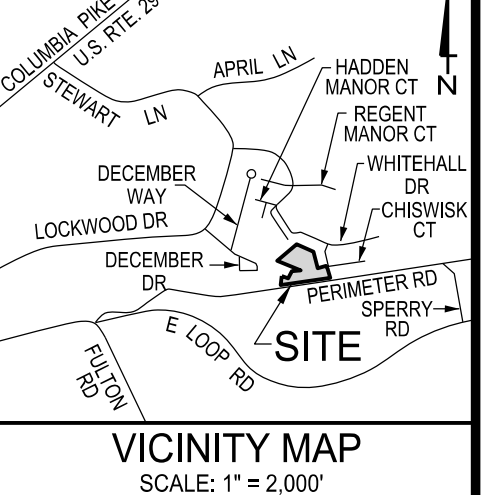




GENERAL NOTES

- THE SUBJECT PROPERTY IS IDENTIFIED AS:
 P245 IN THE LAND RECORDS OF MONTGOMERY COUNTY MARYLAND
 TAX ID NUMBER: 05-00255638
 PROPERTY OWNER: COLACHICCO, JAMES P & A
 9580 HOLLYHOCK COURT, DAVIE, FL 33328
 P299 IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND
 TAX ID NUMBER: 05-00265331
 PROPERTY OWNER: HANES PROPERTIES MARYLAND LLC
 406 TSCHIFFELY SQUARE ROAD, GAITHERSBURG, MD 20878
- THE AREA OF THE SUBJECT PROPERTY IS:
 P245: 67,518 SF OR 1.55 AC
 P299: 43,960 SF OR 1.00 AC
 TOTAL: 111,078 SF OR 2.55 AC
 PROPOSED R/W DEDICATION: XXX SF
 PROPOSED LOT AREA: XXX AC
- THE CURRENT ZONING OF THE PROJECT IS R-90
- THE WSSC 200 SCALE SHEET FOR THIS PROPERTY IS 214NE02.
 THE WATER / SEWER CATEGORIES IS W1 / S-1
 THE TAX MAP REFERENCE FOR THIS PROPERTY IS KQ11.
- P245: NR/IFSD WAS APPROVED ON NOVEMBER 02, 2023.
 P299: NR/IFSD 420231950 WAS APPROVED ON JANUARY 30, 2024.
- THERE IS NO 100 YEAR FLOODPLAIN OR WETLANDS ON THE AREA COVERED BY THIS PRELIMINARY PLAN APPLICATION. THE WETLANDS INFORMATION IS FROM THE NATIONAL WETLANDS INVENTORY MAP.
- THE SOURCE OF THE TOPOGRAPHY IS A FIELD SURVEY DATED DECEMBER 2022, BY KIM ENGINEERING FOR THE SUBJECT PROPERTY. OFFSITE TOPOGRAPHY WITHIN 100 FEET OF THE SITE WAS OBTAINED FROM MONTGOMERY COUNTY GIS IN MARCH 2020.
- THE SOURCE OF THE BOUNDARY FOR THE SUBJECT PROPERTY IS FROM A BOUNDARY SURVEY BY KIM ENGINEERING DATED DECEMBER 2022. THE SURROUNDING PROPERTY LINES ARE FROM AVAILABLE RECORDS.
- THE SUBJECT PROPERTY IS NOT LOCATED ON THE LOCATIONAL ATLAS OF THE INDEX OF HISTORICAL SITES.
- THE SUBJECT PROPERTY IS IN THE HAWLINGS RIVER WATERSHED, WHICH IS DESIGNATED AS A USE IV-P WATERWAY BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (COMAR 26.08.02.02(N)). THIS SITE IS LOCATED IN THE PATUXENT RIVER PRIMARY MANAGEMENT AREA.
- THE SITE IS NOT LOCATED IN A SPECIAL PROTECTION AREA.
- PROPOSED BUILDING GFA - 11,058 SF (2 FLOORS - 5,529 SF)
- THE SITE IS SERVED BY COMCAST, PEPCO, AND WASHINGTON GAS.

APPLICANT
 HOMETOWN COLLECTION LLC.
 406 TSCHIFFELY SQUARE ROAD
 GAITHERSBURG, MD 20878
 Attn: MARTY MITCHELL
 (301) 370-5304
 mmcddevelopmentllc@gmail.com



LEGEND

- | | | |
|---------------------------------|---|--|
| --- PROPERTY BOUNDARY | ⊙ EX. SEWER | --- L00 LIMIT OF DISTURBANCE |
| --- ADJACENT BOUNDARY | ⊙ EX. WATER PIPE | --- PROP. STORM DRAIN |
| WE EX. SOILS | ⊙ EX. STORM DRAIN PIPE | --- PROP. WATER |
| CnC EX. CONTOURS | G EX. GAS | ● PROP. SEWER |
| -150 EX. STEEP SLOPES | FO EX. VERIZON | ▨ PROP. PAVEMENT STRIPING WITH HANDICAP SIGN |
| CL EX. REGULATED STREAM CL | CTV EX. COMCAST LINE | ⑦ NUMBER OF PARKING SPACES |
| EX. TREE LINE | OHE EX. OVERHEAD ELECTRIC | ▨ PROP. PAVEMENT |
| FP EX. 100 YEAR FLOODPLAIN | ⊙ EX. SPECIMEN TREE WITH CRITICAL ROOT ZONE | ▨ PROP. CONCRETE |
| -FP BRL EX. 100 YEAR FLOODPLAIN | ⊙ EX. SPECIMEN TREE TO BE REMOVED | |
| EX. ELEC POLE | | |

Developer's Certificate
 The Undersigned agrees to execute all the features of the Plan Approval No. XXXXXX including Approval Conditions, Development Program and Landscape and Lighting Plan.
 Developer: HOMETOWN COLLECTION LLC MARTY MITCHELL
 Company Contact Person
 Address: 406 TSCHIFFELY SQUARE ROAD, GAITHERSBURG, MD 20878
 Phone: (301) 370-5304 mmcddevelopmentllc@gmail.com
 Signature: _____

Kim Engineering, Inc.
 MBE/DBE/SPWaM
 1390 Piccard Drive, Suite 340, Rockville, MD 20850
 (240) 614-7678
 www.KimEngineering.com
 Baltimore, MD - Laurel, MD - Rockville, MD
 Civil Engineering - Land Surveying - Geotechnical Engineering

NO.	REVISION	BY	DATE

DATE	AUGUST 2024
JOB NO.	1422
DESIGNED	TPT
TECHNICIAN	HN
CHECKED	BJF
WSSC GRID:	214NE02
TAX MAP:	KQ11 / 00 ADC MAP: 62 / C2
	1422/ENG/PRELIM

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 License No. 26286, Expiration Date: 6/21/2025

MISS UTILITY
 Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation.

NOT FOR CONSTRUCTION	PRELIMINARY PLAN NO. XXXXXX	SHEET OF 1
PRELIMINARY PLAN	PLAN VIEW PRELIMINARY PLAN STEWART LANE PARCELS P245 & P299 STEWART LANE, SILVER SPRING, MD 20904 COLESVILLE 5TH. ELEC. DISTRICT - MONTGOMERY COUNTY	SCALE 1" = 30'

TOTAL SHEETS IN THIS SET: 1
 KIM JOB NO. 1422