

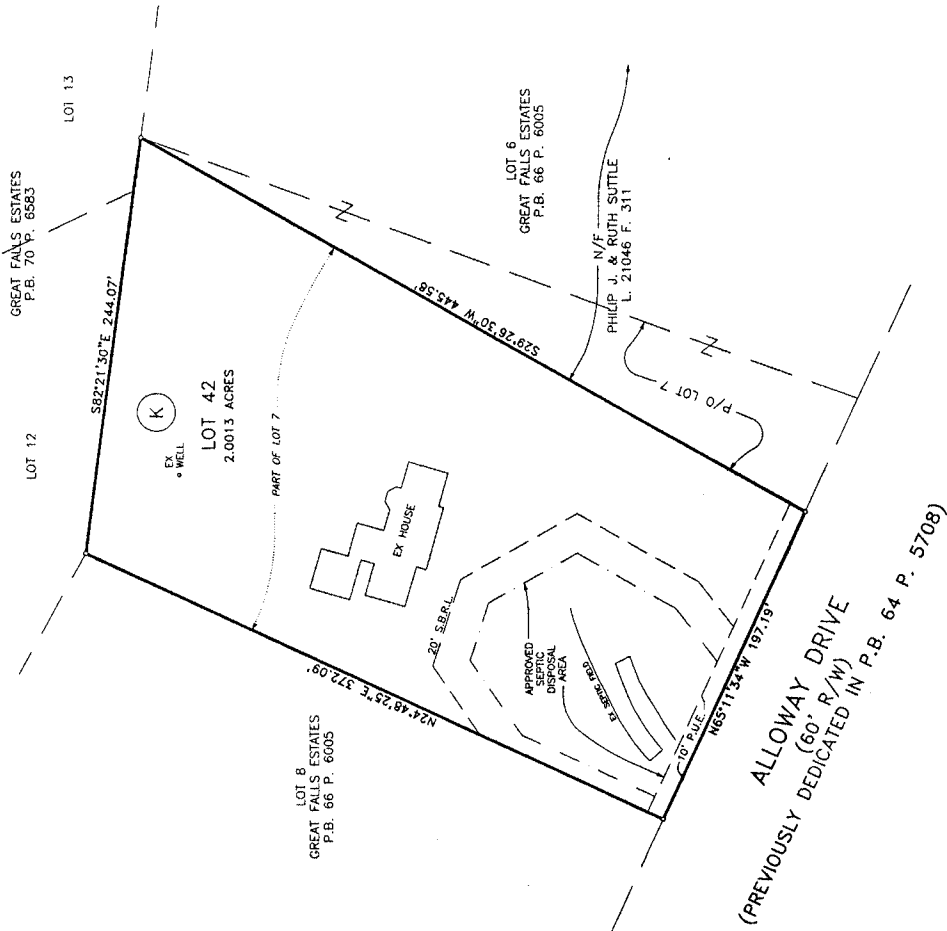
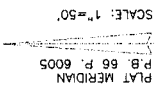
Plat Name: Great Falls Estates
Plat #: 220100030

Location: Located on the north side of Alloway Drive, 400 feet east of Stanmore Drive
Master Plan: Potomac
Plat Details: RE-2 zone; 1 lot
Community Water, Private Septic
Applicant: William Shaw

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 120080200 (MCPB Resolution No. 08-94), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plan.

PLAT No.

NUMBER OF LOTS	1
AREA OF LOTS	2.0013 AC.
AREA OF STREET DEDICATION	0.00 AC.
TOTAL AREA THIS PLAT	2.0013 AC.



- NOTES:**
1. PROPERTY IS ZONED RE-2.
 2. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX MAP FP-122.
 3. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON W.S.C. BASE SHEET 212-4W-11.
 4. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS OF THE PLANNING BOARD APPROVAL FOR PRELIMINARY PLAN #13008000, ENTITLED "GREAT FALLS ESTATES".
 5. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER.
 6. FOR THE EXISTING WELL AND SEPTIC AREAS SHOWN AS DESCRIBED IN THE PRELIMINARY PLAN APPROVED BY THE DEPARTMENT OF PERMITTING SERVICES.
 7. INDIVIDUAL SEPTIC SYSTEM TO BE IN ACCORDANCE WITH PRELIMINARY PLAN # 13088000.
 8. SEPTIC BUILDING RESTRICTION LINES SUBJECT TO CHANGE WITH RE-APPROVAL BY THE DEPARTMENT OF PERMITTING SERVICES.
 9. THIS LOT IS APPROVED FOR SIX BEDROOMS ONLY.
 10. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY RESTRICTION OR EASEMENT OR EGRESS OR EGRESS RESTRICTIONS THE OWNERSHIP AND USE OF THE PROPERTY IN THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXISTING TITLE OR TO IMPACT OR INURE ALIEN RIGHTS AFFECTING TITLE.
 11. ALL TERMS, CONDITIONS, AGREEMENTS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY RECORDING THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING THE PLANNING BOARD'S HOURS.
 12. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN INCLUDING AGREEMENTS PRIOR TO ISSUANCE OF A SUBMITTAL CONTROL PERMIT.



22000030
 The Maryland-National Capital Park & Planning Commission
 Montgomery County Planning Board

Approved _____ DATE _____

Approved _____ DATE _____

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

RECORDED _____
 PLAT NO. _____

P.G. ASSOCIATES, INC.
 6250 FREDERICK ROAD, SUITE 100
 GAITHERSBURG, MARYLAND 20877
 Phone: (301) 208-0350

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREIN, HEREBY CERTIFY THAT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. FURTHER, WE GRANT TO POTOMAC ELECTRIC POWER COMPANY, BELL ATLANTIC TELEPHONE COMPANY OF MARYLAND, WASHINGTON GAS LIGHT COMPANY AND TO EACH OF THEIR SUCCESSORS AND ASSIGNS, THE RIGHT AND PERMISSION TO LOCATE AND MAINTAIN UNDERGROUND UTILITIES WITHIN THE TEN FOOT WIDE PUBLIC UTILITY EASEMENT, DESCRIBED HEREIN AS "UTILITIES", WITH THE TERMS AND PROVISIONS OF SUCH A GRANT, BEING THOSE FOR PUBLIC UTILITY EASEMENTS, AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THE TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY ENGAGING A LICENSED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES. WE WILL BE RESPONSIBLE FOR THE COST OF SUCH MONUMENTATION. IF ANY OF THE MONUMENTS TO BE CONSTRUCTED ON THE INDIVIDUAL LOTS SHOWN HEREON, THERE ARE NO RECORDED SUITS, ACTIONS AT LAW, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

Witness: William J. Shaw DATE: 11/18/09
 Witness: Stacy M. Shaw DATE: 11/18/09

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS TRUE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT IT IS A RE-SUBDIVISION OF ALL OF THE LAND SHOWN ON THE PREVIOUSLY RECORDED PLAT OF SUBDIVISION, ENTITLED "GREAT FALLS ESTATES", AS SHOWN ON A PLAT OF SUBDIVISION, ALSO BEING PART OF LOT 7, BLOCK K, AS SHOWN ON A PLAT OF SUBDIVISION, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, ALL BEING SUBJECT TO THE TERMS AND CONDITIONS OF THE ORIGINAL PLAT OF SUBDIVISION. I FURTHER CERTIFY THAT, IF ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THEREON WILL BE SET IN ACCORDANCE WITH SECTION 30-24(6) OF THE MONTGOMERY COUNTY CODE, OF WHICH NONE IS DEDICATED TO PUBLIC USE.

Witness: Paul W. Wain DATE: 11/20/09
 Paul W. Wain
 LAND SURVEYOR
 PROFESSIONAL LAND SURVEYOR
 MORTGAGE REGISTRATION NO. 10688

SUBDIVISION RECORD PLAT
LOT 42 - BLOCK K
GREAT FALLS ESTATES
 POTOMAC ELECTION DISTRICT No. 10
 MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=50'

OCTOBER 2009

RECORD PLAT REVIEW SHEET

Plat Name: Great Falls Estates Plat Number: 220100030
 Plan Name: Great Falls Estates Plan Number: 120080200
 Plat Submission Date: 7-15-09
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: P. Butler Checked: DR Date 12/10/09

Initial DRD Review:

Signed Preliminary Plan - Date 3/12/09 Checked: Initial SJS Date 8/12/09
 Planning Board Opinion - Date 12-24-08 Checked: Initial SJS Date 8/12/09
 Site Plan Req'd for Development? Yes ___ No X Verified By: SJS (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Site Plan Reviewer Plat Approval: Checked: Initial _____ Date _____

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>E. Gibson</u>	<u>7/15/09</u>	<u>7/31/09</u>	<u>7/20/09</u>	<u>No REVISIONS</u>
Research	Bobby Fleury			<u>7/20/09</u>	<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey			<u>7/31/09</u>	<u>OK</u>

Final DRD Review:

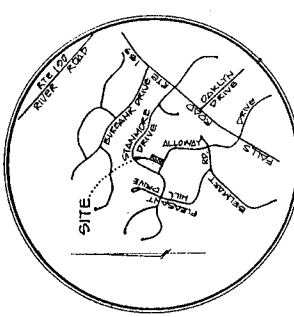
DRD Review Complete: Initial SJS Date 12/10/09
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): Initial SJS Date 8-12-09
 Final Mylar w/Mark-up & PDF Rec'd: Initial SJS Date 12/3/09
Board Approval of Plat:
 Plat Agenda: Initial SJS Date 12/17/09
 Planning Board Approval: _____
 Chairman's Signature: _____
DPS Approval of Plat:
 Engineer 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 Green Books for Resubdivision: _____
 Notify Engineer to Seal Plats: _____
 Engineer Seal Complete: _____
 Complete Reproduction: _____
 Sent to Courthouse for Recordation: _____

No. _____

DATE	10/10/97
REVISIONS	
NO.	DESCRIPTION
1	REV. 08/11/97 SEE P. 2
2	ADD SEPTIC TANK & ADD WWS W/RE PUMP

P.G. ASSOCIATES, INC.
 CIVIL ENGINEERS & SURVEYORS • LAND PLANNERS
 932 HUNGERFORD DRIVE, SUITE 43
 ROCKVILLE, MARYLAND 20850
 PHONE (301) 309-1361

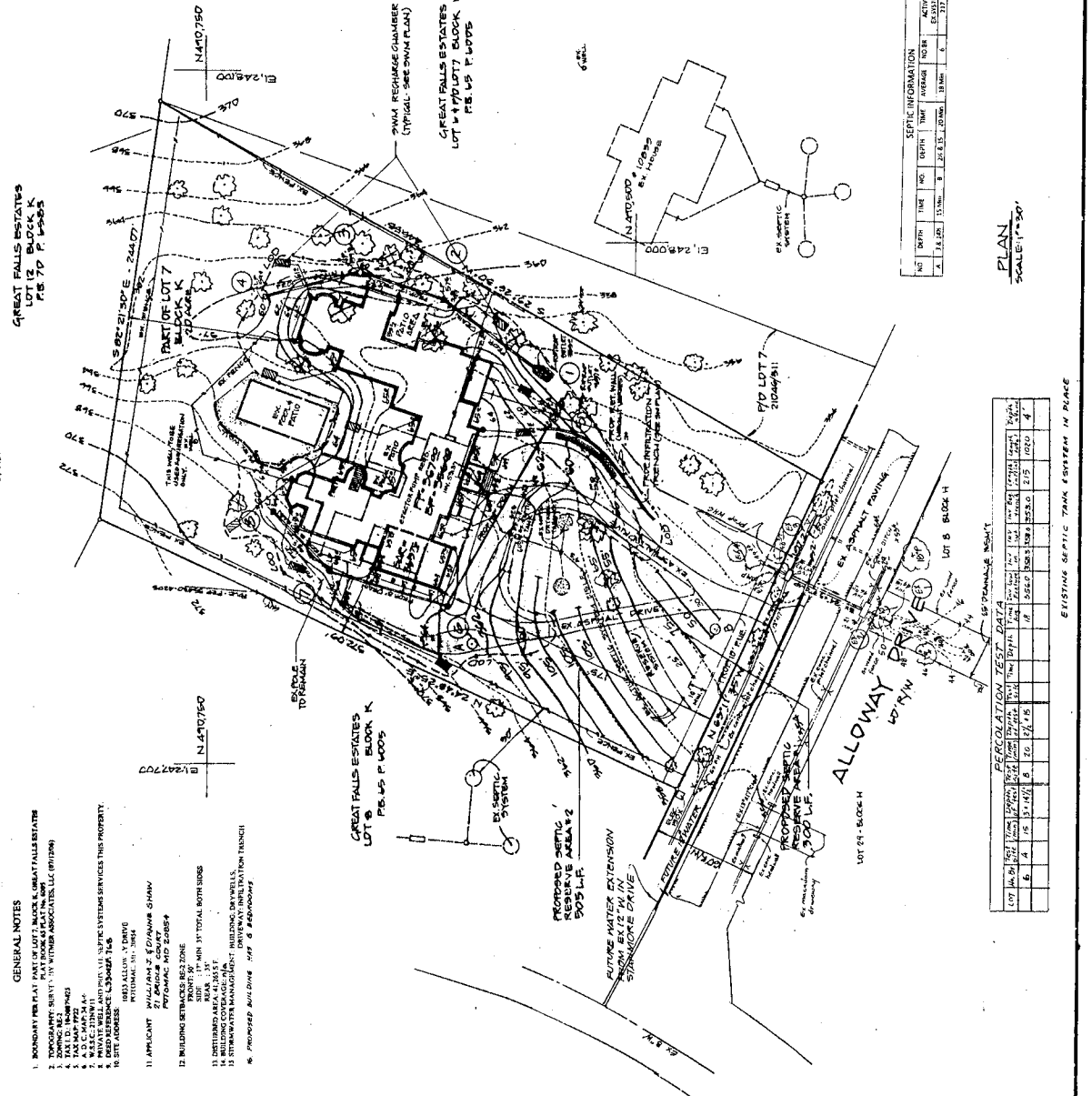
SHAWN RESIDENCE
 PRELIMINARY PLAN
 PART OF LOT 7 BLOCK K
 GREAT FALLS ESTATES
 MONTGOMERY COUNTY, MARYLAND
 PLAT NO. 0005 L 23042 P. 768
 10/10/97



VICINITY MAP
 SCALE: 1"=2000'
 A77MAP 2A A 9

GREAT FALLS ESTATES
 LOT 7, BLOCK K
 PLS 70 P. 0585

SCALE: 1"=300'
 MD State Plans



- GENERAL NOTES**
- BOUNDARY PER PLAN PART OF LOT 7, BLOCK K, GREAT FALLS ESTATE
 - TOPOGRAPHY: SURVEY BY P.G. ASSOCIATES, INC. (10/12/96)
 - ZONING: RES-10
 - DATE: 10/10/97
 - PROJECT NO.: 97-01
 - CLIENT: SHAWN RESIDENCE, 13300 WOODS DRIVE, ROCKVILLE, MD 20850
 - PROJ. ADDRESS: 13300 WOODS DRIVE, ROCKVILLE, MD 20850
 - APPLICANT: WILLIAM J. & DIANNE SHAWN
 - PERMIT NO.: 2084
 - PROJECT NO.: 97-01
 - BUILDING SETBACKS: SEE ZONE
 - BEARS: 3" TOTAL BOTH SIDES
 - BUILDING COVERAGE: 75%
 - STORMWATER MANAGEMENT: DETENTION/INfiltrATION TRENCH
 - PROPOSED BUILDING: SEE P. 2 & 3

GREAT FALLS ESTATES
 LOT 7, BLOCK K
 PLS 70 P. 0585

GREAT FALLS ESTATES
 LOT 7, BLOCK K
 PLS 70 P. 0585

DEVELOPMENT TABLE

Zone (REQ)	Required	Proposed
Minimum Acreage (A)	\$7,100 sq ft	\$7,177 sq ft
Minimum Lot Area (B)	150'	237'
Minimum Set Back (C) (Front, Side, Rear)	25'	197'
Minimum Set Back (D) (Front, Side, Rear)	50'	175'
Set Back (E) (Front, Side, Rear)	17'	30'
Room of Inlet	15'	71'
Room of Outlet	15'	17'

CERTIFIED PRELIMINARY PLAN
 I, the undersigned, certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Maryland.
 Date: 10/10/97
 Signature: [Signature]

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY SHOWN HEREON IS CORRECT, BASED ON THE SURVEY DATA AND RECORDS ON FILE IN THE OFFICE OF THE COUNTY ENGINEER, MONTGOMERY COUNTY, MARYLAND, AND SUBJECTS TO CHANGE UPON FINAL SURVEY. FURTHERMORE, FROM A REVIEW OF THE RECORDS ON FILE IN THE OFFICE OF THE COUNTY ENGINEER, MONTGOMERY COUNTY, MARYLAND, I AM SATISFIED THAT THE WELLS AND SEPTIC SYSTEM WITHIN 100 FEET OF THE SITE HAVE BEEN SHOWN.
 DATE: 10/10/97
 Signature: [Signature]

ENGINEER'S SEPTIC CERTIFICATE
 I HEREBY CERTIFY THAT THE LOCATION OF THE SEPTIC SYSTEM TEST SITES SHOWN HEREON WERE ESTABLISHED BY ACTUAL SURVEYS MADE ON THE PROPERTY AND THAT THE WELLS AND SEPTIC SYSTEM WITHIN 100 FEET OF THE SITE HAVE BEEN SHOWN.
 DATE: 10/10/97
 Signature: [Signature]

SEPTIC INFORMATION

NO.	DEPTH	TIME	NO.	DEPTH	TIME	AVERAGE	DOB	ACTIVE	TOTAL INCHES
1	14.00	15.00	2	23.00	15.00	19.00	0	0	38.00

PERCOLATION TEST DATA

LOT NO.	DATE	TIME	DEPTH	PERCOLATION RATE (INCHES PER HOUR)
1	10/10/97	15:00	14.00	1.5
2	10/10/97	15:00	23.00	1.5
3	10/10/97	15:00	14.00	1.5
4	10/10/97	15:00	23.00	1.5