

Plat Name: Ketcham's Subdivision

Plat #: 220120250

Location: Located on the south side of Holly Hill Place, approximately 600 feet southwest of Woodford Road

Master Plan: Potomac Subregion

Plat Details: R-200 zone, 1 lot

Community Water, Community Sewer

Owner: Daniel Ball

The subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 11994094A (MCPB Resolution No. 11-51), 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.

Surveyor's Certificate

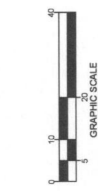
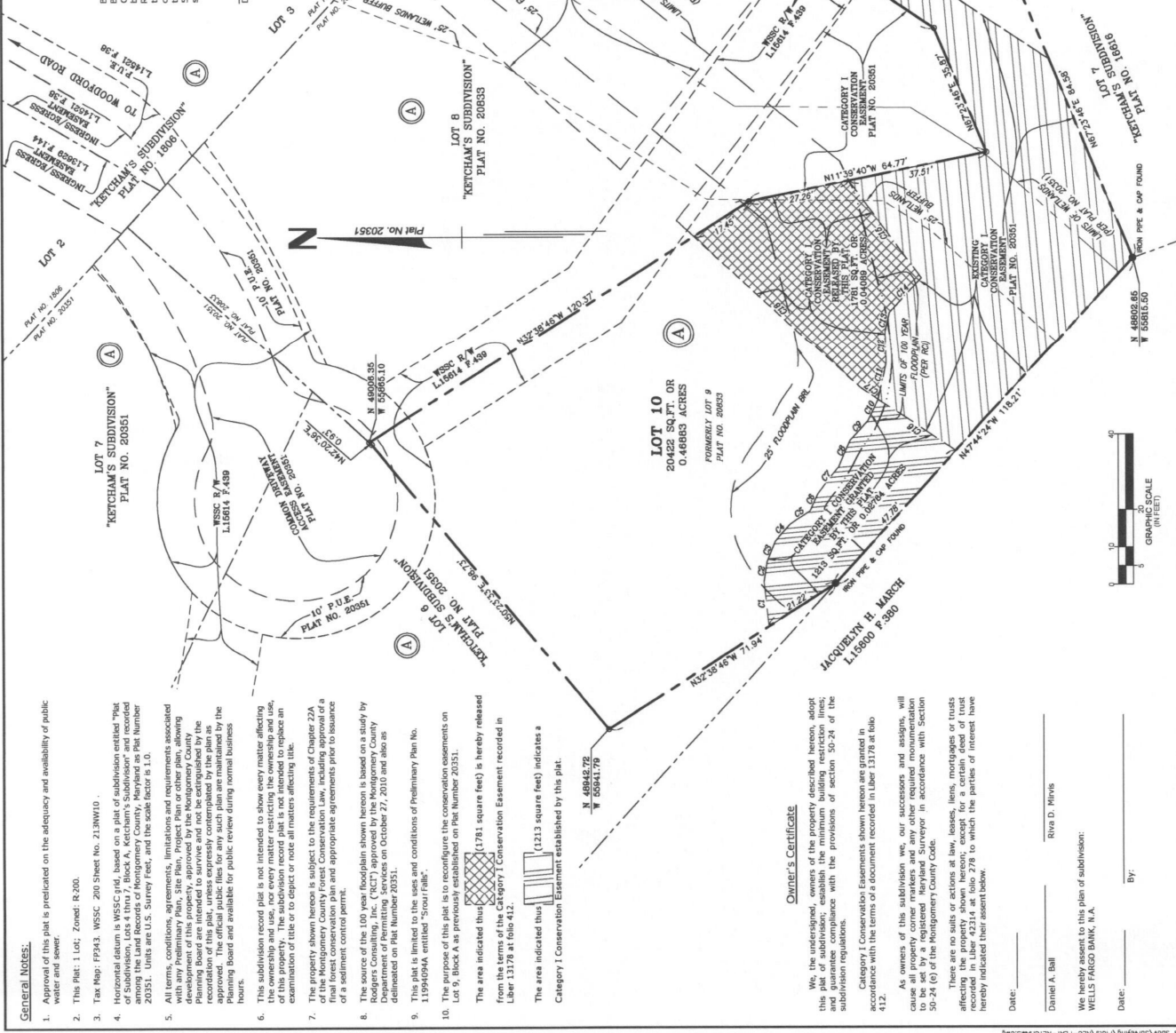
I hereby certify that the data shown herein is correct, that is a plat of all of Lot 9, Block A, Ketcham's Subdivision, and recorded among the Land Records of Montgomery County, Maryland as Plat Number 20351; Lot 9, Block A, being all of the property owned by Riva D. Mirvis, as joint tenants, by a deed dated December 21, 1998 and recorded among the aforementioned Land Records in Liber 16641 at folio 065, and I further certify that this map and plat are in accordance with the provisions of Section 50-24 (e) of the Montgomery County Code. The total area included on this plat is 20422 square feet or 0.46883 acres of land, of which none is dedicated to public use.

Date: _____
 For: Rodgers Consulting, Inc.
 By: Aaron Eugene Wesley
 Professional Land Surveyor
 License No. 21539
 (License Expiration Date: 12-23-2013)

Vicinity Map: 1" = 1000'

Area	Tabularized
1. Lot(s)	20422 sq. ft. or 0.46883 Acres
Dedication	0 sq. ft. or 0 Acres
Total Area	20422 sq. ft. or 0.46883 Acres

LINE	BEARING	LENGTH
C1	N83°46.17'E	12.02'
C2	N87°14.37'W	5.55'
C3	N87°14.37'W	5.55'
C4	N47°48.45'W	5.99'
C5	N83°47.39'W	6.37'
C6	N65°38.04'W	5.18'
C7	N52°47.25'W	9.07'
C8	N46°42.42'W	7.91'
C9	N46°42.42'W	6.55'
C10	N77°52.30'W	10.09'
C11	N88°13.37'E	8.89'
C12	N88°13.37'E	8.89'
C13	N47°48.45'W	5.99'
C14	N52°33.48'E	32.43'
C15	N37°44.19'E	24.75'
C16	N37°44.19'E	24.75'
C17	N47°48.45'W	6.55'
C18	N47°48.45'W	6.55'



KETCHAM'S SUBDIVISION
 (RESUBDIVISION OF LOT 9, BLOCK A
 AS SHOWN ON PLAT NUMBER 20351)
 POTOMAC (10TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20' AUGUST, 2011

RCI Job No. 401YO
 MNCPPC Plat No. 220120550

- General Notes:**
- Approval of this plat is predicated on the adequacy and availability of public water and sewer.
 - This Plat: 1 Lot; Zoned: R 200.
 - Tax Map: FPA3, WSSC, 290 Street No. 21RW10.
 - Horizontal datum is WSSC grid, based on a plat of subdivision entitled "Plat of Subdivision, Lots 4 thru 7, Block A, Ketcham's Subdivision" and recorded among the Land Records of Montgomery County, Maryland as Plat Number 20351. Units are U.S. Survey Feet, and the scale factor is 1.0.
 - All terms, conditions, agreements, limitations and requirements associated with any easement shown hereon are hereby incorporated into this plat. The Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plat as otherwise indicated. The plat is subject to the review and approval of the Planning Board and available for public review during normal business hours.
 - 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 an examination of title or to object or note all matters affecting title.
 - The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a site plan and appropriate agreements prior to issuance of a sediment control permit.
 - The source of the 100-year floodplain shown herein is based on a study by Rodgers Consulting, Inc. ("RCI") approved by the Montgomery County Department of Permitting Services on October 27, 2010 and also as delineated on Plat Number 20351.
 - This plat is limited to the uses and conditions of Preliminary Plan No. 11994094A entitled "Sour Falls".
 - The purpose of this plat is to reconfigure the conservation easements on Lot 9, Block A as previously established on Plat Number 20351.

The area indicated thus (1781 square feet) is hereby released from the terms of the Category I Conservation Easement recorded in Liber 13178 at folio 412.

The area indicated thus (1213 square feet) indicates a Category I Conservation Easement established by this plat.

Owner's Certificate

We, the undersigned, owners of the property described herein, adopt this plat of subdivision; establish the minimum building restriction lines; and guarantee compliance with the provisions of section 50-24 of the Subdivision Regulations.

Category I Conservation Easements shown hereon are granted in accordance with the terms of a document recorded in Liber 13178 at folio 412.

All owners of this subdivision, we, our successors, and assigns, will cause all property corner markers and any other required monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24 (e) of the Montgomery County Code.

There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon; except for a certain deed of trust recorded in Liber 13178 at folio 412, to which the parties of interest have hereby indicated their assent below.

Date: _____ By: _____
 Daniel A. Ball Riva D. Mirvis
 We hereby assent to this plat of subdivision:
 WELLS FARGO BANK, N.A.

1987 Century Boulevard Gaithersburg, Maryland 20878 Tel: 301-253-6600 (toll-free) www.rodgers.com	
RODGERS CONSULTING	Drawn: AEW Computed: AEW Checked: _____ Date Recorded: _____ Plat No.: _____
The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board	Approved: _____ Director
Approved: _____ Chairman	Approved: _____ Asst. Secretary/Treasurer
MNCPPC Record File No.	

RECORD PLAT REVIEW SHEET

Plat Name: Ketchum's Subdivision Plat Number: 220120250
 Plan Name: Scour Falls Lot 9, Block A Plan Number: 11994094A
 Plat Submission Date: 8/31/2011
 DRD Plat Reviewer: W. Mayala
 DRD Prelim Plan Reviewer: Joshua Penn Checked: SOS Date 11/18/11

Background Review:

Signed Preliminary Plan - Date 8/18/2011 Checked: Initial SOS Date _____
 Planning Board Resolution No. 11-51 Resolution Mailing Date 8/10/2011
 Site Plan Required? Yes _____ No X Verified By: SOS (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Planning Board Resolution No. _____
 Site Plan Reviewer Check: Initial _____ Date _____

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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	9-9-11	9-21-11	9-28-11	No Revision
Research	Bobby Fleury			9-12-11	Ok Datum ✓
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SOS Date 11-18-11
 Final Mylar & DXF/DWG Received: Initial SOS Date 1-18-11
 Final Mylar Review Complete: Initial SOS Date 1/20/11

Board Approval of Plat:

Plat Agenda: Initial SOS Date 2-9-11
 Planning Board Approval: _____
 Chairman's Signature: _____

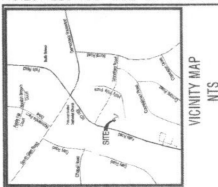
MCDPS Approval of Plat:

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. _____



General Notes:

- 1. The site is a limited subdivision to Preliminary Plan 11994046, approved June 16, 2005.
2. The site is shown on this plan as delineated by WPA in conjunction with Preliminary Plan 11994046.
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11. The site is shown on this plan as delineated by WPA in conjunction with Preliminary Plan 11994046.

Sequence of Events:

- 1. Planning Board will review and approve this plan.
2. On-site meeting with H&MPCP to confirm the acceptable planting of trees specified on this plan.
3. Final approval and recordation of Conveyance Plan, reflecting modified configuration of Category 1 Conveyance Easement.

Construction Estimate (near Planting Schedule) table with columns for material, quantity, unit, and cost.

PRE-PLANTING SPECIFICATIONS, CONT'D

- 6. When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Rodgers Consulting, Inc. (301-946-4700) before starting.
7. The Landscape Contractor is responsible for the success of all on-site underground utilities. The owner of the utility must be notified in writing before any work is begun.
8. The Landscape Contractor is responsible for coordination access to the site with the owner.

PLANTING SPECIFICATIONS

- 1. Refer to this planting plan and plant schedule for plant material size, location, and spacing.
2. All plant material shall be planted by manual methods or planting using shovels, shanks bars, and/or methods. Do not use pneumatic methods.
3. Do not use pneumatic methods for any planting. Do not use pneumatic methods for any planting. Do not use pneumatic methods for any planting.

PLANTING SPECIFICATIONS, CONT'D

- 1. All plant material shall be guaranteed by the landscape contractor to remain alive and in a healthy, vigorous condition for a period of two years following the completion of the final material to be made by the Owner's representative.
2. The landscape contractor shall be responsible for the maintenance of the plant material until it is established.
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PLANTING SPECIFICATIONS, CONT'D

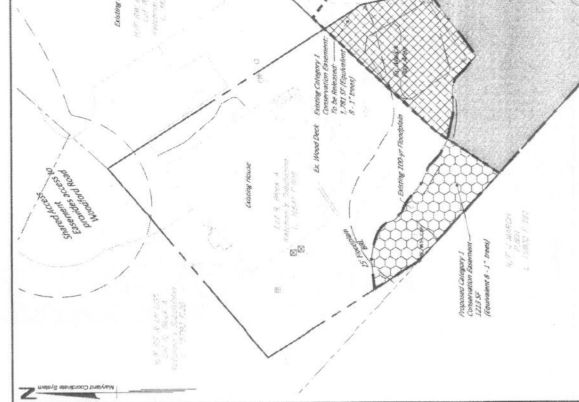
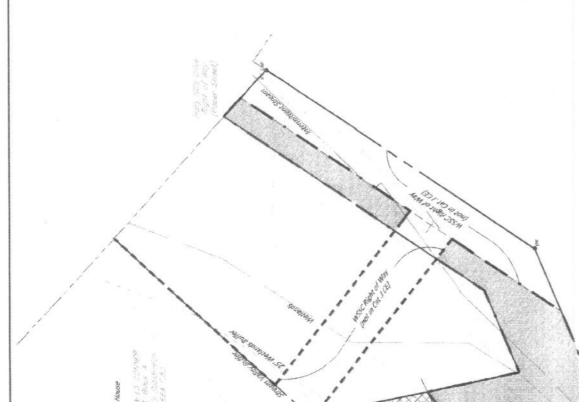
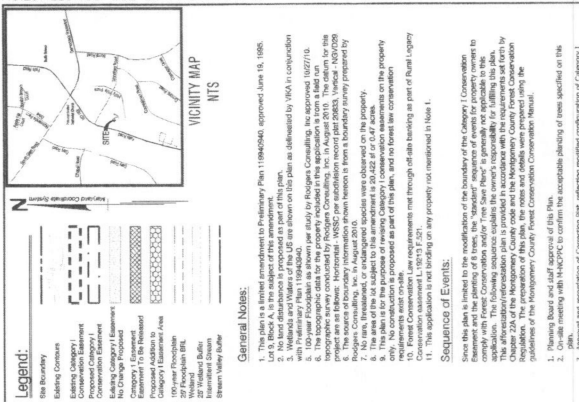
- 1. The H&MPCP Forest Conservation Inspections require that all trees planted in conjunction with this project be of a minimum size of 1 1/2" dbh.
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PLANTING SPECIFICATIONS, CONT'D

- 1. FERTILIZER: All fertilizer shall be granular, sulfate or phosphate free, and shall be applied at a rate of 10 lbs. per acre.
2. ORGANIC MATTER: Not more than 1/2" of organic matter, finely divided with a pH of 5.0-7.0, shall be applied to the soil.
3. MULCH: Mulch shall be well aged, pine or hardwood, 2" in thickness, and shall be applied at a rate of 2" over the root zone.

PLANTING SPECIFICATIONS, CONT'D

- 1. This is in addition to other materials and items.
2. Acceptable planting time for container grown material (trees, shrubs, and seedlings) is from March - June 15 and September - December.
3. All planting areas shall be stabilized to prevent erosion. Seeding is NOT a part of these plan documents.
4. The landscape contractor or owner shall notify H&MPCP (301-946-4700) and Rodgers Consulting, Inc. (301-946-4700) at least 48 hours prior to the start of construction to arrange for pre-planting inspections.



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Professional seal and signature of the qualified professional.

Approval stamp from The Maryland Central Planning and Zoning Commission.

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