

Plat Name: Hallowell
Plat #: 220110140

Location: Located on the north side of Olney-Sandy Spring Road (MD 108),
approximately 1,000 feet east of Prince Philip Drive

Master Plan: Olney

Plat Details: RE-2/TDR zone
Community Water, Community Sewer

Owner: KDM Properties, LLC

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 120080350 (MCPB Resolution No. 08-140), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plan.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LAND COMING TO KIM PROPERTIES, LLC BY DEED DATED MAY 23, 2005 AND RECORDED JUNE 1, 2005, AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LATER SACS AT FIELD 802.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY OWNERS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF THE MONTGOMERY COUNTY PUBLIC WATER AND SEWER SYSTEMS ACT. I HEREBY CERTIFY THAT THE LINES OF THE 100-YEAR FLOODPLAIN SHOWN HEREON IS AN ACCURATE REFLECTION AS TRANSMITTED FROM THE FLOODPLAIN STUDY REFERENCED ELSEWHERE ON THIS PLAT.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 2,182.00 SQUARE FEET OF 4,899 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

DATE: 02 DEC 2010
 DAVID S. WEBER
 PROFESSIONAL LAND SURVEYOR
 MD. REGISTRATION NO. 10623

OWNER'S CERTIFICATE

KIM PROPERTIES, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ACCEPTS THE SUBDIVISION SHOWN HEREON AS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LAND COMING TO KIM PROPERTIES, LLC BY DEED DATED MAY 23, 2005 AND RECORDED JUNE 1, 2005, AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LATER SACS AT FIELD 802.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY OWNERS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF THE MONTGOMERY COUNTY PUBLIC WATER AND SEWER SYSTEMS ACT. I HEREBY CERTIFY THAT THE LINES OF THE 100-YEAR FLOODPLAIN SHOWN HEREON IS AN ACCURATE REFLECTION AS TRANSMITTED FROM THE FLOODPLAIN STUDY REFERENCED ELSEWHERE ON THIS PLAT.

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FOR: KIM PROPERTIES, LLC
 BY: [Signature]
 DATE: 11/15/2010

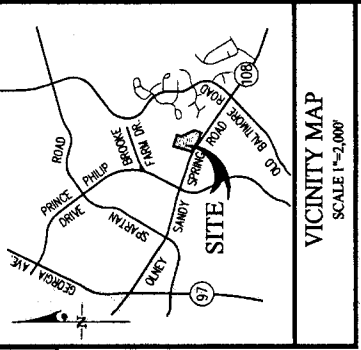
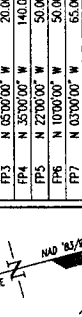
PLAT NO.

CURVE TABULATION

CURVE	BEARING	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	4.590.00°	51.69'	25.85'	N 56°33'52" W	00°39'43"	
2	1.125.00°	113.91'	57.00'	N 57°05'11" W	05°46'05"	

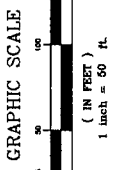
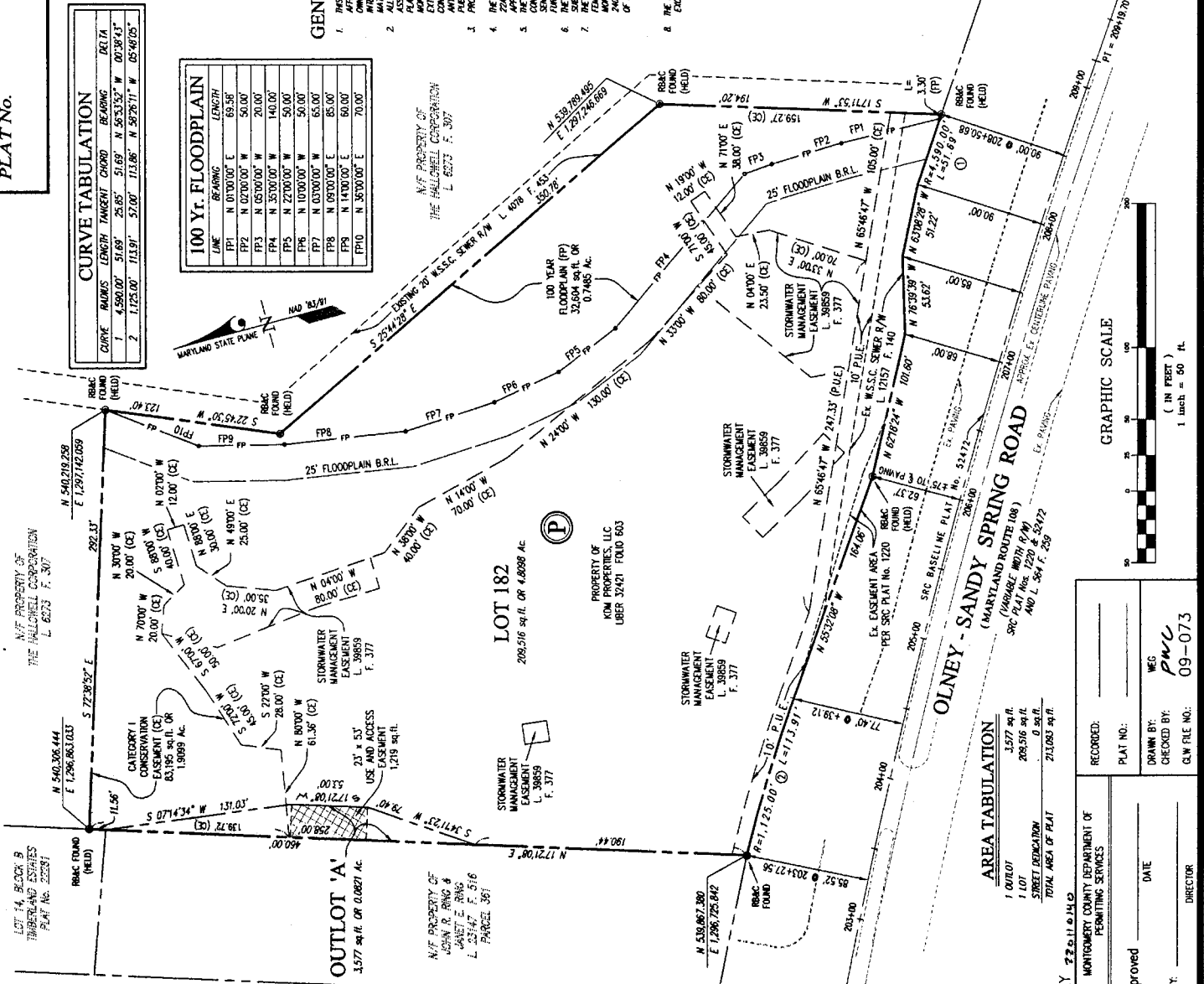
100 Yr. FLOODPLAIN

LINE	BEARING	LENGTH
FP1	N 01°00'00" E	69.56'
FP2	N 02°00'00" W	50.00'
FP3	N 05°00'00" W	20.00'
FP4	N 35°00'00" W	140.00'
FP5	N 22°00'00" W	50.00'
FP6	N 10°00'00" W	50.00'
FP7	N 03°00'00" W	65.00'
FP8	N 09°00'00" E	65.00'
FP9	N 14°00'00" E	60.00'
FP10	N 35°00'00" E	70.00'



GENERAL NOTES

- 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 BE CONSIDERED AS A SUBSTITUTE FOR THE EXAMINATION OF TITLE OR TO DEPEND ON NOTE ALL MATTERS AFFECTING TITLE.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN OR OTHER INSTRUMENTS, RECORDS, AND INSTRUMENTS, INCLUDING BUT NOT LIMITED TO MONTGOMERY COUNTY PLANNING BOARD RESOLUTIONS AND ORDINANCES, SHALL BE INCORPORATED BY REFERENCE INTO THIS PLAT, UNLESS EXPRESSLY CONTRADICTED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILE FOR ANY SUCH PLAN IS MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING BOARD OFFICE.
- PROPERTY MARKERS LOCATED IN THE FIELD MARKED THIS:
 - RBAC = REBAR & CAP (MAY 2003)
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 200 OF THE MONTGOMERY COUNTY PUBLIC WATER AND SEWER SYSTEMS ACT, INCLUDING THE APPROVAL OF A FINAL FOREST CONSERVATION PLAN.
 - THE LOT AND OUTLOT SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAT, PROVISIONS, ENTITLED SUMMARY OF PUBLIC UTILITY EASEMENTS AS RECORDED IN LATER SACS AT FIELD 802.
 - FURTHER PLANNING BOARD REVIEW AND APPROVAL.
- THE PROPERTY SHOWN HEREON IS ZONED RE-2, D/R AT THE TIME OF THIS SUBDIVISION AND LOCATED ON THE MAP AT 502.
- THE SURFACE OF THE 100 YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM A SURFACE ELEVATION STUDY CONDUCTED BY MONTGOMERY COUNTY FOR MONTGOMERY COUNTY, MARYLAND AND REFERENCED AS MAP NUMBER 240200200 AND APPROVED BY MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES (DPS) IN A LETTER DATED DECEMBER 3, 2007.
- SHOWN HEREON THIS:
 - FP = FLOODPLAIN
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO THE CONDITIONS OF SPECIAL EASEMENT CASE NO. S-2712.



AREA TABULATION

1 OUTLOT	3,577 sq. ft.
1 LOT	208,516 sq. ft.
STREET DEDICATION	0 sq. ft.
TOTAL AREA OF PLAT	211,093 sq. ft.

FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS ONLY

THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

RECORDED: _____

PLAT NO.: _____

DATE: _____

APPROVED: _____

BY: _____

CHAIRMAN: _____

ASST. SECRETARY/TREASURER: _____

M.N.C.P. & P.C. RECORD FILE NO.: _____

DRAWN BY: WEG

CHECKED BY: PWC

CLW FILE NO.: 09-073

GLW GUNSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3000 NATIONAL PIKE - SUITE 200 - NATIONAL PIKE AREA

ROCKVILLE, MARYLAND 20850

PHONE: 301-401-4000 FAX: 301-401-7000

WWW.GUNSWICK.COM

SUBDIVISION RECORD PLAT

LOT 182 AND OUTLOT 'A', BLOCK 'P'

HALLOWELL

OLNEY ELECTRON DISTRICT NO. 8

MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=50'

OCTOBER 2010

RECORD PLAT REVIEW SHEET

Plat Name: Hallowell Plat Number: 270110140
 Plan Name: Sunrise Senior Living Plan Number: 120080350
 Plat Submission Date: 8/23/10
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: R. Weaver Checked: RAW Date 12/1/10

Initial DRD Review:

Signed Preliminary Plan - Date 3/30/10 Checked: Initial SJS Date 10/13/10
 Planning Board Resolution - Date 4/3/09 Checked: Initial SJS Date 10/13/10
 Site Plan Req'd for Development? Yes ___ No X Verified By: SJS (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Planning Board Resolution - Date _____ Checked: Initial _____ Date _____
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Site Plan Reviewer Plat Approval: Checked: Initial _____ Date _____

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates OK Plan # OK Road/Alley Widths OK Easements Open Space N/A
 Non-standard BRLs OK Adjoining Land Vicinity Map Septic/Wells N/A
 TDR note 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	8/25/10	9/8/10	9-16-10	No REVISIONS
Research	Bobby Fleury			8-26-10	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>SJS</u>	<u>10/13/10</u>
Final Mylar & DXF/DWG Received:	<u>SJS</u>	<u>12/6/10</u>
Final Mylar Review Complete:	<u>SJS</u>	<u>12/8/10</u>
Board Approval of Plat:		
Plat Agenda:	<u>SJS</u>	<u>12/16/10</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. _____

