

Plat Name: Manor Park

Plat #: 220100190

Location: Located on the west side of Georgia Avenue (MD 97), 400 feet north of
Carrolton Avenue

Master Plan: Aspen Hill

Plat Details: R-200 zone; 2 lots
Community Water, Community Sewer

Applicant: Thomas Maddox

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. 120090250 (MCPB Resolution No. 09-94), 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.

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct, that it is a subdivision of the land described in a deed from Sandra J. Broadhurst and George E. Krouse, Personal Representatives of the June E. Kolar Estate who was the surviving tenant by the entirety of William A. Kolar to Thomas A. Maddox and David W. McKee dated July 23, 2008 and recorded in Liber 38884 at Folio 241, also being a resubdivision of Lot 199 - Section 2 of MANOR PARK as shown on a plat recorded in Plat Book 156 at Plat 17768, all among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, all instruments and all property returns and other boundary markers will be set as delineated hereon in accordance with the provisions of Section 50-24(f) of Montgomery County Code. The total area included on this plat is 46,232 square feet or 1.0618 acres of land. There is no new dedication to the public use.

Thomas A. Maddox
 Thomas A. Maddox
 Registered Professional Land Surveyor
 MD #10850
 Date: 11/19/09

- NOTES**
1. PROPERTY ZONED R-20A AT DATE OF RECORDATION. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING CODE.
 2. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY SUBDIVISION PLAN NO. 02080205A. NEP# RESOLUTION IS-AM ENTITLED "MANOR PARK" DATED SEPTEMBER 28, 2008. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
 3. LOTS TO BE SERVED BY PUBLIC SEWER AND WATER DISTRIBUTION SYSTEMS, EXISTING SEWER AND WATER CATEGORIES, S-1, W-1.
 4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENT PRIOR TO ISSUANCE OF A SEEDMENT CONTROL PERMIT.
 5. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY SHALL APPLY TO THIS PLAT. ANY INSTRUMENTS, RECORDS OR AGREEMENTS TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
 6. THIS PLAT IS NOT INTENDED TO SIGNIFY ANY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.
 7. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP GRID HR 43 W.S.S.C. GRID 2766WA.

MONTGOMERY COUNTY
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____ DATE: _____

DIRECTOR

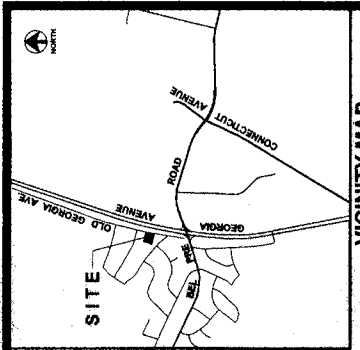
THE MARYLAND-NATIONAL CAPITAL
 PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____ DATE: _____

CHAIRMAN ASST. - SECRETARY - TREASURER

RECEIVED # P.P. RECORD FILE NO.

PLAT TOTALS	2
NUMBER OF LOTS, PARCELS	2
AREA OF LOTS	1.0618 ACES
PERMANENT IMPROVEMENT	1.0618 ACES
TOTAL AREA SHOWN ON PLAT	1.0618 ACES



OWNERS CERTIFICATION

The undersigned, owners of the property shown hereon, hereby adopt this plan of subdivision and establish minimum building restriction lines. The owners will cause all property corner markers and any other required instrumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(f) of the Montgomery County Code.

There are no suits, liens, mortgages, or trusts, affecting the property including in this plat of subdivision except for a certain deed of trust and the trustee has hereon indicated their assent to this plan.

Thomas A. Maddox Date: 11/19/09
 Thomas A. Maddox
 Witness
David W. McKee Date: 11/19/09
 David W. McKee
 Witness

We hereby assent to this plan of subdivision:
 HSC MORTGAGE CORP.

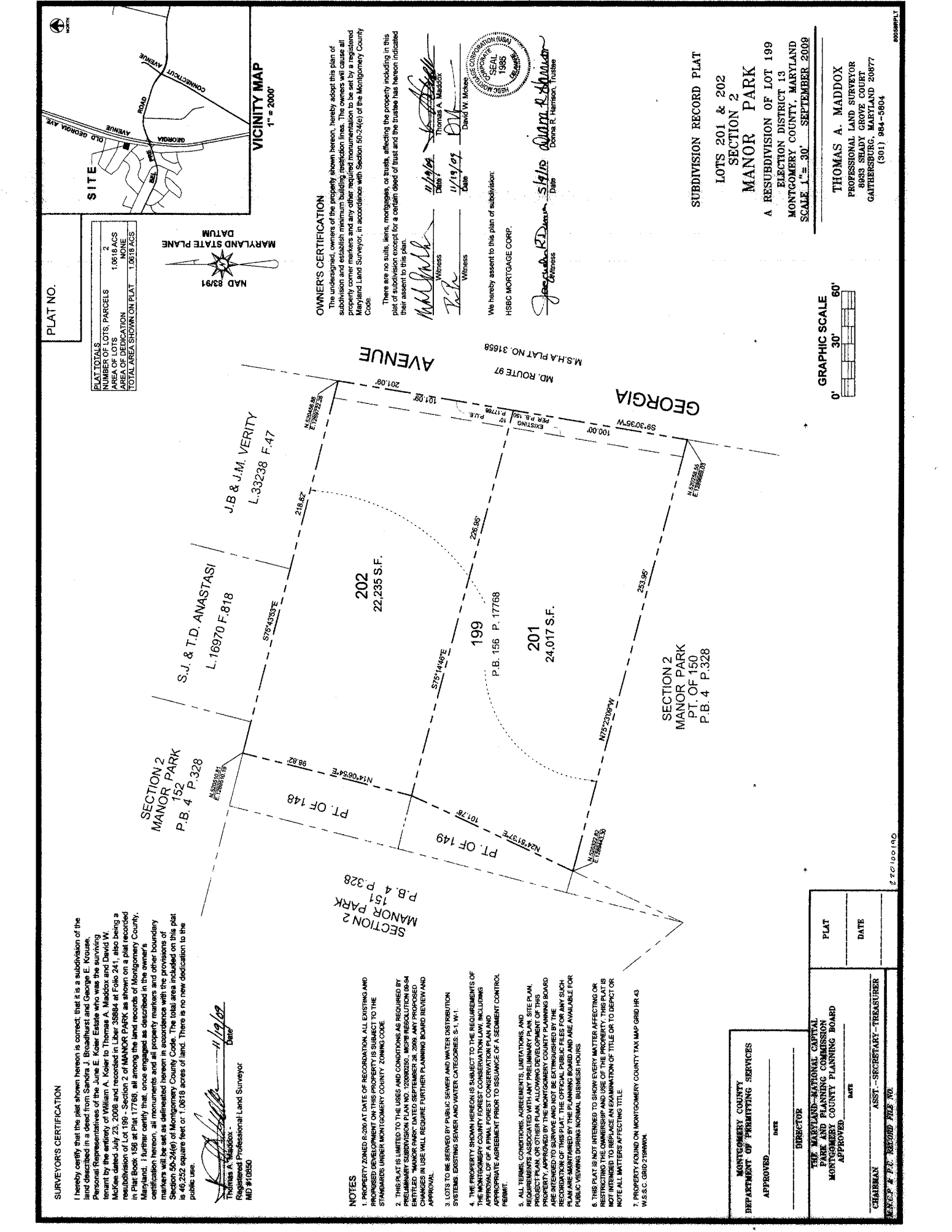
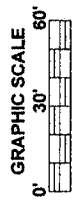
Thomas A. Maddox Date: 11/19/09
 Thomas A. Maddox
 Witness
David W. McKee Date: 11/19/09
 David W. McKee
 Witness



SUBDIVISION RECORD PLAT

LOTS 201 & 202
 SECTION 2
 MANOR PARK
 A RESUBDIVISION OF LOT 199
 ELECTION DISTRICT 13
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 30' SEPTEMBER 2009

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 8635 SHADY GROVE COURT
 GAITHERSBURG, MARYLAND 20877
 (301) 984-5604



RECORD PLAT REVIEW SHEET

Plat Name: Manor Park Plat Number: 220100190
 Plan Name: Manor Park Plan Number: 120090250
 Plat Submission Date: 9/23/09
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: E. Grayson Checked: EA Date 5/18/10

Initial DRD Review:

Signed Preliminary Plan – Date Oct 14, 2009 Checked: Initial SS Date _____
 Planning Board Resolution – Date 9/28/09 Checked: Initial SS Date 10-14-09
 Site Plan Req'd for Development? Yes _____ No X Verified By: SS (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Planning Board Resolution – 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 ok
 Coordinates ok Plan # ok Road/Alley Widths ok Easements ok 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 ok

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	<u>9/23/09</u>	<u>10/7/09</u>	<u>10-7-09</u>	<u>No Revision</u>
Research	Bobby Fleury			<u>9-24-09</u>	<u>ok</u>
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SS Date 10/13/09
 Final Mylar & DXF/DWG Received: Initial SS Date 5/13-2010
 Final Mylar Review Complete: Initial SS Date 5/18/2010

Board Approval of Plat:

Plat Agenda: Initial SS Date 6/3/2010
 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. _____

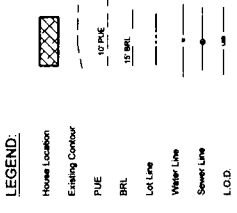


Printing & Associates, Inc.
 8933 Shady Grove Court
 Gaithersburg, MD 20877
 301-984-8300



ZONING STANDARDS:	
ZONE: R-200	Req. Prov.
Lot Size	20,000 sf +
Front Setback*	40'
Sideyards*	12' min., 25' total
Reyard	30' or more
Building Height	50' Max.
Lot Coverage	25% or less
Lot Width @ Building Line	100' or more
Frontage	25' or 100'

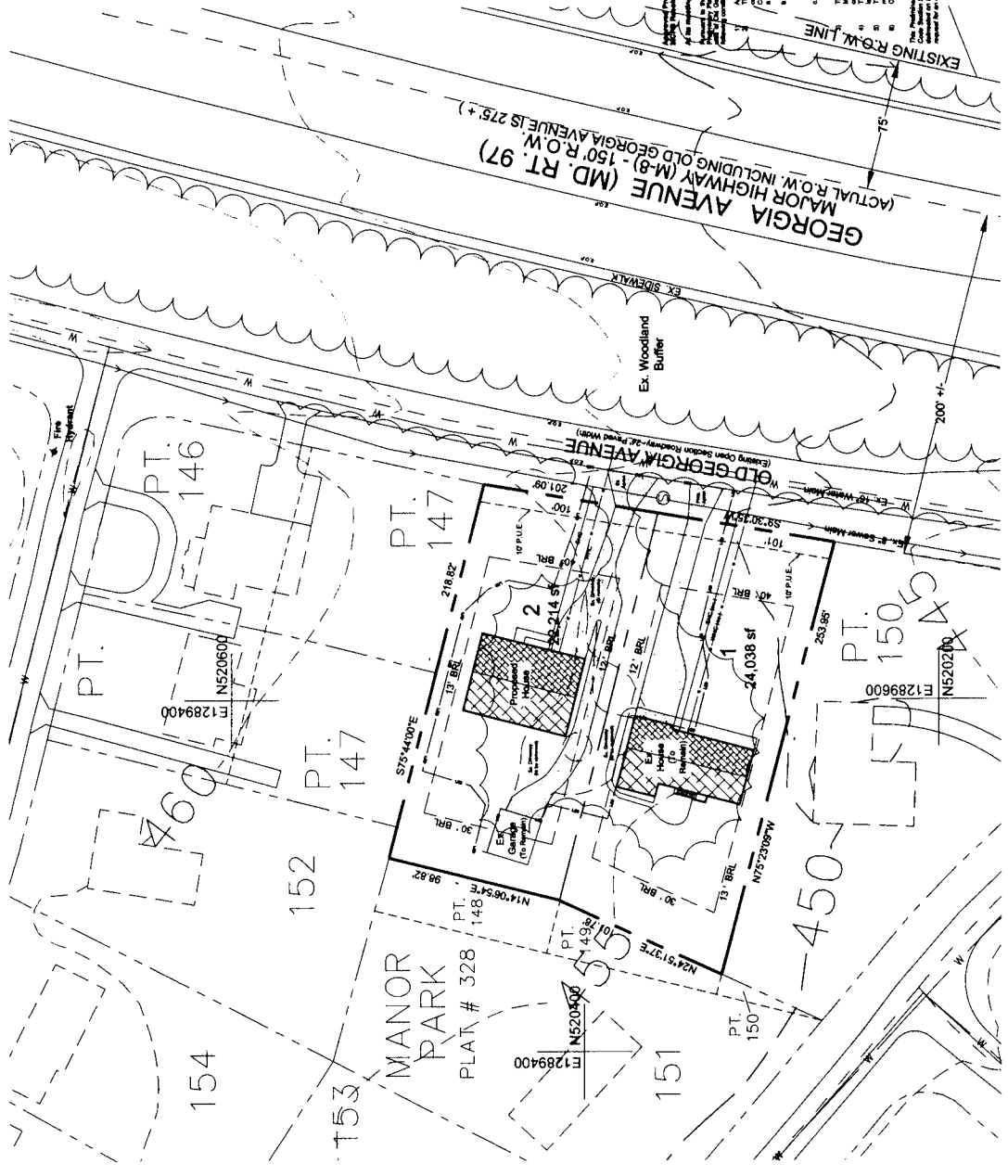
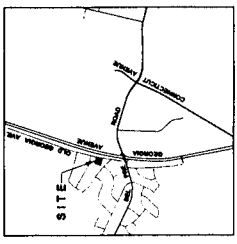
* Building restriction lines shown are in accordance with Section 56-C-1.32 of the Montgomery County Code, Manor Park. (Existing setbacks shall be maintained within 30' of the street line and within 15' of the lot lines of any lot.)



CERTIFIED PRELIMINARY PLAN
 I, the undersigned, being duly sworn, depose and say that the foregoing plat and plan were prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Maryland. I hereby certify that the same are true and correct to the best of my knowledge and belief.

THOMAS MADDOX & DAVID MCKEE
 PROFESSIONAL ENGINEERS
 8833 SHADY GROVE COURT
 GAITHERSBURG, MD 20877
 301-984-8300

VICINITY MAP
 SCALE: 1" = 2,000'



- NOTES:**
1. AREA OF PROPERTY - 1.08 ACRES (48,232 SF)
 2. EXISTING ZONING - R-200
 3. NUMBER OF LOTS PERMITTED - 2
 4. NUMBER OF LOTS SHOWN - 2
 5. SITE TO BE SERVED BY PUBLIC WATER AND SEWER
 6. PROPERTY LOCATED IN LOWER ROCK CREEK WATERSHED (NR S. SPN)
 7. PROPERTY LOCATED ON TAX MAP MR4, WSSC SHEET Z18KWA
 8. UTILITIES TO BE PROVIDED BY: Washington Gas, Verizon, PEPCO



BOUNDARY CERTIFICATION:
 I, the undersigned, being duly sworn, depose and say that the boundaries shown on this plat and plan were determined by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Maryland. I hereby certify that the same are true and correct to the best of my knowledge and belief.

THOMAS MADDOX & DAVID MCKEE
 PROFESSIONAL ENGINEERS
 8833 SHADY GROVE COURT
 GAITHERSBURG, MD 20877
 301-984-8300
 Date: 2/11/09

