

Plat Name: Aunt Hatties's Place

Plat #: 220090650

Location: Located on the west side of Norwood Road, 300 feet south Olney-Sandy Spring Road (MD 108)

Master Plan: Sandy Spring-Ashton

Plat Details: R-200 zone; 1 lot, 1 outlot
Community Water, Community Sewer

Applicant: Dr. Hattie Washington

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 120070590 (MCPB Resolution 08-45 dated April 21, 2008) and with Site Plan No. 820070130 (MCPB Resolution 08-06 dated April 29, 2008), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plans.

OWNER'S CERTIFICATE

We, the undersigned owners of the property described herein, hereby adopt this plan of subdivision, dedicate the street to public use, establish the minimum building restriction lines, and establish and grant to Montgomery County, Maryland or other appropriate agency, a temporary strip easement twenty (20) feet wide across the property, adjacent, contiguous, and parallel to all right-of-way lines unless shown otherwise; said strip easements shall be extinguished at such time as the improvements on the adjoining right-of-way have been completed and accepted for maintenance by Montgomery County, Maryland or other appropriate agency.

Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, in, on, and over, the land herein identified as "Public Utility Easement" and identified as PUE herein with the terms, conditions, and grant being set forth in that certain document entitled "Declaration of Terms and Provisions for Public Utility Easement" recorded among the Land Records of Montgomery County, Maryland, in Liber 3834 at Folio 457 which said terms incorporated herein by this reference.

Further, we grant to Montgomery County, Maryland, its successors and assigns, forever, an easement, in, on and over the land herein identified as "Public Improvements Easement" and identified as PIE herein with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Easement" recorded among the aforesaid Land Records, in Liber 3628 at Folio 420 which said terms incorporated herein by this reference.

Further, we establish the Category II Conservation Easement, as delineated herein, subject to the terms and conditions as set forth in a certain document recorded among the aforesaid Land Records in Liber 13178 at Folio 421.

As owner(s) of this subdivision, we, our successors, agents and assigns will cause all property corner markers and any other required monumentation to be set by a registered surveyor in accordance with section 50-24 (a) (2) of the Montgomery County Code. There are no recorded suits, actions at law, liens, leases, mortgages, or trusts affecting the property included in this plan of subdivision, except a certain deed of trust, and all parties in interest, therein have indicated their assent.

Hattie N. Washington
 Hattie N. Washington
 Date 3/10/09
 Witness/Agent

Charita A. Ragans
 Charita A. Ragans, Asst. Secretary
 Date 3/10/09
 Witness/Agent

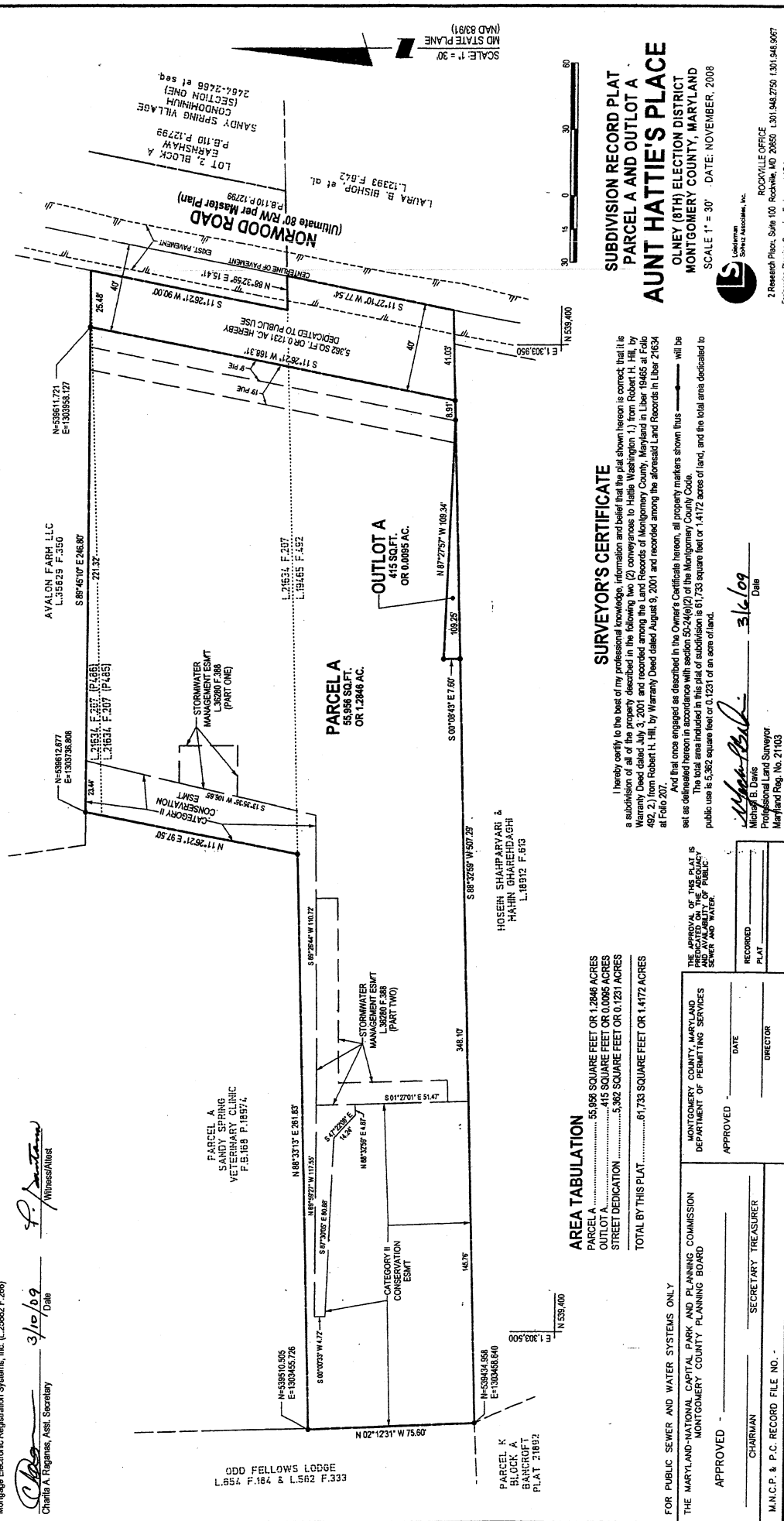
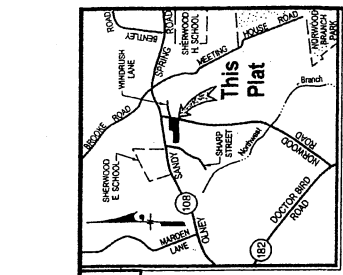
NOTES:

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan or other plan, allowing development of this property, approved by Montgomery County Planning Board are intended to survive unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- The property shown herein is subject to the requirements of the Montgomery County Forest Conservation Law, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control plan.
- This plat is subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems and open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber 3828 at Folio 414.
- This plat is limited to the uses and conditions of Preliminary Plan No. 120070590, entitled "Aunt Hattie's Place", MCPB Resolution 08-45 dated April 21, 2008.
- This plat is limited to the uses and conditions of Site Plan No. 820070130, entitled "Aunt Hattie's Place", MCPB Resolution 08-06 dated April 23, 2008.
- This property appears on Tax Map: J7342 & J7122.
- The owner of the property, their successors or assigns, agrees to pay a prorata share for the future construction or reconstruction of Norwood Road, (including bike path), as provided for in a Declaration of Covenants dated February 17, 2008 and recorded among the Land Records of Montgomery County, Maryland in Liber 3628 at Folio 417.

PLAT NO.

HORIZONTAL CONTROL NOTE:

1) Horizontal Datum shown herein is Maryland State Plane Grid, NAD 83 and is based upon the following CORS Stations:
 Base Stations Used
 PUE Designation
 N383372.883 W077450.752
 N380695.714 W077333.887
 N385821.634 W077218.583
 Project Grid Factor = 0.998983942



AREA TABULATION

PARCEL A	55.986 SQUARE FEET OR 1.2846 ACRES
OUTLOT A	415 SQUARE FEET OR 0.0095 ACRES
STREET DEDICATION	5.362 SQUARE FEET OR 0.1231 ACRES
TOTAL BY THIS PLAT	61,733 SQUARE FEET OR 1.4172 ACRES

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the plat shown herein is correct; that it is a subdivision of all of the property described in the following two (2) conveyances to Hattie Washington: (1) from Robert H. Hill, by Warranty Deed dated July 3, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19465 at Folio 492; (2) from Robert H. Hill, by Warranty Deed dated August 9, 2001 and recorded among the aforesaid Land Records in Liber 21634 at Folio 207. That once engaged as described in the Owner's Certificate herein, at property markers shown thus \rightarrow will be set as delineated in section 50-24(a)(2) of the Montgomery County Code.

The total area included in this plat is 61,733 square feet or 1.4172 acres of land, and the total area dedicated to public use is 5,362 square feet or 0.1231 acre of an acre of land.

Michael B. Davis
 Michael B. Davis
 Professional Land Surveyor
 Maryland Reg. No. 21103
 Date 3/10/09

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED _____	DATE _____
CHAIRMAN _____	SECRETARY/TREASURER _____
M.A.C.P. & P.C. RECORD FILE NO. _____	RECORDED _____
	PLAT _____

SUBDIVISION RECORD PLAT
PARCEL A AND OUTLOT A
AUNT HATTIE'S PLACE
 OLNEY (8TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 30' DATE: NOVEMBER, 2008

RECORD PLAT REVIEW SHEET

Plat Name: Aunt Hattie's Place Plat Number: 220090650
 Plan Name: Aunt Hattie's Place Plan Number: 120070590
 Plat Submission Date: 12-15-08
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: R. Weaver Checked: RAW Date 1/12/09

Initial DRD Review:

Signed Preliminary Plan - Date 11-19-08 Checked: Initial SJS Date 1-12-09
 Planning Board Opinion - Date 4-21-08 Checked: Initial SJS Date 1-12-08
 Site Plan Req'd for Development? Yes X No Verified By: SJS (initial)
 Site Plan Name: Aunt Hattie's Place Site Plan Number: 820070130
 Planning Board Opinion - Date 4-29-08 Checked: Initial SJS Date 1-13-09
 Site Plan Signature Set - Date 11-26-08 Checked: Initial SJS Date 1-13-09
 Site Plan Reviewer Plat Approval: Checked: Initial SJS Date 3/23/09

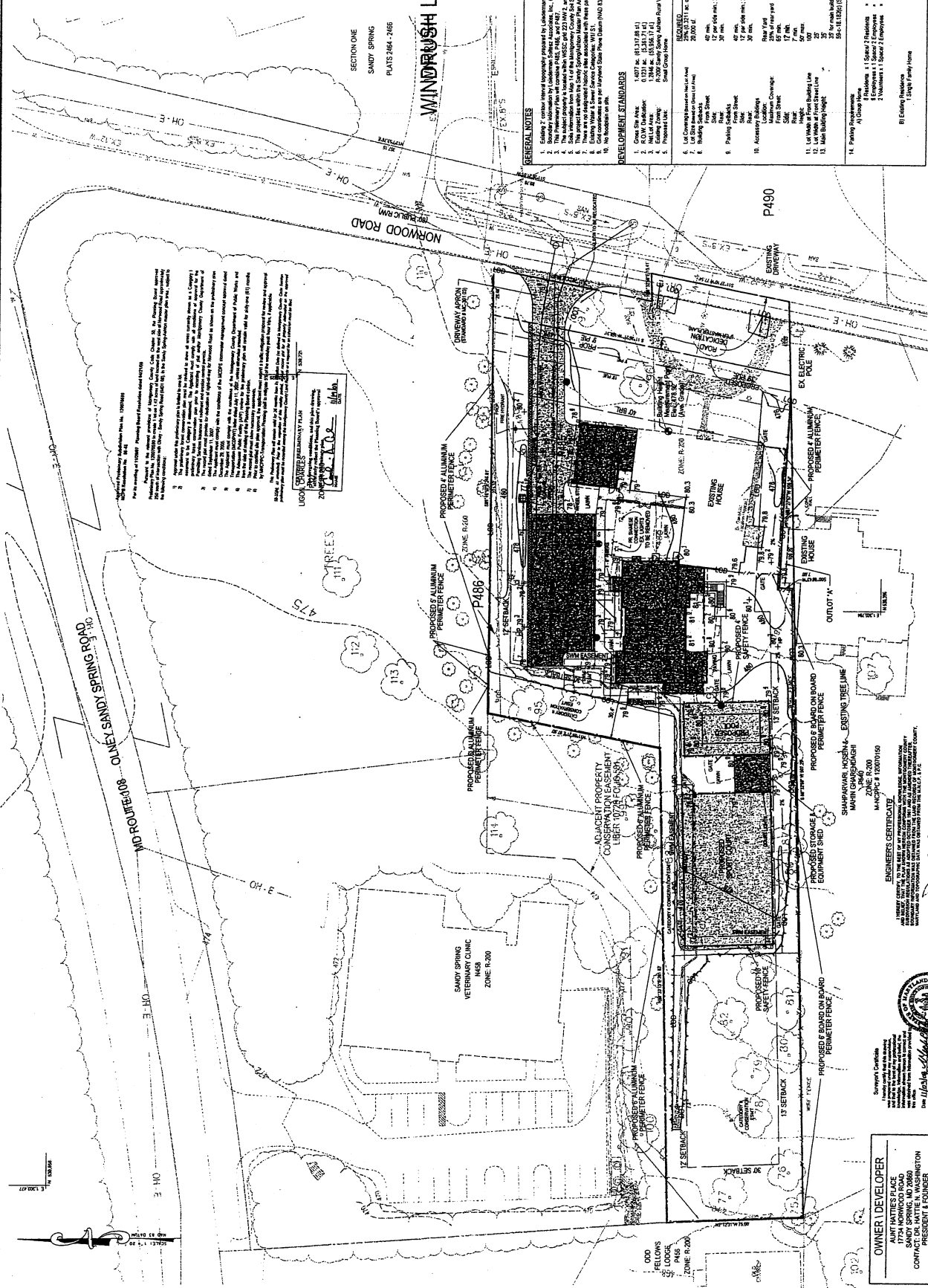
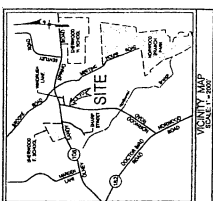
Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths Easements OK Open Space N/A
 Non-standard BRLs N/A Adjoining Land OK Vicinity Map OK Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>G. Gibson</u>	<u>12-17-08</u>	<u>1-2-09</u>	<u>12-22-08</u>	<u>Easements OK ✓</u>
Research	Bobby Fleury	↓	↓		<u>OK</u>
SHA	Doug Mills	↓	↓		
PEPCO	Steve Baxter	↓	↓		
Parks	Doug Powell	↓	↓		
DRD	Nellie Carey	↓	↓		

Final DRD Review:

DRD Review Complete:	<u>SJS</u>	<u>3-23-09</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>SJS</u>	<u>1-13-09</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>SJS</u>	<u>3-16-09</u>
Board Approval of Plat:		
Plat Agenda:	<u>SJS</u>	<u>4/2/09</u>
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. _____



GENERAL NOTES

1. Existing 7' corner reference monument prepared by Lohman, Collins Associates, Inc. - July, 2005.
2. The Preliminary Plan will contain P485, P486, and P487.
3. The information from this plan is for informational purposes only and does not constitute a final engineering or architectural drawing.
4. The project is subject to the Sandy Springs Zoning Ordinance and the Sandy Springs Code.
5. Existing Utility & Street Centerlines: WIS 1.5 L.
6. No Noxious on site.
7. No Noxious on site.

REDEVELOPMENT STANDARDS

1. Lot Coverage: 15% (15.00%)
2. E.O.M. Coverage: 15% (15.00%)
3. Max Lot Area: 1.946 ac. (85,556.17 sq ft)
4. Max Building Area: 15,000 sq ft
5. Max Height: 35' (10.67 m)
6. Max Floor Area Ratio: 0.15 (15%)
7. Max Building Setback: 10' (3.05 m)
8. Max Building Footprint: 10' (3.05 m)
9. Max Building Footprint: 10' (3.05 m)
10. Max Building Footprint: 10' (3.05 m)
11. Max Building Footprint: 10' (3.05 m)
12. Max Building Footprint: 10' (3.05 m)
13. Max Building Footprint: 10' (3.05 m)
14. Max Building Footprint: 10' (3.05 m)

CERTIFIED PRELIMINARY PLAN

AUNT HATTIE'S PLACE
PARCELS 485, 486, AND 487
8TH (JANEY) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

MNCPPC FILE # T20070590

PROFESSIONAL CERTIFICATION

I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that I am a duly Licensed Professional Engineer in the State of Maryland, and that I am the author of the above described Preliminary Plan, and that the same complies with the provisions of the Maryland Professional Engineers and Land Surveyors Act, and the rules and regulations of the Board of Professional Engineers and Land Surveyors, and that the same is true and correct to the best of my knowledge and belief.

SHAMPAVAR, HOSEINA, ENGINEERING, INC.
1100 W. WISCONSIN AVE., SUITE 200
BETHESDA, MD 20814
PHONE: 301-279-1234
FAX: 301-279-1235
WWW: SHAMPAVAR.COM

ENGINEER'S CERTIFICATE

I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that I am a duly Licensed Professional Engineer in the State of Maryland, and that I am the author of the above described Preliminary Plan, and that the same complies with the provisions of the Maryland Professional Engineers and Land Surveyors Act, and the rules and regulations of the Board of Professional Engineers and Land Surveyors, and that the same is true and correct to the best of my knowledge and belief.

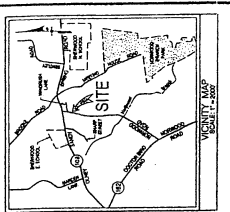
SHAMPAVAR, HOSEINA, ENGINEERING, INC.
1100 W. WISCONSIN AVE., SUITE 200
BETHESDA, MD 20814
PHONE: 301-279-1234
FAX: 301-279-1235
WWW: SHAMPAVAR.COM

OWNER / DEVELOPER

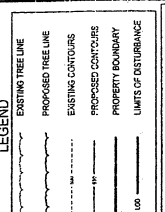
AUNT HATTIE'S PLACE
1774 NORWOOD ROAD
SANDY SPRING, MD 20886
CONTACT: DR. HATTIE N. WASHINGTON
PRESIDENT & FOUNDER
(410) 581-2472

UNDERWRITER

Safely Associates, Inc.
1000 W. WISCONSIN AVE., SUITE 200
BETHESDA, MD 20814
PHONE: 301-279-1234
FAX: 301-279-1235
WWW: SAFELY.COM



- SHEET INDEX**
- 1 OF 2 CERTIFIED SITE PLAN
 - 2 OF 2 CERTIFIED SITE PLAN RESOLUTION
 - 3 OF 2 EXISTING AND PROPOSED UTILITIES PLAN
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 - 3 OF 3 LIGHTING, PHOTO-METRIC PLAN AND DETAILS
 - 3 OF 3 PARTIAL FIRST FLOOR PLAN
 - 3 OF 3 PARTIAL SECOND FLOOR PLAN
 - 3 OF 3 PARTIAL THIRD FLOOR PLAN
 - 3 OF 3 PARTIAL FOURTH FLOOR PLAN
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 - 3 OF 3 PARTIAL NINTH FLOOR PLAN
 - 3 OF 3 PARTIAL TENTH FLOOR PLAN
 - 3 OF 3 PARTIAL ELEVENTH FLOOR PLAN
 - 3 OF 3 PARTIAL TWELFTH FLOOR PLAN
 - 3 OF 3 PARTIAL THIRTEENTH FLOOR PLAN
 - 3 OF 3 PARTIAL FOURTEENTH FLOOR PLAN
 - 3 OF 3 PARTIAL FIFTEENTH FLOOR PLAN
 - 3 OF 3 PARTIAL SIXTEENTH FLOOR PLAN
 - 3 OF 3 PARTIAL SEVENTEENTH FLOOR PLAN
 - 3 OF 3 PARTIAL EIGHTEENTH FLOOR PLAN
 - 3 OF 3 PARTIAL NINETEENTH FLOOR PLAN
 - 3 OF 3 PARTIAL TWENTIETH FLOOR PLAN
 - 3 OF 3 PARTIAL TWENTY-FIRST FLOOR PLAN
 - 3 OF 3 PARTIAL TWENTY-SECOND FLOOR PLAN
 - 3 OF 3 PARTIAL TWENTY-THIRD FLOOR PLAN
 - 3 OF 3 PARTIAL TWENTY-FOURTH FLOOR PLAN
 - 3 OF 3 PARTIAL TWENTY-FIFTH FLOOR PLAN
 - 3 OF 3 PARTIAL TWENTY-SIXTH FLOOR PLAN
 - 3 OF 3 PARTIAL TWENTY-SEVENTH FLOOR PLAN
 - 3 OF 3 PARTIAL TWENTY-EIGHTH FLOOR PLAN
 - 3 OF 3 PARTIAL TWENTY-NINTH FLOOR PLAN
 - 3 OF 3 PARTIAL THIRTIETH FLOOR PLAN



GENERAL NOTES

1. Existing conditions shown on this plan are based on the following information:
 - a. Aerial Photographs
 - b. Survey Data
 - c. Utility Records
 - d. Other Information
2. The information shown on this plan is for informational purposes only and does not constitute a warranty of accuracy or completeness.
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DEVELOPMENT STANDARDS

REQUIREMENT	REQUIREMENT	REQUIREMENT	REQUIREMENT
1. Lot Coverage (Maximum Net Area)	2. Lot Coverage (Minimum Net Area)	3. Lot Coverage (Maximum Net Area)	4. Lot Coverage (Minimum Net Area)
5. Parking	6. Parking	7. Parking	8. Parking
9. Accessory Structures	10. Accessory Structures	11. Accessory Structures	12. Accessory Structures
13. Lot Width at Front Building Line	14. Lot Width at Front Building Line	15. Lot Width at Front Building Line	16. Lot Width at Front Building Line
17. Lot Width at Front Building Line	18. Lot Width at Front Building Line	19. Lot Width at Front Building Line	20. Lot Width at Front Building Line
21. Lot Width at Front Building Line	22. Lot Width at Front Building Line	23. Lot Width at Front Building Line	24. Lot Width at Front Building Line
25. Lot Width at Front Building Line	26. Lot Width at Front Building Line	27. Lot Width at Front Building Line	28. Lot Width at Front Building Line
29. Lot Width at Front Building Line	30. Lot Width at Front Building Line	31. Lot Width at Front Building Line	32. Lot Width at Front Building Line

PROFESSIONAL CERTIFICATION

I, the undersigned, being a duly licensed Professional Engineer in the State of Maryland, do hereby certify that I am a duly licensed Professional Engineer in the State of Maryland, and that I am the author of the design and construction of the project shown on this plan.

DATE: 11/26/03

Signature: [Signature]

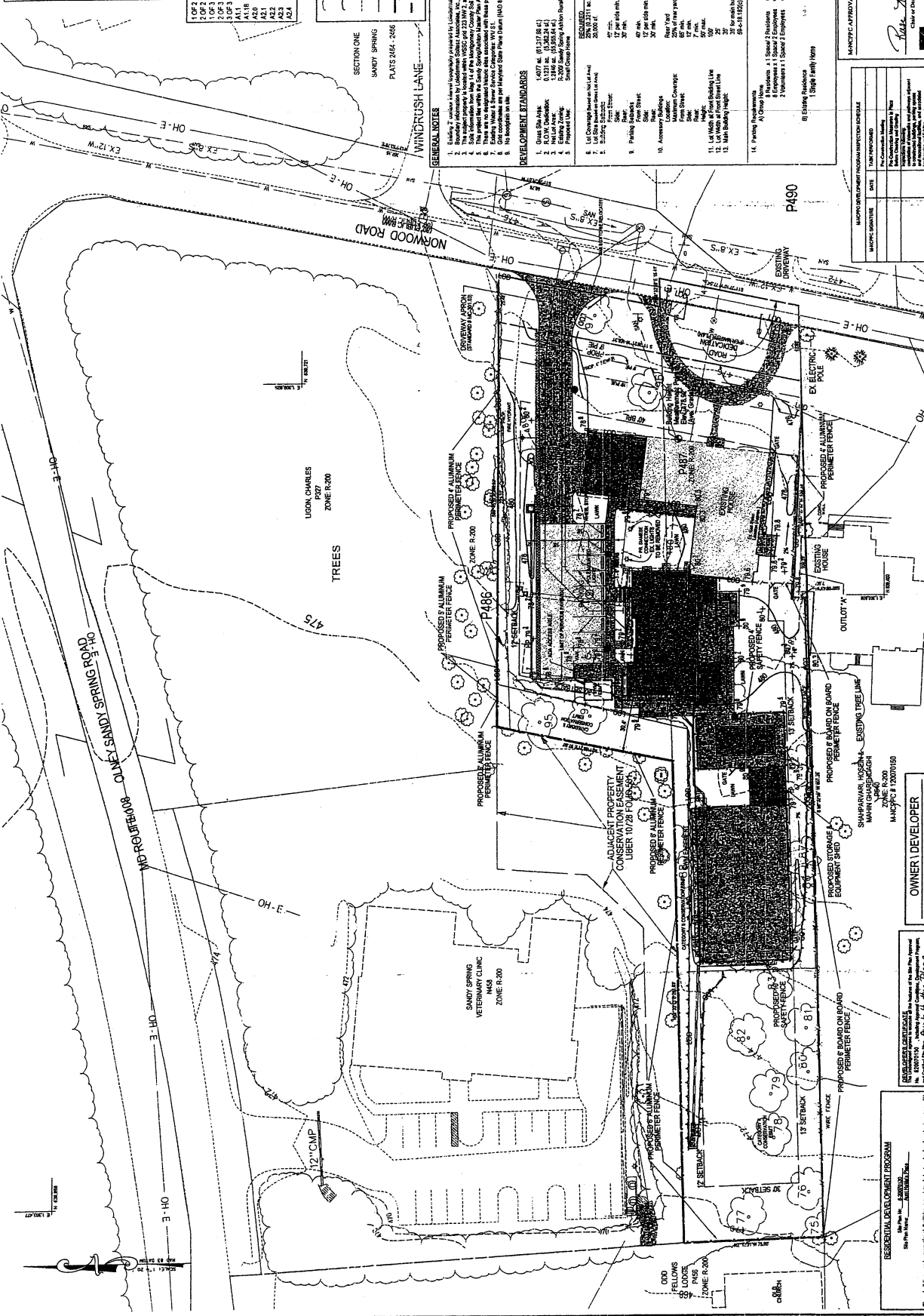
OWNER DEVELOPER

AUNT HATTIE'S PLACE
 8TH CONYEE ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

CONTACT: DR. HATTIE M. WASHINGTON
 PRESIDENT & FOUNDER
 (410) 386-8472

RESIDENTIAL DEVELOPMENT PROGRAM

Rockville, Maryland
 2 Research Plaza, Suite 100
 Rockville, MD 20850
 (301) 741-2774 / (301) 741-9607



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Signature: [Signature]

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CERTIFIED SITE PLAN

AUNT HATTIE'S PLACE
 PARCELS 485, 486, AND 487
 8TH CONYEE ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

DATE: 11/26/03

Scale: 1" = 20'

Sheet: 1 of 2

Project No.: 1516-00-00