

Plat Name: Brightview Grosvenor
Plat #: 220180740

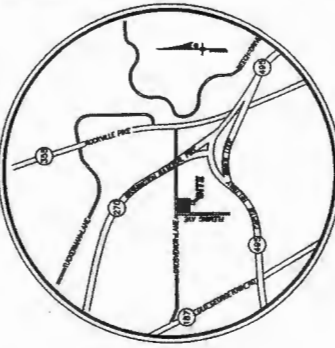
Location: Located in the southeast quadrant of the intersection of Grosvenor Lane and Fleming Avenue

Master Plan: North Bethesda Garrett Park Master Plan

Plat Details: R-90 zone; 1 lot

Owner: Wild Acres, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120170270 (MCPB Resolution No. 17-087) and with Site Plan No. 820170090 (Certified Site Plan dated March 18, 2018) 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'

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE LAND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND HEREBY GRANT A PUBLIC UTILITY EASEMENT (P.U.E.) TO THE PARTIES NAMED IN A DOCUMENT TITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENT" AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3604 AT FOLIO 457, SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES. FURTHER, WE HEREBY DEDICATE LAND AS SHOWN ON THIS PLAT TO MONTGOMERY COUNTY, MARYLAND FOR PUBLIC USE.

FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, TEMPORARY SLOPE EASEMENT SHOWN HEREON, ADJACENT AND CONTIGUOUS TO FLEMING AVENUE, SAID TEMPORARY SLOPE EASEMENT SHALL BE EXTINGUISHED AT SUCH TIME AS THE PUBLIC IMPROVEMENTS ON THE ADJUTING PUBLIC STREET HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

AS OWNERS OF THIS SUBDIVISION WE, OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH 50-4-3.8 OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO UNRECORDED SUILTS, LIENS, LEASES, MORTGAGES, AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

WILD ACRES, LLC,
A MARYLAND LIMITED LIABILITY COMPANY
BY: ANNE B. GROSVENOR RESCOURABLE TRUST
DATED FEBRUARY 29, 2010, AS AMENDED MARCH 29, 2008
AND JUNE 4, 2010, SOLE MEMBER

BY: *Edwin B. Grosvenor*
EDWIN B. GROSVENOR, TRUSTEE

BY: *Thomas J. Chollet*
THOMAS J. CHOLLET, MANAGING DIRECTOR

CHIEV CHASE TRUST COMPANY, TRUSTEE

NOTES

- THE PROPERTY SHOWN HEREON IS ZONED R-90.
- HORIZONTAL DATUM IS BASED ON MARYLAND COORDINATE SYSTEM NAD 83/91. AS REFERENCED ON PLAT NUMBER 24882 AND IS BASED UPON THE FOLLOWING CONTINUOUSLY OPERATING REFERENCE (CORR) STATIONS:
GROS, PID NO. J47278
GROS IM 1, PID NO. J47278
GROS IM 2, PID NO. J47278
- ALL TEMPORARY EASEMENTS, 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 TO BE EXTINGUISHED BY THE RECORRATION OF THIS PLAT UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL RECORD DURING NORMAL BUSINESS HOURS
- THE 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 DEEDS OR TO NOTE ALL MATTERS AFFECTING TITLE.
- THIS PROPERTY IS SERVED BY PUBLIC WATER & SEWER SYSTEMS ONLY.
- THE PARCEL SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY CONDITIONAL USE 16-14, PRELIMINARY PLAN NO. 15070270, AND SITE PLAN NO. E2070900, DATED FEBRUARY 21, 2008.
- TAX MAP LOCATION RP1251; WSSC 200 SHEET NUMBER 210000
- THIS PROPERTY IS SUBJECT A DECLARATION OF COVENANTS RECORDED IN DEED BOOK 56294 AT PAGE 183 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE ENTIRE PROPERTY ACQUIRED BY WILD ACRES LLC, A MARYLAND LIMITED LIABILITY COMPANY FROM ANNE B. GROSVENOR BY A DEED DATED SEPTEMBER 29, 2014 AND RECORDED IN LIBER 48566 AT FOLIO 349, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE EMBASED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS SHOWN THEREON WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH 50-4-3.8 OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED ON THIS PLAT IS 119,454 SQUARE FEET OR 2.7424 ACRES OF WHICH 3,721 SQUARE FEET OR 0.0855 ACRES IS DEDICATED TO PUBLIC USE.

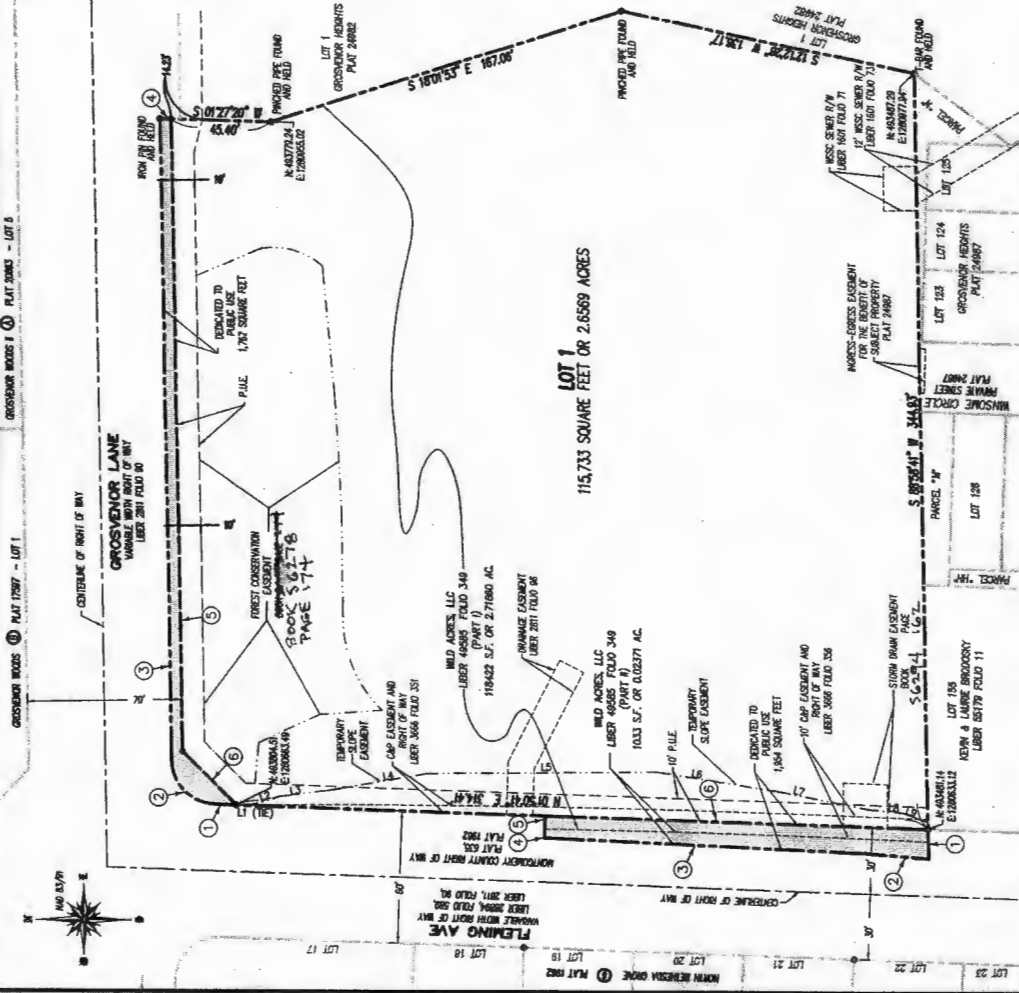
DATE: 7/6/2018

ADAM S. BERMAT
PROFESSIONAL LAND SURVEYOR
PROFESSIONAL CERTIFICATE NO. 91139
LICENSE RENEWAL DATE: 06/30/2020

LEGEND
WSSC WASHINGTON SUBURBAN
SANITARY COMMISSION
PUBLIC UTILITIES EASEMENTS
P.U.E.
R/W RIGHT OF WAY

**SUBDIVISION RECORD PLAT
LOT 1
BRIGHTVIEW GROSVENOR**

BETHESDA ELECTION DISTRICT NO. 7
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40' JUNE, 2018



TEMPORARY SLOPE EASEMENT

LINE	BEARING	DISTANCE
1	S 01°50'41" W	6.28'
2	S 16°52'09" E	14.50'
3	S 07°30'37" E	24.18'
4	S 09°55'08" E	43.41'
5	S 00°32'02" E	103.92'
6	S 09°03'59" W	55.85'
7	S 11°01'21" W	41.84'
8	S 04°50'54" W	14.87'
9	S 20°46'44" W	12.36'

AREA DEDICATED FOR PUBLIC USE FOR GROSVENOR LANE

1	N 01°50'41" E	9.78'
2	Back 20.00'	445.30'±
3	Ch'd: N 45°22'21" E	27.57'
4	S 89°00'00" E	289.21'
5	S 01°27'20" W	5.00'
6	S 88°59'57" W	288.52'
7	S 45°22'21" W	34.44'

AREA DEDICATED FOR PUBLIC USE FOR FLEMING AVENUE

1	S 89°58'41" W	13.23'
2	N 04°27'24" E	27.01'
3	N 02°39'09" E	147.80'
4	S 89°08'28" E	4.00'
5	S 88°13'10" E	5.80'
6	S 01°50'41" W	174.18'

DEDICATED AREA = 1767 SQ. FT. OR 0.0408 ACRES ±
SHOWN THUS: [Symbol]

DEDICATED AREA = 1854 SQ. FT. OR 0.0428 ACRES ±
SHOWN THUS: [Symbol]

J·B·A
Johnson · Bernat · Associates, Inc.
Engineering · Surveying · Planning

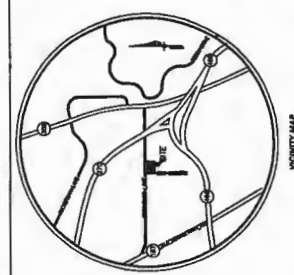
205 N. Frederick Ave, Suite 100
Gaithersburg, MD 20877
Tel: (301) 963-1133
Fax: (301) 963-6306
www.jba-inc.com

DRAMA_SSC
COMPUTED
CHECKED_ASB
DATE: July 16, 2018
APPROVED: *Thomas J. Chollet*
DIRECTOR

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

SECRETARY-TREASURER
DIANE JAZZA

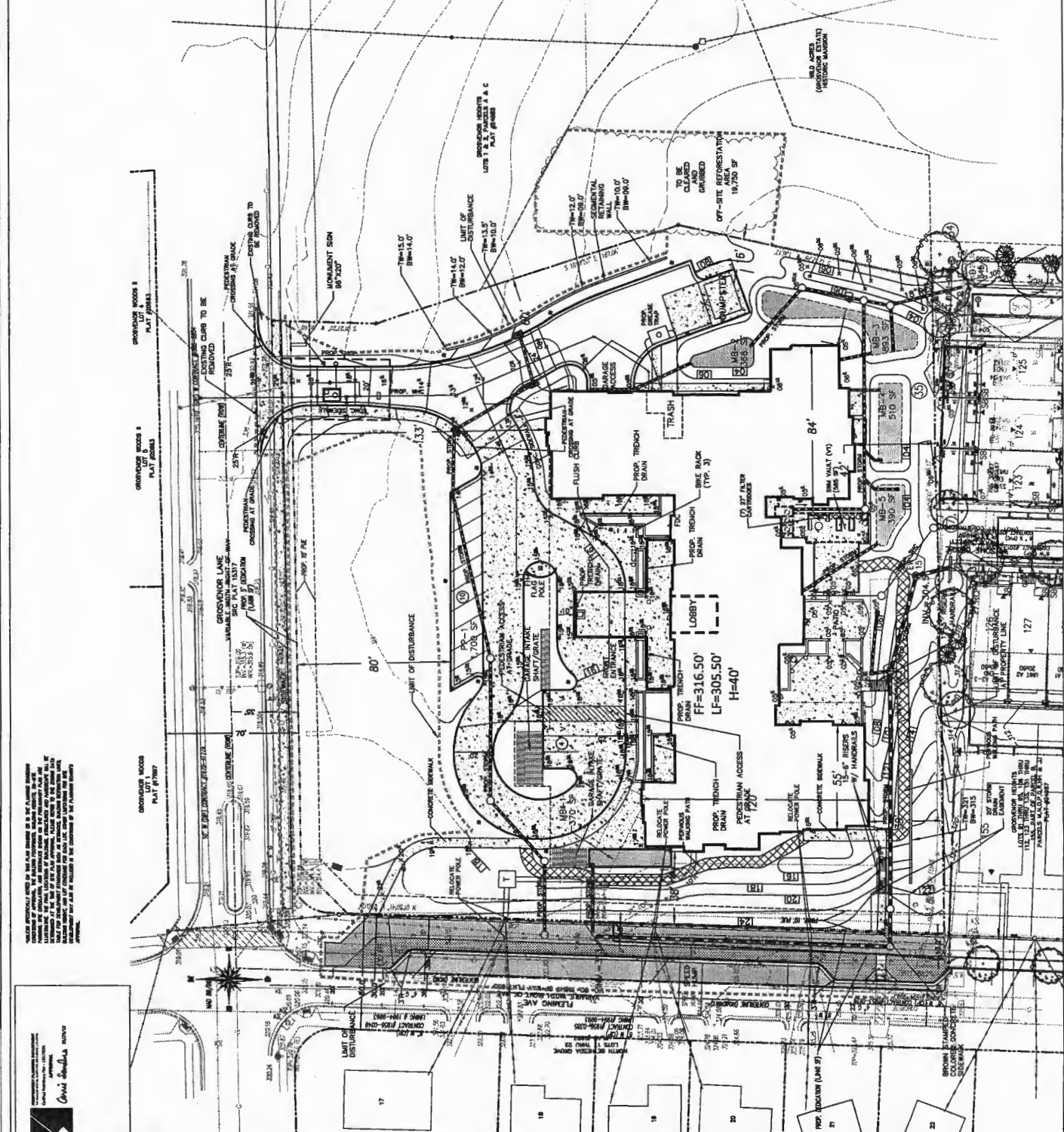
THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD



LEGEND

---	MONUMENT SIGN
---	PROPERTY LINE
---	EXISTING DRIVE
---	PROPOSED DRIVE
---	EXISTING SIDEWALK
---	PROPOSED SIDEWALK
---	EXISTING UTILITY
---	PROPOSED UTILITY
---	EXISTING FENCE
---	PROPOSED FENCE
---	EXISTING WALL
---	PROPOSED WALL
---	EXISTING CURB & GUTTER
---	PROPOSED CURB & GUTTER
---	EXISTING DRIVE DISTURBANCE
---	PROPOSED DRIVE DISTURBANCE
---	EXISTING SIDEWALK DISTURBANCE
---	PROPOSED SIDEWALK DISTURBANCE
---	EXISTING UTILITY DISTURBANCE
---	PROPOSED UTILITY DISTURBANCE
---	EXISTING FENCE DISTURBANCE
---	PROPOSED FENCE DISTURBANCE
---	EXISTING WALL DISTURBANCE
---	PROPOSED WALL DISTURBANCE
---	EXISTING CURB & GUTTER DISTURBANCE
---	PROPOSED CURB & GUTTER DISTURBANCE
---	EXISTING DRIVE DISTURBANCE
---	PROPOSED DRIVE DISTURBANCE
---	EXISTING SIDEWALK DISTURBANCE
---	PROPOSED SIDEWALK DISTURBANCE
---	EXISTING UTILITY DISTURBANCE
---	PROPOSED UTILITY DISTURBANCE
---	EXISTING FENCE DISTURBANCE
---	PROPOSED FENCE DISTURBANCE
---	EXISTING WALL DISTURBANCE
---	PROPOSED WALL DISTURBANCE
---	EXISTING CURB & GUTTER DISTURBANCE
---	PROPOSED CURB & GUTTER DISTURBANCE

SEE DATA SHEET
1. ALL DISTURBANCES SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER.
2. ALL DISTURBANCES SHALL BE RESTORED WITHIN 30 DAYS OF COMPLETION OF THE PROJECT.
3. ALL DISTURBANCES SHALL BE RESTORED WITHIN 90 DAYS OF COMPLETION OF THE PROJECT.
4. ALL DISTURBANCES SHALL BE RESTORED WITHIN 180 DAYS OF COMPLETION OF THE PROJECT.
5. ALL DISTURBANCES SHALL BE RESTORED WITHIN 360 DAYS OF COMPLETION OF THE PROJECT.



NOTICE: THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF J.B.A. ENGINEERING SURVEYING PLANNING. NO PART OF THESE PLANS AND SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF J.B.A. ENGINEERING SURVEYING PLANNING.

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PROJECT NO. B20170090
 DATE: 2/20/17
 SHEET: 071
 FILE NO. 15-028

SITE PLAN
BRIGHTVIEW GROSVENOR
 SITE PLAN NO. B20170090

APPOINT: SHELTER DEVELOPMENT, LLC
 3910 GROSVENOR LANE, TAX MAP C802 08123
 7TH ELECTION DISTRICT, BETHESDA, MARYLAND

DATE	REVISIONS

Engineering Surveying Planning
 www.jbh-inc.net
 (301) 963-4306
 205 N. Frederick Ave. S. 100
 Gaithersburg, MD 20877
J.B.A.
 JOHNSON • BERNAL • ASSOCIATES, INC.

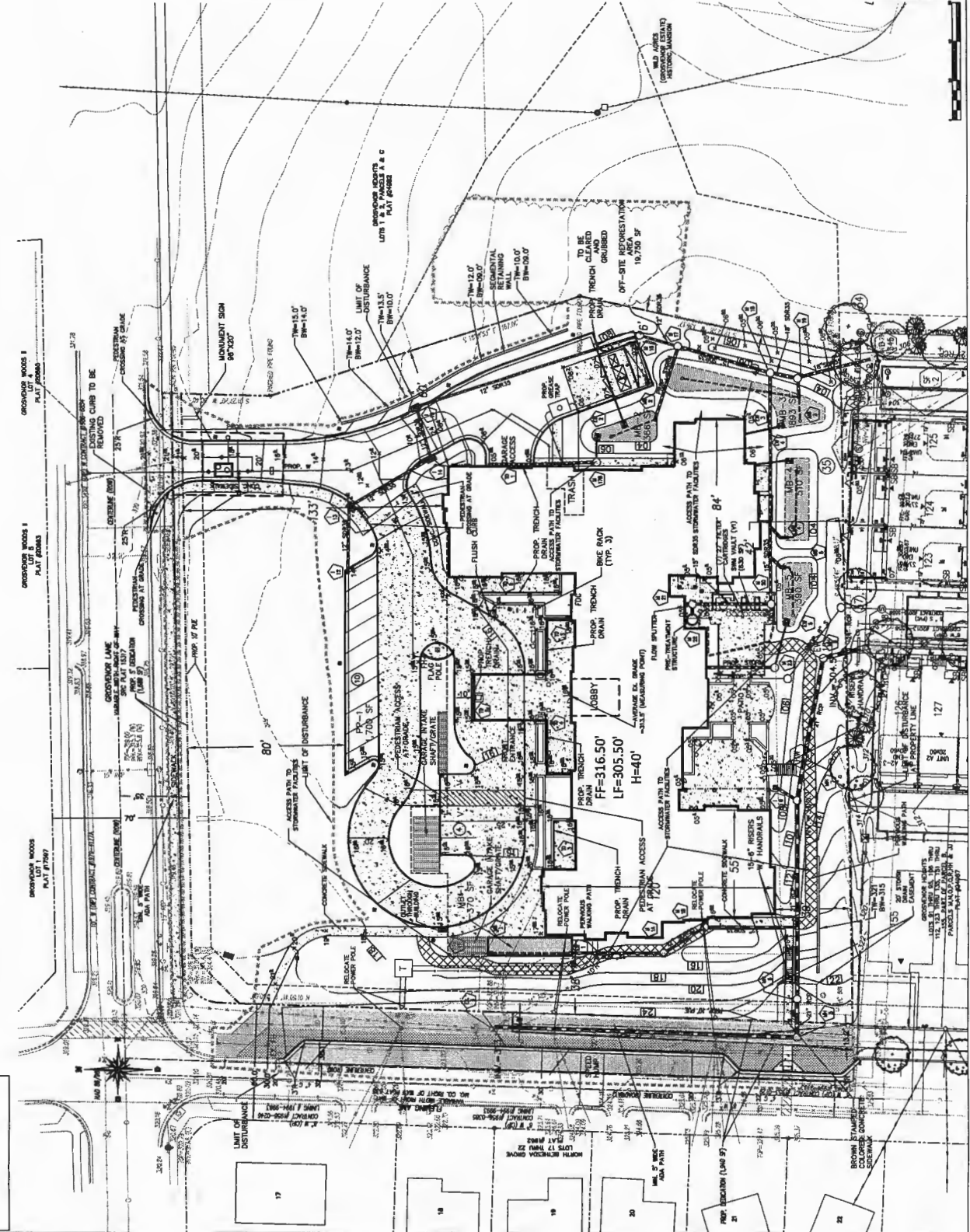
PROFESSIONAL CERTIFICATION
 I hereby certify that I am a duly Licensed Professional Engineer in the State of Maryland, License No. 15-028, and that I am the author of the design and calculations shown on this plan. I am not providing any services on this plan that require a separate license or certification. I am not providing any services on this plan that require a separate license or certification. I am not providing any services on this plan that require a separate license or certification.

DESIGNER'S CERTIFICATION
 The undersigned hereby certifies that this plan was prepared by a duly Licensed Professional Engineer in the State of Maryland, License No. 15-028, and that I am the author of the design and calculations shown on this plan. I am not providing any services on this plan that require a separate license or certification. I am not providing any services on this plan that require a separate license or certification. I am not providing any services on this plan that require a separate license or certification.

Contractor:
 SHELTER DEVELOPMENT, LLC
 3910 GROSVENOR LANE, TAX MAP C802 08123
 7TH ELECTION DISTRICT, BETHESDA, MARYLAND

LEGEND

- 1. 1" = 10' (CONCRETE)
- 2. 1" = 10' (ASPHALT)
- 3. 1" = 10' (GRAVEL)
- 4. 1" = 10' (DIRT)
- 5. 1" = 10' (WOOD)
- 6. 1" = 10' (METAL)
- 7. 1" = 10' (GLASS)
- 8. 1" = 10' (PLASTER)
- 9. 1" = 10' (GYP)
- 10. 1" = 10' (CEILING)
- 11. 1" = 10' (FLOOR)
- 12. 1" = 10' (WALL)
- 13. 1" = 10' (DOOR)
- 14. 1" = 10' (WINDOW)
- 15. 1" = 10' (ROOF)
- 16. 1" = 10' (MECHANICAL)
- 17. 1" = 10' (ELECTRICAL)
- 18. 1" = 10' (PLUMBING)
- 19. 1" = 10' (HVAC)
- 20. 1" = 10' (FIRE)
- 21. 1" = 10' (LANDSCAPE)
- 22. 1" = 10' (HARDWARE)
- 23. 1" = 10' (FINISH)
- 24. 1" = 10' (PAINT)
- 25. 1" = 10' (GLASS BLOCK)
- 26. 1" = 10' (CORNER)
- 27. 1" = 10' (TRIM)
- 28. 1" = 10' (BASE)
- 29. 1" = 10' (CROWN)
- 30. 1" = 10' (SILL)
- 31. 1" = 10' (CASE)
- 32. 1" = 10' (ARCH)
- 33. 1" = 10' (PIECE)
- 34. 1" = 10' (VALANCE)
- 35. 1" = 10' (SHOULDER)
- 36. 1" = 10' (FINISH LINE)
- 37. 1" = 10' (PROPERTY LINE)
- 38. 1" = 10' (SETBACK)
- 39. 1" = 10' (EASEMENT)
- 40. 1" = 10' (RIGHT-OF-WAY)
- 41. 1" = 10' (ADJACENT PROPERTY)
- 42. 1" = 10' (EXISTING STRUCTURE)
- 43. 1" = 10' (NEW STRUCTURE)
- 44. 1" = 10' (DEMOLITION)
- 45. 1" = 10' (LANDSCAPE ELEMENT)
- 46. 1" = 10' (UTILITY)
- 47. 1" = 10' (ELECTRICAL SYMBOL)
- 48. 1" = 10' (PLUMBING SYMBOL)
- 49. 1" = 10' (HVAC SYMBOL)
- 50. 1" = 10' (FIRE SYMBOL)



CONTRACT NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MARYLAND CONSTRUCTION CODE AND THE MARYLAND CONSTRUCTION SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO ORIGINAL OR BETTER CONDITION.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
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Chris Williams
 PROJECT MANAGER