

**Plat Name:** Kruhm's Addition to Burtonsville  
**Plat #:** 220081320 - 220081360

**Location:** Located on Kruhm Road, approximately 2,200 feet north of Spencerville Road (MD 198)

**Master Plan:** Fairland

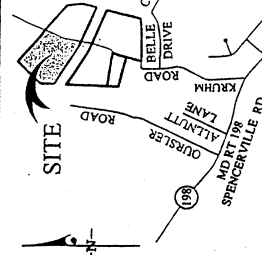
**Plat Details:** RC zone; 16 lots, 5 parcels  
Community Water, Private Septic

**Applicant:** KB Kruhm Land, LLC

The record plats have been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 120060940 (MCPB Resolution 07-75), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plan.







VICINITY MAP  
 SCALE 1"=2,000'

- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DETECT OR HIDE ALL DEFECTS OF TITLE OR OTHER MATTERS.
- ALL REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLANNING PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES, SHALL BE FULLY COMPLIED WITH AND THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES AND ANY OTHER AGENCIES.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, REGULATIONS AND ORDERS.
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PLAT No. \_\_\_\_\_  
 ASSENT TO THIS PLAT OF SUBDIVISION FOR MR. INC. (L. 34514 F. 75)

OWNER'S CERTIFICATE, Cont.  
 ASSENT TO THIS PLAT OF SUBDIVISION FOR SHADY SPRING BANK (L. 34514 F. 75)

STEVE E. ANDERSON, TRUSTEE  
 ATTEST:

JOHN W. WATKINS, TRUSTEE  
 ATTEST:

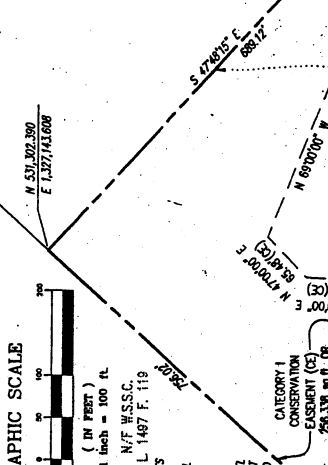
PETER W. WATKINS, TRUSTEE  
 ATTEST:

OWNER'S CERTIFICATE, Cont.  
 ASSENT TO THIS PLAT OF SUBDIVISION FOR SHADY SPRING BANK (L. 34514 F. 75)

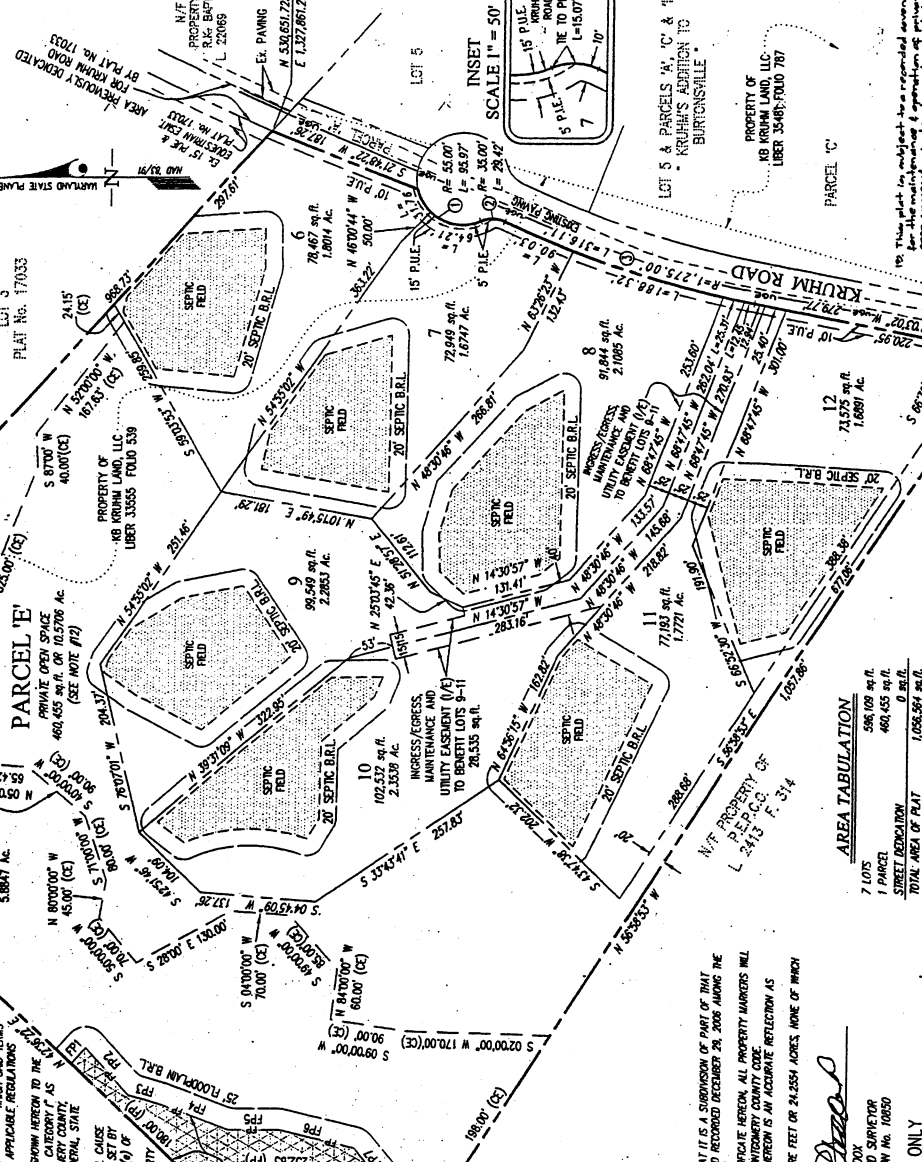
STEVE E. ANDERSON, TRUSTEE  
 ATTEST:

JOHN W. WATKINS, TRUSTEE  
 ATTEST:

PETER W. WATKINS, TRUSTEE  
 ATTEST:



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	55.00'	95.97'	65.52'	84.25'	S 270°06' W	99.5972°
2	35.00'	29.42'	15.64'	24.55'	S 07°02' W	489.28°
3	1,225.00'	316.31'	158.87'	315.31'	S 107°01' W	1412.20°



100 YR. FLOODPLAIN  
 FPI S 47°23'30" E 25.00'  
 FP2 S 47°00'00" W 75.00'  
 FP3 S 15°00'00" W 40.00'  
 FP4 S 20°00'00" W 60.00'  
 FP5 S 20°00'00" E 60.00'  
 FP6 S 14°00'00" W 90.00'  
 FP7 S 80°00'00" W 40.88'

DATE: 10-21-08

BY: VICTOR MAZMAN, MANAGER  
 ATTEST:

DATE: 10/21/08  
 THOMAS A. MADDOX  
 REGISTERED LAND SURVEYOR  
 NO. REGISTRATION NO. 10850

100 YEAR FLOODPLAIN (FP)  
 14,846 sq. ft. OR  
 0.3408 AC.

BRUCKEN, et al.  
 L. 3676 F. 463

FOR: KB KRUEH LAND, LLC

OWNER'S CERTIFICATE  
 ASSENT TO THIS PLAT OF SUBDIVISION FOR MR. INC. (L. 34514 F. 75)

STEVE E. ANDERSON, TRUSTEE  
 ATTEST:

JOHN W. WATKINS, TRUSTEE  
 ATTEST:

PETER W. WATKINS, TRUSTEE  
 ATTEST:

OWNER'S CERTIFICATE, Cont.  
 ASSENT TO THIS PLAT OF SUBDIVISION FOR SHADY SPRING BANK (L. 34514 F. 75)

STEVE E. ANDERSON, TRUSTEE  
 ATTEST:

JOHN W. WATKINS, TRUSTEE  
 ATTEST:

PETER W. WATKINS, TRUSTEE  
 ATTEST:

7 LOTS	596,109 sq. ft.
1 PARCEL	461,453 sq. ft.
STREET/DRIVEWAY	0 sq. ft.
TOTAL AREA OF PLAT	1,056,564 sq. ft.

RECORDED:  
 PLAT NO.:  
 DRAWN BY:  
 CHECKED BY:  
 G.W. FILE NO.: 07-023

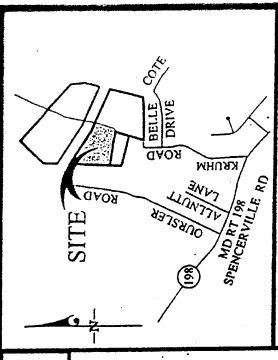
FOR PUBLIC WATER AND PRIVATE SEPTIC SYSTEMS ONLY  
 THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD

Approved \_\_\_\_\_ DATE \_\_\_\_\_  
 CHAIRMAN

Approved \_\_\_\_\_ DATE \_\_\_\_\_  
 ASST. SECRETARY/TREASURER

M.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_

THOMAS A. MADDOX  
 PROFESSIONAL LAND SURVEYOR  
 8653 SHADY GROVE COURT  
 GAITHERSBURG, MARYLAND 20877  
 (301) 884-5804



VICINITY MAP  
SCALE 1"=2,000'

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- THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW REQUIREMENTS ASSOCIATED WITH THE SITE. THE SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING RELOCATION OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SUPPLEMENT AND NOT BE SUPERSEDED BY THE RELOCATION OF THIS PLAT. UNLESS OTHERWISE SPECIFIED, THE RELOCATION PLAN HAS APPROVED. THE PLANNING BOARD HAS AVAILABLE FOR PUBLIC REVIEW DIVING NORMAL BUSINESS HOURS.
- PROPERTY MARKERS LOCATED IN THE FIELD MARKED THIS © THE PROPERTY SHOWN HEREON IS SUBJECT TO THE MONTGOMERY COUNTY FOREST CONSERVATION PLAN INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN.
- THE LOTS AND PARCEL SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS SET FORTH IN PRELIMINARY PLAN 12008994Q, ENTITLED "KRULM'S ADDITION TO BURTONSVILLE", APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW.
- THE PROPERTY CONTAINED HEREON IS WITHIN AN APPROVED CLUSTER DEVELOPMENT AND SUBDIVISION OR RESUBDIVISION IS NOT PERMITTED AFTER THE PROPERTY IS DEVELOPED.
- THE PROPERTY SHOWN HEREON IS ZONED RC (RURAL CLUSTER) AND IS SUBJECT TO THE MONTGOMERY COUNTY ZONING ORDINANCE. THE TIME OF THIS SUBDIVISION AND LOCATED ON THE MAP AS 14.27.
- THE SOURCE OF THE 100 YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM A FLOODPLAIN STUDY BY AN ENGINEER, REGISTERED PROFESSIONAL ENGINEER, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW IN A LETTER DATED SEPTEMBER 19, 2008.
- LOTS 13-15, AS SHOWN HEREON ARE APPROVED FOR SIX (6) BEDROOM HOUSES.
- THE SEPTIC FIELD BUILDING RESTRICTION LINES (SEPTIC B.R.L.) SHOWN HEREON ARE SUBJECT TO CHANGE UPON RE-APPROVAL OF THE WELL AND SEPTIC SECTION OF THE MONTGOMERY COUNTY ENGINEERING DEPARTMENT (MONTGOMERY COUNTY ENGINEERING DEPARTMENT). PRIVATE ROAD IS SUBJECT TO A DEED OF RIGHT-OF-WAY RECORDED IN LBER 2008 AT FOLD 194. PART OF SAID RIGHT-OF-WAY SHALL BE EXTENDED WITHIN THE LIMITS OF THIS PLAT BY SEPARATE DOCUMENT AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY. UPON AND SUBSEQUENT TO THE EXTENSION OF SAID RIGHT-OF-WAY, THE CONSTRUCTION OF ALL BASE PAVING WITHIN THE RELOCATED URBAN ROAD RIGHT-OF-WAY IS COMPLETED.
- PURSUANT TO CONDITION #3 OF MS97 RECORDED 07-25 FOR PRELIMINARY PLAN 12008994Q, ENTITLED "KRULM'S ADDITION TO BURTONSVILLE", AS SHOWN HEREON IS RESERVED FOR PRIVATE OPEN SPACE.

**SUBDIVISION RECORD PLAT  
LOTS 13-15 AND PARCEL 'F'  
KRULM'S ADDITION TO  
BURTONSVILLE**

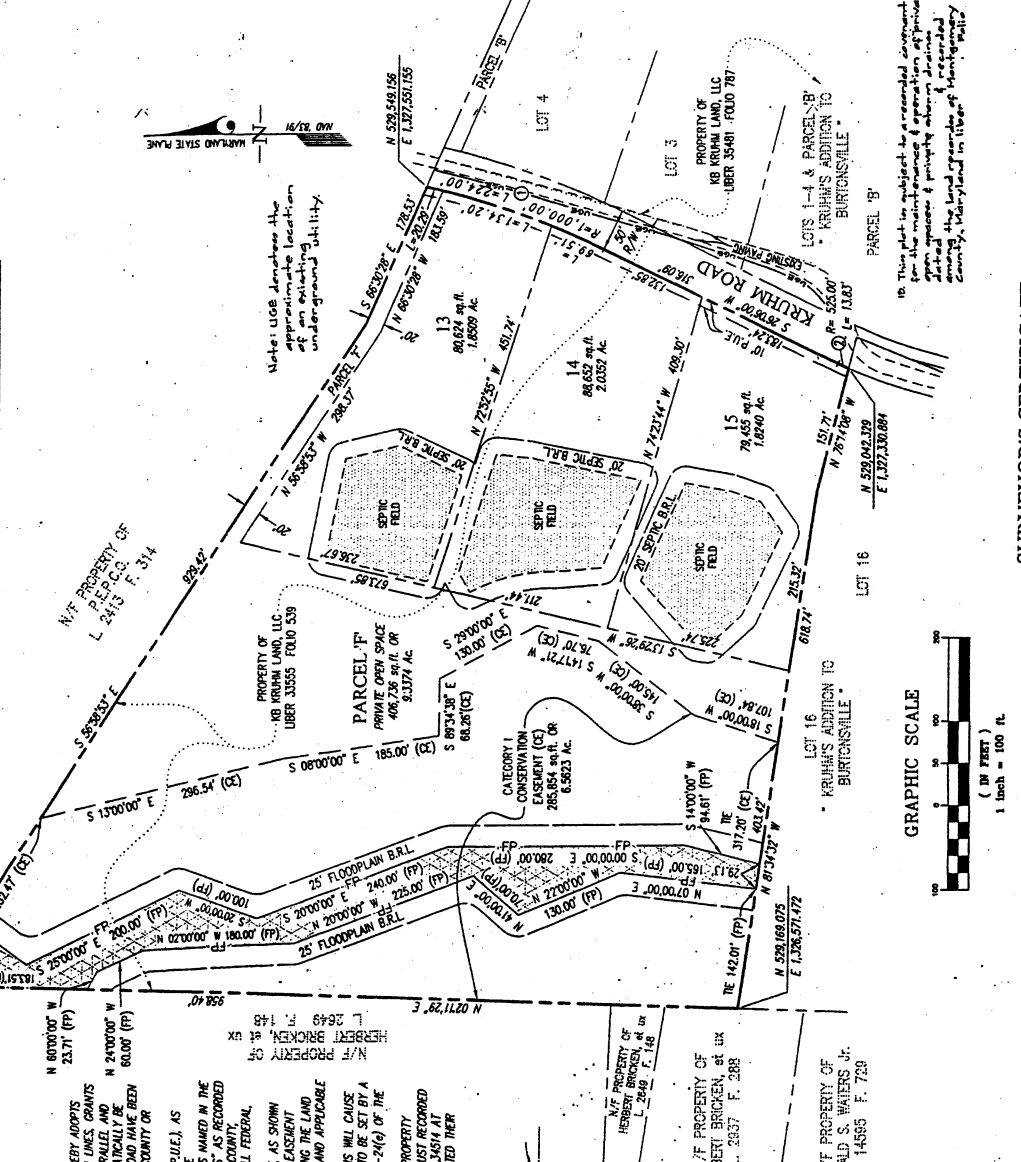
COLESVILLE ELECTION DISTRICT NO. 5  
MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=100'      OCTOBER 2008

THOMAS A. MADDOX  
PROFESSIONAL LAND SURVEYOR  
8635 STONEY BROOK COURT  
GAITHERSBURG, MARYLAND 20877  
(301) 984-5804

PLAT No.

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD	BEARING	DELTA
1	1,000.00'	224.00'	112.47'	221.53'	S 19°03'59" W	175°00'
2	525.00'	118.87'	59.44'	118.87'	S 23°20'44" W	07°30'34"



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THE PLAT OF SUBDIVISION SHOWN HEREON IS CORRECT THAT IT IS A SUBDIVISION OF PART OF THAT LAND CONVERTED TO AN URBAN LAND USE BY DEED DATED OCTOBER 27, 2008 RECORDED DECEMBER 28, 2008 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LBER 3355 AT FOLD 539.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 90-246 OF THE MONTGOMERY COUNTY CODE.

TRANSFERRED TO THE PUBLIC RECORDS OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES ON OCTOBER 28, 2008.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 626,467 SQUARE FEET OR 14.2676 ACRES, NONE OF WHICH IS TO BE RELOCATED TO PUBLIC USE.

CURVE TABULATION

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD	BEARING	DELTA
1	1,000.00'	224.00'	112.47'	221.53'	S 19°03'59" W	175°00'
2	525.00'	118.87'	59.44'	118.87'	S 23°20'44" W	07°30'34"

AREA TABULATION

3 LOTS	248,278 sq. ft.
1 PARCEL	466,278 sq. ft.
STREET RELOCATION	0 sq. ft.
TOTAL AREA OF PLAT	654,467 sq. ft.

**OWNER'S CERTIFICATE**

KR KRULM LAND, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION. ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, GRANTS TEMPORARY SLOPE EASEMENTS, TWENTY-FIVE (25) FEET WIDE ADJACENT, PARALLEL, AND CONTIGUOUS TO THE RIGHT-OF-WAY SLOPE EASEMENTS SHALL AUTOMATICALLY BE EXTENDED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ADJACENT TO THE ROAD HAVE BEEN COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPLICABLE AGENCY.

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PURSUANT TO CONDITION #3 OF MS97 RECORDED 07-25 FOR PRELIMINARY PLAN 12008994Q, ENTITLED "KRULM'S ADDITION TO BURTONSVILLE", AS SHOWN HEREON IS RESERVED FOR PRIVATE OPEN SPACE.

FOR: KR KRULM LAND, LLC      DATE: 10-21-08  
BY: VICTOR KRULM, MANAGER      ATTEST:

ASSENT TO THIS PLAT OF SUBDIVISION  
FOR: SAMMY SPRING BANK (L. 34514 F. 764)  
STEVE E. ANDERSON, TRUSTEE  
ATTEST:

ASSENT TO THIS PLAT OF SUBDIVISION  
FOR: HERBERT BROCKEN, et ux  
L. 2357 F. 288  
ATTEST:

ASSENT TO THIS PLAT OF SUBDIVISION  
FOR: DONALD S. WHEATERS, JR.  
L. 14585 F. 729  
ATTEST:

ASSENT TO THIS PLAT OF SUBDIVISION  
FOR: JOHN DUFFIN, TRUSTEE  
ATTEST:

ASSENT TO THIS PLAT OF SUBDIVISION  
FOR: PETER LYONS, TRUSTEE  
ATTEST:

FOR PUBLIC WATER AND PRIVATE SEPTIC SYSTEMS ONLY

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

CHAIRMAN: \_\_\_\_\_ ASST. SECRETARY/TREASURER: \_\_\_\_\_

M.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_ BY: \_\_\_\_\_ DIRECTOR: \_\_\_\_\_

RECORDED: \_\_\_\_\_ PLAT NO.: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_ WEG

CLW FILE NO.: 07-023

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES



**RECORD PLAT REVIEW SHEET**

Plat Name: Kruhn Addition to Burtonsville Plat Number: 220081320 - 220081360  
 Plan Name: Kruhn Property Plan Number: 120060940  
 Plat Submission Date: 2-26-08  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: R. Weaver Checked: RAW Date 11/18/08

**Initial DRD Review:**

Signed Preliminary Plan - Date 10-5-07 Checked: Initial 9-9-08 Date 9-9-08  
 Planning Board Opinion - Date 7-2-07 Checked: Initial SOS Date 3-19-08  
 Site Plan Req'd for Development? Yes  No  Verified By: SOS (initial)  
 Site Plan Name: \_\_\_\_\_ Site Plan Number: \_\_\_\_\_  
 Planning Board Opinion - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Signature Set - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Reviewer Plat Approval: Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Review Items: Lot # & Layout  Lot Area  Zoning  Bearings & Distances   
 Coordinates  Plan #  Road/Alley Widths  Easements OK Open Space OK  
 Non-standard BRLs  Adjoining Land  Vicinity Map  Septic/Wells   
 TDR note N/A Child Lot note N/A Surveyor Cert  Owner Cert  Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>C. Bunnag</u>	<u>2-27-08</u>	<u>3-12-08</u>	<u>3-10-08</u>	<u>No Revisions</u>
Research	Bobby Fleury			<u>2-28-08</u>	<u>OK</u>
SHA	Doug Mills			<u>N/A</u>	<u>N/A</u>
PEPCO	Steve Baxter				<u>PVE as shown</u>
Parks	Doug Powell			<u>N/A</u>	<u>N/A</u>
DRD	Nellie Carey			<u>2-29-08</u>	<u>OK</u>

**Final DRD Review:**

DRD Review Complete: Initial SOS Date 11/18/08  
 (All comments rec'd and incorporated into mark-up)  
 Engineer Notified (Pick up Mark-up): Initial SOS Date 9-9-08  
 Final Mylar w/Mark-up & PDF Rec'd: Initial SOS Date 11/6/08

**Board Approval of Plat:**

Plat Agenda: Initial SOS Date 12-4-08  
 Planning Board Approval: \_\_\_\_\_  
 Chairman's Signature: \_\_\_\_\_

**DPS Approval of Plat:**

Engineer Pick-up for DPS Signature: \_\_\_\_\_  
 Final Mylar for Reproduction Rec'd: \_\_\_\_\_

**Plat Reproduction:**

Addressing: \_\_\_\_\_  
 File Card Update: \_\_\_\_\_  
 Final Zoning Book Check: \_\_\_\_\_  
 Update Address Books with Plat #: \_\_\_\_\_  
 Update Green Books for Resubdivision: \_\_\_\_\_  
 Notify Engineer to Seal Plats: \_\_\_\_\_  
 Engineer Seal Complete: \_\_\_\_\_  
 Complete Reproduction: \_\_\_\_\_  
 Sent to Courthouse for Recordation: \_\_\_\_\_

No. \_\_\_\_\_

