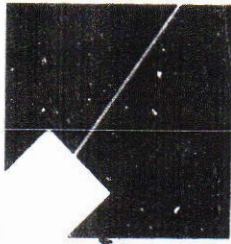


Date Mailed: May 28, 1997

M-NCPPC



## MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760Action: Approved Staff Recommendation  
(Motion of Comm. Aron, seconded by  
Comm. Richardson with a vote of 5-0;  
Comms. Aron, Baptiste, Holmes,  
Hussmann and Richardson voting in  
favor).

## MONTGOMERY COUNTY PLANNING BOARD

## OPINION

Preliminary Plan 1-97056

NAME OF PLAN: KENTSDALE ESTATES

On 01-21-97, MS. VERA CHAWLA, submitted an application for the approval of a preliminary plan of subdivision of property in the RE2 zone. The application proposed to create 7 lots on 20.07 ACRES of land. The application was designated Preliminary Plan 1-97056. On 05-22-97, Preliminary Plan 1-97056 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-97056 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-97056, subject to the following conditions:

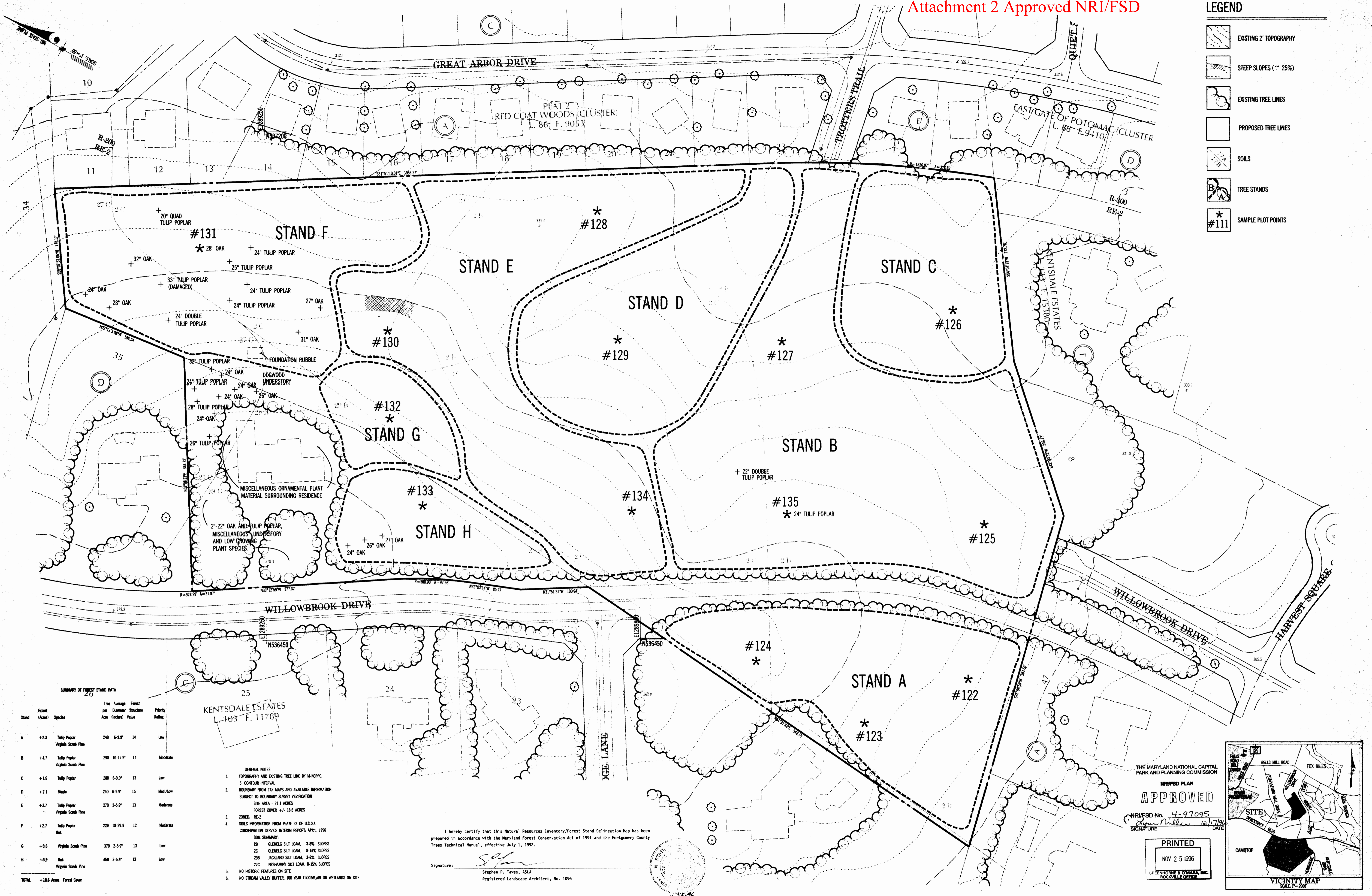
STAFF RECOMMENDATION: Approval, subject to the following:

- (1) Compliance with the conditions of approval of the preliminary forest conservation plan. The applicant must meet all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permit, as appropriate
- (2) Submit a revised plan depicting a minimum of 30 feet of side yard area between the proposed dwelling units on lot 5 and 6 and their common boundary line with proposed lots 2 and 3
- (3) Prior to MCPB release of building permits, submit for technical staff approval a clearing/grading and house location plan
- (4) Record plat to reference all conservation easement areas including the 50 foot forested buffer located along the eastern property line (excluding the public utility easement)
- (5) Dedication for Willowbrook Drive (70 feet) as shown on Master Plan
- (5) Access and improvements as required and approved by MCDPW&T memo dated March 13, 1997

- (7) Record plat to reference all common ingress/egress easements
- (8) Other necessary easements
- (9) This preliminary plan will remain valid until June 28, 2000 (37 months from the date of mailing, which is May 28, 1997). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed.

LEGEND

- EXISTING 2' TOPOGRAPHY
- STEEP SLOPES (~ 25%)
- EXISTING TREE LINES
- PROPOSED TREE LINES
- SOILS
- TREE STANDS
- SAMPLE PLOT POINTS #111



SUMMARY OF FOREST STAND DATA

Stand	Extent (Acres)	Species	Tree per Acre	Average Diameter (Inches)	Forest Structure	Priority Rating
A	+2.3	Tulip Poplar Virginia Scrub Pine	240	6-5.5"	14	Low
B	+4.7	Tulip Poplar Virginia Scrub Pine	290	10-17.5"	14	Moderate
C	+1.6	Tulip Poplar	200	6-5.5"	13	Low
D	+2.1	Maple	240	6-5.5"	15	Med/Low
E	+3.7	Tulip Poplar Virginia Scrub Pine	270	2-5.5"	13	Moderate
F	+2.7	Tulip Poplar Oak	220	18-20.5"	12	Moderate
G	+0.6	Virginia Scrub Pine	370	2-5.5"	13	Low
H	+0.9	Oak Virginia Scrub Pine	450	2-5.5"	13	Low
TOTAL	+18.6	Acres Forest Cover				

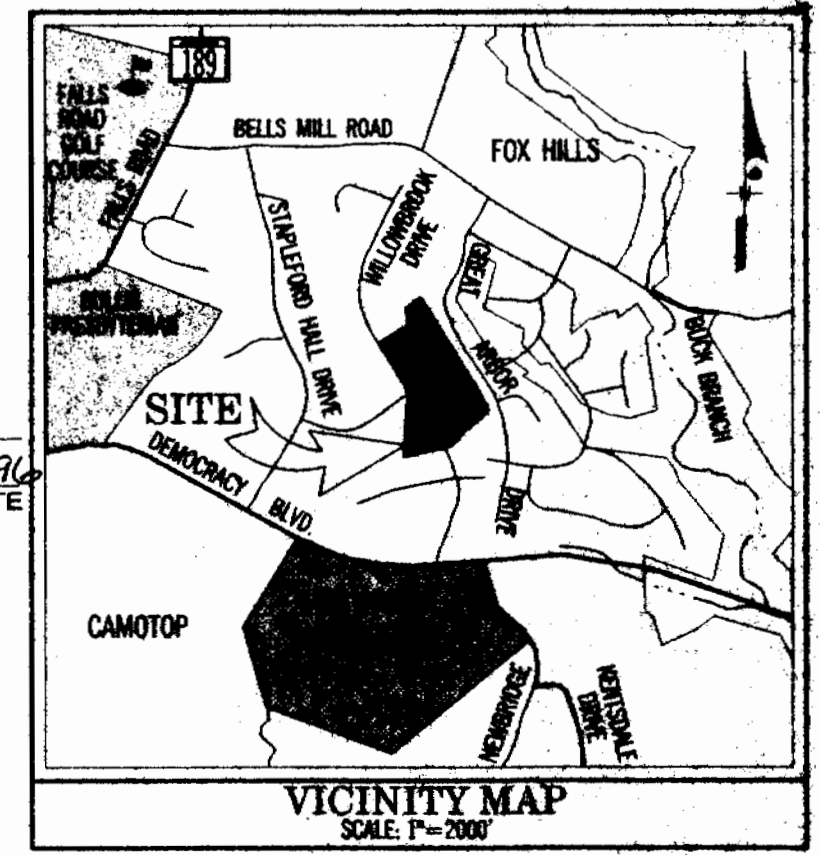
KENTSDALE ESTATES  
L-103 F. 11789

- GENERAL NOTES
- TOPOGRAPHY AND EXISTING TREE LINE BY M-NCPPC. 5' CONTOUR INTERVAL.
  - BOUNDARY FROM TAX MAPS AND AVAILABLE INFORMATION. SUBJECT TO BOUNDARY SURVEY VERIFICATION.
  - SITE AREA - 21.1 ACRES. FOREST COVER +/- 18.6 ACRES.
  - ZONED: RE-2. SOILS INFORMATION FROM PLATE 23 OF U.S.D.A. CONSERVATION SERVICE INTERIM REPORT, APRIL, 1990.
  - NO HISTORIC FEATURES ON SITE.
  - NO STREAM VALLEY BUFFER, 100 YEAR FLOODPLAIN OR WETLANDS ON SITE.

I hereby certify that this Natural Resources Inventory/Forest Stand Delineation Map has been prepared in accordance with the Maryland Forest Conservation Act of 1991 and the Montgomery County Trees Technical Manual, effective July 1, 1992.

Signature: *Stephen P. Taves*  
Stephen P. Taves, ASLA  
Registered Landscape Architect, No. 1096

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
NRI/FSD PLAN  
**APPROVED**  
NRI/FSD No. 4-97095  
*John Miller* 12/17/96  
SIGNATURE DATE  
PRINTED  
NOV 25 1996  
GREENHORNE & O'MARA, INC.  
ROCKVILLE OFFICE



OWNER:  
MS. VERA CHAWLA  
13517 HILLY HILL PLACE  
POTOMAC, MD 20854  
PH. 301-469-6655  
FAX 301-983-4346

No.	REVISION	DATE	BY

©LATEST DATE HEREIN

**GREENHORNE & O'MARA, INC.**  
ENGINEERS ARCHITECTS PLANNERS SCIENTISTS SURVEYORS PHOTOGRAMMETRISTS  
ANNAPOLIS, MD • ATLANTA, GA • AURORA, CO • BALTIMORE, MD • CLIFFER, VA • DULUTH, GA • EXPORT, PA • FAIRFAX, VA • FREDERICKSBURG, VA • GREENBELT, MD  
LEESBURG, VA • MARYSVILLE, VA • WOODSTOWN, NJ • ORLANDO, FL • RALEIGH, NC • ROCKVILLE, MD • TAMPA, FL • WALKERS, MD • WEST PALM BEACH, FL

NATURAL RESOURCES INVENTORY/FOREST STAND DELINEATION MAP  
**KENTSDALE ESTATES**

SP/RANK	SCALE	1" = 50'
DESIGN		
DRAWN		
CHECKED		
NOV. 1996	7333-000	R-3508-W
DATE	PROJECT No.	FILE No.

10th ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
NATURAL RESOURCES INVENTORY/FOREST STAND DELINEATION  
COMMENTS

TO: Stephen Tawes NRI/FSD # 4-97095  
Greenhorne & O'Mara, Inc. Date Recd Env Plng 11/25/96  
15020 Shady Grove Road Type of Plan Preliminary  
Rockville, MD 20850 Name of Plan Kentsdale Estates  
Daytime Phone # 301-738-3890  
Fax # 301-424-1282

The subject Natural Resources Inventory/Forest Stand Delineation Plan has been reviewed by the Environmental Planning Division to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). The following determination has been made:

SUBMISSION ADEQUACY

Adequate as submitted (NRI/FSD plan and supporting information is in Environmental Planning Division file.)

Inadequate for evaluation. Thirty day review period will not begin until the required information is received. The following items must be submitted:

- |  |  |
|--|--|
| <input type="checkbox"/> Natural resources Inventory   | <input type="checkbox"/> Forest Stand Map  |
| <input type="checkbox"/> NRI/FSD Summary Map           | <input type="checkbox"/> Site Vicinity Map |
| <input type="checkbox"/> Stand Condition Narrative     | <input type="checkbox"/> Field Data Sheets |
| <input type="checkbox"/> Qualifications of Preparer(s) |  |
| <input type="checkbox"/> Other _____                   |  |

RECOMMENDATIONS:

Revise according to the comments specified below. (Thirty Day review period is suspended pending receipt of information requested.)

Approval Pending. The NRI/FSD is currently under review, however, because of the small size and/or lack of forest on the subject property the forest Conservation Plan may be submitted and will be reviewed concurrently with the NRI/FSD.

Approval. Forest Conservation Plan may be submitted. (Approval may be subject to confirmation of floodplain and wetlands delineation at later planning stages.)

Comments: Please pick up a copy of the current NRI/FSD Review Application Form next time you're in our office, and use the new form in the future.

SIGNATURE: *Sygn Miller*  
Environmental Planning Division

DATE: 12/17/96

cc: Wayne Cornelius, Development Review

Attachment 3 Approved Preliminary Forest Conservation Plan

FOREST CONSERVATION WORKSHEET  
VERSION 1.0  
1/97

NET TRACT AREA:

A. Total tract area	21.10
B. Area within 100 year floodplain	0.00
C. Area to remain in agricultural production	0.00
D. Net tract area	21.10

LAND USE CATEGORY: (see table 3.2.1, page 40, Manual)

Input the number "1" under the appropriate land use zoning, and limit to only one entry.

ABA	MOR	IDA	HDR	MPO	CHA
0	1	0	0	0	0

E. Afforestation Threshold: 20% x D = 4.22  
F. Conservation Threshold: 25% x D = 5.28

EXISTING FOREST COVER:

G. Existing forest cover (including floodplain)	18.60
H. Area of forest above afforestation threshold	14.38
I. Area of forest above conservation threshold	13.33

BREAK EVEN POINT:

J. Forest retention above threshold with no mitigation	7.94
K. Clearing permitted without mitigation	10.66

PROPOSED FOREST CLEARING:

L. Total area of forest to be cleared	8.20	8.51
M. Total area of forest to be retained	10.40	10.09

PLANTING REQUIREMENTS:

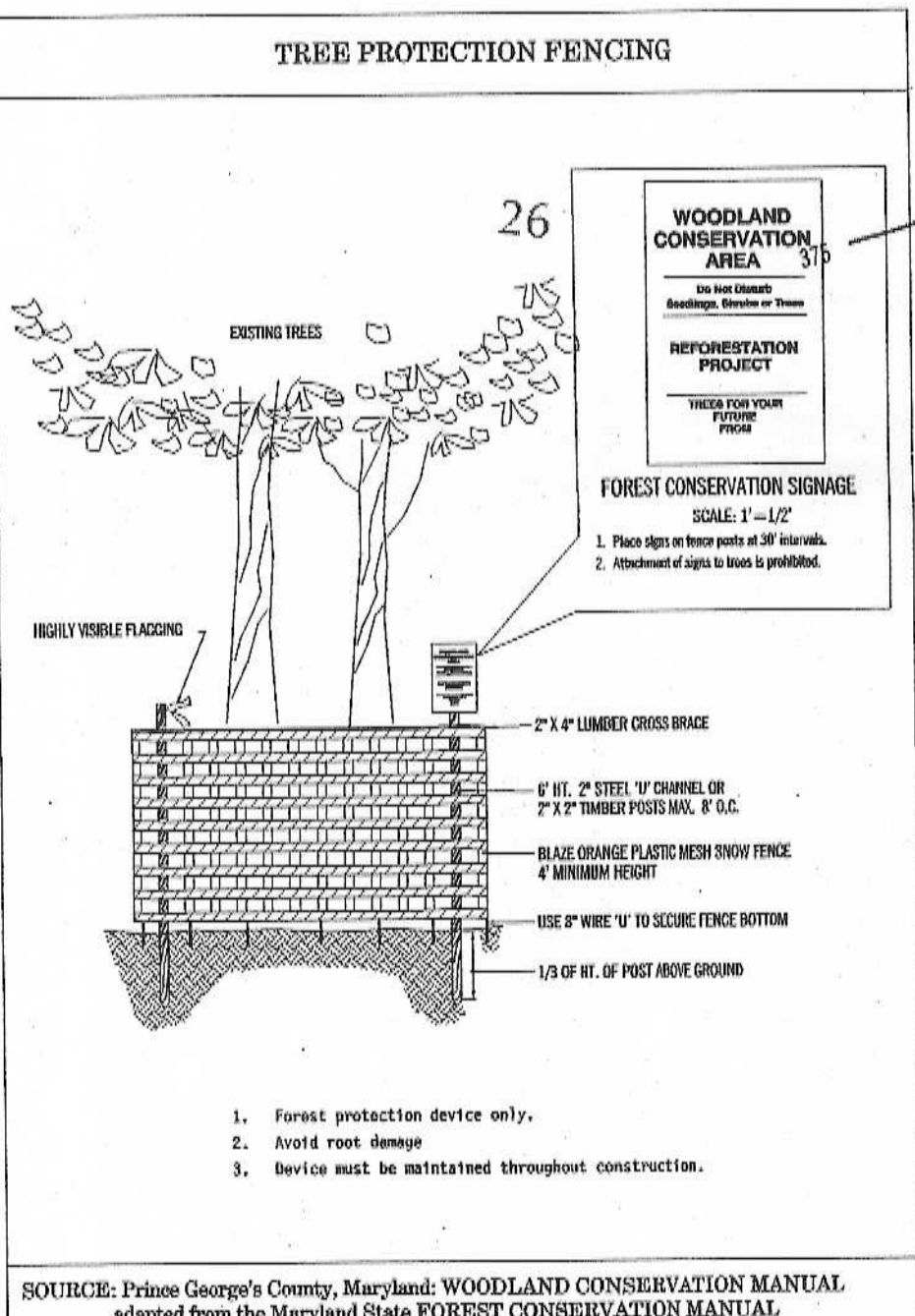
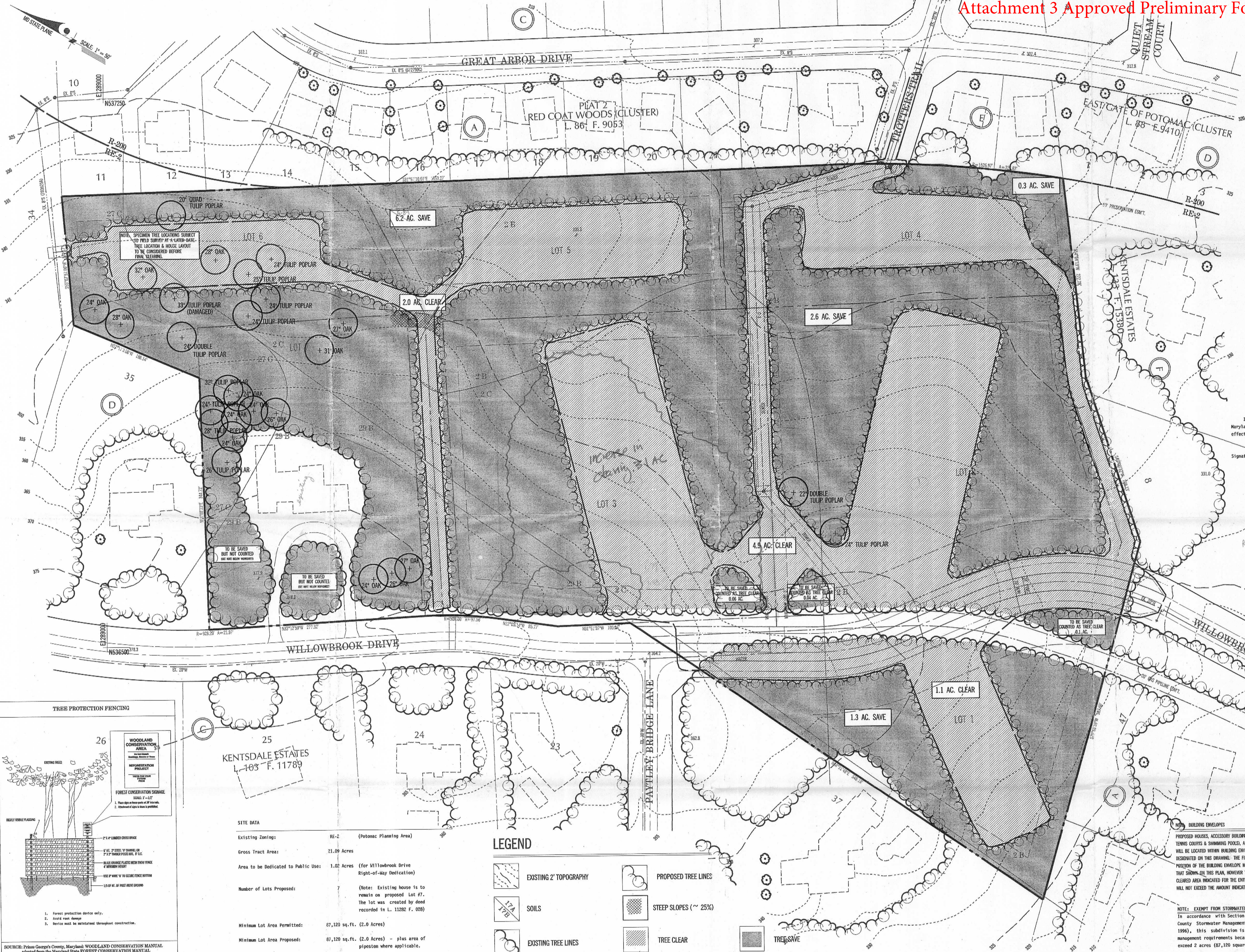
N. Reafforestation for clearing above conservation threshold	2.65	2.12
O. Reafforestation for clearing above afforestation threshold	0.00	0.00
P. Credit for retention above conservation threshold	3.53	4.81
R. Total reafforestation required	0.00	0.00
S. Total afforestation required	0.00	0.00
T. Total reafforestation and afforestation required	0.00	0.00

NOTE: TREES AROUND THE EXISTING HOUSE ON LOT 7 WILL BE SAVED, HOWEVER THEY ARE NOT INCLUDED IN THE WORKSHEET CALCULATIONS. THESE TREES ARE NOT PART OF THE 8.5 ACRES OF "EXISTING FOREST COVER" AS THERE HAS BEEN SELECTIVE CLEARING WITHIN THIS AREA IN CONNECTION WITH THE CONSTRUCTION OF THE EXISTING HOUSE ON LOT 7.

I hereby certify that this Forest Conservation Plan has been prepared in accordance with the Maryland Forest Conservation Act of 1991 and the Montgomery County Trees Technical Manual, effective July 1, 1992.

Signature: *[Signature]*  
Donna K. Robinson, T.L. ASLA  
Registered Landscape Architect, No. 491

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
PRELIMINARY FOREST CONSERVATION PLAN  
**CONDITIONAL APPROVAL**  
Plan No. 17-97056  
DATE 4/20/98

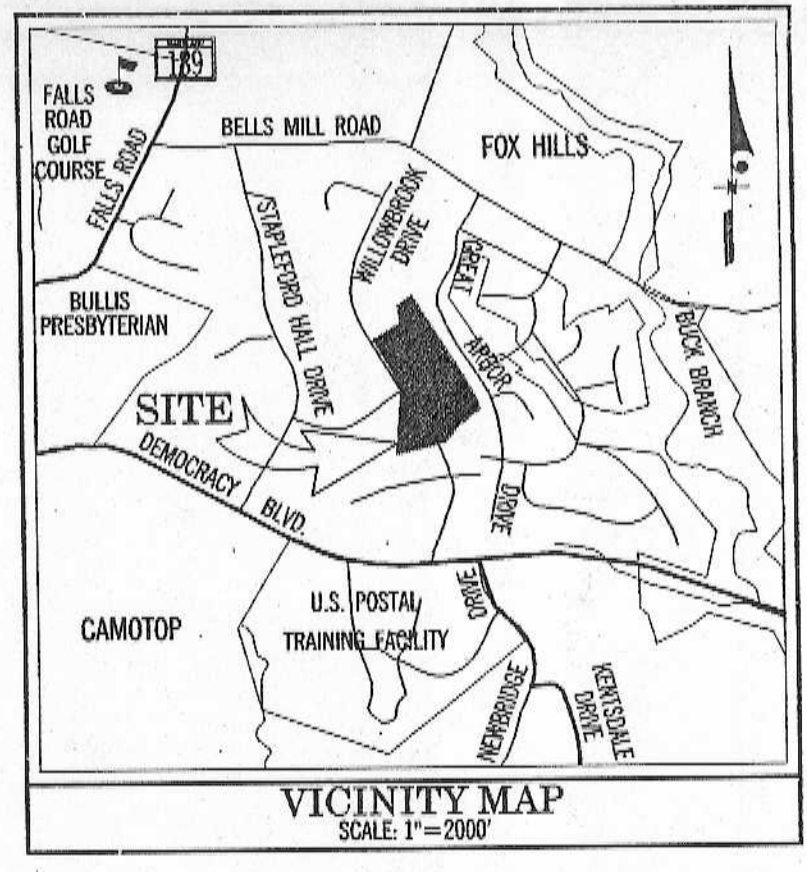


**SITE DATA**

Existing Zoning:	RE-2 (Potomac Planning Area)
Gross Tract Area:	21.09 Acres
Area to be Dedicated to Public Use:	1.02 Acres (for Willowbrook Drive Right-of-Way Dedication)
Number of Lots Proposed:	(Note: Existing house is to remain on proposed Lot #7. The lot was created by deed recorded in L. 11282 F. 028)
Minimum Lot Area Permitted:	87,120 sq. ft. (2.0 Acres)
Minimum Lot Area Proposed:	87,120 sq. ft. (2.0 Acres) - plus area of pipestem where applicable.

**LEGEND**

	EXISTING 2' TOPOGRAPHY		PROPOSED TREE LINES
	SOILS		STEEP SLOPES (~25%)
	EXISTING TREE LINES		TREE CLEAR
	TREE SAVE		



OWNER: MS. VERA CHAWLA 10317 HOLLY HILL PLACE POTOMAC, MD 20854 PH. 301-469-6655 FAX 301-983-6346	<table border="1"> <thead> <tr> <th>No.</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	REVISION	DATE	BY					 <b>GREENHORNE &amp; O'MARA, INC.</b> ENGINEERS ARCHITECTS PLANNERS SCIENTISTS SURVEYORS PHOTOGRAMMETRISTS 15020 SHADY GROVE ROAD, SUITE 400, ROCKVILLE, MD. 20850 (301) 738-3890 ANNAPOLIS, MD. • ARLINGTON, VA. • AUBURN, VA. • BALTIMORE, MD. • CLUETON, VA. • DUBLIN, VA. • EXPORT, PA. • FAIRFAX, VA. • FREDERICKSBURG, VA. • GREENBELT, MD. • LEESBURG, VA. • MANASSAS, VA. • MIDDLEBURY, VT. • ORLANDO, FL. • RALEIGH, NC. • ROCKVILLE, MD. • TAMPA, FL. • WASHINGTON, DC. • WEST PALM BEACH, FL.	©LATEST DATE HEREIN	PRELIMINARY FOREST CONSERVATION PLAN <b>KENTSDALE ESTATES</b>	DWR DESIGN SCALE 1" = 50' RMK DRAWN 1 OF 1 DWF CHECKED SHEET JAN 1997 7333-000 R-3612-V DATE PROJ. No. FILE No.
		No.	REVISION	DATE	BY								
10th ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND													

**MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
FOREST CONSERVATION PLAN RECOMMENDATIONS**

TO: Joe Davis/Malcolm Shaneman  
Development Review Division

SUBJECT: Preliminary Forest Conservation Plan # 1-97056  
Preliminary/Site Plan Kentsdale Estates  
Date Recd 4/20/98 NRI/FSD # 4-97095

The subject Forest Conservation Plan Planning Division to determine if it Montgomery County Code (Forest Conser) has been made:

Post-it* Fax Note	7671	Date	5/04/98	# of pages	1
To	Kevin Foster	From	C. Martin		
Co./Dept.	GLW	Co.	MNCPPC		
Phone #		Phone #			
Fax #	301-421-4186	Fax #			

**SUBMISSION ADEQUACY**

- Adequate as submitted  
 Inadequate for evaluation. The following items must be submitted:  
 Forest Conservation Plan Drawing  Forest Conservation worksheet  
 Approved NRI/FSD Map  Development Program  
 Justification for afforestation/reforestation method  
 Qualifications of Preparer(s)  Long term protection methods  
 Other \_\_\_\_\_

**RECOMMENDATIONS**

- Disapprove for reasons cited in comments below.  
 Revise according to the comments specified below.  
 Approve subject to the following conditions:  
 Required site inspections by M-NCPPC monitoring staff (as specified in "Trees Technical Manual")  
 Approval of the following items by M-NCPPC staff prior to DEP issuance of the sediment and erosion control permit:  
 Tree Protection Plan  
 Afforestation/Reforestation Planting Plan  
 Submittal of financial security to M-NCPPC prior to clearing or grading.  
 Record plat to show appropriate notes and/or easements. Agreements must be approved by M-NCPPC staff prior to recording plats.  
 Maintenance agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas.  
 Other \_\_\_\_\_  
 Comments: 1) Final Forest Conservation Plan to be submitted on final grading plan. 2) Forest Conservation easements to be plat recorded as Category I (no mowing or other disturbance allowed). 3) Adjusted easements as submitted on 4/20/98 appear acceptable.

SIGNATURE: Carol Martin (301-495-4541)  
Environmental Planning Division

DATE: 5/04/98

cc: GLW, Kevin Foster (fax: 301-421-4186)

FCPR r 1/16/97

**PLAT NO 21618**

**OWNER'S CERTIFICATE**

I, DIANA ELY EPSTEIN, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION; AS OWNER, MY SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24-(e) OF THE MONTGOMERY COUNTY CODE.

FURTHER, I HEREBY GRANT A FOREST CONSERVATION EASEMENT AS SHOWN HEREON TO THE PARTIES NAMED IN A DOCUMENT ENTITLED "CONSERVATION EASEMENT AGREEMENT, CATEGORY I" AS RECORDED IN LIBER 13178 AT FOLIO 412 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES

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

DATE: July 4, 2000 BY: Diana Ely Epstein  
DIANA ELY EPSTEIN

ATTEST: [Signature]

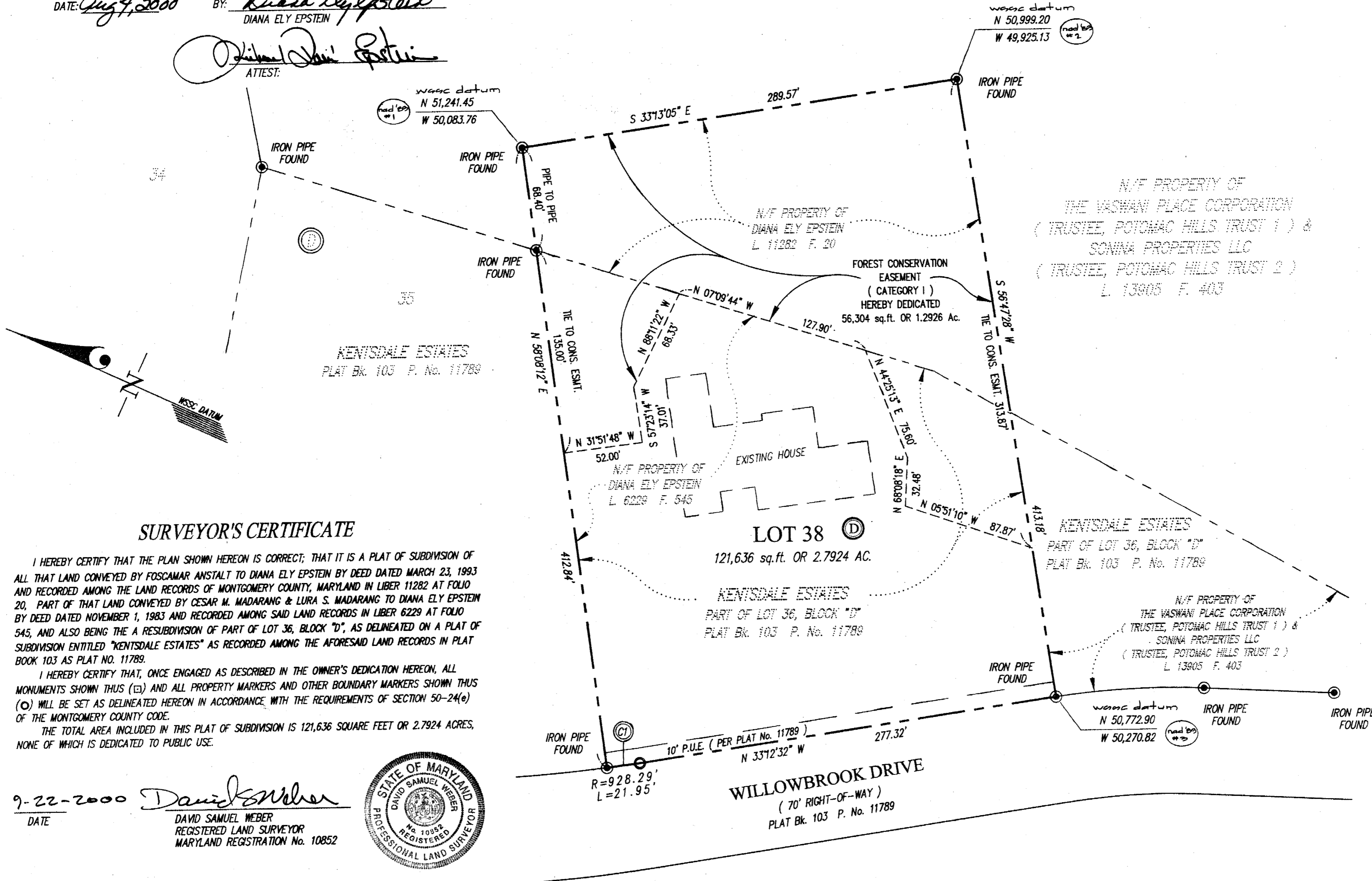
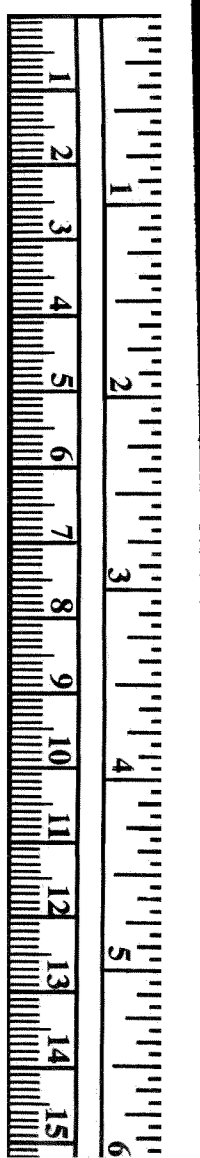
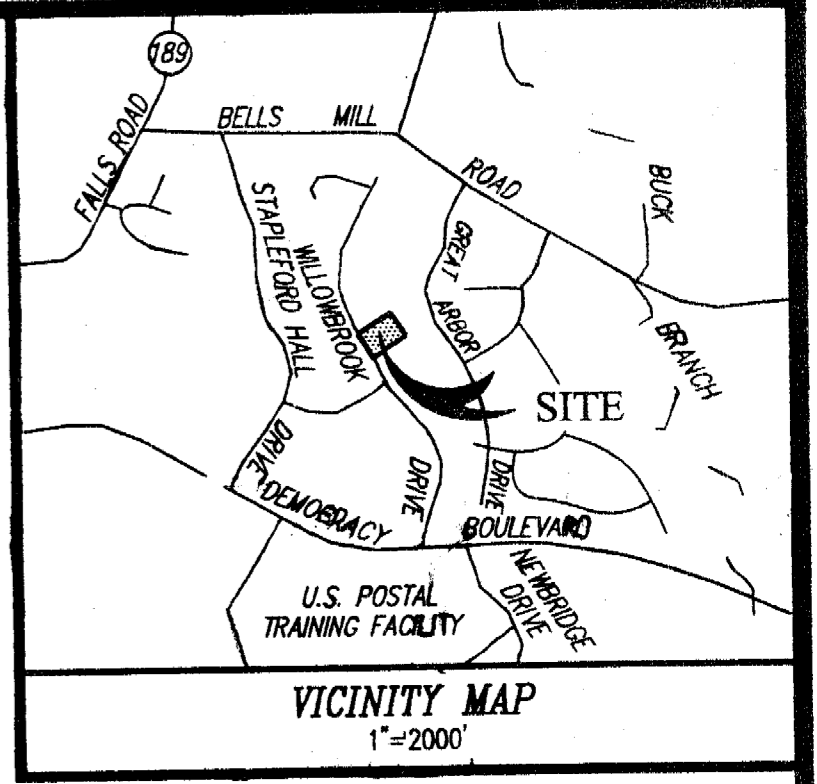
**CURVE TABULATION**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	928.29'	21.95'	10.97'	21.95'	N 32°09'06" W	01°21'16"

**Coordinate Table**

see note #10 regarding coord. conversion

Point (nad '83)	North	West
#1	490,690	1,259,678
#2	490,454	1,259,897
#3	490,227	1,259,491



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF SUBDIVISION OF ALL THAT LAND CONVEYED BY FOSCAMAR ANSTALT TO DIANA ELY EPSTEIN BY DEED DATED MARCH 23, 1993 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 11282 AT FOLIO 20, PART OF THAT LAND CONVEYED BY CESAR M. MADARANG & LURA S. MADARANG TO DIANA ELY EPSTEIN BY DEED DATED NOVEMBER 1, 1983 AND RECORDED AMONG SAID LAND RECORDS IN LIBER 6229 AT FOLIO 545, AND ALSO BEING THE A RESUBDIVISION OF PART OF LOT 36, BLOCK "D", AS DELINEATED ON A PLAT OF SUBDIVISION ENTITLED "KENTS DALE ESTATES" AS RECORDED AMONG THE AFORESAID LAND RECORDS IN PLAT BOOK 103 AS PLAT NO. 11789.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S DEDICATION HEREON, ALL MONUMENTS SHOWN THUS (E) AND ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS (O) WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 121,636 SQUARE FEET OR 2.7924 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

DATE: 9-22-2000 [Signature]  
DAVID SAMUEL WEBER  
REGISTERED LAND SURVEYOR  
MARYLAND REGISTRATION No. 10852



**NOTES**

- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- PROPERTY MARKERS LOCATED IN THE FIELD MARKED THUS: (E) PROPERTY MARKERS TO BE SET SHOWN THUS: (O)
- ZONED: RE-2
- THIS SUBDIVISION 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 REPLACE AN EXAMINATION OF TITLE REPORT OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- TAX MAP: FP 63
- PRELIMINARY PLAN #1-97056
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT.
- THE LOT SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 1-97056. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
- THE EXISTING LOT 36, BLOCK "D", KENTS DALE ESTATES WAS SUBJECT TO A PROTECTIVE COVENANTS AND RESTRICTIONS AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 5089 AT FOLIO 145.
- Site was originally surveyed in WASC datum using WASC control points C-100-4 & C-100-4. Coordinates shown in coordinate table were converted to nad '83 by WASC conversion software & further converted to nad '83 by software developed by the U.S. Army Corps of Engineers called "CORPACON".

**SUBDIVISION RECORD PLAT**  
**LOT 38, BLOCK "D"**  
**KENTS DALE ESTATES**

POTOMAC ELECTION DISTRICT NO. 10  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1"=50' JULY 2000

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY 201034197056120200 P&E

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	RECORDED: _____ PLAT BOOK: _____ PLAT NO.: _____
Approved <u>September 14, 2000</u> <u>[Signature]</u> CHAIRMAN	Approved <u>October 2, 2000</u> <u>[Signature]</u> BY: _____ DIRECTOR	DRAWN BY: CAD/MEG CHECKED BY: <u>[Signature]</u> GLW FILE NO.: 97143

M.N.C.P. & P.C. RECORD FILE No. 613-68

FILED  
OCT 2 4 2000

MSA SSU 1249-21524

CONSERVATION EASEMENT AGREEMENT

Category I

DEFINITIONS

Grantor: Fee simple owner of real property subject to a:
(i) Plan approval conditioned on compliance with a FCP; or
(ii) Plan approval conditioned on compliance with a conservation easement agreement (issued pursuant to Chapter 50 or 59, Montgomery County Code).

Grantee: Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission ("Commission").

Planning Board: Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission.

Planning Director: Director of the Montgomery County Planning Department of the Maryland-National Capital Park and Planning Commission, Montgomery County, or the Director's designee.

Plan: Sediment control permit approved pursuant to Montgomery County Code Chapter 19; preliminary plan approved under Montgomery County Code Chapter 50; site plan, development plan, planned unit development or special exception application approved under Montgomery County Code Chapter 59; mandatory referral reviewed pursuant to Article 28 of Maryland State Code Annotated; approved major utility construction (as defined by Washington Suburban Sanitary Commission's regulations).

Forest Conservation Plan ("FCP"): Forest Conservation Plan approved by the Planning Board or Planning Director pursuant to Chapter 22A, Montgomery County Code.

Exhibit A:

- (i) FCP approved as a condition of receiving any of the Plan approval noted above; or
(ii) Approved and signed Plan referencing this Agreement.

DP, F, S, E, \$ 0.00
RECORDING FEE 0.00
TOTAL 0.00
MOR 100 01/29
Dec 30, 1994 12:24 pm

WITNESSETH

This Agreement reflects a grant of easement by Grantor to the Grantee.

WHEREAS Grantor (or Grantor's agent) has obtained authority to develop pursuant to a Plan in accordance with Montgomery County, Maryland laws; and

WHEREAS, the Planning Board or other approving authority approved Grantor's Plan conditioned upon a requirement that development occur in strict accordance with a FCP approved by the Planning Board after full review of the FCP pursuant to the

94 DEC 30 P 12:27.1

FILED
MOLLY O. RUHL
CLERKS OFFICE
MONTGOMERY COUNTY



provisions of Montgomery County Code Chapter 22A (Forest Conservation); Chapter 50 (Subdivision Regulations); and/or Chapter 59 (Zoning Ordinance); and/or

the Planning Board approved Grantor's Plan conditioned upon Grantor subjecting the property to be developed ("Property") or a portion of the property to be developed to a conservation easement pursuant to the provisions of Montgomery County Code Chapter 50 (Subdivision Regulations), and/or Chapter 59 (Zoning Ordinance); and

WHEREAS, the location of this easement ("Easement") is as shown on Exhibit A (incorporated by reference into the terms of this Agreement); and

WHEREAS, the purpose of this Easement is to protect existing and future forest cover; individual trees; streams and adjacent buffer areas, wetlands and other sensitive natural features; and to maintain existing natural conditions to protect plant habitats, water quality and wildlife; and

WHEREAS, the purpose includes preservation of the natural beauty of the property subject to the Easement and prevention of any alteration, construction or destruction that will tend to mar or detract from such natural beauty; and

WHEREAS, the purpose also includes the protection and preservation of natural features within the area of the Easement which efforts are consistent with the terms and conditions of the approved plan and applicable law; and

WHEREAS, the Parties intend for the conditions and covenants contained in this Easement Agreement to run with the land in perpetuity and to be binding on all subsequent owners and occupants of the Property; and

WHEREAS, the Parties intend that a servitude be placed upon the Property to create a conservation benefit in favor of the Planning Board.

NOW, THEREFORE, the Grantor has executed this agreement for no monetary consideration but for the purpose of ensuring compliance with development standards imposed in accordance with Montgomery County law as a condition of development approval. The Grantor does hereby grant and convey unto the Planning Board, in perpetuity, an Easement on the Property of the size and location described in Exhibit A, and further described on the applicable record plat(s), of the nature and character described herein. This Easement constitutes a covenant real running with the title of the land, and is granted to preserve, protect and maintain the general topography and natural character of the land. Grantor, its heirs, successors and assigns covenant to abide by the following restrictions within the Easement:

1. The foregoing recitals are agreed to and incorporated herein and shall be binding upon the parties.

2. No living trees or shrubs (of any size or type) shall be cut down, removed or destroyed without prior written consent from the Planning Board. Diseased or hazardous trees or limbs may be removed to prevent personal injury or property damage after reasonable notice to the Planning Board, unless such notice is not practical in an emergency situation or is undertaken pursuant to a forest management plan approved by the Planning Director or Maryland's Department of Natural Resources ("DNR").

3. No plant materials (including, but not limited to brush, saplings, undergrowth, or non-woody vegetation) shall be mowed or cut down, dug up removed or destroyed unless removed pursuant to the terms and conditions of an approved forest management plan. Noxious weeds (limited to weeds defined as "noxious" under Maryland State or Montgomery County laws or regulations and "exotic or invasive plants" in the Montgomery County *Trees Technical Manual*) may be removed as required by law or according to an approved management plan, but the method of removal must be consistent with the limitations contained within this Agreement. Vegetation removal shall be limited to noxious, exotic or invasive weeds only, and protective measures must be taken to protect nearby trees and shrubs.

4. No mowing, agricultural activities, or cultivation shall occur. Grantor may replace dead trees or undergrowth provided that new plantings are characteristic of trees or undergrowth native to Maryland.

5. Nothing in this Agreement precludes activities necessary to implement or maintain afforestation or reforestation efforts pursued pursuant to an approved forest conservation plan or maintenance agreement implemented under Chapters 19 or 22A of the Montgomery County Code.

6. The following activities may not occur at any time within the Easement Area:

- a. Construction, excavation or grading (except for afforestation and reforestation efforts conducted in compliance with an approved forest conservation plan).
- b. Erection of any building or structural improvements on or above ground, including (but not limited to) sheds, dog pens, play equipment and retaining walls.
- c. Construction of any roadway or private drive.
- d. Activities which in any way could alter or interfere with the natural ground cover or drainage

(including alteration of stream channels, stream currents or stream flow).

- e. Industrial or commercial activities.
- f. Timber cutting, unless conducted pursuant to a forest management plan approved by DNR.
- g. Location of any component of a septic system or wells.
- h. Excavation, dredging, or removal of loam, gravel, soil, rock, sand and other materials.
- i. Diking, dredging, filling or removal of wetlands.
- j. Pasturing of livestock (including horses) and storage of manure or any other suit.
- k. Alteration of stream.

7. Nothing in this Agreement shall prevent construction or maintenance of stormwater structures and/or facilities or other utilities, including, but not limited to water and sewer lines, on, over, or under the Easement Area, if said structures, facilities or utilities are (i) required to implement the Plan, (ii) shown on the approved FCP, and (iii) approved by the appropriate governing bodies or agencies in accordance with applicable laws and regulations.

8. No dumping of unsightly or offensive material, including trash, ashes, sawdust or grass clippings shall occur. Natural biodegradable materials may be allowed in a properly located, designed, managed and maintained compost pile, provided the activity does not damage adjacent trees. Upon prior written approval of the Planning Director, suitable heavy fill and other stabilization measures may be placed to control and prevent erosion, provided that the fill is covered by arable soil or humus and properly stabilized.

9. Fences consistent with the purposes of the Easement may be erected within the Easement Area only after written approval from the Planning Director

10. Unpaved paths or trails consistent with the purposes of the Easement may be created within the Easement Area if shown on the FCP or with prior written approval from the Planning Director.

11. All rights reserved by or not prohibited to Grantor shall be exercised so as to prevent or minimize damage to the forest and trees, streams and water quality, plant and wildlife habitats, and the natural topographic character of the land within the Easement.

12. Grantor authorizes Planning Board representatives to

enter the Property and Easement at their own risk and at reasonable hours for the purpose of making periodic inspections to ascertain whether the Grantor, its heirs, successors or assigns have complied with the restrictions, conditions, and easements established herein. This Easement does not convey to the general public the right to enter the Property or Easement for any purpose. The Easement does not restrict or enlarge access to the general public in common open space held under community or homeowner association control beyond any access rights created by applicable community or homeowner association covenants and by-laws.

13. Grantor further agrees to make specific reference to this Easement in a separate paragraph of any subsequent deed, sales contract, mortgage, lease or other legal instrument by which any interest in the Property is conveyed.

14. No failure on the part of the Planning Board to enforce any covenant or provision herein shall waive the Planning Board's right to enforce any covenant within this agreement.

15. Upon finding a violation of any of the restrictions, conditions, covenants and easements established by this Agreement, the Planning Board shall have the right to enforce such provisions in accordance with any statutory authority (including, if applicable, the imposition of civil monetary fines or penalties in amounts and by such means as may be promulgated from time to time). The Planning Board also may seek injunctive or other appropriate relief in any court of competent jurisdiction, including the right to recover damages in an amount sufficient to restore the property to its original natural state, and Grantor agrees to pay for court costs and reasonable attorney fees if the Planning Board successfully seeks judicial relief.

16. All written notices required by this Agreement shall be sent to the Planning Director, M-NCPPC, 8787 Georgia Avenue, Silver Spring, Maryland 20910.

TO HAVE AND TO HOLD unto the Planning Board, its successors and assigns forever, this Grant shall be binding upon the heirs, successors and assigns of the Grantor in perpetuity and shall constitute a covenant real running with the title of the Property.

\* \* \* \* \*

This is to certify that the within instrument has been prepared under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Michele Rosenfeld  
Michele Rosenfeld  
Associate General Counsel  
M-NCPPC

LF 13178.417



**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

Department of Parks, Montgomery County, Maryland  
8500 Brunetz Avenue • Silver Spring, Maryland 20901

December 30, 1994

Clerk of the Circuit Court  
Judicial Center  
50 Courthouse Square  
Rockville, Maryland 20850

Dear Clerk:

Please record among the Land Records of Montgomery County, Maryland the attached conservation easement on behalf of The Maryland-National Capital Park and Planning Commission. The Commission is a state-created agency authorized to buy, sell and otherwise dispose of real property interests pursuant to Article 28 of the Annotated Code of Maryland and therefore is exempt from transfer and recording fees.

Your cooperation in this regard is appreciated.

Sincerely,

William E. Gries  
Land Acquisition Specialist

WG/kb  
/clerk.ltr/

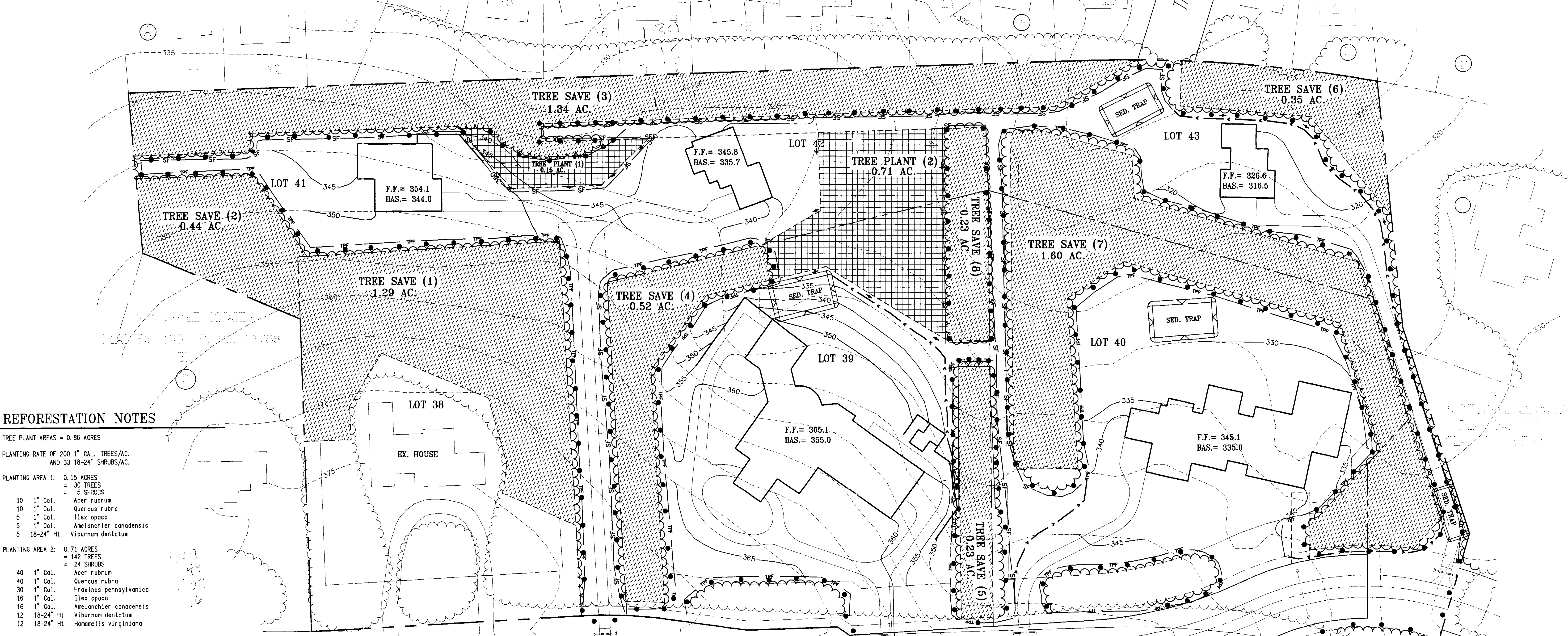
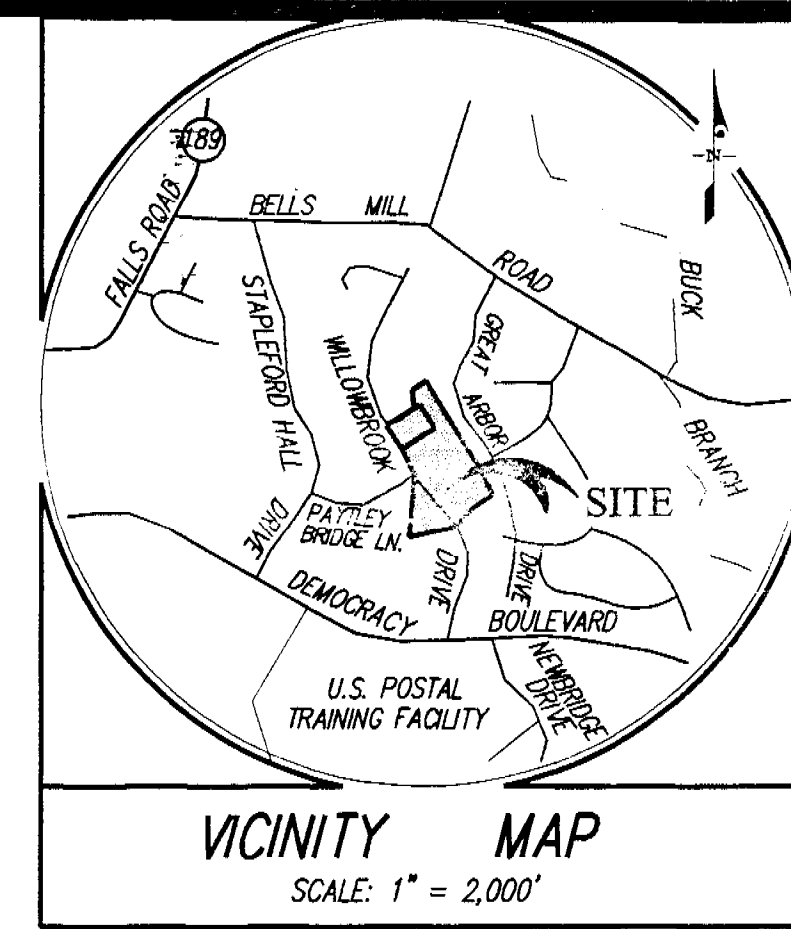


MONTGOMERY COUNTY PARKS

**REFORESTATION PLAN**

- Planting Schedule
  - The following targets will be met during the construction and planting of the reforestation sites:
    - The applicant or landscape contractor must request a pre-planting meeting with M-NCPPC.
    - Site Preparation. Any existing trash must be removed and any disturbed soil must be stabilized and seeded. Soil samples will be collected and soil amendments will be applied according to soil tests.
    - Planting. All plant installation shall follow the latest edition of the M-NCPPC publication "Trees-Approved Technical Manual" and/or the "Landscape Specifications Guidelines" as published by the Landscape Contractors Association.
      - All planting stock will be obtained from a Mid-Atlantic region source.
      - Plants may be inspected by Landscape Architect and any material that is either damaged or which has rootball compaction, 1-foot or knicker root system will be rejected. No plants will be stored on site. Plants will be planted immediately once received from the nursery.
      - Stock will be planted in random order to reflect natural growth of the forest.
      - Planting field should be limited to 2.5 x root ball diameter. Native soil material will be used to back fill planting site and area will be packed to remove air pockets. Rake soil evenly over the planting field and cover hole with three inches of mulch. Water to settle soil and provide moisture as needed.
- Spacing Values: BAB material = 20' x 20'  
Container Stock = 11' x 11'
- Maintenance Schedule:
  - The landscape contractor will inspect all zones every six months after planting for two years. At the end of the two year inspection, the contractor will request a M-NCPPC inspection and will ensure that 75% of the original stocking level is live and vigorous. In years one and two each zone will be maintained by either mowing or chemical treatment. During each inspection following planting, the contractor will evaluate the need for additional watering, additional fertilizer or lime and any additional steps to control competing vegetation. The contractor will also assess any disease potential or if any outside influences is having a deleterious effect on the mitigation sites.
  - An annual report will be given to the applicant in years one and two following planting. Report will include number of vigorous stock, site conditions, and/or any additional information pertinent to the site.

**Attachment 6: Approved Final Forest Conservation Plan**



**REFORESTATION NOTES**

- TREE PLANT AREAS = 0.86 ACRES
- PLANTING RATE OF 200 1" CAL. TREES/AC. AND 33 18"-24" SHRUBS/AC.
- PLANTING AREA 1: 0.15 ACRES  
= 30 TREES  
= 5 SHRUBS
- 10 1" Cal. Acer rubrum
  - 10 1" Cal. Quercus rubra
  - 5 1" Cal. Ilex opaca
  - 5 18"-24" Ht. Amelanchier canadensis
  - 5 18"-24" Ht. Viburnum dentatum
- PLANTING AREA 2: 0.71 ACRES  
= 142 TREES  
= 24 SHRUBS
- 40 1" Cal. Acer rubrum
  - 40 1" Cal. Quercus rubra
  - 30 1" Cal. Fraxinus pennsylvanica
  - 16 1" Cal. Ilex opaca
  - 16 1" Cal. Amelanchier canadensis
  - 12 18"-24" Ht. Viburnum dentatum
  - 12 18"-24" Ht. Homalium virginiana

**FOREST CONSERVATION WORKSHEET**

DECEMBER 2000

NET TRACT AREA:

A. Total tract area	=	21.10
B. Area within 100 year floodplain	=	0.00
C. Area within WSSC R/W or road R/W constructed by public fund	=	0.00
D. Net tract area	=	21.10

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)

Input the number "1" under the appropriate land use zoning, and limit to only one entry.

ARA	MOR	IDA	MOR	MPD	CIA
0	1	0	0	0	0

E. Afforestation Threshold: 20K x D = 4.22  
F. Conservation Threshold: 25K x D = 5.28

EXISTING FOREST COVER:

G. Existing forest cover (excluding floodplain)	=	18.60
H. Area of forest above afforestation threshold	=	14.38
I. Area of forest above conservation threshold	=	13.33

BREAK EVEN POINT:

J. Forest retention above threshold with no mitigation	=	7.94
K. Clearing permitted without mitigation	=	10.66

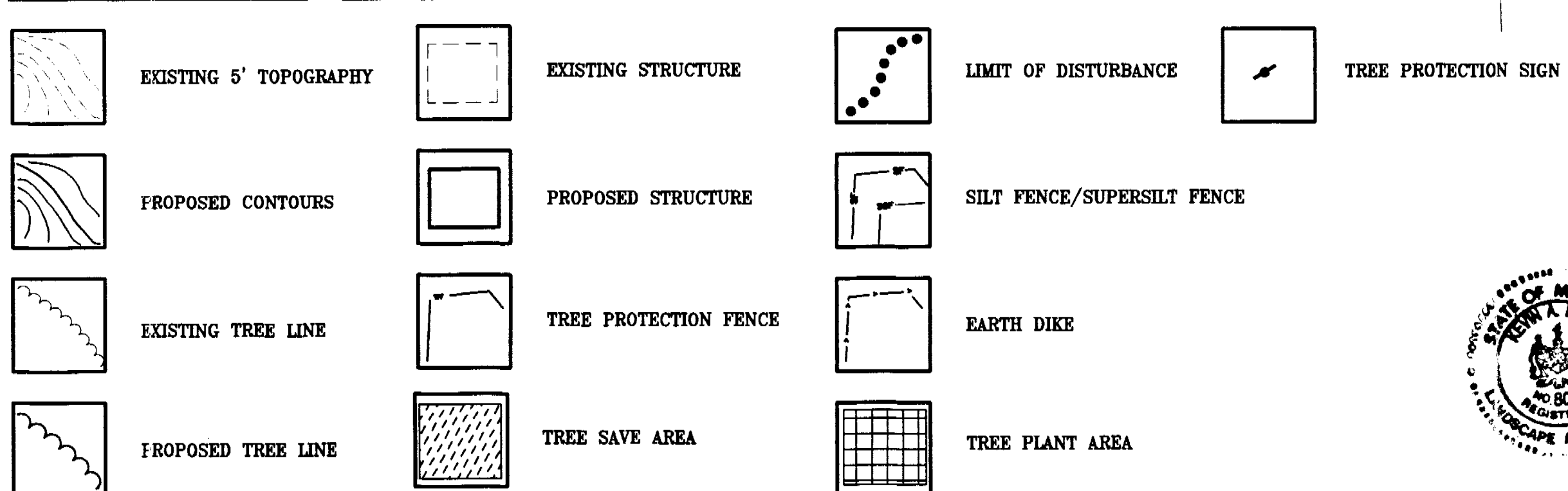
PROPOSED FOREST CLEARING:

L. Total area of forest to be cleared	=	11.34
M. Total area of forest to be retained	=	7.26

PLANTING REQUIREMENTS:

N. Reforestation for clearing above conservation threshold	=	2.84
P. Reforestation for clearing below conservation threshold	=	0.00
Q. Credit for retention above conservation threshold	=	1.98
R. Total reforestation required	=	0.86
S. Total afforestation required	=	0.00
T. Total reforestation and afforestation required	=	0.86

**LEGEND**



**SITE DATA**

EXISTING ZONING: RE-2 (EDTOMAC SUBREGION PLANNING AREA)

GROSS TRACT AREA: 21.09 ACRES

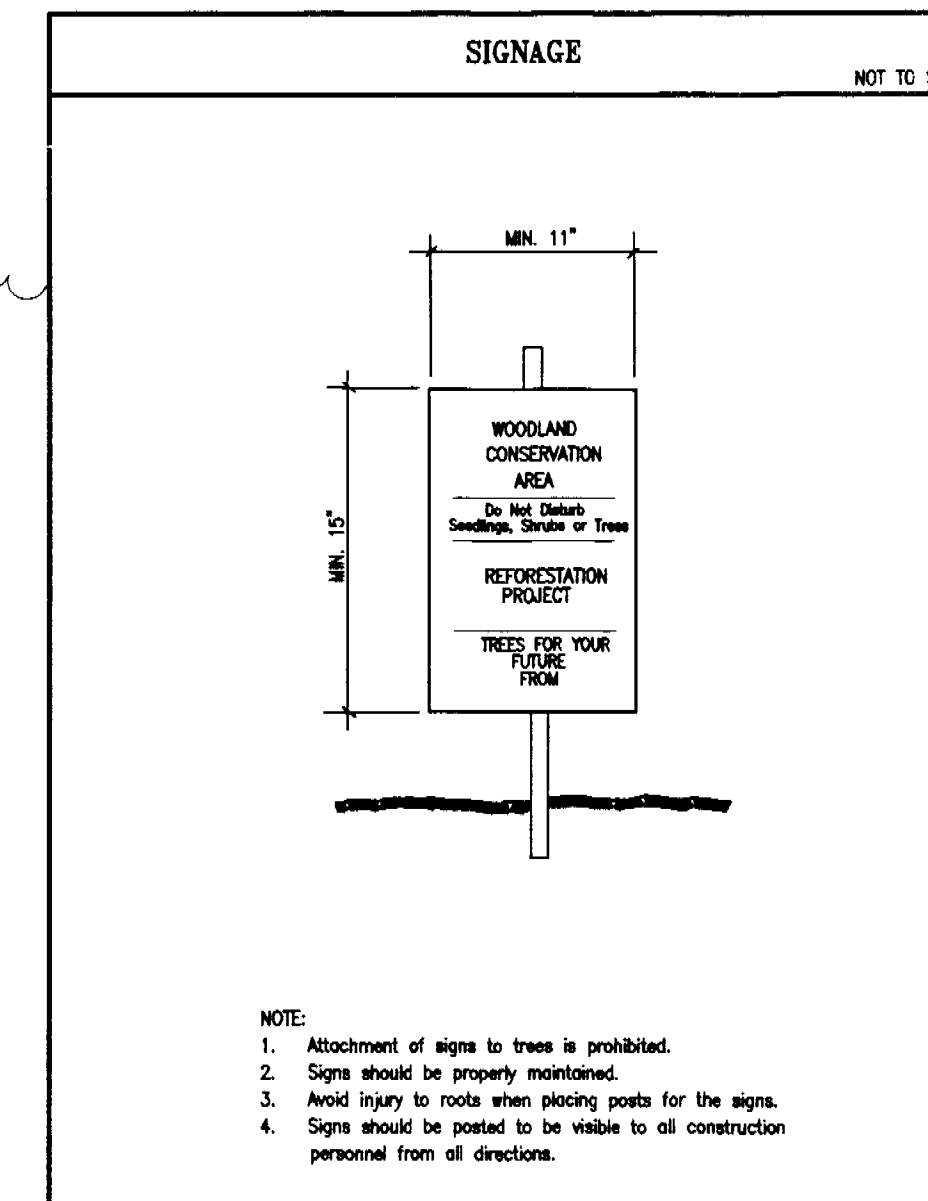
NUMBER OF PROP. LOTS: 7  
(NOTE: EX. HOUSE IS TO REMAIN ON PROPOSED LOT 38. THE LOT WAS CREATED BY DEED - RECORDED L. 11282 F. 028)

MINIMUM LOT AREA: 2 ACRES (± 87, 120 S. F.)

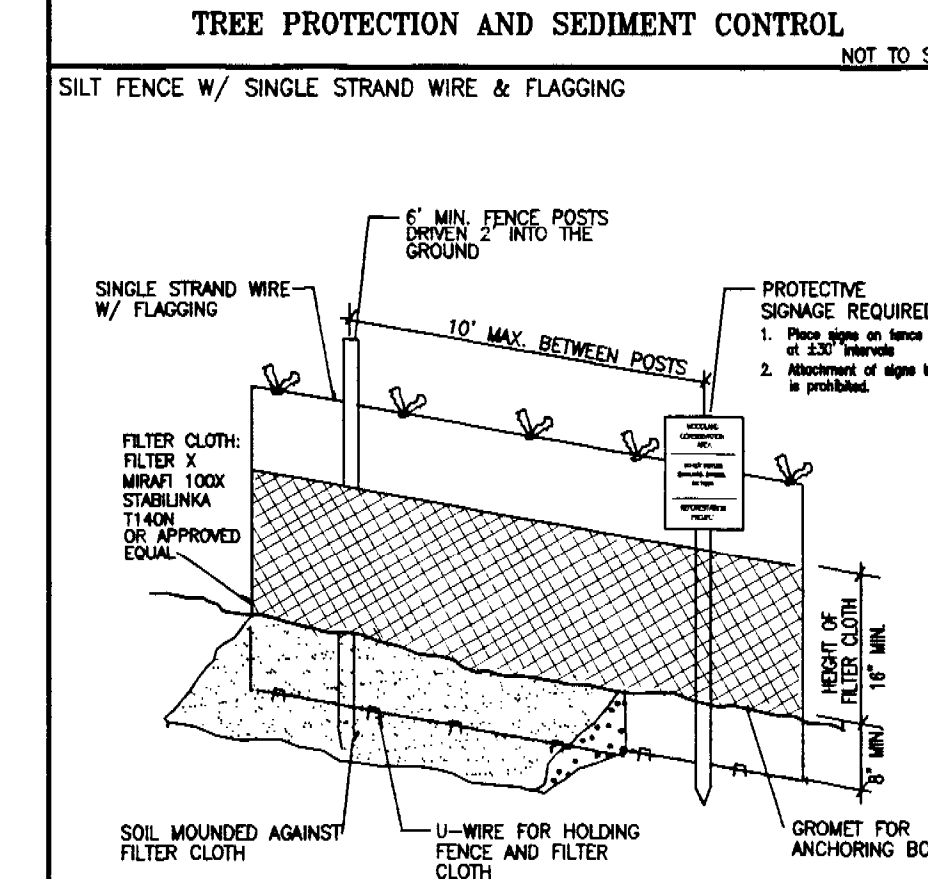
**NOTE: ALL TREE SAVE AND TREE PLANT AREAS TO BE WITHIN CATEGORY I CONSERVATION EASEMENT \*SEE RECORD PLAT\***

**\*FOR FOREST CONSERVATION USE ONLY\***

- NOTE:
- WHERE SILT FENCE ABUTS A TREE SAVE AREA THE SILT FENCE SHALL BE COMBINED WITH TREE PROTECTION FENCE. SEE DETAIL.
  - WHERE SUPER SILT FENCE OR EARTH DIKES ARE SHOWN ALONG TREE SAVE AREAS NO TREE PROTECTION FENCE IS REQUIRED. SIGNAGE MUST BE POSTED. SEE DETAIL.

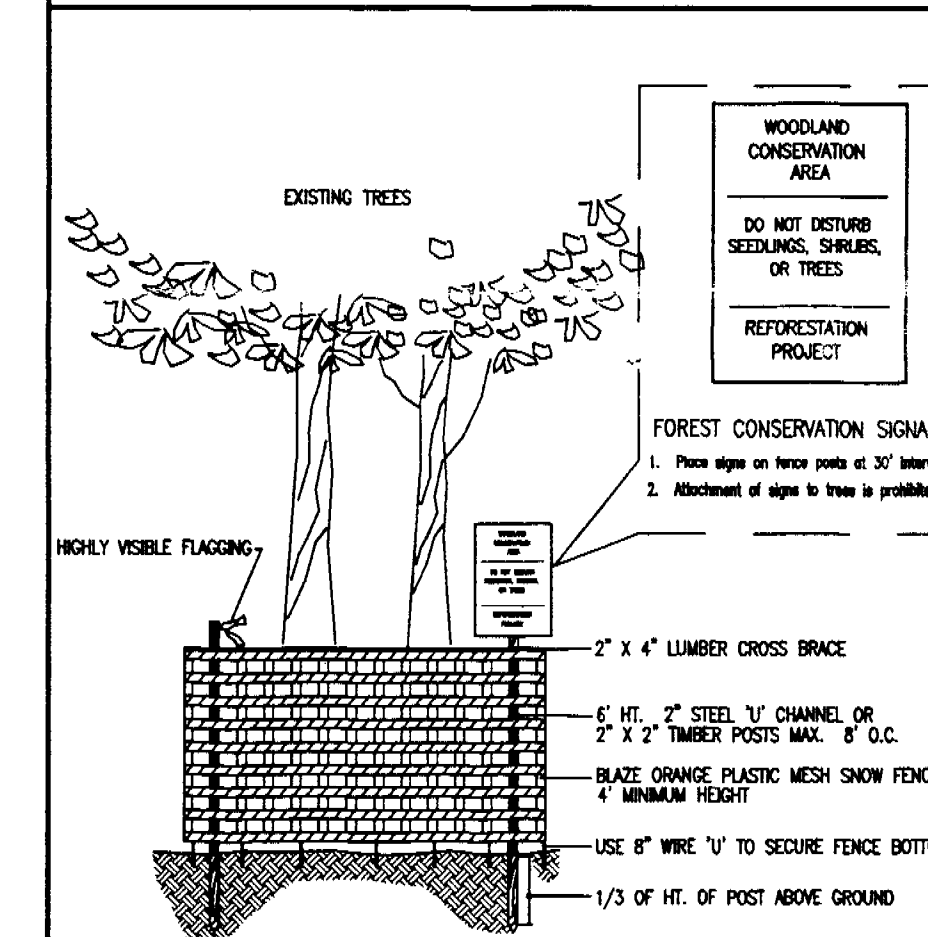


**TREE PROTECTION AND SEDIMENT CONTROL**



- NOTE:
- Combine sediment control and protective device.
  - Retention area will be set on part of the review process.
  - Boundaries of retention area should be staked prior to installing protective device.
  - Root damage should be avoided.
  - Maintain soil only within the limits of disturbance.
  - Protective signage is required.
  - All standard maintenance for sediment control devices apply to these details.

**TREE PROTECTION FENCE**



- TREE PROTECTION FENCING:
- Forest protection device only.
  - Avoid root damage.
  - Device must be maintained throughout construction.

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE, SUITE 250, BARTONVILLE OFFICE PARK  
BARTONVILLE, MARYLAND, 20866  
TEL: 301-421-4024 FAX: 301-421-4186

DATE	MODIFY PER	REVISION	BY	APPR.
5/01	MODIFY PER REVISED TREE SAVE AREAS		LMW	
2/01	MODIFY PER REVISED TREE SAVE AREAS		LMW	
12/00	MODIFY PER REVISED TREE SAVE AREAS		KMD	

I hereby certify that this Final Forest Conservation Plan has been prepared in accordance with the Maryland Forest Conservation Act, and the Montgomery County Trees Technical Manual, effective September, 1992.

Signature: *Kevin A. Foster*  
Kevin A. Foster  
Maryland Registered Landscape Architect No. 807

PREPARED FOR:  
MS. VERA CHAWLA  
10317 HOLLY HILL PLACE  
POTOMAC, MD 20854  
PH: 301-469-6555

FOREST CONSERVATION PLAN  
KENTSDALE ESTATES  
10TH ELECTION DISTRICT

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	RE-2	97143
DATE	TAX MAP - GRID	SHEET
AUG. 2000	FP - 563	1 OF 1



MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue, Silver Spring, Maryland 20910

Environmental Planning Division 301.495.4540 Fax: 301.495.1303

www.MontgomeryPlanning.Org

Issued with FAQs

NOTICE OF VIOLATION

EDPNOV 0001

FOR MONTGOMERY COUNTY, MARYLAND, the undersigned issuer, being duly authorized, states that:

On, January 14, 2016 the recipient of this NOTICE, Diana Epstein

who represents the property owner, Diana Epstein

is notified that a violation of the Montgomery County Forest Conservation Law (Chapter 22-A) exists at the following location: 10501 Willowbrook Drive; Kelttsdale Estates Lot 38 Block D

Plan No. 119970560 Explanation: Violations of Category I Conservation Easement Agreement

VIOLATION:

- Failure to hold a required pre-construction meeting.
Failure to have tree protection measures inspected prior to starting work.
Failure to install or maintain tree protection measures per the approved Forest Conservation or Tree Save plan.
[X] Failure to comply with terms, conditions and/or specifications of an approved Forest Conservation plan or Tree Save plan, or as directed by Forest Conservation Inspector
Failure to obtain an approved Forest Conservation plan or Tree Save plan prior to cutting, clearing, or grading 5,000 square feet on a property of 40,000 square feet or greater.
Failure to comply with reforestation or afforestation requirements of a Forest Conservation Plan.
[X] Failure to obtain written approval for a fence permit prior to installing a fence that passes through or around a conservation easement.
[X] Other: structural improvements, activities that interfere with natural ground cover and drainage, violations of Liber 13178 Folio 412

Failure to comply with this NOV by 02/05/2016 may result in i) issuance of a citation, ii) issuance of a Stop Work Order, and/or iii) issuance of a Notice of Hearing to appear before the Planning Board for appropriate Administrative Action. Recipient is to call the inspector at 301-495-9564 when the corrective action is complete. The following corrective action(s) must be performed as directed and within any time frames specified below:

- Stake out limits of disturbance (LOD) and contact Forest Conservation Inspector for a pre-construction meeting:
Install tree protection measures and/or tree care as directed by Forest Conservation Inspector.
Submit required application for compliance with Chapter 22A of the County Code. Contact Environmental Planning at 301-45-4540.
Cease all cutting, clearing, or grading and/or land distributing activity. Approval from Forest Conservation Inspector is required to resume work.
Schedule a pre-planting meeting with the Forest Conservation Inspector prior to the reforestation of afforestation planting.
[X] Schedule and attend a meeting with staff to determine appropriate corrective action to be performed by a date certain. Failure to complete the corrective action by the date assigned may result in i) issuance of a citation, ii) issuance of a Stop Work Order, and/or iii) issuance of a Notice of Hearing to appear before the Planning Board for appropriate Administrative Action.
Other:

MNCPPC Inspector

Stephen Peck Printed Name

Stephen Peck Signature

01/14/16 Date

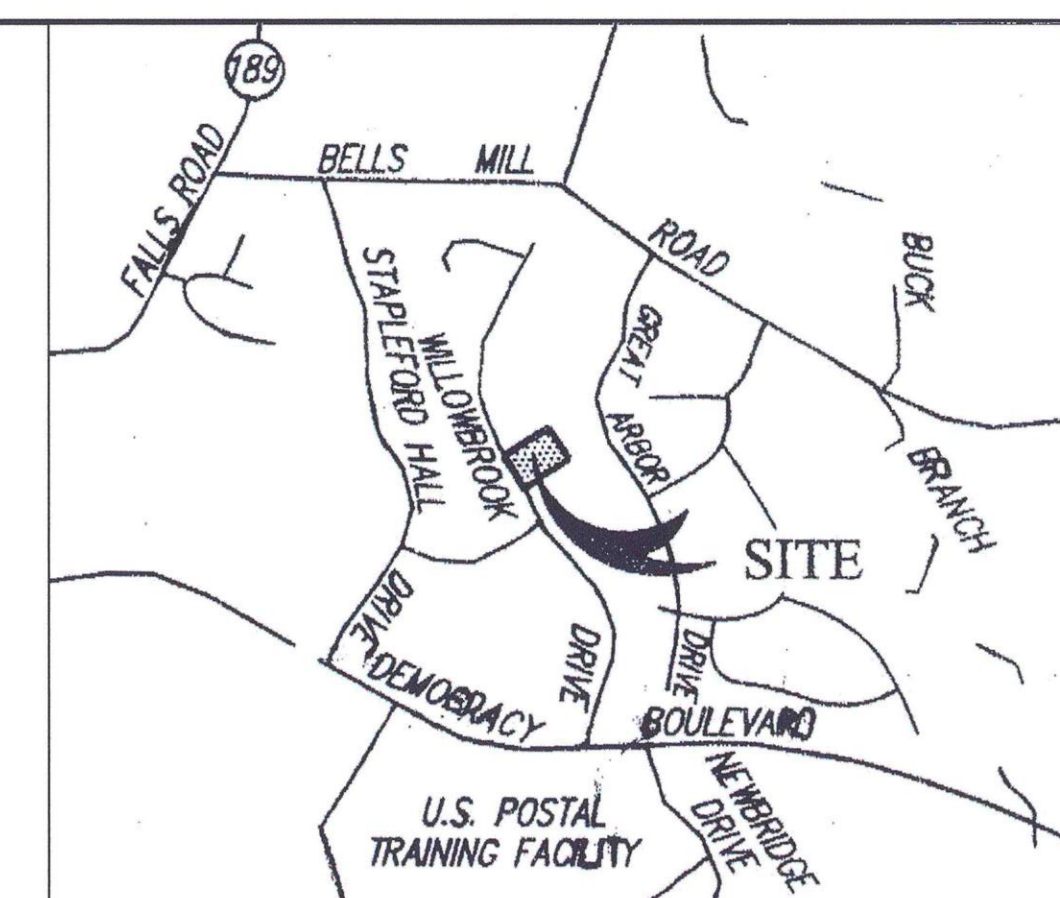
RECEIVED BY:

Sent certified mail Printed Name Signature

Date



Maryland Coordinate System



PRELIMINARY NOT FOR CONSTRUCTION

**OWNER'S CERTIFICATE**

The Undersigned agrees to execute all the features of the Final Forest Conservation Plan Approval No. 1197056B including forest planting, maintenance, and all other applicable agreements.

Owner's Name: Diana Ely Epstein

Address: 10501 Willowbrook Drive  
Potomac, MD 20854

Phone: (301) 983-1818

Signature: \_\_\_\_\_

**General Notes**

- This plan is a limited amendment to Preliminary Plan 11997056B, approved by the Planning Board (resolution mailed May 22, 1997). Lot 38, Block D, is the subject of this amendment.
- The source of boundary information shown hereon is based on a boundary survey prepared by Rodgers Consulting, Inc. in April, 2016.
- There are no Wetlands, Waters of the US, and/or 100-year floodplain within Lot 38, Block D.
- No rare, threatened, or endangered species were observed on the property.
- The area of the lot subject to this amendment is 121,636 sf or 2.79 acres.
- Forest Conservation Law requirements are met through off-site banking.
- This limited amendment to Preliminary Plan 11997056B is limited to the release of the Category I Conservation Easement as shown hereon. The information presented on this plan has been deemed by the Montgomery County Planning Department and Planning Board to be sufficient for the purpose of this plan and application.
- This application is not binding on any property not mentioned in Note 1.
- Topographic information and adjacent property lines are from Montgomery County GIS.
- The fencing, lighting, irrigation, masonry materials and site furniture within the proposed Category II Conservation Easement are to remain within this tree save area. The maintenance of these features is to be done in a manner that does not harm existing trees.
- Aerial Image from M-NCPPC (2014).
- Surveyor's Certification is being provided for the Limited Preliminary Plan Amendment.
- Landscape Architect Seal is provided for Forest Conservation Plan Amendment.

**Kentsdale Estates Lot 38, Block D, Limited Preliminary Plan Amendment Summary**

Area of Category I Easement to be Released	Area of Category II Easement to be Provided	Off-Site Mitigation Credits (Cat I Provided 2:1 minus Cat II)
56,304 SF (1.29 AC)	16,949 SF (0.40)	95,659 SF (2.20 AC)

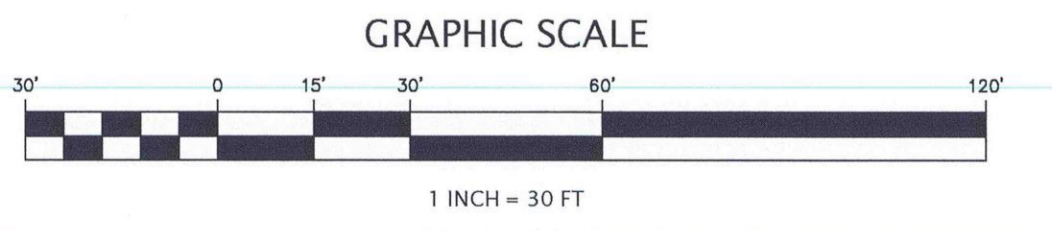
**SITE DATA**

- TOTAL AREA OF PROPERTY: 121,636 sf
- TOTAL AREA OF EXISTING CATEGORY I CONSERVATION EASEMENT AREA TO BE RELEASED: 56,304 SF
- TOTAL AREA OF PROPOSED CATEGORY II CONSERVATION EASEMENT AREA: 16,949 SF

**Surveyor's Certification**

I hereby certify to the best of my professional belief and knowledge that the outline of the property included in this application is taken from a boundary survey conducted by Rodgers Consulting, Inc. in August 2015. The boundary survey of the property was prepared under my direct responsible charge in accordance with COMAR Title 09, Subtitle 13, Chapter 06, Regulation .12.

Date \_\_\_\_\_ Timothy Paul Quinn  
Professional Land Surveyor  
Maryland Registration Number 20002  
License Expiration 9-20-2016



REVISION	DATE	REVISION	DATE	REVISION	DATE

OWNER:  
**DIANA EPSTEIN**  
10501 WILLOWBROOK DRIVE  
POTOMAC, MARYLAND 20854

**LIMITED PRELIMINARY PLAN & FOREST CONSERVATION PLAN AMENDMENT NO. 11997056B**

**RODGERS CONSULTING**  
19847 Century Boulevard  
Suite 200  
Germantown, Maryland 20874  
Ph: 301.948.4700 (Main)  
Ph: 301.293.6609 (Frederick)  
Fax: 301.948.6256  
www.rodgers.com

BY	DATE
BASE DATA	
DESIGNED	
DRAWN	
REVIEWED	
RODGERS CONTACT:	
RELEASE FOR	
BY _____	DATE _____

**KENTSDALE ESTATES**  
LOT 38, BLOCK D  
L. 31764 F. 00252  
ELECTION DISTRICT NO. 10  
MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=30'  
JOB No. 1202A  
DATE: Apr. 2016  
SHEET No. 4 of 4