

Plat Name: BALDWIN LANDING

Plat #: 220081380 - 220081390

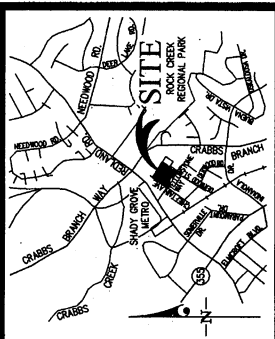
Location: Located on the northeast quadrant of the intersection of Yellowstone Way and Chieftain Avenue

Master Plan: Shady Grove Sector Plan

Plat Details: R-90/TDR zone; 42 lots, 2 parcels
Community Water, Community Sewer

Applicant: Derwood Bible Church Inc.

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. 120070290 (MCPB Resolution 07-135) and Site Plan No. 820070160 (MCPB Resolution 07-189), 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.



VICINITY MAP
SCALE 1"=2,000'

GENERAL NOTES

THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EASY MATTER. THE UNDERSIGNED HAS USED THE BEST AVAILABLE INFORMATION IN PREPARING THIS RECORD PLAT AND IS NOT INTENDING TO REPLACE AN EXAMINATION OF TITLE OR TO DETECT OR NOTE ALL MATTERS AFFECTING TITLE.

ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS OF ANY INSTRUMENTS, RECORDS, ORDINANCES, AND REGULATIONS OF ANY AGENCIES, GOVERNMENTS, OR OTHER PLANS, INCLUDING THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTRADICTED BY THE TERMS OF THIS PLAT, SHALL BE DEEMED TO APPLY TO THIS PLAT AND SHALL BE ENFORCEABLE AS IF THEY WERE SO EXPRESSED IN THIS PLAT.

PROPERTY MARKERS LOCATED IN THE FIELD MARKED WITH THE LETTERS "A" THROUGH "M" ARE TO BE MAINTAINED AND NOT TO BE MOVED OR REPLACED WITHOUT THE WRITTEN CONSENT OF THE UNDERSIGNED. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.

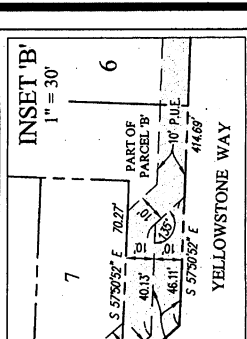
RECORDATION OF THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF ANY INSTRUMENTS, RECORDS, ORDINANCES, AND REGULATIONS OF ANY AGENCIES, GOVERNMENTS, OR OTHER PLANS, INCLUDING THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTRADICTED BY THE TERMS OF THIS PLAT.

THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR COMMON OPEN SPACES AND A RECORDED COVENANT FOR THE MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACES AND PRIVATE STORM DRAINAGE AND OPERATIONS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

PRIVATE OPEN SPACES ARE TO BE MAINTAINED AND NOT TO BE MOVED OR REPLACED WITHOUT THE WRITTEN CONSENT OF THE UNDERSIGNED. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.

RECORDATION OF THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF ANY INSTRUMENTS, RECORDS, ORDINANCES, AND REGULATIONS OF ANY AGENCIES, GOVERNMENTS, OR OTHER PLANS, INCLUDING THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTRADICTED BY THE TERMS OF THIS PLAT.

VEHICULAR ACCESS IS DENIED ALONG CHEFTAIN AVENUE AND YELLOWSTONE WAY EXCEPT FOR THE APPROVED LOCATION OF BALDWIN STATION WAY (PRIVATE STREET). SEE NOTES CONTAINED IN LEFT CORNER.



INSET 'B'
1" = 30'

OWNER'S CERTIFICATE

DERWOOD BIBLE CHURCH, INC. OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADMITS THIS PLAT OF SUBDIVISION ESTABLISHES THE MINIMUM BUILDING RESTRICTIONS, DEDICATES THE STREETS TO PUBLIC USE AND GRANTS TEMPORARY EASEMENTS HEREIN (AS SET FORTH HEREON) TO THE PUBLIC AND AGREES TO MAINTAIN AND ACCEPT FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY.

FURTHER, DERWOOD BIBLE CHURCH, INC. GRANTS A COMMON ACCESS EASEMENT, AS SHOWN HEREON (AS) AND DESCRIBED IN GENERAL NOTE #12. THE COMMON ACCESS EASEMENT (AS) ACROSS BALDWIN STATION WAY (A PRIVATE STREET) IS ESTABLISHED TO ALLOW ACCESS TO THE PROPERTY SHOWN HEREON FROM THE PUBLIC STREETS AND TO MAINTAIN AND ACCEPT FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY. THE COMMON ACCESS EASEMENT (AS) IS TO BE CONVEYED TO THE H.O.A. TO BE FORMED BY THE H.O.A. MEMBERS.

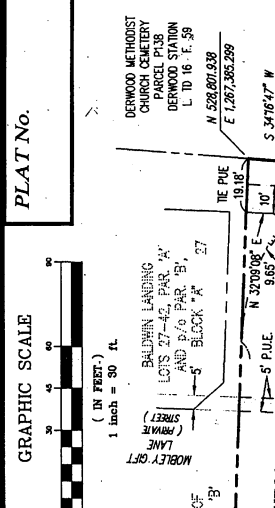
THE UNDERSIGNED HAS USED THE BEST AVAILABLE INFORMATION IN PREPARING THIS RECORD PLAT AND IS NOT INTENDING TO REPLACE AN EXAMINATION OF TITLE OR TO DETECT OR NOTE ALL MATTERS AFFECTING TITLE.

ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS OF ANY INSTRUMENTS, RECORDS, ORDINANCES, AND REGULATIONS OF ANY AGENCIES, GOVERNMENTS, OR OTHER PLANS, INCLUDING THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTRADICTED BY THE TERMS OF THIS PLAT, SHALL BE DEEMED TO APPLY TO THIS PLAT AND SHALL BE ENFORCEABLE AS IF THEY WERE SO EXPRESSED IN THIS PLAT.

PROPERTY MARKERS LOCATED IN THE FIELD MARKED WITH THE LETTERS "A" THROUGH "M" ARE TO BE MAINTAINED AND NOT TO BE MOVED OR REPLACED WITHOUT THE WRITTEN CONSENT OF THE UNDERSIGNED. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.

RECORDATION OF THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF ANY INSTRUMENTS, RECORDS, ORDINANCES, AND REGULATIONS OF ANY AGENCIES, GOVERNMENTS, OR OTHER PLANS, INCLUDING THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTRADICTED BY THE TERMS OF THIS PLAT.

VEHICULAR ACCESS IS DENIED ALONG CHEFTAIN AVENUE AND YELLOWSTONE WAY EXCEPT FOR THE APPROVED LOCATION OF BALDWIN STATION WAY (PRIVATE STREET). SEE NOTES CONTAINED IN LEFT CORNER.



GRAPHIC SCALE
1 inch = 30 feet

GENERAL NOTES CONT.

12. THE COMMON ACCESS EASEMENT (AS) ACROSS BALDWIN STATION WAY (A PRIVATE STREET) IS ESTABLISHED TO ALLOW ACCESS TO THE PROPERTY SHOWN HEREON FROM THE PUBLIC STREETS AND TO MAINTAIN AND ACCEPT FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY.

13. THE COMMON ACCESS EASEMENT (AS) IS TO BE CONVEYED TO THE H.O.A. TO BE FORMED BY THE H.O.A. MEMBERS.

14. THE COMMON ACCESS EASEMENT (AS) IS TO BE CONVEYED TO THE H.O.A. TO BE FORMED BY THE H.O.A. MEMBERS.

COMMON ACCESS Easmt.

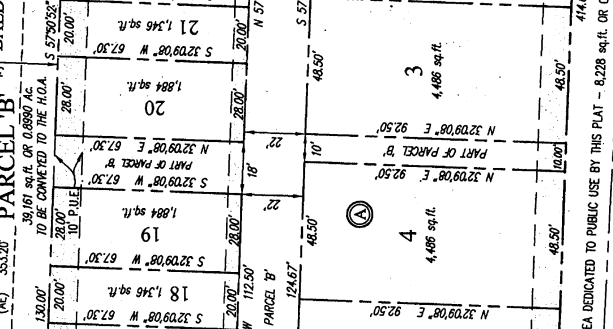
LINE	BEARING	LENGTH	AREA
1	N 77°08'08" E	60.17'	6174
2	S 35°01'28" E	60.17'	6012
3	N 77°08'08" E	13.09'	1309

CURVE TABULATION

CURVE	RADIUS	TANGENT	CHORD	BEARING	DELTA
1	24.00'	13.23'	7.06'	S 41°27'47" E	32°46'10"
2	14.00'	8.13'	4.74'	S 76°32'22" E	37°23'00"
3	24.00'	19.81'	10.39'	N 34°28'23" W	46°19'00"
4	47.50'	24.94'	12.76'	S 09°04'09" E	30°04'49"
5	24.00'	16.51'	8.60'	N 77°33'35" W	39°25'25"

PLAT NO.

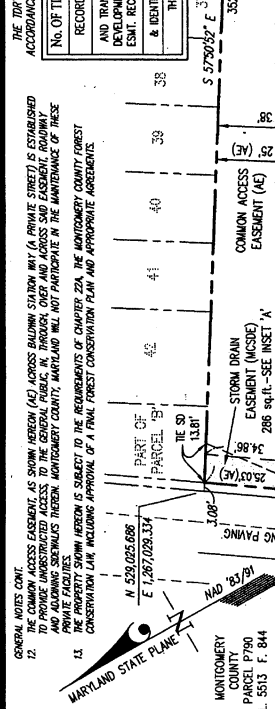
No. OF TDKS.	RECORDED BY	LIBER	FOLIO
14	LIBER 21827	FOLIO 184	
	LIBER 21827	FOLIO 173	
	LIBER 17-6888	17-6881	



AREA TABULATION

LINE	BEARING	LENGTH	AREA
26	S 82°23'04" E	38.223'	38.223 sq.ft.
27	S 81°01'04" E	38.161'	38.161 sq.ft.
28	S 82°27'04" E	38.223'	38.223 sq.ft.

TOTAL AREA OF PLAT: 702,671 sq.ft.



VICINITY MAP
SCALE 1"=2,000'

GENERAL NOTES CONT.

12. THE COMMON ACCESS EASEMENT (AS) ACROSS BALDWIN STATION WAY (A PRIVATE STREET) IS ESTABLISHED TO ALLOW ACCESS TO THE PROPERTY SHOWN HEREON FROM THE PUBLIC STREETS AND TO MAINTAIN AND ACCEPT FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY.

13. THE COMMON ACCESS EASEMENT (AS) IS TO BE CONVEYED TO THE H.O.A. TO BE FORMED BY THE H.O.A. MEMBERS.

14. THE COMMON ACCESS EASEMENT (AS) IS TO BE CONVEYED TO THE H.O.A. TO BE FORMED BY THE H.O.A. MEMBERS.

COMMON ACCESS Easmt.

LINE	BEARING	LENGTH	AREA
1	N 77°08'08" E	60.17'	6174
2	S 35°01'28" E	60.17'	6012
3	N 77°08'08" E	13.09'	1309

CURVE TABULATION

CURVE	RADIUS	TANGENT	CHORD	BEARING	DELTA
1	24.00'	13.23'	7.06'	S 41°27'47" E	32°46'10"
2	14.00'	8.13'	4.74'	S 76°32'22" E	37°23'00"
3	24.00'	19.81'	10.39'	N 34°28'23" W	46°19'00"
4	47.50'	24.94'	12.76'	S 09°04'09" E	30°04'49"
5	24.00'	16.51'	8.60'	N 77°33'35" W	39°25'25"

SUBDIVISION RECORD PLAT
LOTS 1 - 26 AND PART OF
PARCEL 'B', BLOCK 'A'
BALDWIN LANDING
ROCKYVILLE ELECTION DISTRICT NO. 4
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=50'
OCTOBER 2008

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THAT LAND COVERED BY DEED DATED SEPTEMBER 10, 1982 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER BOOK 17, PAGE 173 AND 173A.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S DEDICATION HEREON, ALL PROPERTY MARKERS WILL BE MAINTAINED AND NOT TO BE MOVED OR REPLACED WITHOUT THE WRITTEN CONSENT OF THE UNDERSIGNED. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.

RECORDATION OF THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF ANY INSTRUMENTS, RECORDS, ORDINANCES, AND REGULATIONS OF ANY AGENCIES, GOVERNMENTS, OR OTHER PLANS, INCLUDING THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTRADICTED BY THE TERMS OF THIS PLAT.

VEHICULAR ACCESS IS DENIED ALONG CHEFTAIN AVENUE AND YELLOWSTONE WAY EXCEPT FOR THE APPROVED LOCATION OF BALDWIN STATION WAY (PRIVATE STREET). SEE NOTES CONTAINED IN LEFT CORNER.

OWNER'S CERTIFICATE

DERWOOD BIBLE CHURCH, INC. OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADMITS THIS PLAT OF SUBDIVISION ESTABLISHES THE MINIMUM BUILDING RESTRICTIONS, DEDICATES THE STREETS TO PUBLIC USE AND GRANTS TEMPORARY EASEMENTS HEREIN (AS SET FORTH HEREON) TO THE PUBLIC AND AGREES TO MAINTAIN AND ACCEPT FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY.

FURTHER, DERWOOD BIBLE CHURCH, INC. GRANTS A COMMON ACCESS EASEMENT, AS SHOWN HEREON (AS) AND DESCRIBED IN GENERAL NOTE #12. THE COMMON ACCESS EASEMENT (AS) ACROSS BALDWIN STATION WAY (A PRIVATE STREET) IS ESTABLISHED TO ALLOW ACCESS TO THE PROPERTY SHOWN HEREON FROM THE PUBLIC STREETS AND TO MAINTAIN AND ACCEPT FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY. THE COMMON ACCESS EASEMENT (AS) IS TO BE CONVEYED TO THE H.O.A. TO BE FORMED BY THE H.O.A. MEMBERS.

THE UNDERSIGNED HAS USED THE BEST AVAILABLE INFORMATION IN PREPARING THIS RECORD PLAT AND IS NOT INTENDING TO REPLACE AN EXAMINATION OF TITLE OR TO DETECT OR NOTE ALL MATTERS AFFECTING TITLE.

ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS OF ANY INSTRUMENTS, RECORDS, ORDINANCES, AND REGULATIONS OF ANY AGENCIES, GOVERNMENTS, OR OTHER PLANS, INCLUDING THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTRADICTED BY THE TERMS OF THIS PLAT, SHALL BE DEEMED TO APPLY TO THIS PLAT AND SHALL BE ENFORCEABLE AS IF THEY WERE SO EXPRESSED IN THIS PLAT.

PROPERTY MARKERS LOCATED IN THE FIELD MARKED WITH THE LETTERS "A" THROUGH "M" ARE TO BE MAINTAINED AND NOT TO BE MOVED OR REPLACED WITHOUT THE WRITTEN CONSENT OF THE UNDERSIGNED. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.

RECORDATION OF THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF ANY INSTRUMENTS, RECORDS, ORDINANCES, AND REGULATIONS OF ANY AGENCIES, GOVERNMENTS, OR OTHER PLANS, INCLUDING THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTRADICTED BY THE TERMS OF THIS PLAT.

VEHICULAR ACCESS IS DENIED ALONG CHEFTAIN AVENUE AND YELLOWSTONE WAY EXCEPT FOR THE APPROVED LOCATION OF BALDWIN STATION WAY (PRIVATE STREET). SEE NOTES CONTAINED IN LEFT CORNER.

FOR: DERWOOD BIBLE CHURCH, INC.

BY: *[Signature]* DATE: 10/1/08

WME SPEAR, CHAIRMAN DERWOOD BIBLE CHURCH BOARD OF ELDERS
ATTN: Todd J. Weisman

FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS ONLY

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____ DATE: _____

CHAIRMAN: _____ ASST. SECRETARY/TREASURER: _____

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

GLW FILE NO.: 05-101

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
300 WINDING ROAD, SUITE 200, ROCKVILLE, MARYLAND 20850
TEL: 301-401-4024 FAX: 301-401-4186
WWW.GLWPA.COM
M.N.C.P. & P.C. RECORD FILE NO. _____ BY: _____

RECORD PLAT REVIEW SHEET

Plat Name: Baldwin Landing Plat Number: 220081380
 Plan Name: Baldwin Landing Plan Number: 120070290
 Plat Submission Date: 2-27-08
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: E. Grayson Checked: EG Date 10/22/08

Initial DRD Review:

Signed Preliminary Plan – Date 1-14-08 Checked: Initial SJS Date 3-26-08
 Planning Board Opinion – Date 9-14-07 Checked: Initial SJS Date 3-26-08
 Site Plan Req'd for Development? Yes X No Verified By: SJS (initial)
 Site Plan Name: Baldwin Landing Site Plan Number: 820080160
 Planning Board Opinion – Date 12-24-07 Checked: Initial SJS Date 3-26-08
 Site Plan Signature Set – Date 9-9-08 Checked: Initial SJS Date 10/10/08
 Site Plan Reviewer Plat Approval: Checked: Initial SJS Date 10/24/08

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>M. Fuchs</u>	<u>2/27/08</u>	<u>3-12-08</u>	<u> </u>	<u>No Onsite Easement</u>
Research	<u>Bobby Fleury</u>	<u> </u>	<u> </u>	<u>2-28-08</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>3-5-08</u>	<u>Trail Easement/Port Access</u>
DRD	<u>Nellie Carey</u>	<u> </u>	<u> </u>	<u>2-29-08</u>	<u>OK</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 SJS Date 10/24/08
SJS 3-27-08
SJS 10-14-08

Board Approval of Plat:

Plat Agenda: SJS 11/6/08

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.

RECORD PLAT REVIEW SHEET

Plat Name: Baldwin Landing Plat Number: 220081390
 Plan Name: Baldwin Landing Plan Number: 120070290
 Plat Submission Date: 2-27-08
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: E. Grayson Checked: EG Date 10/22/08

Initial DRD Review:

Signed Preliminary Plan - Date 1-14-08 Checked: Initial SSS Date 3-26-08
 Planning Board Opinion - Date 9-14-07 Checked: Initial SSS Date 3-26-08
 Site Plan Req'd for Development? Yes No Verified By: SSS (initial)
 Site Plan Name: Baldwin Landing Site Plan Number: 820070160
 Planning Board Opinion - Date 12-24-07 Checked: Initial SSS Date 3-26-08
 Site Plan Signature Set - Date 9-9-08 Checked: Initial SSS Date 10/10/08
 Site Plan Reviewer Plat Approval: Checked: Initial SSS Date 10/24/08

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>McFudge</u>	<u>2-27-08</u>	<u>3-12-08</u>	<u>---</u>	<u>No Unsta Easement</u>
Research	<u>Bobby Fleury</u>	<u>---</u>	<u>---</u>	<u>2-28-08</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>3-5-08</u>	<u>Trail Easement</u>
DRD	<u>Nellie Carey</u>	<u>---</u>	<u>---</u>	<u>2-29-08</u>	<u>OK</u>

Final DRD Review:

DRD Review Complete: Initial SSS Date 10/24/08
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): Initial SSS Date 3-27-08
 Final Mylar w/Mark-up & PDF Rec'd: Initial SSS Date 10-14-08

Board Approval of Plat:

Plat Agenda: Initial SSS Date 11-6-08
 Planning Board Approval: _____
 Chairman's Signature: _____

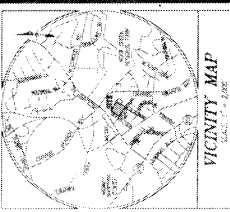
DPS Approval of Plat:

Engineer Pick-up for DPS Signature: _____
 Final Mylar for Reproduction Rec'd: _____

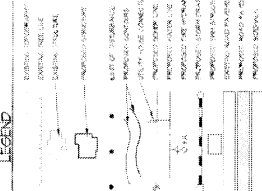
Plat Reproduction:

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. _____



VICINITY MAP
SCALE: 1" = 200'

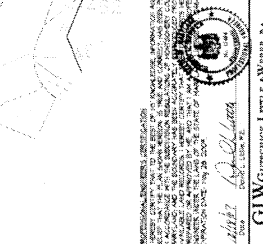
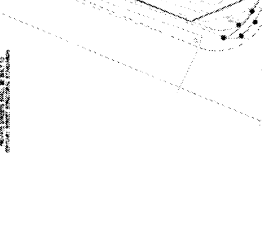
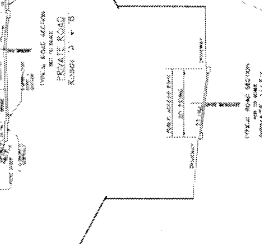
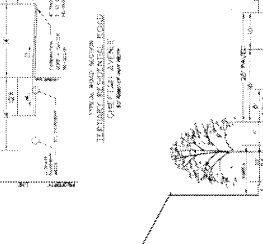
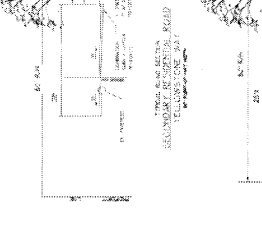


DEVELOPMENT STANDARDS

Item	Requirement	Notes
1. LOT AREA	Minimum 1,000 sq. ft.	
2. LOT WIDTH	Minimum 30 feet	
3. LOT DEPTH	Minimum 100 feet	
4. FRONT YARD SETBACK	Minimum 10 feet	
5. SIDE YARD SETBACK	Minimum 5 feet	
6. REAR YARD SETBACK	Minimum 10 feet	
7. MAXIMUM BUILDING HEIGHT	Maximum 2 stories	
8. MAXIMUM BUILDING FOOTPRINT	Maximum 50% of lot area	
9. MAXIMUM GROUND COVER	Maximum 50%	
10. MAXIMUM NUMBER OF UNITS PER LOT	Maximum 2 units	
11. MAXIMUM NUMBER OF UNITS PER ACRE	Maximum 10 units	
12. MAXIMUM NUMBER OF UNITS PER BLOCK	Maximum 20 units	
13. MAXIMUM NUMBER OF UNITS PER TRACT	Maximum 50 units	
14. MAXIMUM NUMBER OF UNITS PER PHASE	Maximum 10 units	
15. MAXIMUM NUMBER OF UNITS PER YEAR	Maximum 5 units	
16. MAXIMUM NUMBER OF UNITS PER MONTH	Maximum 2 units	
17. MAXIMUM NUMBER OF UNITS PER WEEK	Maximum 1 unit	
18. MAXIMUM NUMBER OF UNITS PER DAY	Maximum 0.5 units	
19. MAXIMUM NUMBER OF UNITS PER HOUR	Maximum 0.2 units	
20. MAXIMUM NUMBER OF UNITS PER MINUTE	Maximum 0.1 units	
21. MAXIMUM NUMBER OF UNITS PER SECOND	Maximum 0.05 units	

GENERAL NOTES

1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
2. THE PROPERTY IS TO BE DEVELOPED IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE TOWNSHIP OF BUCKINGHAM, PENNSYLVANIA.
3. THE PROPERTY IS TO BE DEVELOPED IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE TOWNSHIP OF BUCKINGHAM, PENNSYLVANIA.
4. THE PROPERTY IS TO BE DEVELOPED IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE TOWNSHIP OF BUCKINGHAM, PENNSYLVANIA.
5. THE PROPERTY IS TO BE DEVELOPED IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE TOWNSHIP OF BUCKINGHAM, PENNSYLVANIA.
6. THE PROPERTY IS TO BE DEVELOPED IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE TOWNSHIP OF BUCKINGHAM, PENNSYLVANIA.
7. THE PROPERTY IS TO BE DEVELOPED IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE TOWNSHIP OF BUCKINGHAM, PENNSYLVANIA.
8. THE PROPERTY IS TO BE DEVELOPED IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE TOWNSHIP OF BUCKINGHAM, PENNSYLVANIA.
9. THE PROPERTY IS TO BE DEVELOPED IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE TOWNSHIP OF BUCKINGHAM, PENNSYLVANIA.
10. THE PROPERTY IS TO BE DEVELOPED IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE TOWNSHIP OF BUCKINGHAM, PENNSYLVANIA.



PRELIMINARY PLAN
BALDWIN LANDING
BIRMINGHAM, PENNSYLVANIA

PREPARED FOR:
BIRMINGHAM, PENNSYLVANIA

PREPARED BY:
BIRMINGHAM, PENNSYLVANIA

DATE: 11/15/11

SCALE: 1" = 50'

PROJECT NO. 11-11-11-001

DATE: 11/15/11

GLW GUTSICK LITTLE & WHELAN PA
200 WEST MAIN STREET, SUITE 200
BIRMINGHAM, PENNSYLVANIA 15101-3000
TEL: 412-261-1100 FAX: 412-261-1101
WWW.GLWGLWA.COM

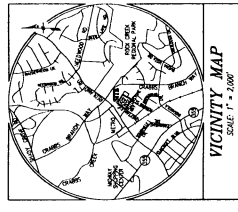


Mike J. DeLucca
Professional Engineer

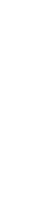
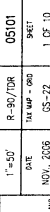
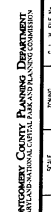
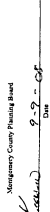
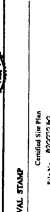
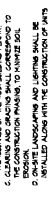
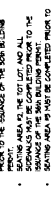
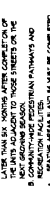
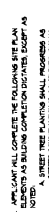
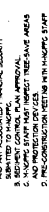
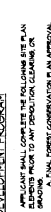
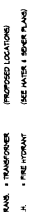
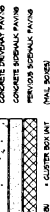
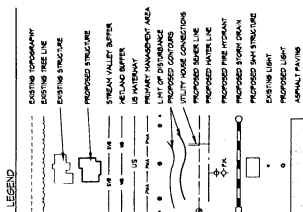
BALDWIN LANDING

820070160

CERTIFIED SITE PLAN, LANDSCAPE & LIGHTING PLAN Lots 1 Thru 42, & Parcels A, B



VICINITY MAP
SCALE: 1" = 100'



GENERAL NOTES

1. DEVELOPER: BLDG ASSOCIATES, INC. 2000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202
2. ARCHITECT: BLDG ASSOCIATES, INC. 2000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202
3. ENGINEER: BLDG ASSOCIATES, INC. 2000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202
4. FIELD SURVEY BY: BLDG ASSOCIATES, INC. 2000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202
5. THE SITE IS LOCATED IN THE UPPER ROCK CREEK WATERSHED. THIS AREA IS NOT A SPECIAL PROTECTION AREA. SEE CLASS V.
6. EXISTING UTILITIES ARE SHOWN AS PER THE PUBLIC UTILITIES ENGINEERING COMPANY (PUE) RECORD DRAWINGS.
7. ALL UTILITIES TO BE DELETED BY THE DEVELOPER.
8. THE PROPERTY WILL BE SUBJECT TO A FOREST CONSERVATION PLAN.
9. A TRAFFIC STUDY HAS BEEN PERFORMED BY BLDG ASSOCIATES, INC. ON 11/14/11. THE STUDY INDICATES THAT THE PROPOSED DEVELOPMENT IS APPROPRIATE FOR THE LOCATION.
10. THERE ARE NO KNOWN HISTORIC SITES ON THE PROPERTY.
11. THERE ARE NO KNOWN HAZARDOUS OR ENHANCED SPECIES OCCURRING ON THE PROPERTY.
12. ALL UTILITIES ARE CONCEPTUAL AND SUBJECT TO CHANGE. SEE APPROPRIATE APPROVED PLANS FOR UTILITY LOCATIONS AND DEPT. OF UTILITIES RECORD DRAWINGS.
13. THERE IS NO KNOWN GO-TO-TOUR STOP ON THE SITE.
14. ALL PUBLIC STREET LIGHTS AND STREET TREE LOCATIONS ARE CONCEPTUAL AND FINAL LOCATION, TYPE AND SPACING ARE SUBJECT TO THE CITY OF DENVER STREET LIGHTING AND TREE DEPARTMENT. THE LIGHTING AND TREE PLAN WILL BE FINALIZED AT THE TIME OF THE BUILDING PERMIT APPLICATION. BUILDING PERMIT SHALL BE OBTAINED FROM THE CITY OF DENVER.
15. PAVING PLAN SHALL SHOW SECTION PLAN.

DEVELOPMENT PROGRAM

1. APPLICANT SHALL COMPLETE THE FOLLOWING SITE PLAN BEFORE PERMIT TO CONSTRUCTION.
2. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
3. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
4. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
5. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
6. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
7. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
8. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
9. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
10. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
11. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
12. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
13. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
14. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
15. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
16. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
17. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
18. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
19. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
20. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
21. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
22. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
23. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
24. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
25. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
26. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
27. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
28. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
29. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
30. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
31. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
32. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
33. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
34. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
35. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
36. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
37. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
38. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
39. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
40. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
41. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
42. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
43. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
44. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
45. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
46. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
47. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
48. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
49. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
50. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
51. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
52. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
53. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
54. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
55. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
56. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
57. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
58. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
59. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
60. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
61. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
62. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
63. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
64. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
65. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
66. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
67. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
68. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
69. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
70. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
71. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
72. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
73. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
74. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
75. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
76. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
77. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
78. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
79. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
80. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
81. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
82. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
83. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
84. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
85. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
86. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
87. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
88. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
89. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
90. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
91. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
92. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
93. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
94. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
95. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
96. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
97. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
98. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
99. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.
100. ALL UTILITIES SHALL BE DELETED BY THE DEVELOPER.

PROFESSIONAL ENGINEER'S CERTIFICATION

STATE OF COLORADO

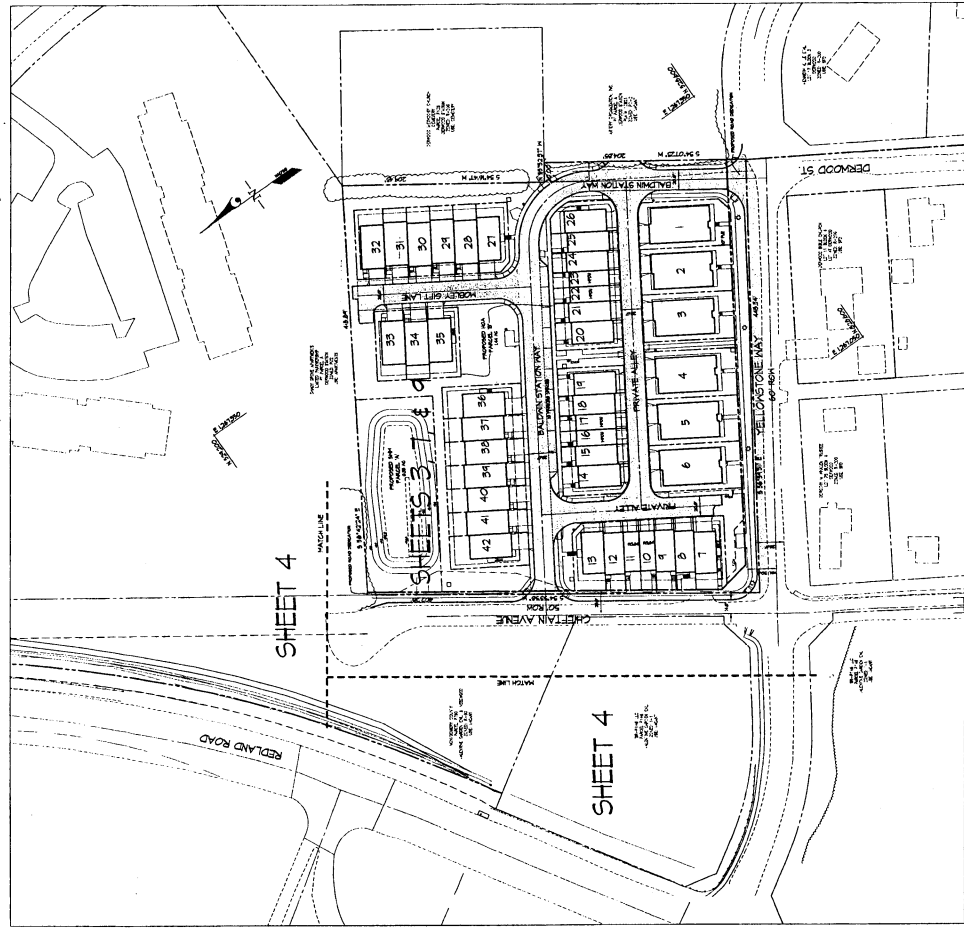
REGISTERED PROFESSIONAL ENGINEER

NAME: [Signature]

NO. [Number]

EXPIRES [Date]

DATE OF SIGNATURE [Date]



KEY MAP

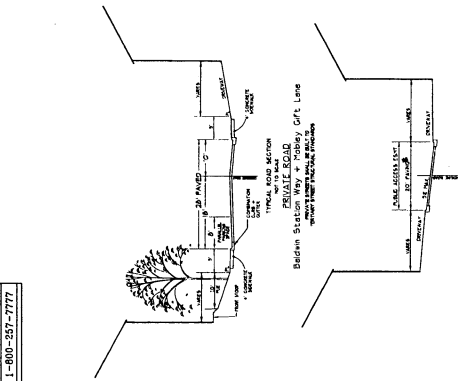
PREPARED FOR: WINCHESTER HOMES, INC. 6805 W. WATSON ROAD, DENVER, CO 80231

PROJECT: BALDWIN LANDING LOTS 1-42, PARCELS A & B

DATE: 11/14/11

SCALE: 1" = 50'

DATE OF SIGNATURE: 11/14/11



REGISTRATION CALCULATIONS

Category	Area (sq ft)	Volume (cu yd)
Asphalt	100	100
Concrete	200	200
Gravel	300	300
Soil	400	400
Water	500	500
Other	600	600
TOTAL	1500	1500

DPHM-NCPIC INSPECTION SCHEDULE

COUNT	DATE	INSPECTOR
1	11/14/11	[Name]
2	11/15/11	[Name]
3	11/16/11	[Name]
4	11/17/11	[Name]
5	11/18/11	[Name]
6	11/19/11	[Name]
7	11/20/11	[Name]
8	11/21/11	[Name]
9	11/22/11	[Name]
10	11/23/11	[Name]

DEVELOPER'S CERTIFICATE

I, the undersigned, certify that the information provided in this site plan is true and correct to the best of my knowledge and belief.

DEVELOPER: BLDG ASSOCIATES, INC.

DATE: 11/14/11

SIGNATURE: [Signature]

PROJECT: BALDWIN LANDING LOTS 1-42, PARCELS A & B

SCALE: 1" = 50'

Before You Dig
MISS UTILITY
1-800-257-7777

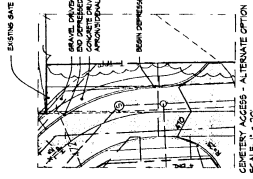
GLW
6805 W. WATSON ROAD, DENVER, CO 80231

DATE: 11/14/11

SIGNATURE: [Signature]

PROJECT: BALDWIN LANDING LOTS 1-42, PARCELS A & B

Before You Dig
Call
MISS UTILITY
Service Providers Center
1-800-287-7777



1. ALL UTILITIES ARE CONCEPTUAL. SEE APPROPRIATE APPROVED PLANS.
2. HOUSE LOCATIONS, FOOTPRINTS, ORIENTATION AND FINE GRADING ARE ILLUSTRATIVE AND SHALL BE FINALIZED AT THE TIME OF BUILDING PERMIT PLACED ON THE STANDARDS ESTABLISHED IN THE SITE PLAN.
3. SEE SEWER AND ENGINEERING NOTES FOR LIGHTING LOCATIONS OF PERIODS PARCELS.
4. SEE SITE SIZE AND LIGHTING PLAN FOR LIGHTING PLAN. THE LIGHTING PLAN IS SUBJECT TO DPW'S PRINT APPROVAL.

PROFESSIONAL ENGINEER'S CERTIFICATE
 The undersigned certifies that the information furnished in the foregoing is true and correct to the best of his/her knowledge and belief, and that the same conforms to the requirements of the Maryland Professional Engineers and Geoscientists Act of 1992, as amended, and the rules and regulations of the Board of Professional Engineers and Geoscientists, as amended.

Professional Engineer's Name: [Signature]
 License No.: [Number]
 State: [State]



MUNICIPAL APPROVAL STAMP
 City of [Name]
 Department of [Name]
 [Signature]
 Date: [Date]

MISSISSIPPI COUNTY PLANNING COMMISSION
 File No. [Number]
 Date: [Date]

SITE PLAN
 BALDWIN LANDING
 LOTS 1 - 42, PARCELS A & B
 (DERWOOD BIBLE CHURCH 1.4 A & 1.4 B LOTS)

PREPARED FOR:
 WINCHESTER HOMES
 8928 BETHESDA DRIVE, SUITE 800
 BETHESDA, MARYLAND 20817
 MR. MICHAEL LEON
 TEL: 301-433-5424

SCALE: 1" = 80'

NO.	DATE	DESCRIPTION
1	10/15/08	ISSUED FOR PERMIT
2	10/15/08	REVISIONS
3	10/15/08	REVISIONS
4	10/15/08	REVISIONS
5	10/15/08	REVISIONS
6	10/15/08	REVISIONS
7	10/15/08	REVISIONS
8	10/15/08	REVISIONS
9	10/15/08	REVISIONS
10	10/15/08	REVISIONS
11	10/15/08	REVISIONS
12	10/15/08	REVISIONS
13	10/15/08	REVISIONS
14	10/15/08	REVISIONS
15	10/15/08	REVISIONS
16	10/15/08	REVISIONS
17	10/15/08	REVISIONS
18	10/15/08	REVISIONS
19	10/15/08	REVISIONS
20	10/15/08	REVISIONS
21	10/15/08	REVISIONS
22	10/15/08	REVISIONS
23	10/15/08	REVISIONS
24	10/15/08	REVISIONS
25	10/15/08	REVISIONS
26	10/15/08	REVISIONS
27	10/15/08	REVISIONS
28	10/15/08	REVISIONS
29	10/15/08	REVISIONS
30	10/15/08	REVISIONS
31	10/15/08	REVISIONS
32	10/15/08	REVISIONS
33	10/15/08	REVISIONS
34	10/15/08	REVISIONS
35	10/15/08	REVISIONS
36	10/15/08	REVISIONS
37	10/15/08	REVISIONS
38	10/15/08	REVISIONS
39	10/15/08	REVISIONS
40	10/15/08	REVISIONS
41	10/15/08	REVISIONS
42	10/15/08	REVISIONS

GLW Gutchick Little & Weber, P.A.
 1500 WASHINGTON AVENUE, SUITE 200
 WASHINGTON, DC 20005
 TEL: 202-462-1000
 FAX: 202-462-1001
 WWW: WWW.GLW.COM

