

Plat Name: Lake Normandy Estates
Plat #: 220190340

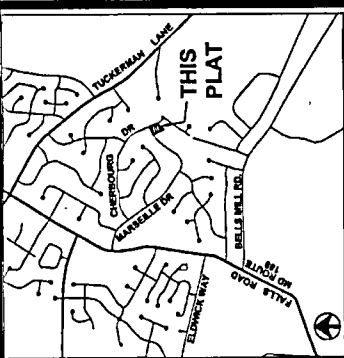
Location: Located in the southwest quadrant of the intersection of Marseille Drive and Cherbourg Drive.

Master Plan: Potomac Subregion Master Plan

Plat Details: R-200 zone; 2 lots

Owner: Thomas Li and Evelyn Hao Revocable Living Trusts

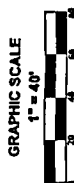
The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620180070, as approved by the Planning Director on September 21, 2018, and that any minor modifications reflected on the plat do not alter the intent of the previous approval of the aforesaid plan.



VICINITY MAP
SCALE: 1" = 2,000'

MARYLAND STATE PLANE
NAD83 DATUM

PLAT NO.



SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct, that it is a subdivision of all of the land described in the instrument referred to, and that the same is in accordance with the laws of the State of Maryland. I am a duly Licensed Professional Land Surveyor in the State of Maryland, and my commission expires on 08/31/2019.

Thomas A. Maddox
THOMAS A. MADDOX - Registered Professional
Land Surveyor MD #10650
Expires: 08/31/2019

OWNERS CERTIFICATION

We, the undersigned owners of the property shown hereon, hereby adopt this plat of subdivision to establish, dedicate the area shown hereon to public use and grant to Montgomery County, Maryland, a 40' temporary slope easement parallel and adjacent to the public street(s). Such slope easement shall be automatically extinguished after all public improvements have been fully completed and accepted for maintenance by Montgomery County, Maryland and grant a Public Utility Easement shown hereon as (10' P.U.E.) to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3854 at Page 457 among the land records of Montgomery County, Maryland. This owner will cause all property corner markers and any other required instrumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50.43.0 of the Montgomery County Code.

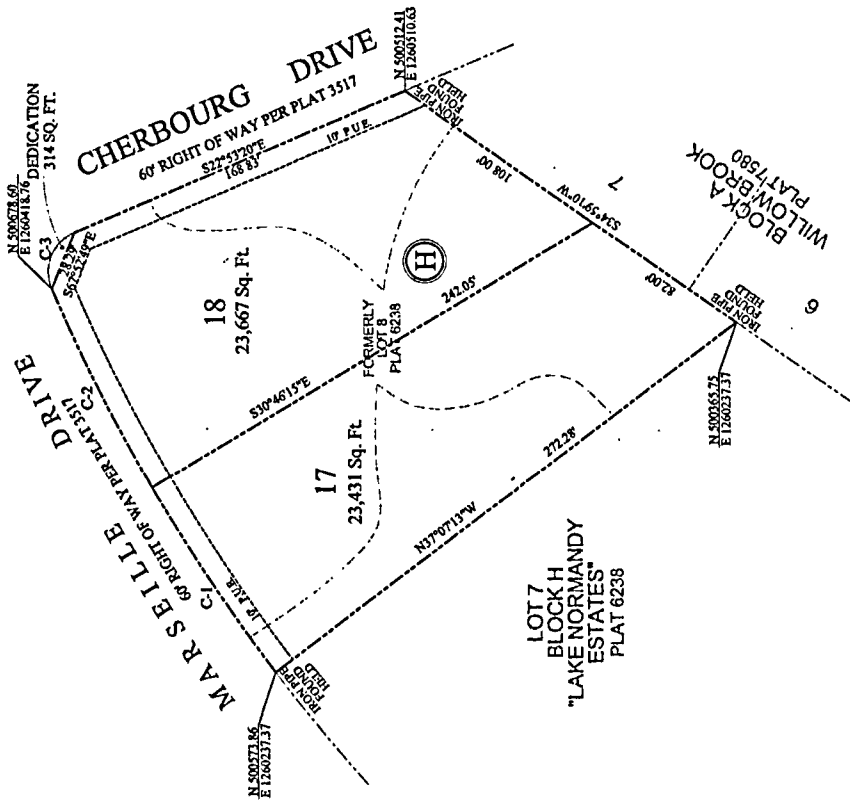
There are no easements, liens, mortgages, or trusts, affecting the property included in this plat of subdivision.

Witness: *Doris W. McKe* Date: _____
The Evelyn Hoo Renocable Living Trust
Witness: *Thomas M. Li* Date: _____
The Thomas M. Li Renocable Living Trust

CURVE DATA

| | | | |
|-----|-------------|--------------|-----------|
| NO | CHD. BRG. | DIST. RADIUS | ARC DELTA |
| C-1 | N56°26'26"E | 105.01' | 845.28' |
| C-2 | N63°33'28"E | 104.86' | 845.28' |
| C-3 | S67°52'49"E | 28.29' | 20.00' |

| | |
|--------------------------|--------------|
| PLAT TOTALS | 2 |
| NUMBER OF LOTS | 47,096 Sq Ft |
| AREA OF LOTS | 311.5 SQ FT |
| AREA OF DEDICATION | 47,415 SQ FT |
| TOTAL AREA SHOWN ON PLAT | 47,415 SQ FT |



- NOTES**
1. PROPERTY ZONED R200.
 2. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
 3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, OR OTHER INSTRUMENTS FILED WITH THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
 4. THIS PLAT LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY MONTGOMERY COUNTY ZONING REGULATIONS AND ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
 5. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
 6. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP P061.
 7. THIS PROPERTY IS SUBJECT TO A DECLARATION OF COVENANTS FOR MAINTENANCE AND LIABILITY RECORDED IN BOOK 37921 AT PAGE 446 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

SUBDIVISION RECORD PLAT
LOTS 17 & 18
BLOCK H
LAKE NORMANDY
ESTATES
A RESUBDIVISION OF
LOT 8, BLOCK H
ELECTION DISTRICT 10
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 40' FEBRUARY 2019

THOMAS A. MADDOX
PROFESSIONAL LAND SURVEYOR
8513 SHADY GROVE COURT
CAUTHERSBURG, MARYLAND 20877
(301) 984-5864

MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES
APPROVED: *E-19-2019*
DATE: _____
DIRECTOR

THE MARYLAND NATIONAL CAPITAL
PLANNING BOARD
MONTGOMERY COUNTY PLANNING BOARD
APPROVED: _____
DATE: _____

CHAIRMAN ASST. SECRETARY-TREASURER
M.N.C.P. & P.C. RECORD FILE NO. _____

PLAT DATE

| |
|-----------|
| REVISIONS |
| |
| |
| |
| |
| |



Scale: 1" = 30'
Date: 03/09/18

Resubdivision and Association
2032 New Center Road
Montgomery County, Maryland
20814-4001
Tel: 301-584-6400



LAKE NORMANDY ESTATES
Resubdivision of Lot 8, Block H
Montgomery County, Maryland

Sheet 3 of 3

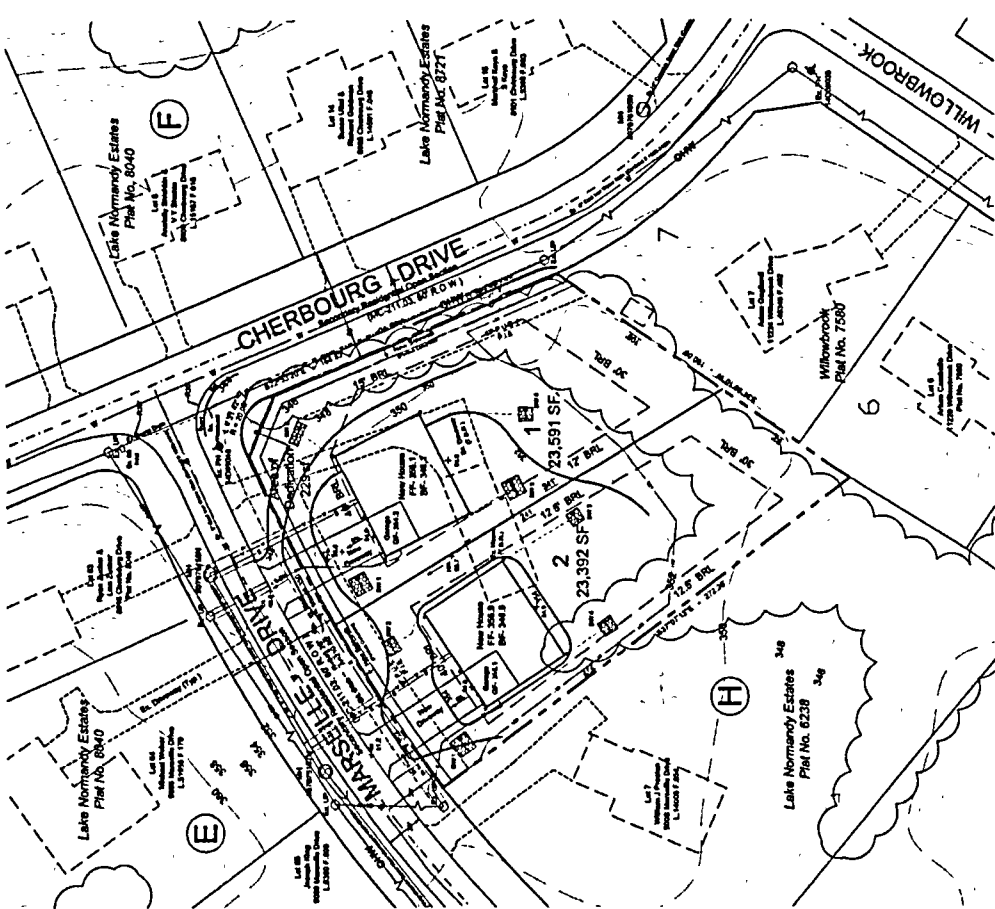
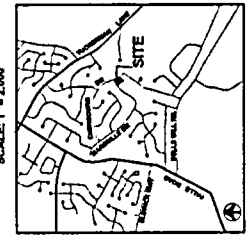
ZONING STANDARDS:

| ZONE: R-200 | Req. | Lot 1 | Lot 2 |
|----------------------------|---------------------|---------------|------------------|
| Lot Size | 20,000 sf | 23,591 sf | 23,392 sf |
| Front Setback | 40' | 40' | 40' |
| Side Street Setback | 15' | 15' | N/A |
| Side Setback | 12' min., 25' total | 12', N/A | 12.5', 25' total |
| Rear Setback | 30' | 30' | 30' |
| Building Height | 40' Max. | 40' Max. | 40' Max. |
| Lot Coverage | 25% Max. | 25% Max. | 25% Max. |
| Lot Coverage | | (12.7% shown) | (12.9% shown) |
| Lot Width @ Building Line | 100' | 119' | 100' |
| Lot Width @ Front Lot Line | 25' | 100' | 104' |

- NOTES:**
1. AREA OF PROPERTY - 47,217 SF
 2. NUMBER OF LOTS - 2
 3. NUMBER OF LOTS SUBMITTED - 2
 4. NUMBER OF LOTS APPROVED - 2
 5. AREA TO BE DEDICATED TO STREETS - 228 SF
 6. AREA TO BE DEDICATED TO PUBLIC WATER AND SEWER
 7. COSTING SERVICE TO BE PROVIDED BY THE DEVELOPER, 141-1
 8. UTILITIES TO BE PROVIDED BY: Water/Power Gas, Water, SEWER

LEGEND:

- Property Line
- Proposed House
- Neat Lot Line
- Sewer House Connection
- Water House Connection
- E.L. Contour
- Proposed Contour
- Building Restriction Line
- Limit of Disturbance
- Drywall
- E.L. Canopy
- E.L. Building
- Area of Proposed Pavement (New Public Sidewalk)



PREPARED FOR:
The Evelyn Hoo Revocable Living Trust
& Thomas M. Li Revocable Living Trust
1122 Red Stone Court
Montgomery County, Maryland
20814-4001
(301) 862-8877

Note:
Unless specifically noted on this plan drawing or in the conditions of approval, the building setbacks, lot coverage, height, and other standards shall be in accordance with the current Montgomery County Zoning Ordinance. The final location of building structures and landscaping shall be determined at the time of issuance of building permit(s). Please refer to the zoning code for development standards such as setbacks, building restrictions, height, and lot coverage for each lot. Other standards for site development and other items are included in the conditions of approval.



APPROVED: [Signature]

STANDARD NO. MC-211 03

NOTICE:
Standard No. MC-211 03 is to be modified to accommodate a 6-foot wide sidewalk along both sides per current County requirements. Buffer strip adjacent to right-of-way line to be reduced to 1 foot and 6-foot sidewalk to be reduced to 3 feet.

REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|----------|----------------------------------|
| 1 | 03/09/18 | ISSUED |
| 2 | 03/09/18 | REVISIONS TO BE MADE TO THE PLAN |

DATE: 03/09/18
BY: [Signature]
SCALE: 1" = 30'



DAVID H. ...
Professional Engineer
03/09/18