

Plat Name: Middlebrook Center

Plat #: 220091140

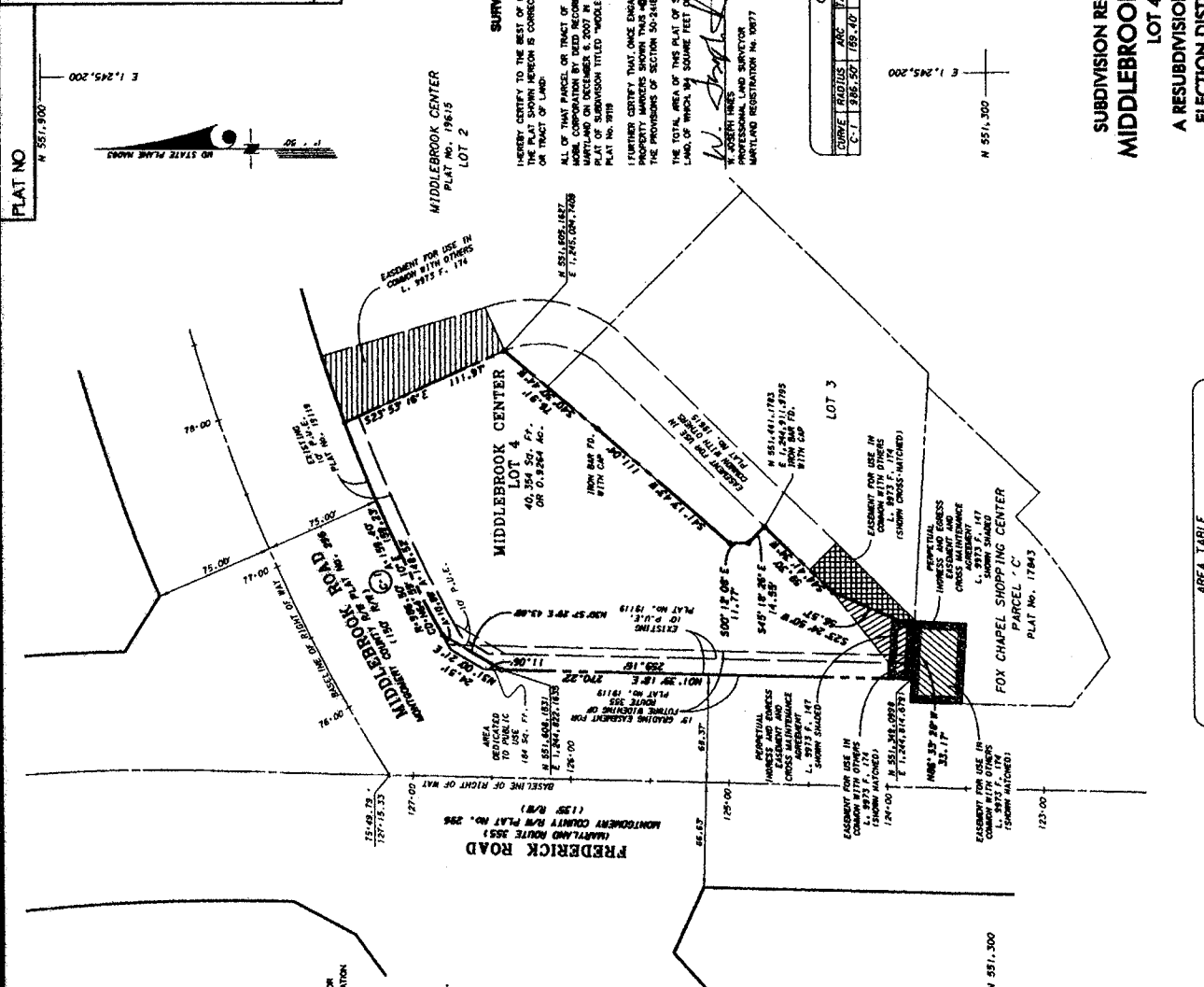
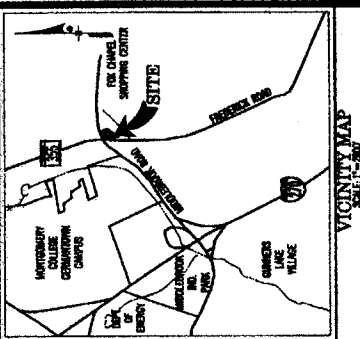
Location: Located in the southeast quadrant of the intersection of Middlebrook Road and Frederick Road (MD 355)

Master Plan: Germantown

Plat Details: C-3 zone; 1 lot
Community Water, Community Sewer

Applicant: Chevy Chase Bank, FSB

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. 11988271A (MCPB Resolution No. 08-88), and Site Plan No. 820080170 (MCPB Resolution No. 08-98), 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.



SUBDIVISION NOTES

- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLANNING, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECOMBINATION OF THIS PLAT, UNLESS EXPRESSLY CONTINGENT BY THE PLAN OR ANY AMENDMENT THEREOF AS APPROVED OR SUBSEQUENTLY APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO CHAPTER 22A OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FUTURE RECOMBINATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO SOURCE OF A SEGMENT CONTROL POINT.
- PUBLIC WATER AND SEWER EXIST AT THIS PROPERTY.
- THIS PROPERTY IS ZONED C-3 (HIGHWAY COMMERCIAL).
- TITLE INFORMATION STATEMENT: THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY WATER AFFECTING OWNERSHIP OR USE, NOR EVERY WATER RESTRICTING THE OWNERSHIP OR USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
- TAX MAP REFERENCE: TAX MAP F022
- THIS PLAT IS IN THE DATUM OF THE MARYLAND STATE PLANE COORDINATE SYSTEM (NAD83).
- THE LOT SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 108827A AND SITE PLAN NO. RECORDED, ENTITLED "CHEVY CHASE BANK AT FOX CHAPEL".
- THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS FOR THE CREATION AND MAINTENANCE OF PRIVATE STREET AND STORM DRAIN SYSTEMS RECORDED IN L. 1,244,600 AT F.

OWNERS' CERTIFICATE

WE, AS OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE BUILDING RESTRICTION LINES, AND DEDICATE THE STREETS TO PUBLIC USE. FURTHER, WE GRANT TO THE STATES, IN A FORECAST TITLED "REGULATION OF TERMS AND CONDITIONS OF PUBLIC UTILITY EASEMENTS," AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN LIVER BOOK AT FOLD 437, THE PUBLIC UTILITY EASEMENTS SHOWN HEREON AS "PPULE," SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS, AGENTS AND ASSIGNS, WILL CHASE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED DOCUMENTATION TO BE SET BY A PROFESSIONAL LAND SURVEYOR AND SURVEYOR IN ACCORDANCE WITH SECTION 50-24E(1) OF THE MONTGOMERY COUNTY CODE.

THESE ARE ALL RECORDED SAITS ACTING IN LAW, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

[Signature]
 VICE PRESIDENT
 CHEVY CHASE BANK, FSB

DATE: 07/08/09

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAT SHOWN HEREON IS CORRECT, AND THAT IT IS A SUBDIVISION OF THE FOLLOWING PARCEL OR TRACT OF LAND:

ALL OF THAT PARCEL OR TRACT OF LAND CONVEYED TO CHEVY CHASE BANK, F.S.B. BY EXON WORK CORPORATION BY DEED RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND ON DECEMBER 8, 2007 IN LIVER BOOK 30353 AT FOLD 387 AND SHOWN AS LOT 1 ON THAT PARCEL OR TRACT OF LAND CONVEYED TO CHEVY CHASE BANK, F.S.B. BY DEED RECORDED AS PLAT NO. 308.

FURTHER CERTIFY THAT, ONCE ENGAGED, AS DESCRIBED IN THE OWNERS' CERTIFICATE, HEREON, ALL THE SURVEYING OPERATIONS WERE CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-24E(1) OF THE MONTGOMERY COUNTY CODE.

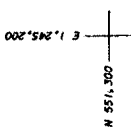
THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 40.538 SQUARE FEET OR 0.9308 ACRES OF LAND, OF WHICH 19 SQUARE FEET (0.436 ACRES) ARE DEDICATED TO PUBLIC USE.

[Signature]
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10077

DATE: 07/08/09

CURVE TABLE

CURVE	RADIUS	ARC	ANGEMENT	DELTA	CHORD
C-1	385.50	185.10	79.17	109.73	28.164
					59.10



**SUBDIVISION RECORD PLAT
 MIDDLEBROOK CENTER**

**LOT 4
 A RESUBDIVISION OF LOT 1
 ELECTION DISTRICT No. 9
 MONTGOMERY COUNTY, MARYLAND**

Scale: 1" = 50'

AREA TABLE

LOT 4	0.9264 AC.	OR	40,354 SQ. FT.
DEDICATION	0.0042 AC.	OR	184 SQ. FT.
TOTAL AREA	0.9306 AC.	OR	40,538 SQ. FT.

FOR PUBLIC WATER AND SEWER SYSTEMS
 Maryland National Capital Park & Planning Commission
 Montgomery County Planning Board

Approved: _____
 Director

Approved: _____
 Director

MANCPAC File No. _____
 PMA No. _____

GREENHORNE & O'MARA INC.
 ORIGINAL CIVIL - TRANSPORTATION - ENVIRONMENTAL - GEOTECHNICAL ENGINEERS
 20415 CENTURY PARKWAY, SUITE 200
 GREENBELT, MARYLAND 20874
 (301) 444-0303

DATE: July, 2009

File No. _____

RECORD PLAT REVIEW SHEET

Plat Name: Middlebrook Center Plat Number: 220091140
 Plan Name: Cherry Chase Bank Fox Chase Plan Number: 11988271A
 Plat Submission Date: 6-9-09
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N. Bramstein Checked: NB-OK Date 7/8/09

Initial DRD Review:

Signed Preliminary Plan - Date 11/19/08 Checked: Initial SJS Date 7/1/09
 Planning Board Opinion - Date 10-6-08 Checked: Initial SJS Date 7-1-09
 Site Plan Req'd for Development? Yes No Verified By: SJS (initial)
 Site Plan Name: Cherry Chase Bank Fox Chase Site Plan Number: 820080170
 Planning Board Opinion - Date 10-6-08 Checked: Initial SJS Date 7-1-09
 Site Plan Signature Set - Date 5-4-09 Checked: Initial SJS Date 7-1-09
 Site Plan Reviewer Plat Approval: Checked: Initial RAK Date 7-18-09

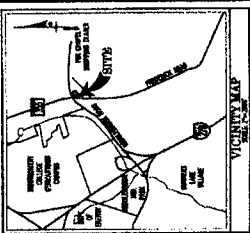
Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths Easements Open Space N/A
 Non-standard BRLs N/A Adjoining Land Vicinity Map Septic Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>E Gibson</u>	<u>6-10-09</u>	<u>6-26-09</u>	<u>6-26-09</u>	<u>No Revisions</u>
Research	<u>Bobby Fleury</u>	<u>↓</u>	<u>↓</u>	<u>6-11-09</u>	<u>OK</u>
SHA	<u>Doug Mills</u>	<u>↓</u>	<u>↓</u>		
PEPCO	<u>Steve Baxter</u>	<u>↓</u>	<u>↓</u>		
Parks	<u>Doug Powell</u>	<u>↓</u>	<u>↓</u>		
DRD	<u>Nellie Carey</u>	<u>↓</u>	<u>↓</u>		

Final DRD Review:

DRD Review Complete: Initial SJS Date 7/20/09
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): SJS 7-7-09
 Final Mylar w/Mark-up & PDF Rec'd: SJS 7-10-09
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. _____

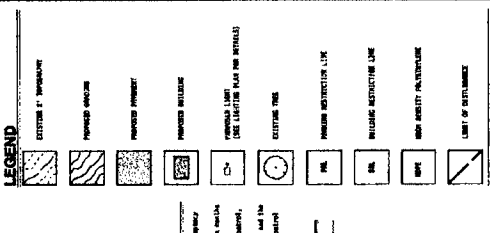


GENERAL NOTES

1. All utility lines shown are approximate. The owner is responsible for verifying the location and depth of all utility lines before construction.

2. The site is within the Greenbelt Urban Development Policy Area. The site is within the Greenbelt Urban Development Policy Area. The site is within the Greenbelt Urban Development Policy Area.

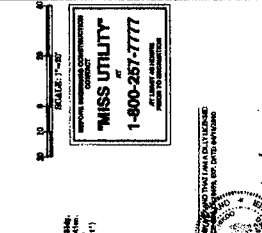
3. The site is within the Greenbelt Urban Development Policy Area. The site is within the Greenbelt Urban Development Policy Area. The site is within the Greenbelt Urban Development Policy Area.



DEVELOPMENT PROGRAM

The development program is based on the following assumptions:

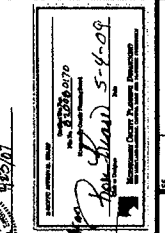
- The site is within the Greenbelt Urban Development Policy Area.
- The site is within the Greenbelt Urban Development Policy Area.
- The site is within the Greenbelt Urban Development Policy Area.



DEVELOPMENT STANDARDS (C-3 ZONE)

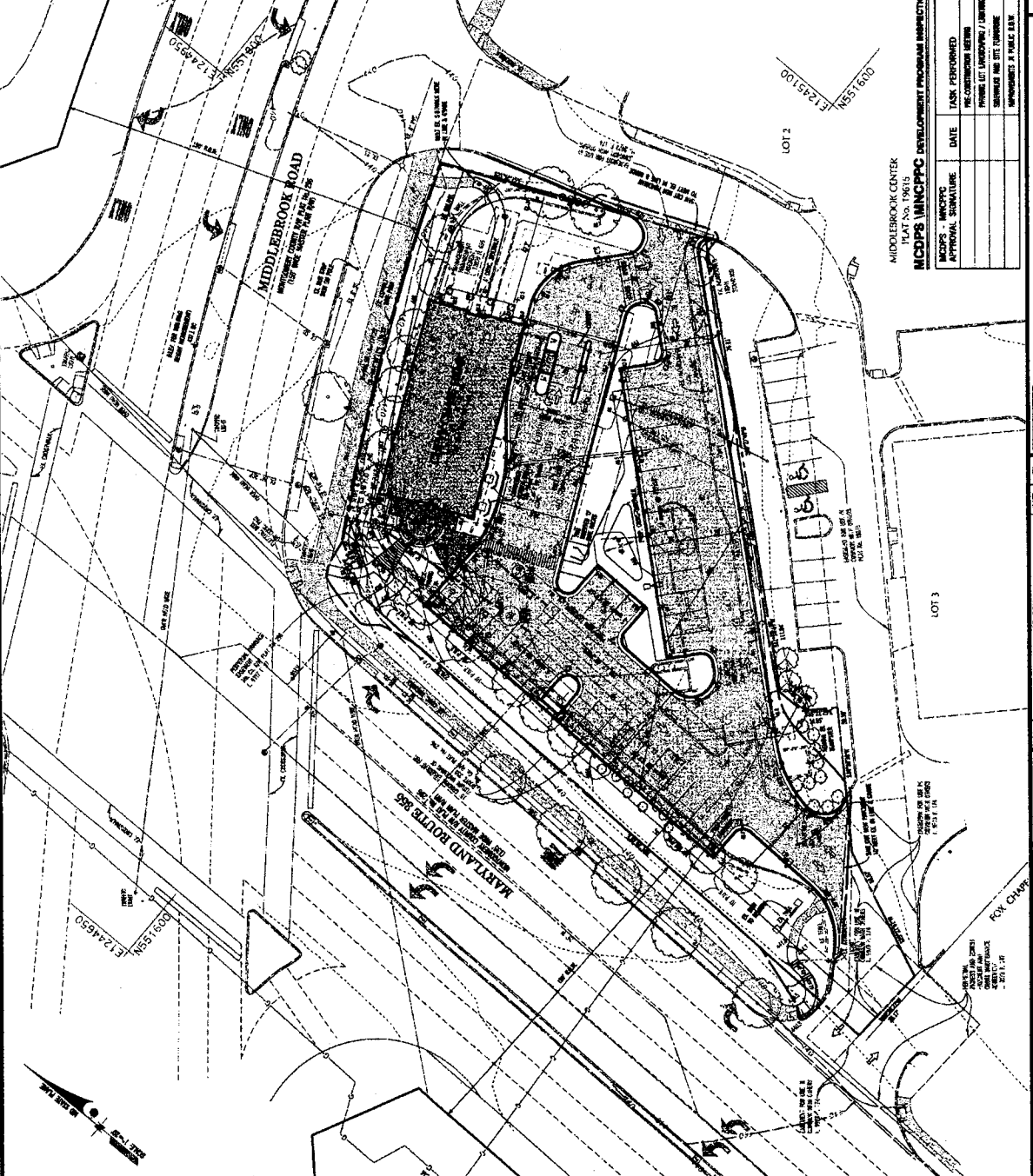
Setback Standards:

- Front: 25 ft.
- Side: 10 ft.
- Rear: 10 ft.



PROFESSIONAL CERTIFICATION

I, the undersigned, being a duly licensed Professional Engineer in the State of Maryland, do hereby certify that the above information is true and correct to the best of my knowledge and belief.



NO.	DATE	BY	REVISION
1	01/14/09	JK	ISSUE FOR PERMIT

CHEVY CHASE BANK

LOT 1 PLAN NO. 19115

1 of 2

GREENHORNE & O'MARA

CONSULTING ENGINEERS

20410 CENTURY BOULEVARD, SUITE 200, GERMANTOWN, MARYLAND 20874

APPROVAL SIGNATURE	DATE	TASK PERFORMED
		PRE-CONSTRUCTION MEETING
		PERFORM LOT LAYOUTS / LAYOUTS
		SUBMIT AND GET COMMENTS
		IMPROVEMENTS AT PUBLIC AGENCIES

GO

CHEVY CHASE BANK

CORPORATE FACILITY

10TH FLOOR

BETHESDA, MARYLAND 20814

OWNER/DEVELOPER

CHEVY CHASE BANK

10TH FLOOR

BETHESDA, MARYLAND 20814

ATTN: MR. JOSEPH PARSON, JR.

10TH FLOOR

BETHESDA, MARYLAND 20814