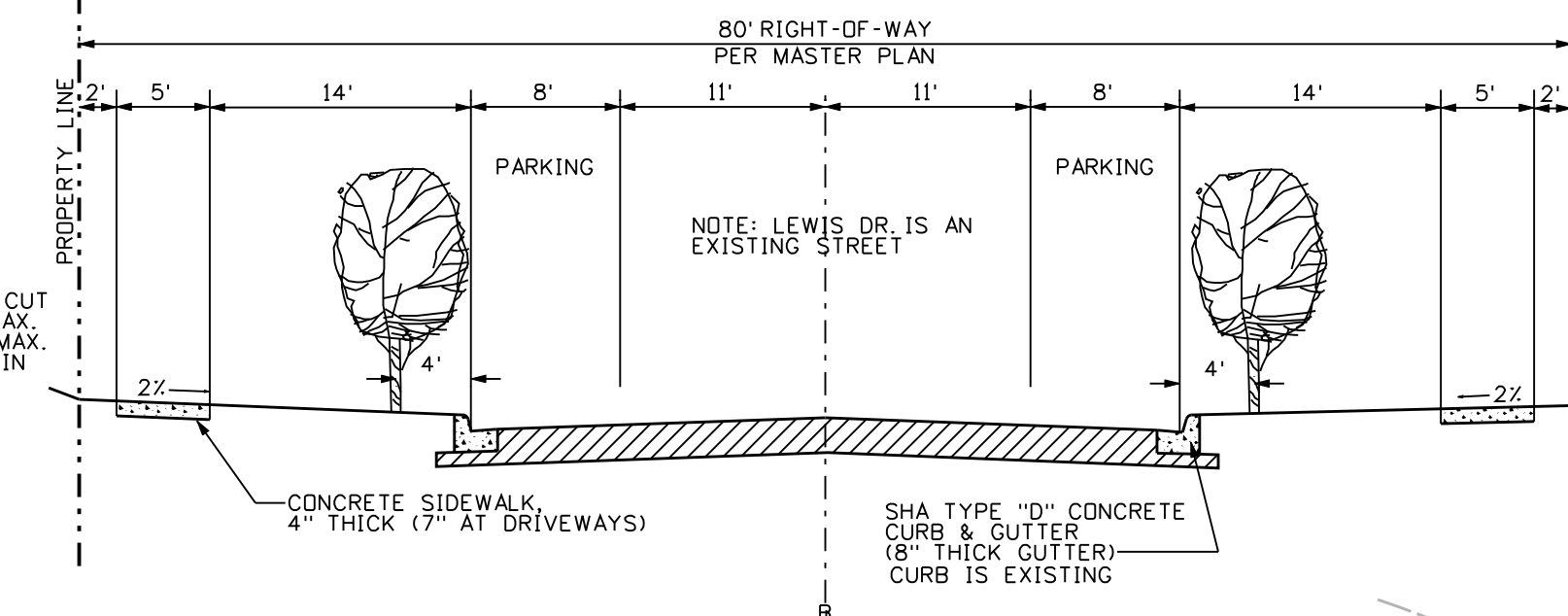


SITE DATA

- Gross Tract Area: 8.17 Ac. (355,995 sq.ft.) (per boundary survey)
- Zoning: CRT 1.0 (C-0.5, R-0.5, H-5S7)
- Number of Units Proposed: 55, as follows
 - Single Family Detached = 8 units
 - Market Rate Townhouses = 40 units
 - MPDU Townhouses = 7 units (12-24)
- Unit Types:
 - 8 - SF Detached, Walkout Basement, Basement 2-car garage
 - 40 - 20' wide X 40' deep townhouses, 1-car garage (front loaded)
 - 7 - 18' wide X 34' deep MPDU townhouses, 1-car garage (front loaded)
- Off-Street Parking Required: 110 spaces (Per Sec. 6.2.4.B of Mont. Co. Z.O. / 2.0 Spp. / Unit)
- Off-Street Parking Proposed: 151 spaces, as follows
 - SF Detached 2-car garages (8 units) 16 spaces
 - SF Detached in driveways (8 units) 16 spaces
 - TH in 1-car garages (47 units) 47 spaces
 - TH 1-car garage driveways (47 units) 47 spaces
 - TH in Parking Bays 25 spaces
- Total Provided: 151 spaces (2.75 Spp. / Unit)
 (Note: In addition there are 15 parallel spaces proposed along Lewis Drive)
- Watershed: Bennett Creek (State Use I-P)
- Public Utilities to Serve this Property: Potomac Edison, WSSC, Verizon

General Notes

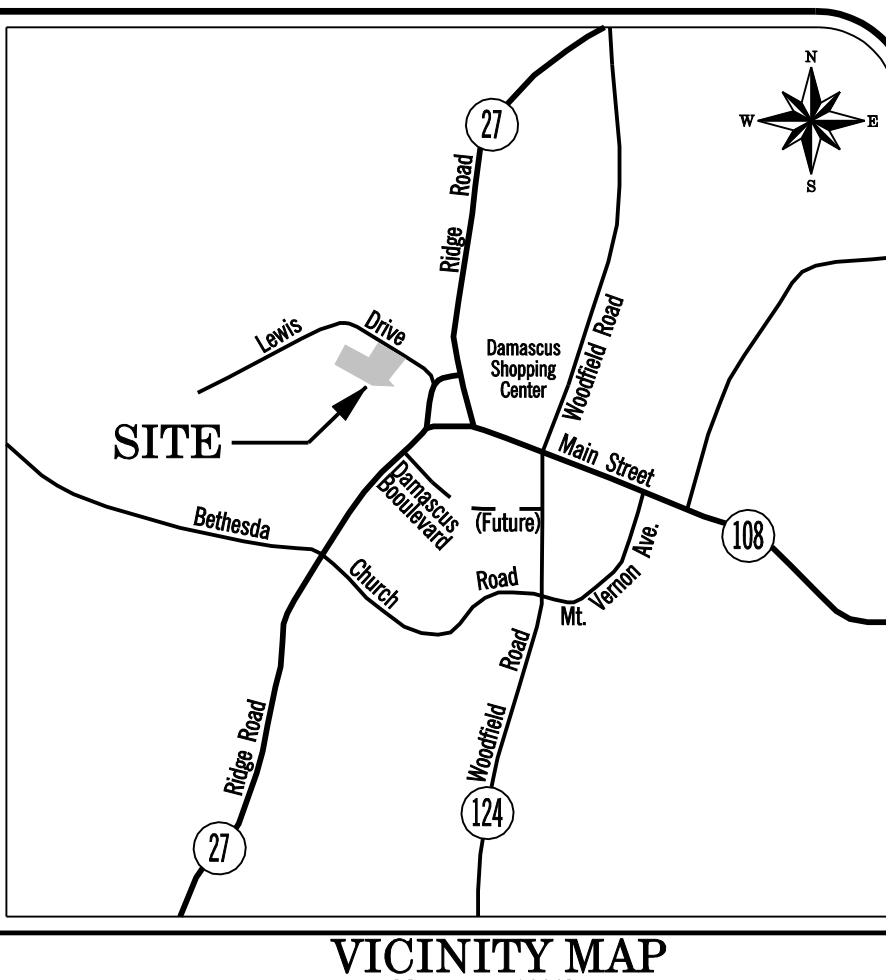
- Topography and surface feature information from aerial survey by Air Survey, Inc., Baltimore, Md., dated 2006.
- Boundary is per a boundary survey prepared by Site Solutions, Inc., in 2015.



LEWIS DRIVE SECTION
 NC STANDARD MC-2005.02 MODIFIED
 (NOTE: LEWIS DRIVE IS EXISTING)
 Not to Scale

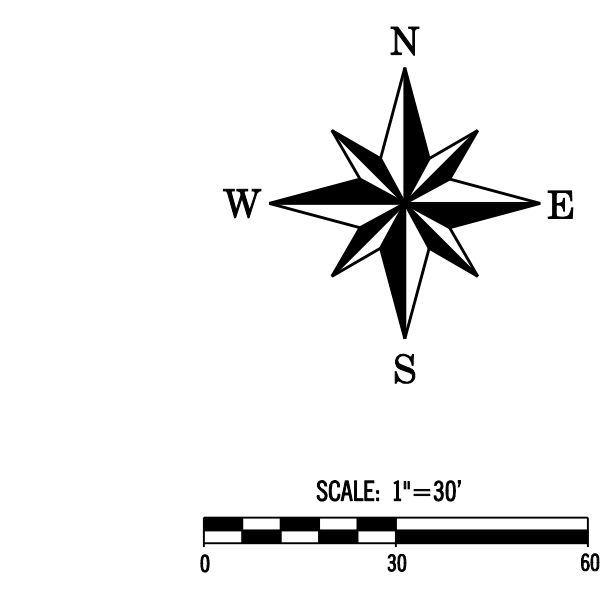
LEGEND

- Existing Topography
- Proposed Contours (812, 810)
- Proposed Houses
- Proposed House Driveways
- Proposed Asphalt Pavement
- Proposed Pervious Pavers
- Proposed Concrete Pavement
- Proposed Bioretention Areas
- Proposed Stormwater Management Devices (Retention Chamber, Drywell)
- Proposed Bioswales
- Proposed Stormwater Management Easement



VICINITY MAP
 SCALE: 1"=2000'

- Existing Treeline
- Proposed Limit of Disturbance (L.O.D.)
- Proposed Cat. I Conservation Easement
- Common Open Space Area



CRT Zone Development Standards

STANDARD	REQUIRED / PERMITTED	PROPOSED / PROVIDED
ZONE:	CRT 1.0 (C-0.5, R-0.5, H-5S7)	
Max. FAR	1.0 (C-0.5, R-0.5) (R-177,397 sq.ft.)	C = 0, R = Not to exceed 0.45 (R = Not to exceed 180,200 sq.ft.)
Open Space Required	Min. 10% (For TH)	No less than 10%
Min. Lot Area For:	- Detached house: 1,000 sq.ft. - Townhouse: 800 sq.ft.	3,500 sq.ft. 1,400 sq.ft.
Min. Lot Width @ Front Building Line	- Detached house: 25 ft. - Townhouse: 16 ft.	25 ft. 16 ft.
Max. Lot Coverage (Individual Lots)	90%	Not to exceed 90%
Maximum Building Height	55 feet (Set by Zone)	40 ft. to highest point of roof
PLACEMENT:		
- Front setback (Min.)	- Detached house: 5 ft. - Townhouse: 5 ft.	5 ft. or greater 5 ft. or greater
- Side Street Setback (N/A - No side street)		
- Side setback abutting Residential Zones (Min.)	- Detached house: 6 ft. - Townhouse: 4 ft.	10 ft. or greater 10 ft. or greater
- Side setback abutting all other zones (Min.)	- Detached house: 4 ft. - Townhouse: N/A	10 ft. or greater N/A
- Rear setback abutting Residential Zones (Min.)	- Detached house: 15 ft. - Townhouse: 10 ft.	15 ft. or greater 10 ft. or greater
- Rear setback abutting all other zones (Min.)	- Detached house: 15 ft. - Townhouse: 10 ft.	15 ft. or greater 10 ft. or greater
- Rear setback, alley (Min.)	- Detached house: 5 ft. or 20 ft. - Townhouse: 4 ft. or 20 ft.	4 ft. or 20 ft. 4 ft. or 20 ft.
- Rear setback between Lot & Site boundary (Min.)	- Detached house: N/A - Townhouse: 15 ft.	N/A 15 ft. or greater
- Parking Setbacks	- Detached house: N/A - Townhouse: N/A	N/A N/A
* = Minimum Setbacks From Tract Boundary		

PARCEL AREA TABULATION

Gross Tract Area:	355,995 sq.ft.
Area of Lots	114,530 sq.ft.
Private Street, Parking, Sidewalk Parcel	44,900 sq.ft.
Cat. I Conservation Easement	105,000 sq.ft.
Ex. Storm Drain Easement	3,500 sq.ft.
SMM Parcels (A thru D)	42,890 sq.ft.
Lewis Drive Dedication	1,539 sq.ft.
* Remainder (N/A Open Space Parcels)	41,636 sq.ft.
TOTAL	355,995 SQ.FT.

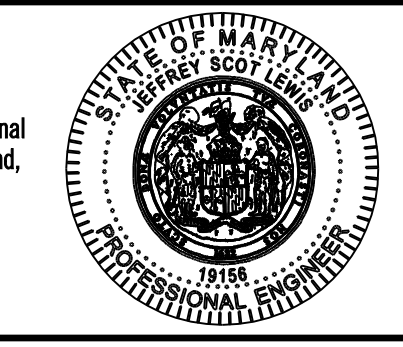
NOTE: Internal property lines and Lot / Parcel areas are subject to adjustment at the time of Site Plan and / or Record Plat. Delineation shown on this plan is subject to M-NCCPC, WSSC and County agency ongoing reviews.

* NOTE: Common Open Space of 3.0 Acres overlaps these three category areas.

NOTICE: Plans not containing an agency approval are considered unapproved and should not be used for construction. Construction initiated prior to approval or information obtained from unapproved plans cannot be guaranteed by SSI and is the sole responsibility of the user.

APPLICANT:
 Blue Knob Developers, LLC
 14660 Rothgeb Drive, Suite 201
 Rockville, MD. 20850

Professional 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. 19156, Expiration 06-02-2017.



PRELIMINARY PLAN OF SUBDIVISION
ARMSTRONG PROPERTY
 PARCEL P545
 DAMASCUS ELECTION DISTRICT #12
 MONTGOMERY COUNTY, MARYLAND

DWR	SCALE	1"=30'
DESIGN		
JSL		
CHECKED	SHEET	1 of 1
1/21/2016	PLOT DATE	
2006	PROJ. No.	E-

SSI SITE SOLUTIONS, INC.
 20410 Observation Drive Suite 205
 Germantown, Maryland 20876-4000
 (301) 640-7890 Fax (301) 640-7891
 Planning Landscape Architecture
 Engineering Surveying