



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MCPB**  
**Item # 1B**  
**4-30-2020**

**MEMORANDUM**

**DATE:** April 17, 2020

**TO:** Montgomery County Planning Board

**FROM:** Stephen Smith, Coordinator  
Jay Beatty, Senior Planner  
D.A.R.C. Division  
(301) 495-4522 & (301) 495-2178

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for April 30, 2020

---

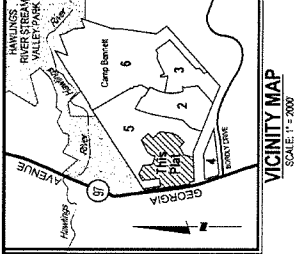
The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

**220100940 - 220100990 Bennett Knolls**

**Plat Name:** Bennett Knolls  
**Plat #:** 220100940 - 220100990

**Location:** Located in the northeast quadrant of the intersection of Georgia Avenue (MD 97) and Bordly Drive  
**Master Plan** Olney Master Plan  
**Plat Details:** RC zone; 28 lots, 13 parcels  
**Owner:** The Central Union Mission

This subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120060830 (MCPB Resolution No. 07-197) and the associated Extension of Preliminary Plan Validity (MCPB Resolution No. 18-096), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plan.



**PLAT NO.**

No.	Date	Radius	Chord Bearing	Chord
1	1/27/07	2653.07	77.57	38.55
2	1/27/07	2653.07	109.9272° W	194.15
3	1/27/07	5600.07	194.15	194.15
4	1/27/07	5600.07	5.07° 36' 11" E	194.15
5	1/27/07	780.07	376.59	571.5942° E
6	1/27/07	720.07	347.52	571.5942° E
7	1/27/07	200.07	52.76	192.9276° E
8	1/27/07	200.07	52.76	192.9276° E

**AREA TABULATION**

7 LOTS 1,910,752 SQUARE FEET OR 23,203 ACRES  
 2 PARCELS 71,968 SQUARE FEET OR 1,632 ACRES  
 STREET DEDICATION 72,191 SQUARE FEET OR 1,632 ACRES  
 SHA DEDICATION 43,958 SQUARE FEET OR 1,009 ACRES

TOTAL BY THIS PLAT 1,988,860 SQUARE FEET OR 27,522 ACRES

**NOTES:**

- All terms, conditions, agreements, imitations, and requirements associated with any preliminary plan, site plan, project plan or other plan, allowing development of this property, approved by Montgomery County Planning Board are hereby incorporated by reference into this plan, and shall be deemed a part of this plan. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- 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 this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- Parcels A and B are subject to the terms and provisions of a Common Open Space Covenant with the MNCPPC and recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.
- The property shown hereon is subject to a Declaration of Restrictive Covenants (for Private Roads, Private Parks, Private Open Spaces and Private Storm Drain Systems) that is recorded among the Land Records of Montgomery County, Maryland in Book 38268 at Page 42.
- Septic building restriction lines are subject to change, with Department of Permitting Services, Well and Septic Section approval.
- Septic Lines 1, 2, 3, 4, 23 and 25 are designated for a 600 gallon tank, and septic areas for Lots 3 and 24 are designated for a 500 gallon tank.
- The lots shown hereon are limited to uses and conditions as required by Preliminary Plan 120060830, entitled "Bennett Knolls". Any proposed changes in use will be reviewed by the Planning Board and approved.
- Parcel A and B are to be conveyed to the Homeowners Association.
- The land contained hereon is within an approved cluster development and subdivision or resubdivision is not permitted after the property is developed.
- The Septic Backflow/Stream Buffer shown hereon is measured two-hundred (200) feet horizontally from the existing stream banks.
- Approved for private well and septic system.
- This property is Zoned: R-C (Rural Cluster).
- This property appraisals on Tax Map: HU553.

**HORIZONTAL CONTROL NOTE:**

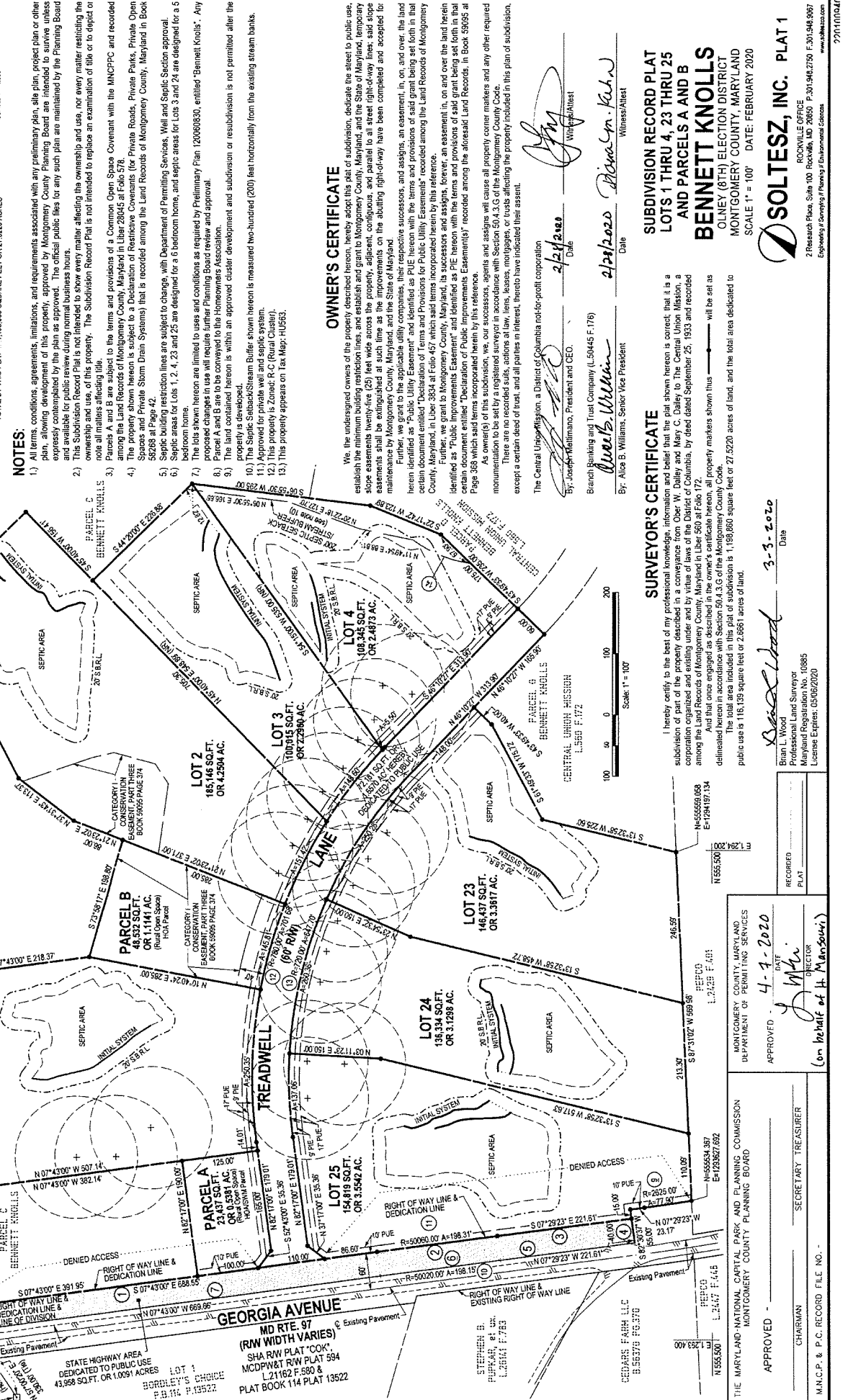
1) Horizontal Datum shown hereon is Maryland State Plane Grid, NAD 83 and is based upon the following CORS Stations:

Base Stations Used

Latitude	Longitude
N33°05' 71.100771333887	W77°03' 00.00000000
N39°00' 20.340107713151518	W77°03' 00.00000000
N38°03' 00.00000000	W76°53' 33.281

Projected Grid Factor = 0.99994388

PARCEL C  
 BENNETT KNOLLS  
 L.555 F.172



**OWNER'S CERTIFICATE**

We, the undersigned owners of the property described herein, do hereby adopt this plan of subdivision, dedicate the street to public use, establish the minimum building restriction lines, an easement and utility easements, and the Homeowners Association. We warrant that the property is free of all liens, mortgages, and other encumbrances, and that all street right-of-way have been completed and accepted for maintenance by Montgomery County, Maryland, and 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 herein identified as "Public Utility Easement" and identified as PUE hereon with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" recorded among the Land Records of Montgomery County, Maryland, in Liber 3834 at Folio 457 which said terms incorporated herein by this reference.

Further, we grant to Montgomery County, Maryland, its successors and assigns, forever, an easement, in, on, and over the land herein identified as "Public Improvements Easement" and identified as PUE hereon with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Public Improvements Easements" recorded among the aforesaid Land Records. In Book 59095 at Page 306 which said terms incorporated herein by this reference.

We warrant that the incorporation herein by this reference, of the terms and provisions of said grants will cause all property corner markers and any other required monumentation to be set by a registered surveyor in accordance with Section 50.4.3.5 of the Montgomery County Code, and that the same shall be in accordance with all applicable laws, rules, regulations, mortgages, or trusts affecting the property included in this plan of subdivision, except a certain deed of trust, and all parties in interest, thereto have indicated their assent.

The Central Utility Agency, a District of Columbia not-for-profit corporation  
 By: Joseph M. Williams, President and CEO.  
 Date: 2/2/2020

Witness/Attest  
 By: Alice B. Williams, Senior Vice President  
 Date: 2/2/2020

**SURVEYOR'S CERTIFICATE**

I hereby certify to the best of my professional knowledge, information and belief that the plat shown hereon is correct; that it is a subdivision in part of the property described in a conveyance from Ober W. Daley and Mary C. Daley to the Central Union Mason, a corporation organized and existing under and by virtue of laws of the District of Columbia, by deed dated September 25, 1933, and recorded among the Land Records of Montgomery County, Maryland in Liber 850 at Folio 172.

And that once engaged as described in the owner's certificate hereon, all property markers shown thus ——— will be set as delineated hereon in accordance with Section 50.4.3.3 of the Montgomery County Code.

The total area included in this plat of subdivision is 1,198,660 square feet or 27,522 acres of land, and the total area dedicated to public use is 116,159 square feet or 2.6661 acres of land.

Scale: 1" = 100'

**APPROVED**

DATE: 4-7-2020

DATE: 3-3-2020

DATE: 2/2/2020

**RECORDED**

PLAT

**SECRETARY - TREASURER**

CHAIRMAN

SECRETARY - TREASURER

**THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

DEPARTMENT OF PERMITTING SERVICES

MONTGOMERY COUNTY PLANNING BOARD

**APPROVED**

DATE: 4-7-2020

DATE: 3-3-2020

DATE: 2/2/2020

**APPROVED**

DATE: 4-7-2020

DATE: 3-3-2020

DATE: 2/2/2020

**APPROVED**

DATE: 4-7-2020

DATE: 3-3-2020

DATE: 2/2/2020

**APPROVED**

DATE: 4-7-2020

DATE: 3-3-2020

DATE: 2/2/2020

**APPROVED**

DATE: 4-7-2020

DATE: 3-3-2020

DATE: 2/2/2020

**APPROVED**

DATE: 4-7-2020

DATE: 3-3-2020

DATE: 2/2/2020

**APPROVED**

DATE: 4-7-2020

DATE: 3-3-2020

DATE: 2/2/2020

**APPROVED**

DATE: 4-7-2020

DATE: 3-3-2020

DATE: 2/2/2020

**SOLTESZ, INC. PLAT 1**

ROCKVILLE OFFICE  
 2 Pleasant Plaza, Suite 100, Rockville, MD 20850 P-301-946-2750 F-301-946-9897  
 www.soltesz.com  
 Copyright © Soltesz Engineering Environmental Solutions

**PLAT NO.**

CURVE TABLE		
Chord	Radius	Central Angle
1	41' 21.95"	56.57°
2	7' 15.56"	77.50°
3	3' 17.25"	97.00°
4	7' 08.05"	129.00°
5	41' 21.95"	103.00°
6	7' 15.56"	77.50°
7	3' 17.25"	97.00°
8	7' 08.05"	129.00°
9	41' 21.95"	103.00°
10	7' 15.56"	77.50°
11	3' 17.25"	97.00°
12	7' 08.05"	129.00°
13	41' 21.95"	103.00°

**AREA TABULATION**  
 1025.392 SQUARE FEET OR 23.5398 ACRES  
 STREET DEDICATION: 108.334 SQUARE FEET OR 2.4870 ACRES  
 TOTAL BY THIS PLAT: 1,133.726 SQUARE FEET OR 26.0268 ACRES

**NOTES:**

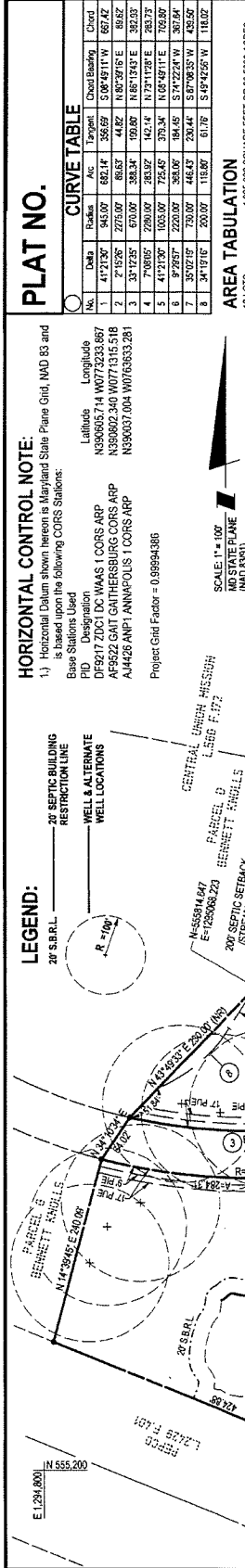
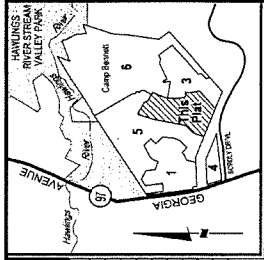
- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan or other approval shall apply to this plat.
- The property shown hereon is subject to approval by Montgomery County Planning Board as set forth in the plat.
- As shown on this plat, the property is divided into lots as expressly contemplated by the plan as approved. The official public files for any such plan as maintained by the Planning Board and available for public review during normal business hours.
- 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 this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- Septic building restriction lines are subject to change, with approval of Planning Services, Well and Septic Section and approval.
- Septic area for Lots 6 and 19 thru 22 are designed for a 6 bedroom home, and septic area for Lot 10 is designed for a 5 bedroom home.
- The lots shown hereon are typical as to use and conditions as required by Preliminary Plan 120608300, entitled "Bennett Knolls". Any proposed changes in use will require further Planning Board review and approval.
- The land contained hereon is within an approved cluster development and subdivision or resubdivision is not permitted after the property is developed.
- The lots shown hereon shall be shown as having a maximum building footprint (200) feet horizontally, from the existing stream banks.
- The property shown hereon is subject to a Declaration of Restriative Covenants for Private Roads, Private Parks, Private Open Spaces and Private Storm Drain Systems that is recorded among the Land Records of Montgomery County, Maryland in Book 95688 at Page 42.
- Approved for private well and septic system.
- This property is Zoned: R-C (Rural Cluster).
- This property appears on Tax Map: HUBS5.

**HORIZONTAL CONTROL NOTE:**

- Horizontal Datum shown hereon is Maryland State Plane GCS, NAD 83 and is based upon the following CORS Stations:  
 Base Stations Used:  
 DE9247 2021 DC WASS 1 CORS APP  
 A93222 GAIT GATHERSBURG CORS APP  
 A44425 ANP1 ANNAPOLIS 1 CORS APP  
 Project Grid Factor = 0.99994186

**LEGEND:**

- 20' S.B.R.L.
- 20' SEPTIC BUILDING RESTRICTION LINE
- WELL & ALTERNATE WELL LOCATIONS



**OWNER'S CERTIFICATE**

We, the undersigned owners of the property described hereon, hereby adopt this plat of subdivision, dedicate the streets to public use, establish the minimum building restriction lines, and condition one grant of subdivision as follows: (a) the plat of subdivision is subject to the terms and conditions set forth in the plat, and the plat shall be subject to all street right-of-way lines as indicated thereon, and all easements shall be established at such time as the improvements on the abutting right-of-way have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the applicable utility companies their respective successors, and assigns, an easement, in, on, and over, the land herein identified as "Public Utility Easement" and identified as PUE hereon with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Terms and Provisions for Public Utility Easement" recorded among the Land Records of Montgomery County, Maryland, in Liber 3834 at Folio 457 which said terms incorporated herein by this reference.

Further, we grant to Montgomery County, Maryland, its successors and assigns, forever, an easement in, on and over the land herein identified as "Public Improvements Easement" and identified as PIE hereon with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Public Improvements Easement" recorded among the aforesaid Land Records, in Book 95995 at Page 388 which said terms incorporated herein by this reference.

As owners of this subdivision, we, our successors, agents and assigns, will cause all property corner markers and any other required monuments to be set and placed in accordance with Section 80.4.3.G of the Montgomery County Code.

There are no recorded taxes, actions at law, liens, mortgages, or trusts affecting the property included in this plan of subdivision, except a certain deed of trust, and all parties in interest, hereto have indicated their assent.

The Central Union Mission, a District of Columbia not-for-profit corporation

By: [Signature] President and CEO.  
 Date: 2/26/2020

By: [Signature] Senior Vice President  
 Date: 2/26/2020

**SURVEYOR'S CERTIFICATE**

I hereby certify to the best of my professional knowledge, information and belief that the plat shown hereon is correct, that it is a subdivision of part of the property described in a conveyance from Otho W. Daley and Mary C. Daley to The Central Union Mission, a corporation organized and existing under and by virtue of laws of the District of Columbia, by deed dated September 25, 1933 and recorded among the Land Records of Montgomery County, Maryland in Liber 560 at Folio 172.

And that ones engaged as described in the owner's certificate hereon, all property markers shown thus delineated hereon in accordance with Section 304.3.35 of the Montgomery County Code shall be set as will be set as the total area included in this plat of subdivision is 1,133.726 square feet or 26.0268 acres of land, and the total area dedicated to public use is 108.334 square feet or 2.4870 acres of land.

By: [Signature]  
 Brian L. Wood  
 Professional Land Surveyor  
 Maryland Registration No. 00985  
 License Expires: 05/06/2020  
 Date: 3-3-2020

APPROVED: [Signature] DATE: 4-7-2020

CHAIRMAN: [Signature] SECRETARY: [Signature] TREASURER: [Signature]

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES  
 MONTGOMERY COUNTY PLANNING BOARD

RECORDED PLAT NO. \_\_\_\_\_

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

By: [Signature] Director  
 (on behalf of H. Mansour)

**SOLTESZ, INC. PLAT 2**  
 ROCKVILLE OFFICE  
 2 Research Place, Suite 100 Rockville, MD 20850, P. 301.948.0907  
 Engineering of Surveying / Planning / Environmental Sciences

**SUBDIVISION RECORD PLAT**  
**LOTS 5 THRU 10 AND 19 THRU 22**  
**BENNETT KNOLLS**  
 OLNEY (8TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE 1" = 100' DATE: FEBRUARY 2020

**PLAT NO.**

No.	Data	Radius	Chord	Offset
1	2-1256'	2275.00'	44.82'	5.86'-39.16" W
2	2-1256'	545.00'	18.27'	1-07'-56.84" W
3	2-1256'	545.00'	18.27'	1-07'-56.84" W
4	2-1256'	545.00'	18.27'	1-07'-56.84" W
5	2-1256'	545.00'	18.27'	1-07'-56.84" W
6	2-1256'	545.00'	18.27'	1-07'-56.84" W
7	2-1256'	545.00'	18.27'	1-07'-56.84" W

**VICINITY MAP**  
SCALE: 1" = 200'

**OWNER'S CERTIFICATE**  
We, the undersigned owners of the property described herein, hereby adopt this plan, subdivision, dedicate the area to public use, establish the minimum building restriction lines, and establish and grant to the City of Montgomery, Maryland, the right of way for a 20-foot wide right-of-way across the property, adjacent, contiguous, and parallel to all street right-of-way lines; said stone easements shall be extinguished at such time as the improvements on the abutting right-of-way have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, in, on, and over the land herein identified as "Public Utility Easement" and identified as PUE hereon with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" recorded among the Land Records of Montgomery County, Maryland, in Liber 3834 at Folio 457 which said terms incorporated herein by this reference.

Further, we grant to Montgomery County, Maryland, its successors and assigns, however, an easement, in, on, and over the land herein identified as "Public Improvements Easement" and identified as PIE hereon with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Public Improvements Easements" recorded among the Land Records, in Book 58095 at Page 528, which said terms incorporated herein by this reference.

As owners of this subdivision, we, our successors, agents, and assigns will cause all property corner markers and any other required monumentation to be set by a registered surveyor in accordance with Section 50.4.3.G of the Montgomery County Code.

There are no recorded suits, actions at law, liens, leases, mortgages, or trusts affecting the property included in this plan of subdivision, except a certain deed of trust, and all parties in interest, thereto have indicated their assent.

The Central Union Mission, a District of Columbia not-for-profit corporation  
By: *[Signature]* Vice President  
Date: *2/24/2020*

By: *[Signature]* Witness  
Date: *2/24/2020*

By: *[Signature]* Witness  
Date: *2/24/2020*

Branch Banking and Trust Company (L.50445 F.176)  
By: *[Signature]* Alice B. Williams, Senior Vice President

**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 Montgomery County Planning Board are intended to survive 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.  
2) 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 this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.  
3) Parcel F is subject to the terms and provisions of a Common Open Space Covenant with the MNCPPC and the County of Montgomery, Maryland in Liber 29445 at Folio 576.  
4) The owners of this property are aware that the County of Montgomery, Maryland has a Public Use Right-of-Way for the Capital Beltway (I-495) and that the County of Montgomery, Maryland has a Public Use Right-of-Way for the Capital Beltway (I-495) and that the County of Montgomery, Maryland has a Public Use Right-of-Way for the Capital Beltway (I-495).  
5) Septic building restriction lines are subject to change, with Department of Permitting Services, Well and Septic Section approval.  
6) Septic areas for Lots 11 thru 15 and 17 and 18 are designed for a 6 bedroom home, and septic area for Lot 16 is designed for a 5 bedroom home.  
7) The lots shown hereon are limited to uses and conditions as required by Preliminary Plan 120060030, entitled "Bennett Knolls". Any proposed changes in use will require further Planning Board review and approval.  
8) Parcel F is to be conveyed to the Homeowners Association.  
9) Parcel F is to be conveyed to the Homeowners Association.  
10) The land contained hereon is within an approved outer development and subdivision or redivision is not existing stream banks.  
11) Approved for private well and septic system.  
12) This property is Zoned: R-C (Rural Cluster).  
13) This property appears on Tax Map: HJ583.

**AREA TABULATION**  
6 LOTS ..... 94.688 SQUARE FEET OR 2.173 ACRES  
1 PARCEL ..... 36,053 SQUARE FEET OR 0.8277 ACRES  
STREET DEDICATION ..... 39,880 SQUARE FEET OR 0.9155 ACRES  
TOTAL BY THIS PLAT ..... 306,371 SQUARE FEET OR 7.016 ACRES

**SURVEYOR'S CERTIFICATE**  
I hereby certify to the best of my professional knowledge, information and belief that the plat shown hereon is correct; that it is a subdivision of part of the property described in a conveyance from Oler W. Dailey and Mary C. Dailey to The Central Union Mission, a corporation organized and existing under and by virtue of laws of the District of Columbia, by deed dated September 21, 1993 and recorded among the Land Records of Montgomery County, Maryland, in Liber 3834 at Folio 457, and that the boundaries shown thereon are true and correct; that the total area included in this plat of subdivision is 960,321 square feet or 22.5168 acres of land, and the total area dedicated to public use is 39,880 square feet or 0.9155 of an acre of land.

*[Signature]*  
Date: *3-3-2020*

Brian L. Wood  
Professional Land Surveyor  
Maryland Registration No. 06855  
License Expires: 03/02/2020

APPROVED \_\_\_\_\_  
CHAIRMAN

APPROVED \_\_\_\_\_  
SECRETARY

APPROVED \_\_\_\_\_  
TREASURER

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

APPROVED \_\_\_\_\_  
DATE: *4-7-2020*

APPROVED \_\_\_\_\_  
DATE: *4-7-2020*

APPROVED \_\_\_\_\_  
DATE: *4-7-2020*

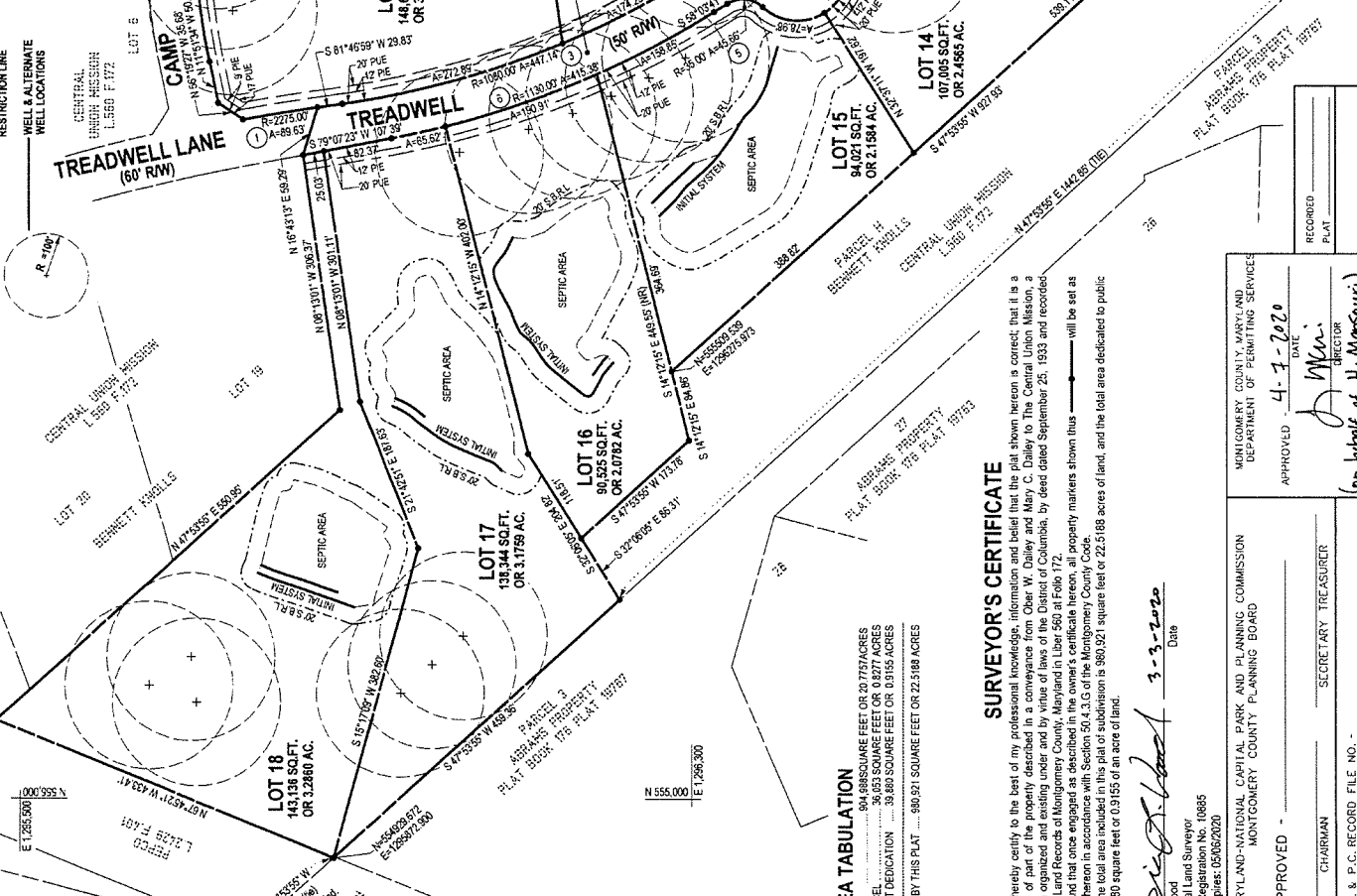
RECORDED PLAT  
MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PERMITTING SERVICES

RECORDED PLAT  
MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PERMITTING SERVICES

**HORIZONTAL CONTROL NOTE:**  
1) Horizontal Datum shown hereon is Maryland State Plane GCS, NAD 83 and is based upon the following CORS Stations.

Station ID	Latitude	Longitude
MD0217	39°00'00.714"	-77°03'33.867"
MD0221	39°00'02.340"	-77°03'15.518"
MD0222	39°00'02.340"	-77°03'15.518"
MD0223	39°00'02.340"	-77°03'15.518"
MD0224	39°00'02.340"	-77°03'15.518"
MD0225	39°00'02.340"	-77°03'15.518"

**LEGEND:**  
20' S.B.R.L.  
20' SEPTIC BUILDING RESTRICTION LINE  
WELL & ALTERNATE WELL LOCATIONS  
CENTRAL UNION MISSION  
BENNETT KNOLLS  
TREADWELL LANE  
CAMP BENNETT  
BENNETT KNOLLS  
LOT 11  
LOT 12  
LOT 13  
LOT 14  
LOT 15  
LOT 16  
LOT 17  
LOT 18  
LOT 19



**AREA TABULATION**

6 LOTS ..... 94.688 SQUARE FEET OR 2.173 ACRES  
1 PARCEL ..... 36,053 SQUARE FEET OR 0.8277 ACRES  
STREET DEDICATION ..... 39,880 SQUARE FEET OR 0.9155 ACRES  
TOTAL BY THIS PLAT ..... 306,371 SQUARE FEET OR 7.016 ACRES

**SURVEYOR'S CERTIFICATE**  
I hereby certify to the best of my professional knowledge, information and belief that the plat shown hereon is correct; that it is a subdivision of part of the property described in a conveyance from Oler W. Dailey and Mary C. Dailey to The Central Union Mission, a corporation organized and existing under and by virtue of laws of the District of Columbia, by deed dated September 21, 1993 and recorded among the Land Records of Montgomery County, Maryland, in Liber 3834 at Folio 457, and that the boundaries shown thereon are true and correct; that the total area included in this plat of subdivision is 960,321 square feet or 22.5168 acres of land, and the total area dedicated to public use is 39,880 square feet or 0.9155 of an acre of land.

*[Signature]*  
Date: *3-3-2020*

Brian L. Wood  
Professional Land Surveyor  
Maryland Registration No. 06855  
License Expires: 03/02/2020

APPROVED \_\_\_\_\_  
CHAIRMAN

APPROVED \_\_\_\_\_  
SECRETARY

APPROVED \_\_\_\_\_  
TREASURER

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

APPROVED \_\_\_\_\_  
DATE: *4-7-2020*

APPROVED \_\_\_\_\_  
DATE: *4-7-2020*

APPROVED \_\_\_\_\_  
DATE: *4-7-2020*

RECORDED PLAT  
MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PERMITTING SERVICES

RECORDED PLAT  
MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PERMITTING SERVICES

# PLAT NO.

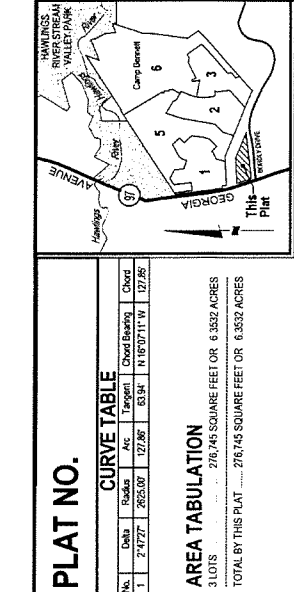
No.	Disk	Radius	Chord Bearing	Chord
1	2-1727	2625.00	127.86°	53.94
			N 16°01'11" W	127.85

## AREA TABULATION

3 LOTS  
 276,745 SQUARE FEET OR 6.3532 ACRES  
 TOTAL BY THIS PLAT 276,745 SQUARE FEET OR 6.3532 ACRES

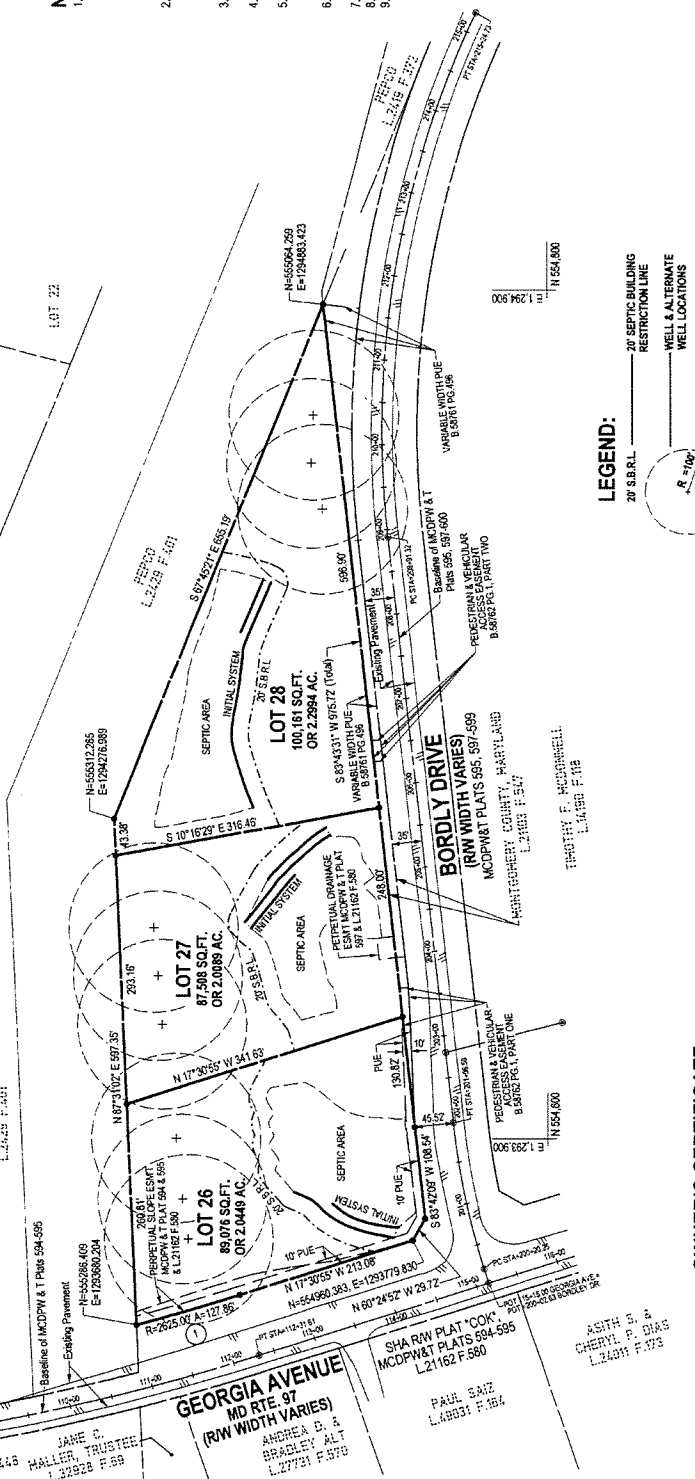
## NOTES:

- 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 Montgomery County Planning Board are intended to survive 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.
- 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 this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters pertaining to the property.
- Septic building restriction lines are subject to change, with Department of Permitting Services, wet and septic septic approval.
- Septic areas for Lots 26 and 28 are designed for a 6 bedroom home, and septic area for Lot 27 is designed for a 5 bedroom home.
- The lots shown hereon are limited to uses and conditions as required by Preliminary Plan 12060830, entitled "Bennett Knolls". Any proposed changes in use will require further Planning Board review and approval.
- The land contained hereon is within an approved cluster development and subdivision or subdivision is not permitted after the property is developed.
- Approved for private wet and septic system.
- This property is Zoned R-C (Rural Cluster).
- This property appears on tax Map: H0563.



## HORIZONTAL CONTROL NOTE:

- Horizontal Datum shown hereon is Maryland State Plane Grid, NAD 83 and is based upon the following CORS Stations:
  - Base Station: US1
  - Station: 050127
  - Station: 050127
  - Station: 050127
  - Station: 050127
  - Station: 050127
  - Station: 050127
  - Station: 050127
  - Station: 050127
  - Station: 050127



## OWNER'S CERTIFICATE

We, the undersigned owners of the property described hereon, hereby adopt this plat of subdivision, establish the minimum building setbacks from the applicable utility companies, their respective successors, and assigns, an assessment, in, on, and over, the land herein identified as "Public Utility Easement" and identified as PUE hereon with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" recorded among the Land Records of Montgomery County, Maryland, in Liber 3834, at Folio 457, which said terms incorporated herein by this reference.

As owner(s) of this subdivision, we, our successors, agents and assigns will cause all property corner markers and any other required monumentation in accordance with Section 50.4.3.G of the Montgomery County Code.

There are no recorded suits, actions at law, liens, leases, mortgages, or trusts affecting the property included in this plan of subdivision, except a certain deed of trust, and all parties in interest, thereto have indicated their assent.

The Central Union Mission, a District of Columbia not-for-profit corporation  
 Benjamin Maitimano, President and CEO  
 Anne B. Williams, Senior Vice President

By: \_\_\_\_\_ DATE: 2/15/2020

By: \_\_\_\_\_ DATE: 2/15/2020

**OWNER'S CERTIFICATE**  
 I, hereby certify, to the best of my professional knowledge, information and belief that the plat shown hereon is correct; that it is a subdivision of or of the land shown hereon from Chas. W. Daley and Mary C. Daley to The Central Union Mission, a corporation organized and existing under and by virtue of laws of the District of Columbia, by deed dated September 25, 1933 and recorded among the Land Records of Montgomery County, Maryland in Liber 560 at Folio 172.

And that once engaged as described in the owner's certificate hereon, all property markers shown thus        will be set as delineated hereon in accordance with Section 50.4.3.G of the Montgomery County Code.

The total area included in this plat of subdivision is 276,745 square feet or 6.3532 acres of land, there is no street dedication by this plat.

Benjamin Maitimano DATE: 3-5-2020  
 Professional Land Surveyor  
 Registration No. 0885  
 License Expires: 05/08/2020

APPROVED: \_\_\_\_\_ DATE: 4-7-2020  
 SECRETARY/TREASURER  
 APPROVED: \_\_\_\_\_ DATE: 4-7-2020  
 CHAIRMAN  
 APPROVED: \_\_\_\_\_ DATE: 4-7-2020  
 SECRETARY/TREASURER  
 APPROVED: \_\_\_\_\_ DATE: 4-7-2020  
 CHAIRMAN  
 APPROVED: \_\_\_\_\_ DATE: 4-7-2020  
 SECRETARY/TREASURER

APPROVED - \_\_\_\_\_ DATE: 4-7-2020  
 SECRETARY/TREASURER  
 APPROVED: \_\_\_\_\_ DATE: 4-7-2020  
 CHAIRMAN  
 APPROVED: \_\_\_\_\_ DATE: 4-7-2020  
 SECRETARY/TREASURER

APPROVED - \_\_\_\_\_ DATE: 4-7-2020  
 SECRETARY/TREASURER  
 APPROVED: \_\_\_\_\_ DATE: 4-7-2020  
 CHAIRMAN  
 APPROVED: \_\_\_\_\_ DATE: 4-7-2020  
 SECRETARY/TREASURER

APPROVED - \_\_\_\_\_ DATE: 4-7-2020  
 SECRETARY/TREASURER  
 APPROVED: \_\_\_\_\_ DATE: 4-7-2020  
 CHAIRMAN  
 APPROVED: \_\_\_\_\_ DATE: 4-7-2020  
 SECRETARY/TREASURER



**SOLTESZ, INC.** PLAT 4  
 ROCKVILLE OFFICE  
 2 Research Place, Suite 100, Rockville, MD 20850, P.301.949.2759, F.301.948.9067  
 Engineering | Surveying | Planning | Environmental Science  
 www.soltesz.com

## SURVEYOR'S CERTIFICATE

Subdivision Record Plat  
 LOTS 26 THRU 28  
**BENNETT KNOLLS**  
 OLNEY (8TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE 1" = 100' DATE: FEBRUARY 2020

**PLAT NO.**

Station	Delta	Radius	Arc	Target	Chord Bearing	Chord
1	3° 59' 53"	185.70	352.42	185.70	S 51° 40' 12" E	388.91
2	29° 09' 08"	730.00	371.57	189.59	N 69° 57' 17" W	367.57
3	41° 08' 57"	135.00	67.66	53.04	S 49° 22' 25" W	95.68



**NOTES:**

- All terms, conditions, agreements, linklines, and requirements associated with any preliminary plan, site plan, project plan or other plan submitted to the Planning Board shall apply to this project. The Planning Board shall have the authority to suspend or modify any such plan, subject to the approval of the Planning Board. The official public file for any such plan is maintained by the Planning Board and available for public review during normal business hours.
- 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 this property. The Subdivision Record Plat is not intended to replace an examination of file or to depict or note all matters affecting title.
- Parcels D, G and M are subject to the terms and provisions of a Common Open Space Covenant with the MNCPPC and recorded among the Land Records of Montgomery County, Maryland in Liber 28945 at Folio 578.
- The property shown herein is subject to a Declaration of Realistic Covenants (For Private Roads, Private Parks, Private Open Spaces and Private Storm Drain Systems) that is recorded among the Land Records of Montgomery County, Maryland in Book 53286 at Page 42. Parcels D, G and M are subject to the terms and conditions as required by Preliminary Plan 1200603030, entitled "Bennett Knolls". Any proposed changes in use will require further Planning Board review and approval.
- The lot contained herein is within an approved cluster development and subdivision or re-subdivision is not permitted after the property is developed.
- The 100-year floodplain shown herein was taken from a flood plain study prepared by Lohdeman Soles Associates, Inc. dated November 1, 2007, and approved by MCDPS in a letter dated December 14, 2007, as Floodplain Application Number 223252.
- Parcel D, G and M are to be conveyed to the Homeowners Association.
- This property is zoned: R-C (Rural Cluster).
- This property appears on tax Map: H-5563 & HV.

**OWNER'S CERTIFICATE**

We, the undersigned owners of the property described herein, hereby adopt this plan of subdivision, dedicate the street to public use, establish the plat, and assent and grant to Montgomery County, Maryland, a temporary slope easement for a period of 180 days to allow for the construction of the improvements on the abutting right-of-way have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we hereby dedicate Parcel C shown herein to the Maryland National Capital Park and Planning Commission (M-N.C.P.C.) for public park purposes.

Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, in, on, and over, the land herein identified as "Public Utility Easement" and identified as PUE herein with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" recorded among the Land Records of Montgomery County, Maryland, in Liber 3854 at Folio 457 which said terms incorporated herein by this reference.

Further, we grant to Montgomery County, Maryland, in Liber 3854 at Folio 457 which said terms incorporated herein by this reference.

Further, we grant to Montgomery County, Maryland, in Liber 3854 at Folio 457 which said terms incorporated herein by this reference.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corner markers and any other required monumentation to be set by a registered surveyor in accordance with Section 50.4.3.G of the Montgomery County Code.

There are no recorded suits, actions at law, liens, leases, mortgages, or trusts affecting the property included in this plan of subdivision, except a certain deed of trust, and all parties in interest, hereto have indicated their assent.

The Central Union Mission, a District of Columbia not-for-profit corporation

*[Signature]*  
Joseph Mellorino, President and CEO.

*[Signature]*  
Alyssa Cole

Branch Banking and Trust Company (L5045 F. 176)

*[Signature]*  
Alicia B. Williams, Senior Vice President

Date: 2/28/2020

Witness/Attest

**SUBDIVISION RECORD PLAT**  
**PARCELS C, D, G, M AND N**  
**BENNETT KNOLLS**  
OLNEY (8TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE 1" = 200' DATE: FEBRUARY 2020

**HORIZONTAL CONTROL NOTE:**

- Horizontal Datum shown herein is Maryland State Plane Grid, NAD 83 and is based upon the following CORS Stations:  
Base Station Used  
Designation  
ID  
DF5217 ZDC1 DC WAAS 1 CORS ARP  
AF5922 GAIT GAITHERSBURG CORS ARP  
AA4226 ANP1 ANNAPOLIS 1 CORS ARP

Projected Grid Factor = 0.99994386

**AREA TABULATION**

2,203.816 SQUARE FEET OR 0.50526 ACRES  
STREET DEDICATION: 2,201.8 SQUARE FEET OR 0.5055 ACRES  
TOTAL BY THIS PLAT: 2,225.834 SQUARE FEET OR 0.510981 ACRES

Parcel	Area (sq. ft.)	Area (Acres)
Parcel C	1,861,861	0.4261
Parcel D	13,376	0.0031
Parcel G	173,710	0.0397
Parcel M	20,158	0.0046
Parcel N	4,628	0.0011
Parcel O	12,075	0.0028
Parcel P	12,075	0.0028
Parcel Q	12,075	0.0028
Parcel R	12,075	0.0028
Parcel S	12,075	0.0028
Parcel T	12,075	0.0028
Parcel U	12,075	0.0028
Parcel V	12,075	0.0028
Parcel W	12,075	0.0028
Parcel X	12,075	0.0028
Parcel Y	12,075	0.0028
Parcel Z	12,075	0.0028

**SURVEYOR'S CERTIFICATE**

I hereby certify to the best of my professional knowledge, information and belief that the plat shown herein is correct; that it is a subdivision of part of the property described in a conveyance from Ober W. Dailey and Mary C. Dailey to The Central Union Mission, a corporation organized and existing under and by virtue of laws of the District of Columbia, by deed dated September 25, 1933 and recorded among the Land Records of Montgomery County, Maryland in Liber 580 at Folio 172.

And that once engaged as described in the owner's certificate herein, all property markers shown thus \_\_\_\_\_ will be set as delineated herein in accordance with Section 50.4.3.G of the Montgomery County Code.

The total area included in this plat of subdivision is 2,225.834 square feet or 0.510981 acres of land, and the total area dedicated to public use is 2,201.8 square feet or 0.5055 of an acre of land.

Date: 2-3-2020

*[Signature]*  
Brian L. Wood  
Professional Land Surveyor  
Maryland Registration No. 10885  
License Expires: 05/06/2020

**OWNER'S CERTIFICATE**

We, the undersigned owners of the property described herein, hereby adopt this plan of subdivision, dedicate the street to public use, establish the plat, and assent and grant to Montgomery County, Maryland, a temporary slope easement for a period of 180 days to allow for the construction of the improvements on the abutting right-of-way have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we hereby dedicate Parcel C shown herein to the Maryland National Capital Park and Planning Commission (M-N.C.P.C.) for public park purposes.

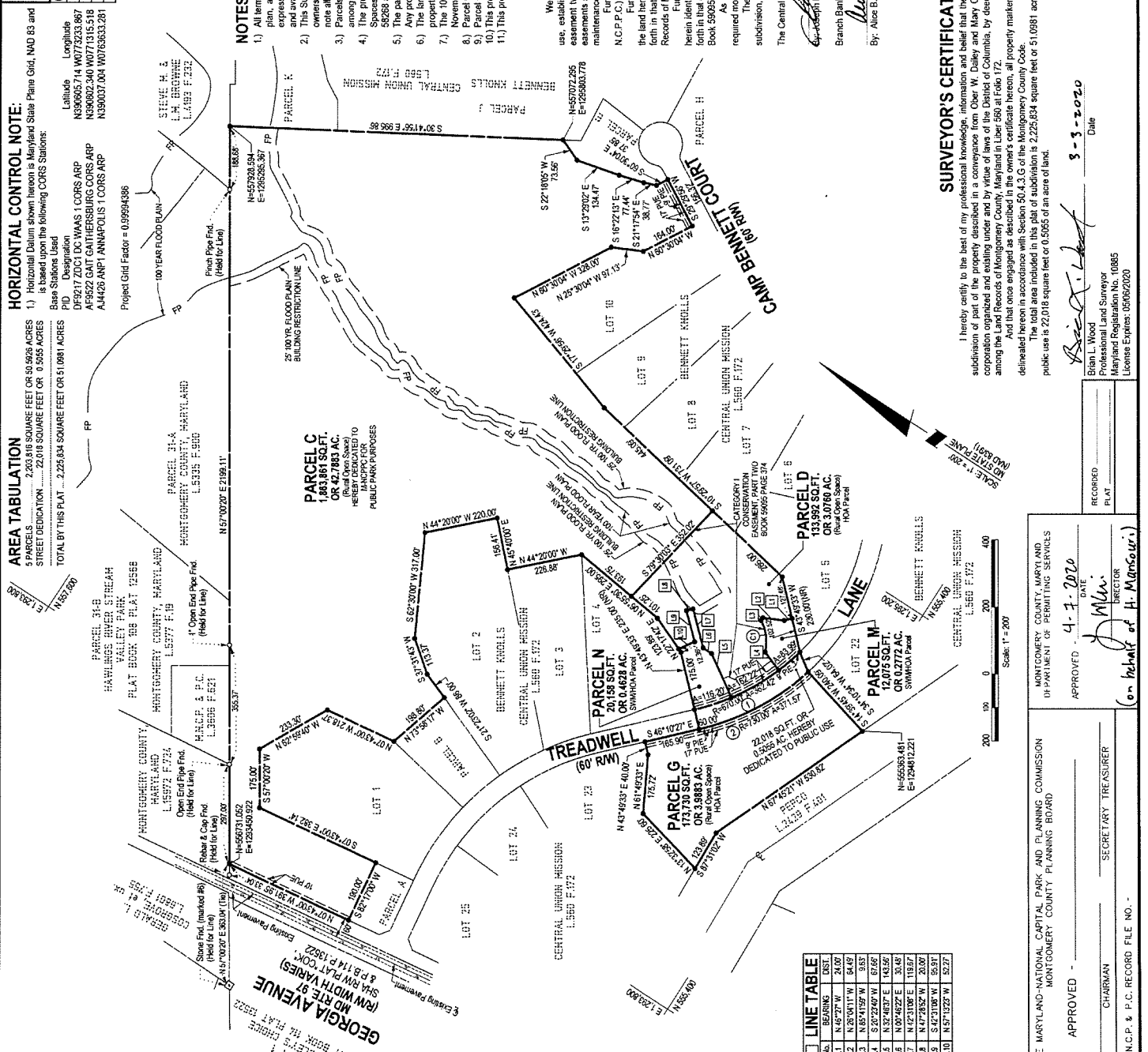
Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, in, on, and over, the land herein identified as "Public Utility Easement" and identified as PUE herein with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" recorded among the Land Records of Montgomery County, Maryland, in Liber 3854 at Folio 457 which said terms incorporated herein by this reference.

Further, we grant to Montgomery County, Maryland, in Liber 3854 at Folio 457 which said terms incorporated herein by this reference.

Further, we grant to Montgomery County, Maryland, in Liber 3854 at Folio 457 which said terms incorporated herein by this reference.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corner markers and any other required monumentation to be set by a registered surveyor in accordance with Section 50.4.3.G of the Montgomery County Code.

There are no recorded suits, actions at law, liens, leases, mortgages, or trusts affecting the property included in this plan of subdivision, except a certain deed of trust, and all parties in interest, hereto have indicated their assent.



**LINE TABLE**

No.	Bearing	Dist.
L1	N 45° 07' 17" W	24.07
L2	N 20° 04' 17" W	84.87
L3	N 65° 11' 59" W	9.83
L4	S 20° 24' 00" W	67.67
L5	N 32° 48' 32" E	143.57
L6	N 00° 48' 22" E	30.48
L7	N 42° 10' 02" E	119.67
L8	N 47° 35' 52" W	20.00
L9	S 42° 10' 02" W	95.93
L10	N 57° 19' 25" W	52.77

**AREA TABULATION**

2,203.816 SQUARE FEET OR 0.50526 ACRES  
STREET DEDICATION: 2,201.8 SQUARE FEET OR 0.5055 ACRES  
TOTAL BY THIS PLAT: 2,225.834 SQUARE FEET OR 0.510981 ACRES

**SURVEYOR'S CERTIFICATE**

I hereby certify to the best of my professional knowledge, information and belief that the plat shown herein is correct; that it is a subdivision of part of the property described in a conveyance from Ober W. Dailey and Mary C. Dailey to The Central Union Mission, a corporation organized and existing under and by virtue of laws of the District of Columbia, by deed dated September 25, 1933 and recorded among the Land Records of Montgomery County, Maryland in Liber 580 at Folio 172.

And that once engaged as described in the owner's certificate herein, all property markers shown thus \_\_\_\_\_ will be set as delineated herein in accordance with Section 50.4.3.G of the Montgomery County Code.

The total area included in this plat of subdivision is 2,225.834 square feet or 0.510981 acres of land, and the total area dedicated to public use is 2,201.8 square feet or 0.5055 of an acre of land.

Date: 2-3-2020

*[Signature]*  
Brian L. Wood  
Professional Land Surveyor  
Maryland Registration No. 10885  
License Expires: 05/06/2020

**OWNER'S CERTIFICATE**

We, the undersigned owners of the property described herein, hereby adopt this plan of subdivision, dedicate the street to public use, establish the plat, and assent and grant to Montgomery County, Maryland, a temporary slope easement for a period of 180 days to allow for the construction of the improvements on the abutting right-of-way have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we hereby dedicate Parcel C shown herein to the Maryland National Capital Park and Planning Commission (M-N.C.P.C.) for public park purposes.

Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, in, on, and over, the land herein identified as "Public Utility Easement" and identified as PUE herein with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" recorded among the Land Records of Montgomery County, Maryland, in Liber 3854 at Folio 457 which said terms incorporated herein by this reference.

Further, we grant to Montgomery County, Maryland, in Liber 3854 at Folio 457 which said terms incorporated herein by this reference.

Further, we grant to Montgomery County, Maryland, in Liber 3854 at Folio 457 which said terms incorporated herein by this reference.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corner markers and any other required monumentation to be set by a registered surveyor in accordance with Section 50.4.3.G of the Montgomery County Code.

There are no recorded suits, actions at law, liens, leases, mortgages, or trusts affecting the property included in this plan of subdivision, except a certain deed of trust, and all parties in interest, hereto have indicated their assent.

APPROVED: 4-7-2020 DATE

MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PERMITTING SERVICES  
MONTGOMERY COUNTY PARK AND PLANNING COMMISSION

SECRETARY-TREASURER

CHARMAN

SECRETARY-TREASURER

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

RECORDED PLAT

APPROVED: *[Signature]* DATE: 2-3-2020

Professional Land Surveyor  
Maryland Registration No. 10885  
License Expires: 05/06/2020

RECORDED PLAT

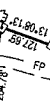
APPROVED: *[Signature]* DATE: 2-3-2020

Professional Land Surveyor  
Maryland Registration No. 10885  
License Expires: 05/06/2020

PLAT NO.

CURVE TABLE with columns for Station, Radius, Tangent, Chord Bearing, and Chord Length. Includes data for curves 1 through 20.

VICINITY MAP SCALE 1" = 200'



SCALE 1" = 200'

NOTES

- 1. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan or other plan...
- 2. This Subdivision Record Plat is not intended to show any matter affecting the ownership and use, nor any matter affecting the ownership and use of the property...
- 3. Parcel E is subject to the terms and provisions of a Common Open Space Covenant with the MDCPPC...

OWNER'S CERTIFICATE

We, the undersigned owners of the property described herein, hereby join this plat of subdivision to establish the minimum building restriction lines, and establish and grant to Montgomery County, Maryland, a separate property easement...

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the plat shown hereon is correct that it is a subdivision of part of the property described in a conveyance from Ober W. Daley and Mary C. Daley to the Capital Union Mission...

HORIZONTAL CONTROL NOTE

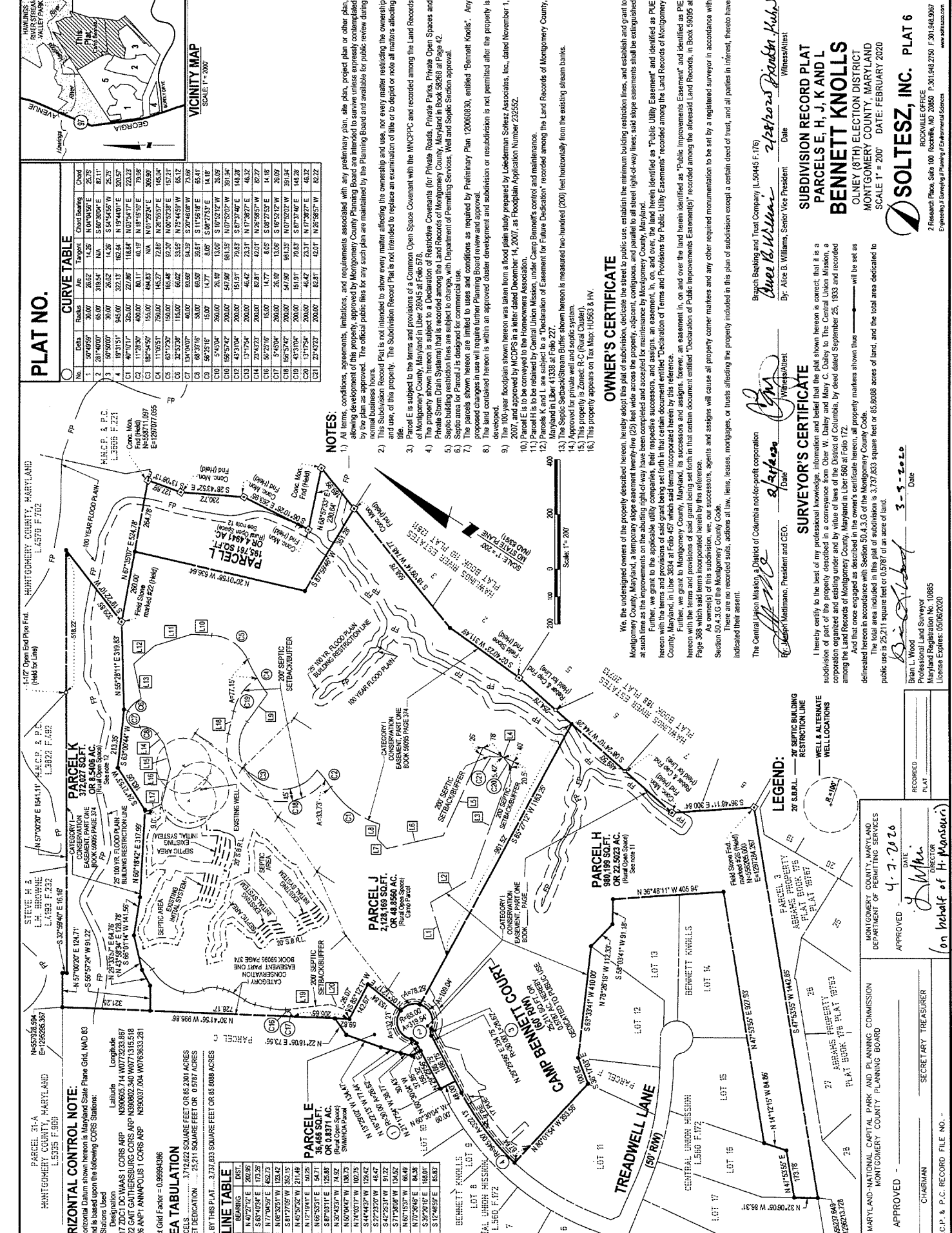
1. Horizontal Datum shown below is Maryland State Plane Grid, NAD 83 and is based upon the following CORS Stations:

CORS Station list with columns for Station ID, Latitude, and Longitude.

AREA TABULATION

TOTAL BY THIS PLAT: 3,213.83 SQUARE FEET OR 85.0088 ACRES

Area tabulation table with columns for Line Number, Bearing, Distance, and Area.



APPROVED section with signature lines for Secretary Treasurer and Chairman, including dates and names.

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

APPROVED section with signature line for the surveyor, including name and registration details.

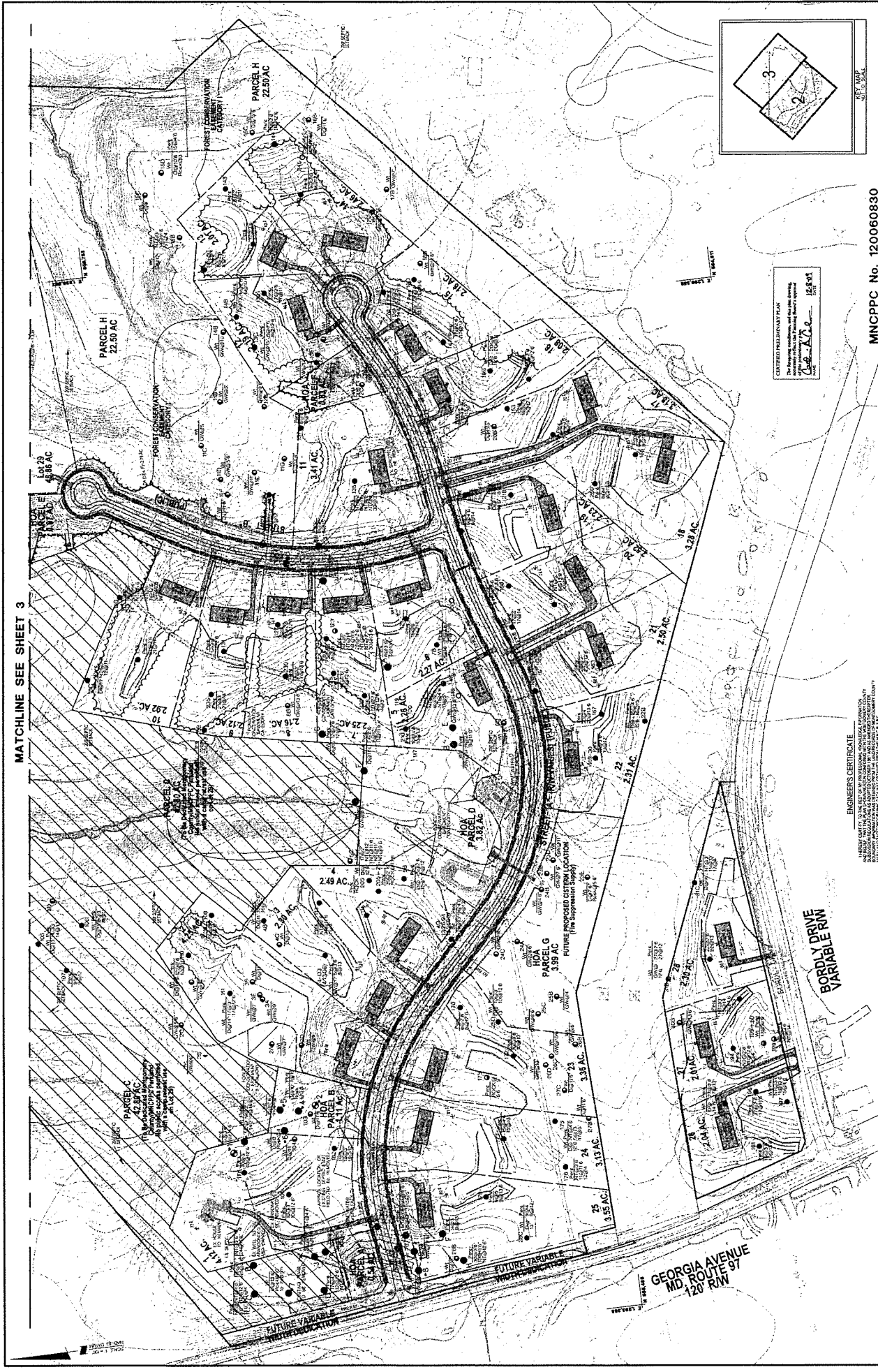
RECORDED PLAT section with signature line for the recording official, including name and registration details.

Final plat information including parcel descriptions, bearings, distances, and area calculations.

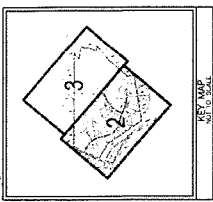
Vertical text on the right margin containing project name, date, and other administrative information.







MATCHLINE SEE SHEET 3



CERTIFIED PRELIMINARY PLAN  
 MONTGOMERY COUNTY, MARYLAND  
 15004

MNCPPC No. 120060830

CERTIFIED PRELIMINARY PLAN

**BENNETT KNOLLS**  
 PARCEL 375 PT GOULDS BRANCH  
 20515 GEORGIA AVENUE  
 OLNEY ELECTION DISTRICT NO. 8  
 MONTGOMERY COUNTY, MARYLAND

**WISS UTILITY NOTE**  
 THIS PLAN IS SUBJECT TO THE EXISTING AND PROPOSED UTILITIES SHOWN THEREON. THE UTILITY LOCATIONS AND DEPTHS SHOWN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA. THE UTILITY LOCATIONS AND DEPTHS SHOWN ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY. THE UTILITY LOCATIONS AND DEPTHS SHOWN ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE UTILITY LOCATIONS AND DEPTHS SHOWN ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY. THE UTILITY LOCATIONS AND DEPTHS SHOWN ARE SUBJECT TO CHANGE WITHOUT NOTICE.



**OWNER**  
 CENTRAL UNION MISSION  
 DAVID TREADWELL CEO  
 1350 R STREET NW  
 WASHINGTON DC 20009  
 (202) 746-7116

**ENGINEER'S CERTIFICATE**  
 I, THE UNDERSIGNED, AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND. I HAVE EXAMINED THE PLANS AND SPECIFICATIONS FOR THE PROPOSED DEVELOPMENT SHOWN ON THESE PLANS AND I CERTIFY THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND ENGINEERING. I HAVE ALSO EXAMINED THE RECORD DRAWINGS AND FIELD SURVEY DATA AND I CERTIFY THAT THE UTILITY LOCATIONS AND DEPTHS SHOWN ON THESE PLANS ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

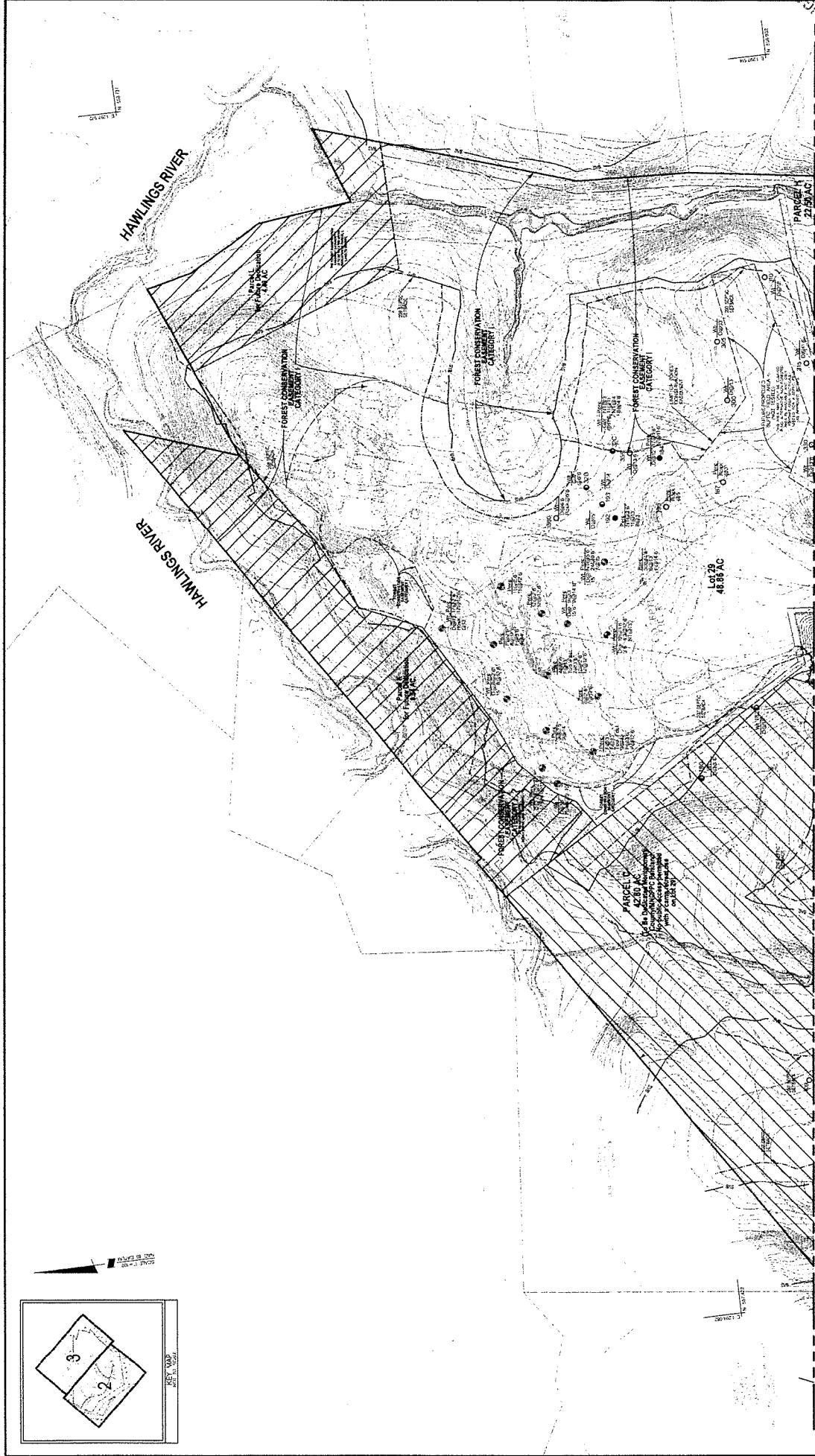
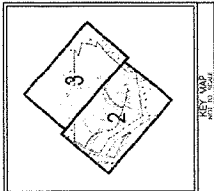
NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	11/21/24	AG	AG
2	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
3	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
4	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
5	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
6	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
7	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
8	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
9	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
10	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
11	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
12	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
13	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
14	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
15	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
16	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
17	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
18	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
19	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
20	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
21	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
22	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
23	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
24	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
25	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
26	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
27	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
28	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
29	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
30	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
31	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
32	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
33	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
34	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
35	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
36	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
37	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
38	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
39	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
40	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
41	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
42	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
43	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
44	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
45	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
46	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
47	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
48	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
49	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG
50	REVISED TO REFLECT COMMENTS FROM MNCPPC	11/21/24	AG	AG

**ROCKVILLE OFFICE**  
 2 Research Place, Suite 100  
 ROCKVILLE, MD 20850  
 TEL: (301) 484-2100 FAX: (301) 484-9907  
 WWW: LSA-CORPORATION.COM

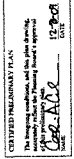


GEORGIA AVENUE  
 MD ROUTE 97  
 120' R/W

BORDLY DRIVE  
 VARIABLE R/W



MATCHLINE SEE SHEET 2



**ENGINEER'S CERTIFICATE**

I, David H. Bales, a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that the accompanying plan and specifications were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Maryland.

DATE: 10/20/2010 PROJECT: Rockville Mission

NO.	DESCRIPTION OF THE WORK	DATE	STATUS
1	PRELIMINARY PLAN	10/20/2010	ISSUED
2	FINAL PLAN	10/20/2010	ISSUED
3	CONSTRUCTION PERMITS	10/20/2010	ISSUED
4	CONSTRUCTION	10/20/2010	ISSUED
5	FINAL AS-BUILT	10/20/2010	ISSUED

**PROFESSIONAL CERTIFICATE**

I, David H. Bales, a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that the accompanying plan and specifications were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Maryland.

DATE: 10/20/2010 PROJECT: Rockville Mission

NO.	DESCRIPTION OF THE WORK	DATE	STATUS
1	PRELIMINARY PLAN	10/20/2010	ISSUED
2	FINAL PLAN	10/20/2010	ISSUED
3	CONSTRUCTION PERMITS	10/20/2010	ISSUED
4	CONSTRUCTION	10/20/2010	ISSUED
5	FINAL AS-BUILT	10/20/2010	ISSUED

**OWNER**  
 CENTRAL UNION MISSION  
 DAVID TREADWELL CEO  
 1350 R STREET NW  
 WASHINGTON DC 20009  
 (202) 745-7116

**ROCKVILLE OFFICE**  
 ROCKVILLE OFFICE  
 2 Research Plaza, Suite 100  
 Rockville, MD 20850  
 (301) 948-7300 / (301) 948-9897  
 www.lsv.com

MNCPPC NO. 120060830

**CERTIFIED PRELIMINARY PLAN**

**BENNETT KNOLLS**  
 PARCEL 375 FT GOULDS BRANCH  
 20515 GEORGIA AVENUE  
 OLNEY ELECTION DISTRICT NO 8  
 MONTGOMERY COUNTY, MARYLAND

**MIS UTILITY NOTE**

ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION AND DEPTH OF UTILITIES ARE NOT GUARANTEED. THE USER SHALL VERIFY THE LOCATION AND DEPTH OF UTILITIES PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR RESTORING ALL UTILITIES TO ORIGINAL OR BETTER CONDITION AFTER CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR RESTORING ALL UTILITIES TO ORIGINAL OR BETTER CONDITION AFTER CONSTRUCTION.



**OWNER**  
 CENTRAL UNION MISSION  
 DAVID TREADWELL CEO  
 1350 R STREET NW  
 WASHINGTON DC 20009  
 (202) 745-7116

NO.	DESCRIPTION OF THE WORK	DATE	STATUS
1	PRELIMINARY PLAN	10/20/2010	ISSUED
2	FINAL PLAN	10/20/2010	ISSUED
3	CONSTRUCTION PERMITS	10/20/2010	ISSUED
4	CONSTRUCTION	10/20/2010	ISSUED
5	FINAL AS-BUILT	10/20/2010	ISSUED

NO.	DESCRIPTION OF THE WORK	DATE	STATUS
1	PRELIMINARY PLAN	10/20/2010	ISSUED
2	FINAL PLAN	10/20/2010	ISSUED
3	CONSTRUCTION PERMITS	10/20/2010	ISSUED
4	CONSTRUCTION	10/20/2010	ISSUED
5	FINAL AS-BUILT	10/20/2010	ISSUED

**ROCKVILLE OFFICE**  
 ROCKVILLE OFFICE  
 2 Research Plaza, Suite 100  
 Rockville, MD 20850  
 (301) 948-7300 / (301) 948-9897  
 www.lsv.com

