

Plat Name: Bowie Mill Estates

Plat #: 220150680

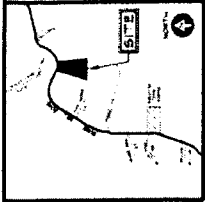
Location: Located on the south side of Bowie Mill Road, 300 feet east of Fraley Farm Road.

Master Plan: Upper Rock Creek Master Plan

Plat Details: RE-2 zone; 4 lots
Private Well, Private Septic

Applicant: Bowie Mill, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120140020 (MCPB Resolution No. 14-98), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.



VICINITY MAP
 SHEET NO. 1 OF 2

17815 & 17827 BOWIE MILL ROAD, ROCKVILLE, MD 20855



LEGEND

EXISTING FEATURES

- 1. EXISTING LOT LINES
- 2. EXISTING DRIVEWAYS
- 3. EXISTING DRIVEWAYS (W/UTILITY)
- 4. EXISTING DRIVEWAYS (W/SEWER)
- 5. EXISTING DRIVEWAYS (W/GAS)
- 6. EXISTING DRIVEWAYS (W/WATER)
- 7. EXISTING DRIVEWAYS (W/SEWER & GAS)
- 8. EXISTING DRIVEWAYS (W/WATER & GAS)
- 9. EXISTING DRIVEWAYS (W/SEWER & WATER)
- 10. EXISTING DRIVEWAYS (W/WATER & SEWER)
- 11. EXISTING DRIVEWAYS (W/WATER, SEWER & GAS)
- 12. EXISTING DRIVEWAYS (W/WATER, SEWER & GAS & UTILITY)
- 13. EXISTING DRIVEWAYS (W/SEWER, GAS & UTILITY)
- 14. EXISTING DRIVEWAYS (W/WATER, GAS & UTILITY)
- 15. EXISTING DRIVEWAYS (W/WATER, SEWER & UTILITY)
- 16. EXISTING DRIVEWAYS (W/WATER, SEWER, GAS & UTILITY)
- 17. EXISTING DRIVEWAYS (W/WATER, SEWER, GAS, UTILITY & FENCE)
- 18. EXISTING DRIVEWAYS (W/WATER, SEWER, GAS, UTILITY & FENCE & SIGN)
- 19. EXISTING DRIVEWAYS (W/WATER, SEWER, GAS, UTILITY & FENCE & SIGN & LIGHT)
- 20. EXISTING DRIVEWAYS (W/WATER, SEWER, GAS, UTILITY & FENCE & SIGN & LIGHT & SIGN)

PROPOSED FEATURES

- 1. PROPOSED LOT LINES
- 2. PROPOSED DRIVEWAYS
- 3. PROPOSED DRIVEWAYS (W/UTILITY)
- 4. PROPOSED DRIVEWAYS (W/SEWER)
- 5. PROPOSED DRIVEWAYS (W/GAS)
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GENERAL NOTES

1. THE LOT LINES, DRIVEWAYS, AND UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE SURVEY CONDUCTED BY CAS ENGINEERING, INC. ON 02/15/19.
2. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF 1996 AND THE REGULATIONS THEREUNDER.
3. THE SURVEY WAS CONDUCTED USING A TOTAL STATION AND GPS RECEIVER.
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9. THE SURVEY WAS CONDUCTED USING A TOTAL STATION AND GPS RECEIVER.
10. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF 1996 AND THE REGULATIONS THEREUNDER.

SCALE

1" = 40'

AS SHOWN ON THIS PLAN

SITE / ZONING DATA

NO.	DESCRIPTION	DATE
1	PROPOSED LOT LINES	02/15/19
2	PROPOSED DRIVEWAYS	02/15/19
3	PROPOSED DRIVEWAYS (W/UTILITY)	02/15/19
4	PROPOSED DRIVEWAYS (W/SEWER)	02/15/19
5	PROPOSED DRIVEWAYS (W/GAS)	02/15/19
6	PROPOSED DRIVEWAYS (W/WATER)	02/15/19
7	PROPOSED DRIVEWAYS (W/SEWER & GAS)	02/15/19
8	PROPOSED DRIVEWAYS (W/WATER & GAS)	02/15/19
9	PROPOSED DRIVEWAYS (W/SEWER & WATER)	02/15/19
10	PROPOSED DRIVEWAYS (W/WATER & SEWER)	02/15/19
11	PROPOSED DRIVEWAYS (W/WATER, SEWER & GAS)	02/15/19
12	PROPOSED DRIVEWAYS (W/WATER, SEWER & GAS & UTILITY)	02/15/19
13	PROPOSED DRIVEWAYS (W/SEWER, GAS & UTILITY)	02/15/19
14	PROPOSED DRIVEWAYS (W/WATER, GAS & UTILITY)	02/15/19
15	PROPOSED DRIVEWAYS (W/WATER, SEWER & UTILITY)	02/15/19
16	PROPOSED DRIVEWAYS (W/WATER, SEWER, GAS & UTILITY)	02/15/19
17	PROPOSED DRIVEWAYS (W/WATER, SEWER, GAS, UTILITY & FENCE)	02/15/19
18	PROPOSED DRIVEWAYS (W/WATER, SEWER, GAS, UTILITY & FENCE & SIGN)	02/15/19
19	PROPOSED DRIVEWAYS (W/WATER, SEWER, GAS, UTILITY & FENCE & SIGN & LIGHT)	02/15/19
20	PROPOSED DRIVEWAYS (W/WATER, SEWER, GAS, UTILITY & FENCE & SIGN & LIGHT & SIGN)	02/15/19

CURVE TABLE

NO.	START STATION	END STATION	LENGTH	CHORD BEARING	CHORD DISTANCE	CHORD CURVATURE	CHORD CENTERLINE	CHORD PERCENTAGE
1	1+00.00	1+10.00	10.00	N 00° 00' 00" E	10.00	0.00	0.00	0.00
2	1+10.00	1+20.00	10.00	N 00° 00' 00" E	10.00	0.00	0.00	0.00
3	1+20.00	1+30.00	10.00	N 00° 00' 00" E	10.00	0.00	0.00	0.00
4	1+30.00	1+40.00	10.00	N 00° 00' 00" E	10.00	0.00	0.00	0.00
5	1+40.00	1+50.00	10.00	N 00° 00' 00" E	10.00	0.00	0.00	0.00
6	1+50.00	1+60.00	10.00	N 00° 00' 00" E	10.00	0.00	0.00	0.00
7	1+60.00	1+70.00	10.00	N 00° 00' 00" E	10.00	0.00	0.00	0.00
8	1+70.00	1+80.00	10.00	N 00° 00' 00" E	10.00	0.00	0.00	0.00
9	1+80.00	1+90.00	10.00	N 00° 00' 00" E	10.00	0.00	0.00	0.00
10	1+90.00	2+00.00	10.00	N 00° 00' 00" E	10.00	0.00	0.00	0.00

TREE DATA

NO.	DATE	SIZE	HEIGHT	CONDITION	REMARKS
1	02/15/19	12"	15'	GOOD	RETAIN
2	02/15/19	10"	12'	GOOD	RETAIN
3	02/15/19	8"	10'	GOOD	RETAIN
4	02/15/19	6"	8'	GOOD	RETAIN
5	02/15/19	4"	6'	GOOD	RETAIN
6	02/15/19	3"	5'	GOOD	RETAIN
7	02/15/19	2"	4'	GOOD	RETAIN
8	02/15/19	1"	3'	GOOD	RETAIN
9	02/15/19	1"	3'	GOOD	RETAIN
10	02/15/19	1"	3'	GOOD	RETAIN

CLIENT

17815 & 17827 BOWIE MILL ROAD
 PROPOSED LOTS A, B, C & D
 BOWIE MILL ESTATES
 PRELIMINARY PLAN
 MNCPPC NO.: 120140020

UTILITY INFORMATION

NO.	UTILITY	DEPTH	LOCATION	REMARKS
1	WATER	48"	1+10.00	AS SHOWN ON PLAN
2	SEWER	48"	1+10.00	AS SHOWN ON PLAN
3	GAS	48"	1+10.00	AS SHOWN ON PLAN
4	UTILITY	48"	1+10.00	AS SHOWN ON PLAN
5	UTILITY	48"	1+10.00	AS SHOWN ON PLAN
6	UTILITY	48"	1+10.00	AS SHOWN ON PLAN
7	UTILITY	48"	1+10.00	AS SHOWN ON PLAN
8	UTILITY	48"	1+10.00	AS SHOWN ON PLAN
9	UTILITY	48"	1+10.00	AS SHOWN ON PLAN
10	UTILITY	48"	1+10.00	AS SHOWN ON PLAN

PROFESSIONAL ENGINEER CERTIFICATION

ALICIA S. SHERMAN, P.E.
 CAS ENGINEERING, INC.

SEAL

Professional Engineer Seal for Alicia S. Sherman, P.E., State of Maryland, License No. 123456.