

- LEGEND**
- PROPERTY BOUNDARY
 - EXISTING GRADE
 - PROPOSED GRADE
 - BUILDING RESTRICTION LINE
 - EXISTING GRADE SPOT ELEVATION
 - EXISTING PRIVACY FENCE
 - APPROX. LOCATION OF EX. STORMSEWER
 - CRITICAL ROOT ZONE
 - PROPOSED RETAINING WALL
 - PROPOSED PAVEMENT (MATERIAL TBD)
 - APPROX. LOCATION OF AN EX. SEWER
 - APPROX. LOCATION OF AN EX. WATER
 - APPROX. LOCATION OF AN EX. SEWER HOUSE CONNECTION
 - APPROX. LOCATION OF AN EX. WATER HOUSE CONNECTION
 - APPROX. LOCATION OF PROP. SEWER HOUSE CONNECTION
 - APPROX. LOCATION OF PROP. WATER HOUSE CONNECTION
 - APPROX. LOCATION OF EX. GAS
 - APPROX. LOCATION OF EX. ELECTRIC
 - APPROX. LOCATION OF EX. OVERHEAD UTILITY

- GENERAL NOTES**
- STREET ADDRESS: 5310 MOORLAND LANE & 5314 MOORLAND LANE, 7507 GLENBROOK RD., BETHESDA 20814
 - LOT / BLOCK: LOT 21 & PART OF LOT 2, BLOCK 8 & LOT 20, BLOCK 8
 - OWNER / APPLICANT:
 - TAX MAP: HN12
 - TAX IDS: 03853350 (5310), 00487743 (5314), 03853358 (7507)
 - WSSO GRID: 209NW05
 - TOTAL TRACT AREA: 1.73 ACRES / 75,335 SQ. FT.
 - CURRENT ZONE: R-90
 - ORIGINAL PLATS: 25722 (09/18/2020) & 284 (12/3/1924)
 - SITE IS LOCATED IN THE LITTLE FALLS WATERSHED (USE I-P)
 - LOTS ARE SERVED BY PUBLIC WATER / PUBLIC SEWER (W1/S1)
 - NO WETLANDS WERE OBSERVED ON-SITE
 - SOIL SERIES 2B IS PRESENT ON THE ENTIRE PROPERTY AND SURROUNDING AREAS
 - TOPOGRAPHY BASED ON FIELD RUN TOPO PERFORMED BY CHARLES P. JOHNSON & ASSOCIATES IN NOVEMBER 2019 AND ADDITIONAL SURVEY DONE IN DECEMBER 2020 AND DELINEATED WITH LIMITS OF CPU TOPO SURVEY ON THIS PLAN. FIELD WORK WAS PERFORMED BY JAKE JONES, SUPPLEMENTED WITH AVAILABLE GIS TOPO. CONTOURS SHOWN AT 2' INTERVALS
 - FLOODPLAIN: NONE
 - THE SUBJECT PROPERTY LINES WITHIN FLOOD ZONE "X" ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, MARYLAND, MAP NO. 24031C04550, EFFECTIVE SEPTEMBER 29, 2006.
 - LOCAL UTILITIES: SEWER - WASHINGTON SUBURBAN SANITARY COMMISSION
WATER - WASHINGTON SUBURBAN SANITARY COMMISSION
ELECTRIC - POCO
TELEPHONE - VERIZON

SITE AREA TABULATION

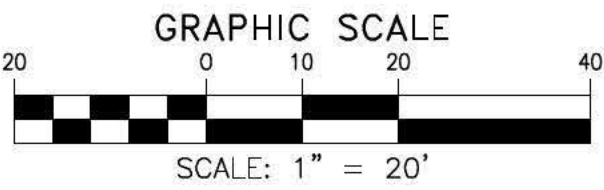
GROSS AREA OF ADMINISTRATIVE PLAN	75,335.26 SQ. FT. OR 1.73 AC.
AREA DEDICATED TO PUBLIC USE	400.00 SQ. FT. OR 0.01 AC.
NET TRACT AREA	74,935.26 SQ. FT. OR 1.72 AC.
EXISTING # OF UNITS	2 UNIT (1 TO BE REMOVED)
PROPOSED # OF UNITS	1 UNIT

ZONING STANDARDS - R90		APPROVED LOT 20	APPROVED LOT 21	PROPOSED LOT 22
STANDARD	REQUIREMENT	42,310 SQ. FT.	21,025 SQ. FT.	32,625 SQ. FT.
LOT AREA (MIN.)	75'	207'	145'	225'
LOT WIDTH AT B.R.L. (MIN.)	25'	206'	145'	225'
LOT WIDTH AT R/W (MIN.)	30'	30'	42.6'	33.3'
ESTABLISHED BUILDING LINE (E.B.L.)*	8'	8'	8'	8'
SIDE B.R.L. - ONE SIDE (MIN.)*	25'	25'	25'	25'
SIDE B.R.L. - SUM OF BOTH SIDES (MIN.)	25'	25'	25'	25'
REAR B.R.L. (MIN.)	20'	20'	20'	20'
BUILDING COVERAGE (MAX)	30' MEAN / 35' PEAK	30' MEAN / 35' PEAK	30' MEAN / 35' PEAK	30' MEAN / 35' PEAK
BUILDING HEIGHT (MAX)				

NOTE:
UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, DRIVEWAY APRONS AND SIDEWALKS SHOWN ON THE ADMINISTRATIVE SUBDIVISION PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, DRIVEWAY APRONS, STRUCTURES AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF ISSUANCE OF BUILDING PERMIT(S). APPROVAL, PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF APPROVAL.

CONCEPTUAL LIMITS OF DISTURBANCE:
LOD = 80000 SQ. FT.

SCALE: 1" = 20'



CERTIFICATE OF COMPLIANCE

I DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND REASONABLE BELIEF, THAT ALL OF THE INFORMATION AND DATA PROVIDED WITH THIS APPLICATION IS ACCURATE, AND ALL OF THE FEATURES AND ELEMENTS PROVIDED ON THE PLANS IS CONSISTENT WITH THE STANDARDS OF THE APPLICABLE ZONE. THE CERTIFICATION INCLUDES, BUT IS NOT LIMITED TO BOUNDARY INFORMATION, PROPERTY INFORMATION AND OWNERSHIP, TOPOGRAPHY, HISTORIC RESOURCES, ETC. I AGREE THAT THE SUBMITTED PLANS MAY BE REJECTED OR RETURNED BY THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION IF THE PLANS ARE FOUND TO BE INACCURATE, FALSE OR MISLEADING.

LANDSCAPE ARCHITECT CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS ACCURATE AND TRUTHFULLY AVAILABLE.

DocSigned by:

Sarah Blount
A00FC8F18825467...

1612
EXPRES: 9/8/2021

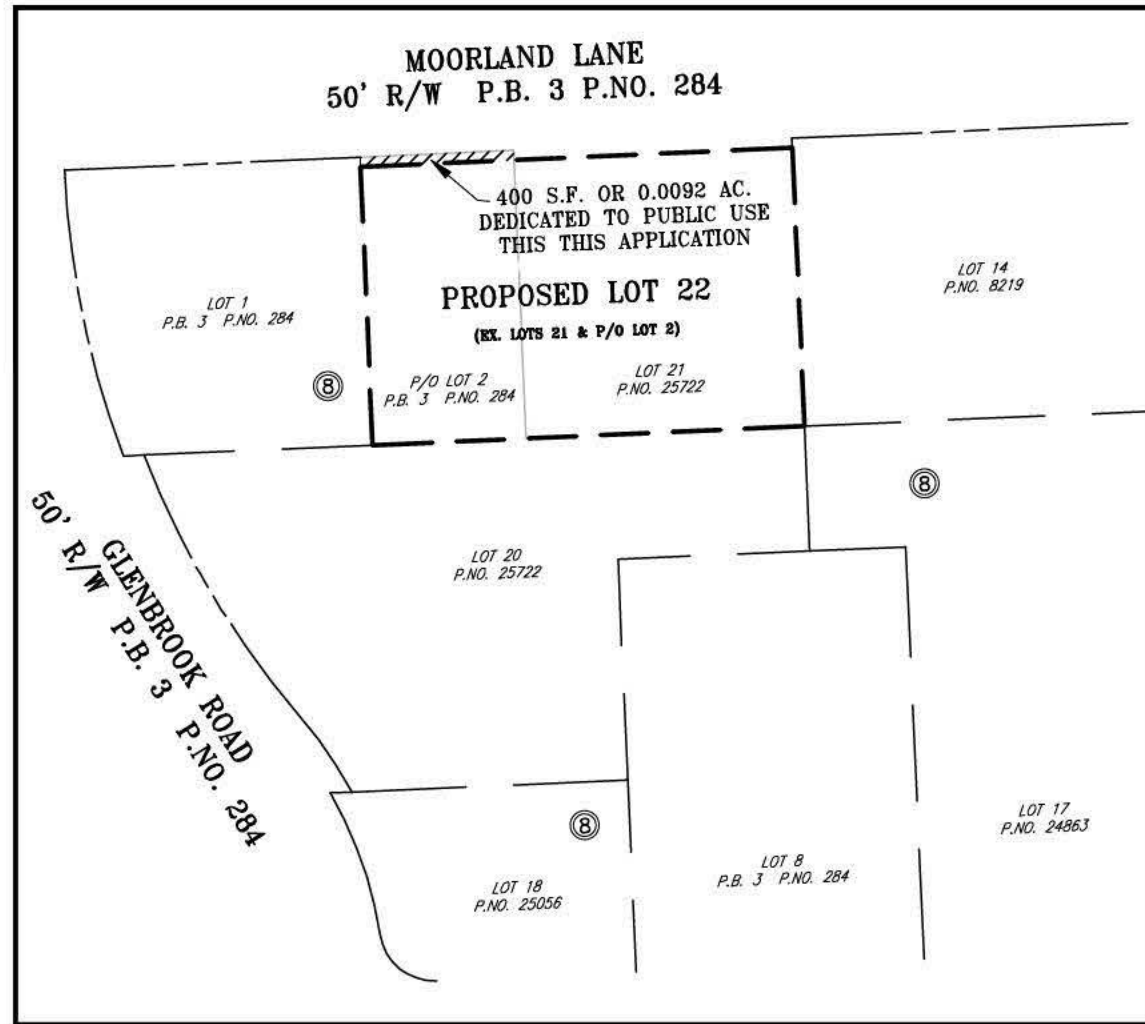


UPDATES/REVISIONS:

ADMINISTRATIVE SUBDIVISION PLAN #62020008A
5310 / 5314 MOORLAND LN. & 7507 GLENBROOK RD.
WSSC: 209NW05 MAP / GRID: HN12
EDGEMOOR-LOTS 20, 21 & P/O LOT 2, BLOCK 8
BETHESDA (7th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpj.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT:	7425 Hampden Lane Bethesda, MD 20814	WSSC GRID:	209NW05	TAX MAP:	HN12
DESIGN:	RPT	DRAWN:	RPT	SHEET:	4
DATE:	MAY 2021	SCALE:	AS NOTED	FILE NO.:	2020-1672-H

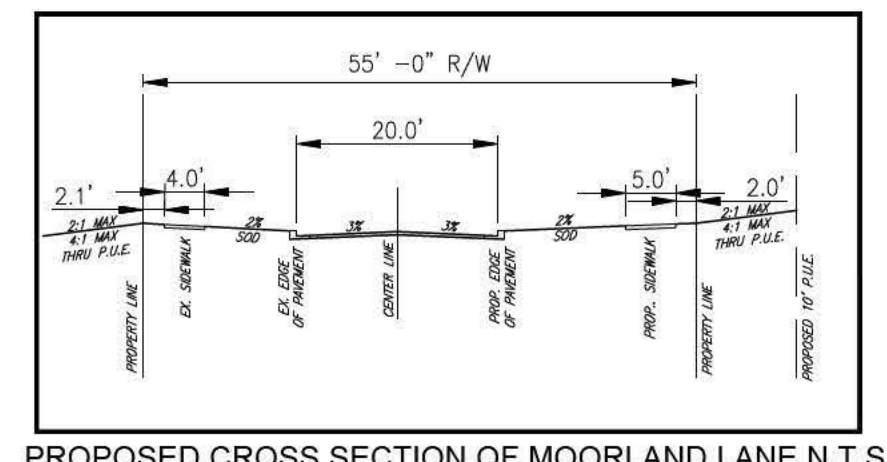


UTILITY NOTES:
EXISTING UTILITY LOCATIONS AND ADJACENT IMPROVEMENTS INCLUDING BUILDINGS AND DRIVEWAYS ARE APPROXIMATE. THEY ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY. ALL UTILITY LOCATIONS MUST BE FIELD LOCATED.

WSS UTILITY:
CALL MISS UTILITY AT 1-800-257-7777 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. BEFORE EXCAVATION THE CONTRACTOR IS RESPONSIBLE FOR CALLING TICKET CHECK AT 1-866-821-4226 TO VERIFY THAT ALL UTILITIES HAVE BEEN MARKED. 48 HOURS AFTER CALLING MISS UTILITY, THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

PUBLIC WALKWAY NOTE:
THE SUBDIVISION REGULATIONS REQUIRE THAT A 5' PUBLIC SIDEWALK BE CONSTRUCTED ALONG THE FRONTAGE OF THE SUBJECT PROPERTY AS PART OF THE SUBDIVISION PROCESS. CURRENTLY A 4' PUBLIC SIDEWALK IS PRESENT AND WILL BE WIDENED TO 5' PER THE GUIDELINES.

SOILS
GLENEL-URBAN LAND COMPLEX (ZUB) 0-8%
THIS SOIL IS WELL DRAINED WITH A HIGH WATER CAPACITY, MODERATE POTENTIAL FOR FROST ACTION, MODERATE PERMEABILITY RATE AND DEPTH TO BEDROCK IS TYPICALLY MORE THAN 5 FEET. FOUND IN URBAN LAND AREAS WITH NO REAL IMPACTS TO DEVELOPMENT. NO CAPABILITY CLASSIFICATION IS ASSIGNED.
-SOILS WERE OBTAINED THROUGH WEB SOIL SURVEY WEBSITE
http://websoilsurvey.nrcs.usda.gov/app/homePage.htm SURVEY AREA DATA: VERSION 8, DEC. 13, 2013



Amendment to Modify the Following:

- Combine Lots 21 & Part of Lot 2 into one single family lot.
- Propose one (1) single family house on Proposed Lot 22.
- Update approved Final Forest Conservation Plan to include Part of Lot 2.