

GENERAL NOTES

- Boundary and house location information and two-foot contour data are based upon surveys performed by CAS Engineering, dated March, 2023.
- Total lot area: Lot 14 = 11,620 sq. ft. (0.267 Ac.)
- Property is located on Tax Map GN343 and WSSC 200' Street 210M707.
- Property is located on Soils Survey Map Number 26.
Soil type(s): SUB, Gleysol, Urban land complex, HSG "B"
16D, Brinklow-Blocktown channely silt loams, HSG "C"
16D.
- Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 24031C0435D.
- Property is located in the Cabin John Creek Watershed, Use Class I.P.
- Water Category - 1, Sewer Category - 1
- Local utilities include:
Water / Sewer - Washington Suburban Sanitary Commission
Electric - PEPCO
Telephone - Verizon
Gas - Washington Gas
- Property is not located in a Special Protection Area.
- Property is not a Historic Site or located in a Historic District.
- This plan was created without the benefit of a title report.

ZONING DATA

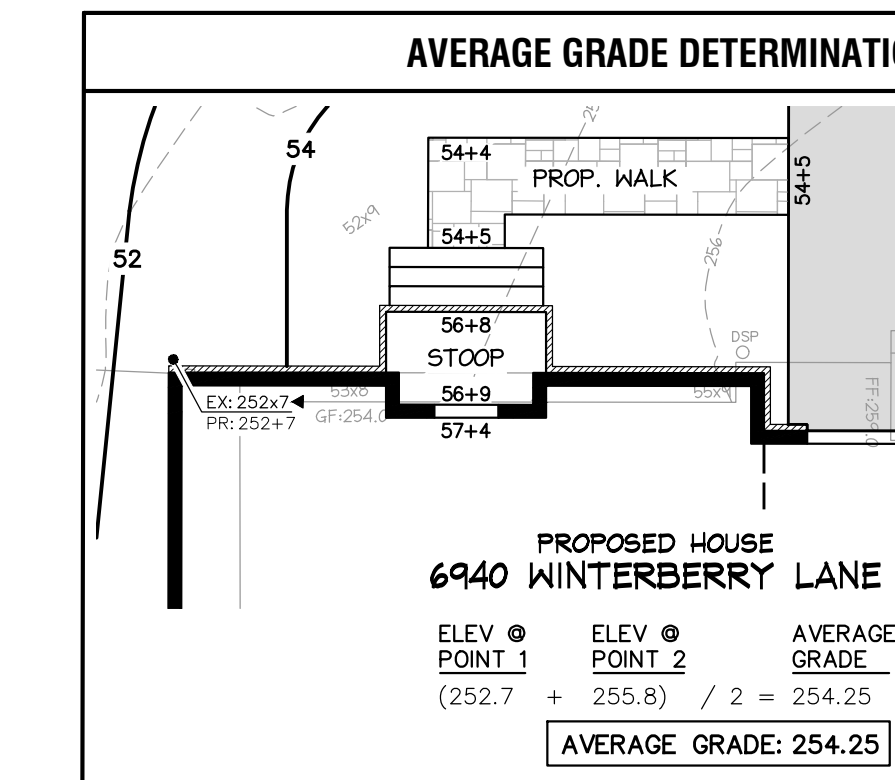
- Zoning: R-90**
Minimum Lot Area = 9,000 sq. ft.
Minimum Lot Width at R/W = 25 ft.
Minimum Lot Width at B.R.L. = 75 ft.
- Front B.R.L. = 30.4 ft. (established) (1)
Rear B.R.L. = 25 ft. (established)
Side B.R.L. = 10 ft. min., 21 ft. total (2)(3)

- (1) Per Montgomery County Code Section 4.1.A.4.c., the applicant may choose to use the front setback of the existing detached house that was established before demolition, including any approved variance, if the existing building meets the minimum front setback of the zone.
- (2) Per Montgomery County Code Section 7.7.1.D.2.a., a detached house on a platted lot, parcel, or part of a previously platted lot that has not changed in size or shape since June 1, 1958, exclusive of changes due to public acquisition, may be constructed or reconstructed in a manner that satisfies the maximum building height, lot coverage and established building line of its zone when the building permit is submitted and the side yard and rear setback required by its pre-1958 zoning in effect when the lot, parcel or part of a lot was first created.
- (3) This property was created between January 1, 1954 and May 31, 1958, therefore side setbacks of either 10 feet on one side with 21 feet combined on 2 sides on one side with 25 feet combined are permitted.

- 2. Verify lot coverage in accordance with the Zoning Ordinance.**
Lot area equal to or greater than 6,000 square feet but less than 16,000 square feet.
Lot Coverage: The maximum area that may be covered by any building, including any accessory building and any weatherproofed floor area above a porch, but not including any bay window measuring 10 feet in width or less and 3 feet in depth or less, chimney, porch, or up to 240 square feet of a detached garage, if the garage is less than 350 square feet of floor area and less than 20 feet in height.

- Allowable lot coverage: 30% of total lot area, less 0.001 percent for every square foot of lot area exceeding 6,000 square feet.
Lot 14 = 11,620 sq. ft. (per plan)
11,620 x 0.001 = 5.200 sq. ft.
30% x 5.200 = 24.38%
Maximum building lot coverage (including accessory buildings) = 2,832.95 sq. ft.
Total area covered by buildings = 2,569 sq. ft.

- 3. Verify main building height in accordance with the Zoning Ordinance.**
First floor elevation = 257.40 ft.
Mean height of building from first floor: 26.57 ft. (26'-8" Per Arch.)
Elevation at mean height of building = 284.07 ft.
Average elevation along front of building = 254.25 ft.
Main height of building = 26.07' - 254.25' = 29.82 feet
Allowable mean height of building = 30 feet
Proposed mean height of building = 29.82 feet



FRONT YARD PARKING AREA YARD COVERAGE
R-90: 30% MAXIMUM
FRONT YARD PARKING AREA: 610.8 SF
FRONT YARD AREA: 2,438.6 SF
COVERAGE: 24.8% (P. 30%)

LEGEND

EXISTING FEATURES

- Ex. Sewer Manhole and Invert
- Ex. Water Line with Valve
- Ex. Gas Line with Valve
- Ex. Overhead Utility with Pole
- Ex. Downspout Piped / Spilled
- Ex. Underground Electric Line
- Ex. Two-And-Ten-foot Contours
- Ex. Spot Elevation
- Ex. Chain Link or Wire Fence
- Ex. Wood or Stockade Fence
- Ex. Retaining Wall
- Ex. Soil Line with Soil Types
- Ex. Tree (< 24" DBH)
- Ex. Roadside Tree or Ex. Tree (24" DBH - < 30" DBH)
- Ex. Tree (30" DBH and greater)
- Ex. Roadside Tree To Be Removed

PROPOSED FEATURES

- Limit of Disturbance (L.O.D.)
- Prop. Water-House Connection
- Prop. Sewer-House Connection
- Prop. Gas-House Connection
- Prop. Electric-House Connection
- Prop. Contour with Elevation
- Prop. Spot Elevation
- Prop. Drainage Divide
- Prop. Roadside Tree
- Prop. Surface Flow Direction
- Prop. Pipe Flow Direction
- Prop. Super Silt Fence
- Prop. Tree Protection Fence
- Prop. Stabilized Construction Entrance

SEQUENCE OF CONSTRUCTION

- Prior to clearing of trees, installing sediment control measures, or grading, a pre-construction meeting must be conducted on-site with the Montgomery County Department of Permitting Services (MCDPS) Sediment Control Inspector (240) 777-0311 (48 hours notice), the owners representative, and the site engineer.
- In order for the meeting to occur, the applicant must provide the MCDPS Sediment Control Inspector with one approved paper copy of the approved Sediment Control Plan and one approved paper copy of the Right-of-Way and Roadside Tree Plan (when one is required) at the pre-construction meeting. If no plans are provided, the meeting shall not occur and will need to be rescheduled prior to commencing any work.
- The limits of disturbance (L.O.D.) must be field marked prior to clearing of trees, installation of sediment control measures, construction, or other land disturbing activities.
- Staging, access, and stockpiling activities may not occur in the public right-of-way or beyond the approved limits of disturbance (L.O.D.) defined by this plan.
- Clear and grade for installation of sediment control devices.
- Install sediment control devices.
- Once the sediment control devices are installed, the permittee must obtain written approval from the MCDPS Sediment Control Inspector before proceeding with any additional clearing, grubbing, or grading.
- Raze existing structure(s).
- The Stabilized Construction Entrance (SCE) is an erosion and sediment control practice and must remain in place until written permission is granted from the inspector for its removal.
- Install base courses for driveway and construct house, etc.
- Gutters and downspouts to be installed early as possible, subject to availability of materials and labor.
- Pave driveway, permanently stabilize all remaining areas.
- Provide signed record set of plans to the sediment control inspector.
- Obtain written approval from Sediment Control Inspector prior to the removal of any sediment control device.

CAS ENGINEERING DRAINAGE NOTES

- All areaway and window well drains to sump pump - by plumber - unless noted otherwise.
- Sump pump discharge to be located so as to avoid impact to the neighboring properties and to avoid recirculation of water.
- The permittee shall install a splash block at the bottom of each downspout.
- Maintenance of gutters, downspouts, leaf filters, rains, drain pipes, drainage swales, drywells and other drainage related items should be performed as needed, but at least twice per year.
- Drainage swales and drainage patterns shall not be impeded with trees, landscaping, fences, etc.
- Window wells shall have a minimum freeboard of 6 inches and should be kept free of leaves and debris.
- Ground cover (seed, sod, etc.) shall be selected based on soil conditions, drainage, sun exposure, final grade slopes, etc. per M.D.E. specifications.
- Sediment control devices must be inspected daily and with extra care before storm events. On disturbed sites they should be monitored during storm events.
- Areas where construction is complete, such as side and rear yards, should be permanently stabilized as early as possible and in conformance with M.D.E. specifications.
- Sump pumps serving driveways, patios, areaways, and other large open impervious surfaces must be sized for a 100-year storm event.

TOPSOIL NOTE

TOPSOIL MUST BE APPLIED TO ALL PERVIOUS AREAS WITHIN THE LIMITS OF DISTURBANCE PRIOR TO PERMANENT STABILIZATION IN ACCORDANCE WITH M.D.E. STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS.

DRAINAGE STATEMENT

I understand that DPS approval of this sediment control/stormwater management plan is for demonstrated compliance with required environmental runoff treatment standards. This DPS sediment control/stormwater management plan approval does not relieve me of professional responsibility. I have analyzed the proposed design for Sediment Control Permit No. 000000 and hereby state that, based upon my background, training and experience, I have determined that the proposed improvements shown on this plan meet relevant laws and regulations. I further acknowledge that I have analyzed the post development drainage patterns for this project from the standards of my responsible under current Maryland Law and have determined that if permission is required from adjacent property owners, it has been obtained and copies of those permissions have been made available to DPS.

Curt A. Schreffler
Date: 06/15/2023

ROADSIDE TREE REQUIREMENTS

TO BE COMPLETED BY THE CONSULTANT AND PLACED ON THE FIRST SHEET OF THE SEDIMENT CONTROL/STORMWATER MANAGEMENT PLAN SET FOR ALL PROJECTS.

# of Street Trees Removed	# of Street Trees Planted
1	1

Street Tree Removal Fee \$500.00
Additional Required Fee \$200.00 (80% / year)
Total Fees Required \$500.00

Major (Shrub) Trees: Spacing: 50' (LST) D.C., min.; Height: 10' min.; Caliper size 2" at 6" above the ground.
Minor (Shrub) Trees: Spacing: 30' (LST) D.C., min.; Height: 8' min.; Caliper size 1.5" at 6" above the ground.
Street Tree species to be approved by Montgomery County Department of Transportation (MD-753.01, 02)
Minimum Tree Spacing: (MD-753.01, 02)

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, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.COM. IF YOU ARE IN AN INDUSTRIAL OR HIGH VIGNITY, 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. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

RELATED REQUIRED PERMITS

TO BE COMPLETED BY THE CONSULTANT AND PLACED ON THE FIRST SHEET OF THE SEDIMENT CONTROL/STORMWATER MANAGEMENT PLAN SET FOR ALL PROJECTS.

IT IS THE RESPONSIBILITY OF THE PERMITTEE/OWNER OF THIS SITE TO OBTAIN ALL REQUIRED PERMITS PRIOR TO ISSUANCE OF THE SEDIMENT CONTROL PERMIT

TYPE OF PERMIT	REQ'D	NOT REQ'D	PERMIT NUMBER	EXPIRATION DATE	WORK RESTRICTION DATES
MCDPS Floodplain District		<input checked="" type="checkbox"/>	X		
WATERWAYS/WETLANDS:		<input checked="" type="checkbox"/>	X		
a. Corps of Engineers		<input checked="" type="checkbox"/>	X		
b. MDE		<input checked="" type="checkbox"/>	X		
c. MDE Water Quality Certification		<input checked="" type="checkbox"/>	X		
MDE Dam Safety		<input checked="" type="checkbox"/>	X		
* DPS Roadside Trees Protection Plan	<input checked="" type="checkbox"/>		XXXXXX	PENDING	
** N.P.D.E.S. - Notice of Intent		<input checked="" type="checkbox"/>	X		PENDING
FEMA LOMR - Letter of Map Revision (Required Post Construction)		<input checked="" type="checkbox"/>	X		
OTHERS (Please List):		<input checked="" type="checkbox"/>	X		

* A copy of the Roadside Trees Protection Plan must be delivered to the Sediment Control Inspector at the pre-construction meeting.
** When a Notice of Intent is required, the sediment control permit may not be issued until confirmation of authorization under the MDE's DC-CP permit has been submitted to DPS.

RECORD DRAWING CERTIFICATION

A record set of approved Sediment Control/Stormwater Management plans must be maintained onsite at all times. In addition to stormwater management items, these plans must include the number and location of all trees proposed to be planted to comply with the Tree Canopy Law. Any approved modifications or deletions of stormwater practices or tree canopy plantings or information must be shown on this record set of plans and on the Tree Canopy Requirements table. Upon completion of the project, the record set of plans, including thereon this signed Record Drawing Certification, must be submitted to the MCDPS Inspector. In addition to the Record Drawing Certification, a formal Stormwater Management As-Built submission is required. It is not required for this project.

If this project is subject to a Stormwater Management Right of Entry and Maintenance Agreement, that document is recorded at Book XXXXX, Page XXX. This Record Drawing will serve as referenced in the recorded document.

This record drawing accurately and completely represents the stormwater management practices and tree canopy plantings as they were constructed or planned. All stormwater management practices were constructed per the approved Sediment Control / Stormwater Management plans or subsequent approved revisions.

Owner/Developer Signature: _____ Date: _____
FIELD CHECK OF RECORD DRAWING BY MCDPS INSPECTOR: INITIALS _____ DATE _____

TREE CANOPY REQUIREMENTS

TO BE COMPLETED BY THE CONSULTANT AND PLACED ON THE FIRST SHEET OF THE SEDIMENT CONTROL/STORMWATER MANAGEMENT PLAN SET FOR ALL PROJECTS.

EXEMPT: YES NO
If exempt under Section 55-5 of the code, please check the applicable exemption category below.

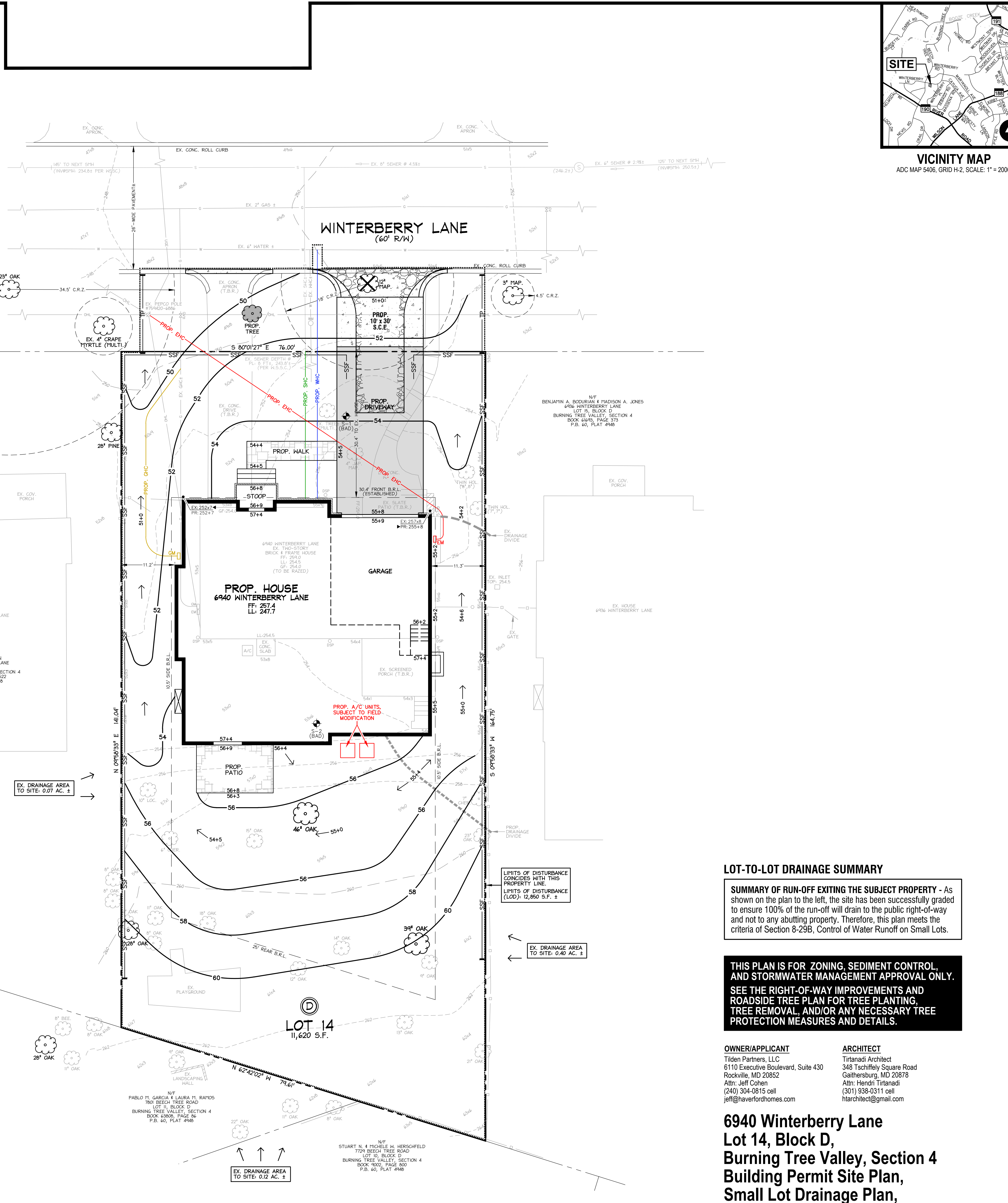
Total Property Area	Total Disturbed Area
11,620 S.F.	12,850 S.F.
Shade Trees Required 9	Shade Trees Proposed 0

Fee in Lieu: (Fees Required - Trees Proposed) x \$250 = \$ 2,250.00

Required Number of Shade Trees:

AREA OF THE LIMITS OF DISTURBANCE (SQUARE FEET)	NUMBER OF SHADE TREES REQUIRED
1 to 50 S.F.	3
50 to 100 S.F.	6
100 to 200 S.F.	9
200 to 500 S.F.	12
500 to 1,000 S.F.	15

Exemption Categories:
 55-5(a) any activity that is subject to Article 4 of Chapter 224
 55-5(b) any commercial logging or timber harvesting operation
 55-5(c) any activity conducted by the County Parks Department
 55-5(d) any activity of emergency maintenance or an existing stormwater management facility, including an existing access point, at a park, performing the maintenance as deemed necessary
 55-5(e) any stream restoration project if the person performing the work is a licensed stream restoration professional
 55-5(f) nothing on, clearing any tree, its roots with appropriate safety of any person, with the exception of the following:
 55-5(g) other: Specify per Section 55-5 of the Code. This property is located within the Montgomery County incorporated municipality of _____, therefore, it is not subject to the Tree Canopy Law.



LOT-TO-LOT DRAINAGE SUMMARY

SUMMARY OF RUN-OFF EXITING THE SUBJECT PROPERTY - As shown on the plan to the left, the site has been successfully graded to ensure 100% of the run-off will drain to the public right-of-way and not to any abutting property. Therefore, this plan meets the criteria of Section 8-295, Control of Water Runoff on Small Lots.

THIS PLAN IS FOR ZONING, SEDIMENT CONTROL, AND STORMWATER MANAGEMENT APPROVAL ONLY. SEE THE RIGHT-OF-WAY IMPROVEMENTS AND ROADSIDE TREE PLAN FOR TREE PLANTING, TREE REMOVAL, AND/OR ANY NECESSARY TREE PROTECTION MEASURES AND DETAILS.

OWNER/APPLICANT
Tilden Partners, LLC
6110 Executive Boulevard, Suite 430
Rockville, MD 20852
Attn: Jeff Cohen
(240) 304-0815 call
jeff@haverfordhomes.com

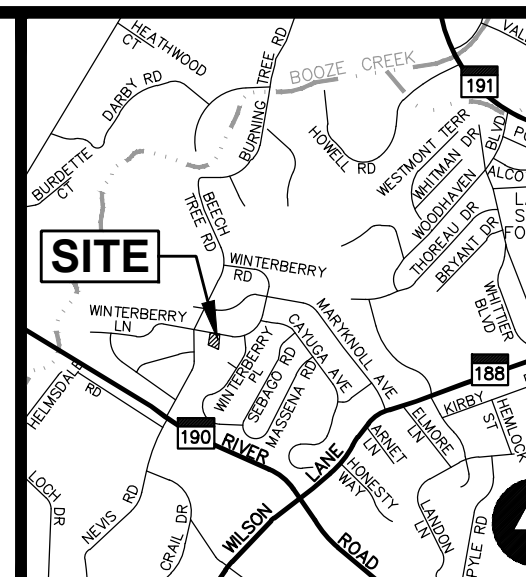
ARCHITECT
Tirandaz Architect
348 Tschiffely Square Road
Gaithersburg, MD 20878
Attn: Herdri Tirandaz
(301) 338-0311 call
harchitect@gmail.com

**6940 Winterberry Lane
Lot 14, Block D,
Burning Tree Valley, Section 4
Building Permit Site Plan,
Small Lot Drainage Plan,
and Sediment Control Plan
Sediment Control Permit #: 000000**

TECHNICAL REVIEW OF SEDIMENT CONTROL	ADMINISTRATIVE REVIEW	TECHNICAL REVIEW OF STORMWATER MANAGEMENT	SMALL LOT DRAINAGE APPROVAL	000000 SEDIMENT CONTROL PERMIT NO.
REVIEWED _____ DATE _____	REVIEWED _____ DATE _____	REVIEWED _____ DATE _____	N/A <input type="checkbox"/> OR _____ DATE _____	N/A STORMWATER MANAGEMENT FILE NO.

MCDPS APPROVAL OF THIS PLAN WILL EXPIRE TWO YEARS FROM THE DATE OF APPROVAL IF THE PROJECT HAS NOT STARTED.

MCDPS APPROVAL DOES NOT NEGATE THE NEED FOR A MCDPS-ACCESSED EDEM.



CAS JOB NO.: 23-0106
DATE: 06/2023

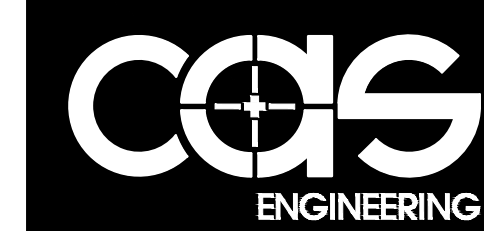
DATE REVISION
03/23/23 DML Building Permit Site Plan Base Sheet to Client and Architect

Curt A. Schreffler
CURT A. SCHREFFLER, PE
01/06/2023

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. 19508, expiration date 3/8/2024, and that this plan meets MCDPS criteria for building and sediment control permit applications.

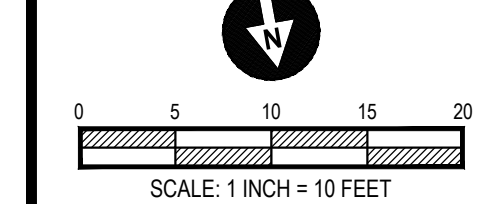
Lot 14, Block D, Burning Tree Valley, Section 4
Plat Book 60, Plat No. 4948, Recorded 07/03/1957
Bethesda (7th) Election District, Montgomery County, MD

6940 Winterberry Lane
Bethesda, Maryland 20817



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www.casengineering.com

CAS ENGINEERING-DC, LLC
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Washington, DC 20007
202-393-7200 Phone
info@cas-dc.com
www.cas-dc.com



SHEET TITLE:
Building Permit Site Plan,
Small Lot Drainage Plan,
and Sediment Control Plan