

FLAT FOR PARCEL 18

OWNERS DEDICATION

We Elton Development Corporation a Maryland Corporation by Clarence Hudson Wood, Vice President, and Ralph J. Duffie, Secretary-Treasurer, owners of the property shown hereon, hereby adopt this plan of subdivision, establish the minimum building restriction lines and dedicate the street to public use

There are no suits of action, leases, liens or trusts on the property shown on this plan of subdivision

Date Sept 22, 1965

Attest Ralph J. Duffie
RALPH J. DUFFIE, SECRETARY-TREASURER

By Clarence Hudson Wood
CLARENCE HUDSON WOOD, VICE PRESIDENT

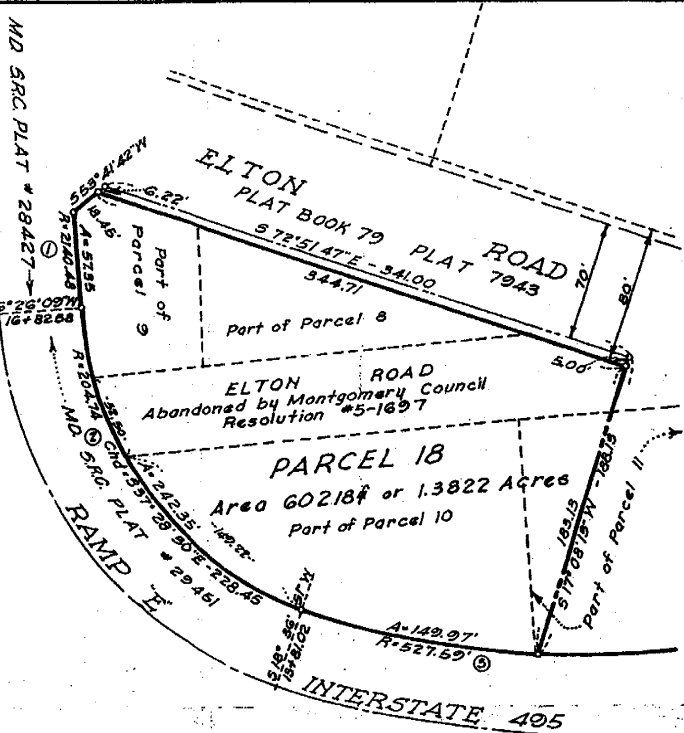
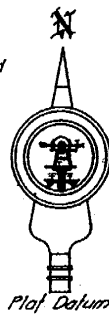
ENGINEER'S CERTIFICATE

We hereby certify that the plan shown hereon is correct, that it is a subdivision of part of the lands conveyed by Golden Rule Dairy, Inc. incorporated to Elton Development Corporation by deed dated July 30, 1963 and recorded in Liber 3110 at Folio 14 and that it is a resubdivision of parts of parcels 8, 9, 10 & 11 as shown on a plat of 'AVENEL GARDENS' recorded in Plat Book 37 on Plat 2500 together with a portion of 'ELTON ROAD' as abandoned by the Montgomery County Council Resolution #5-1697 dated March 2, 1965 all among the Land Records of Montgomery County, Maryland and that iron pipes marked thus \oplus are in place where delineated hereon.

Maddox & Hopkins

Date Sept 22, 1965

By: [Signature]
Page E Hopkins
Reg. P.E. & L.S.
Md. # 1585



NOTE: For slope easements see Plat Book 79 Plat 7943 and Md. S.R.C. Plats # 28427 & 29451

Total area shown on this plat 61924 sq ft or 1.4261 Ac.
Area of Street Dedication - 1714 sq ft or 0.0394 Ac.

Curve Data						
No	Rad	Arc	A	Chd. Bear	Chord	Tan
1	214.24	578.5	108.97'	S 72° 51' 47" E	571.8	26.54
2	201.24	243.6	67.891'	S 87° 28' 00" E	228.45	127.64
3	57.282	148.07	16.177'	S 72° 51' 47" E	146.67	72.49

PARCEL 18

AVENEL GARDENS

ELECTION DISTRICT NO 5
MONTGOMERY COUNTY, MD.

SCALE: 1" = 50' SEPT. 1965

MADDOX & HOPKINS, INC.
CIVIL ENGINEERS
SILVER SPRING, MD.

RECORDED: 10-27-65
PLAT BOOK: 79
PLAT NO.: 8009

For Public Sewer And Water Systems Only

MONTGOMERY COUNTY, MARYLAND - DEPARTMENT OF PUBLIC WORKS
APPROVED: [Signature] October 15, 1965
AS TO ROAD AND STREET GRADES

By: [Signature]
DIRECTOR OF PUBLIC WORKS

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED: [Signature] SEPTEMBER 28, 1965

By: [Signature] Chairman
By: [Signature] Secretary-Treasurer

M.N.C.P. & P.C. RECORD FILE NO: 194-22

FOLDER NO. 62-242
ORDER NO.
CHECKED
DATE

2-65334

194-22

PLAT FOR PARCEL 23

OWNER'S CERTIFICATE

THE UNDERSIGNED, RALPH J. DUFFE, INC., A MARYLAND CORPORATION, BEING THE SURVIVING CORPORATION UNDER THE ARTICLES OF INCORPORATION AND DEVELOPMENT CORPORATION INTO RALPH J. DUFFE, INC. DATED APRIL 26, 1978 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 251 AT FOLIO 171, OWNER OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPTS THIS PLAT OF SUBDIVISION ESTABLISHED BY THE SURVEYOR'S CERTIFICATE, HEREBY GRANTS PUBLIC UTILITY EASEMENTS, DESIGNATED HEREON AS "P.U.E.", 10 FEET WIDE OR AS OTHERWISE SHOWN, ALONG ALL STREETS, TO THE PARTIES LISTED ABE WITH THE TERMS AND PROVISIONS BEING SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC UTILITY EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3054 AT FOLIO 467, WHICH SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN BY THIS REFERENCE.

THE OWNER HEREBY CERTIFIES THAT A LICENSED SURVEYOR WILL BE ENGAGED TO SET ALL PROPERTY MARKERS IN ACCORDANCE WITH SECTION 50-24(a) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS IN EQUITY, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT A CERTAIN DEED OF TRUST AND THE PARTIES IN INTEREST THEREIN HAVE BELOW INDICATED THEIR ASSENT.

DATE: 5/16/99 RALPH J. DUFFE, INC.

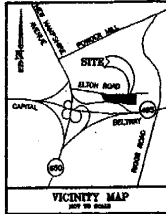
ATTEST: Mark F. Ramsey Jonathan C. Duffe
 CHAIRMAN C. DUFFE, PRESIDENT

WE HEREBY ASSENT TO THIS SUBDIVISION RECORD PLAT.

Witness:
Mark F. Ramsey Richard Byrd
5/17/99 Assistant Vice President

NOTES

1. 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 THE RECORDED OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS PROPERTY IS ZONED C-1.
3. 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 THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AND EXAMINATION OF TITLE OR TO DEPECT OR NOTE ALL MATTERS AFFECTING TITLE.
4. THIS PLAT CONFORMS WITH THE REQUIREMENTS OF SECTION 50-24A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS BEING CHAPTER 80 OF THE COUNTY CODE. THIS PLAT INVOLVES THE FURTHER SUBDIVISION OF A CORNER LOT TO REFLECT A CHANGE IN MORTGAGE LINES AS PROVIDED FOR IN SECTION 50-24A(c).



SURVEYOR'S CERTIFICATE

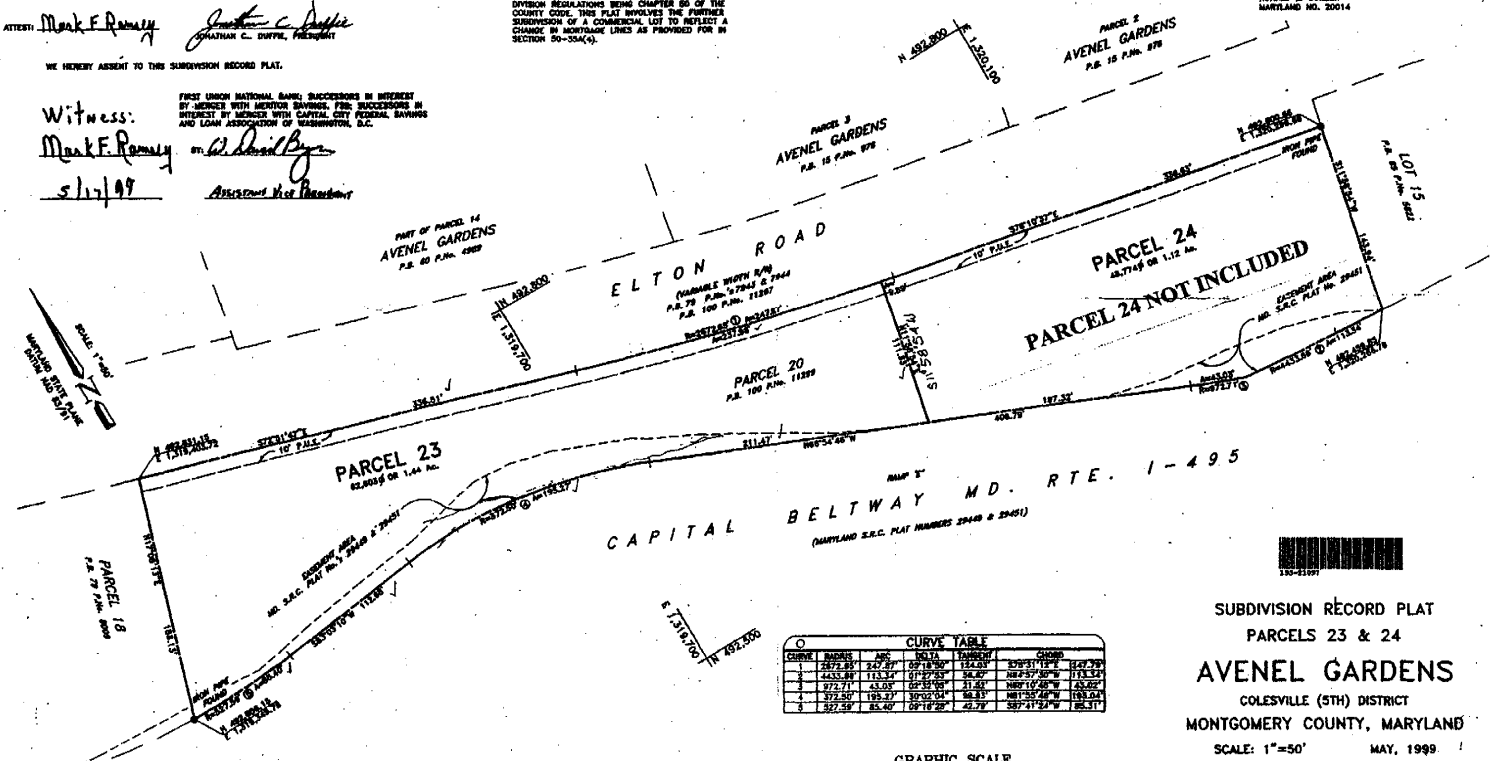
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS ACQUIRED BY ELTON DEVELOPMENT CORPORATION, A MARYLAND CORPORATION NOW KNOWN AS RALPH J. DUFFE, INC. BY TWO (2) DEEDS, THE FIRST FROM GOLDEN BELE DAIRY INC., DATED JUNE 30, 1963 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3116 AT FOLIO 14 AND THE SECOND FROM GOLDEN BELE DAIRY, INC., WILLIAM W. HAYS, et al, RALPH J. DUFFE, et al AND CLARENCE HUDSON WOOD, et al, DATED AUGUST 22, 1963 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 3129 AT FOLIO 467;

THAT IT IS ALSO A MINOR SUBDIVISION PURSUANT TO SECTION 50-24A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, INCLUDING PARCELS 20 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "PARCEL 20, AVENEL GARDENS" AND RECORDED AMONG THE AFORESAID LAND RECORDS IN PLAT BOOK 100 AS PLAT NUMBER 299;

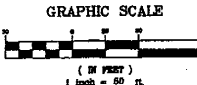
THAT THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 111,577 SQUARE FEET OR 2.56 ACRES OF LAND, THERE IS NO STREET INDICATION BY THIS PLAT.

DATE: May 6 1999

Ron
 PROFESSIONAL LAND SURVEYOR
 RONALD L. COLLIER
 MARYLAND NO. 20014



CHORD	BEARING	ARC	DELTA	TANGENT	CHORD
1	282° 45'	324.87'	22° 18' 00"	124.03'	279° 51' 19"
2	445° 4'	175.37'	27° 39' 23"	34.80'	284° 57' 30"
3	372° 7'	43.00'	22° 30' 00"	21.36'	289° 19' 30"
4	372° 50'	195.27'	30° 03' 04"	36.83'	287° 55' 49"
5	327° 59'	85.40'	28° 18' 28"	23.79'	287° 41' 52"



130-21597

SUBDIVISION RECORD PLAT
 PARCELS 23 & 24
AVENEL GARDENS
 COLESVILLE (5TH) DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=50' MAY, 1999

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY 299.17 K-141020-2

APPROVED: Frederick J. 1997
 CHAIRMAN

APPROVED: Mark F. Ramsey
 ASST. SECRETARY-TREASURER

RECORDED: 6/15/99
 PLAT BOOK: 193
 PLAT NO.: B1097

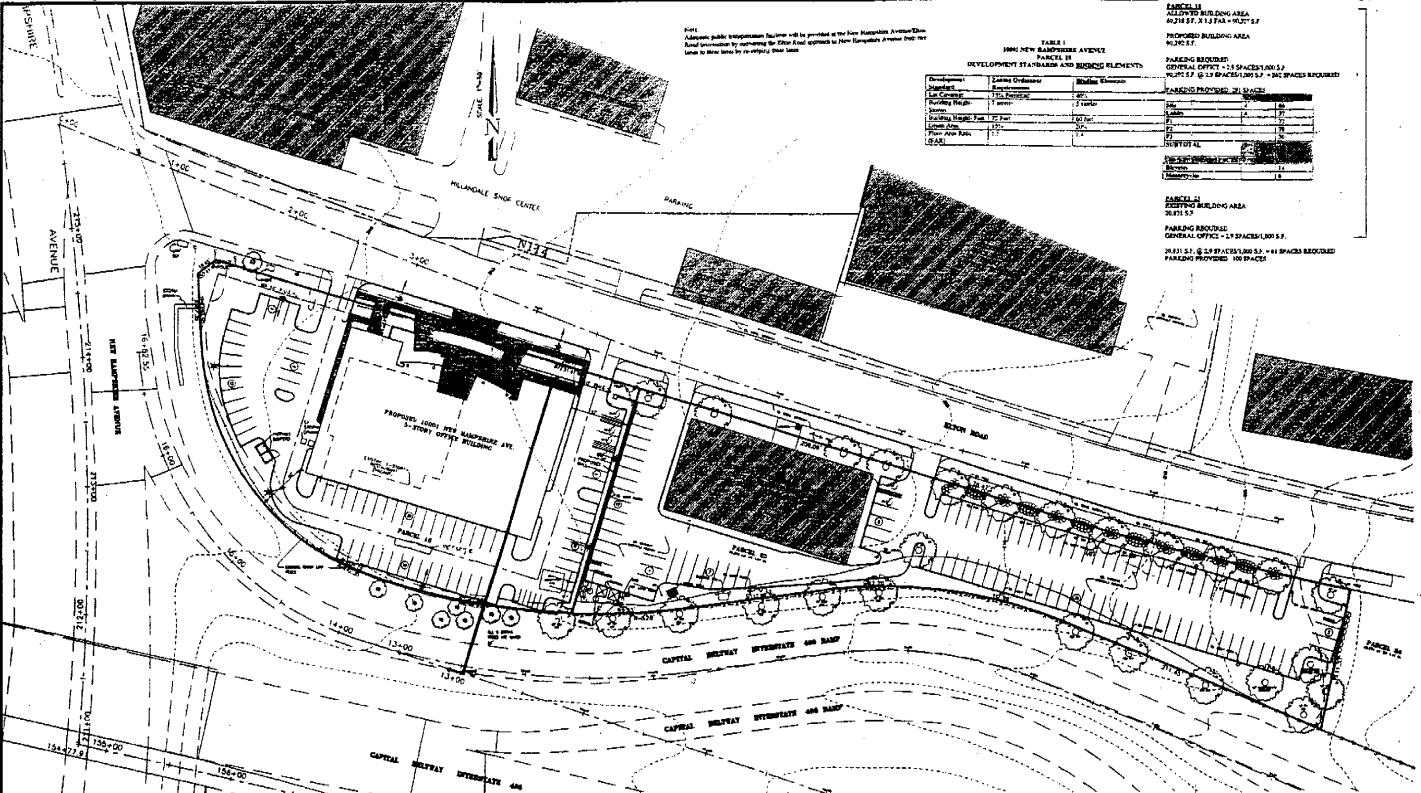
TAX MAP KP22
 2 PARCELS

Charles P. Johnson & Associates, Inc.
 PLANNING - ENGINEERING - LANDSCAPE ARCHITECTURE - SURVEYING
 2706 SOUTH ROAD BELT ROAD, BELT ROAD, BELT ROAD, BELT ROAD
 (301) 494-7000 FAX (301) 494-4201 TRENCH, MD - 21785, MD

MD 28-282C-15A
 609-31

SCHMATIC DEVELOPMENT PLAN submitted 1/12/2005

FLOOR CALCULATIONS FOR TARGETS 11, 18 & 21



NOTICE
 All public information furnished here is provided as the Best Available Information. All information is to be verified by the user.

TABLE 1
 1000 NEW HAMPSHIRE AVENUE
 DEVELOPMENT STANDARDS AND DESIGN ELEMENTS

Development Standard	Existing Ordinance	Current Ordinance
Lot Coverage	75%	75%
Building Height - Max	4 Stories	4 Stories
Building Height - Min	12 feet	12 feet
Floor Area Ratio (FAR)	2.5	3.0
Ground Floor Open Space	15%	15%
Ground Floor Open Space	15%	15%

TABLE 2
 1000 NEW HAMPSHIRE AVENUE
 DEVELOPMENT STANDARDS AND DESIGN ELEMENTS

Development Standard	Existing Ordinance	Current Ordinance
Lot Coverage	75%	75%
Building Height - Max	4 Stories	4 Stories
Building Height - Min	12 feet	12 feet
Floor Area Ratio (FAR)	2.5	3.0
Ground Floor Open Space	15%	15%
Ground Floor Open Space	15%	15%

architects
 4000 14TH STREET
 SUITE 100
 WASHINGTON, DC 20004
 202.837.2885

CPJ
 ARCHITECTS

DuFour & Orez
 ARCHITECTS

STREET TRAFFIC STUDIOS

Sheila
 Jan 12/05
 Rec'd
 Jan 31/05

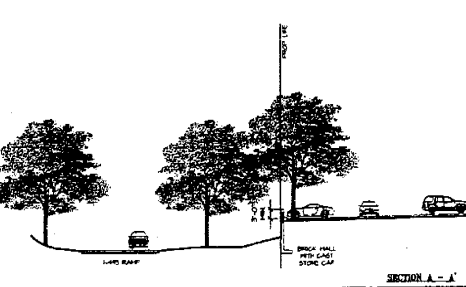


TABLE 1
 CAPITAL BELTWAY BUILDING #1
 DEVELOPMENT STANDARDS AND DESIGN ELEMENTS

Development Standard	Existing Ordinance	Current Ordinance
Lot Coverage	75%	75%
Building Height - Max	4 Stories	4 Stories
Building Height - Min	12 feet	12 feet
Floor Area Ratio (FAR)	2.5	3.0
Ground Floor Open Space	15%	15%
Ground Floor Open Space	15%	15%

TABLE 2
 1000 NEW HAMPSHIRE AVENUE
 DEVELOPMENT STANDARDS AND DESIGN ELEMENTS

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Ground Floor Open Space	15%	15%
Ground Floor Open Space	15%	15%

TABLE 3
 1000 NEW HAMPSHIRE AVENUE
 DEVELOPMENT STANDARDS AND DESIGN ELEMENTS

Development Standard	Existing Ordinance	Current Ordinance
Lot Coverage	75%	75%
Building Height - Max	4 Stories	4 Stories
Building Height - Min	12 feet	12 feet
Floor Area Ratio (FAR)	2.5	3.0
Ground Floor Open Space	15%	15%
Ground Floor Open Space	15%	15%

GENERAL NOTES

- 1. THE DESIGN OF THIS PROJECT IS BASED ON THE ASSUMPTIONS AND INFORMATION PROVIDED BY THE CLIENT.
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SCALE: 1/8"=1'-0"

1000 NEW HAMPSHIRE AVENUE
 SHEILA J. DUFFE, INC.
 ARCHITECTS
 4000 14TH STREET
 SUITE 100
 WASHINGTON, DC 20004
 202.837.2885

SHEILA J. DUFFE, INC.
 ARCHITECTS
 4000 14TH STREET
 SUITE 100
 WASHINGTON, DC 20004
 202.837.2885

DATE: 1/12/05

DESIGNER: SHEILA J. DUFFE, INC.

DRAWN: SHEILA J. DUFFE, INC.

CHECKED: SHEILA J. DUFFE, INC.

APPROVED: SHEILA J. DUFFE, INC.