Plat Name: **Preston Place and Lake Apartments**
Plat #: **220231050 & 220231060**

Location: Located on the south side of Manor Road, 930 feet east of Connecticut Avenue (MD 185)
Master Plan: Chevy Chase Lake Master Plan
Plat Details: R-30 zone; 61 lots, 11 parcels
Owner: The Chevy Chase Land Company of Montgomery County, Maryland

These subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120220130 (MCPB Resolution No. 23-016) and Site Plan No. 820220180 (Certified Site Plan dated February 7, 2024), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's approval of the aforesaid plans.

PLAT NO.

CURVE TABLE						
NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	133.00'	208.90'	133.00'	N 69°52'21" W	188.09'	90°00'00"
C2	80.00'	125.66'	80.00'	S 69°52'21" E	113.14'	90°00'00"
C3	10.00'	15.71'	10.00'	N 69°52'21" W	14.14'	90°00'00"
C4	10.00'	15.71'	10.00'	S 20°07'39" W	14.14'	90°00'00"
C5	25.00'	5.55'	2.78'	N 16°31'11" W	5.53'	12°42'35"
C6	25.00'	5.03'	2.53'	S 30°38'27" E	5.03'	11°32'13"

VICINITY MAP

SCALE: 1" = 2000'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT AND THAT IT IS A PLAT OF ALL AND PART OF THE PROPERTY ACQUIRED IN THE FOLLOWING THREE (3) CONVEYANCES: 1) ALL OF THE PROPERTY ACQUIRED BY CHEVY CHASE LAKE APARTMENTS #5, INC., A CORPORATION DULY ORGANIZED UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF MARYLAND, (NOW KNOWN AS THE CHEVY CHASE LAND COMPANY OF MONTGOMERY COUNTY, MARYLAND PER MERGER RECORDED IN LIBER 4476 AT FOLIO 455) FROM THE CHEVY CHASE LAND COMPANY OF MONTGOMERY COUNTY, MARYLAND, A CORPORATION DULY ORGANIZED UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF MARYLAND, BY DEED DATED MAY 25, 1948 AND RECORDED IN LIBER 1158 AT FOLIO 240 AND ALSO BEING ALL OF LOT 1, BLOCK 2, CHEVY CHASE SECTION 5-C, RECORDED AS PLAT NO. 2171; 2) ALL OF THE PROPERTY ACQUIRED BY CHEVY CHASE LAKE APARTMENTS #6, INC., A CORPORATION DULY ORGANIZED UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF MARYLAND, (NOW KNOWN AS THE CHEVY CHASE LAND COMPANY OF MONTGOMERY COUNTY, MARYLAND PER MERGER RECORDED IN LIBER 4476 AT FOLIO 455) FROM THE CHEVY CHASE LAND COMPANY OF MONTGOMERY COUNTY, MARYLAND, A CORPORATION DULY ORGANIZED UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF MARYLAND, BY DEED DATED MAY 25, 1948 AND RECORDED IN LIBER 1158 AT FOLIO 243 AND ALSO BEING ALL OF LOT 2, BLOCK 2, CHEVY CHASE SECTION 5-C, RECORDED AS PLAT NO. 2171; 3) PART OF THE PROPERTY ACQUIRED BY CHEVY CHASE LAKE APARTMENTS #7, INC., A CORPORATION DULY ORGANIZED UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF MARYLAND, (NOW KNOWN AS THE CHEVY CHASE LAND COMPANY OF MONTGOMERY COUNTY, MARYLAND PER MERGER RECORDED IN LIBER 4476 AT FOLIO 455) FROM THE CHEVY CHASE LAND COMPANY OF MONTGOMERY COUNTY, MARYLAND, A CORPORATION DULY ORGANIZED UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF MARYLAND, BY DEED DATED MAY 25, 1948 AND RECORDED IN LIBER 1158 AT FOLIO 246 AND ALSO BEING PART OF LOT 3, BLOCK 2, CHEVY CHASE SECTION 5-C, RECORDED AS PLAT NO. 2171 ALL 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 SHOWN THUS ——— WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 110,432 SQ.FT. OR 2.53517 ACRES OF LAND, OF WHICH 1,570 SQ.FT. OR 0.03604 OF LAND IS DEDICATED TO PUBLIC USE.

12/4/2023
DATE

JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21846
LICENSE EXPIRES: MAY 31, 2024

STATE OF MARYLAND
JOSHUA G. PRICE
No. 21846
PROFESSIONAL LAND SURVEYOR

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREET SHOWN HEREON DEDICATED TO PUBLIC USE.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS—AT LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY WITH THE EXCEPTION OF CERTAIN DEED OF TRUSTS, RECORDED IN BOOK 55825 AT PAGE 272 AND AMENDED IN BOOK 57989 AT PAGE 463 AND BOOK 55362 AT PAGE 94 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THE CHEVY CHASE LAND COMPANY OF MONTGOMERY COUNTY, MARYLAND

NAME: JOHN DONOHOE
TITLE: PRESIDENT

12/13/2023
DATE

CONSENTED TO BY: PNC BANK

NAME: HENDRICK CALLAHAN
TITLE: DC MARKET PRESIDENT

12/20/23
DATE

NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. HN343 AND IS ZONED R-30.

2.) THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON MARYLAND STATE GRID NORTH (NAD83/91), BASED ON #25 FIRST ORDER NGS CONTROL STATION (PID #JV7133, DESIGNATION – 2034), NGS CONTROL STATION (PID #FM992) WAS USED AS A CHECK.

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 NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.

4.) 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 EXTINGUISHED BY THE RECORDATION OF THIS PLAT, 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.

5.) THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.

6.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P.& P.C. PRELIMINARY PLAN #120220130 AND SITE PLAN #820220150, ENTITLED "PRESTON PLACE & LAKESIDE APARTMENTS", AS MAY BE AMENDED.

7.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND/OR OTHER PRIVATE OPEN SPACES AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN BOOK 58268 AT PAGE 42 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

8.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "COMMON OPEN SPACE COVENANT WITH THE M.N.C.P.&P.C." RECORDED IN LIBER 28045 AT FOLIO 578 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

9.) PARCELS A, B, C, D, E AND F, BLOCK A, ARE TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREAFTER.

10.) PARCEL C, BLOCK A, (ERDEM PLACE,) AND PARCEL F, AS SHOWN HEREON IS SUBJECT TO THE "PRIVATE ROAD COVENANT WITH THE M.N.C.P.&P.C." RECORDED IN LIBER 54062 AT FOLIO 338 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

LEGEND

S.F.	SQUARE FEET	PB.	PLAT BOOK
N	NORTHING	P.	PLAT
E	EASTING		
P.U.E.	PUBLIC UTILITY EASEMENT		
ESM'T	EASEMENT		
IPS	IRON PIPE SET	IPF	IRON PIPE FOUND

AREA TABULATION

LOTS	62,901	SQ.FT.	OR 1.44401 ACRES
PARCELS	45,961	SQ.FT.	OR 1.05512 ACRES
STREET DEDICATION	1,570	SQ.FT.	OR 0.03604 ACRES
TOTAL AREA OF THIS PLAT	110,432	SQ.FT.	OR 2.53517 ACRES

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SUBDIVISION RECORD PLAT

PRESTON PLACE AND LAKE APARTMENTS

LOTS 1 THRU 14, 37 THRU 56 AND
PARCELS A, B, C, D, E, AND F, BLOCK A
(BEING A RESUBDIVISION OF ALL OF LOTS 1 & 2,
AND PART OF LOT 3, BLOCK 2,
SECTION 5-C, CHEVY CHASE)
7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: DECEMBER 4, 2023

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIR | MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER

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

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: 12-27-2023
DIRECTOR

PLAT NO.

DATE:

PLAT NO.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT AND THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED IN THE FOLLOWING TWO (2) CONVEYANCES: 1) BY CHEVY CHASE LAKE APARTMENTS #7, A CORPORATION DULY ORGANIZED UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF MARYLAND, (NOW KNOWN AS THE CHEVY CHASE LAND COMPANY OF MONTGOMERY COUNTY, MARYLAND PER MERGER RECORDED IN LIBER 4476 AT FOLIO 455), FROM THE CHEVY CHASE LAND COMPANY OF MONTGOMERY COUNTY, MARYLAND, A CORPORATION DULY ORGANIZED UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF MARYLAND, BY DEED DATED MAY 25, 1948 AND RECORDED IN LIBER 1158 AT FOLIO 246 AND ALSO BEING PART OF LOT 3, BLOCK 2, CHEVY CHASE SECTION 5-C, RECORDED AS PLAT NO. 2171. 2) BY CHEVY CHASE LAKE APARTMENTS #8, A CORPORATION DULY ORGANIZED UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF MARYLAND, (NOW KNOWN AS THE CHEVY CHASE LAND COMPANY OF MONTGOMERY COUNTY, MARYLAND PER MERGER RECORDED IN LIBER 4476 AT FOLIO 454), FROM THE CHEVY CHASE LAND COMPANY OF MONTGOMERY COUNTY, MARYLAND, A CORPORATION DULY ORGANIZED UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF MARYLAND, BY DEED DATED MAY 25, 1948 AND RECORDED IN LIBER 1158 AT FOLIO 249 AND ALSO BEING PART OF LOT 4, BLOCK 2, CHEVY CHASE SECTION 5-C, RECORDED AS PLAT NO. 2171 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS ——— WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 101,435 SQ.FT. OR 2.32863 ACRES OF LAND, OF WHICH 1,267 SQ.FT. OR 0.02909 OF LAND IS DEDICATED TO PUBLIC USE.

12/4/2023
DATE

JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21846
LICENSE EXPIRES: MAY 31, 2024

STATE OF MARYLAND
JOSHUA G. PRICE
No. 21846
PROFESSIONAL LAND SURVEYOR

VICINITY MAP

SCALE: 1" = 2000'

LEGEND

S.F.	SQUARE FEET
N	NORTHING
E	EASTING
P.U.E.	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
IPS	IRON PIPE SET

NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. HN343 AND IS ZONED R-30.

2.) THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON MARYLAND STATE GRID NORTH (NAD83/91), BASED ON IGS FIRST ORDER NGS CONTROL STATION (PID #JV7133, DESIGNATION - 20341). NGS CONTROL STATION (PID #HV8992) WAS USED AS A CHECK.

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 NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

4.) 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 EXTINGUISHED BY THE RECORDATION OF THIS PLAT, 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.

5.) THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.

6.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P.&P.C. PRELIMINARY PLAN #120220150 AND SITE PLAN #820220180, ENTITLED "PRESTON PLACE & LAKESIDE APARTMENTS", AS MAY BE AMENDED.

7.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND/OR OTHER PRIVATE OPEN SPACES AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN BOOK 58288 AT PAGE 42 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

8.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "COMMON OPEN SPACE COVENANT WITH THE M.N.C.P.&P.C." RECORDED IN LIBER 28045 AT FOLIO 578 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

9.) PARCELS G, H, I, J AND K, BLOCK A, ARE TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREAFTER.

10.) PARCEL K, BLOCK A, (ERDEM PLACE) AS SHOWN HEREON IS SUBJECT TO THE "PRIVATE ROAD COVENANT WITH THE M.N.C.P.&P.C." RECORDED IN LIBER 54062 AT FOLIO 338 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREET SHOWN HEREON DEDICATED TO PUBLIC USE.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY WITH THE EXCEPTION OF CERTAIN DEED OF TRUSTS, RECORDED IN BOOK 55625 AT PAGE 272 AND AMENDED IN BOOK 57988 AT PAGE 463 AND BOOK 65562 AT PAGE 94 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THE CHEVY CHASE LAND COMPANY OF MONTGOMERY COUNTY, MARYLAND

NAME: JOHN [illegible]
TITLE: PRESIDENT

12/12/2023
DATE

CONSENTED TO BY LIMITED BANK

NAME: TERENCE CALLAHAN
TITLE: DC MARKET PRESIDENT

12/20/23
DATE

CURVE TABLE						
NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	1000.00'	44.19'	22.10'	N 63°51'44" E	44.19'	02°31'54"
C2	995.00'	44.18'	22.09'	N 63°51'21" E	44.18'	02°32'39"
C3	10.00'	15.71'	10.00'	N 69°52'21" W	14.14'	90°00'00"
C4	10.00'	15.71'	10.00'	S 20°07'39" W	14.14'	90°00'00"
C5	25.00'	5.03'	2.53'	N 19°08'14" W	5.03'	11°32'14"
C6	25.00'	5.03'	2.53'	S 30°38'28" E	5.03'	11°32'14"

AREA TABULATION

LOTS	45,516	SQ.FT.	OR 1.04460 ACRES
PARCELS	54,652	SQ.FT.	OR 1.25464 ACRES
STREET DEDICATION	1,267	SQ.FT.	OR 0.02909 ACRES
TOTAL AREA OF THIS PLAT	101,435	SQ.FT.	OR 2.32863 ACRES

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SUBDIVISION RECORD PLAT

PRESTON PLACE AND LAKE APARTMENTS

LOTS 15 THRU 36, 57 THRU 63 AND
PARCELS G, H, I, J AND K, BLOCK A
(BEING A RESUBDIVISION OF PART OF LOT 3
& LOT 4, BLOCK 2, SECTION 5-C, CHEVY CHASE)
7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: DECEMBER 4, 2023

VIKA MARYLAND, LLC
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MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIR — MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER

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

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: 12-27-2023
DIRECTOR

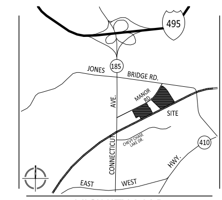
PLAT NO.

DATE:

E-FILE STAMP

MONTGOMERY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Certified Preliminary Plan - 120220130
APPROVAL
02/08/24

PRESTON PLACE AND LAKE APARTMENTS
CERTIFIED PRELIMINARY PLAN #120220130



VIKA MARYLAND, LLC
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PREPARED FOR:
TOLL BROTHERS
7164 COLUMBIA GATEWAY DR.
SUITE 230
COLUMBIA, MD
410-381-3263
JEFFERY DRISCOLL
JDRISCOLL@TOLLBROTHERS.COM

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
CONTACT: JOSHUA SLOAN, RLA

ATTORNEY
LERCH, EARLY & BREWER, CHTD
7600 WISCONSIN AVENUE
SUITE 700
BETHESDA MD, 20814
301.841.3832
CONTACT: PATRICIA A. HARRIS

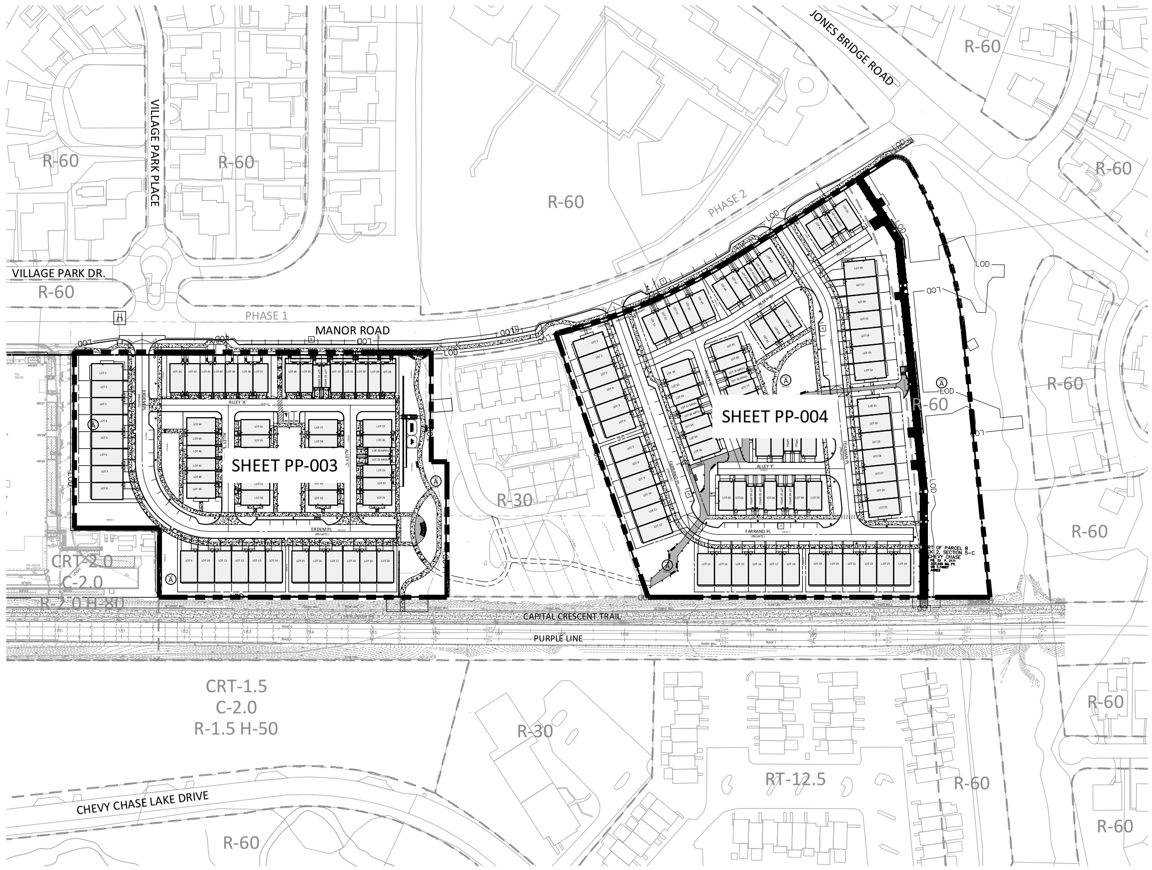
DEVELOPMENT TABULATIONS

DEVELOPMENT STANDARD	PERMITTED/ REQUIRED	PROPOSED
TRACT AREA (USABLE AREA) R-60 ZONE	3 ACRES	70,194.94 SF (1.61 ACRES)
PRIOR DEDICATION	N/A	0
PROPOSED DEDICATION	N/A	473.15 SF (0.01 ACRES)
TRACT AREA (USABLE AREA) R-30 ZONE	11,700 SQUARE FEET	479,309.52 SF (11.00 ACRES)
PRIOR DEDICATION	N/A	0
PROPOSED DEDICATION	N/A	5,460.52 SF (0.13 ACRES)
TOTAL TRACT AREA		549,504.46 SF (12.61 ACRES)
SITE		
R-30 ZONE USABLE AREA	479,309.52 SF	13.36
BASE DENSITY (DU/AC)	14.50 (MAX)	
R-60 ZONE USABLE AREA	70,194.94 SF	0
BASE DENSITY (DU/AC)	7.26 (MAX)	
TOTAL USABLE AREA	142,380 (MIN)	549,504.46 SF
DENSITY (DU/AC)	171 UNITS (MAX)	147 UNITS
MPDU REQUIREMENT	15% (22 UNITS)	15.65% (23 UNITS)
MPDU BONUS DENSITY	0	0
COMMON OPEN SPACE (MIN SF)[1, 3]		
R-30 ZONE	25% MIN/119,827 SF	164,911 SF
R-60 ZONE	20% MIN/14,039 SF	
COVERAGE (MAX)[1]		
R-30 ZONE	30% MAX/143,793 SF	156,132 SF
R-60 ZONE	40% MAX/28,078 SF	
R-30 MPDU OPTIONAL METHOD PLACEMENT AND HEIGHT[2]		
LOT		
LOT AREA (MIN) TOWNHOUSE	800 SF	854 SF
LOT WIDTH AT FRONT BUILDING LINE (MIN) TOWNHOUSE	14 FT	14 FT
PLACEMENT – PRINCIPAL BUILDING[5]		
FRONT SETBACK FROM PUBLIC STREET	10 FT	10 FT
FRONT SETBACK FROM PRIVATE STREET	4 FT	4 FT
SIDE STREET SETBACK TOWNHOUSE	5FT	5FT
SIDE OR REAR SETBACK (INTERNAL)	DETERMINED AT SITE PLAN	0 FT
SIDE OR REAR SETBACK (PURPLE LINE)	DETERMINED AT SITE PLAN	10 FT
SIDE OR REAR SETBACK ABUTTING PROPERTY NOT IN APPLICATION (WESTERN)	EQUAL TO REQUIRED SETBACK FOR DETACHED HOUSE IN ABUTTING ZONE	10 FT
REAR SETBACK, ALLEY	4 FT	4 FT
PLACEMENT – ACCESSORY STRUCTURES[4]		
FRONT SETBACK	5 FT BEHIND FRONT BUILDING LINE	5 FT
SIDE STREET SETBACK	SAME AS PRINCIPAL BUILDING	5 FT
SIDE OR REAR SETBACK	DETERMINED AT SITE PLAN	0 FT
SIDE OR REAR SETBACK ABUTTING PROPERTY NOT IN APPLICATION (WESTERN)	EQUAL TO REQUIRED SETBACK FOR DETACHED HOUSE IN ABUTTING ZONE	4 FT
REAR SETBACK, ALLEY	4 FT	4 FT
HEIGHT[5]		
PRINCIPAL BUILDING	40 FT	40 FT
ACCESSORY STRUCTURE	25 FT	25 FT

[1] OPTIONAL METHOD MPDU DEVELOPMENT MAY OCCUR ACROSS DIFFERENT ZONES PER THE LIMITATIONS CONTAINED IN SECTION 59.4.4.2.A.2
[2] NO UNITS ARE PROPOSED WITHIN THE R-60 ZONED PORTION OF THE SITE
[3] COMMON OPEN SPACE SUBJECT TO REQUIREMENTS OF SECTION 59.6.3.5
[4] NOTWITHSTANDING ANY SETBACK ENCROACHMENTS ALLOWED PER SECTION 59.4.1.7.B.5
[5] NOTWITHSTANDING ANY SETBACK ENCROACHMENTS ALLOWED PER SECTION 59.4.1.7.C.3

PARKING TABULATIONS

PARKING		MINIMUM REQUIRED	PROVIDED
RESIDENTIAL		2 PER UNIT (MARKET RATE) 1 PER UNIT (MPDU)	
PHASE 1 (63 TOTAL UNITS)			
	MARKET RATE	110	110
	MPDU	8	16
	VISITOR PARKING	0	16
	SUBTOTAL	**128**	**142**
PHASE 2 PARCEL (84 TOTAL UNITS)			
	MARKET RATE	138	138
	MPDU	15	30
	VISITOR PARKING	0	22
	SUBTOTAL	**153**	**190**
	TOTAL	**281**	**332**



REFERENCE NOTES

TAX ACCOUNT REFERENCE:	07-00419647 07-00419738 07-00419740 07-00419751 07-00419762
CURRENT ZONING:	R-30
PROPOSED ZONING:	R-30
APPROVED NRI NO:	420221260
WATERSHED:	COQUELIN RUN TRIBUTARY TO LOWER ROCK CREEK
WATER SERVICE CATEGORY:	W-1
SEWER SERVICE CATEGORY:	S-1
SOIL DESIGNATION:	2UC, 2B, 1B, AND 400
FLOODPLAIN ZONE:	'X'
FIRM COMMUNITY PANEL NO.:	[24031C0455D], FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.

GENERAL NOTES

1. THE HORIZONTAL DATUM IS MARYLAND STATE GRID NORTH (NAD83) AND THE VERTICAL DATUM IS NVGD29.
2. NO STREAMS ARE LOCATED ON THE SUBJECT PROPERTY; HOWEVER, COQUELIN RUN OCCURS TO THE EAST OF THE SITE WITH A STREAM BUFFER THAT EXTENDS ONTO THE SUBJECT SITE. COQUELIN RUN IS A SOUTH-FLOWING, PARTIALLY INTERMITTENT, AND PARTIALLY PERENNIAL STREAM. THE WESTERN STREAM LIMITS WERE FLAGGED AND SURVEY-LOCATED AS SHOWN ON THE PLAN. THE EASTERN SIDE OF THE STREAM WAS NOT DELINEATED AND THE STREAM BUFFER THAT EXTENDS TO THE EAST IS NOT SHOWN ON THE NRI/FSD PLAN. THE EPHEMERAL CHANNEL TO THE NORTH OF THE INTERMITTENT/PERENNIAL STREAM CONVEYS STORMFLOW FROM TWO CULVERTS. MDE PERMITS WILL BE SUBMITTED FOR STREAM RESTORATION WORK, AS APPLICABLE. SEE ADDITIONAL DETAILS IN THE SITE DESCRIPTION AND LOCATIONS ON THE PLAN.
3. THERE ARE 1.21 ACRES OF FORESTED AREAS LOCATED ON THE EASTERN END OF THE SUBJECT PROPERTY AS DEFINED BY MONTGOMERY COUNTY FOREST LEGISLATION.
4. IN A LETTER DATED MARCH 26, 2021, THE MARYLAND DEPARTMENT OF NATURAL RESOURCES HAS DETERMINED THAT THERE ARE NO OFFICIAL STATE OR FEDERAL RECORDS OF RARE, THREATENED, OR ENDANGERED PLANTS, ANIMALS, OR CRITICAL HABITATS ON THIS PROPERTY.
5. THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC PRESERVATION ON-LINE MAPPER (HTTP://WWW.MONTGOMERYPLANNING.ORG /GIS/INTERACTIVE/HISTORIC.SHTM), ACCESSED ON NOVEMBER 11, 2021.
6. BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE HIGHEST POINT OF THE FLAT ROOF SURFACE AND WILL BE FINALIZED WITH PERMITS.
7. THIS SITE IS SUBJECT TO APPROVED NRI #420221260 DATED 02/03/22.
8. AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD WITH THE DEPARTMENT OF PERMITTING SERVICES (DPS), ZONING ENFORCEMENT DIVISION & MNCPPC PLANNING DEPARTMENT BEFORE ANY BUILDING CONSTRUCTION ACTIVITY OCCURS ON-SITE. THE OWNER OR HIS DESIGNEE WHO HAS SIGNATURE AUTHORITY, AND GENERAL CONTRACTOR MUST ATTEND THE PRE-CONSTRUCTION MEETING WITH THE DPS SITE PLAN ENFORCEMENT INSPECTOR. A COPY OF THE CERTIFIED SITE PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES. TO SCHEDULE A SITE PLAN INSPECTION WITH DPS, ZONING & SITE PLAN ENFORCEMENT DIVISION, PLEASE CONTACT BRIAN KEELER, SUPERVISOR AT 240-581-4485.
9. UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF ISSUANCE OF SITE PLAN APPROVAL. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT.

SHEET INDEX

PP-001	COVER SHEET
PP-001A	PHASING PLAN
PP-002A	PLAN APPROVALS
PP-002B	PLAN APPROVALS
PP-002C	PLAN APPROVALS
PP-003	DETAILED PRELIMINARY PLAN
PP-004	DETAILED PRELIMINARY PLAN
PP-005	LOTTING PLAN

SUPPORTING DOCUMENTS

OPEN-001 OPEN SPACE PLAN

PLAN LEGEND

PROPERTY LINES
EXISTING CABLE TELEVISION CONDUIT
EXISTING ELECTRICAL CONDUIT
EXISTING EDGE OF PAVEMENT
EXISTING FENCE LINE
EXISTING NATURAL GAS CONDUIT
EXISTING OVERHEAD WIRES
EXISTING TELEPHONE CONDUIT
EXISTING PUBLIC UTILITIES EASEMENTS
EXISTING SANITARY SEWER CONDUIT
EXISTING STORM DRAIN CONDUIT
EXISTING WATER CONDUIT
EXISTING ZONE LIMITS
PROPOSED 10' CONTOUR
PROPOSED 2' CONTOUR
PROPOSED WATER LINE
PROPOSED SANITARY SEWER WITH STRUCTURE
PROPOSED STORM DRAIN
PROPOSED LIMITS OF DISTURBANCE
PROPOSED STORM WATER EASEMENT
EXISTING PARKING LABEL
EXISTING SANITARY CLEANOUT
EXISTING STORM DRAIN MANHOLE
EXISTING ELECTRICAL JUNCTION BOX
EXISTING ELECTRICAL MANHOLE
EXISTING FIRE DEPARTMENT CONNECTION
EXISTING FIRE HYDRANT
EXISTING GAS MANHOLE
EXISTING GUY POLE
EXISTING GAS VALVE
EXISTING LIGHT POLE
EXISTING PHONE PEDESTAL
EXISTING PHONE MANHOLE
EXISTING UTILITY POLE
EXISTING SANITARY MANHOLE
EXISTING TRAFFIC CONTROL BOX
EXISTING TRAFFIC SIGNAL POLE
EXISTING TREE
EXISTING CABLE TELEVISION PEDESTAL
EXISTING UNKNOWN UTILITY MANHOLE
EXISTING WATER METER
EXISTING WATER MANHOLE
EXISTING WATER VALVE
EXISTING BOLLARD (BOL)
EXISTING SIGN POST
EXISTING WOOD POST (WP)
EXISTING INLETS
EXISTING CURB INLET
EXISTING CONCRETE (CONC.)
EXISTING CURB AND GUTTER (C&G)
EXISTING BUILDING (BLDG.)
EXISTING STORY (STY.)
EXISTING ELECTRICAL TRANSFORMER (TRF)
EXISTING ASPHALT (ASPH.)
EXISTING EASEMENT (ESMT.)
EXISTING REINFORCED CONCRETE PIPE (RCP)
EXISTING CORRUGATED METAL PIPE (CMP)
EXISTING BUILDING RESTRICTION LINE (BRL)
EXISTING RIGHT-OF-WAY (R/W)
BUILDING HEIGHT MEASURING POINT
PROPOSED BIKE RACKS
PROPOSED LIGHTS
PEDESTRIAN LIGHTS
PROPOSED PARKING LABELS
PROPOSED HARDSCAPE
PROPOSED FIRE HYDRANT
DOOR LOCATION
PROPOSED SWM FACILITY
PROPOSED SWM FACILITY WITH CHEEK WALL AND CURB CUT

REVISIONS	DATE
REVISED PER DRC	09/02/22
CPP SUBMISSION	12/29/23

PRESTON PLACE AND LAKE APARTMENTS
7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 210NW03 & 210NW04
TAX MAP: HN43 & HN53

COVER SHEET

CERTIFIED PRELIMINARY PLAN #120220130

PROFESSIONAL SEAL

STATE OF MARYLAND ★ DONALD J. NELSON ★ NO. 52939 ★ PROFESSIONAL ENGINEER

Donald J Nelson

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: DONALD NELSON, P.E.
LICENSE No.: 52939
EXPIRATION DATE: JULY 11, 2024

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DRAWN BY:	KP
DESIGNED BY:	JS/KP
DATE ISSUED:	03/23/2022
VIKA PROJECT	VM50239
DRAWING NO.	PP-001
SHEET NO.	

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

LAYOUT: 07-PREL-120220130-001, Plotted By: nperez

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E-FILE STAMP

MONTGOMERY PLANNING DEPARTMENT
THIS DOCUMENT WAS ELECTRONICALLY SIGNED AND DATED BY THE MARYLAND STATE RETIREMENT AGENCY

Certified Site Plan - 820220180
APPROVAL
02/07/24

PLAN LEGEND

- PROPERTY LINES
- EXISTING CABLE TELEVISION CONDUIT
- EXISTING ELECTRICAL CONDUIT
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING NATURAL GAS CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE CONDUIT
- EXISTING PUBLIC UTILITIES EASEMENTS
- EXISTING SANITARY SEWER CONDUIT
- EXISTING STORM DRAIN CONDUIT
- EXISTING WATER CONDUIT
- EXISTING ZONE LIMITS
- 520 PROPOSED 10' CONTOUR
- 524 PROPOSED 2' CONTOUR
- 8"W PROPOSED WATER LINE
- 8"S PROPOSED SANITARY SEWER WITH STRUCTURE
- PROPOSED STORM DRAIN
- LOD PROPOSED LIMITS OF DISTURBANCE
- PROPOSED STORM WATER EASEMENT
- EXISTING PARKING LABEL
- EXISTING SANITARY CLEANOUT
- EXISTING STORM DRAIN MANHOLE
- EXISTING ELECTRICAL JUNCTION BOX
- EXISTING ELECTRICAL MANHOLE
- EXISTING FIRE DEPARTMENT CONNECTION
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- EXISTING INLETS
- EXISTING CURB INLET
- EXISTING CONCRETE
- EXISTING CURB AND GUTTER
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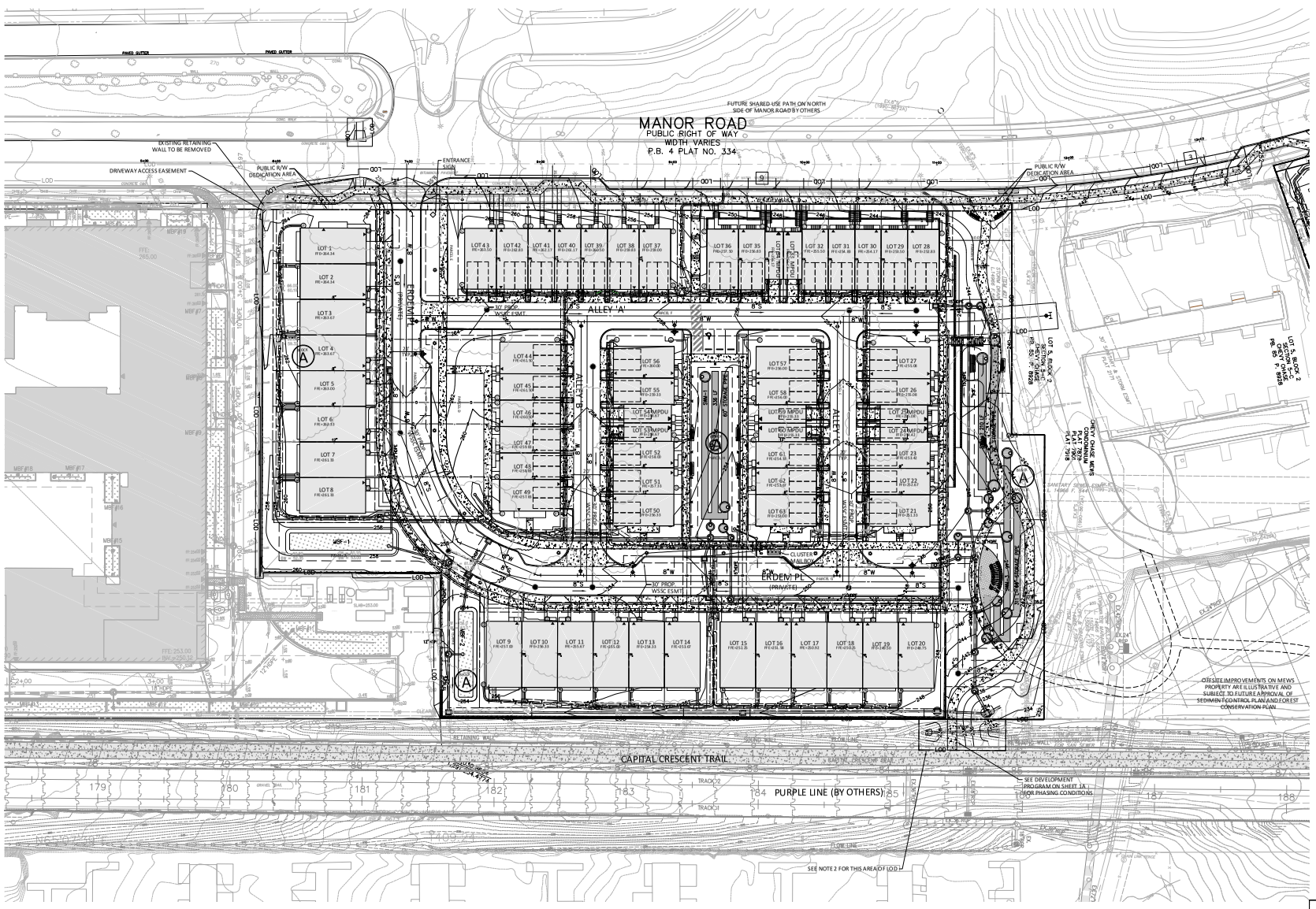
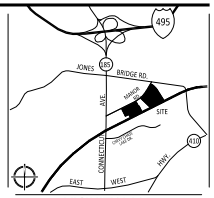
- EXISTING CORRUGATED METAL PIPE
- EXISTING BUILDING RESTRICTION LINE
- EXISTING RIGHT-OF-WAY
- BUILDING HEIGHT MEASURING POINT
- PROPOSED BIKE RACKS
- PROPOSED LIGHTS
- PEDESTRIAN LIGHTS
- PROPOSED PARKING LABELS
- PROPOSED HARDSCAPE
- PROPOSED FIRE HYDRANT
- DOOR LOCATION
- PROPOSED SWM FACILITY
- PROPOSED SWM FACILITY WITH CHECK WALL AND CURB CUT





VICINITY MAP
SCALE: 1" = 2000'

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

PREPARED FOR:
TOLL MID-ATLANTIC LP COMPANY, INC
6731 COLUMBIA GATEWAY DRIVE
SUITE 120
COLUMBIA, MD. 21046
CONTACT: JEFFREY S. DRISCOLL
JDRISCOLL@TOLLBROTHERS.COM

DESIGN CONSULTANTS

PLANNER, LANDSCAPE ARCHITECT, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
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301.916.4100
CONTACT: JOSHUA SLOAN, RLA
ROBERT TILSON, PLA
DONALD NELSON, PE

ARCHITECT
KTGY Architecture Firm | Branding | Interiors | Planning
8609 WESTWOOD CENTER DR #600,
TYSONS, VA 22182
703.932.6.116
CONTACT: BINDIYA AGARWAL

ATTORNEY
LERCH, EARLY & BREWER, CHTD
7600 WISCONSIN AVENUE
SUITE 700
BETHESDA MD, 20814
301.18.41.3832
CONTACT: PATRICIA A. HARRIS

REVISIONS	DATE
REVISED PER DRC	09/02/22
CSP SUBMISSION	01/10/24

PRESTON PLACE AND LAKE APARTMENTS

7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 210NW04
TAX MAP: HN43

DETAILED SITE PLAN

CERTIFIED SITE PLAN #820220180

PROFESSIONAL SEAL

STATE OF MARYLAND — DONALD J. NELSON — No. 52391 — PROFESSIONAL ENGINEER

Donald J Nelson

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO.: 52391 EXPIRATION DATE: JULY 31, 2024

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DRAWN BY: _____
DESIGNED BY: _____
DATE ISSUED: 01/10/2024

VIKA PROJECT
DRAWING NO. SP-003
SHEET NO.

30 15 0 30
SCALE: 1"=30'

NOTES:

1. PUBLIC SIDEWALKS TO BE BUILT IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT.
2. IMPROVEMENTS TO PURPLE LINE RIGHT-OF-WAY AND NEIGHBORING PROPERTY SUBJECT TO APPROVAL BY RESPECTIVE OWNERS. GRADING BASED ON CONCEPTUAL WORK BY OTHERS AND NOT PART OF PROPOSED LOD FOR THIS PHASE.

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 820220180, including Approval Conditions, Development Program and Certified Site Plan.

Developer's Name: TOLL MID-ATLANTIC LP COMPANY, INC
Contact Person: Jeffrey S. Driscoll
Address: 6731 Columbia Gateway Drive Suite 120 Columbia, MD 21046
Phone: 443.981.8263
Signature: _____ Date: 5/9/23

NOT FOR CONSTRUCTION

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

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LAYOUT: 07-SITE-820220180-003, Plotted By: grimm

Mar 08 14:15, 2023 - N:_Master Working_ - Jeff Mc\07_PROJECTS\LIVE\PRESTON PLACE\DWG\820220180-003.dwg