

Plat Name: Acorn's addition to Colesville

Plat #: 220100380

Location: Located in the southeast quadrant of the intersection of Randolph Road and Vital Way

Master Plan: White Oak

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

Applicant: Rock Mat, LLC

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. 12002056A (MCPB Resolution No. 09-73), and with Site Plan No. 82005008B (MCPB Resolution No. 09-72), 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.

PLAT No.

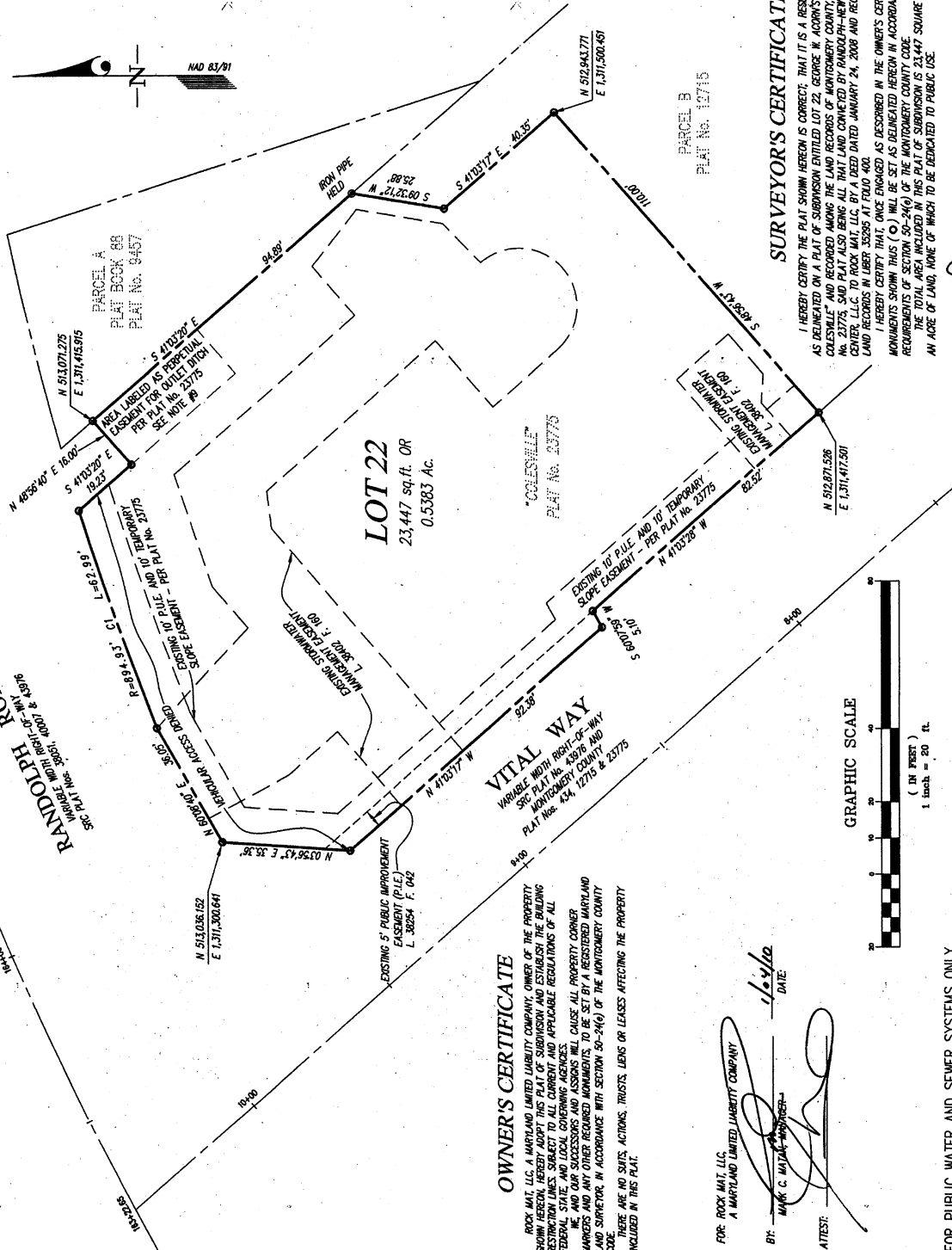
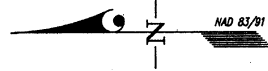
CURVE TABULATION			
CHORD	RADIUS	TANGENT	DELTA
CI	284.03	62.99	31.51
BEARING	N 70°21'28" E		
CHORD	470.38		

RANDOLPH ROAD
 SEC 24, T14N, R10E, S1, NE 1/4, 1/2 ACRES
 SEC 24, T14N, R10E, S1, NE 1/4, 1/2 ACRES

VICINITY MAP
 SCALE 1"=4,000'

NOTES:

- PROPERTY ZONED C-4 AT DATE OF RECORDED. ALL EXISTING AND UNDER MONTGOMERY COUNTY ZONING ORDINANCE.
- THIS LOT IS TO BE SERVED BY PUBLIC WATER AND SEWER. COSTING SEWER AND WATER CATEGORIES S-1, W-1.
- THE LOT SHOWN HEREON IS LIMITED TO USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 12002066A, ENTITLED "MONTY'S COLESVILLE", AND SITE PLAN 820050088, ENTITLED "MONTY'S COLESVILLE". ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
- THE PROPERTY SHOWN HEREON IS DESCRIBED FROM THE REQUIREMENTS OF THE MONTGOMERY COUNTY ZONING ORDINANCE.
- 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 THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDED OF THIS PLAT, UNLESS EXPRESSLY CONTINGENT UPON THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE TO THE PUBLIC.
- THIS SUBDIVISION PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE. NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE REPORT OR TO DEPRECT OR NOTE ALL MATTERS AFFECTING TITLE.
- SUBJECT PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP #681 AND W.S.S.C. 200 SHEET 277 NE 01.
- REGULAR ACCESS IS DENIED ALONG RANDOLPH ROAD.
- THE OUTLET DITCH SHOWN HEREON IS NOT TO BE CONSIDERED AS A PERMANENT FEATURE OF THE SUBDIVISION RECORD PLAT ENTITLED "SUBDIVISION RECORD PLAT NO. 23775" RECORD W. ACORN'S ADDITION TO COLESVILLE" AS SHOWN ON SEC. PLAT NO. 23775. SAID PERPETUAL EASEMENT FOR OUTLET DITCH AS SHOWN ON SEC. PLAT NO. 23775 WAS PROPOSED BUT NEVER GRANTED SO THEREFORE IT NEVER EXISTED.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF LOT 22 AS DELINEATED ON A PLAT OF SUBDIVISION ENTITLED LOT 22, GEORGE W. ACORN'S ADDITION TO COLESVILLE" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AS PLAT NO. 23775, SAID PLAT ALSO BEING ALL THAT LAND COMEIVED BY RANDOLPH-NEW HAMPSHIRE RETAIL CENTER, LLC, 10 ROCK HILL DRIVE, ET AL DATED JANUARY 24, 2008 AND RECORDED AMONG SAID LAND RECORDS. CERTIFY THAT ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL MONUMENTS SHOWN THUS (O) WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-24(c) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 23,447 SQUARE FEET OR 0.5383 OF AN ACRE OF LAND, NONE OF WHICH TO BE DEDICATED TO PUBLIC USE.

DATE: 04 JAN 2010

DAVID S. WEBER
 REGISTERED PROFESSIONAL SURVEYOR
 MARYLAND REGISTRATION NO. 10852

CADD TECH: *AKG*

CHK: *DBW*

08014

PLAT NO:

GLW FILE NO:

RECORDED:

APPROVED:

BY: _____

DIRCTOR

OWNER'S CERTIFICATE

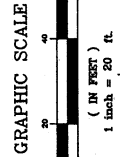
ROCK MAT, LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION AND ESTABLISHES THE BUILDING RESTRICTIONS, SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE, AND LOCAL AGENCIES AND ASSASSIS WILL CHAISE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(c) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS, TRUSTS, LEASES OR LIENS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT.

FOR: ROCK MAT, LLC
 A MARYLAND LIMITED LIABILITY COMPANY

BY: *Mark C. Matlack*
 DATE: 1/5/10

ATTEST: _____



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

APPROVED: _____
 CHAIRMAN
 ASST. SECRETARY/TREASURER

APPROVED: _____
 BY: _____

08014

PLAT NO:

DAVID S. WEBER
 REGISTERED PROFESSIONAL SURVEYOR
 MARYLAND REGISTRATION NO. 10852

DATE: 04 JAN 2010

SUBDIVISION RECORD PLAT
 LOT 22
 GEORGE W. ACORN'S ADDITION TO
 COLESVILLE

COLESVILLE ELECTION DISTRICT NO. 5
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=20'
 JANUARY 2010

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 200 - BARTONVILLE OFFICE PARK
 BARTONVILLE, MARYLAND 20836
 TEL: 301-421-4224 FAX: 301-421-4108
 WWW.GLWPA.COM

RECORD PLAT REVIEW SHEET

Plat Name: Acorn's addition to Colesville Plat Number: 220106380
 Plan Name: WENDY'S COLESVILLE Plan Number: 12002056A
 Plat Submission Date: 11-4-09
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: E. Grayson Checked: EA Date 12/23/09

Initial DRD Review:

Signed Preliminary Plan - Date 7/24/09 Checked: Initial SJS Date 12/17/09
 Planning Board Resolution - Date 7-20-09 Checked: Initial SJS Date 12/17/09
 Site Plan Req'd for Development? Yes No Verified By: SJS (initial)
 Site Plan Name: WENDY'S COLESVILLE Site Plan Number: 82005008B
 Planning Board Resolution - Date 7-13-09 Checked: Initial SJS Date 12/17/09
 Site Plan Signature Set - Date 8-31-09 Checked: Initial SJS Date 12/17/09
 Site Plan Reviewer Plat Approval: Checked: Initial SJS Date 1/13/10

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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	<u>11-4-09</u>	<u>11-20-09</u>	<u>11-18-09</u>	<u>No REVISIONS</u>
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SJS Date 12/17/09
 Final Mylar & DXF/DWG Received: Initial SJS Date 1-7-10
 Final Mylar Review Complete: Initial SJS Date 4/13/10

Board Approval of Plat:

Plat Agenda: Initial SJS Date 1/28/10

Planning Board Approval: _____

Chairman's Signature: _____

MCDPS Approval of Plat:

Consultant 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 Plat Books for Resubdivision: _____

Complete Reproduction: _____

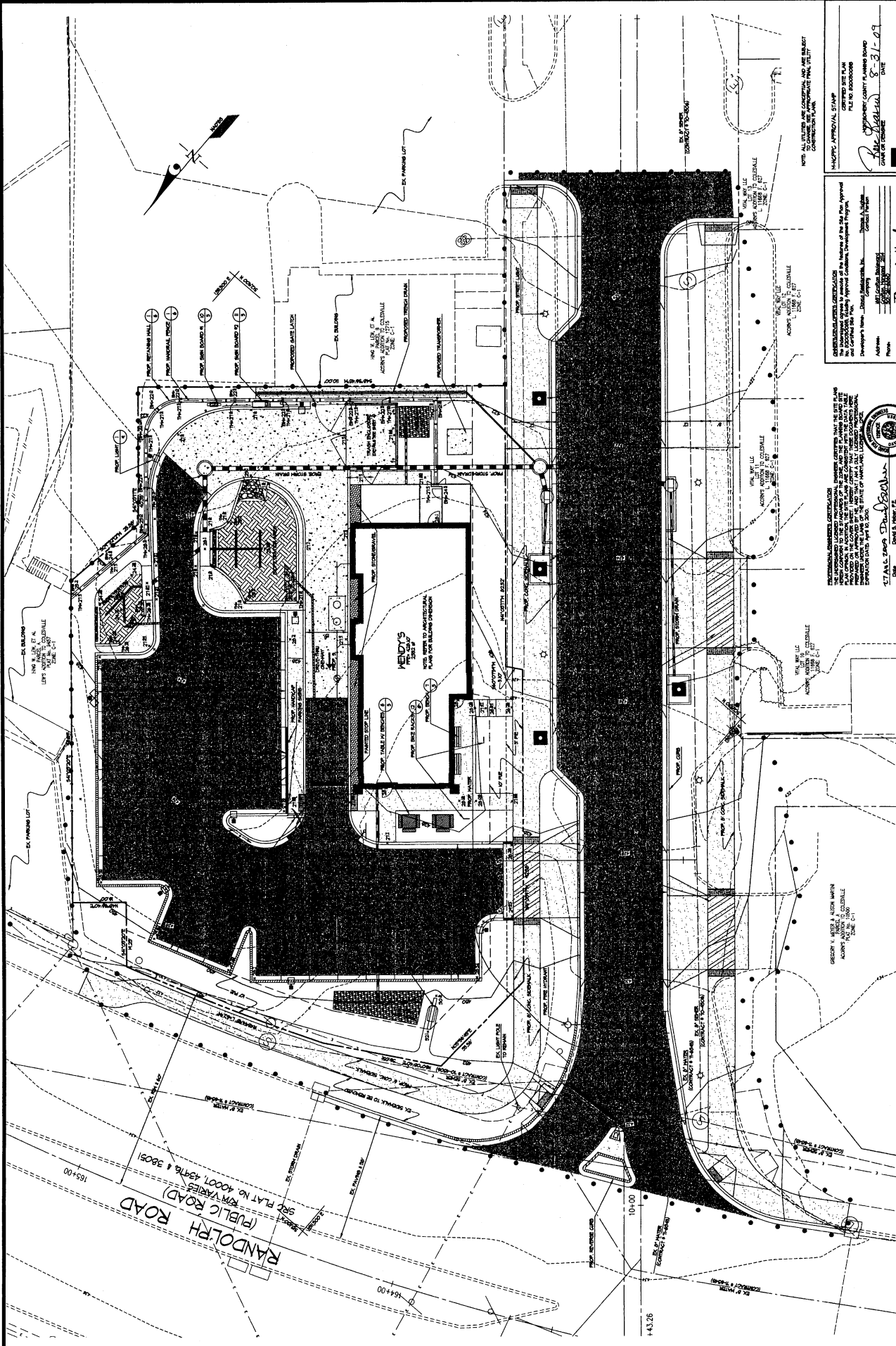
Notify Consultant to Seal Plats: _____

Surveyor's Seal Complete: _____

Sent to Courthouse for Recordation: _____

Recordation Info Entered into Hansen _____

No. _____



<p>PREPARED FOR:</p> <p>DAVID S. WEBER, P.E.</p> <p>3070 CRESTVIEW BUILDING</p> <p>CROFTON, MARYLAND 21114</p> <p>ATTN: JOHN W. WEBER</p>	<p>DESIGNER'S CERTIFICATION:</p> <p>I HEREBY CERTIFY THAT I AM THE REGISTERED PROFESSIONAL ENGINEER AND THE DESIGNER OF THIS PROJECT AND THAT I HAVE EXAMINED THE PLANS AND SPECIFICATIONS AND AM AWARE OF THE CONTENTS THEREOF. I CERTIFY THAT THE PLANS AND SPECIFICATIONS COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS AND THAT I AM NOT PROVIDING ENGINEERING SERVICES FOR ANY OTHER PROJECT AT THE SAME TIME AND PLACE AS THIS PROJECT.</p> <p>EXPIRATION DATE: APR 30, 2011</p> <p>DATE: APR 29, 2010</p> <p>DAVID S. WEBER, P.E.</p>	<p>PROFESSIONAL ENGINEER'S CERTIFICATION:</p> <p>I HEREBY CERTIFY THAT I AM THE REGISTERED PROFESSIONAL ENGINEER AND THE DESIGNER OF THIS PROJECT AND THAT I HAVE EXAMINED THE PLANS AND SPECIFICATIONS AND AM AWARE OF THE CONTENTS THEREOF. I CERTIFY THAT THE PLANS AND SPECIFICATIONS COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS AND THAT I AM NOT PROVIDING ENGINEERING SERVICES FOR ANY OTHER PROJECT AT THE SAME TIME AND PLACE AS THIS PROJECT.</p> <p>EXPIRATION DATE: APR 30, 2011</p> <p>DATE: APR 29, 2010</p> <p>DAVID S. WEBER, P.E.</p>	<p>DEVELOPER'S CERTIFICATION:</p> <p>I HEREBY CERTIFY THAT I AM THE DEVELOPER OF THIS PROJECT AND THAT I HAVE EXAMINED THE PLANS AND SPECIFICATIONS AND AM AWARE OF THE CONTENTS THEREOF. I CERTIFY THAT THE PLANS AND SPECIFICATIONS COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS AND THAT I AM NOT PROVIDING DEVELOPMENT SERVICES FOR ANY OTHER PROJECT AT THE SAME TIME AND PLACE AS THIS PROJECT.</p> <p>EXPIRATION DATE: APR 30, 2011</p> <p>DATE: APR 29, 2010</p> <p>DAVID S. WEBER, P.E.</p>
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MUNICIPAL APPROVAL STAMP
 FILE NO. 09-0014
 DATE 4/29/10
 APRIL 29, 2010

SITE PLAN
WENDY'S COLESVILLE
 LOT 22 GEORGE WASHINGTON BOULEVARD COLESVILLE
 PLAT NO. 22772
 L. 1895 P. 66
 MONTGOMERY COUNTY, MARYLAND

PREPARED FOR:
 DAVID S. WEBER, P.E.
 3070 CRESTVIEW BUILDING
 CROFTON, MARYLAND 21114
 ATTN: JOHN W. WEBER

SCALE: 1" = 10'

NO.	DESCRIPTION	DATE	BY

GIW GONKHECK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS AND PLANNERS
 12001 RIVERCHASE DRIVE, SUITE 200
 FORT MYERS, FLORIDA 33907
 TEL: (888) 874-4444 FAX: (888) 874-4445