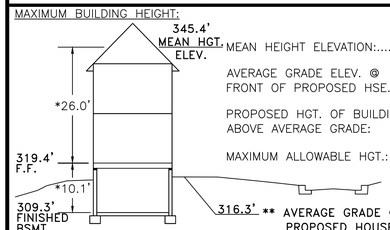
GENERAL NOTES

SURVEY:
- HORIZONTAL DATUM BASED ON MONTGOMERY COUNTY PLAT #1040
- VERTICAL DATUM BASED ON TOP OF WSSC MANHOLE #6377
- TOPOGRAPHY BASED ON FIELD RUN SURVEY PERFORMED NOV 2025.
- NO TITLE REPORT WAS FURNISHED FOR THIS PLAN

ZONING:
- PROPERTY ZONED: R-60
- FRONT YARD: 25.0' OR ESTABLISHED BUILDING LINE
- SIDE YARD: 7.00'
- REAR YARD: 20.0'
- MAXIMUM COVERAGE ALLOWED: 28.94% (2,042 SF)
- PROPOSED COVERAGE: 28.87% (2,038 SF)
- FRONT YARD SURFACED AREA COVERAGE
  (R-60: 35% OR 320 SF WHICHEVER IS GREATER)
  SURFACED AREA FOR PARKING = 310 SF
  FRONT YARD AREA = 1,749 SF
  COVERAGE = 310 SF/1,749 SF= 17.7% (<35%)

MAXIMUM BUILDING HEIGHT:



*= PER ARCHITECT

MEAN HEIGHT ELEVATION:.....345.4'

AVERAGE GRADE ELEV. @ FRONT OF PROPOSED HSE.:.....316.3'

PROPOSED HGT. OF BUILDING ABOVE AVERAGE GRADE: 29.1'

MAXIMUM ALLOWABLE HGT.: 30.0'

** AVERAGE GRADE @ FRONT OF PROPOSED HOUSE (SEE CALCULATIONS BELOW)

				**AVERAGE GRADE		TOTAL
1) DISTANCES ACROSS FRONT OF PROPOSED HOUSE	2.0'	X		315.7'	=	631.4
	11.0'			316.3'		3,479.3
	10.0'			316.5'		3,165.0
	11.0'			316.3'		3,479.3
	2.0'	X		316.2'	=	632.4
TOTALS:	36.0'				=	11,387.4
						11,387.4/36.0'
				AVERAGE GRADE @ FRONT OF HSE.		=316.3'

**= AVERAGE GRADE IS CALCULATED USING THE WEIGHTED AVERAGE OF POINT GRADES FOR EACH WALL LENGTH ALONG PRE-DEVELOPMENT OR FINISHED LEVEL OF GROUND (WHICHEVER IS MORE RESTRICTIVE) LOCATED ALONG THE FRONT OF THE BUILDING AND BEING PARALLEL TO THE FRONT SETBACK LINE.
AVERAGE GRADE ON CORNER LOTS SHOULD BE MEASURED OPPOSITE THE REAR BRL.

DISTURBED AREA:
- CONTRACTOR IS RESPONSIBLE TO ENSURE POSITIVE DRAINAGE AWAY FROM FOUNDATION WALLS. CONTRACTOR IS TO CONTACT P.V.S. IF ANY GRADING QUESTIONS ARISE.
- ALL DISTURBED AREAS MUST BE TOPSOILED PER MDE TOPSOILING REQUIREMENTS (B-4-2).

TREES/FOREST CONSERVATION:
- THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION UNDER SECTION 22A-5(a)(2) OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW.
- THIS PROJECT MUST COMPLY WITH THE TREE CANOPY LAW AND ROAD SIDE TREE LAW AS REQUIRED BY MONTGOMERY COUNTY BILL'S 35-12 AND 23-13.
- ALL TREES SHOWN ON OR NEAR THE PROPERTY LINE MAY BE CONSIDERED SHARED TREES. IT IS THE CLIENT'S RESPONSIBILITY TO CONSULT WITH ADJOINING LAND OWNER AND AN ARBORIST ON ALL TREES THAT MAY BE AFFECTED BY THE LIMITS OF THE PROPOSED CONSTRUCTION.

STORMWATER MANAGEMENT:
- SEE STORMWATER MANAGEMENT / SEDIMENT CONTROL PLAN.
- CONTRACTOR IS RESPONSIBLE TO ENSURE POSITIVE DRAINAGE AWAY FROM FOUNDATION.

UTILITIES:
- PROJECT UTILIZES PUBLIC WATER AND SEWER WITHIN WSSC GRID 210NW04
- CONTRACTOR TO VERIFY THE ELEVATION OF THE SEWER HOUSE CONNECTION PRIOR TO CONSTRUCTION TO CHECK FOR THE AVAILABILITY OF GRAVITY FLOW FROM THE BASEMENT.
- THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON WERE PLOTTED BY ABOVE GROUND EVIDENCE. POTOMAC VALLEY SURVEYS, LLC MAKES NO GUARANTEES THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY THE OWNER OR CONTRACTOR BY PERFORMING BORING/TEST PITS TO VERIFY EXACT LOCATION.
- **CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION.**

SEDIMENT CONTROL:
- STABILIZED CONSTRUCTION ENTRANCE SHALL BE PLACED AS DIRECTED BY THE AUTHORIZED M.C.D.P.S. REPRESENTATIVE (INSPECTOR).

UTILITY NOTE:

THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON WERE PLOTTED BY ABOVE GROUND EVIDENCE. POTOMAC VALLEY SURVEYS, LLC MAKES NO GUARANTEES THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY THE OWNER OR CONTRACTOR BY PERFORMING BORING/TEST PITS TO VERIFY EXACT LOCATION.

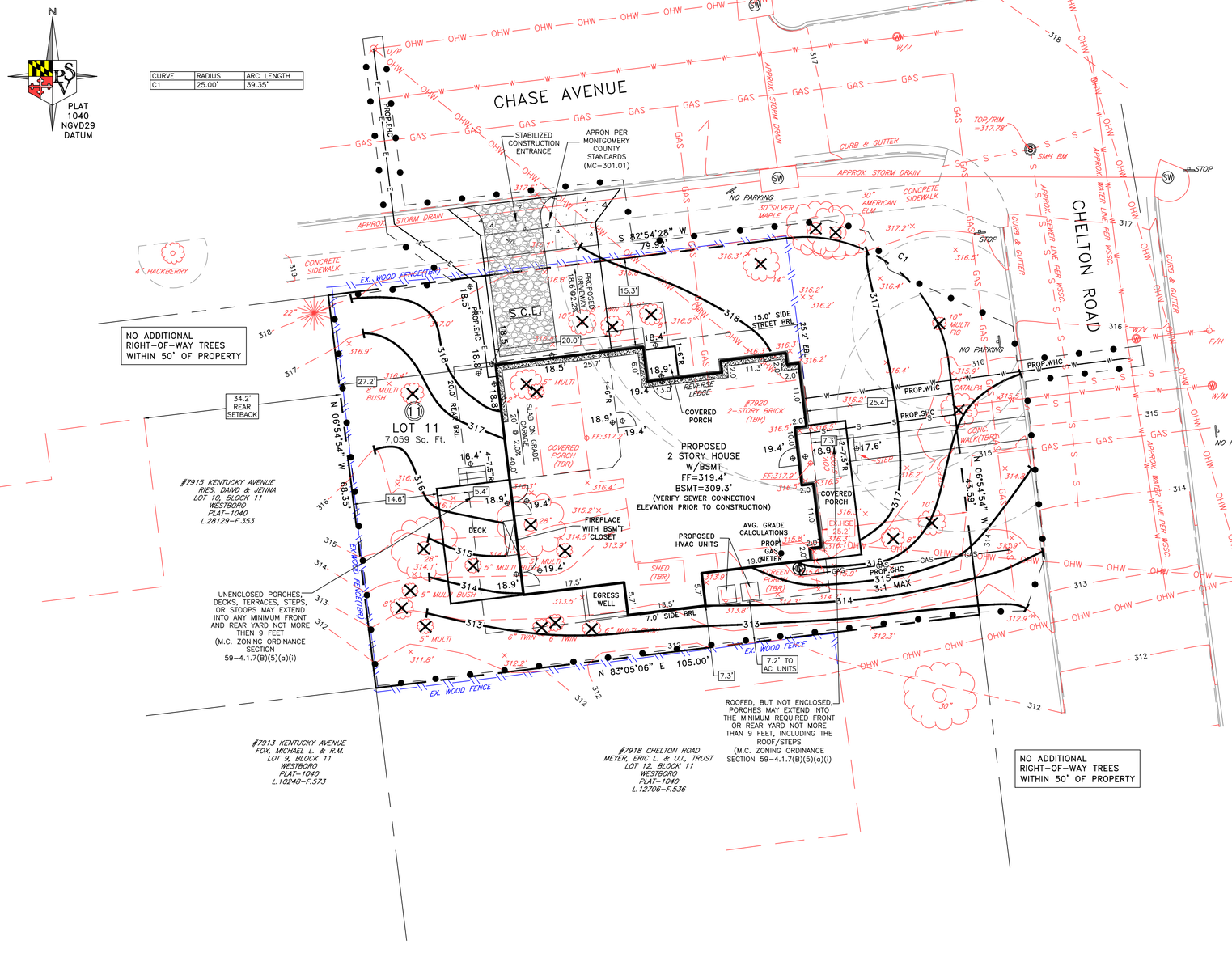
MISS UTILITY:

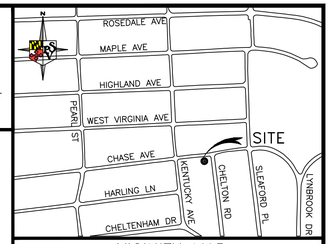
FOR LOCATION OF UTILITIES, CALL 'MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY/ITIC 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF THE PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE. POTOMAC VALLEY SURVEYS, LLC SUBMITTED A MISS UTILITY DIG REQUEST.

ESTABLISHED BUILDING LINE SURVEY

PER MONTGOMERY COUNTY ZONING ORDINANCE 59-4.4.1.A PER METHOD #3

PROPOSED ONE-FAMILY DWELLING MAY USE THE SAME FRONT SETBACK AS THE EXISTING HOUSE (WHICH WILL BE DEMOLISHED) PROVIDED IT MEETS THE MINIMUM FRONT YARD SETBACK AND IT DID NOT HAVE A VARIANCE FOR THE FRONT SETBACK.





VICINITY MAP

SCALE: 1"=500'

LEGEND

- EXISTING CONTOURS= 100
- EXISTING SPOT GRADE= x100.0'
- PROPOSED CONTOURS=
- PROPOSED SPOT GRADE= ⊕ 64.7'
- PROPOSED SILT FENCE= SF
- PROPOSED LIMIT OF DISTURBANCE=
- ITEMS TO BE REMOVED= (TBR)
- DOWNSPOUTS= D.S. □ #X
- DRAINAGE PATH=
- STABILIZED CONSTRUCTION ENTRANCE= S.C.E.
- PROPOSED UNDERGROUND DRAIN PIPE=
- DRAIN PIPE CLEAN OUT=
- RETAINING WALLS= (DESIGN BY OTHERS)
- PROPOSED REMOVAL OF EXISTING TREE (FINAL DETERMINATION BY OWNER / CLIENT)
- PROPOSED ELECTRIC= E E
- PROPOSED GAS= GAS
- PROPOSED SEWER= S S
- PROPOSED WATER= W W

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND WAS OBTAINED BY ME OR OTHERS UNDER MY SUPERVISION IN ACCORDANCE WITH COMAR 09-13-06-12 AND THAT THE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF MARYLAND ROBERT EVANS WALKER PROFESSIONAL LAND SURVEYOR 22030

ROBERT E. WALKER — DATE 02-10-26
MARYLAND PROFESSIONAL LAND SURVEYOR #22030
EXPIRATION/RENEWAL DATE 05-11-27

REVISIONS

DATE:

THIS PLAN PREPARED FOR:
KEHOE CONSTRUCTION LLC
4220 DRESDEN STREET
KENSINGTON, MD 20895
ATTN: TOM KEHOE
240-743-7442
CONSTRUCTION.KEHOE@GMAIL.COM

JOB No.	25-136
DATE:	02-10-26
DRAWN:	CJM
SHEET:	1 OF 1

SITE-ZONING COMPLIANCE PLAN

7920 CHELTON ROAD
WESTBORO
LOT 11, BLOCK 11
PLAT No. 1040
MONTGOMERY COUNTY, MARYLAND

POTOMAC VALLEY SURVEYS
20010 FISHER AVENUE, SUITE F
POOLESVILLE, MARYLAND
1-888-349-5090