

Plat Name: Horizon Hill
Plat #: 220081740

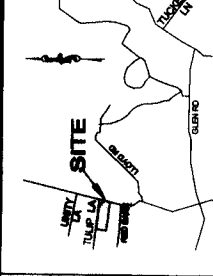
Location: Located in the southwest quadrant of the intersection of Glen Mill Road and Tulip Lane

Master Plan: Potomac

Plat Details: RE-2 zone; 3 lots
Community Water, Private Septic

Applicant: Michael Huffstetler et al

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. 120051040 (MCPB Resolution No. 07-218), 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 plan.



COMMITTEE CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE IRREGULAR BUILDING RESTRICTIONS AND RESERVE THE STREET TO PUBLIC USE.

IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE INDICATED CONSERVATION EASEMENT AGREEMENT, WE HEREBY CERTIFY THAT THE PLAN AND THE SUBDIVISION THEREOF COMPLY WITH THE REQUIREMENTS OF THE MONTGOMERY COUNTY PLANNING BOARD AND THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES.

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CHARTER

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WATER VOLUME CONNECTION EASEMENT - LOT 53

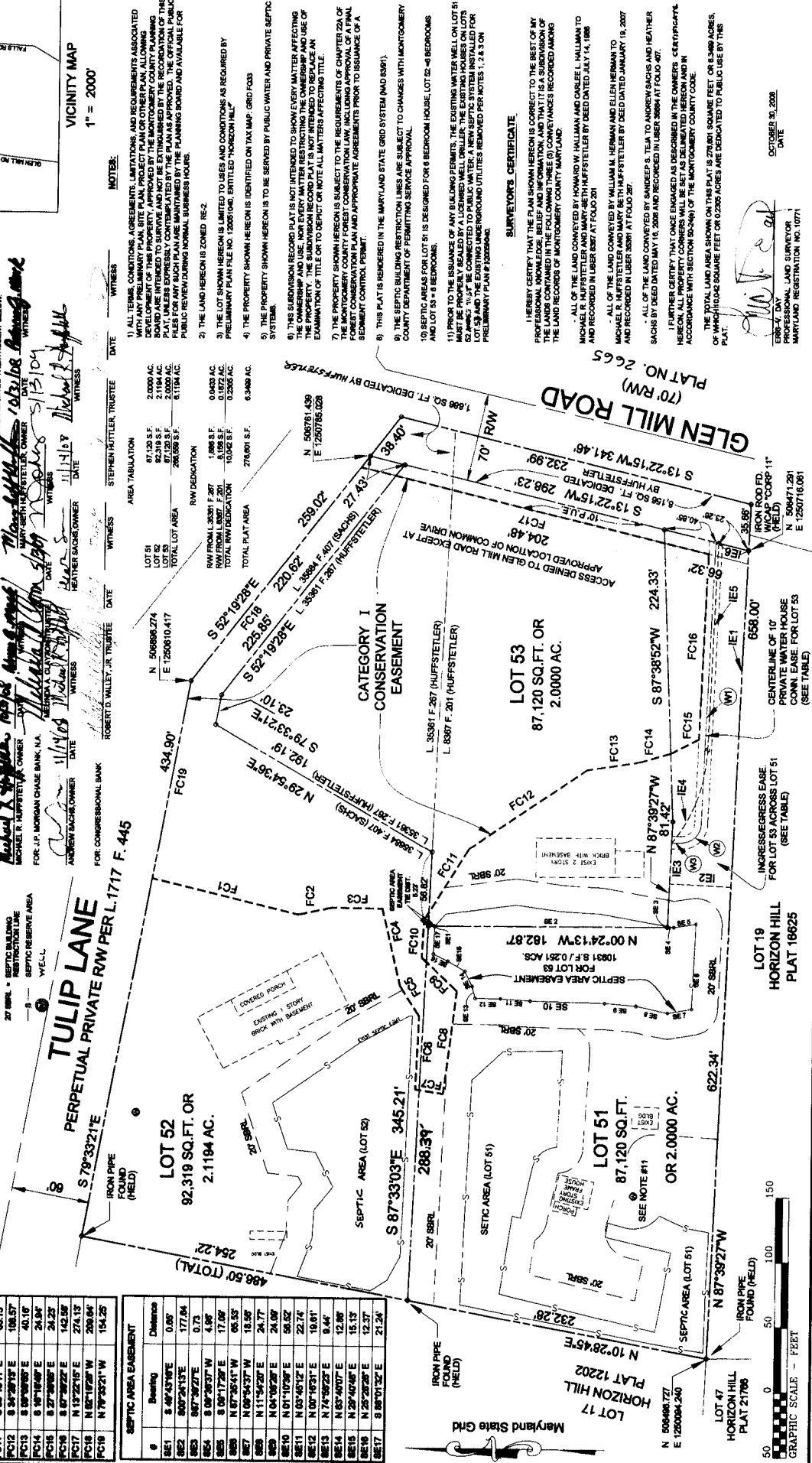
Course	Bearing	Distance
W1	N 87°36'22" W	268.89'
W2	N 02°21'31" E	40.74'
W3	S 87°39'27" W	31.18'
W4	Rec: 15.00'	
W5	Rec: 22.84'	
W6	Chd: S 09°54'04" W	76.85'
W7	Chd: S 09°54'04" W	20.77'
W8	N 00°12'00" W	7.57'

INGRESS/EGRESS EASEMENT - SERVING LOT 53

Course	Bearing	Distance
IE1	N 87°36'22" W	268.89'
IE2	N 02°21'31" E	40.74'
IE3	S 87°39'27" W	31.18'
IE4	Rec: 15.00'	
IE5	Rec: 22.84'	
IE6	Chd: S 09°54'04" W	76.85'
IE7	Chd: S 09°54'04" W	20.77'
IE8	N 00°12'00" W	7.57'

SEPTIC AREA EASEMENT

#	Bearing	Distance
SE1	S 87°36'22" W	116.01'
SE2	S 13°21'19" E	26.53'
SE3	S 87°39'27" W	36.48'
SE4	S 79°28'59" W	60.82'
SE5	S 87°36'22" W	27.37'
SE6	S 87°36'22" W	56.36'
SE7	S 87°36'22" W	21.51'
SE8	S 87°36'22" W	78.84'
SE9	N 02°21'31" E	36.96'
SE10	N 02°21'31" E	29.01'
SE11	S 87°36'22" W	106.57'
SE12	S 87°36'22" W	40.16'
SE13	S 87°36'22" W	24.94'
SE14	S 87°36'22" W	24.22'
SE15	N 13°21'19" E	142.98'
SE16	N 13°21'19" E	274.13'
SE17	N 87°36'22" W	200.04'
SE18	N 87°36'22" W	154.25'



NOTES:

- ALL TERMS, CONDITIONS, AGREEMENTS, LAWS, ORDINANCES, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, AND REQUIREMENTS ASSOCIATED WITH THE DEVELOPMENT OF THE PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, SHALL BE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAN. THE PLAN AND THE SUBDIVISION THEREOF SHALL BE SUBJECT TO THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, MARYLAND, MAINTAINED BY THE CLERK OF THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THE LAND HEREON IS ZONED REC-2.
- THE LOT SHOWN HEREON IS LIMITED TO USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN FILE NO. 1205196, ENTITLED "HORIZON HILL".
- THE PROPERTY SHOWN HEREON IS IDENTIFIED ON TAX MAP GRID FC33.
- THE PROPERTY SHOWN HEREON IS TO BE SERVED BY PUBLIC WATER AND PRIVATE SEPTIC SYSTEMS.
- THE SUBDIVISION HEREON IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAN IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 29A OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SUBDIVISION CONTROL POINT.
- THIS PLAN IS RENDERED IN THE MARYLAND STATE GRID SYSTEM (MDS97).
- THE SEPTIC BUILDING RESTRICTION LINES ARE SUBJECT TO CHANGES WITH MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICE APPROVAL.
- SEPTIC AREAS FOR LOT 51 IS DESIGNED FOR 6 BEDROOM HOUSE, LOT 52 - 4 BEDROOMS AND LOT 53 - 8 BEDROOMS.
- IN ADDITION TO THE ISSUANCE OF ANY BUILDING PERMITS, THE EXISTING WATER WELL ON LOT 51 SHALL BE ABANDONED AND A NEW WATER WELL SHALL BE INSTALLED ON LOT 51. THE NEW WATER WELL SHALL BE CONNECTED TO PUBLIC WATER. A NEW SEPTIC SYSTEM SHALL BE INSTALLED FOR LOT 51 AND THE EXISTING UNDERGROUND UTILITIES REMOVED PER NOTES 1, 2 & 3 ON PRELIMINARY PLAN FILE 1205196.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND INFORMATION, AND THAT IT IS A SUBDIVISION OF THE LAND SHOWN HEREON AND THAT THE FOLLOWING THREE (3) CONVEYANCES RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND:

ALL OF THE LAND CONVEYED BY HOWARD W. HALLMAN AND CARLE L. HALLMAN TO MICHAEL J. HUFFSTETLER BY DEED DATED JULY 14, 1998 AND RECORDED IN LIBER 33981 AT FOLIO 201.

ALL OF THE LAND CONVEYED BY WILLIAM M. HERMAN AND ELLEN HERMAN TO MICHAEL J. HUFFSTETLER BY DEED DATED JANUARY 19, 2007 AND RECORDED IN LIBER 33981 AT FOLIO 201.

ALL OF THE LAND CONVEYED BY SANDRIP S. TELA TO ANDREW SACHS AND HEATHER SACHS BY DEED DATED MAY 14, 2008 AND RECORDED IN LIBER 33981 AT FOLIO 407.

I FURTHER CERTIFY THAT I HAVE ENGAGED AS DESCRIBED IN THE OWNERS' CERTIFICATE, A PROFESSIONAL LAND SURVEYOR TO CONDUCT A FIELD SURVEY AND IN ACCORDANCE WITH SECTION 5-2-204 OF THE MONTGOMERY COUNTY CODE.

THE TOTAL LAND AREA SHOWN ON THIS PLAN IS 270,871 SQUARE FEET OR 6.249 ACRES. OF WHICH 41,042 SQUARE FEET OR 0.936 ACRES ARE DEDICATED TO PUBLIC USE BY THIS PLAN.

DATE: OCTOBER 30, 2008
 SURVEYOR: ERIC J. DAY
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10771

DEWBERRY

321 Ballenger Center Drive, Suite 101
 Frederick, MD 21703
 (301) 663-3158 Fax: (301) 663-3679

APPROVED: _____
 CHAIRMAN ASST. SECRETARY/TREASURER

BY: _____
 DIRECTOR

RECORDED: _____ DATE: _____

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____
 CHAIRMAN ASST. SECRETARY/TREASURER

BY: _____
 DIRECTOR

RECORDED: _____ DATE: _____

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____
 CHAIRMAN ASST. SECRETARY/TREASURER

BY: _____
 DIRECTOR

RECORDED: _____ DATE: _____

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

RECORD PLAT REVIEW SHEET

Plat Name: Horizon Hill Plat Number: 220081740
 Plan Name: Horizon Hill Plan Number: 120051040
 Plat Submission Date: 5-1-08
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: E. Grayson Checked: EGA Date 7/15/09

Initial DRD Review:

Signed Preliminary Plan – Date 4/29/08 Checked: Initial SJS Date 6-10-08
 Planning Board Opinion – Date 11/20/07 Checked: Initial SJS Date 6-10-08
 Site Plan Req'd for Development? Yes No Verified By: SJS (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 N/A
 Non-standard BRLs N/A Adjoining Land OK Vicinity Map OK Septic/Wells OK
 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>J. Penn</u>	<u>5-7-08</u>	<u>5-21-08</u>	<u>5-12-08</u>	<u>No Revisions</u>
Research	Bobby Fleury			<u>5-8-08</u>	<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey			<u>6-3-08</u>	<u>OK</u>

Final DRD Review:

DRD Review Complete: Initial SJS Date 7/16/09
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): SJS 6-19-09
 Final Mylar w/Mark-up & PDF Rec'd: SJS 7-9-09

Board Approval of Plat:

Plat Agenda: SJS 7/30/09
 Planning Board Approval: _____
 Chairman's Signature: _____

DPS Approval of Plat:

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

Plat Reproduction:

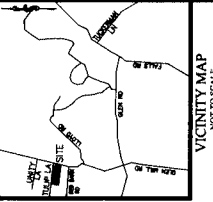
Addressing: _____
 File Card Update: _____
 Final Zoning Book Check: _____
 Update Address Books with Plat #: _____
 Update Green Books for Resubdivision: _____
 Notify Engineer to Seal Plats: _____
 Engineer Seal Complete: _____
 Complete Reproduction: _____
 Sent to Courthouse for Recordation: _____

No. _____

DEVELOPER: HORN & KESTER
 100 KESTER DRIVE
 ROCKVILLE, MARYLAND 20850
 REG. NO. 39-1981

DATE: JANUARY 2005
 SCALE: 1" = 30'

Dewberry
 501 AND 1000 PENNSYLVANIA AVE.
 WASHINGTON, D.C. 20004-2902
 TEL: 202-391-7000



PROPOSED LOTS	PROPOSED LOTS	PROPOSED LOTS	PROPOSED LOTS
50	51	52	53
20 ACRES	20 ACRES	20 ACRES	20 ACRES
(87,120 S.F.)	(87,120 S.F.)	(87,120 S.F.)	(87,120 S.F.)
PROPOSED LOTS	PROPOSED LOTS	PROPOSED LOTS	PROPOSED LOTS
54	55	56	57
20 ACRES	20 ACRES	20 ACRES	20 ACRES
(87,120 S.F.)	(87,120 S.F.)	(87,120 S.F.)	(87,120 S.F.)

GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE FOREGOING IS
 A TRUE AND CORRECT COPY OF THE
 SURVEY OF THE FOREGOING PROPERTY PREPARED BY
 ME OR UNDER MY SUPERVISION AND IN ACCORDANCE
 WITH THE PROVISIONS OF THE SURVEYING AND
 MAPPING ACT OF 1948 AND THE
 REGULATION THEREUNDER.
 DATE: 01/20/05
 REG. NO. 39-1981

PREMISE ADDRESS
 PARCEL 505 10516 TULIP LANE
 PARCEL 709 12220 GLEN MILL ROAD

UTILITY NOTES

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
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WATER TABLE AND PRECIPITATION TESTS
 PROPOSED LOTS AND PRECIPITATION TESTS

LOT NO.	TEST NO.	DATE	DEPTH (FEET)	WATER TABLE (FEET)	PRECIPITATION (INCHES)
50	1	01/20/05	5	10.5	0.5
	2	01/20/05	10	15.5	0.5
	3	01/20/05	15	20.5	0.5
51	4	01/20/05	5	10.5	0.5
	5	01/20/05	10	15.5	0.5
	6	01/20/05	15	20.5	0.5
52	7	01/20/05	5	10.5	0.5
	8	01/20/05	10	15.5	0.5
	9	01/20/05	15	20.5	0.5
53	10	01/20/05	5	10.5	0.5
	11	01/20/05	10	15.5	0.5
	12	01/20/05	15	20.5	0.5

REVISIONS

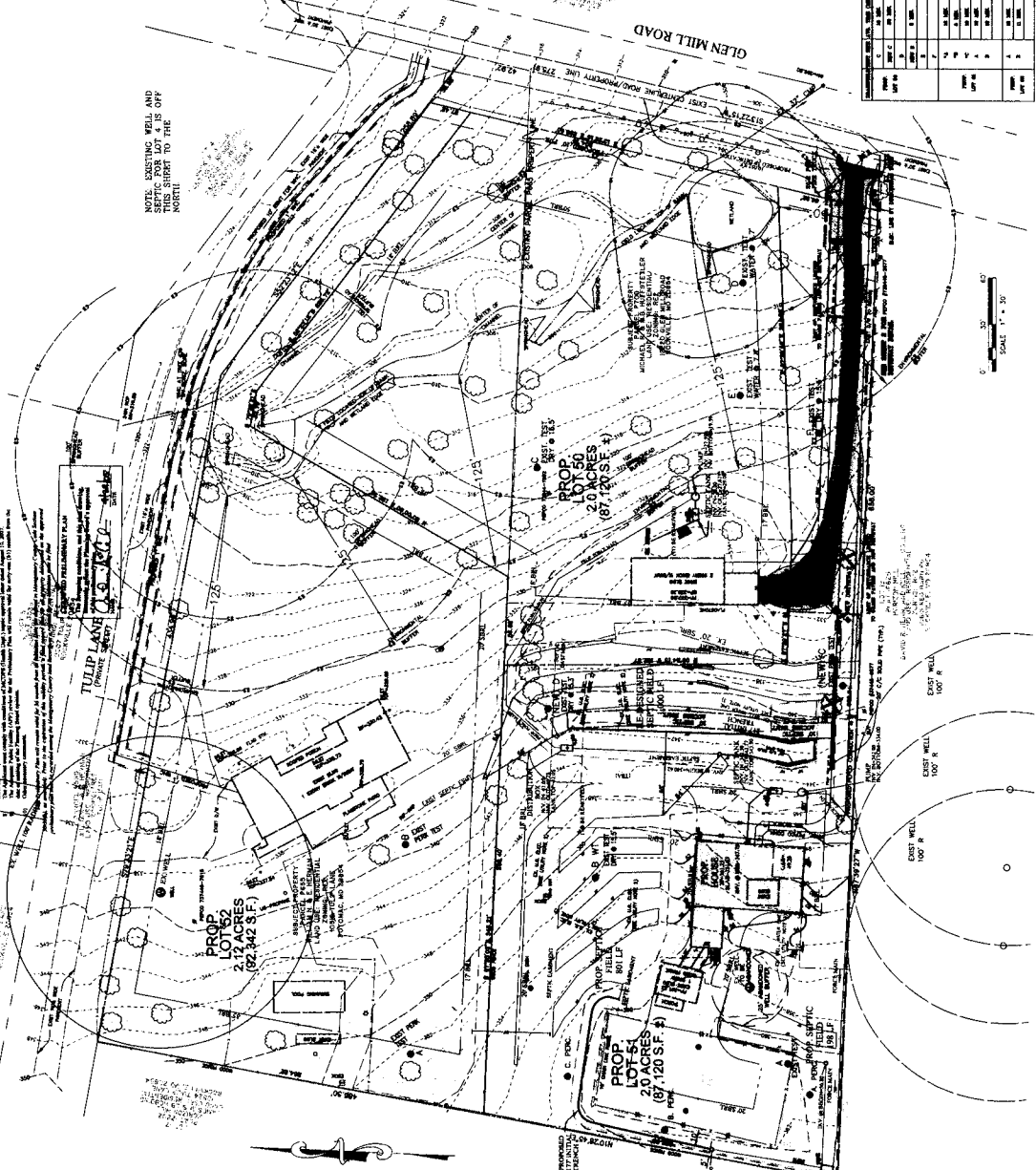
NO.	DESCRIPTION	REV.	DATE
1	REVISION FOR MOUNTAIN VIEW COMMUNITY CENTER	1	01/20/05
2	REVISION FOR MOUNTAIN VIEW COMMUNITY CENTER	2	01/20/05
3	REVISION FOR MOUNTAIN VIEW COMMUNITY CENTER	3	01/20/05
4	REVISION FOR MOUNTAIN VIEW COMMUNITY CENTER	4	01/20/05
5	REVISION FOR MOUNTAIN VIEW COMMUNITY CENTER	5	01/20/05
6	REVISION FOR MOUNTAIN VIEW COMMUNITY CENTER	6	01/20/05
7	REVISION FOR MOUNTAIN VIEW COMMUNITY CENTER	7	01/20/05

NOTE

THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED AS A BASIS FOR ANY LEGAL ACTION. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY LEGAL ACTION. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY LEGAL ACTION.

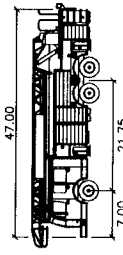
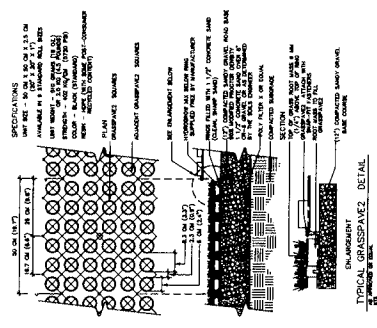
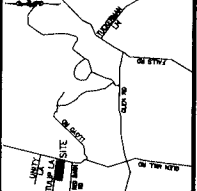
LEGEND

- EXISTING SURVEY TIE
- EXISTING SURVEY TIE
- PROPOSED LINE OF BOUNDARIES (100)
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NOTES

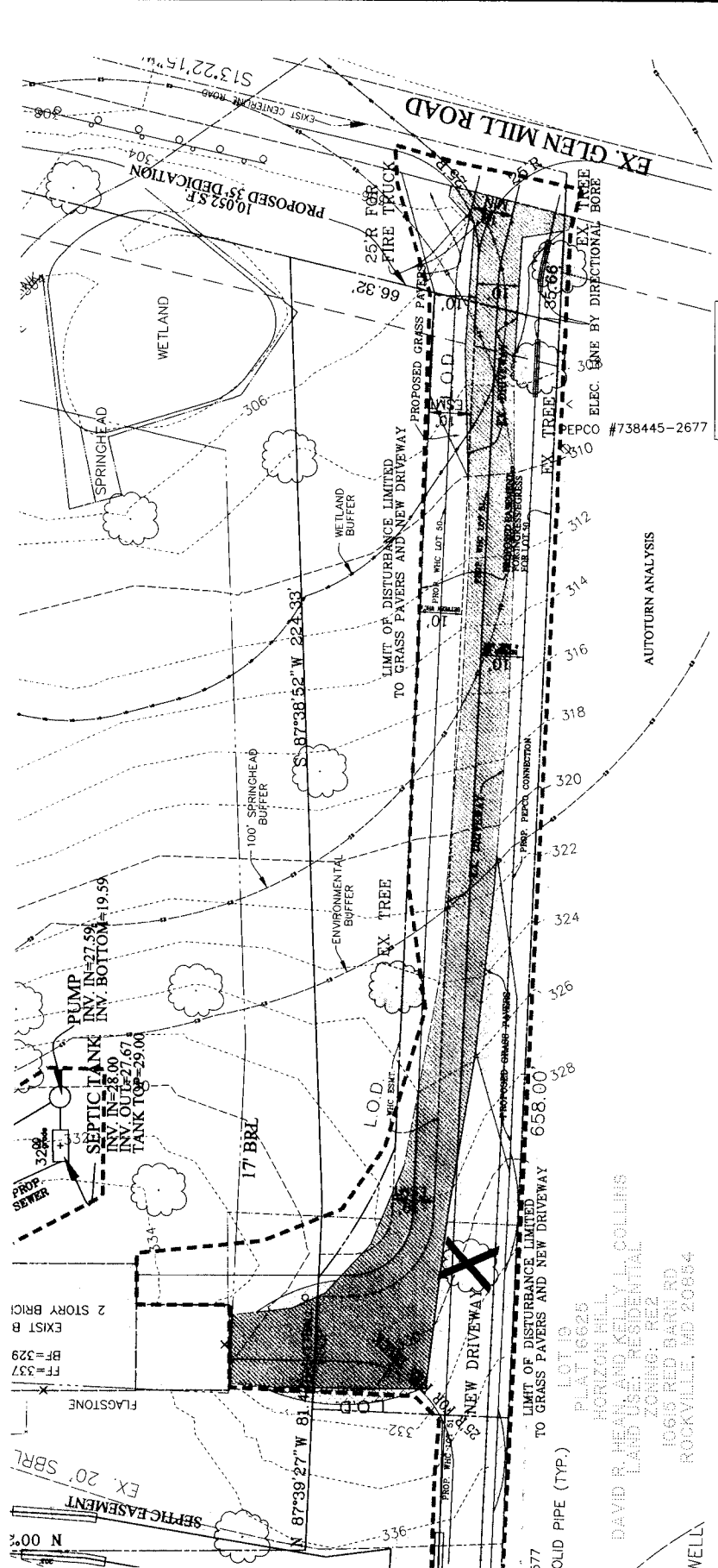
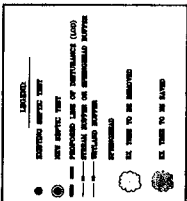
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TOWER 29

Width	feet
Track	8.25
Lock to Lock	8.25
Steering Angle	6.00
	53.20

NOTES:
 INFORMATION CONTAINED HEREON IS UNLESS OTHERWISE NOTED FROM
 THE RECORD DRAWINGS AND SPECIFICATIONS AND IS NOT TO BE
 CONSIDERED A CONTRACT DOCUMENT. IT IS THE RESPONSIBILITY OF
 THE CONTRACTOR TO VERIFY THE ACCURACY OF ALL INFORMATION
 CONTAINED HEREON AND TO CONTACT THE ENGINEER IMMEDIATELY
 IN WRITING IF ANY DISCREPANCIES ARE FOUND. THE ENGINEER
 SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS
 MADE BY THE CONTRACTOR OR FOR ANY DAMAGE TO PERSONS OR
 PROPERTY RESULTING FROM THE USE OF THIS INFORMATION.



LOT 18
 PLAT 16625
 HORIZON HILL
 DAVID R. HEAL AND KELLY L. COLLINS
 LAND USE: RESIDENTIAL
 ZONING: RE2
 1065 RED BARN RD
 ROCKVILLE, MD 20854

CERTIFIED PRELIMINARY PLAN
 THE ENGINEER HAS REVIEWED THIS PLAN AND FINDS IT TO BE
 ACCORDING TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY
 SUBDIVISION ACT AND REGULATIONS.
 M. WILSON
 PROFESSIONAL ENGINEER
 LICENSE NO. 15478
 MONTGOMERY COUNTY, MARYLAND