

Plat Name: Belvedere
Plat #: 220180460

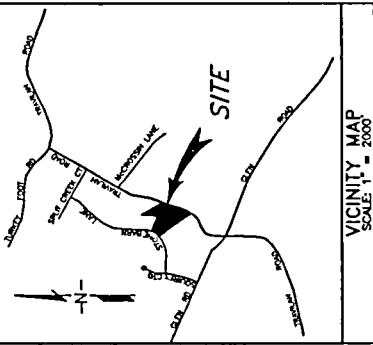
Location: Located on the east side of Stonebarn Lane, approximately 2,100 feet south of Split Creek Court

Master Plan: Potomac Subregion Master Plan

Plat Details: RE-2 zone; 1 lot, 1 outlot

Owners: Michael and Deborah Rothbard

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120170140 (MCPB Resolution No. 17-061), 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 plan.

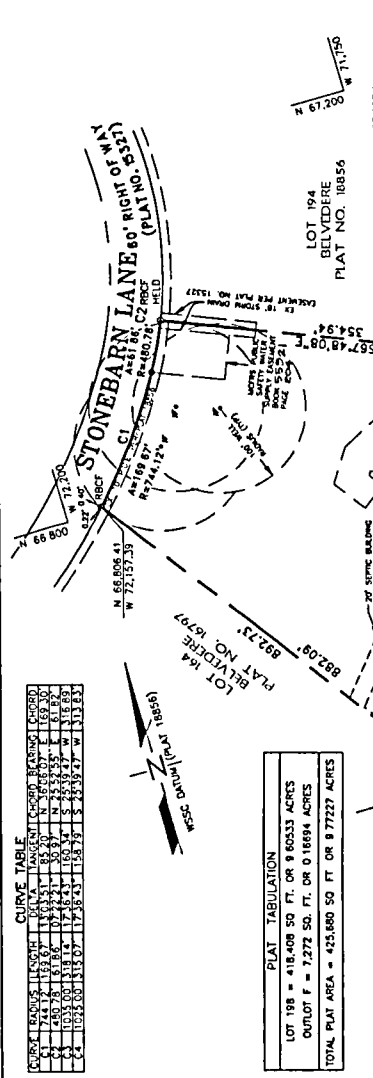


VICINITY MAP
SCALE: 1" = 200'

PLAT NO.

GENERAL NOTES

- The Subdivision Record Plat is not intended to show any matter affecting the ownership or use of this property. The Subdivision Record Plat is not intended to replace and examination of title or to depict or note all matters affecting title.
- All the 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 recodation of this plat, unless expressly contemplated by the plan as approved by the Planning Board and available for public review during normal business hours.
- This property is served by private well and septic systems only.
- This property is shown on Tax Map ER561 and ER341, and WSSC 200 Foot sheet 217NW12 AND 217NW13.
- The Zoning is RE-2.
- The lots shown hereon are limited to the uses and conditions as required by Preliminary Plan of Subdivision No. 120170140, entitled "Rothbard Property".
- The Septic Reserve Area is approved for a maximum of 5 bedrooms.



CURVE TABLE

CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH
C1	410.76	04°18'18"	38.97
C2	1033.00	13°18'14"	178.83
C3	1033.00	13°18'14"	178.83
C4	1033.00	13°18'14"	178.83

PLAT TABULATION

LOT 198	= 418,408 SQ. FT. OR 9.60533 ACRES
OUTLOT F	= 7,272 SQ. FT. OR 0.16694 ACRES
TOTAL PLAT AREA	= 425,680 SQ. FT. OR 9.77227 ACRES

OWNER'S CERTIFICATE

We, Michael A. Rothbard and Deborah L. Rothbard, owners of the property shown and described hereon, hereby adopt this plat of subdivision and establish the minimum building restriction lines.

Further, we our successors and/or assigns will cause permanent property corner markers as shown on this plat to be set by Registered Professional Land Surveyors in accordance with Section 50-4-3.G of the Subdivision Regulations of Montgomery County, Maryland.

There are no suits, actions-at-law, leases, liens, mortgages or trusts affecting the property shown hereon. Except for the two deeds of trust recorded in Book 54011 at Page 52 and Liber 52366 at Folio 84- and the parties of interest hereby indicate their assent by signing below.

Michael A. Rothbard, owner
Date: 4/12/2018

Deborah L. Rothbard, owner
Date: 4/12/2018

April V. Altmeyer
Witness

April V. Altmeyer
Witness

EagleBank
7815 Woodmont Avenue
Bethesda, MD, 20814
Trustee: John B. Richardson
Date: 4-19-18

Timothy D. Hamilton
Trustee: Timothy D. Hamilton
Date: 4-19-18

SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown hereon is correct to the best of my professional knowledge, information and belief; that it is a resubdivision of all of the land conveyed to Michael A. Rothbard and Deborah L. Rothbard, his wife, from Jeffrey L. Gage per Deed dated October 9, 2013 and recorded among the Land Records of Montgomery County, Maryland in Liber 47835 at Folio 415, said land known as Part of Outlot D, Plat 18856 and that once engaged as described in the Owner's Certificate hereon, all property markers shown thus (---) will be set where indicated in accordance with the provisions of Section 50-4-3.G of the Subdivision Regulations of Montgomery County Code. The total area included in this subdivision record Plat is 425,680 sq. ft. or 9.77227 acres of land. There is no dedication to public use made by this Plat.

Charles T. Gimelstey
Professional Land Surveyor
No. 11392
Expiration Date: February 4, 2020
Date: 04/12/18

LEGEND

- REBAR & CAP FOUND
- PROPERTY MARKER TO BE SET
- PROPOSED WELL
- P.U.E. PUBLIC UTILITY EASEMENT
- 50 FT. = SQUARE FEET

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED ON: May 15, 2018

DIRECTOR: *Debra J. Jones*

CHAIRMAN _____ ASST. SECRETARY-TREASURER _____

MNCPCC RECORD FILE NO. _____

PLAT NO.: _____

DATE: _____

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED ON: May 15, 2018

DIRECTOR: *Debra J. Jones*

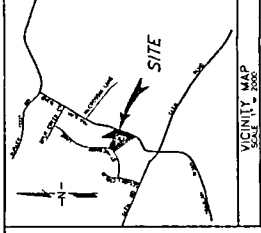
CHAIRMAN: _____ **ASST. SECRETARY-TREASURER:** _____

MNCPCC RECORD FILE NO.: _____

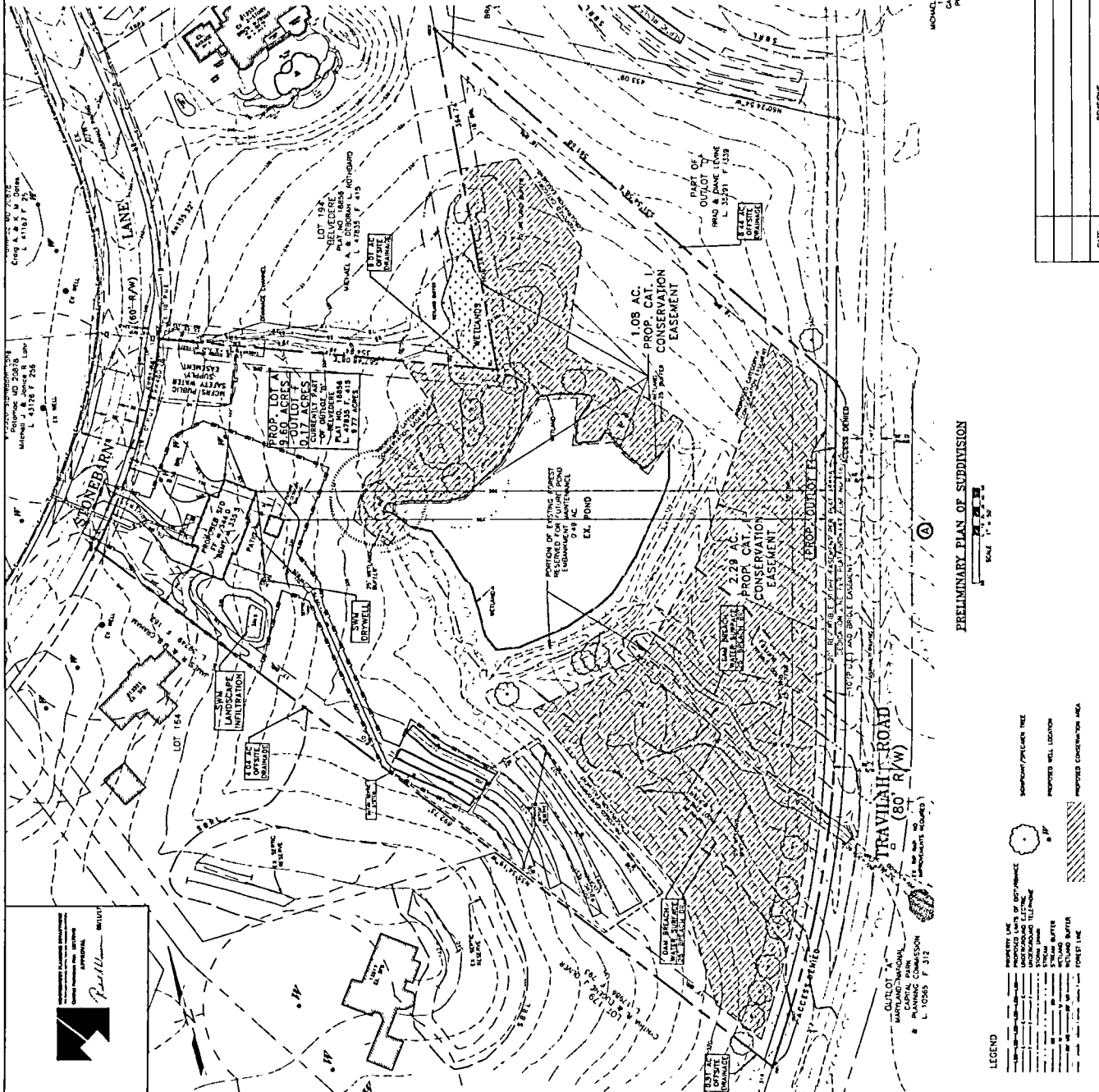
SUBDIVISION RECORD PLAT
LOT 198 AND OUTLOT F
BELVEDERE

A RESUBDIVISION OF
PART OF OUTLOT D, BELVEDERE
5TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 100' APRIL, 2018

LANDMARK ENGINEERING, INC.
8110 EXECUTIVE BLVD, SUITE 110 PHONE: (301) 230-5881
ROCKVILLE, MARYLAND 20852 FAX: (301) 230-5804
CONSULTING ENGINEERS PLANNERS SURVEYORS



- GENERAL NOTES**
- This property is located at 13527 Stonebarn Lane, Gaithersburg, MD 20878.
 - Total Site Area is 9.77 Acres. Existing Zoning is RE-2. Part of Outlot D, Belvedere Parcel No. 18856, is shown on Montgomery County Tax Map 17B1.
 - Current owners on record: Michael A. and Deborah L. Rothbard, 13531 Stonebarn Lane, Gaithersburg, MD 20878.
 - The property drains to the Sandy Branch Tributary to Watts Branch Watershed. The watershed is not a special protection area and has a Use Class of I-P.
 - Topographic information is from available records and supplemented by survey performed by Landmark Engineering, Inc.
 - The property will be served by well and septic system. The water and sewer categories are W-6 & S-6. All wells and septic systems within 100' of the property boundaries are shown.
 - The existing pond which drains through an on-site intermittent stream will be retained.
 - The property is shown in Zone X, area of minimal flooding as FEMA Flood Insurance Risk Map Community Panel No. 2403100310D dated September 29, 2005.
 - No data, historical or otherwise, was observed on this site in addition to other data set to the MD-DNR regarding an environmental review for the property.
 - This property is not located on the Locational Atlas and Index of Historic Sites.
 - Seven (7) specimen trees and fourteen (14) significant trees were identified and are shown on this plan. All trees were identified and are shown on this plan.
 - Dovey access along entire Travilah Road frontage is shown.



SEPTIC DESIGN CHART

TYPE OF SEWERAGE	MINIMUM LOT AREA (SQ. FT.)	MINIMUM LOT WIDTH (FT.)	MINIMUM LOT DEPTH (FT.)	MINIMUM LOT AREA (SQ. FT.)	MINIMUM LOT WIDTH (FT.)	MINIMUM LOT DEPTH (FT.)
1	2553	130	20	2075	115	17
2	3087	150	25	2513	135	21
3	3621	170	30	2949	155	25
4	4155	190	35	3385	175	29
5	4689	210	40	3821	195	33
6	5223	230	45	4257	215	37
7	5757	250	50	4693	235	41

* INITIAL SYSTEM PLUS THREE RESERVES
 AVERAGE INFLUENCE TIME 201 - 208 & 211 = 17 MIN.
 MINIMUM SYSTEM REQUIRED = 21,573 GPD
 SEPTIC RESERVE AREA = 25,498 SQ. FT.

NOTE:
 Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprint, building heights, on-site parking, site circulation, and setbacks shown on the Preliminary Plan are preliminary. Final building footprint, building heights, on-site parking, site circulation, and setbacks shall be determined at the time of zoning and building permit(s) site plan approval. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot.

OUTLOT D

TYPE	AREA (SQ. FT.)	MINIMUM LOT WIDTH (FT.)	MINIMUM LOT DEPTH (FT.)
1	2075	115	17
2	2513	135	21
3	2949	155	25
4	3385	175	29
5	3821	195	33
6	4257	215	37
7	4693	235	41

APPLICANT: MICHAEL A. & DEBORAH L. ROTHBARD
 13531 Stonebarn Lane
 Gaithersburg, MD 20878
 PHONE: (301) 340-3932

ENGINEER'S CERTIFICATE

I hereby certify that these documents were prepared or approved by me and that I am a duly licensed professional Engineer under the laws of the State of Maryland. License No. 11124, Expiration Date October 3, 2018.

Signature: *Charles C. ...*
 Date: 8/21/17

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1	2553	130	20
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4	4155	190	35
5	4689	210	40
6	5223	230	45
7	5757	250	50

SEPTIC RESERVE AREA = 25,498 SQ. FT.

LEGEND

- PROPERTY LINE
- BOUNDARY LINE
- EXISTING/PROPOSED LOT
- EXISTING/PROPOSED ROAD
- EXISTING/PROPOSED DRIVE
- EXISTING/PROPOSED WALKWAY
- EXISTING/PROPOSED UTILITY
- EXISTING/PROPOSED FENCE
- EXISTING/PROPOSED SETBACK
- EXISTING/PROPOSED EASEMENT
- EXISTING/PROPOSED CONSERVATION
- EXISTING/PROPOSED BUFFER
- EXISTING/PROPOSED CORNER
- EXISTING/PROPOSED LINE

REVISIONS

NO.	DATE	REVISIONS

PRELIMINARY PLAN OF SUBDIVISION

PLANNING BOARD

PLANNING COMMISSION

DATE: 8/21/17

PRELIMINARY PLAN OF SUBDIVISION

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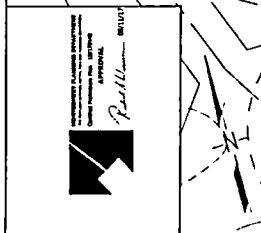
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PRELIMINARY PLAN OF SUBDIVISION

PLANNING BOARD

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DATE: 8/21/17



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