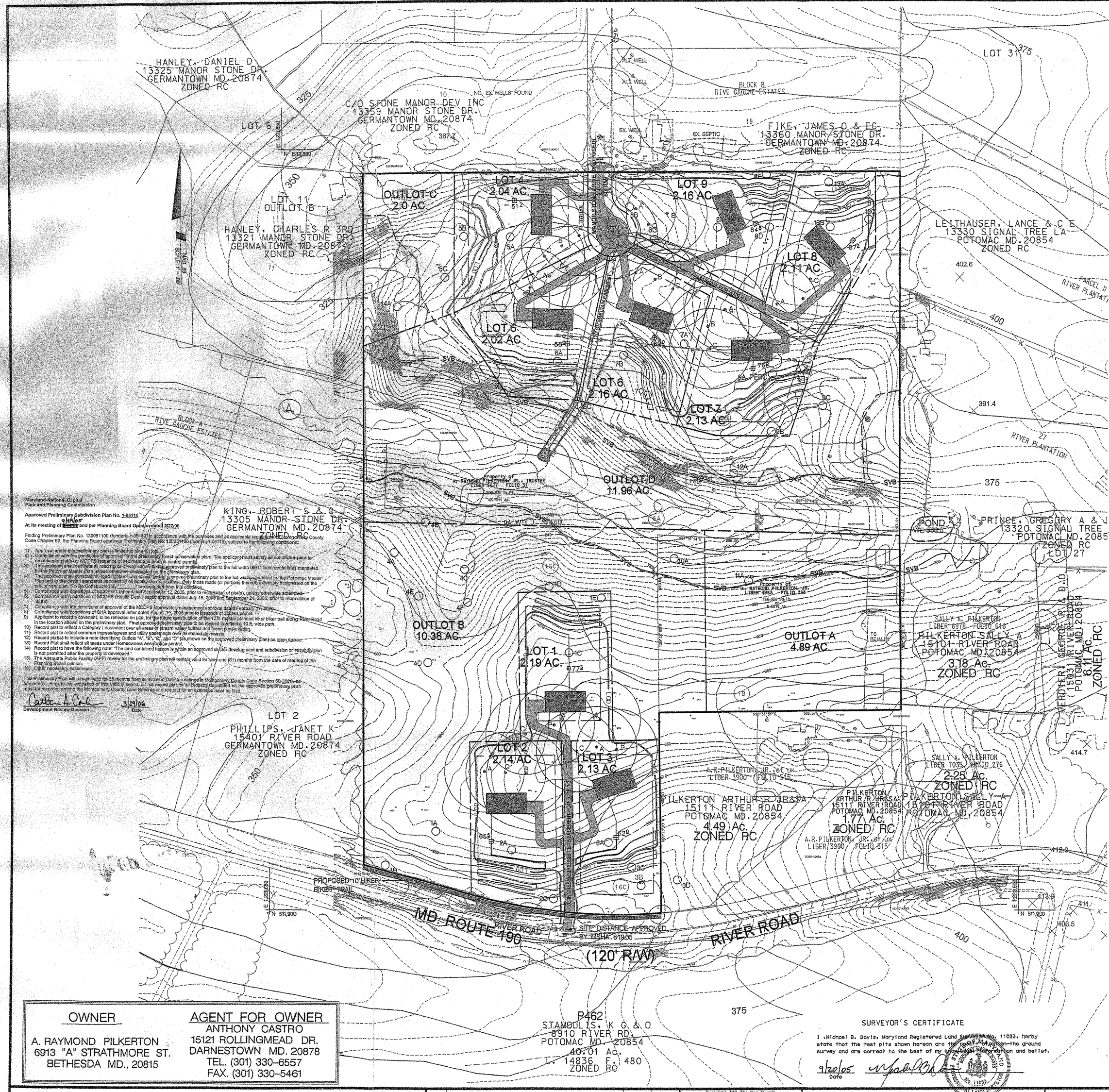


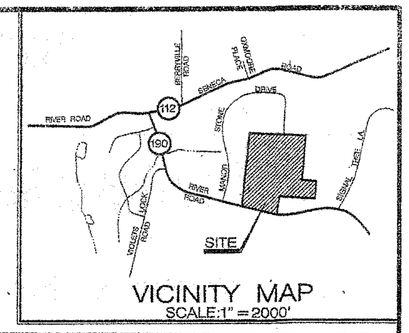

## SOILS TABLE

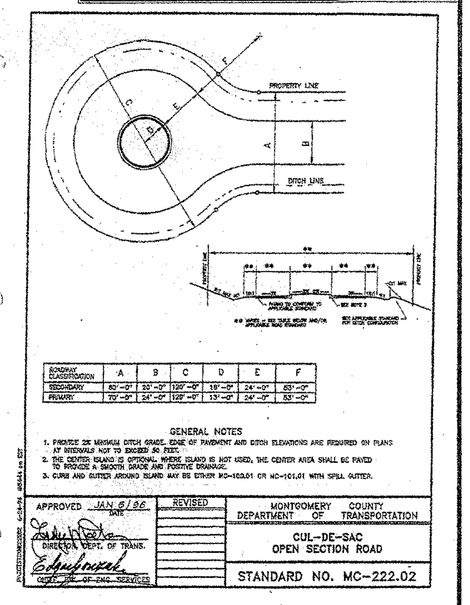
| Soil Series | Typical Soil Profile (upper 12 inches) |
|---|---|
| Galc Series (1B)<br>- Deep, well-drained soil<br>- Occurs on broad ridge tops and side slopes in uplands<br>- 3% to 8% slopes | 0-8" brown silt loam (10YR 4/3)<br>8-17" strong brown loam (7.5YR 5/8) |
| Brinklow-Blocktown (1B, 8/C)<br>- Moderately deep, well-drained soil<br>- Occurs on broad ridge tops and side slopes in uplands<br>- 3% to 8% slopes (B), 8% to 15% slopes (C) | 0-10" Brown Channery Silt loam (7.5 YR 5/4)<br>10-19" Strong brown channery silt loam (7.5YR 5/8) |
| Occoquan Series (17C)<br>- Deep, well drained soils<br>- Occurs on broad ridge tops and side slopes in uplands<br>- 8% to 15% slopes | 0-10" Brown, Channery Silt loam (7.5 YR 5/4)<br>10-19" Strong brown channery silt loams (7.5YR 5/8) |
| Blocktown Series (116D)<br>- Shallow, well drained soil<br>- Occurs on upland sideslopes on the Piedmont Plateau<br>- 15% to 25% slopes | 0-11" reddish brown silt loam (2.YR. 4/3)<br>11-15"± reddish brown silt (5YR 5/4) with reddish yellow mottles (7.5YR 6/8) |
| Baile (6A)<br>- Very deep, poorly drained soil<br>- In upland depressions and along streams and drainages<br>- 0% to 3% slopes<br>- Classified by the State of Maryland as a hydric soil in Montgomery County | 0-8"± dark, grayish brown silt loam (10YR 4/2)<br>8-31"± grey silt loam (N5/0) with many mottles and clay films |

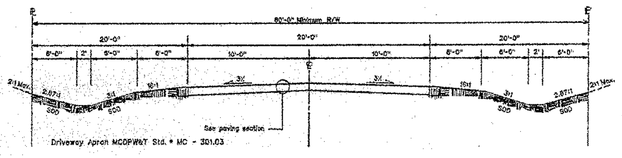
No onsite soils are classified as highly erodible (App. C, Montgomery County Env. Guidelines)

## LEGEND

- SIGNIFICANT TREE (FIELD LOCATED)
- STEEP SLOPES ≥25%
- PROPERTY BOUNDARY OF APPLICATION
- PROPOSED WELL AND 100' RADIUS
- PROPOSED SEPTIC TANK
- PROPOSED SEPTIC FIELD
- PROPOSED HOUSE
- 1B — SOIL TYPE/BOUNDARY
- EXISTING TREE LINE
- 2' CONTOUR TOPOGRAPHY WITHIN SITE BOUNDARY
- 5' CONTOUR TOPOGRAPHY OUTSIDE SITE BOUNDARY
- EXISTING STREAM
- SVB — STREAM VALLEY BUFFER




MODIFIED TYPICAL SECTION (MC-211.02) FOR SECONDARY RESIDENTIAL ROAD
MANOR STONE DRIVE 0+00 TO 0+63.05
Not to Scale

## DEVELOPMENT STANDARDS

1. Area:
   Parcel 133 42.131 Acres
   Parcel 165 6.567 Acres
   48.72 Acres
   R.O.W. Dedication Manor Stone Drive 0.41 Acres
2. Zone: R-C (Rural Cluster 5 DU/Ac.)
3. Density:
   Permitted 9 Proposed 9
4. Net Lot Area: Min. 40,000 S.F.
5. Lot Coverage: Max. 10% Of Net Lot Area
6. Building Restriction Setbacks:
   Front: 50'
   Side: 17', Total 35'
   Rear: 35'
7. Lot Width At Front Building Line: 125'
8. Lot Width At Front Street Line: 25'
9. Building Height: 50'
10. Open Space:
    Required (60%) 29.23 Acres
    Provided 29.23 Acres
11. Area of lots: 19.08 Acres
    Area of R/W dedication: 0.41 Acres
    Area of Open Space: 29.23 Acres
    Total site area: 48.72 Acres

STORMWATER MANAGEMENT NARRATIVE:
The stormwater management design consists of on-site water quality control and on-site recharge via rain gardens, rooftop flow dispersion, non rooftop disconnect and the environmentally sensitive development credit. Channel protection volume is not required because the one year post development peak discharge is less than or equal to 2.0 cfs.

## GENERAL NOTES:

1. Boundary information from LSA boundary survey, July 2004.
2. Two-foot contour interval topography by flown by Virginia Resource Mapping, dated August, 2004. Five-foot contour interval topography by MNCP&PC, dated March, 1996.
3. Soils information from Plate 18 of USDA Soil Conservation Service Report dated July 1995.
4. Floodplain not provided.
5. The subject property is located within WSSC grids 217 NW 15, 218 NW 15.
6. The subject property is water and sewer category six, according to the Montgomery County Ten Year Comprehensive Water and Sewer Plan.
7. Grid coordinates are per Maryland State Plane datum (NAD 83/91).
8. Natural Resource Inventory/ Forest Stand Delineation by LSA dated November 21, 2003 MNCPPC File No. 4-04122. Approved November 25, 2003.
9. Existing well and septic areas have been shown from information provided by MCDPS
10. All lots are at least two acres in area.
11. A Stormwater Management Concept has been approved by MCDPS file #214901, 2/17/05.
12. A Pre-Preliminary Plan was submitted for this sudivision MNCPPC file #7-04021.
13. All lot areas, dedication and open space acreage are subject to change at time of record plat.
14. ..... DENOTES INTERMITTENT AND PERENNIAL STREAMS.
15. —SVB— —SVB— DENOTES ENVIRONMENTAL BUFFER BASED ON THE MNCP&PC GUIDELINES (JANUARY 1993, CORRECTED JUNE 1994) AND APPROVED NRI/FSD PLAN (# 4-98096).

### PERCOLATION TEST DATA

| Lot No | Test Site | Average Time (Min) | Depth of Test (Feet) | Test Site | Average Time (Min) | Depth of Test (Feet) | Test Site | Average Time (Min) | Depth of Test (Feet) |
|---|---|---|---|---|---|---|---|---|---|
| *1 | 1C | 9 | 3/14.5 | 1E | 9 | 3/14.5 | 1D | 13 | 2.5/15 |
| 2 | 2A | 16 | 3/15 | 2B | 10.5 | 4/14.5 | 2C | 19 | 4/13.5 |
| 3 | 3A | 15 | 2.5/14 | 3D | 19 | 4/13.5 | 3C | 17.5 | 4.5/15 |
| 4 | 4A | 23 | 2.5/14 | 4B | 9.5 | 6/15 | 4C | 7.5 | 5.5/15.5 |
| 5 | 6A | 22 | 3/15 | 6B | 14 | 3/15.5 | 6C | 5 | 5.5/15 |
| 6 | 7A | 33 | 3/16 | 7B | 8.5 | 5.5/19 | 7D | 8.5 | 5.5/19 |
| 7 | 9A | 6 | 4/16.5 | 9B | 19 | 3.5/14.5 | 9C | 20.5 | 6/15 |
| 8 | 10C | 15 | 4/14.5 | 10B | 13 | 5.5/15 | 10A | 9 | 5.5/15 |
| 9 | 8D | 11 | 3/15 | 8A | 19 | 3/19 | 8E | 15 | 3.5/14.5 |

### SEPTIC TANK

| Lot No | Invert Lowest Fixture | Septic Tank Invert In | Top of Invert Out | Stone at Btm. Of Trench | Depth of Stone | Length of Initial System | Length of Total System | No. of Bedrooms |
|---|---|---|---|---|---|---|---|---|
| *1 | 377.4 | 374.8 | 374.5 | 368.0 | 4.0' | 217' | 1,000' | 6 |
| 2 | 365.78 | 363.00 | 362.70 | 358.52' | 4.0' | 277' | 1,109' | 6 |
| 3 | 362.66 | 359.60 | 359.20 | 357.00 | 4.0' | 277' | 1,109' | 6 |
| 4 | 351.51 | 349.30 | 349.00 | 347.00 | 4.0' | 217' | 1,000' | 6 |
| 5 | 357.58 | 355.50 | 355.20 | 348.00 | 4.0' | 217' | 1,000' | 6 |
| 6 | 388.30 | 388.50 | 387.20 | 383.40 | 4.0' | 217' | 1,000' | 6 |
| 7 | 376.30 | 373.60 | 373.30 | 371.50 | 4.0' | 277' | 1,109' | 6 |
| 8 | 388.80 | 384.70 | 384.40 | 379.00 | 4.0' | 217' | 1,000' | 6 |
| 9 | 384.20 | 382.30 | 382.00 | 381.00 | 4.0' | 217' | 1,000' | 6 |

*REVISED FOR NEW TEST LOCATIONS PERFORMED AND APPROVED BY MD HEALTH DEPT. 8/26/05

100 to 0 100 200

Maryland-National Capital Park and Planning Commission

Approved Preliminary Subdivision Plan No. 1-06110

At its meeting of 1/5/06 and per Planning Board Opinion dated 2/27/06

Finding Preliminary Plan No. 120051100 (formerly 1-06110) in accordance with the purposes and all applicable regulations of Montgomery County Code Chapter 50, the Planning Board approves Preliminary Plan No. 120051100 (formerly 1-06110), subject to the following conditions:

1) Approval under this preliminary plan is limited to (one) (1) lot.
2) Conformance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
3) The applicant shall construct a 20 road (public roadway standard) along approved preliminary plan to the full width (99 ft. from centerline) mandated by the Potomac Master Plan unless otherwise designated on the preliminary plan.
4) The applicant shall construct all road rights-of-way shown on the approved preliminary plan to the full width required by the Montgomery County Department of Public Works and Transportation (DPWT) to the cross-section standards approved for all applicable roadways. Only those roads (or portions thereof) expressly designated on the preliminary plan, "To Be Constructed By ____" are required from this condition.
5) Compliance with conditions of MCDPWT letter dated December 12, 2005, prior to recordation of plat(s), unless otherwise amended.
6) Compliance with conditions of MCDPS (Health Dept.) septic approval dated July 18, 2005 and September 21, 2005, prior to recordation of plat(s).
7) Compliance with the conditions of approval of the MCDPS stormwater management approval dated February 17, 2006.
8) Compliance with conditions of SHA approval letter dated August 19, 2005 prior to issuance of access permit.
9) Applicant to record a covenant, to be reflected on plat, for the future construction of the 10ft. master planned hiker biker trail along River Road in the location shown on the preliminary plan. Final approved preliminary plan to be revised to reflect a 10 ft. wide path.
10) Record plat to reflect a Category I easement over all areas of stream valley buffers and forest conservation.
11) Record plat to reflect common ingress/egress and utility easements over all shared driveways.
12) Record plat(s) to include a note identifying Outlots "A", "B", "C", and "D" (as shown on the approved preliminary plan) as open space.
13) Record Plat shall reflect all areas under Homeowners Association control.
14) Record plat to have the following note: "The land contained hereon is within an approved cluster development and subdivision or resubdivision is not permitted after the property is developed."
15) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for seventy-one (71) months from the date of mailing of the Planning Board opinion.
16) Other necessary easements.

This Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be approved and recorded among the Montgomery County Land Records or a request for an extension must be filed.

Carlton W. Gilbert 3/29/06
Development Review Division — Date

### OWNER

A. RAYMOND PILKERTON
6913 "A" STRATHMORE ST.
BETHESDA MD., 20815

### AGENT FOR OWNER

ANTHONY CASTRO
15121 ROLLINGMEAD DR.
DARNESTOWN MD. 20878
TEL. (301) 330-6557
FAX. (301) 330-5461

### SURVEYOR'S CERTIFICATE

I, Michael B. Davis, Maryland Registered Land Surveyor No. 11033, hereby state that the test pits shown hereon are the result of my supervision on the ground survey and are correct to the best of my knowledge, information and belief.

9/26/05 — Date

### ENGINEER'S CERTIFICATE

I hereby certify, to the best of my professional knowledge, information and belief, that the plan shown hereon conforms with the Montgomery County Subdivision Regulations as adopted October 1981 and as amended thereafter. Boundary information was obtained from by Loiederman Soltesz Associates, Inc. dated July, 2004.
Topographic data was obtained from M-NCPPC, dated March, 1996 and Virginia Resource Mapping, August 2004

9/26/05 — Date

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND. WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.


Loiederman Soltesz Associates, Inc.
Civil Engineering
Land Planning
Land Surveying
Environmental Sciences
www.lsassociates.net
1390 Piccard Drive, Rockville, Maryland 20850, 301-948-2750, Fax: 301-948-9067
4266 Forbes Boulevard, Lanham, Maryland 20706, 301-794-7555, Fax: 301-794-7656
7 North Market Street, Suite No. 300, Frederick, Maryland 21701, 301-696-1240, Fax: 301-831-4865
401 Post Office Road, Suite No. 103, Waldorf, Maryland 20602, 301-870-2166, Fax: 301-870-2884
12500 Fair Lakes Circle, Suite No. 160, Fairfax, Virginia 22033, 703-631-6650, Fax: 703-631-6652


| No. | REVISIONS | BY | DATE |
|---|---|---|---|
| 5 | Revise well and septic per reviewer comments | CSB | 09/20/05 |
| 4 | Revise septic calculations for new test sites | CSB | 09/01/05 |
| 3 | Revise location of lot 1 | CSB/SPT | 08/19/05 |
| 2 | Preliminary Plan Submission | CSB/SPT | 08/21/05 |
| 1 | Revise layout lots 1 and 4 | CSB/SPT | 11/16/04 |

Date: DECEMBER, 2003 | CAD Standards Version: | Technician: CSB | Checked: SPT | Designed: SPT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Page 26 Grid H 7
Tax Map: DR61
Zoning Category: RC (RURAL CLUSTER)
M-NCPPC 200' Sheet: 217NW15, 218NW15
WSSC 200' Sheet: 217NW15, 218NW15

PRELIMINARY PLAN

# PILKERTON PROPERTY

PARCEL 133 AND PARCEL 165

ELECTION DISTRICT 6
MONTGOMERY COUNTY, MARYLAND

1" = 100

SHEET 1 OF 1

PROJECT NO. 14250000

P:\14250000\PRELIM\PRELIM.SHT