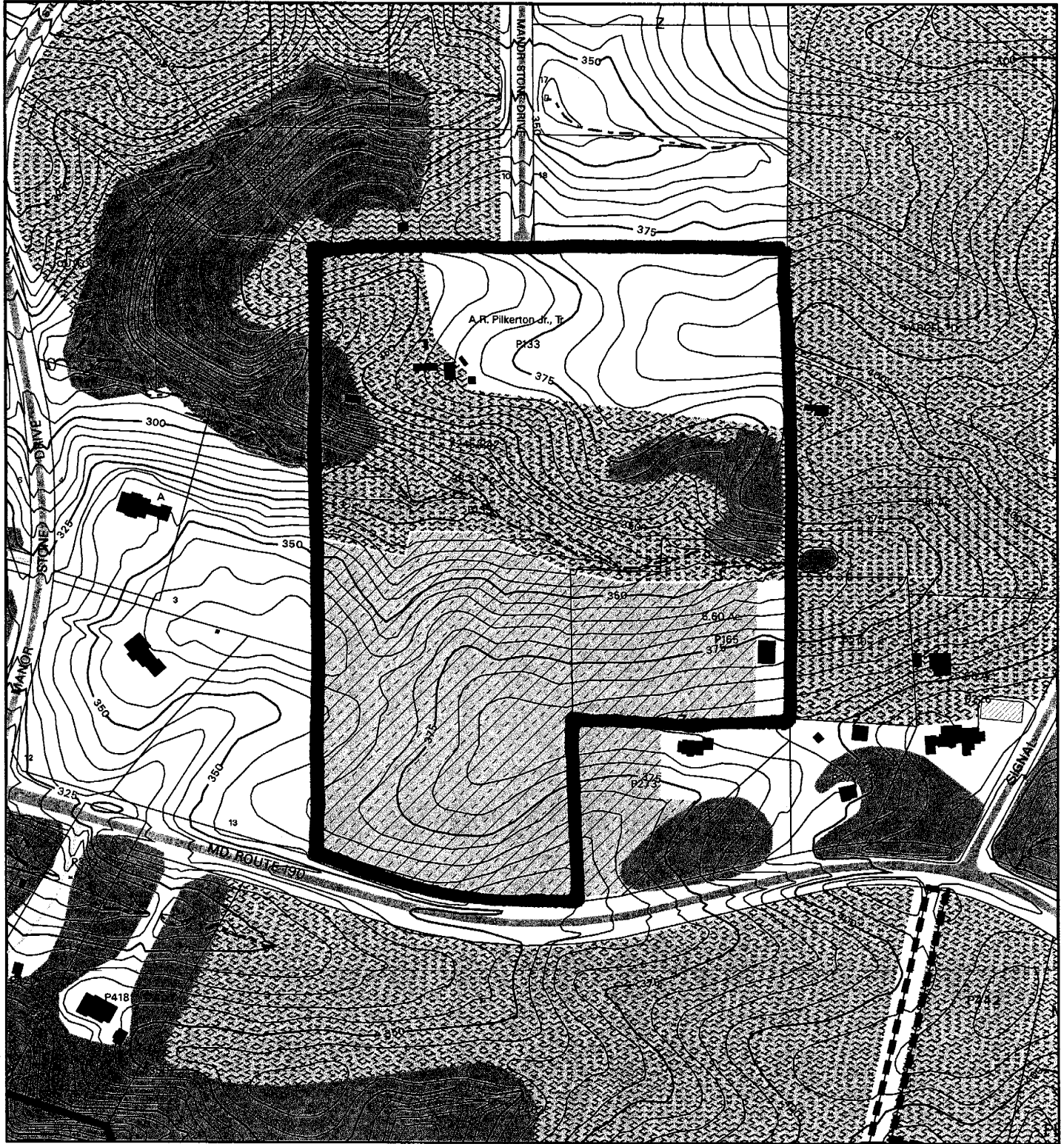


# PILKERTON PROPERTY (1-05110)



Map compiled on July 08, 2005 at 3:09 PM | Site located on base sheet no - 217NW15

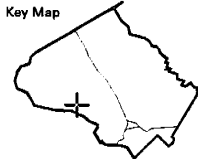
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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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Key Map



N

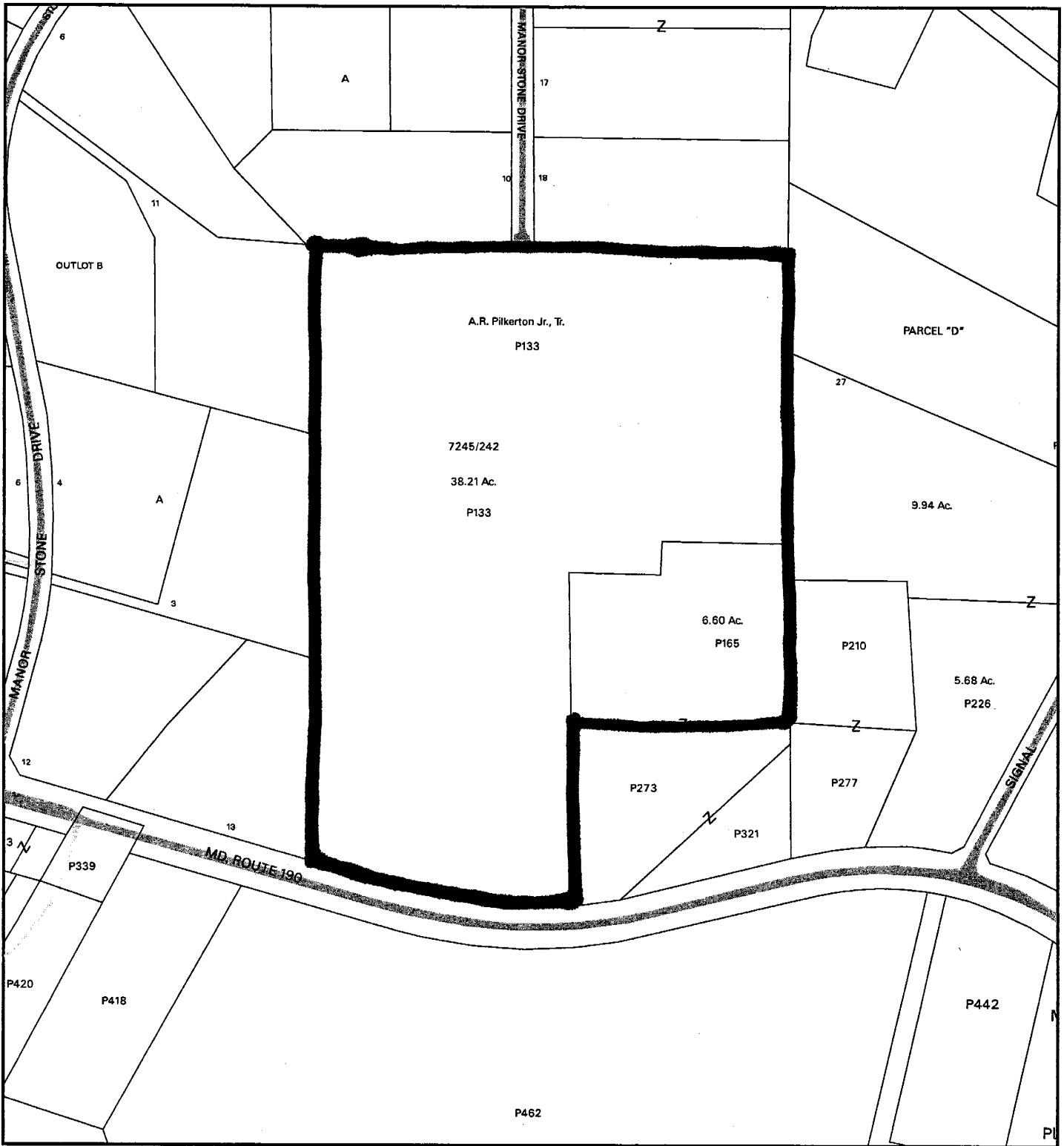


Research & Technology Center



1 inch = 400 feet  
1 : 4800

# PILKERTON PROPERTY (1-05110)



Map compiled on July 08, 2005 at 3:14 PM | Site located on base sheet no - 217N/W15

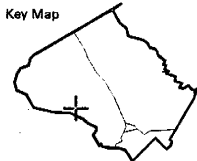
## NOTICE

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Key Map



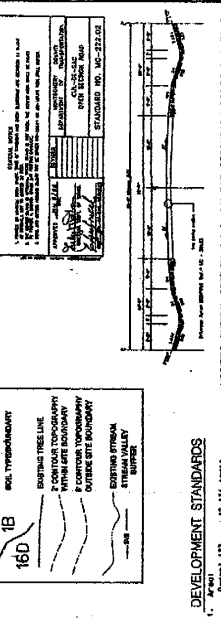
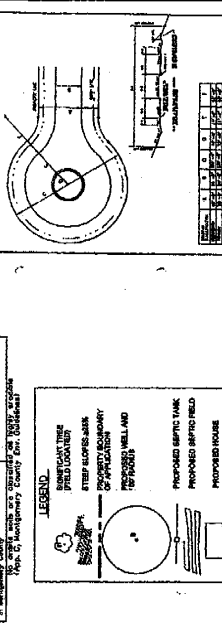
Research & Technology Center



1 inch = 400 feet  
1 : 4800

### SOIL TABLE

| Soil Series | Transmission group (3 based) |
|-------------|------------------------------|
| A-1         | 1                            |
| A-2         | 2                            |
| A-3         | 3                            |
| A-4         | 4                            |
| A-5         | 5                            |
| A-6         | 6                            |
| A-7         | 7                            |
| A-8         | 8                            |
| A-9         | 9                            |
| A-10        | 10                           |
| A-11        | 11                           |
| A-12        | 12                           |
| A-13        | 13                           |
| A-14        | 14                           |
| A-15        | 15                           |
| A-16        | 16                           |
| A-17        | 17                           |
| A-18        | 18                           |
| A-19        | 19                           |
| A-20        | 20                           |
| A-21        | 21                           |
| A-22        | 22                           |
| A-23        | 23                           |
| A-24        | 24                           |
| A-25        | 25                           |
| A-26        | 26                           |
| A-27        | 27                           |
| A-28        | 28                           |
| A-29        | 29                           |
| A-30        | 30                           |
| A-31        | 31                           |
| A-32        | 32                           |
| A-33        | 33                           |
| A-34        | 34                           |
| A-35        | 35                           |
| A-36        | 36                           |
| A-37        | 37                           |
| A-38        | 38                           |
| A-39        | 39                           |
| A-40        | 40                           |
| A-41        | 41                           |
| A-42        | 42                           |
| A-43        | 43                           |
| A-44        | 44                           |
| A-45        | 45                           |
| A-46        | 46                           |
| A-47        | 47                           |
| A-48        | 48                           |
| A-49        | 49                           |
| A-50        | 50                           |



### DEVELOPMENT STANDARDS

**Area:**

Parcel 133: 45.13 Acres  
Parcel 165: 46.12 Acres  
Total: 91.25 Acres

**Use:** R-1 (Single-Dwelling Residential)

**Setbacks:** 30' Front, 30' Side, 30' Rear

**Lot Area:** 10,000 S.F.

**Lot Coverage:** Max. 10% of Net Lot Area

**Maximum Height:** 35'

**Signage:** No signs over 3' high

**Street Frontage:** Min. 50'

**Drainage:** 2% Slope to Street

**Stormwater:** 5% Impervious Area

**Planting:** 1 tree per 1,000 S.F.

**Open Space:** 10%

**Lot Area:** 10,000 S.F.

**Lot Coverage:** Max. 10% of Net Lot Area

**Maximum Height:** 35'

**Signage:** No signs over 3' high

**Street Frontage:** Min. 50'

**Drainage:** 2% Slope to Street

**Stormwater:** 5% Impervious Area

**Planting:** 1 tree per 1,000 S.F.

**PROPOSED WATERWAYS:**

The stormwater management plan consists of on-site water quality control and off-site drainage via rain gardens, stormwater detention ponds, and stream crossings. Stormwater runoff from the development shall be captured and treated on-site before being discharged to the stream.

**GENERAL NOTES:**

1. Boundary information from L&A boundary survey, July 2004. Please refer to map sheet, dated August, 2004.

2. Easements shown are for utility easements.

3. Easements shown are for utility easements.

4. Easements shown are for utility easements.

5. Easements shown are for utility easements.

6. Easements shown are for utility easements.

7. Easements shown are for utility easements.

8. Easements shown are for utility easements.

9. Easements shown are for utility easements.

10. Easements shown are for utility easements.

11. Easements shown are for utility easements.

12. Easements shown are for utility easements.

13. Easements shown are for utility easements.

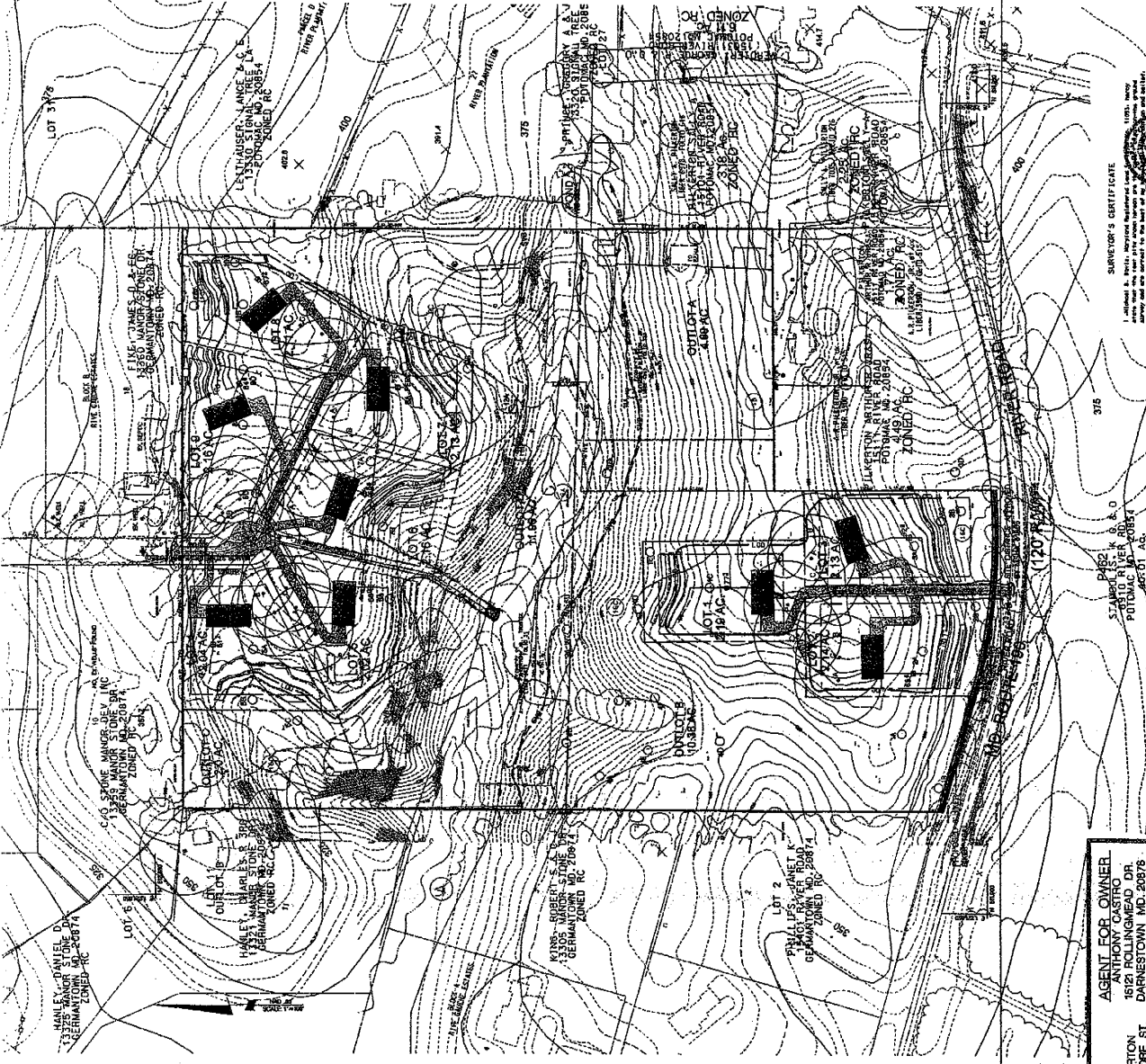
14. Easements shown are for utility easements.

15. Easements shown are for utility easements.

16. Easements shown are for utility easements.

### PERCOLATION TEST DATA

| Well No. | Depth (ft.) | Infiltration Rate (in/hr) | Soil Type |
|----------|-------------|---------------------------|-----------|
| 1        | 2           | 0.05                      | A-1       |
| 2        | 4           | 0.10                      | A-2       |
| 3        | 6           | 0.15                      | A-3       |
| 4        | 8           | 0.20                      | A-4       |
| 5        | 10          | 0.25                      | A-5       |
| 6        | 12          | 0.30                      | A-6       |
| 7        | 14          | 0.35                      | A-7       |
| 8        | 16          | 0.40                      | A-8       |
| 9        | 18          | 0.45                      | A-9       |
| 10       | 20          | 0.50                      | A-10      |
| 11       | 22          | 0.55                      | A-11      |
| 12       | 24          | 0.60                      | A-12      |
| 13       | 26          | 0.65                      | A-13      |
| 14       | 28          | 0.70                      | A-14      |
| 15       | 30          | 0.75                      | A-15      |



**PRELIMINARY PLAN**

**PILKERTON PROPERTY**

**PARCEL 153 AND PARCEL 165**

**ELECTION DISTRICT 6**

**MONTGOMERY COUNTY, MARYLAND**

**NEW UTILITY NOTE**

THE INFORMATION CONTAINED HEREON IS FOR GENERAL INFORMATION ONLY AND IS NOT TO BE USED AS A BASIS FOR THE DESIGN OF ANY UTILITY LINE OR STRUCTURE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE DESIGN AND CONSTRUCTION OF ANY UTILITY LINE OR STRUCTURE.

**SURVEYOR'S CERTIFICATE**

I, the undersigned, being a duly licensed and sworn surveyor in the State of Maryland, certify that I have personally surveyed and reduced to writing the foregoing plat for the parcel of land shown hereon, and that I am a duly qualified and sworn surveyor in the State of Maryland.

*Signature of Surveyor*

DATE: 10/15/2014

### EMPHASIS CERTIFICATE

| Area | Use         | Code | Notes                       |
|------|-------------|------|-----------------------------|
| 1    | Residential | R-1  | Single-Dwelling Residential |
| 2    | Residential | R-1  | Single-Dwelling Residential |
| 3    | Residential | R-1  | Single-Dwelling Residential |
| 4    | Residential | R-1  | Single-Dwelling Residential |
| 5    | Residential | R-1  | Single-Dwelling Residential |
| 6    | Residential | R-1  | Single-Dwelling Residential |
| 7    | Residential | R-1  | Single-Dwelling Residential |
| 8    | Residential | R-1  | Single-Dwelling Residential |
| 9    | Residential | R-1  | Single-Dwelling Residential |
| 10   | Residential | R-1  | Single-Dwelling Residential |
| 11   | Residential | R-1  | Single-Dwelling Residential |
| 12   | Residential | R-1  | Single-Dwelling Residential |
| 13   | Residential | R-1  | Single-Dwelling Residential |
| 14   | Residential | R-1  | Single-Dwelling Residential |
| 15   | Residential | R-1  | Single-Dwelling Residential |
| 16   | Residential | R-1  | Single-Dwelling Residential |
| 17   | Residential | R-1  | Single-Dwelling Residential |
| 18   | Residential | R-1  | Single-Dwelling Residential |
| 19   | Residential | R-1  | Single-Dwelling Residential |
| 20   | Residential | R-1  | Single-Dwelling Residential |

**OWNER:**  
A. RAYMOND PILKERTON  
8913 "A" STRATHMORE ST.  
BETHESDA, MD, 20816

**AGENT FOR OWNER:**  
ANTHONY CASTRO  
15121 ROLLINGMEAD DR.  
DARNESTOWN, MD. 20878  
TEL: (301) 330-6657  
FAX: (301) 330-6661

**Loierdman  
Sotsef Associates, Inc.**

15121 ROLLINGMEAD DRIVE  
DARNESTOWN, MARYLAND 20878  
TEL: (301) 330-6657  
FAX: (301) 330-6661