



### SPACE AND BULK REQUIREMENTS - R3 ZONE

MINIMUM LOT SIZE: 5,000 S.F.  
 MINIMUM FRONT SETBACK: 60 FT.  
 MINIMUM SIDE SETBACK: 23 FT.  
 MINIMUM REAR SETBACK: 25 FT.  
 MINIMUM FRONT YARD: 10 FT.  
 MINIMUM REAR YARD: 10 FT.  
 MINIMUM SIDE YARD: 45 FT.

### GENERAL NOTES

- TEMPORARY WATER AND DRAINAGE CONDUITS ARE SHOWN UNDER A SEPARATE SHEET PROVIDED BY THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES FROM THE CITY AND STATE DEPARTMENTS AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES FROM THE CITY AND STATE DEPARTMENTS AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES FROM THE CITY AND STATE DEPARTMENTS AND AGENCIES.
- UTILITIES SHALL BE DEEPER THAN THE FLOOR FINISH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES FROM THE CITY AND STATE DEPARTMENTS AND AGENCIES.
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### GRADING AND DRAINAGE NOTES

- ALL EXISTING GRADE SHALL BE RECORDED AND SHOWN AS A DOTTED LINE.
- PROPOSED GRADE SHALL BE SHOWN AS A SOLID LINE.
- PROPOSED GRADE SHALL BE SHOWN AS A DOTTED LINE WITH A 3/4" HATCH.
- PROPOSED GRADE SHALL BE SHOWN AS A DOTTED LINE WITH A 1/4" HATCH.
- PROPOSED GRADE SHALL BE SHOWN AS A DOTTED LINE WITH A 1/8" HATCH.
- PROPOSED GRADE SHALL BE SHOWN AS A DOTTED LINE WITH A 1/16" HATCH.
- PROPOSED GRADE SHALL BE SHOWN AS A DOTTED LINE WITH A 1/32" HATCH.
- PROPOSED GRADE SHALL BE SHOWN AS A DOTTED LINE WITH A 1/64" HATCH.
- PROPOSED GRADE SHALL BE SHOWN AS A DOTTED LINE WITH A 1/128" HATCH.
- PROPOSED GRADE SHALL BE SHOWN AS A DOTTED LINE WITH A 1/256" HATCH.

**NOTE: THIS PLAN SET IS REQUIRED FOR CONSTRUCTION. NOT TO BE USED FOR CONSTRUCTION.**



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| CITY REVIEW  |  |
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| DATE         |  |
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| PROJECT NO. |  |
| DATE        |  |
| SCALE       |  |
| PLANTER     |  |
| DR. NO.     |  |
| CHECKED     |  |
| DATE        |  |

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**Site, Utility, Grading and Drainage Plans**  
 Lane Avenue  
 Potomac, MD  
 Drafted Properties  
 P.O. Box 1027, Potomac, MD 20854

Drawing No.  
**1**