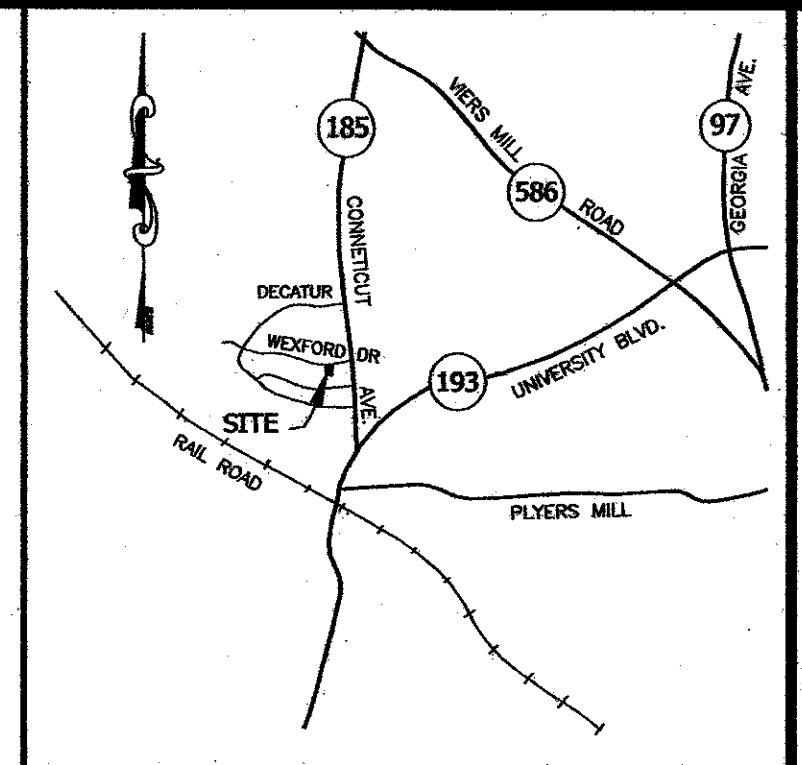
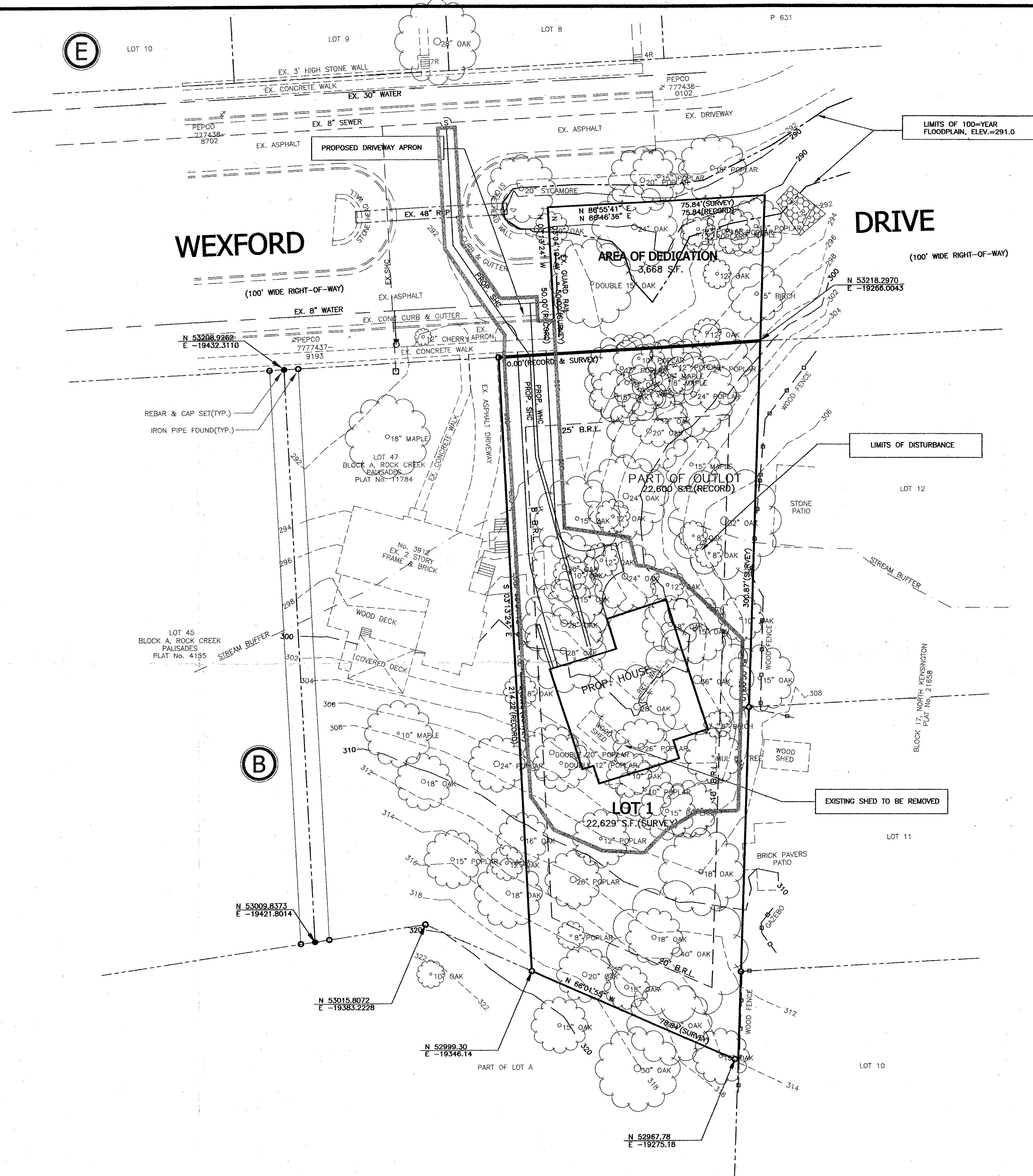


PLAT 21658



**GENERAL NOTES**

- GROSS TRACT AREA: 0.5195 ACRES (22,629 sq. ft.)
- PROPERTY ZONED: R-60.
- ONE SINGLE FAMILY LOT IS TO BE CREATED FROM THE EXISTING PART OF AN OUTLOT.
- REQUIRED ZONING STANDARDS:  
 MINIMUM LOT SIZE: 6,000 SQUARE FEET  
 SETBACK FROM STREET: 25 FEET  
 SIDE YARD SETBACK: 8 FEET MIN. / 18 FEET SUM OF BOTH SIDES  
 REAR YARD SETBACK: 20 FEET  
 LOT WIDTH AT BUILDING RESTRICTION LINE: 60 FEET  
 LOT WIDTH AT PROPOSED STREET LINE: 25 FEET
- THE PROPOSED LOT IS TO BE CREATED WITH PUBLIC STREET DEDICATION AND MEETS THE REQUIREMENTS OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD-RUN SURVEY DATED JANUARY, 2005 BY MADDOX ENGINEERS & SURVEYORS, INC.
- WATER AND SEWER SERVICE TO BE PROVIDED BY THE WSSC.
- A STORMWATER MANAGEMENT CONCEPT FOR THE DEVELOPMENT HAS BEEN SUBMITTED TO THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WITH ON-SITE DRY WELL SYSTEMS FOR WATER QUALITY CONTROL.
- THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN P.B. 38, P. 2681.
- A NATURAL RESOURCES INVENTORY/FOREST STAND DELINEATION PLAN FOR THIS PROPERTY WAS APPROVED BY THE ENVIRONMENTAL PLANNING DIVISION OF THE MNCPPC FOR AN EXEMPTION TO THE FOREST CONSERVATION REQUIREMENTS. (# 4-05230E).
- THIS SITE IS LOCATED IN THE LOWER ROCK CREEK WATERSHED.
- TAX MAP REFERENCE: HQ41. WSSC GRID: 214NW04.
- PUBLIC UTILITY SERVICE WILL BE PROVIDED BY THE WASHINGTON GAS LIGHT COMPANY, VERIZON, COMCAST CABLE AND POTOMAC ELECTRIC POWER COMPANY.
- HOUSE GEOMETRY AND FLOOR ELEVATIONS SHOWN ARE FOR FEASIBILITY ONLY AND SUBJECT TO REVISION WITH FINAL UNIT SELECTIONS.
- AREA OF 100 YEAR FLOODPLAIN WITHIN THE PROPOSED LOT: 0
- AREA OF EXISTING FOREST COVER AS DETERMINED BY NRI/ FSD: 0.48 ACRES.
- THERE ARE NO NON-TIDAL WETLANDS ON THIS PROPERTY.
- THERE IS AN EXISTING STREAM AND RELATED STREAM BUFFERS AS INDICATED.
- THE EXISTING FLOODPLAIN INDICATED IS BASED ON A STUDY APPROVED BY THE DEPARTMENT OF PERMITTING SERVICES JANUARY 20, 2000 WITH PRELIMINARY PLAN NO. 1-00023.

**APPLICANT**

OVERTON HOMES, L.L.C. c/o DAVID KAHN  
 2831 CARROLLTON ROAD  
 ANNAPOLIS, MARYLAND 21403  
 PH: 240-793-4660 FAX: 301-570-2035

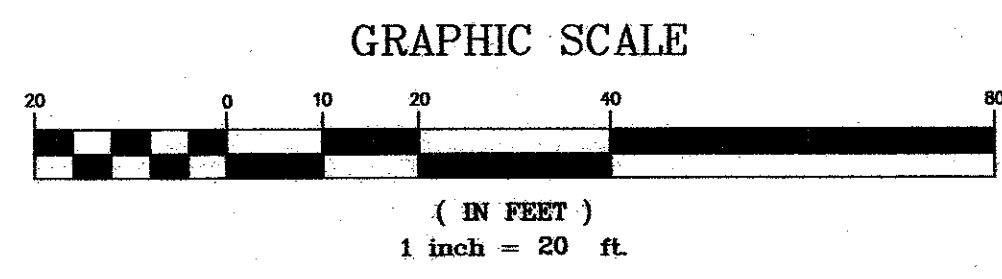
**ENGINEERS CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAN WAS BASED ON FIELD SURVEYS AND SUPPLEMENTED WITH AVAILABLE INFORMATION OF RECORD AND THAT IT IS ACCURATE TO OF OUR PROFESSIONAL KNOWLEDGE AND BELIEF.

DATE \_\_\_\_\_ RAYMOND A. NORRIS  
 REGISTERED PROFESSIONAL ENGINEER  
 MARYLAND NO. 14845

**NOTE:**

- HORIZONTAL DATUM IS BASED ON PLAT OF BLOCK 17, NORTH KENSINGTON PLAT No.21658
- VERTICAL DATUM IS W.S.S.C. BASED ON W.S.S.C BENCH MARKS #25468 & #25469.
- UNDERGROUND UTILITIES SHOWN ARE BASED ON AVAILABLE RECORDS.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.



**MADDOX**  
 INCORPORATED  
 ENGINEERS • SURVEYORS  
 100 PARK AVENUE  
 ROCKVILLE, MARYLAND 20860-2699  
 (301) 762-9001

**PRELIMINARY PLAN**

**PROPOSED LOT 1  
 PART OF OUTLOT, SECTION 2  
 ROCK CREEK PALISADES  
 PLAT No.2681  
 13TH ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND**

REVISION	DATE	ADDRESS	INITIAL	MNCPPC COMMENTS
1	04-04-05	ADDRESS		INITIAL MNCPPC COMMENTS
2	09-28-05	ADDITIONAL DETAIL FOR DPW&T		
3	10-13-05	ADD PROP. UTILITIES		
4	10-20-05	REVISE DRIVE TURNAROUND		

SCALE 1"=20'  
 DRAWN NJI  
 DATE JANUARY, 2005  
 SHEET 1 OF 1  
 FILE NO. 05005PP