

Plat Name: Williamsburg Village - Section One
Plat #: 220170310

Location: Located in the southwest quadrant of the intersection of Queen Mary Drive and Princess Anne Drive

Master Plan: Olney Master Plan

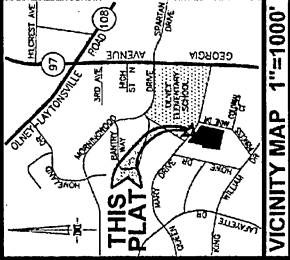
Plat Details: R-200 zone; 2 lots

Applicant: Larry E. Hinman

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 120140070 (MCPB Resolution No. 15-056), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

PLAT NO.

PLAT TOTALS	
NUMBER OF LOTS	2
AREA OF LOTS	1.59711 Ac.
AREA OF STREET DEDICATION	0.00000 Ac.
TOTAL AREA OF THIS PLAT	1.59711 Ac.



VICINITY MAP 1"=1000'

INFORMATION CHART AND APPROVED PLANS

ZONING	R-200
CLASSIFICATION	R1652
TAX MAP NUMBER	H152
TAX MAP GRID	224HW03
WSSC GRID	224HW03
PRELIMINARY PLAN	120110070
FINAL FOREST CONSERVATION PLAN	120110070

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE PLAT SHOWN HEREON IS CORRECT AND THAT IT IS A SUBDIVISION OF ALL OF THE PROPERTY OF CAROL ZIEGLER ALSO KNOWN AS RECORD BOOK 43, PLAT 3207, PURSUANT TO ORDER APPOINTING GUARDIAN OF THE PROPERTY ENTERED IN CASE NO. 97601, PL. AKA CAROL W. ZIEGLER BEING THE REMAINDERMAN OF LILLIAN ZIEGLER, ALSO KNOWN AS LILLIAN W. ZIEGLER, WHO DIED ON SEPTEMBER 20, 2008, AND HER ESTATE IN CAROL ZIEGLER TRUST, WHO DIED ON SEPTEMBER 20, 2008, AND HER ESTATE IN LIBER 43743 AT PL. 10.10 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I HAVE BEEN ADVISED BY THE RECORDS OFFICER OF MONTGOMERY COUNTY, MARYLAND, THAT SECTION ONE, WILLIAMSBURG VILLAGE, RECORDED AUGUST 14, 1952 IN PLAT BOOK 43 AS PLAT 3207 AMONG SAID LAND RECORDS.

I FURTHER CERTIFY THAT ALL REQUIRED PROPERTY MARKERS HAVE BEEN SET IN ACCORDANCE WITH SECTION 90-24(4) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED ON THIS PLAT IS 69,570 SQUARE FEET OR 1.59711 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

12/28/2016
DATE

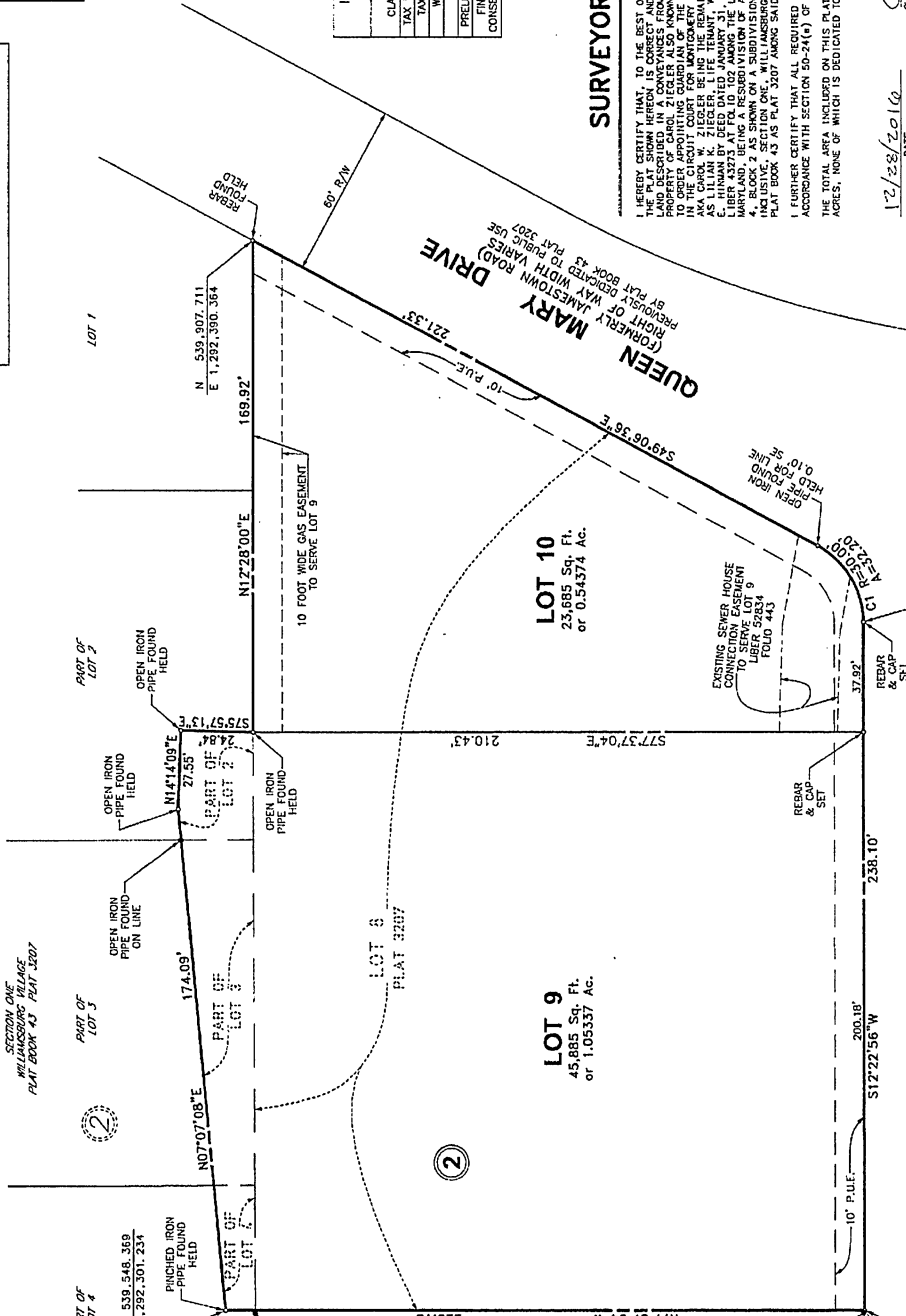
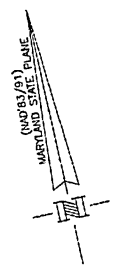
Charles A. Rolland, Jr.
CHARLES A. ROLLAND, JR.
MONTGOMERY COUNTY, MARYLAND
LICENSE EXPIRES DECEMBER 28, 2017

SUBDIVISION RECORD PLAT

SECTION ONE
WILLIAMSBURG VILLAGE
LOTS 9 and 10, BLOCK 2
A RESUBDIVISION OF ALL OF LOT 8
AND PART OF LOTS 2, 3 AND 4

OLNEY ELECTION DISTRICT No. 8
MONTGOMERY COUNTY, MARYLAND
SI SITE SOLUTIONS, INC.

18508 Amaranth Drive Suite A
Germantown, Maryland 20874-1211
(301) 540-7990 Fax (301) 540-7991
Planning Engineering Landscape Architecture Surveying



OWNER'S CERTIFICATE

LARRY E. HINMAN, OWNER OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION RECORD PLAT AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

FURTHER, I GRANT TO THE PARTIES NAMED IN A CERTAIN DOCUMENT ENTITLED "REGULATION OF TERMS AND PROVISIONS FOR PUBLIC USE OF THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND TO EACH OF THE PARTIES SUCCESSORS AND ASSIGNS, AN EASEMENT WITH THE TERMS AND PROVISIONS OF SUCH A GRANT BEING INCORPORATED BY REFERENCE TO THE DOCUMENT DESCRIBED ABOVE AND TO ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

FURTHER, I GRANT THE 10 FOOT WIDE GAS EASEMENT AS SHOWN HEREON ACCESS LOT TO FOR THE USE AND BENEFIT OF LOT 9 FOR THE INSTALLATION AND MAINTENANCE OF A GAS SERVICE LINE.

IN WITNESS WHEREOF, I HAVE HEREON SIGNED AND SEALED THESE INSTRUMENTS AND RECORDED THESE ACTIONS AT LAW, LICENSE NUMBER 224HW03, ON THE DATE AND AT THE PLACE INDICATED IN THIS PLAT OF SUBDIVISION.

LARRY E. HINMAN, OWNER
Larry E. Hinman
DATE: 12/28/16

CURVE DATA

NO	RADIUS	ARC	DELTA	TANGENT	CHORD	BEARING	CHORD
C1	30.00'	32.20'	61°29'32"	17.84'	5'18"21'50"	E	30.67'

RECORDED
DATE: 12-29-2016
APPROVED: [Signature]
DIRECTOR

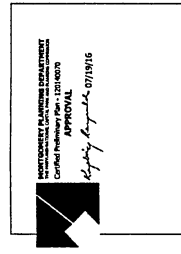
Montgomery County, Maryland
Department of Permitting Services

2020170310
The Maryland-National Capital Park & Planning Commission
Montgomery County Planning Board

CHAIRMAN _____ ASST. SECRETARY-TREASURER _____
M-N.C.P. & P.C. Record File No. _____

NOTES:

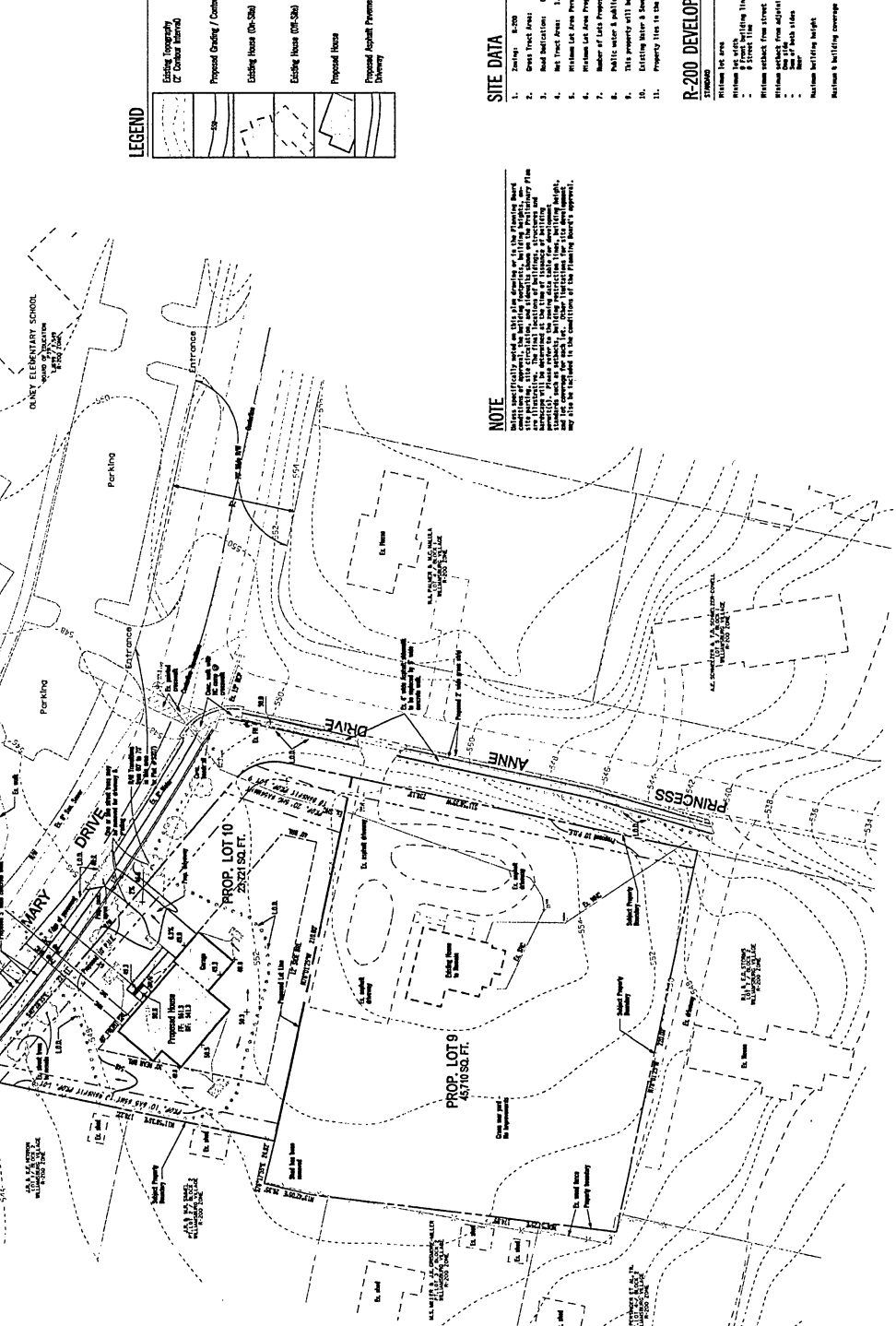
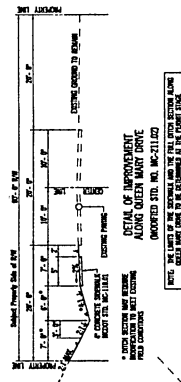
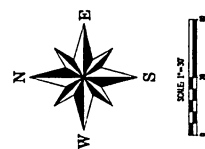
- FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.
- REQUIREMENTS SHOWING THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FOREST CONSERVATION PLAN, SHALL BE THE RESPONSIBILITY OF THE APPLICANT PRIOR TO ASSUANCE OF A SEDIMENT CONTROL PERMIT.
- WSSC STATIONS 18282 AND 20234 WERE USED TO ESTABLISH THE MARYLAND STATE PLANE AND 83/91 COORDINATES AND DISTANCES SHOWN HEREON ARE AS MEASURED ON THE GROUND/SURFACE. THE GRID COORDINATE VALUE OF WSSC STATION 20234 ARE INTENDED FOR USE WITH THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THIS SUBDIVISION RECORD PLAT IS NOT INTERESTED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF THE PROPERTY, INCLUDING THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND SHALL BE EXTINGUISHED BY RECORDING THIS PLAT, UNLESS EXPRESSLY CONTAINED BY FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.



MONTGOMERY PLANNING DEPARTMENT
 Certified Professional No. 1201-0070
 APPROVAL
[Signature] 07/15/16

GENERAL NOTES

1. Boundary, existing utility and surface water data indicated on this plan is the property of the person providing the information. For the accuracy of this information.
2. Accurate vertical control is shown on this plan.



LEGEND

	Proposed Grading / Spot Elevations
	Proposed Concrete Pavement (Unless otherwise noted)
	Proposed Lot Lines, Berms & Ditches
	Existing Wood Fence
	Proposed Limit of Disturbance (L.O.D.)
	Proposed Driveway & Information Facilities
	Existing Topography of Contour Interval
	Proposed Grading / Contours
	Existing House (On-Sub)
	Existing House (Off-Sub)
	Proposed House
	Proposed Septic Placement / Diversion

NOTE

Unless specifically noted on this plan, all grading and utility work shall be in accordance with the Montgomery Planning Department's Standard Specifications for Grading and Utilities. The applicant shall be responsible for obtaining all necessary permits from the appropriate agencies. The applicant shall be responsible for obtaining all necessary permits from the appropriate agencies. The applicant shall be responsible for obtaining all necessary permits from the appropriate agencies.

R-200 DEVELOPMENT STANDARDS

STANDARD	EXISTING	PROPOSED
Minimum lot area	20,000 sq. ft.	23,221 sq. ft. +/-
Minimum lot width	30 feet	30 feet
Minimum front setback	40 feet	40 feet
Minimum side setback	10 feet	10 feet
Minimum rear setback	10 feet	10 feet
Maximum building height	25 feet	25 feet
Maximum building coverage	25%	25%

1201.40070

NOT FOR CONSTRUCTION

PRELIMINARY PLAN
WILLIAMSBURG VILLAGE
 Lot 8 & Part of Lots 2, 3 & 4 / Block 2
 ELECTION DISTRICT #8
 MONTGOMERY COUNTY, MARYLAND



OWNER:
 Lemay Homan
 1344 Brooksville Lakes Court
 Brooksville, MD, 20833

SITE SOLUTIONS, INC.
 6810 Chantilly Lane, Suite 200
 Gaithersburg, Maryland 20878-0000
 (301) 646-7888 Fax (301) 646-7881
 Planning, Landscape Architecture
 Engineering, Surveying

NO.	DATE	DESCRIPTION	BY
1	07/15/16	Issue for Record	[Signature]

1" = 30'
 SHEET 1 of 1
 DATE: 07/15/16
 DRAWN BY: [Signature]