

Plat Name: Knowles Estates
Plat #: 220131230

Location: Located in the southwest quadrant of the intersection of Saint Paul Street and Metropolitan Avenue (MD 192).

Master Plan: Kensington Sector Plan

Plat Details: CRT zone; 1 lot
Community Water, Community Sewer

Owner: Metropolitan Avenue, LLC

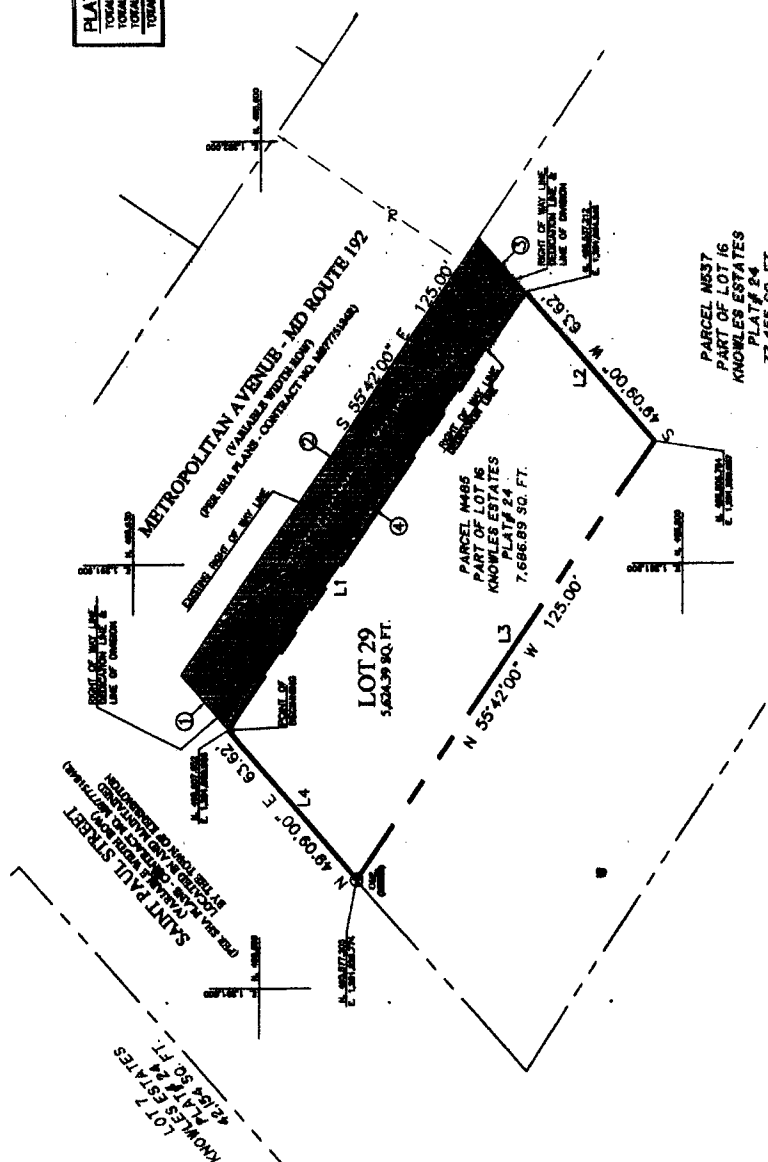
The subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120110220 (MCPB Resolution No. 13-01), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.



VICINITY MAP
SCALE: 1"=2000'

PLAT NO.

PLAT TOTALS
 TOTAL NUMBER OF LOTS: 1
 TOTAL AREA OF LOTS: 6.1281 ACRES
 TOTAL AREA OF DEDICATION: 2.083 ACRES (0.474 ACRES)
 TOTAL AREA OF PLAT: 7.8111 ACRES (1.774 ACRES)



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION TO THE BEST OF MY KNOWLEDGE AND BELIEF OF THE ACTUAL SURFACE CONDITIONS AND THAT THE LOTS, BLOCKS, AND ALLEYS SHOWN THEREON ARE ACCURATELY LOCATED AND DIMENSIONED AND THAT THE TOTAL AREA OF THE SUBJECT PROPERTY IS AS SHOWN ON THIS PLAT. I HAVE BEEN AWARE OF ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS AND ORDINANCES AND I HAVE COMPLIED WITH ALL SUCH REQUIREMENTS. I HAVE ALSO BEEN AWARE OF ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS AND ORDINANCES AND I HAVE COMPLIED WITH ALL SUCH REQUIREMENTS. I HAVE ALSO BEEN AWARE OF ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS AND ORDINANCES AND I HAVE COMPLIED WITH ALL SUCH REQUIREMENTS.

8-2-2013 DATE
 J. Lawrence AFFIRMATION (S. LAWRENCE)
 PROFESSIONAL LAND SURVEYOR NO. 1538
 (S. LAWRENCE)

OWNER'S CERTIFICATE

WE, METROPOLITAN AVENUE LLC, OWNERS OF THE PROPERTY DESCRIBED HEREON, ADOPT THE PLAT OF THIS SUBDIVISION RECORD PLAT SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNMENT AGENCIES. AS OWNERS OF THIS SUBDIVISION, WE WILL CHASE ALL PROPERTY OWNERS AND ANY OTHER REQUIRED PARTIES TO BE SET BY A REGISTERED MAP AND LAND SURVEYOR. IN ACCORDANCE WITH SECTION 18-304 OF THE MONTGOMERY COUNTY ZONING AND SUBDIVISION REGULATIONS, WE HAVE FILED THIS PLAT WITH THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES AND WE HAVE BEEN ADVISED THAT THE PLAT IS IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. WE HAVE ALSO BEEN AWARE OF ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS AND ORDINANCES AND I HAVE COMPLIED WITH ALL SUCH REQUIREMENTS.

8-2-2013 DATE
 Metropoli... AFFIRMATION (S. LAWRENCE)
 PROFESSIONAL LAND SURVEYOR NO. 1538
 (S. LAWRENCE)

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD

LINE	COURSE	DISTANCE
1	N 48°09'00" E	17.87'
2	S 55°42'00" E	128.00'
3	S 49°09'00" W	17.87'
4	N 55°42'00" W	128.00'

DEDICATION AREA
 2.083 SQ. FT. OR 0.047 ACRES
 SHOWN THUS: [Diagram]

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 55°42'00" E	128.00'
L2	S 49°09'00" W	17.87'
L3	N 55°42'00" W	128.00'
L4	N 49°09'00" E	46.55'

- NOTES**
1. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVIDENT WATER AFFECTIONS OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXISTING TITLE OR TO SUSPECT OR REMOVE ALL LIMITS AFFECTING TITLE.
 2. NO 10 YEAR FLOOD PLANS ARE LOCATED ON THIS SITE.
 3. THIS PROPERTY IS ZONED CRTS1 CLEARLY.
 4. ALL LOTS HEREBY CONVEYED BY THIS PLAT AS APPROVED, ALL TERMS, CONDITIONS, AGREEMENTS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS OF THE PLAT SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY STATED TO THE CONTRARY BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES. THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
 5. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP 48-188-2 HAS A VALUE OF \$1,200,000.
 6. THE LOT BOUNDARY HEREON IS LIMITED TO THE USES AND CONDITIONS RECORDED BY PRELIMINARY PLAN NO. 12011022A, TITLED "VARIABLE DISTRICTS".
 7. THIS PROPERTY IS EXEMPT FROM THE FOREST CONSERVATION PLAN REQUIREMENTS OF CHAPTER 22A PER THE TERMS OF EXEMPTION NO. 03101016.
 8. A PLANNING BOARD HEARING CONDUCTED BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES ON JUNE 13, 2013 FOR THE SUBJECT PROPERTY FOR ALL ON-SITE FLOOD REQUIREMENTS.

FOR PUBLIC WATER AND SEWER ONLY

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

APPROVED: _____ DATE: _____

CHAIRMAN: _____ ASST. SECRETARY-TREASURER: _____

MANAGER & RECORDS FILE NO. _____

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____ DATE: _____

DIRECTOR: _____

KNOWLES ESTATES
 BEING A RESUBDIVISION OF PART OF LOT 16
 LOT 29
 SUBDIVISION RECORD PLAT
 13TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20' DATE: 07/15/13

O'CONNELL
 O'Connell & Lawrence, Inc.
 Consulting Engineers, Surveyors, Architects
 17500 Chesapeake Blvd., Suite 302
 Chevy Chase, Maryland 20815
 Tel: (301) 924-4370 • Fax: (301) 924-9772
 O.C.E. File No.: 010-019

RECORD PLAT REVIEW SHEET

Plat Name: KNOWLES ESTATES Plat Number: 220131230
 Plan Name: KNOWLES ESTATES Plan Number: 120110220
 Plat Submission Date: 3-27-2013
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: P. BUTLER Checked: _____ Date _____

Background Review:

Signed Preliminary Plan - Date: 3-11-13 Checked: Initial SS Date 7-22-13
 Planning Board Resolution No. 13-1 Resolution Mailing Date 1-23-2013
 Site Plan Required? Yes _____ No X Verified By: SSS (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Planning Board Resolution No. _____
 Site Plan Reviewer Check: Initial _____ Date _____

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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	3-27-13	4-12-13	4-11-13	Add Note F/E Ex.
Research	Bobby Fleury				Add datum / coordinates
SHA	Corren Giles			8-7-13	ok
PEPCO					
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SSS Date 7-22-13
 Final Mylar & DXF/DWG Received: Initial SSS Date 8-23-13
 Final Mylar Review Complete: Initial SSS Date 8-27-13

Board Approval of Plat:

Plat Agenda: Initial SSS Date 9-12-13
 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 Rest of Division: _____
 Complete Reproduction: _____
 Notify Consultant to Seal Plats: _____
 Surveyor's Seal Complete: _____
 Sent to Courthouse for Recordation: _____
 Recordation Info Entered into Hansen: _____

No. _____

