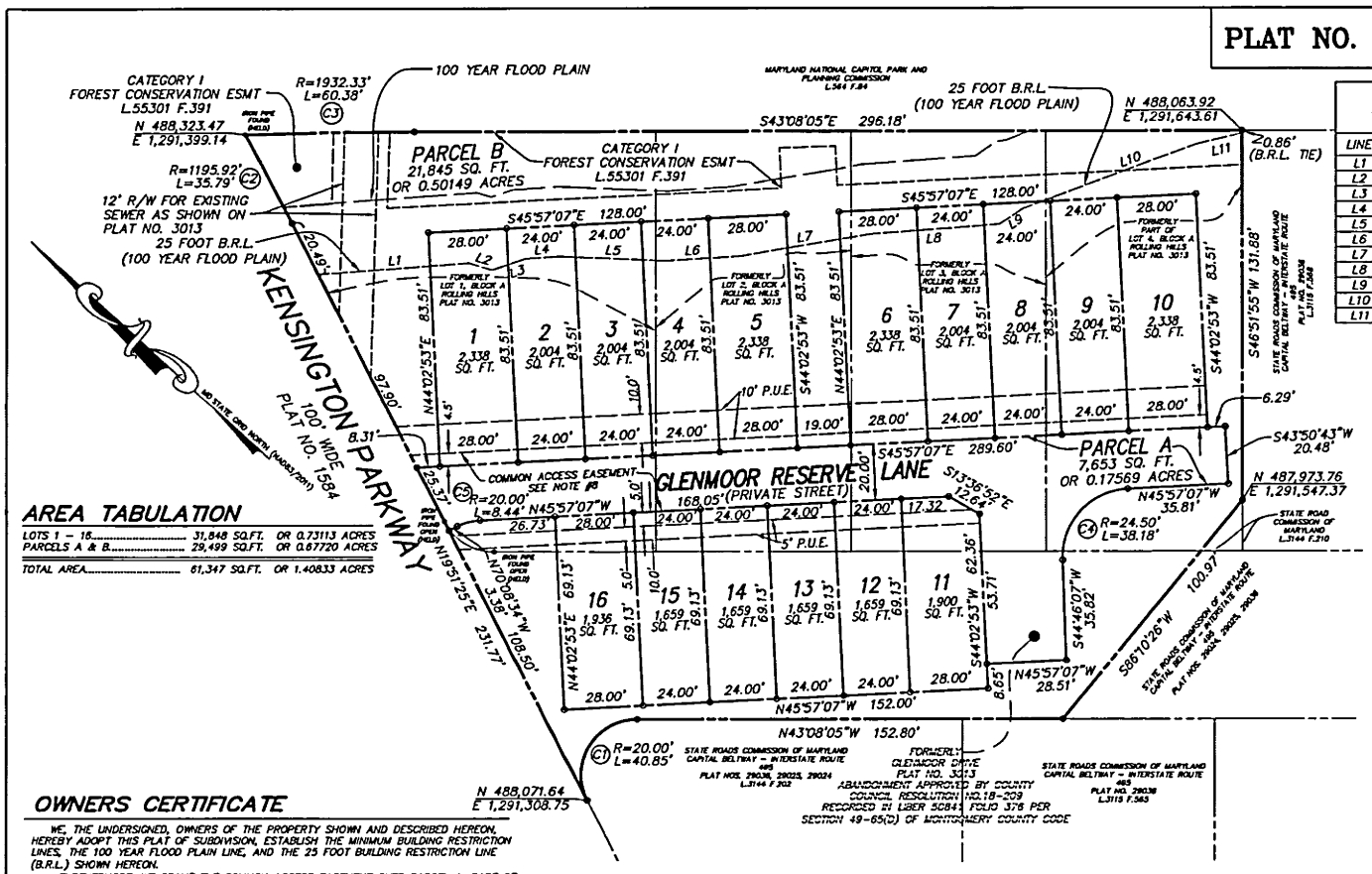
Plat Name: **Glenmoor Reserve**
Plat #: **220161010**

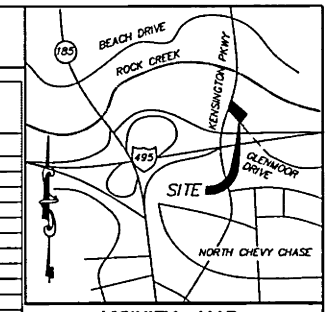
Location: Located on the east side of Kensington Parkway adjoining the Capital Beltway (I-495)
Master Plan Kensington - Wheaton Master Plan
Plat Details: TF-12 zone; 16 lots, 2 parcels
Owner: Nova-Habitat, Inc.

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120160130 (MCPB Resolution No. 16-040),and with Site Plan No. 820160050 (Certified Site Plan dated June 28, 2016), 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.

PLAT NO.



100 YEAR FLOOD PLAIN 25 FOOT BUILDING RESTRICTION LINE LINE TABLE		
LINE	BEARING	LENGTH
L1	S47°14'45"E	54.02'
L2	S26°33'54"E	8.68'
L3	S61°23'23"E	12.55'
L4	S47°14'45"E	11.77'
L5	S40°43'55"E	38.09'
L6	S46°44'08"E	26.89'
L7	S52°45'30"E	47.47'
L8	S47°14'45"E	46.48'
L9	S76°50'50"E	10.28'
L10	S63°29'25"E	66.02'
L11	S56°18'37"E	16.59'



VICINITY MAP

SCALE : 1" = 1000'

NOTES:

1) THE SUBJECT PROPERTY IS LOCATED ON TAX MAP NO. HP 341 WITH TAX ACCOUNT NOS. OF 07-00694755, 07-00694744, 07-00694733 & 07-00694802, ZONED TF-12.

2) HORIZONTAL DATUM SHOWN HEREON IS MARYLAND STATE PLANE GRID, NAD 83 (2011) AND IS BASED UPON THE FOLLOWING CONTROL STATIONS:

PID	DESIGNATION	NORTHING	EASTING
JV7133	20341	489,563.05	1,289,398.25
TRV 900	VIKA TRAVERSE STATION	488,004.67	1,291,476.56
TRV 901	VIKA TRAVERSE STATION	488,124.85	1,291,629.96

DISTANCES AND COORDINATES SHOWN HEREON MAY BE SCALED UP TO THE LOCAL GROUND DISTANCES USING A CONVERSION FACTOR OF 1.0000525. VIKA TRAVERSE STATION 900 AND 901 IS IN TRUE MARYLAND STATE PLANE GRID COORDINATES, NAD 83 (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 RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED 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 PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.

6) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE FINAL FOREST CONSERVATION PLAN NO. 820160050, M.N.C.P.& P.C. PRELIMINARY PLAN NO. 120160130 AND SITE PLAN NO. 820160050, ALL ENTITLED "CREEKSIDE", AS AMENDED.

7) PARCELS A AND B SHALL BE CONVEYED AND MAINTAINED BY THE HOMEOWNER'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 578.

8) ALL OF PARCEL A, PART OF PARCEL B AND PART OF LOTS 1-10 ARE SUBJECT TO AND ENCOMPASSED BY A COMMON ACCESS EASEMENT. SAID EASEMENT IS INTENDED TO PROVIDE UNOBSTRUCTED ACCESS TO THE GENERAL PUBLIC IN, OVER, AND THROUGHOUT THE ROADS AND SIDEWALKS WITHIN SAID EASEMENT AREA. THE PUBLIC ACCESS OF THIS AREA SHALL REMAIN IN EFFECT UNTIL SUCH TIME THE PROPERTY IS REDEVELOPED AND A NEW SUBDIVISION PLAT IS RECORDED WHICH ASSENTS/CONFIRMS ITS REMOVAL. MONTGOMERY COUNTY, MARYLAND IS NOT THE BENEFICIARY OF THE COMMON ACCESS EASEMENT AND WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE PRIVATE FACILITIES.

9) THE PROPERTY IS SUBJECT TO A "CATEGORY I CONSERVATION EASEMENT" AS RECORDED IN LIBER 55301 AT FOLIO 391, AND GRAPHICALLY SHOWN HEREON.

10) 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 53347 AT FOLIO 499.

11) THE 100 YEAR FLOOD PLAIN LINE AS SHOWN HEREON IS BASED ON A COMBINATION OF INFORMATION DELINEATION ON FEMA MAP #24031C0338D, DATED SEPTEMBER 29, 2006 AND DIGITAL DOWNLOAD FROM MNCPPC GIS PER THE APPROVED NRI/FSD PLAN NO. 420160290, APPROVAL DATE 11/9/2015.

AREA TABULATION

LOTS 1 - 16	31,848 SQ.FT.	OR 0.73113 ACRES
PARCELS A & B	29,499 SQ.FT.	OR 0.67720 ACRES
TOTAL AREA	61,347 SQ.FT.	OR 1.40833 ACRES

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, THE 100 YEAR FLOOD PLAIN LINE, AND THE 25 FOOT BUILDING RESTRICTION LINE (B.R.L.) SHOWN HEREON.

FURTHERMORE, WE GRANT THE COMMON ACCESS EASEMENT OVER PARCEL A, PART OF PARCEL B AND PART OF LOTS 1-10 AS DESCRIBED IN NOTE NO. 8.

WE FURTHER GRANT TO 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 PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "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.

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 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THERE IS ONE DEED OF TRUST AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION, BOOK 52779 AT PAGE 452.

OWNER: NOVA-HABITAT, INC.

EDWARD P. NOVAK, JR.
PRESIDENT

5/29/18
DATE

TRUSTEE: JON D. PELS, ESQ.

JON D. PELS, ESQ.
TRUSTEE - DEED OF TRUST, BOOK 52779 AT PAGE 452

5/29/18
DATE

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHD BEARING	CH DISTANCE	DELTA
C1	20.00'	40.85'	32.65'	S78°21'34"W	34.11'	117°00'55"
C2	1195.92'	35.79'	17.90'	N19°00'46"E	35.79'	01°42'53"
C3	1932.33'	60.38'	30.19'	S44°01'48"E	60.38'	1°47'25"
C4	24.50'	38.18'	24.19'	S89°24'30"W	34.43'	89°16'46"
C5	20.00'	8.44'	4.28'	N58°02'51"W	8.38'	24°11'25"

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF ALL OF THE PROPERTY ACQUIRED BY NOVA-HABITAT, INC. BY THE FOLLOWING FIVE (5) CONVEYANCES: (1) FROM MARSHALL MILLETT AND KAREN MILLETT BY DEED DATED AUGUST 1, 2016 AND RECORDED IN BOOK 52779 AT PAGE 446; (2) FROM ELYSE J. KUDO BY DEED DATED AUGUST 1, 2016 AND RECORDED IN BOOK 52779 AT PAGE 466; (3) FROM LEO E. ALBORNOZ AND ORFA M. ALBORNZ BY DEED DATED AUGUST 1, 2016 AND RECORDED IN BOOK 52779 AT PAGE 460; (4) FROM EDWARD P. NOVAK BY DEED DATED APRIL 26, 2018 AND RECORDED IN BOOK 55970 AT PAGE 470; (5) FROM STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION BY DEED DATED APRIL 5, 2018 AND RECORDED IN BOOK 55925 AT PAGE 142; SAID PROPERTY ALSO BEING ALL OF LOTS 1, 2 AND 3; PART OF LOT 4, BLOCK A AND PART OF GLENMOOR DRIVE, AS SHOWN ON A PLAT ENTITLED "ROLLING HILLS" AND RECORDED AS PLAT NO. 3013, AND ALSO BEING THE PORTION OF GLENMOOR DRIVE ABANDONED PER COUNTY COUNCIL RESOLUTION NO. 18-209 RECORDED IN LIBER 50841 AT FOLIO 376 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS —●— HAVE BEEN FOUND OR WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.C OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAN OF SUBDIVISION IS 61,347 SQUARE FEET OR 1.40833 ACRES OF LAND, OF WHICH NONE IS DEDICATED TO PUBLIC USE.

MAY 24, 2018
DATE

JOSHUA G. PRICE
MARYLAND PROFESSIONAL LAND SURVEYOR # 21846
EXPIRES: MAY 31, 2020

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN — SECRETARY - TREASURER

M.N.C.P. & P.C. RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: June 7, 2018

DIRECTOR

SUBDIVISION RECORD PLAT

LOTS 1 THRU 16 AND PARCELS A AND B

GLENMOOR RESERVE

(BEING A RESUBDIVISION OF ROLLING HILLS, LOTS 1 THRU 3, PART OF LOT 4, BLOCK A AND GLENMOOR DRIVE, PLAT NO. 3013)

7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: MAY 24, 2018

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

VIKA MARYLAND LLC
20251 CENTURY BOULEVARD SUITE 400 ■ GERMANTOWN, MARYLAND 20874
(301) 916-4100 ■ FAX (301) 916-2262
WWW.VIKA.COM

#220161010

E-FILE STAMP

MONTGOMERY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Certified Site Plan - 820160050
APPROVAL
Glenn R Kreger 06/28/16

CERTIFIED SITE PLAN
CREEKSIDE
SITE PLAN NO. 820160050

DATA TABLE

EXISTING ZONING	TF-12	
SITE AREA	1.41 ac	61,349 sf
USABLE AREA	1.41 ac	61,349 sf
(site area less environmental buffers > 50% of site area)	n/a	
APPROVED DEVELOPMENT		
Single Family Attached Townhouses	16	
MPDU	0	

DEVELOPMENT STANDARDS

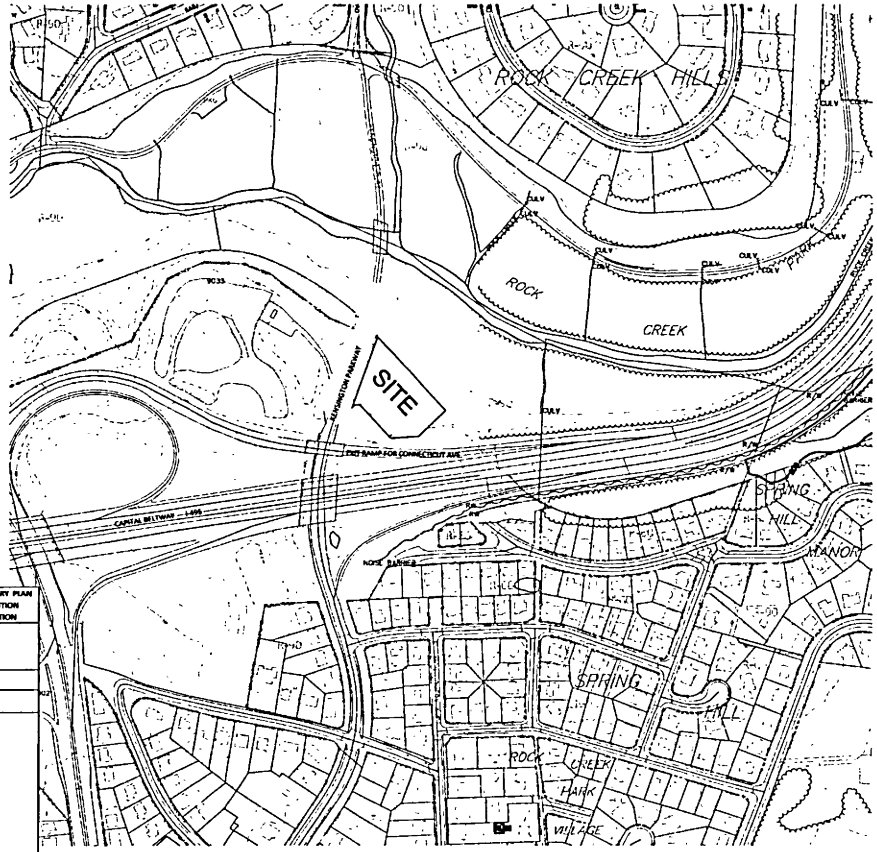
	REQUIRED	APPROVED BY FLOATING ZONE PLAN	APPROVED SITE PLAN
Residential Density (59.2.5.A.1)	16.07 (12du/ac)		16 DUs (11.4 du/ac)
Maximum Height (59.2.5.B.2)	Set by Floating Zone Plan	50 ft.	50 ft.
Minimum setback from any public street (59.5.2.B.2)	Set by Floating Zone Plan	10 ft.	16 ft.
Minimum setback from any detached dwelling lot or land classified in a one-family detached residential zone	Set by Floating Zone Plan	2 ft.	12 ft.
Minimum setback from any adjoining side lot (end unit) (59.5.2.5.B.2)	Set by Floating Zone Plan	2 ft	2 ft.
Minimum setback from any adjoining rear lot (59.5.2.5.B.2)	Set by Floating Zone Plan	4 ft.	8 ft.
Minimum lot size (59.5.2.5.C)	Set by Floating Zone Plan	1,000 sf	1,600 sf
Minimum open space coverage (59.5.2.5.D)	10% (6,153 sf)	20% (12,270 sf)	10.6% (6,530 sf)
Parking (59.6.2.B)	2 sp/du = 32	2 sp/du = 32	4sp/du = 64
Minimum permeable area (common open space (59.6.3.B)	20%	None	51%
Minimum tree canopy in common open space (56.6.3.B)	20%	None	39%

DEVELOPMENT PROGRAM

TRIGGER	TASK	SITE PLAN RESOLUTION CONDITION	PRELIMINARY PLAN RESOLUTION CONDITION
CERTIFIED SITE PLAN	SUBMIT NOISE ANALYSIS ADDRESSING IMPACT OF SALT DOME	6a	
	APPLICANT TO CERTIFY UNITS WILL BE CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS OF ACOUSTICAL ENGINEER	6b	
SEDIMENT CONTROL PERMIT	SITE PLAN SURETY AND MAINTENANCE AGREEMENT	13	
FIRST BUILDING PERMIT	CERTIFICATION FROM ACOUSTICAL ENGINEER	6c	
CLEARING AND GRADING	RECORD FOREST CONSERVATION CATEGORY 1 EASMENTS	3.1	7
	OBTAIN FLOOD PLAIN DISTRICT PERMIT FROM DPS		8
	PROVIDE FINANCIAL SURETY TO MNCPPC FOR THE 0.12 ACRES OF NEW FOREST PLANTING	3.2	
	SUBMIT 2-YEAR MAINTENANCE AND MANAGEMENT AGREEMENT	3.3	
	CONSTRUCT A SPLIT RAIL FENCE ALONG CATEGORY 1 FCE AS SHOWN ON SITE PLAN	3.5	5a
	CONDUCT PRE-CONSTRUCTION MEETING AND SEND WRITTEN NOTICES TO INITIATE SCHEDULING		
	APPROVAL OF SEDIMENT CONTROL PLAN & STAFF INSPECTION OF ALL ENVIRONMENTAL PROTECTION DEVICES		
COMPLETION OF LOT 11	INSTALL 6-FT HIGH NOISE FENCE ALONG REAR YARD OF LOT 11	6a	
BY COMPLETION OF EACH ROW OF UNITS	INSTALL ALL ADJACENT OPEN SPACE AREAS AND ASSOCIATED LANDSCAPING AND AMENITIES SUCH AS SIDEWALKS, TRELLIS, BIKE SHELTER AND TRASH RECEPTICLE. STREET TREE PLANTING MAY WAIT UNTIL NEXT PLANTING SEASON	8	

NOTE: ALL DEVELOPMENT TO OCCUR IN ONE PHASE

THIS IS NOT A CONSTRUCTION DOCUMENT



LOCAL AREA MAP

SHEET INDEX

SITE PLAN

SP-1 COVER SHEET
SP-2 PLAN APPROVALS
SP-3 DETAILED SITE PLAN (1"=20')
SP-4 OPEN SPACE PLAN

LANDSCAPE PLAN

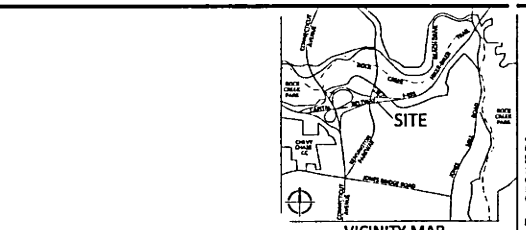
LP-1 LANDSCAPE PLAN
LP-2 PLANTING SCHEDULE AND DETAILS
LP-3 SITE IMAGES & DETAILS
LP-4 BIKE SHELTER DETAIL
LP-5 LIGHTING DETAILS
LP-6 PHOTOMETRICS

ARCHITECTURAL PLAN DRAWINGS

A1 SCHEMATIC STREETSCAPE ELEVATION
A2 CONCEPTUAL FLOOR PLAN
B1 SCHEMATIC STREETSCAPE ELEVATION
B2 CONCEPTUAL FLOOR PLAN

FOREST CONSERVATION PLANS

F1 COVER SHEET
F2 COMPOSITE FINAL FCP
F3 DETAILED FINAL FCP
F3A DETAILED FINAL FCP
F4 DETAILED FINAL FCP
F5 NOTES
F6 DETAILS



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. THE SITE AREA IS 1.41 ACRES.
2. THE SITE IS LOCATED ON WSSC MAP 211NW04.
3. THE SITE IS LOCATED ON TAX MAP GRID HP41.
4. THE SUBJECT PROPERTIES ARE LOCATED ON TAX ASSESSMENT MAP #HP41 WITH TAX ACCOUNT NO'S 07-00694755, 07-00694744, 07-00694733, AND 07-00694802. PROPERTY ALSO INCLUDES THE GLENMOOR ROAD R/W NORTH OF THE CAPITAL BELTWAY.
5. THE SUBJECT PROPERTY IS ZONED "TF-12".
6. THE SITE IS SUBJECT TO COUNTY COUNCIL RESOLUTION 18-216, ADOPTED JULY 14, 2015 FOR ZONING RECLASSIFICATION.
7. GLENMOOR DRIVE ABANDONED PER COUNTY COUNCIL RESOLUTION 18-209 ADOPTED JULY 14, 2015.
8. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED JULY 1, 2015 BY VIKA MARYLAND, LLC.
9. THE SUBJECT PROPERTY IS LOCATED IN LOWER ROCK CREEK WATERSHED, A CLASS I/I-P STREAM.
10. THIS SITE IS NOT WITHIN A SPECIAL PROTECTION AREA (SPA) OR PRIMARY MANAGEMENT AREA (PMA).
11. THERE ARE NO WATERS OF THE UNITED STATES LOCATED ON SITE. THERE IS A 100-YEAR FLOODPLAIN LOCATED ON THE SUBJECT PROPERTY AND SOURCE OF FLOOD PLAIN IS FROM FEMA MAP #24031C0365D, DATED SEPTEMBER 29, 2006 AND DIGITAL DOWNLOAD FROM MNCPPC.
12. THE PROJECT IS PROPOSED TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS CURRENTLY IN WATER AND SEWER SERVICE CATEGORIES W-1 & S-1, RESPECTIVELY.
13. PRIVATE ROAD TO BE CONSTRUCTED TO TERTIARY ROAD STANDARDS.
14. M-NCPPC STAFF MUST INSPECT ALL TREE-SAVE AREAS AND PROTECTION DEVICES BEFORE CLEARING AND GRADING
15. MINOR MODIFICATIONS TO THE LIMITS OF DISTURBANCE SHOWN ON THE SITE PLAN WITHIN THE PUBLIC RIGHT-OF-WAY FOR UTILITY CONNECTIONS MAY BE DONE DURING THE REVIEW OF THE RIGHT-OF-WAY PERMIT DRAWINGS BY THE DEPARTMENT OF PERMITTING SERVICES.
16. ANY ENLARGEMENT OF THE PROPOSED STORMWATER MANAGEMENT EASEMENT AREA OR ANY MODIFICATION TO THE TYPE OF STORMWATER MANAGEMENT FACILITIES THAT MAY BE REQUIERED BY DPS PRIOR TO THE INSTALLATION / CONSTRUCTION WILL REQUIRE A PRELIMINARY PLAN AND SITE PLAN AMENDMENT.
17. GAS LINES TO BE INSTALLED PRIOR TO CONSTRUCTION OF LANDSCAPE WALLS.

PROFESSIONAL CERTIFICATION

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.

Signature of: SHERYL C. MITCHELL — Date: 6-29-2016
Printed Name: SHERYL C. MITCHELL — Expiration Date: JANUARY 24, 2017
Title: PROJECT MANAGER — License No. 33954

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 820160050, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Nova-Habitat, Inc.
Contact Person: Edward P. Novak, Jr.
Address: 7220 Chestnut Street, Chevy Chase, MD 20815
Phone: (301)656-5901
Signature: Date: 7/13/16

SCALE: 1" = 200'

VIKA
ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE 400
GERMANTOWN, MARYLAND 20876
PHONE (301) 916-4100
FAX (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA.

PREPARED FOR:
NOVA-HABITAT, INC.
7220 CHESTNUT STREET
CHEVY CHASE, MD 20815
301 656.5901
CONTACT EDWARD P. NOVAK, JR.

DESIGN CONSULTANTS

PLANNER/CIVIL ENGINEER/LA
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20876
301 916.4100
CONTACT SHERRY MITCHELL

ARCHITECT
EESSARD DESIGN, INC
8521 LEESBURG PIKE, #700
VIENNA, VA 22182
571.210.1300
CONTACT ALLISON PAUL

REVISIONS (CERTIFIED SITE PLAN 820160050)	DATE 4.06.2016

PROFESSIONAL SEAL

CREEKSIDE

7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 211NW04
TAX MAP: HP341

SITE PLAN #820160050

CERTIFIED SITE PLAN COVER SHEET

DRAWN BY: SG
DESIGNED BY: RC
DATE ISSUED: NOV. 5, 2015

SHEET NO. SP-1

E-FILE STAMP

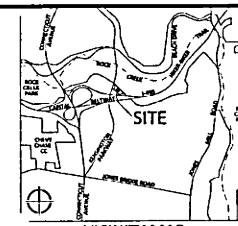
MONTGOMERY PLANNING DEPARTMENT

Certified Site Plan - 820160050

APPROVAL

Glenn R. Kreger 06/28/16

RESOLUTION 820160050



VICINITY MAP
SCALE: 1" = 2000'

VIKA

ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE (301) 916-4100
FAX (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA.

PREPARED FOR:
NOVA-HABITAT, INC.
7220 CHESTNUT STREET
CHEVY CHASE, MD 20815
301.656.5901
CONTACT EDWARD P NOVAK, JR.

DESIGN CONSULTANTS

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SUITE 400
GERMANTOWN MD, 20874
301.916.4100
CONTACT SHERRY MITCHELL

ARCHITECT
LESSARD DESIGN, INC
8521 LEESBURG PIKE, #700
VIENNA, VA 22182
571.830.1800
CONTACT, ALLISON PAUL

DATE	REVISIONS
4 06 2016	CERTIFIED SITE PLAN 820160050

PROFESSIONAL SEAL

PROFESSIONAL CERTIFICATION

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.

Signature: [signature] Date: 6-29-2016

SHERRYL C. MITCHELL — Printed Name
JANUARY 24, 2017 — Expiration Date
Title: PROJECT MANAGER
License No. 33954

DEVELOPER'S CERTIFICATE

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Developer's Name: Nova-Habitat, Inc.
Contact Person: Edward P. Novak, Jr
Address: 7220 Chestnut Street, Chevy Chase, MD 20815
Phone: (301) 656-5901
Signature: [signature] Date: 7/12/16

CREEKSIDE

7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 211NW04
TAX MAP: HP341

SITE PLAN
#820160050

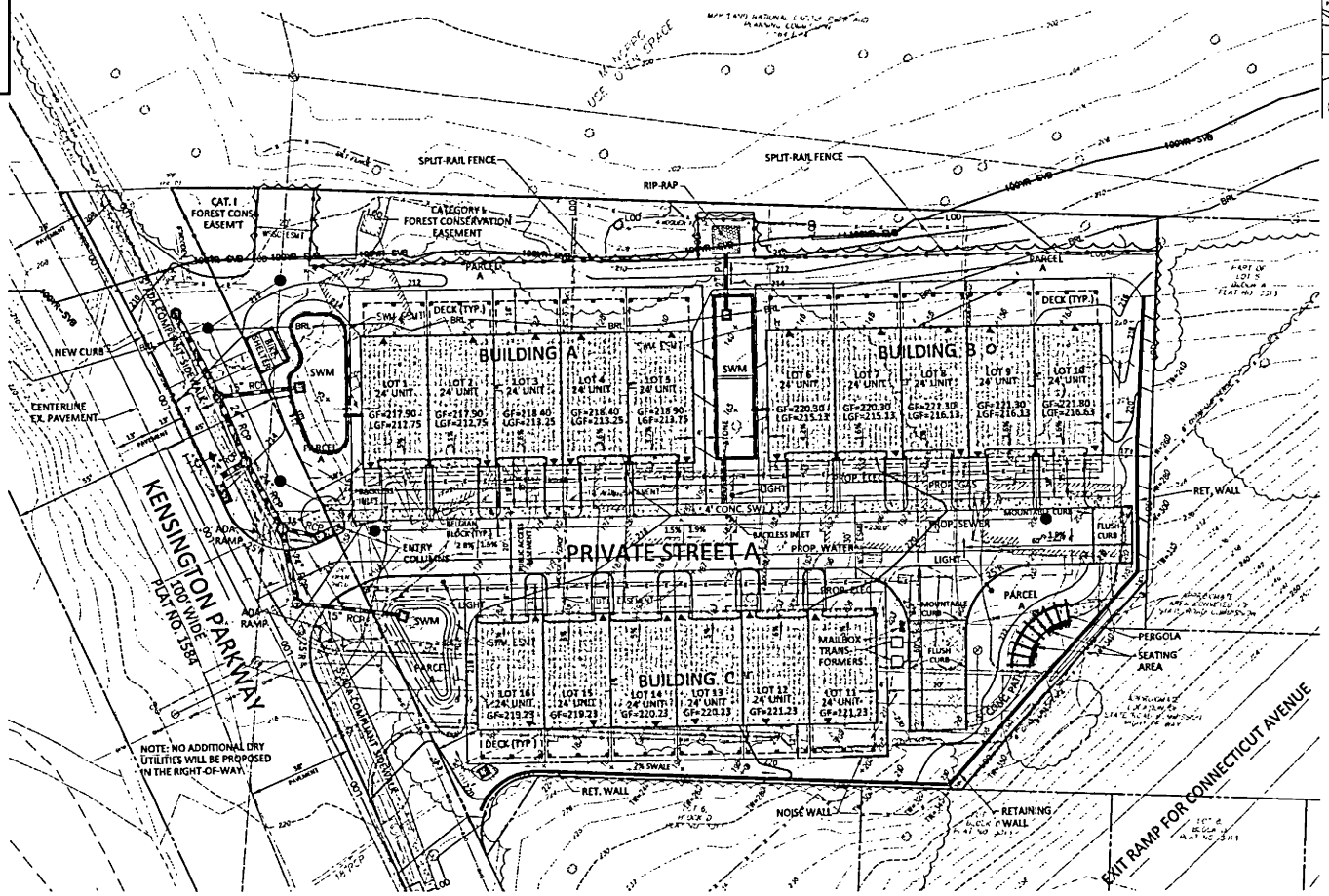
APPROVALS

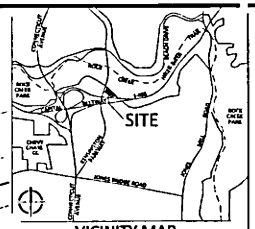
DRAWN BY: SG
DESIGNED BY: RC
DATE ISSUED: NOV. 5, 2015

SHEET NO. SP-2

E-FILE STAMP

MONTGOMERY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Certified Site Plan - 820160050
APPROVAL
Glenn R. Kreger 06/28/16





VICINITY MAP
SCALE: 1" = 2000'

ANY ENLARGEMENT OF THE PROPOSED STORMWATER MANAGEMENT EASEMENT AREA OR ANY MODIFICATION TO THE TYPE OF STORMWATER MANAGEMENT FACILITIES THAT MAY BE REQUIRED BY DPS PRIOR TO THE INSTALLATION / CONSTRUCTION WILL REQUIRE A PRELIMINARY PLAN AND SITE PLAN AMENDMENT.

PLAN LEGEND

- PROPERTY LINES
- EXISTING CANOPY LINE
- PROPOSED CANOPY LINE
- EXISTING TREE
- 100-YR – SVB — 100 YEAR FLOOD PLAIN & STREAM VALLEY BUFFER
- BM — BRL — 100 YEAR 25' FLOODPLAIN BRL
- 520 — EXISTING 10' CONTOUR
- 524 — EXISTING 2' CONTOUR
- 520 — PROPOSED 10' CONTOUR
- 524 — PROPOSED 2' CONTOUR
- 512 — PROPOSED INTERMEDIATE CONTOUR
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- 8"W — PROPOSED WATER LINE
- 8"S — PROPOSED SANITARY SEWER WITH STRUCTURE
- PROPOSED ELECTIC LINE
- PROPOSED GAS LINE
- PROPOSED STORM DRAIN
- EXISTING FIRE HYDRANT
- DOOR LOCATION
- BIO RETENTION FACILITY
- FOREST CONSERVATION EASEMENT

0 20' 40' 80'
SCALE: 1" = 20'

THIS PLAN NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

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.

Signature — Date 6-29-2016
SHERRYL C. MITCHELL — JANUARY 24, 2017
Printed Name — Expiration Date
Title: PROJECT MANAGER — License No. 33954

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 820160050, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Nova-Habitat, Inc.
Contact Person: Edward P. Novak, Jr
Address: 7220 Chestnut Street, Chevy Chase, MD 20815
Phone: (301) 656-5901
Signature: Date: 7/12/16

VIKA
ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE (301) 916-4100
FAX. (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA.

PREPARED FOR:
NOVA-HABITAT, INC.
7220 CHESTNUT STREET
CHEVY CHASE, MD 20815
301.656.5901
CONTACT EDWARD P NOVAK, JR.

DESIGN CONSULTANTS

PLANNER/CIVIL ENGINEER/LA
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CONTACT SHERRY MITCHELL

ARCHITECT
LESSARD DESIGN, INC
8525 LEESBURG PIKE, #700
VIENNA, VA 22182
571.830.1300
CONTACT ALLISON PAUL

REVISIONS	DATE
CERTIFIED SITE PLAN #820160050	4/06/2016

PROFESSIONAL SEAL

CREEKSIDE

7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 211NW04
TAX MAP: HP341

SITE PLAN #820160050

CERTIFIED SITE PLAN

DRAWN BY: SG
DESIGNED BY: RC
DATE ISSUED: NOV. 5, 2015

SHEET NO. SP-3