

- GENERAL NOTES**
1. BOUNDARY INFORMATION: GUTSCHICK, LITTLE & WEBER, P.A., JULY 2011.
 2. FIELD RUN TOPOGRAPHY: GUTSCHICK, LITTLE & WEBER, P.A., JULY 2011.
 3. THE SITE IS LOCATED IN THE MUDDY BRANCH WATERSHED, USE CLASS I-R.
 4. EXISTING WATER & SEWER CATEGORIES: P-0 & S-0. LOTS TO BE SERVED BY PRIVATE WELLS AND PRIVATE SEPTIC SYSTEMS.
 5. TRIP/SD BY: GUTSCHICK, LITTLE & WEBER, P.A. APPROVED #42012010 DATED OCTOBER 14, 2011.
 6. THIS PROPERTY WILL BE SUBJECT TO A FOREST CONSERVATION PLAN.
 7. DEVELOPMENT PROGRAM: THIS PLAN WILL BE DEVELOPED IN ONE PHASE.
 8. THERE ARE NO KNOWN HISTORIC SITES ON THIS PROPERTY.
 9. THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED SPECIES OCCURRING ON THIS PROPERTY.
 10. THIS PROPERTY WILL PRODUCE LESS THAN 30 PEAK HOUR TRIPS, NO TRAFFIC STUDY IS REQUIRED.
 11. ALL UTILITIES ARE CONCEPTUAL AND SUBJECT TO CHANGE. SEE APPROPRIATE APPROVED FINAL UTILITY CONSTRUCTION PLANS.
 12. 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.
 13. 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. TRACKS 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 WILL HAVE TO BE REMOVED WITH HAND TOOLS AND CARRIED OUT OF THE TREES CRITICAL ROOT ZONE, SUCH AS TREE #1.

SITE DATA

EXISTING ZONING:	RESIDENTIAL, STANDARD METHOD DEV.
PROPOSED USE:	RESIDENTIAL, STANDARD METHOD DEV.
EXISTING SITE AREA:	9.44 AC.
AREA IN LOTS:	9.47 AC.
RIGHT OF WAY DEDICATION:	0.02 AC.

MIN. LOT SIZE:	ALLOWED/REQUIRED 2.00 AC (87120 SF)	PROPOSED 4.57 AC (199,258 SF)
DENSITY:	4 DU (4.41 AC/2 DU PER AC = 2.5)	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:	21,790 SF (25%)	49,000 SF (5%)

ZONING STANDARDS

	ALLOWED/REQUIRED	PROPOSED
BUILDING SETBACKS:		
LOT WIDTH:		
AT FRONT BUILDING LINE	15'	15'
AT EXISTING STREET LINE	25'	25'
BUILDING RESTRICTIONS:		
FRONT B.U.L. (FRONT PUBLIC STREET)	50'	50'
SIDE B.U.L.	17/35'	17/35'
REAR B.U.L.	35'	35'
ACCESSORY BUILDING SETBACKS:		
FROM THE STREET LINE:	N/A	60'
FROM A SIDE LOT:	N/A	10'
FROM A REAR LOT LINE:	N/A	10'
BUILDING HEIGHT:	50' HT. MAX	50' HT. MAX

*NOTE: A WAIVER WILL BE REQUESTED FOR 3 LOTS ON A DRIVEWAY.

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED

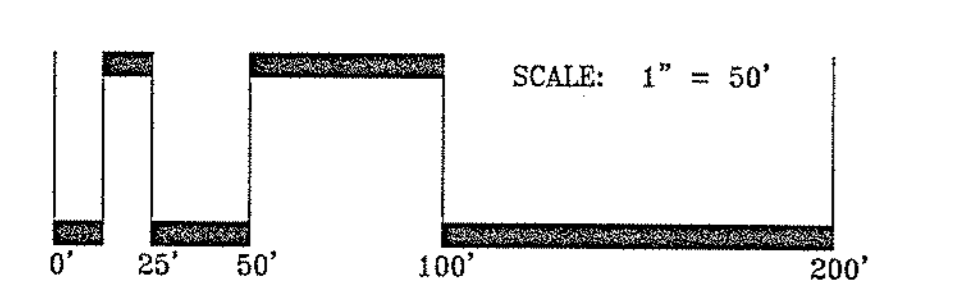
With Reservations Without Reservations

DATE: 10/14/11 DIRECTOR: [Signature]

Well and/or Erosion Control Permits will be Released Only After Record Plat Approval by Maryland National Capital Park and Planning Commission.

120120270

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 (Feet)	DEPTH (Feet)	LOWEST FEATURE	SEPTIC TANK INFO	# BED ROOMS	TOTAL TRENCH (ft)	INV. OUT OF HOUSE	BEGIN FIELD INV.	NOTES	
DEEP TRENCH	33	4A	5	3' 4 1/2"	4B	15	3' 4 1/2"	4C	11	3' 4 1/2"	15	21'	4'	335.5	331.0	331.0	335.0	6	847	331.40	** MH RISERS FOR ACCESS WITHIN 18" OF GRADE
DEEP TRENCH	34	5A	17	3' 4 1/2"	5B	17	3' 4 1/2"	5C	10	3' 4 1/2"	15	21'	4'	337.0	324.60	331.0	6	426	335.50	324.20	** ACCESS WITHIN 18" 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. It 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

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

TYPICAL 12' DRIVEWAY PAVING SECTION
SCALE: 1" = 10'

20' FIRE DEPARTMENT PASSING ZONE DRIVEWAY PAVING SECTION
(SEE PLAN FOR LOCATIONS)
SCALE: 1" = 10'

EXISTING ROAD SECTION TRAVILAH ROAD @ EX. DRIVEWAY
OPEN SECTION
SCALE: 1" = 10'

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3009 NATIONAL DRIVE - SUITE 200 - BIRTSVILLE OFFICE PARK
BIRTSVILLE, MARYLAND 20882
TEL: 301-421-4224 FAX: 301-421-6188

DATE	REVISION	BY	APPR.

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

SCALE	1"=50'
ZONING	RE2
DATE	SEPT., 2011
TAX MAP - GRID	ER-341

PRELIMINARY PLAN
ESWORTHY ESTATES
PARCEL 855
LOTS 33 & 34
L. 38414 F. 173

G. L. W. FILE NO. 08060
SHEET 1 OF 1

DARNESTOWN ELECTION DISTRICT No. 08
MONTGOMERY COUNTY, MARYLAND