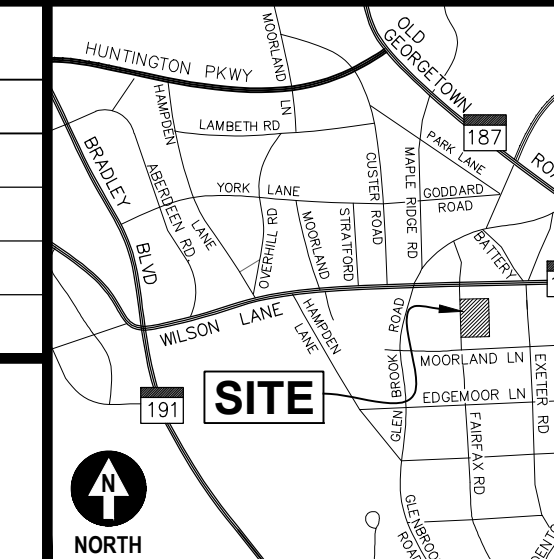


ADMINISTRATIVE SUBDIVISION PLAN

NO.	SHEET TITLE
PP-1	Administrative Subdivision Plan - Cover Sheet
PP-2	Administrative Subdivision Plan - Approval Sheet
PP-3	Administrative Subdivision Plan - Existing Conditions
PP-4	Administrative Subdivision Plan - Subdivision Plan



VICINITY MAP
ADC MAP 5407, GRID D-3, SCALE: 1" = 200'

CAS JOB NO.:	17-718
DATE:	10/2022
DATE:	REVISION



Curt A. Schreffler
CURT A. SCHREFFLER, PE
04/11/2023
PROFESSIONAL ENGINEER 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, License No. 19568, expiration date 3/31/2024.

- GENERAL NOTES**
- Boundary information and one-foot contour data are based upon surveys performed by CAS Engineering, dated January and April, 2018.
 - Total lot area: Lot 21 = 41,783 sq. ft.
 - Property is located on Tax Map HN 122 and WSSC 2007 Sheet 209 NW 05.
 - Property is located on Montgomery County soils survey map number 27 (Soil types): 20B (Greeney Urban Land Complex) Hydrologic Soil Group "B".
 - Flood zone "X" per F.E.M.A. Flood Maps, Community Panel Number: 5403304550
 - Property is located in the Lower Rock Creek and Little Falls Watersheds.
 - Water Category - 1, Sewer Category - 1
 - Local utilities include:
Water / Sewer - Washington Suburban Sanitary Commission
Electric - PEPCO
Telephone - Verizon
Gas - (No existing Washington Gas lines in Fairfax Road in front of this property)
 - The plan was created without the benefit of a site report.

SITE / ZONING DATA - R-60 ZONE

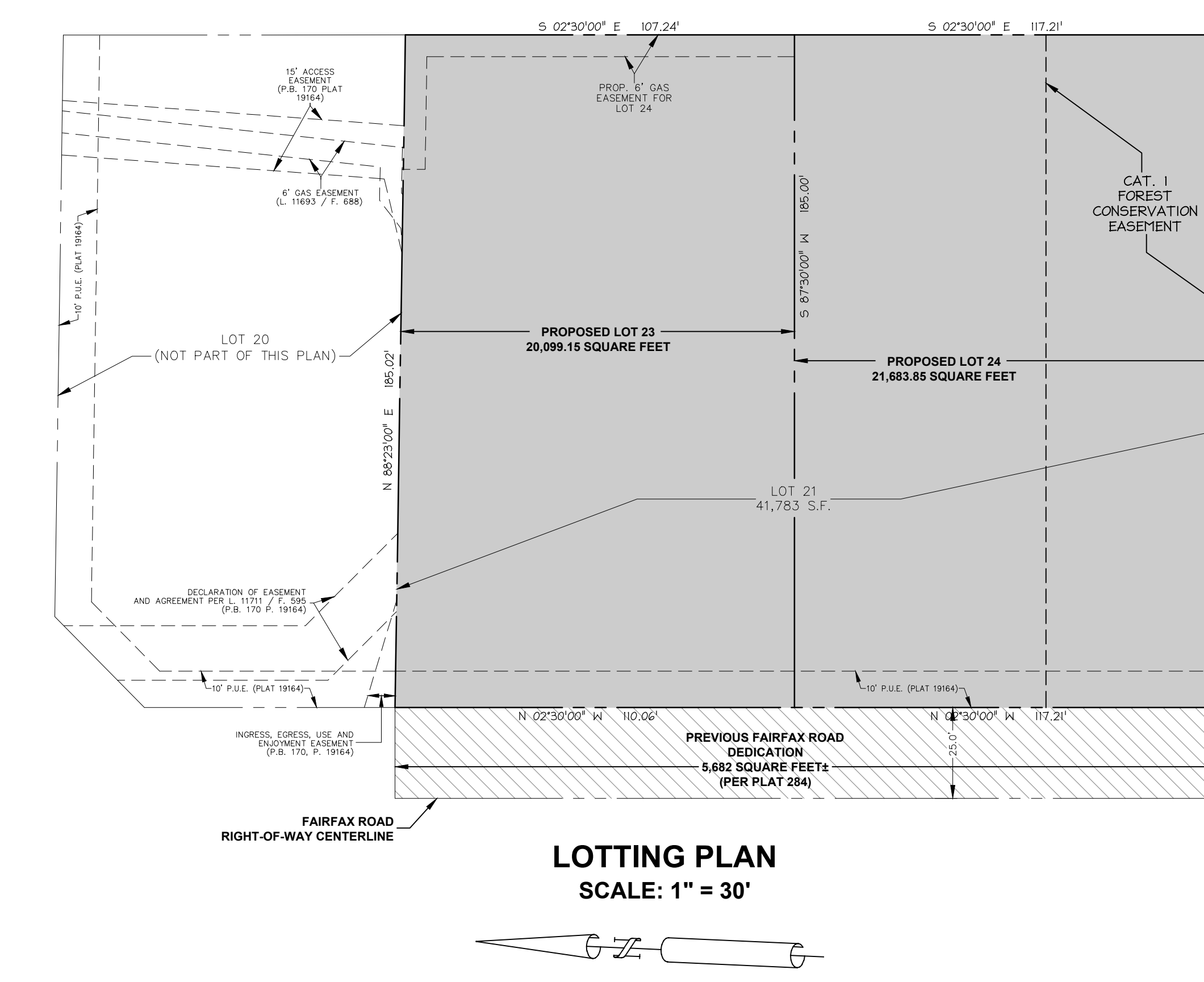
Gross / Platted Lot Area	41,783 Sq. Ft. (0.959 Acres) - Record Lot Area
Proposed Dedication	0 Sq. Ft. (0.0 Acres)
Net Tract Area	41,783 Sq. Ft. (0.959 Acres) - Record Lot Area
Existing # of Units	1 Units
Proposed # of Units	1 Units
Total # of Units	2 Units

DEVELOPMENT STANDARDS TABLE

Residential - 60 Zone (R-60)

Standard Method Development Standards	Detached House	
	Required/Permitted	Provided
1. Lot and Density		
Lot (min)	LOT 23	LOT 24
Min. Lot Size	6,000 SF	21,683.85 SF
Min. Lot width at front building line	60'	117.21'
Min. Lot width at front lot line	25'	117.21'
Frontage on street or open space	Required, except as exempt under Chapter 50	Frontage provided
Density (max)	Required/Permitted	Provided
Max Density (units/acre)	7.26	1.00
Coverage (max)	Required/Permitted	Provided
Max Lot Coverage	20% (INFILL)	<20%
2. Placement		
Principal Building Setbacks (min)	Required	Provided
Front Setback	25'	35.01**
Side Street Setback, abutting lot fronts on the side street and is in a Residential Detached Zone	25'	n/a
Side Street Setback, abutting lot does not front on the side street or is not in a Residential Detached Zone	15'	n/a
Side Setback	8'	8'
Sum of Side Setbacks	18'	18'
Rear Setback	20'	20'
3. Height		
Principal Building Height (max)	Required	Provided
Principal building - measured to highest point of roof surface, regardless of roof type; or - measured to mean height between the eaves and ridge of a gable, hip, mansard, or gambrel roof	35'	<35'
Accessory Structure Height (max)	Required	Provided
Accessory Structure	20'	<20'

LOCAL AREA MAP
SCALE: 1" = 100'



LOTTING PLAN
SCALE: 1" = 30'

* Per Montgomery County Code Section 4.4.1.A.1, the Established Building Line does not apply to an addition to an existing building.
** Per Montgomery County Code Section 4.4.1.A.4, if the Established Building Line applies, the applicant may choose to use the average front setback of the 2 abutting lots as the front setback.

DEVELOPMENT PROGRAM

Before Approval of Record Plat	Obtain Right of Way Bond and Right of Way Permit for right-of-way improvements. Record New Forest Conservation Easement
Before Issuance of Building Permit	Approval of Record Plat Obtain Sediment Control Permit
Within 6 months of Building Permit Issuance for Lot 24	Development Impact Tax is paid for Lot 24.
Before any demolition, Clearing or Grading	Conduct Pre-Construction Meeting on-site. The Owner or Owner's Representative, MNCPPC Forest Conservation Inspector, DPS Sediment Control Inspector, Applicant's Arborist/MD Licensed Tree Care Expert and the Site Engineer shall be present. MNCPPC Forest Conservation Inspector must inspect all tree-save areas and protection devices. Install sediment control devices.
Before Issuance of Final Use & Occupancy Certificate	Construct all right of way improvements as shown on approved right of way plan. Close all applicable permits.

The above sequence is for overall development activities. See the Planning Board conditions of approval from the approved Resolution Letter dated _____ and the Sequence of Events on the Forest Conservation Plan for additional details.

7611 FAIRFAX ROAD LOT 21, BLOCK 4, EDGEMOOR PROPOSED LOTS 23 AND 24 ADMINISTRATIVE SUBDIVISION PLAN M-NCP&PC No. 620230060

UTILITY INFORMATION
EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.
FOR LOCATION OF UTILITIES, SEE THE UTILITY LOCATIONS SHEET OR GO TO THE UTILITY COMPANIES' WEBSITES IN ADVANCE OF ANY WORK IN THIS VICINITY. THE UTILITY COMPANIES' WEBSITES ARE LISTED ON THE PLAN. THESE UTILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION, THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 30A OF THE MONTGOMERY COUNTY CODE.

OWNER/APPLICANT
Salside Realty Investors, LLC
Oliver Carr, Managing Member
5311 Moorland Lane
Bethesda, MD 20814
202-494-4633 Phone
ocarr@salside.com
www.salside.com

**7611 Fairfax Road
Lot 21, Block 4, Edgemoor
Proposed Lots 23 & 24
Administrative Subdivision Plan - Cover Sheet
M-NCP&PC No. 620230060**

ADMINISTRATIVE SUBDIVISION PLAN NOTE: Unless explicitly noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures, and hardscape will be determined at the time of issuance of building permit(s). Please refer to the Zoning Data Table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot.

Lot 21, Block 4, Edgemoor (Proposed Lots 23 & 24)
Plat Book 170, Plat No. 19164, Recorded 10/13/1993
Bethesda (7th) Election District, Montgomery County, MD
**7611 Fairfax Road
Bethesda, Maryland 20814**

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SHEET TITLE:
Administrative Subdivision Plan
Cover Sheet
ASP-1

ADMINISTRATIVE SUBDIVISION PLAN - M-NCP&PC No. 620230060

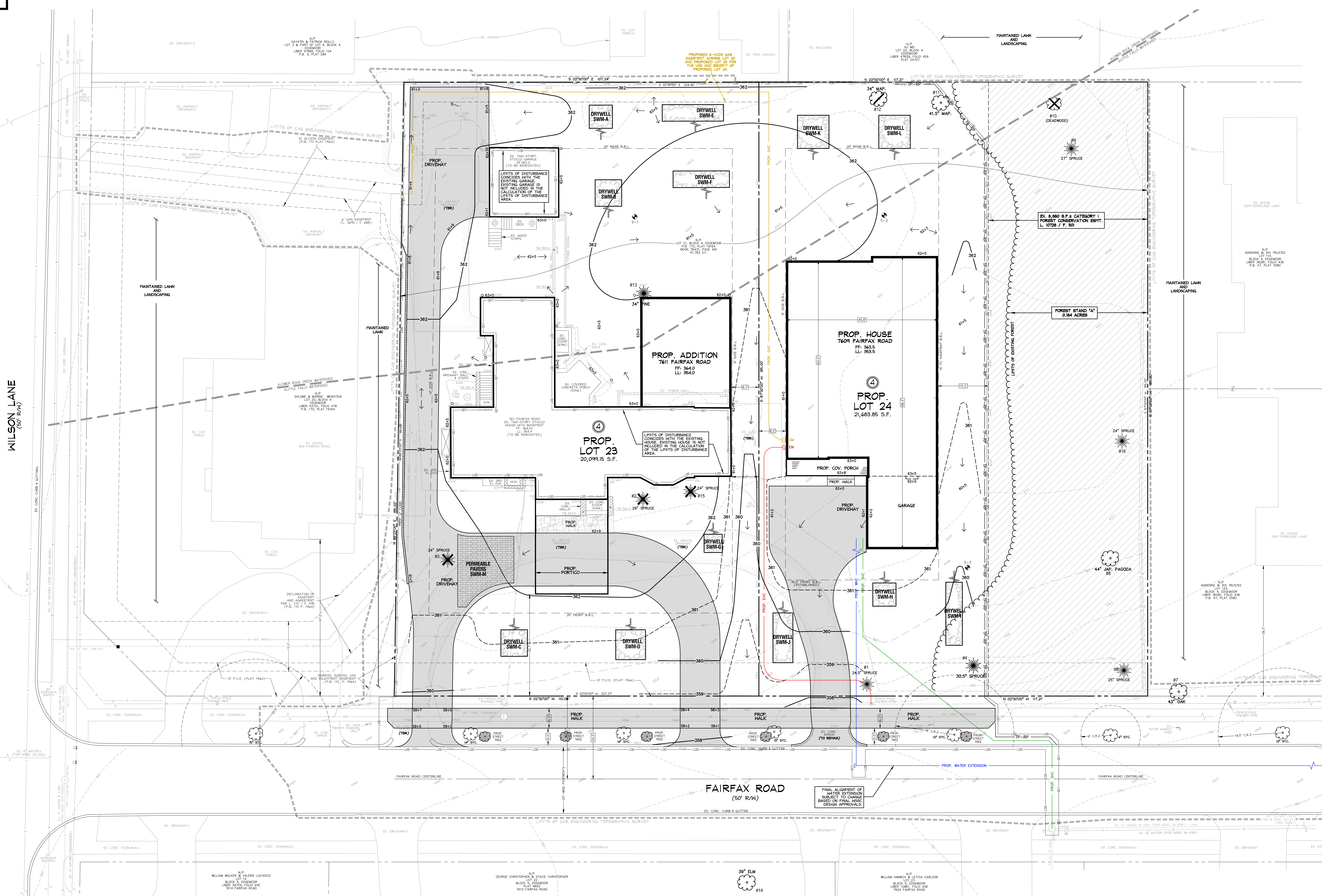
CAS JOB NO.: 17-718
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DATE	REVISION



Curt A. Schreffler
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LEGEND

EXISTING FEATURES	PROPOSED FEATURES
Ex Sewer Line with Cleanout	Prop. Line of Disturbance (L.O.D.)
Ex Sewer Manhole and Invert	Prop. Water-House Connection
Ex Water Line with Valve	Prop. Sewer-House Connection
Ex Gas Line with Valve	Prop. Gas-House Connection
Ex Overhead Utility with Pole	Prop. Electric-House Connection
Ex Downspout/Pipe/Splitter	Prop. Contour with Elevation
Ex Two-And-Ten-Foot Contours	Prop. Spot Elevation
Ex Spot Elevation	Prop. 4" PVC Drain Pipe
Ex Chain Link or Wire Fence	Prop. Tree Protection Fence
Ex Wood or Stockade Fence	Prop. Combustion Tree Protection Fence and Roof Flaring
Ex Metal or Iron Fence	Prop. Surface Flow Direction
Ex Retaining Wall	Prop. 6" TP-30
Ex Soil Test Location	Prop. Carved Dry Well
Ex Roadside Tree	
Ex Tree To Be Removed	
Ex Specimen Tree	
Ex Significant Tree	

GENERAL NOTES

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- Total lot area: Lot 21 = 41,783 sq. ft.
- Property is located on Tax Map NW 122 and WSSC 200' Sheet 209 NW 05.
- Property is located on Montgomery County soils survey map number 27. Soil types: 2UB, (Glenelg Urban Land Complex) Hydrologic Soil Group "B". Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 2403104MSD.
- Property is located in the Lower Rock Creek and Little Falls Watersheds.
- Water Category - 1, Sewer Category - 1
- Local utilities include: Water - Sencor - Washington Suburban Sanitary Commission; Electric - PEPCO; Telephone - Verizon; Gas - (No existing Washington Gas lines in Fairfax Road in front of this property)
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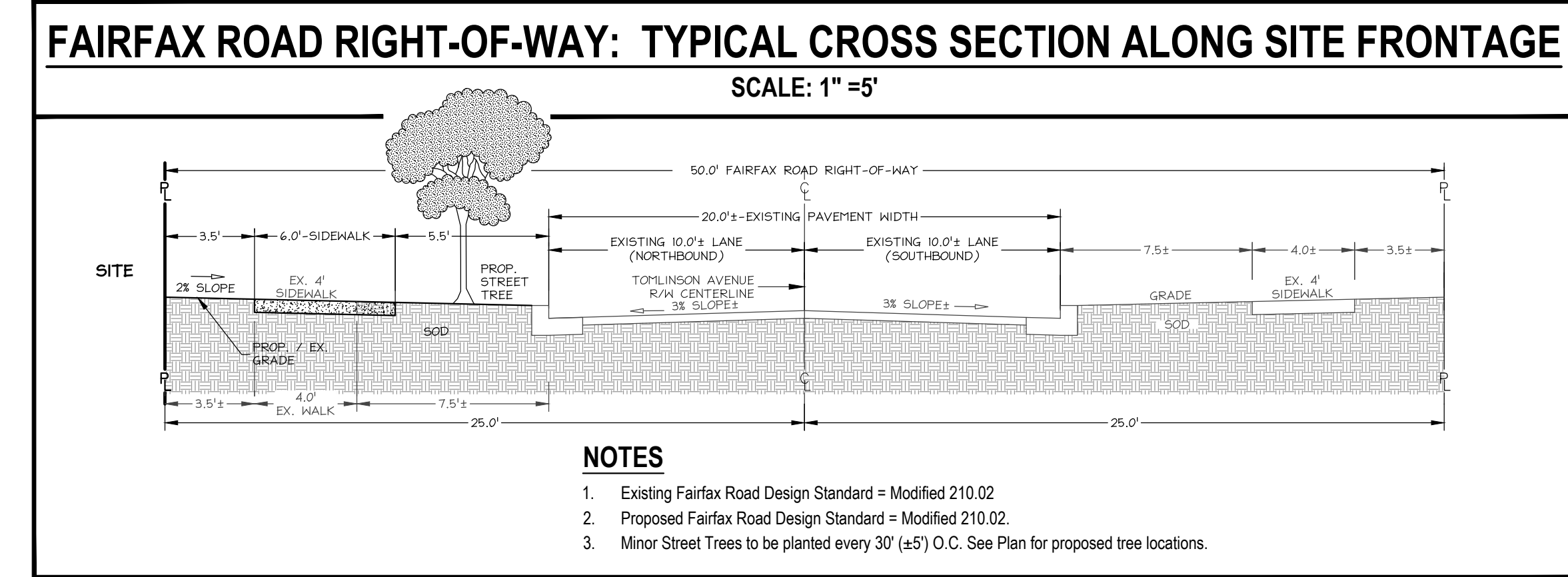
ESTABLISHED BUILDING LINE DETERMINATION - PROP. LOT 24

ADJOINING LOT METHOD

LOT/BLOCK	FRONT SETBACK
PROP. LOT 23, BLOCK 4	30.7'
LOT 11A & 12A, BLOCK 4	39.3'

TOTAL AVERAGE	FRONT SETBACK
70.07	35.0' **
70.07 / 2 = 35.00	

** Assumes Lot 23 portion will be permitted and constructed first.



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SHEET TITLE:
Administrative Subdivision Plan
Subdivision Plan
ASP-4

CAS ENGINEERING

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SCALE: 1" = 10' FEET