

**Plat Name:** Amalyn Bethesda

**Plat #:** 220200570

**Location:** Located on the eastern side of Greentree Road opposite Barnett Road

**Master Plan:** North Bethesda Garrett Park Master Plan

**Plat Details:** R-90 zone; 2 parcels

**Owner:** WCTL Amalyn, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120160290 (MCPB Resolution No. 17-053) and with Site Plan No. 820170170 (Certified Site Plan dated November 25, 2019), 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.

WSSC CONTROL MONUMENTS IN MARYLAND STATE PLANE  
HORIZONTAL AS SHOWN.

#20308- N: 521137.616 E: 1240273.005  
#20804- N: 514660.554 E: 1239875.308  
#20737- N: 515572.188 E: 1245767.587

### OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREIN, ADOPT THIS PLAT OF SUBDIVISION, AND WILL CAUSE ALL PROPERTY CORNER MARKERS AND SURVEYOR TO BE PLACED IN ACCORDANCE WITH SECTION 504.3(c) OF THE SUBDIVISION REGULATIONS. WE GRANT TO THE APPLICABLE UTILITY COMPANIES, THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, A PUBLIC UTILITY EASEMENT IN, ON, AND OVER THE LAND DESIGNATED HEREIN AS "P.U.E.", WITH THE TERMS AND PROVISIONS OF SAID EASEMENT, AND PROVIDE THAT THE CERTAIN EASEMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENT" IS A PART OF THIS PLAT. THERE ARE NO SITS OR ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION EXCEPT AS SHOWN HEREON. WE HEREBY CERTIFY THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THE HOLDERS OF SAID DEED OF TRUST ASSENT TO THIS PLAT OF SUBDIVISION BY SIGNED BELOW.

WCTL AMALYN LLC

JOHN THARRIS  
SENIOR VICE PRESIDENT

DATE: 7-2-2021

U.S. BANK NATIONAL ASSOCIATION d/b/a HOUSING CAPITAL COMPANY

JOHN ALLEN  
ASSISTANT VICE PRESIDENT/LAW ADMINISTRATOR

DATE: 7-6-2021

### AREA TABULATION

PARCEL A 187,415 sq. ft.  
PARCEL B 25,658 sq. ft.  
TOTAL AREA OF PLAT 213,073 sq. ft.

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED FROM D.C. RADCO ASSETS, LLC GRANTOR, TO THE MONTGOMERY COUNTY TAX MAP 62142 AND PAGE 20 ALONG THE MONTGOMERY COUNTY LAND RECORDS.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN HEREON WERE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 504.3(c) OF THE MONTGOMERY COUNTY CODE.

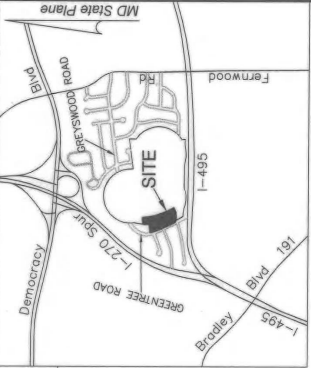
THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 213,073 SQUARE FEET OR 4.8915 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

THE WORK REFLECTED HEREON WAS PREPARED UNDER MY DIRECT RESPONSIBLE CHARGE AND IS IN ACCORDANCE WITH COMAR TITLES, SUBTITLE 13, CHAPTER 04, REGULATION 12.

JOHN T. THARRIS  
E.S.E. CONSULTANTS, INC.  
MD LICENSE NO. 21329  
LICENSE EXPIRES: JANUARY 9, 2023

### EASEMENT TIES

LINE	BEARING	DISTANCE
1	S 84°39'37" W	10.00'
2	N 21°18'04" W	11.17'



### VICINITY MAP

1" = 2000'

### NOTES:

- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND COVENANTS WITH ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS SUBDIVISION ARE HEREBY INCORPORATED BY REFERENCE AND SHALL BE DEEMED TO BE A PART OF THIS PLAT. ANY MODIFIED PUBLIC FILLS FOR ANY SUCH PLAN ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THIS SUBDIVISION PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE SUBDIVISION. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REFLECT AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-80 ZONE.
- THE PROPERTY DELINEATED HEREON IS LOCATED ON MONTGOMERY COUNTY TAX MAP 62142 AND WSSC 200' SHEET NO. 212 NW07.
- DEVELOPMENT IS SUBJECT TO THE TERMS OF AN APPROVED PRELIMINARY PLAN ENTITLED (WML BETHESDA) NO. 120160290, AND THE SITE PLAN ENTITLED (AMALYN BETHESDA) NO. 820170170, AS BOTH MAY BE AMENDED.
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
- COORDINATE SHOWN HEREON ARE BASED ON THE PROJECTION OF MARYLAND STATE PLANE NAD 83.
- BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON A BOUNDARY SURVEY BY ESE CONSULTANTS, INC., DATED JULY, 2018.
- THIS PLAT IS SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS FOR PRIVATE ROADS, PARKS, OPEN SPACES AND STORM DRAIN SYSTEM WITH THE MONTGOMERY COUNTY TAX MAP 62142 AND WSSC BOOK 56288 AT PAGE 42, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- PARCEL A, BLOCK B IS TO BE DEDICATED TO MONTGOMERY COUNTY PUBLIC SCHOOLS IN ACCORDANCE WITH THE DEDICATION AGREEMENT.
- THIS PROPERTY IS SUBJECT TO PUBLIC ACCESS COVENANT WITH THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION AS SHOWN AT PAGE 106, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

### SUBDIVISION RECORD PLAT

## AMALYN BETHESDA

PARCELS "A" AND "B" BLOCK "B"  
A RESUBDIVISION OF PARCEL A,  
WML PROPERTY

ELECTION DISTRICT NO. 7  
MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=40'

DATE: 2021

**ESE CONSULTANTS**  
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.  
7764 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046  
T: 410-472-9005

PLAT NO. 2  
MNCPPC FILE NO: 220200570



### CURVE TABLE

CURVE	ARC LENGTH	CHORD	DELTA	ANGLE	CHORD	LENGTH
C1	11.17'	11.17'	180°	180°	11.17'	11.17'
C2	11.17'	11.17'	180°	180°	11.17'	11.17'
C3	11.17'	11.17'	180°	180°	11.17'	11.17'
C4	11.17'	11.17'	180°	180°	11.17'	11.17'
C5	11.17'	11.17'	180°	180°	11.17'	11.17'
C6	11.17'	11.17'	180°	180°	11.17'	11.17'

### LEGEND:

- P.U.E. PUBLIC UTILITY EASEMENT
- Sq. Ft. SQUARE FEET
- P.F.F. PINCH PINE FOUND
- R.F.F. REBAR FOUND
- REF. REBAR FOUND
- PROPERTY CORNER FOUND

RECORDED:

PLAT NO.:

DRAWN: VDP

CHK'D: MAB

APPROVED: *John Tharris*

BY: *John Tharris*

DIRECTOR

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MONTGOMERY COUNTY PLANNING BOARD

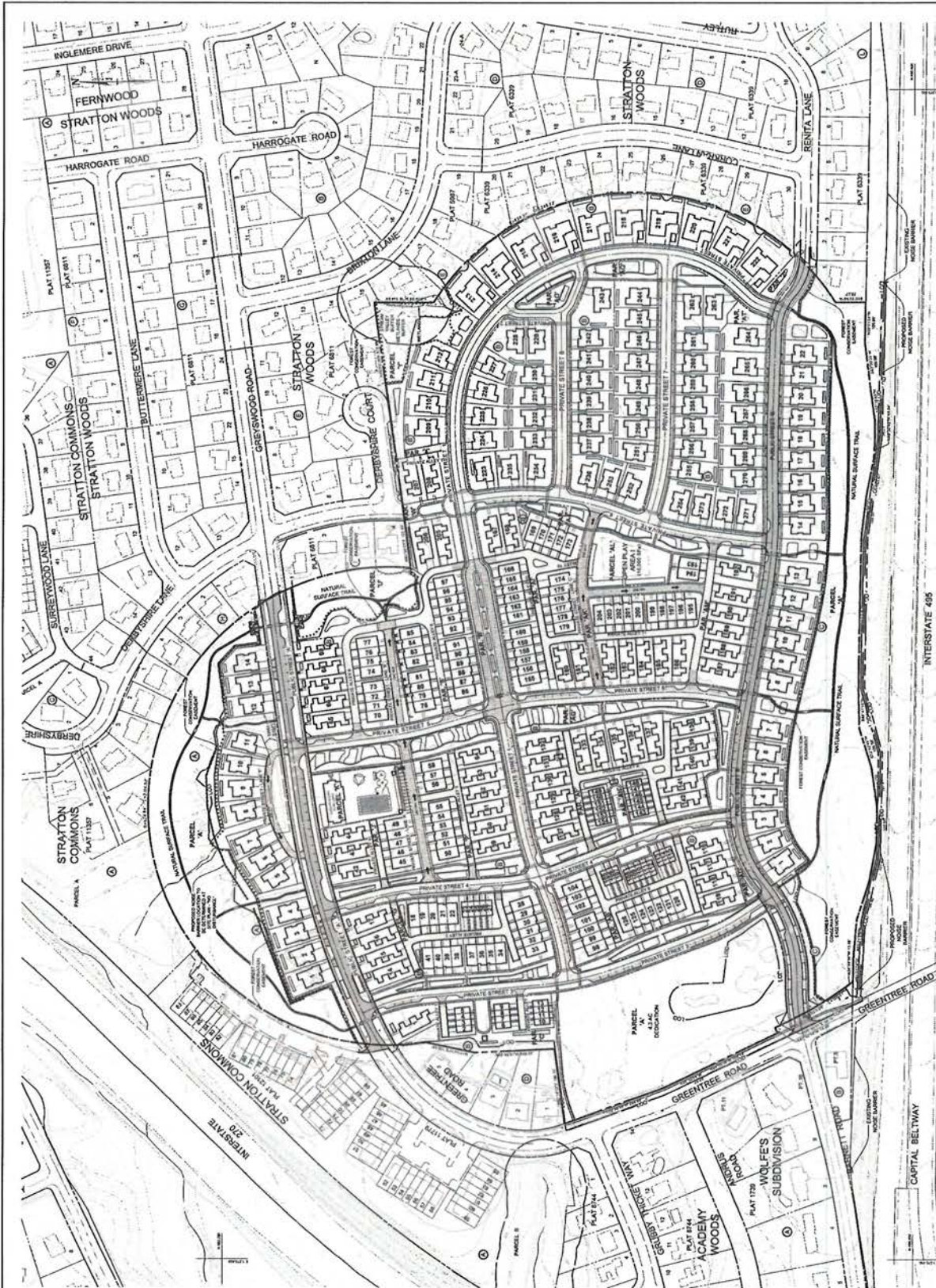
APPROVED:

CHAIRMAN

ASST. SECRETARY TREASURER

M-NCP&P RECORD FILE NO.





LEGEND

- SITE LOTS
- PUBLIC STREET RIGHT OF WAY
- LOT LINES
- PUE
- WATER
- SEWER
- STORM DRAIN
- PROPOSED DISTANCE PATHS
- PROPOSED NATURAL SURFACE FINALS
- PUBLIC STREETS
- PRIVATE STREET LINES AND ALLEYS
- SPECIAL PARKINGWAYS
- SHARED BICYCLEWAY
- EXISTING CONTOURS
- PROPOSED WALL
- UNIT OF DISTANCE
- STORMS
- WETLANDS BEL
- STREAM VALLEY RAFTER
- FOREST CONSERVATION EASEMENT
- EXISTING TREE CANOPY, HEDGROW
- PROPOSED TREE CANOPY, HEDGROW

NOTE: SEE SHEET 4 FOR TYPICAL LOT DIMENSIONS

NOTE: SEE SHEET 9 FOR STREET TYPES AND SECTIONS

LOT TABULATION

SINGLE FAMILY ATTACHED: 150  
SINGLE FAMILY DETACHED: 150  
TOTAL: 300

ENCLOSURE CERTIFICATE  
This document certifies that the information contained herein is true and correct to the best of my knowledge and belief.  
I, the undersigned, being duly sworn, depose and say that the information contained herein is true and correct to the best of my knowledge and belief.  
Subscribed and sworn to before me this 1st day of January, 2015.  
Notary Public for Maryland  
Address: 401 1st Street, Suite 200, Columbia, MD 21046  
Phone: (410) 737-1100  
Signature: [Signature]

NOTE: EXISTING TOWERS (NOT SHOWN) TO BE REMOVED



GRAPHIC SCALE



SHEET KEY

07-PR-120160230-005  
PRELIMINARY PLAN #120160230  
WSSC MAP 212NW07, GRID B4-6, C4-6  
TAX MAP GP 342, GRID GP42

PROFESSIONAL CERTIFICATION  
I hereby certify that the above information was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Maryland.  
Signature: [Signature]  
Date: 1/1/2015

WMAL BETHESDA  
PARCEL 14.655, PLAT 16522  
L31166 P.342  
ELECTRICITY: 110V, 60Hz, 1-Phase  
BETHESDA, MONTGOMERY COUNTY, MARYLAND

APPLICANT:  
TOLL BROS., INC.  
7711 WOODBURN DRIVE, SUITE 200  
COLUMBIA, MD 21046  
PHONE: (410) 270-4100  
CONTACT: J. L. TOLSON

REVISION	DATE	BY	DESCRIPTION

RODGERS  
CONSULTING  
P. 301.464.028 F. 301.464.024  
www.rodgers.com

PRELIMINARY PLAN  
COMPOSITE





