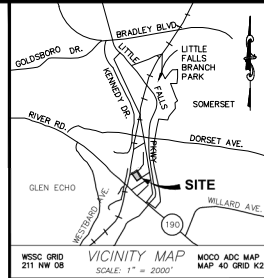


**LEGEND**

- | EXISTING                        | NEW                             |
|---------------------------------|---------------------------------|
| PH-Ø HYDRANT                    | Ø GAS VALVE                     |
| COAG LIGHT POLE                 | Ø GAS MANDREL                   |
| UP# UTILITY POLE                | Ø TRAFFIC SIGNAL                |
| Ø SIGN                          | Ø CONC CURB & GUTTER            |
| Ø CONC CURB & GUTTER            | Ø CONC CURB & GUTTER            |
| Ø (P)-1 CURB INLET              | Ø (P)-1 CURB INLET              |
| Ø SANITARY MANHOLE              | Ø SANITARY MANHOLE              |
| Ø SANITARY LINE                 | Ø SANITARY LINE                 |
| Ø BUILDING LINE                 | Ø BUILDING LINE                 |
| Ø WATER LINE                    | Ø WATER LINE                    |
| Ø STORM DRAIN LINE              | Ø STORM DRAIN LINE              |
| Ø WATER VALVE                   | Ø WATER VALVE                   |
| Ø RETAINING WALL                | Ø RETAINING WALL                |
| Ø ROOF GATE                     | Ø ROOF GATE                     |
| Ø GATE                          | Ø GATE                          |
| Ø OVERHEAD ELECTRIC             | Ø OVERHEAD ELECTRIC             |
| Ø GAS LINE                      | Ø GAS LINE                      |
| Ø INDEX CONTOUR                 | Ø INDEX CONTOUR                 |
| Ø INTERMEDIATE CONTOUR          | Ø INTERMEDIATE CONTOUR          |
| Ø LIMIT OF DISTURBANCE          | Ø LIMIT OF DISTURBANCE          |
| Ø STORM DRAIN                   | Ø STORM DRAIN                   |
| Ø STORM DRAIN INLET             | Ø STORM DRAIN INLET             |
| Ø SANITARY CLEANOUT             | Ø SANITARY CLEANOUT             |
| Ø R.O.W. DEDICATION             | Ø R.O.W. DEDICATION             |
| Ø ROADWAY STRIPING              | Ø ROADWAY STRIPING              |
| Ø MICRO-BORSTENTION SW FACILITY | Ø MICRO-BORSTENTION SW FACILITY |
| Ø GREEN ROOF                    | Ø GREEN ROOF                    |

**KEYNOTES**

- 1 NEW HANDICAP RAMP (MONTGOMERY COUNTY STD MC-112-101)
- 2 GREEN ROOF
- 3 NEW CONCRETE SIDEWALK
- 4 NEW CURB & GUTTER (MONTGOMERY COUNTY STD MC-100-01)
- 5 NEW CONCRETE PAVEMENT
- 6 RECONSTRUCT EXISTING PLAYGROUND FENCE ALONG EXISTING FENCE ALIGNMENT



DEVELOPMENT STANDARDS	Permitted / Required	Provided
<b>Lot Area</b>		
Tract Area	N/A	488,131 sq ft or 11.21 Acres
Public Dedication: Landy Lane	N/A	23,526 sq ft or 0.54 Acres
Lot 1 Net Area	N/A	453,605 sq ft or 10.36 Acres
Lot 2 Net Area	N/A	22,526 sq ft or 0.51 Acres
Net Lot Area (Total Zoned PD-20)	N/A	476,131 sq ft or 10.87 Acres
<b>Density</b>		
Maximum Residential Density (D3) Area, Lot 1 & 2	20	11.2
Maximum Number of Dwelling Units	300	151
Lot 1 Gross Area	N/A	170,000 sq ft
Lot 2 Gross Area	N/A	299,797 sq ft
Lot 1 Open Area	N/A	14,400 sq ft
Lot 2 Open Area	N/A	15,140 sq ft
Total Tract Open Area	295,910 sq ft	29,540 sq ft
Open Area Percentage of Total Tract Area	99%	15.6%
<b>Building Height</b>		
Maximum Number of Floors	N/A	8 Stories
Maximum Building Height	N/A	97 Feet
<b>Building Setbacks (Front Street)</b>		
Front Landy Lane	1.4 Feet	1.5 Feet
Side	10.0 Feet Min.	10.0 Feet
Site	10.0 Feet Min.	10.1 Feet
	20.0 Feet Min.	20.0 Feet
<b>Barriers</b>		
Children	Ø at 1:50 upright	44
Ballplayers	Ø at 1:50 upright	129
Total Barriers		173

**GENERAL NOTES:**

1. THE GROSS TRACT AREA IS 11.21 ACRES, COMPRISED OF UNIT 1 OF RIVER ROAD LAND CONDOMINIUM WITH TAX ACCOUNT NUMBER 03155709 AND PARCEL A OF LITTLE FALLS OFFICE PARK WITH TAX ACCOUNT NUMBERS 03666630 AND 03374317 AS SHOWN ON TAX MAP H163.
2. PROPERTY INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM PUBLIC RECORDS AND CAN BE FOUND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND ON PLAT NO. 22176, AND PLAT NO. 7163.
3. THE HORIZONTAL DATUM IS MARYLAND STATE PLANE NAD 83/96 AND IS BASED ON THE FOLLOWING NGS CONTROL STATIONS:  

ID	DESIGNATION
DF5217	DC HWAY 7 CORNERS ARP (ZDC1)
DH4144	STERLING CORNERS ARP (LWX1)
AF9222	GATHERSBURG CORNERS ARP (GAT)
4. THE VERTICAL DATUM IS BASED ON NGVD 29.
5. THE SUBJECT PROPERTY IS CURRENTLY ZONED PD-20 (CASE NO. G-873).
6. THE SUBJECT PROPERTY IS WITHIN ZONE C (AREA OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, MARYLAND, COMMUNITY PANEL 045D, DATED SEPTEMBER 29, 2006.
7. THE SUBJECT PROPERTY IS WITHIN THE LITTLE FALLS WATERSHED WHICH IS CLASSIFIED AS USE W-1.
8. THE PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS IN WATER SERVICE CATEGORY W-1 AND SEWER SERVICE CATEGORY S-1.
9. BELOW GRADE PARKING MAY BE ADDED BENEATH THE EXISTING SYNTHETIC TURF PLAYING FIELD.
10. DEVELOPMENT IS SUBJECT TO A FINAL FOREST CONSERVATION PLAN FILED CONCURRENTLY UNDER THE SAME PLAN NUMBER 03015008.
11. DEVELOPMENT OF THE PROPERTY IS SUBJECT TO A DEVELOPMENT PLAN APPROVED BY THE DISTRICT COUNCIL ON APRIL 29, 2008, IN APPLICATION NO. G-873.
12. VEHICULAR ACCESS THROUGH THE WASHINGTON EPISCOPAL SCHOOL PROPERTY WILL NOT BE OPEN TO THE PUBLIC.
13. THE UNDERGROUND, CHANNELIZED SECTION OF WILLET BRANCH ON WASHINGTON EPISCOPAL SCHOOL PROPERTY WILL REMAIN AS SUCH AND WILL NOT BE "DAYLIGHTED".

CURVE TABLE	
CURVE LENGTH (FEET)	RADIUS (FEET)
10	158.1
20	316.2
LINE TABLE	
LINE BEARING (DISTANCE)	LY (NEAREST FOOT)

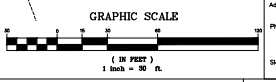
**REVISIONS**

DATE	DESCRIPTION	DRN. BY	CHK. BY

**OWNER/APPLICANT**  
 SHERIDAN DEVELOPMENT  
 6931 ARLINGTON ROAD, SUITE 500  
 BETHESDA, MD 20814  
 (301) 656-0465 FAX: (301) 907-0394  
 CONTACT PERSON: GREG FERNEBOCK

**ENGINEER'S CERTIFICATION:**  
 I HEREBY CERTIFY THAT THE INFORMATION SHOWN IS TAKEN FROM SURVEY BY A NORTH THOMAS & ASSOCIATES DATED 05/05/2008, AND AVAILABLE PLANS AND RECORDS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MAX KANTZER  
 NAME: 30216 SIGNATURE: \_\_\_\_\_  
 MARYLAND REGISTRATION NUMBER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 (E.D. P.L.S. OR S.L.A. CHECK)



<b>WASHINGTON EPISCOPAL DAY SCHOOL, INC.</b> LOT 2 LIBER 14394 / FOLIO 300 7th ELECTION DISTRICT		WSSC GRID 207NW05	SCALE 1" = 30'	CONTOUR INTERVAL 2'	A.M.T. FILE NO. 106-389.006
		DATE APR 2015	TAX MAP NO. HM123 HN121	SHEET <b>C-101</b>	

**AMT**  
 A. MORTON THOMAS AND ASSOCIATES, INC.  
 CONSULTING ENGINEERS  
 400 KING PINE BLVD. 4TH FLOOR - NOTVILLE, MD 20886  
 PHONE: 301-761-0000 FAX: 301-761-0001