

**Plat Name: Potomac Station Estates**

**Plat #: 220240030**

Location: Located on the west side of Oaklyn Drive, approximately 1,900 feet south of Falls Road (MD 189)

Master Plan: 2002 Potomac Sub-Region Master Plan

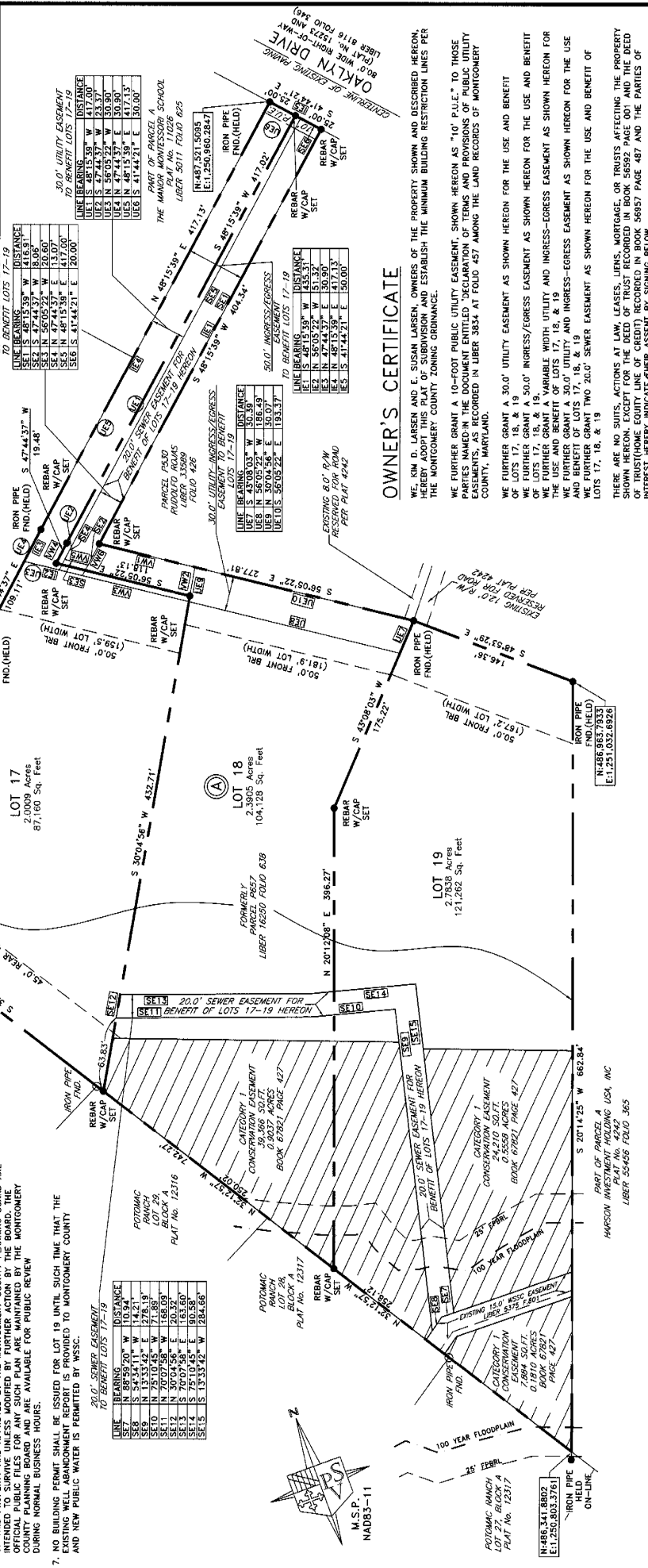
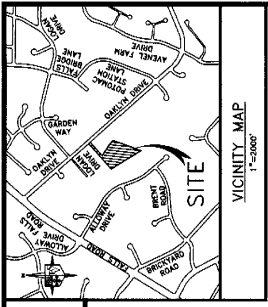
Plat Details: RE-2 zone; 3 lots

Owner: Kim and E. Susan Larsen

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Plan No. 620230030 (MCPB Resolution No. 23-025), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plan.

**NOTES**

- 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. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
- R/W/C = REBAR WITH CAP / P/F = IRON PIPE FOUND.
- THE 100-YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM FEMA FLOOD INSURANCE MAP COMMUNITY NUMBER 22006. THIS PROPERTY IS LOCATED IN FLOOD ZONE AE AND X AS SHOWN ON SAID PANEL.
- THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY THE ADMINISTRATIVE SUBDIVISION PLAN 620230030, LARSEN PROPERTY PROPOSED LOTS 1-3.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY SHALL BE GOVERNED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- NO BUILDING PERMIT SHALL BE ISSUED FOR LOT 19 UNTIL SUCH TIME THAT THE EXISTING WELL ABANDONMENT REPORT IS PROVIDED TO MONTGOMERY COUNTY AND NEW PUBLIC WATER IS PERMITTED BY WSS.



LOT	AREA
LOT 17	87,160 SQ. FT. OR 2.0009 ACRES
LOT 18	104,128 SQ. FT. OR 2.3905 ACRES
LOT 19	121,262 SQ. FT. OR 2.7838 ACRES
DEDICATION TO PUBLIC USE:	0.00 SQ. FT. OR 0.00 ACRES
TOTAL AREA:	312,550 SQ. FT. OR 7.1752 ACRES

**APPROVALS/INFORMATION CHART**

TAX MAP LOCATION:	FR341
WSSO GRID NUMBER:	211W10
ZONING CATEGORY:	RE-2
APPROVED PRELIMINARY PLAN, SITE PLAN, PROJECT/SKETCH PLAN FILE NUMBER:	620230030
APPROVED CONSERVATION PLAN FILE NUMBER OR FOREST CONSERVATION EXEMPTION NUMBER:	620230030

**PLAT TABULATION**

Department of Permitting Services  
Montgomery County, Maryland

Approved: 7-24-2024 Date  
Director: [Signature]

The Maryland National Capital Park and Planning Commission  
Montgomery County Planning Board

Approved: \_\_\_\_\_ Date \_\_\_\_\_  
Chair \_\_\_\_\_  
Secretary \_\_\_\_\_  
Montgomery Plat Signatory for Secretary - Treasurer \_\_\_\_\_

M.N.C.P.&C. Record File No. \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY JAMES M. METCALF AND COLETTE B. METCALF UNTO KIM D. LARSEN AND E. SUSAN LARSEN RECORDED IN LIBER 16250 AT FOLD 638 DATED JUNE 29TH, 1998 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT ALL PROPERTY CORNERS MARKED THIS ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 30-4.3(C) OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. TOTAL AREA INCLUDED ON THIS PLAT IS 312,550 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

[Signature]  
DAVID P. MOWATT  
MD. PROFESSIONAL LAND SURVEYOR #21136  
EXPIRATION/RENEWAL DATE 06-20-26

DATE: 07/01/24

**OWNER'S CERTIFICATE**

WE, KIM D. LARSEN AND E. SUSAN LARSEN, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTIONS PER THE MONTGOMERY COUNTY ZONING ORDINANCE.

WE FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.E." TO THOSE PASSENGERS, TRUCKS, BUSES, AND OTHER MOTOR VEHICLES USING THE HIGHWAY THROUGH MONTGOMERY COUNTY, MARYLAND.

WE FURTHER GRANT A 30.0' UTILITY EASEMENT AS SHOWN HEREON FOR THE USE AND BENEFIT OF LOTS 17, 18, & 19.

WE FURTHER GRANT A 50.0' INGRESS/EGRESS EASEMENT AS SHOWN HEREON FOR THE USE AND BENEFIT OF LOTS 17, 18, & 19.

WE FURTHER GRANT A VARIABLE WIDTH UTILITY AND INGRESS-EGRESS EASEMENT AS SHOWN HEREON FOR THE USE AND BENEFIT OF LOTS 17, 18, & 19.

WE FURTHER GRANT TWO 20.0' SEWER EASEMENTS AS SHOWN HEREON FOR THE USE AND BENEFIT OF LOTS 17, 18, & 19.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT FOR THE DEED OF TRUST RECORDED IN BOOK 56992 PAGE 001 AND THE DEED OF TRUST (HOME EQUITY LINE OF CREDIT) RECORDED IN BOOK 56957 PAGE 487 AND THE PARTIES OF INTEREST HEREBY INDICATE THEIR ASSENT BY SIGNING BELOW.

[Signatures]  
KIM D. LARSEN DATE: 07/01/2024  
E. SUSAN LARSEN DATE: 07/01/2024  
WITNESSES: [Signatures] WITNESS: JAMES SMITH DATE: \_\_\_\_\_

**SUBDIVISION RECORD PLAT**

**POTOMAC STATION ESTATES**

LOTS 17, 18 & 19, BLOCK A  
POTOMAC (10TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 60'

RECORDED 12-7-2018 BY 56957  
Pg. 487 of 251, 000.00

Recorded 9-11-2018 BY 62030  
Pg. 1 of 885, 100.00

0 60' 120' 180'

SCALE: 1" = 60'

POTOMAC VALLEY SURVEYS  
20010 FISHER AVENUE, SUITE F  
POULI, MD 21781-5090  
1-888-549-5090

**GENERAL NOTES:**

- 1) ZONE RE-2
- 2) WATER COURSE: "M" - 1" SPIKE CANTOPY - 5'-1" DEPTH
- 3) EXISTING UTILITY: "U" - 12" WATER MAIN, 8" GAS, 6" SANITARY SEWER, 4" FIBER OPTIC
- 4) ALLOWED CONDUIT & PROPERTY BOUNDARY INFORMATION BOARD ON MNCPCF US DATA
- 5) TOTAL TRACT AREA = 312,246 SF OR 7.18 AC.
- 6) PROPERTY SHOWN ON 2002 2007 SHEET 2118140
- 7) PROPERTY SHOWN ON MONTOUR COUNTY ZONE SURVEY MAP NO. 31
- 8) MONTOUR COUNTY ZONE SURVEY MAP NO. 31
- 9) MONTOUR COUNTY ZONE SURVEY MAP NO. 31
- 10) MONTOUR COUNTY ZONE SURVEY MAP NO. 31
- 11) MONTOUR COUNTY ZONE SURVEY MAP NO. 31
- 12) MONTOUR COUNTY ZONE SURVEY MAP NO. 31
- 13) MONTOUR COUNTY ZONE SURVEY MAP NO. 31
- 14) MONTOUR COUNTY ZONE SURVEY MAP NO. 31
- 15) MONTOUR COUNTY ZONE SURVEY MAP NO. 31
- 16) MONTOUR COUNTY ZONE SURVEY MAP NO. 31
- 17) MONTOUR COUNTY ZONE SURVEY MAP NO. 31
- 18) MONTOUR COUNTY ZONE SURVEY MAP NO. 31
- 19) MONTOUR COUNTY ZONE SURVEY MAP NO. 31
- 20) MONTOUR COUNTY ZONE SURVEY MAP NO. 31

**LEGEND**

- SUBJECT PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING 2' CONTOURS
- SOIL TYPE BOUNDARY
- EX. TREE CANTOPY
- EX. FOREST
- TOP OF STREAM BANK
- 100'-\* STREAM BUFFER
- POTENTIAL WETLAND
- WETLAND BUFFER
- 100'-\* FEMA FLOODPLAIN
- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- EX. CONTOUR
- EXISTING HOUSE
- BUILDING RESTRICTION LINE
- PROPOSED HOUSE
- PROPOSED DRIVEWAY
- EXISTING DRIVEWAY TO BE REMOVED
- CONSERVATION EASEMENT
- FORESTATION/ EASEMENT BOUNDARY
- CONSERVATION EASEMENT AREA
- PROPOSED UTILITY
- EXISTING TREE
- TREE REMOVAL
- SPLIT RAIL FENCE WITH SIGNAGE

STANDARD	ZONING REQUIREMENT	LOT 1	LOT 2	LOT 3
MINIMUM LOT AREA (SQ. FT.)	2.5 ACRES	2	2	2
MINIMUM LOT AREA (AC.)	0.5	0.5	0.5	0.5
MINIMUM LOT AREA (SQ. FT.)	0.5	0.5	0.5	0.5
MINIMUM LOT AREA (AC.)	N/A	87,230	104,163	121,300
MINIMUM LOT AREA (SQ. FT.)	150	150	150	150
MINIMUM LOT AREA (AC.)	75	75	75	75
MINIMUM LOT AREA (SQ. FT.)	50	50	50	50
MINIMUM LOT AREA (AC.)	50	50	50	50
MINIMUM LOT AREA (SQ. FT.)	175	175	175	175
MINIMUM LOT AREA (AC.)	35	35	35	35
MINIMUM LOT AREA (SQ. FT.)	50	50	50	50
MINIMUM LOT AREA (AC.)	50	50	50	50

**SITE TABULATIONS:**

- WILL SEEK WAIVER FROM MINIMUM LOT WIDTH AT 6' W
- THE APPROVED LOTS WILL EXCEED THE MINIMUM REQUIREMENT FOR THE RE-2 ZONING DISTRICT
- THE APPROVED LOTS WILL FOLLOW THE MINIMUM REQUIREMENT FOR THE RE-2 ZONING DISTRICT
- THE APPROVED LOTS WILL FOLLOW THE MINIMUM REQUIREMENT FOR THE RE-2 ZONING DISTRICT

**NOTE THIS PLAN IS THEORETICAL YIELD ONLY AND SUBJECT TO PRELIMINARY PLAN REVIEW PROCESS.**

**ADMINISTRATIVE SUBDIVISION**  
MNCPCF 620230030

**LARSEN PROPERTY**  
PROPOSED LOTS 1-3

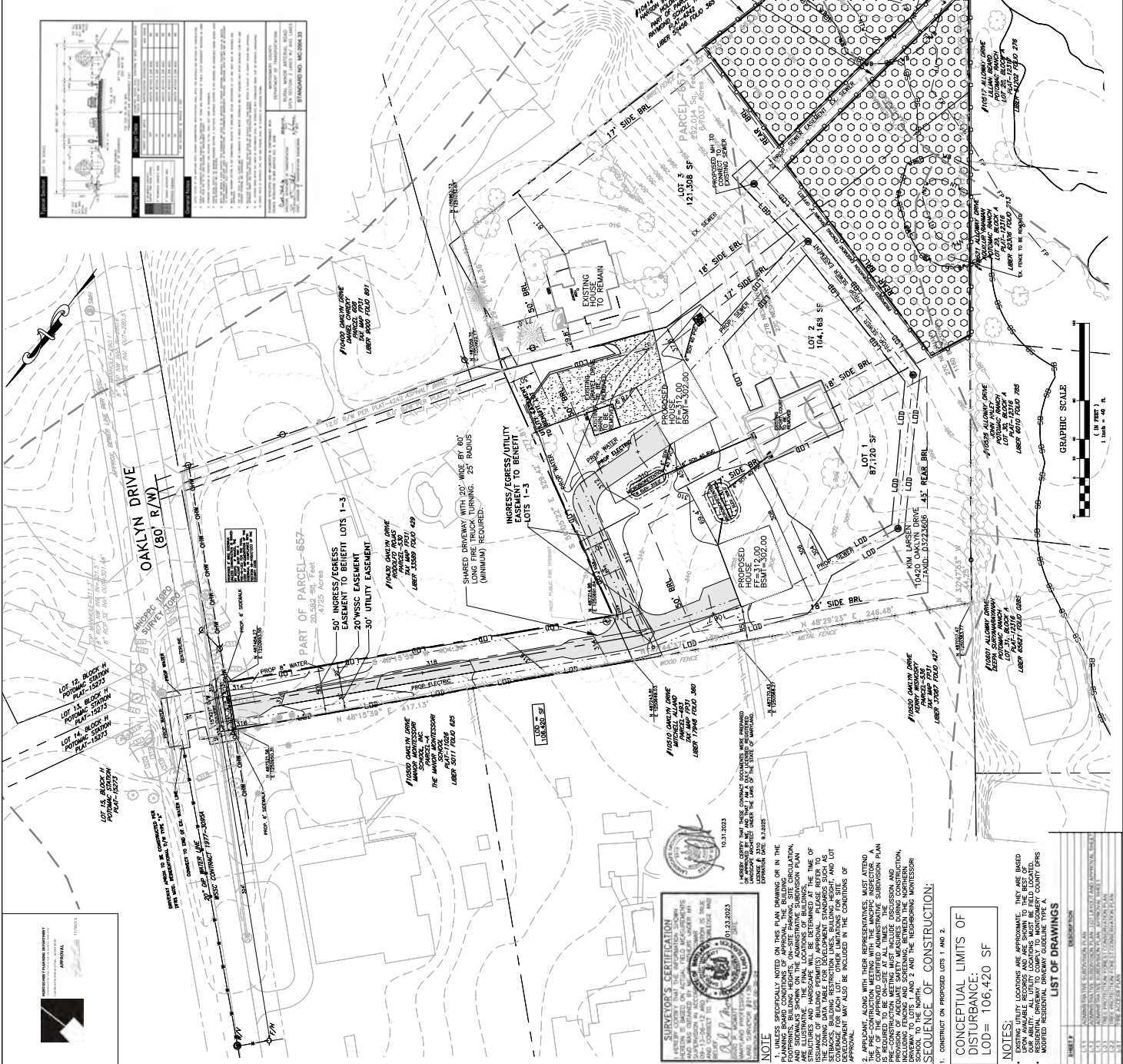
**PREPARED FOR:**  
MR. KIM LARSEN  
10420 OAKLYN DRIVE,  
POTOMAC, MD 20854

**PROJECT:**  
NORTON LAND DESIGN  
10420 OAKLYN DRIVE, POTOMAC, MD 20854  
WWW.NORTONLANDDESIGN.COM

**DATE:** AUGUST 2022

**SCALE:** AS SHOWN

**SHEET NO.:** 1-1



**APPROVAL:**

**MONTOUR COUNTY ENGINEERING & SURVEYING**

**APPROVED:**

**DATE:** 03.13.2023

**NOTE:**

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL.
2. APPROVAL: ALONG WITH THEIR REPRESENTATIVES, MUST ATTEND A MEETING WITH THE PLANNING BOARD TO DISCUSS THE PLAN, PRELIMINARY PLAN, AND THE FINAL CONDITIONS OF APPROVAL. THE DATE OF THE MEETING SHALL BE DETERMINED BY THE PLANNING BOARD. THE DATE OF THE MEETING SHALL BE DETERMINED BY THE PLANNING BOARD.
3. PRELIMINARY PLAN: THE PRELIMINARY PLAN SHALL BE SUBMITTED TO THE PLANNING BOARD FOR REVIEW AND COMMENT. THE DATE OF THE MEETING SHALL BE DETERMINED BY THE PLANNING BOARD.
4. FINAL PLAN: THE FINAL PLAN SHALL BE SUBMITTED TO THE PLANNING BOARD FOR REVIEW AND COMMENT. THE DATE OF THE MEETING SHALL BE DETERMINED BY THE PLANNING BOARD.
5. CONSTRUCTION: CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL.

**CONCEPTUAL LIMITS OF DISTURBANCE:**  
LOD= 106,420 SF

**LIST OF DRAWINGS:**

SHEET #	DESCRIPTION
1-1	CONCEPTUAL LIMITS OF DISTURBANCE
1-2	CONCEPTUAL LIMITS OF DISTURBANCE
1-3	CONCEPTUAL LIMITS OF DISTURBANCE
1-4	CONCEPTUAL LIMITS OF DISTURBANCE
1-5	CONCEPTUAL LIMITS OF DISTURBANCE
1-6	CONCEPTUAL LIMITS OF DISTURBANCE
1-7	CONCEPTUAL LIMITS OF DISTURBANCE
1-8	CONCEPTUAL LIMITS OF DISTURBANCE
1-9	CONCEPTUAL LIMITS OF DISTURBANCE
1-10	CONCEPTUAL LIMITS OF DISTURBANCE

**NOTES:**

- EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THEY ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
- RESIDENTIAL DRIVEWAY TO MONTOUR COUNTY DEPT. REQUIRED FOR CONSTRUCTION.

**APPROVAL:**

**MONTOUR COUNTY ENGINEERING & SURVEYING**

**APPROVED:**

**DATE:** 03.13.2023