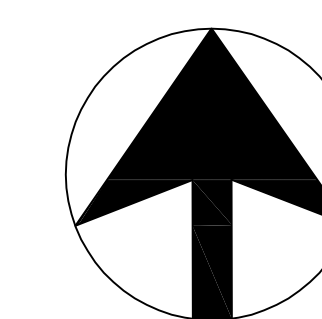
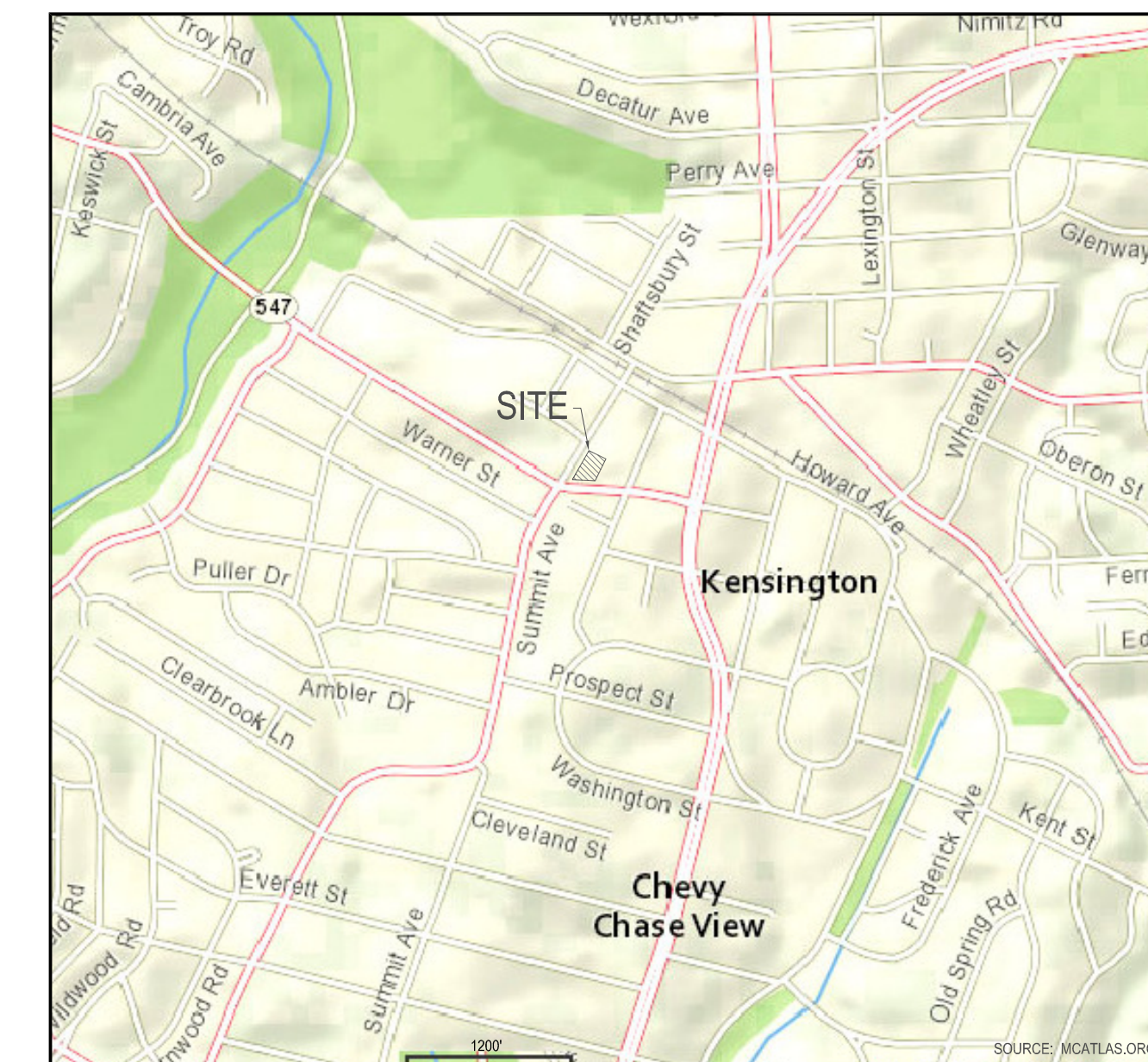


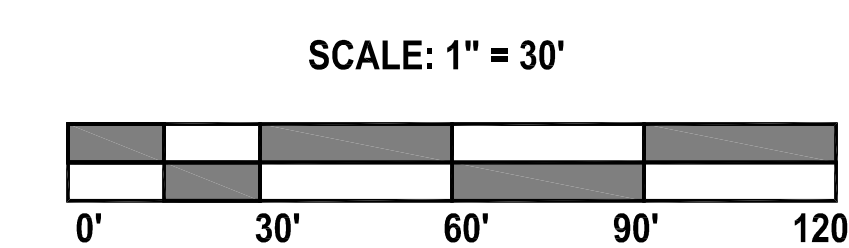
- SHEET INDEX**
- SHEET 1 - COVER PAGE**
 - SHEET 2 - APPROVALS / PRELIMINARY PLAN RESOLUTION**
 - SHEET 3 PRELIMINARY PLAN DRAWING**

PRELIMINARY PLAN

"Lauraner Knowles Estate at Knowles Station Metropolitan Branch B&O RR" Preliminary Plan 120190080



VICINITY MAP
1" = 1200'



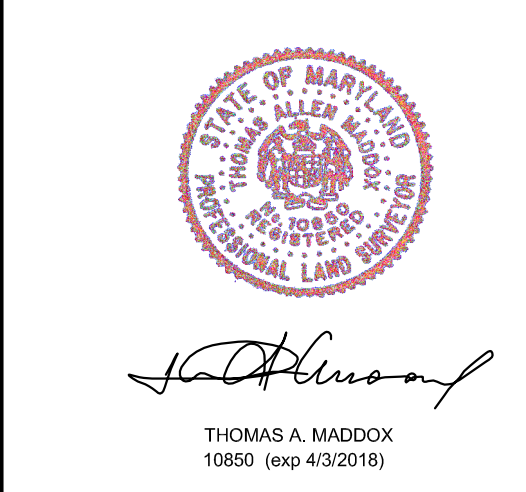
- GENERAL NOTES**
- THE SITE AREA IS 36409 SF OR 0.8358 ACRES.
 - THE SITE IS LOCATED ON WSSC MAP 213NW04.
 - THE SITE IS LOCATED ON TAX MAP GRID HP343.
 - THE SUBJECT PROPERTIES ARE LOCATED ON TAX ASSESSMENT MAP #HP343 WITH TAX ACCOUNT NO'S 13-01023917, 13-01023906, 13-01023894, 13-01482176, AND 13-01022822.
 - THE SUBJECT PROPERTY IS ZONED "CRT-1.50", "Commercial Residential Town" C-1.0, R-0.5, H-60 Height 60'
 - BOUNDARY AND TOPOGRAPHIC SURVEY WAS CONDUCTED BY THOMAS A. MADDOX, PROFESSIONAL LAND SURVEYOR ON AUGUST 23, 2018.
 - 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.
 - NRI/FSD NO. 42019044E WAS APPROVED 10/3/2018.
 - BUILDING HEIGHT MEASUREMENT POINT IS ESTABLISHED BY AVERAGE GRADE FOR EACH TOWNHOUSE AND WILL BE CONFIRMED WITH BUILDING PERMIT SITE PLAN.
 - WATERSHED - ROCK CREEK, SUBWATERSHED - LOWER ROCK CREEK MARYLAND WATER USE CLASS 1.
 - PROPERTY TO BE DEVELOPED IN PHASES.
 - FINAL GFA OF THE UNITS WILL BE DETERMINED AT BUILDING PERMIT PROVIDED THAT THE TOTAL RESIDENTIAL DENSITY WILL NOT EXCEED 25,243 SF.



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	8,427	0.193	
Plus dedication for Knowles Ave. per SHA Plat 272	5,649	0.13	
Gross Tract Area	50,485	1.153	
Net Lot Area Tabulation	SF	Acres	
Existing Net Lot Area	36,409	0.838	
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 - 12 Units	FAR	SFT	
Residential Townhouse - 12	0.50	25,243	
Total Proposed FAR	0.50	25,243	
Building Height	Maximum	Proposed	
CRT-1.5 C-1.0 R-0.5 H-60	60'	50'	
Open Space (Zoning Ordinance § 59.6.3.2)	Required	Proposed	
Common Open Space (% of Net Lot Area)	10.00%	11.4%	
Common Open Space (Square Feet)	3,470	3,965	
Parking (Zoning Ordinance § 59.6.2.4)	Metric	Required	Proposed
Townhouse (Reduced Parking Area)	1/Du	12	29
Proposed Parking Breakdown			
On Street Parking			5
Garage Parking Per Unit	2	12	24
Total Min. Proposed			29
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'	

Revisions
1. Revised per staff comments 3-28-2019
2. Revised per staff comments 5-8-2019

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.



THOMAS A. MADDOX
PROFESSIONAL LAND SURVEYOR
8933 SHADY GROVE COURT
GAITHERSBURG, MD 20877
301-330-0812
TAMPS@YMAIL.COM

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'

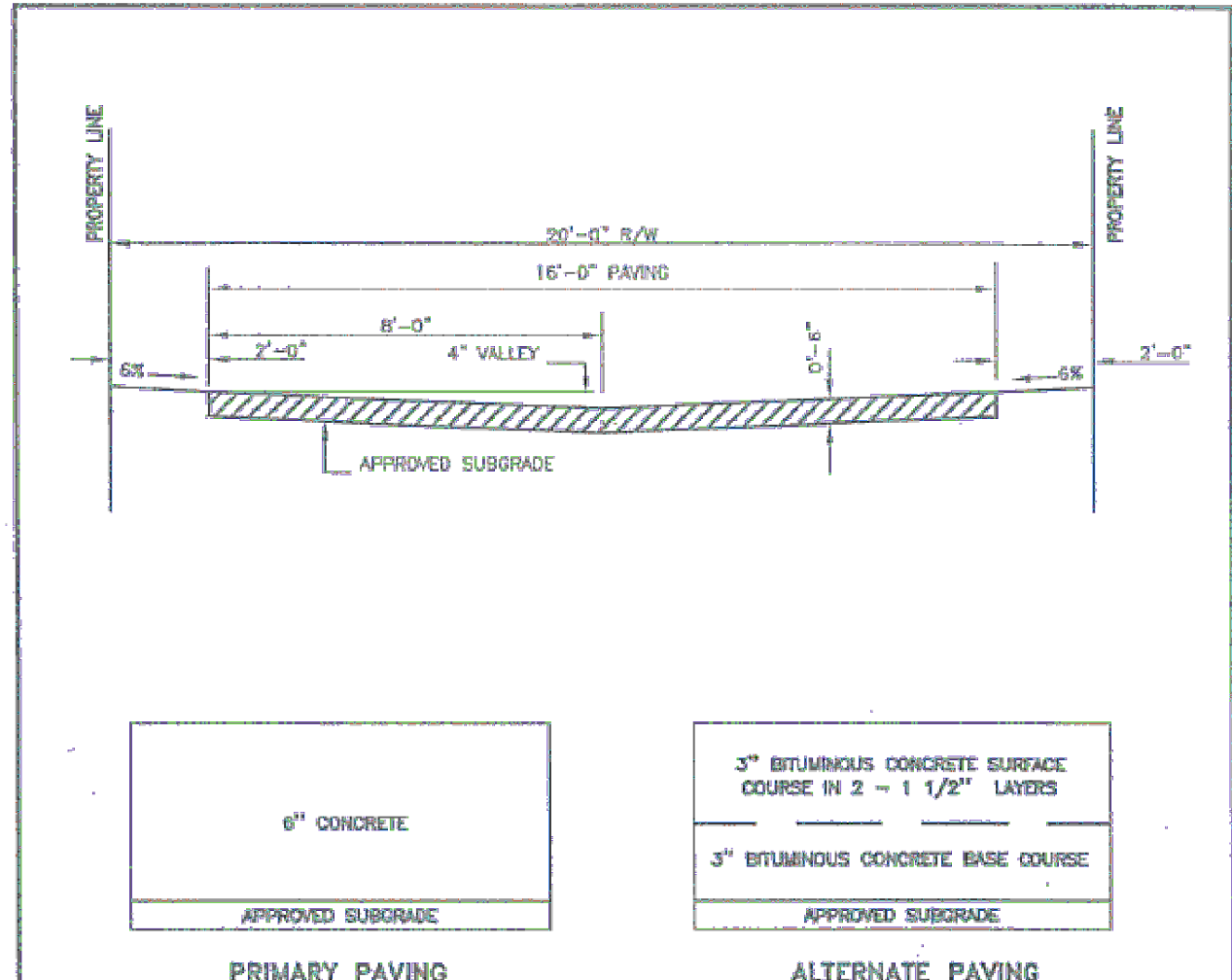
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Principal
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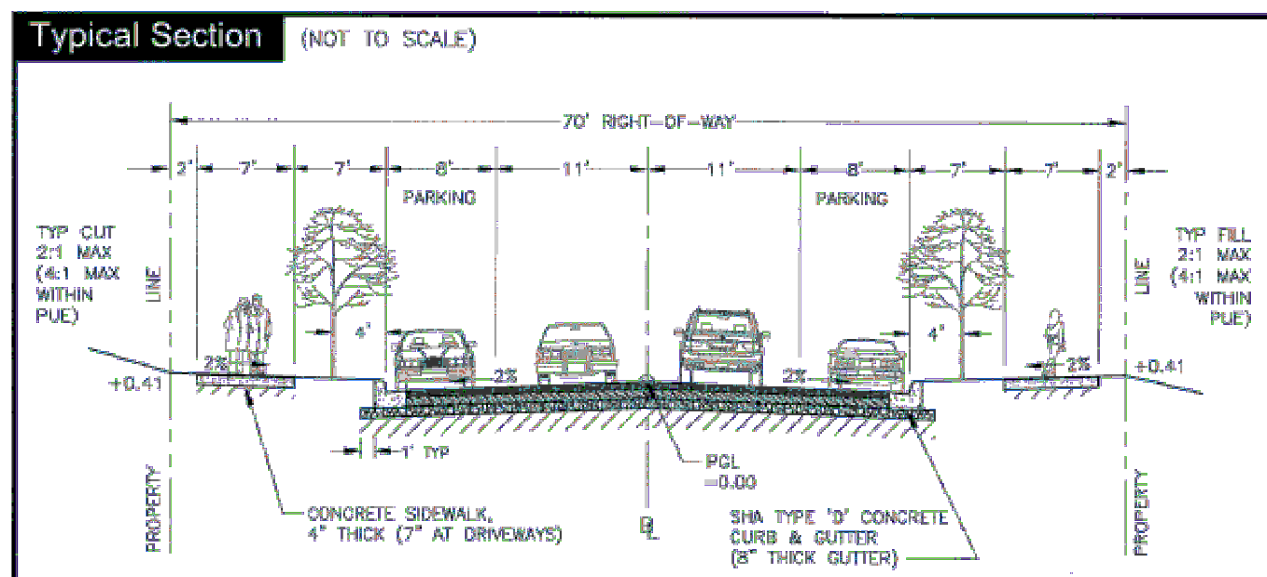
ELECTRONIC SIGNATURE



GENERAL NOTES

- REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
- EXPANSION JOINT MATERIAL SHALL HAVE A MAXIMUM 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 2016	REVISED	MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
<i>Robert J. ...</i>	DATE: 4/14/2016	RESIDENTIAL ALLEY (PRIVATE)
DIRECTOR, DEPT. OF PUBLIC WORKS & TRANSPORTATION		STANDARD NO. MC-200.01
CHIEF, DIV. OF CAP. DEV.		



Paving Detail	Design Data	GEOMETRIC DESIGN SHALL CONFORM TO MOST RECENT AASHTO "GREEN BOOK" METHODS.
3" BITUMINOUS CONCRETE SURFACE (NO EQUAL LIFE)	TARGET SPEED (MPH)	SUPERELEVATION DISTRIBUTION
3" BITUMINOUS CONCRETE BASE	25	NONE (-2% MAX)
7" GRADED ASPHALT FINE (NO EQUAL LIFE)	30	NONE (-2% MAX)
APPROVED SUBGRADE	35	NONE (-2% MAX)

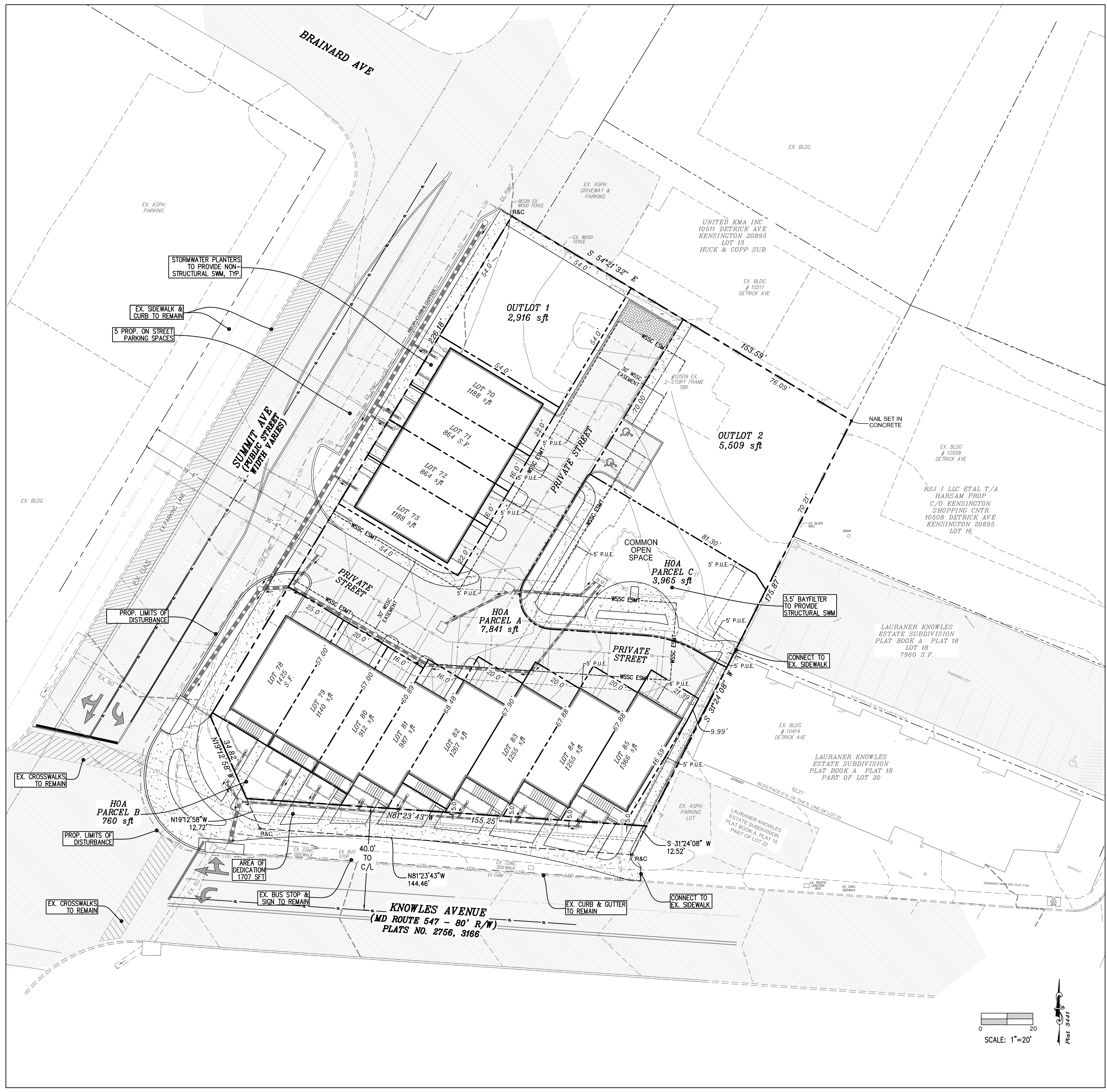
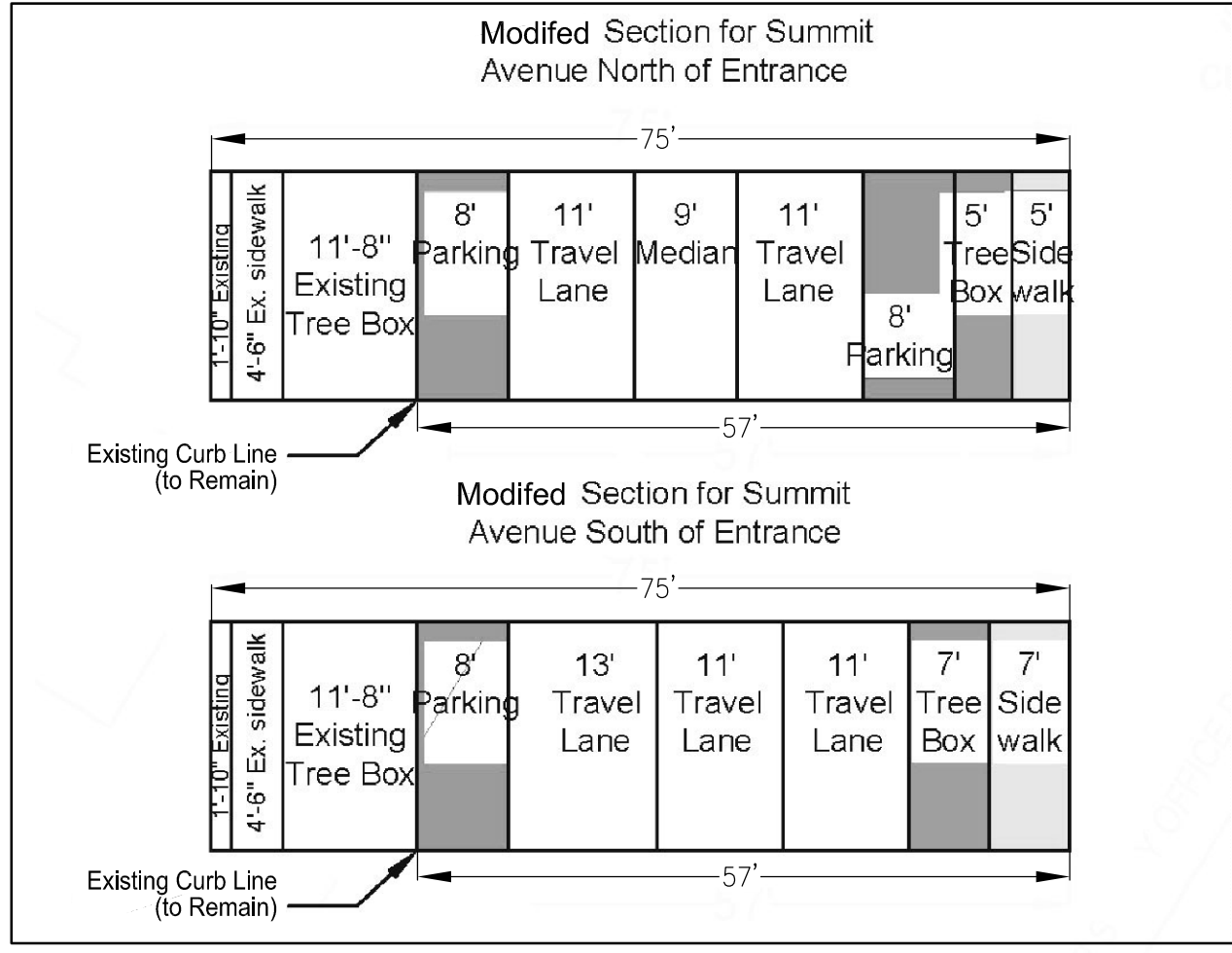
General Notes

- 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 BOOKS FILED IN THE LAND RECORDS OF MONTGOMERY COUNTY.
- STANDARD ELEVATION AT PROPERTY LINE, RELATIVE TO P.O.B., SHALL NOT VARY AT DRIVEWAYS.
- PAVING DETAIL DEPENDS ON THE MINIMUM REQUIRED SECTION. IF SUFFICIENT SUBGRADE SUPPORT IS NOT ASSURED, AN ENGINEERED PAVING DESIGN USING SOIL MECHANICS SHALL BE REQUIRED.
- NOTE THAT WITHIN A DRIVE CURB, THIS STANDARD MAY NEED TO BE MODIFIED TO PROVIDE ADDITIONAL REQUIRED FEATURES SUCH AS MASTER PLANNED DRIVEWAYS, AUXILIARY LANES AT INTERSECTIONS, OR STORMWATER MANAGEMENT FACILITIES. ADDITIONAL FOOT-CURBS MAY BE NECESSARY TO ACCOMMODATE SUCH FEATURES.
- SELECTION OF APPROPRIATE STREET SPEED (EQUAL OR SLIGHTLY LESS THAN DESIGN SPEED) IS SUBJECT TO COUNTY REVIEW AND APPROVAL. APPROVED STREET 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 18-809 ADOPTED DEC. 9, 2008

<i>Robert J. ...</i>	DATE: 5/1/2016	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

SUMMIT AVENUE TO BE MODIFIED STD NO. 2005.02 AS SHOWN BELOW. SECTION TO BE APPROVED BY MC DOT

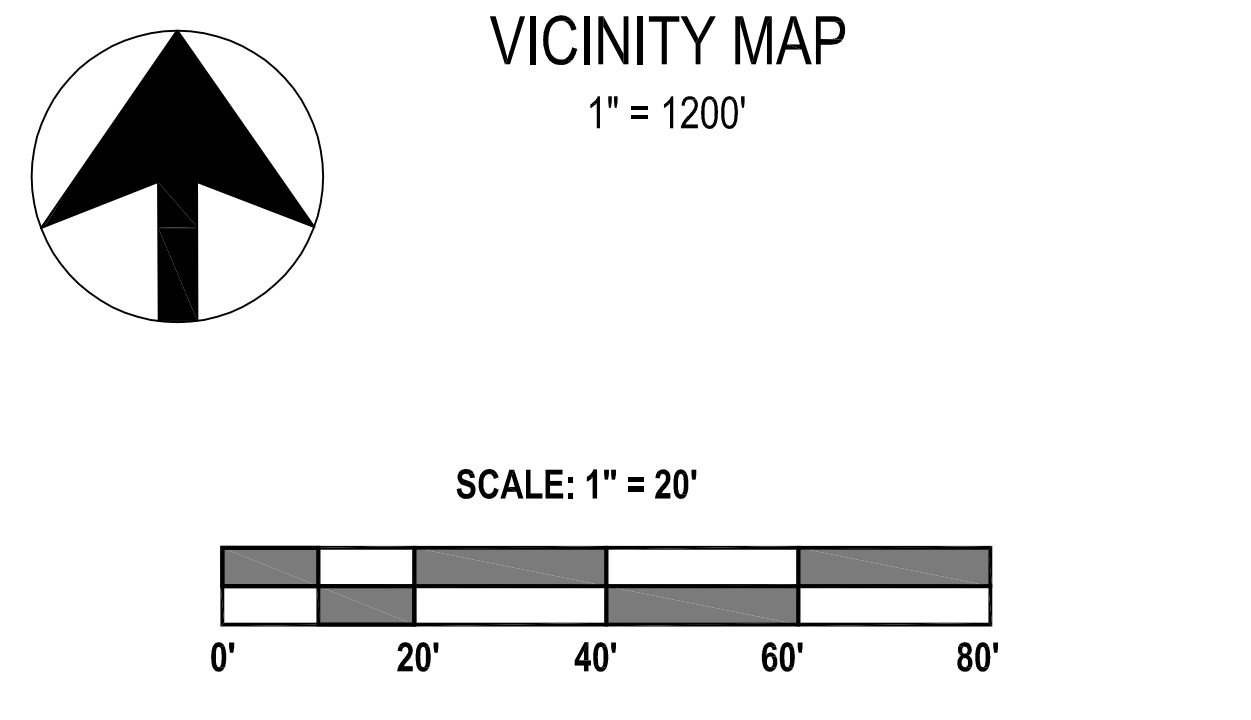
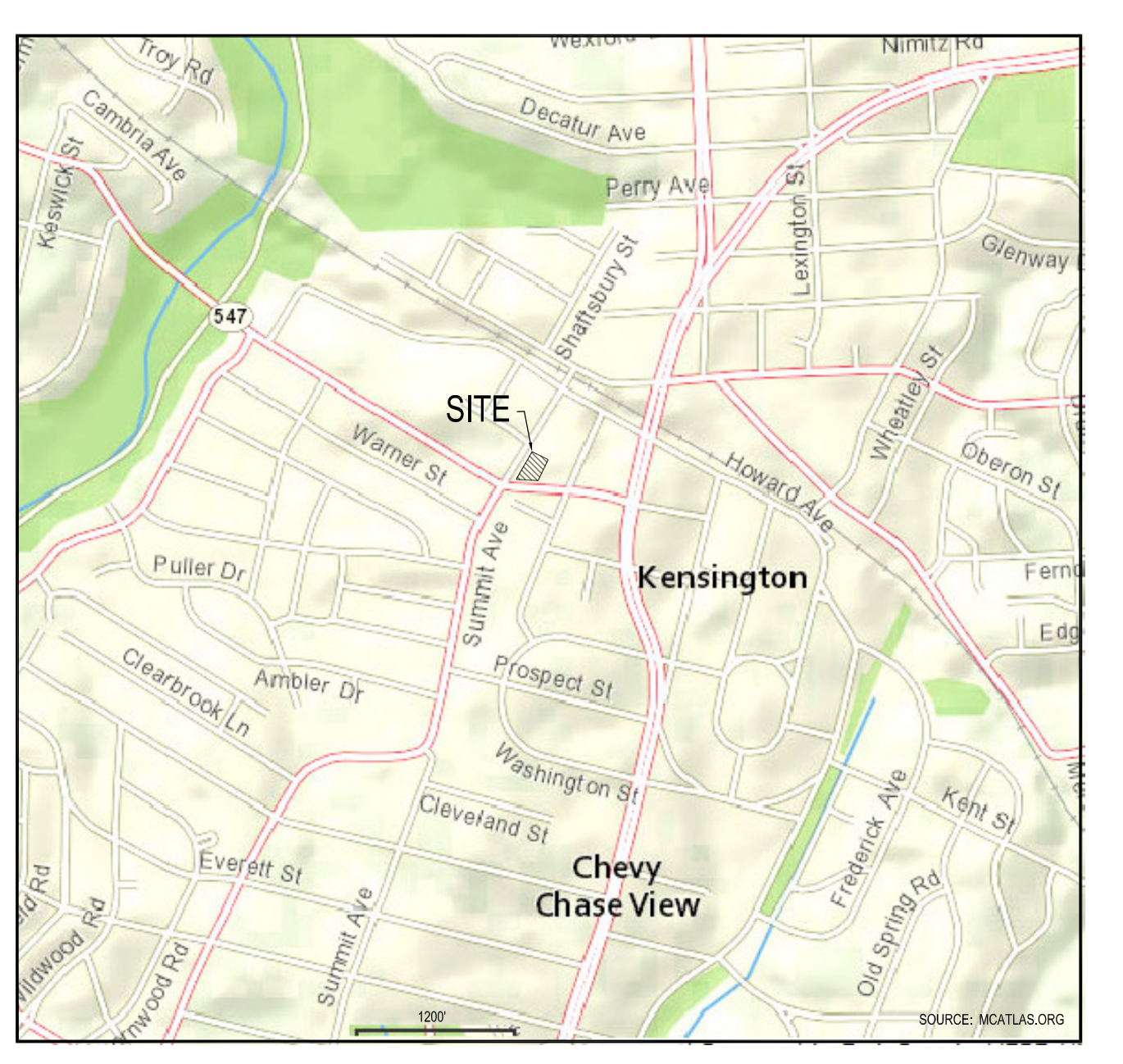


LEGEND

- 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. P.V.M.T.

Summary of Areas

1 Existing Parcel	36409
2 Area of SHA Dedication	1707
3 New Parcel Total Area	34702
4 Lot 70	1188
5 Lot 71	864
6 Lot 72	864
7 Lot 73	1188
8 Lot 78	1425
9 Lot 79	1140
10 Lot 80	912
11 Lot 81	987
12 Lot 82	1267
13 Lot 83	1255
14 Lot 84	1255
15 Lot 85	1366
HOA Parcel "A" (which includes 612 sq ft HOA Open Space)	7841
HOA Parcel "B"	760
HOA Parcel "C" (Common Open Space)	3965
16 Outlot 1	2916
17 Outlot 2	5509
SUBTOTAL of Lots 70 to 73, Lots 78 to 85, HOA Parcels "A", "B" & "C" and Outlots 1 & 2	34702



DEVELOPER

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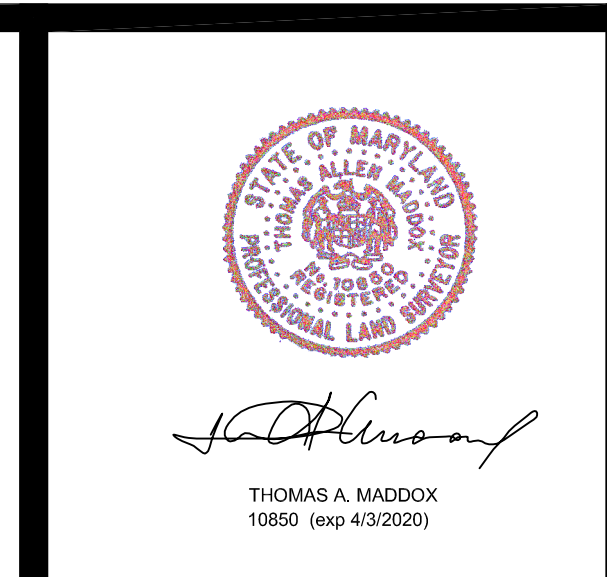
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