

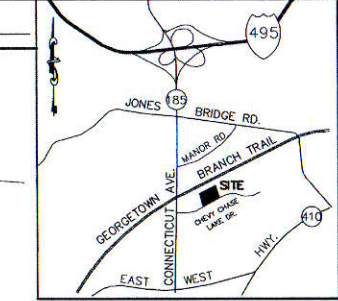
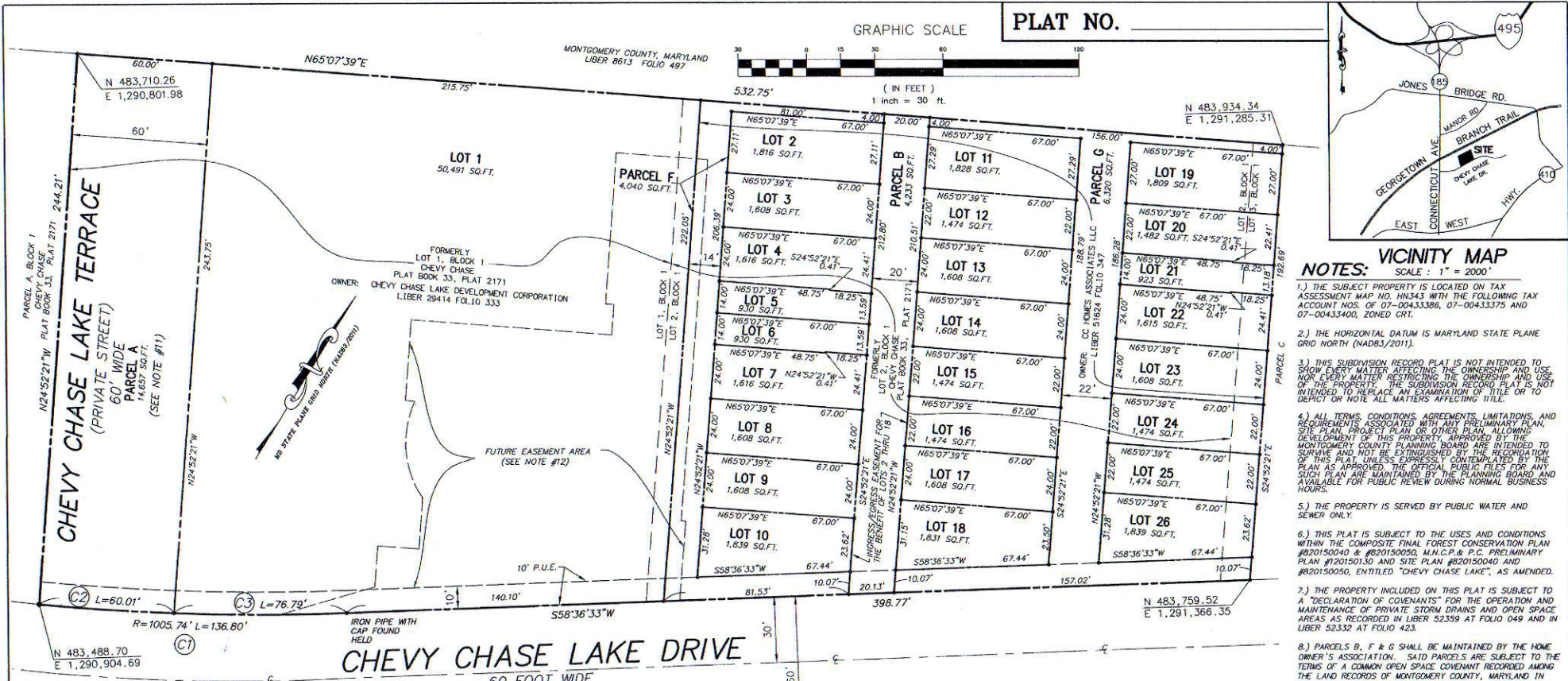
**Plat Name:** Chevy Chase Lake Station  
**Plat #:** 220160630 - 220160640

**Location:** Located on the north side of Chevy Chase Lake Drive, 720 feet east of Connecticut Avenue (MD 185).  
**Master Plan:** Chevy Chase Lake Master Plan  
**Plat Details:** CRT zone, 63 lots and 10 parcels  
**Applicant:** Chevy Chase Lake Development Corporation & CC Homes Associates, LLC

These subdivision plats have been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 120150130 (MCPB Resolution No. 15-101), and Site Plan Nos. 820150040 and 820150050 (Certified Site Plans respectively dated February 5, 2016 and February 10, 2016) as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.

Staff notes that plat 220160630 is in compliance with proposed Preliminary Plan Amendment 12015013A in that it depicts the location of the proposed public park to be placed in an easement with the requisite notation as to the execution and timing thereof, as recommended by staff in the Preliminary Plan Amendment to be acted on the Planning Board's July 28, 2016 agenda item 1.C.

Staff recommendation for approval of plat 220160630 is conditional upon the Board's approval of Preliminary Plan Amendment No. 12016013A.



**OWNERS CERTIFICATE**

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. FURTHER, WE GRANT TO THE PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS TEN FOOT WIDE PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "10' P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHER, WE GRANT NON-EXCLUSIVE INGRESS/EGRESS EASEMENTS OVER PART OF PARCEL B, FOR THE BENEFIT OF LOTS 2-18, AS SHOWN HEREON, SUBJECT TO THE TERMS AND PROVISIONS SET FORTH IN A DECLARATION OF COVENANTS, EASEMENTS, AND RESTRICTIONS TO BE RECORDED HEREAFTER.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50-24 (e) OF THE MONTGOMERY COUNTY CODE.

THERE ARE THREE (3) TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION: 1) LIBER 30180 AT FOLIO 496; 2) LIBER 51624 AT FOLIO 354 AND 3) LIBER 51624 AT FOLIO 381

By: **Stacy L. Spann**  
 EXECUTIVE DIRECTOR  
 DATE: 7/17/16

By: **Bonnie Bell-Ren**  
 ASSISTANT CHIEF ADMINISTRATIVE OFFICER  
 TRUSTEE: (L. 30180 F. 496)  
 COUNTY ATTORNEY OF MONTGOMERY COUNTY, MARYLAND  
 DATE: 7/14/16

By: **Maureen A. Hansen**  
 COUNTY ATTORNEY  
 DATE: 7/14/16

OWNER: (L. 51624 F. 347)  
 CC HOMES ASSOCIATES LLC

By: **Frank R. Connors**  
 EXECUTIVE VICE PRESIDENT  
 DATE: 7/7/16

By: **Jake Emerson**  
 EXECUTIVE VICE PRESIDENT  
 DATE: 7/11/16

By: **Ryan Riel**  
 SOLE ACTING TRUSTEE  
 DATE: 7/11/16

By: **Stacy L. Spann**  
 EXECUTIVE DIRECTOR  
 DATE: 7/17/16

By: **Kelly McLaughlin**  
 TRUSTEE  
 DATE: 7/17/16

**CURVE TABLE**

NO.	RADIUS	LENGTH	TANGENT	CHD BEARING	CHD DISTANCE	DELTA
(2)	1005.74	136.80'	69.51'	S62°30'17"W	136.70'	074°47'38"
(3)	1005.74	60.01'	30.01'	S64°41'51"W	60.00'	032°29'07"
(3)	1005.74	76.79'	38.41'	S60°47'43"W	76.77'	042°22'29"

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT: THAT IT IS A PLAT OF PART OF THE PROPERTY DESCRIBED IN THE FOLLOWING TWO (2) CONVEYANCES: 1) FROM THE HOUSING OPPORTUNITIES COMMISSION OF MONTGOMERY COUNTY TO CHEVY CHASE LAKE DEVELOPMENT CORPORATION BY DEED DATED JANUARY 7, 2005 AND RECORDED IN LIBER 29414 AT FOLIO 333; 2) FROM CHEVY CHASE LAKE DEVELOPMENT CORPORATION TO CC HOMES ASSOCIATES LLC, BY DEED DATED FEBRUARY 5, 2016 AND RECORDED IN LIBER 51624 AT FOLIO 347 AND ALSO BEING ALL OF LOT 1 AND 2 AND PART OF LOT 3, BLOCK 1, CHEVY CHASE, SECTION 5-C, RECORDED AS PLAT NO. 2171 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS DEDICATION HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THIS DATE HAVE BEEN FOUND OR WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 118,441 SQUARE FEET OR 2.71903 ACRES OF LAND, OF WHICH NONE IS DEDICATED TO PUBLIC USE.

By: **David F. Unger II**  
 MARYLAND PROFESSIONAL LAND SURVEYOR #21236  
 LICENSE EXPIRES JANUARY 16, 2017  
 DATE: 7/11/16

**SUBDIVISION RECORD PLAT**  
**CHEVY CHASE LAKE STATION**

**LOTS 1 THROUGH 26 AND PARCELS A, B, F AND G**  
 (BEING A RESUBDIVISION OF LOT 1, LOT 2 AND PART OF LOT 3, BLOCK 1, CHEVY CHASE PLAT BOOK 33, PLAT 2171)  
 7TH ELECTION DISTRICT - MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: JULY 6, 2016

APPROVED: \_\_\_\_\_  
 CHAIRMAN SECRETARY - TREASURER

DEPARTMENT OF PERMITTING SERVICES  
 MONTGOMERY COUNTY, MARYLAND  
 APPROVED: 7-13-2016  
 \_\_\_\_\_  
 DIRECTOR

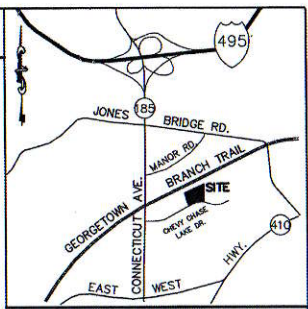
RECORDED DATE: \_\_\_\_\_  
 PLAT: \_\_\_\_\_

**AREA TABULATION**

LOTS 1-26	89,191 SQ.FT. OR 2.0475 ACRES
PARCELS A, B, F & G	29,250 SQ.FT. OR 0.67148 ACRES
TOTAL AREA OF THIS PLAT	118,441 SQ.FT. OR 2.71903 ACRES

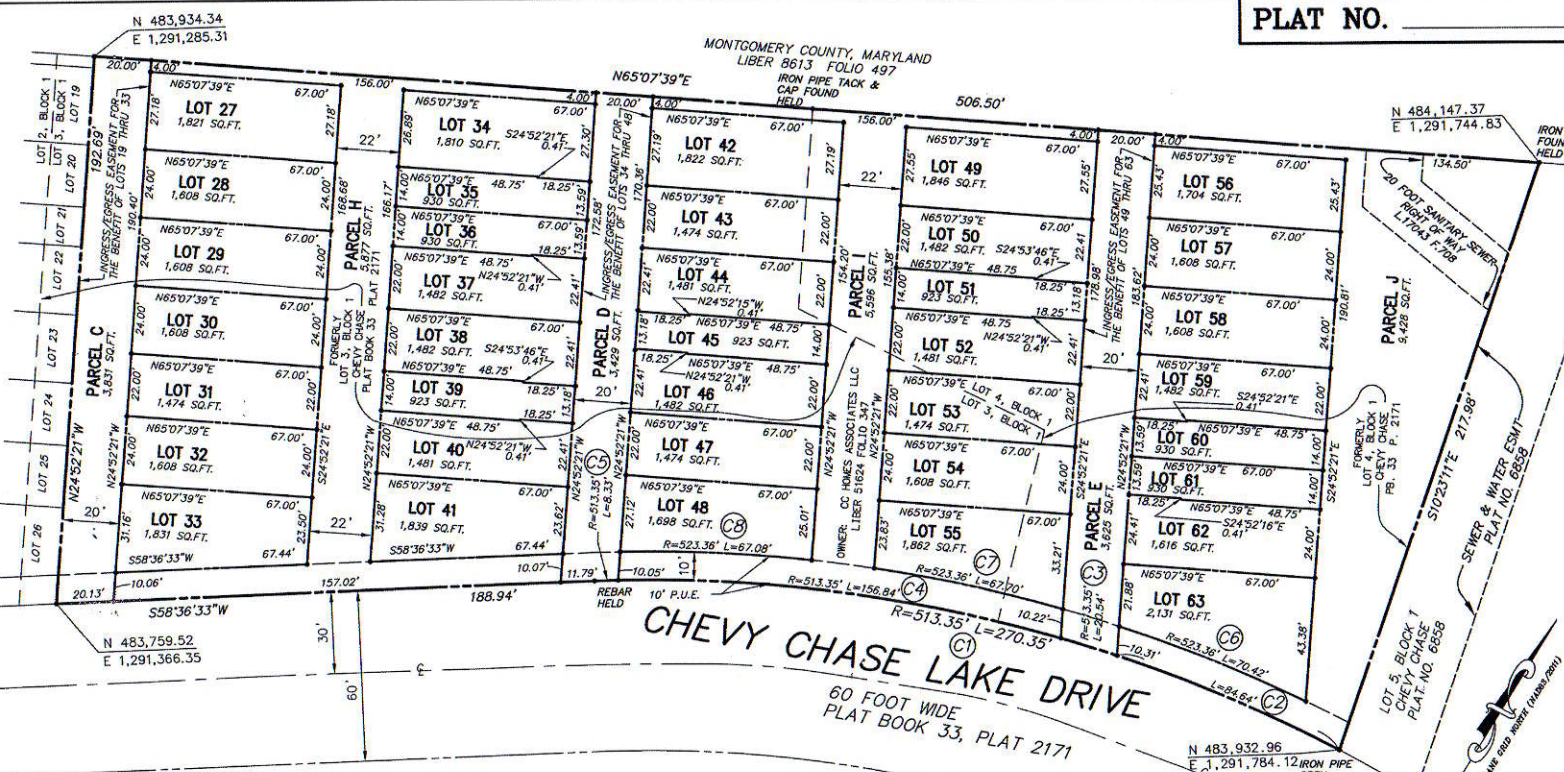
ENGINEERS & PLANNERS LANDSCAPE ARCHITECTS & SURVEYORS 3D LASER SCANNING  
 VIK A MARYLAND LLC  
 20251 CENTURY BOULEVARD SUITE 400 W. GERMANTOWN, MARYLAND 20874  
 (301) 916-4100 OR FAX (301) 916-2262  
 WWW.VIK-A.COM  
**220160630**

PLAT NO.



NOTES: SCALE: 1" = 2000'

- 1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. 1H043 & NO. 1H063 WITH THE FOLLOWING TAX ACCOUNT NOS. OF 07-00433400 AND 07-00433397, ZONED CRT.
2.) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE GRID NORTH (NAD83/2011).
3.) THIS SUBDIVISION RECORD 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 OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
4.) 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 RECORDED OF THIS PLAT, UNLESS EXPRESSLY CONTINGENTED 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.
5.) THE SUBDIVISION IS SERVED BY PUBLIC WATER AND SEWER ONLY.
6.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE COMPOSITE FINAL FOREST CONSERVATION PLAN #20150050, M.N.C.P. & P.C. PRELIMINARY PLAN #120150130 AND SITE PLAN #20150040 AND #20150050, ENTITLED 'CHEVY CHASE LAKE', AS AMENDED.
7.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A 'DECLARATION OF COVENANTS' FOR THE OPERATION AND MAINTENANCE OF PRIVATE STORM DRAINS AND OPEN SPACE AREAS AS RECORDED IN LIBER 52332 AT FOLIO 423.
8.) PARCELS C, D, E, H, I & J SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION. SAID PARCELS ARE SUBJECT TO THE TERMS OF A COMMON OPEN SPACE COVENANT RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 28045 AT FOLIO 576.
9.) HORIZONTAL DATUM SHOWN HEREON IS MARYLAND STATE PLANE GRID, (NAD83/2011) AND IS BASED UPON THE FOLLOWING CONTROL STATIONS:



OWNERS CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. FURTHER, WE GRANT TO THE PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS TEN FOOT WIDE PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS '10' P.U.E.', WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT 'DECLARATION OF PUBLIC UTILITIES EASEMENTS' AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE. FURTHER, WE GRANT NON-EXCLUSIVE INGRESS/EGRESS EASEMENTS OVER PARCELS C, D & E, FOR THE BENEFIT OF LOTS 19-63, AS SHOWN HEREON, SUBJECT TO THE TERMS AND PROVISIONS SET FORTH IN A DECLARATION OF COVENANTS, EASEMENTS, AND RESTRICTIONS TO BE RECORDED HEREAFTER. FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH SECTION 20-24 (e) OF THE MONTGOMERY COUNTY CODE. THERE ARE TWO (2) TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION: 1) LIBER 51624 AT FOLIO 354 AND 2) LIBER 51624 AT FOLIO 381

OWNER: (L. 51624 F. 347) CC HOMES ASSOCIATES LLC
BY: [Signature] 7/2/16 DATE
BENEFICIARY: (L. 51624 F. 381) CHEVY CHASE LAKE DEVELOPMENT CORPORATION
BY: [Signature] 7/7/16 DATE
STACY L. SPANN EXECUTIVE DIRECTOR
TRUSTEE: (L. 51624 F. 381) KELLY MCLAUGHLIN
BY: [Signature] 7/7/16 DATE
KELLY MCLAUGHLIN TRUSTEE
BY: [Signature] 7/11/16 DATE
JAKE EMERSON EXECUTIVE VICE PRESIDENT
TRUSTEE: (L. 51624 F. 354) EARLEBANK
BY: [Signature] 7/11/16 DATE
RYAN RIEL SOLE ACTING TRUSTEE

AREA TABULATION

Table with 2 columns: Lot/Parcel, Area. Rows include Lots 27-83 (55,474 sq.ft.), Parcels C, D, E, H, I & J (31,786 sq.ft.), and Total Area (87,260 sq.ft. or 2.00321 acres).

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF PART OF THE PROPERTY DESCRIBED IN A CONVEYANCE FROM CHEVY CHASE LAKE DEVELOPMENT CORPORATION TO CC HOMES ASSOCIATES LLC, BY DEED DATED FEBRUARY 5, 2016 AND RECORDED IN LIBER 51624 AT FOLIO 347 AND ALSO BEING ALL OF LOT 4 AND PART OF LOT 3, BLOCK 1, CHEVY CHASE, SECTION 5-C, RECORDED AS PLAT NO. 2171 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS DEDICATION HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THIS PLAT HAVE BEEN FOUND OR WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20-24(e) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 87,260 SQUARE FEET OR 2.00321 ACRES OF LAND, OF WHICH NONE IS DEDICATED TO PUBLIC USE.

7/11/16 DATE
DAVID F. UNGER, II MARYLAND PROFESSIONAL LAND SURVEYOR #21236 LICENSE EXPIRES JANUARY 16, 2017

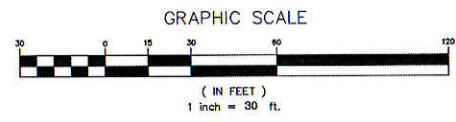


Table with 3 columns: PID, DESIGNATION, NORTHING, EASTING. Rows include Jv7133, H19662, TRV 951, and TRV 952.

DISTANCES AND COORDINATES SHOWN HEREON MAY BE SCALED UP TO THE LOCAL GRID DISTANCES USING A CONVERSION FACTOR OF 1.0000480. VIKTA TRAVERSE STATION 951 AND 952 IS IN TRUE MARYLAND STATE PLANE GRID COORDINATES. (NAD83/2011).

CURVE TABLE with 6 columns: NO., RADIUS, LENGTH, TANGENT, CHD BEARING, CHD DISTANCE, DELTA. Rows include curves C1 through C9.

SUBDIVISION RECORD PLAT CHEVY CHASE LAKE STATION LOTS 27 THROUGH 63 AND PARCELS C, D, E, H, I AND J (BEING A RESUBDIVISION OF LOT 4 AND PART OF LOT 3, BLOCK 1, CHEVY CHASE PLAT BOOK 33, PLAT 2171) 7TH ELECTION DISTRICT - MONTGOMERY COUNTY, MARYLAND SCALE: 1" = 30' DATE: JULY 6, 2016



ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

VIA MARYLAND LLC 20251 CENTURY BOULEVARD SUITE 400 • GERMANTOWN, MARYLAND 20874 (301) 916-4100 ■ FAX (301) 916-2282 WWW.VIKA.COM

220160640

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD
APPROVED: [Signature] 7-13-2016
CHAIRMAN SECRETARY - TREASURER
M.N.C.P. & P.C. RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND
APPROVED: [Signature] 7-13-2016
DIRECTOR

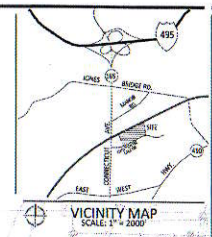
RECORDED DATE:
PLAT:



**LEGEND**

EXISTING FEATURES	PROPOSED FEATURES
NATURAL GAS	6.00
WATER	6.75
SANITARY SEWER	7.50
STORM SEWER	8.25
UNDERGROUND ELECTRIC	9.00
OVERHEAD WIRE	9.75
TELEPHONE	10.50
STORMWATER	11.25
PROPOSED PURPLE LINE BY OTHERS	12.00

SPOT ELEVATION	PROPOSED ELECTRICAL
PARKING SPACE COUNT	PROPOSED DOOR LOCATIONS
BOUNDARY	
SEE SHIP FOR POOR DETAILS	
THE ORIGINAL WATER WIRE AND TIE	
WATERWORKS HOUSING SHEET	
WFO/DFE	
ELECTRIC TRANSPORTATION	
PROPOSED ELECTRICAL	
PROPOSED DOOR LOCATIONS	



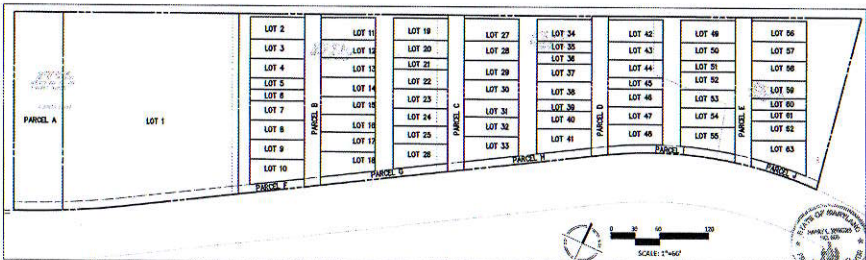
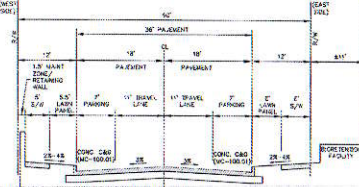
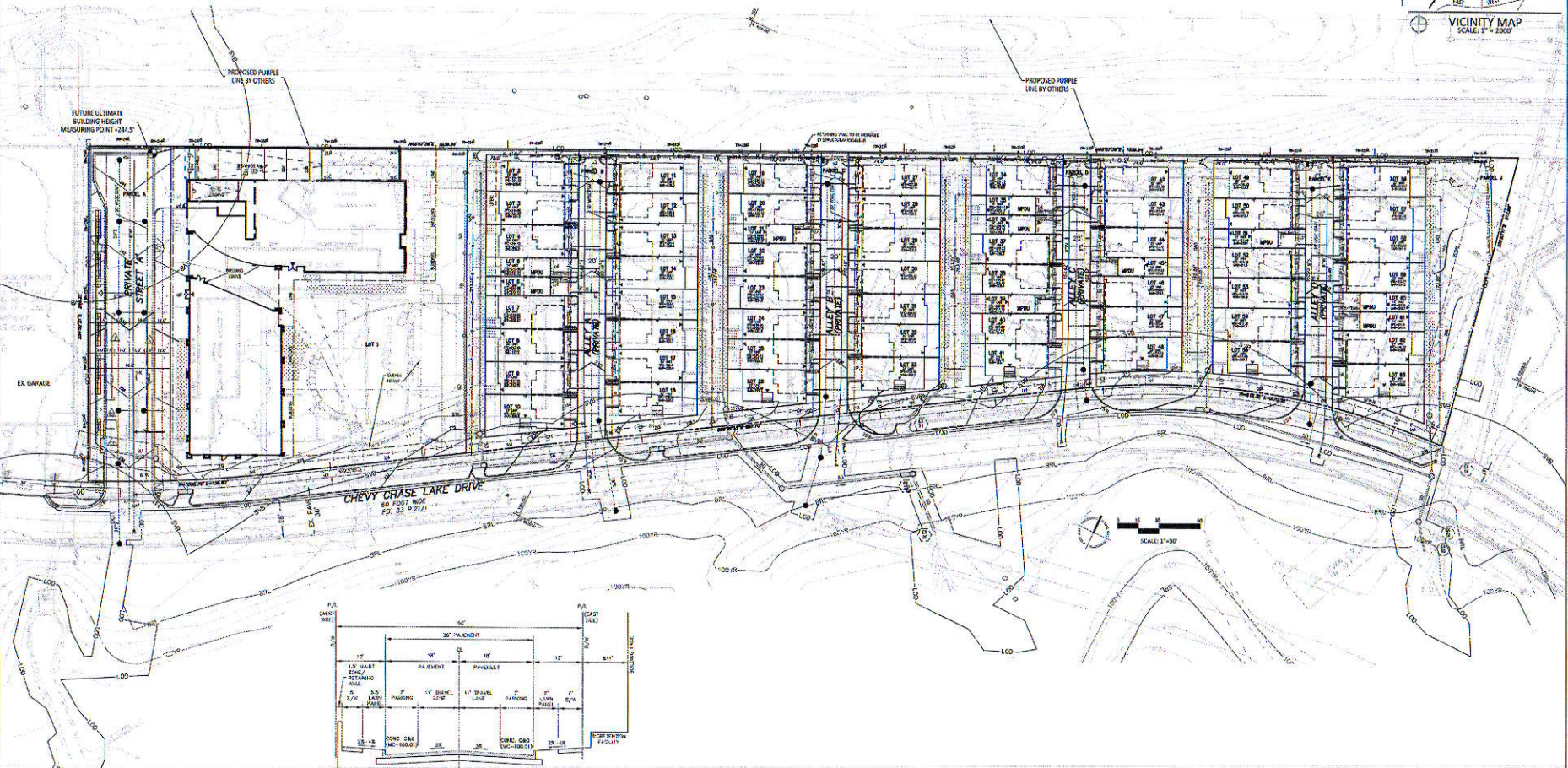
**WKA**  
 WOODRIDGE ARCHITECTS  
 10000 WOODRIDGE DRIVE  
 SUITE 100  
 WOODRIDGE, MD 21156  
 TEL: 410-588-1100  
 FAX: 410-588-1101  
 WWW.WKAARCHITECTS.COM

PREPARED FOR:  
 CC ASSOCIATES, LLC  
 4700 EISENHOWER BLVD, SUITE 200  
 ROCKVILLE, MD 20850  
 TEL: 301-583-1100  
 WWW.CCASSOCIATES.COM

DESIGNED BY:  
 CRESTY CHASE LAKE DEVELOPMENT CORPORATION (c/o HOUSING OPPORTUNITIES COMMISSION OF MONTGOMERY COUNTY)  
 10000 WOODRIDGE DRIVE, SUITE 200  
 ROCKVILLE, MD 20850  
 TEL: 301-583-1100  
 WWW.HOUSINGOPPORTUNITIES.COM

LAND PLANNING / CIVIL ENGINEER:  
 WIZD MARYLAND, LLC  
 2000 COUNTRY CENTER DRIVE  
 SUITE 400  
 ROCKVILLE, MD 20850  
 TEL: 301-583-1100  
 WWW.WIZDMARYLAND.COM

DATE: 12/26/15



CHEVY CHASE LAKE DRIVE ALONG FRONTAGE  
 MCDOT STD. MC-2000.03 MODIFIED

LOTING DIAGRAM  
 1"=60'

**SURVEYOR'S CERTIFICATION**  
 I hereby certify that the information shown on this plan is complete and accurate, in accordance with existing surveys, visual observations, and available records.

DATE: 12/26/15

**CHEVY CHASE LAKE**  
 BLOCK 1  
 SECTION 5-C  
 7TH ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 WASC REG. 2309004 / 2309003  
 TAX MAP: 18A43

**PRELIMINARY PLAN**

DATE: 12/26/15





