

Plat Name: Mt. Zion Square
Plat #: 220100890

Location: Located on the west side of Zion Road, approximately 2,500 feet north of Brookeville Road
Master Plan: Olney
Plat Details: RE-2 zone, 1 lot
Community Water, Private Septic
Applicant: D & A Enterprises

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. 120090360 (MCPB Resolution 10-26), 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.

PLAT No.

PLAT TABULATION

Number of Lots	= 1
Area of Lots	= 98,150 sq. ft.
Area of Street	= 0 sq. ft.
TOTAL AREA	= 98,150 square feet
	or 2.25322 acres

N/E
MONTGOMERY COUNTY
L5253 F-170

N/E
MONTGOMERY COUNTY
L5253 F-170

TAX MAP No. HU123

OWNER'S CERTIFICATE

D & A Enterprises, L.L.C., a Maryland Limited Liability Company, owner of the property shown herein, hereby adopts this plat of subdivision; hereby grants a portion of the property shown herein to the public utility easement shown in the document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 of Folio 457 among the Land Records of Montgomery County, Maryland, subject to all current and applicable regulations of all federal, state, and local agencies, and to all easements and encumbrances shown on the plan herein to the parties named in a document entitled "Conservation Easement Agreement, Category I" as recorded in Liber 13178 of Folio 412 among the Land Records of Montgomery County, Maryland, subject to the terms set forth therein; and hereby certifies that the plat herein is a true and correct representation of the property included in this plat of subdivision.

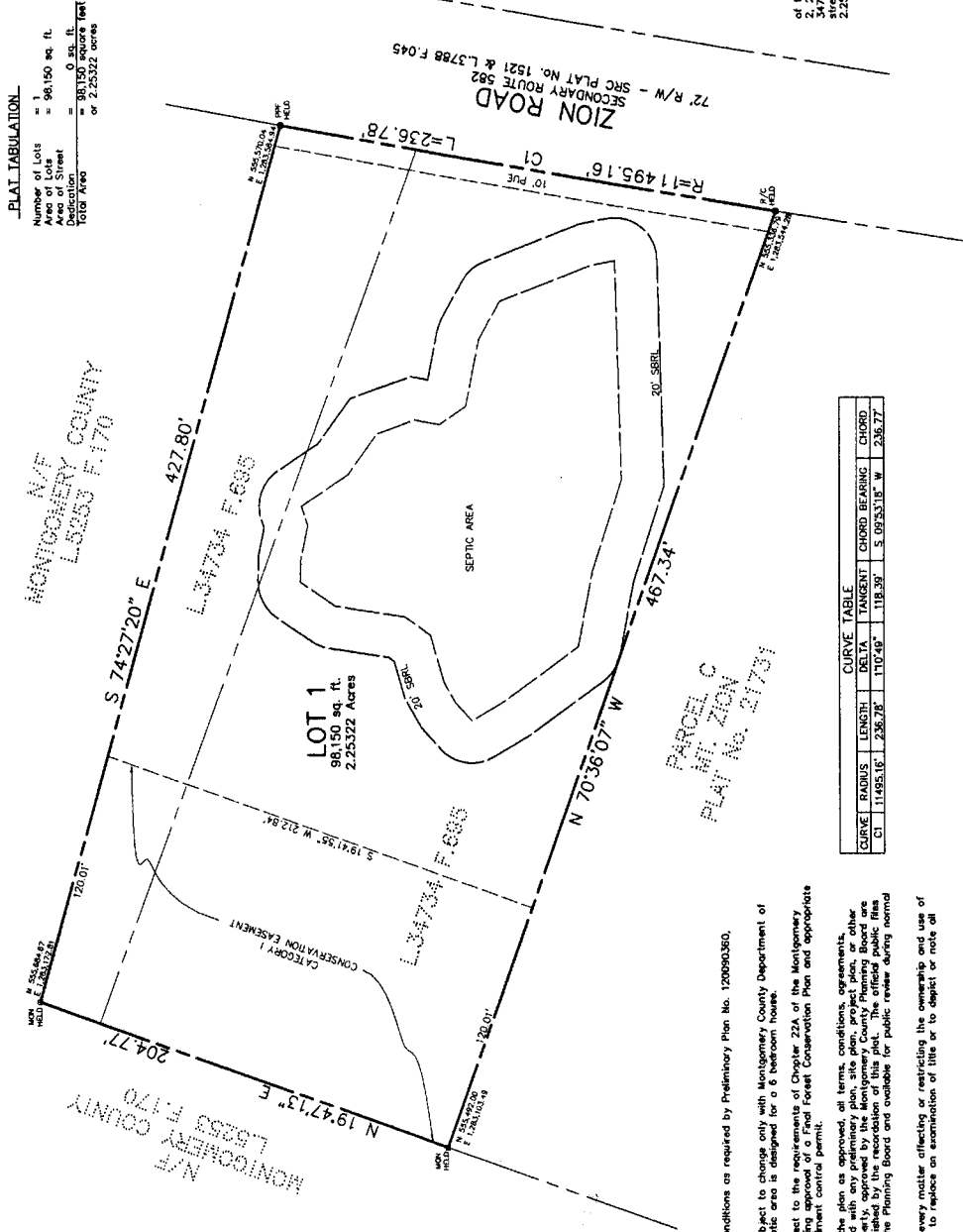
D & A Enterprises, L.L.C.

9/28/10
Kathy Balmer, Managing Partner

SURVEYOR'S CERTIFICATE

We hereby certify that the plat shown herein is correct; that it is a subdivision of all of the land conveyed by George E. Greig, to D & A Enterprises, L.L.C. by deed dated August 2, 2007 and recorded among the Land Records of Montgomery County, Maryland, in Liber 34734 of Folio 895. All property markers shown herein, have been found. There is no encroachment shown by this plat. The total area included on this plat is 98,150 square feet or 2.25322 acres.

9/30/10
M. J. Hendricks & Associates, P.A.
Professional Land Surveyors
MD. Reg. No. 350



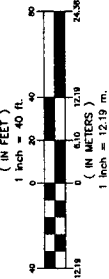
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
CL	11,485.18'	236.72'	110°46'	118.39'	S. 09°53'10" W	238.77'

LEGEND:

- PPF = PINCH PIPE FOUND
- R/C = REBAR AND CAP
- MON = MONUMENT
- SBRL = SEPTIC BUILDING RESTRICTION LINE

GRAPHIC SCALE



Notes

- This property is zoned RE-2.
- This plat is limited to uses and conditions as required by Preliminary Plan No. 120090360, entitled "ZION ROAD".
- Septic Building Restriction Lines subject to change only with Montgomery County Department of Permitting Services approval. The Septic area is designed for a 6 bedroom house.
- The property shown herein is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a subdivision control permit.
- Unless expressly contemplated by the plan as approved, all terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other documents shall remain in full force and effect. The official public files intended 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 available for public review during normal business hours.
- This Plat is not intended to show every matter affecting or restricting the ownership and use of the property. This Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- There is some minor overlapping of the downstream driveway under existing conditions. If additional impervious area beyond what is shown on the preliminary plan is added to this site, a new drainage study must be submitted to this office for review.
- Coordinates shown herein are based on the Maryland State MAD 83/91 Datum as projected by NGS and are for Geographical Information Services (GIS) only. Stations used are No. GAT with grid coordinates of North 534457.86 feet and East 1249815.23 feet and No. GDEE with coordinates of North 534457.75 feet and East 1301533.04 feet. The combined scale factor for this site is 0.9999465770.

To convert the grid coordinates to ground/surface coordinates, divide the grid coordinates by the combined scale factor.
The distances shown on this plat are as measured on the ground/surface. To convert the ground/surface distances to grid distances, multiply the ground/surface distances by the combined scale factor.

SUBDIVISION RECORD PLAT
LOT 1

MOUNT ZION SQUARE
ELECTION DISTRICT No. 1
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40' SEPTEMBER, 2010



MHG Marcis, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors
Phone 301.670.0640
Fax 301.646.0885
www.mhgpa.com

FOR PUBLIC WATER AND PRIVATE SEPTIC SYSTEMS ONLY
THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY, PLANNING BOARD

APPROVED: _____
DIRECTOR

APPROVED: _____
SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE No. _____

DATE: _____
Plat No. 220100895

RECORD PLAT REVIEW SHEET

Plat Name: Mt. Zion Square Plat Number: 220100890
 Plan Name: Zion Road Plan Number: 120090360
 Plat Submission Date: 4-27-2010
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: R. Weaver Checked: R. Al Date 10/11/10

Initial DRD Review:

Signed Preliminary Plan - Date 8/17/10 Checked: Initial SOS Date 10/11/2010
 Planning Board Resolution - Date 5/25/10 Checked: Initial SOS Date 6-16-2010
 Site Plan Req'd for Development? Yes ___ No X Verified By: SOS (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
 Coordinates Plan # Road/Alley Widths ok Easements ok Open Space N/A
 Non-standard BRLs N/A Adjoining Land Vicinity Map Septic/Wells ok
 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	4/28/10	5/14/10	5/14/10	Ver. by CAT. I ok
Research	Bobby Fleury			5-3-10	ok
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SOS Date 7/13/10
 Final Mylar & DXF/DWG Received: Initial SOS Date 10-4-10
 Final Mylar Review Complete: Initial SOS Date 10/11/10

Board Approval of Plat:

Plat Agenda: Initial SOS Date 10/24/10
 Planning Board Approval: _____
 Chairman's Signature: _____

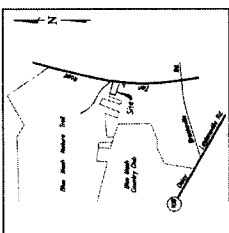
MCDPS Approval of Plat:

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. _____



VICINITY MAP
 SHOWING PROJECT LOCATION
 CORRESPONDING TO MAP NO. 2003000000
 PERMITTED USE: NO. 2003000000

Required/Permitted	Proposed
1. 8.0/2 ac.	1. 8.0/2.25 ac ±
2. 87,190 s.f. min.	98,000 s.f. ±
3. 25 ft. min.	N/A
4. 150 ft. min.	235 ft. ±
5. 50 ft. min.	50 ft. min.
6. 17 ft. min. one side	15 ft. min. one side
7. 35 ft. min. both	35 ft. min. both
8. 50 ft. min.	50 ft. min.
9. 25% max.	25% max.

DEVELOPMENT STANDARDS (RE-2)
 (Chapter 59-C-1-132)

Density of development:
 Net Lot Area (59-C-1-132(p)):
 Lot Width (59-C-1-132(d)):
 -At Street Line
 -At BSE
 Setback from Street
 (59-C-1-132(d)):
 -Front Yard
 (59-C-1-132(b)):
 Building Height (59-C-1-132):
 Building Coverage (59-C-1-138):

NOTES

1. Topography from Montgomery County Topographic sheet 228W02 and Property Map record 101-123. 5' contour intervals.
2. Boundary information from recorded deeds and plats.
3. Water and sewer category W-3 AND S-6 respectively.
4. The property is zoned RE-2. The proposed land use is residential. Address of the property is # 20410 Zion Road.
5. Number of lots proposed by this plan: 1
6. A Natural Resource Inventory Map/Forest Stand Delineation Plan has been submitted to M-1020720 (59-C-1-132(b)) on 11-12-2008.
7. The site opens to the Hunting River, the State Road and the Hunting River portion of the water shed as Class IV waters.
8. This plan is not for construction purposes.
9. Property lines and areas are subject to adjustment at final computations.
10. Building locations and grading are graphical representations. Final plans and location and grades to be completed at final permit phase.
11. Servicing utility companies include:
 Water: M&D
 Electric: PECO
 Natural Gas: Washington Gas

AREA INSULATION
 Green Field Area = 2.25 Ac. ±
 Area of Road Deduction = 0.00 Ac.
 Net Site Area = 2.25 Ac. ±

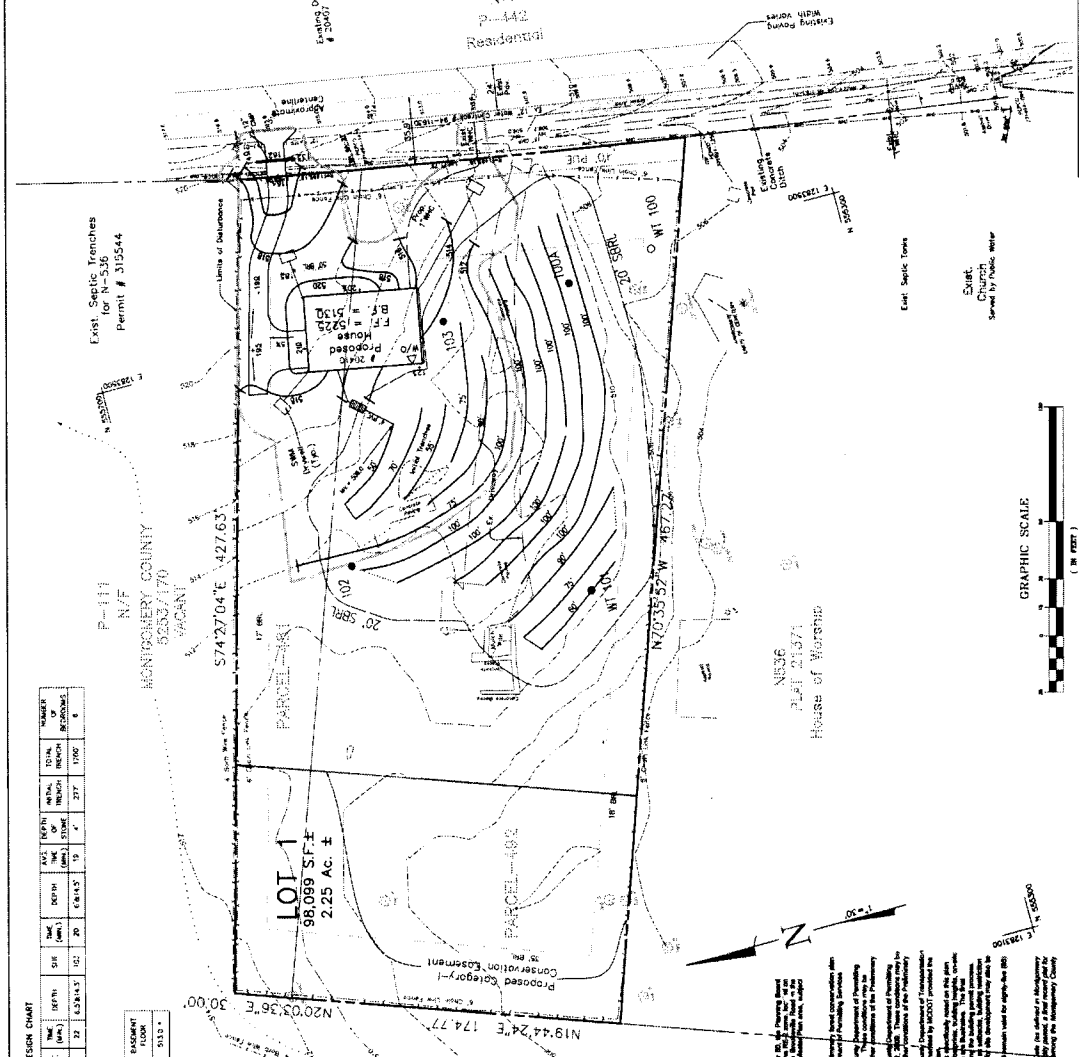
PRELIMINARY PLAN OF SUBDIVISION
 PARCELS 481 & 492
 ZION ROAD
 L-347/34 F-695
 1ST ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

PREPARED FOR:
D & A Enterprises, LLC
 22516 Robin Court
 Gaithersburg, MD 20882
 (301) 518-7700

MHG
 Morris, Hendricks & Glascock, P.A.
 Landscape Architects & Surveyors
 9220 Washington Blvd, Suite 120
 Montgomery Village, Maryland
 Phone: 301.970.0400
 Fax: 301.970.0400
 Project No. 11-08-08
 Date 11-08-08
 Sheet 1 of 1

ZION ROAD
 Country Road 70' R/W
 BERNARD E. & O.E. BRISCOE
 10809/574

N4E
 P-142
 Residential



SECTIC DESIGN CHART

DEPTH (INCH)	AREA (SQ. FT.)	NO. OF TRENCHES	NO. OF MANHOLES
18"	100	1	1
24"	150	1	1
30"	200	1	1
36"	250	1	1
42"	300	1	1
48"	350	1	1
54"	400	1	1
60"	450	1	1

INVERT TABLE

LOT	INVERT 1	INVERT 2	INVERT 3	INVERT 4	REASONING
1	5115	5115	5123	5061	5053
2	5115	5115	5123	5061	5113

* See Utility Basement Sizer

1. The Applicant certifies that the information provided on this plan is true and correct to the best of their knowledge and belief.
2. The Applicant certifies that the proposed subdivision complies with the provisions of the Montgomery County Code, Chapter 25, including but not limited to Sections 25-11, 25-12, 25-13, 25-14, 25-15, 25-16, 25-17, 25-18, 25-19, 25-20, 25-21, 25-22, 25-23, 25-24, 25-25, 25-26, 25-27, 25-28, 25-29, 25-30, 25-31, 25-32, 25-33, 25-34, 25-35, 25-36, 25-37, 25-38, 25-39, 25-40, 25-41, 25-42, 25-43, 25-44, 25-45, 25-46, 25-47, 25-48, 25-49, 25-50, 25-51, 25-52, 25-53, 25-54, 25-55, 25-56, 25-57, 25-58, 25-59, 25-60, 25-61, 25-62, 25-63, 25-64, 25-65, 25-66, 25-67, 25-68, 25-69, 25-70, 25-71, 25-72, 25-73, 25-74, 25-75, 25-76, 25-77, 25-78, 25-79, 25-80, 25-81, 25-82, 25-83, 25-84, 25-85, 25-86, 25-87, 25-88, 25-89, 25-90, 25-91, 25-92, 25-93, 25-94, 25-95, 25-96, 25-97, 25-98, 25-99, 25-100.
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GRAPHIC SCALE
 1" = 100' ±

PERCOLATION CERTIFICATE

PERCOLATION CERTIFICATION
 I hereby certify that the septic test sites as shown on this plan have been field surveyed and tested in accordance with the provisions of the Montgomery County Code, Chapter 25, Section 25-11, and that the results of the tests are as follows:
 Date: 4/1/2009
 Signature: Dale H. H. H.
 Title: Professional Land Surveyor
 License No. 27015

SURVEYOR'S CERTIFICATE
 I hereby certify that the boundary survey shown on this plan was conducted in accordance with the provisions of the Montgomery County Code, Chapter 25, Section 25-11, and that the results of the survey are as follows:
 Date: 4/1/2009
 Signature: Dale H. H. H.
 Title: Professional Land Surveyor
 License No. 27015

CERTIFIED PRELIMINARY PLAN
 Signature: Dale H. H. H.
 Title: Professional Land Surveyor
 License No. 27015

Call "Miss Utility"
 Telephone 1-800-257-7777
 For Utility Locations At
 Least 48 Hours Before
 Beginning Construction

