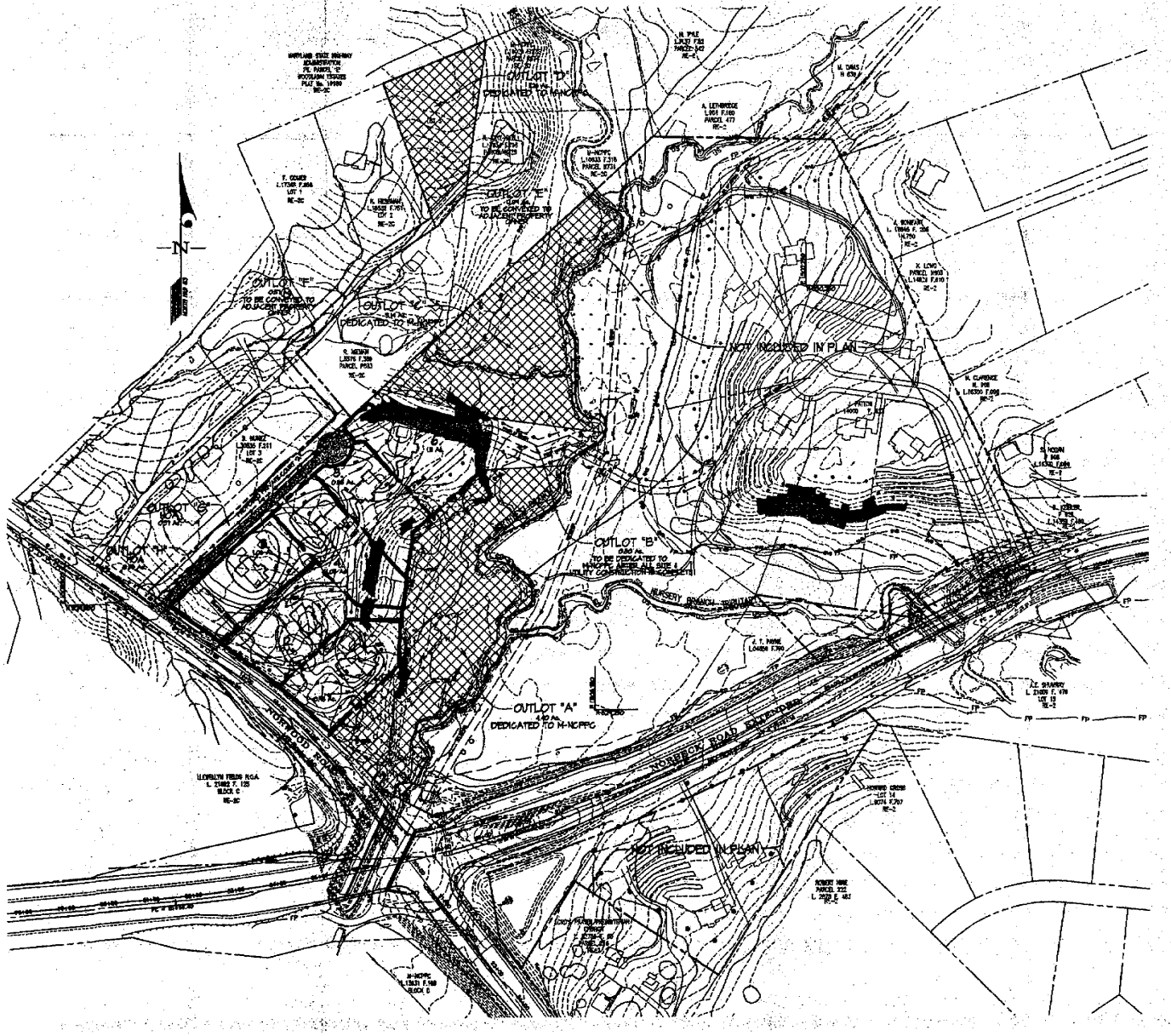
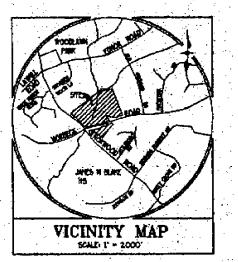
Attachment B




## GENERAL NOTES

1. OWNER
   L. K. PATTON, ET AL.
   901 NORWOOD ROAD
   SILVER SPRING, MARYLAND 20905

   M.B. SANGROFT, LLC
   6666 E. GUDE DRIVE
   ROCKVILLE, MARYLAND 20850
2. DEVELOPER
   MITCHELL & BEST
   6666 GUDE DRIVE
   ROCKVILLE, MARYLAND 20850
3. BOUNDARY INFORMATION FROM BEST AVAILABLE PUBLIC RECORDS
4. AERIAL TOPOGRAPHY BY: HOEKZEMA-GRIFFER
5. WETLAND DELINEATION BY: MCCARTHY & ASSOCIATES
6. THE SITE IS LOCATED IN THE ANACOSTIA WATERSHED, AND THE NORTHWEST BRANCH SUB WATERSHED
7. PROPOSED WATER AND SEWER SYSTEM TO CONNECT TO EXISTING EXISTING WATER AND SEWER CATEGORIES W-6 AND S-6
   A WATER AND SEWER CATEGORY CHANGE IS PENDING
8. NRI/FSD BY: MCCARTHY & ASSOCIATES 4-04154
   APPROVED: 02/21/04
9. THIS PROPERTY WILL BE SUBJECT TO A FOREST CONSERVATION PLAN
10. THIS PROPERTY DOES NOT CONTAIN A SITE LISTED ON THE INVENTORY OF HISTORIC SITES
11. DEVELOPMENT PROGRAM
    THIS PLAN WILL BE DEVELOPED IN A SINGLE PHASE.




VICINITY MAP
SCALE: 1" = 2000'

## SITE DATA

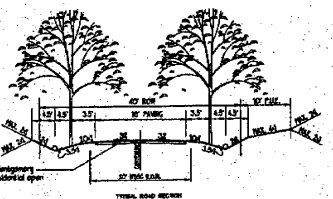
| | |
|---|---|
| Site Area | 7.11 Ac. |
| Existing Zoning: Cluster (RE-2C) RE-2C | 7.11 Ac. |
| Maximum Base Density Allowed: RE-2C | (0.40 units / acre) = 6 Lots |
| Density Shown RE-2C | 6 Lots |
| Area in 100 Year FP | 0.49 Ac. |
| Area in Cluster Lots | 6.62 Ac. |
| Total Public Road Dedication | 0.09 Ac. |
| Area dedicated to M-NCPPC | 4.60 Ac. |
| Outlot A | 4.60 Ac. |
| Outlot B | 0.60 Ac. |
| Outlot E | 0.01 Ac. |
| Outlot D | 1.39 Ac. |
| Area conveyed to adjacent property owner | 0.46 Ac. |
| Outlot E | 0.04 Ac. |
| Outlot F | 0.01 Ac. |
| Area dedicated to ROW | 0.43 Ac. |
| Outlot G | 0.01 Ac. |
| Outlot H | 0.05 Ac. |

## ZONING STANDARDS (RE-2C)

| | |
|---|---|
| Minimum Lot Area | 25,000 sq. ft. |
| Minimum Lot Area Shown | 0.91 Ac. |
| Minimum Lot Width At Street Front | 25' |
| Building Restrictions Front Set | 40' |
| Side Set | 8' |
| Rear Set | 30' |
| Maximum Building Height | 35' |
| Maximum Lot Coverage | 25% |

## LEGEND

- EXISTING TOPOGRAPHY
- EXISTING TREE LINE
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- SVB — STREAM VALLEY BUFFER
- WB — WETLAND BUFFER
- W — WETLANDS
- WD — WETLAND BUFFER
- • • • LIMIT OF DISTURBANCE
- 25% SLOPES
- PROPOSED CONTOURS
- M-NCPPC DEDICATION AREA




Paving section to match Montgomery County DPWT tertiary residential open section standard, No. 2001.05

Private drive to conform to Planning Board adopted "Guideline for Private Streets."

## ENGINEER'S CERTIFICATE

I hereby certify that to the best of my knowledge, information and belief that the plan drawn hereon is true and correct, has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland and the boundary has been reasonably reproduced from available land records.

For: Gutschick, Little & Weber, P.A.

Date

By: David S. Weber
Professional Engineer
Maryland Reg. No. 12923

1-011045

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-989-2844 FAX: 301-421-4186

\\Drawings\01163\DESIGN\01163PPL-WEST.dwg | DES. KAF | DRN. RLG | CHK. KAF

| NO. | DATE | REVISION | BY | APP'D |
|---|---|---|---|---|
| 1 | 10/26/05 | REVISED TO ADD LOT 5 | RLG | KAF |

GRAPHIC SCALE
0' 25' 50' 100' 200' 400'

PREPARED FOR:
MITCHELL & BEST
6666 GUDE DRIVE
ROCKVILLE, MARYLAND 20850
301-762-9551

COLESVILLE ELECTION DISTRICT No. 6

PRELIMINARY PLAN - PHASE I

PATTON PROPERTY
PARCEL 915 & LOT 5
L.5641 F.378, L.34106 F.71

MONTGOMERY COUNTY, MARYLAND

| SCALE | ZONING | G. L. & FILE |
|---|---|---|
| 1"=100' | RE-2C/RE-2 | 01163 |
| DATE | TAX MAP - GRID | SHEET |
| MAY, 2004 | JS-342 | 1 OF |

L:\CADD\DRAWINGS\01163\PRELIM\01163PPL-WEST.dwg 10/30/2005 11:19:32 AM EST