

Plat Name: Potomac Chase

Plat #: 220150430

Location: Located on the north and south sides of Altice Court, 100 feet east of Jones Lane.

Master Plan: Potomac Subregion Master Plan

Plat Details: R-200 zone; 4 lots

Applicants: Lawrence D. Opack et al

The subdivision plat has been reviewed by M-NCPPC staff and determined that the plat complies with Preliminary Plan No. 11995106A (MCPB Resolution No. 14-39), 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.

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct, that it is a subdivision of the land described in the following deeds:

1. From NVR Homes, Inc., a Virginia Company to John A. Messina and Teresa S. Messina dated August 7, 1998 and recorded in Liber 16161 at Folio 28.
2. From NVR Homes, Inc., a Virginia Company to Robert B. Adams and Patricia Adams dated September 23, 1998 and recorded in Liber 16592 at Folio 198.
3. From David G. Burger and Sara Burger to Joseph T. Marshall and Patricia M. Kollapallai dated December 12, 2003 and recorded in Liber 26244 at Folio 123.
4. From NVR Homes, Inc., a Virginia Company to Lawrence D. Opatk and Colleen S. Opatk dated October 22, 1998 and recorded in Liber 16464 at Folio 533.

Also being a resubdivision of "Potomac Chase", Lots 14, 15, 20, & 21, Block Q, as shown on a Plat entitled "Potomac Chase, Lots 13 through 21, Block C", and recorded as plat number 19978, all among the land records of Montgomery County, Maryland. I hereby certify that the plat shown hereon is correct, that it is a subdivision of the property described in the foregoing deeds, and that the boundaries and area of the lots shown on this plat are correct, and that the total area of the lots shown on this plat is 84446 square feet of land of which none is dedicated to the public use.

Thomas A. Maddox
 THOMAS A. MADDOX - Registered Professional
 Land Surveyor MD #10850 (EXP. 4/31/16) DATE: 5-6-15

OWNERS CERTIFICATION

The undersigned owners of the property shown hereon, hereby adopt the plat of subdivision. We further grant the Category I Conservation Easements as shown hereon over lots 26 and 27, Block Q of the parties named in, and subject to the terms of, a document recorded among the Land Records of Montgomery County in Liber 13176 at folio 421. 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(a) of the Montgomery County Code. The total area included on this plat is 84446 square feet of land, and the parties in interest hereon have hereon indicated their subdivision, except for certain tracts, and the parties in interest hereon have hereon indicated their assent.

FOR LOT 24:
Patricia K. Adams Date: April 13, 2015
John A. Messina Date: April 13, 2015
John A. Messina Date: April 13, 2015
Teresa S. Messina Date: April 13, 2015

FOR LOT 25:
John B. Adams Date: 4-12-15
Robert B. Adams Date: 4-12-15
Patricia K. Adams Date: 4-12-15
Patricia K. Adams Date: 4-12-15

FOR LOT 26:
Teresa S. Messina Date: 4-12-15
Joseph T. Marshall Date: 4-12-15
Patricia M. Kollapallai Date: 4-12-15

FOR LOT 27:
John B. Adams Date: 4-12-15
Robert B. Adams Date: 4-12-15
Patricia K. Adams Date: 4-12-15

APPROVED _____ DATE _____
 CHAIRMAN ASST. - SECRETARY - TREASURER
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED May 13, 2015 DATE _____
 DIRECTOR
 MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

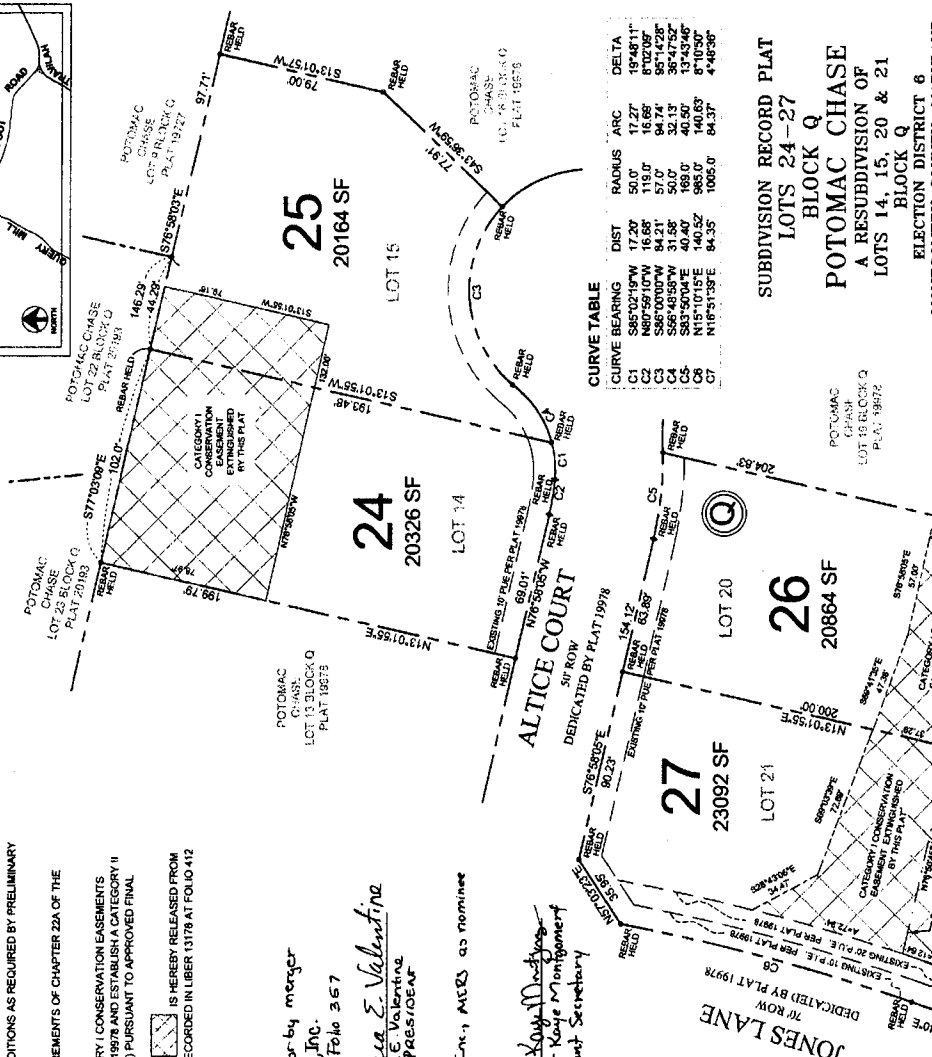
PLAT NO.

PLAT TOTALS	4
NUMBER OF LOTS	84446 SF
AREA OF LOTS	NONE
TOTAL AREA SHOWN ON PLAT	84446 SF



PLAT 19978
 MERIDIAN

VICINITY MAP
 SCALE: 1" = 2,000'



CURVE TABLE

CURVE BEARING	DIST	RADIUS	ARC	DELTA
C1	S85°02'00"W	17.20	50.0'	11.27'
C2	N80°59'10"W	16.68	19.0'	16.68'
C3	S86°00'00"W	84.21	57.0'	87°12'00"
C4	S66°49'59"W	31.68	50.0'	32.13'
C5	S85°50'00"E	40.40	89.0'	40.50'
C6	N18°51'32"E	84.35	1005.0'	13°43'46"
C7	N18°51'32"E	84.35	1005.0'	4°48'20"

SUBDIVISION RECORD PLAT
 LOTS 24-27
 BLOCK Q
 POTOMAC CHASE
 A RESUBDIVISION OF
 LOTS 14, 15, 20 & 21
 BLOCK Q
 ELECTION DISTRICT 6
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 40' AUGUST 2014

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 8933 SHADY GROVE COURT
 GAITHERSBURG, MARYLAND 20877
 (301) 964-6804

FOR LOT 24:
 Wells Fargo Bank, N.A. successor by merger
 to Wells Fargo Bank Home Mortgage, Inc.
 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
 DEED OF TRUST LIBER 4680 FOLIO 367
John A. Valentine Date: 4/13/15
John A. Valentine Date: 4/13/15
John A. Valentine Date: 4/13/15
John A. Valentine Date: 4/13/15

FOR LOT 25:
 Prosperity Mortgage Company
 DEED OF TRUST LIBER 4680 FOLIO 364
Amber Kaye Montgomery Date: 4/12/15
Amber Kaye Montgomery Date: 4/12/15
Melissa Jackson Date: 4/12/15

Rev. 07/2012
Rev. 07/2011
Rev. 05/2011
Rev. 07/2011



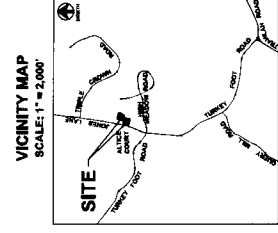
date: 8/7/2013
 scale: 1" = 50'

Bentley & Associates, Inc.
 Land Planning Consultants
 8515 Sandy Grove Circle
 Odessa, MD 20677
 (301) 944-0040



POTOMAC CHASE II:
 PRELIMINARY PLAN (AMENDED)
 LOTS 14, 15, 20 & 21
 12705, 12706, 12707 & 12708 ALTICE COURT
 Montgomery County, Maryland

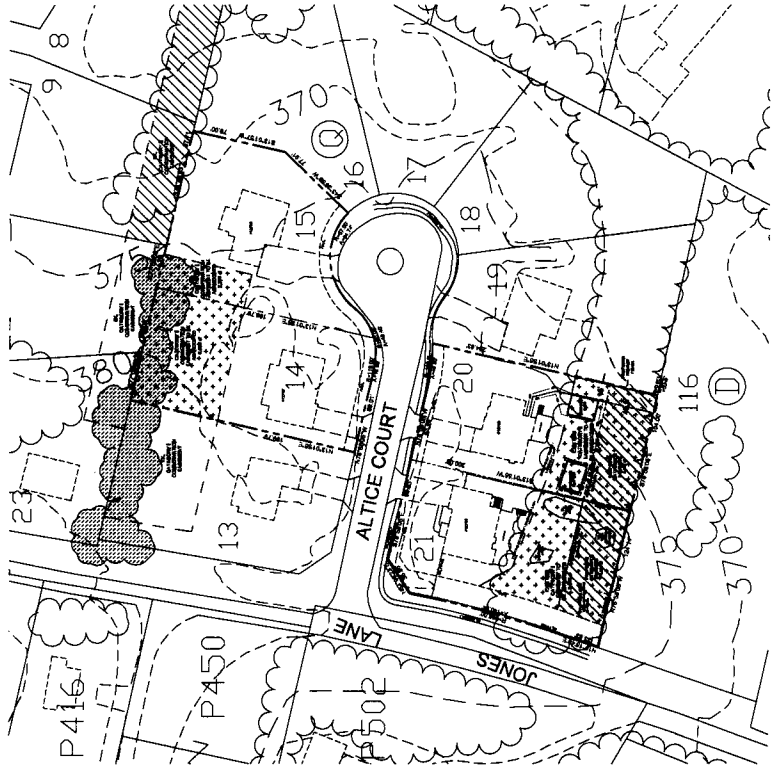
MONTGOMERY PLANNING DEPARTMENT
 Certified Preliminary Plan - 11955.06A
 APPROVAL
 10/17/2014
Paul Wolfe



ZONING STANDARDS:

ZONE: R-200	Req. Prov. 20.04.4	20' or greater
Lot Size	30,000 sq ft	75%
Front Setback	20' or greater	12' or greater
Side Yard	5' or greater	20' or greater
Rear Yard	20' or greater	20' or greater
Building Height	40' max.	20' or greater
Lot Coverage	30% max.	20% or less
Lot Width @ Building Line	100' min.	100' or greater
Street Frontage	20' min.	20' or greater

- NOTES:**
- EXISTING PROPERTY - 44,448 SF
 - EXISTING ZONING - R-200
 - SITE IS SERVED BY PUBLIC SEWER AND WATER
 - EXISTING LOT AREA - 44,448 SF, 1.01 AC
 - LOCATED IN THE POTOMAC CHASE II DEVELOPMENT
 - PROPERTY LOCATED ON TAX MAP GRAB; W842 SHEET 21MMW13
 - UTILITIES (see separately Washington Gas, Verizon, PEPCO)
- LIST OF AMENDMENT ITEMS:**
- REMOVAL OF THE ENTIRE CATEGORY I CONSERVATION EASEMENT ON LOT 4 & 15.
 - ON LOT 20 ALL CATEGORY I CONSERVATION EASEMENT TO BE REMOVED AND A 4,442 SQUARE FOOT CATEGORY II CONSERVATION EASEMENT TO BE ESTABLISHED.
 - ON LOT 21 ALL CATEGORY I CONSERVATION EASEMENT TO BE REMOVED AND A 4,354 SQUARE FOOT CATEGORY II CONSERVATION EASEMENT TO BE ESTABLISHED.



LEGEND:

- PROPERTY LINE
- CATEGORY I FOREST
- EXIST. WILSON
- EXIST. CONSERVATION EASEMENT
- EXISTING PROPOSED CONSERVATION EASEMENT
- CONSERVATION EASEMENT TO BE ESTABLISHED
- PROPOSED IMPROVEMENTS
- PROPOSED LOTS TO BE REMOVED
- EXISTING FENCE
- PROPOSED FENCE

SUMMARY OF PROPOSED ACTIONS

Area of Existing Category I Easement	Area of Existing Category II Easement	Proposed Reconciliation
LOT 14 (12707) Altice Court 8,062 sf Remove 8,062 sf of easement	LOT 20 (12706) Altice Court 7,896 sf Remove 7,896 sf of easement & establish 4,442 sf of category II	LOT 21 (12708) Altice Court 8,908 sf Remove 8,908 sf of easement & establish 4,354 sf of category II
Acquire 15,124 sf of Forest bank credit	Acquire 11,230 sf of Forest bank credit	Acquire 13,446 sf of Forest bank credit
Establish and plant 4,442 trees	Establish and plant 4,442 trees	Establish and plant 4,354 trees
Conservation Easement	Conservation Easement	Conservation Easement

PREPARED FOR:

Robert Adams
 Patricia Adams
 12705 Altice Court
 Damascus, MD 20875
 301-671-8686

John & Teresa Messina
 John & Teresa Messina
 12705 Altice Court
 Damascus, MD 20875
 301-343-2714

Joseph Mathal & Patricia Kollipalli
 Joseph Mathal & Patricia Kollipalli
 12706 Altice Court
 Damascus, MD 20875
 301-643-1226

Lawrence & Colleen Opack
 Lawrence & Colleen Opack
 12707 Altice Court
 Damascus, MD 20875
 301-758-4533



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