

Maryland-National Capital Park and Planning Commission  
 Approved Preliminary Subdivision Plan No. 120120270  
 MCPB Resolution No. 13-12

At its meeting of January 31, 2013 and per Planning Board Resolution dated March 1, 2013

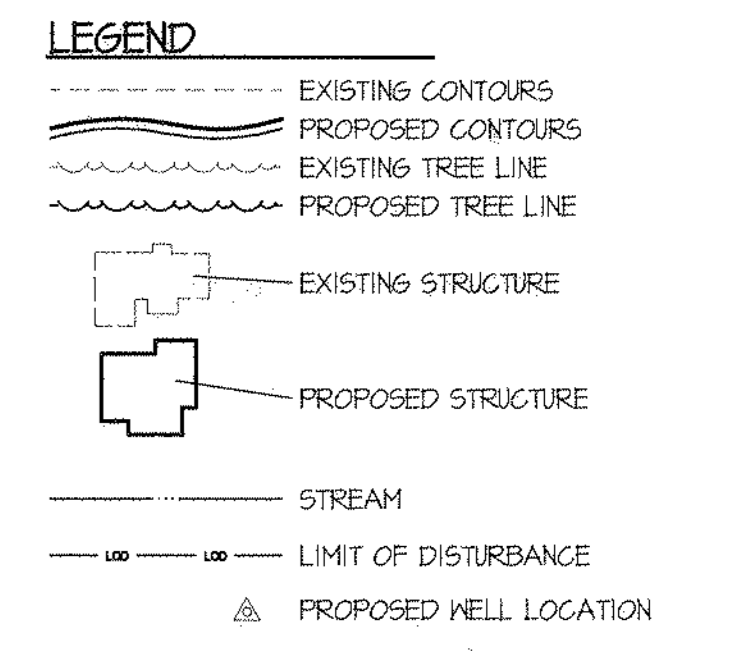
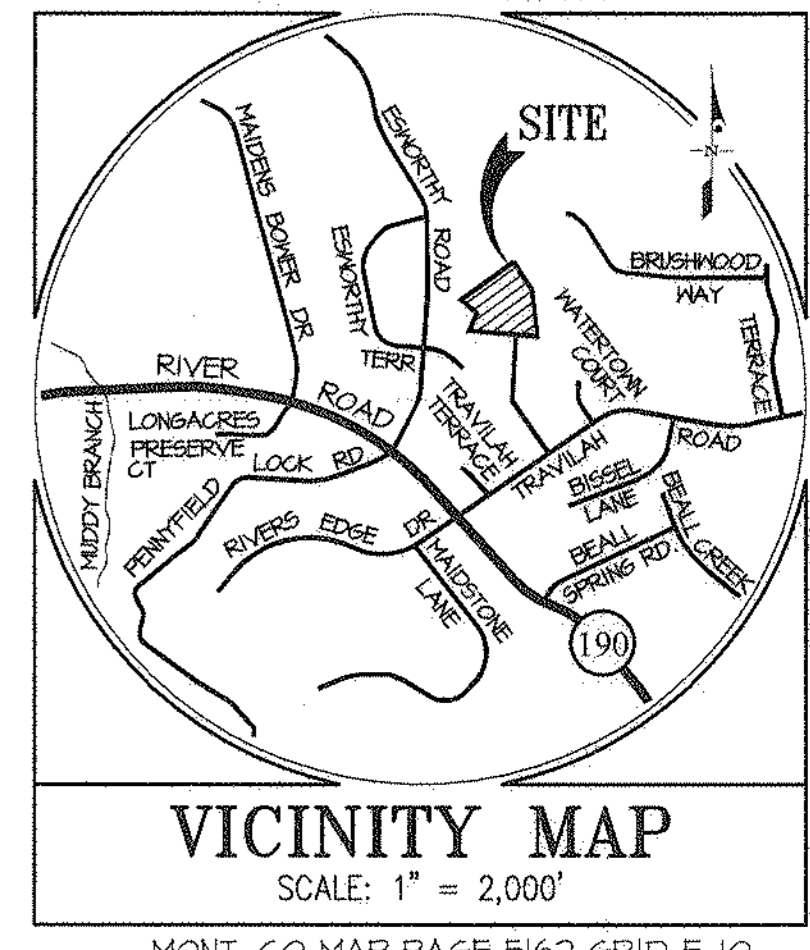
Pursuant to the relevant provisions of the Montgomery County Code Chapter 50, the Montgomery County Planning Board approved Preliminary Plan No. 120120270 to create two lots and one outlot on the Subject Property, subject to the following conditions:

- This Preliminary Plan is limited to two lots for two, one-family detached dwelling units and one outlot.
- Prior to clearing, grading, or building demolition, the Applicant must comply with the conditions of approval for the Preliminary Forest Conservation Plan, as approved as part of this Preliminary Plan, subject to:
  - Submission and approval of a Final Forest Conservation Plan from the Planning Department prior to any land disturbing activities that shall include:
    - Planting Plan
    - Variance Tree Mitigation
    - Tree Protection Details
  - The Applicant must plant three, three-inch caliper shade trees as mitigation for the removal of one specimen tree. The species and locations of the mitigation trees must be identified on the Final Forest Conservation Plan.
- The Planning Board has accepted the recommendations of the Montgomery County Department of Transportation ("MCDOT") in its letter dated November 8, 2012, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
- The Applicant must satisfy the provisions for access and improvements as required by MCDOT prior to recordation of plat.
- The Planning Board has accepted the recommendations of the Montgomery County Department of Permitting Services ("MCDPS") - Water Resources Section in its letter dated September 27, 2012, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS - Water Resources Section provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
- The Planning Board has accepted the recommendations of the MCDPS - Well and Septic Section in its letter dated October 11, 2012, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS - Well and Septic Section provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
- The Applicant must dedicate the record plat must show dedication of 80 feet from the opposite right-of-way along the Subject Property frontage for Travilah Road.
- The record plat must show a Category I conservation easement as approved with the Final Forest Conservation Plan, and other necessary easements.

The record plat must reflect common ingress/egress and utility easements the shared driveway for the benefit of the two lots approved under this Application and all other parties and properties that currently have rights of ingress and egress.

- The Applicant must make a School Facilities Payment to MCDPS at the high school level at the one-family detached dwelling unit rate for all units for which a building permit is issued and a School Facilities Payment is applicable. The timing and amount of the payment will be in accordance with Chapter 52 of the Montgomery County Code.
- The Adequate Public Facility (APF) review for the Preliminary Plan will remain valid for eight-five (85) months from the date of mailing of the Planning Board Resolution.
- The certified Preliminary Plan must contain the following note: "Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, buildings heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of issuance of building permits. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board's approval."

This Preliminary Plan will remain valid for sixty-one (61) months from its Initiation Date (as defined in Montgomery County Code Section 50-36(a)), as amended; and prior to the expiration of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed.



**CERTIFIED PRELIMINARY PLAN**

The foregoing conditions and this plan drawing accurately reflect the Planning Board's approval of this preliminary plan.

NAME: *Robert H. Little* DATE: 3-18-13

- GENERAL NOTES**
- OWNER/DEVELOPER: TRAVILAH ROAD LLC, C/O GOURLEY & GOURLEY LLC, 1847 PRESTON WHITE DRIVE, SUITE 105, RESTON, VIRGINIA 20191
  - BOUNDARY INFORMATION: GUTSCHICK, LITTLE & WEBER, P.A., JULY 2011.
  - FIELD RUN TOPOGRAPHY: GUTSCHICK, LITTLE & WEBER, P.A., JULY 2011.
  - THE SITE IS LOCATED IN THE MUDDY BRANCH WATERSHED. USE CLASS I-P.
  - EXISTING WATER & SEWER CATEGORIES: W-6 & S-6. LOTS TO BE SERVED BY PRIVATE WELLS AND PRIVATE SEPTIC SYSTEMS.
  - NRPSF BY: GUTSCHICK, LITTLE & WEBER, P.A. APPROVED #420120310 DATED OCTOBER 14, 2011.
  - THIS PROPERTY WILL BE SUBJECT TO A FOREST CONSERVATION PLAN.
  - DEVELOPMENT PROGRAM: THIS PLAN WILL BE DEVELOPED IN ONE PHASE.
  - THERE ARE NO KNOWN HISTORIC SITES ON THIS PROPERTY.
  - THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED SPECIES OCCURRING ON THIS PROPERTY.
  - THIS PROPERTY WILL PRODUCE LESS THAN 30 PEAK HOUR TRIPS. NO TRAFFIC STUDY IS REQUIRED.
  - ALL UTILITIES ARE CONCEPTUAL AND SUBJECT TO CHANGE. SEE APPROPRIATE APPROVED FINAL UTILITY CONSTRUCTION PLANS.
  - HOUSE LOCATIONS, FOOTPRINTS, ORIENTATION AND FINE GRADINGS ARE ILLUSTRATIVE AND WILL BE FINALIZED AT THE TIME OF BUILDING PERMIT BASED ON THE BUILDING STANDARDS ESTABLISHED IN THE RE-2 ZONE.
  - DEMOLITION INSTRUCTIONS: IN AREAS WITHIN CRITICAL ROOT ZONES (SHOWN ON PLAN) OF SPECIMEN TREES (30" DBH OR LARGER) SPECIAL CARE IS REQUIRED WHEN REMOVING EXISTING HOUSE, DRIVEWAY, AND OUT BUILDINGS. A TRACKHOE WILL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE AND REACH IN TO LIFT OUT OR DRAG DEBRIS OUT. CARE WILL BE TAKEN TO MINIMIZE DISTURBANCE THAT COULD BE USED BY DIGGING OR EXCAVATING SOIL WITHIN THE CRITICAL ROOT ZONE. WHERE A TREE TO BE SAVED IS LOCATED CLOSE TO A STRUCTURE TO BE REMOVED THE STRUCTURE WITH HAVE TO BE REMOVED WITH HAND TOOLS AND CARRIED OUT OF THE TREES CRITICAL ROOT ZONE, SUCH AS TREE #1.

**SITE DATA**

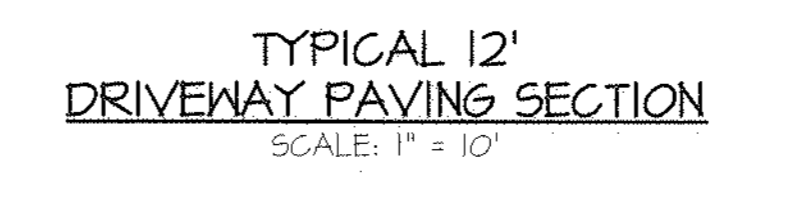
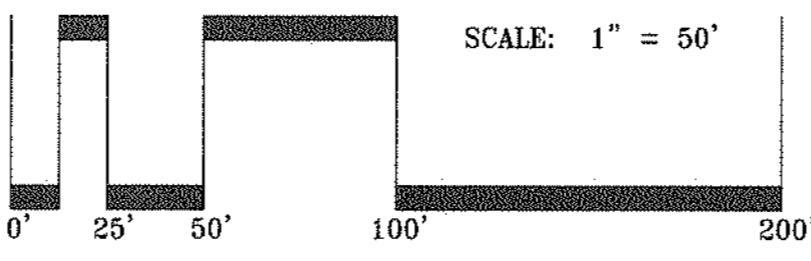
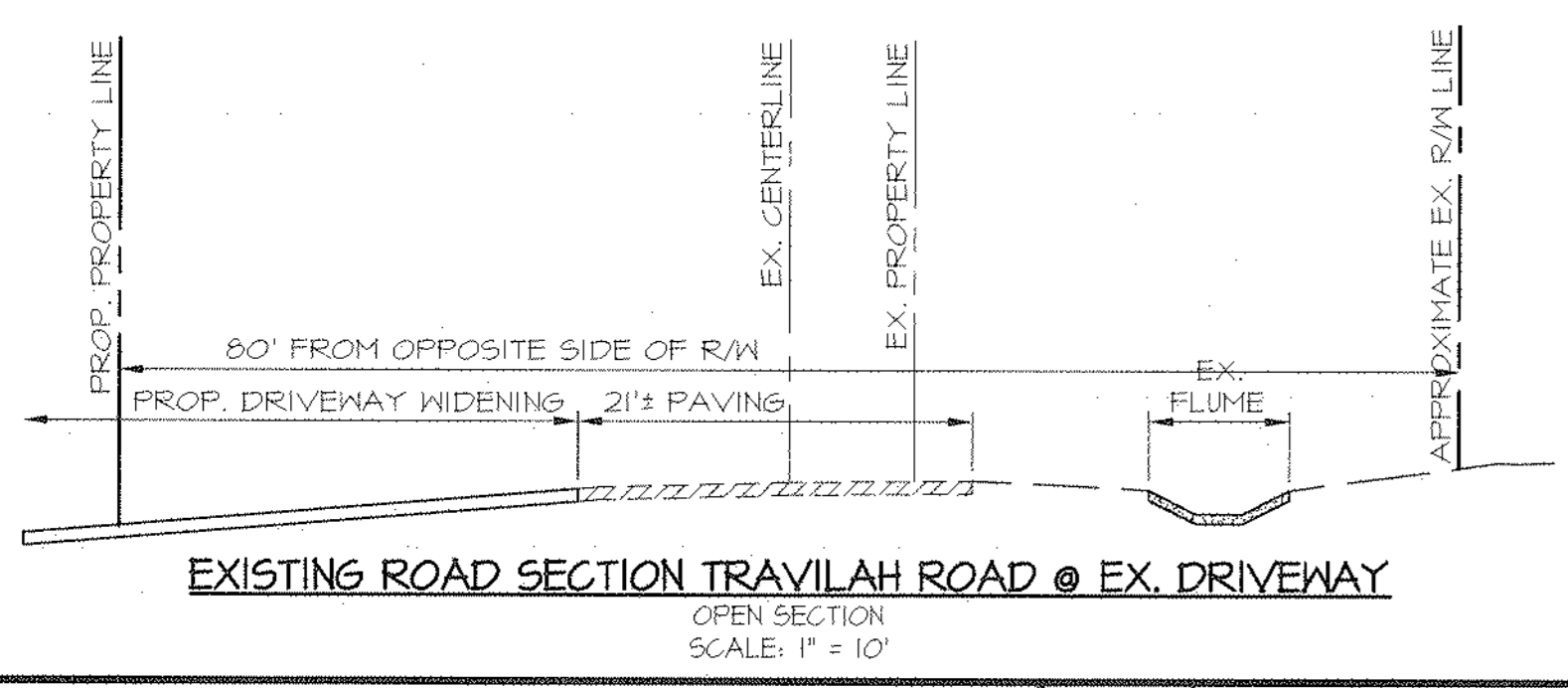
EXISTING ZONING:	RE-2
PROPOSED USE:	RESIDENTIAL, STANDARD METHOD DEV.
EXISTING SITE AREA:	1.44 AC.
AREA IN LOTS:	0.85 AC.
RIGHT OF WAY DEDICATION:	0.02 AC.
OUTLOT 'A':	0.52 AC.

	ALLOWED/REQUIRED	PROPOSED
MIN. LOT SIZE:	2.00 AC (81,200 SF)	4.3 AC (181,504 SF)
DENSITY:	4 DU (4.41 AC/2 DU PER AC = 4.1)	2 DU
MPDU:	0 (LESS THAN 20 DU)	0 MPDUs
UNIT TYPES:	SINGLE FAMILY DETACHED	SINGLE FAMILY DETACHED
OPEN SPACE:	0 AC. REQ.	0 AC.
LOT COVERAGE:	21,780 SF (25%)	9,400 SF (5%)

**ZONING STANDARDS**

	ALLOWED/REQUIRED	PROPOSED
BUILDING SETBACKS:		
LOT WIDTH:	150'	150'
AT FRONT BUILDING LINE	150'	25'
AT EXISTING STREET LINE		
BUILDING RESTRICTIONS:		
FRONT B.R.L.	50'	50'
FRONT B.R.L.	117/35'	117/35'
REAR B.R.L.	35'	35'
BUILDING HEIGHT:	50' HT. MAX	50' HT. MAX

SYSTEM TYPE	Lot No.	Test No.	TIME (Min)	TEST DEPTH (feet)	Test No.	TIME (Min)	TEST DEPTH (feet)	Test No.	TIME (Min)	TEST DEPTH (feet)	AVERAGE TIME (Min)	INITIAL LENGTH	DEPTH STONE (IN)	LOWEST FIXTURE	SEPTIC TANK INFO	# BED ROOMS	TOTAL TRENCH (IN)	INV. OUT OF HOUSE	BEGIN FIELD INV.	NOTES	
DEEP TRENCH	33 (OLD LOT 4)	4A	17	3' 4 1/2"	4B	18	3' 4 1/2"	4C	11	3' 4 1/2"	13	217	4'	335.5	331.30	331.0	333.0	6	841	331.90	** MH RISERS FOR ACCESS WITHIN 10' OF GRADE
DEEP TRENCH	34 (OLD LOT 3)	5A	17	3' 4 1/2"	5B	17	3' 4 1/2"	5C	10	3' 4 1/2"	15	217	4'	337.0	324.80	324.60	331.1	6	426	333.30	*** ACCESS WITHIN 10' OF GRADE



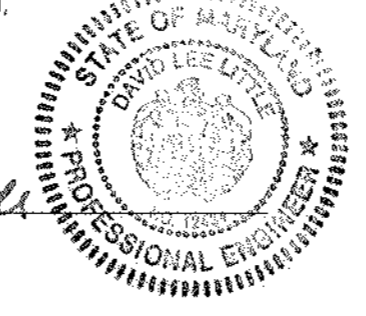
PROFESSIONAL CERTIFICATION

I hereby certify that to the best of my knowledge, information and the belief that the plan shown hereon is true and correct. Has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland, and the boundary has been field surveyed. I hereby certify that these plans were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the state of Maryland.

License No. 12464  
 Expiration Date: May 28, 2013

3-6-13  
 Date

By: *David L. Little*  
 Professional Engineer  
 Gutschick, Little & Weber, P.A.



PREPARED FOR:  
 TRAVILAH ROAD LLC  
 C/O GOURLEY & GOURLEY LLC  
 1897 PRESTON WHITE DRIVE, SUITE 105  
 RESTON, VIRGINIA 20191  
 ATTN: MR. MIKE DROPIK  
 (703) 230-1900

SCALE	1" = 50'
ZONING	RE-2
DATE	SEPT., 2011
TAX MAP - GRID	ER-341

DARNESTOWN ELECTION DISTRICT No. 06

<b>PRELIMINARY PLAN</b>		G. L. W. FILE No.
<b>ESWORTHY ESTATES</b>		<b>08060</b>
<b>PARCEL 855</b>		SHEET
<b>LOTS 33 &amp; 34 &amp; OUTLOT 'A'</b>		<b>1 OF 1</b>
L. 38414.F.173		MONTGOMERY COUNTY, MARYLAND

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20868  
 TEL: 301-421-0224 FAX: 301-421-0224 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
02-18-2013	REVISED PER PLANNING BOARD HEARING	RLG	KAF
01-14-2013	REVISED TO ADD OUTLOT 'A'	RLG	KAF
9-1-2012	REMOVED "BUMP OUTS" ALONG DRIVE PER FIRE MARSHALL COMMENTS. ADDRESSED DRC COMMENTS.	JRS	KAF
	REVISION		APP'R.

L:\CAD\DRAWINGS\08060\PLANS BY GUY\PRELIM\08060PRELIM-01 DES. JRS. DRN. JGL. CHK.