

Plat Name: Fox Meadow
Plat #: 220100520

Location: Located on the south side of River Road (MD 190), 650 feet east of Sandy Landing Road
Master Plan: Potomac
Plat Details: RE-2 zone
Community Water, Community Sewer
Applicant: St. Luke's Serbian Church

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. 120090290 (MCPB Resolution No. 09-147), 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.

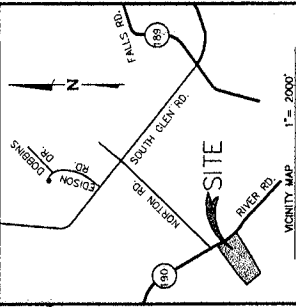
CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	172.00'	211.51'	70°44'
C2	172.00'	41.44'	13°33'
C3	172.00'	41.44'	13°33'
C4	359.00'	194.87'	18°33'

- This property is zoned RE-2.
- The approval of this plat is predicated on the availability of public water and sewer prior to the construction of buildings.
- The property shown herein is subject to the requirements of the Montgomery County Forest Conservation Law and is subject to a Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- Unless expressly contemplated by this plan or approved of letters, conditions, agreements, stipulations, and covenants, the plat is subject to the requirements of the Montgomery County Planning Board and the Department of Planning and Zoning, approved by the Montgomery County Planning Board and is intended to survive and not be extinguished by the recording of this plat. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- This Plat is not intended to show every matter affecting or restricting the ownership and use of the property.
- This Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- The lot shown herein is limited to the uses and conditions as required by preliminary Plan #120090290, entitled "St. Luke Serbian Church".
- Coordinates shown herein are based on the Maryland State NAD 83/91 Datum, as projected by NCS and are for Geographical Information Services (GIS) only. Stations used are No. GAIT with grid coordinates of North 534,457.86 feet and East 1,249,651.23 feet and No. 000E with coordinates of North 493,540.73 feet and East 1,361,533.04 feet. The combined scale factor for this site is 0.999940781.

To convert the grid coordinates to ground/surface coordinates, divide the grid coordinates by the combined scale factor.

The distances shown on this plat are as measured on the ground/surface. To convert the ground/surface distances to grid distances, multiply the ground/surface distances by the combined scale factor.

This Plat is subject to a Declaration of Covenants recorded in Liber Folio _____ at _____



TAX MAP NO. FP343, FP123
VICINITY MAP 1" = 2000'

OWNER'S CERTIFICATE

St. Luke Serbian Orthodox Church of Washington, D.C., a Maryland corporation, owner of the property shown herein, hereby adopts this plat of subdivision, depicts the boundaries of the property shown herein, and certifies that the boundaries of the property shown herein to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3634 of Folio 457 among the Land Records of Montgomery County, Maryland, subject to all current and applicable regulations of all Federal, State and local laws, ordinances, rules, regulations, and orders, and subject to the easements as recorded in Liber 13178 of Folio 412 among the Land Records of Montgomery County, Maryland, subject to the terms set forth therein; as owners of this subdivision, we our heirs, assigns, and assigns in law, do hereby certify that the boundaries of the property shown herein, to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(e)(2) of the Montgomery County Code.

There are no suits, liens, leases, mortgages, or trusts, affecting the property included in this plat of resubdivision, except a certain deed of trust and the parties in interest thereto have affixed their signatures herein indicating their consent to this plat of resubdivision.

St. Luke Serbian Orthodox Church
of Washington, D.C.

4/2/10
DATE
President of the Executive Board
PNC BANK

We hereby consent to this plat of resubdivision.

5/14/2010
DATE
Trustee

SURVEYOR'S CERTIFICATE

We hereby certify that the plat shown herein is correct; that it is a subdivision of all of the land conveyed by Otis Trentis (L.L.C. Otis & Gus Trentis) to St. Luke Serbian Orthodox Church of Washington, D.C. by deed dated July 20, 2001 and recorded in Liber 3634 of Folio 457 among the Land Records of Montgomery County, Maryland, and also being a resubdivision of part of Lot 26, as delineated on a plat of subdivision entitled "FOX MEADOW" as recorded among the said Land Records as Plat No. 10938. We hereby certify that, once engaged as described in the owner's certificate, we have surveyed the property shown herein in accordance with the provisions of the Montgomery County Code. The boundaries included on this plat is 119,781 square feet or 2.74979 acres, including 3,448 sq. ft. of street dedication.

5/24/2010
DATE

Jonathan A. Busak
Property Line Surveyor
MD Reg. No. 350

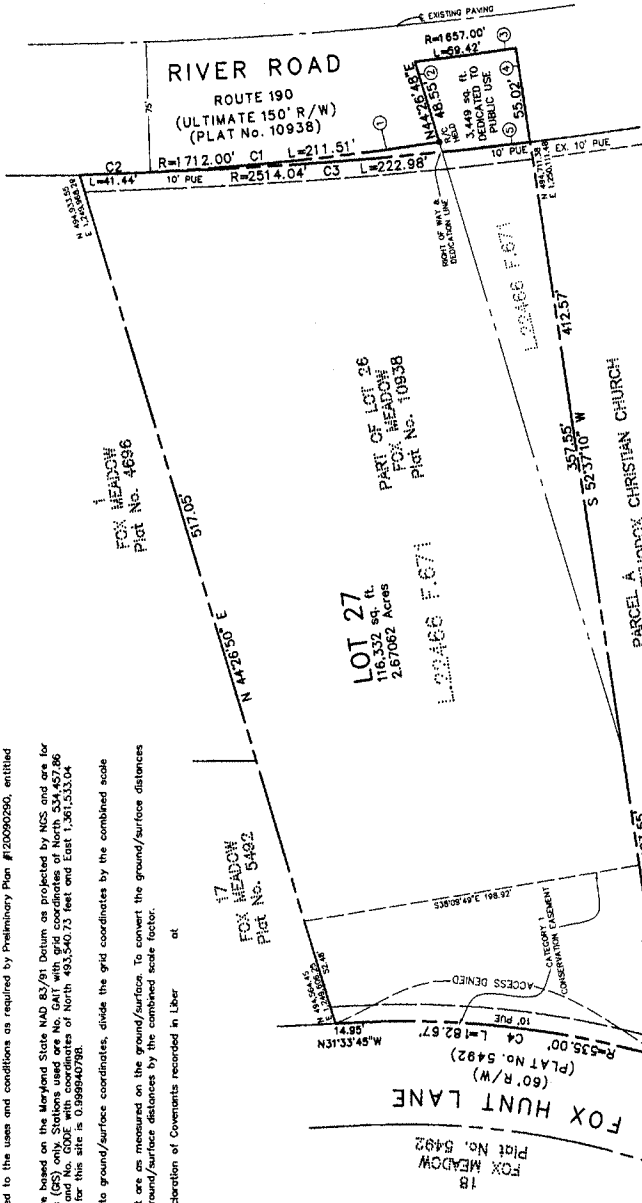
SUBDIVISION RECORD PLAT
LOT 27

FOX MEADOW
ELECTION DISTRICT NO. 10
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50' APRIL, 2010



Metcalf, Hendricks & Glascock, P.A.
Engineers & Planners • Surveyors
5220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1278
Phone: 301.670.0840
Fax: 301.946.0693
www.mhga.com

02.210.21



LINE	COURSE	DISTANCE
1	R=1712.00'	L=170.00'
	CHD. S34°32'22\" E	170.00'
2	N 44°26'48\" E	48.55'
3	R=1857.00'	L=58.40'
	CHD. S36°48'52\" E	58.40'
4	S 52°37'10\" W	55.02'
5	R=2514.04'	L=222.98'
	CHD. N33°08'21\" W	222.98'

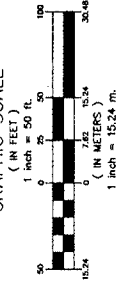
3,448 sq. ft. of Ac. 0.07917
SHOWN THUS:

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

PLAT TABULATION

Number of Lots = 1
Area of Lots = 116,332 sq. ft.
Area of Street Dedication = 3,448 sq. ft.
Total Area = 119,781 sq. ft. or 2.74979 acres

GRAPHIC SCALE



FOR PUBLIC WATER AND SEWER ONLY 2201002520
THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____
CHAIRMAN
M.N.C.P. & P.C. RECORD FILE NO. _____

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES
APPROVED: _____
DIRECTOR

DATE: _____
Plat No.: _____

SECRETARY-TREASURER

SECRETARY-TREASURER

CHAIRMAN

SECRETARY-TREASURER

RECORD PLAT REVIEW SHEET

Plat Name: Fox Meadow Plat Number: 220100520
 Plan Name: St. Lukes Serbian Church Plan Number: 120090290
 Plat Submission Date: 12-24-09
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: R. Weaver Checked: PAW Date 01/01/10

Initial DRD Review:

Signed Preliminary Plan – Date 4-12-2010 Checked: Initial SJS Date 6-1-2010
 Planning Board Resolution – Date 3-1-2010 Checked: Initial SJS Date 6-1-2010
 Site Plan Req'd for Development? Yes No Verified By: SJS (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Planning Board Resolution – 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 Easements OK 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 Owner Cert Tax Map

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	12/29/09	1/15/10	1/13/10	NO REVISIONS
Research	Bobby Fleury	↓	↓	1-4-10	OK
SHA	Corren Giles	↓	↓	---	---
PEPCO	Bobbie Dickey	↓	↓	---	---
Parks	Doug Powell	↓	↓	---	---
DRD	Keiona Clark	↓	↓	---	---

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SJS Date 1/19/10
 Final Mylar & DXF/DWG Received: Initial SJS Date 5-25-2010
 Final Mylar Review Complete: Initial SJS Date 6-8-2010

Board Approval of Plat:

Plat Agenda: Initial SJS Date 6/17/2010
 Planning Board Approval: _____
 Chairman's Signature: _____

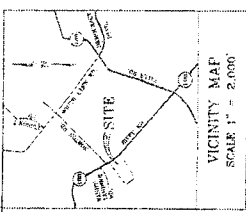
MCDPS Approval of Plat:

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 Resubdivision: _____
 Complete Reproduction: _____
 Notify Consultant to Seal Plats: _____
 Surveyor's Seal Complete: _____
 Sent to Courthouse for Recordation: _____
 Recordation Info Entered into Hansen: _____

No. _____



SITE DATA
 PART OF LOT 26 AND PART OF LOT 27
 SUBJECT PROPERTY: ST. LUKE'S SERBIAN CHURCH
 COMMISSION: 10880 RIVER ROAD
 NET TRACT AREA: 10.35 AC. (OR 2.08 AC. 44)
 ZONING CLASSIFICATION: R-2
 PROPERTY ADDRESS: 10880 RIVER ROAD
 TAX ACCOUNT NO.: 10880 RIVER ROAD
 PROPOSED USE: PLACE OF WORSHIP WITH PULPIT, REFERENCE

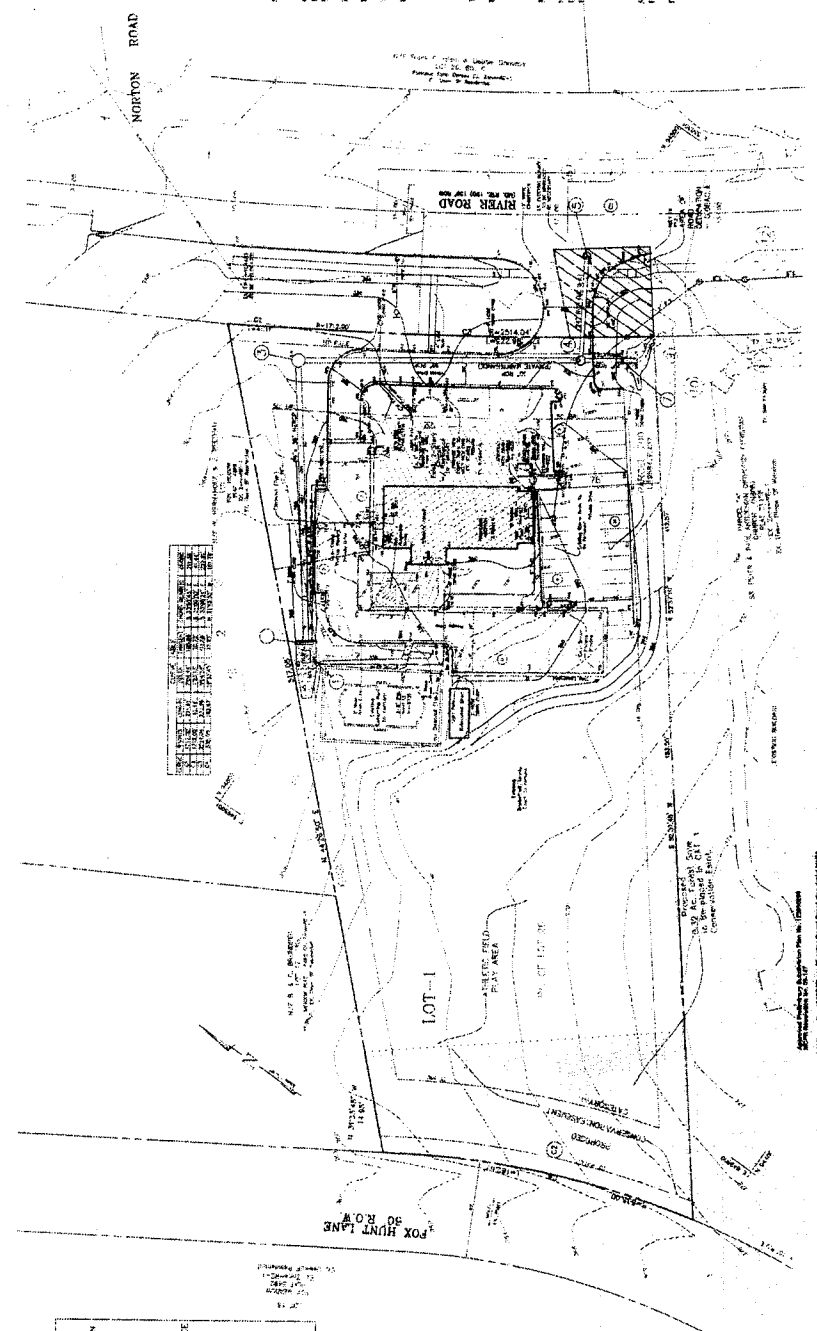
DEVELOPMENT STANDARDS
 BEHOLDERS: 20
 TRACT AREA: 10.35 AC.
 BUILDING AND PARKING REQUIREMENTS: 50
 FRONT YARD SETBACK: 30'
 REAR YARD SETBACK: 10'
 MAXIMUM BUILDING HEIGHT (FEET): 30'
 MINIMUM LOT AREA (SQUARE FEET): 10,000
 BUILDING FOOTPRINT (SQUARE FEET): 10,000
 BUILDING CONTRACT (SQUARE FEET): 10,000

OFF-STREET PARKING AND LOADING
 OFF-STREET PARKING FACILITY AREA: 8,235 S.F.
 OFF-STREET PARKING: 40 SPACES
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STANDARDS
 BEHOLDERS: 20
 TRACT AREA: 10.35 AC.
 BUILDING AND PARKING REQUIREMENTS: 50
 FRONT YARD SETBACK: 30'
 REAR YARD SETBACK: 10'
 MAXIMUM BUILDING HEIGHT (FEET): 30'
 MINIMUM LOT AREA (SQUARE FEET): 10,000
 BUILDING FOOTPRINT (SQUARE FEET): 10,000
 BUILDING CONTRACT (SQUARE FEET): 10,000

OWNER/APPLICANT:
 St. Luke's Serbian Church
 Contact: Mr. Paul Ruzevic
 10880 River Road
 River Road, PA
 PHONE: (301) 948-6800

PRELIMINARY PLAN OF SUBDIVISION
 PT. of LOT 26 and Parcel 700
SAINT LUKES SERBIAN CHURCH
 PLAT 19719 & L34567 F. 456
 10TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND
EMIG Metch, Hendricks & Gleason, P.A.
 1000 West End Blvd., Suite 100
 Baltimore, MD 21201
 Phone: (301) 955-1100
 Fax: (301) 955-1101
 E-mail: emig@emig.com



LEGEND

	PROPOSED VEGETATION
	FLOOD-STONE
	Asphalt Paving
LIMIT OF SUBDIVISION	
	30'
	50'
	EXISTING BUILDING
	PROPOSED ADDITION

1. The proposed subdivision is shown on the attached plat and is subject to the provisions of the Subdivision Control Act, Article 28, of the Maryland Code, and the Regulations of the State Board of Planning and Zoning, and the Regulations of the State Board of Public Works.
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15. The proposed subdivision is shown on the attached plat and is subject to the provisions of the Subdivision Control Act, Article 28, of the Maryland Code, and the Regulations of the State Board of Planning and Zoning, and the Regulations of the State Board of Public Works.

SURVEYOR'S CERTIFICATE
 I, the undersigned, being duly qualified and licensed as a Professional Land Surveyor in the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original survey and subdivision plan as shown to me by the applicant, and that the same conform to the provisions of the Subdivision Control Act, Article 28, of the Maryland Code, and the Regulations of the State Board of Planning and Zoning, and the Regulations of the State Board of Public Works.

[Signature]
 Date: 10/15/2010

CONTINUED DEVELOPMENT PLAN
 The proposed subdivision is shown on the attached plat and is subject to the provisions of the Subdivision Control Act, Article 28, of the Maryland Code, and the Regulations of the State Board of Planning and Zoning, and the Regulations of the State Board of Public Works.

Call: Wise Utility
 Telephone: 410-326-7977
 For Utility Locations At
 Least 48 Hours Before
 Beginning Construction.