

Plat Name: Hampshire Knolls
Plat #: 220200070

Location: Located on the north side of Ethan Allen Avenue (MD 410), 600 feet west of Elm Avenue

Master Plan: Takoma Park Master Plan

Plat Details: R-60 zone; 5 lots

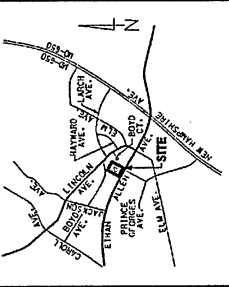
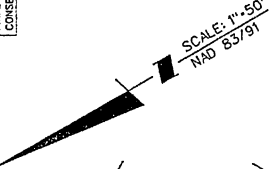
Owner: Burger Properties, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120160170 (MCPB Resolution No. 18-140) 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.

AREA TABULATION	64.865 S.F.	1.489 AC.
5 LOTS	0 S.F.	0 AC.
0 PARCELS	0 S.F.	0 AC.
TOTAL THIS PLAT	65.353 S.F.	1.535 AC.

TAX MAP GRID	4511 E, J81
WSSC ORD NO.	ZOR6E01
ZONING	R-50
PRELIMINARY PLAN	12016070
CONSERVATION PLAN	12016070



VICINITY MAP
SCALE: 1"=2,000'

Owner's Certificate

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, dedicate the street to the State of Maryland for public use; establish the minimum building restriction lines and grant to the State of Maryland a temporary slope easement over the property shown hereon, to be held in trust for the benefit of the State of Maryland, and the right of way lines, said slope easement shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by the State of Maryland.

Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "P.U.E.", with the terms and provisions of said grant contained in the "Public Utility Easement" recorded in the Office of the State and the Provisions of Public Utility Easement recorded in Liber 3934 at folio 457 among the Land Records of Montgomery County, Maryland.

Further, we establish an ingress/egress easement over the lots, as shown hereon, for the use and benefit of lots 11 and 72, subject to the terms and conditions set forth in a declaration of covenants, easements, and restrictions to be recorded hereafter.

As owners of this subdivision, we, our successors and assigns, will cause all property shown hereon to be surveyed and recorded in the Office of the State and the Land Records of Montgomery County in accordance with Section 50.4.3.G of the Montgomery County Code prior to the acceptance of public streets for maintenance.

There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon.

BURGER PROPERTIES, LLC

Date: 11-1-19

Marcello Nucci
MARCELLO NUCCI, President

[Signature]
Witness

Surveyor's Certificate

I hereby certify to the best of my professional knowledge, information, and belief that the subdivision record plat shown hereon is correct; that it is a subdivision of the property known as Lots 26 and 27, Block 95, Reales Sub Takoma Park, unrecorded, as conveyed by Frederick Burger to Burger Properties, LLC by a deed dated September 11, 2018, recorded in the Office of the State and the Land Records of Montgomery County in Liber 3934 at folio 649, and known as lot 26, Block 95, Reales Sub Takoma Park, unrecorded, and as conveyed by Drexel University to Burger Properties LLC by a deed dated August 31, 2006 and recorded in the Land Records of Montgomery County, Maryland in Liber 35169 at folio 355.

I hereby certify that, once engaged as described in the owner's certificate hereon, all property markers will be set in accordance with the requirements of section 50.4.3.G of the Montgomery County Code.

The total area in this plat of subdivision is 65.988 square feet or 1.515 acres of land, of which, 1.123 square feet or 0.026 acres of land is dedicated to the State of Maryland for public use.

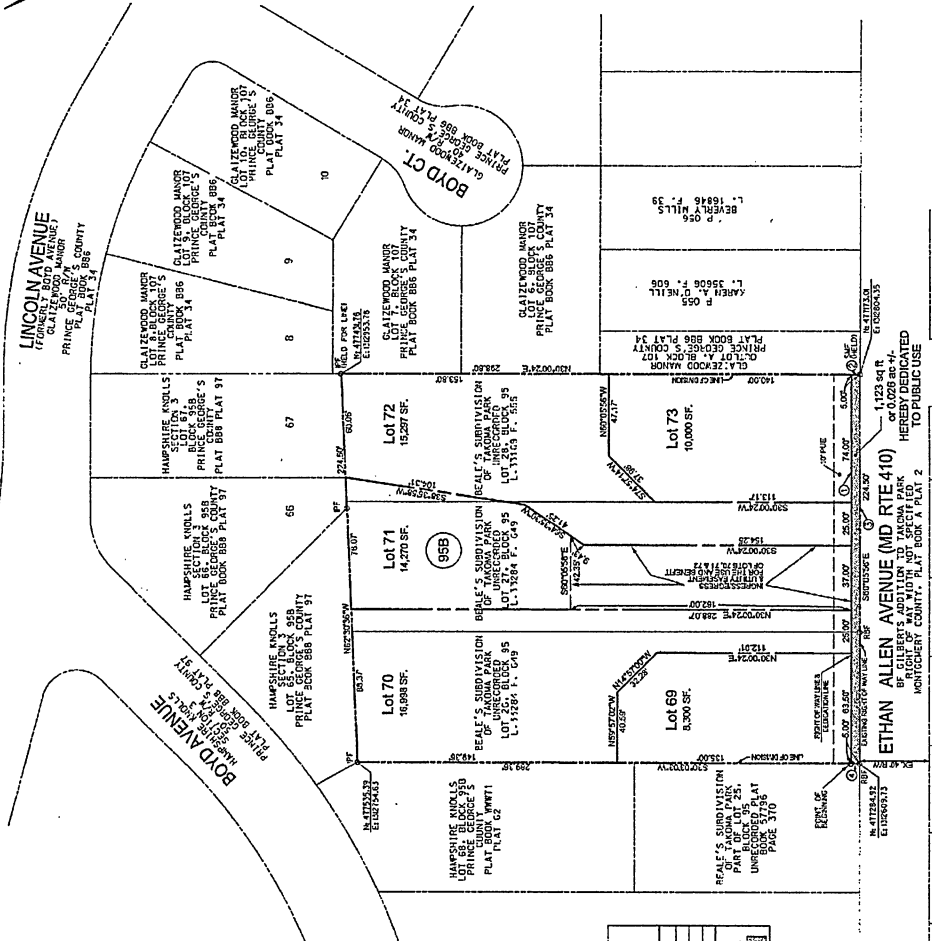
David D. Kimman
David D. Kimman
Professional Land Surveyor
MD Registration No. 21415
(exp/renewal date 6/9/2020)

11/5/2019
Date

SUBDIVISION RECORD PLAT
LOTS 69 - 73, BLOCK 95B
HAMPSHIRE KNOLLS
13TH ELECTION DISTRICT
CITY OF TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=50' JULY, 2019

Kim Engineering, Inc.
MBE/DBE/WBE
5901 Annandale Road, Suite F
Beltsville, MD 21054
240-542-4238

- General Notes:**
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the 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 the title.
 - The property is served by public water and sewer systems only.
 - All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plan, approved by the Montgomery County Planning Board are hereby incorporated into this plat. The official records for any such plan are maintained by the Planning Board and are available for public review during normal business hours.



LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD

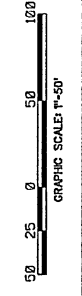
1	N67°05'56"W	224.57'
2	S30°02'24"W	5.00'
3	S89°05'25"E	224.57'
4	N20°03'02"E	5.00'

TOTAL AREA
1.123 S.F. OR 0.026 ACRES
SHOWN HEREON

LEGEND:

- RFP — RFP
- SF — SF
- — PROPERTY MARKER TO BE SET

PLAT BOOK 886 PLAT 24
PLAT BOOK 886 PLAT 25
PLAT BOOK 886 PLAT 26
PLAT BOOK 886 PLAT 27
PLAT BOOK 886 PLAT 28
PLAT BOOK 886 PLAT 29
PLAT BOOK 886 PLAT 30
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PLAT BOOK 886 PLAT 100



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

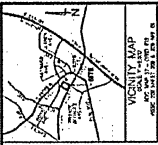
APPROVED: _____
CHURMAN

APPROVED: _____
ASST. SECRETARY-TREASURER

APPROVED: _____
DATE: 11-6-2019

APPROVED: _____
ACTING DIRECTOR

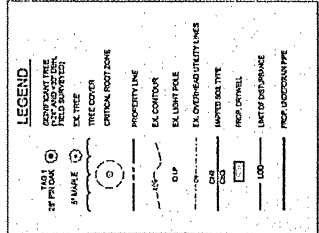
DATE RECORDED: _____
PLAT NO. _____



- GENERAL NOTES**
1. THE DEVELOPMENT IS SHOWN ON A SURVEY OF LOT 27 AND LOT 28 (14.00 AC) PH 11. THE SITE AREA IS 30.00 AC.
 2. EXISTING ZONING IS R-10.
 3. SURVEY INFORMATION IS FROM A BOUNDARY SURVEY BY KIM ENGINEERING.
 4. TOPOGRAPHY INFORMATION FOR THE SUBJECT PROPERTY IS FROM A FIELD SURVEY BY KIM ENGINEERING. THE EXISTING TOPOGRAPHY IS FROM MONTGOMERY COUNTY CAD.
 5. THE PROPERTY IS LOCATED IN THE TOWN OF MONTGOMERY COUNTY.
 6. THERE ARE NO UTILITIES OR 10' YEAR FLOODPLAIN ON THE PROPERTY.
 7. EXISTING TREE LOCATIONS 2" OR GREATER DBH ARE IDENTIFIED SUPPORTED.
 8. THE PROPERTY IS LOCATED ON THE LOCAL, ATLAS ON THE ROCK OF HISTORICAL SITE.
 9. THE PROPERTY IS WITHIN THE 500' BUFFER ZONING DISTRICT REDESIGNATED AS R-10 (S) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, JULY 13, 2011. (MONTGOMERY COUNTY PH 11).
 10. THERE IS NO EXISTING ROOSTER ON SITE. THE ROOSTER WAS APPROVED ON JULY 13, 2011. (MONTGOMERY COUNTY PH 11).
 11. PROJECT DATA TABLE.
 12. DENSITY: R-10.
 13. PERMITTED: 2-28 DWELLING UNITS PER ACRE PROPOSED - 2-28 DWELLING UNITS PER ACRE.
 14. THIS PLAN IS NOT FOR CONSTRUCTION PURPOSES.
 15. EXISTING WATER AND SEWER LOCATIONS ARE 10' AND 5'.
 16. THE PROJECT SHALL BE DEVELOPED IN ONE PHASE.
 17. PERIODIC MAINTENANCE AND INSPECTION SHALL BE REQUIRED AS THE PUBLIC UTILITIES COMPANIES SHALL HAVE ACCESS TO THIS SITE.
 18. UTILITIES SHALL BE PROTECTED OR RELOCATED AS NECESSARY TO ACCOMMODATE THE PROPOSED DEVELOPMENT. THE RELOCATION OF UTILITIES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. THE RELOCATION OF UTILITIES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. THE RELOCATION OF UTILITIES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
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DEVELOPMENT STANDARDS R-10

PARAMETER	MINIMUM STANDARD	PROPOSED
MINIMUM LOT AREA	5,000 SQ. FT.	5,000 SQ. FT.
MINIMUM LOT WIDTH	30 FT.	30 FT.
MINIMUM LOT DEPTH	30 FT.	30 FT.
MINIMUM FRONT YARD SETBACK	25 FT.	25 FT.
MINIMUM SIDE YARD SETBACK	5 FT.	5 FT.
MINIMUM REAR YARD SETBACK	5 FT.	5 FT.
MINIMUM FRONT YARD SETBACK	25 FT.	25 FT.
MINIMUM SIDE YARD SETBACK	5 FT.	5 FT.
MINIMUM REAR YARD SETBACK	5 FT.	5 FT.
MINIMUM FRONT YARD SETBACK	25 FT.	25 FT.
MINIMUM SIDE YARD SETBACK	5 FT.	5 FT.
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MINIMUM SIDE YARD SETBACK	5 FT.	5 FT.
MINIMUM REAR YARD SETBACK	5 FT.	5 FT.



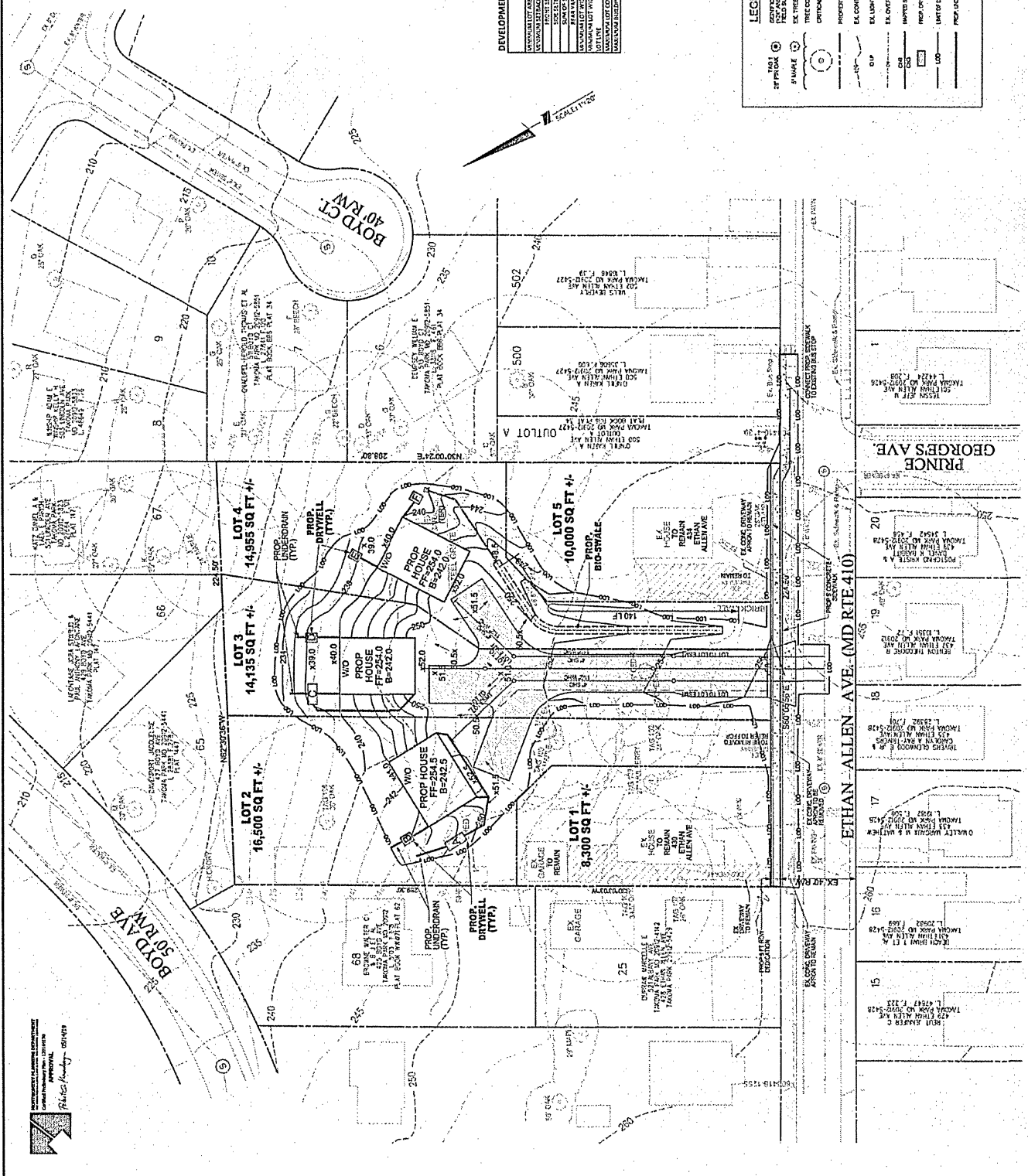
DEVELOPER'S CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM THE DEVELOPER OF THE PROPERTY SHOWN ON THIS PLAN.

Developer's Name: BERGER PROPERTIES LLC
 Contact Person: TARA COOPER
 Address: 7300 CONNECTICUT AVENUE, CHEY CHASE, MD 20815-4930
 Phone No: 301-440-7118
 E-mail: tcooper@bergerproperties.com

OWNER

BERGER PROPERTIES LLC
 7300 CONNECTICUT AVENUE
 CHEY CHASE, MD 20815-4930
 PHONE: 301-440-7118



PRELIMINARY PLAN

PRELIMINARY PROPERTY

430, 432 & 434 ETHAN ALLEN AVENUE
 8TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

PRELIMINARY PLAN

PROFESSIONAL CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND AND THAT I AM THE DESIGNER OF THE PROJECT SHOWN ON THIS PLAN.

Professional Seal: [Seal]

Kim Engineering, Inc.
 5301
 Beltsville, Maryland 20705
 206-842-6238
 E-mail: keng@kimeng.com
 Web: www.kimeng.com

DATE: DECEMBER 2015

DESIGNED BY: [Name]

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: [Date]

REVISION: [List]

GRAPHIC SCALE: 1" = 200'

DATE: DECEMBER 2015

WEEKS: 0.000, 2.000, 4.000, 6.000, 8.000, 10.000, 12.000, 14.000, 16.000, 18.000, 20.000

TAX MAP: PH 11

ADD MAP: 3/8/15/16

ADD ZONING: R-10

ADD COUNTY: MONTGOMERY

ADD STATE: MARYLAND

ADD COUNTY: MONTGOMERY

ADD STATE: MARYLAND

ADD COUNTY: MONTGOMERY

ADD STATE: MARYLAND