



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item #
12/07/06

MEMORANDUM

DATE: November 21, 2006

TO: Montgomery County Planning Board

FROM: Catherine Conlon, Supervisor *CC*
Development Review Division
(301) 495-4542

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for December 07, 2006

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plat drawings for the record plat. The following plats are included:

220070150 Liberty Height's (1)
220062240 Chevy Chase Sec. 5 (1)
220070340 Kentsdale Estates (1)

PLAT No. 220070150

Liberty Heights

Located on Liberty Heights Lane, approximately 620 feet northeast of Liberty Mill Road
R-200 Zone; 2 Lots

Community Water, Community Sewer

Master Plan Area: Germantown

Dung Nguyen et al, Applicant

This record plat has been reviewed by MNCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the plat complies with Preliminary Plan No. 120060620, 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 preliminary plan.

PLOTTED: 11/6/2006 12:05:48 PM

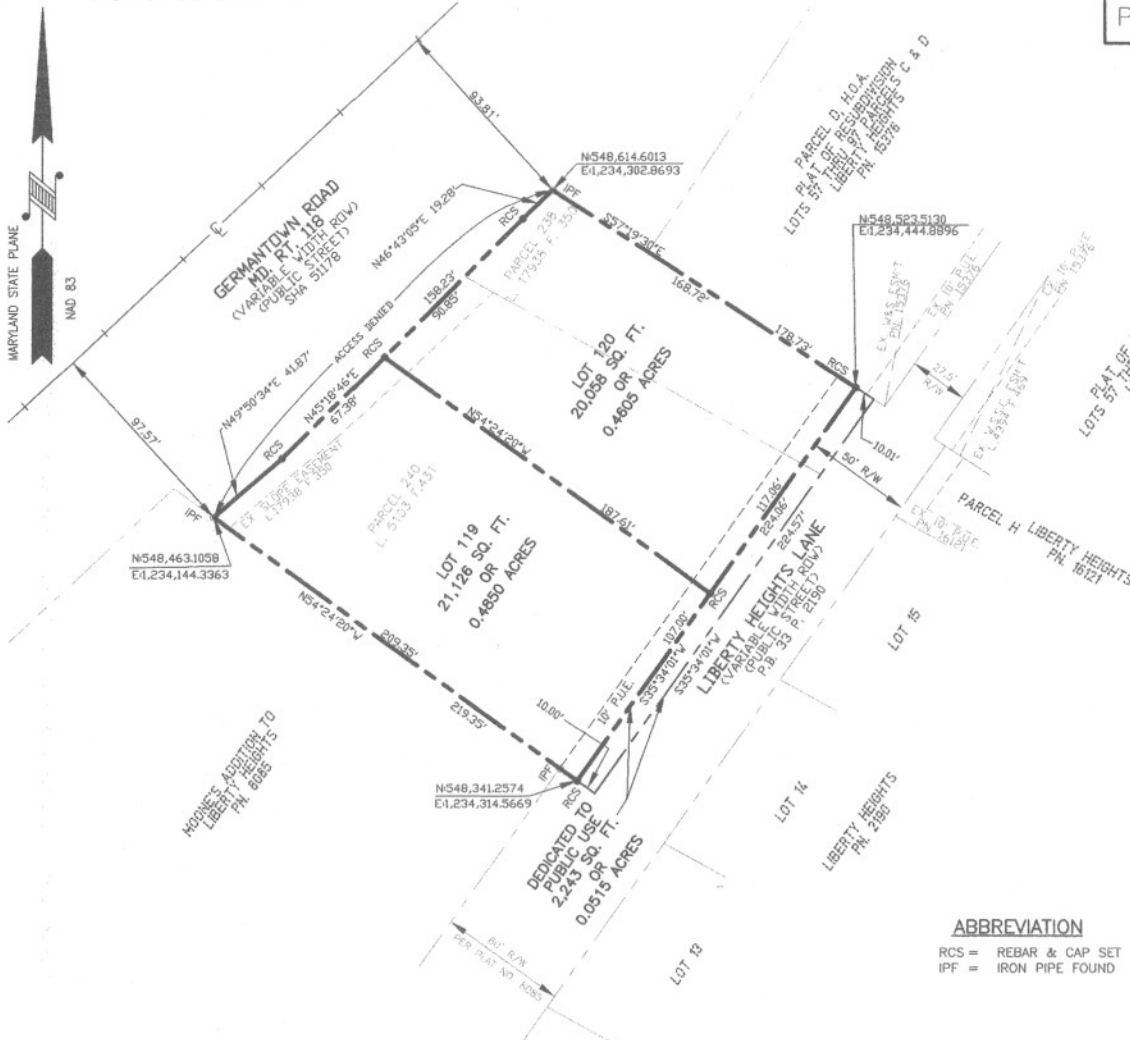
S:\PROJ\40861\cadd\land\FINAL-RECORD-PLAT-11-03-06.dwg 11/6/2006 11:38:30 AM Wattana, Eric

BURGESS & NIPLE

PLAT NO.



VICINITY MAP
SCALE: 1"=2000'



GENERAL NOTES

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATION 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 UNLESS MODIFIED BY FURTHER ACTIONS BY THE BOARD. 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 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 THE EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
3. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
4. THIS PROPERTY IS CURRENTLY ZONED R-200, TAX MAP EU31.
5. THIS PROPERTY IS SHOWN ON W.S.S.C. 200-FOOT SHEET 226, NW 13
6. THIS PROPERTY IS EXEMPT FROM CHAPTER 22A THE MONTGOMERY COUNTY FOREST CONSERVATION LAW 4-06036E.
7. THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN #120060620, ENTITLED "LIBERTY HEIGHTS".

SURVEYOR'S CERTIFICATE:

I hereby certify that the plan shown hereon is correct to the best of my professional knowledge and belief, that it is a subdivision of the lands conveyed to Dung Q. Nguyen, et. al., by deed dated 12/27/1977 and recorded among the Land Records of Montgomery County, Maryland in Liber 5103 at Folio 431 and Liber 17938 Folio 350 and that once engaged as described in the Owner's Dedication hereon, all iron pipes shown thus and monuments shown thus will be set as delineated hereon in accordance with section 50-24(e) of the subdivision regulations of Montgomery County, Maryland.

The total area included in this plat of subdivision is 0.9970 acres of which 2,243 sq. ft. or 0.0515 acres is hereby dedicated to public use.

James Scott Simpson 11/06/06
 James Scott Simpson Date
 Professional Land Surveyor
 Maryland Registration No. 21268

Plat Tabulation

Number of Lots	2
Area of Lot 108	21,126 Sq. Ft.. (0.4850 Acres)
Area of Lot 109	20,058 Sq. Ft.. (0.4605 Acres)
Area of street dedication	2,243 Sq. Ft.. (0.0515 Acres)
Total area	43,427 Sq. Ft.. (0.9970 Acres)

ABBREVIATION

RCS = REBAR & CAP SET
 IPF = IRON PIPE FOUND

OWNER'S CERTIFICATION

We, Dung Q. Nguyen, et. al. the owners of the property shown and referenced hereon, hereby adopt this plat of subdivision, establish the minimum building restriction lines and dedicate to public use the area shown hereon.

We further grant a 10-foot Public Utility Easement, shown hereon as 10' P.U.E. to those parties named in the documents entitled "Declaration of Terms and Provisions of Public Utility Easements", as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland.

As owners of this subdivision, we, our successors, agents and assigns will cause corner markers and any other required monumentation to be set by a Registered Maryland Land Surveyor in accordance with Section 50-24(e)(2) of the Montgomery County Code.

There are no suits, actions at law, leases, liens, mortgages, or trusts affecting the property shown hereon.

11-7-2006 DATE Owner, DUNG NGUYEN Witness
 11-7-2006 DATE Owner, HANG PHAM Witness

SUBDIVISION RECORD PLAT
LOTS 119 AND 120
NGUYEN'S ADDITION TO
LIBERTY HEIGHTS
 (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 40' JULY, 2006



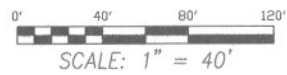
BURGESS & NIPLE

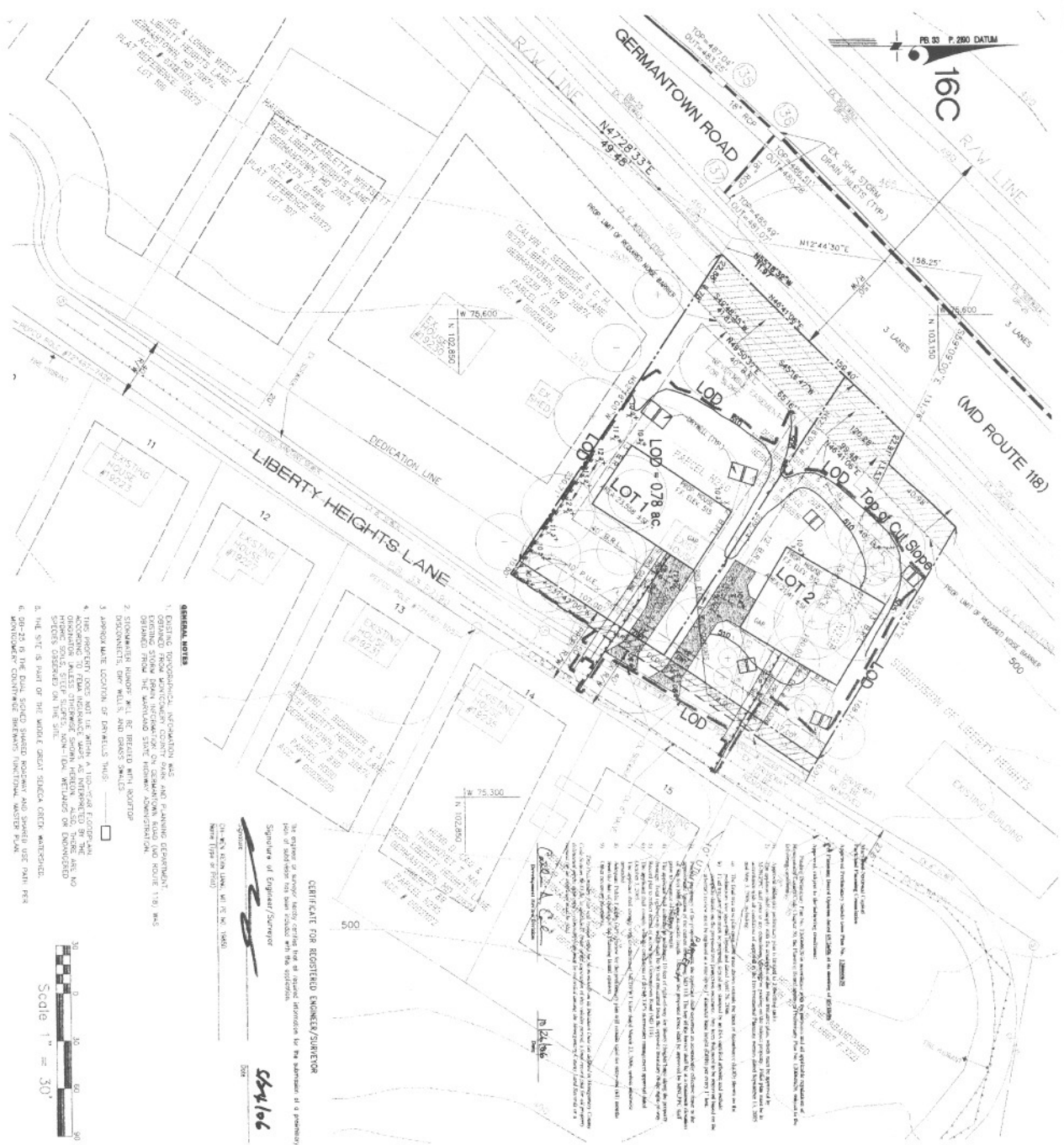
3204 TOWER OAKS BLVD. SUITE 200, ROCKVILLE, MARYLAND 20852
 PH. (301) 468-9400 FAX (301) 468-9669

M.N.C.P. & P.C. Record File No.

Department of Permitting Services Montgomery County, Maryland	
Approved: _____	Recorded: _____
Director: _____	Plat No. _____

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD		
Approved: _____	Chairman	Asst. Secretary - Treasurer





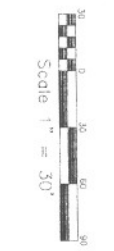
- GENERAL NOTES**
1. EXISTING TOPOGRAPHICAL INFORMATION WAS OBTAINED FROM AERIAL PHOTOGRAPHS AND PLANNING DEPARTMENT RECORDS. THE EXISTING ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE MARYLAND STATE HIGHWAY ADMINISTRATION DATUM.
 2. STORMWATER HANDLING WILL BE PROVIDED WITH ROOFTOP DRAINAGE, DOWNSPUTS, CURB WELLS, AND DRAINS.
 3. APPROXIMATE LOCATION OF DOWNSPUTS IS SHOWN ON THIS PLAN.
 4. THIS PROJECT DOES NOT INCLUDE A 100-YEAR FLOODPLAIN ANALYSIS. THE EXISTING FLOODPLAIN MAPS ARE AVAILABLE FROM THE MARYLAND STATE HIGHWAY ADMINISTRATION. THE PROJECT OWNER SHALL VERIFY THE LOCATION OF FLOODPLAIN SPACES OBSERVED ON THE SITE.
 5. THE SITE IS PART OF THE WIDE AREA STREET CORNER WATERAGE. THE SITE IS THE DRAIN SWATH SWATH AND SHALL USE PATH FEED APPROXIMATE CORNER BREAKERS FUNCTIONAL WATER PLAN.

CERTIFICATE FOR REGISTERED ENGINEER/SURVEYOR

I, the undersigned, hereby certify that all required information for the submission of a preliminary plan of subdivision has been provided on this application.

Signature of Engineer/Surveyor: *[Signature]*

CHEN KEN LIANG, M.E., M.S., P.E., M.A.S.E.
 LICENSE NO. 15810



- SITE INFORMATION**
1. SITE ADDRESS: 1828 JERRY ADAMS LANE, GERMANTOWN, MD 20874-1424
 2. APPLICANT/OWNER: HANG (ALEXIS) PHAM, 17207 SWAMI ROSIE TERRACE, GERMANTOWN, MD 20874
 3. PARCELS: N238 & N240
 4. LIBERTY/FOUL: 17320/250 & 9103/431
 5. LOTS: 1 AND 2
 6. ZONING: R-2000
 7. TOTAL TRACT AREA = 48,943 SF (OR 1.12 AC.)
 8. DEDICATION AREA = 22,943 SF
 9. EXISTING USE: RESIDENTIAL
 10. PROPOSED USE: RESIDENTIAL
 11. MIN. SIDE YARD SETBACK: 12'
 12. FRONT YARD SETBACK: 25'
 13. REAR YARD SETBACK: 40'
 14. MINIMUM LOT AREA: 20,000 SF
 15. MAX BUILDING COVERAGE: 25%
 16. MAX BUILDING HEIGHT: 50'



PRELIMINARY PLAN
LIBERTY HEIGHTS
 (NGUYEN PROPERTY)

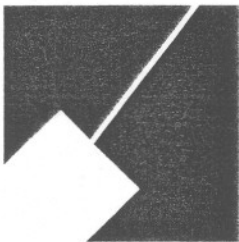
GERMANTOWN, MARYLAND (ELECTION DISTRICT 02)

REVISIONS	DATE
Revised per 1/9/06 DRC comments	01/25/06
Revised per Environmental Planning	02/15/06
Revised for 10' Dedication Area	04/25/06

BURGESS & NIPLE

170 ROLLINS AVENUE ROCKVILLE, MARYLAND 20852-4099
 PH (301) 488-9420 FAX (301) 488-9669

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

Date Mailed: SEP 26 2006
Hearing Date: May 18, 2006
Action: Approved Staff Recommendation
Motion of Commissioner Wellington, seconded by Commissioner Robinson, with a vote of 5-0; Chairman Berlage and Commissioners Bryant, Perdue, Wellington, and Robinson voting in favor

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 120060620
NAME OF PLAN: Liberty Heights

The date of this written opinion is SEP 26 2006 (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

INTRODUCTION

On 12/13/05, Dung Q. Nguyen, et al ("Applicant") submitted an application for the approval of a preliminary plan of subdivision of property in the R-200 zone. The application proposed to create 2 lots on 1.08 acres of land located on the northwest side of Liberty Heights Lane, approximately 650 feet northeast of Liberty Mill Road, in the Germantown Master Plan area ("Subject Property"). The application was designated Preliminary Plan No. 120060620 ("Preliminary Plan"). On 5/18/06, the Preliminary Plan was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Planning Board heard testimony and received evidence submitted in the record on the application.

The record for this application ("Record") closed at the conclusion of the public hearing, upon the taking of an action by the Planning Board. The Record includes: the information on the Preliminary Plan Application Form; the Planning Board staff-

generated minutes of the Subdivision Review Committee meeting(s) on the application; all correspondence and any other written or graphic information concerning the application received by the Planning Board or its staff following submission of the application and prior to the Board's action at the conclusion of the public hearing, from the applicant, public agencies, and private individuals or entities; all correspondence and any other written or graphic information issued by Planning Board staff concerning the application, prior to the Board's action following the public hearing; all evidence, including written and oral testimony and any graphic exhibits, presented to the Planning Board at the public hearing.

SITE DESCRIPTION

The Subject Property is a 1.08-acre parcel, zoned R-200. It is located within the Germantown Master Plan area on the northwest side of Liberty Heights Lane, approximately 650 feet northwest of Liberty Mill Road. The rear property line abuts Germantown Road (MD 118) and existing residential lots surround the site on the other boundaries. The Subject Property has one existing one-family dwelling unit, which is proposed to be removed.

The site lies within the Great Seneca Creek watershed (Use Class I-P). There are no environmentally sensitive areas, but the site does contain several existing trees, two of which are specimen size.

PROJECT DESCRIPTION

This Preliminary Plan proposes to create two lots for two new one-family detached dwelling units. The lots are accessed via private driveways from existing Liberty Heights Lane. Stormwater runoff from the houses and driveways will be treated with dry wells and grass swales. The houses will be served by public water and public sewer. Fencing along the rear property boundary is required to mitigate the affect of roadway noise from MD 118 on the proposed houses.

MASTER PLAN COMPLIANCE

The Preliminary Plan conforms to the recommendations of the current Germantown Master Plan. The plan is consistent with the Master Plan goal to maintain the area's residential character.

ENVIRONMENTAL COMPLIANCE

Forest Conservation

The Subject Property is exempt from the requirement for a Forest Conservation Plan due to its small size and the absence of existing forest. There are several trees

surrounding the existing house and on adjacent lots. Due to the location of the existing trees and the small size of the proposed lots, many of the on-site trees will be removed to construct the proposed houses. Where adequate protection of critical root zones is possible, trees will be saved. These include several existing trees along the southwest property boundary and on the adjacent lot.

Traffic Noise Mitigation

The Subject Property is located along improved and relocated MD 118 in Germantown. Based on projected noise levels, exterior noise mitigation is warranted for the rear yard of the proposed houses. To accomplish this, staff recommended replacement of the existing wooden fence along MD 118 with an acoustically effective fence or barrier in approximately the same location.

TRANSPORTATION

The Local Area Transportation Review (LATR) guidelines do not apply to this Preliminary Plan since it does not generate enough vehicle trips to negatively impact peak-hour traffic.

STAFF RECOMMENDATION

Staff found that the Preliminary Plan complies with the applicable provisions of the Subdivision Regulations and the Zoning Ordinance as well as the recommendations in the Germantown Master Plan. Therefore, staff recommended approval of the Preliminary Plan, subject to conditions.

FINDINGS

Having given full consideration to the recommendations of its Staff; the recommendations of the applicable public agencies¹; the Applicant's position; and other evidence contained in the Record, which is hereby incorporated in its entirety into this Opinion, the Montgomery County Planning Board, based on the uncontested evidence of record and subject to conditions of approval, finds that:

- a) The Preliminary Plan No. 120060620 substantially conforms to the Germantown Master Plan.

¹ The application was referred to outside agencies for comment and review, including the Washington Suburban Sanitary Commission, the Department of Public Works and Transportation, the Department of Permitting Services and the various public utilities. All of these agencies recommended approval of the application.

- b) Public facilities will be adequate to support and service the area of the proposed subdivision.
- c) The size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.
- d) The application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.
- e) The application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.
- f) The Record of this application does not contain any contested issues; and, therefore, the Planning Board finds that any future objection, which may be raised concerning a substantive issue in this application, is waived.

CONDITIONS OF APPROVAL

Finding Preliminary Plan No. 120060620 in accordance with the purposes and all applicable regulations of Montgomery County Code Chapter 50, the Planning Board approves Preliminary Plan No. 120060620, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to 2 dwelling units.
- 2) The applicant shall comply with the conditions of the final tree save plan, which must be approved by M-NCPPC staff prior to any demolition, clearing, or grading on the subject property. Final plan must be in accordance with all conditions of approval in the Environmental Planning memos dated September 13, 2005 and May 3, 2006, including:
 - a) The final tree save plan must save trees shown outside the limit of disturbance (LOD) shown on the preliminary tree save plan signed and dated April 26, 2006.
 - b) Final tree save plan must be prepared, signed and stamped by an ISA certified arborist and include complete details on the proposed tree protection measures. Any trees that need to be removed based on the arborist's review must be replaced at a rate up to 1" diameter base height (DBH) per every 1" lost.

- 3) Prior to occupancy of the proposed houses, the applicant shall construct an acoustically effective fence in the approximate location of the current fence along MD 118. The top of the barrier shall be at a minimum elevation of 506 feet MSL along its entire length. Design of the proposed fence shall be approved by M-NCPPC staff prior to issuance of building permits.
- 4) The applicant shall dedicate an additional 10 feet of right-of-way for Liberty Heights Lane along the property frontage. Total right-of-way width shall be 50 feet measured from the opposite boundary of the right-of-way.
- 5) Record plat to reflect denial of access from Germantown Road (MD 118).
- 6) The applicant shall comply with the conditions of the MCDPS stormwater management approval dated October 3, 2005.
- 7) The applicant shall comply with conditions of MCDPWT letter dated March 23, 2006, unless otherwise amended.
- 8) Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.
- 9) Other necessary easements.

This Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed.

* * * * *

[CERTIFICATION OF BOARD VOTE ADOPTING OPINION ON FOLLOWING PAGE]

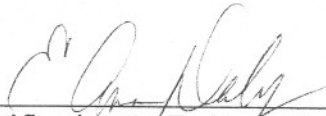
APPROVED AS TO LEGAL SUFFICIENCY

MD 8/18/06

M-NCPPC LEGAL DEPARTMENT

CERTIFICATION OF BOARD ADOPTION OF OPINION

At its regular meeting, held on **Thursday, September 7, 2006**, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, **ADOPTED** the above opinion, on motion of Commissioner Perdue, seconded by Commissioner Wellington, with Commissioners Bryant, Perdue, Robinson, and Wellington voting in favor, and with Chairman Hanson abstaining. This Opinion constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for **Preliminary Plan No. 120060620, Liberty Heights.**



Certification As To Vote of Adoption
E. Ann Daly, Technical Writer

PLAT No. 220062240

Chevy Chase

Located on Clubs Drive, approximately 200 feet east of Connecticut Avenue RNC Zone, R-90 Zone; 1 Lot

Community Water, Community Sewer

Master Plan Area: Bethesda-Chevy Chase

Jeffery & Rebecca Jones, Applicant

Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(3)** of the Subdivision Regulations, which states:

Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for this lot (previously known as part of lot 20 and part of lot 21) and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(3) of the subdivision regulations and supports this minor subdivision record plat.

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Chevy Chase Sec 5-A Lot 33 Plat Number: 220062240

Plat Submission Date: 6/12/06

DRD Plat Reviewer: PW

DRD Prelim Plan Reviewer: NA

*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. NA Checked: Initial — Date —

Preliminary Plan No. NA Checked: Initial — Date —

Planning Board Opinion – Date — Checked: Initial — Date —

Site Plan Name if applicable: NA Site Plan Number: —

Planning Board Opinion – Date — Checked: Initial — Date —

Lot # & Layout Lot Area Zoning Bearings & Distances Coordinates
 Plan # NA Road/Alley Widths Easements Open Space NA Non-standard
 BRLs NA Adjoining Land NA Vicinity Map Septic/Wells NA
 TDR note NA Child Lot note NA Surveyor Cert Owner Cert Tax Map
 SPA NA

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>A. Lindsey</u>	<u>6/13</u>	<u>6/30</u>	<u>NC</u>	<u>OK</u>
Research	<u>Bobby Fleury</u>			<u>6/14/06</u>	<u>OK</u>
SHA	<u>Doug Mills</u>			<u>NC</u>	
PEPCO	<u>Jose Washington</u>			<u>NC</u>	<u>OK</u>
Parks	<u>Doug Powell</u>			<u>NC</u>	<u>NC</u>
DRD	<u>Steve Smith</u>			<u>6/26/06</u>	<u>OK</u>

Final DRD Review:

DRD Review Complete:

(All comments rec'd and incorporated into mark-up)

Engineer Notified (Pick up Mark-up):

Final Mylar w/Mark-up & PDF Rec'd:

Board Approval of Plat:

Plat Agenda:

Planning Board Approval:

Chairman's Signature:

DPS Approval of Plat:

Engineer 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 Green Books for Resubdivision:

Notify Engineer to Seal Plats:

Engineer Seal Complete:

Complete Reproduction:

Sent to Courthouse for Recordation:

Initial

TA

TA

TA

TA

TA

Date

4/17/06

8/4/06

4/15/06

12/7/06

No. _____

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Plat Name: Chevy Chase Sect 5-A Lot 33
 Plat Number: 220062240
 Plat Submission Date: 6/12/06
 DRD Plat Reviewer: PW/TA

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: _____
- b) Part of lot created by deed prior to June 1 1958: _____

/ PLAT 1946
/ 13-1963
real deed - de - prior to 1958
(1955)

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: _____
- b) Original Plat identified: _____

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

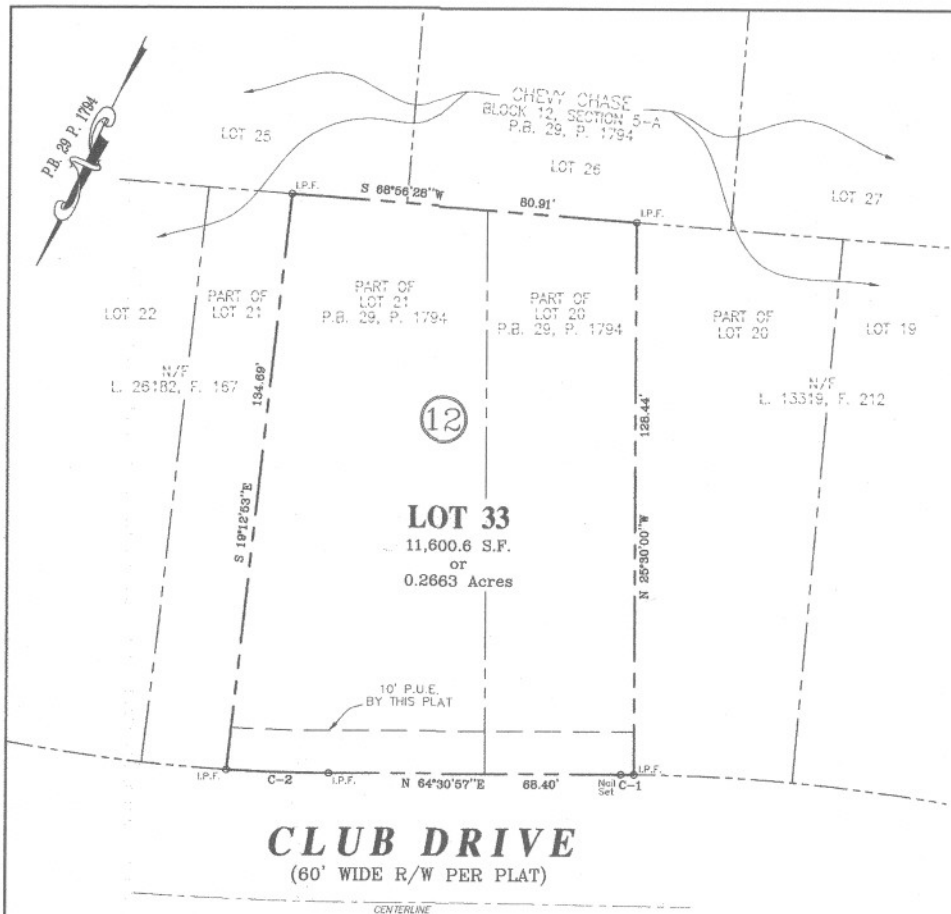
- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: _____
- b) Street dedication required: _____
- c) Forest conservation: _____
- d) Storm water management: _____
- e) Special Protection Area/Water Quality Plan: _____
- f) Landscaping and lighting plan including parking lot layout: _____
- g) Approved Special Exception: _____

(8) Plats for Certain Residential Lots in the RDT Zone;5 Lot Maximum

- a) Number of Lots: _____
- b) Written MCDPS approval of proposed septic area: _____
- c) Required street dedication: _____
- d) Easement for balance of property noting density and TDRS: _____
- e) Average lot size of 5 acres: _____
- f) Forest Conservation requirements met: _____



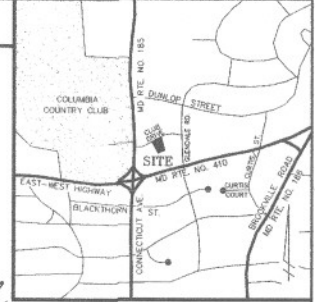
PLAT NO.

OWNERS' CERTIFICATE

WE, JEFFREY C. FUGE AND REBECCA D. JONES, OWNERS OF THE PROPERTY, SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND ESTABLISH THE TEN (10) FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON AS 10' P.U.E. FOR THE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAN OF SUBDIVISION EXCEPT FOR A CERTAIN DEED OF TRUST HELD BY THE CHASE HOME FINANCE, LLC, SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION, AND THE PARTIES OF INTEREST THERETO HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

8/14/06 *Jeffrey C. Fuge* *Sharon D. Pitruzella*
 DATE JEFFREY C. FUGE, OWNER WITNESS
 8/14/06 *Rebecca D. Jones* *Sharon D. Pitruzella*
 DATE REBECCA D. JONES, OWNER WITNESS
 10/23/06 *Maria Rodriguez* *F. A. Rodriguez*
 DATE CHASE HOME FINANCE, LLC WITNESS
 ASSISTANT VICE PRESIDENT



VICINITY MAP
 ADC MAP PAGE 35 GRID G-8
 SCALE: 1" = 2000'

GENERAL NOTES

- 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 UNLESS MODIFIED BY FURTHER ACTIONS BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THIS PLAT CONFORMS WITH REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35 A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES A CONSOLIDATION OF TWO OR MORE LOTS OR PARTS OF LOTS INTO ONE LOT AS PROVIDED FOR IN SECTION 50-35 A (a)(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 THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE THE EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- THERE IS NO ADDITIONAL DEDICATION TO PUBLIC USE PER THIS PLAT.
- THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
- THIS PROPERTY IS CURRENTLY ZONED R-90.
- ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-90 ZONE, EXCEPT THAT THE SIDE BUILDING RESTRICTION LINE CAN CONFORM TO THE ZONING DEVELOPMENT STANDARDS IN EFFECT AT THE TIME OF THE ORIGINAL PLAT RECORDATION.
- THE EXISTING SINGLE FAMILY DWELLING ON THE LOT SHOWN AS LOT 33 DEPICTED ON THIS RECORD PLAT CONFORMS TO THE REQUIREMENTS OF SECTION 59-B-5.3 OF THE MONTGOMERY COUNTY ZONING ORDINANCE. THE EXISTING DWELLING MAY BE ALTERED, RENOVATED, OR REPLACED BY A NEW DWELLING BY APPLYING THE ZONING DEVELOPMENT STANDARDS IN EFFECT AT THE TIME OF THE ORIGINAL LOT(S) RECORDATION. THIS PROVISION DOES NOT EXEMPT THE SUBJECT PROPERTY FROM MEETING OTHER LEGAL REQUIREMENTS IMPOSED BY OTHER GOVERNMENTAL AGENCIES FOR REVIEW AND APPROVAL FOR RESIDENTIAL DEVELOPMENT.
- LOTS SHOWN HEREON APPEAR ON MONTGOMERY COUNTY TAX MAP HN43 AND W.S.S.C. SHEET #210NW04.

CLUB DRIVE
 (60' WIDE R/W PER PLAT)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS CONVEYED TO JEFFREY C. FUGE AND REBECCA D. JONES KNOWN AS PARTS OF LOT 20 AND LOT 21, BLOCK 12 AS SHOWN ON A PLAT TITLED "CHEVY CHASE" AND BEING RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN PLAT BOOK 29 AT PLAT 1794 SAID LOTS HAVING BEEN CONVEYED BY ROLAND A. ANDERSON AND SARAH K. ANDERSON, BY DEED, DATED JULY 22, 2003, AS RECORDED IN LIBER 24833 AT FOLIO 473; AND THAT PROPERTY CORNERS MARKED THIS ARE IN PLACE AS SHOWN HEREON.

8-9-2006
 DATE

Jeffrey A. Foster
 JEFFREY A. FOSTER
 PROPERTY LINE SURVEYOR
 MARYLAND REG. #587

CURVE DATA						
NO.	RADIUS	ARC	CENTRAL ANGLE	TANGENT	CHORD BEARING	CHORD DISTANCE
C-1	449.83	3.06	0°23'23"	1.53	N 64°41'56" E	3.06
C-2	405.00	23.97	3°23'27"	11.99	N 66°23'18" E	23.96

SUBDIVISION RECORD PLAT
 LOT 33, BLOCK 12
 A RESUBDIVISION OF
 PARTS OF LOT 20 and LOT 21
 BLOCK 12
 SECTION 5-A

CHEVY CHASE
 ELECTION DISTRICT No. 7
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20' APRIL 2006

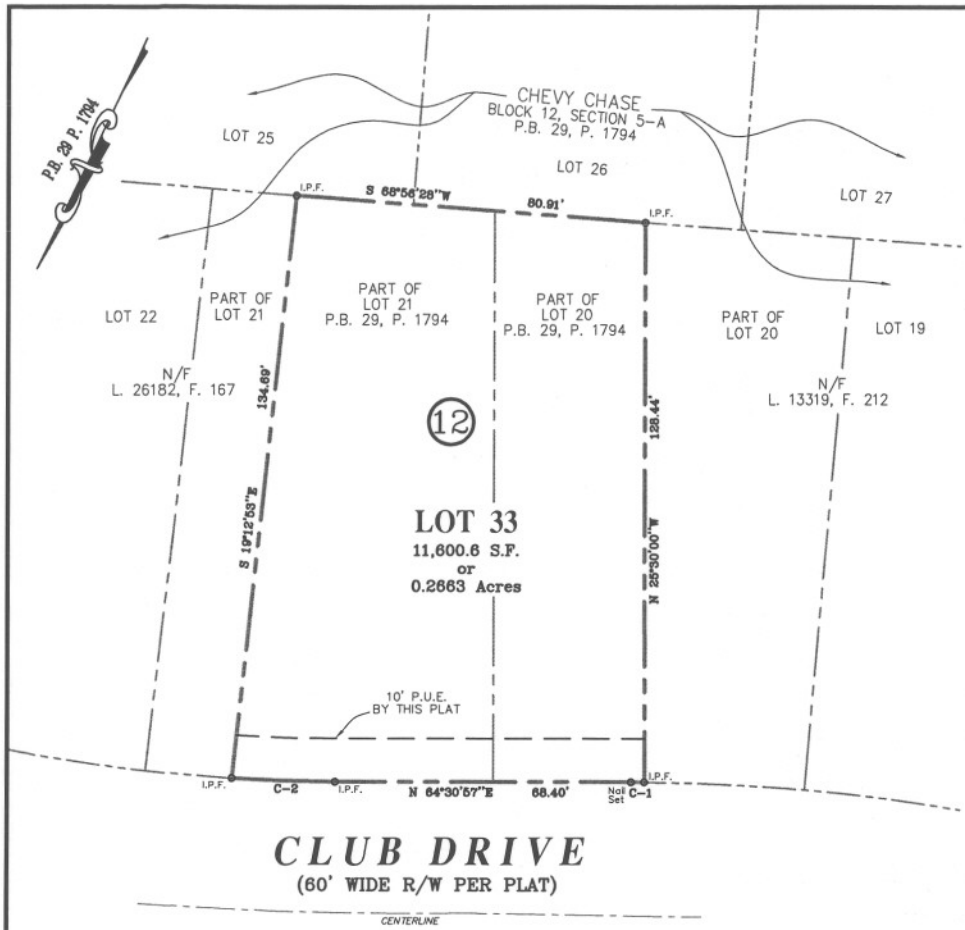
Prepared by
SNIDER & ASSOCIATES
 SURVEYORS • ENGINEERS
 LAND PLANNING CONSULTANTS
 2 Professional Drive, Suite 216
 Gaithersburg, Maryland 20879
 301-948-5100



Department of Permitting Services Montgomery County, Maryland	Recorded _____	Drafted <u>A.L.W.</u>
Approved: _____ Date _____	Plat No. _____	Checked <u>J.A.F.</u>
Director: _____		Job No. <u>06-9016</u>

Area Tabulation	
Lot 33 =	11,600.60 S.F. OR 0.2663 Ac.
Dedication Area	N/A
Total Area =	11,600.60 S.F. OR 0.2663 Ac.

76224



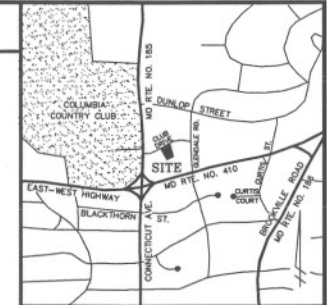
PLAT NO.

OWNERS' CERTIFICATE

WE, JEFFREY C. FUGE AND REBECCA D. JONES, OWNERS OF THE PROPERTY, SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE THE MINIMUM BUILDING RESTRICTION LINES, AND ESTABLISH THE TEN (10) FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON AS 10' P.U.E. FOR THE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAN OF SUBDIVISION EXCEPT FOR A CERTAIN DEED OF TRUST HELD BY THE CHASE HOME FINANCE, LLC, SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION, AND THE PARTIES OF INTEREST THERETO HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

DATE _____ JEFFREY C. FUGE, OWNER _____ WITNESS _____
 DATE _____ REBECCA D. JONES, OWNER _____ WITNESS _____
 WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION
 DATE _____ CHASE HOME FINANCE, LLC _____ WITNESS _____
 TAMARA AZIZ



VICINITY MAP
 ADC MAP PAGE 35 GRID G-8
 SCALE: 1" = 2000'

GENERAL NOTES

- 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 UNLESS MODIFIED BY FURTHER ACTIONS BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THIS PLAT CONFORMS WITH REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35 A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES A CONSOLIDATION OF TWO OR MORE LOTS OR PARTS OF LOTS INTO ONE LOT AS PROVIDED FOR IN SECTION 50-35 A (a)(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 THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE THE EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- THERE IS NO ADDITIONAL DEDICATION TO PUBLIC USE PER THIS PLAT.
- THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
- THIS PROPERTY IS CURRENTLY ZONED R-90.
- ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-90 ZONE, EXCEPT THAT THE SIDE BUILDING RESTRICTION LINE CAN CONFORM TO THE ZONING DEVELOPMENT STANDARDS IN EFFECT AT THE TIME OF THE ORIGINAL PLAT RECORDATION.
- THE EXISTING SINGLE FAMILY DWELLING ON THE LOT SHOWN AS LOT 33 DEPICTED ON THIS RECORD PLAT CONFORMS TO THE REQUIREMENTS OF SECTION 59-B-5.3 OF THE MONTGOMERY COUNTY ZONING ORDINANCE. THE EXISTING DWELLING MAY BE ALTERED, RENOVATED, OR REPLACED BY A NEW DWELLING BY APPLYING THE ZONING DEVELOPMENT STANDARDS IN EFFECT AT THE TIME OF THE ORIGINAL LOT(S) RECORDATION. THIS PROVISION DOES NOT EXEMPT THE SUBJECT PROPERTY FROM MEETING OTHER LEGAL REQUIREMENTS IMPOSED BY OTHER GOVERNMENTAL AGENCIES FOR REVIEW AND APPROVAL FOR RESIDENTIAL DEVELOPMENT.
- LOTS SHOWN HEREON APPEAR ON MONTGOMERY COUNTY TAX MAP HN43 AND W.S.S.C. SHEET #210NW04.

CLUB DRIVE
 (60' WIDE R/W PER PLAT)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS CONVEYED TO JEFFREY C. FUGE AND REBECCA D. JONES KNOWN AS PARTS OF LOT 20 AND LOT 21, BLOCK 12 AS SHOWN ON A PLAT TITLED "CHEVY CHASE" AND BEING RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN PLAT BOOK 29 AT PLAT 1794 SAID LOTS HAVING BEEN CONVEYED BY ROLAND A. ANDERSON AND SARAH K. ANDERSON, BY DEED, DATED JULY 22, 2003, AS RECORDED IN LIBER 24833 AT FOLIO 473; AND THAT PROPERTY CORNERS MARKED THIS ARE IN PLACE AS SHOWN HEREON.

DATE _____ JEFFREY A. FOSTER
 PROPERTY LINE SURVEYOR
 MARYLAND REG. #587

CURVE DATA						
NO.	RADIUS	ARC	CENTRAL ANGLE	TANGENT	CHORD BEARING	CHORD DISTANCE
C-1	449.83	3.06	0°23'23"	1.53	N 64°41'56" E	3.06
C-2	405.00	23.97	3°23'27"	11.99	N 66°23'18" E	23.96

SUBDIVISION RECORD PLAT
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CHEVY CHASE
 ELECTION DISTRICT No. 7
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20' APRIL 2006

Prepared by
SNIDER & ASSOCIATES
 SURVEYORS • ENGINEERS
 LAND PLANNING CONSULTANTS
 2 Professional Drive, Suite 216
 Gaithersburg, Maryland 20879
 301-948-5100



Department of Permitting Services Montgomery County, Maryland	Drafted A.L.W.
Approved: _____ Date _____	Recorded _____ Checked J.A.F.
Director: _____	Plat No. _____ Job No. 06-9016

Maryland National Capital Park and Planning Commission Montgomery County Planning Board	Area Tabulation
Approved: _____ Date _____ Chairman _____ Asst. Secretary - Treasurer _____	Lot 33 = 11,600.60 S.F. OR 0.2663 Ac. Dedication Area N/A Total Area = 11,600.60 S.F. OR 0.2663 Ac.

PLAT No. 220070340

Kentsdale Estates

Located at the intersection of Willowbrook Drive and Paytely Bridge Drive

RE-2 Zone; 1 Lot and 2 Outlot

Community Water, Community Sewer

Master Plan Area: Potomac

Sonina Property, LLC, Applicant

M-NCPPC staff and other applicable agencies, as documented on the attached Plat Review Checklist, have reviewed the record plat. This plat involves a two-step application of the minor subdivision provisions, namely **Section 50-35A (a)(3)**, consolidating an abandoned right-of-way into a lot and pursuant to **Section 50-35A (a)(5)**, abandoning easements for forest conservation and storm drainage. These two provisions are as follows:

Section 50-35A (a)(3) Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- c. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- d. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

50-35A (a)(5) Plat of Correction. A plat may be recorded under the minor subdivision procedure to correct inaccurate or incomplete information shown on a previously recorded subdivision plat. The plat may correct drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; and/or other information normally required to be shown on a recorded plat. All owners and trustees or the land affected by the correction must sign the revised plat. In addition, the plat of correction must clearly identify the original plat that is being replaced and contain a note identifying the nature of the correction. In this case, the plat is being corrected to show the accurate forest conservation easement.

Staff applied the above-noted minor subdivision criteria for this lot and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(3) and (a)(5) of the subdivision regulations and supports this minor subdivision record plat.

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Kentsdale Estates Plat Number: 220070340
 Plat Submission Date: 9/25/06
 DRD Plat Reviewer: PW/TA
 DRD Prelim Plan Reviewer: C London

*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. NA Checked: Initial _____ Date _____
 Preliminary Plan No. 1-97056 Checked: Initial _____ Date _____
 Planning Board Opinion - Date 5/22/97 Checked: Initial PW Date 10/20/06
 Site Plan Name if applicable: NA Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>M P Felton</u>	<u>10/6/06</u>	<u>10/27/06</u>	<u>10/16</u>	<u>No revisions</u>
Research	Bobby Fleury				
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Steve Smith			<u>10/20/06</u>	<u>See mark-up</u>

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial _____
TA

TA

TA

Date _____
11/21/06

10/31/06

11/13/06

Board Approval of Plat:

Plat Agenda: _____
 Planning Board Approval: _____
 Chairman's Signature: _____

DPS Approval of Plat:

Engineer 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 Green Books for Resubdivision: _____
 Notify Engineer to Seal Plats: _____
 Engineer Seal Complete: _____
 Complete Reproduction: _____
 Sent to Courthouse for Recordation: _____

No. _____

* This is two minor provisions a(3) a(5)

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: _____ ✓
- b) Part of lot created by deed prior to June 1 1958: _____

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: _____ ✓
- b) Original Plat identified: _____ *F Cond # 8* *x please see closure resolution*

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: _____
- b) Street dedication required: _____
- c) Forest conservation: _____
- d) Storm water management: _____
- e) Special Protection Area/Water Quality Plan: _____
- f) Landscaping and lighting plan including parking lot layout: _____

g) Approved Special Exception: _____

(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

- a) Number of Lots: _____
- b) Written MCDPS approval of proposed septic area: _____
- c) Required street dedication: _____
- d) Easement for balance of property noting density and TDRS: _____
- e) Average lot size of 5 acres: _____
- f) Forest Conservation requirements met: _____

LINE	BEARING	DIST.
FC1	N 31°00'36" W	77.03
FC2	N 54°07'52" W	77.50
FC3	N 38°14'16" W	21.90
FC4	N 68°42'27" E	76.21
FC5	N 75°28'05" E	41.85
FC6	N 84°02'12" E	55.13
FC7	N 84°07'44" E	39.60
FC8	S 16°10'06" W	27.82
FC9	S 12°30'03" W	18.96
FC10	S 75°35'10" W	48.79
FC11	N 68°25'32" W	6.21
FC12	N 33°19'42" W	44.58
FC13	S 32°48'18" E	39.16
FC14	S 17°59'59" W	10.20
FC15	S 03°47'57" W	49.75
FC16	S 07°07'08" E	55.57
FC17	S 58°44'48" W	33.41
FC18	N 36°41'36" W	140.23
FC19	N 47°22'07" E	45.31
FC20	N 39°50'14" E	22.01
FC21	N 07°30'28" E	57.52
FC22	N 42°45'04" W	34.45
FC23	S 84°41'11" W	28.19
FC24	S 76°59'17" W	25.78
FC25	S 67°15'11" W	25.47
FC26	S 54°26'29" W	13.67
FC27	S 14°37'35" W	35.32
FC28	S 76°23'13" W	79.16
FC29	S 16°00'20" W	18.52
FC30	S 21°39'42" E	77.48
FC31	N 59°57'30" E	94.99
FC32	S 77°10'35" E	37.23

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	515.00	113.78	58.14	115.54	S 07°25'23" E	125°2'52"
C2	686.20	62.86	31.45	62.84	S 89°30'47" E	05°24'23"
C3	490.00	107.82	54.25	107.60	N 07°25'04" E	05°18'50"
C4	686.20	61.75	30.91	61.73	N 85°07'43" E	05°18'45"
C5	445.00	98.86	50.25	99.65	S 07°24'11" E	125°3'04"
C6	265.00	114.61	58.51	113.72	N 42°25'53" W	24°48'46"
C7	535.00	198.22	100.78	198.07	N 44°09'11" W	21°20'08"

LINE TABLE		
LINE	DISTANCE	BEARING
L1	40.85	S 43°33'50" E
L2	39.84	N 40°44'40" E

COORDINATE CONVERSION DATA			
SEE NOTE #10 REGARDING COORD. CONVERSION			
POINT	(NAD '83)	NORTH	WEST
#1		495,639	1,359,289

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS A PLAT OF SUBDIVISION OF (1) PART OF THE LAND CONVEYED BY WASHINGTON PLACE CORPORATION, A MARYLAND CORPORATION, TRUSTEE OF POTOMAC HILLS TRUST 1, AND SONMA PROPERTIES LLC, A MARYLAND LIMITED LIABILITY COMPANY, TRUSTEE OF POTOMAC HILLS TRUST 2, BY DEED DATED DECEMBER 24, 2001 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 2007 AT FOLIO 303, AND (2) A PORTION OF WILLOWBROOK DRIVE ABANDONED UNDER MONTGOMERY COUNTY COUNCIL RESOLUTION NO. 15-1585 ADOPTED AUGUST 1, 2006.

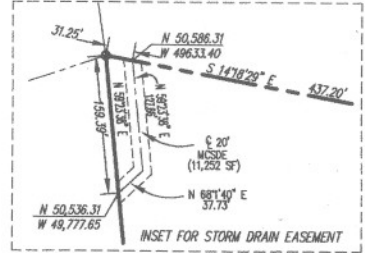
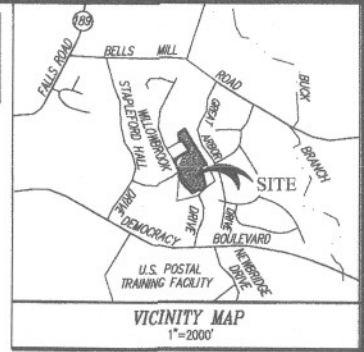
I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S DEDICATION HEREON, ALL MONUMENTS SHOWN THIS (2) AND ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THIS (2) WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 222,432 SQUARE FEET OR 5.1063 ACRES.

DATE: 11-17-06

MOHAMMAD NABR ROSHAR
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 11049

PLAT No.



WATER EASEMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C8	473.00	109.54	49.47	108.28	S 07°15' 57" E	137°6'08"

OWNER'S CERTIFICATE

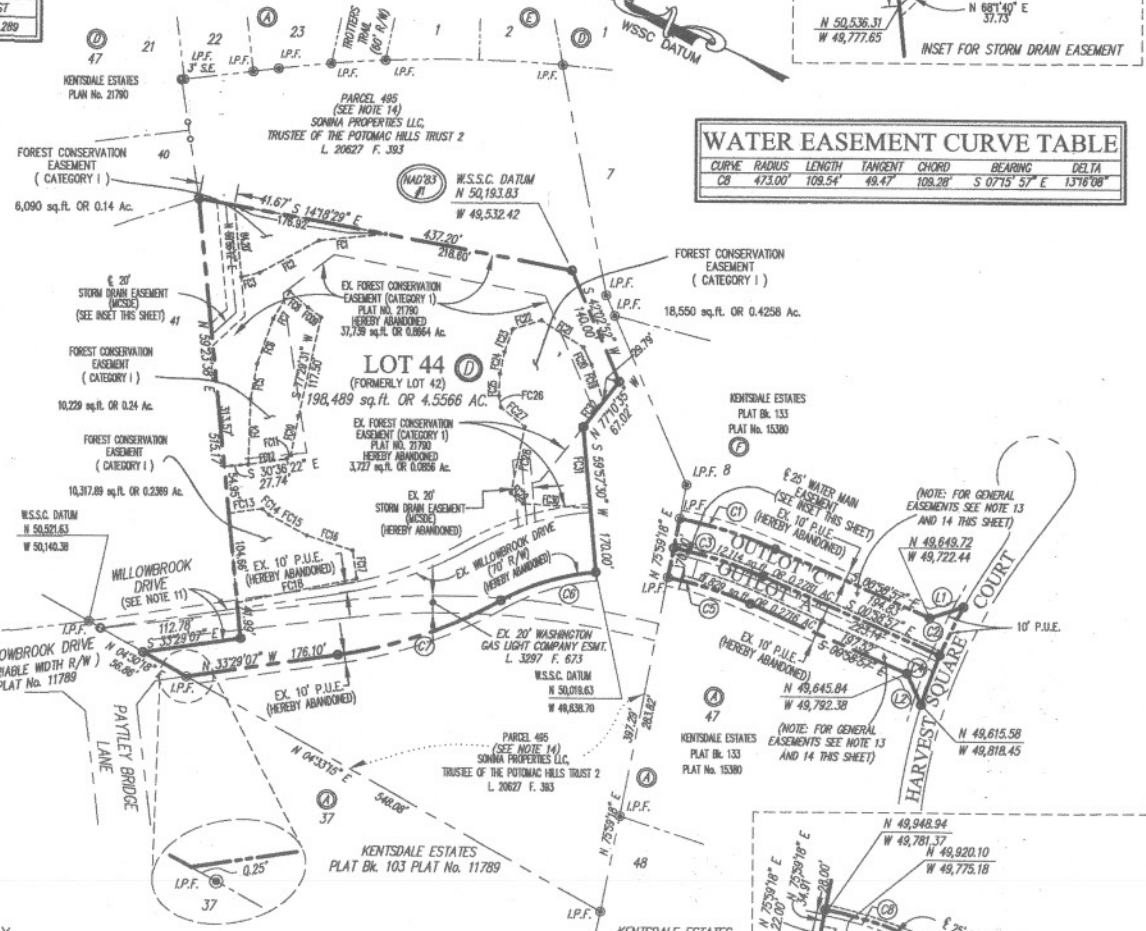
WE, SONMA PROPERTIES LLC, TRUSTEE OF THE POTOMAC HILLS TRUST 2; OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND GRANT TO THE WASHINGTON SUBURBAN SANITARY COMMISSION (W.S.S.C.) SUCH EXCLUSIVE RIGHTS AS NECESSARY FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, AND REPAIR OF SANITARY SEWERS AND/OR WATER MAINS AND APPURTENANCES WITHIN THE SANITARY SEWER AND/OR WATER RIGHTS-OF-WAY/EASEMENTS, SUBJECT TO AND TOGETHER WITH THE CONDITIONS CONTAINED IN A RIGHT-OF-WAY DOCUMENT FROM THE GRANTOR, THEIR SUCCESSORS OR ASSIGNS, TO THE W.S.S.C. AND TO BE RECORDED HEREAFTER.

FURTHER, WE HEREBY GRANT A CONSERVATION EASEMENT AS SHOWN HEREON TO THE PARTIES NAMED IN A DOCUMENT ENTITLED "CONSERVATION EASEMENT AGREEMENT, CATEGORY 1" AS RECORDED IN LIBER 13178 AT FOLIO 412 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE, AND LOCAL GOVERNING AGENCIES.

FURTHER, WE, OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(c) OF THE MONTGOMERY COUNTY CODE.

FURTHER, WE HEREBY GRANT TO MONTGOMERY COUNTY, MARYLAND A PUBLIC STORM DRAIN EASEMENT, DESIGNATED HEREON AS W.S.S.C. FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION AND RECONSTRUCTION OF PUBLIC STORM DRAIN SYSTEMS WITHIN SAID EASEMENT AND THAT WE AS OWNERS OF THE PROPERTY AND OUR SUCCESSORS AND ASSIGNS, WILL NEVER EXERCISE NOR PERMIT TO BE EXERCISED ANY BUILDING OR STRUCTURE OF ANY NATURE WHATSOEVER, NOR FILL, EXCAVATE OR PLANT TREES WITHIN SAID EASEMENT AND RIGHT-OF-WAY WITHOUT THE WRITTEN CONSENT OF THE DEPARTMENT OF PERMITTING SERVICES.

THERE ARE NO SHITS, LEASES, EASEMENTS, AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT A CERTAIN DEED OF TRUST AND THE PARTIES IN INTEREST THEREIN HAVE AFFIXED THEIR SIGNATURES HEREON INDICATING THEIR ASSENT TO THIS PLAT OF SUBDIVISION.



- GENERAL NOTES**
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, INCLUDING 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 CONTINGENT BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
 - PROPERTY MARKERS LOCATED IN THE FIELD MARKED THIS (2) PROPERTY MARKERS TO BE SET SHOWN THIS (2)
 - ZONED: RE-3
 - THIS SUBDIVISION PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE DIMENSIONS AND USE, NOR EXERCISE OR RESTRICTING THE CONSERVATION AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE REPORT OR TO DENY OR NOTE ALL MATTERS AFFECTING TITLE.
 - TAX MAP: FP 63
 - PRELIMINARY PLAN #1-97006
 - THE APPROVAL OF THIS PLAT IS PREDICATED UPON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEWAGE CONTROL PERMIT.
 - THE LOTS SHOWN HEREON ARE LIMITED TO USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 1-97006. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
 - COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE BASED ON SUBDIVISION RECORD PLAT NO. 21790 RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY.
 - THE ABANDONMENT OF A PORTION OF DEDICATED WILLOWBROOK DRIVE (ABUTTING LOT 41 AND ABANDONED BY COUNTY COUNCIL RESOLUTION NO. 15-1583) IS NOT PART OF THIS PLAT.
 - THE ABANDONMENT OF WILLOWBROOK DRIVE SHOWN AS A PART OF LOT 44 AND OUTLOTS "A" AND "C" WAS DONE BY COUNTY COUNCIL RESOLUTION 15-1583 ADOPTED AUGUST 1, 2006.
 - THIS PLAT CONFORMS TO SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. THIS PLAT INVOLVES A CONSOLIDATION OF A LOT PLUS THE ABANDONMENT OF A ROAD AS PROVIDED BY THE SECTION 50-35A(c)(3) & 50-35A(c)(5). THE CORRECTIONS ARE THE ABANDONMENT OF THE FOREST CONSERVATION AND STORM DRAIN EASEMENTS.
 - INVESTIGATIONS, GRADING, PAVING, CONSTRUCTION AND GENERAL UTILITY EASEMENT APPLIES TO THE ENTIRE AREA OF OUTLOTS "A" & "C" FOR THE BENEFIT OF LOT 44 AND PARCEL 495 UNLESS OTHERWISE RESTRICTED BY FOREST CONSERVATION EASEMENTS AND/OR SEDIMENT CONTROL PERMIT.
 - INVESTIGATIONS, GRADING, PAVING, CONSTRUCTION AND GENERAL UTILITY EASEMENT APPLY TO THE ENTIRE PARCEL, 495 UNLESS OTHERWISE RESTRICTED BY FOREST CONSERVATION EASEMENTS AND/OR SEDIMENT CONTROL PERMITS.

SUBDIVISION RECORD PLAT
LOT 44, BLOCK "D"
OUTLOT "C", BLOCK "F" & OUTLOT "A", BLOCK "A"
KENTSDALE ESTATES
 RESUBDIVISION OF LOT 42, BLOCK "D"
 KENTSDALE ESTATES &
 A PORTION OF WILLOWBROOK DRIVE ABANDONMENT
 AS SHOWN ON PLAT NO. 21790 AND PLAT NO. 15380
 POTOMAC ELECTRIC DISTRICT NO. 10
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=100'
 SEPTEMBER 2006

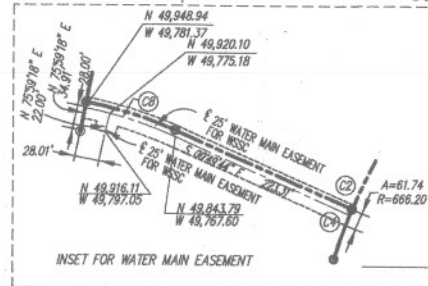
DATE: Nov. 17, 2006

BY: *M. Chavala*
 SONMA PROPERTIES LLC
 TRUSTEE OF THE POTOMAC HILLS TRUST 2

ATTEST: *E. Shultz* 11/17/06
 DATE:

FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS ONLY

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	RECORDED: PLAT BOOK: _____ PLAT NO.: _____
Approved _____ CHAIRMAN ASST. SECRETARY TREASURER	Approved _____ BY: _____	DRAWN BY: EMB CHECKED BY: PLA/MNR DEI FILE NO.: 297
M.N.C.P. & P.C. RECORD FILE NO.	DIRECTOR	



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