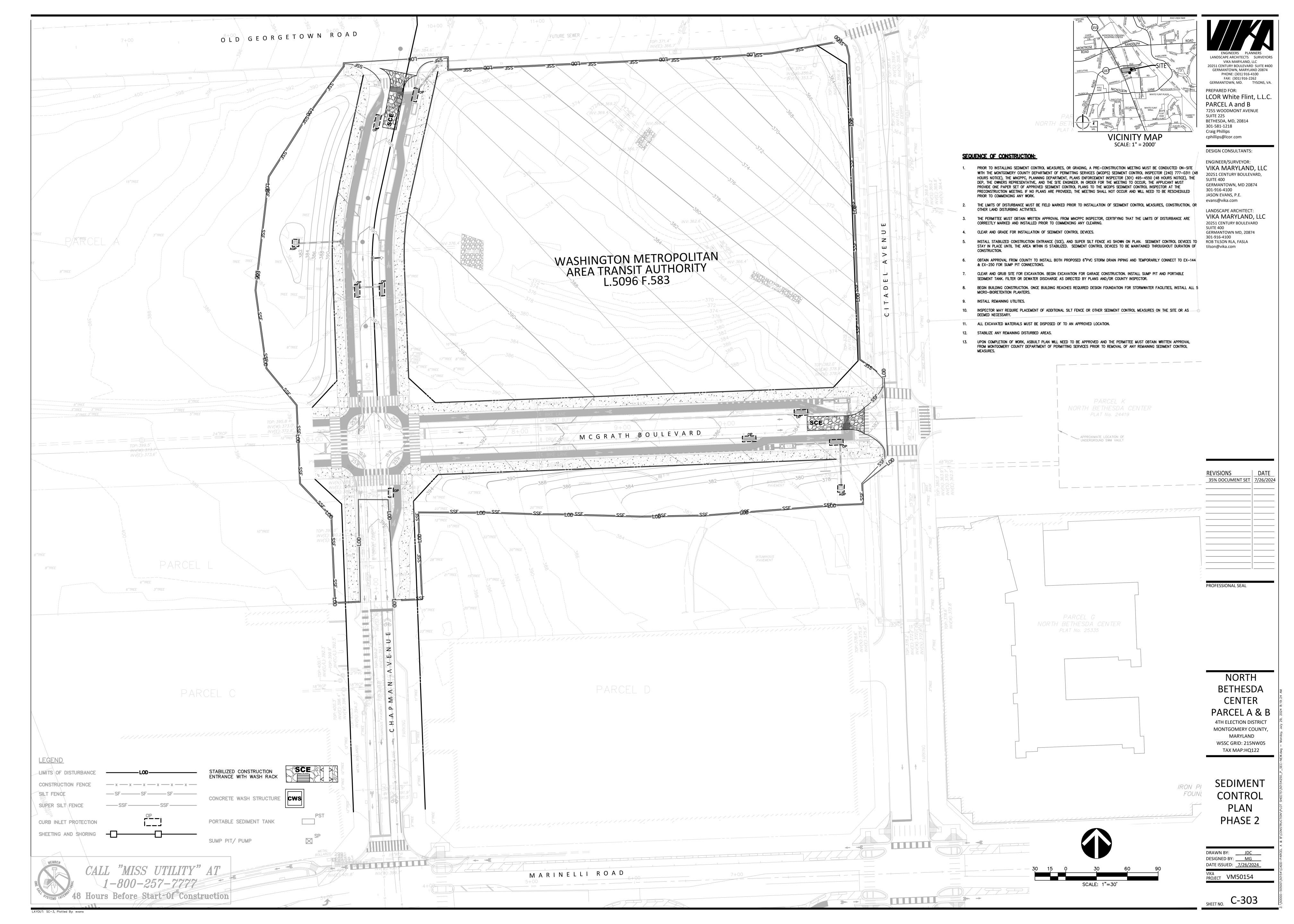
D-2

ADS - DRAIN BASIN

1. ALL PRECAST STANDARDS REFERENCE CONTRACTORS PRECAST CORP. OTHER PRECAST STRUCTURES ARE TO BE SUBMITTED TO ENGINEER FOR APPROVAL.

2. ALL STRUCTURES ARE MONTGOMERY COUNTY (MC) OR MARYLAND STATE HIGHWAY ADMINISTRATION (MSHA) STANDARD UNLESS NOTED OTHERWISE

375.0



# H-6 STANDARDS AND SPECIFICATIONS

ONSITE CONCRETE WASHOUT STRUCTURE

A prefabricated or fabricated container used for containing wash water from rinsing out concrete trucks, drums, pumps, chutes, other equipment, and concrete truck exteriors.

To promote proper disposal of waste concrete and wash water by containing it onsite thereby preventing contamination of waterways, groundwater, and storm drains.

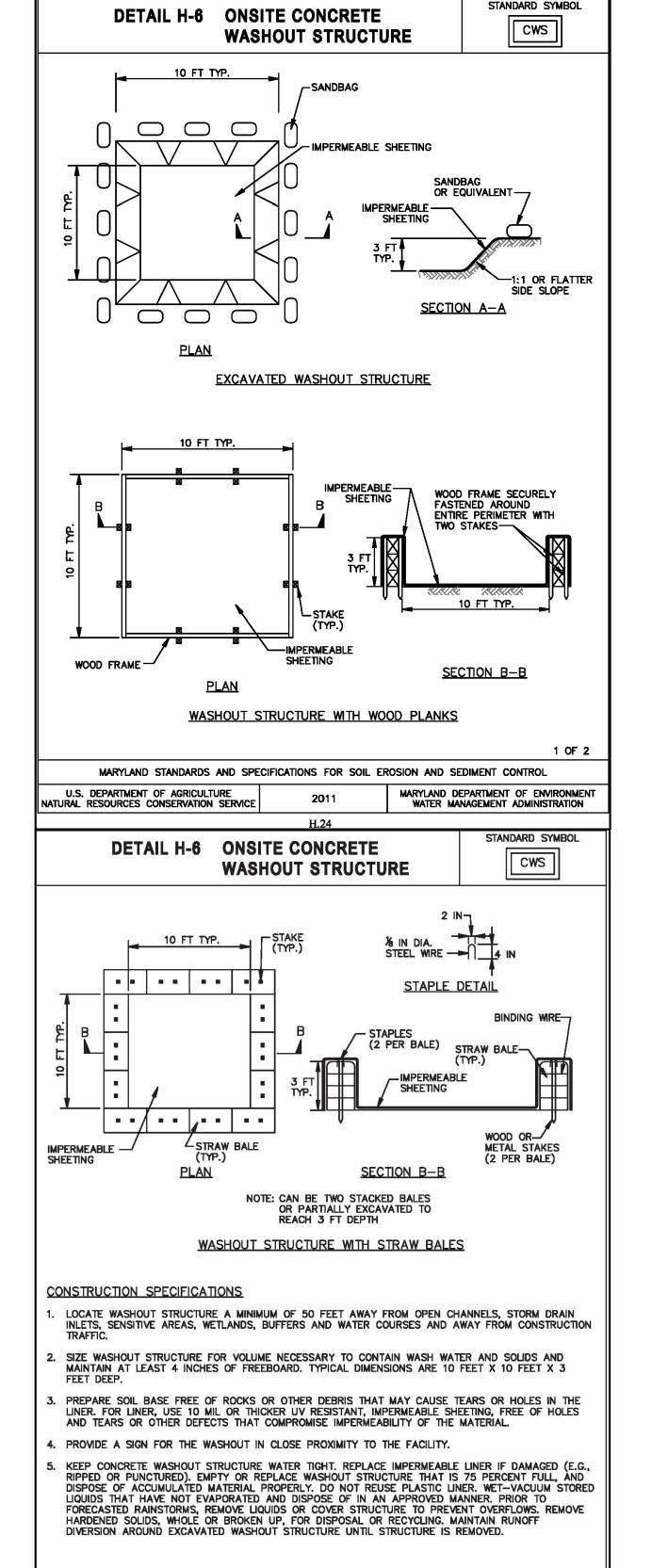
Conditions Where Practice Applies

Concrete washout structures are used when concrete equipment is cleaned onsite.

# Design Criteria

- 1. Concrete washout structures must be located a minimum of 50 feet away from open channels, storm drain inlets, sensitive areas, wetlands, buffers, and waterways.
- 2. The location of the washout structure must be away from construction traffic.
- Excavated washout structures must be located so that they do not intercept surface runoff. If runoff drains toward an excavated structure, a diversion must be provided around the structure.
- Prefabricated containers are an acceptable alternative to fabricated washout structures provided the volume is adequate to contain all wash water and solids while maintaining at least 4 inches

It is critical that the concrete washout structure be watertight. The impermeable liner needs to be replaced if damaged (e.g., ripped or punctured). A washout structure that is 75 percent full must be emptied or replaced, and the accumulated material must be disposed of properly. The liner may not be reused. Prefabricated containers require less maintenance. Stored liquids that have not evaporated can be wet vacuumed and disposed of in an approved manner. Prior to forecasted rainstorms, remove liquids or cover the structure to prevent overflows. Hardened solids can be removed whole or broken up for disposal or recycling. Runoff diversion(s) around an excavated washout structure must be maintained until the structure is removed.



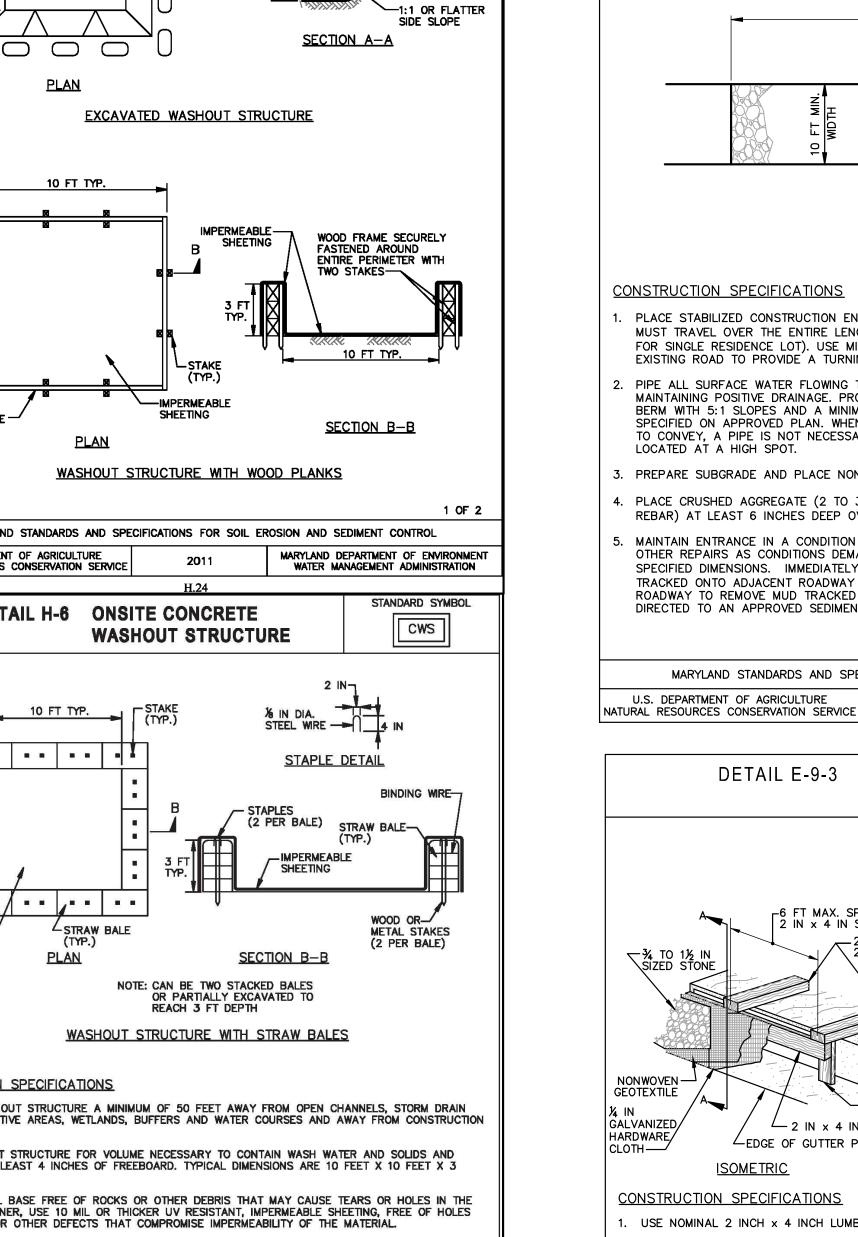
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

CALL "MISS UTILITY" AT

1-800-257-7777

U.S. DEPARTMENT OF AGRICULTURE

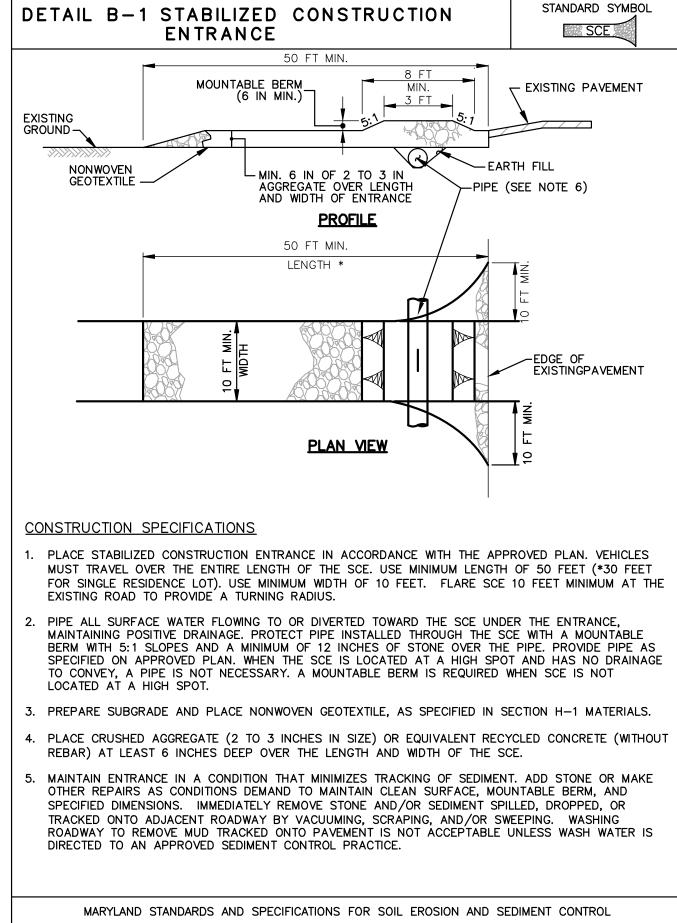
NATURAL RESOURCES CONSERVATION SERVICE

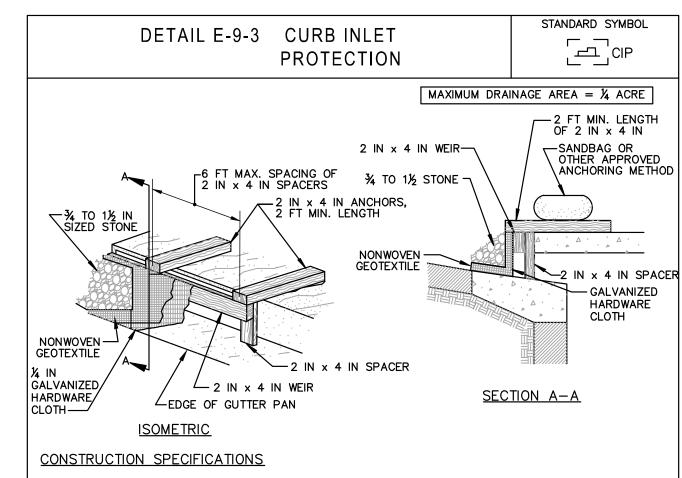


2 OF 2

MARYLAND DEPARTMENT OF ENVIRONMENT

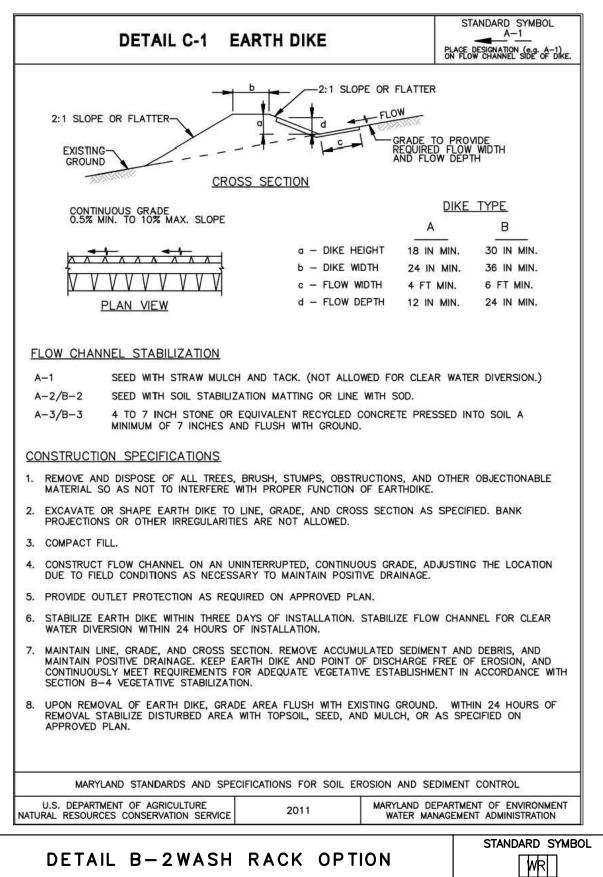
WATER MANAGEMENT ADMINISTRATION

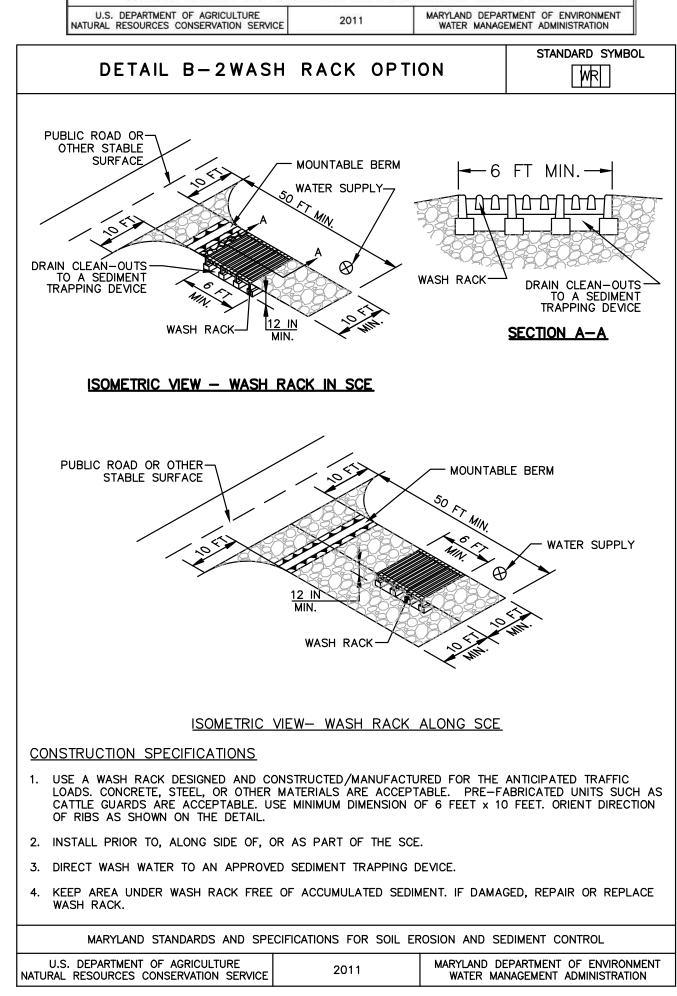




WATER MANAGEMENT ADMINISTRATION

- . USE NOMINAL 2 INCH x 4 INCH LUMBER
- USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS. . NAIL THE 2x4 WEIR TO 9 INCH LONG VERTICAL SPACERS (MAXIMUM 6 FEET APART).
- H. ATTACH A CONTINUOUS PIECE OF ¼ INCH GALVANIZED HARDWARE CLOTH, WITH A MINIMUM WIDTH OF 30 INCHES AND A MINIMUM LENGTH OF 4 FEET LONGER THAN THE THROAT OPENING, TO THE 2x4 WEIR, EXTENDING IT 2 FEET BEYOND THROAT ON EACH SIDE.
- 6. PLACE A CONTINUOUS PIECE OF NONWOVEN GEOTEXTILE OF THE SAME DIMENSIONS AS THE HARDWARE CLOTH OVER THE HARDWARE CLOTH AND SECURELY ATTACH TO THE 2x4 WEIR.
- 5. PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL TO 2x4 ANCHORS (MINIMUM 2 FEET LENGTH). EXTEND THE ANCHORS ACROSS THE INLET TOP AND HOLD IN PLACE BY SANDBAGS OR OTHER APPROVED ANCHORING METHOD.
- INSTALL END SPACERS A MINIMUM OF 1 FOOT BEYOND THE ENDS OF THE THROAT OPENING. 8. FORM THE HARDWARE CLOTH AND THE GEOTEXTILE TO THE CONCRETE GUTTER AND FACE OF CURB TO SPAN THE INLET OPENING. COVER THE HARDWARE CLOTH AND GEOTEXTILE WITH CLEAN 3/4 TO 1/2 INCH
- STONE OR EQUIVALENT RECYCLED CONCRETE. ). AT NON—SUMP LOCATIONS, INSTALL A TEMPORARY SANDBAG OR ASPHALT BERM TO PREVENT INLET
- 10. STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

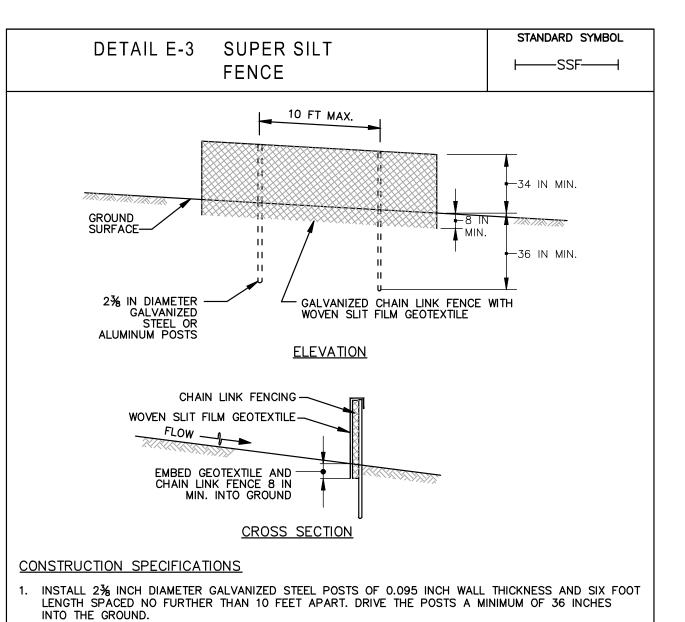




WASH WATER FROM EXISTING

DISCHARGE TO BE SENT TO

SEDIMENT TANK



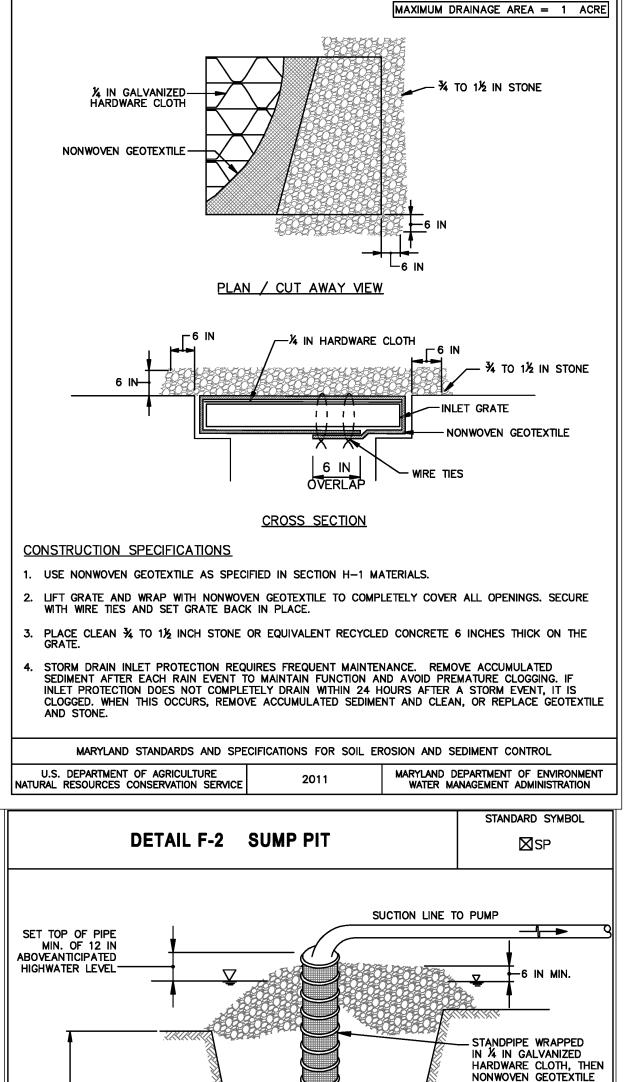
- FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (23/8 INCH MAXIMUM OPENING) 42
- INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS. . FASTEN WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO THE
- SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.

UPSLOPE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID

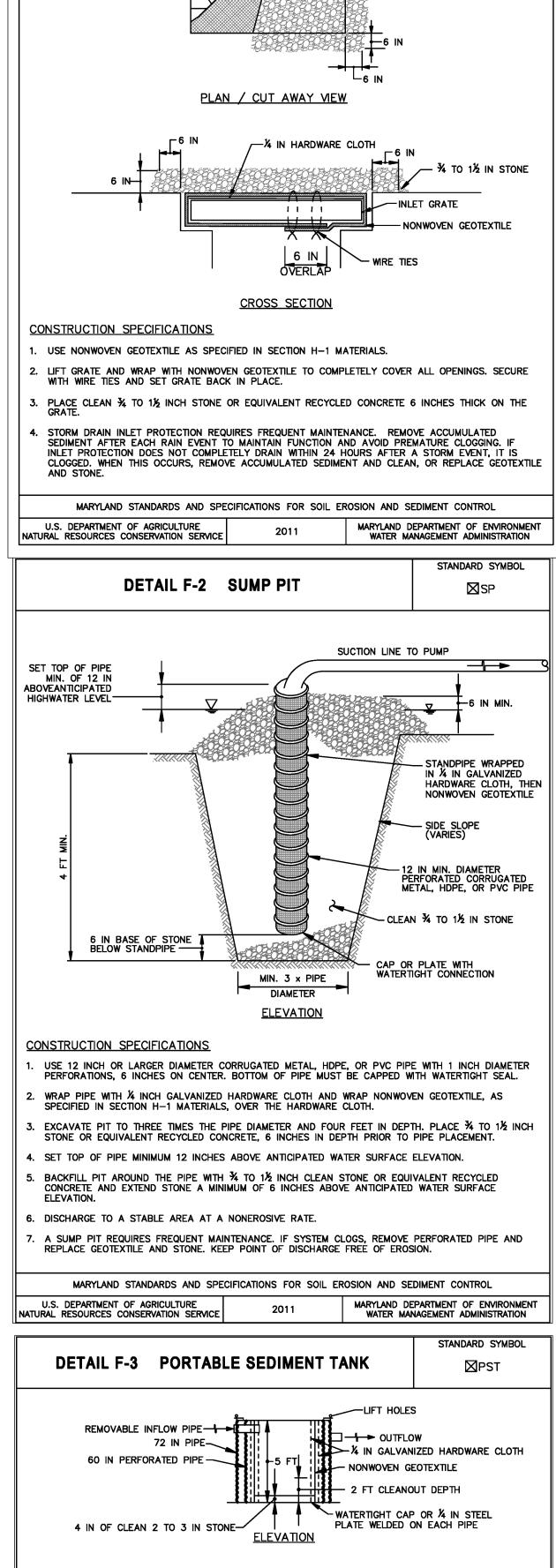
- 5. EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS
- PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL

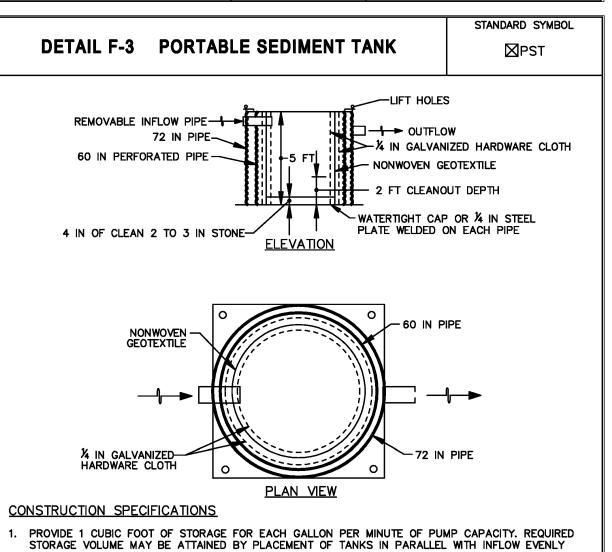
OF THE SUPER SILT FENCE.

CHAIN LINK FENCING AND GEOTEXTILE.



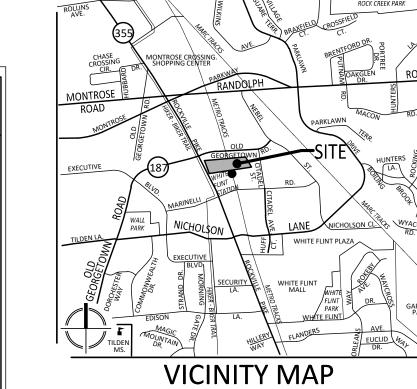
**DETAIL E-9-2 AT-GRADE INLET PROTECTION** 





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

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE WATER MANAGEMENT ADMINISTRATION



STANDARD SYMBOL

AGIP

Craig Phillips cphillips@lcor.com SCALE: 1" = 2000'

**DESIGN CONSULTANTS:** ENGINEER/SURVEYOR: VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD, SUITE 400 GERMANTOWN, MD 20874

301-916-4100 JASON EVANS, P.E.

evans@vika.com

LANDSCAPE ARCHITECTS SURVEYORS VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE #400

GERMANTOWN, MARYLAND 20874 PHONE: (301) 916-4100 FAX: (301) 916-2262

GERMANTOWN, MD. TYSONS, VA.

LCOR White Flint, L.L.C.

PREPARED FOR:

SUITE 225

301-581-1218

PARCEL A and B

BETHESDA, MD, 20814

7255 WOODMONT AVENUE

LANDSCAPE ARCHITECT: VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874 301-916-4100 ROB TILSON RLA, FASLA tilson@vika.com

35% DOCUMENT SET | 7/26/202

PROFESSIONAL SEAL

NORTH **BETHESDA CENTER** 

PARCEL A & B 4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 215NW05 TAX MAP:HQ122

**SEDIMENT** CONTROL PLAN DETAILS

DRAWN BY: JDC DESIGNED BY: MG DATE ISSUED: <u>7/26/2024</u>

PROJECT VM50154

AYOUT: SC-4, Plotted By: evans

48 Hours Before Start Of Construction





# STANDARD EROSION AND SEDIMENT CONTROL NOTES

- The permittee shall notify the Department of Permitting Services (DPS) forty-eight (48) hours before commencing any land disturbing activity and, unless waived by the Department, shall be required to hold a pre-construction meeting between them or their representative, their engineer and an authorized representative of the Department.
- The permittee must obtain inspection and approval by DPS at the following points:
- A. At the required pre-construction meeting.
- Following installation of sediment control measures and prior to any other land disturbing activity.
- During the installation of a sediment basin or stormwater management structure at the required inspection points (see Inspection Checklist on plan). Notification prior to commencing construction is mandatory.
- D. Prior to removal or modification of any sediment control structure(s).
- Prior to final acceptance.
- The permittee shall construct all erosion and sediment control measures per the approved plan and construction sequence, shall have them inspected and approved by the Department prior to beginning any other land disturbances, shall ensure that all runoff from disturbed areas is directed to the sediment control devices, and shall not remove any erosion or sediment control measure without prior permission from the Department.
- The permittee shall protect all points of construction ingress and egress to prevent the deposition of materials onto traversed public thoroughfare(s). All materials deposited onto public thoroughfare(s) shall be removed immediately.
- The permittee shall inspect periodically and maintain continuously in effective operating condition, all erosion and sediment control measures until such time as they are removed with prior permission from the Department. The permittee is responsible for immediately repairing or replacing any sediment control measures which have been damaged or removed by the permittee or any other
- Following initial soil disturbance or re-disturbance, permanent or temporary stabilization must be completed within:

a) Three (3) calendar days as to the surface of all perimeter dikes, swales, ditches, perimeter slopes and all slopes steeper than 3 horizontal to 1 vertical (3:1); and

b) Seven (7) calendar days as to all other disturbed or graded areas on the project site not under

All areas disturbed outside of the perimeter sediment control system must be minimized and stabilized immediately. Maintenance must be performed as necessary to ensure continued

- 7. The permittee shall apply sod, seed, and anchored straw mulch, or other approved stabilization measures to all disturbed areas within seven (7) calendar days after stripping and grading activities have ceased on that area. Maintenance shall be performed as necessary to ensure continued stabilization. Active construction areas such as borrow or stockpile areas, roadway improvements, and areas within fifty (50) feet of a building under construction may be exempt from this requirement, provided that erosion and sediment control measures are installed and maintained to protect those areas.
- Prior to removal of sediment control measures, the permittee shall stabilize all contributory disturbed areas with required soil amendments and topsoil, using sod or an approved permanent seed mixture and an approved anchored mulch. Wood fiber mulch may only be used in seeding season when the slope does not exceed 10% and grading has been done to promote sheet flow drainage. Areas brought to finished grade during the seeding season shall be permanently stabilized within seven (7) calendar days of establishment. When property is brought to finished grade during the months of November through February, and permanent stabilization is found to be impractical, an approved temporary seed and straw anchored mulch shall be applied to disturbed areas. The final permanent stabilization of such property shall be completed prior to the following April 15.
- The site permit, work, materials, approved SC/SM plans, and test reports shall be available at the site for inspection by duly authorized officials of Montgomery County.
- Surface drainage flows over unstabilized cut and fill slopes shall be controlled by either preventing drainage flows from traversing the slopes or by installing mechanical devices to lower the water down slope without causing erosion. Dikes shall be installed and maintained at the top of cut or fill slopes until the slope and drainage area to it are fully stabilized, at which time they must be removed and final grading done to promote sheet flow drainage. Mechanical devices must be provided at points of concentrated flow where erosion is likely to occur
- 11. Permanent swales or other points of concentrated water flow shall be stabilized within 3 calendar days of establishment with sod or seed with an approved erosion control matting or by other approved stabilization measures.
- 12. Sediment control devices shall be removed, with permission of the Department, within thirty (30) calendar days following establishment of permanent stabilization in all contributory drainage areas. Stormwater management structures used temporarily for sediment control shall be converted to the permanent configuration within this time period as well.
- 13. No permanent cut or fill slope with a gradient steeper than 3:1 will be permitted in lawn maintenance areas or on residential lots. A slope gradient of up to 2:1 will be permitted in nonmaintenance areas provided that those areas are indicated on the erosion and sediment control plan with a low-maintenance ground cover specified for permanent stabilization. Slope gradient steeper than 2:1 will not be permitted with vegetative stabilization.
- 14. The permittee shall install a splashblock at the bottom of each downspout unless the downspout is connected by a drain line to an acceptable outlet.

- 15. For finished grading, the permittee shall provide adequate gradients so as to prevent water from standing on the surface of lawns more than twenty-four (24) hours after the end of a rainfall, except in designated drainage courses and swale flow areas, which may drain as long as forty-eight (48) hours after the end of a rainfall.
- 16. Sediment traps or basins are not permitted within 20 feet of a building which is existing or under construction. No building may be constructed within 20 feet of a sediment trap or basin.
- 17. All inlets in non-sump areas shall have asphalt berms installed at the time of base paving establishment.
- 18. The sediment control inspector has the option of requiring additional sediment control measures, as deemed necessary.
- 19. All trap elevations are relative to the outlet elevation, which must be on existing undisturbed
- 20. Vegetative stabilization shall be performed in accordance with the Standards and Specifications for
- Sediment trap(s)/basin(s) shall be cleaned out and restored to the original dimensions when sediment has accumulated to the point of one-half (1/2) the wet storage depth of the trap/basin (1/4) the wet
- storage depth for ST-III) or when required by the sediment control inspector 22. Sediment removed from traps/basins shall be placed and stabilized in approved areas, but not within
- 23. All sediment basins and traps must be surrounded with a welded wire safety fence. The fence must be at least 42 inches high, have posts spaced no farther apart than 8 feet, have mesh openings no greater the two inches in width and four inches in height, with a minimum of 14 gauge wire. Safety fence must be maintained in good condition at all times.
- 24. No excavation in the areas of existing utilities is permitted unless their location has been determined. Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work.
- 25. Off-site spoil or borrow areas must have prior approval by DPS.

Soil Erosion and Sediment Control.

- 26. Sediment trap/basin dewatering for cleanout or repair may only be done with the DPS inspector's permission. The inspector must approve the dewatering method for <u>each</u> application. The following methods may be considered:
- Pump discharge may be directed to another on-site sediment trap or basin, provided it is of sufficient volume and the pump intake is floated to prevent agitation or suction of deposited
- the pump intake may utilize a Removable Pumping Station and must discharge into an undisturbed area through a non-erosive outlet; or
- the pump intake may be floated and discharge into a Dirt Bag (12 oz. non-woven fabric), or approved equivalent, located in an undisturbed buffer area.

**Remember:** Dewatering operation and method <u>must</u> have prior approval by the DPS inspector.

- 27. The permittee must notify the Department of all utility construction activities within the permitted limits of disturbance prior to the commencement of those activities.
- 28. Topsoil must be applied to all pervious areas within the limits of disturbance prior to permanent stabilization in accordance with MDE "Standards and Specifications for Soil Preparation, Topsoiling, and Soil Amendments".

# **B-4-2 STANDARDS AND SPECIFICATIONS**

# SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

Definition

The process of preparing the soils to sustain adequate vegetative stabilization.

To provide a suitable soil medium for vegetative growth.

Conditions Where Practice Applies

A. Soil Preparation

Where vegetative stabilization is to be established.

 Temporary Stabilization a. Seedbed preparation consists of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened, it must not be rolled or dragged smooth

but left in the roughened condition. Slopes 3:1 or flatter are to be tracked with ridges running

- parallel to the contour of the slope. b. Apply fertilizer and lime as prescribed on the plans.
- c. Incorporate lime and fertilizer into the top 3 to 5 inches of soil by disking or other suitable 2. Permanent Stabilization
- a. A soil test is required for any earth disturbance of 5 acres or more. The minimum soil conditions required for permanent vegetative establishment are:
- i. Soil pH between 6.0 and 7.0.
- ii. Soluble salts less than 500 parts per million (ppm).
- iii. Soil contains less than 40 percent clay but enough fine grained material (greater than 30 percent silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception: if lovegrass will be planted, then a sandy soil (less than 30 percent silt plus clay) would be acceptable.
- iv. Soil contains 1.5 percent minimum organic matter by weight.
- v. Soil contains sufficient pore space to permit adequate root penetration. b. Application of amendments or topsoil is required if on-site soils do not meet the above
- c. Graded areas must be maintained in a true and even grade as specified on the approved plan, then scarified or otherwise loosened to a depth of 3 to 5 inches.

- d. Apply soil amendments as specified on the approved plan or as indicated by the results of a soil
- e. Mix soil amendments into the top 3 to 5 inches of soil by disking or other suitable means. Rake lawn areas to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. Loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface where site conditions will not permit normal seedbed preparation. Track slopes 3:1 or flatter with tracked equipment leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. Leave the top 1 to 3 inches of soil loose and friable. Seedbed loosening may be unnecessary on newly disturbed areas.

- 1. Topsoil is placed over prepared subsoil prior to establishment of permanent vegetation. The purpose is to provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.
- 2. Topsoil salvaged from an existing site may be used provided it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-NRCS. 3. Topsoiling is limited to areas having 2:1 or flatter slopes where:
- a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth. b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
- c. The original soil to be vegetated contains material toxic to plant growth. d. The soil is so acidic that treatment with limestone is not feasible.
- 4. Areas having slopes steeper than 2:1 require special consideration and design. 5. Topsoil Specifications: Soil to be used as topsoil must meet the following criteria:
- a. Topsoil must be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand.
- Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Topsoil must not be a mixture of contrasting textured subsoils and must contain less than 5 percent by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 11/2 inches in diamet
- b. Topsoil must be free of noxious plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nut sedge, poison ivy, thistle, or others as specified. c. Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist
- and approved by the appropriate approval authority, may be used in lieu of natural topsoil. Topsoil Application
- a. Erosion and sediment control practices must be maintained when applying topsoil. b. Uniformly distribute topsoil in a 5 to 8 inch layer and lightly compact to a minimum thickness of 4 inches. Spreading is to be performed in such a manner that sodding or seeding can proceed
- formation of depressions or water pockets.
- with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations must be corrected in order to prevent the c. Topsoil must not be placed if the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading

B.13

## and seedbed preparation. C. Soil Amendments (Fertilizer and Lime Specifications)

- 1. Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas of 5 acres or more. Soil analysis may be performed by a recognized private or commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses.
- 2. Fertilizers must be uniform in composition, free flowing and suitable for accurate application by appropriate equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers must all be delivered to the site fully labeled according to the applicable laws and must bear the name, trade name or trademark and warranty of the producer.
- 3. Lime materials must be ground limestone (hydrated or burnt lime may be substituted except when hydroseeding) which contains at least 50 percent total oxides (calcium oxide plus magnesium oxide). Limestone must be ground to such fineness that at least 50 percent will pass through a #100 mesh sieve and 98 to 100 percent will pass through a #20 mesh sieve. 4. Lime and fertilizer are to be evenly distributed and incorporated into the top 3 to 5 inches of soil by
- disking or other suitable means. 5. Where the subsoil is either highly acidic or composed of heavy clays, spread ground limestone at the
- rate of 4 to 8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil.

# **B-4-3 STANDARDS AND SPECIFICATIONS**

# SEEDING AND MULCHING

To protect disturbed soils from erosion during and at the end of construction.

Conditions Where Practice Applies

To the surface of all perimeter controls, slopes, and any disturbed area not under active grading

The application of seed and mulch to establish vegetative cover.

A. Seeding

- a. All seed must meet the requirements of the Maryland State Seed Law. All seed must be subject to re-testing by a recognized seed laboratory. All seed used must have been tested within the 6 months immediately preceding the date of sowing such material on any project. Refer to Table B.4 regarding the quality of seed. Seed tags must be available upon request to the inspector to verify type of seed and seeding rate.
- b. Mulch alone may be applied between the fall and spring seeding dates only if the ground is
- frozen. The appropriate seeding mixture must be applied when the ground thaws c. Inoculants: The inoculant for treating legume seed in the seed mixtures must be a pure culture of nitrogen fixing bacteria prepared specifically for the species. Inoculants must not be used later than the date indicated on the container. Add fresh inoculants as directed on the package. Use four times the recommended rate when hydroseeding. Note: It is very important to keep inoculant as cool as possible until used. Temperatures above 75 to 80 degrees Fahrenheit can weaken bacteria and make the inoculant less effective.
- d. Sod or seed must not be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials.
- a. Dry Seeding: This includes use of conventional drop or broadcast spreaders.
- i. Incorporate seed into the subsoil at the rates prescribed on Temporary Seeding Table B.1, Permanent Seeding Table B.3, or site-specific seeding summaries ii. Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction. Roll the seeded area with a weighted roller to provide good seed to soil

B.15

- b. Drill or Cultipacker Seeding: Mechanized seeders that apply and cover seed with soil.
- i. Cultipacking seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seedbed must be firm after planting ii. Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in
- c. Hydroseeding: Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer). i. If fertilizer is being applied at the time of seeding, the application rates should not exceed the following: nitrogen, 100 pounds per acre total of soluble nitrogen; P<sub>2</sub>O<sub>5</sub> (phosphorous),
- 200 pounds per acre; K<sub>2</sub>O (potassium), 200 pounds per acre. ii. Lime: Use only ground agricultural limestone (up to 3 tons per acre may be applied by hydroseeding). Normally, not more than 2 tons are applied by hydroseeding at any one
- time. Do not use burnt or hydrated lime when hydroseeding iii. Mix seed and fertilizer on site and seed immediately and without interruption. iv. When hydroseeding do not incorporate seed into the soil.

1. Mulch Materials (in order of preference)

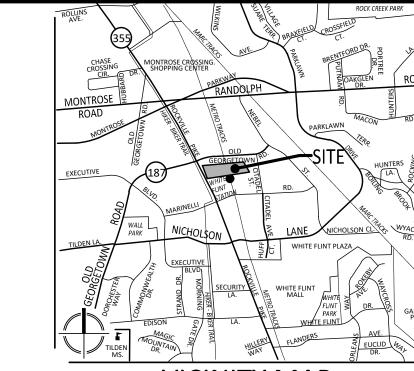
- a. Straw consisting of thoroughly threshed wheat, rye, oat, or barley and reasonably bright in color. Straw is to be free of noxious weed seeds as specified in the Maryland Seed Law and not musty, moldy, caked, decayed, or excessively dusty. Note: Use only sterile straw mulch in areas where one species of grass is desired.
- b. Wood Cellulose Fiber Mulch (WCFM) consisting of specially prepared wood cellulose processed into a uniform fibrous physical state. i. WCFM is to be dyed green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniformly spread slurry.
- ii. WCFM, including dye, must contain no germination or growth inhibiting factors. iii. WCFM materials are to be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch
- material must form a blotter-like ground cover, on application, having moisture absorption and percolation properties and must cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings. iv. WCFM material must not contain elements or compounds at concentration levels that will
- v. WCFM must conform to the following physical requirements: fiber length of approximately 10 millimeters, diameter approximately 1 millimeter, pH range of 4.0 to 8.5, ash content of 1.6 percent maximum and water holding capacity of 90 percent minimum.

B.16

Application a. Apply mulch to all seeded areas immediately after seeding.

- b. When straw mulch is used, spread it over all seeded areas at the rate of 2 tons per acre to a uniform loose depth of 1 to 2 inches. Apply mulch to achieve a uniform distribution and depth so that the soil surface is not exposed. When using a mulch anchoring tool, increase the application rate to 2.5 tons per acre.
- c. Wood cellulose fiber used as mulch must be applied at a net dry weight of 1500 pounds per acre. Mix the wood cellulose fiber with water to attain a mixture with a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.
- a. Perform mulch anchoring immediately following application of mulch to minimize loss by wind or water. This may be done by one of the following methods (listed by preference), depending upon the size of the area and erosion hazard
- i. A mulch anchoring tool is a tractor drawn implement designed to punch and anchor mulch into the soil surface a minimum of 2 inches. This practice is most effective on large areas but is limited to flatter slopes where equipment can operate safely. If used on sloping land, this practice should follow the contour.
- ii. Wood cellulose fiber may be used for anchoring straw. Apply the fiber binder at a net dry weight of 750 pounds per acre. Mix the wood cellulose fiber with water at a maximum of
- 50 pounds of wood cellulose fiber per 100 gallons of water. iii. Synthetic binders such as Acrylic DLR (Agro-Tack), DCA-70, Petroset, Terra Tax II, Terra Tack AR or other approved equal may be used. Follow application rates as specified by the
- iv. Lightweight plastic netting may be stapled over the mulch according to manufacturer recommendations. Netting is usually available in rolls 4 to 15 feet wide and 300 to 3,000

catches mulch, such as in valleys and on crests of banks. Use of asphalt binders is strictly



SCALE: 1" = 2000'

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7255 WOODMONT AVENUE

BETHESDA, MD, 20814

**DESIGN CONSULTANTS:** 

evans@vika.com

SUITE 225

301-581-1218 Craig Phillips cphillips@lcor.com

ENGINEER/SURVEYOR: VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD, SUITE 400 GERMANTOWN, MD 20874 301-916-4100 JASON EVANS, P.E.

LANDSCAPE ARCHITECT: VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874 301-916-4100 ROB TILSON RLA, FASLA tilson@vika.com

35% DOCUMENT SET | 7/26/202

**BETHESDA CENTER** 

PARCEL A & B 4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 215NW05 TAX MAP:HQ122

**SEDIMENT** CONTROL **PLAN NOTES** 

DESIGNED BY: MG DATE ISSUED: <u>7/26/2024</u>

PROJECT VM50154

CALL "MISS UTILITY" AT 1-800-257-7777 Hours Before Start Of Construction

B.14

B.17

EXISTING SOILS			
MAP SYMBOL	MAPPING UNIT	HYDROLOGIC SOIL GROUP	
2B	2B GLENELG SILT LOAM	В	
67UB	URBAN LAND - WHEATON COMPLEX	В	

TADEL (PUE

12+00

Pe=2.6

DA=14,100 SF

ESD=2,551 CF

FLOW SPLITTER -

66" CMP <sup>⊥</sup>

MWS#2-

67UB

Pe=2.6"

DA=18,800 SF

ESD=3,285 CF

Pe PROVIDED \$1.15" OLD GEORGE TOWN ROAD

OAS GEORGE TOWN ROAD

(PUBLIC)

PARCEL

DA=1,350 15F0

ESD=1/12 CF

DA=1,197/SE

ESD=112 CF

-ROADSTRE MBF#6

DA=1,044 SF ESD=112 CF

FLOW SPLITTER

Pe PROVIDED=1.50"

-ROADSIDE MBF#5

DA=1,387 SF

ESD=112 CF

Pe PROVIDED=1.13"

McGRATH BLVD

2B

SHEET INDEX

SMC001

SMC002 SMC003

EPLAN SHEET NO TITLE

CONCEPT STORMWATER MANAGEMENT OVERALL PLAN

CONCEPT STORMWATER MANAGEMENT PLAN DETAILS
CONCEPT STORMWATER MANAGEMENT PLAN DRAINAGE AREA MAP

SHEET NO.

CSWM-2 CSWM-3

TOP: 389.8'

8" CONCRETE CURB & GUTTER

PARCEL A

54" CMP —

ROADSIDE MBF#4-

DA=/1,014/SF

ESD=112 CF

Pe PROVIDED=1.54"

ROADSIDE MBF#3-

DA=1,028/SF

ÆSD=1/12 CF

Pe PROVIDED=1.52"

ROADSIDE MBF#2-

DA=1,214 SF

ESD=112 CF

Pe PROVIDED=1.01"

ROADSIDE MBF#1-

DA=1,540 SF

ESD=112 CF

67UB

MWS #3-

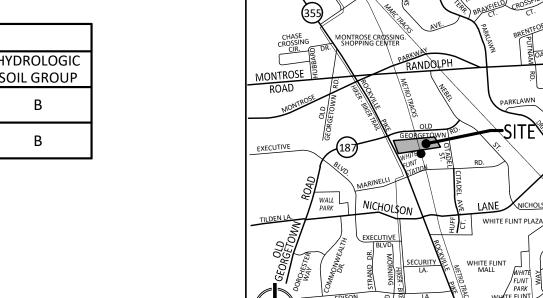
Pe=2.6"

DA = 11,100 SF

ESD=1,992 CF

Pe PROVIDED=1.29"

INV(E): 373.6'



VICINITY MAP SCALE: 1" = 2000'



PERVIOUS AREA SOIL BOUNDARY RIGHT OF WAY (SITE AREA) **LIMIT OF DISTURBANCE (LOD)** PROP. PROPERTY LINE EX. PROPERTY LINE

PROP. 10' CONTOUR —324——————————PROP. 2' CONTOUR 

PROP. SD
PROP. STORM DRAIN = 15"RCP = EX. STORM DRAIN

PROP. SEWER PROP. SEWER HOUSE CONNECTION

PROP. WATER PROP. WATER HOUSE CONNECTION

EX. 2' CONTOUR PROP. SPOT ELEVATION PROP. SLOPE GRADE

PROP. CONC. CURB & GUTTER

SWM Concept Summary Table - Overall Contact Information for Design Engineer (for technical issues): Jason Evans (evans@vika.com) General Property Information Combined - SWM Concept & Site Development Type of Concept MNCP&PC Process/No. Site Plan #820180010B, Prelim Plan #12004049B Chapman Ave and McGrath Blvd Property Address Property Legal Description
Property Size (ac./sq.ft.)
Total Concept Area (ac./sq.ft.) Chapman Ave and McGrath Blvd, Parcel B .70 ac / 74,060 sf 1.70 ac / 74,060 sf CR-4, C-3.5, R-3.5, H-300 Lower Rock Creek Vatershed(s) and Stream Class Special Protection Area 100 YR Floodplain Existing % Impervious/ Redevelopment or New < 40% - New Development

Development	To the Hear Bereiopinion
SWM Su	mmary: Infrustructure
Target Pe/Proposed Pe	2.2" / 1.80"
Target ESDv/Provided ESDv	10,827 cf / 8,836 cf
ESD Measures	MODULAR WETLANDS (3) ROADSIDE BIORETENTION (9)
Structural Storage Required/Provided	1,839 cf / 0 cf
Structural Measures	N/A
Waiver Request/QL/QN/Both	Yes (Partial QN)
Provided ESDv + Structural Storage Provided + Requested to be Waived	10,827 cf
Other Information	

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: JASON A. EVANS, P.E. LICENSE No.: 39885 EXPIRATION DATE: JANUARY 16, 2025 NORTH

PROFESSIONAL SEAL

REVISIONS

35% DOCUMENT SET 7/10/202

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PREPARED FOR:

SUITE 225

301-581-1218

Craig Phillips

SUITE 400

301-916-4100 JASON EVANS evans@vika.com

PARCEL A and B 7255 WOODMONT AVENUE

BETHESDA, MD, 20814

DESIGN CONSULTANTS:

ENGINEER/SURVEYOR:

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20251 CENTURY BOULEVARD,

GERMANTOWN, MD 20874

cphillips@lcor.com

BETHESDA CENTER PARCEL A & B

4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 215NW05 TAX MAP:HQ122

CONCEPT/SITE DEVELOPMENT SWM PLAN -**OVERALL PLAN** 

DRAWN BY: JDC
DESIGNED BY: MG
DATE ISSUED: 11/7/2023

VIKA PROJECT VM50154

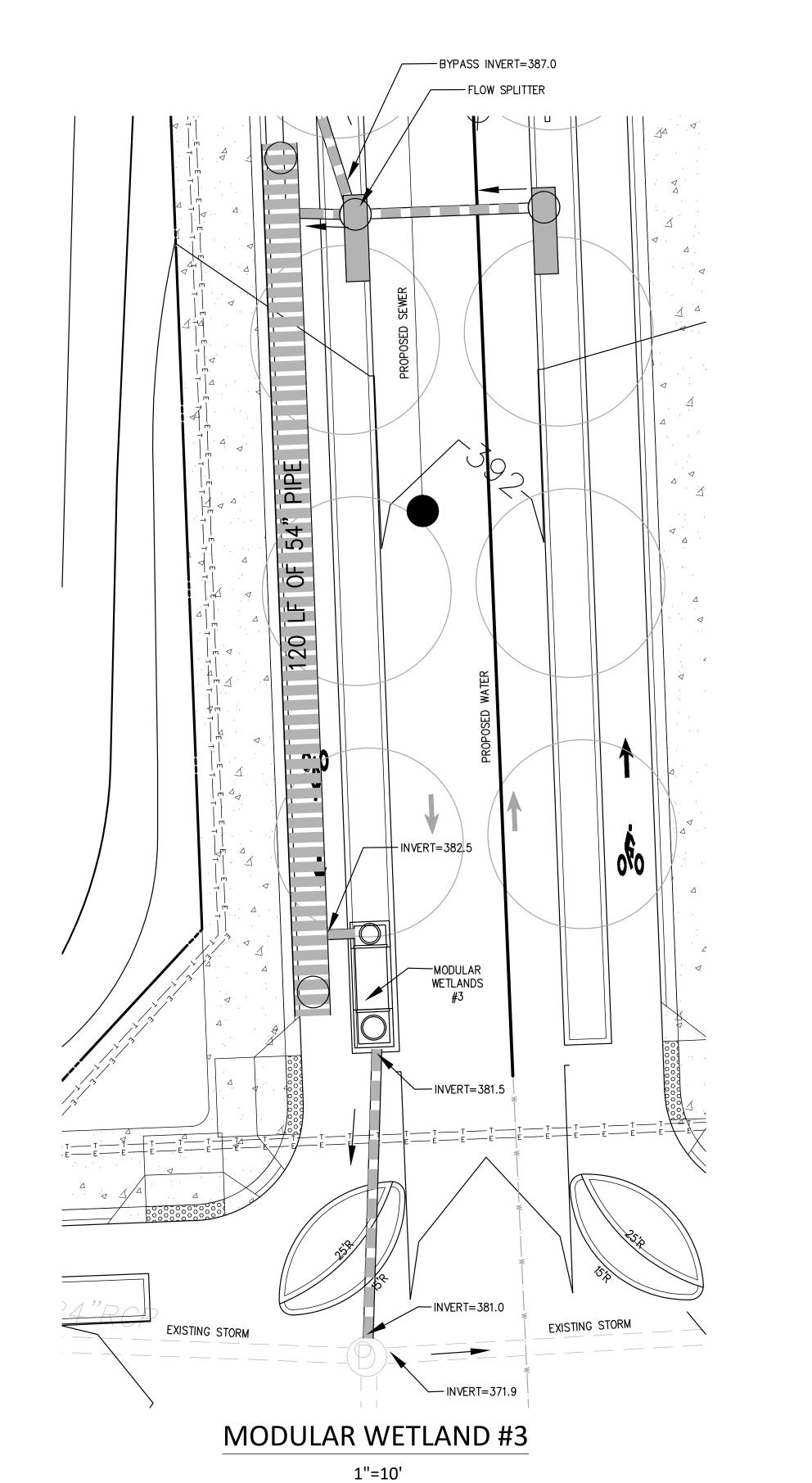
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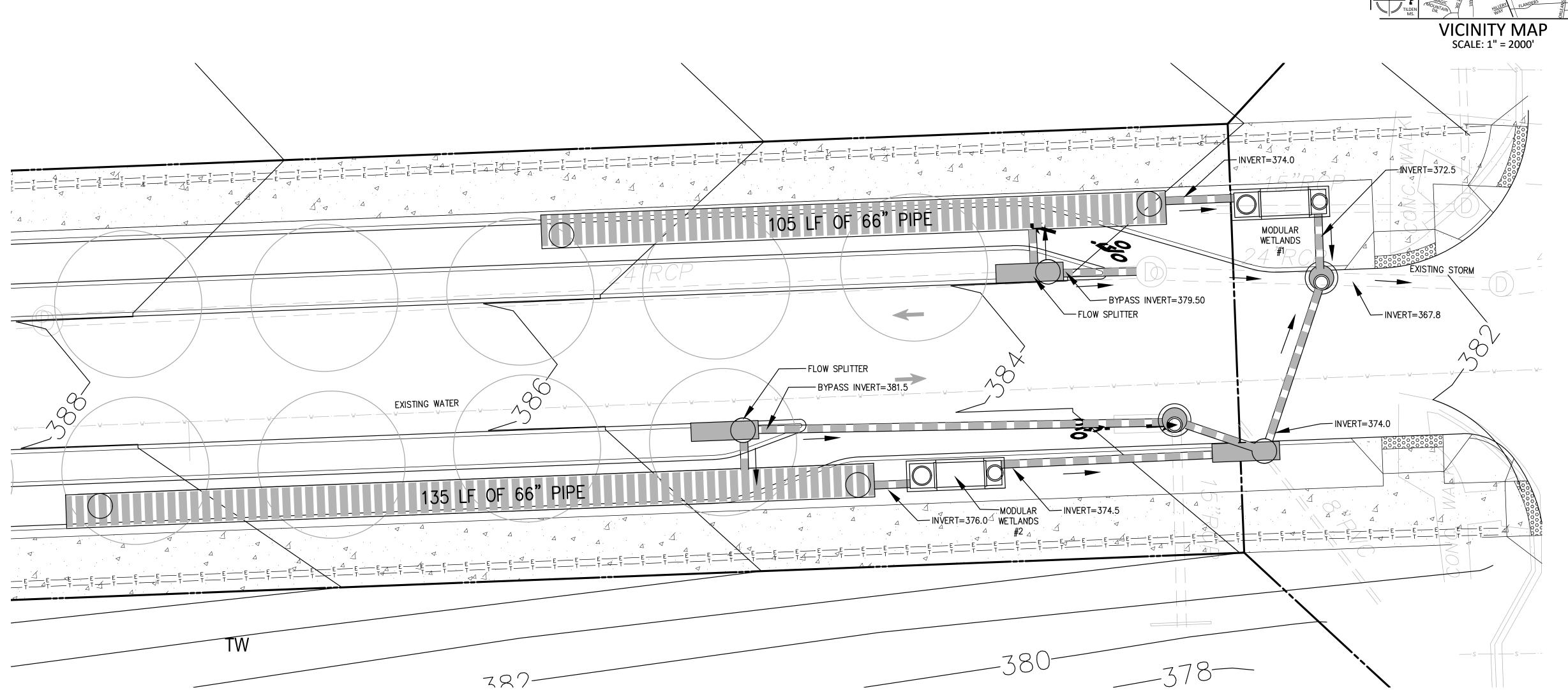
CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start Of Construction

PARCEL L

C-350

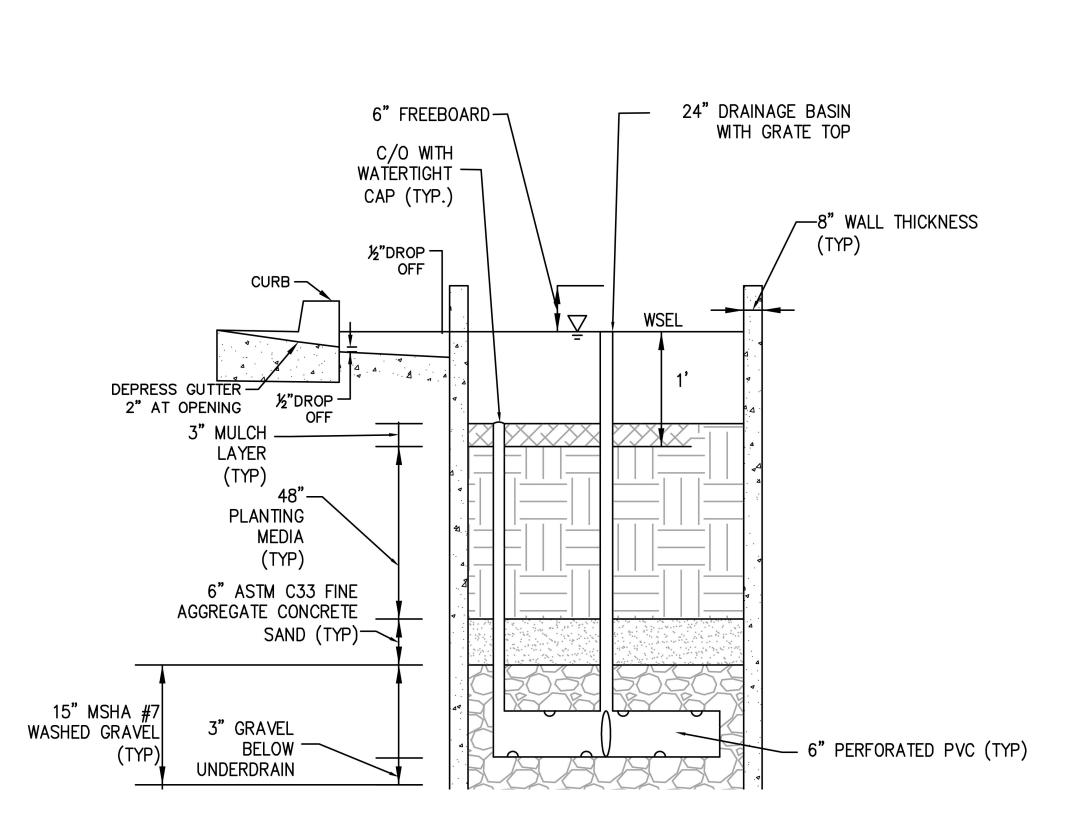
CSWM-1 OF 3 SHEET NO.



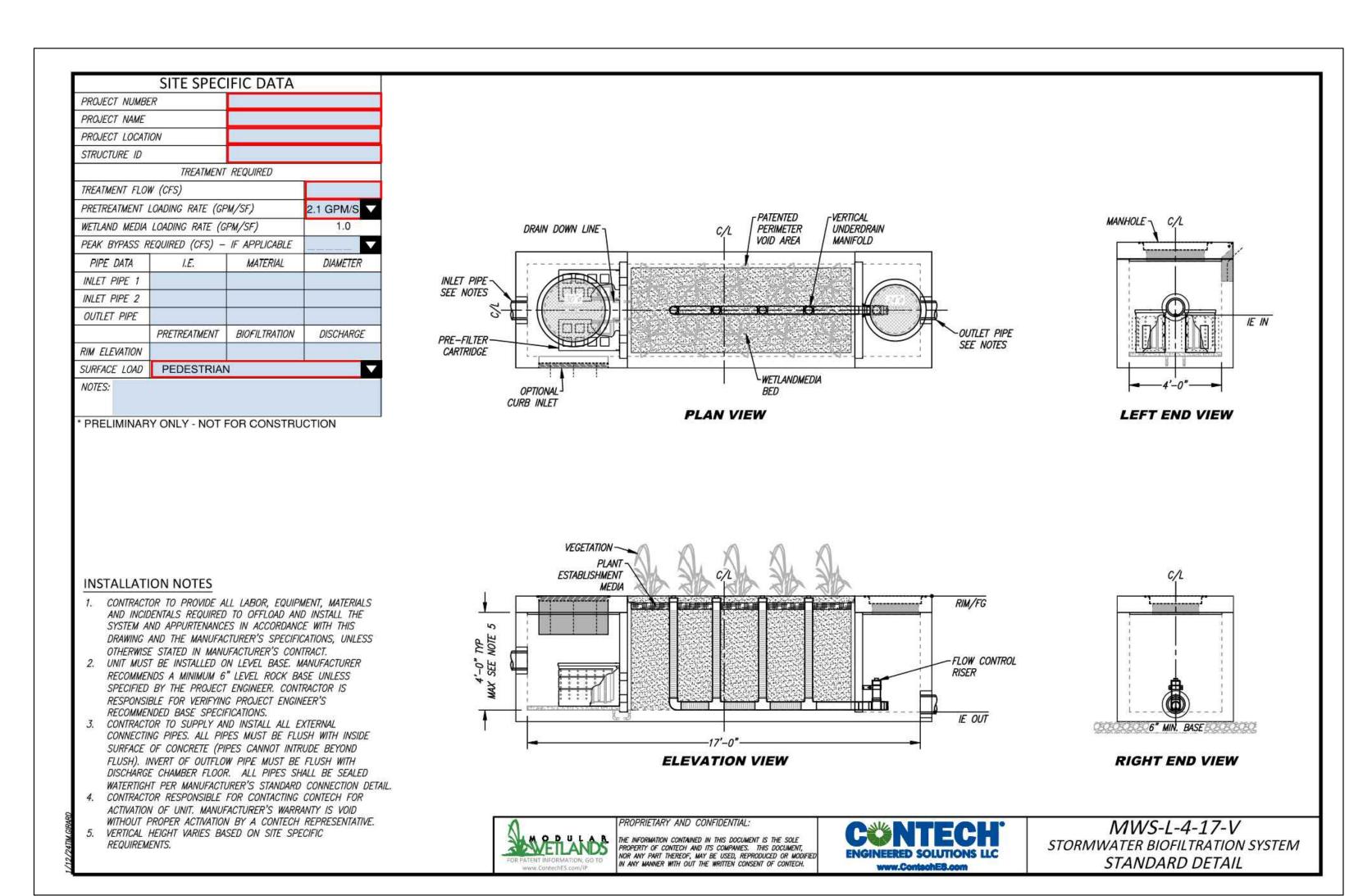


MODULAR WETLAND #1 & 2

1"=10'



MICRO-BIO ROAD SECTION NOT TO SCALE



CONTECH MODULAR WETLAND STRUCTURE DETAIL

LANDSCAPE ARCHITECTS SURVEYORS 20251 CENTURY BOULEVARD SUITE #400 GERMANTOWN, MARYLAND 20874 PHONE: (301) 916-4100 FAX: (301) 916-2262 GERMANTOWN, MD. TYSONS, VA.

PREPARED FOR: LCOR White Flint, L.L.C. PARCEL A and B 7255 WOODMONT AVENUE SUITE 225 BETHESDA, MD, 20814 301-581-1218 Craig Phillips cphillips@lcor.com

DESIGN CONSULTANTS:

ENGINEER/SURVEYOR: VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD, SUITE 400 GERMANTOWN, MD 20874 301-916-4100 JASON EVANS evans@vika.com

**REVISIONS** 

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

NAME: MICHAEL GOODMAN

LICENSED, 12721 LICENSE NUMBER: 27721 EXPIRATION DATE: JULY 19, 2024

> NORTH **BETHESDA** CENTER

PARCEL A & B 4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 215NW05 TAX MAP:HQ122

CONCEPT/SITE DEVELOPMENT SWM PLAN -**DETAILS** 

DRAWN BY: JDC DESIGNED BY: MG DATE ISSUED: 11/7/2023

VIKA PROJECT VM50154 CSWM-2 OF 3

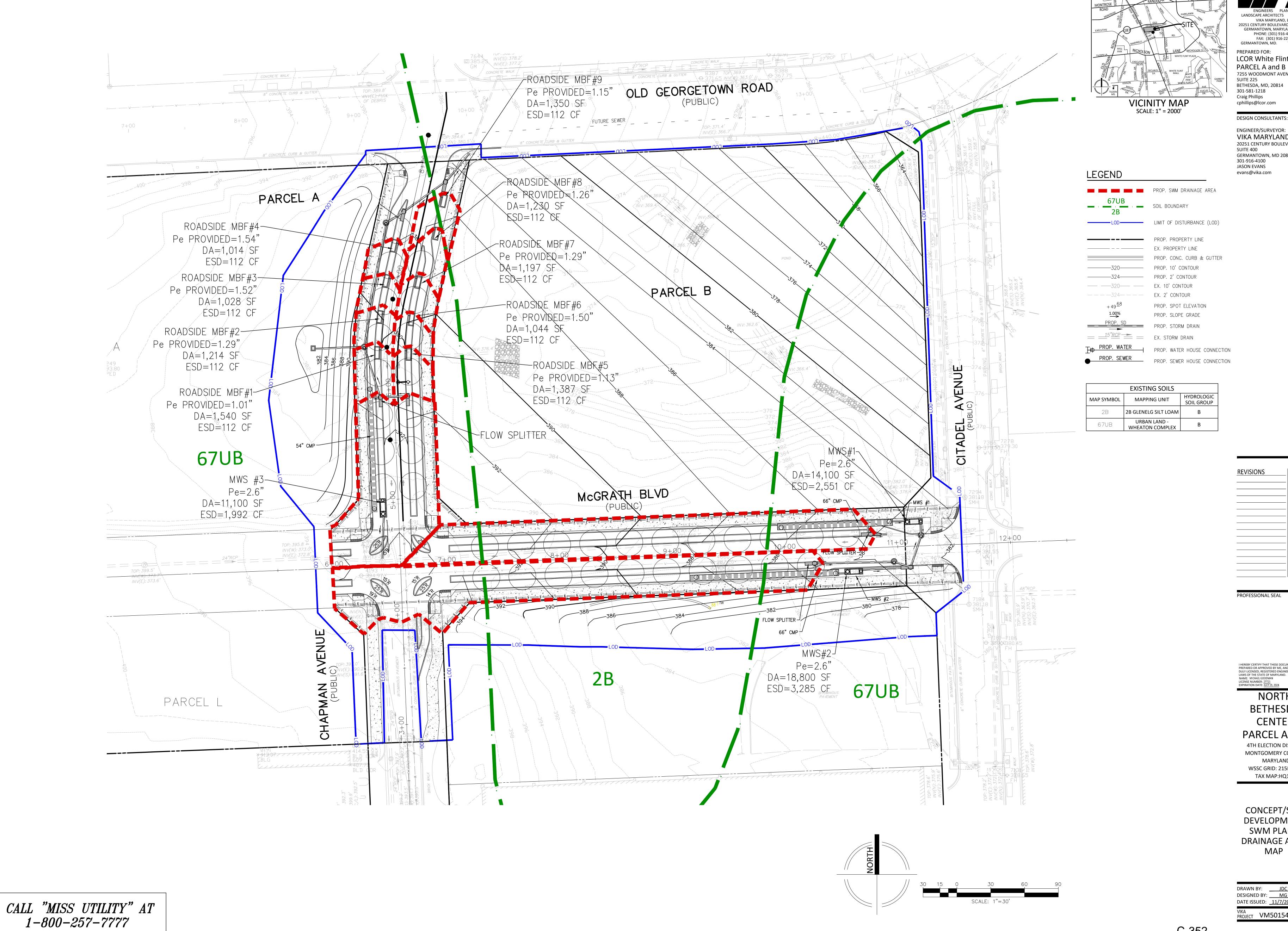
SHEET NO.

C-351

48 Hours Before Start Of Construction

CALL "MISS UTILITY" AT

1-800-257-7777



VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE #400 GERMANTOWN, MARYLAND 20874 PHONE: (301) 916-4100 FAX: (301) 916-2262 GERMANTOWN, MD. TYSONS, VA. PREPARED FOR: LCOR White Flint, L.L.C. PARCEL A and B 7255 WOODMONT AVENUE

> 301-581-1218 Craig Phillips cphillips@lcor.com DESIGN CONSULTANTS:

ENGINEER/SURVEYOR: VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD, SUITE 400 GERMANTOWN, MD 20874 301-916-4100 JASON EVANS evans@vika.com

REVISIONS PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

NAME: MICHAEL GOODMAN

LICENSE NUMBER: 27721

EXPIRATION DATE: JULY 19, 2024

NORTH BETHESDA CENTER

PARCEL A & B 4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 215NW05 TAX MAP:HQ122

CONCEPT/SITE DEVELOPMENT SWM PLAN -DRAINAGE AREA MAP

DRAWN BY: JDC
DESIGNED BY: MG
DATE ISSUED: 11/7/2023

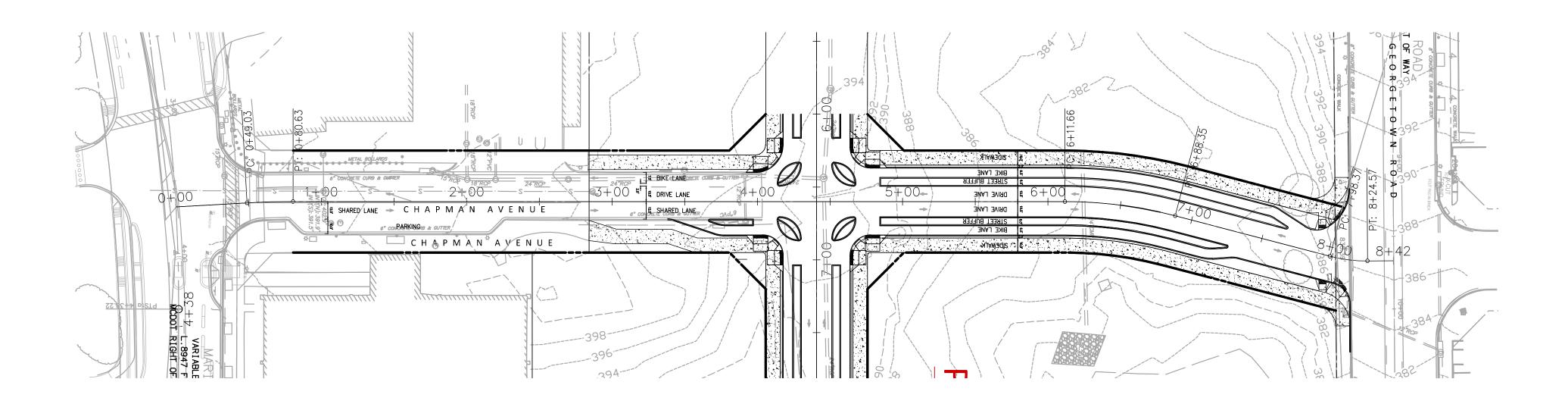
VIKA PROJECT VM50154

CSWM-3 OF 3

SHEET NO.

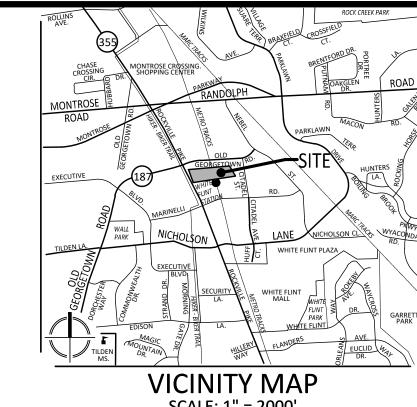
C-352

48 Hours Before Start Of Construction



CHAPMAN AVENUE (PUBLIC)

PLAN VIEW
SCALE: 1"=50'



LANDSCAPE ARCHITECTS SURVEYORS

VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE #400 GERMANTOWN, MARYLAND 20874 PHONE: (301) 916-4100

FAX: (301) 916-2262 GERMANTOWN, MD. TYSONS, VA.

LCOR White Flint, L.L.C.

PREPARED FOR:

SUITE 225

SUITE 400

301-916-4100

JASON EVANS evans@vika.com

301-581-1218 Craig Phillips cphillips@lcor.com

PARCEL A and B 7255 WOODMONT AVENUE

BETHESDA, MD, 20814

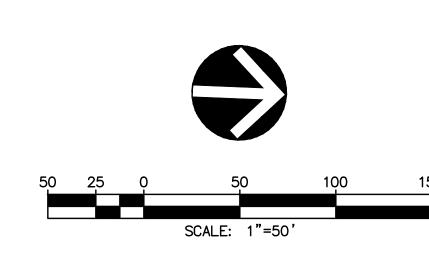
DESIGN CONSULTANTS:

ENGINEER/SURVEYOR:

GERMANTOWN, MD 20874

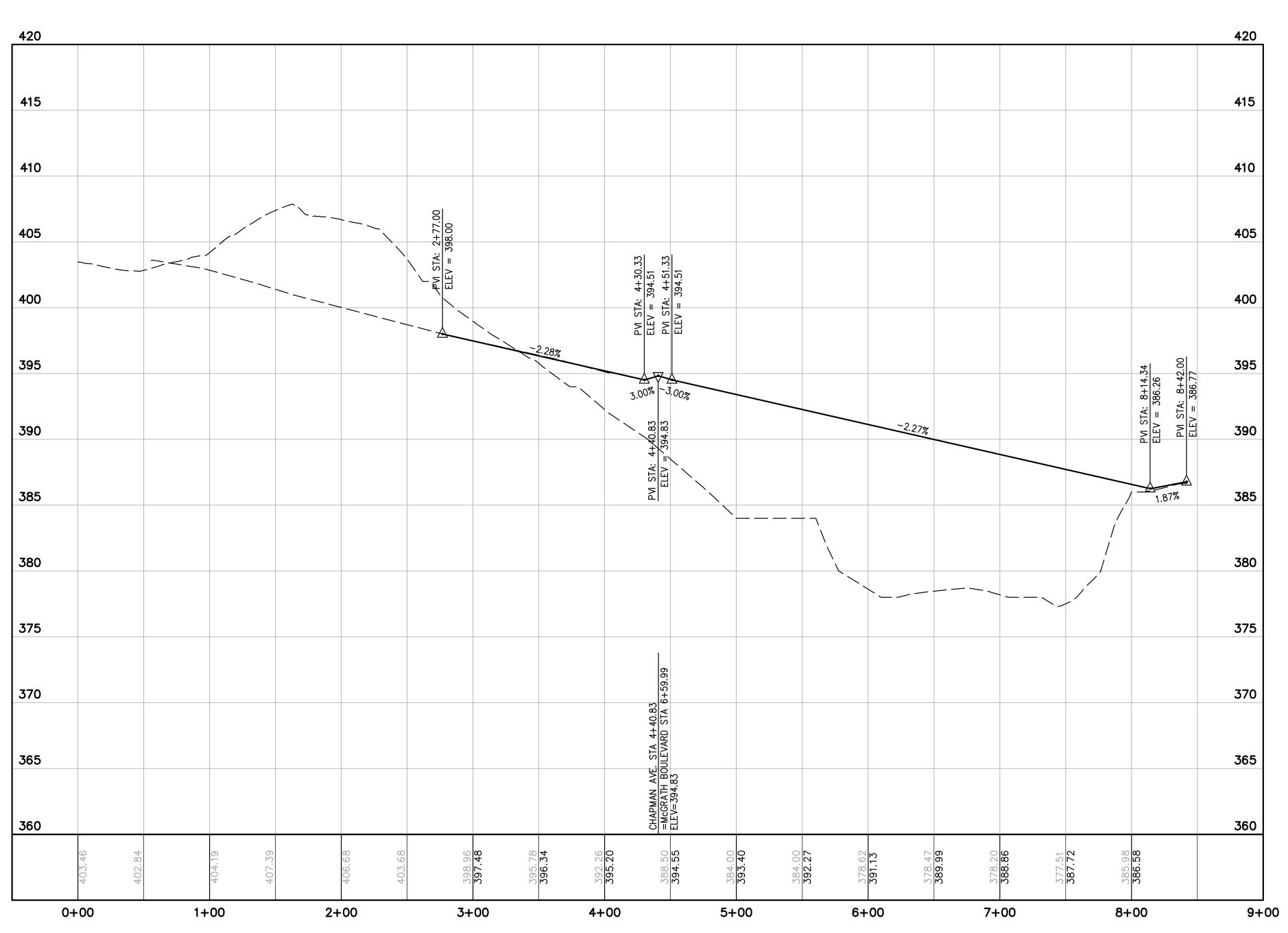
VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD,

SCALE: 1" = 2000'

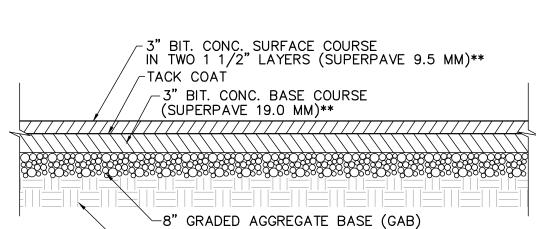


TARGET SPEED: 25 MPH

K VALUE = 26 (SAG VERTICAL CURVES) K VALUE = 12 (CREST VERTICAL CURVES)

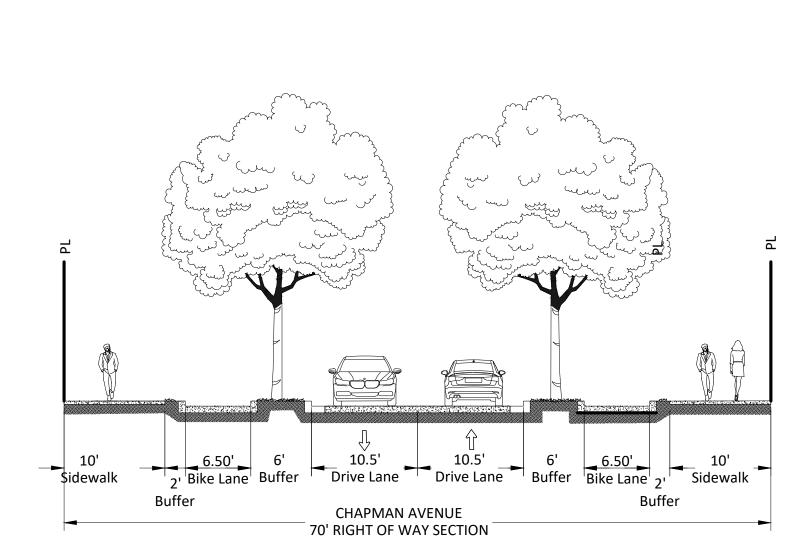


CHAPMAN AVENUE PROFILE HORIZ. 1"=50' VERT. 1"=5"



- APPROVED SUBGRADE (SEE NOTE 8) \*\* BINDER TYPE: PG64-22

# PUBLIC STREET SECTION



NOTES:

- ALL PAVING SHALL CONFORM TO MSHA SPECIFICATIONS. 2. PAVEMENT SECTION IS A MINIMUM. FINAL PAVEMENT SECTION TO BE APPROVED BY GEOTECHNICAL ENGINEER. REFER TO GEOTECHNICAL REPORT PREPARED BY \_\_\_\_\_\_ DATED \_\_\_\_\_ FOR DETAILED PAVEMENT DESIGN, INCLUDING UNDERDRAIN REQUIREMENTS. 3. CONTRACTOR TO PROVIDE ACTUAL CBR'S TO GEOTECHNICAL ENGINEER WHEN AREAS TO BE PAVED ARE AT SUBGRADE LEVEL.
- 4. SECTION BASED ON A CBR OF 7. 5. THIS FIRST LAYER OF THE SURFACE COURSE MUST BE PAVED AS FIELD CONDITIONS ALLOW, AFTER THE BITUMINOUS CONCRETE BASE HAS BEEN PLACED. NO TRAFFIC IS ALLOWED ON BASE COURSE UNTIL FIRST SURFACE COURSE HAS BEEN PLACED. 6. MATERIAL USED IN THE TOP 12 INCHES OF SUBGRADE IN CUTS AND FILLS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
  - LIQUID LIMIT NOT TO EXCEED 40 PLASTICITY INDEX NOT TO EXCEED 12 THE MINIMUM DRY WEIGHT OF THE MATERIAL SHALL NOT BE LESS THAN 105 POUNDS PER CUBIC FOOT AND SHALL BE COMPACTED TO NOT LESS THAN 100% OF THE MAXIMUM DENSITY EXCEPT FOR SIDEWALK SUBGRADE WHICH WILL BE COMPACTED TO NOT LESS
- 7. MATERIAL USED BELOW THE TOP 12 INCHES OF SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DENSITY. 8. GEOTECHNICAL ENGINEER MAY REQUIRE ADDITIONAL MSHA GAB IF SUBGRADE INSTABILITY IS FOUND DURING PROOF ROLL OR PAVING

THAN 95% OF THE MAXIMUM DENSITY.

NORTH BETHESDA CENTER

PROFESSIONAL SEAL

REVISIONS DATE

35% DOCUMENT SET 7/26/2024

PARCEL A & B 4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 215NW05 TAX MAP:HQ122

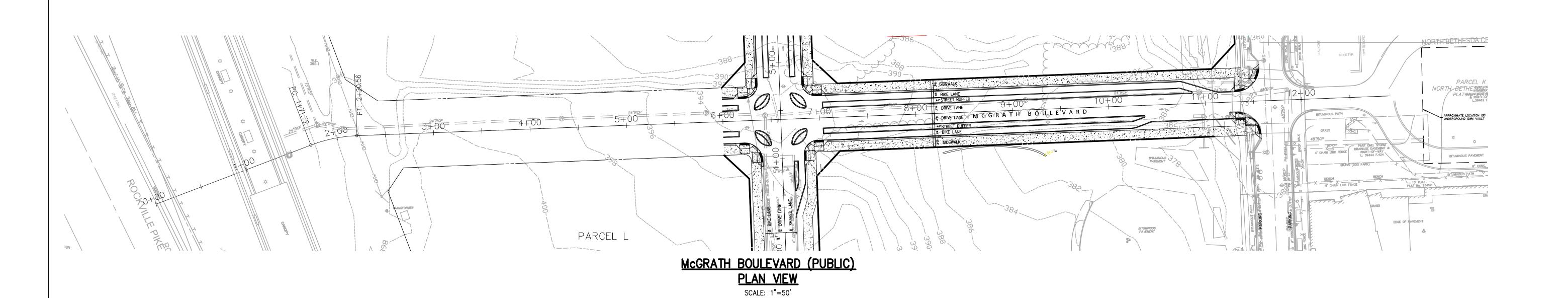
CHAPMAN **AVENUE** PLAN AND PROFILE

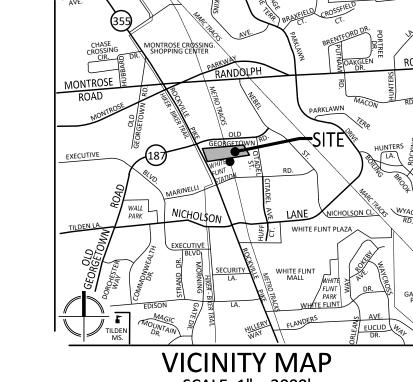
DRAWN BY: JDC
DESIGNED BY: MG
DATE ISSUED: 11/7/2023

VIKA PROJECT VM50154

CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start Of Construction

SHEET NO. C-401





SCALE: 1" = 2000'

LANDSCAPE ARCHITECTS SURVEYORS VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE #400 GERMANTOWN, MARYLAND 20874 PHONE: (301) 916-4100 FAX: (301) 916-2262 GERMANTOWN, MD. TYSONS, VA.

LCOR White Flint, L.L.C.

PREPARED FOR:

SUITE 225

SUITE 400

301-916-4100 JASON EVANS evans@vika.com

301-581-1218 Craig Phillips cphillips@lcor.com

PARCEL A and B 7255 WOODMONT AVENUE

BETHESDA, MD, 20814

DESIGN CONSULTANTS:

ENGINEER/SURVEYOR:

VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD,

GERMANTOWN, MD 20874





# TARGET SPEED: 25 MPH

K VALUE = 26 (SAG VERTICAL CURVES) K VALUE = 12 (CREST VERTICAL CURVES)

395

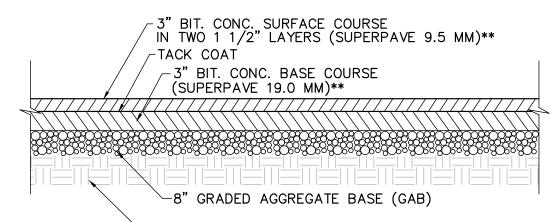
370

360

13+00 13+50

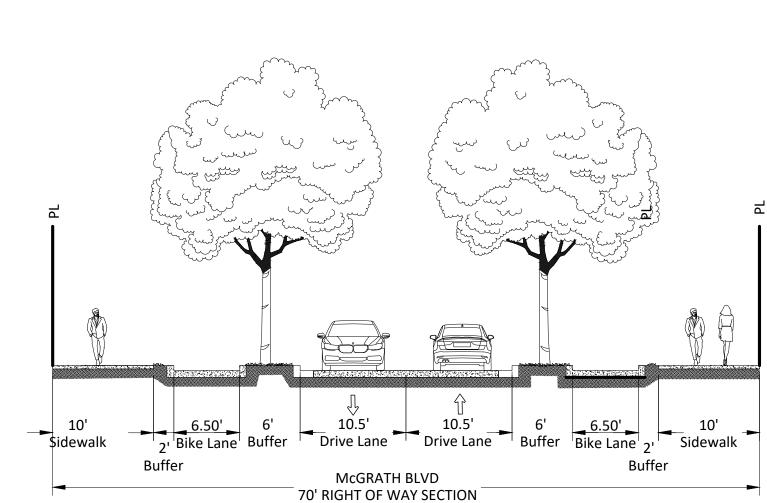
- 1. ALL PAVING SHALL CONFORM TO MSHA SPECIFICATIONS. 2. PAVEMENT SECTION IS A MINIMUM. FINAL PAVEMENT SECTION TO BE APPROVED BY GEOTECHNICAL ENGINEER. REFER TO GEOTECHNICAL REPORT PREPARED BY \_\_\_\_\_ DATED \_\_\_\_ FOR DETAILED PAVEMENT DESIGN, INCLUDING UNDERDRAIN REQUIREMENTS.
- 3. CONTRACTOR TO PROVIDE ACTUAL CBR'S TO GEOTECHNICAL ENGINEER WHEN AREAS TO BE PAVED ARE AT SUBGRADE LEVEL. 4. SECTION BASED ON A CBR OF 7.
- 5. THIS FIRST LAYER OF THE SURFACE COURSE MUST BE PAVED AS FIELD CONDITIONS ALLOW, AFTER THE BITUMINOUS CONCRETE BASE HAS BEEN PLACED. NO TRAFFIC IS ALLOWED ON BASE COURSE UNTIL FIRST SURFACE COURSE HAS BEEN PLACED. 6. MATERIAL USED IN THE TOP 12 INCHES OF SUBGRADE IN CUTS AND
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- BE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DENSITY.

  8. GEOTECHNICAL ENGINEER MAY REQUIRE ADDITIONAL MSHA GAB IF SUBGRADE INSTABILITY IS FOUND DURING PROOF ROLL OR PAVING



- APPROVED SUBGRADE (SEE NOTE 8) \*\* BINDER TYPE: PG64-22

PUBLIC STREET SECTION NOT TO SCALE



McGRATH BOULEVARD PROFILE HORIZ. 1"=50' VERT. 1"=5'

9+00

10+00

11+00

12+00



1+00

2+00

3+00

4+00

5+00

425

420

415

400

360

355

0+00

HIGH POINT STA: 1+75.72

HIGH POINT ELEV: 406.97

PVI STA: 1+60.00

PVI ELEV: 408.26

AD: -6.69%

K: 23.93

Ė: 1.34

160.00' VC

BETHESDA CENTER PARCEL A & B 4TH ELECTION DISTRICT

35% DOCUMENT SET 7/26/2024

MONTGOMERY COUNTY, MARYLAND WSSC GRID: 215NW05 TAX MAP:HQ122

**MCGRATH** BOULEVARD PLAN & PROFILE

DRAWN BY: JDC
DESIGNED BY: MG
DATE ISSUED: 11/7/2023

VIKA PROJECT VM50154

SHEET NO. C-402

# **GENERAL NOTES:**

- 1. CONSTRUCTION OF THESE PLANS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE MDSHA STANDARDS, ALL PERMIT CONDITIONS, AND SPECIFICATIONS AS WELL AS ALL MONTGOMERY COUNTY AND WSSC STANDARDS FOR STORM DRAIN CONSTRUCTION. ANY DEVIATION FROM THESE PLANS SHALL BE APPROVED BY THE OWNER, AND THE APPROPRIATE INSPECTOR PRIOR TO BEGINNING THE CONSTRUCTION.
- 2. ALL CONSTRUCTION IS UNDER THE GENERAL INSPECTION OF THE MARYLAND STATE HIGHWAY ADMINISTRATION. (THIS PLAN IS FOR CONSTRUCTION ACTIVITIES IN THE STATE RIGHT-OF-WAY ONLY.)
- SPECIFIED IN THE MDSHA PERMIT DOCUMENT.

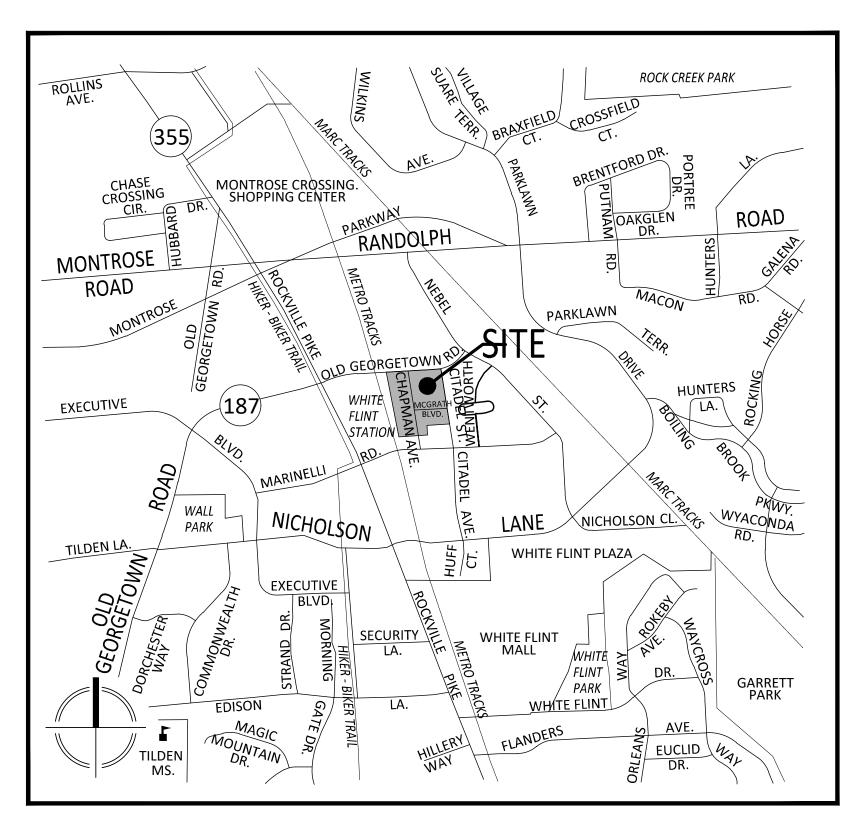
  4. WHEN TYING INTO EXISTING PAVEMENT, SAW CUT EXISTING PAVING EDGE TO PROVIDE A

3. ALL ROADWAY PAVING SHALL BE IN ACCORDANCE WITH THE PAVEMENT SECTION AS

- CLEAN, STRAIGHT AND VERTICAL JOINT. WHEN REMOVING EXISTING CURB OR SIDEWALK, REMOVE TO THE NEAREST JOINT.
- 5. HANDICAP RAMPS FOR THE DISABLED SHALL CONFORM TO THE "AMERICANS WITH DISABILITIES ACT" (ADA) REQUIREMENTS.
- 6. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MDMUTCD).
- 7. THE CONTRACTOR SHALL VERIFY THAT ALL REQUIRED EASEMENTS HAVE BEEN OBTAINED PRIOR TO START OF CONSTRUCTION.
- 8. IF VIKA IS NOT CONTRACTED TO PROVIDE CONSTRUCTION STAKEOUT SERVICE, THE CONTRACTOR IS TO ESTABLISH AND CHECK ALL HORIZONTAL AND VERTICAL CONTROLS TO BE USED WITH THIS PROJECT. IN ADDITION, THE CONTRACTOR IS TO COMPUTE THE GEOMETRIC LAYOUT OF THE ENTIRE STORM DRAIN SYSTEM IN ADVANCE OF BEGINNING ANY LAYOUT WORK ASSOCIATED WITH THE SUBJECT PLANS.
- 9. ANY WORK THAT IS PERFORMED WITHIN AN EXISTING EASEMENT, THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE HOLDER OF SAID EASEMENT AS TO THE NATURE OF PROPOSED WORK, AND TO FOLLOW ANY GUIDELINES OR STANDARDS WHICH ARE ASSOCIATED WITH OR REFERENCED IN THE RELOCATED EASEMENT.
- 10. THE CONTRACTOR IS TO VERIFY THAT ALL EASEMENTS, LETTERS OF PERMISSION, ETC. ARE RECORDED PRIOR TO THE START OF ANY CONSTRUCTION.
- 11. THE CONTRACTOR IS TO VERIFY THAT THE RELOCATION OF ANY UTILITY IN CONFLICT WITH PROPOSED WORK HAS BEEN COMPLETED, INCLUDING UTILITY POLES AND GUY WIRES.
- 12. IF THE CONTRACTOR HAS ANY QUESTIONS AS TO THE NATURE, METHOD, OR DETAIL OF THE PERFORMANCE OF HIS WORK OR THE CONTRACT DOCUMENTS, HE SHOULD CONTACT VIKA INC. AT 301-916-4100 PRIOR TO CONTINUING WORK. VIKA INC. ACCEPTS NO LIABILITY FOR ASSUMPTIONS OR INTERPRETATIONS MADE BY THE CONTRACTOR OR HIS SUBCONSULTANTS.
- 13. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" FOR MARKING LOCATIONS OF EXISTING UTILITIES AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- 14. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF THE UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF CLEARANCES ARE LESS THAN SPECIFIED ON THIS PLAN OR LESS THAN 12 INCHES WHEN NOT SPECIFIED, CONTACT THE ENGINEER, AND THE OWNER OF THE OTHER INVOLVED UTILITY BEFORE PROCEEDING WITH CONSTRUCTION.
- 15. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY VIKA, INC. IMMEDIATELY OF ANY OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND BY ANY CONTRACTOR ENGAGED IN EXCAVATION OR CONSTRUCTION ACTIVITIES AT THIS SITE.
- 16. GRADING SHALL BE DONE IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE.
- 17. THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS TO STRUCTURES, WHEN NECESSARY, TO MEET EXISTING CONDITIONS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- 18. ALL EXISTING UTILITIES AND STRUCTURES NOT SHOWN TO BE REMOVED ARE TO REMAIN AND PRESERVED AS FUNCTIONAL.
- 19. ALL DISTURBED AREAS WITHIN THE STATE RIGHT OF WAY SHALL BE SODDED, UNLESS NOTED OTHERWISE.
- 20. REPAIRS TO UTILITIES OR PROPERTY DAMAGED AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE OR METHOD OF OPERATION MUST BE MADE AT THE CONTRACTOR'S EXPENSE BEFORE PROCEEDING WITH CONSTRUCTION.
- 21. THE CONTRACTOR SHALL OBTAIN A ROADSIDE TREE PERMIT FROM THE DEPARTMENT OF NATURAL RESOURCES STATE FORESTRY OFFICE FOR THE REMOVAL OF ANY EXISTING TREES AND PLANTING NEW TREES IN THE PUBLIC RIGHT-OF-WAY. (301-854-6060)
- 22. REFER TO APPROVED SEDIMENT CONTROL PLAN AND STORMWATER MANAGEMENT PLAN FOR SEDIMENT CONTROL, (SEDIMENT CONTROL PERMIT NO. 286131), REQUIREMENTS AND ON—SITE STORM DRAIN AND STORMWATER MANAGEMENT.
- 23. PEDESTRIAN ACCESS MUST BE MAINTAINED AT ALL TIME DURING CONSTRUCTION OF SIDEWALKS AND HANDICAP RAMPS.
- 24. WHILE EXISTING UTILITIES ARE TO REMAIN DURING CONSTRUCTION, IF STORM DRAIN CONTAINING PERENNIAL FLOW NEEDS TO BE TEMPORARILY REMOVED, CONTRACTOR SHALL CONSULT WITH THE MARYLAND DEPARTMENT OF ENVIRONMENT AND STATE HIGHWAY INSPECTOR FOR PROPER DIVERSION AND PUMP AROUND PROCEDURES

# NORTH BETHESDA PARCEL A AND B STORM DRAIN AND PAVING PLAN PUBL-###

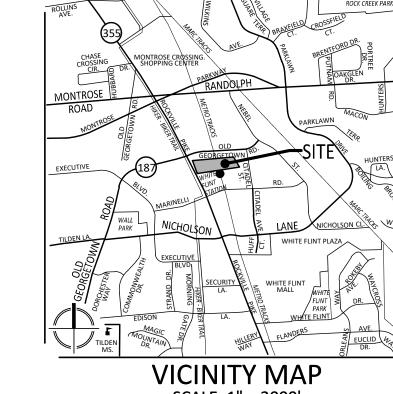
MONTGOMERY COUNTY, MARYLAND



VICINITY MAP - SCALE: 1" = 1,000'

# **SHEET INDEX**

DWG No.	<u>DESCRIPTION</u>
SDP-1 C-601	STORM DRAIN AND PAVING PLAN COVER SHEET
SDP-2 C-602	MCGRATH BOULEVARD & CHAPMAN AVENUE PLAN
SPP-3 C-603	MCGRATH BOULEVARD PLAN
SDP-4 C-604	CHAPMAN AVENUE PLAN
SDP-5 C-605	STORM DRAIN AND PAVING NOTES
SDP-6 C-606	STORM DRAIN AND PAVING DETAILS
SDP-7 C-607	STORM DRAIN AND PAVING PROFILES



SCALE: 1" = 2000'

ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: (301) 916-4100
FAX: (301) 916-2262
GERMANTOWN, MD. TYSONS, VA.

PREPARED FOR:
LCOR White Flint, L.L.C.
PARCEL A and B
7255 WOODMONT AVENUE
SUITE 225
BETHESDA, MD, 20814
301-581-1218

DESIGN CONSULTANTS:

Craig Phillips

cphillips@lcor.com

ENGINEER/SURVEYOR:
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD,
SUITE 400
GERMANTOWN, MD 20874
301-916-4100
JASON EVANS
evans@vika.com

REVISIONS	_DAT
35% DOCUMENT SET	7/26/20

PROFESSIONAL SEAL

NORTH
BETHESDA
CENTER
PARCEL A & B

4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 215NW05
TAX MAP:HQ122

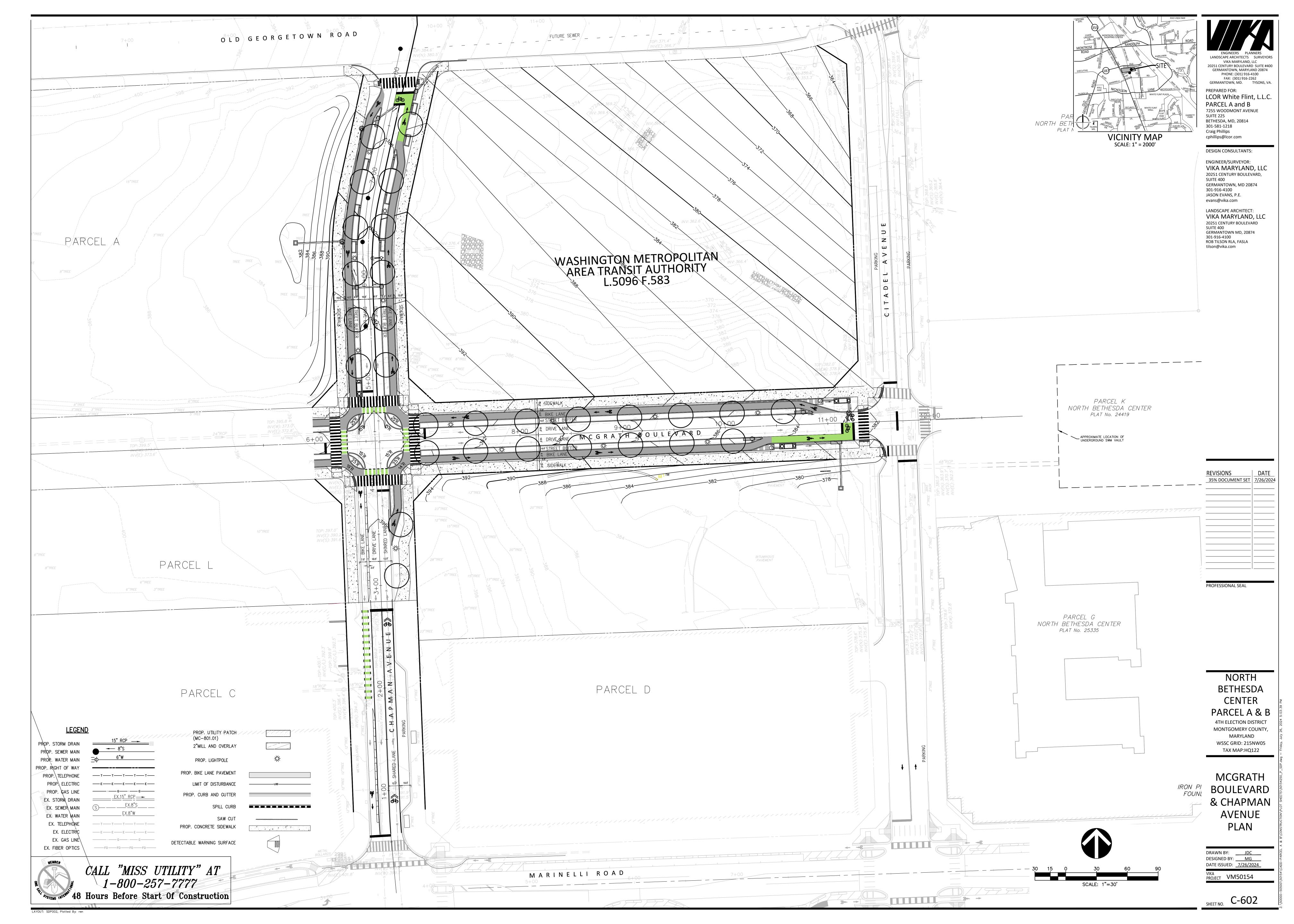
STORM DRAIN AND PAVING PLAN COVER SHEET

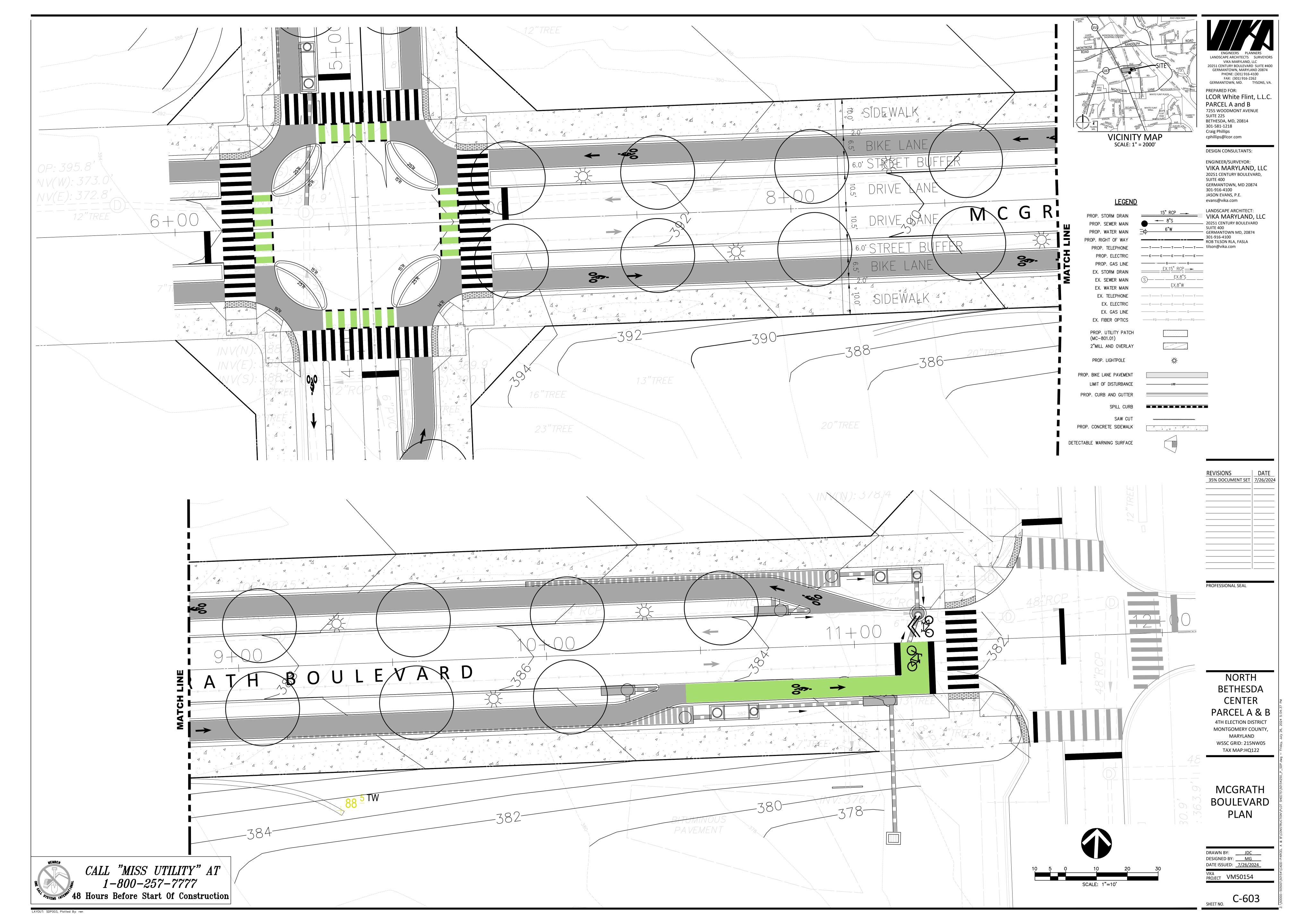
DRAWN BY: JDC
DESIGNED BY: MG
DATE ISSUED: 11/7/2023

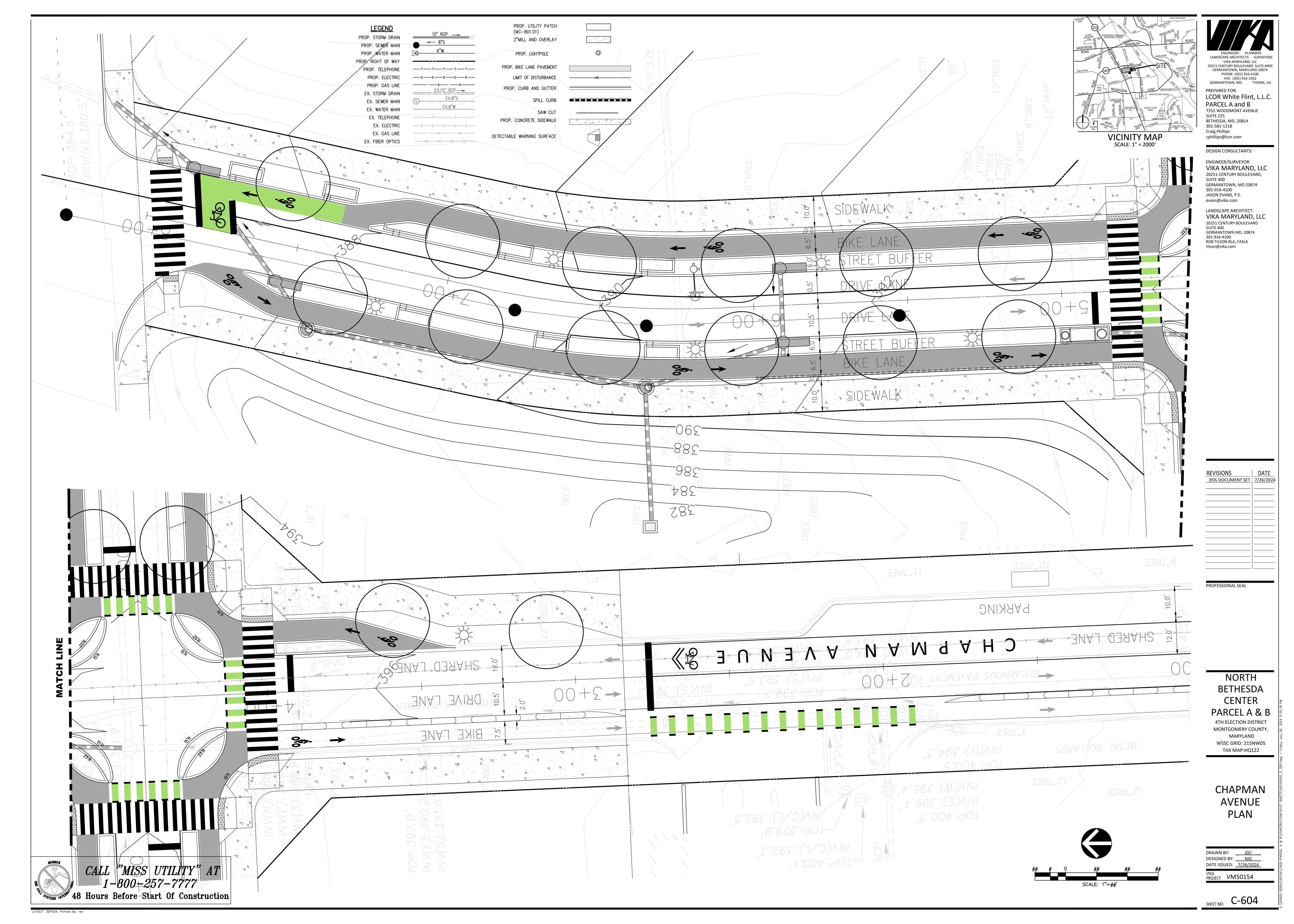
VIKA PROJECT VM50154

SHEET NO. **C-601** 









# GENERAL CONSTRUCTION AND COORDINATION NOTES

- 1. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 48 HOURS PRIOR TO THE START OF EXCAVATION FOR THE MARKING OF UNDERGROUND UTILITIES.
- 2. CONSTRUCTION OF THESE PLANS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL CITY, COUNTY, AND STATE JURISDICTIONAL STANDARDS, ALL PERMIT CONDITIONS, AND SPECIFICATIONS. ANY DEVIATION FROM THESE PLANS SHALL BE APPROVED BY THE JURISDICTIONAL AUTHORITIES PRIOR TO BEGINNING THE CONSTRUCTION.
- 3. IF VIKA HAS NOT BEEN ENGAGED TO PROVIDE STAKEOUT SERVICES, THE CONTRACTOR SHALL ESTABLISH AND CHECK ALL HORIZONTAL AND VERTICAL CONTROLS TO BE USED WITH THIS PROJECT. IN ADDITION. THE CONTRACTOR SHALL COMPUTE THE LAYOUT OF THE ENTIRE SITE PLAN IN ADVANCE OF BEGINNING ANY WORK ASSOCIATED WITH THE SUBJECT PLANS AND SUBMIT A STAKEOUT SHEET TO THE OWNER/DEVELOPER AND VIKA.
- 4. CONSTRUCTION STAKEOUT SHALL BE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR.
- 5. THE CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES AND DIMENSIONS IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHIC (FIELD) CONDITIONS INDICATED ON THESE PLANS AND CONTRACT DOCUMENTS PRIOR TO AND DURING CONSTRUCTION. ONCE LAND DISTURBANCE HAS COMMENCED. THE CONTRACTOR SHALL HAVE 35. THE CONTRACTOR SHALL VERIFY THAT THE RELOCATION OF ALL EXISTING UTILITIES ABOVE NO CLAIMS AS TO EXISTING TOPOGRAPHY NOT MEETING MINIMUM SURVEY STANDARDS AND SHALL ACCEPT ALL EXISTING TOPOGRAPHIC CONDITIONS AS BEING WITHIN UNITED STATES NATIONAL MAP ACCURACY STANDARDS FOR CONSTRUCTION. IF THE CONTRACTOR FINDS A DISCREPANCY IN TOPOGRAPHIC INFORMATION, HE/SHE SHALL NOTIFY VIKA AND THE OWNER PRIOR TO PERFORMING ANY LAND DISTURBING ACTIVITY SO THE AREA CAN BE RESURVEYED IN AN UNDISTURBED STATE.
- 7. IF THE CONTRACTOR HAS ANY QUESTIONS AS TO THE NATURE, METHOD, OR DETAIL OF THE PERFORMANCE OF HIS WORK OR THE CONTRACT DOCUMENTS, HE SHOULD CONTACT VIKA PRIOR TO COMMENCING WORK, VIKA ACCEPTS NO LIABILITY FOR ASSUMPTIONS OR INTERPRETATIONS MADE BY THE CONTRACTOR OR HIS SUB-CONSULTANTS.
- 8. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY VIKA IMMEDIATELY OF ANY OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND BY ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE.
- 9. CONTRACTOR SHALL TEST PIT AND PROVIDE ALL UTILITY CONNECTION LATERALS FROM THE STREET TO THE BUILDING FACE IN ADVANCE OF COMPLETING FINAL INTERNAL LATERAL AND VERTICAL PIPE CONSTRUCTION WITHIN THE BUILDING FOOTPRINT AND VERIFY CONNECTION POINTS ARE COORDINATED BOTH VERTICALLY AND HORIZONTALLY BASED ON AS-BUILT STREET LATERAL CONDITIONS.
- 10. CONSTRUCTION OF GRAVITY WET UTILITIES SHALL COMMENCE FROM LOWEST CONNECTION POINT UNLESS OTHERWISE SPECIFICALLY SPECIFIED IN THE CONTRACT DOCUMENTS.
- 11. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON THE APPRVED PLANS SUCH THAT THE WORK CANNOT BE COMPLETED AS SHOWN, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR WORK PERFORMED PRIOR TO NOTIFYING THE OWNER'S REPRESENTATIVE OF THE CONFLICT.
- 12. THE CONTRACTOR SHALL PROVIDE THE DEVELOPER PHOTOGRAPHIC RECORDS OF THE SITE PRIOR TO LAND DISTURBANCE ACTIVITIES.
- 13. THE CONTRACTOR SHALL OBTAIN APPROVAL OF THE FAA FOR ALL TEMPORARY STRUCTURES SUCH AS CRANES REQUIRED FOR CONSTRUCTION.
- 14. CONTRACTOR SHOULD CHECK ALL UTILITY CROSSINGS SPECIALLY WET UTILITY CROSSING FOR CONFLICT CLEARANCES WITH DRY UTILITIES, IF DRY UTILITY IS INSTALLED PRIOR TO WET
- 15. THE CONTRACTOR SHALL REVIEW STRUCTURAL, GEOTECHNICAL, MECHANICAL AND ARCHITECTURAL PLANS FOR FOUNDATION TREATMENT INCLUDING, BUT NOT LIMITED TO, SHEETING AND SHORING FOR BUILDING EXCAVATION, WATERPROOFING FOR FILL AGAINST BUILDINGS, LOCATION OF UNDERDRAINS, AND LOCATION OF MECHANICAL EQUIPMENT AND CONNECTIONS. CONNECTIONS OF ALL BUILDING UTILITIES SHALL MATCH HORIZONTALLY AND VERTICALLY AT THE FACE OF BUILDING WITH THE SITE UTILITY CONNECTIONS SHOWN ON CIVIL
- 16. ALL EARTHWORK OPERATIONS AND EXCAVATION DEWATERING SHALL BE PERFORMED UNDER THE FULL TIME SUPERVISION OF A REGISTERED GEOTECHNICAL ENGINEER WITH GEOTECHNICAL TESTING PROVIDED IN ACCORDANCE WITH CONSTRUCTION SPECIFICATIONS AND SOILS REPORT REQUIREMENTS.
- 17. THE FOLLOWING PROVISIONS SHALL APPLY TO THE USE OF SHEETING AND SHORING:
- (A) SHEETING AND SHORING OR OTHER APPROVED METHODS FOR TRENCH BRACING WILL BE REQUIRED ON THIS CONTRACT AS NEEDED TO MEET ALL SAFETY REQUIREMENTS. (B) UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL/STRUCTURAL ENGINEER, SHEETING
- (C) UNLESS SPECIFICALLY IDENTIFIED IN THE CONTRACT DOCUMENTS, NO ADDITIONAL

(D) ALL EXCAVATION SUPPORT SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT

- COMPENSATION SHALL BE ALLOWED FOR SHEETING AND SHORING.
- SPECIFICATIONS AND/OR CONTRACT DOCUMENTS.
- PERMIT.

BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION AND THE CONTRACTOR IS TO ALSO

VERIFY THAT ALL EASEMENTS OR LETTERS OF PERMISSION ARE RECORDED PRIOR TO THE

- START OF ANY CONSTRUCTION. 19. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE HOLDER OF THE EASEMENT AS TO THE NATURE OF ANY WORK THAT IS PERFORMED WITHIN SAID EASEMENT AND TO FOLLOW ANY
- GUIDELINES OF STANDARDS WHICH ARE ASSOCIATED WITH OR REFERENCED IN THE RESPECTIVE FASFMENT
- 20. THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL PERMITS REQUIRED FOR THESE PLANS ARE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- 21. MEASURES TO CONTROL EROSION AND SEDIMENT SHALL BE PROVIDED PURSUANT TO AND IN ACCORDANCE WITH CURRENT APPLICABLE LOCAL CITY, COUNTY, AND STATE JURISDICTIONAL ORDINANCES AND STANDARDS AND THE APPROVED PLANS.
- 22. ALL FINISHED GRADING, SEEDING AND SODDING SHALL BE PROVIDED IN SUCH A MANNER TO PRECLUDE THE PONDING OF THE WATER ON THE SITE, PARTICULARLY ADJACENT TO THE BUILDING OR STORM INLETS.
- 23. CONTRACTOR SHALL ESTABLISH LOCATION OF TEMPORARY CONSTRUCTION ENTRANCE IN THE FIELD AS SHOWN ON APPROVED PLAN. LOCATION MUST BE APPROVED BY THE SEDIMENT CONTROL INSPECTOR PRIOR TO INSTALLATION.
- 24. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY TRAFFIC CONTROL MEASURES AND PERSONNEL INCLUDING TEMPORARY PEDESTRIAN MEASURES REQUIRED TO MAINTAIN SIDEWALK CIRCULATION PER APPLICABLE LOCAL CITY, COUNTY, AND STATE JURISDICTIONAL REQUIREMENTS AND CONTRACT DOCUMENTS.
- 25. ALL LAND, ON OR OFF SITE, WHICH IS DISTURBED BY THIS DEVELOPMENT AND WHICH IS NOT BUILT UPON OR SURFACED, SHALL BE ADEQUATELY SEEDED AND STABILIZED TO CONTROL EROSION AND SEDIMENTATION IN ACCORDANCE WITH APPLICABLE LOCAL CITY, COUNTY, AND STATE JURISDICTIONAL STANDARDS.
- 26. THE CONTRACTOR SHALL REMOVE AND REPLACE TO THE CURRENT APPLICABLE LOCAL CITY. COUNTY, AND STATE JURISDICTIONAL STANDARDS AND SPECIFICATIONS ANY EXISTING
- 27. EXISTING IMPROVEMENTS TO BE REMOVED SHALL BE REMOVED TO NEAREST JOINT. NEW CONSTRUCTION SHALL BE PROVIDED AS SHOWN AND ANY DAMAGED AREA SHALL BE
  - 61. A WATERTIGHT CONNECTION SHALL BE MADE AT ALL PIPES ENTERING DRAINAGE STRUCTURES.

THE STRUCTURE BOTTOM SLAB AND/OR THE PIPE BEDDING.

- 28. THE CONTRACTOR SHALL PROVIDE A PEDESTRIAN GUARDRAIL/HANDRAIL (42" IN HEIGHT) THE TOP OF THE SLOPE IS HORIZONTALLY LESS THAN FOUR (4) FEET AWAY FROM THE EDGE OF THE SIDEWALK. THE HANDRAIL SHALL MEET APPLICABLE LOCAL CITY, COUNTY, AND STATE JURISDICTIONAL STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE SPECIFIED IN CONTRACT
- 29. ALL STEPS WITH 3 OR MORE RISERS SHALL BE PROVIDED WITH A HANDRAIL PER APPLICABLE LOCAL CITY, COUNTY, AND STATE JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
- 30. ALL CONSTRUCTION SHALL COMPLY WITH OSHA SAFETY STANDARDS.
- 31. ANY DEVIATION FROM THESE PLANS SHALL BE APPROVED BY THE OWNER AND THE APPROPRIATE INSPECTOR PRIOR TO BEGINNING THE CONSTRUCTION.
- 32. CONTRACTOR TO SECURE ALL NECESSARY PERMITS FOR ANY BLASTING REQUIRED FOR THE PROJECT. ALL BLASTING OPERATION TO BE PERFORMED IN ACCORDANCE WITH THE ISSUED PERMIT, COUNTY AND OSHA STANDARDS/REQUIREMENTS.
- 33. NO PLANTINGS OR OTHER OBSTRUCTIONS SHALL BE INSTALLED WITHIN 5 FT OF ANY FIRE HYDRANT OR WITHIN 10 FT OF ANY FIRE DEPARTMENT CONNECTION.
- 34. EXISTING WATERMAIN OR FIRE HYDRANT SHALL NOT BE TAKEN OUT OF SERVICE OR MADE INACCESSIBLE WITHOUT APPROVAL BY APPROPRIATE AGENCIES.
- AND BELOW GRADE IN CONFLICT WITH PROPOSED WORK HAS BEEN COMPLETED, INCLUDING BUT NOT LIMITED TO UTILITY POLES.
- 36. THE CONTRACTOR SHALL VERIFY MATERIAL, INVERT, SIZE AND LOCATION OF BUILDING UTILITY CONNECTIONS SHOWN ON THE MECHANICAL, ELECTRICAL, AND PLUMBING PLANS AT THE FACE OF THE BUILDINGS WITH THE SAME UTILITY CONNECTIONS SHOWN ON THE SITE CIVIL PLANS

AND WITH TEST PITS PRIOR TO PLACEMENT OF UNDERGROUND UTILITIES.

- 37. CONTRACTOR SHALL COORDINATE ARCHITECTURAL, STRUCTURAL AND LANDSCAPE PLANS FOR CONSTRUCTION OF SITE IMPROVEMENTS.
- 38. SHOP DRAWINGS APPROVAL BY ENGINEER IS FOR MATERIALS AND SIZES OF PIPES AND STRUCTURES. THIS SHOULD NOT CONSTITUTE REVISIONS TO APPROVED PLAN DIMENSIONS. PLANS SHALL BE PROCESSED BY THE ENGINEER OF RECORD THROUGH RESPECTIVE AGENCY IF ANY CHANGES ARE WARRANTED TO THE APPROVED PLANS.
- 39. CONTRACTOR/ DEVELOPER'S MEP CONSULTANT SHALL NOT CONNECT ANY CLEAN WATER DRAINS (FOUNDATION DRAIN, CONDENSATE WATER DRAINS ETC.) TO THE ROOF DRAIN LEADERS DIRECTED TO STORMWATER MANAGEMENT FACILITIES.

RECOMMENDATION ON THE THICKNESS.

OF THE CLIENT'S GEOTECHNICAL ENGINEER.

DOCUMENTS.

REMAIN FOR VEHICULAR ACCESS

- 40. SHOP DRAWINGS FOR GEOMEMBRANE/GEOSYTHETIC LINER'S SHALL INCLUDE MANUFACTURE'S
- 41. THE WORD "PROPOSED" OR "PROP" SHALL MEAN "NEW" ON THESE CONTRACT DOCUMENTS.
- SUPPORTING STREET LOADING AS DETERMINED BY THE GEOTECHNICAL ENGINEER. WHERE UNSTABLE SUB GRADE IS ENCOUNTERED, IT SHALL BE MADE STABLE AS PER THE DIRECTION
- 43. LOCATIONS OF ALL EXISTING UTILITIES INCLUDING THOSE OBTAINED FROM RECORDS AND SURFACE MARKINGS SURVEYED ARE APPROXIMATE. EXACT LOCATIONS OF ALL UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO THE BEGINNING OF ANY DRILLING. EXCAVATION, SHEETING AND SHORING, OR UTILITY WORK IN THE VICINITY OF SAID UTILITIES. ONCE UTILITIES HAVE BEEN LOCATED IN THE FIELD THE CONTRACTOR SHALL DIG TEST PITS AT 77. CONTRACTOR SHALL SUBMIT DRAWINGS FOR ALL PRECAST STRUCTURES TO THE
- 44. THE TEST PITS REQUIRED BY THESE PLANS SHALL BE PERFORMED BY THE CONTRACTOR WELL UNNECESSARY ADJUSTING. IN ADVANCE OF CONSTRUCTION AND PRIOR TO ORDERING PRECAST STRUCTURES IN THE VICINITY OF THE AFFECTED UTILITIES. ALL DATA RESULTING FROM TEST PITS SHALL BE SUBMITTED TO VIKA FOR EVALUATION AND PLAN COORDINATION. THE APPROPRIATE UTILITY

DATA TO VIKA FOR EVALUATION AND COORDINATION PRIOR TO ORDERING MATERIALS.

45. A 10 FT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ALL WATER LINES AND SANITARY SEWER LINES UNLESS OTHERWISE SPECIFICALLY SPECIFIED ON THE CONTRACT

COMPANIES SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO TEST PITTING.

- 46. NEW UNDERGROUND UTILITIES SUCH AS ELECTRIC, TELEPHONE, CABLE AND GAS WHICH SERVE 81. ALL CURB AND GUTTER TO BE STANDARD CURB AND GUTTER UNLESS OTHERWISE NOTED ON THE PROJECT SHALL BE LOCATED WITH A MINIMUM 5 FOOT CLEAR HORIZONTAL SEPARATION FROM WATER, SEWER, AND STORM DRAIN.
- 47. THE CONTRACTOR SHALL VERIFY CLEARANCES BELOW EXISTING AERIAL UTILITY LINES TO
- 48. REPAIRS TO UTILITIES OR PROPERTY DAMAGED AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE OR METHOD OF OPERATION MUST BE MADE AT THE CONTRACTOR'S EXPENSE. REPAIR WORK PERFORMED SHALL MATCH OR EXCEED EXISTING CONDITIONS.
- AND SHORING WILL BE COMPLETELY REMOVED FROM ALL TRENCHES PRIOR TO BACKFILLING

  49. IF PUBLIC WATER SERVICE IS PERMITTED FOR TEMPORARY VEHICLE WASH AREA, A BACKFLOW PREVENTER SHALL BE REQUIRED.
  - 50. IF CONTRACTOR REQUIRES THE USE OF FIRE HYDRANTS AS A SOURCE OF WATER FOR

CONSTRUCTION PURPOSES, IT SHALL BE UNDER THE AUTHORITY OF THE UTILITY PROVIDER.

- (E) CONTRACTOR SHALL PROVIDE SHEETING AND SHORING FINAL DESIGN AND CONSTRUCTION 51. ALL WATER AND SEWER TRENCH BEDDING TO BE IN ACCORDANCE WITH STANDARD DETAILS AND SPECIFICATION OF THE AGENCY HAVING JURISDICTION ON THE PROJECT SITE.
- 18. THE CONTRACTOR IS TO VERIFY THAT ALL REQUIRED EASEMENTS (ONSITE AND OFFSITE) HAVE 52. ALL WET UTILITIES (STORM DRAIN, WATERMAIN AND SANITARY SEWER ) CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE LATEST ADDITION OF THE STANDARD DETAILS, SPECIFICATIONS AND ALL REGULATIONS OF THE LOCAL AGENCIES HAVING JURISDICTION ON THE PROJECT SITE.
  - 53. ALL STORM DRAIN STRUCTURES GREATER THAN 4 FEET DEEP SHALL BE INSTALLED WITH STEPS. STEPS SHALL BE INSTALLED PER THE SPECIFICATIONS AND DETAILS OF THE LOCAL AGENCIES HAVING JURISDICTION ON THE PROJECT SITE.
  - 54. ALL PROPOSED UNDERGROUND UTILITIES (WET AND DRY) WITHIN THE RIGHTS-OF WAY (PRVIATI AND PUBLIC) SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CITY, COUNTY, AND STATE JURISDICTIONAL CONSTRUCTION STANDARDS AND SPECIFICATIONS PRIOR TO INSTALLATION OF ANY SUB BASE MATERIAL, CURB AND GUTTER, OR SIDEWALK WITHIN SAID RIGHTS-OF-WAY.
  - 55. THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS TO ALL STRUCTURES, WHEN NECESSARY TO MEET EXISTING CONDITIONS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE

  - 56. ALL ELEVATIONS SHOWN ON THE PROFILES ARE INVERT ELEVATIONS UNLESS OTHERWISE
  - 57. ALL EXISTING UTILITIES AND STRUCTURES NOT SHOWN TO BE REMOVED ARE TO REMAIN AND PRESERVED AS FUNCTIONAL AT ALL TIMES.
  - 58. ALL STORM DRAIN UNDER PAVEMENT THAT IS NOTED "ABANDONED" IS TO BE FILLED FULL WITH CONCRETE.
  - 59. FOR UTILITIES INSTALLED UNDER ROADWAYS AND/OR EASEMENTS PLANNED FOR FUTURE ROADWAYS, BACKFILL SHALL BE COMPACTED UNDER THE SUPERVISIONOF THE CLIENT'S GEOTECHNICAL ENGINEER. IN NO CASE THE CAMPACTION SHOULD BE LESS THAN 95% OF MAXIMUM DRY DENSITY (ASTM D-698) AND IN ACCORDANCE WITH ALL APPLICABLE LOCAL CITY, COUNTY, AND STATE JURISDICTIONAL STANDARDS AND SPECIFICATIONS. WHERE ANY PART OF THE STORM DRAIN SYSTEM IS LOCATED IN FILL, THE CONTRACTOR IS TO PROVIDE BACKFILL COMPACTED TO 95% OF MAXIMUM DRY DENSITY FROM APPROVED SUB GRADE TO
- ENTRANCES, CURB AND GUTTER OR SIDEWALK ALONG THE FRONTAGE OF THIS SITE WHICH IS

  60. ALL CONCRETE USED FOR STORMWATER MANAGEMENT STRUCTURES WITH FREEZING AND THAWING EXPOSURES, SHALL MEET THE REQUIREMENTS OF LATEST EDITION OF ACI (AMERICAN CONCRETE INSTITUE) STANDARDS/REQUIREMENTS. CONCRETE SHALL BE TYPE II OR IIA CEMENT, WITH A 28 DAY COMPRESSIVE STRENGTH OF 4500 PSI FOR CAST IN PLACE AND 5000 PSI FOR PRECAST STRUCTURES.

- WHERE ANY VERTICAL DROP IS MORE THAN 30" OR WHERE SLOPES EXCEED 2(H):1(V) AND 62. LENGTHS OF STORM DRAIN PIPE SHOWN ON THE DRAWINGS ARE MEASURED FROM INSIDE EDGE OF STRUCTURE TO INSIDE EDGE OF STRUCTURE UNLESS INDICATED OTHERWISE.
  - 63. WHERE A PROPOSED UTILITY INSTALLTION CROSSES OR PARALLELS AN EXISTING STREET, THE ASPHALT SHALL BE NEATLY SAW CUT TO FULL DEPTH. AFTER INSTALLATION OF THE PIPE, THE ROADWAY SHALL BE BACKFILLED AND PATCHED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CITY, COUNTY, AND STATE JURISDICTIONAL REQUIREMENTS.
  - 64. EXISTING FEATURES TO REMAIN SUCH AS EXISTING MANHOLE FRAMES AND COVERS, VALVE BOXES AND COVERS, AND FIRE HYDRANTS SHALL BE ADJUSTED, AS NECESSARY, TO MATCH FINISHED GRADES.
  - 65. RETAINING WALLS SHOWN HEREON SHALL BE DESIGNED BY OWNER'S STRUCTURAL ENGINEER. THE CONTRACTOR SHALL COORDINATE FINAL RETAINING WALL DESIGN WITH THE OWNER'S STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION, AND SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL OF FINAL RETAINING WALL DESIGN TO OWNER'S STRUCTURAL ENGINEER. CONTRACTOR / OWNER'S STRUCTURAL ENGINEER TO SECURE RETAINING WALL PERMIT.
  - 66. A BUILDING PERMIT IS REQUIRED PRIOR TO THE INSTALLATION OF ANY TYPE OF FENCE OR WALL OVER 30 INCHES IN HEIGHT. ALL WALLS TALLER THAN 30 INCHES SHALL HAVE FALL PREVENTION HANDRAILS UNLESS OTHERWISE NOTED ON THE SITE PLAN.
  - 67. A MINIMUM OF 2 FOOT HORIZONTAL CLEARANCE IS REQUIRED BETWEEN THE WALKWAY EDGE AND ANY VERTICAL OBSTRUCTIONS SUCH AS TREES, UTILITY POLES, SIGNS, ETC., UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLANS AT EACH LOCATION.
  - 68. ALL DRIVEWAYS AND ACCESS TO ADJACENT PROPERTIES AND PROPERTIES LOCATED ACROSS THE STREET SHALL BE MAINTAINED AT ALL TIMES.
  - 69. THE CONTRACTOR SHALL GRIND OR MILL EXISTING PAVEMENT ON ADJACENT ROADWAYS AS REQUIRED AND SHALL OVERLAY EXISTING PAVEMENT AND PROVIDE HEELS AND SMOOTH FINISH SURFACE BETWEEN LIMIT OF OVERLAY AND EXISTING PAVEMENT SURFACE.
  - 70. STANDARD GUARDRAILS SHALL BE REQUIRED/PROVIDED BASED ON FINAL INSPECTION OF JURISDICTIONAL INSPECTOR AND PHYSICAL CONDITIONS AND OBSTRUCTIONS IN FIELD AND/OR AS SPECIFIED ON THE CONTRACT DOCUMENTS.

AREAS SHALL BE SEEDED AND MULCHED WHERE PERMITTED.

CONDITIONS ALLOW.

72. AFTER THE BITUMINOUS CONCRETE BASE COURSE HAS BEEN PLACED. NO TRAFFIC IS ALLOWED ON THE BASE COURSE UNTIL THE FIRST SURFACE COURSE HAS BEEN PLACED. THE FIRST LAYER OF THE BITUMINOUS CONCRETE SURFACE COURSE MUST BE PLACED AS SOON AS FIELD

71. DISTURBED AREAS ADJACENT TO ESTABLISHED LAWNS SHALL BE SODDED. OTHER DISTURBED

- 73. FOR TYPES OF STRUCTURES REFER TO THE STANDARD DETAILS OF THE LOCAL AGENCIES HAVING JURISDICTION ON THE PROJECT SITE.
- 74. WHERE THE DROP ON THE MAIN LINE THROUGH A STRUCTURE CAN BE ACCOMMODATED BY A SLOPE OF 1-1/2:1 OR FLATTER, A ROUNDED CHANNEL LINED WITH SEWER BRICK ON EDGE SHALL BE BUILT TO THE CROWN OF THE PIPES.
- APPROVED SUB GRADE REFERENCED ON THE PLANS IS DEFINED AS THE EARTH CAPABLE OF 75. ALL PIPES SHOWN AS RCP SHALL BE REINFORCED CONCRETE PIPE CLASS IV CONFORMING TO ASTM C-76 AND C-443, UNLESS INDICATED OTHERWISE ON THE CONTRACT DOCUMENTS.
  - 76. PIPE SHALL NOT BE CONSTRUCTED INTO THE CORNER OF A SQUARE OR RECTANGULAR STORM DRAIN STRUCTURE. A MINIMUM CLEARANCE OF 6 (SIX) INCHES MUST BE PROVIDED BETWEEN ANY INSIDE CORNER OF THE STRUCTURE AND THE PIPE OPENING. THIS REQUIREMENT APPLIES TO ALL STORM DRAIN STRUCTURES WHETHER PRECAST OR CAST IN PLACE.
- ALL PROPOSED UTILITY CROSSINGS AND CONNECTION POINTS AND SHALL SUBMIT ALL RELATED DEVELOPER/ENGINEER FOR APPROVAL PRIOR TO FABRICATION.
  - 78. THE STRUCTURE TOPS ARE TO BE SET AFTER FINE GRADING IS FINISHED TO AVOID
  - 79. ALL UTILITIES REQUIRED TO BE ABANDONED SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL CITY, COUNTY, AND STATE JURISDICTIONAL STANDARDS OBTAINED/ SECURED BY THE CONTRACTOR.
  - 80. CONTRACTOR SHALL ROUND ALL VERTICAL BREAKS OF THE CURB AND GUTTER WITH SMOOTH SPLINE CURVES.

82. CONTRACTOR TO TIE INTO EXISTING CURB, SIDEWALK, AND PAVEMENT WITH A SMOOTH

- TRANSITION TO MEET EXISTING. 83. ALL SIDEWALKS TO BE A MINIMUM OF 5' WIDE, NOT INCLUDED CURB, UNLESS OTHERWISE
- 84. ALL SIDEWALK RAMPS AND DETECTABLE WARNING SURFACES TO BE BUILT IN ACCORDANCE WITH THE LOCAL AGENCIES HAVING JURISDICTION ON THE PROJECT SITE OR AS NOTED ON APPROVED DESIGN PLANS.
- 85. ALL ELEVATIONS SHOWN ON THE PLANS ARE BOTTOM OF CURB UNLESS OTHERWISE NOTED.
- 86. CONTRACTOR IS TO VERIFY THAT ALL UTILITIES, I.E., WATER, SEWER, STORM DRAIN, GAS, ELECTRIC, TELEPHONE, CABLE, ETC., ARE IN PLACE PRIOR TO CONSTRUCTION OF SUBBASE AND/OR PAVING.
- 87. THE CONTRACTOR SHALL OBTAIN APPROVAL OF THE DEVELOPER FOR ALL TEMPORARY STRUCTURES SUCH AS CRANES REQUIRED FOR CONSTRUCTION.
- 88. UNDERGROUND DRY UTILITY ALIGNMENTS SHOWN ARE SCHEMATIC. FINAL ALIGNMENTS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE APPROPRIATE UTILITY COMPANY.
- 89. THE CONTRACTOR SHALL PROVIDE AND COORDINATE THE INSTALLATION OF ALL DRY UTILITIES CONDUITS AND DUCT BANKS UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. 90. THE CONTRACTOR SHALL PROVIDE SPILL GUTTER ON CURB FILLETS AS NECESSARY TO CONVEY WATER ACROSS INTERSECTIONS.
- 91. A TEN FOOT TRANSITION FROM STANDARD CURB AND GUTTER TO REVERSE GUTTER OR MOUNTABLE CURB SHALL BE PROVIDED.
- CURB, GUTTERS, AND SIDEWALKS. 93. A SMOOTH GRADE SHALL BE MAINTAINED FROM CENTERLINE OF PROPOSED ROADS OR

PARKING AREAS TO PROPOSED CURB AND GUTTER TO PRECLUDE THE FORMING OF FALSE

92. THE CONTRACTOR SHALL ROTATE MANHOLE RISERS TO KEEP THE FRAME AND COVER OUT OF

- GUTTER AND / OR THE PONDING OF ANY WATER ON THE ROADWAY. 94. THE CONTRACTOR SHALL PROVIDE A TEMPORARY WEDGE AT MANHOLE COVERS AND OTHER UTILITIES IN THE ROADWAY PRIOR TO SURFACE COURSE INSTALLATION.
- 95. TYPES OF STRUCTURES REFER TO THE STANDARD DETAILS OF THE RESPECTIVE AGENCY STANDARDS UNLESS OTHERWISE NOTED.
- 96. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PRECAST STRUCTURES TO THE OWNERS REPRESENTATIVE OR RESPECTIVE PROJECT DESIGN ENGINEER FOR APPROVAL PRIOR TO FABRICATION.
- 97. A 6 IN (MIN.) LAYER OF GRADED AGGREGATE STONE IS REQUIRED BENEATH CURB AND GUTTER AND A 4 IN (MIN.) LAYER OF GRADED AGGREGATE STONE IS REQUIRED BENEATH SIDEWALKS UNLESS OTHERWISE SPECIFIED ON THE CONTRACT DOCUMENTS.
- 98. ALL CURB AND GUTTER TO BE IN ACCORDANCE WITH THE PROJECT'S LOCAL AGENCY STANDARD, UNLESS OTHERWISE NOTED ON THE CONTRACT DOCUMENTS. 99. ALL SIDEWALK RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT APPLICABLE

SPECIFICATION, UNLESS OTHERWISE NOTED ON THE CONTRACT DOCUMENTS.

LOCAL CITY, COUNTY, AND STATE JURISDICTIONAL CONSTRUCTION STANDARDS AND

100. ALL STORM DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT APPLICABLE

- LOCAL CITY, COUNTY, AND STATE JURISDICTIONAL CONSTRUCTION STANDARDS AND
- 101. TYPES OF STRUCTURES REFER TO THE STANDARD DETAILS IN ACCORDANCE WITH CURRENT APPLICABLE LOCAL CITY, COUNTY, AND STATE JURISDICTIONAL STANDARDS UNLESS OTHERWISE
- 102. GRADING SHALL BE DONE IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE.
- 103. THE CONTRACTOR MUST FIELD REVIEW ALL EXISTING UTILITY STRUCTURES AND CONFIRM ADJUSTMENT OF EXISTING UTILITY RIMS TO FINAL GRADES WILL BE COMPLETED BY THE
- 104. ALL RCP PIPES SHALL BE INSTALLED WITH CLASS "C" BEDDING UNLESS OTHERWISE NOTED. FOR PVC PIPE, THE BEDDING AND BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS 1 OR 2 MATERIAL AS DEFINED IN ASTM D2321. THE SURFACE DRAINAGE INLETS SHALL BE EMBEDDED AND BACKFILLED UNIFORMALLY IN ACCORDANCE WITH ASTM D2321.
- 105. ALL PAVEMENT MARKINGS THAT ARE REMOVED BY MILLING OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN KIND.
- 106. ALL SIGNS THAT ARE REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN
- 107. ALL PRECAST STRUCTURE/MATERIAL SUPPLIERS SHALL BE PREVIOUSLY APPROVED BY THE RESPECTIVE LOCAL AGENCIES, PRIOR TO PROVIDING SHOP DRAWINGS TO DESIGN ENGINEER.
- 108. ALL EXISTING CURB AND GUTTER TO REMAIN WITHIN THE PROJECT LIMITS WHICH IS IN POOR CONDITION OR DAMAGED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CITY, COUNTY, AND STATE JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
- 109. OWNER SHALL COORDINATE WITH EACH INDIVIDUAL PROPERTY OWNERS WHEN IMPROVING ANY STREETSCAPE IN FRONT OF, OR ON THEIR PROPERTY PRIOR TO START OF CONSTRUCTION.
- 110. ALL PROPOSED DRIVEWAY CURB FILLETS TO MATCH & ALIGN WITH EXISTING DRIVEWAY EDGE. ALL PROPOSED GUTTER PANS TO MATCH EXISTING GUTTER PANS IN-LINE & ON GRADE.
- 111. ALL EXPANSION JOINT MATERIAL TO BE 1/2 INCH PREFORMED CORK, TRIMMED AND SEALED WITH NON-STAINING, TWO COMPONENT POLYSULFIDE OR POLYURETHANE ELASTOMERIC TYPE SEALANT, COMPLYING WITH FS TT-S-00227.
- 112. EXPANSION JOINT MATERIAL SHALL BE PLACED AROUND POLES, HYDRANTS, ETC. AND ALONG THE PROPERTY LINE WHEN SIDEWALK ABUTS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE.
- 113. ROOFING PAPER WILL BE USED WHENEVER THE PROPOSED CONCRETE SUB- BASE ABUTS EXISTING CONCRETE CURB.
- 114. NO FIELD MODIFICATIONS ARE ALLOWED WITHOUT THE APPROVAL OF RESPECTIVE AGENCY INSPECTORS.
- 115. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN, EXECUTE AND MAINTAIN ANY AND ALL REQUIRED JURISDICTIONAL CONSTRUCTION AND INSPECTION CHECKLISTS, ESPECIALLY WHERE CERTIFIACTIONS WILL BE REQUIRED BY CIVIL ENGINEER OF RECORD. ORIGINAL RECORD SET OF PLANS WILL HAVE TO BE SUBMITTED TO THE CIVIL ENGINEER OF RECORD TO BE SUBMITTED AS PART OF THE AS-BUILT PLAN SUBMISSION TO RESPECTIVE AGENCIES.
- 116. THE OWNER/DEVELOPER OR AUTHORIZED REPRESENTATIVE SHALL BE RESPONSIBLE FOR TIMELY ORDERING AND PROCESSING OF A CERTIFIED WALL CHECK SURVEY, WHETHER OR NOT REQUIRED BY THE JURISDICTION, PRIOR TO EXTENDING CONSTRUCTION ABOVE FOUNDATION LEVEL. IF A WALL CHECK IS REQUIRED BY THE JURISDICTION, IT SHALL BE APPROVED PRIOR TO COMMENCING CONSTRUCTION ABOVE FOUNDATION LEVEL. THE DEVELOPER OR AUTHORIZED REPRESENTATIVE SHALL BE COMPLETELY RESPONSIBLE FOR ALL WORK OR CONSTRUCTION ABOVE FOUNDATION LEVEL COMPLETED PRIOR TO WALL CHECK PREPARATION AND APPROVAL BY VIKA AND LENDER/OWNER AND/OR APPROVAL BY THE JURISDICTION AS REQUIRED BY

# ACCESSIBILITY NOTES

CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLIANCE AND CONSTRUCTION OF ALL ACCESSIBILITY REQUIREMENTS IN THE REFERENCED STANDARDS, CONSTRUCTION DRAWINGS AND DETAILS. PEDESTRIAN ACCESS ROUTES (P.A.R.)

- ) FOR PURPOSES OF THESE NOTES, ALL REQUIREMENTS FOR ACCESSIBLE ROUTES AND CIRCULATION
- PATHS APPLY TO PEDESTRIAN ACCESS ROUTES AND THE ACCESSIBLE MEANS OF EGRESS TO THE 2) ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A RUNNING SLOPE NO STEEPER THAN 1:20, DOORWAYS, RAMPS, AND CURB RAMPS
- EXCLUDING THE FLARED SIDES AND PARKING ACCESS AISLES. ALL COMPONENTS OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH 2010 ADA STANDARDS CH. 4 (2010 ADA 402.2) 3) IN THE PUBLIC RIGHT-OF-WAY (PROW) THEY CONNECT TO ACCESSIBLE ELEMENTS, SPACES, AND FACILITIES IN THE PROW, INCLUDING ACCESSIBLE PEDESTRIAN SIGNALS, PUSHBUTTONS, ACCESSIBLE STREET FURNITURE, ACCESSIBLE TRANSIT STOPS/SHELTERS, ACCESSIBLE ON-STREET PARKING SPACES AND PARKING METERS AND PARKING PAY STATIONS SERVING THOSE PARKING SPACES, AND ACCESSIBLE PASSENGER LOADING ZONES. PEDESTRIAN ACCESS ROUTES IN THE PUBLIC
- PAR SURFACE REQUIREMENTS:
- a) VERTICAL SURFACE REQUIREMENTS: LEVEL CHANGES BETWEEN GROUND SURFACE MATERIALS (EG, PAVERS TO CONCRETE) MUST BE NO MORE THAN 14-INCH HIGH. LEVEL CHANGES GREATER THAN 14-INCH HIGH MUST BE BEVELED WITH A SLOPE THAT DOES NOT EXCEED 1:2 FOR A LEVEL CHANGE UP TO 1/2-INCH HIGH. IF THERE IS A LEVEL CHANGE GREATER THAN 1/2 INCH, THEN THE LEVEL CHANGE MUST BE RAMPED AND COMPLY WITH THE RAMP CRITERIA. (PROWAG R302.7.2) b) HORIZONTAL OPENING REQUIREMENT: OPENINGS ALONG THE ACCESSIBLE ROUTE, INCLUDING DRAIN

ACCESSIBLE PARKING SPACES (SEE PROWAG R309.5). CLEAR SPACES ARE ALSO REQUIRED AT BIKE

RIGHT-OF-WAY ALSO CONNECT TO ACCESSIBLE ROUTES AT BUILDING AND FACILITY SITE ARRIVAL

- COVERS, INLETS. AND CONSTRUCTION JOINTS, SHALL NOT EXCEED 1/2" IN THE DIRECTION OF TRAVEL. LONG DIMENSIONS OF OPENINGS SHALL BE PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL. (2010 ADA 302.3) ) <u>CLEAR SPACE</u> (2010 ADA 305 & PROWAG R404): CLEAR SPACES ARE REQUIRED AT OPERABLE PARTS (SEE PROWAG R403.2), INCLUDING ACCESSIBLE PEDESTRIAN SIGNALS AND PEDESTRIAN PUSHBUTTONS (SEE PROWAG R209) AND PARKING METERS AND PARKING PAY STATIONS THAT SERVE
- RACKS (ANSI SECTION 308), BENCHES (SEE PROWAG R212.6) AND WITHIN TRANSIT SHELTERS (SEE PROWAG R308.2). a) SLOPE: 1.99% (1:48) MAXIMUM WHEN MEASURED IN ANY DIRECTION
- b) SIZE: 30" X 48" MIN; ADDITIONAL MANEUVERING SPACE REQUIRED IF IS CONFINED ON 3 SIDES OR c) POSITION: POSITIONED FOR EITHER FORWARD OR PARALLEL APPROACH TO AN ELEMENT d) APPROACH: 1 FULL UNOBSTRUCTED SIDE OF SPACE SHALL ADJOIN AN ACCESSIBLE ROUTE OR
- ANOTHER CLEAR FLOOR SPACE 6) TURNING SPACES (2010 ADA 304): WHERE PEOPLE USING MOBILITY DEVICES MUST PARK THEIR MOBILITY AIDS SUCH AS IN WHEELCHAIR SPACES, OR MANEUVER TO USE ELEMENTS SUCH AS AT
- DOORS, FIXTURES, AND TELEPHONES. a) SLOPE: 2% (1:48) MAXIMUM WHEN MEASURED IN ANY DIRECTION b) SIZE: EITHER (A) CIRCULAR SPACE WITH 60" MIN DIAMETER OR (B) THE TURNING SPACE SHALL BE A T-SHAPED SPACE WITHIN A 60" MINIMUM SQUARE, WITH ARMS AND BASE 36" MINIMUM IN
- 7) <u>BUILDING ACCESS/DOORS:</u> 60% OF ALL BUILDING ENTRANCES MUST BE ACCESSIBLE. a) SLOPE: 2% (1:48) MAXIMUM WHEN MEASURED IN ANY DIRECTION

b) DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES MINIMUM.

DOOR OPEN 90'. OPENINGS MORE THAN 24 INCHES DEEP SHALL PROVIDE A CLEAR OPENING OF 36 INCHES MINIMUM. d) PROJECTIONS WITHIN CLEAR OPENING AREA: NO PROJECTIONS WITHIN 0"-34" FROM FINISH FLOOR OR GROUND. PROJECTIONS BETWEEN 34" - 80" ABOVE THE FINISH FLOOR OR GROUND SHALL

c) CLEAR OPENINGS WITH SWINGING DOORS (MEASURED BETWEEN DOOR AND THE STOP, WITH THE

- e) IDENTIFICATION: NON-ACCESSIBLE ENTRANCES A SIGN MUST BE CORRECTLY POSTED DIRECTING TO ACCESSIBLE ENTRANCE. 8) <u>WIDTH REQUIREMENTS FOR WALKING SURFACES WITHIN P.A.R.</u> (2010 ADA 403.5):
- a) GENERAL: 36" MIN. FOR DISTANCES OF 24" OR LESS, ACCESSIBLE ROUTE MAY NARROW TO 32" MIN. (2010 ADA 403.5.1) b) WITHIN PROW: 48" MINIMUM (PROWAG R302.3); WHERE THE CLEAR WIDTH IS LESS THAN 5.0 FT, A MIN. 5'X5' PASSING SPACE SHALL BE PROVIDED AT INTERVALS OF 200 FT MAX.
- ) PROTRUDING OBJECTS: OBJECTS ALONG OR OVERHANGS ANY PORTION OF A PEDESTRIAN CIRCULATION PATH SHALL NOT REDUCE THE CLEAR WIDTH REQUIRED FOR PEDESTRIAN ACCESS ROUTES ((PROWAG R402 AND 2010 ADA 307)): a) MINIMUM OVERHEAD CLEARANCE: 80"
- b) WALL-MOUNTED: IF BOTTOM EDGE IS BETWEEN 27" AND 80" ABOVE THE ACCESSIBLE ROUTE, THEN OBJECT CANNOT PROJECT MORE THAN 4" INTO THE CIRCULATION PATH. c) POST-MOUNTED & MOUNTED BETWEEN POSTS: IF BOTTOM EDGE IS 27" TO 80" ABOVE THE ACCESSIBLE ROUTE, THEN OBJECT CANNOT PROJECT MORE THAN 12" INTO THE CIRCULATION PATH. (ANSI 2009 307.3)

10) RUNNING SLOPE FOR P.A.R:

CONSIDERED A RAMP.

- a) RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. (2010 ADA 403.3); UNLESS IT IS CONTAINED WITHIN A STREET RIGHT-OF-WAY IN WHICH CASE IT SHALL NOT EXCEED THE GENERAL GRADE ESTABLISHED FOR THE ADJACENT STREET OR HIGHWAY (PROWAG R302.5). b) ANY PART OF AN ACCESSIBLE ROUTE WITH RUNNING SLOPE ABOVE 5% (1:20) SHALL BE
- 11) CROSS SLOPE FOR P.A.R WALKING SURFACES AND/OR RAMPS: 2% (1:48) MAX (2010 ADA 403.3) a) WITHIN THE PROW NEW SIDEWALK AND HANDICAP IMPROVEMENTS MADE ADJACENT TO EXISTING STREETS (WITH LONGITUDINAL SLOPES GREATER THAN 2%) SHALL BE DESIGNED TO ENSURE THE CROSS SLOPES OF BOTH THE SIDEWALKS AND RAMPS ARE LESS THAN 2%. IN THE EVENT THIS CAN'T BE ACHIEVED THE IMPROVEMENTS NEED TO BE AS ACCESSIBLE AS POSSIBLE GIVEN THE
- CONSTRAINTS OF THE EXISTING STREET. b) SEE ADDITIONAL EXCEPTIONS FOR CROSSWALKS IN PUBLIC SPACE PER PROWAG SECTION R302.6.1 12) RAMPS SHALL HAVE THE FOLLOWING FEATURES (2010 ADA 405 & PROWAG R407):
- a) RUNNING SLOPE: BETWEEN 5% (1:20) AND 8.33% (1:12) b) CLEAR WIDTH: (MEASURED BETWEEN EDGE PROTECTION/HANDRAILS) 3' MINIMUM (PROWAG R407.3)
- c) EDGE FEATURES i. RAMPS THAT RISE MORE THAN 6" SHALL HAVE HANDRAILS ON BOTH SIDES (2010 ADA 405.8 &
- PROWAG R407.8) ii. BOTH RAMPS AND LANDINGS SHALL HAVE EDGE PROTECTION. (2010 ADA 405.9 & PROWAG
- SPECIFIC DETAILS EXPLICITLY STATE THAT HANDRAILS, EDGE PROTECTION, OR LANDINGS ARE d) RISE: MAXIMUM RISE BETWEEN LANDINGS SHALL BE 30". (2010 ADA 405.6 & PROWAG 407.5)

iii. RAMPS IN PUBLIC RIGHTS OF WAYS MUST COMPLY WITH REFERENCED STANDARDS UNLESS

- e) LANDINGS: RAMPS SHALL HAVE LANDINGS AT THE TOP & BOTTOM OF EACH RAMP RUN (2010 ADA 405.7 & PROWAG 407.6):
- i. LANDING SLOPE: MAXIMUM 2% (1:48) IN ANY DIRECTION ii. Landing Length: 60" minimum
- iii. CLEAR WIDTH: THE LANDING CLEAR WIDTH (MEASURED BETWEEN EDGE PROTECTION/HANDRAILS) SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING.
- (1) IF RAMP CHANGES IN DIRECTION, MINIMUM SIZE SHALL BE 60" BY 60" (2) TOP LANDINGS AT LOCKABLE DOORS, MINIMUM SIZE SHALL BE 60" BY 60" (ICC/ANSI.1
- 405.7.5) 13) CURB RAMPS: A CURB RAMP, BLENDED TRANSITION, OR A COMBINATION OF CURB RAMPS AND BLENDED TRANSITIONS COMPLYING WITH R304 SHALL CONNECT THE PEDESTRIAN ACCESS ROUTES AT EACH PEDESTRIAN STREET CROSSING. THE CURB RAMP (EXCLUDING ANY FLARED SIDES) OR BLENDED TRANSITION SHALL BE CONTAINED WHOLLY WITHIN THE WIDTH OF THE PEDESTRIAN STREET
- CROSSING SERVED. (2010 ADA 406, PROWAG R207 & R304 & DDOT STANDARDS. SEE DDOT DETAILS FOR ADDITIONAL INFORMATION.)
- a) RUNNING SLOPE: 5% (1:20) MINIMUM & 8.33% (1:12) MAX, b) COUNTER SLOPE OF ADJOINING GUTTERS & ROAD SURFACES IMMEDIATELY ADJACENT TO CURB RAMP SHALL BE 5% (1:20) MAX, UNLESS IT IS WITHIN ACCESSIBLE PARKING AISLES IN WHICH
- c) LENGTH: IN PUBLIC SPACE THE RAMP LENGTH IS NOT REQUIRED TO EXCEED 15.0 FT (PROWAG d) CURB RAMP FLARES. THE SLOPE OF CURB RAMP FLARES IS 10% (1:10) MAXIMUM. (ANSI 406.3)

e) LANDINGS/TURNING SPACE: PROVIDED AT TOP OF CURB RAMPS (PERMITTED TO OVERLAP OTHER

TURNING/CLEAR SPACES) i. RUNNING SLOPE: 2% MAX. (PROWAG R304.2.2)

CASE IT SHALL BE 2% (1:48) MAX

- ii. SIZE REQUIREMENTS: (1) ON SITE: 36" X 36" MINIMUM. (2010 ADA 406.4)
- (2) WITHIN PROW: 48" X 48" MINIMUM. IF THE LAND SPACE IS CONSTRAINED AT THE BACK-OF-SIDEWALK, THE LANDING SPACE SHALL BE A MINIMUM OF 60" IN THE DIRECTION OF THE RAMP RUN (PROWAG R304.2.1)
- 14) <u>DETECTABLE WARNING SURFACES</u>; WHERE THE ACCESSIBLE ROUTE CROSSES A VEHICULAR LANE, A CURB RAMP OR A BLENDED TRANSITION, PROVIDE A DETECTABLE WARNING THAT COMPLIES WITH DDOT STANDARDS. THE DETECTABLE WARNING SHALL EXTEND THE ENTIRE WIDTH OF THE
- CIRCULATION PATH AND SHALL BE 24" MINIMUM DEEP. (2010 ADA 705 & PROWAG R305) a) DETECTABLE WARNINGS MUST BE PROVIDED FOR CURB RAMPS AT STREET CROSSINGS, CURBSIDE ACCESS RAMPS, REFUGE ISLANDS 6' MIN LENGTH, ON RAISED PLATFORMS SERVING BUSES & RAIL VEHICLES, AND ON SIDEWALKS WHERE BOARDING AND ALIGHTING OCCURS FOR RAIL VEHICLES NOT PROTECTED BY SCREENS OR GUARDS. DETECTABLE WARNINGS MUST CONTRAST IN COLOR WITH
- 15) <u>CROSSWALKS</u>

THE ADJACENT BACKGROUND.

BUILDING ENTRANCE (DDOT)

- a) ALL CROSSWALKS MUST HAVE EDGE LINES. b) WIDTH: 15' MINIMUM; 20' MIN IF LOCATED WITHIN DOWNTOWN STREETSCAPE AND THE CENTRAL BUSINESS AREAS
- c) ACROSS PRIVATE STREETS THAT PROVIDE AN ACCESSIBLE ROUTE PROVIDE A SPEED HUMP (WHEN NECESSARY) TO ENSURE THE LONGITUDINAL STREET GRADE DOES NOT EXCEED 2% (1:50) THRU THE WIDTH OF THE CROSSWALK (MIN. 5 FEET WIDE).

b) HANDRAILS SHALL EXTEND OVER THE TOP AND BOTTOM LANDINGS IN THE SAME DIRECTION AS

THE FLIGHT OF STAIRS. EXTENSIONS OVER THE TOP LANDING SHALL BE HORIZONTAL AND SHALL

- 16) STEPS: ALL STEPS THAT PROVIDE PUBLIC ACCESS SHALL MEET 2010 ADA SECTION 504 & PROWAG a) INSTALL ACCESSIBLE HANDRAILS ON BOTH SIDES.
- EXTEND 12" MINIMUM. EXTENSIONS OVER THE BOTTOM LANDING SHALL AT THE SLOPE OF THE HANDRAIL FOR AT LEAST THE DEPTH OF THE TREAD. 17) <u>ACCESSIBLE PARKING SPACES</u> (2010 ADA 502 & PROWAG R309):
- a) SLOPES: SPACE AND ACCESS AISLE SHALL NOT EXCEED 2% (1:48) SLOPE AS MEASURED IN ANY DIRECTION b) WIDTH: 96" MIN (132" MIN FOR VAN SPACES; DIMENSION FROM CENTER OF THE LINES AND TO THE FACE OF CURBS.
- c) ACCESS AISLES: CONNECT SPACES TO AN ACCESSIBLE ROUTE (2010 ADA 502.3) MAY BE SHARED BY TWO SPACES WIDTH: 60" MINIMUM
- LENGTH: ACCESS AISLES SHALL EXTEND THE FULL LENGTH OF THE PARKING SPACES THEY SFRVF d) IDENTIFICATION: i. SIGNS: SIGNS SHALL BE 60 INCHES MIN ABOVE THE FINISH FLOOR OR GROUND SURFACE

ii. PAVEMENT MARKINGS AND SIGNAGE SHALL BE PROVIDED BY THE CONTRACTOR PER LOCAL

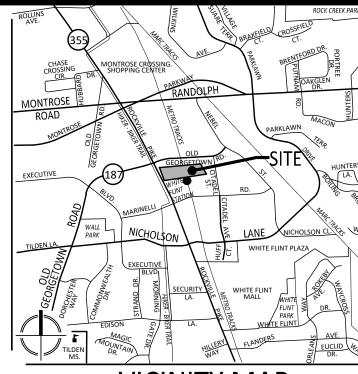
- MEASURED TO THE BOTTOM OF THE SIGN; PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (SEE 2010 ADA 703.7.2.1) SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE"
- JURISDICTIONAL STANDARDS. e) ON-STREET PARKING WITHIN THE PUBLIC RIGHT OF WAY (PROWAG R309) i. THERE MUST BE AN ACCESSIBLE PATH FROM THE ACCESSIBLE ON-STREET PARKING TO THE
- ACCESSIBLE ROUTE FROM THE CORNER CURB RAMP TO THE DEVICE AND THE DEVICE MUST BE ACCESSIBLE. (DDOT) iii. THE MUTCD CONTAINS PROVISIONS FOR MARKING ON-STREET PARKING SPACES (SEE SECTION

18) <u>transit stops</u>: Public transportation stops located within the site boundary must be

96" PERPENDICULAR TO CURB). a) FOR ALL NEW, ALTERED, OR RELOCATED TRANSIT STOPS/SHELTERS, ENSURED THAT THEY ARE ACCESSIBLE. IF THEY ARE NOT THE STOP MUST BE ADJUSTED TO BRING IT INTO ADA COMPLIANCE.

SERVED BY A BUS BOARDING AREA COMPLIANT WITH 2010 ADA STANDARDS SECT 810 (60" WIDE >

ii. ALL PARKING METERING DEVICES MUST BE ADA ACCESSIBLE, WHICH MEANS THERE MUST BE AN



SCALE: 1" = 2000'

LANDSCAPE ARCHITECTS SURVEYORS 20251 CENTURY BOULEVARD SUITE #400 GERMANTOWN, MARYLAND 20874 PHONE: (301) 916-4100 FAX: (301) 916-2262 GERMANTOWN, MD. TYSONS, VA. PREPARED FOR:

LCOR White Flint, L.L.C PARCEL A and B 7255 WOODMONT AVENUE SUITE 225 BETHESDA, MD, 20814 301-581-1218 Craig Phillips cphillips@lcor.com

DESIGN CONSULTANTS: ENGINEER/SURVEYOR: VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD,

GERMANTOWN, MD 20874

SUITE 400

301-916-4100

JASON EVANS

evans@vika.com

35% DOCUMENT SET | 7/26/202

PROFESSIONAL SEAL

NORTH BETHESD/

PARCEL A & E

4TH ELECTION DISTRICT

MONTGOMERY COUNTY,

MARYLAND

WSSC GRID: 215NW05

TAX MAP:HQ122

STORM DRAIN

AND PAVING

**NOTES** 

DRAWN BY: \_\_\_\_\_JDC DESIGNED BY: MG DATE ISSUED: <u>11/7/2023</u>

PROJECT VM50154

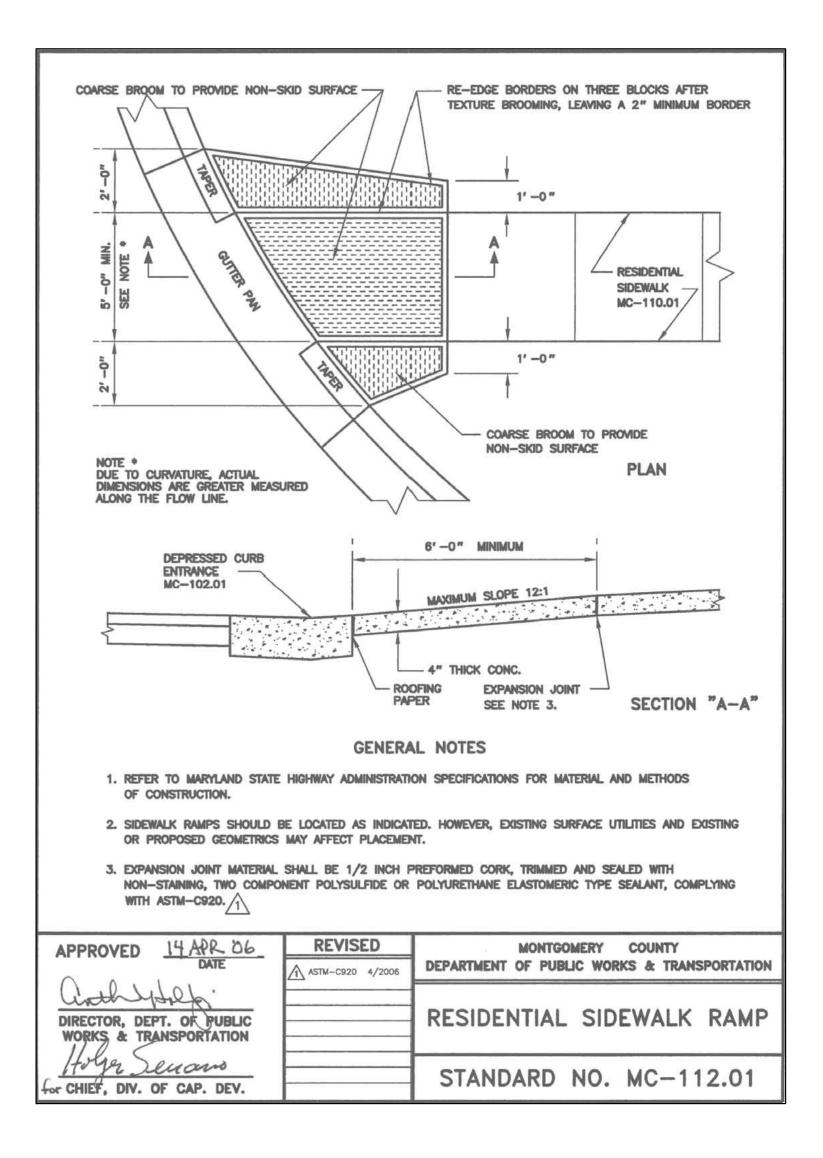
CALL "MISS UTILITY" AT 1-800-257-7777

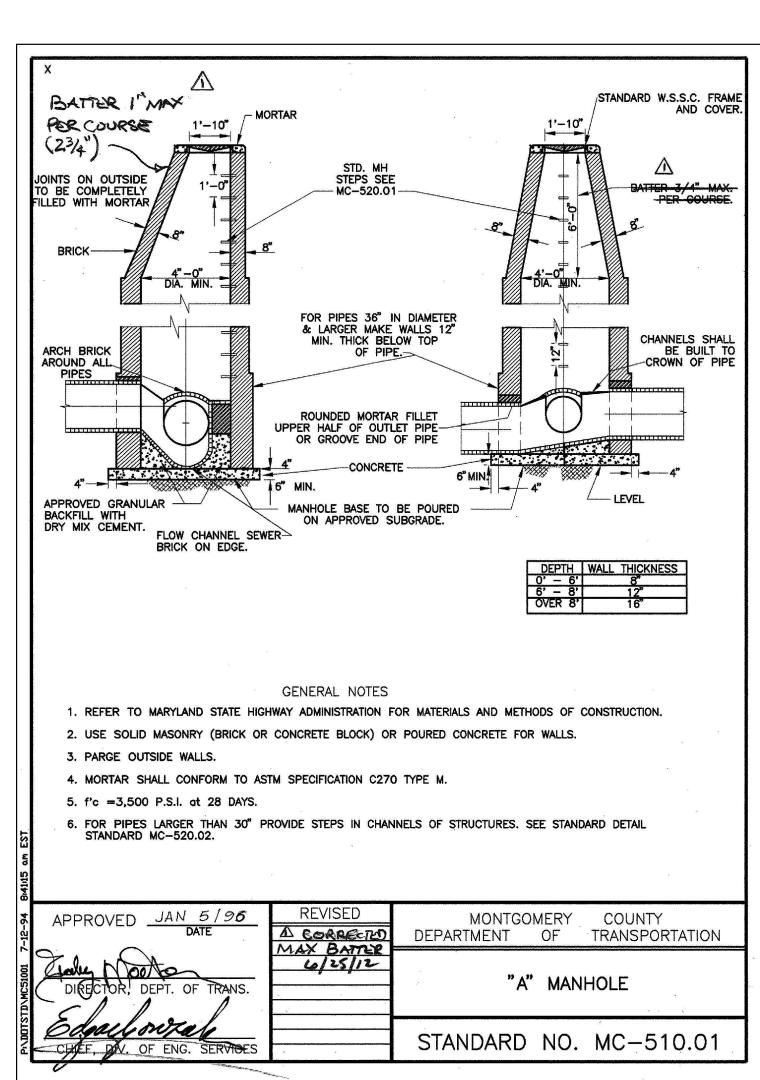
48 Hours Before Start Of Construction

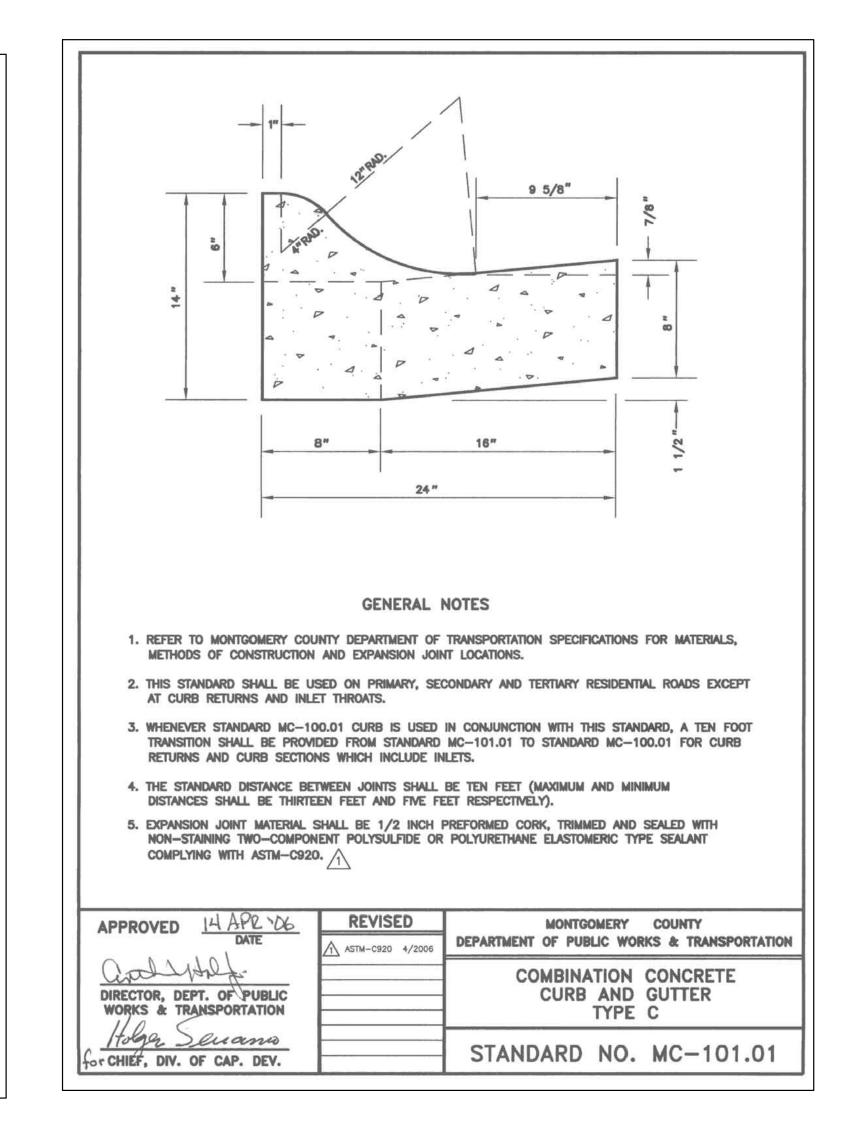
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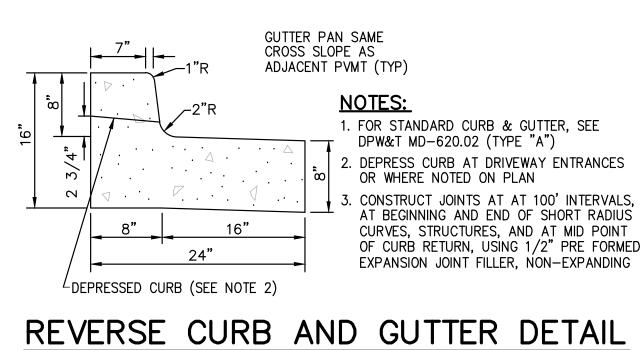
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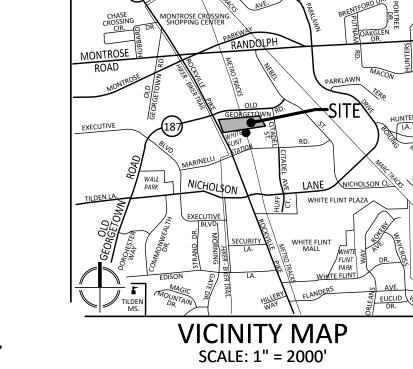
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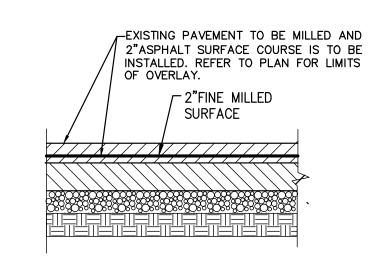
FAX: (301) 916-2262 GERMANTOWN, MD. TYSONS, VA. PREPARED FOR: LCOR White Flint, L.L.C. PARCEL A and B 7255 WOODMONT AVENUE SUITE 225 BETHESDA, MD, 20814 301-581-1218 Craig Phillips cphillips@lcor.com

LANDSCAPE ARCHITECTS SURVEYORS

20251 CENTURY BOULEVARD SUITE #400 GERMANTOWN, MARYLAND 20874 PHONE: (301) 916-4100

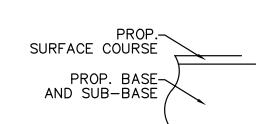
DESIGN CONSULTANTS:

ENGINEER/SURVEYOR: VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD, SUITE 400 GERMANTOWN, MD 20874 301-916-4100 JASON EVANS evans@vika.com



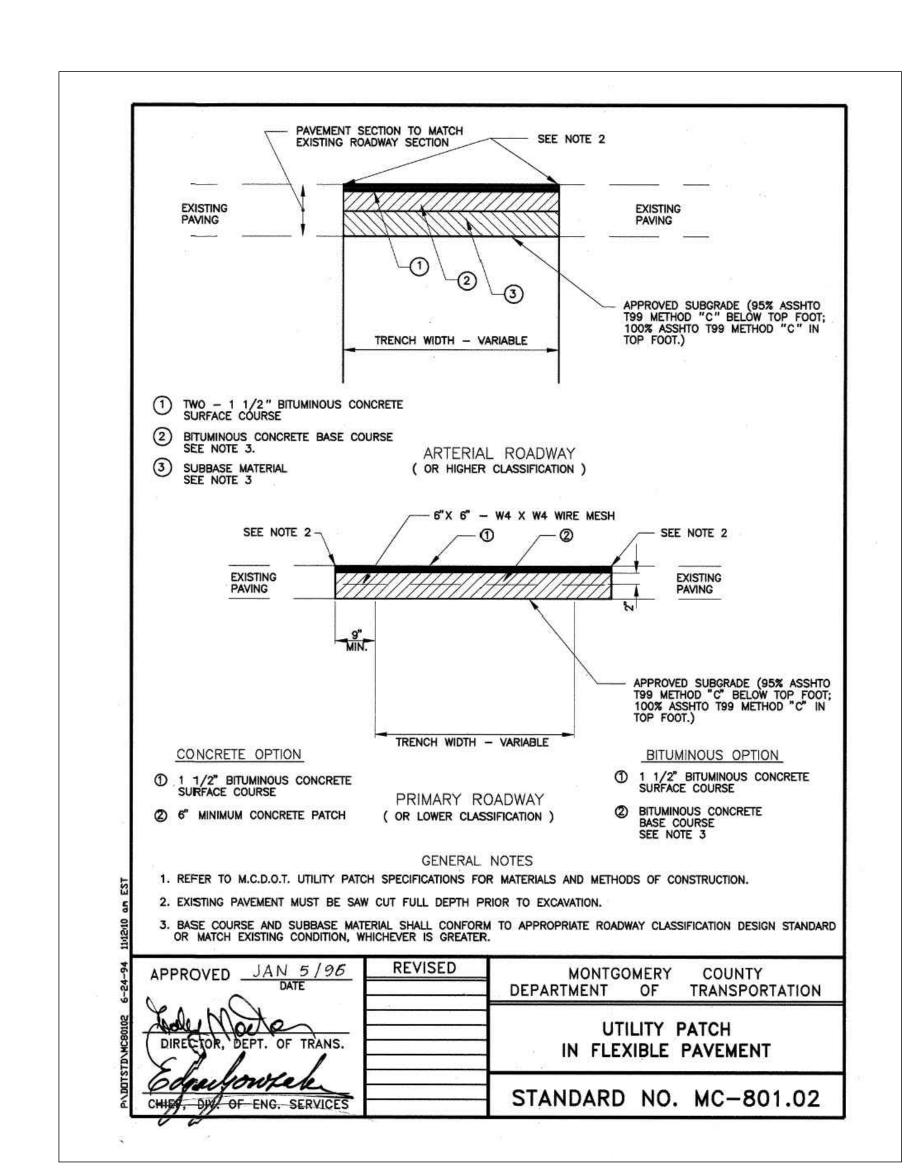
2" MILL AND OVERLAY DETAIL

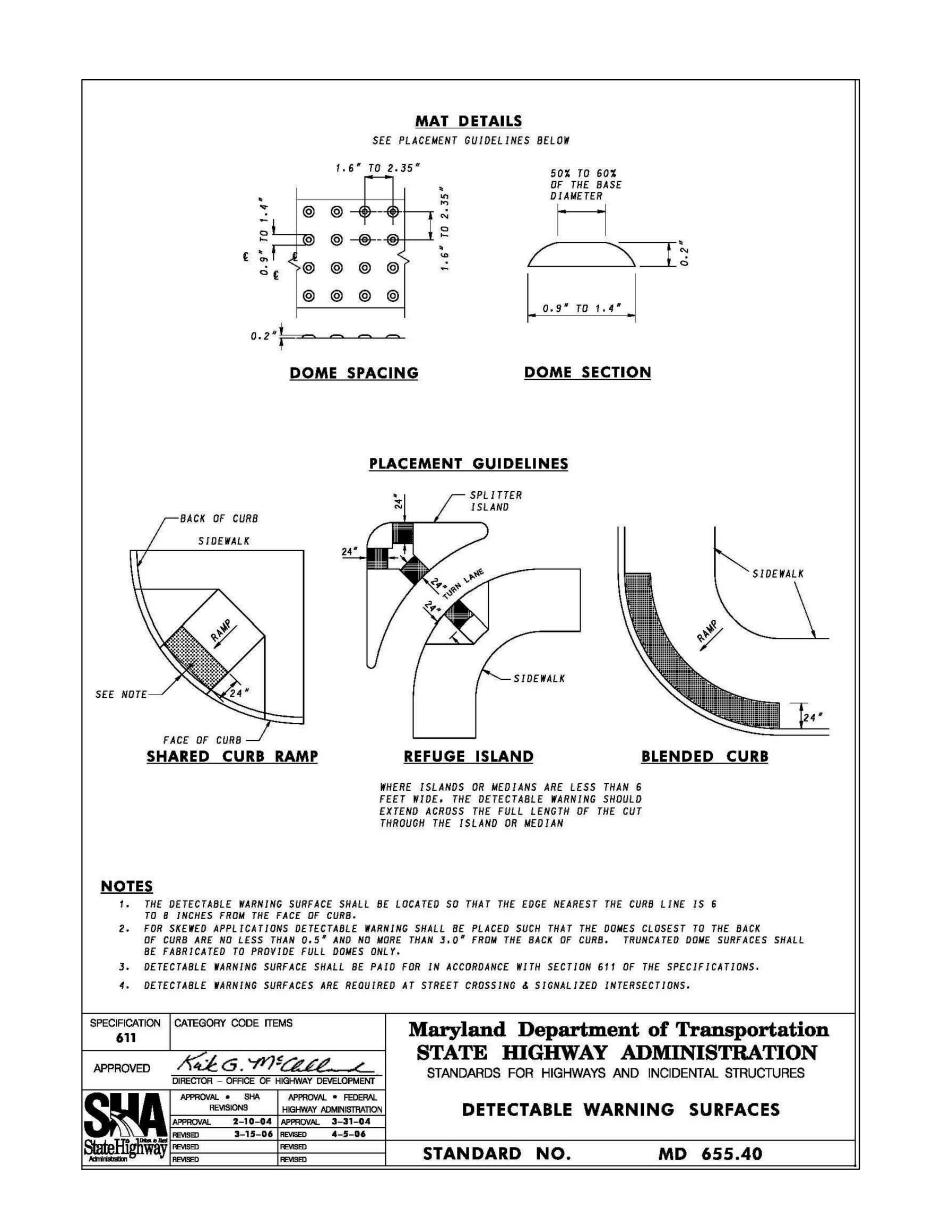
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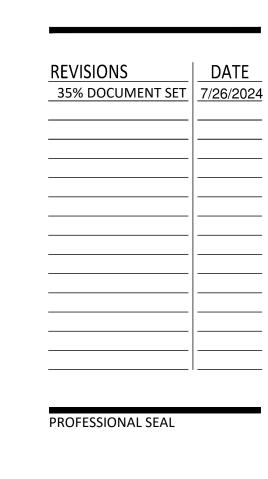


SAW CUT DETAIL

NOT TO SCALE







NORTH **BETHESDA** CENTER

PARCEL A & B 4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 215NW05

TAX MAP:HQ122

STORM DRAIN

AND PAVING

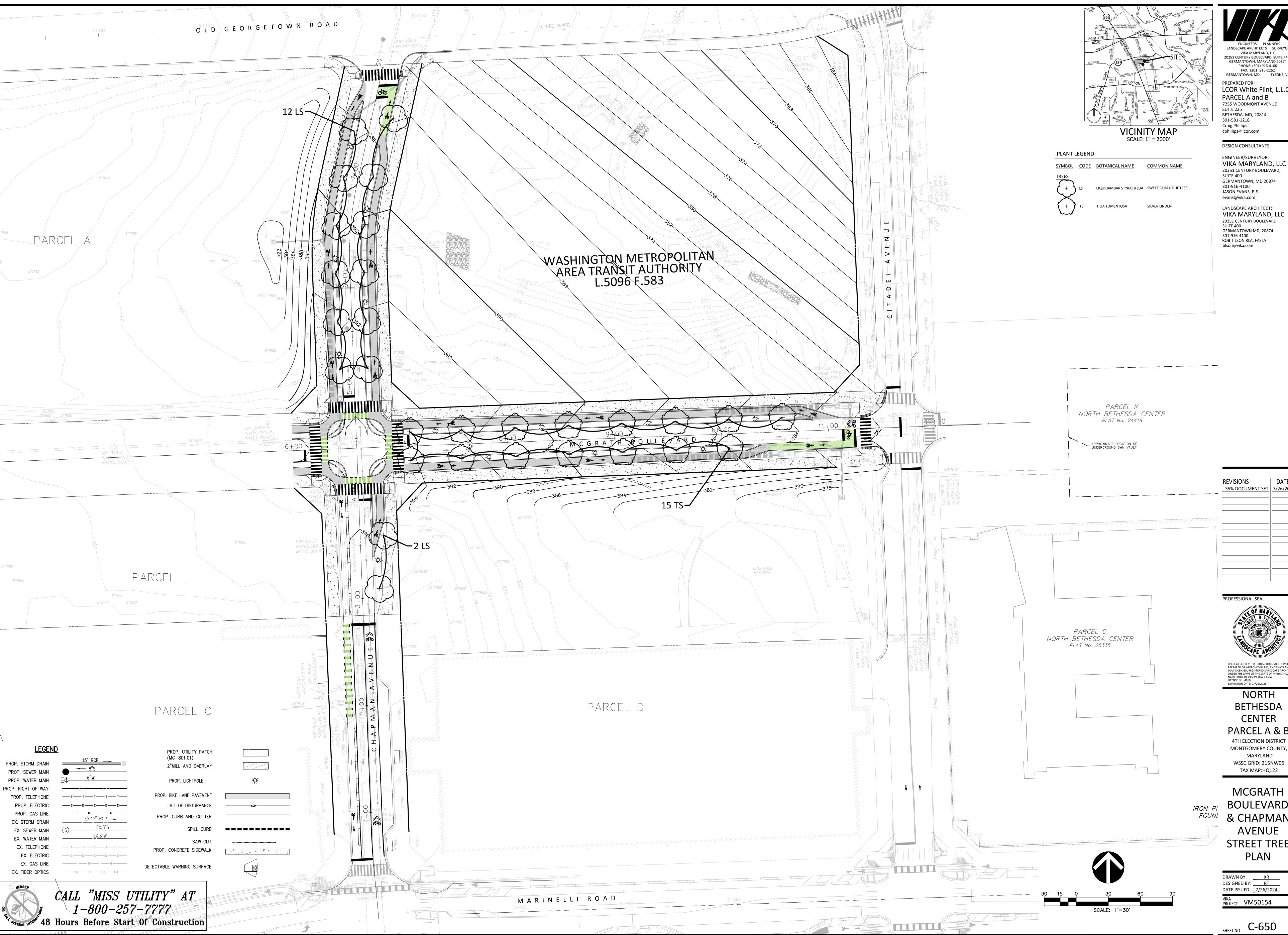
**DETAILS** 

DRAWN BY: JDC DESIGNED BY: MG DATE ISSUED: 11/7/2023

PROJECT VM50154

SHEET NO. C-606

CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start Of Construction



LANDSCAPE ARCHITECTS SURVEYORS VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE #400

GERMANTOWN, MARYLAND 20874 PHONE: (301) 916-4100 FAX: (301) 916-2262

GERMANTOWN, MD. TYSONS, VA. LCOR White Flint, L.L.C. PARCEL A and B 7255 WOODMONT AVENUE BETHESDA, MD, 20814

DESIGN CONSULTANTS:

20251 CENTURY BOULEVARD, GERMANTOWN, MD 20874

LANDSCAPE ARCHITECT: VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874 ROB TILSON RLA, FASLA

35% DOCUMENT SET 7/26/202

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: ROBERT TILSON, RLA, FASLA LICENSE No.: 4160 EXPIRATION DATE: 07/22/2026

NORTH BETHESDA CENTER

PARCEL A & B 4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 215NW05

TAX MAP:HQ122 MCGRATH BOULEVARD

& CHAPMAN **AVENUE** STREET TREE PLAN

VIKA PROJECT VM50154

# **GENERAL PLANTING NOTES**

PLANT / MATERIAL NOTES

PLANT IDENTIFICATION:

- 1. ALL PLANTS SHALL BE PROPERLY MARKED FOR IDENTIFICATION AND CHECKING AND ARE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE.
- 2. STATE OR FEDERAL NURSERY INSPECTION CERTIFICATES SHALL BE FURNISHED TO THE OWNER UPON REQUEST.
- 3. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. PLANT QUANTITIES SHOWN ON THE PLAN SHALL GOVERN OVER THOSE SHOWN ON THE PLANT LIST.
- 4. CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS REQUIRED TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS.
- 5. PLANTS WILL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE 'AMERICAN STANDARD FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION AND CONFORM IN GENERAL TO THE REPRESENTATIVE SPECIES.
- 6. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND THE CITY. ANY SUBSTITUTIONS MADE WITHOUT THIS APPROVAL MADE BE SUBJECT TO REJECTION AND REMOVAL AT THE CONTRACTOR'S EXPENSE.
- 7. PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AS TO QUALITY, SIZE AND VARIETY. PLANTS DAMAGED IN HANDLING OR TRANSPORTATION MAY BE REJECTED BY THE OWNER.

# PLANT QUALITY:

- 1. 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.
- 2. 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.
- 3. 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.
- 4. PRUNING SHALL BE DONE DURING PLANTING OPERATION.
- 5. ALL PLANT MATERIAL IN TRANSIT SHALL BE COVERED WITH BURLAP OR SIMILAR COVER TO KEEP IT FROM WIND DAMAGE AND DRYING OUT.

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

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

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

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

# TREE MAINTENANCE REQUIREMENTS:

ANY PERSON WHO INSTALLS A TREE PURSUANT TO THIS PLAN THAT DOES NOT COUNT TOWARDS FOREST CONSERVATION SHALL GUARANTEE THE LIFE OF THE TREE FOR ONE (1) YEAR AND SHALL REPLACE ANY TREE THAT DIES OR BECOMES DISEASED DURING THE CITY BOND PERIOD IN LIEU OF THE ONE (1) YEAR PERIOD. THE PROPERTY OWNER SHALL WATER ANY TREE, OR OTHER WOODY OR HERBACEOUS PLANTING INCLUDING CONTAINER PLANTINGS LOCATED IN THE PUBLIC SPACE.

THE PROPERTY OWNER SHALL PERFORM ANY NEEDED MAINTENANCE OF THE TREE SPACE, INCLUDING, BUT NOT LIMITED TO, CLEANING, WEEDING, MULCHING, AND REPLACEMENT OF PLANTINGS, OR GROUND COVER.

THE PROPERTY OWNER SHALL PERFORM ANY NEEDED GENERAL MAINTENANCE WORK ON LANDSCAPED AREAS AND PLANTER BOXES INSTALLED ON PUBLIC SPACE.

THE PROPERTY OWNER OR THE DEPARTMENT MAY PERFORM ANY EMERGENCY MAINTENANCE OF A TREE IN THE PUBLIC SPACE.

# MAINTENANCE / WARRANTY NOTES: CONTRACTOR RESPONSIBILITIES

# MAINTENANCE:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE DURING THE CONTRACT AND UP TO THE TIME OF FINAL ACCEPTANCE BY THE CITY 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:

- 1. ALL PLANT MATERIAL, INCLUDING TREES AND ALL WOODY AND HERBACEOUS PLANTS SHALL BE UNCONDITIONALLY GUARANTEED FOR ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE BY THE CITY. THE CONTRACTOR IS NOT RESPONSIBLE FOR LOSSES OR DAMAGE CAUSED BY OTHER TRADES, MECHANICAL INJURY OR VANDALISM.
- 2. ANY MATERIAL THAT IS 25% DEAD OR MORE SHALL BE CONSIDERED DEAD AND SHALL BE REPLACED AT NO COST TO THE OWNER.



CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start Of Construction

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

AT GRADE UPON

PLANTING. DO

NOT BURY THE

ROOT FLARE

SCARIFY SUBSOIL —

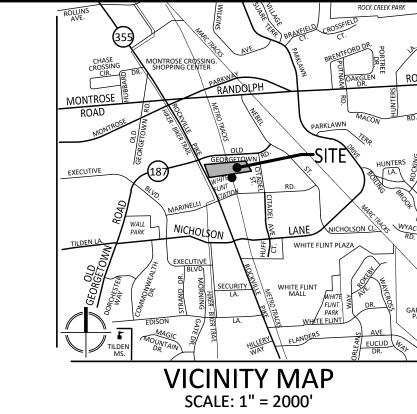
TO A DEPTH OF 4"

TREE PLANTING

50% PLANTING SOIL MIX.

COMPACTED.

**PLANT SCHEDULE** SYMBOL CODE QTY BOTANICAL NAME COMMON NAME CAL./HGT. LIQUIDAMBAR STYRACIFLUA SWEET GUM (FRUITLESS) 2-2.5" CAL TILIA TOMENTOSA SILVER LINDEN



LANDSCAPE ARCHITECTS SURVEYORS VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE #400 GERMANTOWN, MARYLAND 20874 PHONE: (301) 916-4100 FAX: (301) 916-2262 GERMANTOWN, MD. TYSONS, VA. PREPARED FOR:

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35% DOCUMENT SET 7/26/2024

PROFESSIONAL SEAL



PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. NAME: ROBERT TILSON, RLA, FASLA LICENSE No.: <u>4160</u> EXPIRATION DATE: 07/22/2026

NORTH **BETHESDA** CENTER

PARCEL A & B 4TH ELECTION DISTRICT MARYLAND

MONTGOMERY COUNTY, WSSC GRID: 215NW05 TAX MAP:HQ122

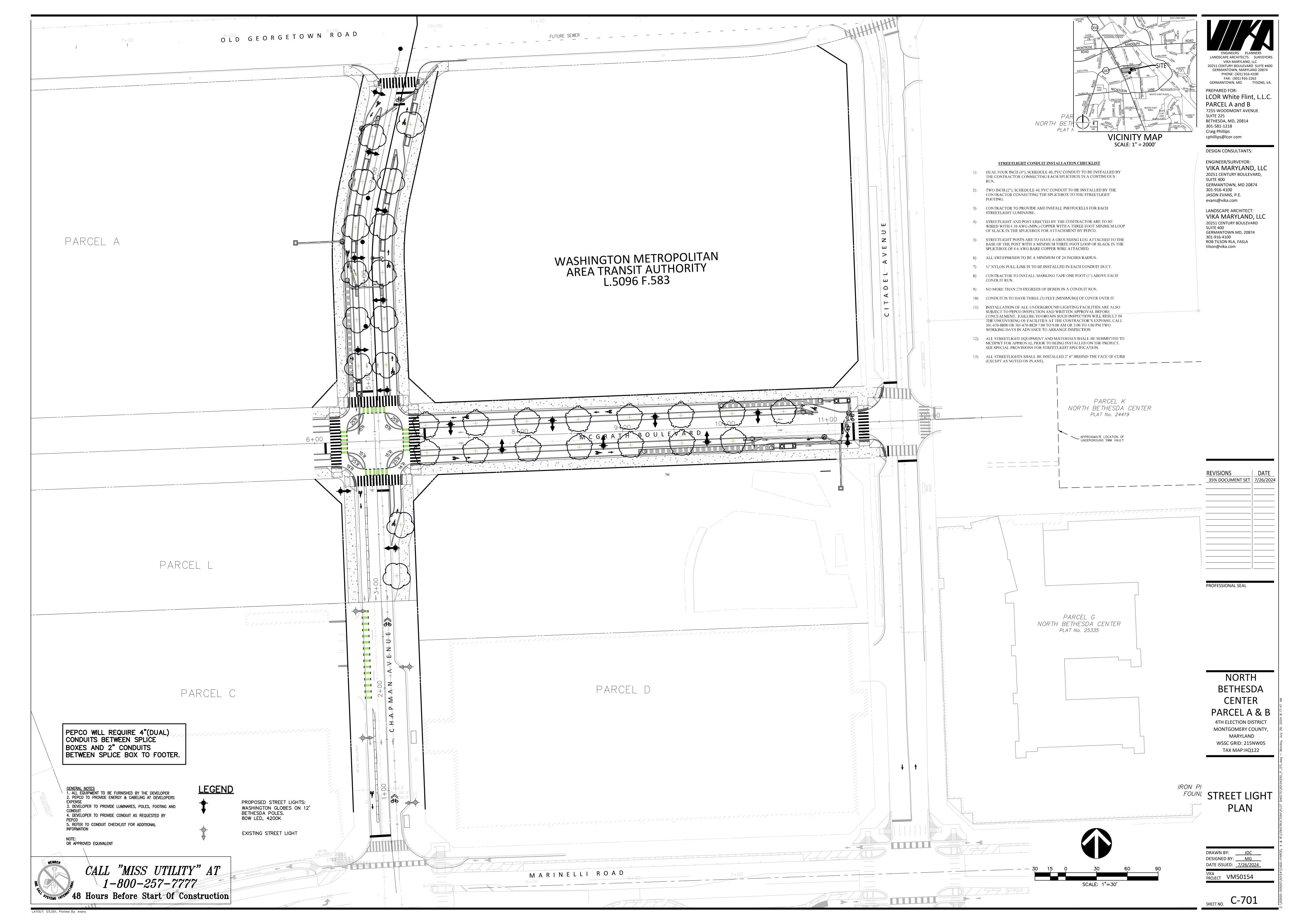
PLANTING NOTES, DETAILS, AND SCHEDULE

DESIGNED BY: \_\_\_\_RT\_\_\_ DATE ISSUED: <u>7/26/2024</u>

DRAWN BY: XR

PROJECT VM50154

AYOUT: C-651, Plotted By: ren



JUNE 2016

DECORATIVE BETHESDA CAST STREETLIGHT POST

# DESCRIPTION

The decorative Bethesda cast streetlight post is made of an integrally cast iron or cast aluminum, finished with a polyester powder coating. This streetlight post is intended for use at the curbside along selected roadways in the Bethesda Central Business District (CBD). Any manufacturer, distributor or vendor who submits bid shall agree to comply with these specifications.

Each pole shall be complete with the following:

- Access plate with attaching hardware; Anchor bolts, nuts, and washers (as specified);
- Typical footing design specifications including but limited to, base template, anchor bolt dimensions, reinforcement and footer details;
- One (1) pint can of touch-up paint, "Federal Green", federal color 595B,

# **DESIGN CRITERIA**

# 2.1 AASHTO Standards

The decorative Bethesda streetscape cast streetlight post shall meet the requirements of the American Association of State Highway and Transportation Officials (AASHTO) Standard, "Specification for Structural supports for Highway Signs, Luminaires and Traffic Signals," latest edition.

# 2.2 Wind Load

The decorative Bethesda streetscape cast streetlight post shall be designed to resist (at yield strength of the material without permanent deflection or destruction), test loads equivalent to the calculated wind loads developed by the velocity pressures of an 80 MPH wind with a 30% gust factor. A minimum safety factor of 1.82 on the yield strength shall be maintained.

# 2.3 Effective Projected Area (EPA)

The decorative Bethesda streetscape cast streetlight post shall have an EPA allowable for the following assumptions:

- Streetlight luminaire shall be assumed to be rectangular in shape with triangular shapes at the top and bottom, minimum length plus width of sixty-five (65) inches, when viewed from above.
- The streetlight luminaire shall have a nominal mounting height of 16 feet above the base.
- c) One or two (24" x 36") maximum traffic signs may be mounted with the

sign's bottom edge 7 feet above the base.

# MATERIALS

# 3.1 <u>Iron Casting</u>

The lamp post shall be integrally cast as one piece and shall be cast iron per ASTM A-48--72, Class 30. The sections are to be indicated below. The castings are to be true to pattern, with 16 flutes separated by 16 flat facets. All ornamental components shall be cast iron.

# 3.2 Aluminum Casting

The lamp post may be cast in one piece, as described above, of aluminum alloy of the same details as described above and minimum wall thickness as described below. The alloy used in the casting shall have a minimum yield strength of 30,000 PSI and shall be heat treated as required to provide that yield strength.

# 3.3 Split Casting

The lamp post may be a multiple piece castings that are factory-assembled into one piece may be considered, provided that there are no gaps between any pieces of the assembly that would allow water seepage or rust. Prior written approval required for the method.

# 4) <u>SHAFT</u>

The entire shaft shall be straight within +/- 3/16 inch along the center axis of the shaft. Dimensions and wall thickness of the lamp post shall be as follows and as per the attached drawing:

- A) Column at base 5 3/4 inches outside diameter and ½ inch minimum wall thickness from outer edge of flute to inside wall.
- B) Column at top 3 1/4 inches outside diameter and 3/8 inch minimum wall thickness from outer edge of flute to inside wall .
- C) Base at base 17 inches outside diameter and ½" minimum wall thickness Flange 7/8" minimum thickness.

# RECEPTACLE

The post shall incorporate a 15A120V GFI duplex receptacle with a waterproof cover, painted to match post. Receptacle shall be located 180 degrees from traffic flow and 6 inches from the bottom of the tenon.

# 6) HEIGHT

The height of the post, less tenon, shall be 13 feet 0 inches. The weight of the cast iron post with complete door assembly, shall be 460 lbs. +/- 5%. All castings shall be painted with a shop coat of iron oxide primer.

# TENON

The top of the post shall be equipped with a luminaire mounting tenon integrally cast as a part of the post casting. The tenon shall measure 2 7/8" outside diameter and 2 5/8" long.

The post shall be drilled and tapped for a 1/4 inch - # 20 grounding screw, inside the lamp post and opposite the access door,

# 9) <u>HANDHOLE</u>

The post shall have an handhole/access door with minimum opening 7 inches high, 2 3/4 inch wide at the top and 7 inches wide at the bottom secured with stainless steel machine screw shall be provided in the base of the lamp post.

# 10) BOTTOM ACCESS HOLE

GROUNDING LUG

The base of the lamp post shall have an inside diameter sufficient to accommodate two four inch diameter schedule 40 PVC conduits at the bottom of the post, side by side, for streetlight wiring in accordance with utility company requirements.

# ANCHOR BOLTS

Each post shall be furnished with four (4) anchor bolts, each 3/4 inch diameter x 24 inches long, plus a 3 inches "L" at the bottom. Each bolt shall be supplied with one (1) nut and one (1) washer. Bolts, nuts, and washers shall be fully hot dipped galvanized in accordance with ASTM A153.

# 12) <u>FINISH</u> 12.1 <u>Cast Aluminum</u>

The cast aluminum poles, access doors, and hardware shall be finished with a dark green electrostatically-applied thermoset polyester powder coat, color "Hadco J" or approved equal, as per the attached finish specification "ICS-2". One pint can of dark green touch-up enamel, color "Federal Green" or approved equal,

# 12.2 Cast Iron

The cast iron poles and all components shall be supplied with one coat of oil-based red lead primer paint. Two (2) coats of enamel ("Federal Green" federal color 595B, # 14036) shall be apply to each pole in the field.

# 13) POLE INFORMATION

The lamp pole shall be Spring City Washington # 13 or Approved equal.

# SPECIFICATIONS FOR STREETLIGHT HARDWARE

MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF TRANSPORTATION TRAFFIC ENGINEERING AND OPERATIONS

# JUNE 2016

# FINISHING ON STREETLIGHT POLES

# FINISH

All visible components shall be finished with a "polyester powder coating" (fusion boned coating) using a thermosetting process. The finish color shall be:

Hunter Green (Damascus)	Federal Standard 595B	Color # 14110 page # 08
Federal Green	Federal Standard 595B	Color # 14036 page # 14
Gray (Friendship Heights)	Federal Standard 595B	Color # 36280 page # 59
National Park Brown	Federal Standard 595B	Color # 20040 page # 21
Semi-Gloss Black (Wheator	Federal Standard 595B	Color # 27040 page # 35

# Application of Coating

 The coating shall be applied to the cleaned surface as soon as possible after cleaning and before oxidation of the surface discernible to the unaided eye.

- The mil thickness of the coating after curing shall be six (6) mils plus or minus two (2) mils.
- The thickness of the coating film shall be measured in accordance with SSPC-PA-2 or other thickness measuring methods acceptable to the purchaser.

# C) Adhesion of Coating

At random, parts will be checked for adhesion, utilizing the cross-cut, tape test.

# SPECIFICATIONS FOR STREETLIGHT HARDWARE

MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF TRANSPORTATION TRAFFIC ENGINEERING AND OPERATIONS SECTION

JUNE 2016

# STREETLIGHT POST NUMBERING TAGS

# PURPOSE

The purpose of these specifications is to prescribe the minimum requirements for the design, manufacture, fabrication, finishing and delivery of streetlight post numbering tags. Any manufacturer, distributor or vendor who submits a bid shall agree to comply with these specifications and attached drawings.

# DESIGN CRITERIA

The streetlight post numbering tags are to be made of aluminum and finished with a similar color coating as that of the streetlight pole it is to be rigidly attached to. This streetlight post numbering tag is intended for use on all streetlight post maintained by Montgomery County.

# Each pole numbering tag shall comply to the following:

- a) Be 2" wide and 12" long b) Be a color similar to the streetlight pole
- c) Have 5 numbers of an opposite color placed vertically d) All White/Silver surfaces shall be made of retroreflective sheeting
- e) All colored surfaces shall be nonreflective

# MATERIALS

# a) <u>TAG</u>

The streetlight post numbering tags shall be 12 inches X 2 inches, fabricated from clear anodized 1/16 inch thick aluminum. The edges shall be smooth and corners rounded and the tag shall fit the streetlight pole shaft.

# REFLECTIVE AREAS

The streetlight post numbering tag reflective area shall conform to D4956, Type

- NONRELECTIVE AREAS The streetlight post numbering tags nonrelective areas shall be as follows:
  - a. Numbers on white/silver reflective post tag
  - Backing on all other streetlight post tags

# MOUNTIING HEIGHT

The streetlight post numbering tag should be mounted at a height approximately 10 foot from the surrounding elevation of the ground, unless otherwise approved and directed by the Engineer.

# MOUNTING ORIENTATION

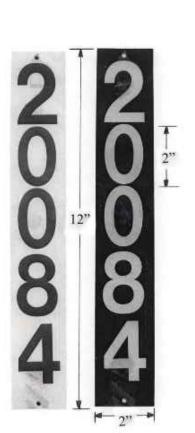
The streetlight post numbering tag shall be oriented and rigidly mounted at a 30 to 45 degree angle, so that approaching traffic can readily observe the tags numbers.

# MOUNTING HARDHARE

The streetlight post numbering tag shall be secured to the shaft of the streetlight by a means of two (2) 1/8 inch diameter, 18-8 stainless steel tamper-proof screw.

# NUMBERS

The streetlight post numbering tag numbers shall be a minimum of 2 inch high with a minimum of a 1/4 inch stroke width.



# SPECIFICATIONS FOR STREETLIGHT HARDWARE

# MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF TRANSPORTATION DIVISION OF TRAFFIC AND PARKING SERVICES

# JUNE 2016

# WASHINGTON GLOBE DECORATIVE LED STYLE LUMINAIRE SEMI CUT-OFF HARD TOP

# PURPOSE

The purpose of these specifications is to provide minimum requirements for the design, manufacture, finishing and delivery of the Washington Globe (hard top) LED luminaire. The Washington Globe is intended to be mounted on decorative pole as specified, along roadways throughout Montgomery County. Any manufacturer, distributor or vendor who submits bid shall agree with these specifications

# DESCRIPTION

The luminaire shall be an outdoor decorative post top fixture, cylindrical in shape with an overall height between 42.5 +/- 2.0 inches and a overall width between 16.5 +/- 0.5 inches for the globe (see attached drawing). All exterior and structural parts shall consist of aluminum alloy or cast iron. Exterior castings shall be cast in one piece having a smooth surface finish and free of mold lines. A separate cover for a ballast drawer/tray is permitted if the ballast drawer cover is secured to the luminaire body with captive fasteners. All components shall fit together snugly and shall be fitted with continuous neoprene gaskets so as to weather proof joints between metal interfaces. Visible metal surfaces shall have raised decorations integrally molded in the base piece. All metal parts shall be corrosion resistant. The luminaire shall come ready for quick an easy field assembly or fully assembled:

# Each luminaire shall include the following components:

- LED Optical Assembly (Type III distribution) 120 volt LED Driver
- Button type photocell installed on the metal body of the luminaire or ballast tray
- All necessary hardware and fasteners to assemble and secure on post tenon.

# DESIGN CRITERIA

3.1) AASHTO Standards The luminaire shall meet the requirements of the American Association of State Highway and Transportation Officials (AASHTO), Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals" latest

3.2) Wind Load All components of the luminaire shall be designed to resist (at yield strength of the materials without permanent deflection or destruction), test loads equivalent to the calculated loads developed by the velocity pressure of at least an 80 MPH

# wind. A minimum safety factor of 1.82 on the yield strength shall be maintained. The globe should be supplied as two pieces, chemically matching material as a

unit and permanently sealed together with a chemical bonding process. The globe bottom shall be alabaster rippled and made of UV stabilized acrylic. The globe roof shall be of a spun aluminum design. The roof and bottom globe sections are secured in a slip-fit, 1/2" overlap design and providing a mechanical lock and enabling easy future replacement of either the roof or bottom globe section if required. The roof finish shall be polyester thermoset powdercoat. The globe shall be of a traditional "Washington Globe" (acom) shape designed to achieve the photometric performance specified by Illumination Engineering Society (IES). The bottom surface of the globe shall interface closely with the metal body of the fixture so as to provide a weather, dust, and insect proof interface. The globe or its mounting ring shall be fastened with three or more recessed set screws to the

body of the fixture.

accepting up to a #6 AWG wire.

DRIVER and SURGE PROTECTOR The driver shall be mounted to facilitate easy removal for maintenance operations. The driver shall be equipped with a 10KV Surge Protection and suppression system. All electrical connections shall be polarized and of plug-in design. The driver shall be wired to receive 120 volt AC current. The driver shall reliably start and operate the lamp in ambient temperatures down to minus 30 degrees. The terminal block shall be capable of

# LED Color Temperature (CCT) and Rendering Index (CRI) The Correlated Color Temperature (CCT) shall be a nominal Kelvin Temperature of 3500K ±200K with a minimum Color Rendering Index (CRI) of 70.

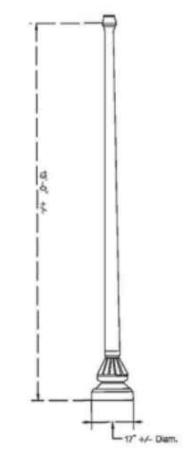
The photocell shall be a twist-lock type or equal, mounted on the metal body of the luminaire or the cover of the ballast tray drawer. METAL BODY

# The body shall be cast in one piece and shall have raised surface decorations. The body shall taper smoothly between the slip fitter to the base of the globe. The body shall be constructed with weep holes or channels to prevent rainwater from collecting at the top of the body.

The slip fitter shall have a nominal inside diameter of 3.375 inches +/- 0.25 and shall be secured to the lamp post tenon with three of four evenly spaced set screws. The slip fitter shall accommodate a tenon 3.0 inches long.

The finial shall be made of cast aluminum, and securely fastened to the top of the globe. FINISH The exterior surface of the finial and luminaire body shall be factory finished with a dark

green electrostatically applied polyester powder coat. The color shall be "Federal Green",

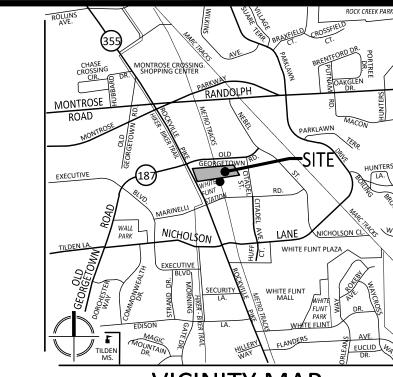


federal color 595a, #14036.





WASHINGTON GLOBE STREETLIGHT DETAIL NOT TO SCALE



SCALE: 1" = 2000'

LANDSCAPE ARCHITECTS SURVEYOR VIKA MARYLAND, LLC PHONE: (301) 916-4100 FAX: (301) 916-2262

20251 CENTURY BOULEVARD SUITE #400 GERMANTOWN, MARYLAND 20874 GERMANTOWN, MD. TYSONS, VA. PREPARED FOR:

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REVISIONS 35% DOCUMENT SET | 7/26/2024

**BETHESDA CENTER** 

PARCEL A & B 4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 215NW05 TAX MAP:HQ122

STREET LIGHT **DETAILS** 

DESIGNED BY: \_\_\_\_MG\_\_\_ DATE ISSUED: <u>7/26/2024</u> PROJECT VM50154

SHEET NO. C-702

YOUT: STL002, Plotted By: evans

Hours Before Start Of Construction

CALL "MISS UTILITY" AT

1-800-257-7777

