

Plat Name: Knowles Estates
Plat #: 220190640

Location: Located in the western quadrant of the intersection of St. Paul Street and Metropolitan Avenue (MD 192).

Master Plan: Kensington Sector Plan

Plat Details: CRT zone; 1 lot

Owner: Manufacturers and Traders Trust Company and SHI-III Solera Kensington Owner, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120180220 (MCPB Resolution No. 18-37) as approved by the Board, and with Site Plan No. 820180180 (Certified Site Plan dated April 9, 2019) 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.

Course	Bearing	Distance
1	S 47°59'05" W	8.89'
2	N 37°45'04" W	14.45'
3	N 45°36'01" W	318.33'
4	N 59°06'11" W	404.25'
5	S 44°48'18" E	18.28'
6	S 44°48'18" E	99.94'
7	S 44°48'18" E	15.53'
8	S 44°48'18" E	2.75'
9	S 44°48'18" E	18.28'
10	S 44°48'18" E	99.94'
11	S 44°48'18" E	15.53'
12	S 44°48'18" E	2.75'
13	S 44°48'18" E	18.28'
14	S 44°48'18" E	99.94'
15	S 44°48'18" E	15.53'
16	S 44°48'18" E	2.75'
17	S 44°48'18" E	18.28'
18	S 44°48'18" E	99.94'
19	S 44°48'18" E	15.53'
20	S 44°48'18" E	2.75'
21	S 44°48'18" E	18.28'
22	S 44°48'18" E	99.94'
23	S 44°48'18" E	15.53'
24	S 44°48'18" E	2.75'
25	S 44°48'18" E	18.28'
26	S 44°48'18" E	99.94'
27	S 44°48'18" E	15.53'
28	S 44°48'18" E	2.75'
29	S 44°48'18" E	18.28'
30	S 44°48'18" E	99.94'
31	S 44°48'18" E	15.53'
32	S 44°48'18" E	2.75'
33	S 44°48'18" E	18.28'
34	S 44°48'18" E	99.94'
35	S 44°48'18" E	15.53'
36	S 44°48'18" E	2.75'
37	S 44°48'18" E	18.28'
38	S 44°48'18" E	99.94'
39	S 44°48'18" E	15.53'
40	S 44°48'18" E	2.75'
41	S 44°48'18" E	18.28'
42	S 44°48'18" E	99.94'
43	S 44°48'18" E	15.53'
44	S 44°48'18" E	2.75'
45	S 44°48'18" E	18.28'
46	S 44°48'18" E	99.94'
47	S 44°48'18" E	15.53'
48	S 44°48'18" E	2.75'
49	S 44°48'18" E	18.28'
50	S 44°48'18" E	99.94'
51	S 44°48'18" E	15.53'
52	S 44°48'18" E	2.75'
53	S 44°48'18" E	18.28'
54	S 44°48'18" E	99.94'
55	S 44°48'18" E	15.53'
56	S 44°48'18" E	2.75'
57	S 44°48'18" E	18.28'
58	S 44°48'18" E	99.94'
59	S 44°48'18" E	15.53'
60	S 44°48'18" E	2.75'
61	S 44°48'18" E	18.28'
62	S 44°48'18" E	99.94'
63	S 44°48'18" E	15.53'
64	S 44°48'18" E	2.75'
65	S 44°48'18" E	18.28'
66	S 44°48'18" E	99.94'
67	S 44°48'18" E	15.53'
68	S 44°48'18" E	2.75'
69	S 44°48'18" E	18.28'
70	S 44°48'18" E	99.94'
71	S 44°48'18" E	15.53'
72	S 44°48'18" E	2.75'
73	S 44°48'18" E	18.28'
74	S 44°48'18" E	99.94'
75	S 44°48'18" E	15.53'
76	S 44°48'18" E	2.75'
77	S 44°48'18" E	18.28'
78	S 44°48'18" E	99.94'
79	S 44°48'18" E	15.53'
80	S 44°48'18" E	2.75'
81	S 44°48'18" E	18.28'
82	S 44°48'18" E	99.94'
83	S 44°48'18" E	15.53'
84	S 44°48'18" E	2.75'
85	S 44°48'18" E	18.28'
86	S 44°48'18" E	99.94'
87	S 44°48'18" E	15.53'
88	S 44°48'18" E	2.75'
89	S 44°48'18" E	18.28'
90	S 44°48'18" E	99.94'
91	S 44°48'18" E	15.53'
92	S 44°48'18" E	2.75'
93	S 44°48'18" E	18.28'
94	S 44°48'18" E	99.94'
95	S 44°48'18" E	15.53'
96	S 44°48'18" E	2.75'
97	S 44°48'18" E	18.28'
98	S 44°48'18" E	99.94'
99	S 44°48'18" E	15.53'
100	S 44°48'18" E	2.75'

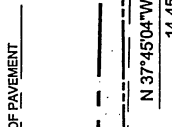
SHOWN THUS:

OWNER'S CERTIFICATE

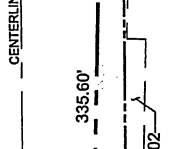
WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HAVE CAUSED PROPERTY CORNER MARKERS TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-4.33 OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES ON THIS PROPERTY EXCEPT A DEED OF TRUST (BK. 8787 PG. 141) AND ALL PARTIES HAVING INTEREST IN THE PROPERTY HAVE INDICATED THEIR ASSENT BELOW.

FOR MANUFACTURERS AND TRADERS TRUST COMPANY

BY:  Nick Ghent, VP and Trustee

FOR SH-HJ SOLERA KENNINGTON OWNER, LLC
a Delaware limited liability company

BY:  Eric V. Day, Licensed Professional Surveyor

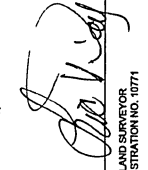
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND INFORMATION, AND THAT IT IS A SUBDIVISION OF THE LAND COMPLETED TO SH-HJ SOLERA KENNINGTON OWNER, LLC BY THE FOLLOWING DEEDS:

A. FROM BERGMAN'S CLEANING INC. BY DEED DATED JULY 25, 2018, AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 57867 AT PAGE 129, AND FROM METELL LUMBER & HARDWARE CO., INC. BY DEED DATED JULY 05, 2018 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 57867 AT PAGE 133, ALSO BEING A RE-SUBDIVISION OF LOTS 6A & 6B SHOWN ON A PLAT OF SUBDIVISION ENTITLED "LOTS 6A & 6B, WAUGH'S SUBDIVISION, KENNINGTON, ALSO BEING JOSEPH'S PARK" RECORDED AMONG SAID LAND RECORDS AS PLAT NO. 24, "RESURVEY OF JOSEPH'S PARK" RECORDED AMONG SAID LAND RECORDS AS PLAT NO. 24, "RESURVEY OF LOT 30, ALL IN ACCORDANCE WITH SECTION 50-4.33 OF THE MONTGOMERY COUNTY CODE. 3,746 SQUARE FEET OR 0.0860 IS DEDICATED TO PUBLIC USE.

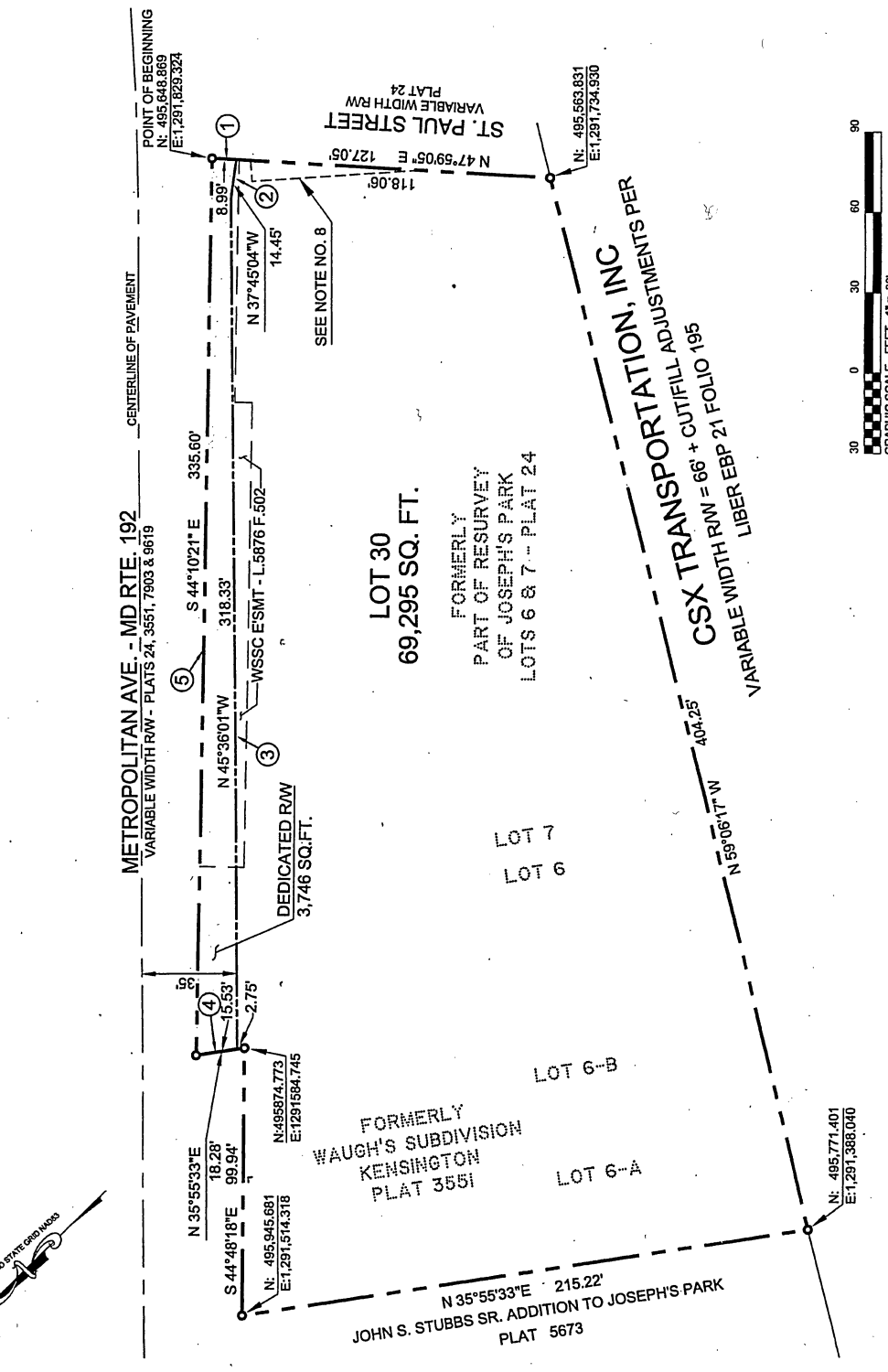
FOR DEWBERRY ENGINEERS, INC.

ERIC V. DAY
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10771
EXP: 02/13/2020

 DATE

GENERAL NOTES

- 1) 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 SUPERSEDED BY ANY OTHER PLAN, PROJECT PLAN, SITE PLAN, OR OTHER PLAN, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- 2) THE LOTS HEREON ARE SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
- 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 INTENDED TO REFLECT AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- 4) THIS PLAN IS TO BE FILED WITH THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN AS MAINTAINED BY THE PLANNING BOARD AND SITE PLAN NO. 200180186, ENTITLED "SOLERA RESERVE KENNINGTON HOUSING".
- 5) THIS PROPERTY IS SITUATED ON TAX MAP NOS. HP243 & HP268.
- 6) THE PROPERTY IS SUBJECT TO THE RECORDATION OF A DEED WITH A REINFORCING BAR AND CAP.
- 7) SUBSEQUENT TO THE RECORDATION OF THIS DEED, THE PROPERTY IS SUBJECT TO A RECORDED EASEMENT AGREEMENT TO ACCOMMODATE NINE (9) PUBLIC PARKING SPACES ALONG ST. PAUL STREET, AS RECITED IN REGULATION NO. R-15-2018 OF THE TOWN OF KENNINGTON, AND AS REQUIRED BY COMMISSION NO. 1501 FOUND IN THE MONTGOMERY COUNTY PLANNING BOARD RESOLUTION FOR SITE PLAN NO. 200180186.



LOT 30
69,295 SQ. FT.

FORMERLY
PART OF RESURVEY
OF JOSEPH'S PARK
LOTS 6 & 7 - PLAT 24

FORMERLY
WAUGH'S SUBDIVISION
PLAT 3551


FORMERLY
CSX TRANSPORTATION, INC
LIBER EBP 21 FOLIO 195
VARIABLE WIDTH RW = 66' + CUTFILL ADJUSTMENTS PER
ST. PAUL STREET
VARIABLE WIDTH RW

POINT OF BEGINNING
N: 495,868,369
E: 1,291,829,324

POINT OF BEGINNING
N: 495,663,831
E: 1,291,734,930

POINT OF BEGINNING
N: 495,771,401
E: 1,291,388,040

GRAPHIC SCALE - FEET 1" = 30'



MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: 9-25-2019 DATE

BY: Steph & Marybeth DIRECTOR

RECORDED

DATE

PLAT NO.

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

APPROVED: _____

CHAIRMAN

SECRETARY/TREASURER

MANPCPC RECORD PLAT FILE NO.

Dewberry®
Dewberry
Engineers, Inc

301 BALLENGER CENTER DRIVE
FREDERICK, MD 21703-4565
301.665.3159
301.665.3679 (FAX)
www.dewberry.com

SUBDIVISION RECORD PLAT
Knowles Estates - Lot 30
A RE-SUBDIVISION OF LOTS 6A, 6B, THE RESIDUE OF LOT 6, AND ALL OF LOT 7
IN THE DIVISION OF THE ESTATE OF GEORGE KNOWLES
TOWN OF KENNINGTON - MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: JANUARY 2019

NO.	DATE	BY	DESCRIPTION
1	11/17/11	[NAME]	PRELIMINARY PLAN

NO.	DATE	BY	DESCRIPTION
1	11/17/11	[NAME]	PRELIMINARY PLAN
2	11/17/11	[NAME]	REVISIONS
3	11/17/11	[NAME]	REVISIONS

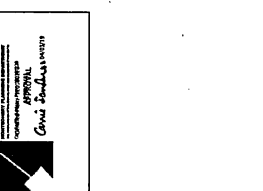
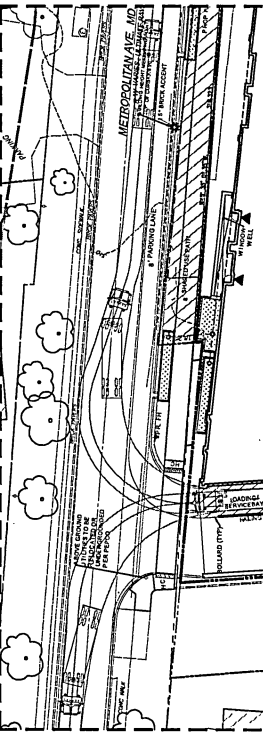
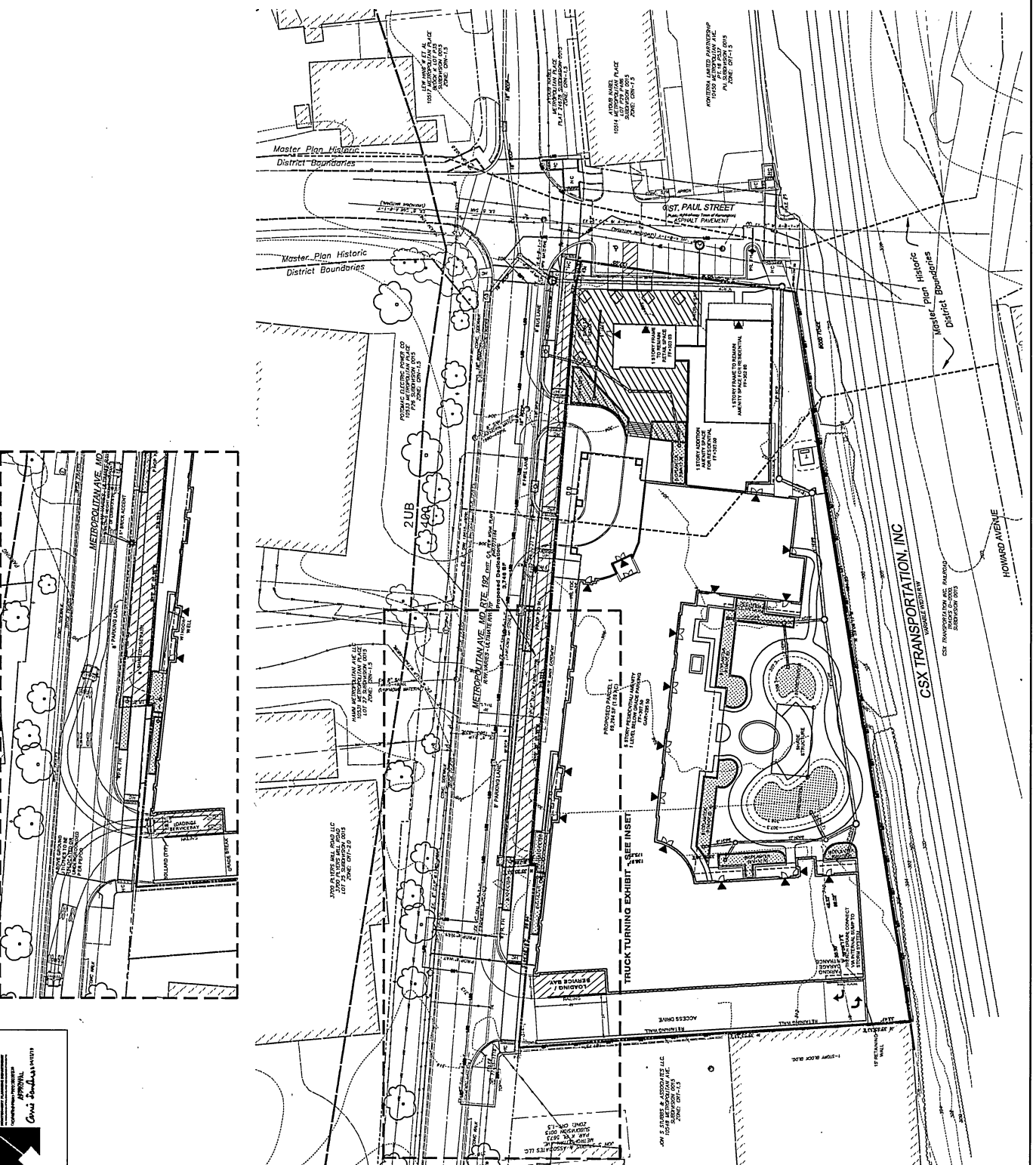
SCALE: AS SHOWN
 NORTH ARROW
 LEGEND

SOLEIRA | RESERVE KENSINGTON
 10540 METROPOLITAN AVE.
 LOTS 6A, 6B, PT. 6, 7
 MONTGOMERY COUNTY, MARYLAND
 13TH ELECTION DISTRICT
 PLAT 2551 & 2552, PLAT 2547, AND PLAT 24

Dewberry
 ENGINEERS INC
 100 GAITHERSBURG ROAD, SUITE 500
 GAITHERSBURG, MARYLAND 20878
 PHONE: 410.243.2900
 FAX: 410.243.2901
 WWW.DEWBERRY.COM

APPLICANT / DEVELOPER
 THE MONTGOMERY WASHINGTON METRO RAIL AUTHORITY
 1000 WASHINGTON AVENUE, SUITE 1100
 WASHINGTON, DC 20004
 CONTACT: TRAVIS WEISBERG@METRO.RA.MD

LEGEND
 EXISTING BLOCK CONTAINS
 EXISTING BLOCK CONTAINS
 EXISTING BLOCK CONTAINS
 EXISTING BLOCK CONTAINS



CONTRACT
PROJECT: SOLERA | RESER
2120 LANTIER ROAD SUITE 140
FARMINGTON HILLS, MI 48334
PH: 248.348.2000
WWW.DEWBERRY.COM

SITE PLAN
SOLERA | RESERVE KENSINGTON
10540 METROPOLITAN AVE.
LOTS 6A, 6B, PT. 6, 7
MONTGOMERY COUNTY, MARYLAND
ELECTION DISTRICT
PLAT 564 & 68, PART 6 & 7
3/17/2017

SCALE
1" = 20'-0"

REVISIONS

No.	Date	By	Description
1			
2	01/23/2018	SM	REVISED PER COMMENTS
3	01/23/2018	SM	REVISED PER COMMENTS
4	01/23/2018	SM	REVISED PER COMMENTS
5	01/23/2018	SM	REVISED PER COMMENTS

APPROVALS

No.	Date	By	Description
1			
2			
3			
4			
5			

DATE 01/23/2018

DRAWN BY SM

CHECKED BY SM

DATE 01/23/2018

SCALE 1" = 20'-0"

PROJECT SOLERA | RESERVE KENSINGTON

LOT 6A, 6B, PT. 6, 7

ADDRESS 10540 METROPOLITAN AVE.

CITY KENSINGTON, MD

STATE MARYLAND

COUNTY MONTGOMERY

PROJECT NO. 10540

DATE 01/23/2018

LEGEND

EXISTING

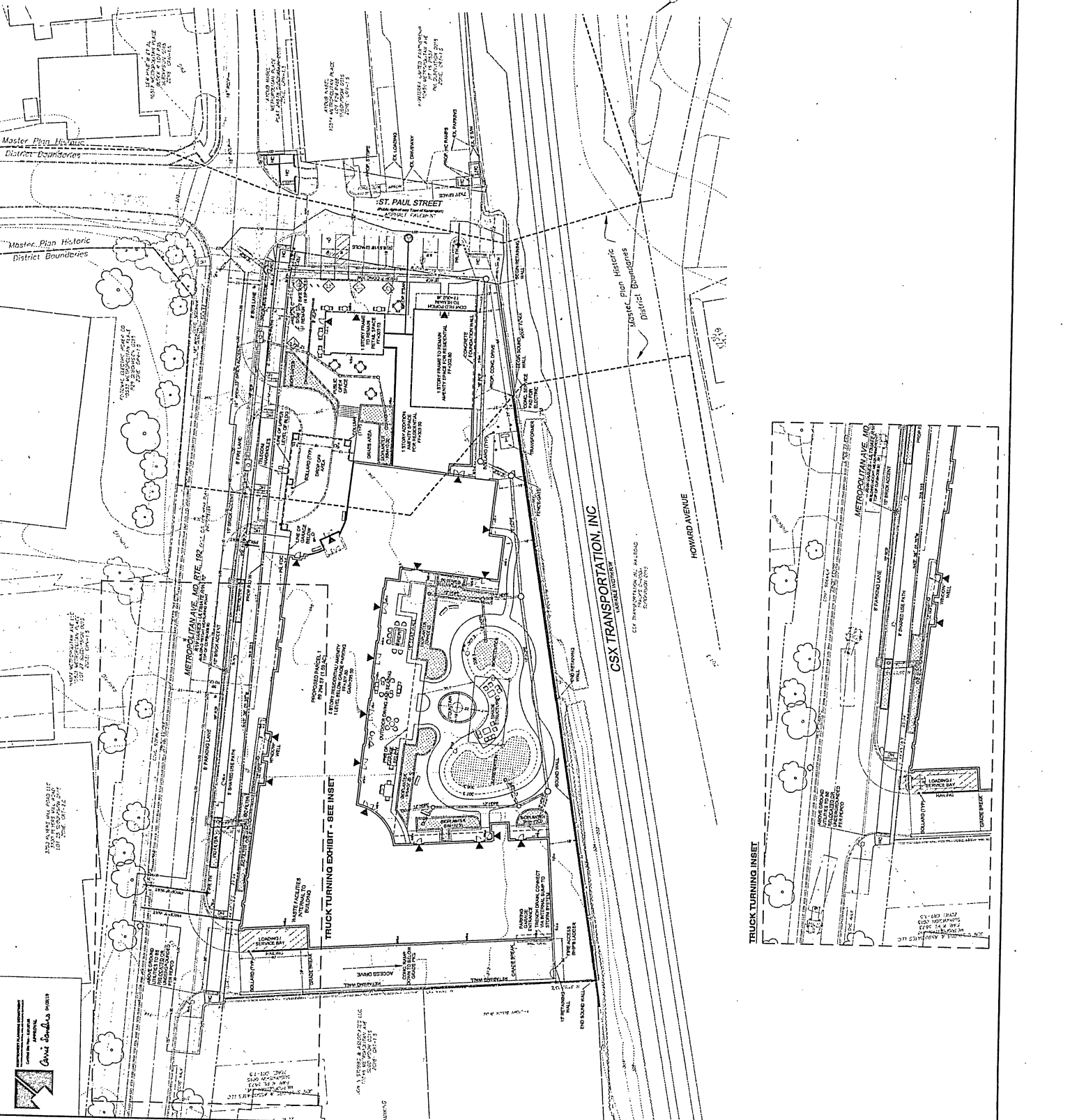
- EXISTING BUILDING FOOTPRINT
- EXISTING DRIVEWAY
- EXISTING DRIVE
- EXISTING SIDEWALK
- EXISTING CURB
- EXISTING LANDSCAPE
- EXISTING TREE
- EXISTING UTILITY
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- EXISTING DISTRICT BOUNDARIES
- EXISTING MASTER PLAN BOUNDARIES

PROPOSED

- PROPOSED BUILDING FOOTPRINT
- PROPOSED DRIVEWAY
- PROPOSED DRIVE
- PROPOSED SIDEWALK
- PROPOSED CURB
- PROPOSED LANDSCAPE
- PROPOSED TREE
- PROPOSED UTILITY
- PROPOSED EASEMENT
- PROPOSED PROPERTY LINE
- PROPOSED DISTRICT BOUNDARIES
- PROPOSED MASTER PLAN BOUNDARIES

NOTES

- ALL PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MARYLAND CONSTRUCTION CODE AND THE MARYLAND DEPARTMENT OF TRANSPORTATION DESIGN MANUAL.
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Developer's Declaration

I, the undersigned, being the owner of the above described property, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that the same has been prepared by a duly licensed professional engineer or architect, and that the same is in accordance with the requirements of the applicable laws and regulations of the State of Maryland.

Name: *Michael A. ...*

Title: *...*

Address: *...*

City: *...*

State: *...*

Zip: *...*

Phone: *...*

Signature: *...*

Date: *...*