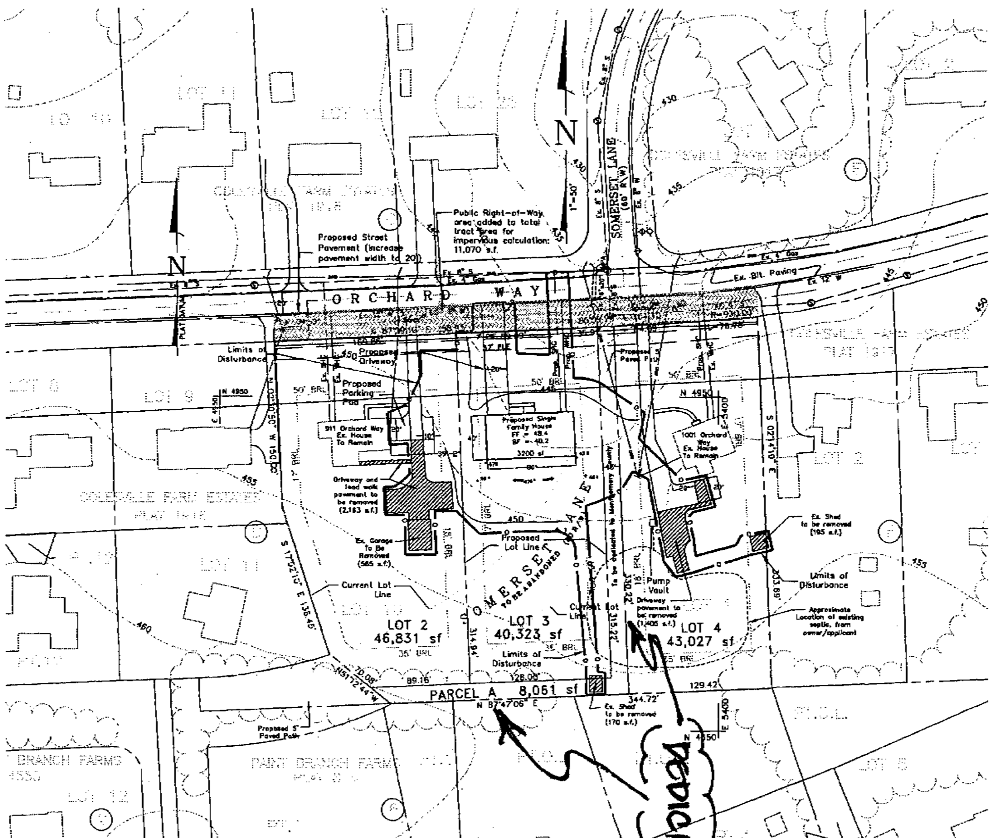
I:\04104\dwg\PP_10_01_ded.dwg, PP 1 OF 1, 5/26/2005 4:57:19 PM, watkimi, COPYRIGHT @2005 MACRIS, HENDRICKS & GLASCOCK, P.A.



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

SURVEYOR'S CERTIFICATE

I hereby certify that the boundary shown hereon is correct based on existing deeds and plats recorded among the Land Records of Montgomery County, Maryland, subject to change upon completion of a final survey. Topography from sources noted hereon.

Date

Macris, Hendricks, & Glascock, P.A.
By: Douglass H. Riggs II
Professional Land Surveyor
Maryland Reg. No. 10712

Project Name: Colesville Farm Estates

Impervious Area Calculations without Paved Pedestrian Pathway

Data Date: 6.26.04 — Revised: 4.21.05
MHG Project Number: 04.104.18 — Printed: 5.24.05

Preconstruction Proposed Impervious Summary

Lot #	House Type	Driveway Area	Base House Area	Stoop Area	Leadwalks Area	Total Lot Impervious Area
2	Existing	1,783	1,960	60	135	3,938 s.f.
3	Proposed	2,920	3,200	60	70	6,350 s.f.
4	Existing	2,968	1,818	60	125	4,871 s.f.
Subtotals		8,671	6,978	180	330	14,159 s.f.

Public Improvements

Widening of Orchard Way	606 s.f.
Total Proposed Impervious Area =	14,765 s.f.
Paint Branch Drainage Area =	149,312 s.f.
10% of Paint Branch Drainage Area	14,931 s.f.
Percent Impervious =	9.9%

NOTE: The Paint Branch Drainage area of 149,312 s.f. includes 11,070 s.f. within the Orchard Way right-of-way

NOTES

1. Topography from MNCPPC 200 SHEET 218 NE 01 with 5' contour intervals.
2. Boundary information from Plats entitled "Colesville Farms Estates" recorded among the land records of Montgomery County, Maryland, as Plats 1916 and 1917.
3. Water and sewer category W-1 and S-1, respectively.
4. 1001 Orchard Way (Proposed Lot 4) is currently served by an on-site septic system. MCDPS has no records available showing the location of the septic field; locations shown on this plan are approximate. This system is to be abandoned and sealed and the house connected to the public sewer in the Orchard Way right-of-way.
5. The property is zoned RE-1. The proposed land use is Residential.
6. Three Lots and one Parcel are proposed by this plan.
7. Parcel A is to be dedicated to Montgomery County.
8. A Natural Resources Inventory Map/Forest Stand Delineation Plan has been approved by M-NCP&PC Environmental Planning Division, Reference No. 4-04268.
9. This site is within Planning Area 33: Colesville/White Oak & Vicinity
10. The site drains to the Good Hope Tributary in the Paint Branch Watershed. The State of Maryland has designated this portion of the watershed as Class-III waters. The site lies within the Upper Paint Branch Special Protection Area.
11. This plan is not for construction purposes.
12. Lot areas are computed using existing deed information. Property lines and areas are subject to adjustment at final plat computations.
13. Existing and proposed impervious area measurements include the driveway areas within the Orchard Way right-of-way up to the edge of pavement.
14. Building locations and grading are graphical representations. Final Building locations and grading to be computed at Building Permit phase.
15. Existing dwellings will remain.
16. Servicing utility companies include:
    - Water & Sewer: W.S.S.C.
    - Electric: PEPCO Power
    - Telephone: Verizon
    - Natural Gas: Washington Gas

DEVELOPMENT STANDARDS (RE-1 Development)
(Chapter 59-C-1.32)

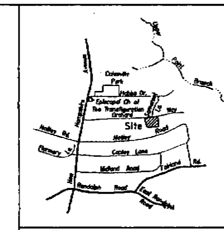
	Required/Permitted	Proposed
Density of development per : Usable Acre (59-C-1.321)	none stated	0.95 d.u./ac. (3 d.u. @ 3.17 ac.)
Net Lot Area (59-C-1.322(a)):	40,000 s.f. min.	40,323 s.f. min.
Lot Width (59-C-1.322(b)): -At Street Line:	25 ft. min.	128 ft. min.
-At BRL:	125 ft. min.	128 ft. min.
Setback From Street (59-C-1.323(a)):	50 ft. min.	75 ft.
Yard Requirements (59-C-1.323(b)) -side yard	17 ft. min. one side 35 ft. min. total	17 ft. min. one side 35 ft. min. total
-Rear yard:	35 ft. min.	35 ft. min.
Building Height (59-C-1.327):	50 ft. max.	50 ft. max.
Building Coverage (59-C-1.328):	15% max. (20,736 s.f.)	Existing: 3.4% (4,708 s.f.) Proposed: 5.1% (6,978 s.f.)

AREA TABULATION

Area RE-1	= 3.17 ac. (138,242 s.f.)
Area of public dedication	= 0.00 ac.
Total Net Tract Area	= 3.17 ac. (138,242 s.f.)

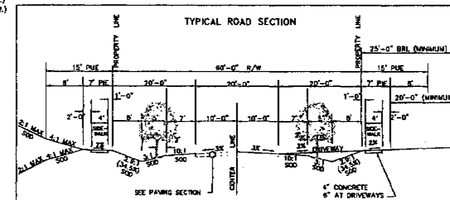
TRACT AREA TABULATION FOR SPA IMPERVIOUS CAP

Area RE-1	= 3.17 ac. (138,242 s.f.)	
Area of unpaved Right-of-Way	= 0.25 ac. (11,070 s.f.)	
Total Net Tract Area for SPA cap	= 3.42 ac. (149,312 s.f.)	
SPA Impervious Cap (59-C-18.151):	10% max. (14,931 s.f.)	Existing: 8.6% (12,782 s.f.) Proposed: 9.9% (14,765 s.f.)



VICINITY MAP
SCALE 1" = 2,000'

TYPICAL ROAD SECTION



PAVING SECTION

3" BITUMINOUS CONCRETE SURFACE COURSE IN 2 - 1 1/2" LAYERS
3" BITUMINOUS CONCRETE BASE COURSE COURSE
APPROVED SUBGRADE

GENERAL NOTES

1. REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
2. SEE STANDARD No. MC-611.01 - METHODS OF GRADING SIDE SLOPES.
3. PUBLIC UTILITY EASEMENTS (PUEs) ARE SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT ENTITLED "DECLARATIONS OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" THAT IS RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY IN LIBER 3834 AT FOLIO 487.
4. THE SIDE DITCH IN FILL SLOPES MAY BE ELIMINATED IN AREAS NOT MASTER PLANNED FOR DEVELOPMENT ONLY AFTER OVERLAND FLOW PATH AND EROSION POTENTIAL ARE CONSIDERED.
5. SEE STANDARDS NO. MC-701.01 AND MC-703.02 FOR SPECIES, SIZE AND SPACING OF STREET TREES.
6. WHEN USING THIS STANDARD, THE GARAGE SHALL BE SET BACK A MINIMUM DISTANCE OF 20 FEET, MEASURED FROM THE BACK EDGE OF THE SIDEWALK. THE MINIMUM BUILDING RESTRICTION LINE SETBACK IS 25 FEET.
7. STREET LIGHTING POLES ARE TO BE LOCATED AS DIRECTED BY THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION.
8. PUBLIC IMPROVEMENTS EASEMENTS (PIEs) ARE TO BE GRANTED BY A SITE SPECIFIC DECLARATION OF PUBLIC IMPROVEMENTS EASEMENT DOCUMENT. THAT DOCUMENT IS TO BE RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND REFERENCED ON THE RECORD PLAT.
9. THE 2-FOOT WIDE SECTION OF THE PIEs BEHIND THE SIDEWALKS IS TO ALLOW FOR THE TEMPORARY CONSTRUCTION, RECONSTRUCTION, AND MAINTENANCE OF THE SIDEWALKS. NO PERMANENT PUBLIC IMPROVEMENTS ARE TO BE PLACED WITHIN THESE 2-FOOT WIDE STRIPS.
10. SEVERAL OF THE DIMENSIONS SPECIFIED ON THIS STANDARD REFLECT MODIFICATIONS TO THE VALUES SHOWN ON STANDARD NO. MC-301.03 (RESIDENTIAL DRIVEWAY/OPEN SECTION ROAD).
11. ELEVATION AT THE FRONT EDGE OF SIDEWALK = EDGE OF PAVEMENT + 0.42'

APPROVED: ______ DATE

DIRECTOR, DPWT

CHIEF, DIV. OF ENG. SERVICES

REVISED

MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

SECONDARY RESIDENTIAL ROAD
OPEN SECTION
WITH SIDEWALKS AND STREET TREES

STANDARD No. MC-211.03

OWNER/APPLICANT

Mr. Arthur W. Williams III
7618 Royal Dominion Drive
Bethesda, MD 20817-7618
(301) 236-9299

TAX MAP JR 62 — WSSC 218 NE 01

PRELIMINARY PLAN OF SUBDIVISION

PART OF LOT 10 - BLK. D & LOT 1 - BLK. F & SOMERSET R/W

COLESVILLE FARM ESTATES

Plat No. 1916 & 1917

5TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

NO.	DATE	DESCRIPTION	BY
2	4/12/05	Add Impervious Table note	GSH
1	3/16/05	Add Parcel A	GSH

MHG Macris, Hendricks & Glascock, P.A.
Engineers ▪ Planners
Landscape Architects ▪ Surveyors
9220 Wightman Road, Suite 120
Montgomery Village, Maryland 20886-1279
Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com

Proj. Mgr.	Designer
JCG	GSH
Date 9/15/04	Scale 1"=50'
Project No. 04-104	Sheet 1 of 1

Attachment No. 2