

**Plat Name:** Jenkins Addition to Hunting Hill  
**Plat #:** 220121610

**Location:** Located on the south side of Hunting Lane, approximately 1,000 feet west of Darnestown Road.

**Master Plan:** Potomac Subregion

**Plat Details:** R-200 zone; 1 lot  
Community Water, Community Sewer

**Applicant:** Simleen Kaur

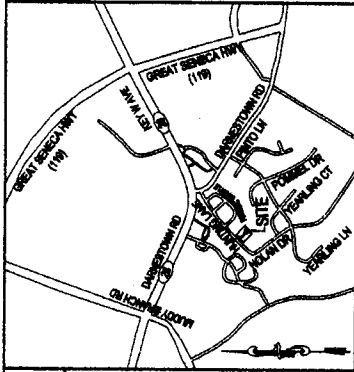
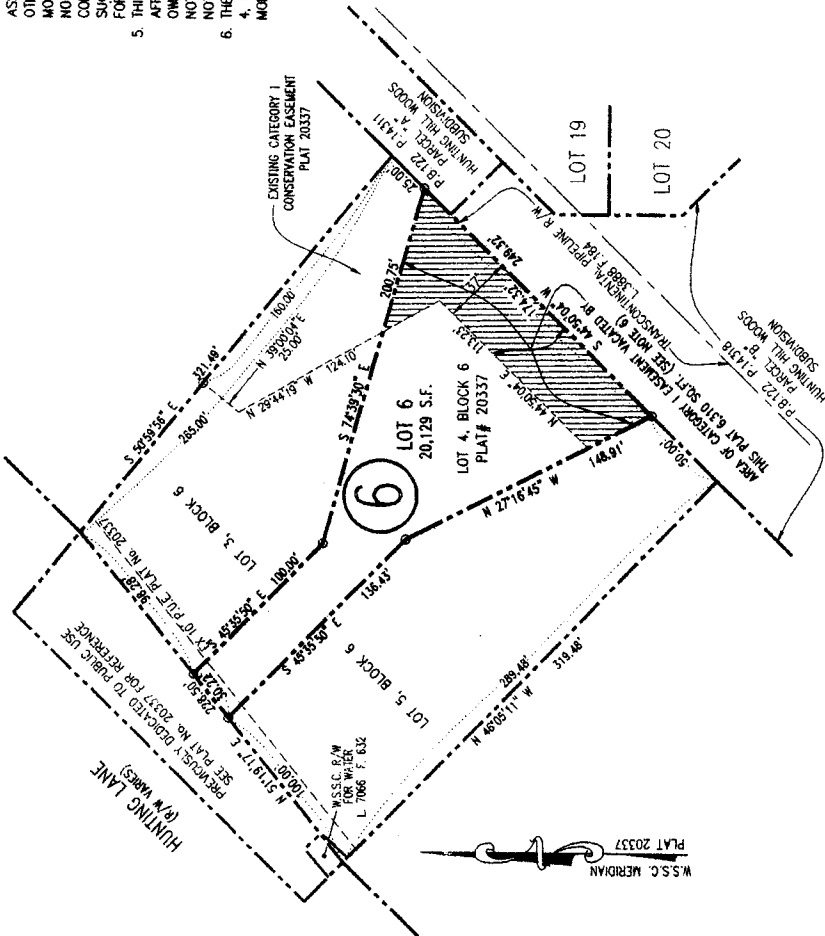
This subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 11991089A (MCPB Resolution No. 12-3), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

PLAT NO.:

**NOTES:**

1. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF PRELIMINARY PLAN # 11991088A, ENTITLED "SHRIVASTAV PROPERTY". ZONING = R-201
2. FOR PUBLIC WATER AND SEWER ONLY.
3. 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 INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY RECORDING THIS PLAT. UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
4. 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 DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
5. THE CATEGORY I CONSERVATION EASEMENT ESTABLISHED SOLELY UPON LOT 4, BLOCK 6 BY PLAT 20337 IS HEREBY VACATED AND RELEASED BY THE MONTGOMERY COUNTY PLANNING BOARD UPON RECORDATION OF THIS PLAT.

**PLAT TOTALS**  
 TOTAL NUMBER OF LOTS = 1  
 TOTAL AREA OF LOTS = 20,129 S.F. OR 0.46209 ACRES  
 TOTAL AREA OF PLAT = 20,129 S.F. OR 0.46209 ACRES



**OWNER'S CERTIFICATE**

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. FURTHER, WE, OUR SUCCESSORS OR ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND OTHER BOUNDARY MARKERS TO BE SET BY A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND IN ACCORDANCE WITH CHAPTER 50, SECTION 24(e)(2) OF THE MONTGOMERY COUNTY CODE. FURTHER, THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT CERTAIN DEEDS OF TRUST AND ALL PARTIES WITH AN INTEREST THERETO HAVE INDICATED THEIR ASSENT BELOW.

NAME: Shivleen Kaur WITNESS: Kanesh D. 07/18/12 DATE  
 NAME: Arvinder S. Thukral WITNESS: Kanesh D. 07/18/12 DATE  
 NAME: John C. Mellema Sr. WITNESS: John C. Mellema Sr. 07/18/12 DATE  
 NAME: John C. Mellema Sr. WITNESS: John C. Mellema Sr. 07/18/12 DATE  
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**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT IT IS ALL OF THE LAND CONVEYED BY MRCKO WILDS, ET AL TO KAUR, SHIVLEEN AND THUKRAL, ARVINDER S BY DEED DATED JUNE 28, 2011 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 41804 AT FOLIO 00009. ALSO BEING A RESUBDIVISION OF LOT 4, BLOCK 6 AS SHOWN ON PLAT ENTITLED 'JENKINS' ADDITION TO HUNTING HILL RECORDED AMONG SAID LAND RECORDS IN PLAT BOOK 183 AS PLAT 20337. I ALSO CERTIFY THAT, IF ENGAGED, I WILL SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 50-24(e)(2) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND. FURTHER, BY THIS PLAT, A TOTAL OF 6,310 SQ.FT. OF CATEGORY I CONSERVATION EASEMENT HAS BEEN VACATED. THE TOTAL AREA INCLUDED ON THIS PLAT IS 20,129 SQUARE FEET OR 0.46 ACRES OF WHICH NONE IS DEDICATED TO PUBLIC USE.

DATE: 07/18/12 JOHN C. MELLEMA SR. REC. NO. 107 EXPIRATION DATE: 3/2014

PLAN # 11991088A

REFERENCES
PLAT # 183
PLAT NO. 20857
LIBER 40006
DATE 07/18/2012
SCALE: 1"=50'
SHEET 1 OF 1

**Advanced Engineering Consultants, DC.**  
 Englewood & Diamond  
 P. O. BOX 128 RIDERWOOD, MD 21139  
 TEL.: 410-382-8180 FAX: 410-284-8686

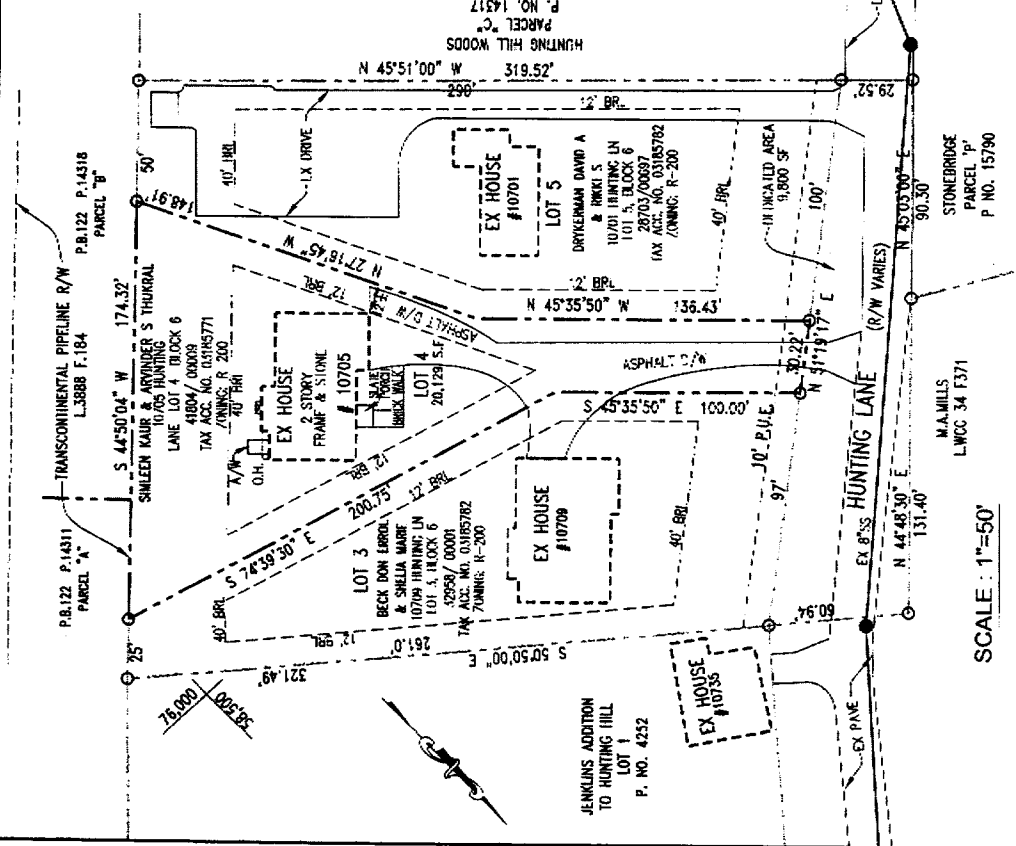
**John C. Mellema Sr., Inc., Land Surveyors**  
 5409 EAST DR., BALTIMORE, MD 21227  
 PH: 410-247-7488  
 FAX: 410-247-2507

**SUBDIVISION RECORD PLAT**  
**LOT 6, BLOCK 6**  
 JENKINS' ADDITION TO HUNTING HILL  
 TAX MAP FS 341, FR 343  
 DARNESTOWN ELECTION DISTRICT #6  
 MONTGOMERY COUNTY, MARYLAND

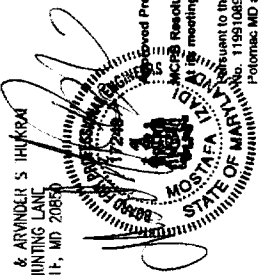
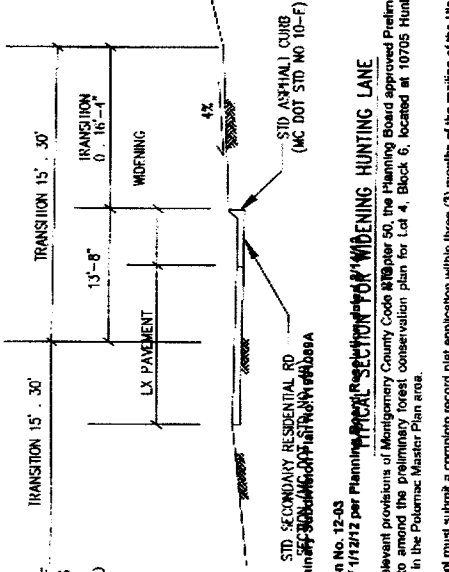
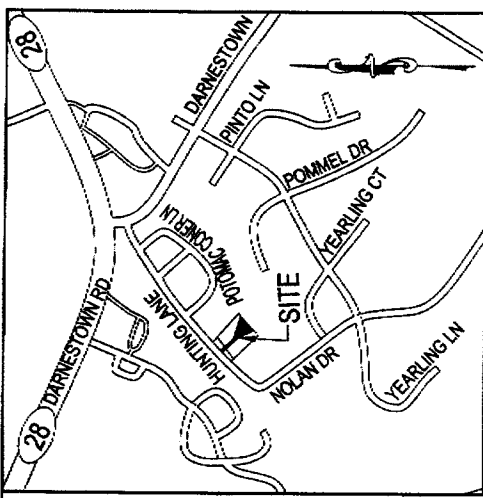
CORDED	DATE
AT NO.	DATE
RYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	
APPROVED	DIRECTOR
MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	
FAIRMAN	ASST. SECRETARY-TREASURER
N.C.P. & P.C. RECORD FILE NO.:	

- NOTES:**
1. THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION APPROVED PRELIMINARY SUBDIVISION PLAN NO. 1, 91089, ON THE MEETING OF 01-13-1994.
  2. THIS TRACT OF LAND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MD IN LIBER 41804 AT FOLIO 00009.
  3. PROPERTY BOUNDARY INFORMATION FROM IAINI'S LAND DESIGN AND LOCATION DRAWING FOR LOT #4 WAS PERFORMED BY SNIDER & ASSOCIATES ON 05/25/2011.
  4. DUE TO LACK OF A CERTIFIED BOUNDARY SURVEY, ADVANCED ENGINEERING CONSULTANTS, P.C., OR ANY OF HER OFFICERS AND EMPLOYEES DISCLAIM ANY CONSTRUCTION OR LEGAL ISSUES RISE UPON TO THE LACK OF SURVEY, DURING CONSTRUCTION OR POST CONSTRUCTION.
  5. THIS PLAN SHALL NOT BE USED FOR ESTABLISHMENT OF THE PROPERTY LINES OR IMPROVEMENTS.
  6. TOTAL AREA OF LOT 4 20,129 SF  
TAX ACCOUNT NO. 03185771  
LIBER 41804 FOLIO 00009  
TAX MAP F531, PARCEL 000  
LOT 4, BLOCK 6
  7. NUMBER OF LOT 1
  8. ZONING R-200 BUILDING SETBACKS FRONT 40' SIDE 12' TOTAL 25' REAR 30'
  9. DIMENSIONS SCALED AND SUBJECT TO ADJUSTMENT ON FINAL PLAN.
  10. WATER: PUBLIC
  11. SEWER: PUBLIC
  12. SOIL TYPE CHROME AND CONOMING SMT LOAM
  13. THE OWNERS OF LOT 4, SHRIVASTAV PROPERLY LIMITED AMENDMENT TO REMOVE 6,310 SQ.F.T. OF FCE AND MITIGATE THROUGH THE PURCHASE OF 12,620 SQ.F.T. WAS HEARD AND APPROVED BY THE BOARD AS FOLLOWS:

1. A LIMITED AMENDMENT APPLICATION TO REMOVE 6,310 SQ.F.T. OF FCE FROM LOT 4, BLOCK 6, IN THE SHRIVASTAV PROPERTY WAS FILED ON OCTOBER 13, 2011.
  2. THE PLANNING BOARD HELD A PUBLIC HEARING AND APPROVED THE APPLICATION ON JANUARY 12, 2012.
  3. THE WRITTEN OPINION OF THE BOARD AND THE DATE OF THE RESOLUTION WAS MARCH 14, 2012.
14. OWNERS: SIMIHN KAUR & ARVINDER S. HIJRAJI  
10/05 HUNTING LANE  
ROCKVILLE, MD 20858



**VICINITY MAP**  
SCALE: 1"=1000'



**AMENDED PRELIMINARY PLAN**  
LIMITED AMENDMENT TO FOREST CONSERVATION PLAN  
SHRIVASTAV PROPERTY  
TAX MAP F531, PARCEL 0000 LOT 4 BLOCK 6  
DARNESTOWN ELECTION DISTRICT #6  
MONTGOMERY COUNTY, MARYLAND

DATE: 03/19/2012  
SCALE: AS SHOWN  
SHEET 1 OF 1  
PLAN # 11991089A

CERTIFIED PRELIMINARY PLAN  
The foregoing conditions and this plan showing, accurately reflect the Planning Board's approval of this preliminary plan.

PROFESSIONAL ENGINEER CERTIFICATE  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE # 17799 EXPIRATION DATE: 02/11/13  
BY: M. A. MILLS DATE: 3/19/12  
MOSIWA IZADI/PE

1. Applicant must submit a complete record plat application within three (3) months of the mailing of the Planning Board Resolution approving the Preliminary Plan. The existing easement remains in full force and effect until the record plat is recorded.

2. Applicant must receive Staff approval of the record plat, the Applicant must receive Staff approval of the certificate of forest conservation mitigation bank certifying replacement of the area removed from the Preliminary Plan. The Planning Board shall not be held liable for any errors or omissions in the record plat or certificate of forest conservation mitigation bank.

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Engineers & Planners  
P. O. BOX 129 RIDERWOOD, MD 21139  
TEL.: 410-382-9180 FAX: 410-296-0605

# RECORD PLAT REVIEW SHEET

Plat Name: Jenkins addition to Hunting Hill Plat Number: 220121610  
 Plan Name: Shrivastav Property Plan Number: 11991089A  
 Plat Submission Date: 4-24-2012  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: J. Penn Checked: SOS Date 8/15/12

## Background Review:

Signed Preliminary Plan - Date 3/14/12 Checked: Initial SOS Date 8/15/12  
 Planning Board Resolution No. 12-3 Resolution Mailing Date 3/14/2012  
 Site Plan Required? Yes  No  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 # OK Road/Alley Widths OK Easements OK Open Space N/A  
 Non-standard BRLs N/A Adjoining Land OK Vicinity Map OK Septic/Wells N/A  
 TDR notes 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	<u>4/25/12</u>	<u>5-11-12</u>	<u>5-9-12</u>	<u>OK</u>
Research	Bobby Fleury			<u>4-30-12</u>	<u>OK</u>
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>SM</u>	<u>7/1/12</u>
Final Mylar & DXF/DWG Received:	<u>SOS</u>	<u>7/31/12</u>
Final Mylar Review Complete:	<u>SOS</u>	<u>8/15/12</u>

## Board Approval of Plat:

	Initial	Date
Plat Agenda:	<u>SOS</u>	<u>9-13-12</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. \_\_\_\_\_