

PLAT NO. 220080760

Leesborough

Located on the east side of Georgia Avenue (MD 97), approximately 200 feet south of Arcola Avenue

RT-15 zone; 2 parcels

Community Water, Community Sewer

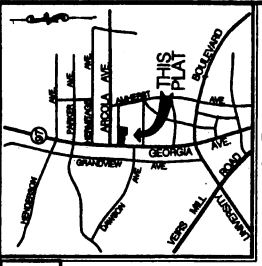
Master Plan Area: Kensington-Wheaton

Batchellors Forest LLC, Applicant

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120040680 (formerly 1-04068) and Site Plan No. 820040270 (formerly 8-04027), 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.

Staff recommends approval of this plat with following condition:

1. Applicant is to record a modified Conservation Easement Agreement among the Land Records of Montgomery County and note the corresponding Liber/Folio on the plat prior to recordation.



PLAT NO.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24-02 of the Montgomery County Code.

We, the undersigned, owners of the property described herein, hereby adopt the plan of subdivision and establish the minimum building restriction line.

By: *[Signature]*
BATCHELLORS FOREST, LLC
A Delaware limited liability company
By: *[Signature]*
By: *[Signature]*
By: *[Signature]*

We establish the Conservation Easement, as shown herein, subject to the terms and conditions set forth in a certain document recorded among said Land Records in the Office of the Clerk of the Circuit Court for Montgomery County, Maryland in Liber 2804 at Folio 467.

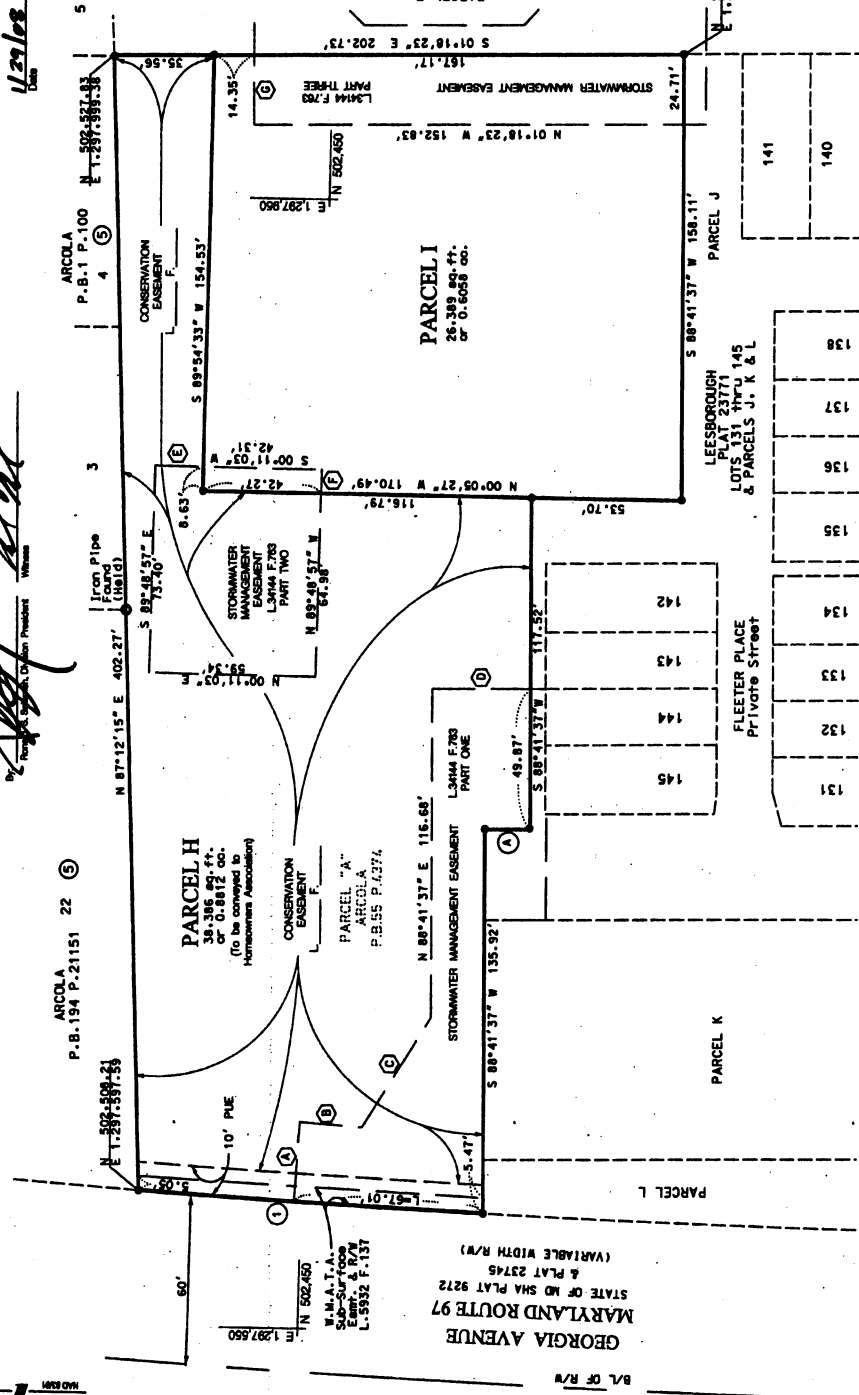
SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief that the information shown herein is true and that it is a subdivision of the property conveyed by OUR LADY OF GOOD COUNSEL HIGH SCHOOL to BATCHELLORS FOREST, LLC, by a deed dated April 3, 2007 and recorded in the Land Records of Montgomery County, Maryland in Liber 2804 at Folio 467. The property being recorded among said Land Records in Plat Book 65 as Plat 4374.

[Signature]
Date: 1/29/08
Michael B. Davis
Professional Land Surveyor
Maryland Registration No. 11033

SUBDIVISION NOTES

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, showing development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly stated otherwise. The plat is intended to be a final plat for any such plan and is not intended to be a preliminary plan.
- The subdivision record plat is not intended to show any matter affecting the ownership and possession of the property, but is intended to show the location of the plat or to depict or note all matters affecting the same.
- The approval of this plat is predicated on the availability of public water and sewer.
- The property shown herein is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Final Subdivision Plat and appropriate agreements prior to issuance of a subdivision consent plat.
- The property is subject to the terms and limitations of an Adequate Public Facilities Agreement with the Montgomery County Planning Board.
- The property is zoned RT-15.
- The property appears on Montgomery County Tax Map H0302 and J022.
- NSIC 207 Street No. 25 NW 02, 407 Street No. 43 NW 01.
- The property is subject to the terms and conditions of Preliminary Plan No. 1-0408 and Site Plan No. 8-0407.
- The plat conforms with the requirements of Chapter 55A of the Montgomery County Code regarding Minimumly Plotted Districts.
- The property is subject to the terms and conditions of a "Common Open Space" Agreement with the Maryland-National Capital Park and Planning Commission, recorded among the Land Records of Montgomery County, Maryland in Liber 2804 at Folio 578.
- The property is subject to the terms and conditions of a Declaration of Covenants, Conditions and Restrictions, recorded among the Land Records of Montgomery County, Maryland in Liber 2804 at Folio 781.
- The Conservation Easement, established and shown herein, is intended to run in fee simple and shall be subject to the terms and conditions of the "10' Public Utility Easement (07 PUE)" established by the plat and as shown herein.



STORMWATER MANAGEMENT EASEMENT

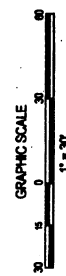
LINE DATA		
BEARING	DISTANCE	
1 S 87°23'00" E	28.17	
2 S 09°53'11" W	21.98	
3 S 20°19'23" E	35.16	
4 S 20°19'23" E	17.03	
5 S 00°11'03" W	8.22	
6 N 88°41'37" E	24.71	

AREA TABULATION

2 PARCELS	SQ. FT.	ACRES
PLAT TOTAL	64,175	1.4810

CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	DISTANCE
1 01°14'28"	5668.58	122.80	81.40	N 02°33'36" E	172.40



1" = 30'

APPROVED _____ DATE _____

CHARMAN _____ SECRETARY TREASURER _____

M.C.P. & P.C. RECORD FILE NO. _____

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

MONTGOMERY COUNTY ARCH. AS
DEPARTMENT OF PERMITTING SERVICES

SUBDIVISION RECORD PLAT
PARCELS H & I
LEESBOROUGH

WYBANTON (13th ELECTION DISTRICT)
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' JANUARY 2008



ROCKVILLE OFFICE
2 Marchwood Place, Suite 100 Rockville, MD 20850 1-301-946-3759 FAX 1-301-946-0647
www.lesborough.com
Engineering Planning Surveying Professional Services
www.LSAAssociates.com

RECORD PLAT REVIEW SHEET

Plat Name: Leesborough Plat Number: 220080760
 Plan Name: Leesborough Plan Number: 120040680
 Plat Submission Date: 11-13-07
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: C. Conlon Checked: CAK Date 1/31/08

Initial DRD Review:

Signed Preliminary Plan – Date 9-26-06 Checked: Initial SOS Date 12-17-07
 Planning Board Opinion – Date 2-8-05 Checked: Initial SOS Date 12-17-07
 Site Plan Req'd for Development? Yes ☒ No ☐ Verified By: SOS (initial)
 Site Plan Name: Leesborough Site Plan Number: 820040270
 Planning Board Opinion – Date 2-8-05 Checked: Initial SOS Date 12-17-07
 Site Plan Signature Set – Date 3-12-07 Checked: Initial SOS Date 12-17-07
 Site Plan Reviewer Plat Approval: Checked: Initial PAK Date 2-6-08

Review Items: Lot # & Layout ☒ Lot Area ☒ Zoning ☒ Bearings & Distances ☒
 Coordinates ☒ Plan # ☒ Road/Alley Widths OK Easements OK Open Space N/A
 Non-standard BRLs N/A Adjoining Land OK Vicinity Map OK Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert ☒ Owner Cert ☒ Tax Map ☒

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>Mark P.</u>	<u>11-19-07</u>	<u>12-7-07</u>	<u>1-31-08</u>	<u>Easement Recorded Cet II</u>
Research	<u>Bobby Fleury</u>	<u>↓</u>	<u>↓</u>	<u>11-20-07</u>	<u>OK</u>
SHA	<u>Doug Mills</u>	<u>↓</u>	<u>↓</u>	<u>—</u>	<u>—</u>
PEPCO	<u>Steve Baxter</u>	<u>↓</u>	<u>↓</u>	<u>—</u>	<u>—</u>
Parks	<u>Doug Powell</u>	<u>↓</u>	<u>↓</u>	<u>—</u>	<u>—</u>
DRD	<u>Nellie Carey</u>	<u>↓</u>	<u>↓</u>	<u>—</u>	<u>—</u>

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial

Date

SOS1/31/08SOS12/19/07SOS1-30-08**Board Approval of Plat:**

Plat Agenda:

SOS2/14/08

Planning Board Approval:

——

Chairman's Signature:

——**DPS Approval of Plat:**

Engineer Pick-up for DPS Signature:

——

Final Mylar for Reproduction Rec'd:

——**Plat Reproduction:**

Addressing:

——

File Card Update:

——

Final Zoning Book Check:

——

Update Address Books with Plat #:

——

Update Green Books for Resubdivision:

——

Notify Engineer to Seal Plats:

——

Engineer Seal Complete:

——

Complete Reproduction:

——

Sent to Courthouse for Recordation:

——

No. _____

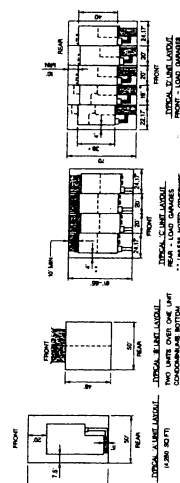
ARCHITECTURAL
FACADE

GENERAL NOTES AND SITE DATA

- [illegible]

PRELIMINARY PLAN COVER SHEET

LEESBOROUGH
L 2720 F. 407
13th ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND



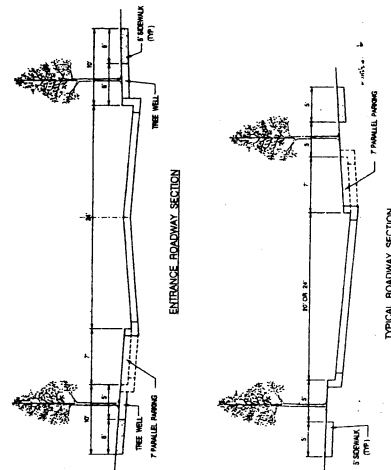
SHEET INDEX

- | | |
|----|------------------------------|
| C1 | PRELIMINARY PLAN COVER SHEET |
| C2 | PRELIMINARY PLAN |

MISSISSIPPI NOTE



APPLICANT:
BATCHELLORS FOREST, L.L.C.
C/O CENTEX HOMES
18000 GANTHER ROAD
QUINTESMILE, MO. 20877
ATTN: KATHY TUNELL
1-800-753-0476



BINDING ELEMENTS: RE-ZONING APPLICATION NO. G-798

- MANUALS OF THE MEDICAL INFORMATION SYSTEMS OF THE UNIVERSITY OF MASSACHUSETTS MEDICAL CENTER, 1970-1971, 1972-1973, 1974-1975, 1976-1977, 1978-1979, 1980-1981, 1982-1983, 1984-1985, 1986-1987, 1988-1989, 1990-1991, 1992-1993, 1994-1995, 1996-1997, 1998-1999, 2000-2001, 2002-2003, 2004-2005, 2006-2007, 2008-2009, 2010-2011, 2012-2013, 2014-2015, 2016-2017, 2018-2019, 2020-2021, 2022-2023, 2024-2025, 2026-2027, 2028-2029, 2030-2031, 2032-2033, 2034-2035, 2036-2037, 2038-2039, 2040-2041, 2042-2043, 2044-2045, 2046-2047, 2048-2049, 2050-2051, 2052-2053, 2054-2055, 2056-2057, 2058-2059, 2060-2061, 2062-2063, 2064-2065, 2066-2067, 2068-2069, 2070-2071, 2072-2073, 2074-2075, 2076-2077, 2078-2079, 2080-2081, 2082-2083, 2084-2085, 2086-2087, 2088-2089, 2090-2091, 2092-2093, 2094-2095, 2096-2097, 2098-2099, 2100-2101, 2102-2103, 2104-2105, 2106-2107, 2108-2109, 2110-2111, 2112-2113, 2114-2115, 2116-2117, 2118-2119, 2120-2121, 2122-2123, 2124-2125, 2126-2127, 2128-2129, 2130-2131, 2132-2133, 2134-2135, 2136-2137, 2138-2139, 2140-2141, 2142-2143, 2144-2145, 2146-2147, 2148-2149, 2150-2151, 2152-2153, 2154-2155, 2156-2157, 2158-2159, 2160-2161, 2162-2163, 2164-2165, 2166-2167, 2168-2169, 2170-2171, 2172-2173, 2174-2175, 2176-2177, 2178-2179, 2180-2181, 2182-2183, 2184-2185, 2186-2187, 2188-2189, 2190-2191, 2192-2193, 2194-2195, 2196-2197, 2198-2199, 2200-2201, 2202-2203, 2204-2205, 2206-2207, 2208-2209, 2210-2211, 2212-2213, 2214-2215, 2216-2217, 2218-2219, 2220-2221, 2222-2223, 2224-2225, 2226-2227, 2228-2229, 2230-2231, 2232-2233, 2234-2235, 2236-2237, 2238-2239, 2240-2241, 2242-2243, 2244-2245, 2246-2247, 2248-2249, 2250-2251, 2252-2253, 2254-2255, 2256-2257, 2258-2259, 2260-2261, 2262-2263, 2264-2265, 2266-2267, 2268-2269, 2270-2271, 2272-2273, 2274-2275, 2276-2277, 2278-2279, 2280-2281, 2282-2283, 2284-2285, 2286-2287, 2288-2289, 2290-2291, 2292-2293, 2294-2295, 2296-2297, 2298-2299, 2300-2301, 2302-2303, 2304-2305, 2306-2307, 2308-2309, 2310-2311, 2312-2313, 2314-2315, 2316-2317, 2318-2319, 2320-2321, 2322-2323, 2324-2325, 2326-2327, 2328-2329, 2330-2331, 2332-2333, 2334-2335, 2336-2337, 2338-2339, 2340-2341, 2342-2343, 2344-2345, 2346-2347, 2348-2349, 2350-2351, 2352-2353, 2354-2355, 2356-2357, 2358-2359, 2360-2361, 2362-2363, 2364-2365, 2366-2367, 2368-2369, 2370-2371, 2372-2373, 2374-2375, 2376-2377, 2378-2379, 2380-2381, 2382-2383, 2384-2385, 2386-2387, 2388-2389, 2390-2391, 2392-2393, 2394-2395, 2396-2397, 2398-2399, 2400-2401, 2402-2403, 2404-2405, 2406-2407, 2408-2409, 2410-2411, 2412-2413, 2414-2415, 2416-2417, 2418-2419, 2420-2421, 2422-2423, 2424-2425, 2426-2427, 2428-2429, 2430-2431, 2432-2433, 2434-2435, 2436-2437, 2438-2439, 2440-2441, 2442-2443, 2444-2445, 2446-2447, 2448-2449, 2450-2451, 2452-2453, 2454-2455, 2456-2457, 2458-2459, 2460-2461, 2462-2463, 2464-2465, 2466-2467, 2468-2469, 2470-2471, 2472-2473, 2474-2475, 2476-2477, 2478-2479, 2480-2481, 2482-2483, 2484-2485, 2486-2487, 2488-2489, 2490-2491, 2492-2493, 2494-2495, 2496-2497, 2498-2499, 2500-2501, 2502-2503, 2504-2505, 2506-2507, 2508-2509, 2510-2511, 2512-2513, 2514-2515, 2516-2517, 2518-2519, 2520-2521, 2522-2523, 2524-2525, 2526-2527, 2528-2529, 2530-2531, 2532-2533, 2534-2535, 2536-2537, 2538-2539, 2540-2541, 2542-2543, 2544-2545, 2546-2547, 2548-2549, 2550-2551, 2552-2553, 2554-2555, 2556-2557, 2558-2559, 2560-2561, 2562-2563, 2564-2565, 2566-2567, 2568-2569, 2570-2571, 2572-2573, 2574-2575, 2576-2577, 2578-2579, 2580-2581, 2582-2583, 2584-2585, 2586-2587, 2588-2589, 2590-2591, 2592-2593, 2594-2595, 2596-2597, 2598-2599, 2600-2601, 2602-2603, 2604-2605, 2606-2607, 2608-2609, 2610-2611, 2612-2613, 2614-2615, 2616-2617, 2618-2619, 2620-2621, 2622-2623, 2624-2625, 2626-2627, 2628-2629, 2630-2631, 2632-2633, 2634-2635, 2636-2637, 2638-2639, 2640-2641, 2642-2643, 2644-2645, 2646-2647, 2648-2649, 2650-2651, 2652-2653, 2654-2655, 2656-2657, 2658-2659, 2660-2661, 2662-2663, 2664-2665, 2666-2667, 2668-2669, 2670-2671, 2672-2673, 2674-2675, 2676-2677, 2678-2679, 2680-2681, 2682-2683, 2684-2685, 2686-2687, 2688-2689, 2690-2691, 2692-2693, 2694-2695, 2696-2697, 2698-2699, 2700-2701, 2702-2703, 2704-2705, 2706-2707, 2708-2709,

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, SKILL, CARE, AND FAITHFULNESS, THAT THE ABOVE-NAMED ENGINEER HAS COMPLETED THE DESIGN, PREPARED THE PLANS, SPECIFICATIONS, AND CALCULATIONS, AND SUPERVISED THE CONSTRUCTION OF THE ABOVE-NAMED PROJECT, IN ACCORDANCE WITH THE PROVISIONS OF THE ENGINEERING ACT, 1907, AND THE RULES AND REGULATIONS THEREUNDER, AND THAT THE SAME HAVE BEEN EXAMINED AND APPROVED BY ME, AND THAT THE SAME ARE IN ACCORDANCE WITH THE PROVISIONS OF THE ENGINEERING ACT, 1907, AND THE RULES AND REGULATIONS THEREUNDER, AND THAT THE SAME ARE IN ACCORDANCE WITH THE PROVISIONS OF THE ENGINEERING ACT, 1907, AND THE RULES AND REGULATIONS THEREUNDER.

DATE: 1911
PLACE: _____
SIGNATURE: _____
OFFICE: _____
BY: _____
DATE: 1911

[illegible]

Rockville
Lubson
Friedrich
Wildorf
Louschinsky
Chowdhry

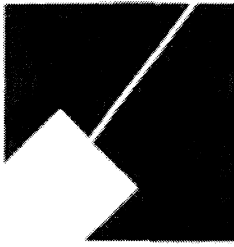
ROCKVILLE OFFICE
1390 Piccard Drive, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067

**International
Sohler Attorneys, Inc.**

Engineering
Planning
Design
Construction
Environmental **Programs**

www.i.sohler.com

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

Date Mailed: FEB 08 2005

Action: Approved Staff
Recommendation with modifications
Motion of Commissioner Bryant,
seconded by Commissioner Wellington,
with a vote of 5-0;
Chairman Berlage and Commissioners.
Bryant, Perdue, Robinson, and
Wellington voting in favor.

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-04068

NAME OF PLAN: Leesborough (Good Counsel)

The date of this written opinion is FEB 08 2005 (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal in Circuit Court within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions (Rule 7-203, Maryland Rules of Court - State).

On 3/9/04, Batchellors Forest, L.L.C. submitted an application for the approval of a preliminary plan of subdivision of property in the RT-15 zone. The application proposed to create 190 lots on 13.86 acres of land located at 200 feet south of Arcola Avenue directly fronting Georgia Avenue (MD 97) and Amherst Avenue, in the Kensington Wheaton master plan area. The application was designated Preliminary Plan 1-04068. On 11/4/04, Preliminary Plan 1-04068 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application.

The record for this application ("Record") closed at the conclusion of the public hearing, upon the taking of an action by the Planning Board. The Record includes: the information on the Preliminary Plan Application Form; the Planning Board staff-generated minutes of the Development Review Committee meeting(s) on the application; all correspondence and any other written or graphic information concerning

the application received by the Planning Board or its staff following submission of the application and prior to the Board's action at the conclusion of the public hearing, from the applicant, public agencies, and private individuals or entities; all correspondence and any other written or graphic information issued by Planning Board staff concerning the application, prior to the Board's action; all evidence, including written and oral testimony and any graphic exhibits, presented to the Planning Board at the public hearing.

SUMMARY OF TESTIMONY AND EVIDENCE IN RECORD¹

During the hearing, oral testimony was provided by Mr. Joe Davis on behalf of the Montgomery County, Wheaton Redevelopment Program supporting the position taken to continue negotiations with the applicant to negotiate the acquisition of the Rafferty Center and the land surrounding the Rafferty Center in concert with County efforts to acquire the WMATA parcel. The Rafferty Center and area directly surrounding the Rafferty Center, including buildings 1-5 and open play area will be placed in reservation as part of Preliminary Plan No. 1-04068 until September 30, 2006, in order to structure a deal with the applicant, Montgomery County and WMATA.

Written testimony was provided from Ms. Joan Rubin, Vice President of Wheaton Regional Park Neighborhood Association, who recognized that the Applicant had met county parking requirements but had questions regarding the calculation of parking spaces for the units and the Rafferty Center.

The applicant, who was represented by counsel, agreed with the revised conditions presented by staff at the hearing and addressed concerns from the community as well as the reservation area proposed for the Rafferty Center. The applicant agreed to keep the Commission apprised of progress of the negotiations for the retention of the Rafferty Center.

Nobody presented written evidence or testimony at the public hearing in opposition to the plan, and the record of this application does not contain any contested issues.

FINDINGS

Having given full consideration to the recommendations of its Staff; the recommendations of the applicable public agencies²; the applicant's position; and other

¹ The hearings on Preliminary Plan 1-04068 and Site Plan 8-04027 for the subject development were combined. As such, some of the testimony provided at the hearing addressed Site Plan issues as well as Preliminary Plan issues.

² The application was referred to outside agencies for comment and review, including the Washington Suburban Sanitary Commission, the Department of Public Works and

evidence contained in the Record, which is hereby incorporated in its entirety into this Opinion, the Montgomery County Planning Board finds that with the conditions of approval:

- a) The Preliminary Plan No. 1-04068 substantially conforms to the Kensington Wheaton master plan.
- b) Public facilities will be adequate to support and service the area of the proposed subdivision.
- c) The size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.
- d) The application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.
- e) The application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("DPS") that the Stormwater Management Concept Plan meets DPS' standards.
- f) The Record of this application does not contain any contested issues; and, therefore, the Planning Board finds that any future objection, which may be raised concerning a substantive issue in this application, is waived.

CONDITIONS OF APPROVAL

Finding Preliminary Plan No. 1-04068 in accordance with the purposes and all applicable regulations of Montgomery County Code Chapter 50, the Planning Board approves Preliminary Plan No. 1-04068, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to 201 dwelling units.
- 2) Record a plat of reservation to place the existing Rafferty Center, the open space area to the west of the Rafferty Center, and the 24 units (buildings 1 through 5), for a period not beyond September 30, 2006. During the reservation period, the applicant shall have the right to enter into the reservation area and demolish the school building except the Rafferty Center.

Transportation, the Department of Permitting Services and the various public utilities. All of these agencies recommended approval of the application.

- 3) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
- 4) Record plat to reflect dedication of 60 feet from centerline of Georgia Avenue.
- 5) Construct east-west private street connection from Georgia Avenue (Dawson Street extended) to Amherst Avenue to public street standards.
- 6) Coordinate with State Highway Administration regarding change to access improvements on Georgia Avenue prior to recordation of plat(s)
- 7) Compliance with conditions of DPWT letter dated, October 29, 2004, unless otherwise amended.
- 8) Provide a 24-foot wide ingress-egress and utility easement on future Dawson Avenue and Street "C" and continuing from Street "C" to the common property line as shown on the preliminary plan for future connection to WMATA (P920) site to the south.
- 9) Provide proper notification to prospective home purchasers of future connection to WMATA site as outlined in Site Plan condition #3.
- 10) No clearing, grading or recording of plats prior to signature set approval.
- 11) Final approval of the number and location of buildings, dwelling units, on-site parking, site circulation, sidewalks, and bikepaths will be determined at site plan.
- 12) A landscape and lighting plan must be submitted as part of the site plan application for review and approval by technical staff.
- 13) Final numbers of MPDU's as per condition #11 above to be determined at the time of site plan.
- 14) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed.
- 15) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.
- 16) Other necessary easements.

CERTIFICATION OF BOARD VOTE ADOPTING OPINON

At its regular meeting, held on Thursday, February 3, 2005, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, on the motion of Commissioner Bryant, seconded by Commissioner Wellington, with Commissioners Berlage, Perdue, Bryant, Robinson, and Wellington voting in favor of the motion, adopted the attached Opinion, which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for Preliminary Plan No. 1-04068, Leesborough (Good Counsel).


Certification As To Vote of Adoption
Technical Writer

