

LEGEND

- EX SIGNAL POLE
- EX MANHOLE
- ⊕ EX STORM DRAIN MANHOLE
- EX UTILITY POLE
- EX GUY WIRE
- ☆ EX LIGHT
- ☆ EX SIGN
- ⊕ EX FIRE HYDRANT
- EX PROPERTY LINE
- - - EX EASEMENT LINE
- - - EX METAL FENCE
- - - EX WOOD FENCE
- EX OVER HEAD WIRE
- LIMIT OF DISTURBANCE
- ▨ PROPOSED RETAINING WALL
- ▨ PROPOSED BIO-RETENTION AREA
- ▨ SIDEWALK
- ~ PROPOSED TREE LINE
- ★ PROPOSED STREET LIGHT

CROSS SLOPES FOR ALL ADA ROUTES CANNOT EXCEED 2.08%. ALL ADA ROUTES EXCEEDING 5.0% SLOPE MUST HAVE RAILINGS, MEETING ADA STANDARDS, ON BOTH SIDES OF THE RAMP. A 5 FOOT LANDING AREA (2.0% MAXIMUM SLOPE) MUST BE PROVIDED FOR EVERY 30 INCHES OF RISE. NO ADA ROUTE CAN EXCEED 8.33% SLOPE.

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

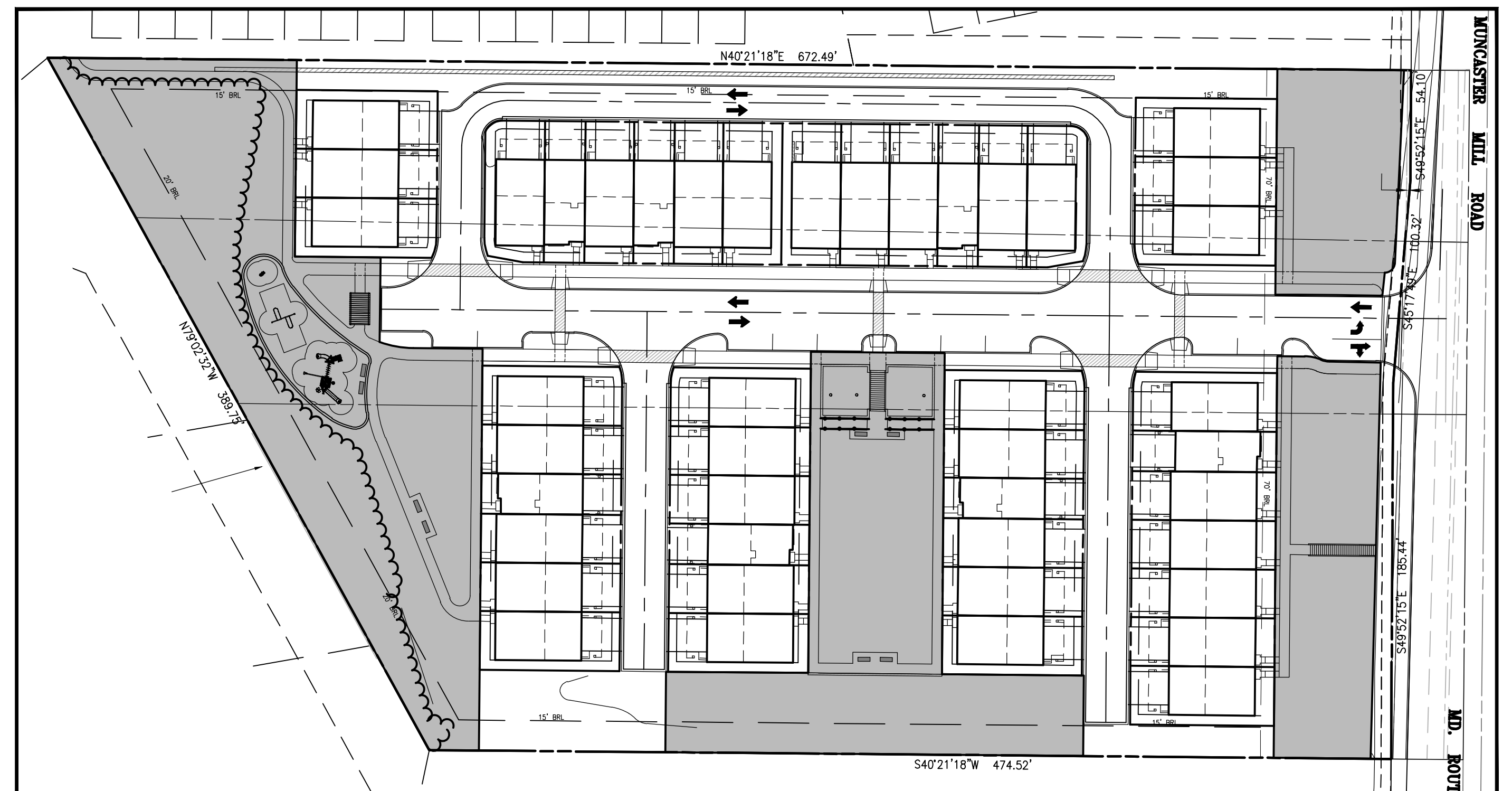
LICENSE NUMBER: 3822
EXPIRATION DATE: 03/16/2025

Not valid without signature

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL FEATURES OF THE CONDITIONAL USE PLAN APPROVAL NO. _____ INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM AND CERTIFIED CONDITIONAL USE PLAN.

DEVELOPER'S NAME: CM MUNCASTER LLC
ADDRESS: 1355 BEVERLY ROAD, SUITE 330, McLEAN, VA 22101
PHONE: (703) 734-9855
SIGNATURE: _____



DEVELOPMENT STANDARDS

TMD Zone, Optional Method of Development

	Existing	Proposed
Zoning	R-200	R-200, Optional Dev Method
Gross Tract Area	194,216 SF (4.46 Acres)	194,216 SF (4.46 Acres)
Prior Dedications	0	0
Proposed Dedications	0	0
	Required / Allowed	Proposed/Provided
Tract Area	194,216 SF (4.46 Acres)	194,216 SF (4.46 Acres)
Density (Max Units/Usable Area)	12.1 DU/Acre	10.4 DU/Acre
Common Open Space	800 SF	3300 SF
Minimum Lot Area	12 ft	12 ft
Lot Width at Front BRL	14 ft	14 ft
Lot Width at Front Lot Line	Required	Provided
Frontage on Street or Open Space Coverage (Max.)	40%	39%
Building Height (Max.)		
Principal Building Height	40'	40'
Accessory Building Height	25'	25'
Building Setbacks (Min.)		
Principal Building Setback	F-10'/4' / S-5' / R-4'	F-5' / S-5' / R-4'
Accessory Building Setback	F-10' / S-4' / R-4'	F-10' / S-4' / R-4'
Moderately Priced Dwelling Units	12.5%	16.3%
Vehicle Parking	Min. 2 SP/DU; Max. No Limit	Min. 8 SP/DU (43 Proposed DU *2 SP/DU)

DATA TABLE

Ex. Zoning	R-200
Proposed Development Zone	R-200, TMD Zone Option w/ MPDU
Ex. Water/Sewer Categories	W-1/S-1
Method of SWM	Environmental Site Design
Watershed	Rock Creek
Topographical Information from	CPI Survey
Contour Interval	2'
Boundary Information from	Charles P. Johnson & Associates
Maryland State Grid Datum Used	NAD 83/91
Tax Map Reference	GT42
WSSC Base Map	223NW07 & 224NW07
Areas	
Gross Tract Area	194,216 s.f. or 4.4586 Ac.
Previous Dedication to Public	None
Net Tract Area	194,216 s.f. or 4.4586 Ac.
100 Year Floodplain	None
Stream Valley Buffer	None
Wetlands	None

UPDATES/REVISIONS:

10/27/23	UPDATE TO ADDRESS DRC COMMENTS. SSS
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CONDITIONAL USE PLAN DESIGN FOR LIFE

MUNCASTER MILL PROPERTY
4th ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
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www.cpj.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT:	WSSC GRID:	TAX MAP:
CM Muncaster LLC 655 Beverly Road, Suite 330 McLean, VA 22101	223NW07 & 224NW07	GT42
DESIGN:	LWP/MLL	SHEET
DRAFT:	SSS	1
DATE:	MARCH 2023	FILE NO:
SCALE:	1" = 30'	2021-1588

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OPEN SPACE INSET
COMMON OPEN SPACE: 65,000 SQ. FT. OR 33%

SCALE: 1" = 50'