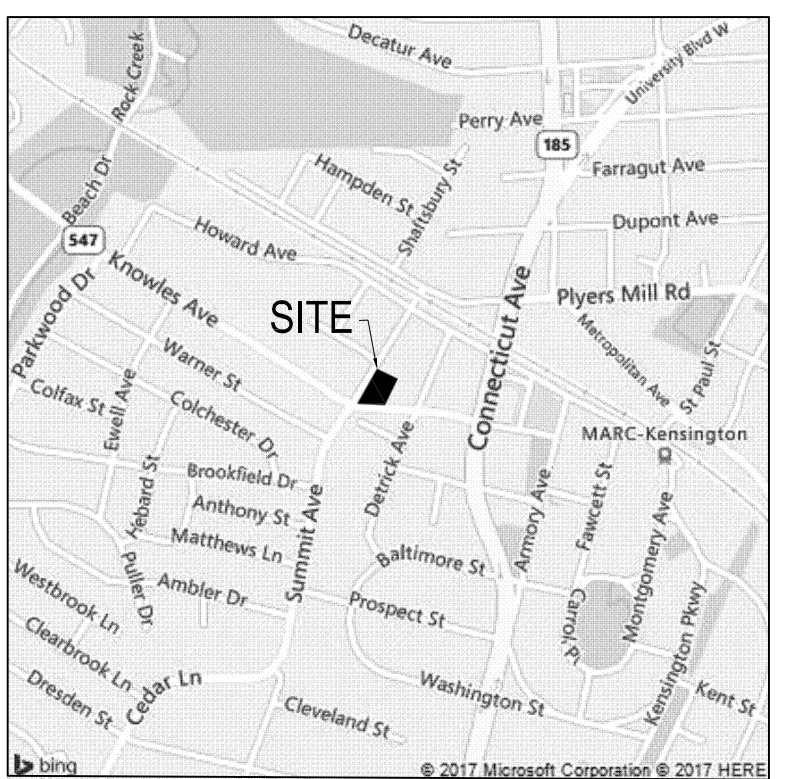


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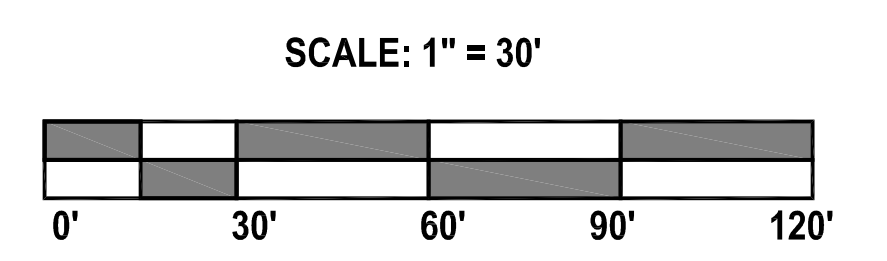
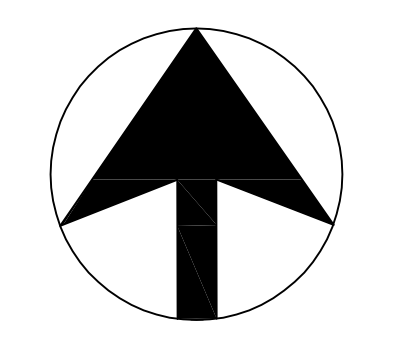
PRELIMINARY PLAN

"Lauraner Knowles Estate at Knowles Station Metropolitan Branch B&O RR"

Preliminary Plan 120190080



VICINITY MAP
1" = 2000'



- SHEET INDEX**
- SHEET 1 - COVER PAGE**
 - SHEET 2 - APPROVALS / PRELIMINARY PLAN RESOLUTION**
 - SHEET 3 PRELIMINARY PLAN DRAWING**

- GENERAL NOTES**
1. THE SITE AREA IS 36409 SF OR 0.8358 ACRES.
 2. THE SITE IS LOCATED ON WSSC MAP 213NW04.
 3. THE SITE IS LOCATED ON TAX MAP GRID HP343.
 4. THE SUBJECT PROPERTIES ARE LOCATED ON TAX ASSESSMENT MAP #HP343 WITH TAX ACCOUNT NO'S 13-01023917, 13-01023906, 13-01023894, 13-01482176, AND 13-01022822.
 5. THE SUBJECT PROPERTY IS ZONED "CRT-1.50", "Commercial Residential Town"
C-1.0, R-0.5, H-60
Height 60'
 6. BOUNDARY AND TOPOGRAPHIC SURVEY WAS CONDUCTED BY THOMAS A. MADDOX, PROFESSIONAL LAND SURVEYOR ON AUGUST 23, 2018.
 7. THE SUBJECT PROPERTY IS PROPOSED TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS CURRENTLY IN WATER AND SEWER CATEGORIES W-1 AND S-1, RESPECTIVELY.
 8. NRI/FSD NO. 42019044E WAS APPROVED 10/3/2018.
 9. BUILDING HEIGHT MEASUREMENT POINT IS ESTABLISHED BY AVERAGE GRADE FOR EACH TOWNHOUSE AND WILL BE CONFIRMED WITH BUILDING PERMIT SITE PLAN.
 - 10 WATERSHED - ROCK CREEK, SUBWATERSHED - LOWER ROCK CREEK MARYLAND WATER USE CLASS I.
 11. PROPERTY TO BE DEVELOPED IN A SINGLE STAGE.



Property Description	Lots 15, 17, 19 and Parts of Lots 21, 23, & 25		
Zoning	CRT-1.5 C-1.0 R-0.5 H-60		
Gross Tract Area Tabulation	SF	Acres	
Existing Net Lot Area	36,409	0.83	
Plus dedication for Summit Ave. per Plat Book A, Plat 18	2,427	0.183	
Plus dedication for Knowles Ave. per SHA Plat 272	5,649	0.13	
Gross Tract Area	50,485	1.153	
Net Lot Area Tabulation			
Existing Net Lot Area	36,409	0.836	
Less proposed dedication for Knowles Ave.	1,707	0.039	
Proposed Net Lot Area	34,702	0.797	
Allowable Development	FAR	SFT	
Residential	0.50	25,243	
Commercial	1.00	50,485	
CRT Zone Maximum Total Density Allowed	1.50	75,728	
Proposed Development - 19 Units	FAR	SFT	
Residential Townhouse - 10	0.498	25,038	
Commercial Live Work Townhouse - 9	0.434	21,928	
Total Proposed FAR	0.950	46,966	
Excess FAR		28,762	
Building Height	Maximum	Proposed	
CRT-1.5 C-1.0 R-0.5 H-60	60'	60'	
Open Space (Zoning Ordinance § 59.6.3.2)	Required	Proposed	
Common Open Space (% of Net Lot Area)	10.00%	11.60%	
Common Open Space (Square Feet)	3,470	4,015	
Total Open Space (% of Net Lot Area)	n/a	19.80%	
Total Open Space (Square Feet)	n/a	6,890	
Parking (Zoning Ordinance § 59.6.2.4)	Metric	Required	Proposed
Townhouse (Reduced Parking Area)	1/Du	19	32
Building Setbacks (Zoning Ordinance § 59.4.5.3.C.3)	Minimum	Proposed	
Front	5'	5'	
Side (end unit)	2'	2'	
Side (between lot and site boundary)	4'	4'	
Side (street)	5'	5'	
Rear (alley)	4'	4'	

DEVELOPER

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Principal
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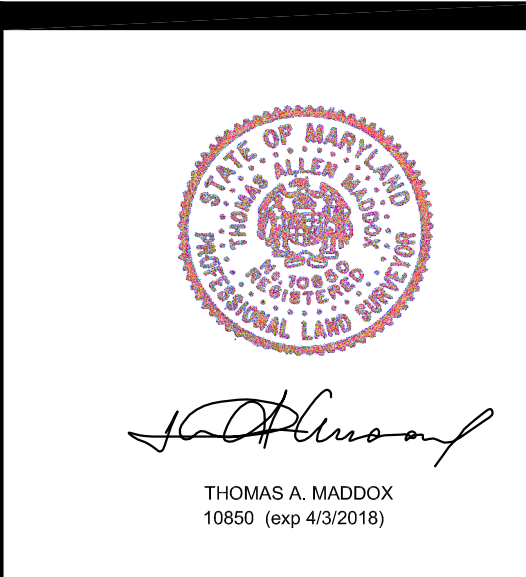
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Revisions
1. Revised per staff comments 3-28-2019

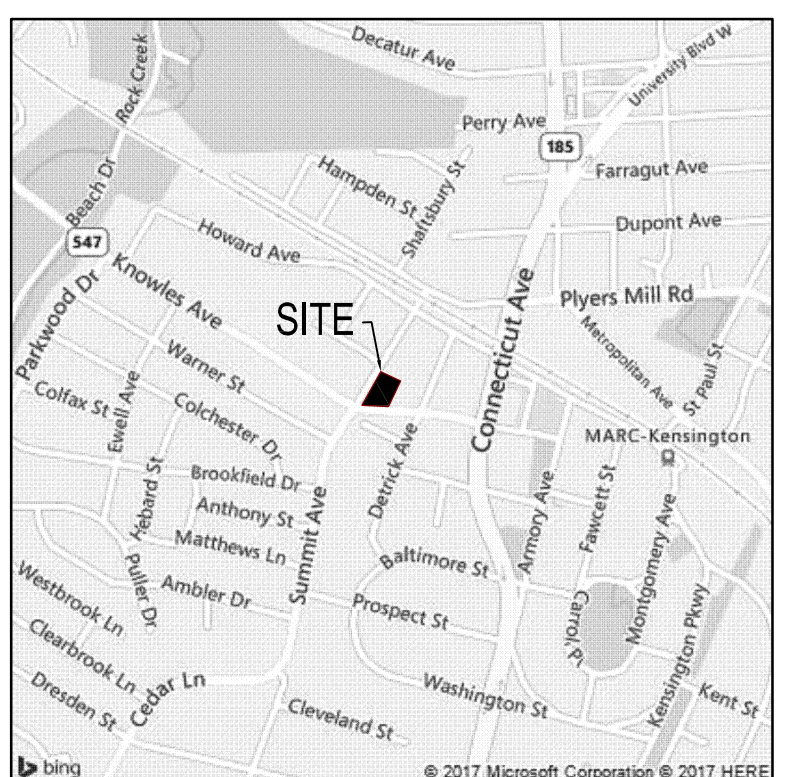
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.
THOMAS A. MADDOX No. 10850
EXPIRATION DATE APRIL 3, 2020.



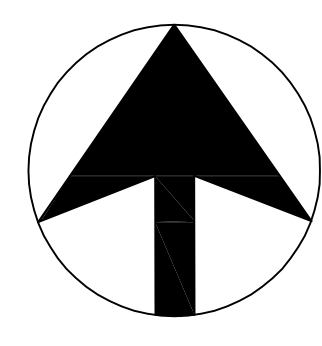
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PRELIMINARY PLAN
"Lauraner Knowles Estate at Knowles Station
Metropolitan Branch B&O RR"
Lots 15, 17, 19, Parts of Lots 21, 23, & 25
10509 SUMMIT AVENUE
KENSINGTON, MARYLAND 20895
Election District No. 13
Montgomery County, Maryland
DATE: SEPTEMBER 2018 SCALE: 1" = 30'

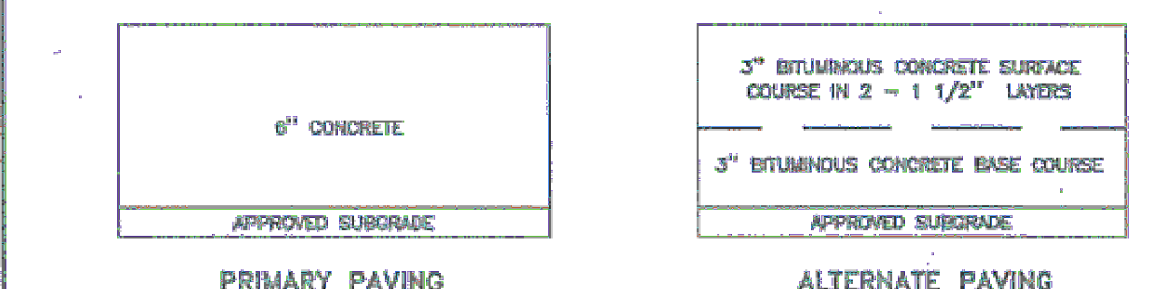
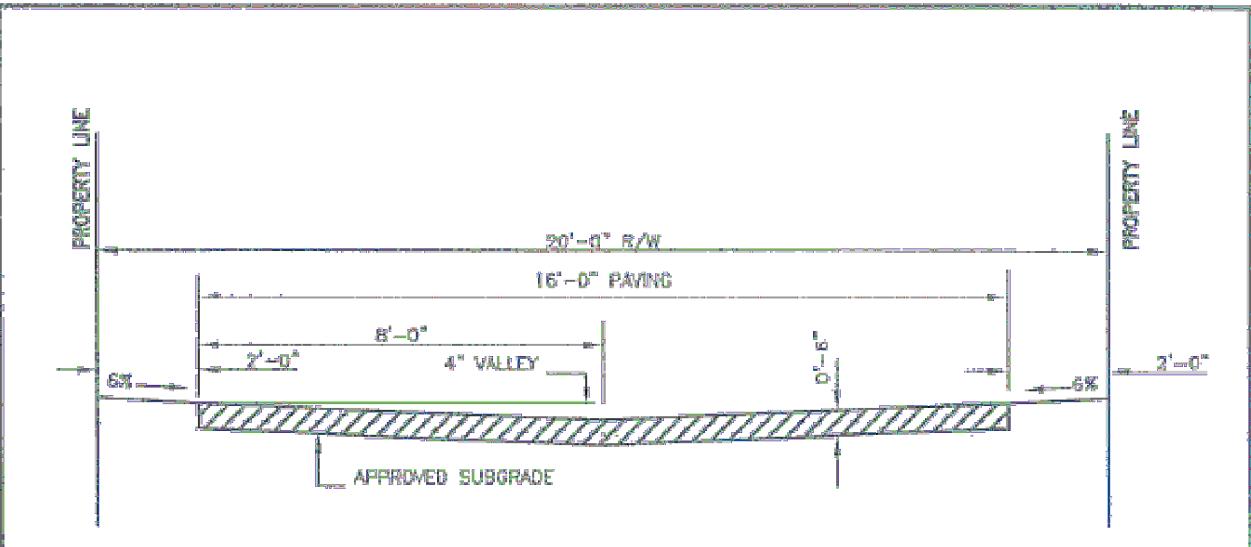
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VICINITY MAP
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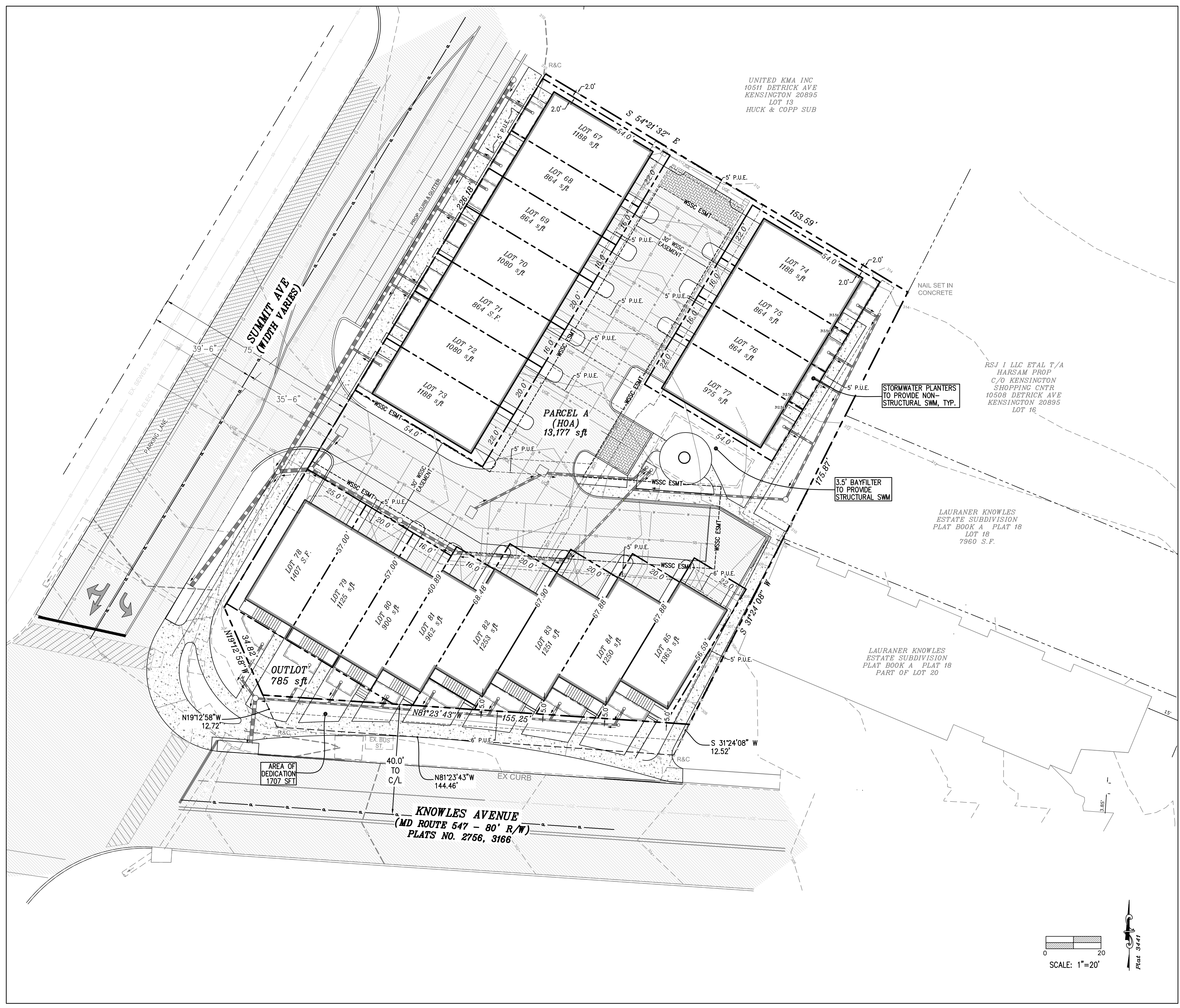
SCALE: 1" = 20'
0' 20' 40' 60' 80'



GENERAL NOTES

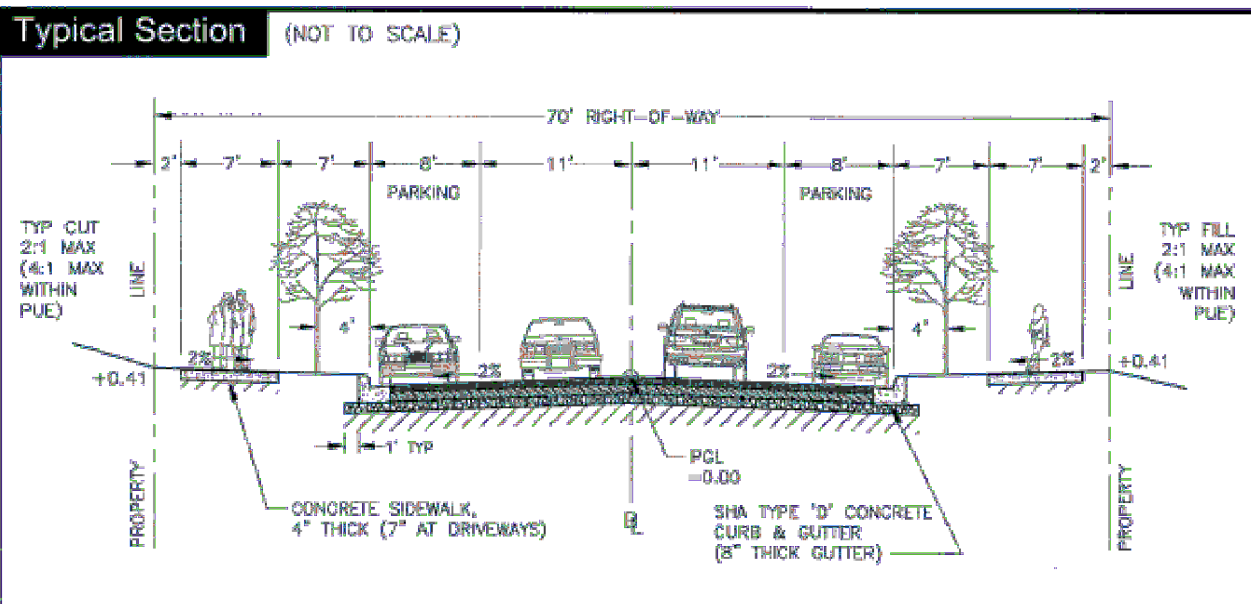
- REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
- EXPANSION JOINT MATERIAL SHALL HAVE A MINIMUM LONGITUDINAL SPACING OF 100 FEET. THE MATERIAL SHALL BE 1/2" HIGH PREFORMED CORG, TRIMMED AND SEALED WITH NON-STAINING, TWO-COMPONENT POLYURETHANE OR POLYURETHANE ELASTOMER TYPE SEALANT COMPLYING WITH ASTM-C822.
- SCORE THE CONCRETE TO A DEPTH OF 1/3 THE SLAB THICKNESS TO PROVIDE WEATHERED PLANE TRANSVERSE JOINTS AT 10'-0" MAXIMUM INTERVALS.

APPROVED 14 APR 06	REVISED	MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
<i>[Signature]</i>		RESIDENTIAL ALLEY
DIRECTOR, DEPT. OF PUBLIC WORKS & TRANSPORTATION		STANDARD NO. MC-200.01
CHIEF, DIV. OF CAP. DEV.		



LEGEND

PARCEL LINE WITH BEARING & DISTANCE	---
EX. / PROP. EASEMENT	---
PROPOSED CONTOUR	---
EX. CONTOUR	---
ELECTRIC LINE & MANHOLE	---
GAS LINE AND MANHOLE	---
SEWER LINE AND MANHOLE	---
WATER LINE AND MANHOLE	---
UNDERGROUND	---
LIMITS OF DISTURBANCE	---
EX. TREE	---
PROP. BUILDING	---
EX. CHAINLINK FENCE	---
EX. WOOD FENCE	---
EX. OVERHEAD WIRE	---
EX. UTILITY POLE	---
PROP. CONC. WALK	---
PROP. PERMEABLE PAVERS	---
EX. / PROP. ASPH. PVMT.	---



Paving Detail

3" BITUMINOUS CONCRETE SURFACE (END EQUAL LAYERS)	22*	SUPERELEVATION DISTRIBUTION	MAX CRANE
3" BITUMINOUS CONCRETE BASE	30	NONE (-2% MAX)	ERE
3" SAND ASPHALT INK (END EQUAL LAYERS)	35**	NONE (-2% MAX)	ERE
APPROVED SUBGRADE			

* MIN ALLOWABLE @ GRADE = 300'
** SUBGRADE ON TYPICAL ONLY

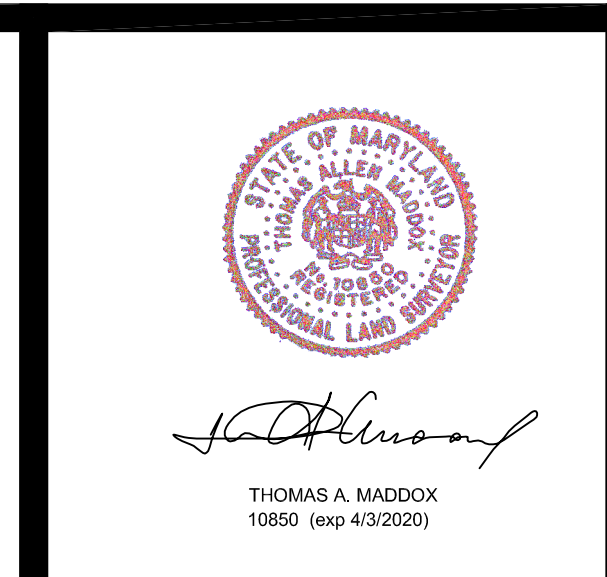
- General Notes
- LATEST EDITION OF THE MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS SHALL APPLY FOR MATERIALS AND METHODS OF CONSTRUCTION.
 - PUBLIC UTILITY EASEMENTS (PUE) ARE SUBJECT TO "DECLARATIONS OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED AS LATER SADA, FOLIO 437 IN THE LAND RECORDS OF MONTGOMERY COUNTY.
 - STANDARD ELEVATION AT PROPERTY LINE, RELATIVE TO PGL, SHALL NOT VARY AT DRIVEWAYS.
 - PAVING DETAIL SPECIFY THE MINIMUM REQUIRED SECTION. IF SUFFICIENT SUBGRADE SUPPORT IS NOT ASSURED, AN ENGINEERED PAVING DESIGN USING SIA METHODOLOGY WILL BE REQUIRED.
 - NOTE THAT WITHIN A GIVEN CONTEXT, THIS STANDARD MAY NEED TO BE MODIFIED TO PROVIDE ADDITIONAL REQUIRED FEATURES SUCH AS WATER PLANNED DRIVEWAYS, DRIVEWAY LANES AT INTERSECTIONS, OR STORMWATER MANAGEMENT FACILITIES. ADDITIONAL RIGHT-OF-WAY MAY BE NECESSARY TO ACCOMMODATE SUCH FEATURES.
 - SELECTION OF APPROPRIATE TRAFFIC SPEED LEGAL OR SLIGHTLY LESS THAN DESIGN SPEED IS SUBJECT TO COUNTY REVIEW AND APPROVAL. APPROVED TRAFFIC AND DESIGN SPEEDS MUST APPEAR ON CONSTRUCTION DRAWINGS.
 - ALL UNPAVED AREAS WITHIN THE LIMITS OF DISTURBANCE SHALL BE STABILIZED WITH ESTABLISHED GRASS TURF OR APPROVED LANDSCAPING.
 - STREET TREES OF APPROVED TYPE, SIZE AND SPACING SHALL BE PLANTED AT LOCATIONS SHOWN.

STANDARD DEVELOPED AND IMPLEMENTED IN CONFORMANCE WITH COUNCIL RESOLUTION 16-809 ADOPTED DEC. 9, 2008	MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
DIRECTOR, DEPARTMENT OF TRANSPORTATION	BUSINESS DISTRICT STREET
CHIEF, DIVISION OF TRANSPORTATION ENGINEERING	2 LANES WITH PARKING ON BOTH SIDES
	STANDARD NO. MC-2005.02

Revisions

1. Revised per staff comments 3-28-2019

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SUMMIT AVENUE TO BE MODIFIED 2005.02
SECTION APPROVED BY MC DOT