

**Plat Name: Key Bridge Estates**

**Plat #: 220210810**

Location: Located at the northeastern terminus of Smith Village Road

Master Plan: White Oak Master Plan

Plat Details: R-90 zone; 5 lots & 1 parcel

Owner: Key Bridge International Real Estate, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120190170 (MCPB Resolution No. 20-056), 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 plan.



**VICINITY MAP**

SCALE: 1" = 200'

PLAT NO.

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
1	45.92	80	37°53'15"	23.61	N74°37'04"E	45.29
2	61.56	57	67°53'22"	34.17	N29°08'54"E	38.62
3	53.81	57	54°05'22"	29.10	N87°08'12"E	51.83
4	30.65	57	32°20'03"	15.78	S50°04'12"E	30.31
5	25.63	57	26°28'33"	14.58	S02°53'16"W	20.03
6	20.71	57	20°44'10"	10.47	S48°16'19"W	20.64

**SURVEYORS CERTIFICATE:**

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THAT LAND ACQUIRED BY KEY BRIDGE INTERNATIONAL REAL ESTATE, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY, FROM MARY S. BRITT PERSONAL REPRESENTATIVE OF THE ESTATE OF JOSEPH BONHAM SMITH BY RECORDS OF MONTGOMERY COUNTY, MARYLAND, BOOK 38447 AND PAGE 303, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE, HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS WILL BE SET IN ACCORDANCE WITH THE TOTAL AREA SHOWN ON THIS PLAT OF SUBDIVISION IS 94,900 SQUARE FEET OR 2.1684 ACRES OF LAND OF WHICH 18,766 SQUARE FEET OR 0.4308 ACRES IS DEDICATED TO PUBLIC USE.

**7/3/2023**  
**FRANK K. JACOB**  
 PROFESSIONAL SURVEYOR, LICENSE NO. 21360  
 LICENSE EXPIRES: JULY 15, 2025



**NOTES:**

- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REVISIONS ASSOCIATED WITH THE DEVELOPMENT OF THIS PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT UNLESS EXPRESSLY COMPLETED BY PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO RESTRICT THE USE OF ANY WATER DRAINAGE AND USE, NOR SHALL IT BE CONSTRUED AS RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT TO BE CONSTRUED AS A GUARANTEE OF TITLE OR TO DEPECT OR NOTE ALL MATTERS AFFECTING TITLE.
- THE PROPERTY DEDICATED HEREON IS SUBJECT TO THE ZONING REGULATIONS AS SET FORTH IN THE MONTGOMERY COUNTY CODE, DEVELOPMENT AND CONDITIONS AS DETERMINED BY APPROVAL BY THE MONTGOMERY COUNTY PLANNING BOARD OF A PUBLIC PLAN TO CONSIDER ANY ADJACENT PUBLIC UTILITY AS MAY BE AMENDED.
- THIS PLAT CONFORMS WITH THE REQUIREMENTS OF CHAPTER 23-A OF THE MONTGOMERY COUNTY ZONING REGULATIONS, WHICH PROVIDE FOR A WARNING MODERATELY PRESSED OBLIGATIONS.
- PROPERTY ZONED: R-90
- PROPERTY IS LOCATED AT WISC CRO-RTN02
- PROPERTY IS LOCATED ON TAX MAP: W121
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICE ONLY.

**AREA TABULATION:**

5 LOTS 67,452 S.F.  
 1 PARCEL 7,782 S.F.  
 STREET DEDICATION 18,766 S.F.  
 TOTAL AREA 94,900 S.F. OR 2.1684 AC.

**LEGEND**

- BOUNDARY AND LINE TO BE SET (COMP. IN 21-3507)
- ROW MARKER FOUND
- RESHAR AND CAP FOUND

DATE: \_\_\_\_\_  
 PLAT BOOK: \_\_\_\_\_  
 PAGE: \_\_\_\_\_

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

APPROVED

CHAIR: \_\_\_\_\_ ASST. SECRETARY - TREASURER: \_\_\_\_\_  
 M.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_

MONTGOMERY COUNTY  
 DEPARTMENT OF  
 PERMITTING SERVICES

APPROVED **7-7-2023**  
 DIRECTOR



**OWNERS' DEDICATION:**

THE KEY BRIDGE INTERNATIONAL REAL ESTATE L.L.C., OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY DEDICATE TO THE PUBLIC USE AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, ADJACENT TO THE STREET TO BE SET FORTH ON THIS PLAT, FOR THE USE AND ENJOYMENT OF THE PUBLIC AND TO BE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD. THE DEDICATION OF THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION RECORD PLAT AND TO THE TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS, AS RECORDED IN THE MONTGOMERY COUNTY RECORDS. THE DEDICATION OF THIS PROPERTY IS NOT INTENDED TO RESTRICT THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT TO BE CONSTRUED AS A GUARANTEE OF TITLE OR TO DEPECT OR NOTE ALL MATTERS AFFECTING TITLE.

AS OWNERS OF THIS PROPERTY, WE, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY MARKERS AND ANY OTHER REQUIRED MARKERS TO BE SET AND MAINTAINED IN ACCORDANCE WITH SECTION 50-41.0 OF THE MONTGOMERY COUNTY CODE AND TO OCCUPANCY OF ANY NEW HOMES. WE HEREBY DEDICATE TO THE PUBLIC AND TO BE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD, THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW, AND THE PARTIES OF INTEREST THEREIN, TO BE MAINTAINED BY THE PUBLIC.

**7-5-2023**

DATE: \_\_\_\_\_  
 NAME: ANKUL J. ACHARYA, GENERAL MANAGER

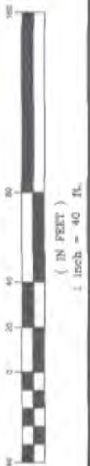
**KEY BRIDGE ESTATES**  
 SUBDIVISION RECORD PLAT  
 LOTS 1 THRU 5 & PARCEL 'A',  
 BLOCK 'A'

COLESVILLE ELECTION DISTRICT NO. 5  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 40' JUNE, 2023

**Deetec**  
 ENGINEERS & SURVEYORS  
 13751 HARVEST GLEN WAY  
 GERMANTOWN, MARYLAND 20874  
 Tel: (240) 643-5020 Fax: (240) 449-8685  
 www.deetec.net email: deetec@deetec.net

DEETEC PROJ. 20-80

GRAPHIC SCALE





Rev#	Date	Purpose

Project Title:  
**KEY BRIDGE SUBDIVISION**

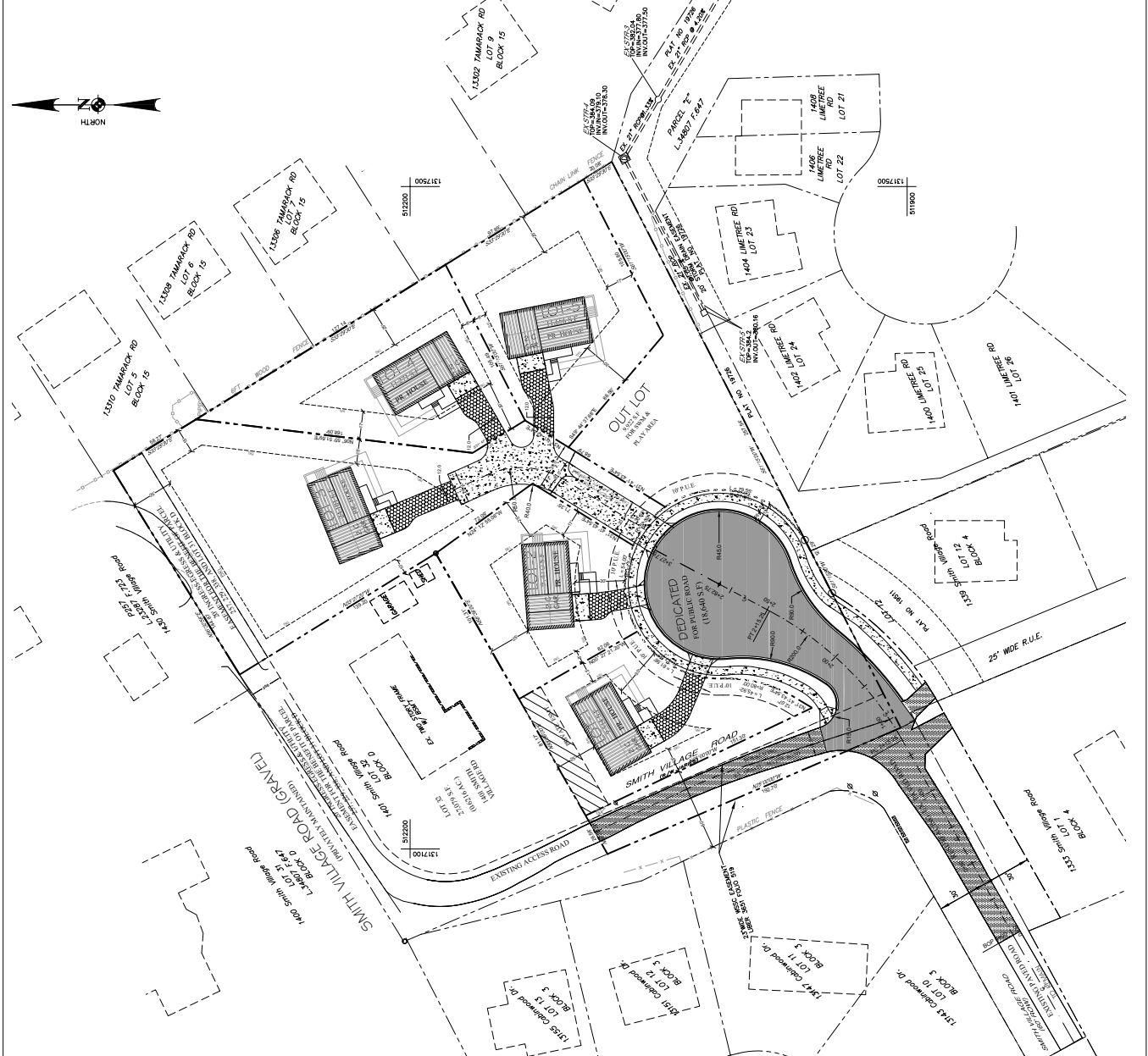
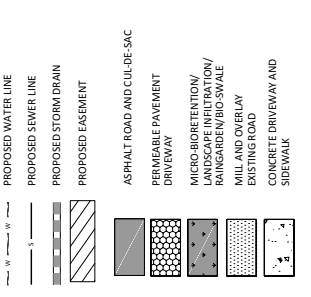
Project Address:  
 1415 SMITH VILLAGE ROAD  
 SILVER SPRING, MARYLAND

Drawing Title:  
**PRELIMINARY PLAN**

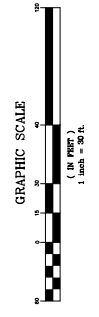
Project #.: 120190170  
 Scale: 1"=30'  
 Date: 08/30/2021

Sheet No.:  
**PREL-003**  
 Sheet 3 of 7

- LEGEND:**
- PROPERTY LINE / PROPOSED LOT LINE
  - ADJACENT PROPERTY LINE
  - EASEMENT LINE
  - BUILDING RESTRICTION LINE (BRL)
  - EXISTING WATER LINE
  - EXISTING SEWER LINE
  - EX. STORM DRAIN
  - PROPOSED WATER LINE
  - PROPOSED SEWER LINE
  - PROPOSED STORM DRAIN
  - PROPOSED EASEMENT
  - ASPHALT ROAD AND CUL-DE-SAC DRIVEWAY
  - PERMEABLE PAVEMENT DRIVEWAY
  - MICRO-BIORETENTION/ LANDSCAPE INFILTRATION/ RAINGARDEN/ BIO-SWALE
  - MILL AND OVERLAY
  - EXISTING ROAD
  - CONCRETE DRIVEWAY AND SIDEWALK



**NOTE:**  
 FOR PROPOSED PUBLIC ROAD PLAN AND PROFILE, SEE SHEET PREL-005.



MDOT COUNTY PLANNING DEPARTMENT  
 Certified Professional - 13376879  
**APPROVAL**  
 09/16/21