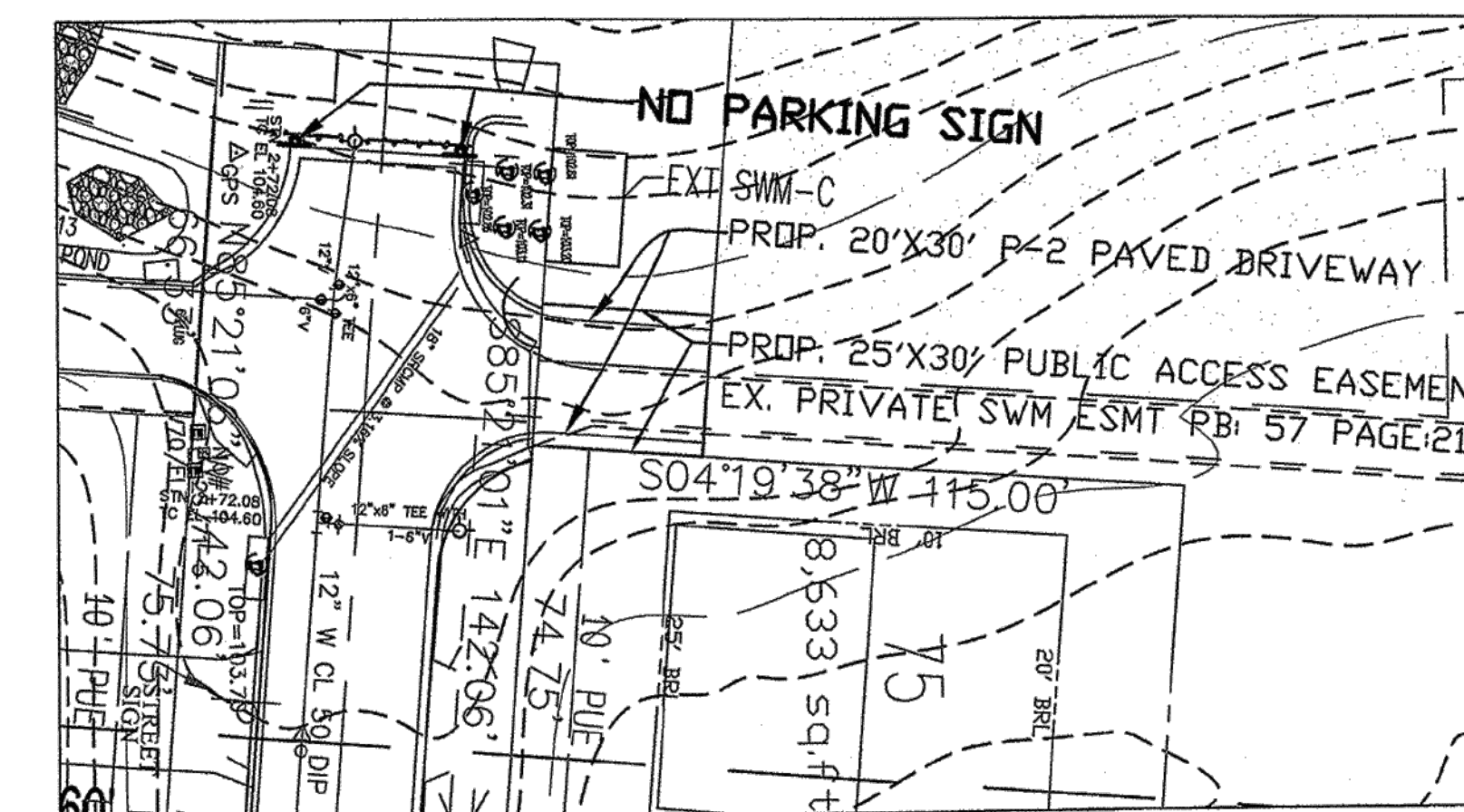




SCALE 1"=30"
DETAIL VIEW OF FALCON RIDGE DRIVE
TURNAROUND AND ACCESS EASEMENT

100

OWNER / APPLICANT:
WHITE OAK LLC
3551 Hamlet Place
Chevy Chase, MD 20815
c/o MR. THOMAS ARCHER

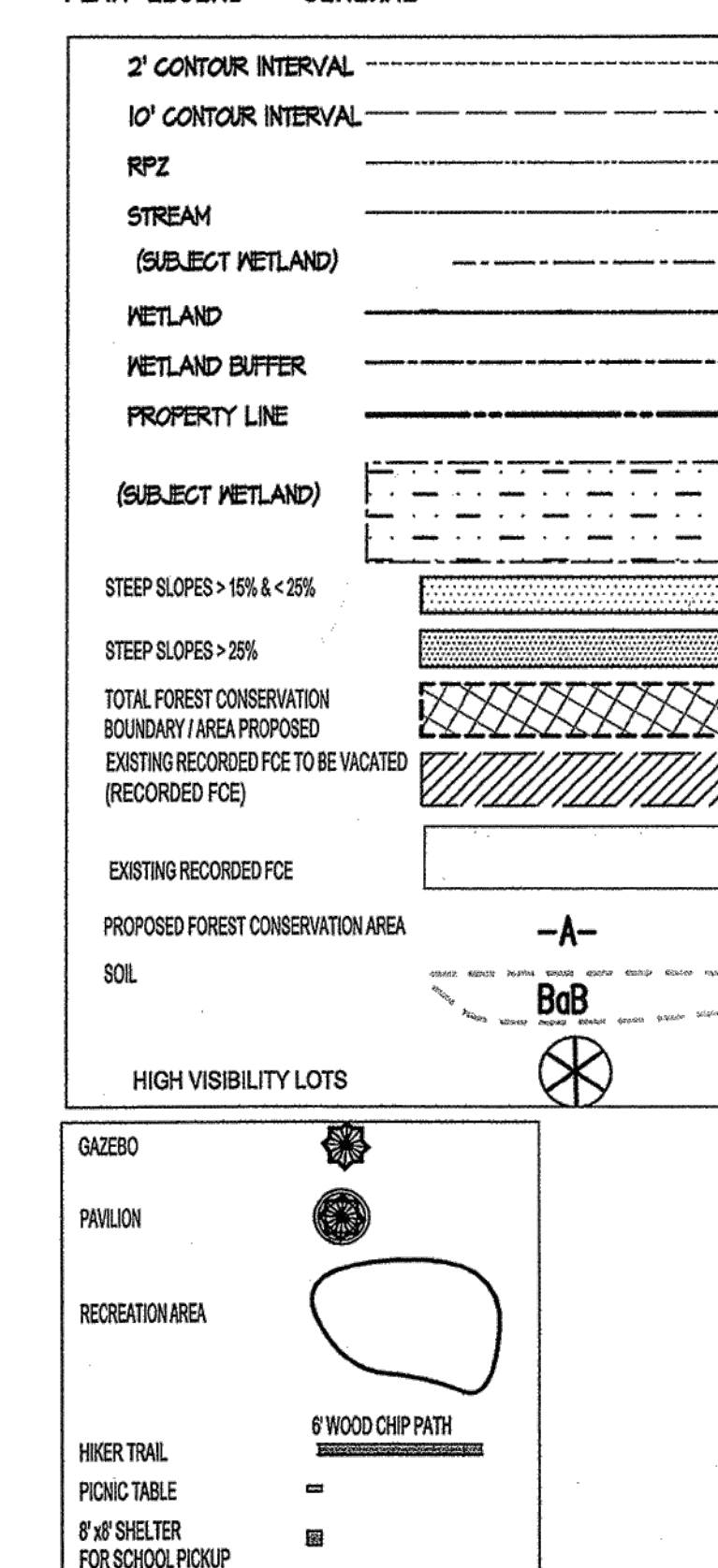
-
PRELIMINARY PLAN OF SUBDIVISION

FALCON RIDGE

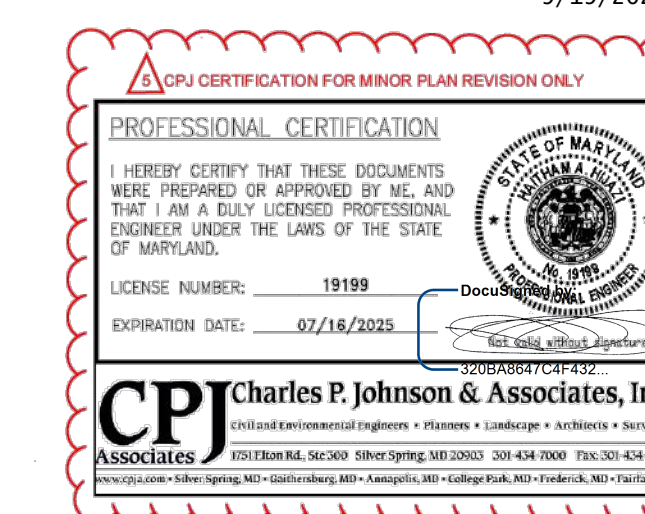
TAX MAP 21, GRID 7, PARCEL 38
 10TH ELECTION DISTRICT, CHARLES COUNTY, MARYLAND

- NOTE:
1. SEE SHEET 5C FOR PHASE LINES AND FOREST CONSERVATION.
 2. SEE SHEET 5 FOR FIRE HYDRANT DETAIL AND SPACING.
 3. 6' CONCRETE HIKER TRAIL ALONG CHESTNUT OAK DRIVE SHALL BE CONCRETE; SEE SHEET 5A, DETAIL R-2.47 CONCRETE PATHWAY. LOCATION AND LABELS SHOWN ON SHEET 5E.
 4. SEE SHEET 5A, DETAIL R-2.28 FOR SIDEWALKS. LOCATION AND LABELS SHOWN ON SHEET 5E.
 5. SEE SHEET 5E FOR RECREATION PLAN INFORMATION AND OPEN SPACE.
 6. SEE STORM WATER CONCEPT PLAN FOR DRAINAGE DIVIDES AND ESD INFORMATION.
 7. SEE COVER SHEET FOR PHASE LINES.
 8. USE MODIFIED COMBINATION CURB & GUTTER WITHIN THE COUNTY R.O.W.; SEE SHEET 5A, DETAIL R2.22.
 9. THE RIGHT-OF-WAY AND ROAD WIDTH TRANSITIONS FOR CHESTNUT OAK CT. WILL BE PROVIDED WITH 20:1 TAPER DURING FINAL ENGINEERING.

PLAN LEGEND – GENERAL



APPROVAL BLOCK



Expiration Date : 05-01-1

ATCS

ATCS, P.L.C.
ENGINEERS, PLANNERS, SURVEYORS
POST OFFICE ROAD, SUITE C
MAYFARLOR, MARYLAND 20602
PHONE (301) 932-8043 PHONE (301)
FAX (301) 843-1262

1" = 60'

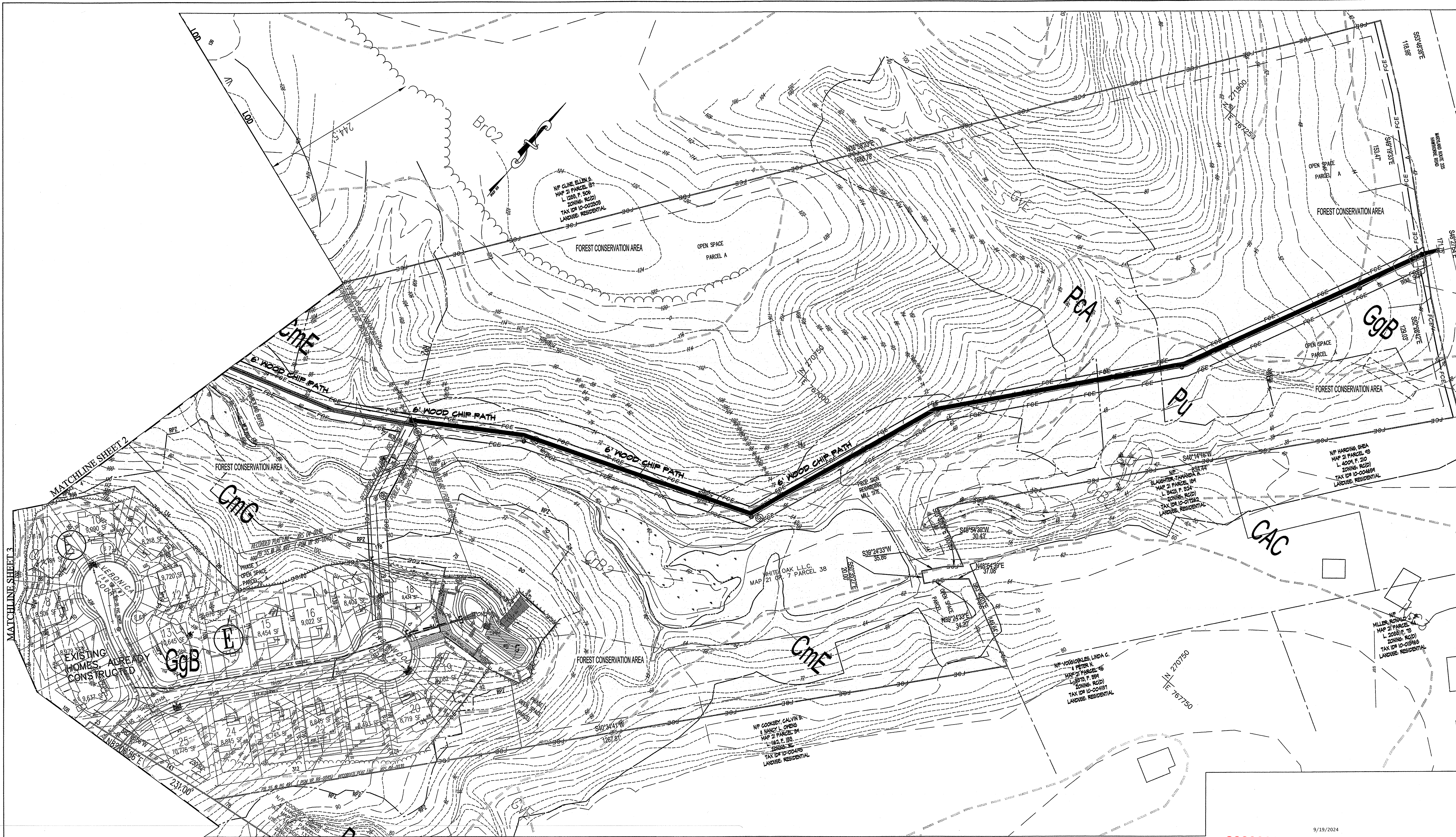
ALL

From

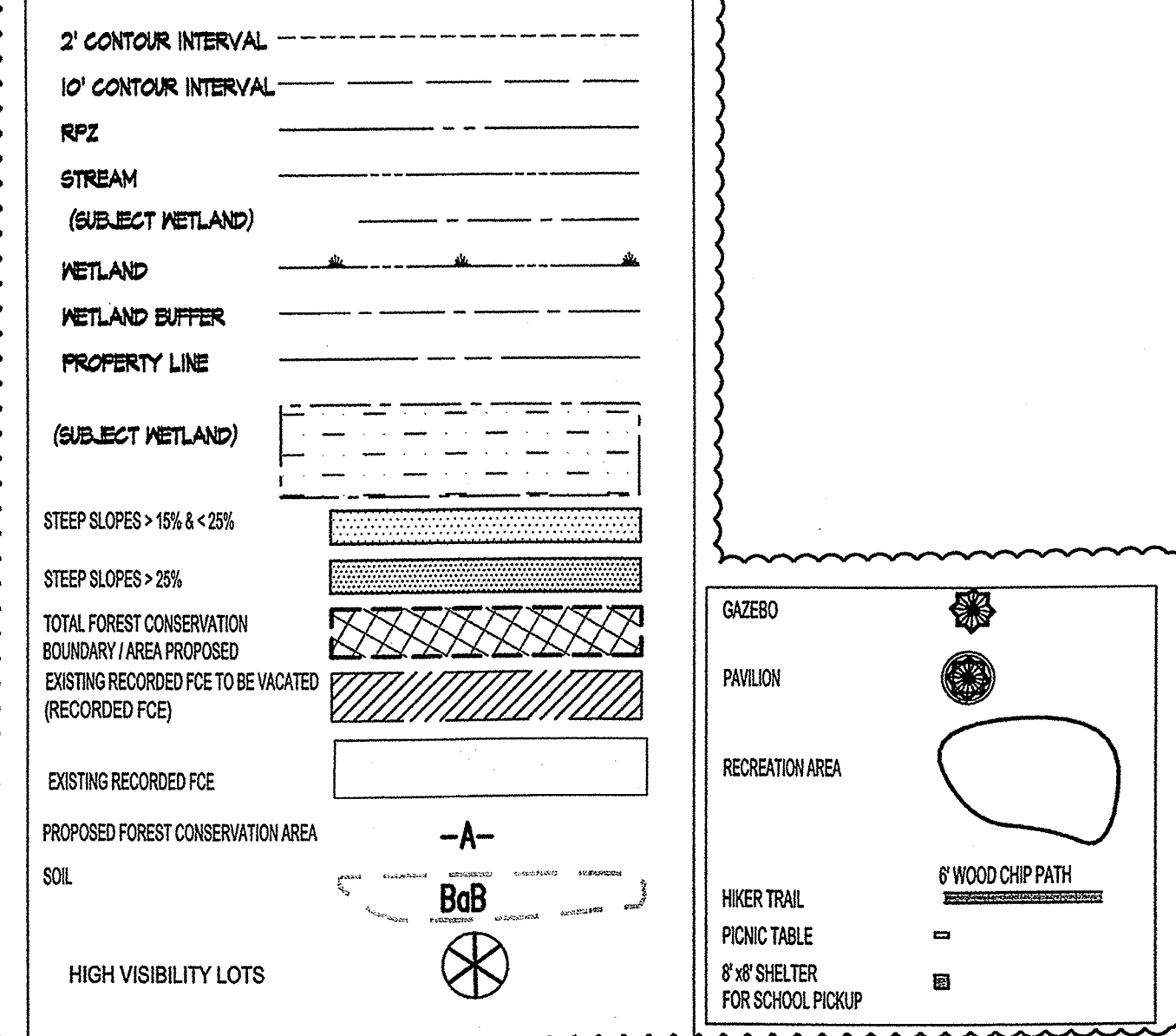
HEET

WO41	2125
B No.	FILE No.

1000

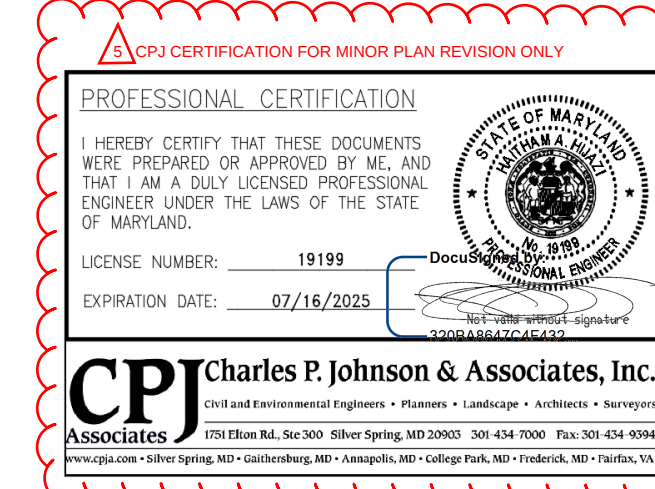


PLAN LEGEND - GENERAL



NOTE:

1. SEE SHEET 5C FOR PHASE LINES AND FOREST CONSERVATION.
2. SEE SHEET 5 FOR FIRE HYDRANT DETAIL AND SPACING.
3. 6" CONCRETE HIKER TRAIL ALONG CHESTNUT OAK DRIVE SHALL BE CONCRETE; SEE SHEET 5A, DETAIL R-2.47 CONCRETE PATHWAY. LOCATION AND LABELS SHOWN ON SHEET 5E.
4. SEE SHEET 5A, DETAIL R-2.28 FOR SIDEWALKS. LOCATION AND LABELS SHOWN ON SHEET 5E.
5. SEE SHEET 5E FOR RECREATION PLAN INFORMATION AND OPEN SPACE.
6. SEE STORM WATER CONCEPT PLAN FOR DRAINAGE DIVIDES AND ESD INFORMATION.
7. SEE COVER SHEET FOR PHASE LINES.
8. USE MODIFIED COMBINATION CURB & GUTTER WITHIN THE COUNTY R.O.W.; SEE SHEET 5A, DETAIL R2.22.
9. THE RIGHT-OF-WAY AND ROAD WIDTH TRANSITIONS FOR CHESTNUT OAK CT. WILL BE PROVIDED WITH 20:1 TAPER DURING FINAL ENGINEERING.



Expiration Date : 05-01-18

APPROVAL BLOCK

SCALE 1"=60'

OWNER / APPLICANT:
WHITE OAK LLC
3551 Hamlet Place
Chevy Chase, MD 20815
c/o MR. THOMAS ARCHER

PRELIMINARY PLAN OF SUBDIVISION
FALCON RIDGE
TAX MAP 21, GRID 7, PARCEL 38
10TH ELECTION DISTRICT, CHARLES COUNTY, MARYLAND

No.	REVISION	DATE	BY
1	REVISION TO LOTS, SEWER LINE & FCE	02/17/01	RJP
2	REVISED TO HAVE ONE ACCESS POINT, ADDED TWO ACCESS POINTS, CONNECTED PLUM COURT TO LOT 15, ADJUSTED LOT 15 TO LOT 16	03/25/10	RJP
3	REMOVE EMERGENCY ACCESS "A" AND RESPOND TO COUNTY COMMENTS OF 1-10-13 & 3/6/14	3/19/13	CB
4	REVISION TO ADDRESS SHA PLANNING COMMISSION	07/08/16	
5	Revision to add BrC2 & Bag 1C-20C	06/25/24	

ATCS, P.L.C.

ENGINEERS, PLANNERS, SURVEYORS
7 POST OFFICE ROAD, SUITE G
WALDORF, MARYLAND 20602
PHONE (301) 932-8043 PHONE (301) 870-4530
FAX (301) 843-7262

RJP/JUN	SCALE	1" = 60'
DESIGN		
AB	4 OF 5E	
DRAWN		
JW	SHEET	
CHECKED		
DATE	2/20/2016	
	NO.41	
	JOB No.	2125
	FILE No.	

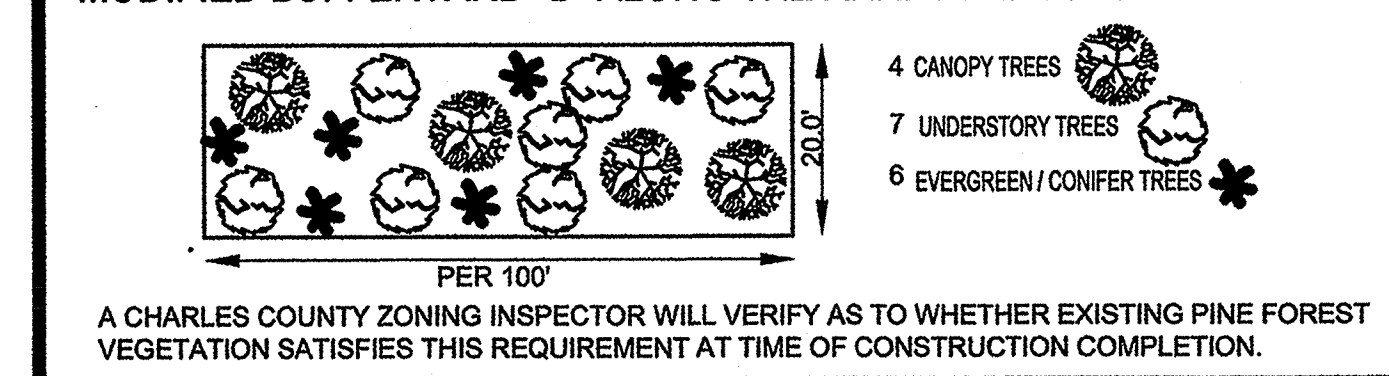
to intersecting roadway

Legend
→ Direction of travel

Scale: 1" = 20'-0"

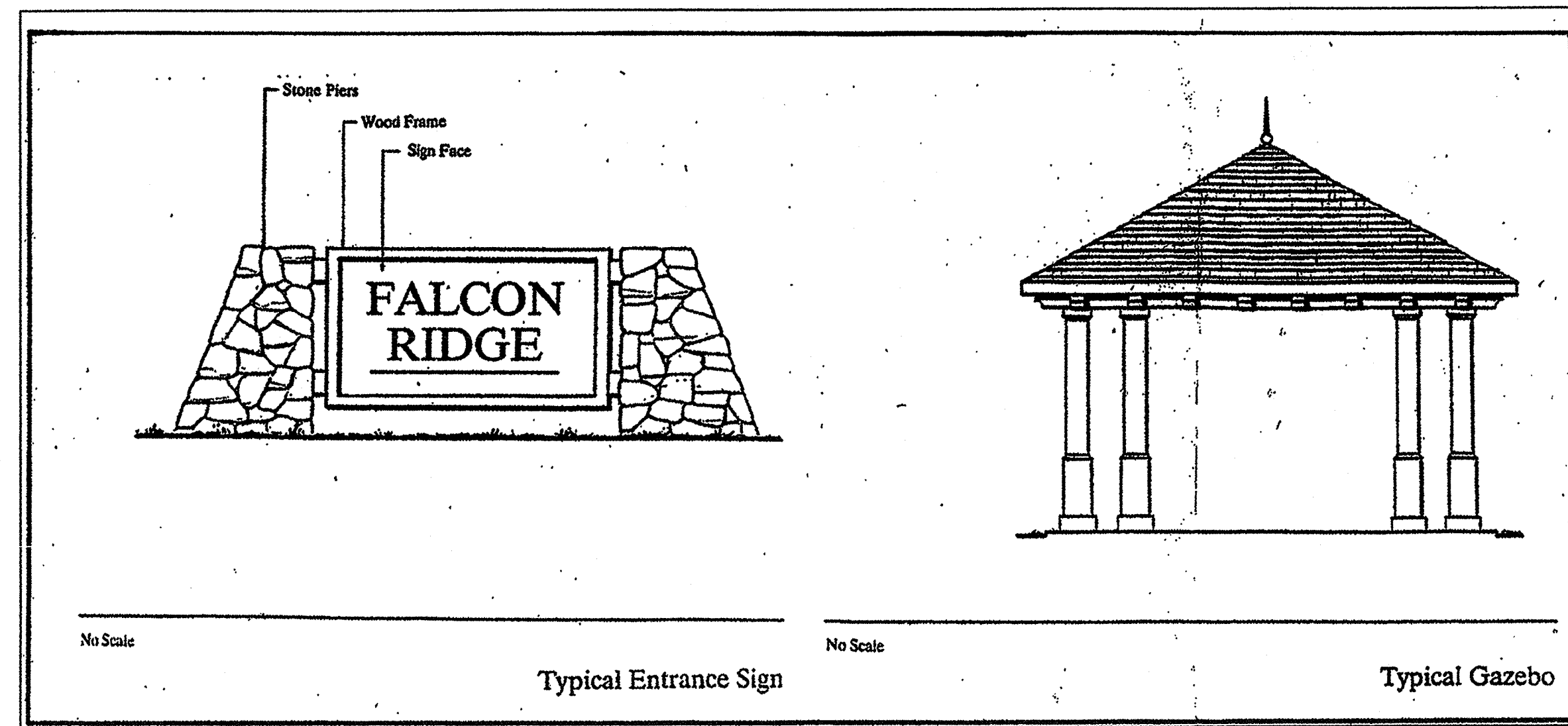
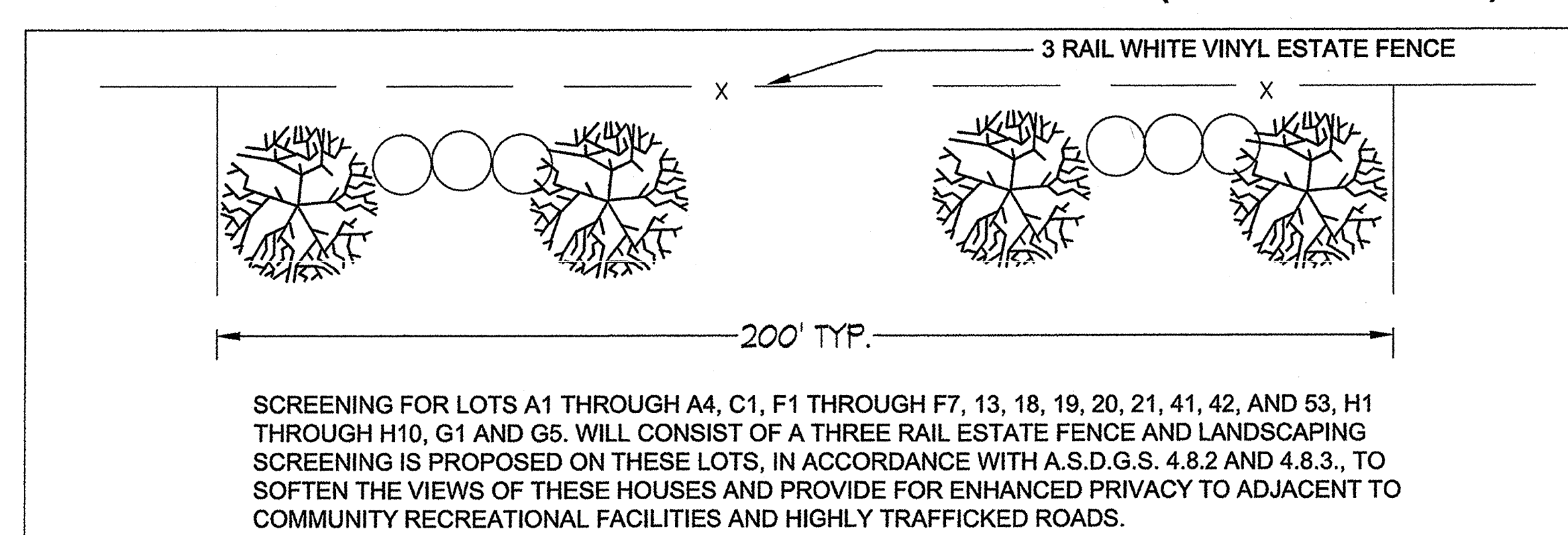
Notes:
1. All markings shall be in white.
2. All markings shall be in white.

WALK MARKING DETAIL



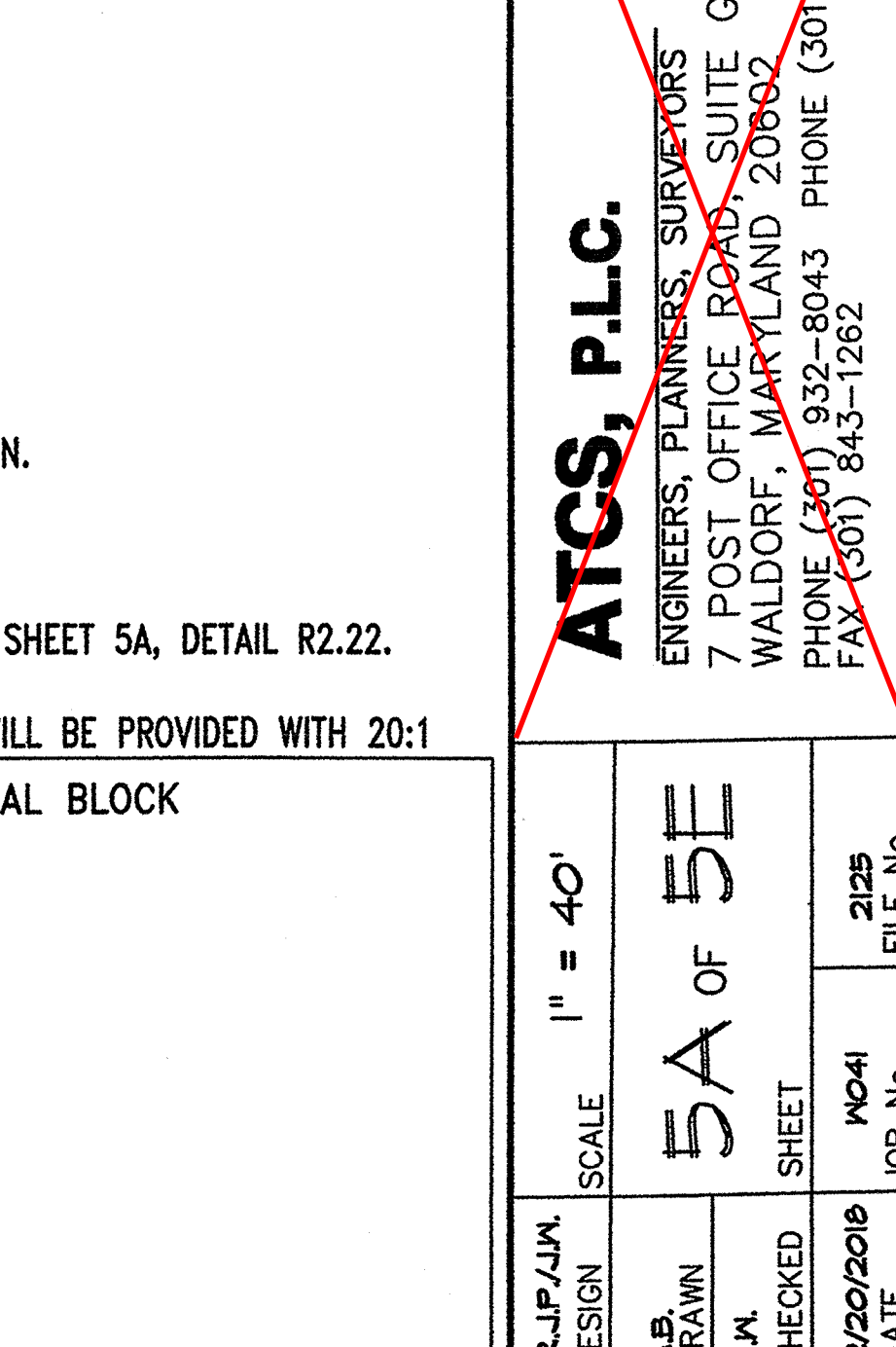
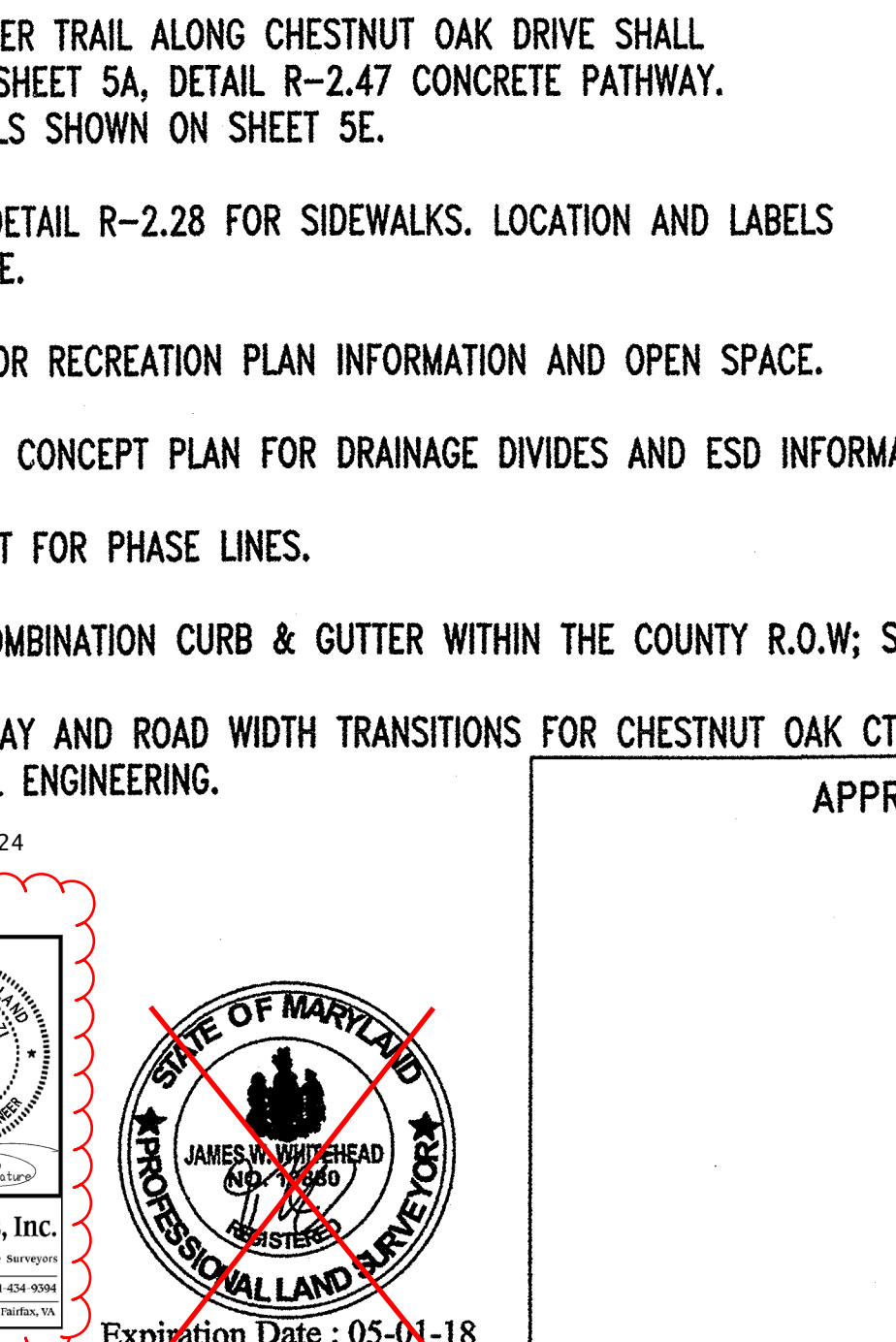
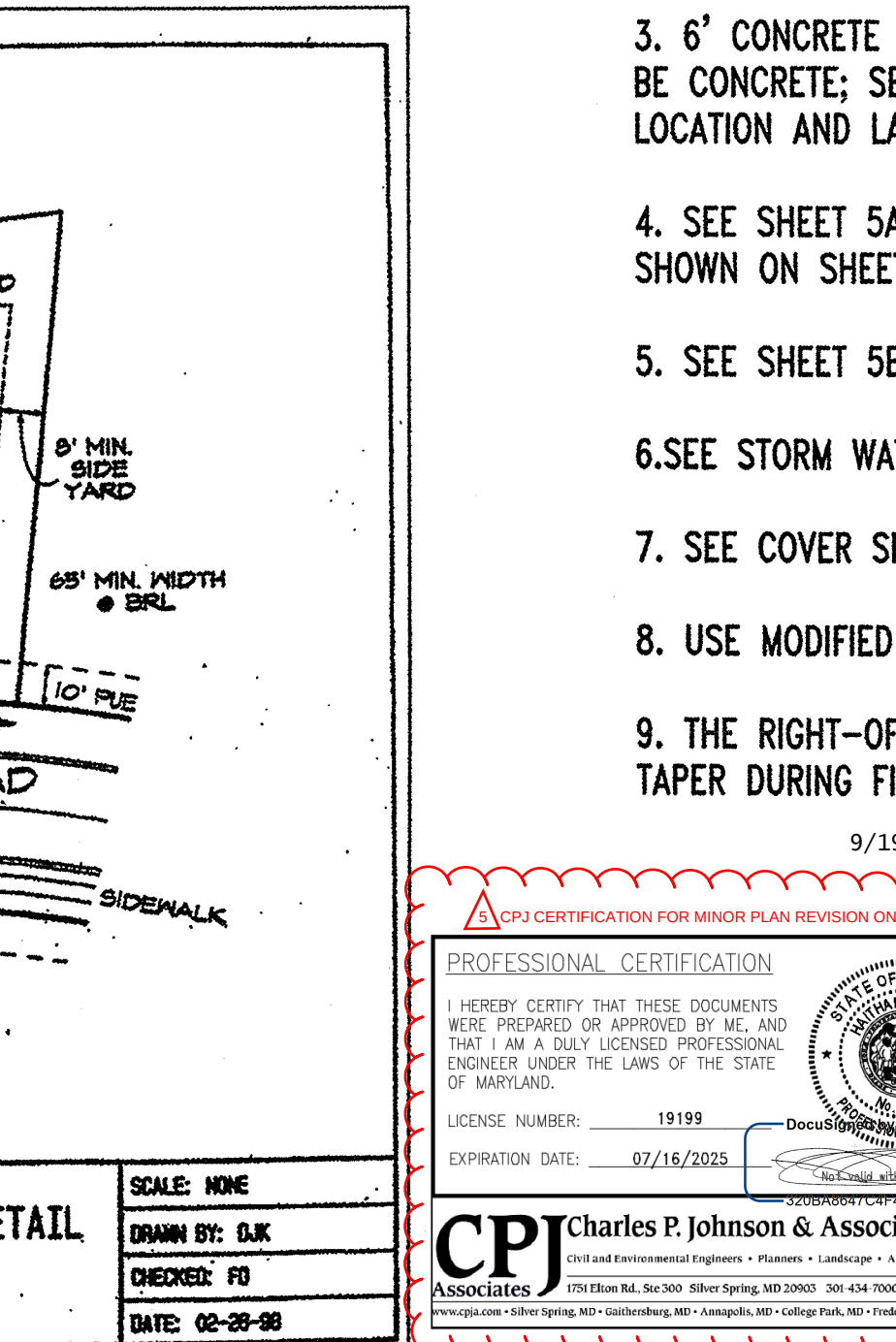
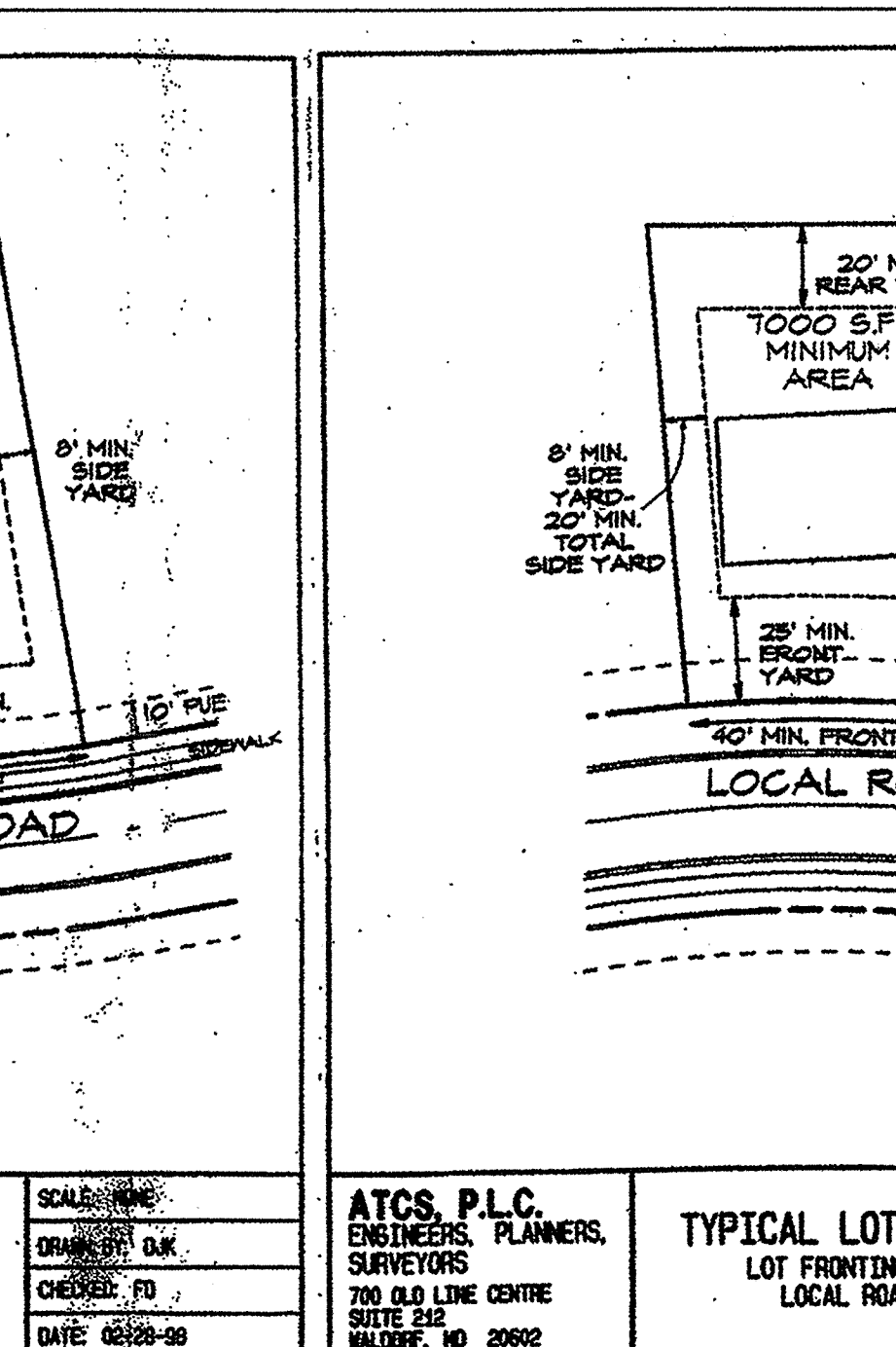
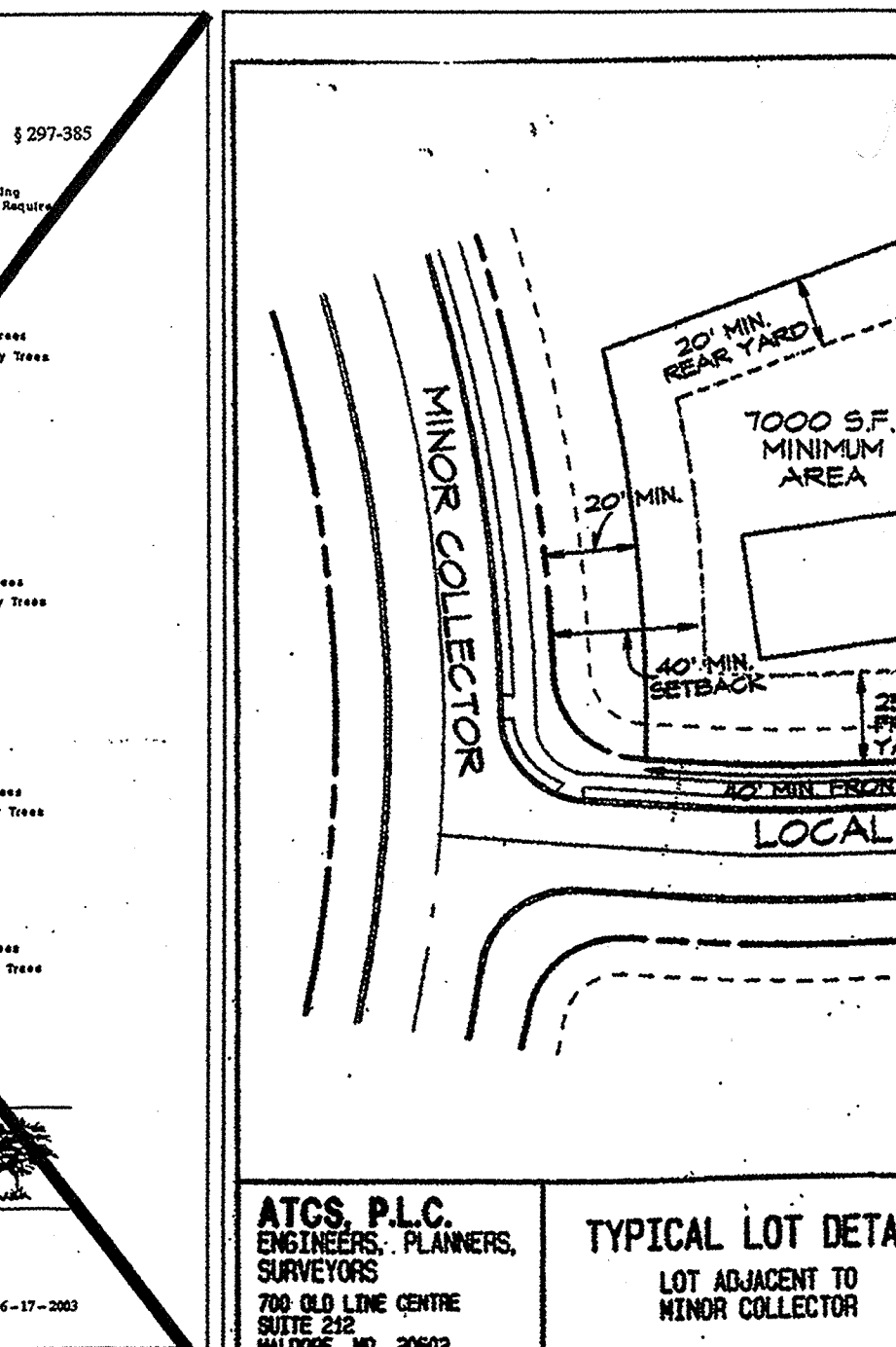
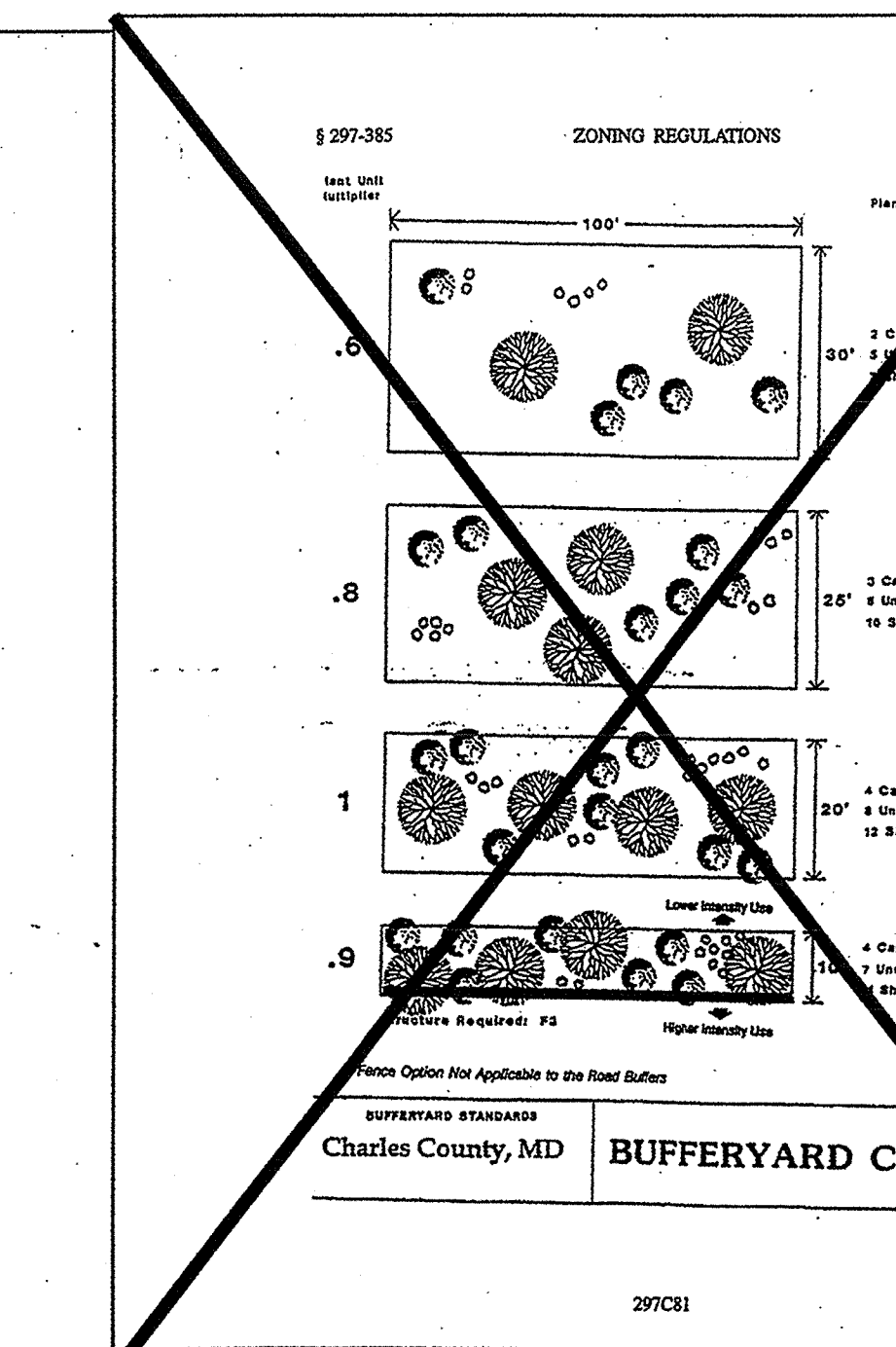
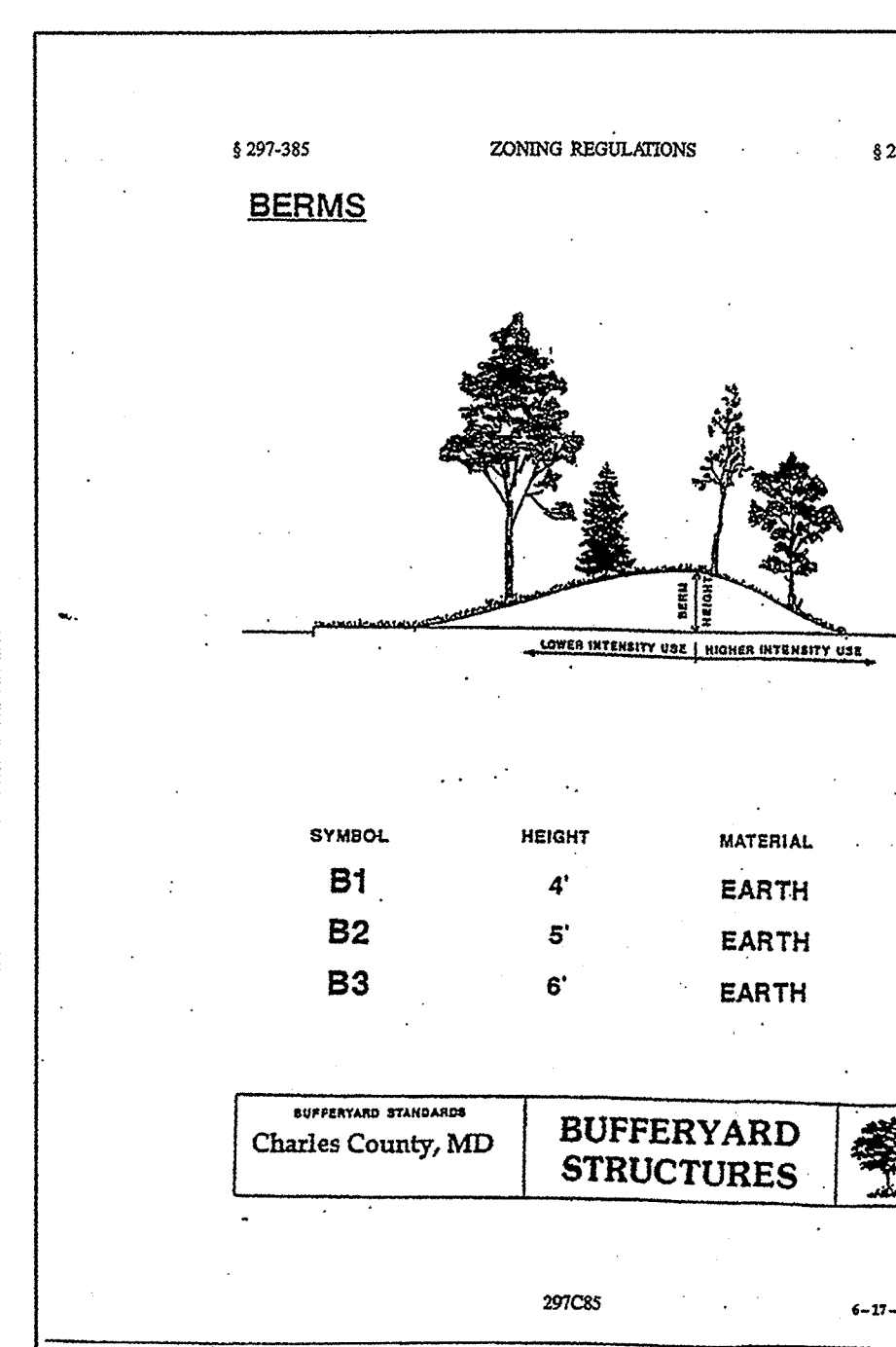
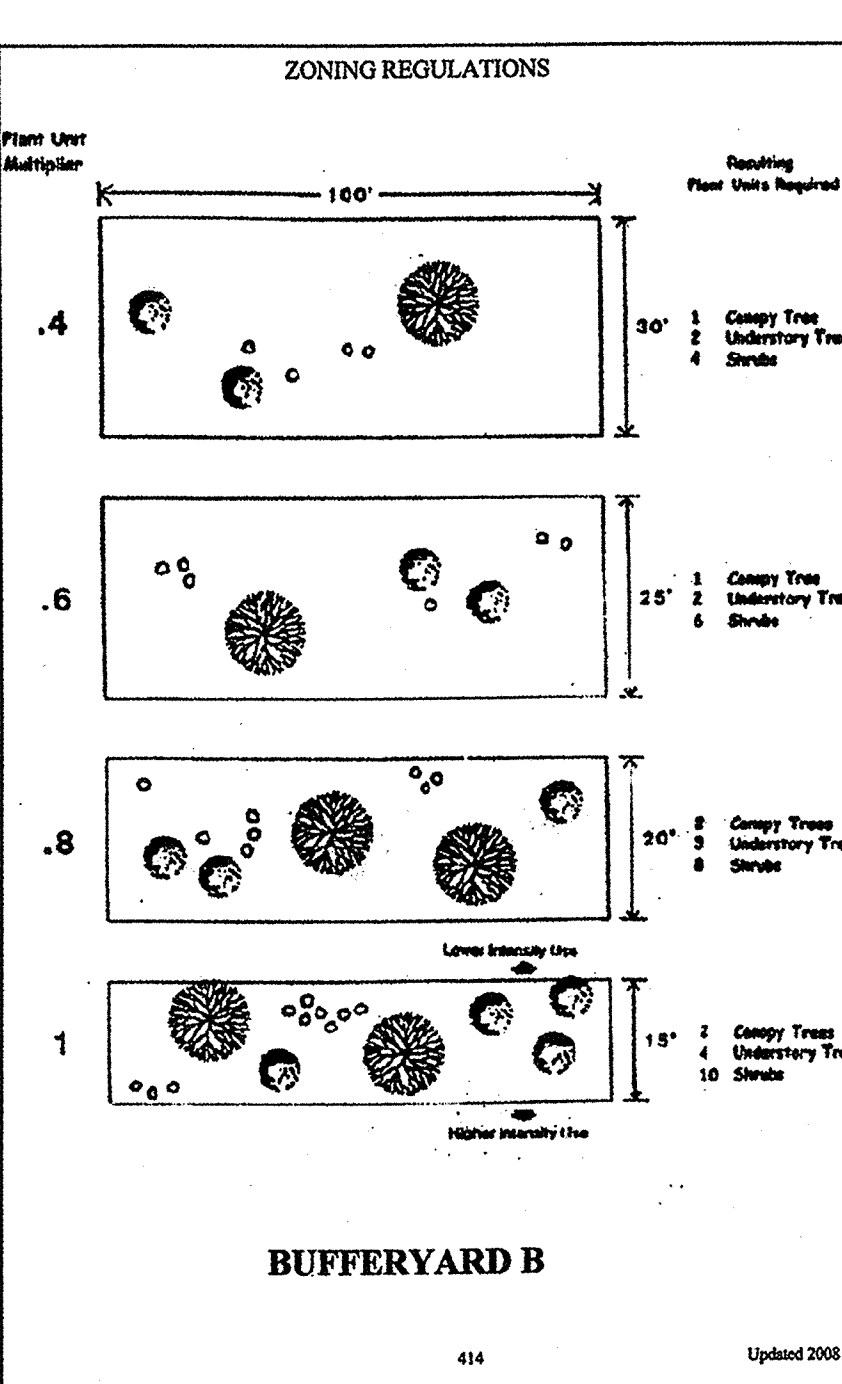
BEGIN 80' ROAD SECTION STATION 0+35 (SEE DETAIL SHEET 5A)
 BEGIN 20:1 TAPER AT STATION 5+50
 BEGIN 60' ROAD SECTION STATION 8+50 (DETAIL R.2.15)
 BEGIN TRANSITION 20:1 TAPER STATION 15+71.21
 BEGIN 50' ROAD SECTION STATION 16+32 (DETAIL R.2.16)

FENCE AND LANDSCAPE SCREENING DETAIL



- NOTE:
1. SEE SHEET 5C FOR PHASE LINES AND FOREST CONSERVATION.
 2. SEE SHEET 5 FOR FIRE HYDRANT DETAIL AND SPACING.
 3. 6' CONCRETE HIKER TRAIL ALONG CHESTNUT OAK DRIVE SHALL BE CONCRETE; SEE SHEET 5A, DETAIL R-2.47 CONCRETE PATHWAY. LOCATION AND LABELS SHOWN ON SHEET 5E.
 4. SEE SHEET 5A, DETAIL R-2.28 FOR SIDEWALKS. LOCATION AND LABELS SHOWN ON SHEET 5E.
 5. SEE SHEET 5E FOR RECREATION PLAN INFORMATION AND OPEN SPACE.
 6. SEE STORM WATER CONCEPT PLAN FOR DRAINAGE DIVIDES AND ESD INFORMATION.
 7. SEE COVER SHEET FOR PHASE LINES.
 8. USE MODIFIED COMBINATION CURB & GUTTER WITHIN THE COUNTY R.O.W; SEE SHEET 5A, DETAIL R2.22.
 9. THE RIGHT-OF-WAY AND ROAD WIDTH TRANSITIONS FOR CHESTNUT OAK CT. WILL BE PROVIDED WITH 20 TAPER DURING FINAL ENGINEERING.

APPROVAL BLOCK



~~ATCS, P.L.C.~~

DESIGN	SCALE	1" = 40'
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B. RAWN	SA of SE	SHEET
W.		CHECKED

DATE	1/20/2018	JOB No.	W041	2125	FILE No.
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OWNER / APPLICANT:
WHITE OAK LLC
3551 Hamlet Place
Chevy Chase, MD 20815
c/o MR. THOMAS ARCHER

PLAN LEGEND - GENERAL

PHASE LINES

2' CONTOUR INTERVAL

10' CONTOUR INTERVAL

RPZ

STREAM

(SUBJECT WETLAND)

WETLAND

WETLAND BUFFER

PROPERTY LINE

(SUBJECT WETLAND)

STEEP SLOPES > 15% & < 25%

STEEP SLOPES > 25%

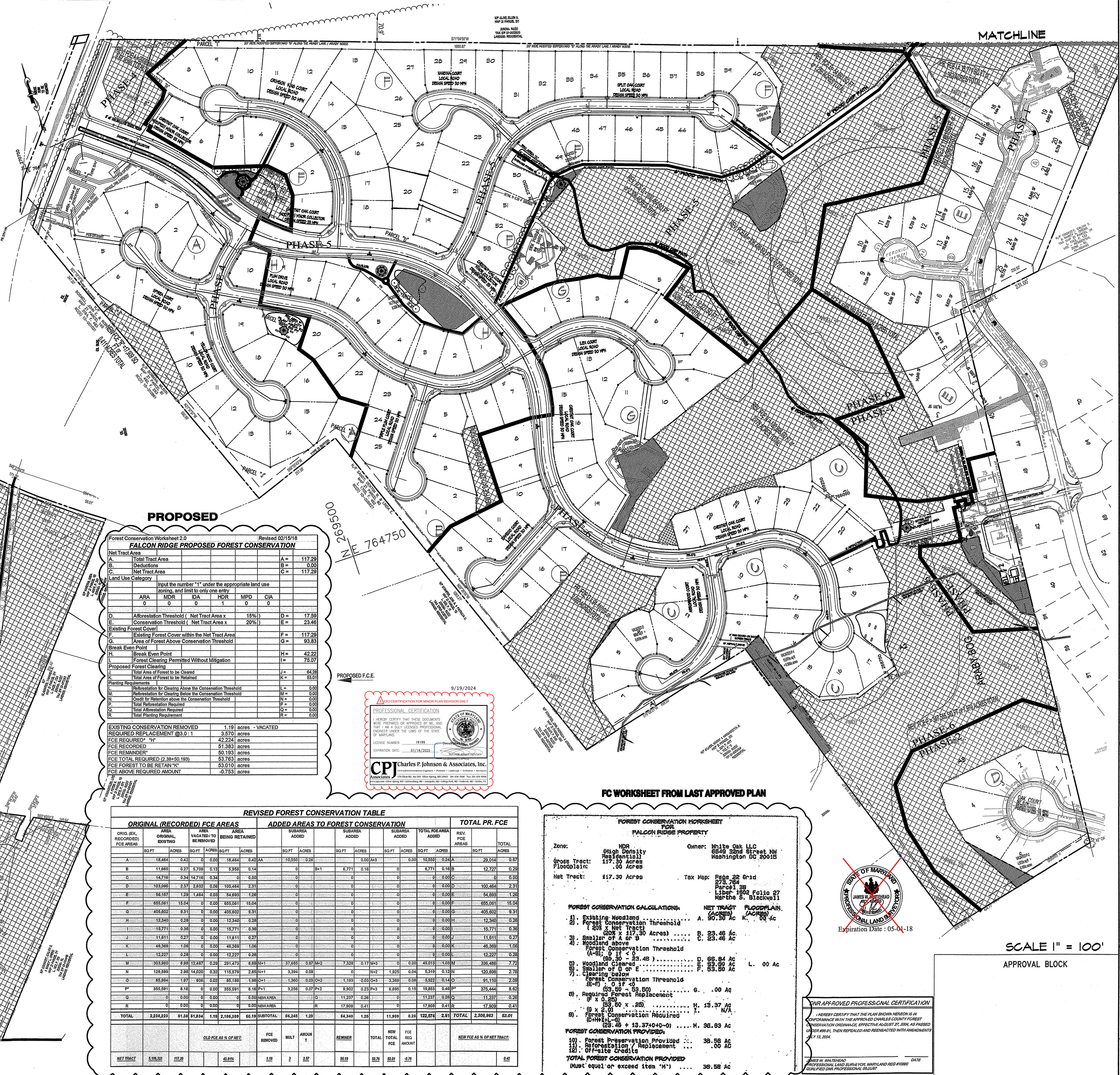
**TOTAL FOREST CONSERVATION
BOUNDARY / AREA PROPOSED
EXISTING/ANTHROPOGENIC FCE TO BE VACATED
(RECORDED FCE)**

EXISTING RECORDED FCE

The site plan shows a rectangular area with a dashed line indicating a 10' x 20' boundary. The layout includes:

- GAZEBO**: Located at the top left.
- PAVILION**: Located below the gazebo.
- RECREATION AREA**: A large, irregularly shaped area in the center, outlined with a thick black line.
- 6" WOOD CHIP PATH**: A path running horizontally across the middle, with a dashed line indicating its width.
- NIKER TRAIL**: A path running vertically on the left side, with a dashed line indicating its width.
- PICNIC TABLE**: Located at the bottom left.
- 8' x 8' SHELTER FOR SCHOOL PICKUP**: Located at the bottom right.

EXISTING ORIGINAL FCE AREAS				
ORIGINAL FCE AREAS	AREA ORIGINAL		LIBER	FOLIO
	SQ FT	ACRES		
A	18,484	0.424	4867	107
B	11,665	0.268	4867	108
C	14,716	0.338	4867	109
D	103,098	2.387	4867	110
E	56,157	1.289	4867	111
F	655,061	15.036	4867	112
G	405,602	9.311	4867	113
H	12,340	0.283	4867	114
I	15,771	0.362	4867	115
J	11,611	0.267	4867	116
K	46,369	1.084	4867	117
L	12,227	0.281	4867	118
M	303,960	6.978	4867	119
N	129,599	2.975	4867	120
O	85,994	1.974	4867	121
P	355,591	8.163	4867	122
TOTAL	2,238,223	51.383		
PARCEL	5,109,323	117.294		



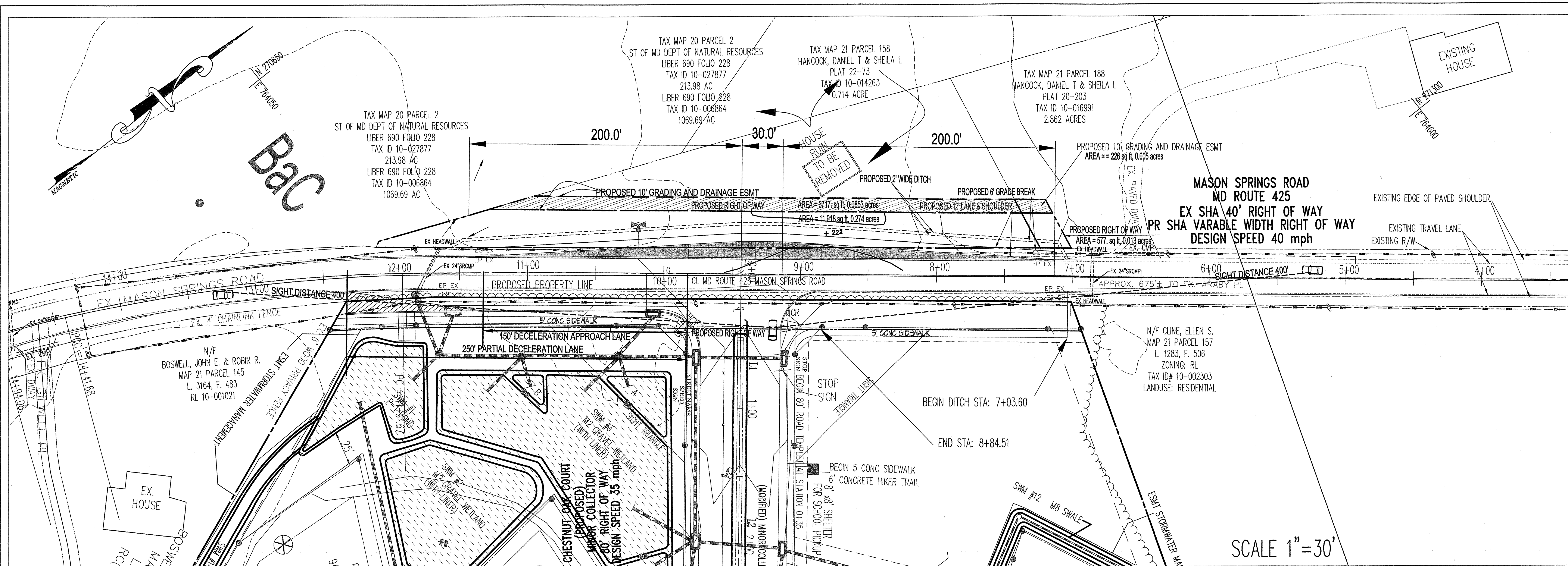
OWNER / APPLICANT:
WHITE OAK LLC
3551 Hamlet Place,
Chevy Chase, MD 20815
c/o MR. THOMAS ARCHER

FALCON RIDGE
TAX MAP 21 GRID 7, PARCEL 39
TOWN OF ELIZABETH, CHARLES COUNTY, MARYLAND

REVISION	DATE	BY
1	02/11/01	RJP
2	03/23/10	RJP
REVISION TO LOTS, SEWER LINE & FCE REVISED TO HAVE ONE ACCESS POINT, ADDED TWO ACCESS POINTS, CONNECTED PLUM COURT TO YELLO WOOD COURT AND MINOR ADJUSTMENTS TO LOTS REMOVE EMERGENCY ACCESS "A" AND RESPOND TO COUNTY COMMENTS OF 1-10-13 & 3/6/14		
	3/19/13	CB
46 Days 54m 46 Days 54m		

ATCS, P.L.C.
ENGINEERS, PLANNERS, SURVEYORS
POST OFFICE ROAD,
WALDORF, MARYLAND
PHONE (301) 932-8043
FAX (301) 843-1262

RJP/JM. DESIGN	SCALE 1" = 100'		50 OF 51	SHEET	W041	2/25
	AB. DRAWN	JM. CHECKED				



State Highway Access Manual
STANDARD SITE ACCESS IMPROVEMENTS
Web Site:
<http://www.sham.maryland.gov/roads.aspx?PageId=451#13.3>

Paving Specifications

EAPD Standard Paving Sections For Routine Site Access Improvements

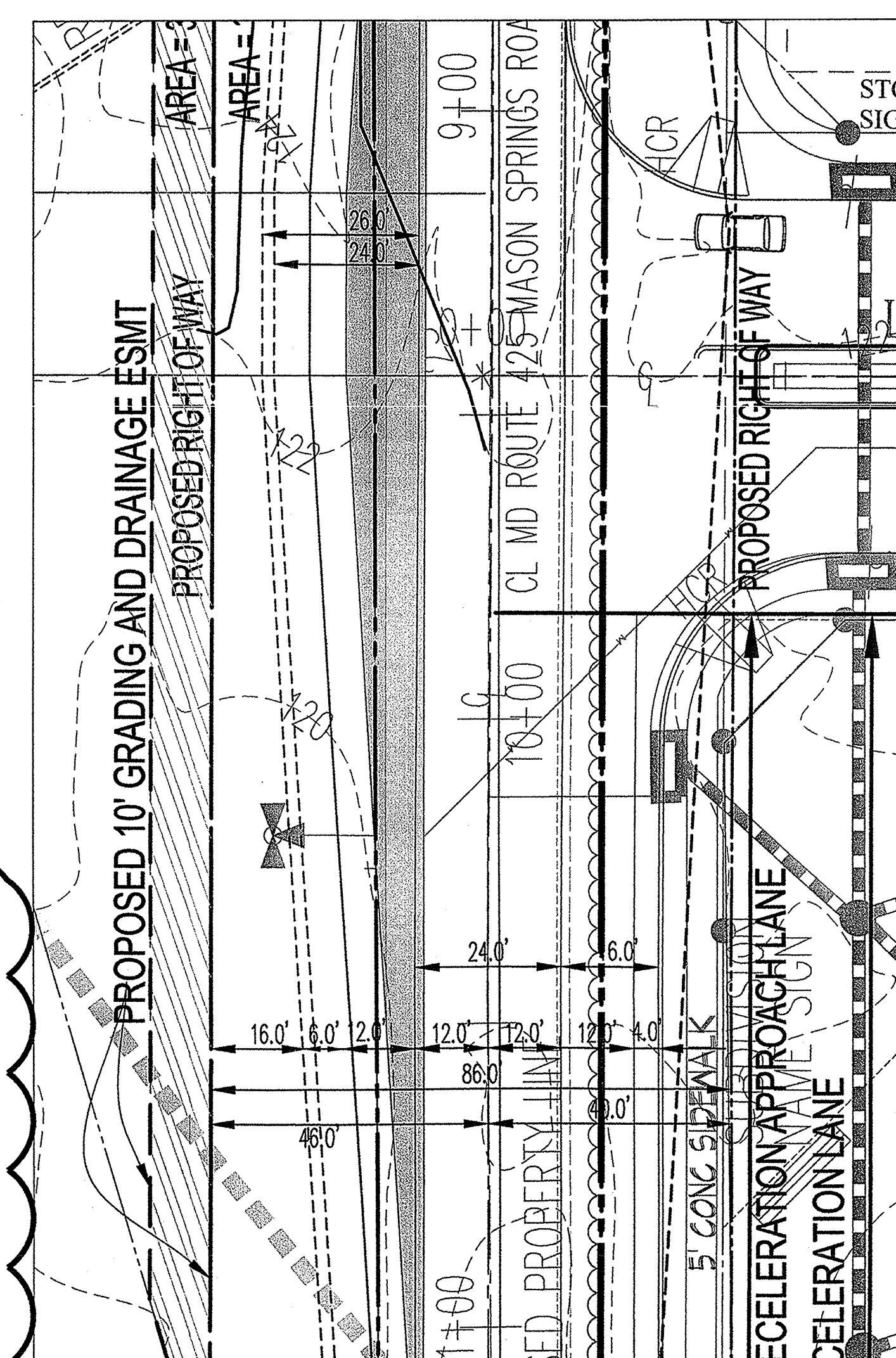
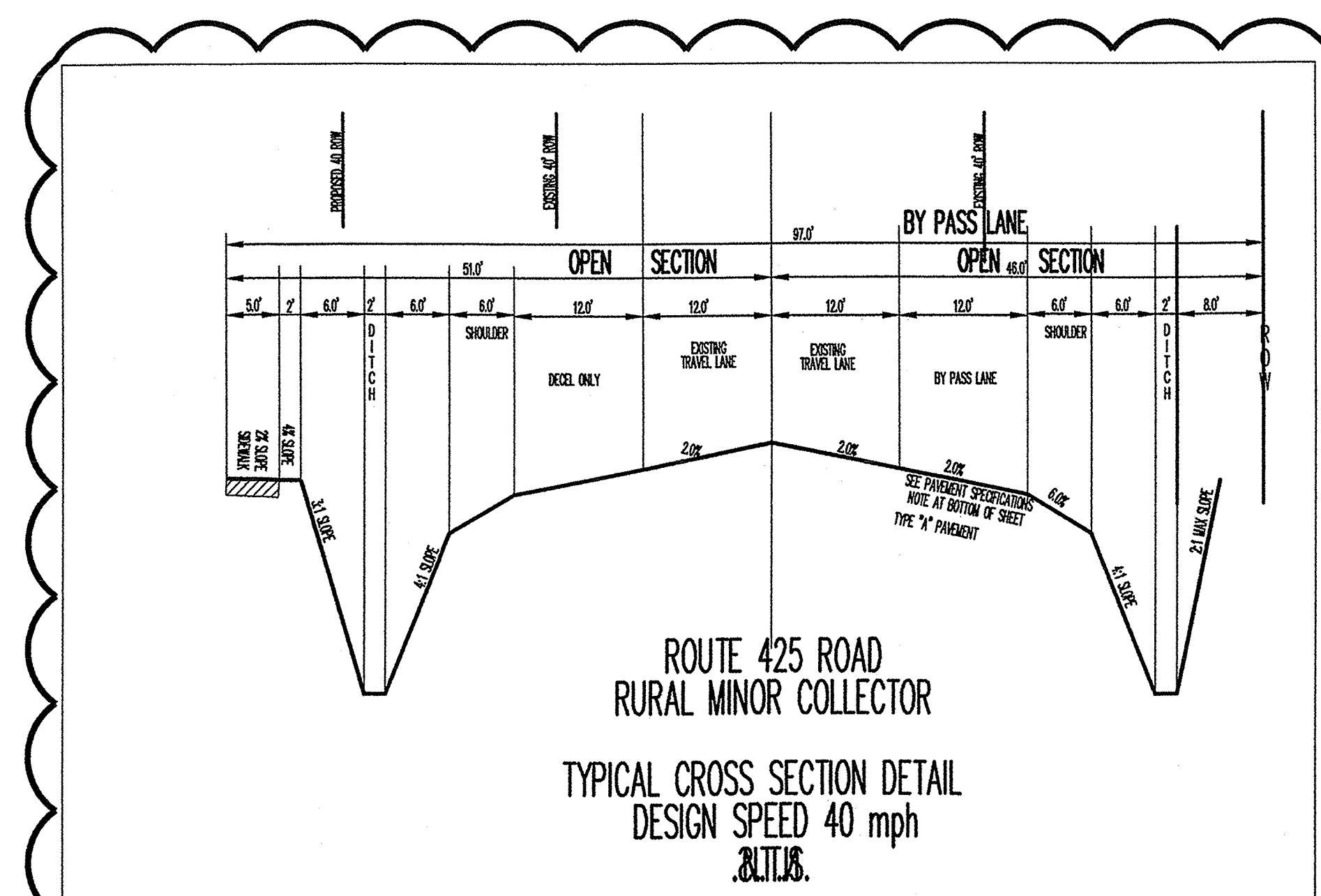
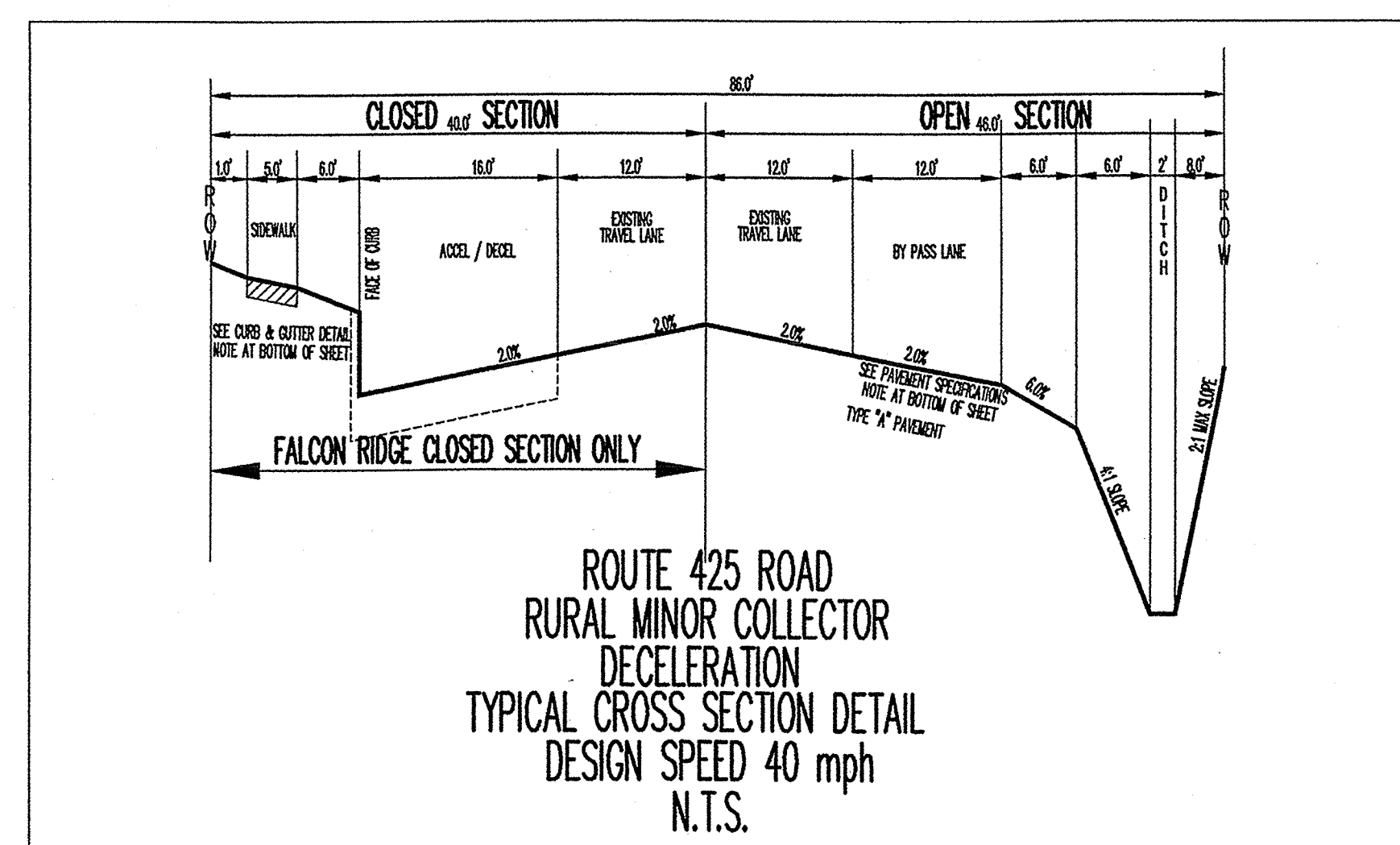
NOTE: Refer to T2 for the definition of "Routine Site Access Improvements" and refer to 15.8.2 for limitations in applicability of these paving sections.

Normal Duty HMA Paving Sections

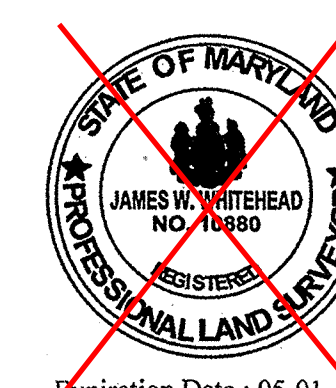
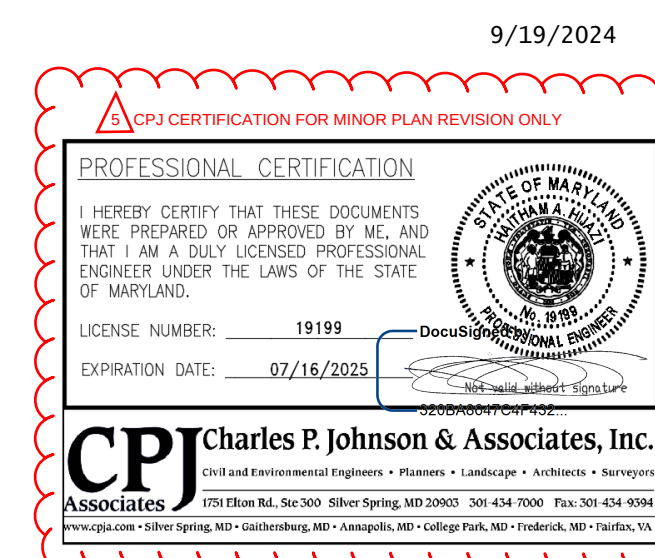
HIGHWAY FUNCTIONAL CLASSIFICATION: COLLECTOR OR LOWER
AND
ADT: 10,000 OR LESS

- A 1 1/2" Hot Mix Asphalt Superpave 9.5mm, PG 64-22, Level 2
6" Hot Mix Asphalt Superpave 19.0 mm for Base, PG 64-22, Level 2 (2-3" lifts)
6" Base Course Using Graded Aggregate
- B 1 1/2" Hot Mix Asphalt Superpave 9.5mm, PG 64-22, Level 2
8" Hot Mix Asphalt Superpave 19.0 mm for Base, PG 64-22, Level 2
(1-3" lift and 2-2.5" lifts) Note: Use of this option is limited to entrances proper and where well-drained, sandy soils are present.
- C 1 1/2" Hot Mix Asphalt Superpave 9.5 mm, PG 64-22, Level 2
6" Hot Mix Asphalt Superpave 19.0 mm for Base, PG 64-22, Level 2 (2-3" lifts)
12" Capping Borrow

Heavy Duty HMA Paving Sections



OPEN SECTION
CLOSED SECTION
FALCON RIDGE
SCALE 1"=20' -



ATCS, P.L.C.

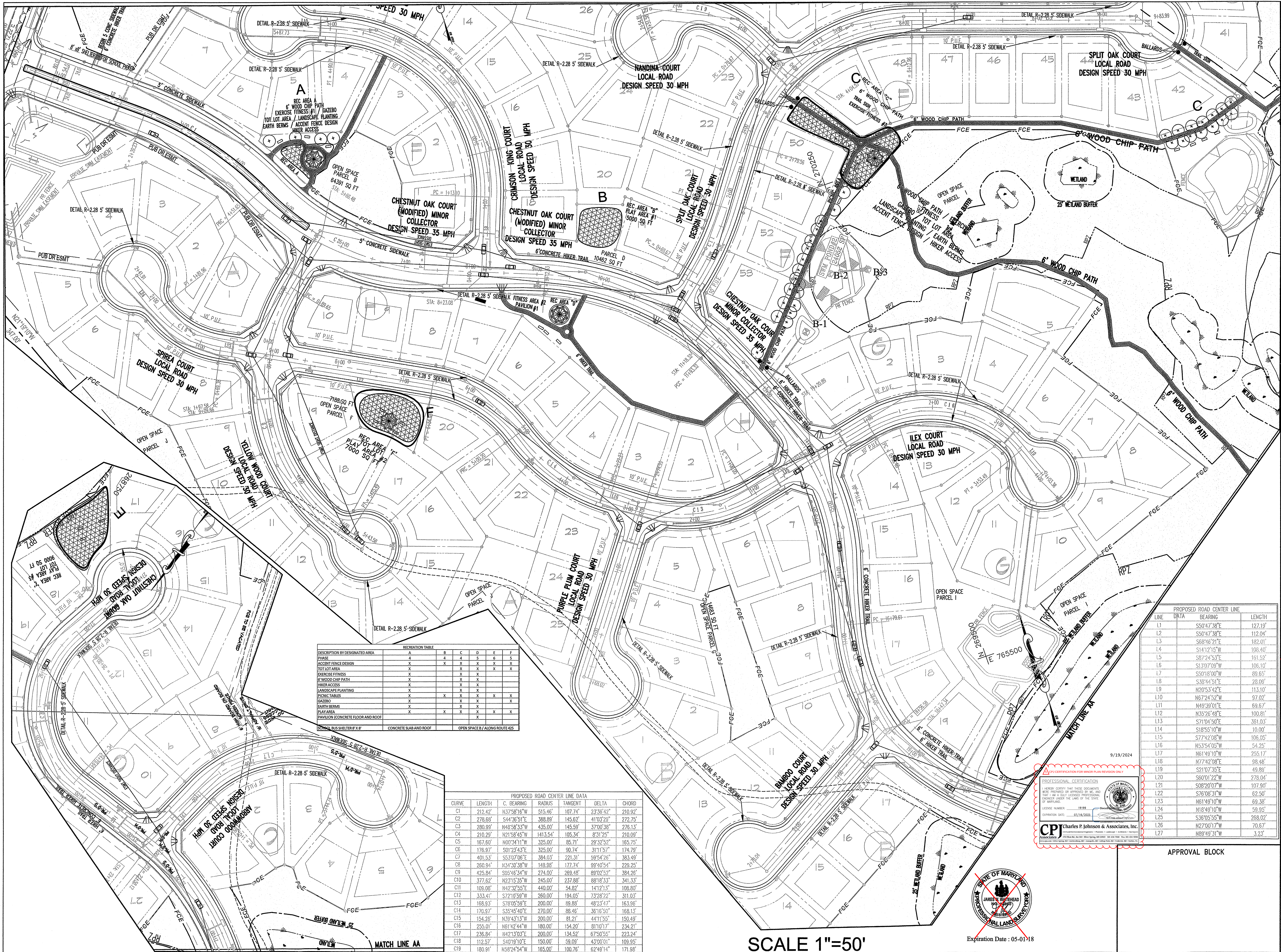
ENGINEERS, PLANNERS, SURVEYORS
7 POST OFFICE BOX, SUITE G
WALDORF, MARYLAND 20602
PHONE (301) 832-8043 PHONE (301) 870-4530
FAX (301) 843-1262

R/J/P/J/K	SCALE	AS SHOWN
AB	5D of 5E	
J/K		
CHECKED		
DATE	11/15/2017	2/25
		FILE NO.

No.	REVISION	DATE	BY
1	REVISION TO LOTS, SEWER LINE & FCE	02/11/01	RJP
2	REVISED TO HAVE ONE ACCESS POINT	03/23/10	RJP
3	ADDED TWO ACCESS POINTS, CONNECTED PLUM COURT TO YELLOW WOOD COURT AND MINOR ADJUSTMENTS TO LOTS	3/19/13	CB
4	REMOVE EMERGENCY ACCESS A AND RESPOND TO COUNTY ACCESS TO LOTS	01/08/16	
5	REVISION TO ADDRESS SH/PLANNING COMMISSION	06/25/24	

ENTRANCE DETAIL SHEET
PRELIMINARY PLAN OF SUBDIVISION &
PRELIMINARY FOREST CONSERVATION PLAN
FALCON RIDGE
TAX MAP 21, GRID 7, PARCEL 36
10TH ELECTION DISTRICT, CHARLES COUNTY, MARYLAND

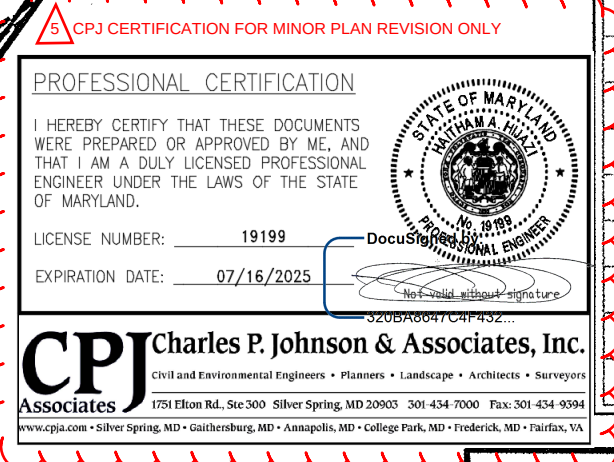
OWNER / APPLICANT:
WHITE OAK LLC
3551 Hamlet Place
Chevy Chase, MD 20815
c/o MR. THOMAS ARCHER



RECREATION TABLE										
DESCRIPTION BY DESIGNATED AREA	A	B	C	D	E	F				
PHASE	4	4	4	5	6	5				
ACCENT FENCE DESIGN	X	X	X	X	X	X				
TOT LOT AREA	X	X	X	X	X	X				
EXERCISE FITNESS	X	X	X	X	X	X				
WOOD CHIP PATH	X	X	X	X	X	X				
WALKER ACCESS	X	X	X	X	X	X				
LANDSCAPE PLANTING	X	X	X	X	X	X				
PICNIC TABLES	X	X	X	X	X	X				
GAZEBO	X	X	X	X	X	X				
BARBICUE	X	X	X	X	X	X				
PLAY AREA	X	X	X	X	X	X				
PAVILION (CONCRETE FLOOR AND ROOF)	X	X	X	X	X	X				
SHED BUS SHELTER 8' X 8'										
CONCRETE SLAB AND ROOF										
OPEN SPACE B / ALONGS ROUTE 425										

PROPOSED ROAD CENTER LINE DATA						
CURVE	LENGTH	C. BEARING	RADIUS	TANGENT	DELTA	CHORD
C1	212.42'	N37°58'16"W	515.46'	107.74'	23°38'42"	210.92'
C2	278.68'	S44°36'51"E	388.89'	145.62'	41°03'29"	272.75'
C3	280.89'	N48°58'33"W	435.00'	145.59'	37°00'38"	276.13'
C4	210.29'	N21°58'45"W	1413.54'	105.34'	8°31'25"	210.09'
C5	167.60'	N00°34'11"W	325.00'	85.71'	29°32'52"	165.75'
C6	178.97'	S01°23'43"E	325.00'	90.74'	31°11'57"	174.79'
C7	401.53'	S53°07'06"E	384.03'	221.31'	59°54'26"	383.49'
C8	280.94'	N34°20'38"W	149.98'	177.74'	98°40'54"	229.25'
C9	425.84'	S05°46'34"W	274.00'	269.48'	89°02'52"	384.26'
C10	377.62'	N23°15'35"W	245.00'	237.88'	88°18'33'	341.33'
C11	109.08'	N42°32'55"E	440.00'	54.82'	14°12'13"	108.80'
C12	333.41'	S72°10'59"W	280.00'	194.05'	73°28'22"	311.03'
C13	168.93'	S78°05'59"E	200.00'	88.88'	48°23'47"	163.96'
C14	170.97'	S35°45'40"E	270.00'	88.46'	36°16'50"	168.13'
C15	154.28'	N39°43'13"W	200.00'	81.21'	44°11'56"	150.49'
C16	255.01'	N61°42'44"W	180.00'	154.20'	81°10'17"	234.21'
C17	236.84'	N42°13'03"E	200.00'	134.52'	67°50'56"	223.74'
C18	112.57'	S40°18'10"E	150.00'	59.09'	43°00'01"	109.95'
C19	180.91'	N58°24'54"W	165.00'	100.76'	62°49'14"	171.98'

PROPOSED ROAD CENTER LINE		
LINE	BEARING	LENGTH
L1	S50°47'38"E	127.19'
L2	S50°47'38"E	112.04'
L3	S68°46'21"E	182.01'
L4	S141°12'15"W	108.40'
L5	S87°24'53"E	161.52'
L6	S13°07'09"W	106.10'
L7	S50°18'00"W	89.65'
L8	S38°44'51"E	28.09'
L9	N20°53'42"E	113.10'
L10	N67°24'52"W	97.02'
L11	N49°38'01"E	69.67'
L12	N35°26'48"E	100.81'
L13	S71°04'50"E	351.03'
L14	S18°55'10"W	10.00'
L15	S77°42'08"W	106.05'
L16	N53°54'03"W	54.25'
L17	N61°49'10"W	255.17'
L18	N77°42'08"E	98.48'
L19	S21°07'35"E	49.89'
L20	S60°01'22"W	278.04'
L21	S08°20'07"W	107.90'
L22	S76°08'31"W	62.50'
L23	N61°49'10"W	69.38'
L24	N18°49'10"W	59.95'
L25	S38°05'55"W	268.02'
L26	N27°00'17"W	70.67'
L27	N89°49'31"W	3.23'



SCALE 1"=50'

Expiration Date : 05-01-18

OWNER / APPLICANT:
WHITE OAK LLC
3351 Hamlet Place
Chevy Chase, MD 20815
c/o MR. THOMAS ARCHER

RECREATION DETAILS
ROAD GEOMETRY
PRELIMINARY PLAN OF SUBDIVISION
FALCON RIDGE
TAX MAP 21 GRID 1, PARCEL 39
10TH ELECTION DISTRICT, CHARLES COUNTY, MARYLAND

No.	REVISION	DATE	BY
1	REVISION TO LOT, SEWER LINE & FCE	02/11/01	RJP
2	REVISED TO HAVE ONE ACCESS POINT, ADDED TWO ACCESS POINTS, CONNECTED PLUM COURT TO LOT 1 AND MINOR ADJUSTMENTS TO LOTS	03/23/10	RJP
3	REMOVE EMERGENCY ACCESS "A" AND RESPOND TO COUNTY COMMENTS OF 1-10-13 & 3/6/14	3/19/13	CB
4	REVISION TO ADDRESS SHW PLANNING COMMISSION	07/09/16	
5	Revision to add Bldg to lot 1C-9C	06/25/24	

ATCS, P.L.C.
ENGINEERS, PLANNERS, SURVEYORS
7 POST OFFICE ROAD, SUITE C
WALDORF, MARYLAND 20602
PHONE (301) 932-8043 PHONE (301) 870-4530
FAX (301) 843-1262

RJP/JM	SCALE	1" = 40'
DESIGN	AS	5E OF 5E
DRAWN	JM	SHEET
CHECKED		
DATE	2/20/2018	NO.4
FILE NO.		225