

- Approval, subject to the following conditions:
- Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plans or MCDPS issuance of sediment and erosion control permits. Conditions of approval to include:
 - Approval of five (5) lots as depicted on Parcel Conservation Plan dated 3/12/01
 - Record plat to reflect final delineation of area dedicated to M-NCPPC (Approx. 9.3 acres)
 - All stream valley buffers outside of M-NCPPC dedication to be referenced on the record and shown as Category I conservation easements
 - Final forest conservation plan to reflect two (2) foot topography within and immediately abutting the established limits of disturbance. Applicant to demonstrate that sediment control for all grading occurring on the lots will be controlled within the defined drainage area (shown on plan) toward the front (northeast) of the lots
 - Forest conservation requirements to be met through retention of forest within the M-NCPPC dedication area and the plat recorded stream valley buffers
 - All road rights-of-way shown on the approved preliminary plan shall be constructed, by the applicant, to the full width mandated by the Upper Rock Creek Master Plan, and to the design standards imposed by applicable road codes
 - All road rights-of-way shown on the approved preliminary plan shall be dedicated by the applicant, to the full width mandated by the Upper Rock Creek Master Plan
 - Compliance with conditions of MCDPS septic approval dated April 2, 2001
 - Access and improvements as required to be approved by MCDPS
 - Applicant to include Lot 18 Block A, Rock Creek Vista Subdivision, in the submission for record plat approval. Lot 18 is to be re-recorded for the purposes of dedicating that portion of Hollingsworth Drive termination. In the event that another means of right of way dedication is accepted by MCDPS & T&E, applicant shall comply
 - All land shown on this application, including Lot 18 Block A, pursuant to Condition 6 above, shall be recorded simultaneously
 - This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all projects indicated on the approved preliminary plan, or a request for an extension must be filed
 - The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-six (66) months from the date of mailing of the Planning Board opinion
 - Necessary easements

Technical Staff Recommendation made to MCPB by:
 Development Review Division

Montgomery County Board of Education
 L. 2522 F. 526

Montgomery County Board of Education
 L. 2522 F. 526

Montgomery County Board of Education
 L. 2522 F. 526

Montgomery County Board of Education
 L. 2522 F. 526

Montgomery County Board of Education
 L. 2522 F. 526

Montgomery County Board of Education
 L. 2522 F. 526

Montgomery County Board of Education
 L. 2522 F. 526

Montgomery County Board of Education
 L. 2522 F. 526

Montgomery County Board of Education
 L. 2522 F. 526

Montgomery County Board of Education
 L. 2522 F. 526

Montgomery County Board of Education
 L. 2522 F. 526

Montgomery County Board of Education
 L. 2522 F. 526

Montgomery County Board of Education
 L. 2522 F. 526

Montgomery County Board of Education
 L. 2522 F. 526

Montgomery County Board of Education
 L. 2522 F. 526

Montgomery County Board of Education
 L. 2522 F. 526

Montgomery County Board of Education
 L. 2522 F. 526

Montgomery County Board of Education
 L. 2522 F. 526

Montgomery County Board of Education
 L. 2522 F. 526

Montgomery County Board of Education
 L. 2522 F. 526

Montgomery County Board of Education
 L. 2522 F. 526

Montgomery County Board of Education
 L. 2522 F. 526

Montgomery County Board of Education
 L. 2522 F. 526

Montgomery County Board of Education
 L. 2522 F. 526

Montgomery County Board of Education
 L. 2522 F. 526

Montgomery County Board of Education
 L. 2522 F. 526

Montgomery County Board of Education
 L. 2522 F. 526

Montgomery County Board of Education
 L. 2522 F. 526

Montgomery County Board of Education
 L. 2522 F. 526

Montgomery County Board of Education
 L. 2522 F. 526

Montgomery County Board of Education
 L. 2522 F. 526

Montgomery County Board of Education
 L. 2522 F. 526

Montgomery County Board of Education
 L. 2522 F. 526

Montgomery County Board of Education
 L. 2522 F. 526

Montgomery County Board of Education
 L. 2522 F. 526

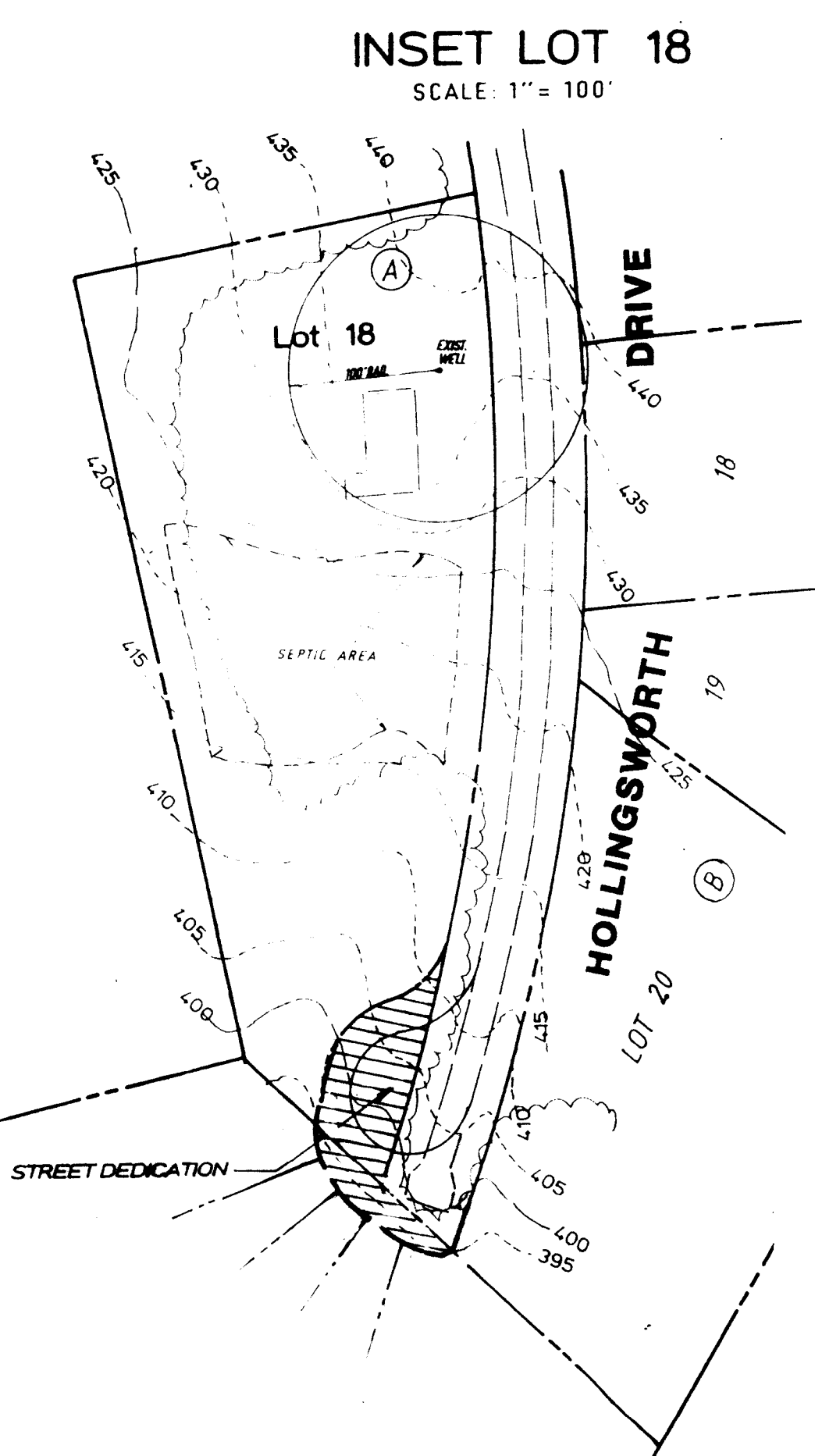
Montgomery County Board of Education
 L. 2522 F. 526

UTILITY COMPANIES SERVICING THIS SITE
 Capital Electric Power Company
 6100 Grafton Road
 Columbia, MD 21046
 Washington Gas Light Company
 3801 Industrial Road
 Springfield, VA 22151
 Bell Atlantic
 3901 Calverton Blvd 3rd Fl.
 Beltsville, MD 20705
 Cable TV Montgomery
 25 West Gode Drive
 Rockville, MD 20850

SEPTIC DESIGN CHART

LOT	TEST SITE ID	TEST TIME (min)	TEST DEPTH (in)	TEST SITE ID	TEST TIME (min)	TEST DEPTH (in)	TEST SITE ID	TEST TIME (min)	TEST DEPTH (in)	AVG TIME (min)	DEPTH OF STONE (in)	NO. BEINGS	TOTAL LENGTH TRENCH (ft)	INITIAL TRENCH (ft)	START OF SEPTIC INV. ELEV.	SEPTIC INK ELEV. INV. IN	SEPTIC INK ELEV. INV. OUT	LOWEST FUTURE ELEV.
1	101X	12	29 & 139	101B	22	2 & 119	101A	15	4 & 14	15	4	6	1000	217	423.5	423.9	423.7	425.5
2	102F	11	35 & 139	102E	5	4 & 14	3C	22	35 & 13	15	4	6	1000	239	423.0	430.2	430.0	432.5
3	102H	14	3 & 112	102B	19	35 & 129	102B	21	35 & 14	18	4	5	1000	239	418.0	421.2	421.0	423.0
4	107E	15	4 & 12	107C	20	25 & 13	107C	20	25 & 13	17	4	4	1000	250	414.5	417.7	417.5	420.0
4A	107E	24	35 & 139	107C	20	25 & 13	13CA	15	6 & 14	21	4	4	1000	250	414.5	417.7	417.5	420.0
4A	106F	25	29 & 129	107A	25	45 & 129	4A	23	25 & 129	25	4	4	1000	250	424.0	425.2	425.0	426.5

SURVEYOR'S CERTIFICATE
 I hereby certify that the boundary and topographic information as noted hereon is correct.
 JOHN R. WITMER
 PROFESSIONAL LAND SURVEYOR
 HIGHLAND REGISTRATION NO. 00848



SITE DATA

Area of Lots	14.5± Acres
Street Dedication	0.1± Acres
Park Dedication	9.2± Acres
Total Area of Plan	23.8± Acres

% of Tract in Park Dedication = 39%
 % of Tract in Conservation Easement = 21%
 Total % of Tract Open Space = 60%

- GENERAL NOTES
- Boundary from available deeds and plats.
 - Topography 2' topo where shown from field survey by this office. 5' topo where shown from M.N.C.P. & P.C. mapping.
 - Planning area 22
 - Upper Rock Creek Master Plan
 - Zoning: RE-2 2 acres minimum lot size
 - Area included on plan 23.8 acres
 - Number of Lots shown - 5
 - Sewer category: S-6 Water category: W-5
 - Rock Creek watershed
 - Soils are shown on the Montgomery County Soils Survey Sheet 13
 - There are no historic or cultural resources on this site
 - Elements as shown on this plan are scaled and subject to change at time of actual field survey and/or Record Plat.

TAX MAP 61561 & 562 ZOD SHEET 2238.224 NW 6 POP. ED. PAGE 20 GRID C, F, B
 REVISIONS:
 VICINITY MAP SCALE: 1" = 2000'
 PREPARED FOR:
 FARNSWORTH HOMES
 25101 PEACH TREE RD
 CLARKSBURG, MD 20871
 (301) 601-0688
 (FAX) (301) 540-5996

TITLE
PRELIMINARY SUBDIVISION PLAN
 LOTS 1 - 5, BLOCK B
ROCK CREEK VISTA
 8th (OLNEY) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
WITMER ASSOCIATES, LLC
 Land Surveying, Land Planning & Design
 354-A Hangerford Drive, Rockville, MD 20850
 Tele: (301) 309-8600 Fax: (301) 309-8603
 SCALE: 1" = 50' DATE: February, 2001 PROJ. NO. 95109 B SHEET NO. 1 of 1