

Plat Name: Kensington Heights
Plat #: 220140350

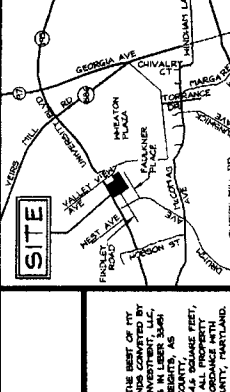
Location: Located on the south side of University Boulevard West (MD 193) at the eastern terminus of Findley Road.

Master Plan: Wheaton CBD Sector Plan

Plat Details: RT-8 zone; 26 lots, 11 parcels

Applicant: Wheaton Land Investment, 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. 120100290 (MCPB Resolution No 11-28) and Site Plan No. 820130140 (Certified Site Plan dated December 5, 2013), 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.

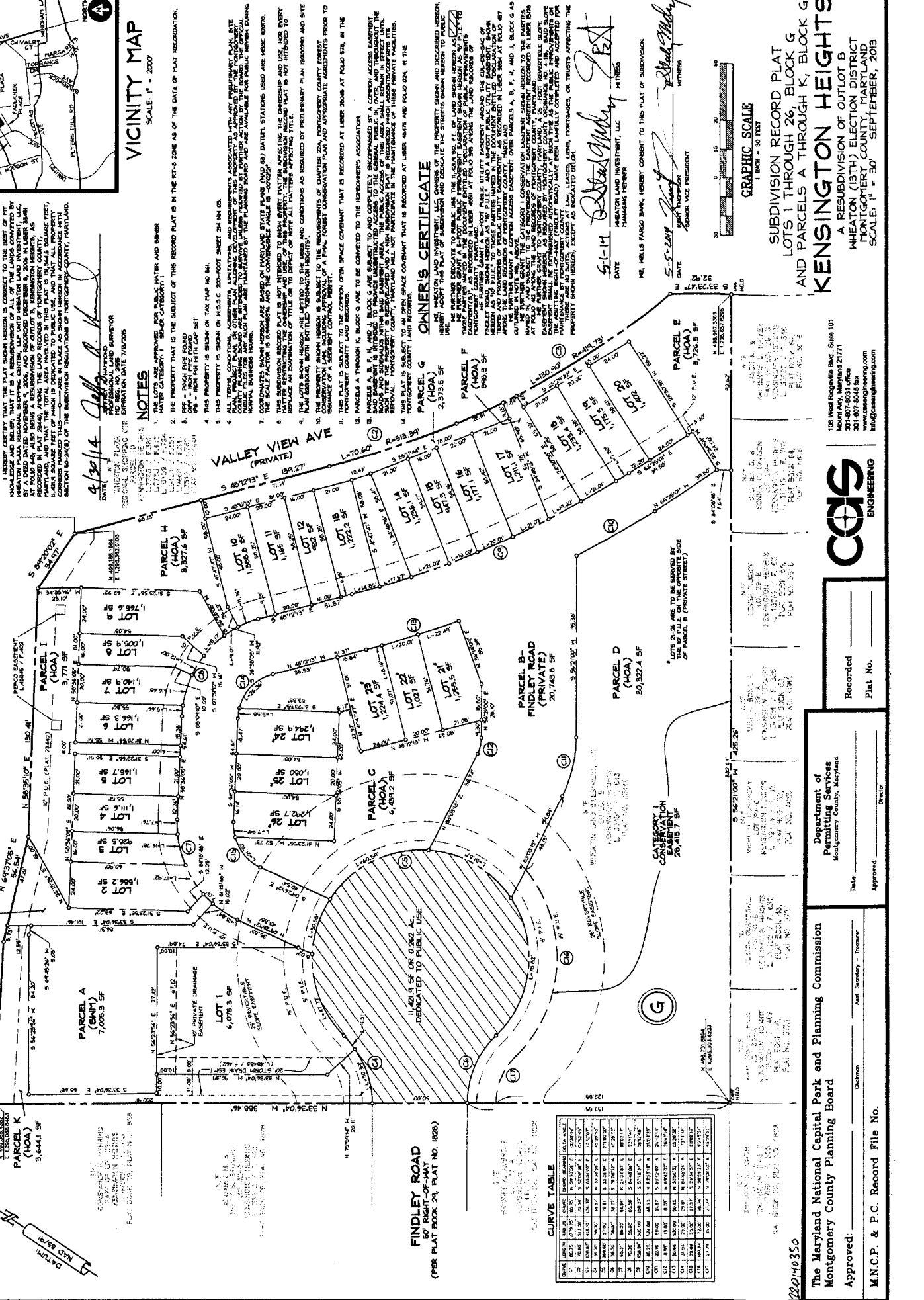


VICINITY MAP
SCALE: 1" = 200'

FLAT No.
PLAT No.

FLAT TABULATION
NUMBER OF LOTS: 36
TOTAL AREA: 34,208.50 SQ. FT.
AREA OF PARCEL(S): 3,794.56 SQ. FT.
AREA OF PUBLIC USE: 11,424.94 SQ. FT.
TOTAL STREET FRONTAGE: 1,460.2 SF
TOTAL AREA (0.08 ACRES)

WEST UNIVERSITY BOULEVARD
PARCEL J (MONTGOMERY ROUTE 19)
(HOA) 1,460.2 SF
(RIGHT-OF-WAY VARIES)



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A REPRODUCTION OF A PLAT PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND CONTROL, AND THAT IT IS A TRUE AND CORRECT REPRODUCTION OF THE ORIGINAL PLAT AS RECORDED IN THE PUBLIC RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 34,208.50 SQUARE FEET, OR 0.785 ACRES, AND THAT THE TOTAL AREA OF THE PUBLIC USE AREAS IS 11,424.94 SQUARE FEET, OR 0.261 ACRES, AND THAT THE TOTAL AREA OF THE PARCELS IS 3,794.56 SQUARE FEET, OR 0.087 ACRES, AND THAT THE TOTAL AREA OF THE PLAT IS 34,208.50 SQUARE FEET, OR 0.785 ACRES, AND THAT THE TOTAL AREA OF THE PUBLIC USE AREAS IS 11,424.94 SQUARE FEET, OR 0.261 ACRES, AND THAT THE TOTAL AREA OF THE PARCELS IS 3,794.56 SQUARE FEET, OR 0.087 ACRES.

NOTES

1. THE PLAT IS APPROVED FOR PUBLIC WATER AND SEWER.
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE RT-9 ZONE AS OF THE DATE OF PLAT RECORDATION.
3. WATER CATEGORY: "SEWER CATEGORY: 1"
4. THIS PROPERTY IS SHOWN ON TAX MAP NO. 94.
5. ALL TERMS, CONDITIONS, AGREEMENTS, RESTRICTIONS, EASEMENTS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PLAT, OR OTHER INSTRUMENT WHICH IS A PART OF THE RECORDATION OF THIS PLAT OR WHICH IS REFERRED TO HEREIN ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT.
6. COORDINATES SHOWN HEREON ARE BASED ON MARYLAND STATE PLANE (MAD 83) DATUM STATIONS USED ARE HARC 8089.
7. THE SCALE FACTOR IS 0.999997.
8. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW, EXERT, OR AFFECT ANY RIGHTS, INTERESTS, EASEMENTS, OR RIGHTS OF THE PROPERTY OWNERS OR ANY OTHER PARTY, AND IT IS NOT INTENDED TO REPLACE AN EXISTING DEED OR INSTRUMENT OF TITLE OR TO DEFER OR NOTE ALL MATTERS AFFECTING TITLE.
9. THE PLAT IS APPROVED FOR THE PURPOSES OF THE MONTGOMERY COUNTY SUBDIVISION RECORD PLAT ACT, BUT DOES NOT CONSTITUTE AN ENDORSEMENT OR GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
10. CONSERVATION BASEMENT DEDICATION IS SUBJECT TO THE RECORDATION OF THE CONSERVATION BASEMENT INSTRUMENT AND THE RECORDATION OF THE INSTRUMENTS OF THE CONSERVATION BASEMENT.
11. THIS PLAT IS SUBJECT TO THE CONSERVATION BASEMENT INSTRUMENT THAT IS RECORDED AT LIBER 2008 AT FOLIO 679, IN THE MONTGOMERY COUNTY RECORDS.
12. PARCELS A THROUGH K, BLOCK G ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.
13. PARCELS A, B, F, H, AND J ARE SUBJECT TO A HOA CONVEYED BY A COMMON AGREEMENT SAID AGREEMENT IS INTENDED TO PROVIDE UNRESTRICTED ACCESS TO THE GENERAL PUBLIC TO THE OVERHEAD POWER LINES AND TO PROVIDE ACCESS TO THE PUBLIC RECORDS FOR THE RECORDATION OF THE INSTRUMENTS OF THE CONSERVATION BASEMENT.
14. THE CONSERVATION BASEMENT INSTRUMENT IS RECORDED AT LIBER 2008 AT FOLIO 679, IN THE MONTGOMERY COUNTY RECORDS.

OWNER'S CERTIFICATE

I, **HEATHER LAND INVESTMENT, LLC**, AS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A REPRODUCTION OF A PLAT PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND CONTROL, AND THAT IT IS A TRUE AND CORRECT REPRODUCTION OF THE ORIGINAL PLAT AS RECORDED IN THE PUBLIC RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 34,208.50 SQUARE FEET, OR 0.785 ACRES, AND THAT THE TOTAL AREA OF THE PUBLIC USE AREAS IS 11,424.94 SQUARE FEET, OR 0.261 ACRES, AND THAT THE TOTAL AREA OF THE PARCELS IS 3,794.56 SQUARE FEET, OR 0.087 ACRES.

OWNER'S CERTIFICATE

I, **HEATHER LAND INVESTMENT, LLC**, AS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A REPRODUCTION OF A PLAT PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND CONTROL, AND THAT IT IS A TRUE AND CORRECT REPRODUCTION OF THE ORIGINAL PLAT AS RECORDED IN THE PUBLIC RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 34,208.50 SQUARE FEET, OR 0.785 ACRES, AND THAT THE TOTAL AREA OF THE PUBLIC USE AREAS IS 11,424.94 SQUARE FEET, OR 0.261 ACRES, AND THAT THE TOTAL AREA OF THE PARCELS IS 3,794.56 SQUARE FEET, OR 0.087 ACRES.

OWNER'S CERTIFICATE

I, **HEATHER LAND INVESTMENT, LLC**, AS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A REPRODUCTION OF A PLAT PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND CONTROL, AND THAT IT IS A TRUE AND CORRECT REPRODUCTION OF THE ORIGINAL PLAT AS RECORDED IN THE PUBLIC RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 34,208.50 SQUARE FEET, OR 0.785 ACRES, AND THAT THE TOTAL AREA OF THE PUBLIC USE AREAS IS 11,424.94 SQUARE FEET, OR 0.261 ACRES, AND THAT THE TOTAL AREA OF THE PARCELS IS 3,794.56 SQUARE FEET, OR 0.087 ACRES.

OWNER'S CERTIFICATE

I, **HEATHER LAND INVESTMENT, LLC**, AS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A REPRODUCTION OF A PLAT PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND CONTROL, AND THAT IT IS A TRUE AND CORRECT REPRODUCTION OF THE ORIGINAL PLAT AS RECORDED IN THE PUBLIC RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 34,208.50 SQUARE FEET, OR 0.785 ACRES, AND THAT THE TOTAL AREA OF THE PUBLIC USE AREAS IS 11,424.94 SQUARE FEET, OR 0.261 ACRES, AND THAT THE TOTAL AREA OF THE PARCELS IS 3,794.56 SQUARE FEET, OR 0.087 ACRES.

OWNER'S CERTIFICATE

I, **HEATHER LAND INVESTMENT, LLC**, AS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A REPRODUCTION OF A PLAT PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND CONTROL, AND THAT IT IS A TRUE AND CORRECT REPRODUCTION OF THE ORIGINAL PLAT AS RECORDED IN THE PUBLIC RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 34,208.50 SQUARE FEET, OR 0.785 ACRES, AND THAT THE TOTAL AREA OF THE PUBLIC USE AREAS IS 11,424.94 SQUARE FEET, OR 0.261 ACRES, AND THAT THE TOTAL AREA OF THE PARCELS IS 3,794.56 SQUARE FEET, OR 0.087 ACRES.

CURVE TABLE

CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH	AREA
...

FINDLEY ROAD
60' RIGHT-OF-WAY
(PER PLAT BOOK 24, PLAT NO. 1028)

108 West Hagerstown Blvd., Suite 101
Mount Airy, Maryland 21771
301-807-8031
www.caseengineering.com

Case Engineering

Department of Permitting Services
Montgomery County, Maryland

Approved: _____ Date: _____

Montgomery National Capital Park and Planning Commission
Montgomery County Planning Board

Approved: _____

M.N.C.P. & P.C. Record File No. 222140350



SUBDIVISION RECORD PLAT
LOTS 1 THROUGH 36, BLOCK G
AND PARCELS A THROUGH K, BLOCK G
KENSINGTON HEIGHTS
A RESUBDIVISION OF OUTLOT B
WHEATON (B3TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30'

RECORD PLAT REVIEW SHEET

Plat Name: Kensington Heights Plat Number: 220140350
 Plan Name: Kensington Heights Plan Number: 120100290
 Plat Submission Date: 10/16/13
 DRD Plat Reviewer: H. Magan
 DRD Prelim Plan Reviewer: N. Braunstein Checked: HM Date 11/9/13

Background Review:

Signed Preliminary Plan - Date 7/6/11 Checked: Initial HM Date 11/5/13
 Planning Board Resolution No. 11-25 Resolution Mailing Date 5/28/11
 Site Plan Required? Yes No Verified By: HM (initial)
 Site Plan Name: Kensington Heights Site Plan Number: 820130140
 Site Plan Signature Set - Date 12/5/13 Checked: Initial SSS Date 4-4-2014
 Planning Board Resolution No. 13-115
 Site Plan Reviewer Check: Initial _____ Date _____

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths Easements Open Space
 Non-standard BRLs 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	10/17/13	11/1/13	10/22/13	OK
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO				10/29/13	See Comments
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SSS Date 4-4-14
 Final Mylar & DXF/DWG Received: Initial SSS Date 5-5-14
 Final Mylar Review Complete: Initial SSS Date 5-6-14

Board Approval of Plat:

Plat Agenda: Initial SSS Date 5-22-14

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. _____

