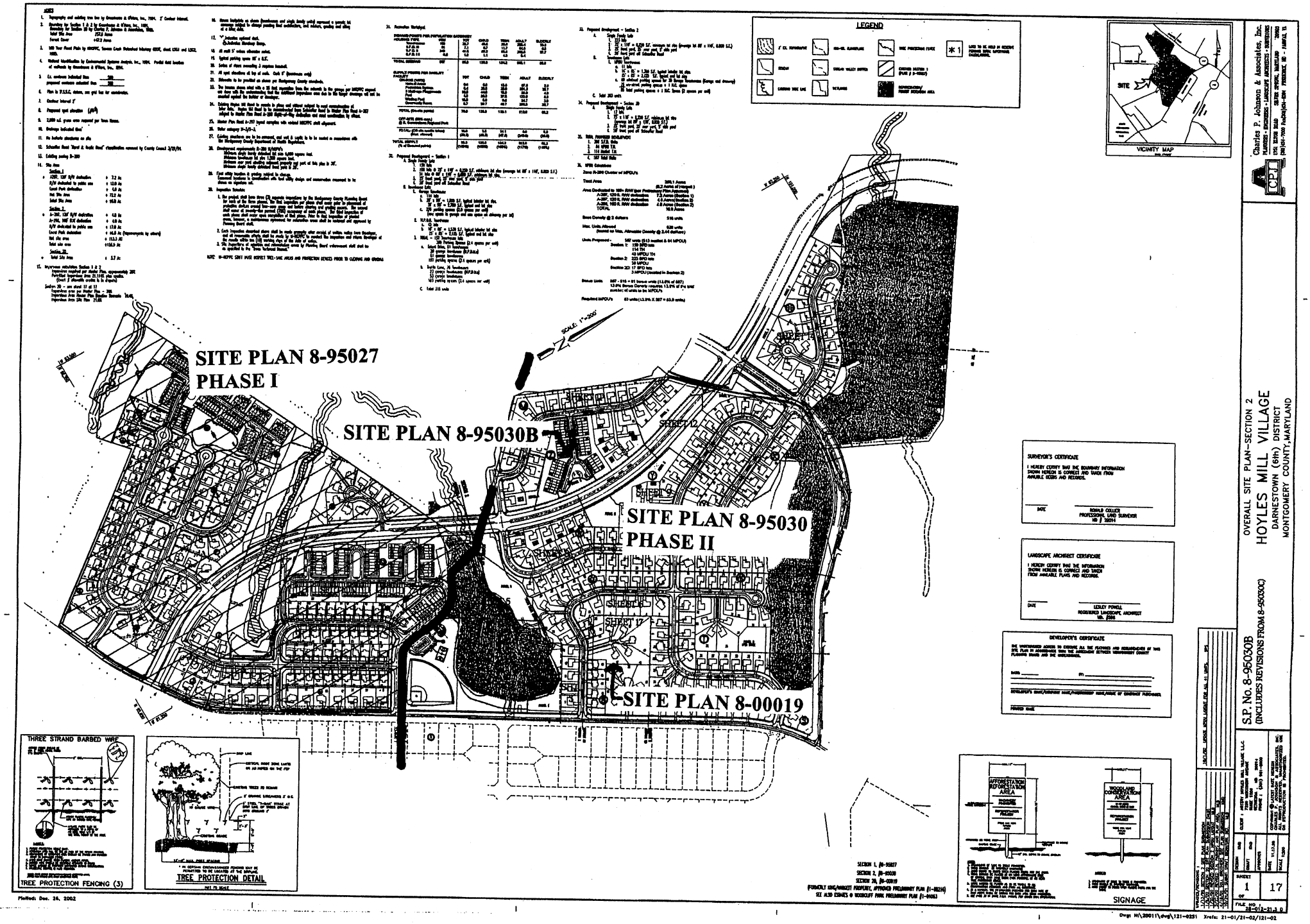

SITE PLAN 8-95027
PHASE I
SITE PLAN 8-95030B
SITE PLAN 8-95030
PHASE II
SITE PLAN 8-00019
SCALE: 1"=200'
LEGEND
VICINITY MAP
SITE
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN HEREON IS CORRECT AND TAKEN FROM AVAILABLE DEEDS AND RECORDS.
DATE
RONALD COLLICK
PROFESSIONAL LAND SURVEYOR
MD # 20014
LANDSCAPE ARCHITECT CERTIFICATE
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND TAKEN FROM AVAILABLE PLANS AND RECORDS.
DATE
LESLEY POWELL
REGISTERED LANDSCAPE ARCHITECT
MD. 2584
DEVELOPER'S CERTIFICATE
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENT BETWEEN MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED.
DATE
BY
DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CORPORATE PURCHASER
PRINTED NAME
THREE STRAND BARBED WIRE
TREE PROTECTION FENCING (3)
TREE PROTECTION DETAIL
SIGNAGE
AFFORESTATION/REFORESTATION AREA
WOODLAND CONSERVATION AREA
SECTION 1, (8-95027)
SECTION 2, (8-95030)
SECTION 3B, (8-00019)
(FORMERLY KING/MARGET PROPERTY, APPROVED PRELIMINARY PLAN (1-90216)
SEE ALSO ESTATES @ WOODCLIFF PARK PRELIMINARY PLAN (1-9006)
Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
OVERALL SITE PLAN-SECTION 2
HOYLES MILL VILLAGE
DARNESTOWN (6th) DISTRICT
MONTGOMERY COUNTY, MARYLAND
S.P. No. 8-95030B
(INCLUDES REVISIONS FROM 8-95030C)
SHEET 1 OF 17
FILE NO. 28-012-21.A.D
Plotted: Dec. 26, 2002
Dwg: M:\20011\dwg\121-0251 Xrefs: 21-01/21-02/121-02

NOTES

1. Topography and existing tree line by Greenhorne & O'Mara, Inc., 1994. 1' Contour interval
2. Boundary by Section 1 & 2 by Greenhorne & O'Mara, Inc., 1994. Boundary by Section 3A by Charles P. Johnson & Associates, 2000.
   Total Site Area 206.1 Acres
   Forest Cover +42.2 Acres
3. 100 Yrs. Flood Plain by MNCPPC, Seneca Creek Watershed Mapping GIS, sheet 1301 and 1302, 1995.
4. Wetland identification by Environmental Systems Analysis, Inc., 1994. Partial field location of wetlands by Greenhorne & O'Mara, Inc., 1994.
5. Ex. contours indicated thus: ___ 300
   proposed contours indicated thus: ___ 300
6. Pins in U.S.G.S. datum, are grid ties for monumentation.
7. Contour interval 2'
8. Proposed spot elevation (.)
9. 2,000 L.F. green strip required per lane thous.
10. Drainage indicated thus:
11. All Historic structures on site
12. Detention Pond "Pond A South Pond" construction removed by County Council 3/30/94
13. Existing zoning R-200
14. Site Area
    Section 1
    - A-267, 120' R/W dedication = 7.2 Ac.
      R/W dedicated to public use = 0.23 Ac.
      Local Park dedication = 4.8 Ac.
      Net Site Area = 23.2 Ac.
      Total Site Area = 35.0 Ac.
    Section 2
    - A-267, 120' R/W dedication = 4.8 Ac.
      A-298, 100' R/W dedication = 1.0 Ac.
      R/W dedicated to public use = 17.8 Ac.
      Local Park dedication = 15.0 Ac. (Improvements by others)
      Net site area = 113.3 AC
      Total site area = 139.8 Ac.
    Section 3B
    - Total Site Area = 5.7 Ac.
15. Impervious calculation Section 1 & 2
    Impervious required per Design Manual approximately 20%
    Permitted impervious Area 27.9 AC. R/W exclude.
    (Sheet 2 showing details is in Exhibit)
    Section 3B - see sheet 17 of 17
    Impervious area per Design Manual = 20%
    Impervious area Under Site Square Footing 15.0%
    Impervious Area Site Plan 3.2%
16. Storm Drainage as shown (Storehouse and single family lots) conveyed in swales to roadway subject to design grading and stabilization, land easement, grading and along 4' to 5' Min. 20'.
17. "V" indicates adjacent dwell.
    Indicates Residency Dwelling.
18. All wall 5' without otherwise noted.
19. Typical parking space 18' x 8.5'.
20. Notes of doors connecting 3 requires handrail.
21. All yard elevations of top of walls. Gate 5' (Storehouse only)
22. Sidewalk to be provided as shown per Montgomery County standards.
23. The houses shown other side of a 2 foot separation from the sidewalk to be garage per MNCPPC concept as done with the subdivision. Note the additional Inspections were due to the larger driveways, all and be checked against the ladder on Garages.
24. Existing bridge 100 feet to remain in place and should subject to road reconstruction of Mid Area. Bridge 100 feet to be reconstructed from Detention Road to Hoyles Mill Road A-267 subject to Hoyles Mill Road A-298 Right-of-Way dedication and road construction by others.
25. Master Plan Road A-267 layout complies with revised MNCPPC staff alignment.
26. Water category S-3/W-3
27. Existing structures are to be removed, and pool & septic is to be sealed in accordance with the Montgomery County Department of Health Regulations.
28. Development requirements R-200 W/MPDU's.
    Minimum lot area 20,000 square feet.
    Minimum lot area for one 1,000 square feet.
    Minimum lot area for single family detached and semi-detached 15,000 square feet.
    Minimum width front of lot 100 feet.
    Minimum setbacks front 25 feet, side 8 feet, rear 20 feet of this plan is 30'.
    Minimum single family detached and semi-detached 25'.
29. Road utility locations & grading subject to change subject to design and construction necessary to be determined locations & construction with road utility, design and construction necessary to be shown on signature set.
30. Inspection Schedule
    a. The project shall have three (3) separate inspections by the Montgomery County Planning Board for each of the three phases. The first inspection for phase shall take place in conjunction of preliminary review process. The second inspection for phase shall take place after rough grading, the second shall occur 3 months after period (90) completion of rough grading. The third inspection of each phase shall occur upon completion of the phase. The third inspection of each phase shall occur upon completion of the phase. The third inspection of each phase shall occur upon completion of the phase. The third inspection of each phase, however, is contingent upon completion of performance bond and be released and approved by Planning Board staff.
    b. Each inspection mentioned above shall be made upon the request of a written notice from Developer, and of acceptable charge, shall be sent by U.S.P.O. to contact for inspection and before Developer at the months within ten (10) working days of the date of notice.
    c. The inspection of signature and determination made by Planning Board enforcement staff shall be as specified in the "Note Indicated Above".
NOTE: M-NCPPC STAFF MUST INSPECT WILL-LOAT AREAS AND PROTECTION DEVICES PRIOR TO CLEARING AND GRADING

31. Recreation Statement

DEMAND POINTS PER POPULATION CATEGORY		TOT	CHILD	TEEN	ADULT	ELDERLY
Swimming Pool		10.1	4.2	2.0	3.0	1.0
Tennis Court	1/2	0.7	0.2	0.1	0.4	0.1
0-4 Yr. Pl.	1/2	0.2	0.2	0.0	0.0	0.0
5-9 Yr. Pl.	1/2	0.2	0.2	0.0	0.0	0.0
10-14 Yr. Pl.	1/2	0.2	0.0	0.2	0.0	0.0
TOTAL DEMAND		10.4	4.6	2.3	3.4	1.1
SUPPLY POINTS PER FACILITY						
FACILITY (POPS)		TOT	CHILD	TEEN	ADULT	ELDERLY
Indoor Pool		0.0	0.0	0.0	0.0	0.0
Recreation Room		0.0	0.0	0.0	0.0	0.0
Pool		8.1	3.4	1.6	2.7	0.9
Tennis Court		1.4	0.4	0.2	0.8	0.2
Wading Pool		0.8	0.8	0.0	0.0	0.0
Recreation Room		0.1	0.0	0.1	0.0	0.0
TOTAL (Points points)		10.3	4.6	1.9	3.5	1.1
OFF-SITE (POPS points)						
@ M. Montgomery Regional Park						
TOTAL (Points points)		10.3	4.6	1.9	3.5	1.1
(Min. Shortfall)		(0.1)	(0.0)	(0.4)	(0.1)	(0.0)
TOTAL SUPPLY		10.3	4.6	1.9	3.5	1.1
(% of Demand points)		(100%)	(100%)	(83%)	(103%)	(100%)

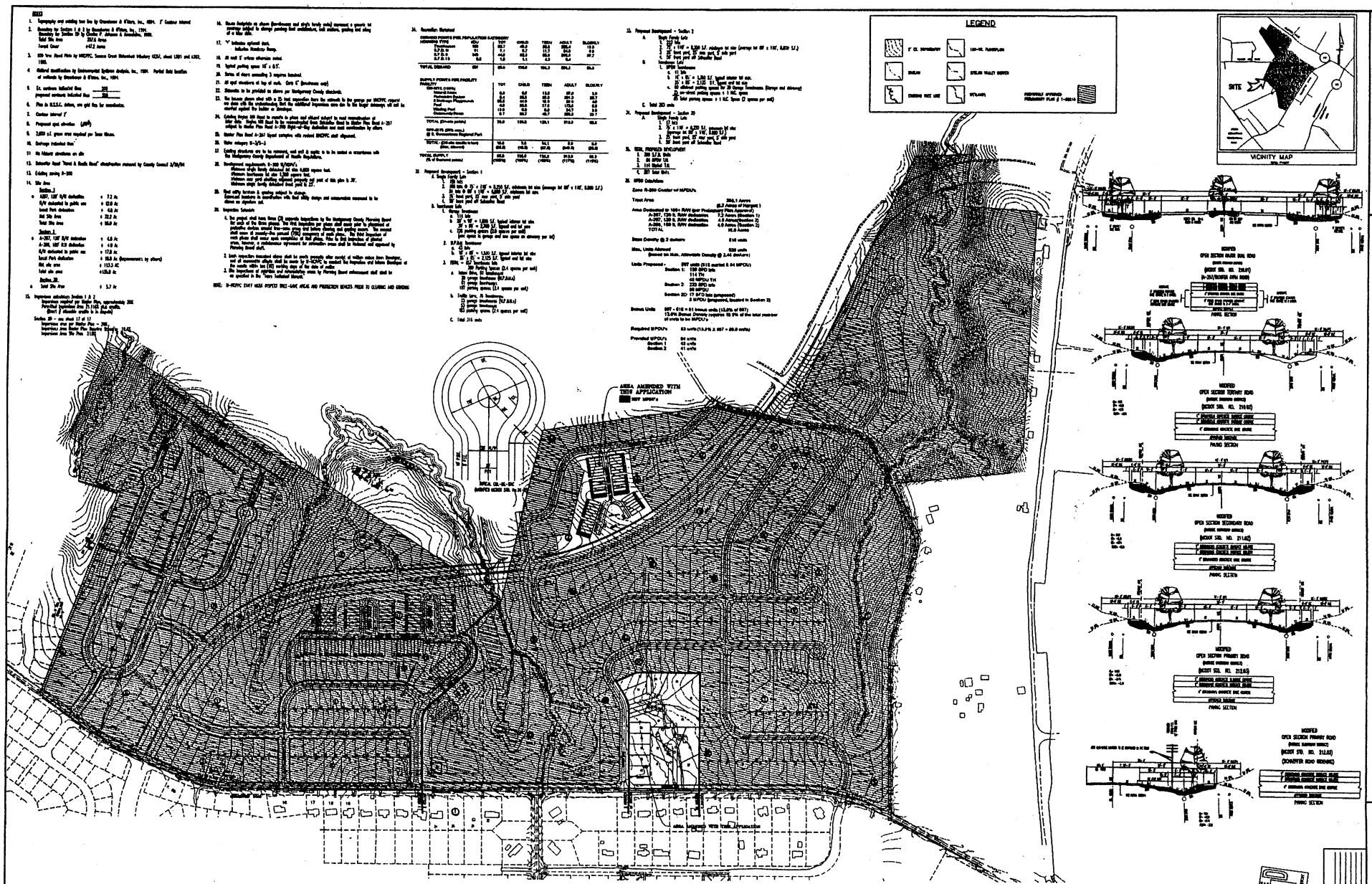
32. Proposed Development - Section 1
    A. Single Family Lots
    1. 20 lots
    2. 20 lots @ 70' x 110' = 8,250 S.F. minimum lot size (average lot 80' x 110', 8,800 S.F.)
    3. 20 lots @ 80' x 110' = 8,800 S.F. minimum lot size
    4. 3 lots over 20 acre each, 1 acre plus
    5. 3 lots over 2 acre each
    6. 1 lot over 2 acre all Detention Pond
    B. Townhouse Lots
    1. Spring Townhouses
    a. 110 lots
    b. 55 x 90 = 1,950 S.F. typical interior lot size
    20 x 90 = 2,700 S.F. typical end lot size
    c. 165 parking spaces (2.0 spaces per unit)
    (one space in garage and one space on driveway per lot)
    2. S.F.Ad. Townhouse
    a. 25 lots
    b. 55' x 90' = 1,650 S.F. typical interior lot size
    35' x 90' = 2,025 S.F. typical end lot size
    3. MPDU - S.F. Townhouse lots
    100 Parking Spaces (2.4 spaces per unit)
    a. Water Edge, 12 Townhouses
    (9 garage townhouses (W.F.Ad.s)
    (3 garage townhouses
    (100 parking spaces (2.4 spaces per unit)
    b. Inside Curve, 16 Townhouses
    (13 garage townhouses (W.F.Ad.s)
    (3 garage townhouses
    (100 parking spaces (2.4 spaces per unit)
    C. Total 215 units

33. Proposed Development - Section 2
    A. Single Family Lots
    1. 127 lots
    2. 127 x 110' = 8,250 S.F. minimum lot size (average lot 80' x 110', 8,800 S.F.)
    3. 1 lot over 20 acre, 1 acre plus
    4. 10 lots over 2 acre each
    5. 1 lot over 2 acre all Detention Pond
    B. Townhouse Lots
    1. Spring Townhouses
    a. 61 lots
    b. 55 x 90 = 1,950 S.F. typical interior lot size
    20 x 90 = 2,700 S.F. typical end lot size
    c. 61 attached parking spaces for 61 Spring Townhouses (Garage and driveway)
    2. per-street parking spaces 1 1 S.F. space
    (61 total parking spaces 1 1 S.F. Space (2 spaces per unit)
    C. Total 203 units

34. Proposed Development - Section 3B
    A. Single Family Lots
    1. 12 lots
    2. 12 x 110' = 8,250 S.F.
    (average lot 80' x 110', 8,800 S.F.)
    3. 1 lot over 20 acre, 1 acre plus
    4. 10 lots over 2 acre each
    5. 1 lot over 2 acre all Detention Pond

35. TOTAL PROPOSED DEVELOPMENT
    1. 359 S.F.D. Units
    2. 61 SFDU TH
    3. 111 Stacked TH
    4. 507 Total Units

36. MPDU Calculations
    Zone R-200 Cluster w/ MPDU's
    Tract Area = 206.1 Acres (6.0 Acres of Parcent)
    Area Dedicated to 100+ R/W (per Preliminary Plan Approval)
    A-267, 120 ft. R/W dedication = 7.2 Acres (Section 1)
    A-267, 120 ft. R/W dedication = 4.8 Acres (Section 2)
    A-298, 100 ft. R/W dedication = 4.0 Acres (Section 2)
    TOTAL = 16.0 Acres
    Base Density @ 2 dwellers = 516 units
    Max. Units Allowed = 516 units
    (based on Max. Allowable Density @ 2.46 dwellers)
    Units Proposed -
    Section 1: 197 SFD units
    114 SFD lots
    83 MPDU TH
    Section 2: 162 SFD units
    20 MPDU
    Section 3B: 12 SFD lots
    3 MPDU (proposed, located in Section 3)
    Total Units = 507 - 516 = 51 bonus units (10.0% of 507)
    13.0% Bonus Density requires 15.9% of the total number of units to be MPDU's
    Required MPDU's = 53 units (13.0% x 507 = 65.9 units)
    Provided MPDU's = 64 units
    Section 1 = 43 units
    Section 2 = 41 units



LANDSCAPE ARCHITECT CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND TAKEN FROM AVAILABLE PLANS AND RECORDS.

DATE _____ LESLEY POWELL REGISTERED LANDSCAPE ARCHITECT NO. 2586

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN HEREON IS CORRECT AND TAKEN FROM AVAILABLE DATA AND RECORDS.

DATE _____ RONALD COLLIER PROFESSIONAL LAND SURVEYOR MD # 20014

RECEIVED DEC 27 2002 DEVELOPMENT REVIEW DIVISION

Charles P. Johnson & Associates, Inc.
PLANNERS · ENGINEERS · LANDSCAPE ARCHITECTS · SURVEYORS
11781 TOWN ROAD SILVER SPRING, MARYLAND 20902
(301)949-7000 FAX(301)949-3594 FREDERICK, MD · FAIRFAX, VA

AMENDED PRELIMINARY PLAN
HOYLES MILL VILLAGE
DARNESTOWN (6th) DISTRICT
MONTGOMERY COUNTY, MARYLAND

P.P. No. 1-88216R

OWNER/DEVELOPER: HOYLES MILL VILLAGE L.L.C. PAUL MARCHER, MANAGER 8 BOTTOMLEY CT. BETHESDA, MD 20814 PHONE: T (301) 96-4000

ARCHITECT/ENGINEER: CHARLES P. JOHNSON & ASSOCIATES, INC. 11781 TOWN ROAD SILVER SPRING, MD 20902 PHONE: T (301) 949-7000

COPYRIGHT © LATEST DATE HEREON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. UNAUTHORIZED USE PROHIBITED. BY TRANSMITTAL

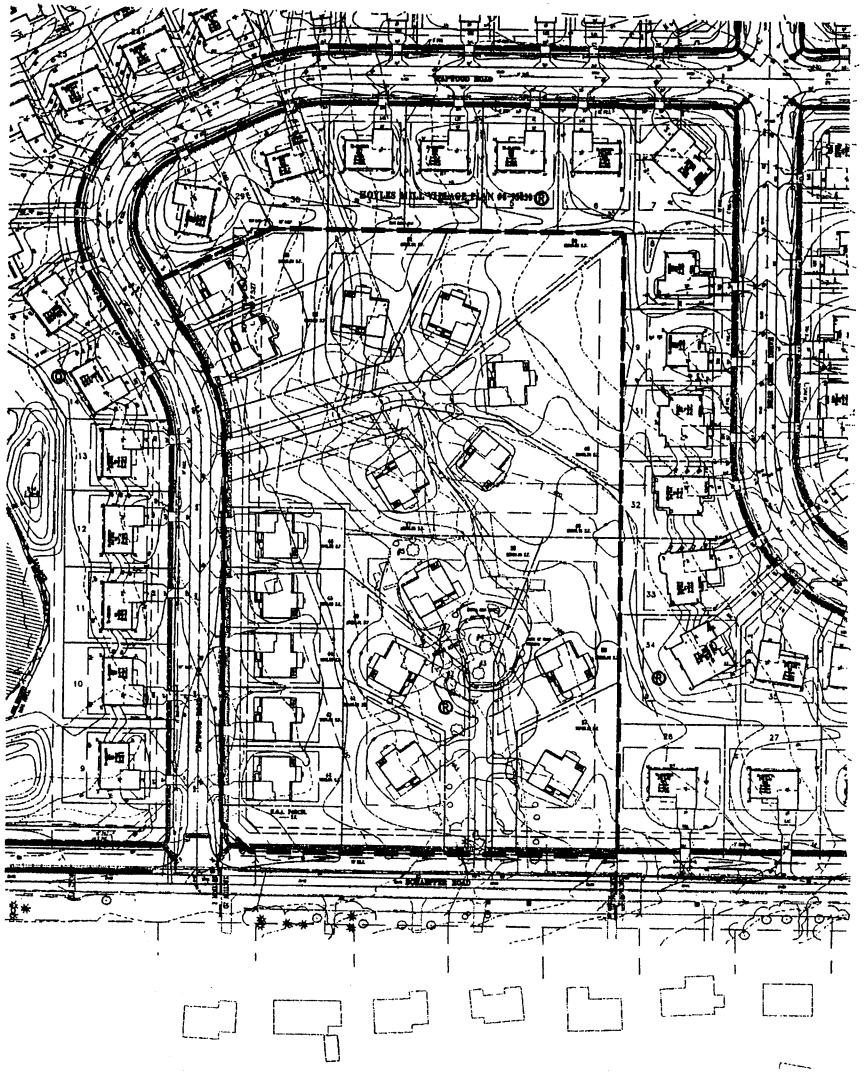
DESIGN: MJD
DRAFT: GEL
APPROVED:
DATE: NOV., 2002
SCALE: 1:200

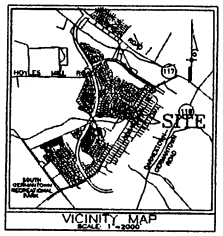
SHEET 1 OF 1

FILE NO.: 28-010-11J.D

Plotted: Dec. 26, 2002

Dwg: H:\28011\dwg\11-W151 Xrefs: lopo/11-W1





GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

INDIVIDUAL TREE PRESERVATION AND STRESS REDUCTION MEASURES

TREE I.D.	SPECIES & SIZE (DBH)	TREE CONDITION	SP	TP	CA	SP	ADDITIONAL COMMENTS
1	24" Bradford pear (Pyrus calleryana "Bradford")	Good Health					To Be Removed
2	48" Silver maple (Acer saccharinum)	Average Health					To Be Removed
3	32" American beech (Fagus grandifolia)	Excellent Health					To Be Saved
4	32" American beech (Fagus grandifolia)	Excellent Health	X	X	X	X	To Be Saved
5	30" Black walnut (Juglans nigra)	Average Health	X	X	X	X	To Be Removed

NOTES:

(PP) - ROOT PRUNING IS TO BE PERFORMED OUTSIDE THE TREE PROTECTION FENCE AND THE CRITICAL ROOT ZONE. IT IS TO BE ACCOMPLISHED BY A VIBRATORY PLOW WITH A REPEATED CUTTING EDGE OR A ROOT CUTTER WITH A 36" WHEEL TO A DEPTH OF A 6". CHAIN DRIVEN TRENCHERS ARE NOT ACCEPTABLE.

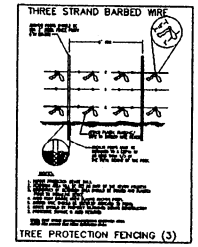
(TP)- TOPICAL FERTILIZER IS TO BE A DRY FORMULATION PREMIXED ROOT STIMULATOR SUCH AS ROOTS 2-4-2. APPLICATION RATE: 1 LB. OF FERT / 1" - TRUNK DIAMETER THROUGHOUT ROOT ZONE.

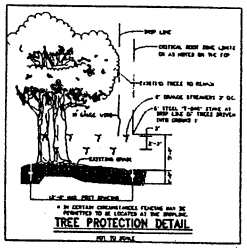
(CA)- CORE AERATION IS TO BE DONE WITH A HAND HELD MANUAL PUNCH CORE AERATOR AT 2 HOLES PER SQ FT. THROUGHOUT THE ROOT ZONE.

(SP)- SANITARY PRUNING IS THE REMOVAL OF DEAD/DYING LIMBS ON A TREE TO IMPROVE ITS HEALTH AND APPEARANCE

LEGEND

- TREES WITH 24" OR GREATER DIAMETER
- CRITICAL ROOT ZONE
- TEMPORARY TREE PROTECTION FENCE
- LIMITS OF ROOT PRUNING
- INTERMITTENT STREAM





LANDSCAPE ARCHITECT CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN IS PREPARED IN ACCORDANCE WITH MONTGOMERY COUNTY FOREST CONSERVATION REGULATIONS.

DATE

SALLY P. STEWART
REGISTERED LANDSCAPE ARCHITECT
MD # 612

NOTES:

1. ALL PLANTINGS PROVIDED FOR THIS SUBDIVISION ARE SUBJECT TO ALL REQUIREMENTS OF THE APPROVED HOYLES MILL VILLAGE - SECTION 2 FOREST CONSERVATION PLAN, #8-95030.
2. ALL AFFORESTATION WILL BE PROVIDED OFF-SITE ON THE ADJACENT HOYLES MILL VILLAGE SUBDIVISION.

UPDATED/REVISED:
11/12/96 PRELIMINARY PLAN SUBMISSION
11/14/96 PRELIMINARY PLAN SUBMISSION
12/16/96 FINAL PLAN SUBMISSION

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 PINNACLE DRIVE, SUITE 600, MCLEAN, VIRGINIA 22102-3837
703-556-9200 FAX 703-556-9291
RICHMOND, VA. FAIRFAX, VA. FREDERICK, MD

TREE SAVE PLAN
HOYLES MILL VILLAGE PH. 2 SEC. D
DARNESTOWN (6th) DISTRICT
MONTGOMERY COUNTY, MARYLAND

SP#8-00019
NRI-FSD#1-0011

CLIENT: JAMES HOYSON-HOYLES MILL VILLAGE L.L.C.
ATTN: MR. JAMES HOYSON
SUITE 400
BETHESDA, MD 20814
PHONE: (301) 951-4330

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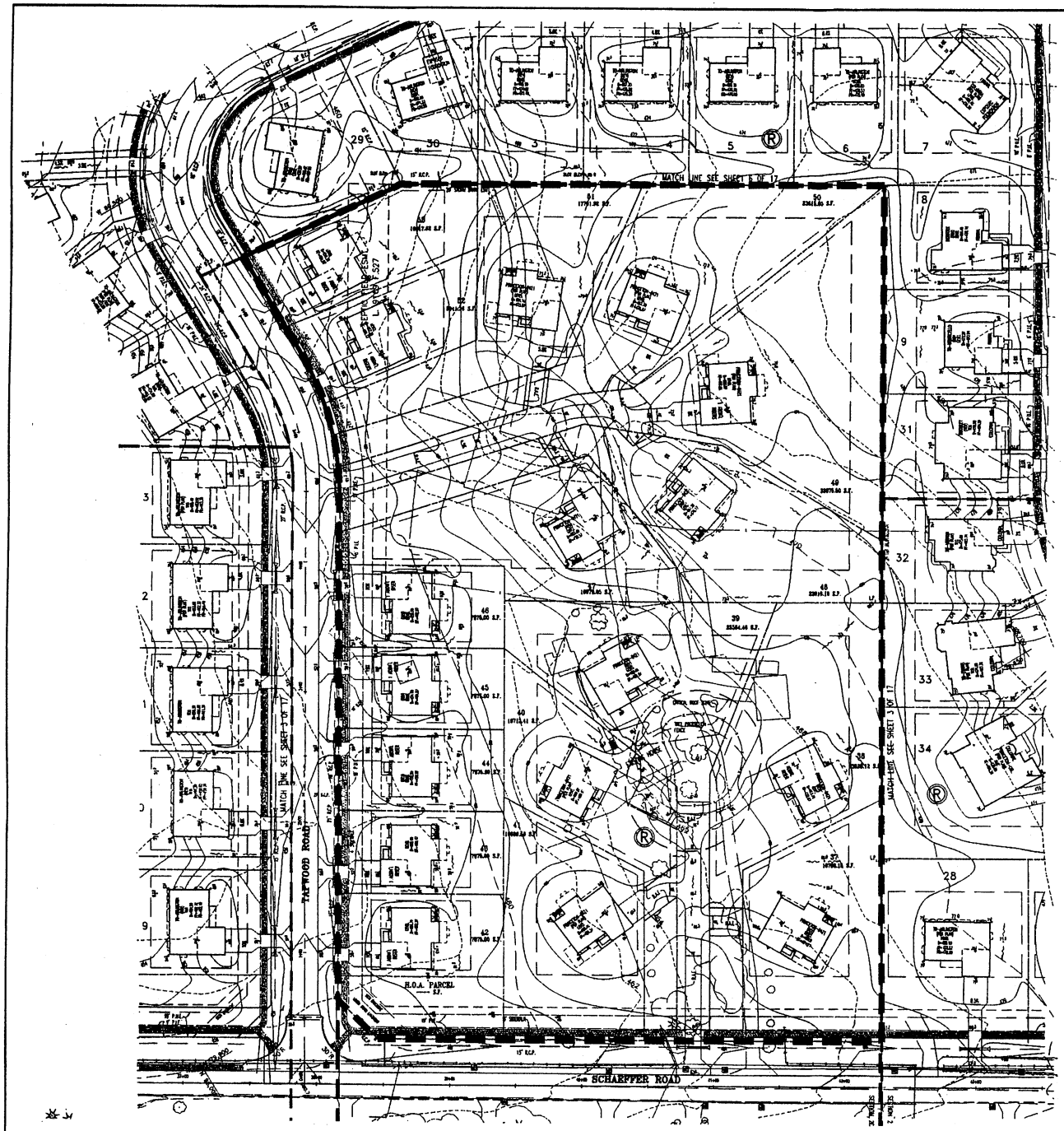
DESIGN	SPS	
DRAFT	MS	
APPROVED		
DATE	DEC. 2002	
SCALE	1"=50'	

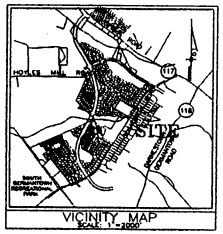
SHEET 1 OF 1

FILE NO. 29-093-22 D

Plotted: Dec. 26, 2002

Dwg: N:\28011\dwg\32-00 Xrefs: 08-TREE/21-02/TOPO/121-02





VICINITY MAP
SCALE: 1"=2000'

GRAPHIC SCALE

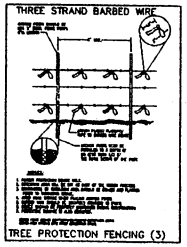
(IN FEET)
1 inch = 30 ft.

NOTES

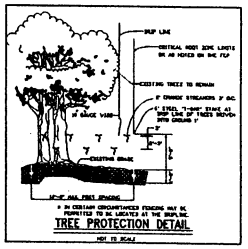
1. Topography and existing tree line by Greenhorne & O'Mara, Inc., 1994
2. Boundary by Charles P. Johnson & Associates, 1994.
3. Existing contours indicated thus' _____ 580 _____
4. Proposed contours indicated thus' _____ 580 _____
5. Contour interval 2'
6. Existing spot elevation .0x'
7. Proposed spot elevation .0x'
8. There are no historic structures on site
9. Schaeffer Road "Rural & Rustic Road" classification removed by County Council 3/26/94.
10. Existing zoning R-200
11. Site Area
    Hoyles Property = 5.7 Ac.
    Hoyles MR Stage Parcel 'A' =
    Total Site Area =
12. Impervious calculation Section 2D
    Impervious required per Master Plan, approximately 20%
    Permitted impervious area is 24,114 plus credits. (exact number of allowable credits is to dispute).
13. House footprints as shown represent a generic lot coverage subject to change pending final architecture, and setback, grading and siting at a later date.
14. Lot square footage shown on this plan not to be used for legal transactions. See recorded record plat.
15. Delineation Freshwater Stamp
16. All curb 5" unless otherwise noted.
17. Sides of street connecting 3 requires handrail.
18. All spot elevations at top of curb
19. Sidewalks to be provided as shown per Montgomery County standards
20. Water category W-1/S-1
21. Existing structures are to be removed, and well & septic to be to be sealed in accordance with the Montgomery County Department of Health Regulations.
22. Development requirements R-200 M/NRPA
    Minimum single family detached lot size 8,000 square feet.
    Minimum single family detached front yard is 25'.
23. Final utility location & grading subject to change.
    Easement locations in conformation with final utility design and construction easement to be shown on signature set.
24. Proposed Development - Section 2D
    A. Single Family Lots
       1. 17 lots
       2. 67' x 125' = 7,875 S.F. minimum lot size
       3. 25' front yard, 25' rear yard, 7' side yard
       4. 30' front yard off Schaeffer Road
29. This plan should not be used as a legal document for representation of bearings, distances, lot square footage and easements. For recorded information, please see record plats or applicable recorded documents.

PRELIMINARY PLAN #1-92216

THREE STRAND BARBED WIRE



TREE PROTECTION FENCING (3)



* IN CERTAIN CIRCUMSTANCES FENCING MAY BE PERMITTED TO BE LOCATED AT THE DRIP LINE.

TREE PROTECTION DETAIL

NOT TO SCALE

LANDSCAPE ARCHITECT CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND TAKEN FROM AVAILABLE PLANS AND RECORDS.

DATE _____ LESLEY POWELL
REGISTERED LANDSCAPE ARCHITECT
MD. #586

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN HEREON IS CORRECT AND TAKEN FROM AVAILABLE DEEDS AND RECORDS.

DATE _____ RONALD COLLER
PROFESSIONAL LAND SURVEYOR
MD # 20014

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SPR PLAN IN ACCORDANCE WITH THE AGREEMENT BETWEEN MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED.

DATE: _____ BY: _____

DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER

PRINTED NAME

Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
11785 BEALTON ROAD SUITE 200 DUNKIRK, MARYLAND 20754
(410) 257-2195 (301) 855-8370 (301) 855-1689
TIDEWATER, MD FAIRFAX, VA

CPJ Associates

SITE DEVELOPMENT PLAN-SECTION 2D
HOYLES MILL VILLAGE
DARNESTON(6th) DISTRICT
MONTGOMERY COUNTY, MARYLAND

SP#8-00019

OWNER: JERSEY HOYLES MILL L.L.C.
C/O JERSEY HOMES
ROCKVILLE, MD
PHONE:(301)881-1934

CONTRACT: LATTER DATE HERSON
CHARLES P. JOHNSON & ASSOCIATES, INC.
11785 BEALTON ROAD SUITE 200 DUNKIRK, MD 20754
OR REPRODUCTION IS PROHIBITED.

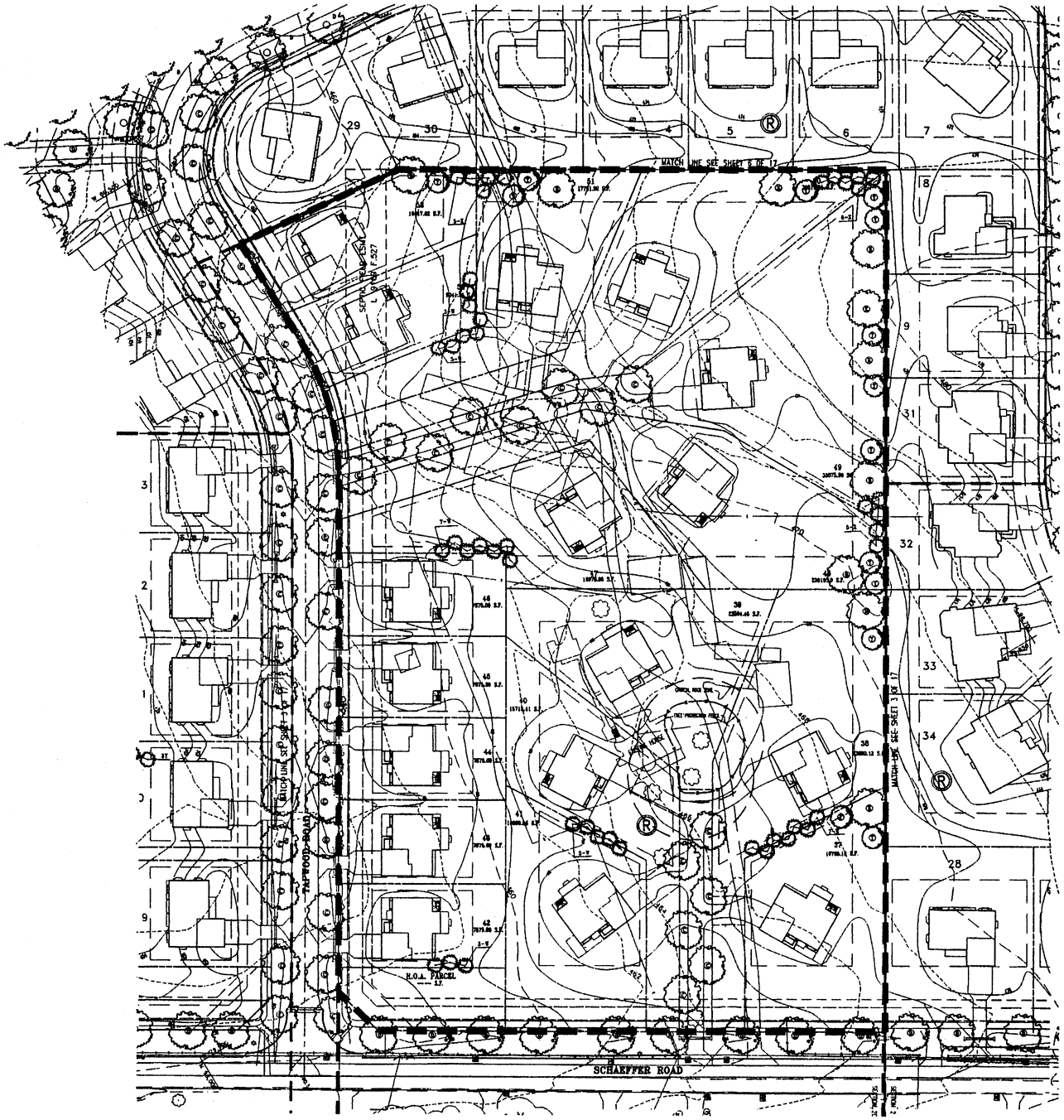
FROM	SPS
DRAFT	MCL
APPROVED	
DATE REC. BY	
SCALE 1"=30'	

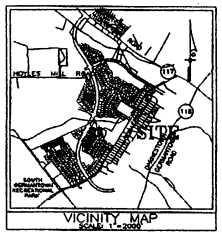
SHEET 17 OF 17

FILE NO. 28-012-21.0 D

Plotted: Dec. 26, 2002

Dwg: H:\28011\dwg\121-02s17 Xrefs: 21-02/topo/08-tree/121-02





SCALE: 1"=30'

N

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

NOTES

1. Topography and existing tree line by Gerstenberger & O'Hara, Inc., 1994.
2. Boundary by Charles P. Johnson & Associates, 1995.
3. Existing contours indicated thus: 189
4. Proposed contours indicated thus: 190
5. Contour interval 2'
6. Existing spot elevation: +63
7. Proposed spot elevation: +63
8. There are no historic structures on site
9. Schaeffer Road "Parcel A Hoyles Road" class/function removed by County Council 3/29/94.
10. Existing zoning R-200
11. Site Area
    - Hoyles Property = 5.7 Ac.
    - Hoyles Mill Village Parcel "A" =
    - Total Site Area =
12. Impervious calculations Section 28
    - Impervious required per Master Plan, approximately 25%
    - Permitted impervious area is 21.11% plus credits. (Exact number of allowable credits is in dispute)
13. House footprints as shown represent a generic lot coverage subject to change pending final architecture, soil solution, grading and siting at a later date.
14. Lot square footage shown on this plan not to be used for legal transactions. See recorded record plats
15. 6-inch water Standing Pipe.
16. All curb 5' unless otherwise noted.
17. Sodon of sewer connecting 3 neighbor homes.
18. All spot elevations at top of curb.
19. Sidewalks to be provided as shown per Montgomery County standards
20. Water category W-3/S-3.
21. Existing structures are to be removed, and well & septic is to be sealed in accordance with the Montgomery County Department of Health Regulations.
22. Development requirements R-200 R/UDV's
    - Minimum single family detached lot size 9,000 square feet.
    - Minimum single family detached front yard is 25'.
23. Final utility location & grading subject to change. Easement locations in coordination with final utility design and conservation easement to be shown on signature set.
24. Proposed Development - Section 28
    - A. Single Family Lots
      1. 17 lots
      2. 65' x 125' = 7,875 S.F. minimum lot size
      3. 25' front yard, 25' rear yard, 5' side yard
      4. 50' front yard off Schaeffer Road
25. This plan should not be used as a legal document for representation of bearings, distances, lot square footage and easements. For recorded information, please see record plats or applicable recorded documents.

PRELIMINARY PLAN 21-00216

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTE
SHADE TREES:					
B	3	Acer saccharum	Sugar Maple	2-2 1/2"Cal	B&B
C	20	Zelkova serrata	Japanese Zelkova	2-2 1/2"Cal	B&B
D	9	Gleditsia triacanthos inermis	Thornless Honey Locust	2-2 1/2"Cal	B&B
E	5	Quercus rubra	Red Oak	2-2 1/2"Cal	B&B
ORNAMENTAL TREE:					
I	14	Cornus kousa chinensis "Forest pagoda"	Forest Pagoda Dogwood	1-1 1/2"Cal	B&B
EVERGREEN TREE:					
H	20	Cryptomeria japonica	Japanese Cryptomeria	10-12' Ht.	B&B
F	16	Picea abies	Norway Spruce	6-8' Ht.	B&B

LANDSCAPE ARCHITECT CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND TAKEN FROM AVAILABLE PLANS AND RECORDS.

DATE _____ LESLEY POWELL
REGISTERED LANDSCAPE ARCHITECT
#2 [illegible]

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENT BETWEEN MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED.

DATE: _____ BY: _____

DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER

PRINTED NAME

LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE

LANDSCAPE PLAN-SECTION 2
HOYLES MILL VILLAGE
DARNESTON(6th) DISTRICT
MONTGOMERY COUNTY, MARYLAND

SP#8-00019

Charles P. Johnson & Associates, Inc.
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CPJ Associates

CLIENT: AUDREY HOYLES MILL L.L.C.
STATE, MD
PHONE:301-464-8254

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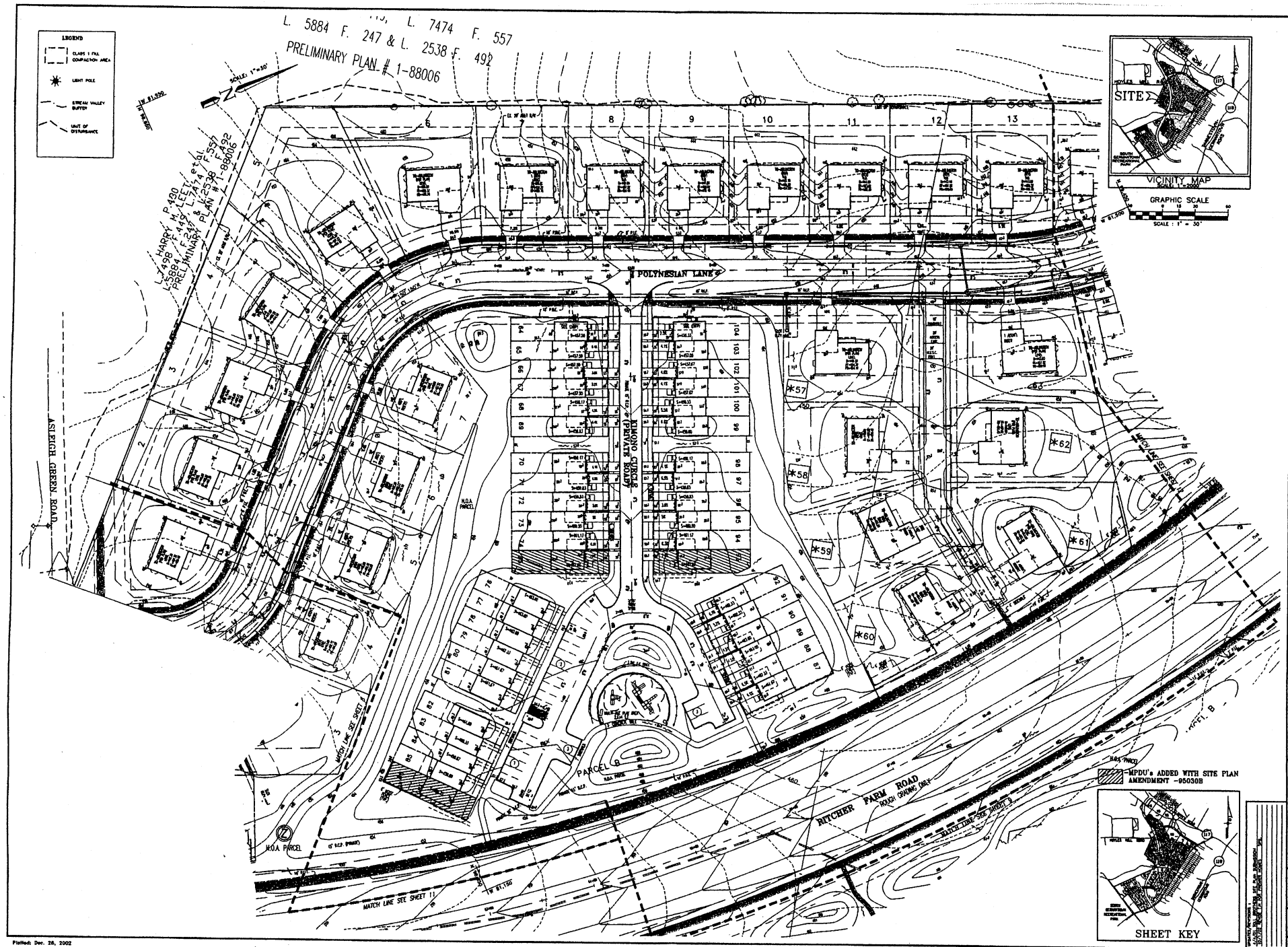
DATE REC. BY	
SCALE 1"=30'	

SHEET 17 OF 17

FILE NO. 28-012-53.0

Plotted: Dec. 26, 2002

Dwg: N:\28011\dwg\153-02s17 Xrefs: 21-02/121-02/lcon/08-lrea/153-02



SITE DEVELOPMENT PLAN SECTION-2

HOYLES MILL VILLAGE

DARNESTOWN (6th) DISTRICT

MONTGOMERY COUNTY, MARYLAND

S.P. No. 8-95030B

(INCLUDES REVISIONS FROM 8-95030C)

CPJ Associates

Charles P. Johnson & Associates, Inc.

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(301) 589-7770 FAX (301) 589-7980 E-mail: cpjassoc@aol.com

PROJECT MANAGER: J. PETROVICH

DRAWN: ALB

CHKD: J. PETROVICH

SCALE: 1"=30'

DATE: NOV. 01

APPROVED:

SHEET 11 OF 17

FILE NO. 28-012-21J.D

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Plotted: Dec. 26, 2002

Dwg: N:\28011\dwg\121-02s11 Xrefs: 44-099/46-099/TOPO/06-TREE/21-02/121-02