

Plat Name: B.F. Gilberts Subdivision of Takoma Park
Plat #: 220110300

Location: Located in the southwest quadrant of the intersection of Piney Branch Road (MD 320) and Flower Avenue (MD 787)

Master Plan: Takoma Park

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

Applicant: Gateway Property, LLC

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120090340 (MCPB Resolution No. 10-81), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

PLAT NO.

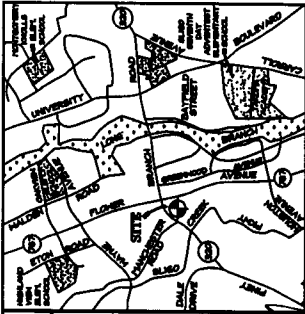
OWNER'S CERTIFICATE:

WE, GATEWAY PROPERTY, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND ESTABLISH THE TEN (10) FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON AS 10' P.U.E. FOR THE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3934 AT FOLIO 467 AND THE (10') PUBLIC IMPROVEMENTS EASEMENT SHOWN HEREON AS 10' P.I.E. FOR THE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF PUBLIC IMPROVEMENTS EASEMENT" RECORDED IN LIBER 40735 AT FOLIO 302 BOTH BEING RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY MARYLAND.

THERE ARE NO LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAN OF SUBDIVISION.

01/16/2011
 DATE
 Edmond J. Snider
 WITNESS
 GATEWAY PROPERTY, LLC

VICINITY MAP
 6TH EDITION
 ADC MAP # 97, GRID D-9
 SCALE: 1" = 2000'



GENERAL NOTES:

1. 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 INCORPORATED BY REFERENCE INTO THIS PLAN. ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE THE EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
3. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
4. THIS PROPERTY IS CURRENTLY ZONED C-1 / COMMERCIAL REVITALIZATION OVERLAY ZONE.
5. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE C-1 / COMMERCIAL REVITALIZATION OVERLAY ZONE.
6. LOTS SHOWN HEREON APPEAR ON MONTGOMERY COUNTY TAX MAP GRID JN-59 AND M.S.S.C. SHEET# 210 NE 01.
7. THE PROPERTY SHOWN HEREON IS EXEMPT FROM THE FOREST CONSERVATION PLAN REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION LAW PER EXEMPTION #42007255E.
8. THE LOT SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN #20090340, ENTITLED "B. F. GILBERTS SUBDIVISION OF TAKOMA PARK".
9. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS OF THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND CROSS-EASEMENTS" RECORDED IN LIBER 35244 AT FOLIO 109 RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY MARYLAND.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RESUBDIVISION OF ALL THE LAND CONVERTED TO GATEWAY PROPERTY, LLC, BY DEED DATED FEBRUARY 19, 2007 AND RECORDED IN LIBER 34246 FOLIO 001 FOR PART OF LOT 14 AND BY DEED DATED FEBRUARY 19, 2007 AND RECORDED IN LIBER 34246, FOLIO 008 FOR PARTS OF LOTS 14 AND 15; ALSO BEING IN THE SUBDIVISION KNOWN AS "B.F. GILBERTS SUBDIVISION OF TAKOMA PARK" AS RECORDED IN PLAT BOOK "A" AT PLAT 51; ALL BEING RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT PROPERTY CORNERS MARKED THIS ARE IN PLACE AS SHOWN HEREON. THE TOTAL AREA INCLUDED ON THIS PLAT OF SUBDIVISION IS 15,646.5 SQUARE FEET OR 0.3592 ACRES, NONE OF WHICH IS DEDICATED FOR PUBLIC USE.

01/16/2011
 DATE

Edmond J. Snider
 JOSEPH E. SNIDER
 PROFESSIONAL LAND SURVEYOR
 MD. REG. #21224

M-NCPPC RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND

RECORDED: _____
 CHECKED: _____
 JOB NO.: 06-1812

PLAT NO.: _____
 DATE: _____

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____ DATE _____ CHAIRMAN _____ ASST. SECRETARY - TREASURER _____

CURVE TABLE

| CURVE | RADIUS | ARC | BEARING | DISTANCE | DELTA |
|-------|----------|----------|---------------|----------|-----------|
| C-1 | R=585.0' | A=80.80' | N 51°09'59" E | 50.87' | 06°08'36" |
| C-2 | R=585.0' | A=89.70' | N 56°20'17" E | 88.61' | 09°06'47" |
| C-3 | R=40.0' | A=27.45' | S 82°25'53" E | 24.98' | 39°29'45" |

AREA TABULATION

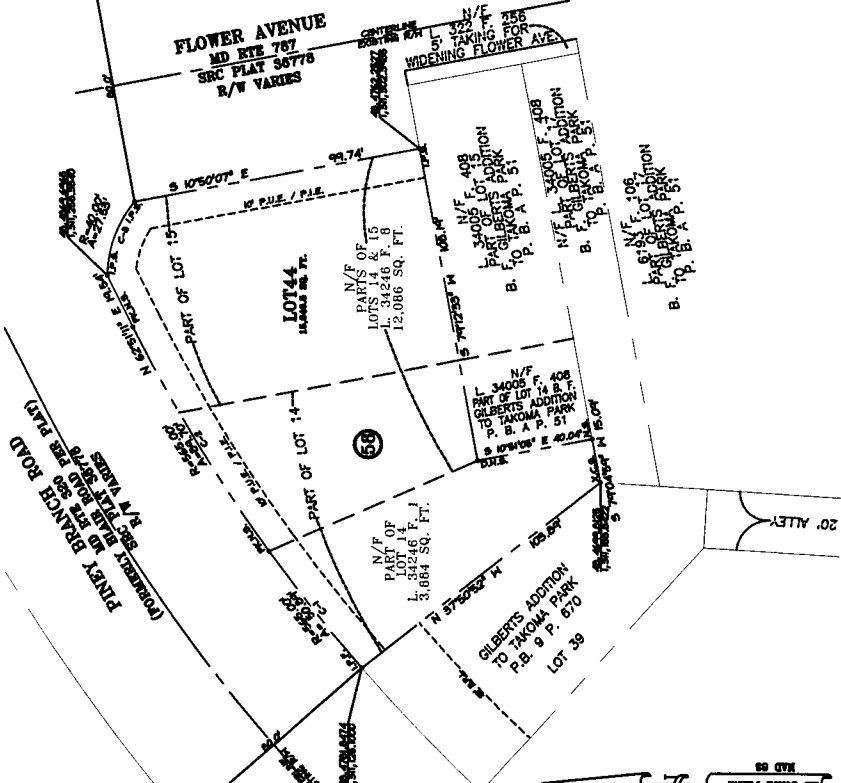
LOT 44 = 15,646.5 S.F. OR 0.3592 ACRES
 DEDICATION AREA = N/A
 TOTAL AREA = 15,646.5 S.F. OR 0.3592 ACRES

GRAPHIC SCALE



LEGEND

- D.E.S. INDICATES DRILL HOLE SET
- I.P.S. INDICATES IRON PIPE SET
- P.K.N.S. INDICATES IRON PIPE FOUND
- N.S. INDICATES NAIL SET
- I.C.S. INDICATES X-CUT SET



01/16/2011
 DATE

Edmond J. Snider
 WITNESS

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND

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 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____ DATE _____ CHAIRMAN _____ ASST. SECRETARY - TREASURER _____

M-NCPPC RECORD FILE NO.:

RECORD PLAT REVIEW SHEET

Plat Name: BF Gilberts - Takoma Park Plat Number: 220110300
 Plan Name: BF Gilberts SUBDIVISION Plan Number: 120090340
 Plat Submission Date: 9-7-2010
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N. Braunstein Checked: NB Date 11/13/10

Initial DRD Review:

Signed Preliminary Plan - Date 12/3/10 Checked: Initial SOS Date 12/7/10
 Planning Board Resolution - Date 9/28/10 Checked: Initial SOS Date 11/9/10
 Site Plan Req'd for Development? Yes No 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 _____

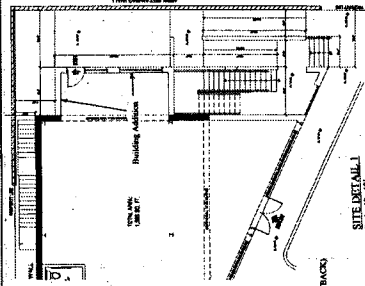
Review Items: Lot # & Layout Lot Area Zoning ok Bearings & Distances
 Coordinates ok Plan # ok Road/Alley Widths ok Easements _____ Open Space N/A
 Non-standard BRLs ok Adjoining Land Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map

| Agency Reviews | Reviewer | Date Sent | Due Date | Date Rec'd | Comments |
|----------------|---------------|-----------|----------|------------|----------------|
| Environment | Evelyn Gibson | 9/8/10 | 9/22/10 | 10/4/10 | REVISE EXEM. # |
| Research | Bobby Fleury | | | 9-10-10 | OK |
| SHA | Corren Giles | | | | |
| PEPCO | Bobbie Dickey | | | | |
| Parks | Doug Powell | | | | |
| DRD | Keiona Clark | | | | |

Final DRD Review:

| | | |
|---------------------------------------|--------------------|-----------------------|
| Consultant Notified (Final Mark-up): | Initial <u>SOS</u> | Date <u>12-15-10</u> |
| Final Mylar & DXF/DWG Received: | <u>SOS</u> | <u>1/10/2011</u> |
| Final Mylar Review Complete: | <u>SOS</u> | <u>1-14-11</u> |
| Board Approval of Plat: | | |
| Plat Agenda: | <u>SOS</u> | <u>1/27/11 2-3-11</u> |
| 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. _____



- LEGEND**
- LIMITS OF DISTURBANCE (LOD)
 - PROPOSED PROPERTY LINE
 - EX. 12" S.
 - EX. 12" W.
 - EX. 12" N.
 - EX. 12" E.
 - EXISTING WATER
 - PROPOSED WATER
 - EXISTING BUILDING
 - PROPOSED ADDITION
 - EX. 24" - BUILDING RESTRICTION LINE (RETRACT)
 - EX. 30" - EXISTING CONTOUR
 - 30" - PROPOSED CONTOUR
 - CATCH BASIN (BUILT)
 - EXISTING CURB
 - PROPOSED CURB
 - EX. 12" - UTILITY STRUCTURE
 - EX. 12" - STORM DRAIN
 - ZONING BOUNDARY

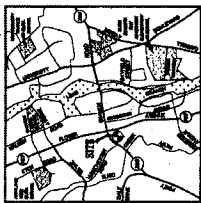
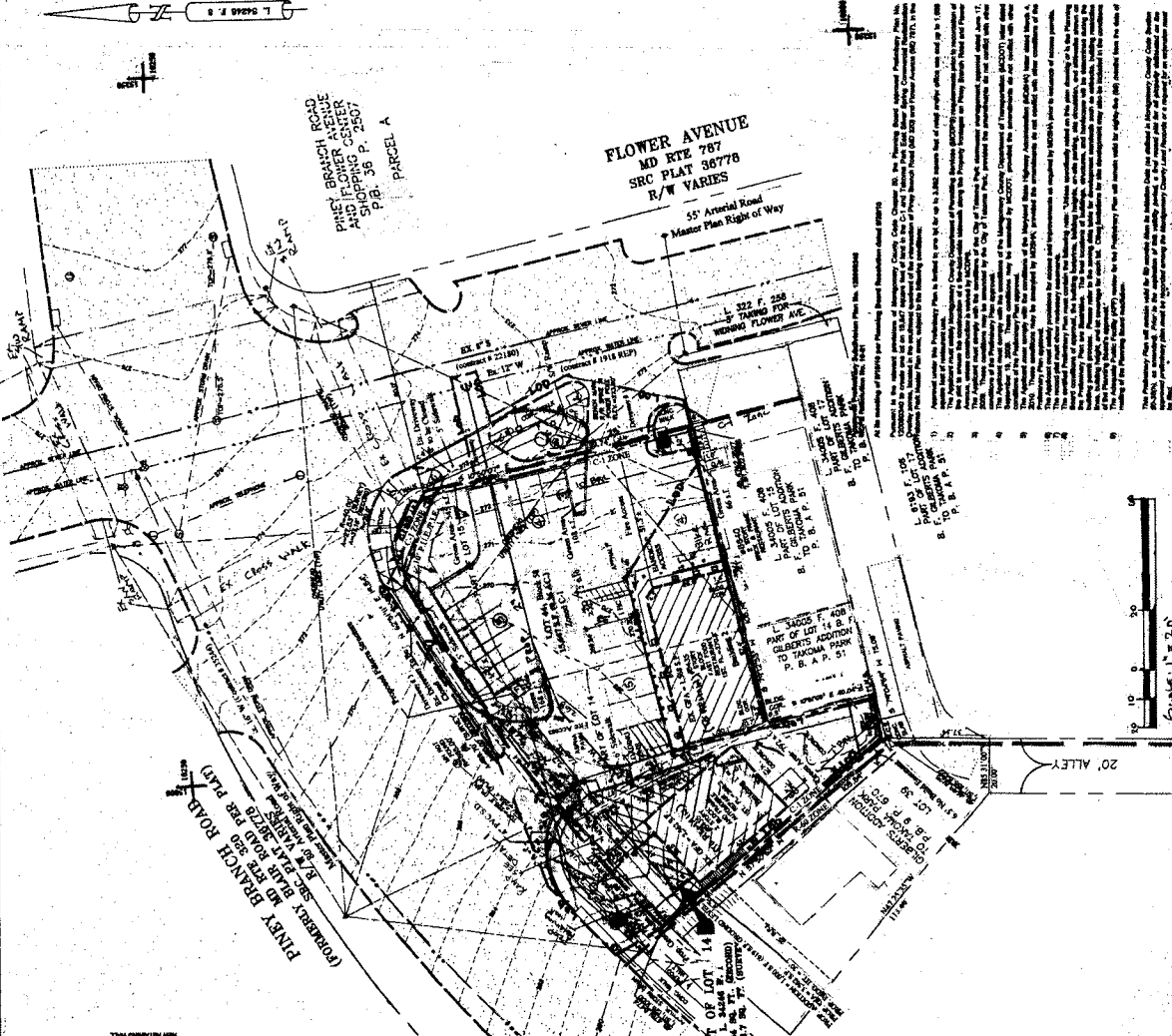
NOTE:
 Unless specifically noted on this drawing or in the Planning Board conditions of approval, all measurements shall be taken from the centerline of the street or the centerline of the lot. The Planning Board's approval of this Preliminary Plan is subject to the following conditions: 1. The final location of all utility structures and lines shall be determined by the applicant and approved by the Planning Board. 2. The final location of all utility structures and lines shall be determined by the applicant and approved by the Planning Board. 3. The final location of all utility structures and lines shall be determined by the applicant and approved by the Planning Board.

SURVEYOR'S CERTIFICATE:
 I, the undersigned, being duly qualified and sworn, do hereby certify that the information shown hereon has been based upon an actual field survey and that the same is true and correct. I have also examined the records and find that the same are correct and true. I have also examined the records and find that the same are correct and true. I have also examined the records and find that the same are correct and true.

James E. Sizer
 PROFESSIONAL LAND SURVEYOR
 No. 12345

TOPOGRAPHIC INFORMATION NOTES:
 1. THE TYPE AND NATURE OF ALL UTILITIES FIELD LOCATIONS HAS BEEN DETERMINED BY THE SURVEYOR AND IS SHOWN ON THIS DRAWING. THE LOCATION OF ALL UTILITIES SHOULD BE VERIFIED BY THE UTILITY COMPANY AS-BUILT PLANS OR RECORDS.
 2. THE TYPE AND NATURE OF ALL UTILITIES FIELD LOCATIONS HAS BEEN DETERMINED BY THE SURVEYOR AND IS SHOWN ON THIS DRAWING. THE LOCATION OF ALL UTILITIES SHOULD BE VERIFIED BY THE UTILITY COMPANY AS-BUILT PLANS OR RECORDS.

1. TOPOGRAPHY BY SIMER & ASSOCIATES



VICINITY MAP
 SCALE: 1" = 2000'

NOTES:

1. Address: 8431 Piney Branch Road, Takoma Park, MD.
2. Existing Building: Existing 10,000 S.F. Single-Family Detached Dwelling.
3. Existing Lot Area: 10,000 S.F. (230' x 435').
4. Existing Zoning: RS-100 Single-Family Detached Dwelling.
5. Proposed Building: 10,000 S.F. Single-Family Detached Dwelling.
6. Proposed Lot Area: 10,000 S.F. (230' x 435').
7. Proposed Zoning: RS-100 Single-Family Detached Dwelling.
8. The topography shown on this plan is topography based on field survey by Simer & Associates, Inc. dated 10/20/09.
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15. The topography shown on this plan is topography based on field survey by Simer & Associates, Inc. dated 10/20/09.

STORMWATER MANAGEMENT NOTE:

A stormwater management plan has been submitted to the City of Takoma Park, City Engineer, for review and approval. The plan includes a stormwater management plan for the site. The plan includes a stormwater management plan for the site. The plan includes a stormwater management plan for the site.

SEASON AND SEASONAL CONTROL:

Seasonal control measures will be provided as appropriate to the highly urban nature of this site. A seasonal control plan has been submitted to the City of Takoma Park, City Engineer, for review and approval. The plan includes a seasonal control plan for the site. The plan includes a seasonal control plan for the site.

| ZONE | REQUIRED/ALLOWED | PROPOSED |
|-----------------|------------------|----------|
| RESIDENTIAL | RS-100 | RS-100 |
| COMMERCIAL | CM-100 | CM-100 |
| INDUSTRIAL | IN-100 | IN-100 |
| OFFICE | OF-100 | OF-100 |
| RETAIL | RE-100 | RE-100 |
| RESTAURANT | RS-100 | RS-100 |
| THEATER | TH-100 | TH-100 |
| UNIVERSITY | UN-100 | UN-100 |
| WATER TREATMENT | WT-100 | WT-100 |
| WATER SUPPLY | WS-100 | WS-100 |
| WATER STORAGE | WS-100 | WS-100 |
| WATER TREATMENT | WT-100 | WT-100 |
| WATER SUPPLY | WS-100 | WS-100 |
| WATER STORAGE | WS-100 | WS-100 |

CERTIFIED PRELIMINARY PLAN
 I, the undersigned, being duly qualified and sworn, do hereby certify that the information shown hereon has been based upon an actual field survey and that the same is true and correct. I have also examined the records and find that the same are correct and true. I have also examined the records and find that the same are correct and true.

James E. Sizer
 PROFESSIONAL LAND SURVEYOR
 No. 12345

PROFESSIONAL CERTIFICATE:
 I, the undersigned, being duly qualified and sworn, do hereby certify that the information shown hereon has been based upon an actual field survey and that the same is true and correct. I have also examined the records and find that the same are correct and true. I have also examined the records and find that the same are correct and true.

PRELIMINARY PLAN
 B.F. GILBERTS SUBDIVISION
 OF TAKOMA PARK
 PART LOT 14 and PART LOT 15 BLOCK 58

RAZTEC ASSOCIATES, INC.
 3401 Eppley Place
 Gaithersburg, Maryland 20878
 Tel: (301) 931-4411
 Fax: (301) 931-4411

DATE: MARCH 2009
SCALE: 1" = 20'
CHECKED BY: MR
DESIGNED BY: MR

DATE: MARCH 2009
SCALE: 1" = 20'
CHECKED BY: MR
DESIGNED BY: MR

REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1 | | |
| 2 | | |
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| 19 | | |
| 20 | | |

CURRENT OWNER OF RECORD:
 1018 HEARTZBERG DRIVE, C
 SILVER SPRING MD 20904-2114
PREMISE ADDRESS:
 8431 PINEY BRANCH RD
 SILVER SPRING MD 20901

MONTGOMERY COUNTY, MARYLAND

6/30/2009
DATE:

TOPOGRAPHY BY SIMER & ASSOCIATES