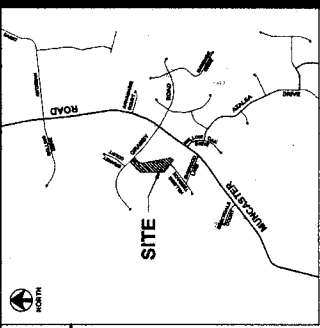


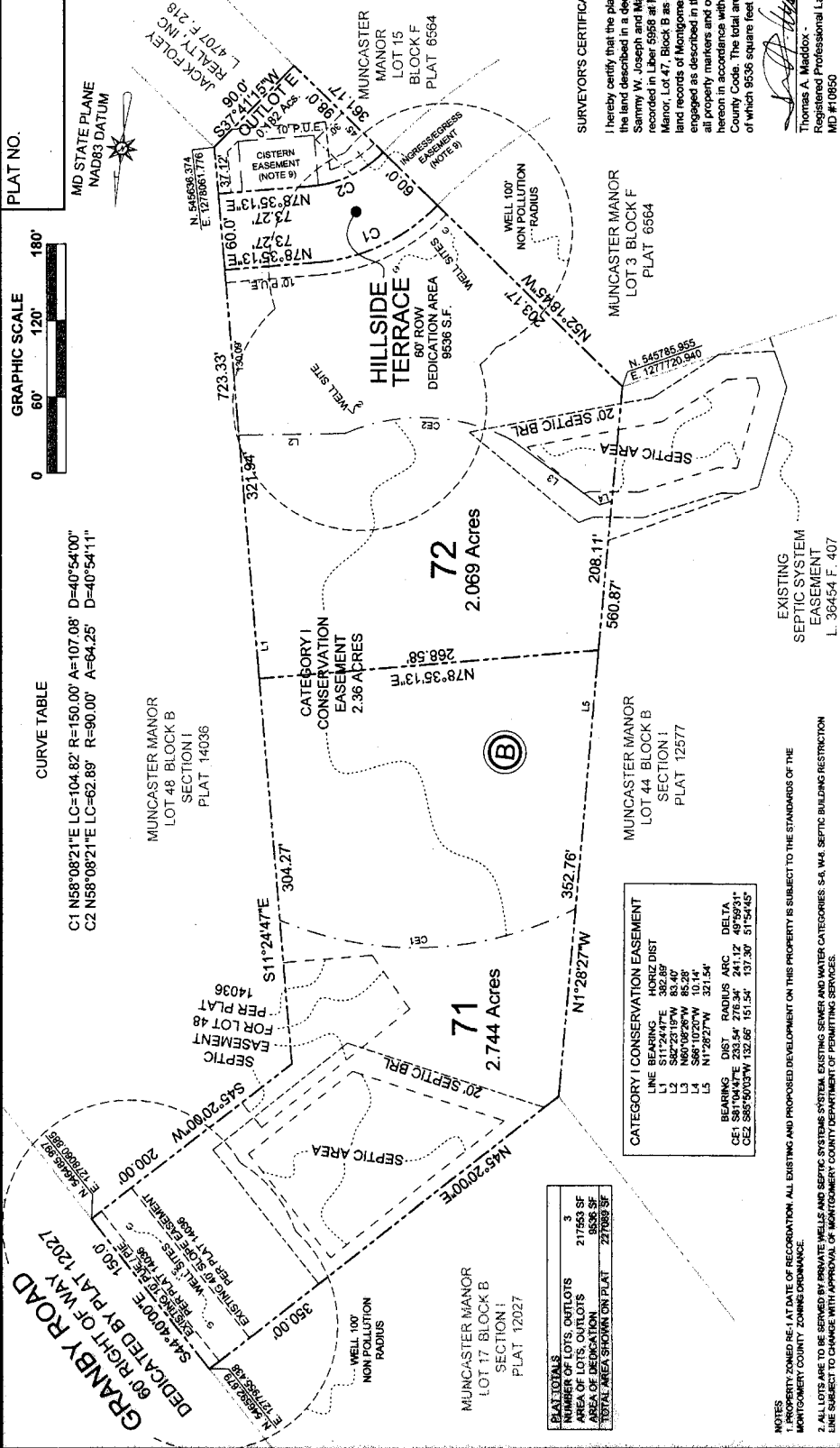
Plat Name: Muncaster Manor
Plat #: 220110110

Location: Located on the south side of Granby Road, approximately 1,000 feet west of Muncaster Road
Master Plan: Upper Rock Creek
Plat Details: RE-1 zone; 2 lots, 1 outlot
Private Well, Private Septic
Applicant: Sam Joseph

The subdivision 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. 120110110 (MCPB Resolution No. 09-140), 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.



VICINITY MAP
SCALE: 1" = 2,000'



PLAT NO. _____



CURVE TABLE
C1 N58°08'21"E LC=104.82' R=150.00' A=107.08' D=40°54'00"
C2 N58°08'21"E LC=62.89' R=90.00' A=84.25' D=40°54'11"

MUNCASTER MANOR
LOT 48, BLOCK B
SECTION 1
PLAT 14036

72
2.069 Acres

71
2.744 Acres

MUNCASTER MANOR
LOT 17, BLOCK B
SECTION 1
PLAT 12027

PLAT TOTALS	3
NUMBER OF LOTS, OUTLOTS	217563 SF
AREA OF LOTS, OUTLOTS	9536 SF
AREA OF DEDICATION	27089 SF
TOTAL AREA SHOWN ON PLAT	27089 SF

CATEGORY I CONSERVATION EASEMENT	
LINE BEARING	HORIZ DIST
L1 S82°20'19"W	83.40'
L2 S82°20'19"W	88.28'
L3 N60°08'26"W	10.14'
L4 N1°28'27"W	32.15'
BEARING	RADIUS ARC
CE1 S85°50'03"W	132.26'
CE2 S85°50'03"W	151.54'
DELTA	DELTA
131.37°	47.59°
101.30°	51.24°

EXISTING SEPTIC SYSTEM EASEMENT
L. 36454 F. 407

NOTES:
1. PROPERTY ZONED RE-1 AT DATE OF RECORDATION. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS OF THE MONTGOMERY COUNTY ZONING ORDINANCE.
2. ALL LOTS ARE TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS EXISTING AND WATER CATEGORIES S-4, W-4, SEPTIC BUILDING RESTRICTION LINE SUBJECT TO CHANGE WITH APPROVAL OF MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES.

3. THIS PLAT IS LIMITED TO THE USER AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 120607050, MCRB RESOLUTION 05-14-10, ENTITLED "MUNCASTER MANOR" AND IS SUBJECT TO THE REQUIREMENTS OF MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROVED MANAGEMENT AGREEMENTS PRIOR TO SUBSTANCE OF A SEEDLING CONTROL PERMIT.
4. THE FOREST CONSERVATION PLAN AND APPROVED MANAGEMENT AGREEMENTS SHALL BE MAINTAINED BY THE PLANNING BOARD AND MADE AVAILABLE FOR PUBLIC VIEWING DURING BUSINESS HOURS.
5. 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 DEPEND ON NOTE ALL MATTERS AFFECTING TITLE.
6. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP(S) IS 14.56 AC. GND 02406.
7. LOT 71 APPROVED FOR A 4 BEDROOM HOUSE.
8. LOT 72 APPROVED FOR A 4 BEDROOM HOUSE.
9. THE INGRESS/EGRESS EASEMENT & GISTERN EASEMENT SHOWN ON OUTLOT ARE FOR THE USE BENEFIT OF THE MONTGOMERY COUNTY FIRE AND RESCUE SERVICE.

22010110

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

CHAIRMAN _____ **ASST.-SECRETARY-TREASURER** _____
W.R.C.P. & P.C. RECORD FILE NO. _____

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
APPROVED _____ DATE _____

PLAT NO. _____
RECORDED _____

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 Leonard Kapiloff and Bernard Kapiloff to Sammy W. Joseph and Marjanne G. Joseph dated November 3, 1982 and recorded in Liber 5952 at Folio 030, also being a resubdivision of Muncaster Manor, Lot 47, Block B as found in Plat Book 119 at Folio 193, all among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set as delineated hereon in accordance with the provisions of Section 50-24(e) of Montgomery County Code. The total area included on this plat is 277089 square feet of land, of which 9536 square feet of land is dedicated to the public use.

Thomas A. Maddox
Registered Professional Land Surveyor
MD #10850

Thomas A. Maddox
Date: Nov. 22, 2011

SUBDIVISION RECORD PLAT
LOTS 71 & 72
& OUTLOT B
MUNCASTER MANOR
SECTION 1
A RESUBDIVISION OF LOT 47
ELECTION DISTRICT 1
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 60' JULY 2010

OWNERS CERTIFICATION
The undersigned owner of the property shown hereon, hereby adopts this plan of subdivision, dedicates Hillside Terrace as shown hereon to public use, establish and grant a 47' temporary slope easement parallel and adjacent to the dedicated street. Such slope easement shall be automatically extinguished after all public improvements have been lawfully completed and accepted for maintenance by the Montgomery County, Maryland or other acceptable public agency. We also grant a Public Utilities Easement shown hereon as (UPE) to the parties hereto, Maryland or other acceptable public agency, to the terms set forth herein. Further, we grant the Ingress/Egress Easement as shown hereon, to the parties named in a document entitled "Conservation Easement Agreement, Category I", as recorded in Liber 13176 at Folio 412 among said land records, subject to the terms set forth therein. The owners will cause all property corner markers and any other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(e) of the Montgomery County Code.

There are no suits, liens, mortgages, or trusts, affecting the property included in this plat of subdivision.

WITNESS: *Thomas A. Maddox* Date: 11-22-11
WITNESS: *Marjanne G. Joseph* Date: 11-22-11

THOMAS A. MADDOX
PROFESSIONAL LAND SURVEYOR
8933 SHADY GROVE COURT
GAITHERSBURG, MARYLAND 20877
(301) 964-5804

RECORD PLAT REVIEW SHEET

Plat Name: Muncaster Manor Plat Number: 220110110
 Plan Name: Muncaster Manor Plan Number: 120090190
 Plat Submission Date: 8-23-10
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: E. Grayson Checked: SJS Date 12/9/10

Initial DRD Review:

Signed Preliminary Plan - Date 3/25/10 Checked: Initial SJS Date 10/8/2010
 Planning Board Resolution - Date 3-2-10 Checked: Initial SJS Date 10/8/2010
 Site Plan Req'd for Development? Yes ___ No X Verified By: SJS (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 X Lot Area X Zoning X Bearings & Distances X
 Coordinates _____ Plan # X Road/Alley Widths X Easements _____ Open Space N/A
 Non-standard BRLs N/A Adjoining Land ok Vicinity Map ok 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	8/25/10	9/10/10	9-18-10	Revise per notes
Research	Bobby Fleury			8/26/10	MSP Mad 8/3/11
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SJS Date 12/10/2010
 Final Mylar & DXF/DWG Received: Initial SJS Date 1-29-11
 Final Mylar Review Complete: Initial SJS Date 1-5-12

Board Approval of Plat:

Plat Agenda: Initial SJS Date 1-26-12
 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. _____

PRELIMINARY PLAN
MUNCASTER MANOR
(LOT 47, BLOCK B)
Montgomery County, Maryland

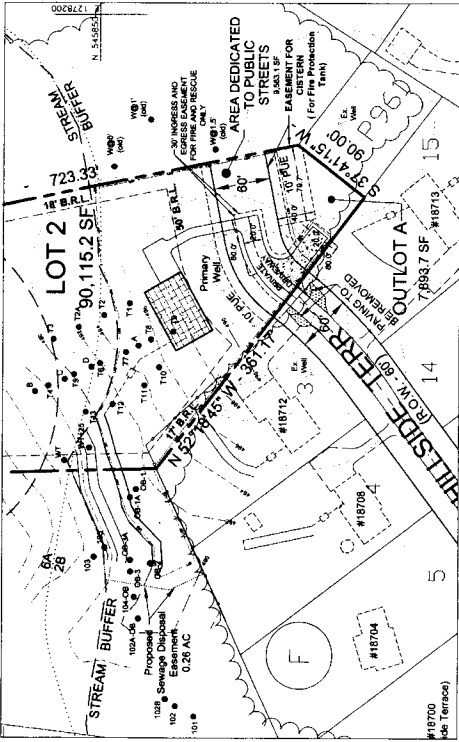


Browning & Associates, Inc.
4877 Rockledge Court
Bethesda, MD 20814
(301) 229-5000

Scale: 1" = 50'
Date: October 2008



Sheet 1 of 1
Drawn by: [blank]
Checked by: [blank]
Reviewed by: [blank]



DETAIL VIEW: TWO FOOT INTERVAL TOPOGRAPHY
1" = 20'

SEWAGE DISPOSAL SYSTEM DESIGN DATA

LOT	Area (Acres)	Population	Flow (gpd)	Flow (mgd)	Days	Flow (gpd)	Flow (mgd)	Volume (gallons)	Volume (cubic feet)	Volume (cubic yards)	Flow (mgd)	Volume (gallons)	Volume (cubic feet)	Volume (cubic yards)
1	1.0	12	14400	0.0004	31	14400	0.0004	446400	110	110	1000	3600	3600	
2	0.4	5	6000	0.0002	15	6000	0.0002	180000	45	45	400	1200	1200	
3	0.3	4	4800	0.0001	12	4800	0.0001	144000	36	36	300	900	900	
4	0.2	3	3600	0.0001	9	3600	0.0001	108000	27	27	200	600	600	
5	0.3	4	4800	0.0001	12	4800	0.0001	144000	36	36	300	900	900	

NOTES:

- AREA OF PROPERTY - 4.2134 ACRES (237,088 SF)
- AREA DEDICATED TO PUBLIC STREETS - 8,583.1 SF
- EXISTING ZONING - RE-1
- SEWER MAIN TO BE SERVED BY PRIVATE WELLS & ON-SITE SEPTIC SYSTEMS
- EXISTING SEWER & WATER SERVICE CATEGORIES: S-4, W-4
- LOCATED IN UPPER ROCK CREEK WATERSHED (SPA)
- UTILITIES TO BE PROVIDED BY: Washington Gas, Verizon, Potomac Edition

ZONING STANDARDS:

ZONE	RE-1	Required	Provided
Lot Size	40,000 sq ft	90,115.2 sq ft	50' or more
Front Setback	50'	50'	17' or more
Sideyards	17' min, 35' total	17' or more	35' or more
Rearyards	35'	35'	35' or more
Building Height	50' Max.	50'	50' or less
Lot Coverage	15% Max.	125'	181' or more
Frontage	25'	216.6'	216.6' or more

LEGEND:

- Proposed New Site
- Proposed New Structure
- Proposed Driveway
- Proposed Septic
- Soil Types
- Forest / Tree Cover
- Wetland
- Stream Buffer
- Limits of Disturbance

CONTRACTOR'S SIGNATURE: SAM JOSEPH, DENOVID, MARYLAND 20845

