

Plat Name: Parmjit and Saini Estates

Plat #: 220131530

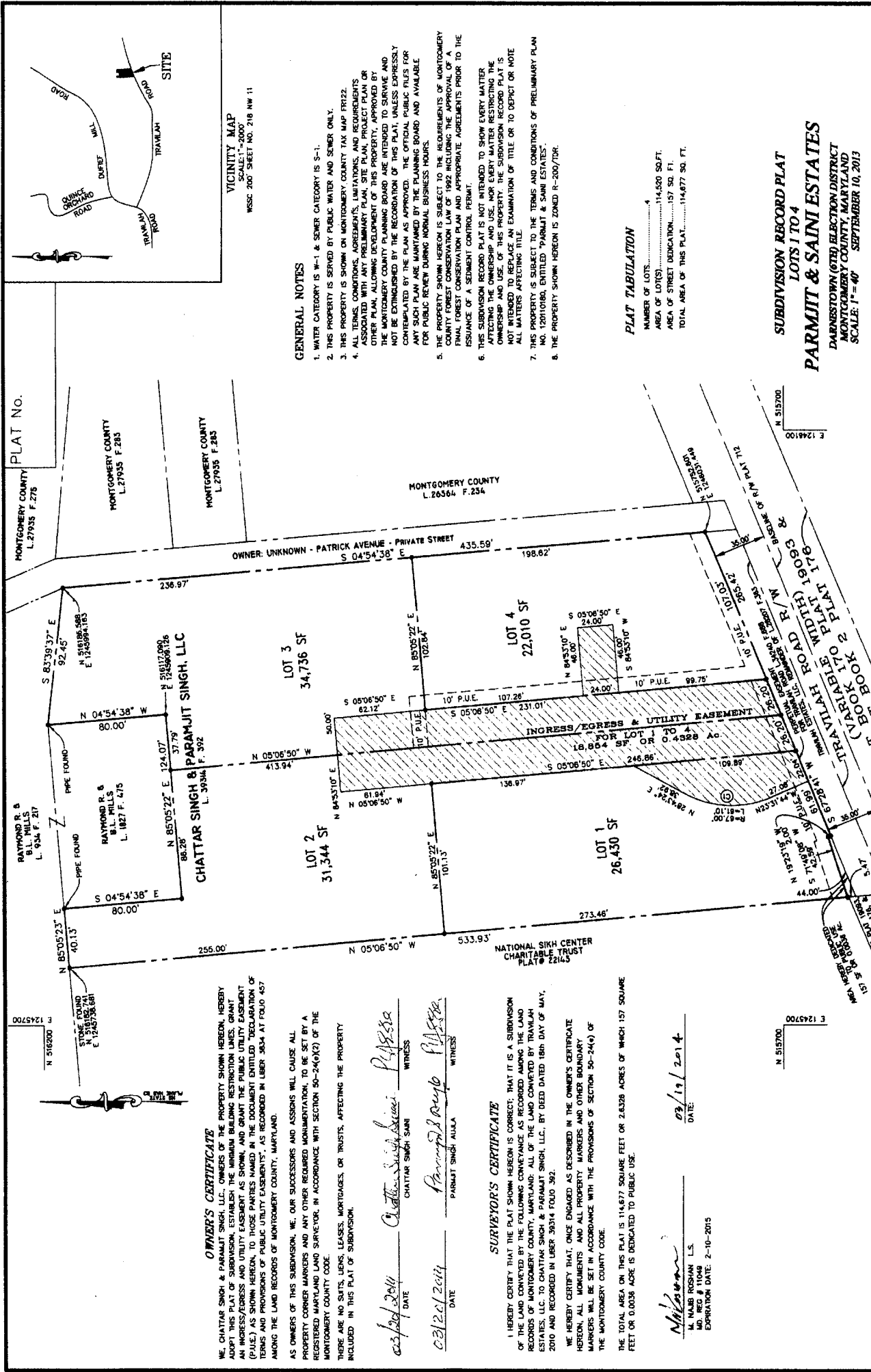
Location: Located on the north side of Travilah Road, 600 feet east of Natia Manor Drive.


Master Plan: Potomac Subregion Master Plan

Plat Details: R-200/TDR zone, 4 lots

Applicant: Chatter Singh and Parmjit Singh 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. 120110180 (MCPB Resolution No. 13-09), 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.





DESIGN ENGINEERING INCORPORATED

FULL SERVICE CIVIL ENGINEERING & RELATED SERVICES
18229-A FLOWER HILL WAY GAITHERSBURG, MARYLAND 20879
PHONE: (301) 258-1173 EXT. 102 FAX (301) 258-0690
CONTACT PERSON: PRITAM ARORA E-MAIL: parora@deius.com

FOR PUBLIC WATER AND SEWER ONLY 220/3/5/30

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

APPROVED: _____

CHAIRMAN _____ SECRETARY-TREASURER _____

M.N.C.P.A.P.C. RECORD FILE NO. _____

DATE: _____

Plot No. _____

DIRECTOR _____

APPROVED: _____

DATE: _____

APPROVED: _____

DATE: _____

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
1	61.10'	67.00'	57°12'00"	N 02°35'50" E	59.01'



OWNER'S CERTIFICATE

WE, CHATTAR SINGH & PARAMJIT SINGH, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, GRANT AN INGRESS/EGRESS AND UTILITY EASEMENT AS SHOWN, AND GRANT THE PUBLIC UTILITY EASEMENT (P.U.E.) AS SHOWN HEREON, TO THOSE PARTIES NAMED IN THE DOCUMENT 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 AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-246(K)(2) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUTS, LIENS, LEASES, MORTGAGES, OR TRUSTS, AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

03/20/2014
DATE
Chattar Singh
CHATTAR SINGH SAINI
WITNESS
03/20/2014
DATE
Paramjit Singh
PARAMJIT SINGH AULLA
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY THE FOLLOWING CONVEYANCE AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND: ALL OF THE LAND CONVEYED BY TRAILWAY SERVICES, LLC TO CHATTAR SINGH & PARAMJIT SINGH, LLC, BY DEED DATED 18th DAY OF MAY, 2010 AND RECORDED IN LIBER 3834 FOLIO 392.

WE HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL MONUMENTS AND ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-246(A) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA ON THIS PLAT IS 114,677 SQUARE FEET OR 2.6328 ACRES OF WHICH 157 SQUARE FEET OR 0.0036 ACRE IS DEDICATED TO PUBLIC USE.

03/19/2014
DATE
M. NAJIB RISHAN
M.D. REG # 11049
EXPIRATION DATE: 2-10-2015

PLAT TABULATION

NUMBER OF LOTS.....4
AREA OF LOTS.....114,520 SQ. FT.
AREA OF STREET DEDICATION.....157 SQ. FT.
TOTAL AREA OF THIS PLAT.....114,677 SQ. FT.

SUBDIVISION RECORD PLAT

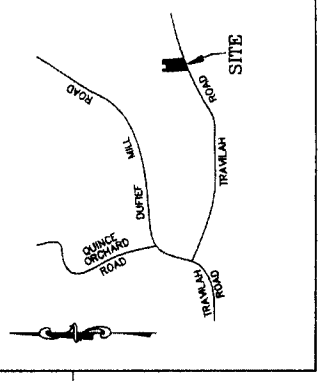
LOTS 1 TO 4

PARAMJIT & SAINI ESTATES

DARNESTOWN (6TH ELECTION DISTRICT)
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40'
SEPTEMBER 10, 2013

VICINITY MAP

SCALE: 1" = 2000'
WSSC 200' SHEET NO. 216 NW 11



Plat Name: SAINI'S ESTATES Plat Number: 220131530
 Plan Name: Permit & Saini Estates Plan Number: 120110180
 Plat Submission Date: 6-26-2013
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: K. Hout Checked: SJS Date 12/30/13

Background Review:

Signed Preliminary Plan - Date 2-5-13 Checked: Initial SJS Date 9-4-2013
 Planning Board Resolution No. 13-09 Resolution Mailing Date 1-24-2013
 Site Plan Required? Yes No X Verified By: SJS (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 ✓ Open Space N/A
 Non-standard BRLs N/A 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	6-27-13	7-12-13		
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Kelona Clark	✓	✓	7-10-13	See address plan

Final DRD Review:

Consultant Notified (Final Mark-up):
 Final Mylar & DXF/DWG Received:
 Final Mylar Review Complete:

Initial
SJS
SJS
SJS

Date
1-6-14
1-15-14 3/21/2014
4-2-2014

Board Approval of Plat:

Plat Agenda:

SJS

4-10-14

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. Division:

Complete Reproduction:

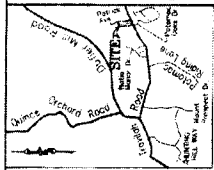
Notify Consultant to Seal Plats:

Surveyor's Seal Complete:

Sent to Courthouse for Recordation:

Recordation Info Entered into Hansen

No.

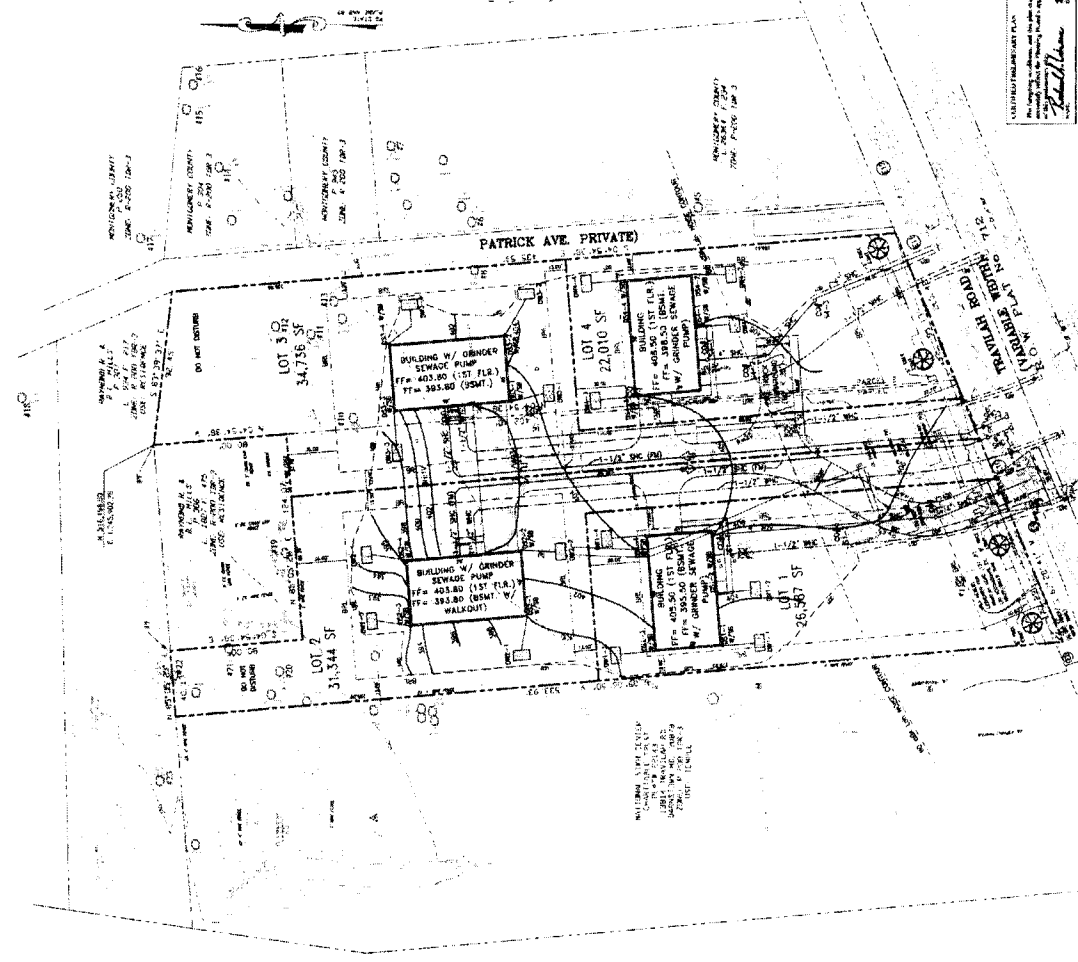


PRELIMINARY PLAN NOTES

[illegible]

FIRE MARSHAL NOTE

THERE ARE NO SIGNIFICANT PLANTINGS OF REEDBANKS IN THE ISLAND.
THEY MUST BE REMOVED AS SOON AS POSSIBLE TO PREVENT THE
PLANTING OF ANY PLANTING OR
REEDBANKS AS NECESSARY FOR THE REEDBANKS ACCESS



ABBREVIATIONS LIST

[illegible]

LEGEND

[illegible]

GENERAL NOTES AND ZONING ANALYSIS

[illegible]

THE U.S. DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
WASHINGTON, D.C. 20250

REQUEST HEREIN THAT THESE DOCUMENTS BE APPROVED BY ME AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 11871. EXPIRATION DATE SEP 10 2004.

DATE _____
SIGNATURE _____