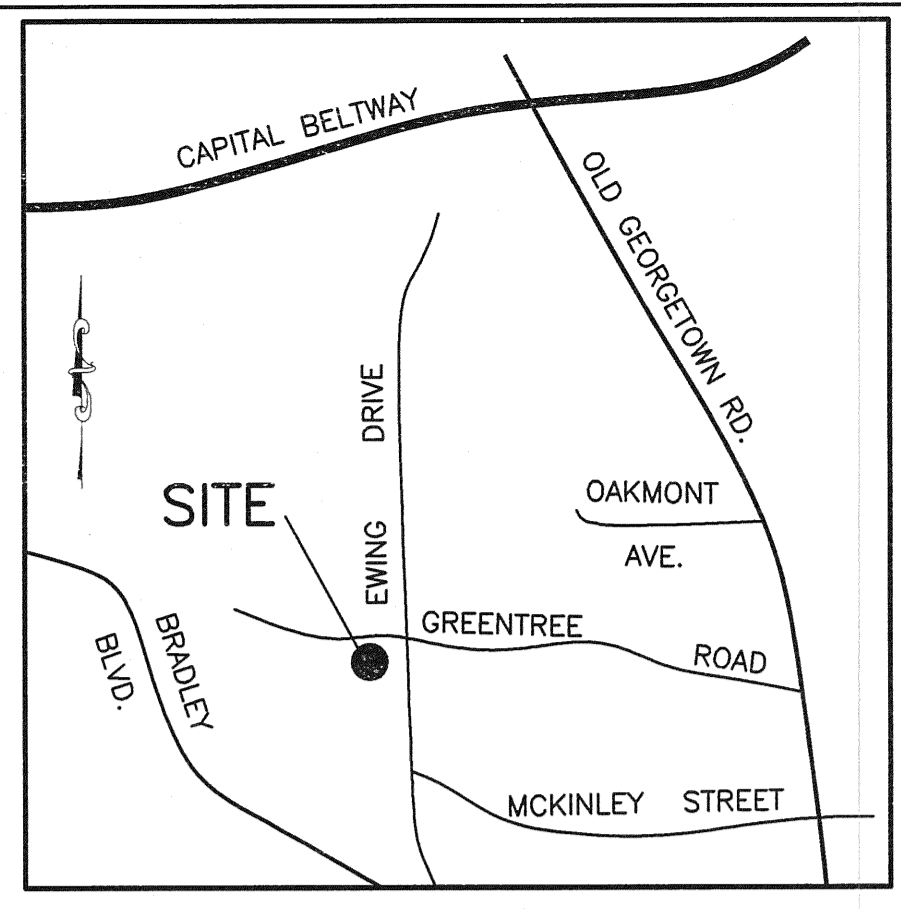


- ### GENERAL NOTES
- OWNER: EAST LIMITED LIABILITY CO.
L. 32020 F. 446.
MAILING ADDRESS: 8709 MELWOOD RD
BETHESDA MD 20817-3257
 - TAX ACCOUNT 07-00594382.
 - PROPERTY ADDRESS: 6104 GREENTREE ROAD
BETHESDA, MD 20817
 - TAX MAP GP-61
 - THE SUBJECT PROPERTY IS THE REMAINDER OF LOT 22 IN BLOCK ONE, "HILLMEAD-BRADLEY HILLS", RECORDED IN PLAT BOOK 3, PLAT 234.
 - TOTAL AREA OF THIS SUBDIVISION: 32,055 SQ. FT OR 0.7359 AC.
 - WATER AND SEWER SERVICE: PUBLIC (WSSC GRID 211NW6).
 - ALL EXISTING STRUCTURES ON SITE WILL BE RAZED.
 - THERE ARE NO HISTORIC FEATURES, SPECIAL PROTECTION AREAS, 100 YEAR FLOODPLAINS, WETLANDS OR CRITICAL HABITATS ON THIS PROPERTY.
 - SOILS MAP 24 OF 28 -SOIL 27-B (NESHAMINI SILT LOAM).
 - TRAFFIC STATEMENT:
TRIP GENERATION - PEAK HOUR WEEKDAY TRIPS PER TABLE B-3
AM PEAK
2 RESIDENTIAL UNITS x 0.95 = 1.9 TRIPS
PM PEAK
2 RESIDENTIAL UNITS x 1.11 = 2.22 TRIPS
THIS SUBDIVISION IS EXEMPT FROM LATR AND PAMR REVIEW BECAUSE THE SITE WILL GENERATE LESS THAN THREE PEAK HOUR VEHICLE TRIPS.
 - A 5' SIDEWALK WILL BE BUILT ALONG THE FRONTAGE OF THE PROPERTY UNLESS A WAIVER IS OBTAINED FROM MCDOT



VICINITY MAP
1"=2,000'

Existing Lot Data:

Lot #	Block	Frontage	Alignment	Lot Size	Shape	Width	Buildable Area
29	B	64	perpendicular	9,067	rectangular	64	4,900
30	B	65	perpendicular	10,269	rectangular	68	5,550
31	B	65	perpendicular	9,323	rectangular	68	5,358
32	B	62	perpendicular	9,410	rectangular	62	5,360
33	B	65	perpendicular	9,348	rectangular	65	5,050
34	B	67	perpendicular	7,339	rectangular	53	3,960
1	C	90/115	corner	8,382	rectangular	110	4,480
1	1	68/110	corner	8,084	rectangular	70	3,311
2	1	70	perpendicular	7,700	rectangular	70	3,311
3	1	70	perpendicular	7,700	rectangular	70	3,311
4	1	70	perpendicular	7,700	rectangular	70	3,311
5	1	70	perpendicular	7,700	rectangular	70	3,311
6	1	70	perpendicular	7,700	rectangular	70	3,311
7	1	70	perpendicular	7,700	rectangular	70	3,311
39	1	64	perpendicular	11,311	rectangular	64	6,084
40	1	64	perpendicular	11,322	rectangular	64	5,980
41	1	65	perpendicular	14,117	rectangular	76	5,980
42	1	64	radial	18,134	rectangular	79	9,610
76	1	97	radial	13,148	square	106	6,970
96	1	60	radial	7,812	rectangular	64	4,920
97	1	60	radial	7,067	rectangular	63	3,745
43	1	87/115	corner	10,010	square	72	5,300
44	1	55/155	corner	10,064	rectangular	70	5,330
98	1	90	perpendicular	7,359	square	90	3,900
99	1	120	perpendicular	8,937	rectangular	104	4,740

Proposed Lot Data:

100	1	46	perpendicular	13,623	irregular	60	4,108
101	1	46	perpendicular	14,101	irregular	60	4,597

DEVELOPMENT DATA

	EXISTING LOT 22	PROPOSED LOT 100	PROPOSED LOT 101
ZONE:	R-60	R-60	R-60
AREA (S.F./AC.):	32,055 SF/0.7359	13,623 SF/0.3127 AC.	14,101 SF/0.3237 AC.
MINIMUM LOT SIZE REQ'D:	6,000 SF	6,000 SF	6,000 SF
REQ'D/PROPOSED MIN. WIDTH AT FRONT B.R.L.:	60' (ex.)	60' REQ'D / 60' MINIMUM PROP.	60' REQ'D / 60' MINIMUM PROP.
REQ'D/PROPOSED MIN. WIDTH AT PROPOSED STREET LINE:	92' (ex.)	25' REQ'D / 46' MINIMUM PROP.	25' REQ'D / 46' MINIMUM PROP.
REQ'D SETBACKS:			
FRONT:		49' MIN / 59' MAX.	29' MIN / 39' MAX.
SIDE:		8' MINIMUM / 18' TOTAL / 8' MINIMUM / 18' TOTAL	8' MINIMUM / 18' TOTAL / 8' MINIMUM / 18' TOTAL
REAR:		40' MINIMUM / 59' MINIMUM PROPOSED	40' MINIMUM / 59' MINIMUM PROPOSED
LOT COVERAGE (SF/%):	2,335 SF / 7.3%	1,847 SF / 13.6%	1,892 SF / 13.4%
AREA OF DEDICATION:		4,331 SF/0.1 AC.	

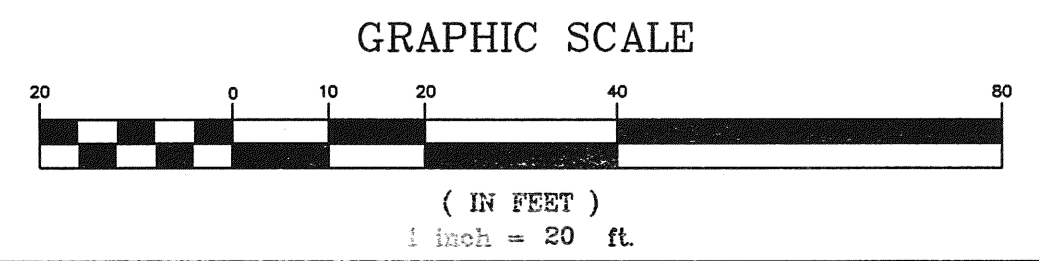
- NOTES:
- NUMBER OF PROPOSED LOTS: 2
 - AVERAGE PROPOSED LOT SIZE: 13,862 SF
 - HOUSE SIZE AND LOCATION WILL BE DETERMINED AT BUILDING PERMIT. HOUSE SHALL BE WITHIN THE BUILDING ENVELOPE DELINEATED ON THIS PLAN.
 - WATER SERVICE TO BE PROVIDED BY RESIDENTIAL CONNECTIONS TO 10-INCH MAIN IN GREENTREE ROAD.
 - SANITARY SEWER TO BE PROVIDED TO EXISTING 6" SEWER MAIN IN GREENTREE ROAD.
 - PRELIMINARY DISTURBED AREA: 25,300 SF. 0.58 AC.

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.

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. 12348, Expiration Date: 7-25-09.
Richard E. Hurney, 12-15-08
Applicant or Applicant's Representative Date
Print Name: RICHARD E. HURNEY
Print Company: HURON CONSULTING
Print Title: PRESIDENT
Plan Name: HILLMEAD BRADLEY HILLS
Plan Number(s):

- SURVEY RELATED NOTES:
- HORIZONTAL DATUM BASED ON MARYLAND STATE PLANE COORDINATE SYSTEM NAD83/91.
 - VERTICAL DATUM BASED ON TOP OF WSSC MANHOLE #114-M PER CONTRACT #520019.
 - TOPOGRAPHY BASED ON FIELD RUN TOPO PERFORMED BY POTOMAC VALLEY SURVEYS ON JANUARY 23, 2008.
 - NO TITLE REPORT WAS FURNISHED FOR THIS PLAN.

- LEGEND
- SS EX. SANITARY SEWER
 - W EX. WATER MAIN
 - 303 EXISTING CONTOUR
 - 303 PROPOSED CONTOUR
 - x 305.4 EX. SPOT ELEVATION
 - x EX. FENCE
 - o EX. TREE
 - o EX. BUILDING
 - OHE EX. OVERHEAD UTILITY LINE
 - o EX. UTILITY POLE



HURON CONSULTING
20410 CENTURY BLVD
SUITE 230
GERMANTOWN, MD 20874
PHONE (301) 328-0124
WWW.HURONCON.COM

STATE OF MARYLAND
REGISTERED PROFESSIONAL ENGINEER
RICHARD E. HURNEY
12-15-08

REVISIONS

DATE	DESCRIPTION
1-10-08	REVISED PER DRG COMMENTS

LOT 100 & 101 - BLOCK 1
HILLMEAD - BRADLEY HILLS
A RESUBDIVISION OF
RESIDUE OF LOT 22 - BLOCK 1
BETHESDA ELECTION DISTRICT NO. 7
MONTGOMERY COUNTY, MARYLAND

PRELIMINARY PLAN OF SUBDIVISION

SCALE
HORIZONTAL: 1"=20'
VERTICAL: N/A

PROJECT NO.: 625-101
DRAWING NO.: C-01
SHEET: 1 OF 1
DATE: AUGUST, 2008