

Plat Name: Glenmont Metrocenter
Plat #: 220160970 & 220160980

Location: Located in the northern quadrant of the intersection of Layhill Road (MD 182) and Glenallan Avenue.

Master Plan: Glenmont Sector Plan

Plat Details: CR (formerly TS-R) zone; 46 lots and 9 parcels

Applicants: Glenmont Hill Associates

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 120130080 (MCPB Resolution No. 13-129), and Site Plan No. 820150120 (Certified Site Plan dated May 17, 2016) 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 plans.

Certificate

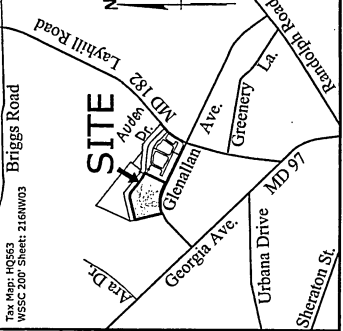
correct; that is subdivision of part of the land described in the Declaration of Dedication (1891 Sd. Pl. or 0.04341 Acres) and recorded among the Land Records of Montgomery County, Maryland, as Parcel A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

Approved: 2/20/22
 (Renewal Date: 02-20-2018)

Area Tabulation

2 Parcel(s) 149124 Sq. Ft. or 3.42342 Acres
Dedication 1891 Sd. Pl. or 0.04341 Acres
Total Area 151015 Sq. Ft. or 3.46683 Acres

Plat No.



Vicinity Map: 1" = 1000'

Curve Table

Curve	Radius	Length	Tangent	Chord	Bearing	Data
1	390.00'	311.23'	164.45'	303.06'	N07°32'27"W	45°49'36"
2	94.00'	85.40'	45.00'	81.00'	N07°35'13"W	5°00'18"
3	633.84'	68.54'	30.39'	60.52'	N54°42'16"W	5°28'20"
4	344.33'	52.20'	26.15'	52.20'	N01°38'57"W	8°41'08"
5	178.00'	9.22'	4.61'	9.22'	N69°11'54"W	2°58'10"
6	395.00'	314.65'	166.21'	306.39'	N07°39'50"W	45°38'24"

Abbreviations:
 WSSC Washington Suburban Sanitary Commission
 NDCS National District Council of Sanitary Engineers
 P.U.L.E. Public Utility Easement
 L.F.# Lot Front Footage
 Sd.F.# Subdivision Front Footage
 R/W Right of Way

Owner's Certificate

We, the undersigned, owners of the property described hereon, adopt this plat of subdivision; establish the minimum building restriction lines; dedicate the street to public use; and guarantee compliance with the provisions of section 50-24 of the subdivision regulations.
 Further, we grant to the Potomac Electric Power Company, Washington Gas, and the Washington Suburban Sanitary Commission, Public Utility Easement No. 155073 F.394 over the land designated hereon as P.U.L.E. # with the location of the easement shown on this plat, and we agree to execute and record a Declaration of Terms and Provisions of Public Utility Easements recorded in Liber 3834 of folio 457 among the Land Records of Montgomery County, Maryland.

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 of the Montgomery County Code prior to the acceptance of public streets for maintenance.

This plat is subject to all laws, leases, liens, mortgages or trusts affecting the property shown hereon; except for certain deed of trust (L.38851 F.54) to which the parties of interest have hereby indicated their assent below.

As witnesses to the foregoing, we, the undersigned, have caused this plat to be signed by us or by our duly authorized agents, and we have caused it to be acknowledged before me, a Notary Public for the State of Maryland, on this 10th day of January, 2016, at Rockville, Maryland.
 By: *Gregory Eisenstat*, General Partner
 and Successor Trustee
 By: *Jason Mackay*, Trustee

We hereby assent to this Subdivision Record Plat
 Branch Banking and Trust Company, as to deed of trust L.38851 F.54

Date: 10/23/16

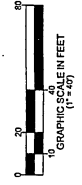
Date: 10/27/16

(442012120) dated February 23, 2012.
 The undersigned are also subject to a Declaration of Dedication of 1891 Sd. Pl. or 0.04341 Acres and recorded among the Land Records of Montgomery County, Maryland, as Parcel A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

Montgomery County Department of Permitting Services
 Approved: *Matthew C. Zalk*
 Secretary-Treasurer
David R. Jones
 City Engineer

RODGERS CONSULTING
 Engineering • Geotechnical • Landmarking • Surveying

1847 Century Boulevard
 Germantown, Maryland 20874
 Tel: 301.371.6600
 Fax: 301.371.6602
 www.rodgersconsulting.com



Subdivision Record Plat
 Parcels HH & II
Glenmont Metrocenter
 Wheaton (13th) Election District
 Montgomery County, Maryland
 Scale: 1" = 40' January, 2016

Plat No. 9
 RCI 68 No.: 08175
 MNCPTC Plat No. 22016980

GLENMONT METROCENTER PRELIMINARY PLAN # 120130080

SITE ANALYSIS	Spacing DIMENSIONS	Approved DIMENSIONS
EXISTING	8.55 x 11.24 5.84 x 11.24	7.8 7.8
PROPOSED ZONE	TH	TH
Base Density: 45 units/AC @ 35,000 ± 1,170 sq.ft./AC		36,195 AC
Gross Total Area*		15,750 AC
Net Total Area**		3,897 AC
Maximum Density: 150 units/1.051 ± 0.512 acre/acre		21,359 AC

EXISTING CONDITIONS

Grade 100 ± ft.	25
Grade 110 ± ft.	1,129
Grade 120 ± ft.	1,129
Grade 130 ± ft.	50,026
Grade 140 ± ft.	9,603.50
TOTAL	53,922 ±
Area of All Other Developments*	1.5 ±
Area of All Other Developments*	2.5 ±
Area of All Other Developments*	2,430,000 SF
Area of All Other Developments*	49,000 SF
Total Area**	53,927 SF

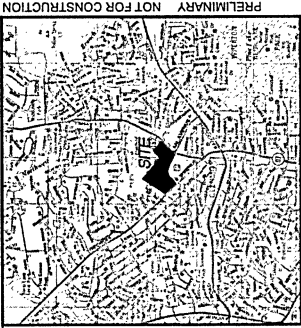
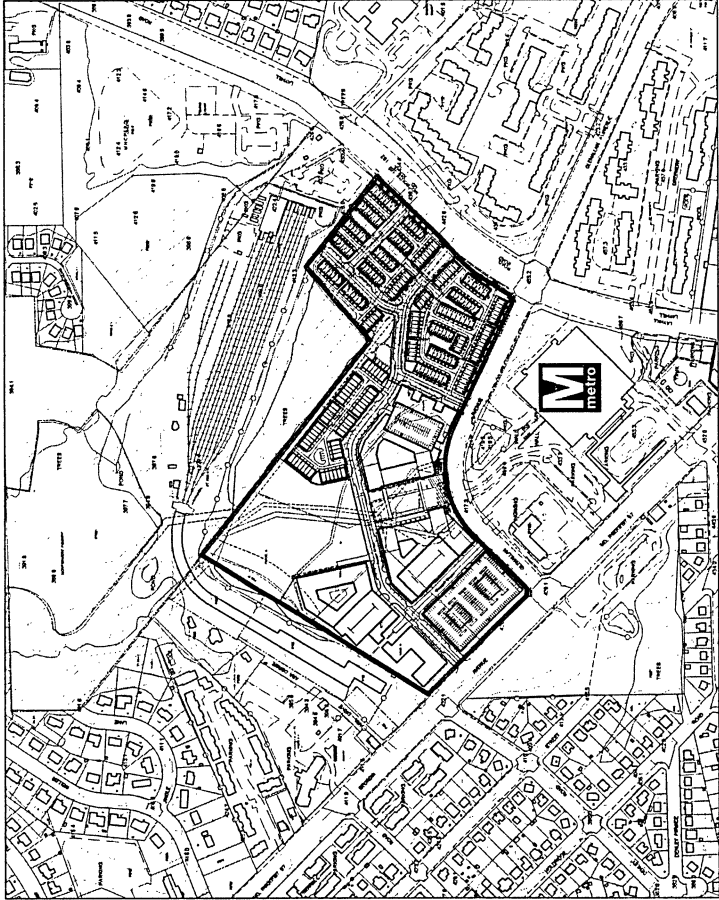
PROPOSED DEVELOPMENT

Phase 1: 917,160.51 (94,951) ± SF @ 157 U/A	198
Phase 2: 3,325.29 (332) ± SF @ 110 U/A	775
Phase 3: 3,325.29 (332) ± SF @ 110 U/A	775
Phase 4: 3,325.29 (332) ± SF @ 110 U/A	775
Phase 5: 3,325.29 (332) ± SF @ 110 U/A	775
Phase 6: 3,325.29 (332) ± SF @ 110 U/A	775
Total Proposed	3,325

PROPOSED DEVELOPMENT

Phase 1: 121,137 AC	121,137
Phase 2: 112,325 SF	112,325
Phase 3: 112,325 SF	112,325
Phase 4: 112,325 SF	112,325
Phase 5: 112,325 SF	112,325
Phase 6: 112,325 SF	112,325
Total Proposed	3,325

*Number of units for proposed development plus, including location of existing parking spaces and street frontage, within 200 feet of the perimeter of the proposed development. All units are assumed to be within 200 feet of the perimeter of the proposed development.



VICINITY MAP

© ACC the Map People, 1000 89-0777
© permission to 1007-21

Applicant:
LAVILL Investment Associates, LLC
1445 Wilshire Blvd., Suite 200
Chevy Chase, Maryland 20814
Phone: (240) 333-6695
Contact: Pete Jerry

Attorney:
Lech Eddy & Brewer, CLU
1000 E. West Street, Suite 450
Bethesda, Maryland 20814
Phone: (301) 657-0747
Contact: Steven A. Robins

Architect:
Creative Meck
700 E. Capitol Street, Suite 1100
Baltimore, Maryland 21202
Phone: (410) 837-7311
Contact: Matthew Fitzsimmons

Landscape Architect / Civil Engineer:
Landscape Consulting, Inc.
10905 Rockledge Drive, Suite 200
Germantown, MD 20874
Phone: (301) 948-4700
Contact: Gary Unterberg

Traffic Engineer:
Land Associates, LLC
1250 South Hill Blvd, Suite 600
McLean, Virginia 22102
Phone: (703) 917-6620
Contact: Ms. Nancy Randall

CERTIFIED PRELIMINARY PLAN
The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.

NAME: *Pete Jerry*
DATE: 4-22-14

PRELIMINARY PLAN #120130080

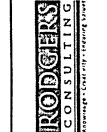
GLENMONT METROCENTER
ELECTION DISTRICT NO. 13
MONTGOMERY COUNTY, MARYLAND



DATE	1-2017
NO.	141-A
REV.	1
ISSUE DATE	2017

DATE	BY	FOR
11/14/17	10/12/17	10/12/17
11/14/17	10/12/17	10/12/17
11/14/17	10/12/17	10/12/17

100% City of Montgomery
100% County of Montgomery
100% State of Maryland
100% U.S. Department of Transportation



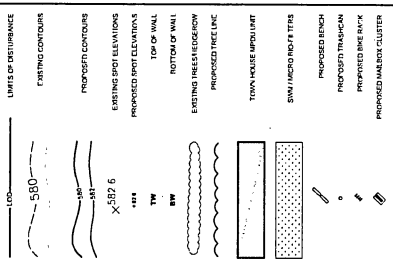
**PRELIMINARY PLAN
COVER SHEET/
LOCAL AREA MAP**

APPLICANT:
LAVILL INVESTMENT ASSOCIATES, LLC
6500 GREENBURY MARYLAND 20815
PHONE: (404) 333-6695
CONTACT: PETE JERRY



SITE PLAN LEGEND

- PUBLIC STREET RIGHT OF WAY
- LOT LINES
- STREET CENTER LINE
- EXISTING WATER
- PROPOSED WATER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING CURB
- PROPOSED CURB
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- TILE
- STATION DRAIN EASEMENT
- VESIC EASEMENT
- BUILDING RESTRICTION LINE (BRL)
- PROPOSED CONCRETE CURBS
- PROPOSED PAVEMENT
- PROPOSED WALL
- LIMITS OF DISTURBANCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATIONS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- TOP OF WALL
- BOTTOM OF WALL
- EXISTING TREE LEGEND
- PROPOSED TREE LINE
- TOWN WALKWAY IMPROVEMENT
- SWM/MICRO POND TIPS
- PROPOSED BENCH
- PROPOSED TRAMPOLIN
- PROPOSED TREE SWP
- PROPOSED MAINT CLUSTER



PROPOSED BUILDING RESTRICTION LINE (BRL)
 (See Part 1 of this Plan)
 1. To: 1/4" = 1'-0"
 2. To: 1/4" = 1'-0"
 3. To: 1/4" = 1'-0"
 4. To: 1/4" = 1'-0"
 5. To: 1/4" = 1'-0"
 6. To: 1/4" = 1'-0"

Developer's Certificate
 I, **James K. McClure**, State of Maryland, do hereby certify that I am the owner of the above described property and that the information furnished herein is true and correct to the best of my knowledge and belief.
 Signature: _____
 Title: _____
 Date: _____

REGISTERED PROFESSIONAL ENGINEER
 State of Maryland
 License No. 111492
 Date: 06/26/2015
 Exp. Date: 06/26/2018

CAL "WIS" VULFITY AT
 18 Barrs Drive East of Construction
 The Applicant, Cal "Wis" Vulfity, is duly licensed, registered, and qualified in the State of Maryland to practice as a Professional Engineer. He is duly licensed, registered, and qualified in the State of Maryland to practice as a Professional Engineer. He is duly licensed, registered, and qualified in the State of Maryland to practice as a Professional Engineer.

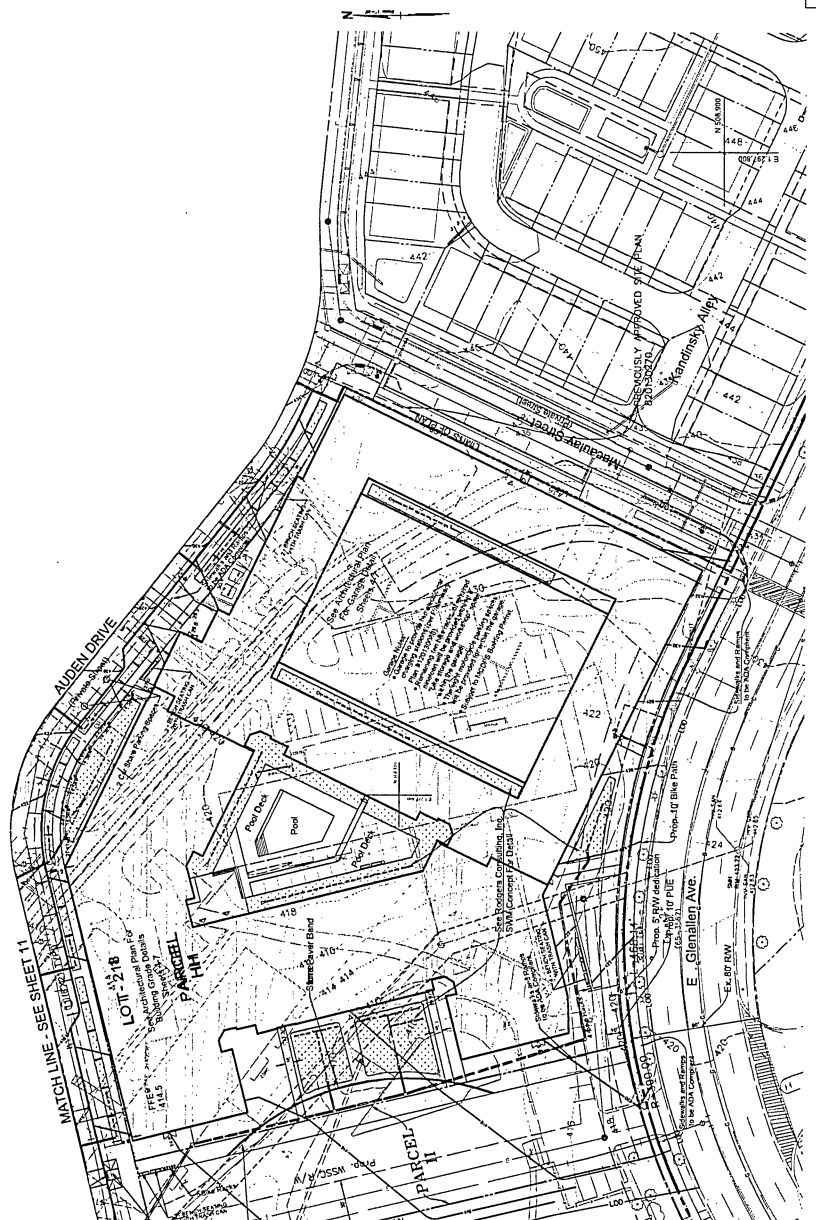
Phase 1.2 & 1.3
Site Plan
GLenMONT HIGHLANDS
 WNSC-MAP 448D-341-0001-0001 (RRHS) (H603)
 Whetstone Estates Court No. 13
 Montgomery County, Maryland

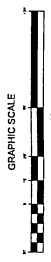
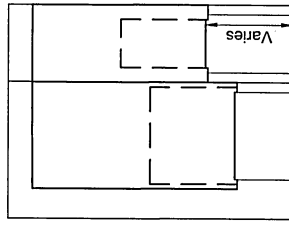
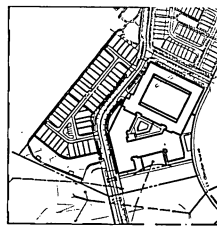
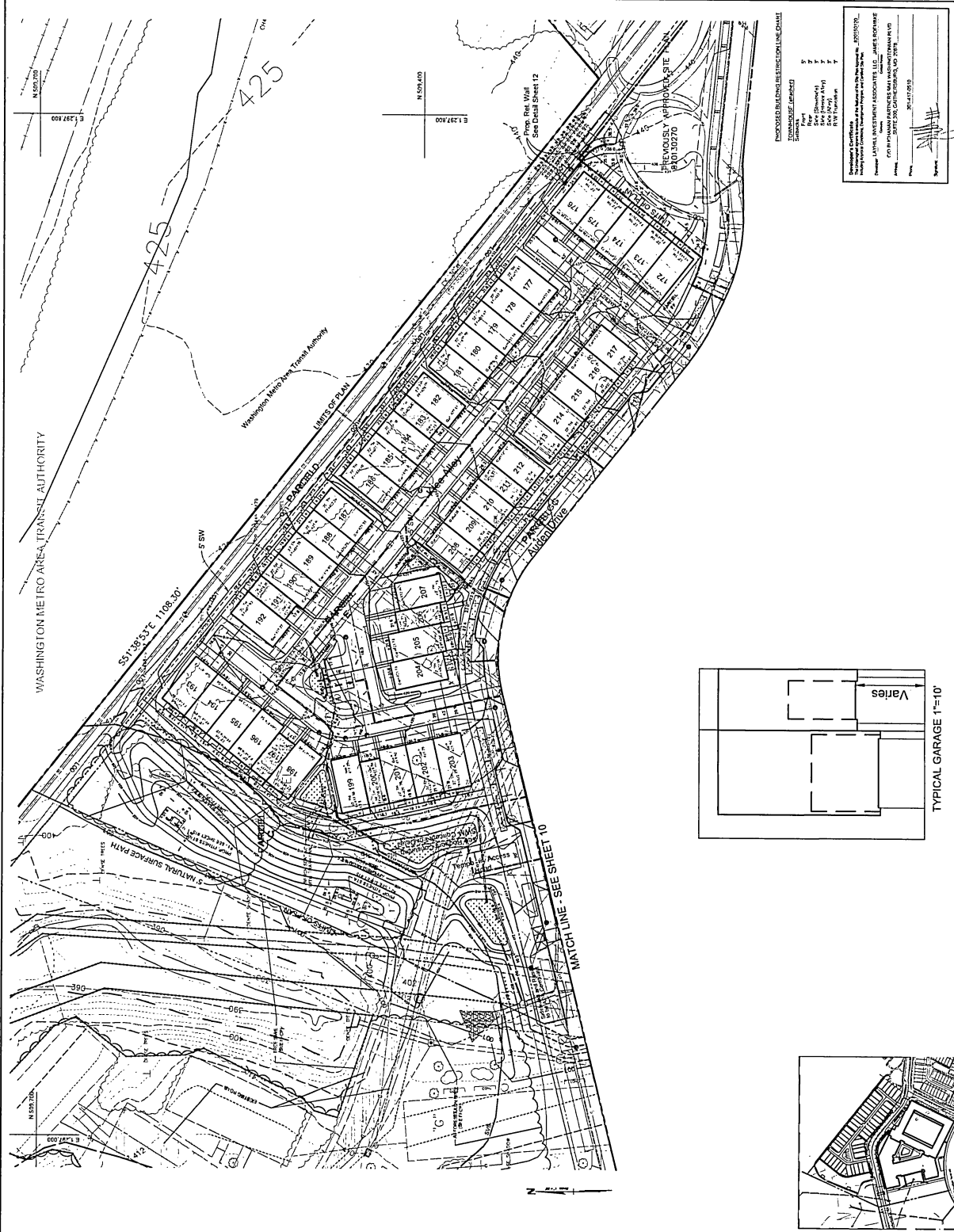
RODGERS CONSULTING
 10000 Rockville Pike, Suite 200
 Rockville, MD 20850
 Phone: (301) 477-0510
 Fax: (301) 477-0511
 www.rodgersconsulting.com

NO.	DATE	BY	DESCRIPTION
1			PRELIMINARY
2			REVISED
3			REVISED
4			REVISED
5			REVISED
6			REVISED
7			REVISED
8			REVISED
9			REVISED
10			REVISED

GLenMONT HIGHLANDS
 WNSC-MAP 448D-341-0001-0001 (RRHS) (H603)
 Whetstone Estates Court No. 13
 Montgomery County, Maryland

Owner/Developer:
LAVHILL INVESTMENT ASSOCIATES
 10000 Rockville Pike, Suite 200
 Rockville, MD 20850
 Phone: (301) 477-0510
 Fax: (301) 477-0511
 www.lavhill.com
 Contact: Janet Roemhler



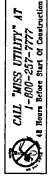


Owner/Preparer:
LAVHILL INVESTMENT ASSOCIATES
 500 WICHITANAN ROAD #200
 GREENSBORO, NC 27409
 Phone: (336) 444-7850
 Fax: (336) 444-7850
 Contact: Janet Roemhle

SITE PLAN 1.3



MEMBER OF THE LARSEN GROUP
 500 WICHITANAN ROAD #200
 GREENSBORO, NC 27409
 Phone: (336) 444-7850
 Fax: (336) 444-7850
 Contact: Janet Roemhle



The accuracy, reliability, and value of our services are based on the information provided to us by our clients. We do not warrant the accuracy, reliability, or value of our services for any other purpose. Our liability is limited to the amount of our fee for the services rendered.

PROFESSIONAL CERTIFICATION
 I, **JAMES ROEMHLE**, a duly licensed Professional Engineer in the State of North Carolina, certify that I am the author and creator of the design and drawings herein.

DESIGNER'S CERTIFICATION
 I, **JAMES ROEMHLE**, a duly licensed Professional Engineer in the State of North Carolina, certify that I am the author and creator of the design and drawings herein.

DESIGNER'S NAME: JAMES ROEMHLE
 DESIGNER'S TITLE: PROFESSIONAL ENGINEER
 DESIGNER'S LICENSE NO.: 10010
 DESIGNER'S EXPIRATION DATE: 12/31/2015

- ENGINEER'S REVIEW (DATE)
 Checked by: [Signature]
 Date: [Date]
 Checked by: [Signature]
 Date: [Date]
 Checked by: [Signature]
 Date: [Date]

FOR REVIEW ONLY

SCALE	DATE	BY
1"=20'	06/14/15	JR
1"=40'	06/14/15	JR
1"=80'	06/14/15	JR
1"=160'	06/14/15	JR

Phase 1.2 & 1.3
 BEP PLAN SHEETS
Glenmont Centre
 11000 GLENMONT RD., SUITE 100
 WASHINGTON, DC 20926
 WASHINGTON METRO AREA TRANSIT AUTHORITY
 WASHINGTON METRO AREA TRANSIT AUTHORITY
 WASHINGTON METRO AREA TRANSIT AUTHORITY

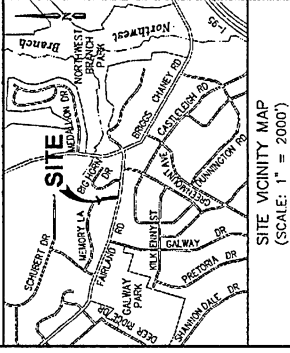
DATE	BY	DESCRIPTION
06/14/15	JR	REVISED
06/14/15	JR	REVISED
06/14/15	JR	REVISED

ISSUED FOR: [Blank]

DATE: 06/14/15
 TIME: 10:00 AM
 DRAWN BY: JR
 CHECKED BY: JR
 PROJECT NO.: 10010
 SHEET NO.: 1.3

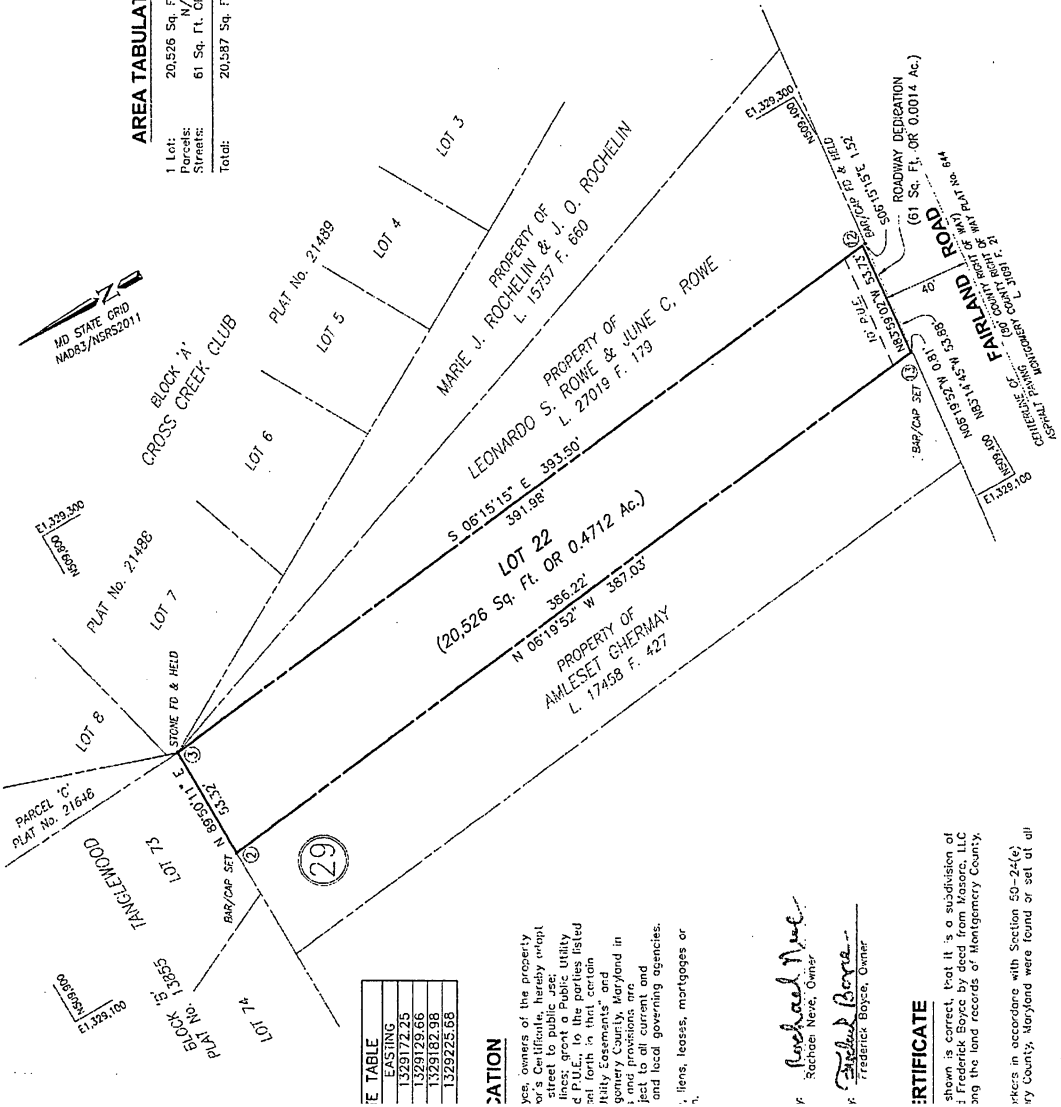
02-SITE-420150120-0-11

PLAT No.:



AREA TABULATION

1 Lot: 20,526 Sq. Ft. OR 0.4712 Ac.
 Parcels: N/A
 Streets: 61 Sq. Ft. OR 0.0014 Ac.
 Total: 20,587 Sq. Ft. OR 0.4726 Ac.



E TABLE	
EASTING	1329172.25
NORTHING	1329129.66
EASTING	1329187.98
NORTHING	1329225.68

NOTATION

Yes, owners of the property are California, hereby accept street to public use; lines; grant a public utility easement to the parties listed in the "Public Utility" and "Public Easements" and "Public Utility" sections of the plat; and provisions are included in the deed and local governing agencies, if any, to ensure that the property is used for the purposes stated herein.

Michael N. Boyd
 Michael N. Boyd, Owner

Frederick Boyce
 Frederick Boyce, Owner

CERTIFICATE

shown is correct, that it is a subdivision of the property of Frederick Boyce by deed from Boyce, LLC and the land records of Montgomery County.

is in accordance with Section 50-24(c) of the Code of Montgomery County, Maryland were found or set of all other records of the subdivision.

Walter J. Manning
 WALTER J. MANNING, JR.
 PROFESSIONAL LAND SURVEYOR
 MD REG. NO. T19557
 Exp.: 07-07-2015

GRAPHIC SCALE



SCALE: 1 inch = 40 feet

GENERAL NOTES

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to be incorporated into this subdivision record plat. The official copies for any such plan(s) are maintained by the planning board and are available for review during normal business hours.
- This Subdivision Record Plat is not intended to show every tract affecting the ownership and/or use, nor every matter which may affect the title to the property. The subdivision record plat is not intended to release or examination of title or to depict or note of matters affecting title.
- This property is served by public water and sewer systems only.
- This property shown hereon is zoned R-90.
- W.S.C. 20D scale reference: 216 NE D4 & 217 NE Q1
- Water/Sewer Categories: W1/S1
- This property is shown on Tax Map K0563 & KR361
- Coordinates shown hereon were established using the National Geodetic Survey's North American Datum of 1983 (NAD83) and the Maryland State Plane Coordinate System, projected onto Maryland State Plane coordinates NAD83 (MSRS 2011). The average scale factor for the subject property is 0.99995529. The average property elevation based upon NAVD83 vertical datum is 312 feet, for an elevation factor of 0.99995529. The combined factor for the subject property is 0.99995529. All bearings and distances shown are based on grid coordinates.
- This lot is subject to Subdivision Waiver Request SRW201502 (Approved January 21, 2016), waiving the requirement for Planning Board approval of a Preliminary Plan of subdivision.
- This lot is subject to Variance Case No. A-6448 (Effective Date February 25, 2015), resulting in a reduction of the minimum lot width at the building line from 75 feet to 53.5 feet.

**SUBDIVISION RECORD PLAT
 LOT 22, BLOCK 29
 CALVERTON**

COLESVILLE (5th) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 MARCH 2016 - SCALE 1" = 40'

Cloverlea Land Surveys, Inc.

LAND SURVEYORS - SITE PLANNERS - CAD DRAFTSMEN
 3401 NIAGARA ROAD - ANNAPOLIS, MD 21403
 OFFICE (410) 894-3157 FAX (410) 458-0884
 Email: cloverlet@comcast.net

Job No.: CLOV16-1099

ANNING COMMISSION BOARD	DEPARTMENT OF PERMITTING SERVICES, MONTGOMERY COUNTY	RECORDED:
APPROVED: <u>7-21-2016</u> DATE	DATE	DATE
DIRECTOR	<i>Robert Manning, Jr.</i> DIRECTOR	PLAT No.