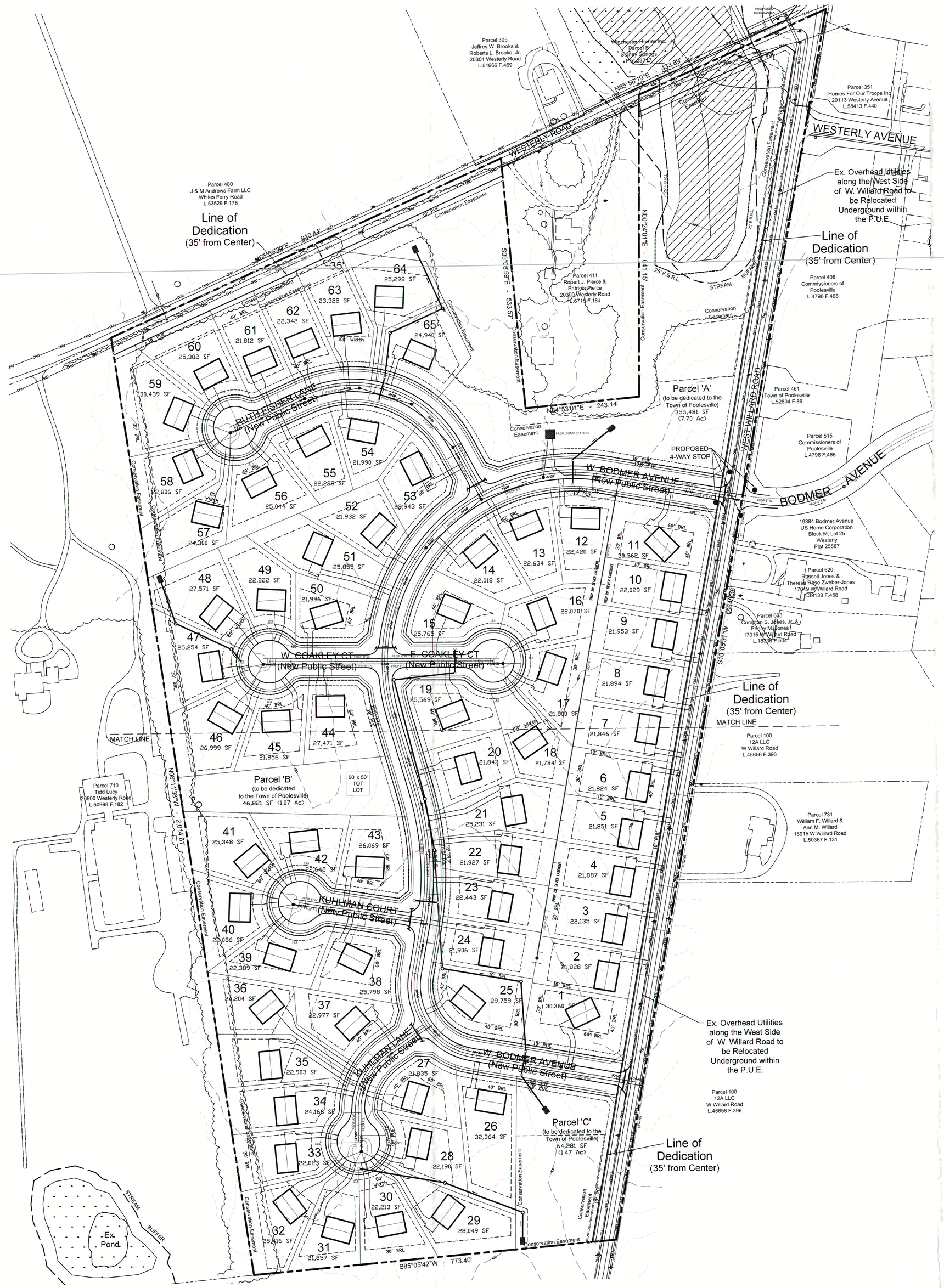
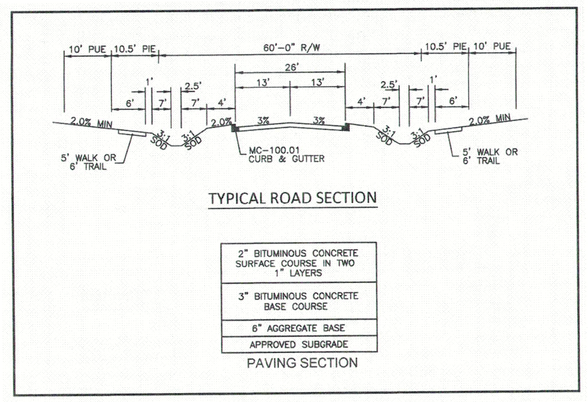


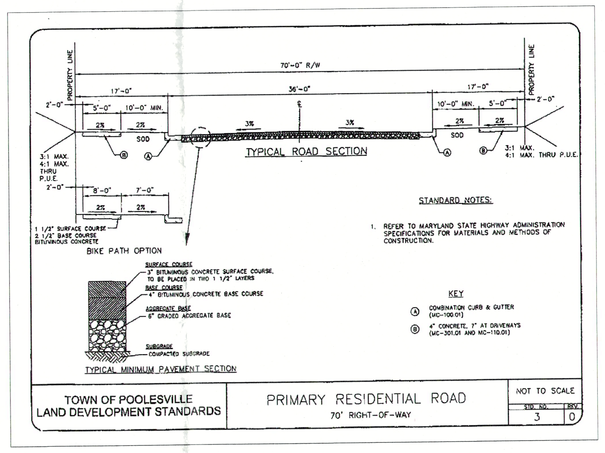
LEGEND:

- CANOPY COVERAGE
- CENTERLINE
- EXISTING BUILDING
- INDEX CONTOUR (2' INTERVAL) — 300 —
- INTERMEDIATE CONTOUR
- OVERHEAD UTILITIES (Ex.) — OHU —
- PROPERTY LINE — N 67°04'05" W —
- PROPOSED BUILDING RESTRICTION LINE — 60' BRL —
- PROPOSED CONSERVATION AREA
- PROPOSED GRAVITY SEWER — PROP 8"S —
- PROPOSED HOUSE
- PROPOSED LOT LINE
- PROPOSED PRESSURE SEWER MAIN — PROP P.S. —
- PROPOSED SEWER PUMP STATION
- PROPOSED SPOT ELEVATION — 21.7
- PROPOSED STORM DRAIN
- PROPOSED WATER MAIN — PROP 8" W —
- STREAM
- STREAM BUFFER
- UTILITY POLE
- WETLANDS
- 100-YEAR FLOODPLAIN
- 25-FOOT FLOODPLAIN BRL



PROPOSED ROAD SECTION - NEW STREETS*

*this road section has been modified from the Town of Poolesville standard for "Secondary Residential Roadway" to provide a side ditch to be used to treat stormwater runoff



PROPOSED ROAD SECTION - W. WILLARD ROAD

GENERAL NOTES

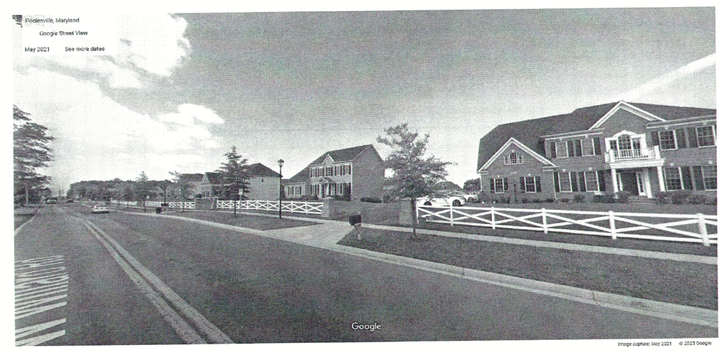
1. Area of Property - 56.13 AC
2. The subject Property is located in the Broad Run Watershed, Maryland Use Class (I-P) & Horsepen Branch Watershed, Maryland Use Class (I-P).
3. Per FEMA Floodmap Panel 24031C0143D effective on 09/29/2006 for Montgomery County, there are floodplains existing on the property.
4. Wetlands shown are from the National Wetlands Inventory Maps.
5. The Property is not on the Locational Atlas and Index of Historic Sites.
6. The subject property is zoned PR ½
7. The subject property is located within WSSC grids 223NW20, Tax Map CT121.
8. Soil series 20A, 20B, 21B, 22A and 23A are present on the property.
9. Two-foot contour-interval topographic provided by Quantum Spatial, 45180 Business Court, Dulles, VA 20166-6706 as compiled by photogrammetric methods from aerial photography taken on 01-21-2021.
10. Property boundary from a survey completed by:
    Thomas A. Maddox, Professional Land Surveyor
    8933 Shady Grove Court
    Gaithersburg, Maryland 20877
    301-948-5804

ZONING NOTES

1. Existing zoning is PR 1/2.
2. The proposed use is single-family residential.
3. The proposed number of lots is 65.
4. The proposed number of non-builable parcels is 3.
5. The area proposed to be dedicated to existing roads is 4.07 acres.
6. The area proposed to be dedicated to new streets is 6.15 acres.
7. Area of parcels shown to be dedicated to the Town - 10.24 acres.
8. All lots are to be served by public water and public sewer extensions from the Town of Poolesville's existing systems.
9. Existing water service category is W-6; existing sewer service category is S-6.

DEVELOPMENT STANDARDS (PR 1/2)

Description	Minimum Standard	Proposed
Minimum Lot Size	21,780 sq. ft.	21,780 sq. ft. or >
Minimum Yard:		
Frontage on public road	25 ft.	25 ft. or >
Width at building line	100 ft.	100 ft. or >
Width at building line (cul-de-sac)	80 ft.	80 ft. or >
Maximum Lot Coverage by main and accessory buildings	15%	15% or <
Maximum building height (main building)	3 stories, 35 ft.	35 ft. or <
Minimum front building line, main building, from front property line at public road	40 ft.	40 ft. or >
Minimum sideline setback for main building, interior lot	10 ft.	10 ft. or >
Minimum sideline setback for main building, corner lot	60 ft.	60 ft. or >
Minimum rear setback line for main building	30 ft.	30 ft. or >



PROPOSED STREETSCAPE - W. WILLARD ROAD
*image is ~1,800 feet north of the Bricken Property at 17312 W. Willard Road (looking southwest)

Received 6-1-23

Professional Certification:
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed landscape architect registered to practice in the State of Maryland.

Signature	Date	Lic. Exp. Date
	01-15-2023	10-21-2024

APPROVAL

SIGNATURE INDICATES REVIEW OF INFORMATION SUPPLIED ON PLANS IN ACCORDANCE WITH TOWN CODE. THE TOWN TAKES NO RESPONSIBILITY FOR COORDINATION OF PLAN SETS AND MEASUREMENTS SHOWN ON PLANS.

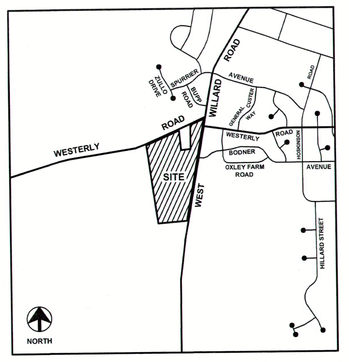
_____ DATE _____
PRESIDENT OF PLANNING COMMISSION

_____ DATE _____
TOWN ENGINEER RECOMMENDATION FOR SIGNATURE

PREPARED FOR:
Charles H. Jamison, Inc.
19939 Fisher Avenue
P.O. Box 86
Poolesville, MD 20837
(301)428-8200

Scale: 1" = 100'
0' 100' 200' 400'

VICINITY MAP
SCALE: 1" = 2,000'



Revisions

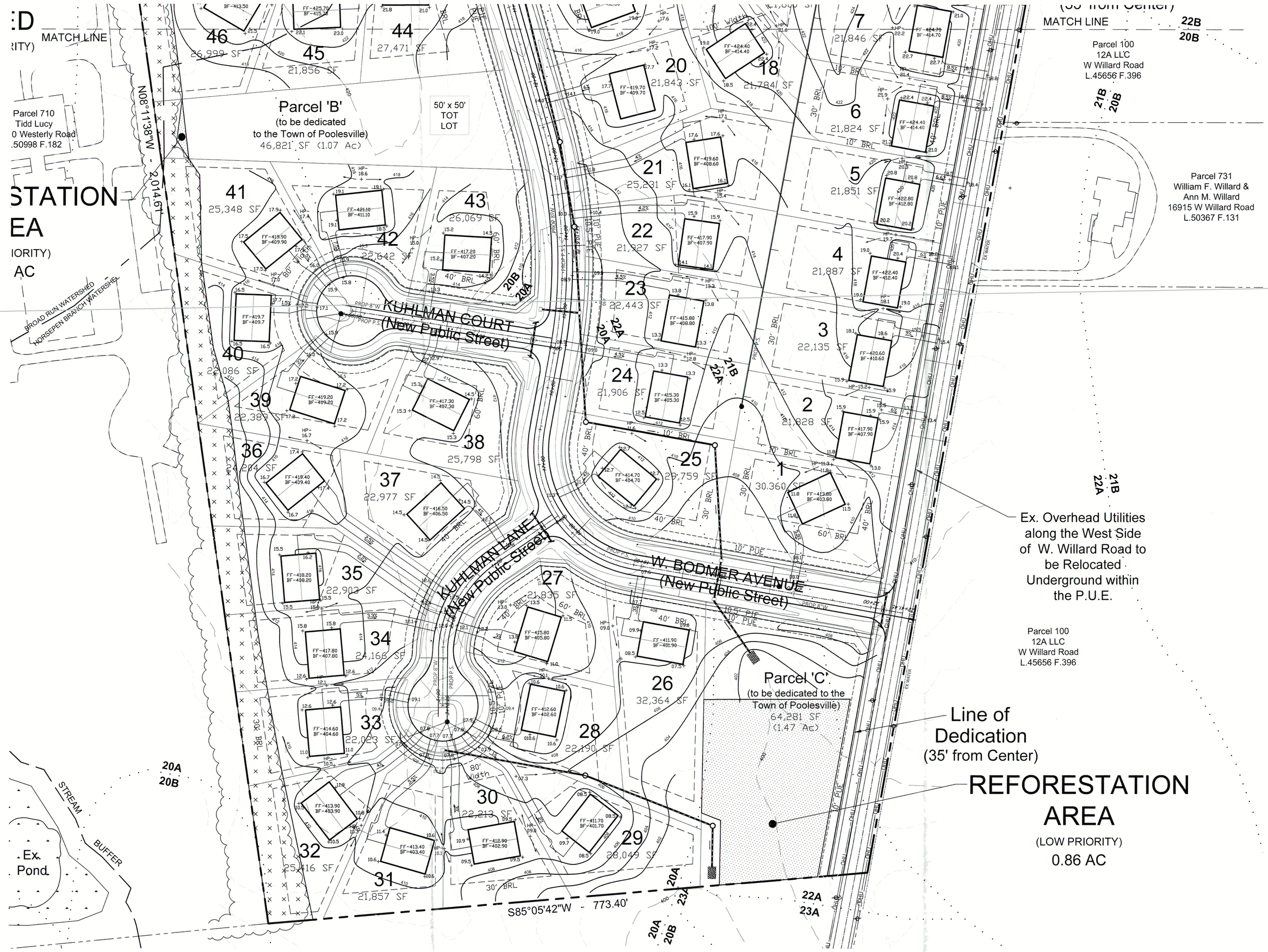
Rev. 05-31-2023

date: 01/15/2023
scale: 1" = 100'

Benning & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301)948-0240

Preliminary Plan
BRICKEN PROPERTY
Parcel 630
Town of Poolesville, Maryland

WSSC GRID 223NW20
TAX MAP CT121
SHEET 1 OF 3



LEGEND:

- CANOPY COVERAGE
- CENTERLINE
- CRITICAL ROOT ZONE (CRZ)
- EXISTING BUILDING
- FOREST TO BE CLEARED
- FOREST TO BE RETAINED
- FOREST TO BE PLANTED
- INDEX CONTOUR (2' INTERVAL) (300)
- INTERMEDIATE CONTOUR
- OVERHEAD UTILITIES (Ex.) (OHU)
- PROPERTY LINE (N 67°04'00" W)
- PROPOSED BUILDING RESTRICTION LINE (60' BRL)
- PROPOSED CONSERVATION AREA
- PROPOSED DRAINAGE FLOW
- PROPOSED DRIVEWAY SLOPE
- PROPOSED GRADING (418)
- PROPOSED GRAVITY SEWER (PROP 8"S)
- PROPOSED HOUSE
- PROPOSED LOT LINE
- PROPOSED PRESSURE SEWER MAIN (PROP P.S.)
- PROPOSED SEWER PUMP STATION
- PROPOSED SPOT ELEVATION (21.7)
- PROPOSED STORM DRAIN
- PROPOSED WATER MAIN (PROP 8" W)
- SIGNIFICANT TREE
- SIGNIFICANT TREE TO BE REMOVED
- SOILS SERIES DIVIDE (1C 2B)
- SPECIMEN TREE
- SPECIMEN TREE TO BE REMOVED
- STREAM
- STREAM BUFFER
- UTILITY POLE
- WETLANDS
- 100-YEAR FLOODPLAIN
- 25-FOOT FLOODPLAIN BRL (25' FBRL)

Revisions

05/31/2023

date: 01/15/2023

scale: 1" = 60'

Benning & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301)948-0240

Forest Conservation Data Table

	Number of Acres
Tract	56.1
Remaining in Agricultural Use	-
Road & Utility ROWs[1]	3.8
Total Existing Forest	7.3
Forest Retention	6.6
Forest Cleared	0.6

Land Use & Thresholds[2]

Land Use Category	HDR	ARA, MDR, IDA, HDR, MDP, or CIA.
Conservation Threshold	20%	percent
Afforestation Threshold	15%	percent

	Total Channel Length (ft.)	Average Buffer Width (ft.)[3]
Stream(s)	442	100

Acres of Forest in	Retained	Cleared	Planted
Wetlands	0.20	0.03	-
100-Year Floodplain	1.20	0.04	-
Stream Buffers	2.00	0.07	-
Priority Areas	2.00	0.07	-

[1] Only Road or Utility ROWs not to be improved as part of development application.
[2] Information from FC Land Use Categories & Thresholds document.
[3] Measured from stream edge to buffer edge.

Recieved 6-1-23

Professional Certification:
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed landscape architect registered to practice in the State of Maryland.

Signature Date 01/15/2023 Exp. Date 04/20/2024

APPROVAL

SIGNATURE INDICATES REVIEW OF INFORMATION SUPPLIED ON PLANS IN ACCORDANCE WITH TOWN CODE. THE TOWN TAKES NO RESPONSIBILITY FOR COORDINATION OF PLAN SETS AND MEASUREMENTS SHOWN ON PLANS.

_____ DATE _____
PRESIDENT OF PLANNING COMMISSION

_____ DATE _____
TOWN ENGINEER RECOMMENDATION FOR SIGNATURE

PRELIMINARY FOREST CONSERVATION PLAN
BRICKEN PROPERTY
Parcel 630
Town of Poolesville, Maryland

WSSC GRID 223NW20

TAX MAP CT121

SHEET 3 OF 3