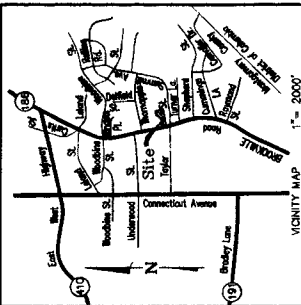


Plat Name: Chevy Chase, Section 5
Plat #: 220141390

Location: Located on the east side of Brookville Road (MD 186), 250 feet north of Taylor Street.
Master Plan: Bethesda-Chevy Chase Master Plan
Plat Details: R-60 zone; 2 lots
Community Water, Community Sewer
Applicant: 7111 Brookville Company LLC

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. 120130170 (MCPB Resolution No. 14-07), 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.

Number of Lots	= 2
Area of Lots	= 35,896 sq. ft.
Area of Street	
Dedication	= 1,107 sq. ft.
Total Area	= 37,003 square or 0.84947 acres



TAX MAP No. HN562

LINE	BEARING	DISTANCE
E1	S 89°30'37" E	12.63
E2	N 75°48'20" E	15.37
E3	N 81°54'32" E	18.71
E4	N 40°39'17" E	10.94
E5	N 40°39'17" E	12.23
E6	S 72°54'24" E	10.95
E7	S 72°54'24" E	15.70
E8	S 44°33'53" W	7.25
E9	S 44°33'53" W	17.67
E10	E 61°30'18" W	15.45
E11	S 71°00'43" W	10.37
E12	S 70°11'55" W	51.89
E13	S 62°39'12" W	12.75

H.M. MARTIN'S
FOURTH ADD. TO
CHEY CHASE
P.No. 87

CHEVY CHASE
P.No. 1103

1

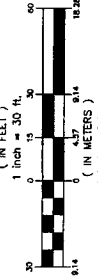
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 12°22'39" E	5.98'
L2	N 77°33'07" E	6.04'
L3	N 09°43'29" W	17.78'
L4	N 13°29'09" W	9.82'
L5	S 76°30'51" W	11.73'

OWNER'S CERTIFICATE

7111 BROOKVILLE COMPANY LLC, a Delaware limited liability company, owner of the property shown hereon, hereby adopts: this deed of subdivision, dedicating the street as shown hereon to public use, establish and grant to Maryland State Highway Administration, the temporary easements twenty-five (25) feet wide over the lots shown hereon, adjacent, contiguous and abutting to the street shown hereon, for the purpose of maintaining the Maryland State Highway Administration, the right to use the property shown hereon for the purpose of maintaining the Maryland State Highway Administration; hereby grant a Public Utility Easement (P.U.E.) to the utility shown hereon to the parties named in a document entitled Terms and Provisions of Public Utility Easements as recorded in Liber 143, folio 435 among the Land Records of Montgomery County, Maryland, subject to all current and applicable regulations of the Maryland Public Utility Commission, and to the Maryland Department of the Environment and the Maryland Department of General Services, and to all federal, state and local laws, rules, regulations and ordinances; and hereby agree to defend, maintain, protect, and secure the title of the property shown hereon, subject to and together with the conditions contained in a document to be recorded hereafter. As 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(a)(2) of the Montgomery County Code.

There are no sells, liens, leases, mortgages, or trusts, affecting the property included in this plot of subdivision.

GRAPHIC SCALE



7111 BROOKVILLE COMPANY LLC

Signature of President

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN

SECRETARY - TREASURER

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

DATE: _____
 Plat No.: _____
 220141390

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT of PERMITTING SERVICES

APPROVED: July 30, 2014

20

Edward A. Jones
DIRECTOR

SURVEYOR'S CERTIFICATE

We hereby certify that the plot shown herein is correct: that it is a subdivision of the lands conveyed to 7111 BROOKVILLE COMPANY LLC by the following encumbrances:

1. All of the lands conveyed by Raymond C. Mazrell and Marjorile Morell, by deed dated December 11, 2012 and recorded in Liber 4394-6 at Folio 255.
2. All of the land conveyed by Lewis Anthony Davis and Andrew George Davis and Marjorile Davis Morell, by deed dated December 10, 2012 and recorded in Liber 4394-6 at Folio 255.

We certify that the lands shown herein are the lands owned by 7111 BROOKVILLE COMPANY LLC, Maryland. We hereby certify that, once acquired as described in the owner's certificate of title, all monuments and all property markers and other boundary markers will be set in accordance with the provisions of Section 50-24(e) of the Code of Maryland Annotated and Code of Regulations, and the monument and boundary markers shown on the plan, including a 1,107 square feet of street dedication.

Hendricks & Glascock, P.A.
By: Jonathan A. Russell
Property Land Surveyor
MD. Reg. No. 350
Expiration Date: 10/15/2008

SUBDIVISION RECORD PLAT
LOTS 1 & 2, BLOCK B
CHEVY CHASE, SECTION 5
ELECTION DISTRICT No. 7
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"= 30' JULY, 2014

MHG
Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors

9920 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279
Phone 301.670.0840
Fax 301.948.0693
www.mhgapa.com

JOB NO. 12.114

RECORD PLAT REVIEW SHEET

Plat Name: CHIEFY CHASE, SEC. 5 Plat Number: 220141390
 Plan Name: NO GAIN Plan Number: 120130170
 Plat Submission Date: 4-28-2014
 Plat Reviewer: S. SMITH
 Prelim Plan Reviewer: K. Reilly Checked: SS Date 7/3/14

Background Review:

Signed Preliminary Plan - Date 4/4/14 Checked: Initial SS Date 5/29/14
 Planning Board Resolution No. 14-07 Resolution Mailing Date 3-11-14
 Site Plan Required? Yes: No: X Verified By: SS (initial)
 Site Plan Name: Site Plan Number:
 Site Plan Signature Set - Date Checked: Initial Date
 Planning Board Resolution No.

Review Items: Refer to Review Items Checklist

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson				
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DARC	Keiona Clark				

Review:

Consultant Notified (Initial Mark-up):	Initial <u>SS</u>	Date <u>5/30/14</u>
Consultant Notified (Submit Mylar):	<u>SS</u>	<u>7/3/14</u>
Final Mylar & DXF/DWG Received:	<u>SS</u>	<u>8-1-14</u>
Final Mylar Review Complete:	<u>SS</u>	<u>8-8-14</u>

Board Approval of Plat:

Plat Agenda:	<u>SS</u>	<u>9-4-14</u>
Planning Board Approval:	<u> </u>	<u> </u>
Chairman's Signature:	<u> </u>	<u> </u>

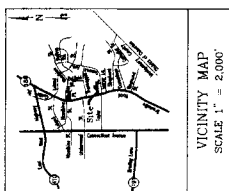
MCDPS Approval of Plat:

Consultant Pick-up for DPS Signature:	<u> </u>	<u> </u>
Final Mylar for Reproduction Rec'd:	<u> </u>	<u> </u>

Plat Reproduction:

Addressing:	<u> </u>	<u> </u>
File Card Update:	<u> </u>	<u> </u>
Final Zoning Book Check:	<u> </u>	<u> </u>
Update Address Books with Plat #:	<u> </u>	<u> </u>
Update Plat Books for Resubdivision:	<u> </u>	<u> </u>
Complete Reproduction:	<u> </u>	<u> </u>
Notify Consultant to Seal Plats:	<u> </u>	<u> </u>
Surveyor's Seal Complete:	<u> </u>	<u> </u>
Sent to Courthouse for Recordation:	<u> </u>	<u> </u>
Recordation Info Entered into Hansen	<u> </u>	<u> </u>

No.



VICINITY MAP
SCALE 1" = 2,000'

LEGEND

EXISTING	PROPOSED
Right of Way	Right of Way
Proposed Road	Proposed Road
Proposed Lot	Proposed Lot
Proposed Building	Proposed Building
Proposed Parking	Proposed Parking
Proposed Driveway	Proposed Driveway
Proposed Easement	Proposed Easement
Proposed Utility	Proposed Utility
Proposed Fence	Proposed Fence
Proposed Sign	Proposed Sign
Proposed Tree	Proposed Tree
Proposed Plant	Proposed Plant
Proposed Water	Proposed Water
Proposed Sewer	Proposed Sewer
Proposed Storm	Proposed Storm
Proposed Gas	Proposed Gas
Proposed Electric	Proposed Electric
Proposed Cable	Proposed Cable
Proposed Telephone	Proposed Telephone
Proposed Fiber	Proposed Fiber
Proposed Other	Proposed Other

DEVELOPMENT STANDARDS, R-40 ZONE

STANDARD	REQUIREMENT
1.1	Minimum lot area: 10,000 sq. ft.
1.2	Minimum lot width: 100 ft.
1.3	Minimum lot depth: 100 ft.
1.4	Minimum front yard setback: 25 ft.
1.5	Minimum side yard setback: 10 ft.
1.6	Minimum rear yard setback: 10 ft.
1.7	Maximum building height: 35 ft.
1.8	Maximum building area: 10,000 sq. ft.
1.9	Maximum building coverage: 50%.
1.10	Maximum parking spaces: 10.
1.11	Maximum parking spaces per acre: 10.
1.12	Maximum parking spaces per building: 10.
1.13	Maximum parking spaces per lot: 10.
1.14	Maximum parking spaces per block: 10.
1.15	Maximum parking spaces per street: 10.
1.16	Maximum parking spaces per neighborhood: 10.
1.17	Maximum parking spaces per city: 10.
1.18	Maximum parking spaces per county: 10.
1.19	Maximum parking spaces per state: 10.
1.20	Maximum parking spaces per country: 10.

DEVELOPMENT STANDARDS, R-40 ZONE (Continued)

STANDARD	REQUIREMENT
1.21	Maximum building height: 35 ft.
1.22	Maximum building area: 10,000 sq. ft.
1.23	Maximum building coverage: 50%.
1.24	Maximum parking spaces: 10.
1.25	Maximum parking spaces per acre: 10.
1.26	Maximum parking spaces per building: 10.
1.27	Maximum parking spaces per lot: 10.
1.28	Maximum parking spaces per block: 10.
1.29	Maximum parking spaces per street: 10.
1.30	Maximum parking spaces per neighborhood: 10.
1.31	Maximum parking spaces per city: 10.
1.32	Maximum parking spaces per county: 10.
1.33	Maximum parking spaces per state: 10.
1.34	Maximum parking spaces per country: 10.

DEVELOPMENT STANDARDS, R-40 ZONE (Continued)

STANDARD	REQUIREMENT
1.35	Maximum building height: 35 ft.
1.36	Maximum building area: 10,000 sq. ft.
1.37	Maximum building coverage: 50%.
1.38	Maximum parking spaces: 10.
1.39	Maximum parking spaces per acre: 10.
1.40	Maximum parking spaces per building: 10.
1.41	Maximum parking spaces per lot: 10.
1.42	Maximum parking spaces per block: 10.
1.43	Maximum parking spaces per street: 10.
1.44	Maximum parking spaces per neighborhood: 10.
1.45	Maximum parking spaces per city: 10.
1.46	Maximum parking spaces per county: 10.
1.47	Maximum parking spaces per state: 10.
1.48	Maximum parking spaces per country: 10.

DEVELOPMENT STANDARDS, R-40 ZONE (Continued)

STANDARD	REQUIREMENT
1.49	Maximum building height: 35 ft.
1.50	Maximum building area: 10,000 sq. ft.
1.51	Maximum building coverage: 50%.
1.52	Maximum parking spaces: 10.
1.53	Maximum parking spaces per acre: 10.
1.54	Maximum parking spaces per building: 10.
1.55	Maximum parking spaces per lot: 10.
1.56	Maximum parking spaces per block: 10.
1.57	Maximum parking spaces per street: 10.
1.58	Maximum parking spaces per neighborhood: 10.
1.59	Maximum parking spaces per city: 10.
1.60	Maximum parking spaces per county: 10.
1.61	Maximum parking spaces per state: 10.
1.62	Maximum parking spaces per country: 10.

DEVELOPMENT STANDARDS, R-40 ZONE (Continued)

STANDARD	REQUIREMENT
1.63	Maximum building height: 35 ft.
1.64	Maximum building area: 10,000 sq. ft.
1.65	Maximum building coverage: 50%.
1.66	Maximum parking spaces: 10.
1.67	Maximum parking spaces per acre: 10.
1.68	Maximum parking spaces per building: 10.
1.69	Maximum parking spaces per lot: 10.
1.70	Maximum parking spaces per block: 10.
1.71	Maximum parking spaces per street: 10.
1.72	Maximum parking spaces per neighborhood: 10.
1.73	Maximum parking spaces per city: 10.
1.74	Maximum parking spaces per county: 10.
1.75	Maximum parking spaces per state: 10.
1.76	Maximum parking spaces per country: 10.

DEVELOPMENT STANDARDS, R-40 ZONE (Continued)

STANDARD	REQUIREMENT
1.77	Maximum building height: 35 ft.
1.78	Maximum building area: 10,000 sq. ft.
1.79	Maximum building coverage: 50%.
1.80	Maximum parking spaces: 10.
1.81	Maximum parking spaces per acre: 10.
1.82	Maximum parking spaces per building: 10.
1.83	Maximum parking spaces per lot: 10.
1.84	Maximum parking spaces per block: 10.
1.85	Maximum parking spaces per street: 10.
1.86	Maximum parking spaces per neighborhood: 10.
1.87	Maximum parking spaces per city: 10.
1.88	Maximum parking spaces per county: 10.
1.89	Maximum parking spaces per state: 10.
1.90	Maximum parking spaces per country: 10.

SUBJECT PROPERTY: 1000 WINDMILL DRIVE, PHASE 1 & 2
GROSS TRACT AREA: 37.04 SQUARE FEET (0.85 ACRES)
RIGHT OF WAY DEED: 1.00 SQUARE FEET (0.02 ACRES)
NET LOT AREA: 36.04 SQUARE FEET (0.83 ACRES)
PROPOSED NUMBER OF LOTS: 2 LOTS
ZONING CLASSIFICATION: R-40
PROPERTY ADDRESS: 1000 WINDMILL DRIVE, PHASE 1 & 2
TAX ACCOUNT NO.: 0187400 0187401 & 0187402
SEWER SERVICE AREA CATEGORY: S-1
WATER SERVICE AREA CATEGORY: W-1
MANIFEST PRESENTANT: FINESTOCK
SEWER BASIN: ROCK CREEK
TYPE OF SEWER DISPOSAL: PUBLIC (WSPC)
PROPOSED USE: OVERLAP ONE-PARTY DETACHED
PROPERTY OWNER: 771 DORRILL ROAD, COMPANY LLC
APPLICANT: 771 DORRILL ROAD, COMPANY LLC
BETHESDA, MD 20817

DEVELOPMENT STANDARDS, R-40 ZONE
1.1 Minimum lot area: 10,000 sq. ft.
1.2 Minimum lot width: 100 ft.
1.3 Minimum lot depth: 100 ft.
1.4 Minimum front yard setback: 25 ft.
1.5 Minimum side yard setback: 10 ft.
1.6 Minimum rear yard setback: 10 ft.
1.7 Maximum building height: 35 ft.
1.8 Maximum building area: 10,000 sq. ft.
1.9 Maximum building coverage: 50%.

DEVELOPMENT STANDARDS, R-40 ZONE (Continued)
1.10 Maximum parking spaces: 10.
1.11 Maximum parking spaces per acre: 10.
1.12 Maximum parking spaces per building: 10.
1.13 Maximum parking spaces per lot: 10.
1.14 Maximum parking spaces per block: 10.
1.15 Maximum parking spaces per street: 10.
1.16 Maximum parking spaces per neighborhood: 10.
1.17 Maximum parking spaces per city: 10.
1.18 Maximum parking spaces per county: 10.
1.19 Maximum parking spaces per state: 10.
1.20 Maximum parking spaces per country: 10.

DEVELOPMENT STANDARDS, R-40 ZONE (Continued)
1.21 Maximum building height: 35 ft.
1.22 Maximum building area: 10,000 sq. ft.
1.23 Maximum building coverage: 50%.
1.24 Maximum parking spaces: 10.
1.25 Maximum parking spaces per acre: 10.
1.26 Maximum parking spaces per building: 10.
1.27 Maximum parking spaces per lot: 10.
1.28 Maximum parking spaces per block: 10.
1.29 Maximum parking spaces per street: 10.
1.30 Maximum parking spaces per neighborhood: 10.

DEVELOPMENT STANDARDS, R-40 ZONE (Continued)
1.31 Maximum parking spaces per city: 10.
1.32 Maximum parking spaces per county: 10.
1.33 Maximum parking spaces per state: 10.
1.34 Maximum parking spaces per country: 10.
1.35 Maximum building height: 35 ft.
1.36 Maximum building area: 10,000 sq. ft.
1.37 Maximum building coverage: 50%.

DEVELOPMENT STANDARDS, R-40 ZONE (Continued)
1.38 Maximum parking spaces: 10.
1.39 Maximum parking spaces per acre: 10.
1.40 Maximum parking spaces per building: 10.
1.41 Maximum parking spaces per lot: 10.
1.42 Maximum parking spaces per block: 10.
1.43 Maximum parking spaces per street: 10.
1.44 Maximum parking spaces per neighborhood: 10.
1.45 Maximum parking spaces per city: 10.
1.46 Maximum parking spaces per county: 10.
1.47 Maximum parking spaces per state: 10.
1.48 Maximum parking spaces per country: 10.

DEVELOPMENT STANDARDS, R-40 ZONE (Continued)
1.49 Maximum building height: 35 ft.
1.50 Maximum building area: 10,000 sq. ft.
1.51 Maximum building coverage: 50%.
1.52 Maximum parking spaces: 10.
1.53 Maximum parking spaces per acre: 10.
1.54 Maximum parking spaces per building: 10.
1.55 Maximum parking spaces per lot: 10.
1.56 Maximum parking spaces per block: 10.
1.57 Maximum parking spaces per street: 10.
1.58 Maximum parking spaces per neighborhood: 10.
1.59 Maximum parking spaces per city: 10.
1.60 Maximum parking spaces per county: 10.
1.61 Maximum parking spaces per state: 10.
1.62 Maximum parking spaces per country: 10.

PRELIMINARY PLAN OF SUBDIVISION
NO GAIN
L-34884 F.355, L-5268 F.586 & L-4867 F. 416
7TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

OWNER/APPLICANT
7111 5725 Durbin Road
Bethesda, MD 20817
PHONE: 240-804-3419
EMAIL: sgworne@comcast.net

ENGINEER'S CERTIFICATE
I hereby certify that the information shown on this plan is true and correct to the best of my knowledge and belief, and that I am a duly-licensed Professional Engineer under the laws of the State of Maryland, License No. 15852, Expiration Date: 12/31/2013.

Professional Engineer
Signature: [Signature]
Date: [Date]

Professional Engineer
Signature: [Signature]
Date: [Date]

Professional Engineer
Signature: [Signature]
Date: [Date]

Professional Engineer
Signature: [Signature]
Date: [Date]

Professional Engineer
Signature: [Signature]
Date: [Date]

Professional Engineer
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Professional Engineer
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Date: [Date]