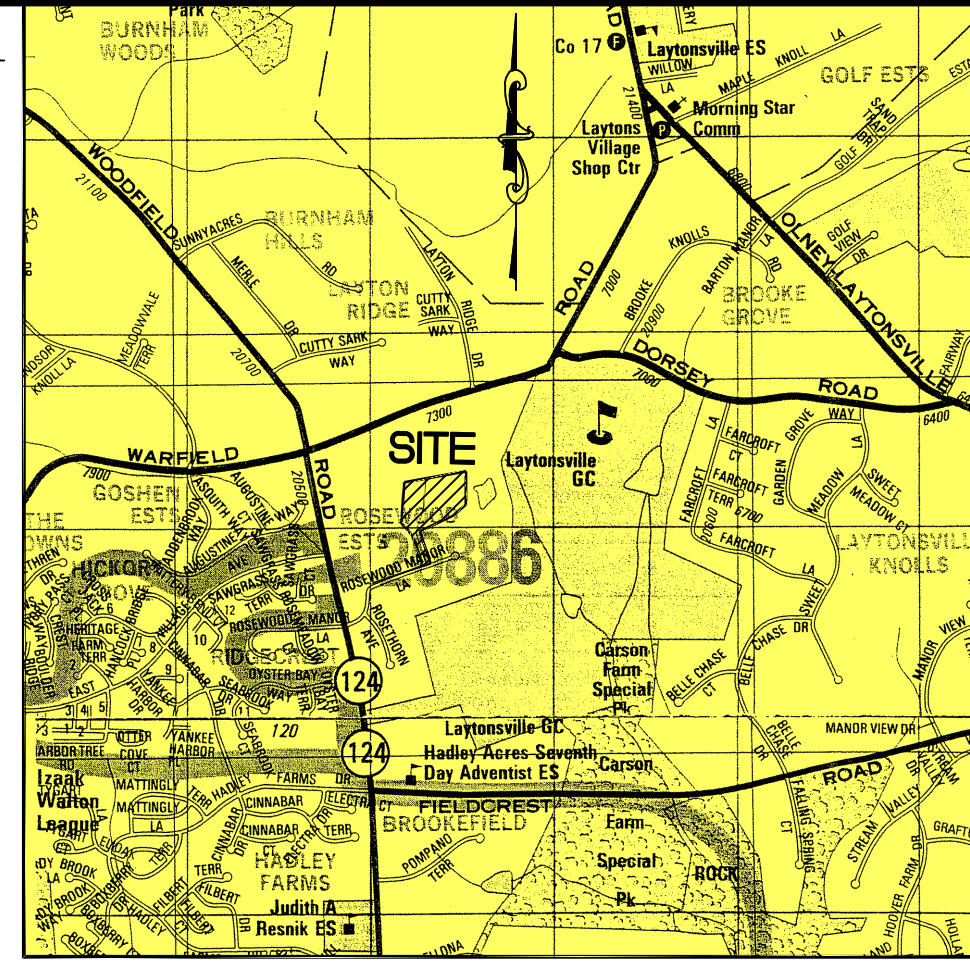


APPROVAL
Carnie Sanders 10/27/20

PARCEL 190
BOARD OF EDUCATION
LIBER 3730 FOLIO 108

Benchmark/Datum
COORDINATES AND NORTH SHOWN HEREON REFER TO THE NAD83 HORIZONTAL DATUM. ELEVATIONS SHOWN HERE ON REFER TO NGVD29 VERTICAL DATUM. BOTH OF WHICH ARE BASED ON THE FOLLOWING WSSC TRAVERSE POINTS:

STATION	NORTHING	EASTING	ELEVATION
17055	553475.724	1269841.158	590.900
19297	556628.277	1268969.041	557.935



VICINITY MAP
SCALE: 1"=2000'

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PERC TEST - FAILED
- PERC TEST - PASSED
- LIMITS OF DISTURBANCE
- PROPOSED IMPERVIOUS AREA
- EXISTING FIRE HYDRANT

SITE ANALYSIS:

- OWNER: DANIEL M. & E.A. ROSS
5503 NAMAKAGAN ROAD
BETHESDA, MARYLAND 20816-1926
TAX MAP: GU33 PARCEL: 465 TAX ACCT. NO.: 01-00008222
DEED REF.: 3919/001
- APPLICANT: ALLEN ROY BUILDERS
CONTACT: JIM LINGER
P.O. BOX 188
CLARKSBURG, MARYLAND 20871
301-916-8562
301-916-9562 FAX
- SITE AREA: 342,766 SQ.FT.± OR 7.87 AC.±
- SITE ZONING: RE-1 (PERMITTED YIELD - 7 DU / PROPOSED YIELD - 2 DU)
- EXISTING USE: VACANT
- PROPOSED USE: RESIDENTIAL
- TOTAL DISTURBED AREA: 78,000 SQ.FT.± OR 1.79 AC.±
- UTILITIES: PUBLIC WATER / PRIVATE SEWER
- ZONING TABULATION:

MINIMUM LOT SIZE	REQUIRED	PROVIDED
40,000 SQ.FT.	40,000 SQ.FT.	>40,000 SQ.FT.
MAXIMUM BUILDING COVERAGE	15%	1.9%
MINIMUM LOT WIDTH:		
AT FRONT BUILDING LINE	125'	225'
AT EXISTING STREET LINE	25'	42'
MINIMUM SETBACK:		
FROM PUBLIC STREET	50'	50'
SIDE	17/25'	28/95'
REAR	35'	167'
MAXIMUM BUILDING HEIGHT	50'	35'
PARKING SPACES	2/UNIT	2/UNIT
- POWER TO BE PROVIDED BY PEPCO.
- EARTHWORK TABULATION:

TOTAL CUTS:	1600 C.Y.±
TOTAL FILLS:	4100 C.Y.±

 THESE QUANTITIES ARE FOR ESTIMATING PURPOSES ONLY. THE CONTRACTOR MUST VERIFY TO HIS OWN SATISFACTION.

GENERAL NOTES:

- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PREPARED BY COLBERT MATZ ROSENFELT, INC., DATED 9/2003.
- SUBJECT SITE SOILS HAVE BEEN MAPPED BY THE MONTGOMERY COUNTY SOIL SURVEY AS GLENLE (2B), GLENVILLE (5B) AND BAILE (6A).
- THE NRI/FSD NO. IS 420041680, APPROVED 1/09/2004 AND UPDATED 4/2006.
- SUBJECT SITE IS LOCATED WITHIN A SPECIAL PROTECTION AREA (UPPER ROCK CREEK SPA). THE SITE IS LOCATED WITHIN THE UPPER ROCK CREEK WATERSHED, WHICH IS A USE III / III-P WATERCOURSE.
- STORMWATER MANAGEMENT IS PROVIDED WITHIN THE EXISTING POND LOCATED ON OUTLOT A. REFER TO SM FILE NO. 1-88038 & SEDIMENT CONTROL PERMIT NOS.: 810205001/9005020005. SEE SWM NOTE BELOW (UPPER ROCK CREEK SPECIAL PROTECTION AREA #2).
- SUBJECT SITE IS NOT AN HISTORIC SITE AS LISTED ON THE MASTER PLAN FOR HISTORIC RESOURCES.
- THERE IS NO 100-YR. FLOODPLAIN LOCATED ON THE SUBJECT SITE.
- SUBJECT SITE IS LOCATED ON WSSC 200-SCALE SHEET 228NW7.
- A NON-TIDAL WETLAND DELINEATION WAS PERFORMED IN 6/2003 AND 3/2006 BY BIOTA, INC. BUFFERS HAVE BEEN PROVIDED IN ACCORDANCE WITH MONTGOMERY COUNTY STANDARDS.
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATIONS OF THE UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF CONSTRUCTION. IF CLEARANCES ARE LESS THAN SPECIFIED ON THIS PLAN OR LESS THAN TWELVE INCHES VERTICAL, CONTACT THE ENGINEER AND UTILITY OWNER BEFORE PROCEEDING WITH CONSTRUCTION.
- NO CONSTRUCTION SHALL OCCUR UNTIL THE PROPER PERMITS HAVE BEEN OBTAINED FROM THE APPROPRIATE AGENCIES.
- ALL SITE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS OF THE MARYLAND STATE HIGHWAY ADMINISTRATION (MSHA), MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION (MC DOT), DEPARTMENT OF PERMITTING SERVICES (MC DPS) AND THE WASHINGTON SUBURBAN SANITARY COMMISSION (WSSC).
- SITE GRADING MUST BE DONE IN SUCH A MANNER THAT POSITIVE DRAINAGE IS PROVIDED TO STORM DRAIN INLETS. A MINIMUM OF 2% SLOPE AWAY FROM THE BUILDING MUST BE PROVIDED FOR 10 FEET (MIN.) FROM THE FACE OF BUILDING FOR ALL LANDSCAPE AREAS.
- NOTIFY MISS UTILITY AT 1-800-257-7777 FOR UTILITY LOCATION 48 HOURS PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

UPPER ROCK CREEK SPECIAL PROTECTION AREA:

- UPPER ROCK CREEK OVERLAY ZONE. THIS APPLICATION IS EXEMPT FROM THE IMPERVIOUS LIMITS OF THE UPPER ROCK CREEK OVERLAY ZONE PER CHAPTER 59, SECTION 4.9.20.B.1.g, WHICH STATES THAT DEVELOPMENT NOT SERVED BY PUBLIC SEWER IS EXEMPT FROM THE OVERLAY ZONE.
- THIS DEVELOPMENT IS NOT EXEMPT FROM THE REQUIREMENTS OF A WATER QUALITY PLAN IN ACCORDANCE WITH THE MONTGOMERY COUNTY CODE. A WATER QUALITY INVENTORY IS REQUIRED. THE PRELIMINARY/FINAL WATER QUALITY PLAN HAS BEEN APPROVED, NOVEMBER 28, 2006. REFER TO SM FILE # 224440. THIS APPROVAL EXPIRES. A NEW COMBINED PRELIMINARY & FINAL WQP/SITE DEVELOPMENT SWM PLAN HAS BEEN APPROVED BY LETTER DATED JULY 9, 2020. REFER TO SM FILE # 286246.
- THE PROPOSED IMPERVIOUS AREA IS 28,829 SQ.FT.± OR 0.64% OF THE SUBJECT SITE AREA.
- THE PROPOSED BUILDING COVERAGE IS 6,400 SQ.FT. (2 - 40' X 80' DWELLINGS) OR 1.9% OF THE SUBJECT SITE AREA. DWELLING SIZE IS SUBJECT TO CHANGE BASED ON FINAL ARCHITECTURAL DESIGN.

SEWAGE DISPOSAL SYSTEM - DESIGN DATA:

LOT	# BED-ROOMS	TEST SITE	TIME (MIN.)	DEPTH OF TESTS	TEST SITE	TIME (MIN.)	DEPTH OF TESTS	TEST SITE	TIME (MIN.)	DEPTH OF TESTS	INV. LOW	INV. HIGH	INV. OUT
35	*3	35-R1	14 mpi	17"	39-R3	53 mpi	17"	*38-R1	60 mpi	17"-3/4"	566.67	568.40	568.10
36	6	2798	30 mpi	18"	2799	18 mpi	15"	2800	20 mpi	17"	579.00	574.40	574.10

* THE SAND MOUND ASSOCIATED WITH TEST SITE 38-R1 WILL ONLY SUPPORT A 3-BEDROOM DWELLING. BASEMENT SEWER SERVICE TO LOT 35 WILL REQUIRE AN EJECTOR.

*TYPICAL PAVING SECTION



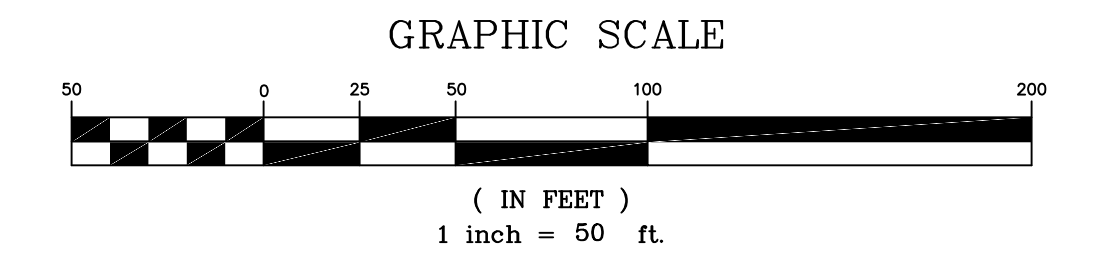
PROJECT CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY & TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY OF THE SUBJECT PROPERTY, DATED 3/2003. THE HORIZONTAL VERTICAL DATUMS ARE BASED ON WSSC TRAVERSE STATIONS NO. 17055 & 19297.

THOMAS M. HOFFMAN, JR.
REGISTERED PROFESSIONAL SURVEYOR
1/21/20

CERTIFIED PRELIMINARY PLAN
ROSEWOOD MANOR ESTATES
BLOCK 1, LOTS 35 & 36

TAX MAP GU33 - PARCELS 356 AND 465
1ST ELECTION DISTRICT - MONTGOMERY COUNTY, MARYLAND



Colbert Matz Rosenfelt, Inc.
Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

Professional Certification		I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.		SCALE: 1"= 50'	DATE: 1/16/06
License No.	12311	Expiration Date:	02/09/21	DRAWN:	JW/SLD
6	7.13.20	UPDATE PLAN FOR DPS SWM APPROVAL	SLD	CHECKED:	KJC
5	1.21.20	ELIMINATE COMBINED DWY. - VALIDITY EXTENSION	SLD	FILE:	2003092PRELIM.dwg
4	8.02.18	ADJUST DRIVEWAY AND HOUSE SIZE	KJC	DRAWING NUMBER:	P-3
3	4.16.07	SEWAGE DISPOSAL SYSTEM DATA	SLD		
2	3.21.07	DRIVEWAY LAYOUT / IMP. AREA	SLD		
NO.	DATE	REVISIONS:	BY	SHEET	3 OF 3

PARCEL 344
JAPARI JAHANGIRI &
RENEE BERKBILE JAHANGIRI
LIBER 19352 FOLIO 510
7300 WARFIELD ROAD

UTILITY AND MAINTENANCE
EASEMENT FOR PARCEL 344
2,347 SQ. FT. OR 0.0539 AC.±

CARTER B. & M.F. LAWS
LIBER 17178 FOLIO 664
7309 ROSEWOOD MANOR LANE

ACCESS & UTILITY DRIVEWAY
FOR SHARED DRIVEWAY
LIBER 9497 FOLIO 740

LOTS 11, 15, 16, 18 THRU 23, BLOCK 1
ROSEWOOD ESTATES
PLAT NO. 17686

BRUCE A. FREUND
LIBER 20666 FOLIO 410
7311 ROSEWOOD MANOR LANE

DANIEL M. & E.A. ROSS
LIBER 3924 FOLIO 819
0-7628 FOLIO 819

JOHN B. & B.K. DAVIDSON
LIBER 10421 FOLIO 103
7313 ROSEWOOD MANOR LANE

JOHN W. & J.S. NORAN
LIBER 3924 FOLIO 819
7312 ROSEWOOD MANOR LANE

ROSEWOOD MANOR MNRS. ASSN., INC.
LIBER 9657 FOLIO 154

PARCEL 456
MID-ATLANTIC COMPANIES, INC.
LIBER 9092 FOLIO 814
7305 ROSEWOOD MANOR LANE

YVONNE M. MALCOM
et al TRUSTEES
LIBER 19301 FOLIO 565
7310 ROSEWOOD MANOR LANE

LOTS 2 THRU 10, BLOCK 1
ROSEWOOD ESTATES
PLAT NO. 17746

36
2.80 AC.±

35
5.07 AC.±

SOLD