

PRELIM - 10245 Capitol View  
Capitol View Park Historic District



# Capitol View Development

10245 Capitol View Avenue, Kensington, Maryland



10245 CAPITOL VIEW AVENUE  
KENSINGTON, MD 20895  
TEL: 301.271.1111  
WWW.KENSINGTONDESIGN.COM

Capitol View Development  
10245 Capitol View Ave  
Kensington, MD 20895

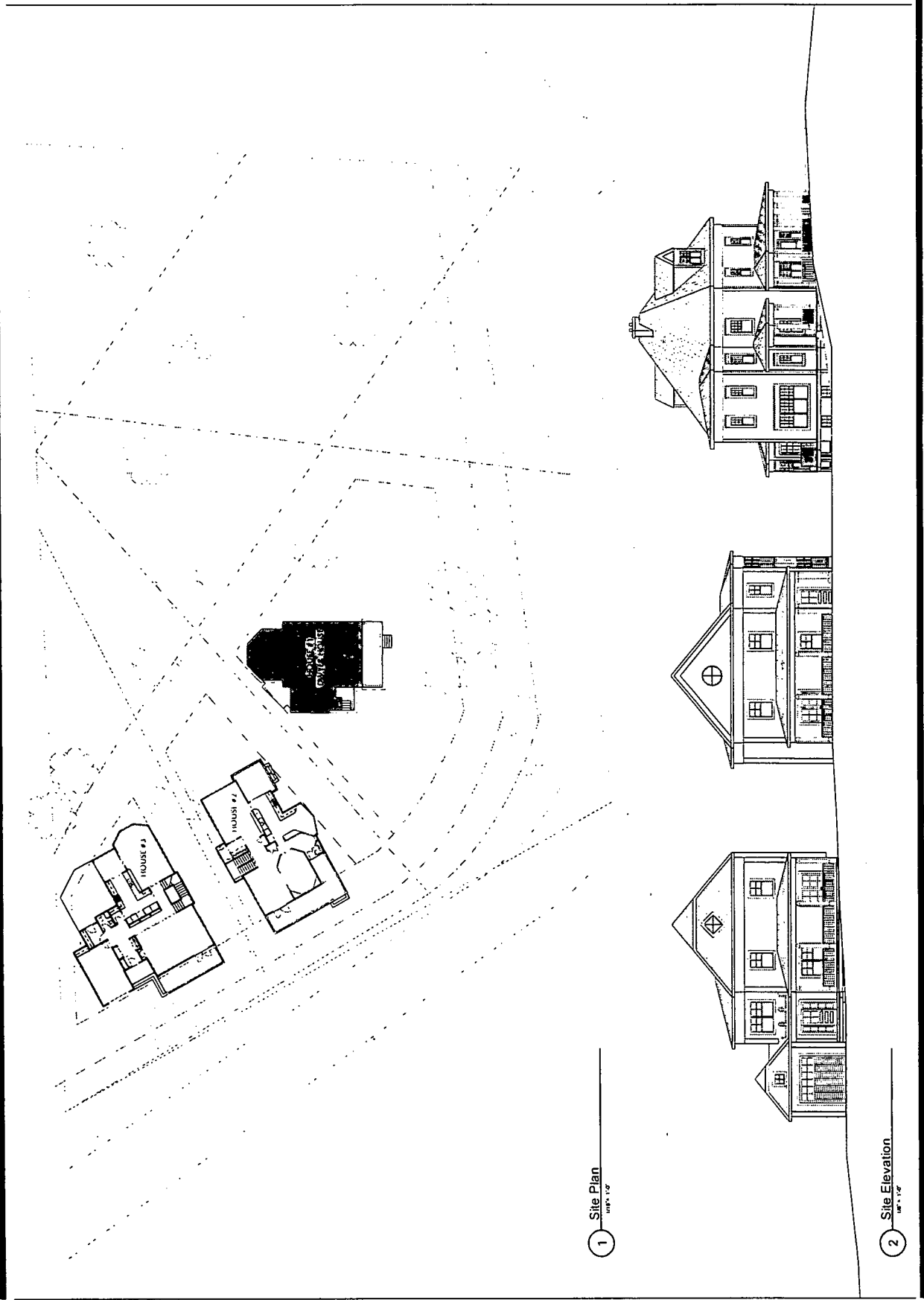
House # 2 & # 3  
Site Plan

DATE: 07/27/2011  
DRAWN BY: [Name]  
CHECKED BY: [Name]

PROJECT: 10245 CAPITOL VIEW AVENUE  
SHEET: 01 OF 01

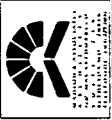
SCALE: 1/8" = 1'-0"  
DATE: 07/27/2011

A-2



1 Site Plan  
1/8" = 1'-0"

2 Site Elevation  
1/8" = 1'-0"



10245 Capitol View Ave  
Kensington, MD 20895

Capitol View Development  
10245 Capitol View Ave  
Kensington, MD 20895

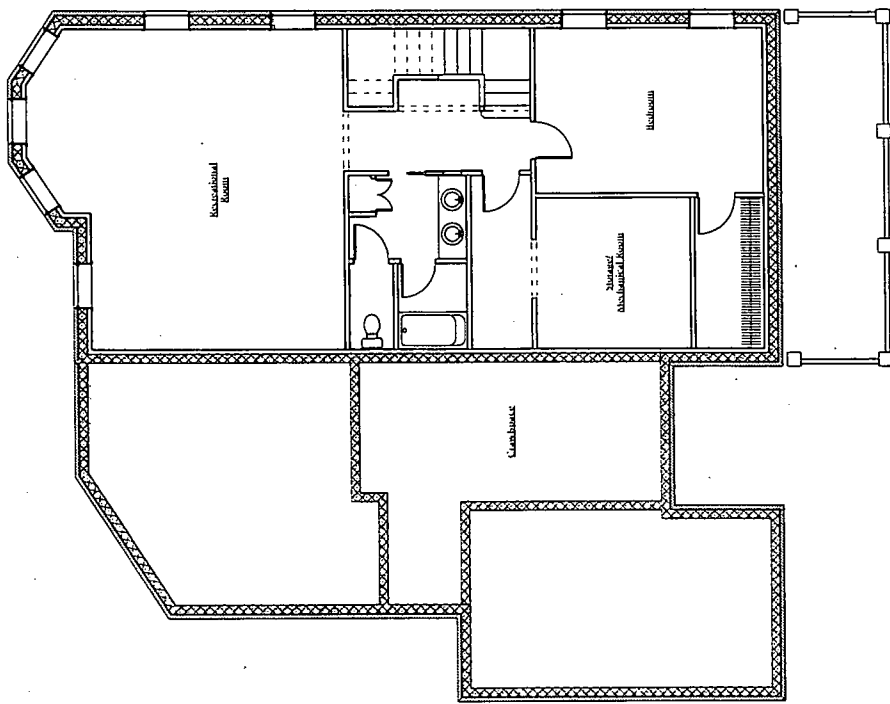
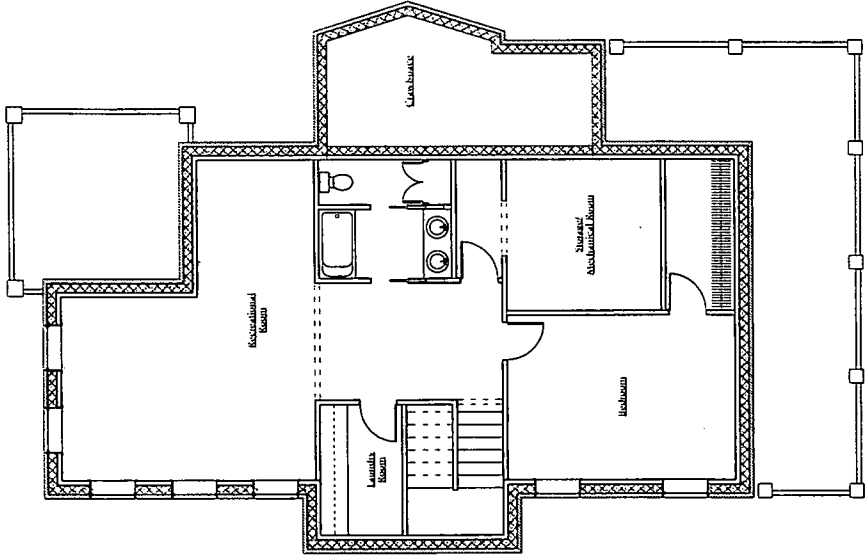
House #2 & #3  
Basement Floor Plan

DATE: 05/11/2010  
DRAWN BY: J. B. BARNETT  
CHECKED BY: J. B. BARNETT  
PROJECT NO: 07-22  
SHEET NO: 10-0000

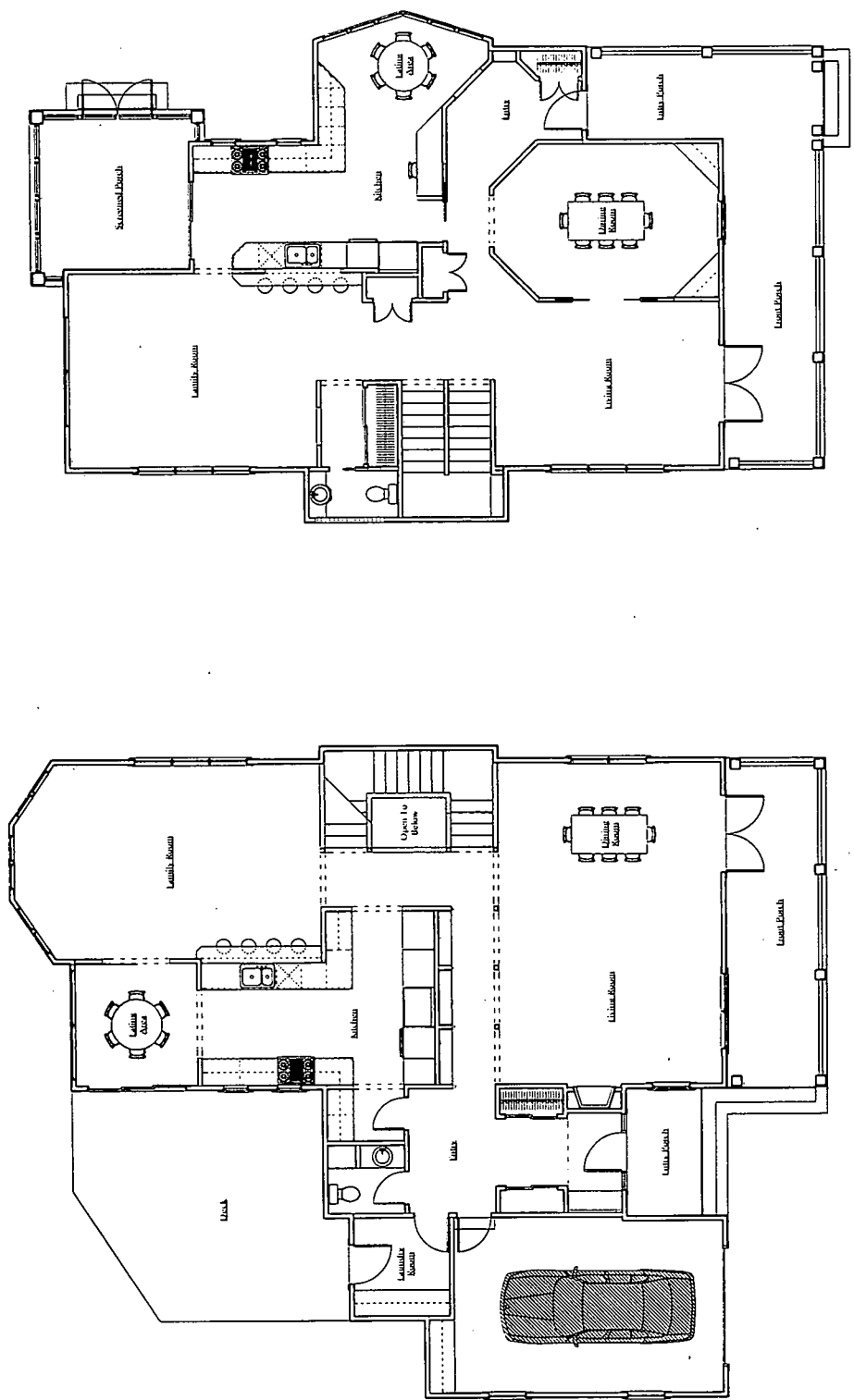
ALL DIMENSIONS ARE IN FEET AND INCHES  
UNLESS OTHERWISE NOTED  
ALL WALLS ARE 1/2" THICK UNLESS NOTED  
ALL DOORS ARE 3'0" WIDE UNLESS NOTED  
ALL WINDOWS ARE 6'0" WIDE UNLESS NOTED

DATE:	05/11/2010
DRAWN BY:	J. B. BARNETT
CHECKED BY:	J. B. BARNETT
PROJECT NO:	07-22
SHEET NO:	10-0000

10245 Capitol View Ave  
Kensington, MD 20895  
A-3

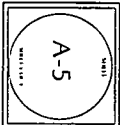
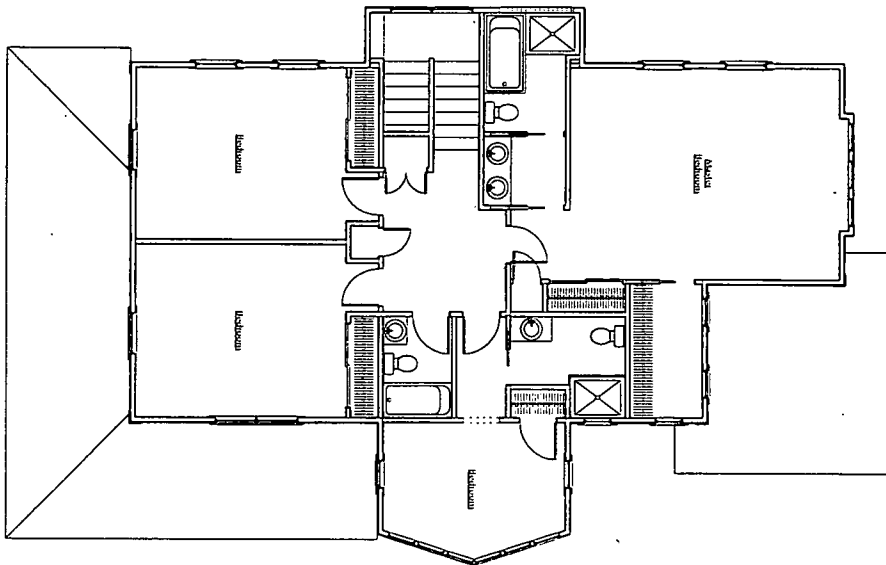
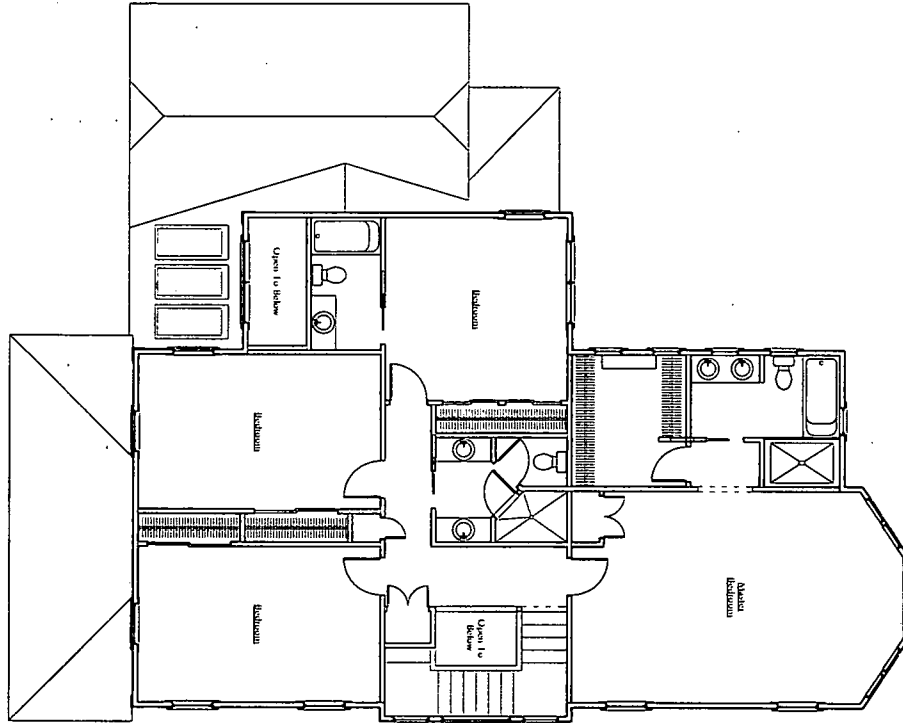


1 Basement Floor Plan  
1/4" = 1'-0"



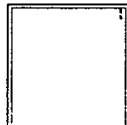
**1** First Floor Plan  
 10245 Capitol View Ave

1 Second Floor Plan  
1/8" = 1'-0"



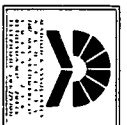
DATE	BY	DESCRIPTION

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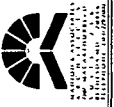


House #2 & #3  
Second Floor Plan

Capitol View Development  
10245 Capitol View Ave  
Kensington, MD 20895





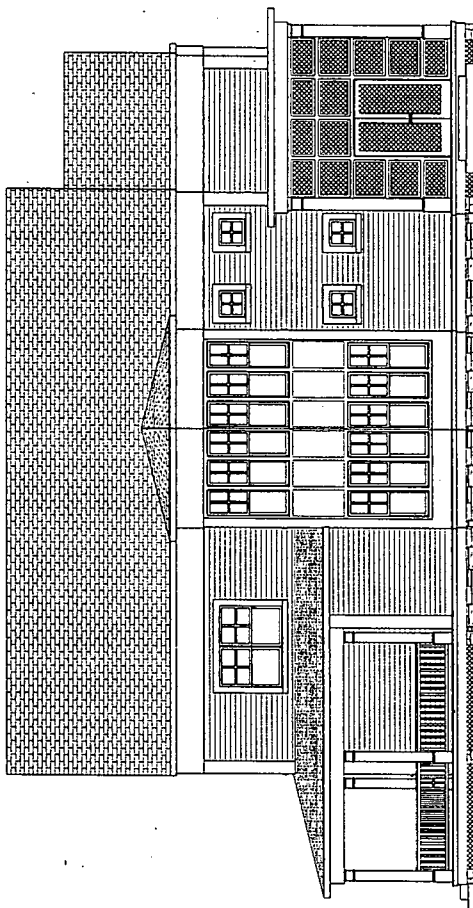


Capitol View Development  
 10245 Capitol View Ave  
 Kensington, MD 20895

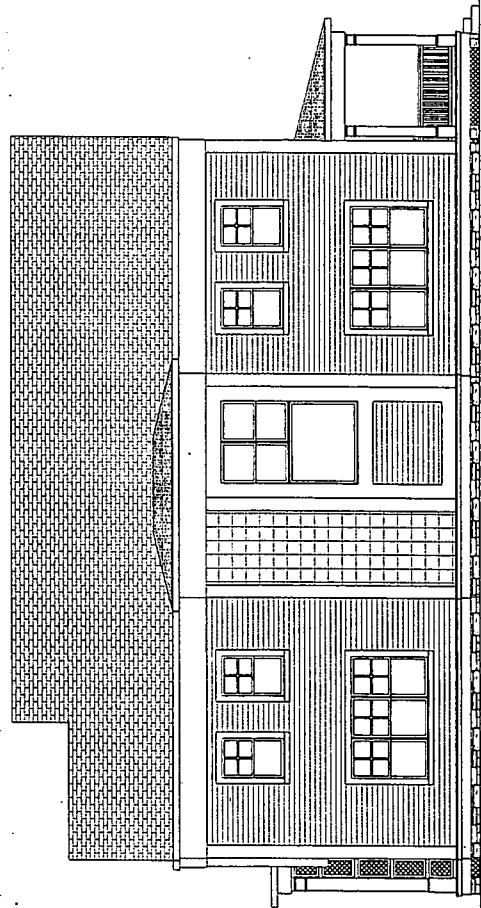
House # 2 & # 3  
 House # 2 Side Elevations

DATE: 03/20/11  
 DRAWN BY: J. B. Jones  
 CHECKED BY: J. B. Jones  
 SCALE: 1/8" = 1'-0"  
 SHEET NO: 07-22

1  
 A-7  
 SHEET 1 OF 1



1 Right Side Elevation  
 1/8" = 1'-0"



2 Left Side Elevation  
 1/8" = 1'-0"





10245 Capitol View Ave  
Kensington, MD 20895

Capitol View Development  
10245 Capitol View Ave  
Kensington, MD 20895

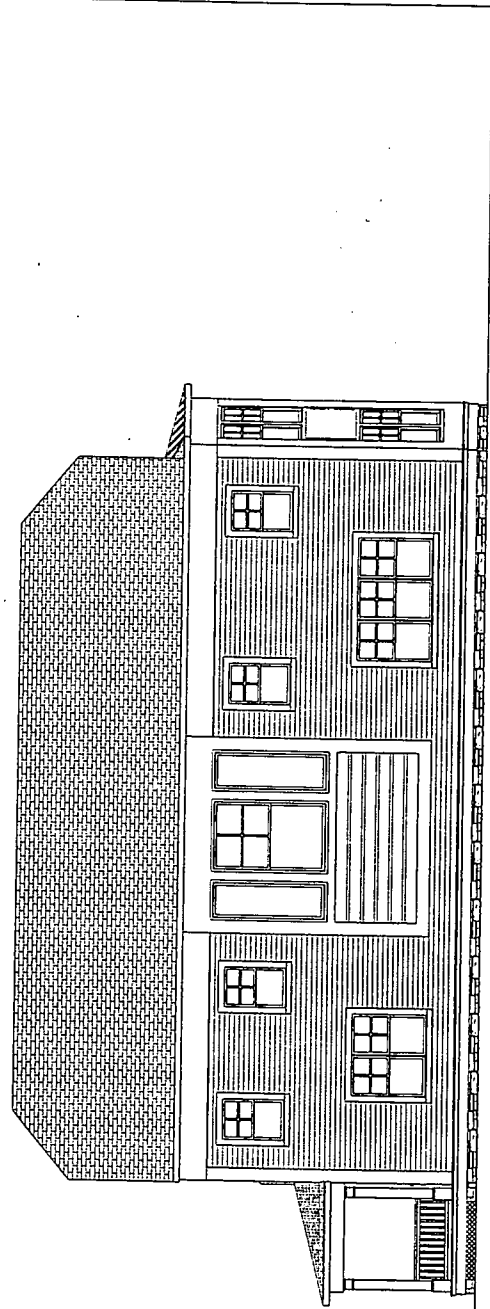
House # 2 & # 3  
House # 3 Side Elevations

DATE: 03/20/11  
PROJECT: 10245 Capitol View  
SHEET: 01 OF 01  
DRAWN BY: [Name]

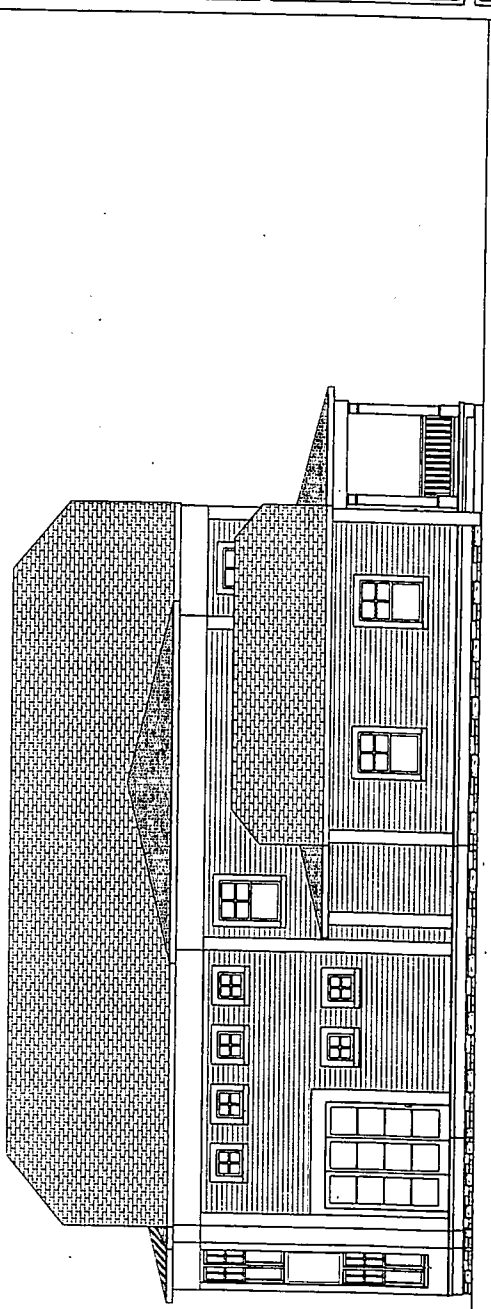
NOT TO SCALE  
FOR INFORMATION ONLY  
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NO. 02	DATE
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NO. 04	DATE
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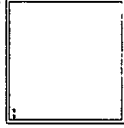
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1/4" = 1'-0"



2 Left Side Elevation  
1/4" = 1'-0"

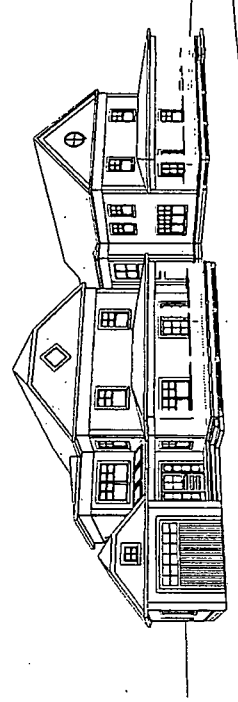
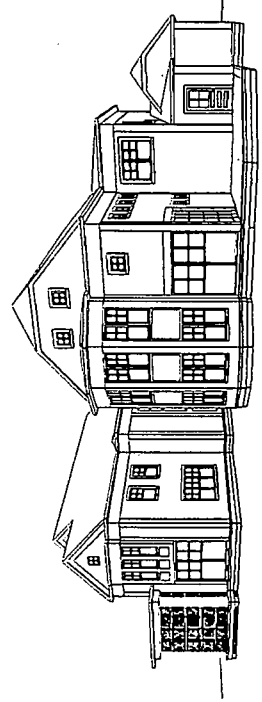
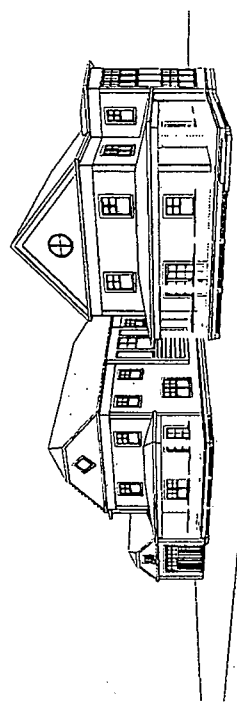
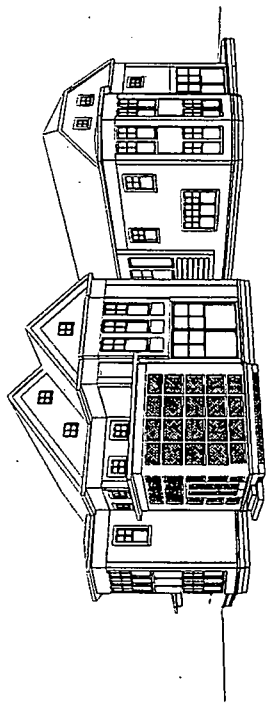
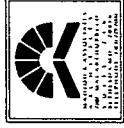
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 PROJECT: [Blank]  
 SHEET NO.: [Blank]

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House # 2 & # 3  
 Perspectives

Capitol View Development  
 10245 Capitol View Ave  
 Kensington, MD 20895







WOODS BATES ARCHITECTS AND ASSOCIATES, INC.  
1111 EAST BROADWAY  
ANNAPOLIS, MD 21403

Capital View Development  
10245 Capitol View Ave  
Kensington, MD 20895

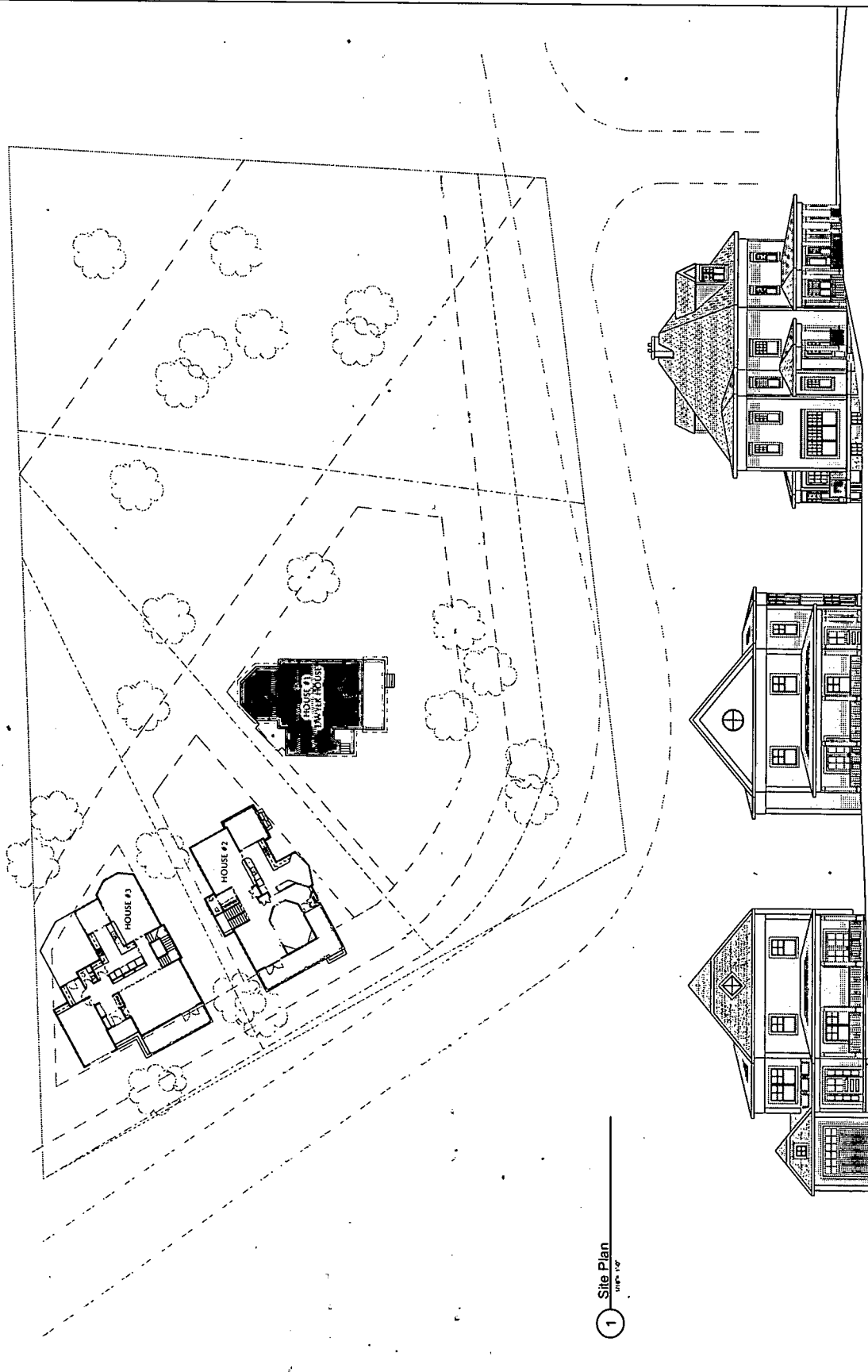
House #2 & #3  
Site Plan

DATE: 05/21/14  
DRAWN BY: [blank]  
CHECKED BY: [blank]  
SCALE: 1/8" = 1'-0"

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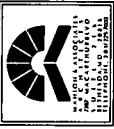
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DATE:	05/21/14
PROJECT:	Capital View Development
CLIENT:	Capital View Development
SCALE:	1/8" = 1'-0"
DRAWN BY:	[blank]
CHECKED BY:	[blank]

1111 EAST BROADWAY  
ANNAPOLIS, MD 21403  
A-2



1 Site Plan  
1/8" = 1'-0"

2 Site Elevation  
1/8" = 1'-0"



10245 Capitol View Ave  
Kensington, MD 20895

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Kensington, MD 20895

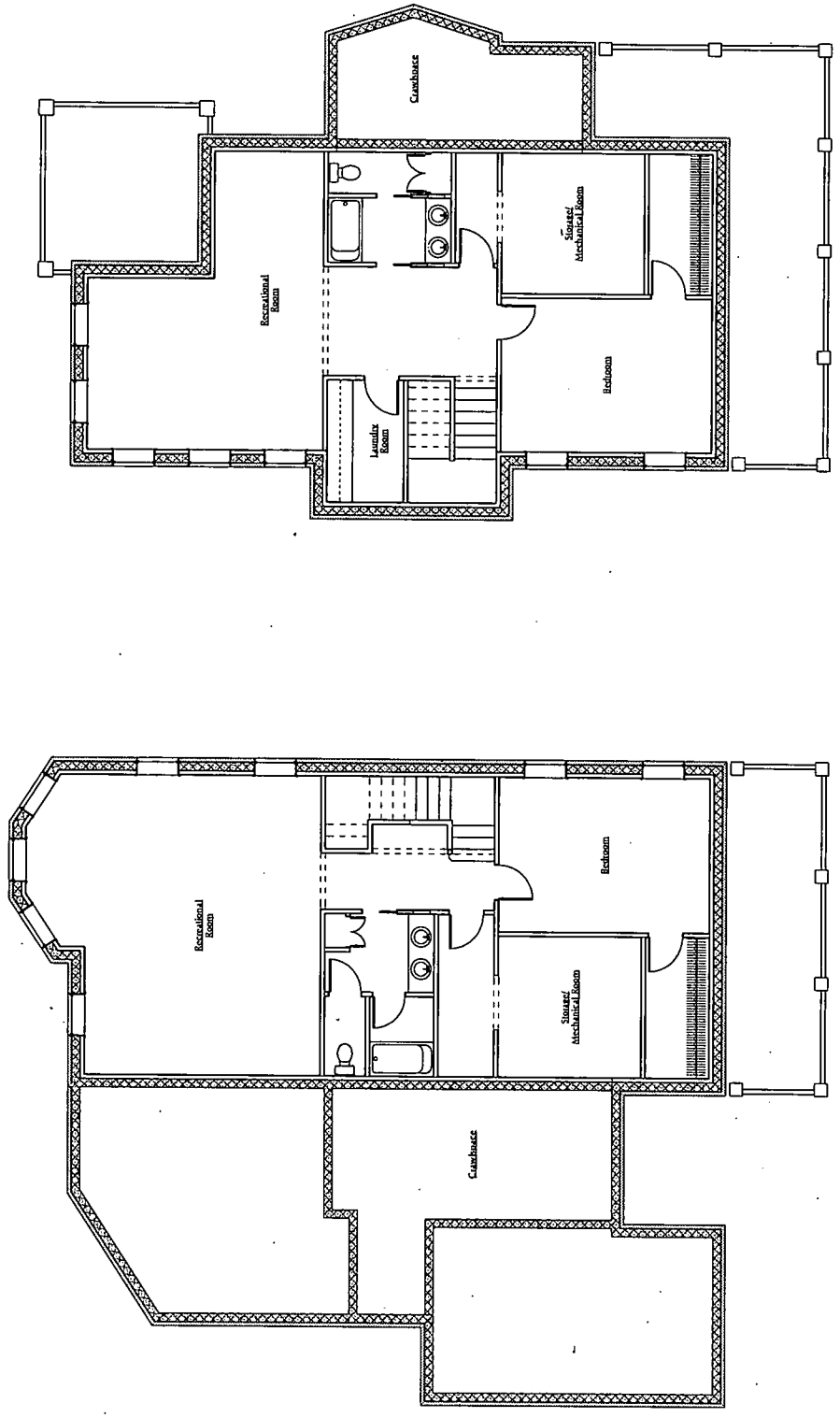
House # 2 & # 3  
Basement Floor Plan

DATE: 05/10/10  
DESIGNER: Carl Dierker  
PROJECT: 05/10/10  
REVISED: 05/11/10  
BY: [Signature]

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10245 Capitol View Ave  
Kensington, MD 20895

SHEET  
A-3  
OF 10



1 Basement Floor Plan  
10245 Capitol View Ave



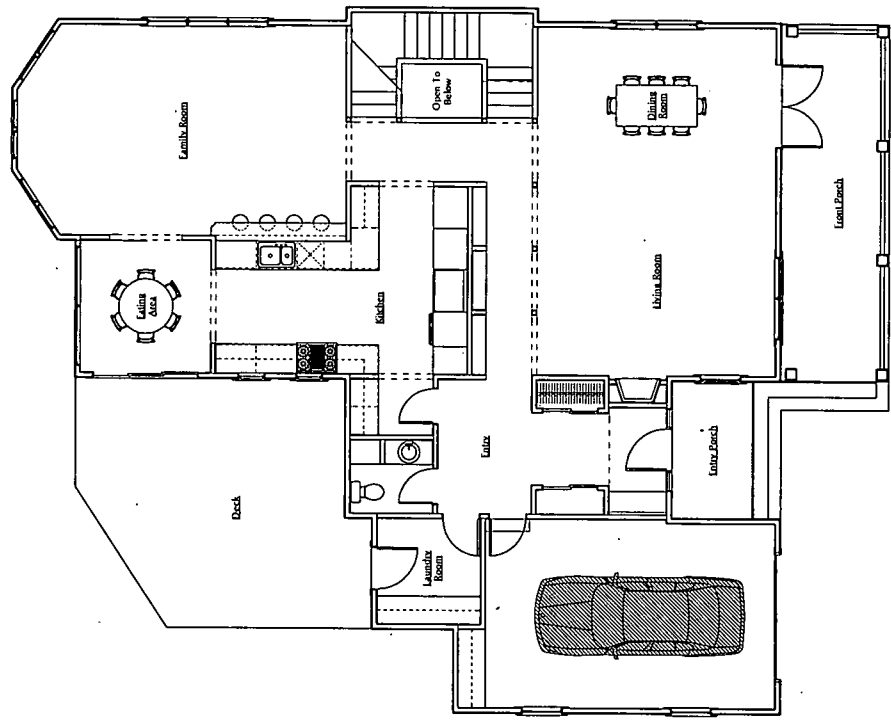
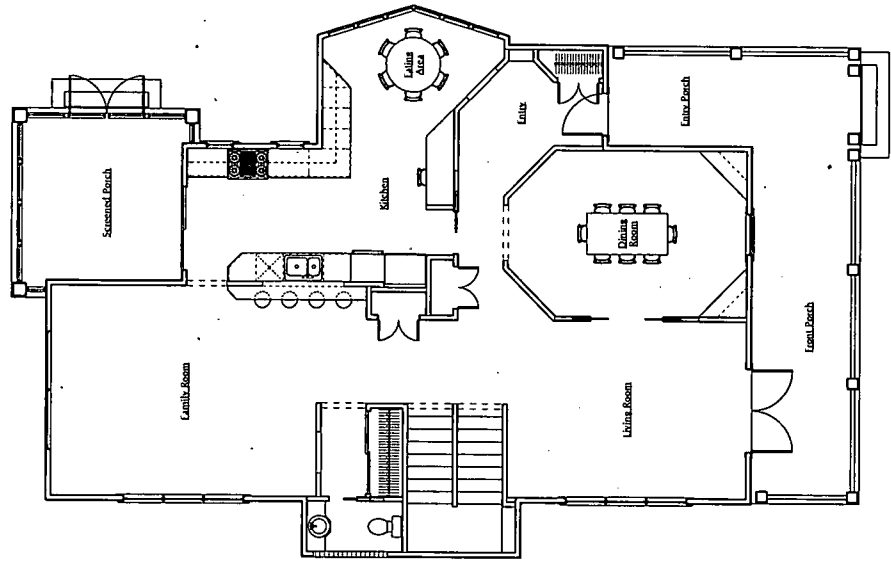
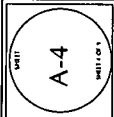
Capitol View Development  
10245 Capitol View Ave  
Kensington, MD 20895

### House # 2 & # 3

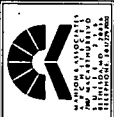
First Floor Plan

Notes:  
1. All dimensions are in feet and inches.  
2. All dimensions are to the center of the wall unless otherwise noted.  
3. All dimensions are to the center of the door unless otherwise noted.  
4. All dimensions are to the center of the window unless otherwise noted.  
5. All dimensions are to the center of the wall unless otherwise noted.

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1 First Floor Plan  
10/1/04



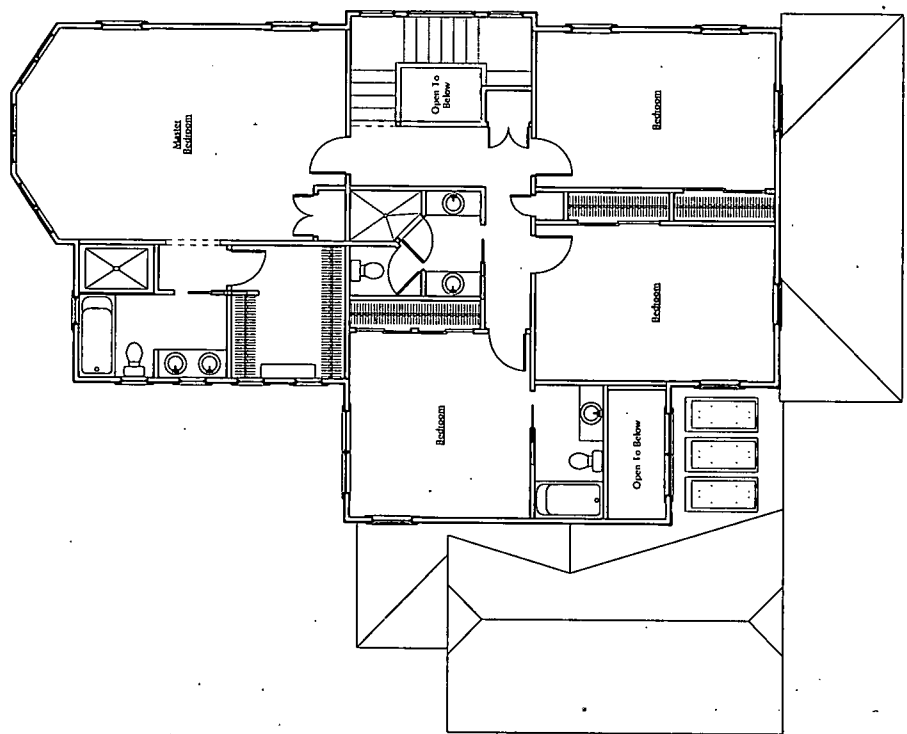
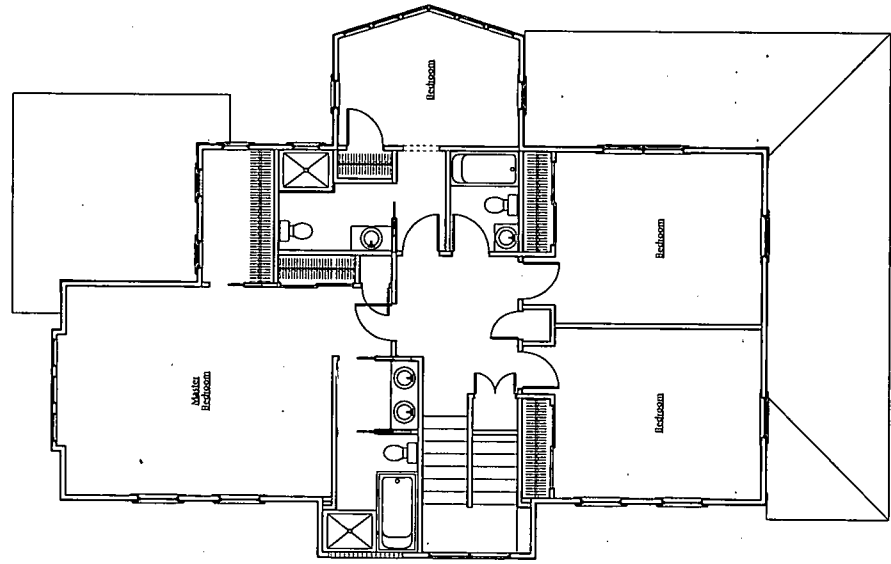
Capitol View Development  
 10245 Capitol View Ave  
 Kensington, MD 20895

House # 2 & # 3  
 Second Floor Plan

Notes: Information for Owner  
 1. All work shall be in accordance with the approved plans and specifications.  
 2. The Contractor shall be responsible for obtaining all necessary permits and licenses.  
 3. The Contractor shall maintain access to all adjacent properties at all times.

DATE	11/10/10
DESIGN	Carb Design Name
CHECKED	
SCALE	1/8" = 1'-0"
PROJECT	
DATE	
BY	
DATE	
BY	
DATE	
BY	

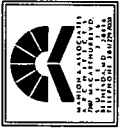
Sheet  
**A-5**  
 of 10



1 Second Floor Plan  
 11/10/10

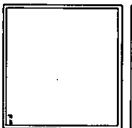






Capitol View Development  
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 Kensington, MD 20895

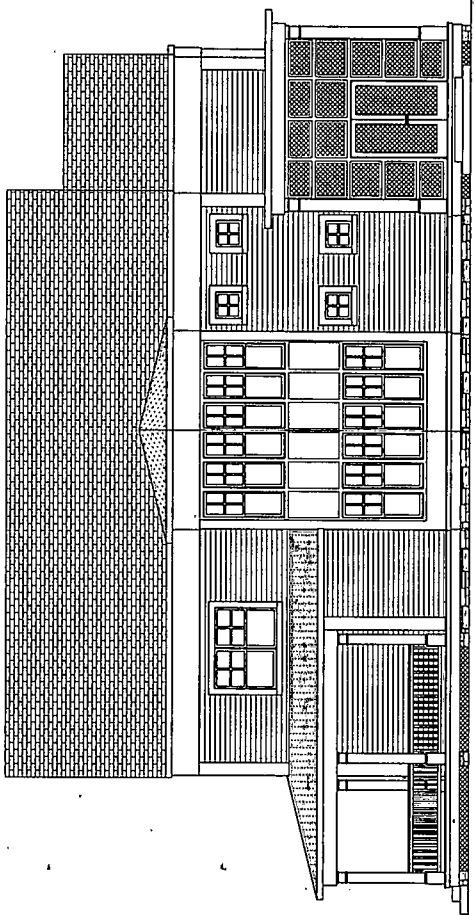
House # 2 & # 3  
 House # 2 Side Elevations



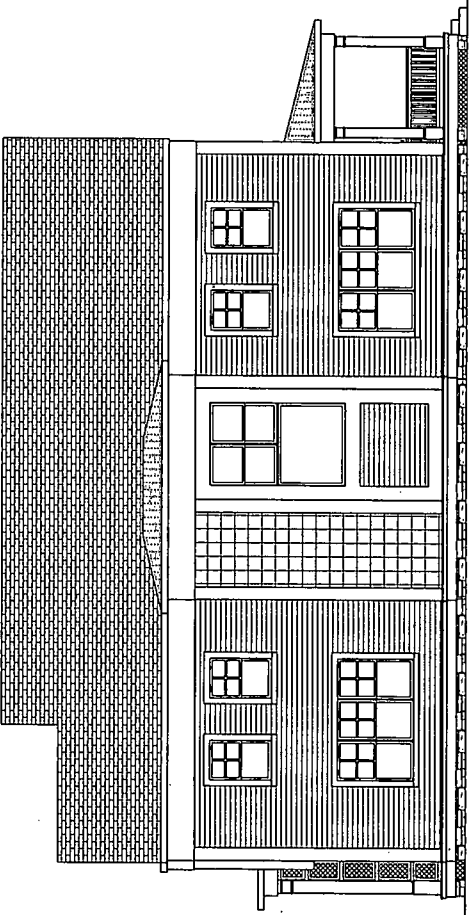
Architect: AS BOLD  
 Designer: Chris Linnert  
 Engineer: [blank]  
 Date: 07/23/04  
 Revision: [blank]

NO.:	AS BOLD
DATE:	07/23/04
REVISION:	
DESCRIPTION:	

1/1  
 A-7  
 1/1/10 1/1



1 Right Side Elevation  
 1/4" = 1'-0"



2 Left Side Elevation  
 1/4" = 1'-0"



10245 Capitol View Ave  
Kensington, MD 20895

Capitol View Development  
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Kensington, MD 20895

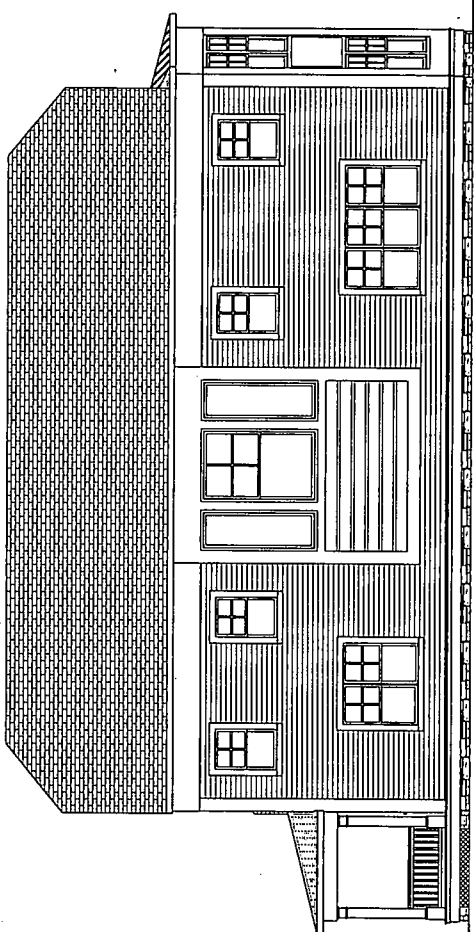
House # 2 & # 3  
House # 3 Side Elevations

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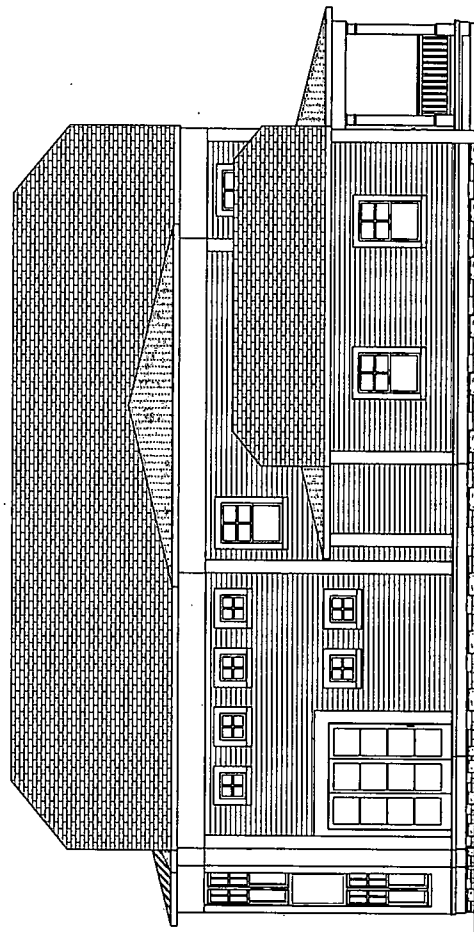
1/4" = 1'-0"

DATE:	05/07/10
DESIGN:	Chris Daulton
PROJECT:	
SCALE:	AS SHOWN
BY:	05/27/10
REVISIONS:	
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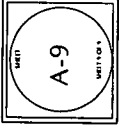
SHEET  
A-8  
MULTIPLY



1 Right Side Elevation  
1/4" = 1'-0"



2 Left Side Elevation  
1/4" = 1'-0"

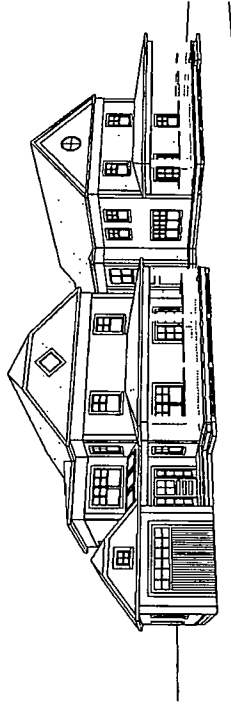
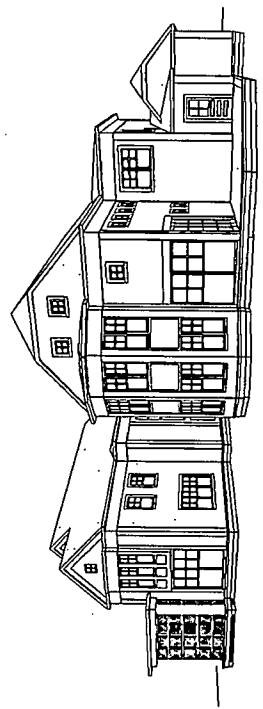
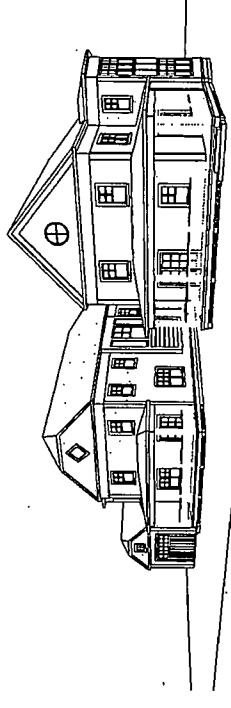
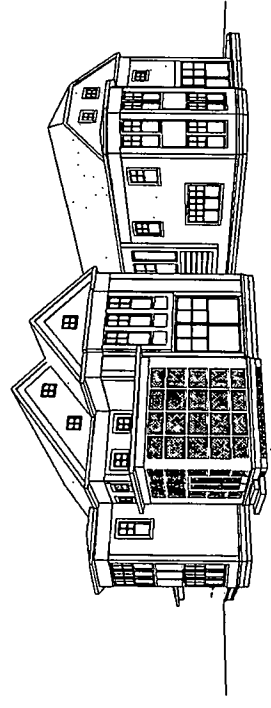
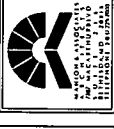


DATE	2/1/2010
DESIGNER	Chris Derry Hanks
CHECKED	
SCALE	AS SHOWN
REVISIONS	
COPYRIGHT	

When Approved in Blue  
 All work shall be done in accordance with the  
 conditions of the contract and the  
 specifications and standards.  
 The contractor shall be responsible for  
 obtaining all necessary permits and  
 approvals and shall maintain  
 the same until the project is  
 completed and accepted.

House # 2 & # 3  
 Perspectives

Capitol View Development  
 10245 Capitol View Ave  
 Kensington, MD 20895





MANION &  
ASSOCIATES  
ARCHITECTS

**Ms. Michele Oaks**  
**Montgomery County Historic Preservation Commission**  
**1109 Spring Street; Suite 801**  
**Silver Spring, Maryland 20910**

July 26, 2005

**(301) 563-3400**

RE: Capitol View Development

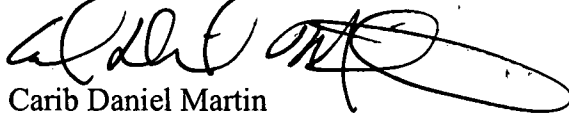
Dear Michele,

Please find the attached drawings for the Capitol View Development for your use. I have included a large format scaled set of drawings as well as a letter-sized set. Let me know if there is anything else you need.

Do not hesitate to call our office with any questions or comments you may have.

Sincerely,

**Manion & Associates Architects**



Carib Daniel Martin



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

0181

FROM: Development Review Division, M-NCPPC

NAME: Macon Cor

FILE No.: 1-0500

FOR YOUR  
USE @ DRC  
ON MONDAY

Enclosed please find the information checked at the Development Review Committee meeting of (blank).

There is a illegal tree violation (Forest) on the books according to Steve Federline. I have been playing phone tag w/ Candy Bunnag to find out details

✓ New Preliminary Plan Application

Capital View Submission

Previously reviewed  
Preliminary Plan  
Application

AMI -  
For Brookeville  
Submission

-candy X 4543  
re: violation

site & plans will  
be here today  
- the New construction  
is a separate case -  
prelim. consult.

- House on lot 4 feels like in front yard of other houses
- Lot 4 very problematic
- IF LOTS 1+2 ARE APPROVED - VERY SMALL HOUSE
- TREES IN D.V. REVIEW?

Sept 8, th  
HPC Agenda

## WATER RESOURCES

- APPROVED PLAN

- WAIVER ON 2 PROPOSED LOTS

## TRANSPORTATION

- SUPPORT SHARED DRIVEWAY

- R-OW CVA - QUARTER W/ BLUE GREASE.

- DRIVEWAY LINED UP W/ MERIDITH

## ENVIR

- ILLLEGAL FOREST REMOVAL -

- TREE SAVE

- REPLANTING REQUIRED BY STATE.

## QUESTION ABOUT PIECE OF PROPERTY - REMAINDER

- LOT OUT HOA parcel + sell to lot 11 BK 2.

-

**DEVELOPMENT REVIEW COMMITTEE**

**MONDAY, August 9, 2004**  
**9:30 A.M.**

**(MEETING WILL BE HELD IN THE THIRD FLOOR CONFERENCE ROOM)**

<b>1-05005</b> C.V.P. H.D.	<b>MACON CONSTRUCTION</b> 3 lots proposed (1.48 acres) APPLICANT: ENGINEER: PLANNING AREA/GEORGRAPHIC AREA:	<b>ZONE: R-60</b>  Macon Construction, Inc. Apex Engineering Kensington - Wheaton - 31	<b>9:30</b>
<b>1-05006</b> ✓	<b>ASHTON MEETING PLACE</b> (7.4 acres) APPLICANT: ENGINEER: PLANNING AREA/GEORGRAPHIC AREA:	<b>ZONE: C-1/R-60</b>  Ashton Meeting LLC Colbert Matz Rosenfelt, Inc. Cloverly - Norwood - 23	<b>9:50</b>
<b>1-05010</b> ✓	<b>POTOMAC MANORS</b> 3 lots proposed (6.99 acres) APPLICANT: ENGINEER: PLANNING AREA/GEORGRAPHIC AREA:	<b>ZONE: RE-2</b>  Jean Melkin Witmer Assoc., Inc. Potomac-Cabin John & Vicinity - 29	<b>10:10</b>
<b>1-05007</b> ✓	<b>KINGSVIEW KNOLLS</b> 2 lots proposed (1.06 acres) APPLICANT: ENGINEER: PLANNING AREA/GEORGRAPHIC AREA:	<b>ZONE: R-200</b>  Farnsworth Homes, Inc. Witmer Assoc., Inc. Germantown & Vicinity - 19	<b>10:30</b>
<b>1-05008</b> ✓	<b>ASHTON - CARVOUNIS PROPERTY</b> 1 lot proposed (5.57 acres) APPLICANT: ENGINEER: PLANNING AREA/GEORGRAPHIC AREA:	<b>ZONE: RC</b>  Pete Carvounis Witmer Assoc., Inc. Olney & Vicinity - 23	<b>10:45</b>
<b>1-87040A</b> ✓	<b>MOTHER OF GOD COMMUNITY</b> (8.80168 acres) APPLICANT: ENGINEER: PLANNING AREA/GEORGRAPHIC AREA:	<b>ZONE: R-200</b>  Mother of God School Macris, Hendricks & Glascock, PA Gaithersburg & Vicinity - 20	<b>11:00</b>

Sepher's Summers House  
~~density away from Clarkburg Rd~~

- 5/10 acres
- rehab historic home
- single family houses along Clarkburg Rd
  - 2-5 acre -
- clusters off road





Maryland-National Capital Park & Planning Commission ■ 8787 Georgia Avenue, Silver Spring, Maryland 20910-3760 ■ (301) 495-4595, Fax (301) 495-1306

**APPLICATION**

**Preliminary Plan Review**

**For M-NCPPC Staff Use Only**

Date Application Received	<u>7/8/04</u>	Preliminary Plan File Number	1 - <u>05005</u>
Date Application Complete	<u>7/8/04</u> by <u>AB</u>	NR/IFSD File Number	4 - <u>04209</u>
DRC Meeting Date	<u>8/9/04</u>	Fee (Attach Fee Worksheet)	<input checked="" type="checkbox"/>
MCPB Hearing Date		Fees Received by	<u>AB</u>

Name of Proposed Preliminary Plan (Subdivision) MACON CONSTRUCTION

Prior Preliminary Plan, if any CAPITAL VIEW PARK File Number 1 - 90202

Name of Pre-Application Submission, if any \_\_\_\_\_ File Number 7 - \_\_\_\_\_

Special Exception/Variance, if applicable Case No. S - \_\_\_\_\_ or Case No. A - \_\_\_\_\_

Zoning Case, if applicable Case No. G - \_\_\_\_\_ date granted \_\_\_/\_\_\_/\_\_\_

Project Plan Name, if applicable \_\_\_\_\_ File Number 9 - \_\_\_\_\_

If resubdivision of recorded lots, enter M-NCPPC Record Plat book \_\_\_\_\_ page number \_\_\_\_\_

Is property in the Locational Atlas and Index of Historic Sites?  Yes  No

Is property on the Master Plan for Historic Preservation?  Yes  No

Incorporated municipality or special taxing district, if any N/A

Waivers requested, if any (identify code section and attach justification) \_\_\_\_\_

**Location:**

(Complete either A or B)

A. Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

B. Parcel P850 Liber 15021 Folio 129

(Complete either C or D)

C. On CAPITAL VIEW DRIVE 100 feet W of MEREDITH AVENUE

Street Name (N, E, S, W, etc) Street Name

D. \_\_\_\_\_ quadrant, intersection of \_\_\_\_\_ and \_\_\_\_\_

(N, E, S, W, etc.) Street Name Street Name

200 scale topo base map number. 213NW03

Tax map page number HP53

Planning Area KENNINGTON

**Site Area:**

Gross area of Preliminary Plan	<u>1.48</u> acre	<u>64,468</u> s.f.
Area dedicated to Public Use	<u>0</u> acre	_____ s.f.
Total net area	<u>1.48</u> acre	_____ s.f.
Area by Zone:		
Zone 1 <u>R60</u>	<u>1.48</u> acre	<u>64,468</u> s.f.
Zone 2	_____ acre	_____ s.f.
Zone 3	_____ acre	_____ s.f.

# Preliminary Plan Review Application

## Development Information:

Residential	No. of Units	Non-Residential	Gross Floor Area
Total lots proposed	<u>4 + 1 PARCEL</u>	Commercial, Office	_____
Total units proposed	<u>3</u>	Commercial Retail	_____
Total No. Existing d.u. to remain	<u>1</u>	Industrial	_____
Included MPDUs	_____	Other	_____
Included TDRs	_____	Other	_____
		Total gross floor area proposed	_____

Method of Development:  Standard  Cluster  MPDU  TDR

Proposed Sanitary System:  Public Water  Well  Public Sewer  Septic

Legal restrictions on property not shown on plan, if any:

Tax Account Number(s) associated with the plan:

00995423 \_\_\_\_\_

## Applicant Information:

1. Applicant (Owner or Contract Purchaser)

MACON CONSTRUCTION, INC CARL MAHANY  
Name Contact Person

10412 MONTGOMERY AVENUE  
Street Address

KENSINGTON, MD 20895  
City State Zip Code

(301) 933-7420 \_\_\_\_\_  
Telephone Number Fax Number

2. Developer (If different from Applicant above)

\_\_\_\_\_  
Name Contact Person

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City State Zip Code

\_\_\_\_\_ \_\_\_\_\_  
Telephone Number Fax Number

# Preliminary Plan Review Application

## 3. Engineer or Surveyor

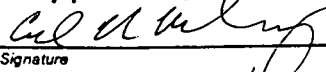
APEX ENGINEERING KAREN CARPENTER  
Name Contact Person  
15850 CRABBS BRANCH WAY, SUITE 200  
Street Address  
ROCKVILLE MD 20855  
City State Zip Code  
(301) 417-0200 (301) 975-0169  
Telephone Number Fax Number

## 4. Attorney

\_\_\_\_\_  
Name Contact Person  
\_\_\_\_\_  
Street Address  
\_\_\_\_\_  
City State Zip Code  
( ) ( )  
Telephone Number Fax Number

Applicant hereby acknowledges that the 60-day time allotted for review by the Planning Board, as set forth in Section 50-35(f) of the Subdivision Regulations, will not commence until all supporting information necessary for a decision for the subject application is provided to the Montgomery County Department of Park and Planning so that it can be referred to the appropriate agencies for comment.

## Signature of Applicant (Owner or Contract Purchaser)

  
\_\_\_\_\_  
Signature  
Carl N Mahany  
\_\_\_\_\_  
Name (Type or Print)

4/15/04  
\_\_\_\_\_  
Date



# Preliminary Plan Review

## 3. SUPPORTING FUNCTIONAL INFORMATION/DRAWINGS

- 3.1 Approved Natural Resources Inventory/Forest Stand Delineation .....
- 3.2 Forest conservation plan and worksheet .....
- 3.3 Proposed stormwater management concept (attach copy of completed SWM application form) .....
- 3.4 Storm drainage area study with map showing upstream watershed .....
- 3.5 Traffic study including
  - a. Staging ceiling and/or .....
  - b. Local area review .....
- 3.6 Tentative street profiles .....
- 3.7 Sight distance evaluation certification .....
- 3.8 Existing lot layout for residential resubdivisions with delineation of neighborhood, and data table for adjoining lots demonstrating compliance with the resubdivision criteria contained in Section 50-29 (b) of the Subdivision Regulations .....
- 3.9 Required information for Health Department approval of septic areas ....
- 3.10 Off-site utility connections and other off-site features affecting plan .....
- 3.11 TDR density calculations including base density, TDR units, MPDU units, density allowed by area master plan and 2/3 of required TDRs ....
- 3.12 Draft traffic mitigation agreement if site is located in transportation management district .....
- 3.13 Composite plan if preliminary plan includes more than one sheet as submitted .....

No. Copies	Engineer/Surveyor	M-NCPPC Staff
	Submitted or N/A	Accepted or Not Accepted
12	✓	A-04209
12	✓	✓
7	✓	✓
7	✓	✓
10	✓	✓
10	N/A	—
5	N/A	—
5	✓	✓
2	N/A	—
5	NO INFORMATION AVAILABLE SEE FAX	✓
12	N/A	}
1	N/A	
5	N/A	
12	N/A	

The engineer or surveyor hereby certifies that all required information for the submission of a preliminary plan of subdivision has been included with this application.

Signature of Engineer/Surveyor

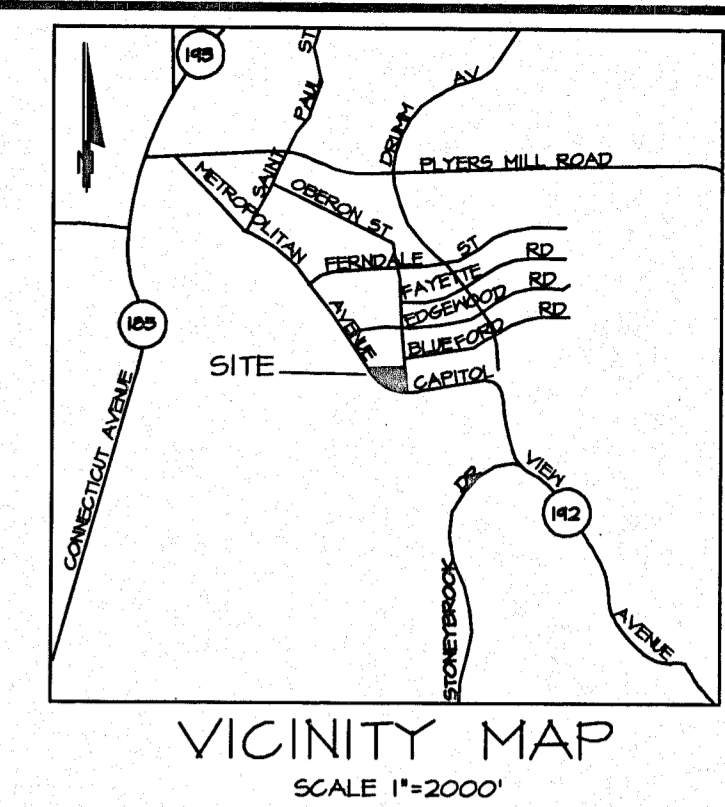
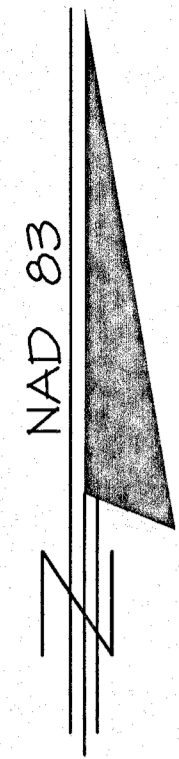
Signature

YEE-MEI TSE

Name (Type or Print)

Date

7/8/04



**GENERAL NOTES:**

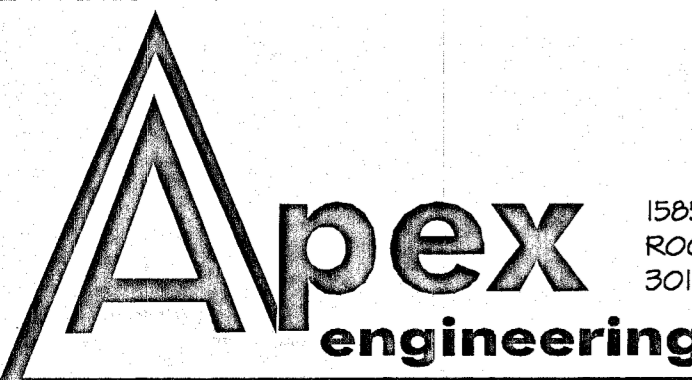
- THE SUBJECT PROPERTY IS SHOWN AS PARCEL P850, ON TAX MAPS HP53. THE TOTAL SITE AREA IS 1.48 AC.
  - EXISTING ZONING IS R-60.
  - BOUNDARY INFORMATION IS FROM A DEED PLOT PREPARED BY POTOMAC VALLEY SURVEYS DATED JUNE 2004.
  - TOPOGRAPHIC INFORMATION IS FROM AERIAL TOPOGRAPHY OBTAINED FROM M-NCPPG IN JANUARY 2004. THE CONTOUR INTERVAL IS FIVE-FOOT.
  - THERE ARE NO WATERS OF THE UNITED STATES OR WETLANDS ON THIS SITE.
  - THERE IS NO 100 YEAR FLOODPLAIN ON THIS SITE.
  - THE NRI/FSD WAS APPROVED MAY 28, 2004, (M-NCPPG #4-04029).
  - ACCORDING TO THE LOCAL ATLAS & INDEX OF HISTORICAL SITES IN MONTGOMERY COUNTY, MD, THIS SITE IS LISTED AS BEING IN THE CAPITOL VIEW HISTORIC DISTRICT.
  - THE SITE IS WITHIN THE ROCK CREEK WATERSHED WHICH IS A USE CLASS I/I-P STREAM.
  - CURRENT OWNER: 10212 KENNINGTON LLC.
  - 4 SINGLE FAMILY LOTS ARE PROPOSED (3 PROPOSED, 1 EXISTING TO REMAIN).
- |                           |          |         |  |
|---------------------------|----------|---------|--|
| 12. DEVELOPMENT STANDARD: |          |         |  |
| MAXIMUM NUMBER OF LOTS    | ALLOWED  | 10      |  |
|                           | PROPOSED | 4       |  |
| MINIMUM LOT AREA          |          | 6000 SF |  |
| MINIMUM SETBACKS          |          |         |  |
| FROM A STREET             |          | 25'     |  |
| FROM A SIDE YARD          |          | 8'      |  |
| TOTAL OF BOTH SIDES       |          | 16'     |  |
| REAR YARD                 |          | 20'     |  |
| MIN. LOT WIDTH AT BRL     |          | 60'     |  |
| MAX. LOT COVERAGE         |          | 35%     |  |
- THERE ARE NO EXISTING SEPTIC FIELDS ON SITE OR WITHIN 100' OF THE PROPERTY. THERE IS AN ABANDONED WELL ON SITE.
  - EXISTING WATER AND SEWER CATERGORY IS W-1 AND S-1.
  - THIS PROJECT SHALL BE DEVELOPED IN ONE PHASE.
  - PEPCO, COMCAST, VERIZON, WASHINGTON GAS AND WESG ARE THE PUBLIC UTILITY COMPANIES THAT WILL PROVIDE SERVICE TO THIS SITE.

PRINTED ON  
SEP 13 2004  
APEX ENGINEERING

ENGINEER / SURVEYOR CERTIFICATE  
I HEREBY CERTIFY THAT THE BOUNDARY IS FROM A DEED PLOT SURVEY PREPARED BY POTOMAC VALLEY SURVEYS DATED 6/04/04. THE TOPOGRAPHY IS AERIAL TOPOGRAPHY OBTAINED FROM M-NCPPG IN JAN, 2004. I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH CHAPTER 50 OF THE MONTGOMERY COUNTY CODE, SUBDIVISION REGULATIONS, REVISED MARCH 1, 1991.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
MARY MARCO FERTIG MD, NO. 18411

DEVELOPER  
MACON CONSTRUCTION, INC.  
10412 MONTGOMERY AVENUE  
KENSINGTON, MD 20895  
301-933-7420  
ATT: CARL MAHANY



NO.	REVISION	BY	DATE

DATE	JUNE 2004
DESIGNED	YMT
TECHNICIAN	CDB
CHECKED	KVC
PLAN LOCATION	M/150156/ENS/PRELIM/FRELSH1
PEN TABLE	X LEVEL SYMBOLOLOGY

SCALE	1"=30'
JOB NO.	150156

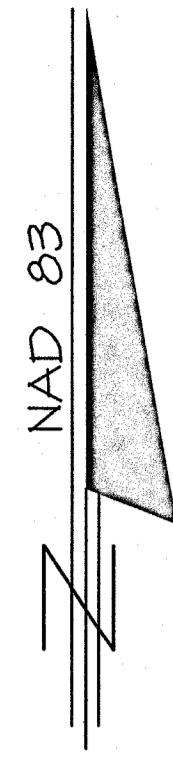


PRELIMINARY PLAN

PRELIMINARY PLAN  
**MACON CONSTRUCTION**

13 TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MD

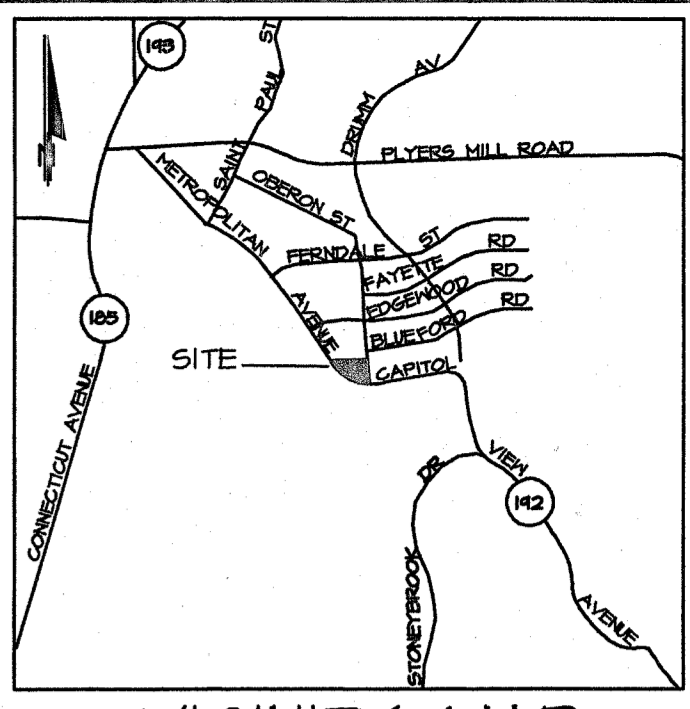
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E 1,243,000  
N 494,250

E 1,243,000  
N 493,830

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MACON CONSTRUCTION, INC.  
10412 MONTGOMERY AVENUE  
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ATT: CARL MAHANY



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- DEVELOPMENT STANDARD:
 

MAXIMUM NUMBER OF LOTS ALLOWED	10
PROPOSED	4
MINIMUM LOT AREA	6000 SF
MINIMUM SETBACKS	
FROM A STREET	25'
FROM A SIDE YARD	8'
TOTAL OF BOTH SIDES	18'
REAR YARD	20'
MIN LOT WIDTH AT BRL	60'
MAX LOT COVERAGE	35%
- THERE ARE NO EXISTING SEPTIC FIELDS ON SITE OR WITHIN 100' OF THE PROPERTY. THERE IS AN ABANDONED WELL ON SITE.
- EXISTING WATER AND SEWER CATEGORY IS W-1 AND S-1.
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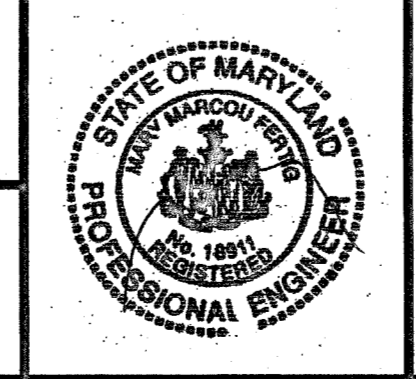
SIGNATURE: MARY MARCOU FERTIG  
DATE: 7/7/04  
MD. NO. 18411

15850 GRABBS BRANCH WAY, SUITE 200  
ROCKVILLE, MARYLAND 20855-2622  
301-417-0200 FAX 301-415-0164

NO.	REVISION	BY	DATE

DATE	JUNE 2004
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CHECKED	KVC
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13 TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MD

SHEET 1 OF 1