**MONTGOMERY COUNTY PLANNING DEPARTMENT**
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MCPB**
**Item # 2**
**3/26/09**

# MEMORANDUM

**DATE:** March 18, 2009

**TO:** Montgomery County Planning Board

**VIA:** Catherine Conlon, Subdivision Supervisor
Development Review Division
(301) 495-4542

**FROM:** Stephen Smith
Development Review Division
(301) 495-4522

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board Agenda for March 26, 2009

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The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220082030 - 220082100 **The Orchards of Sandy Spring**
220090660 **Goshen Hunt Hills**

**Plat Name:** **The Orchards of Sandy Spring**
**Plat #:** **220082030 - 220082100**

| | |
|---|---|
| Location: | Located on the east side of Brooke Road, approximately 800 feet north of Olney-Sandy Spring Road (MD 108) |
| Master Plan: | Sandy Spring – Ashton |
| Plat Details: | RNC zone; 40 lots, 11 parcels<br>Community Water, Community Sewer |
| Applicant: | Sonia Danshes |

The record plats have been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plats comply with Preliminary Plan No. 120050810 (MCPB Opinion dated March 28, 2006), and with Site Plan No. 820060160 (MCPB Resolution 06-86, dated March 12, 2007), as approved by the Board, and that any minor modifications on the plats do not alter the intent of the Board's previous approval the aforesaid plans.

PB date: 3/26/09

## RECORD PLAT REVIEW SHEET

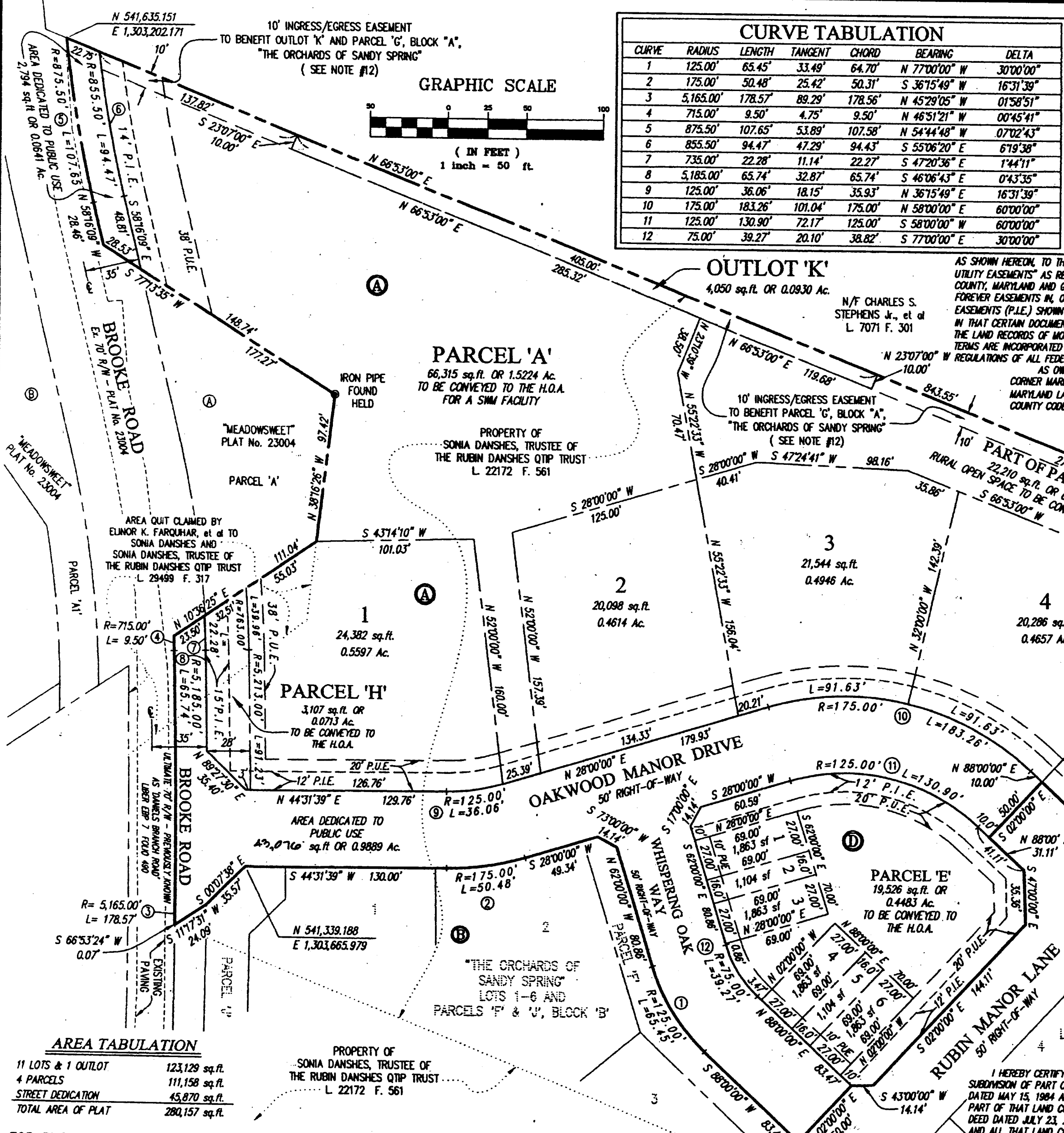
Plat Name: Orchards of Sandy Spring Plat Number: 220082030 – 220082100
Plan Name: Danshes Property Plan Number: 120050810
Plat Submission Date: 6-3-08
DRD Plat Reviewer: S. Smith
DRD Prelim Plan Reviewer: R. Weaver Checked: RW Date 9/11/08

**Initial DRD Review:**
Signed Preliminary Plan – Date 5/18/06 Checked: Initial SOS Date 9/3/08
Planning Board Opinion – Date 3/28/06 Checked: Initial SOS Date 7/22/08
Site Plan Req'd for Development? Yes X No ___ Verified By: SOS (initial)
Site Plan Name: Orchards of Sandy Spring Site Plan Number: 820060160
Planning Board Opinion – Date 3-12-07 Checked: Initial SOS Date 9/3/08
Site Plan Signature Set – Date 10-29-07 Checked: Initial SOS Date 9/3/08
Site Plan Reviewer Plat Approval: Checked: Initial RAK Date 3.18.09

Review Items: Lot # & Layout ✓ Lot Area ✓ Zoning ✓ Bearings & Distances ✓
Coordinates ✓ Plan # ok Road/Alley Widths ok Easements ok Open Space ok
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 ok

| Agency Reviews Req'd | Reviewer | Date Sent | Due Date | Date Rec'd | Comments |
|---|---|---|---|---|---|
| Environment | G. Bunnag | 6-4-08 | 6-18-08 | 9-11-08 | No Reasons |
| Research | Bobby Fleury | | | 6-5-08 | OK |
| SHA | Doug Mills | | | N/A | N/A |
| PEPCO | Steve Baxter | | | | |
| Parks | Doug Powell | | | | |
| DRD | Nellie Carey | | | 7/23/08 | Revise Street Names |

| **Final DRD Review:** | Initial | Date |
|---|---|---|
| DRD Review Complete: | SOS | 3/18/09 |
| (All comments rec'd and incorporated into mark-up) | | |
| Engineer Notified (Pick up Mark-up): | SOS | 9-4-08 |
| Final Mylar w/Mark-up & PDF Rec'd: | SOS | 3-17-09 |
| **Board Approval of Plat:** | | |
| Plat Agenda: | SOS | 3/26/09 |
| 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 #: | | No. |
| Update Green Books for Resubdivision: | | |
| Notify Engineer to Seal Plats: | | |
| Engineer Seal Complete: | | |
| Complete Reproduction: | | |
| Sent to Courthouse for Recordation: | | |




## CURVE TABULATION

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|---|---|---|---|---|---|---|
| 1 | 125.00' | 65.45' | 33.49' | 64.70' | N 77°00'00" W | 30°00'00" |
| 2 | 175.00' | 50.48' | 25.42' | 50.31' | S 36°15'49" W | 16°31'39" |
| 3 | 5,165.00' | 178.57' | 89.29' | 178.56' | N 45°29'05" W | 01°58'51" |
| 4 | 715.00' | 9.50' | 4.75' | 9.50' | N 46°51'21" W | 00°45'41" |
| 5 | 875.50' | 107.65' | 53.89' | 107.58' | N 54°44'48" W | 07°02'43" |
| 6 | 855.50' | 94.47' | 47.29' | 94.43' | S 55°06'20" E | 6°19'38" |
| 7 | 735.00' | 22.28' | 11.14' | 22.27' | S 47°20'36" E | 1°44'11" |
| 8 | 5,185.00' | 65.74' | 32.87' | 65.74' | S 46°06'43" E | 0°43'35" |
| 9 | 125.00' | 36.06' | 18.15' | 35.93' | N 36°15'49" E | 16°31'39" |
| 10 | 175.00' | 183.26' | 101.04' | 175.00' | N 58°00'00" E | 60°00'00" |
| 11 | 125.00' | 130.90' | 72.17' | 125.00' | S 58°00'00" W | 60°00'00" |
| 12 | 75.00' | 39.27' | 20.10' | 38.82' | S 77°00'00" E | 30°00'00" |

PLAT No.

## OWNER'S CERTIFICATE

SONIA DANSHES, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, DEDICATES THE STREETS TO PUBLIC USE AND GRANTS TEMPORARY SLOPE EASEMENTS, TWENTY-FIVE (25) FEET WIDE ADJACENT, PARALLEL AND CONTIGUOUS TO THE DEDICATED RIGHT-OF-WAY LINE. SLOPE EASEMENTS SHALL AUTOMATICALLY BE EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ABUTTING THE ROAD HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY.

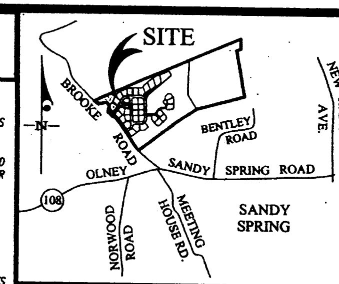
FURTHER, SONIA DANSHES GRANTS A 10' INGRESS/EGRESS EASEMENT, AS SHOWN HEREON ACROSS PARCEL 'A', OUTLOT 'K' AND PART OF PARCEL 'C' TO BENEFIT BOTH PARCEL 'G' AND OUTLOT 'K', BLOCK "A", "THE ORCHARDS OF SANDY SPRING" AND GRANTS PUBLIC UTILITIES EASEMENTS (P.U.E.), AS SHOWN HEREON ADJACENT, CONTIGUOUS, PARALLEL AND CONCENTRIC TO THE RIGHT-OF-WAYS AND PROPERTY LINES, AS SHOWN HEREON, TO THE PARTIES NAMED IN THE DOCUMENT ENTITLED "TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND GRANTS TO MONTGOMERY COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS FOREVER EASEMENTS IN, ON, AND OVER THE LAND HEREIN IDENTIFIED AS THE PUBLIC IMPROVEMENTS EASEMENTS (P.I.E.) SHOWN HEREON WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THESE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC IMPROVEMENTS EASEMENT" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER AT FOLIO WHICH SAID TERMS ARE INCORPORATED HEREON BY THIS REFERENCE. SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

AS OWNER SONIA DANSHES OR HER SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS, TRUSTS, LIENS OR LEASES AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

BY: *Sonia Danshes* DATE: 3/17/09
SONIA DANSHES

*W. E. Gramming III*
ATTEST: Wm. E. Gramming III




## VICINITY MAP

SCALE 1"=2,000'

1. 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.
2. 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.
3. PROPERTY MARKERS LOCATED IN THE FIELD MARKED THUS: ◉
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN.
5. THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 120050810 (FORMERLY 1-05081), ENTITLED DANSHES PROPERTY. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
6. DEVELOPMENT OF THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF SITE PLAN FILE NO. 820060160, ENTITLED "THE ORCHARDS OF SANDY SPRING" AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD.
7. THE PROPERTY SHOWN HEREON IS ZONED RNC AT THE TIME OF THIS SUBDIVISION AND LOCATED ON TAX MAPS JT 122 & 123 AND JT 342 & 343
8. THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR COMMON OPEN SPACES RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND ON AUGUST 18, 2004 IN LIBER 28045 AT FOLIO 578.
9. THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR THE MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACES AND PRIVATE STORM DRAINS DATED AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER FOLIO
10. (H.O.A.) DESIGNATES PARCELS TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION. PARCEL 'A', BLOCK "A", AS SHOWN HEREON IS TO BE CONVEYED TO THE H.O.A. FOR A STORMWATER MANAGEMENT FACILITY.
11. THE LAND CONTAINED HEREON IS WITHIN AN APPROVED CLUSTER DEVELOPMENT AND SUBDIVISION OR RESUBDIVISION IS NOT PERMITTED AFTER THE PROPERTY IS DEVELOPED.
12. PARCEL 'A', OUTLOT 'K' AND PART OF PARCEL 'C' ARE SUBJECT TO A 10' INGRESS/EGRESS EASEMENT TO BENEFIT PARCEL 'G', BLOCK 'A', THE ORCHARDS OF SANDY SPRING. SAID INGRESS/EGRESS EASEMENT IS HEREBY GRANTED TO PROVIDE ACCESS TO THE PUBLIC RIGHT-OF-WAY (BROOKE ROAD).
13. PART OF PARCEL 'C', BLOCK 'A', SHOWN HEREON AS RURAL OPEN SPACE IS SUBJECT TO THE TERMS AND CONDITIONS OF A RURAL OPEN SPACE EASEMENT RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER AT FOLIO
14. PARCELS 'A' AND 'H', BLOCK "A" ARE SUBJECT TO A RECORDED COVENANT FOR THE MAINTENANCE AND LIABILITY OF A 4' EQUESTRIAN TRAIL ACROSS SAID PARCELS DATED AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER FOLIO

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE PLAT OF SUBDIVISION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THAT LAND CONVEYED TO RUBIN W. DANSHES AND SONIA DANSHES BY DEED DATED MAY 15, 1984 AND RECORDED AMONG SAID LAND RECORDS IN LIBER 6440 AT FOLIO 897 AND PART OF THAT LAND CONVEYED TO SONIA DANSHES, TRUSTEE OF THE RUBIN DANSHES QTIP TRUST BY DEED DATED JULY 23, 2002 AND RECORDED AMONG SAID LAND RECORDS IN LIBER 22172 AT FOLIO 561, AND ALL THAT LAND CONVEYED BY ELINOR K. FARQUHAR, et al TO SONIA DANSHES AND SONIA DANSHES, TRUSTEE OF THE RUBIN DANSHES QTIP TRUST BY DEED DATED MAY 28, 2004 AND RECORDED IN LIBER 29499 AT FOLIO 317.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-24(E) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 280,157 SQUARE FEET OR 6.4315 ACRES, 45,870 SQUARE FEET OR 1.0530 ACRES OF WHICH IS TO BE DEDICATED TO PUBLIC USE.

*09 MAR 09*
DATE

*David S. Weber*
FOR GUTSCHICK, LITTLE & WEBER, P.A.
DAVID SAMUEL WEBER
MD. REGISTRATION No. 10852

## SUBDIVISION RECORD PLAT

### LOTS 1-5, OUTLOT 'K', PARCELS 'A' & 'H' & PART OF PARCEL 'C', BLOCK "A" AND LOTS 1-6 & PARCEL 'E', BLOCK "D"

# THE ORCHARDS OF SANDY SPRING

OLNEY ELECTION DISTRICT NO. 8
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=50' JANUARY 2009


GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186


MNCPPC FILE No. 2-08203

## AREA TABULATION

| | |
|---|---|
| 11 LOTS & 1 OUTLOT | 123,129 sq.ft. |
| 4 PARCELS | 111,158 sq.ft. |
| STREET DEDICATION | 45,870 sq.ft. |
| TOTAL AREA OF PLAT | 280,157 sq.ft. |

FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS ONLY

P.I.A. #

| THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION. MONTGOMERY COUNTY PLANNING BOARD | MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES | |
|---|---|---|
| Approved ______ | Approved ______ DATE | RECORDED: ______ |
| CHAIRMAN / ASST. SECRETARY TREASURER | BY: ______ DIRECTOR | PLAT NO.: ______ |
| M.N.C.P.& P.C. RECORD FILE No. | | DRAWN BY: WEG / CHECKED BY: PWC / GLW FILE NO.: 06-067 |

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## CURVE TABULATION

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|---|---|---|---|---|---|---|
| 1 | 1,067.10' | 174.98' | 87.69' | 174.79' | N 39°40'19" W | 9°23'43" |
| 2 | 175.00' | 50.48' | 25.42' | 50.31' | N 36°15'49" E | 16°31'39" |
| 3 | 125.00' | 65.45' | 33.49' | 64.70' | S 77°00'00" E | 30°00'00" |
| 4 | 125.00' | 116.60' | 62.93' | 112.42' | S 28°48'04" W | 53°26'50" |
| 5 | 5,185.00' | 101.17' | 50.59' | 101.17' | S 44°05'05" E | 1°07'05" |
| 6 | 1,035.00' | 59.04' | 29.53' | 59.03' | S 41°53'30" E | 3°16'06" |
| 7 | 1,885.00' | 181.87' | 91.01' | 181.80' | S 37°29'36" E | 5°31'41" |
| 8 | 75.00' | 75.30' | 41.17' | 72.18' | N 26°45'45" E | 57°31'29" |

## OWNER'S CERTIFICATE

SONIA DANSHES, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, DEDICATES THE STREET TO PUBLIC USE AND GRANTS TEMPORARY SLOPE EASEMENTS, TWENTY-FIVE (25) FEET WIDE ADJACENT, PARALLEL AND CONTIGUOUS TO THE DEDICATED RIGHT-OF-WAY LINE. SLOPE EASEMENTS SHALL AUTOMATICALLY BE EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ABUTTING THE ROAD HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY.

FURTHER, SONIA DANSHES GRANTS PUBLIC UTILITIES EASEMENTS (P.U.E.), AS SHOWN HEREON ADJACENT, CONTIGUOUS, PARALLEL AND CONCENTRIC TO THE RIGHT-OF-WAYS AND PROPERTY LINES, AS SHOWN HEREON, TO THE PARTIES NAMED IN THE DOCUMENT ENTITLED "TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND GRANTS TO MONTGOMERY COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS FOREVER EASEMENTS IN, ON, AND OVER THE LAND HEREIN IDENTIFIED AS THE PUBLIC IMPROVEMENTS EASEMENTS (P.I.E.) SHOWN HEREON WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THESE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC IMPROVEMENTS EASEMENT" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER AT FOLIO WHICH SAID TERMS ARE INCORPORATED HEREON BY THIS REFERENCE. SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

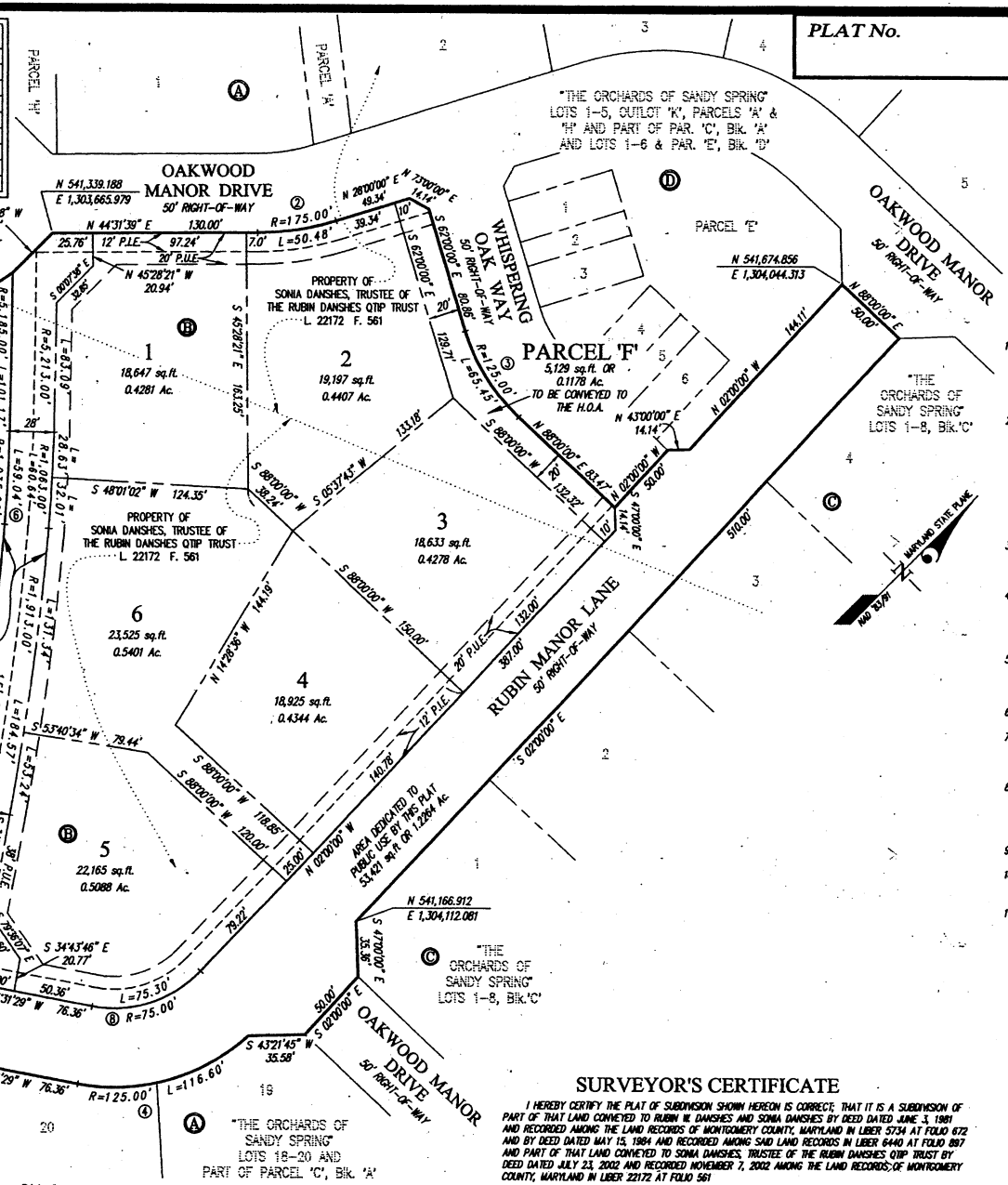
AS OWNER SONIA DANSHES OR HER SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

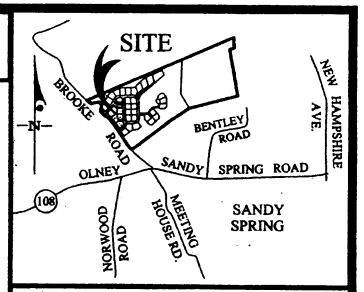
THERE ARE NO SUITS, ACTIONS, TRUSTS, LIENS OR LEASES AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

DATE 3/17/09

BY: Sonia Danshes
SONIA DANSHES

W.E. Gunning II
ATTEST: WILLIAM E. GUNNING III




## VICINITY MAP

SCALE 1"=2,000'

1. 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.
2. 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.
3. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN.
4. THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 120050810 (FORMERLY 1-05081), ENTITLED DANSHES PROPERTY. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
5. DEVELOPMENT OF THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF SITE PLAN FILE NO. 820060160, ENTITLED "THE ORCHARDS OF SANDY SPRING" AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD.
6. THE PROPERTY SHOWN HEREON IS ZONED RNC AT THE TIME OF THIS SUBDIVISION AND LOCATED ON TAX MAPS JT122 & JT342.
7. THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR COMMON OPEN SPACES RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND ON AUGUST 18, 2004 IN LIBER 28045 AT FOLIO 578.
8. THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR THE MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACES AND PRIVATE STORM DRAINS DATED AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER FOLIO
9. (H.O.A.) DESIGNATES PARCELS TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.
10. THE LAND CONTAINED HEREON IS WITHIN AN APPROVED CLUSTER DEVELOPMENT AND SUBDIVISION OR RESUBDIVISION IS NOT PERMITTED AFTER THE PROPERTY IS DEVELOPED.
11. PARCEL 'J', BLOCK "B" IS SUBJECT TO A RECORDED COVENANT FOR THE MAINTENANCE AND LIABILITY OF A 4' EQUESTRIAN TRAIL ACROSS SAID PARCEL DATED AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER FOLIO

## GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.

## AREA TABULATION

| | |
|---|---|
| 6 LOTS | 121,092 sq.ft. |
| 2 PARCELS | 19,426 sq.ft. |
| STREET DEDICATION | 53,421 sq.ft. |
| TOTAL AREA OF PLAT | 193,939 sq.ft. |

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE PLAT OF SUBDIVISION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THAT LAND CONVEYED TO RUBIN W. DANSHES AND SONIA DANSHES BY DEED DATED JUNE 3, 1981 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 5734 AT FOLIO 672 AND BY DEED DATED MAY 15, 1984 AND RECORDED AMONG SAID LAND RECORDS IN LIBER 6440 AT FOLIO 897 AND PART OF THAT LAND CONVEYED TO SONIA DANSHES, TRUSTEE OF THE RUBIN DANSHES QTIP TRUST BY DEED DATED JULY 23, 2002 AND RECORDED NOVEMBER 7, 2002 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 22172 AT FOLIO 561

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-24(E) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 193,939 SQUARE FEET OR 4.4522 ACRES, 53,421 SQUARE FEET OR 1.2264 ACRES OF WHICH IS TO BE DEDICATED TO PUBLIC USE.

09 MAR '09
DATE

FOR GUTSCHICK, LITTLE & WEBER, P.A.
DAVID SAMUEL WEBER
MD. REGISTRATION No. 10852

*SUBDIVISION RECORD PLAT*
*LOTS 1 THRU 6 AND*
*PARCELS 'F' & 'J', BLOCK "B"*
*THE ORCHARDS OF SANDY SPRING*

*OLNEY ELECTION DISTRICT NO. 8*
*MONTGOMERY COUNTY, MARYLAND*
*SCALE: 1"=50'* *JANUARY 2009*

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL.: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

MNCPPC FILE No. 2-06204

FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS ONLY

P.I.A. #

| THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD | MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES | RECORDED: |
|---|---|---|
| Approved | Approved DATE | PLAT NO.: |
| CHAIRMAN ASST. SECRETARY TREASURER | BY: DIRECTOR | DRAWN BY: WEG CHECKED BY: DWC GLW FILE NO.: 06-067 |
| M.N.C.P.& P.C. RECORD FILE No. | | |

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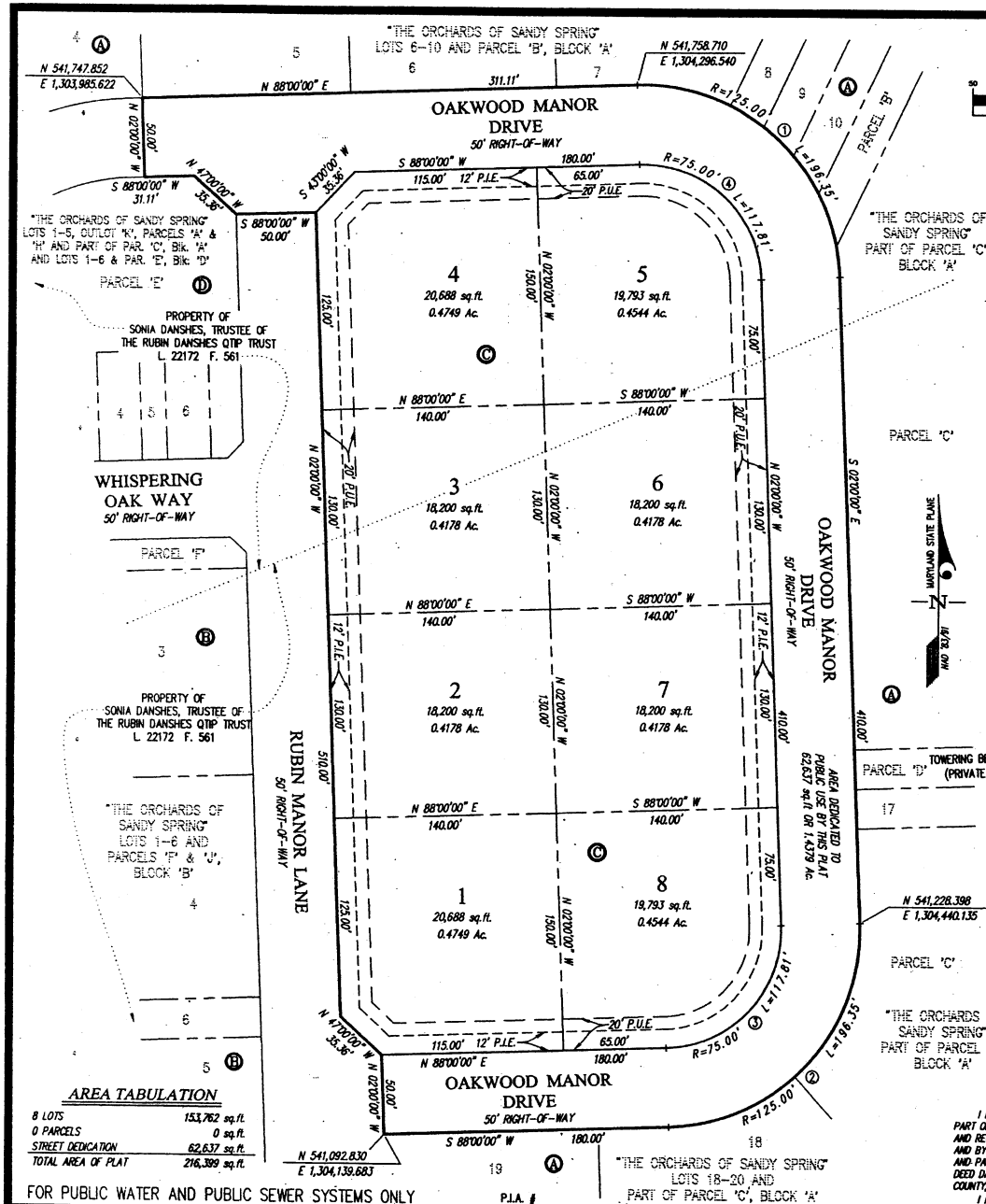
PLAT No.




## AREA TABULATION

| | |
|---|---|
| 8 LOTS | 153,762 sq.ft. |
| 0 PARCELS | 0 sq.ft. |
| STREET DEDICATION | 62,637 sq.ft. |
| TOTAL AREA OF PLAT | 216,399 sq.ft. |

FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS ONLY

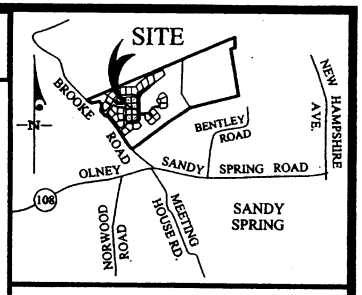
GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.

## CURVE TABULATION

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|---|---|---|---|---|---|---|
| 1 | 125.00' | 196.35' | 125.00' | 176.78' | S 47°00'00" E | 90°00'00" |
| 2 | 125.00' | 196.35' | 125.00' | 176.78' | S 43°00'00" W | 90°00'00" |
| 3 | 75.00' | 117.81' | 75.00' | 106.07' | N 43°00'00" E | 90°00'00" |
| 4 | 75.00' | 117.81' | 75.00' | 106.07' | N 47°00'00" W | 90°00'00" |




VICINITY MAP
SCALE 1"=2,000'

## OWNER'S CERTIFICATE

SONIA DANSHES, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES; DEDICATES THE STREET TO PUBLIC USE AND GRANTS TEMPORARY SLOPE EASEMENTS, THIENTY-FIVE (25) FEET WIDE ADJACENT, PARALLEL AND CONTIGUOUS TO THE DEDICATED RIGHT-OF-WAY LINE. SLOPE EASEMENTS SHALL AUTOMATICALLY BE EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ABUTTING THE ROAD HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY.

FURTHER, SONIA DANSHES GRANTS PUBLIC UTILITIES EASEMENTS (P.U.E.), AS SHOWN HEREON ADJACENT, CONTIGUOUS, PARALLEL AND CONCENTRIC TO THE RIGHT-OF-WAYS AND PROPERTY LINES, AS SHOWN HEREON, TO THE PARTIES NAMED IN THE DOCUMENT ENTITLED "TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND GRANTS TO MONTGOMERY COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS FOREVER EASEMENTS IN, ON, AND OVER THE LAND HEREIN IDENTIFIED AS THE PUBLIC IMPROVEMENTS EASEMENTS (P.U.E.) SHOWN HEREON WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THESE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC IMPROVEMENTS EASEMENT" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER AT FOLIO WHICH SAID TERMS ARE INCORPORATED HEREON BY THIS REFERENCE. SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

AS OWNER SONIA DANSHES OR HER SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO RIGHTS, ACTIONS, TRUSTS, LIENS OR LEASES AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

BY: Sonia Danshes DATE: 3/17/09
SONIA DANSHES

W. E. Gessner III
ATTEST: Wm. E. Gessner III

1. 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.
2. 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.
3. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN.
4. THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 120050810 (FORMERLY 1-05081), ENTITLED DANSHES PROPERTY. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
5. DEVELOPMENT OF THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF SITE PLAN FILE NO. 820060160, ENTITLED "THE ORCHARDS OF SANDY SPRING" AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD.
6. THE PROPERTY SHOWN HEREON IS ZONED RNC AT THE TIME OF THIS SUBDIVISION AND LOCATED ON TAX MAP JT343
7. THE LAND CONTAINED HEREON IS WITHIN AN APPROVED CLUSTER DEVELOPMENT AND SUBDIVISION OR RESUBDIVISION IS NOT PERMITTED AFTER THE PROPERTY IS DEVELOPED.

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE PLAT OF SUBDIVISION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THAT LAND CONVEYED TO RUBIN W. DANSHES AND SONIA DANSHES BY DEED DATED JUNE 3, 1981 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 5734 AT FOLIO 672. AND BY DEED DATED MAY 15, 1984 AND RECORDED AMONG SAID LAND RECORDS IN LIBER 6440 AT FOLIO 897 AND PART OF THAT LAND CONVEYED TO SONIA DANSHES, TRUSTEE OF THE RUBIN DANSHES QTIP TRUST BY DEED DATED JULY 23, 2002 AND RECORDED NOVEMBER 7, 2002 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 22172 AT FOLIO 561

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-24(E) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 216,399 SQUARE FEET OR 4.9678 ACRES, 62,637 SQUARE FEET OR 1.4379 ACRES OF WHICH IS TO BE DEDICATED TO PUBLIC USE.

09 MAR '09
DATE

FOR GUTSCHICK, LITTLE & WEBER, P.A.
DAVID SAMUEL WEBER
MD. REGISTRATION No. 10852

*SUBDIVISION RECORD PLAT*
*LOTS 1 THRU 8, BLOCK 'C'*
*THE ORCHARDS OF SANDY SPRING*

*OLNEY ELECTION DISTRICT NO. 8*
*MONTGOMERY COUNTY, MARYLAND*
*SCALE: 1"=50'* *JANUARY 2009*


GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/MC: 301-989-2524 FAX: 301-421-4186


MNCPPC FILE No. 2-08205

| THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD | MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES | RECORDED: |
|---|---|---|
| Approved _____ | Approved _____ DATE | PLAT NO.: |
| CHAIRMAN ASST. SECRETARY TREASURER | BY: _____ DIRECTOR | DRAWN BY: WEG<br>CHECKED BY: PWL<br>GLW FILE NO.: 06-067 |
| M.N.C.P.& P.C. RECORD FILE No. | | |

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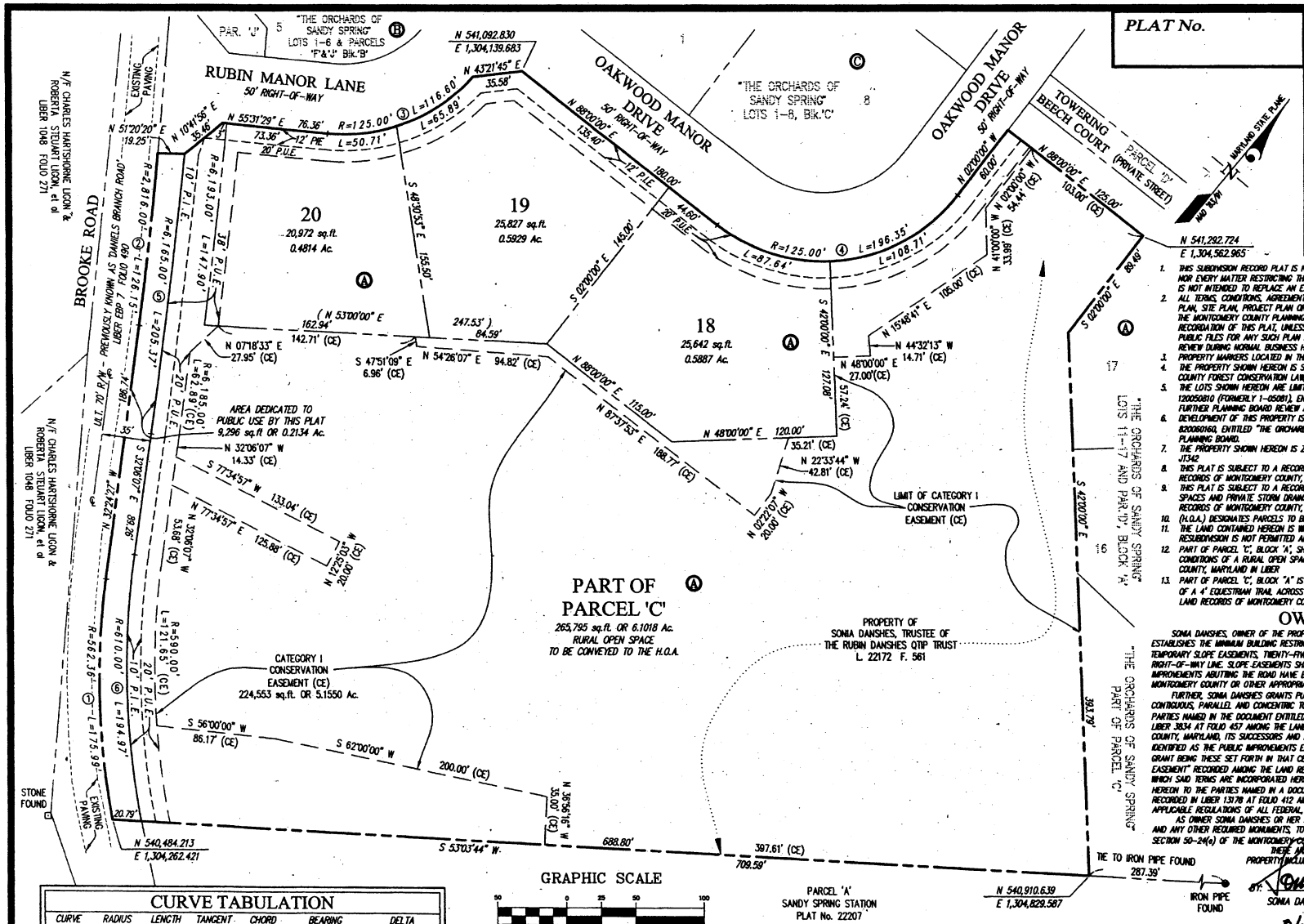
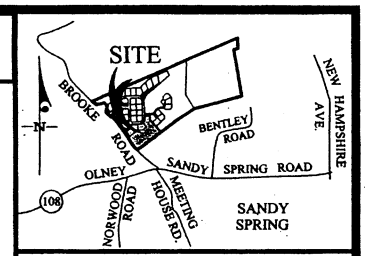
PLAT No.




## VICINITY MAP

SCALE 1"=2,000'

1. 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.
2. 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.
3. PROPERTY MARKERS LOCATED IN THE FIELD MARKED THUS: ⊗
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN.
5. THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 120050810 (FORMERLY 1-05081), ENTITLED DANSHES PROPERTY. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
6. DEVELOPMENT OF THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF SITE PLAN FILE NO. 820060160, ENTITLED "THE ORCHARDS OF SANDY SPRING" AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD.
7. THE PROPERTY SHOWN HEREON IS ZONED RNC AT THE TIME OF THIS SUBDIVISION AND LOCATED ON TAX MAP JT342
8. THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR COMMON OPEN SPACES RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND ON AUGUST 18, 2004 IN LIBER 28045 AT FOLIO 578.
9. THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR THE MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACES AND PRIVATE STORM DRAINS DATED AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER FOLIO
10. (N.O.A.) DESIGNATES PARCELS TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.
11. THE LAND CONTAINED HEREON IS WITHIN AN APPROVED CLUSTER DEVELOPMENT AND SUBDIVISION OR RESUBDIVISION IS NOT PERMITTED AFTER THE PROPERTY IS DEVELOPED.
12. PART OF PARCEL 'C', BLOCK 'A', SHOWN HEREON AS RURAL OPEN SPACE IS SUBJECT TO THE TERMS AND CONDITIONS OF A RURAL OPEN SPACE EASEMENT RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER AT FOLIO
13. PART OF PARCEL 'C', BLOCK 'A' IS SUBJECT TO A RECORDED COVENANT FOR THE MAINTENANCE AND LIABILITY OF A 4' EQUESTRIAN TRAIL ACROSS SAID PARCEL DATED AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER FOLIO

## OWNER'S CERTIFICATE

SONIA DANSHES, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES; DEDICATES THE STREET WIDENING TO PUBLIC USE AND GRANTS TEMPORARY SLOPE EASEMENTS, TWENTY-FIVE (25) FEET WIDE ADJACENT, PARALLEL AND CONTIGUOUS TO THE DEDICATED RIGHT-OF-WAY LINE. SLOPE EASEMENTS SHALL AUTOMATICALLY BE EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ABUTTING THE ROAD HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY.

FURTHER, SONIA DANSHES GRANTS PUBLIC UTILITIES EASEMENTS (P.U.E.), AS SHOWN HEREON ADJACENT, CONTIGUOUS, PARALLEL AND CONCENTRIC TO THE RIGHT-OF-WAYS AND PROPERTY LINES, AS SHOWN HEREON, TO THE PARTIES NAMED IN THE DOCUMENT ENTITLED "TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; GRANTS TO MONTGOMERY COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS FOREVER EASEMENTS IN, ON, AND OVER THE LAND HEREIN IDENTIFIED AS THE PUBLIC IMPROVEMENTS EASEMENTS (P.I.E.) SHOWN HEREON WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THESE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC IMPROVEMENTS EASEMENT" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER AT FOLIO WHICH SAID TERMS ARE INCORPORATED HEREON BY THIS REFERENCE AND GRANTS CONSERVATION EASEMENTS, AS SHOWN HEREON TO THE PARTIES NAMED IN A DOCUMENT ENTITLED "CONSERVATION EASEMENT AGREEMENT, CATEGORY I" AS RECORDED IN LIBER 13178 AT FOLIO 412 AMONG THE LAND RECORDS OF SAID COUNTY. SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

AS OWNER SONIA DANSHES OR HER SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS, TRUSTS, LIENS OR LEASES AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

BY: SONIA DANSHES ATTEST: WITNESS

DATE: 3/17/09

## CURVE TABULATION

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|---|---|---|---|---|---|---|
| 1 | 562.36' | 175.99' | 88.72' | 175.27' | N 41°22'22" W | 17°55'49" |
| 2 | 2,816.00' | 126.15' | 63.08' | 126.14' | N 33°41'27" W | 2°34'00" |
| 3 | 125.00' | 116.60' | 62.93' | 112.42' | N 28°48'04" E | 53°26'50" |
| 4 | 125.00' | 196.35' | 125.00' | 176.78' | N 43°00'00" E | 90°00'00" |
| 5 | 6,165.00' | 205.37' | 102.69' | 205.36' | S 33°03'23" E | 1°54'31" |
| 6 | 610.00' | 194.97' | 98.32' | 194.14' | S 41°15'31" E | 18°18'48" |

GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.

## AREA TABULATION

| | |
|---|---|
| 3 LOTS | 72,441 sq.ft. |
| 1 PARCEL | 265,795 sq.ft. |
| STREET DEDICATION | 9,296 sq.ft. |
| TOTAL AREA OF PLAT | 347,532 sq.ft. |

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE PLAT OF SUBDIVISION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THAT LAND CONVEYED TO RUBIN W. DANSHES AND SONIA DANSHES BY DEED DATED JUNE 3, 1981 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 5734 AT FOLIO 672 AND PART OF THAT LAND CONVEYED TO SONIA DANSHES, TRUSTEE OF THE RUBIN DANSHES QTIP TRUST BY DEED DATED JULY 23, 2002 AND RECORDED NOVEMBER 7, 2002 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 22172 AT FOLIO 561

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-24(E) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 347,532 SQUARE FEET OR 7.9782 ACRES, 9,296 SQUARE FEET OR 0.2134 ACRES OF WHICH IS TO BE DEDICATED TO PUBLIC USE.

09 MAR '09
DATE

FOR GUTSCHICK, LITTLE & WEBER, P.A.
DAVID SAMUEL WEBER
MD. REGISTRATION No. 10852

# SUBDIVISION RECORD PLAT
## LOTS 18 THRU 20 AND PART OF PARCEL 'C', BLOCK 'A'
# THE ORCHARDS OF SANDY SPRING

OLNEY ELECTION DISTRICT NO. 8
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=50' JANUARY 2009


GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL.: 301-421-4024 BALT: 410-880-1820 DC/WA: 301-989-2524 FAX: 301-421-4186


MNCPPC FILE No. 2-06206

FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS ONLY P.I.A. #

| THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD | MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES | RECORDED: ____ PLAT NO.: ____ |
|---|---|---|
| Approved ____ CHAIRMAN ____ ASST. SECRETARY TREASURER | Approved ____ DATE BY: ____ DIRECTOR | DRAWN BY: WEG CHECKED BY: DWW GLW FILE NO.: 06-067 |

M.N.C.P.& P.C. RECORD FILE No.

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## OWNER'S CERTIFICATE

SONIA DANSHES, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS TEMPORARY SLOPE EASEMENTS, TWENTY-FIVE (25) FEET WIDE ADJACENT, PARALLEL AND CONTIGUOUS TO THE RIGHT-OF-WAY LINE. SLOPE EASEMENTS SHALL AUTOMATICALLY BE EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ABUTTING THE ROAD HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY.

FURTHER, SONIA DANSHES GRANTS PUBLIC UTILITIES EASEMENTS (P.U.E.), AS SHOWN HEREON ADJACENT, CONTIGUOUS, PARALLEL AND CONCENTRIC TO THE RIGHT-OF-WAYS AND PROPERTY LINES, AS SHOWN HEREON, TO THE PARTIES NAMED IN THE DOCUMENT ENTITLED "TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, GRANTS TO MONTGOMERY COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS FOREVER EASEMENTS IN, ON, AND OVER THE LAND HEREIN IDENTIFIED AS THE PUBLIC IMPROVEMENTS EASEMENTS (P.I.E.) SHOWN HEREON WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THESE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC IMPROVEMENTS EASEMENT" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER AT FOLIO WHICH SAID TERMS ARE INCORPORATED HEREON BY THIS REFERENCE; AND FURTHER ESTABLISHES AND GRANTS A COMMON ACCESS EASEMENT, AS SHOWN HEREON ACROSS PARCEL 'D', BLOCK "A" (SEE NOTE #9) AND A COMMON ACCESS, MAINTENANCE AND UTILITY EASEMENT, AS SHOWN HEREON TO BENEFIT LOTS 14 THROUGH 16, BLOCK "A". SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

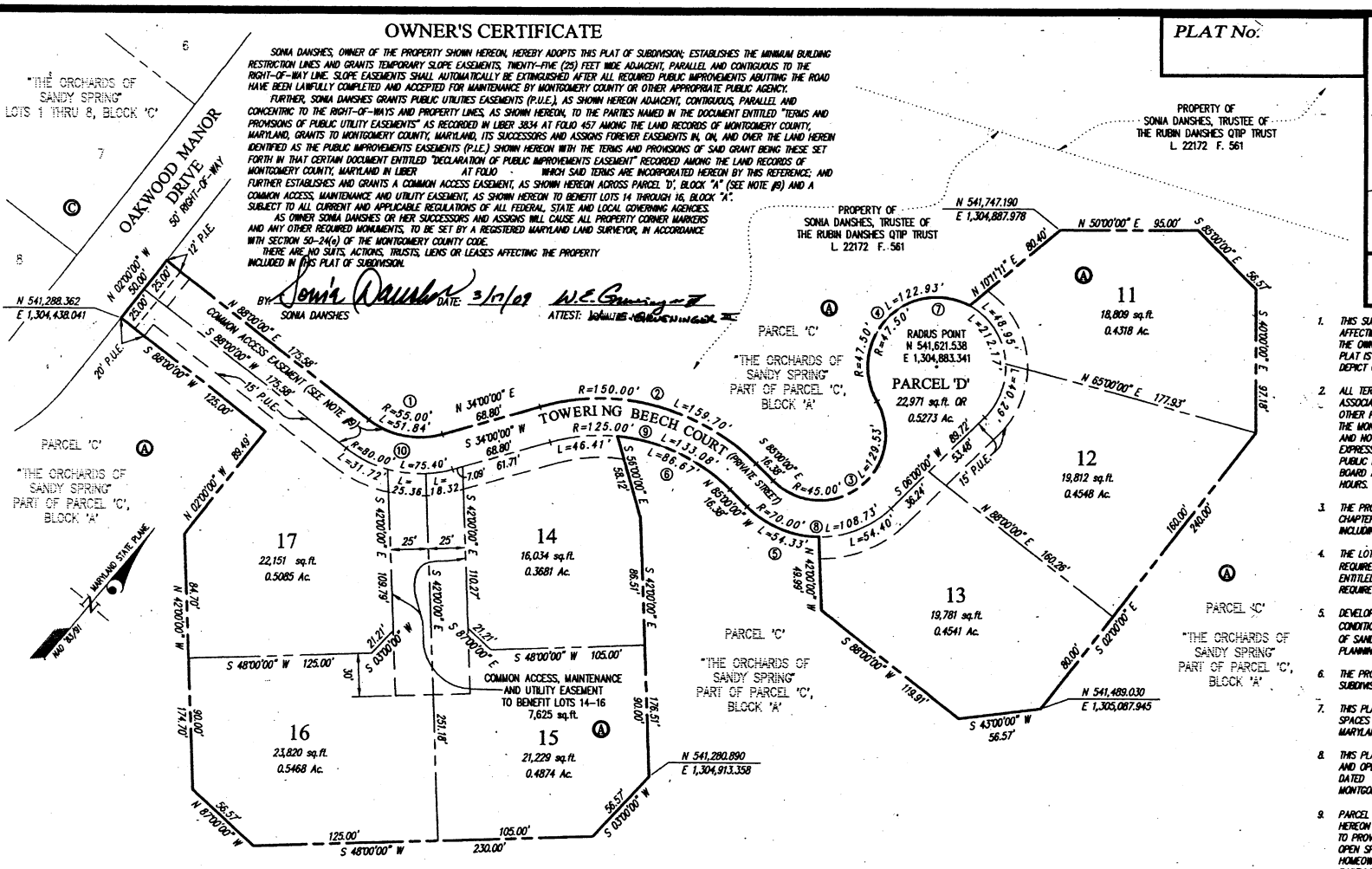
AS OWNER SONIA DANSHES OR HER SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE.

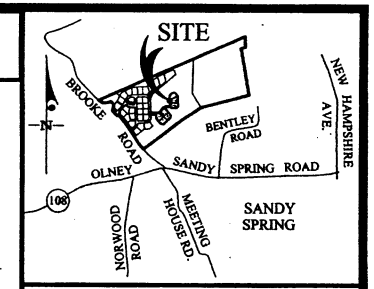
THERE ARE NO SUITS, ACTIONS, TRUSTS, LIENS OR LEASES AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

BY: Sonia Danshes DATE: 3/11/09 ATTEST: W.E. Gutschick III

SONIA DANSHES

PLAT No.




## VICINITY MAP

SCALE 1"=2,000'

1. 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.
2. 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.
3. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN.
4. THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 120050810 (FORMERLY 1-05081), ENTITLED DANSHES PROPERTY. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
5. DEVELOPMENT OF THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF SITE PLAN FILE NO. 820060160, ENTITLED "THE ORCHARDS OF SANDY SPRING" AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD.
6. THE PROPERTY SHOWN HEREON IS ZONED RNC AT THE TIME OF THIS SUBDIVISION AND LOCATED ON TAX MAP JT 342 & 343.
7. THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR COMMON OPEN SPACES RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND ON AUGUST 18, 2004 IN LIBER 28045 AT FOLIO 578.
8. THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR THE MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACES AND PRIVATE STORM DRAINS DATED AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER FOLIO
9. PARCEL 'D' (TOWERING BEECH TRAIL - A PRIVATE STREET), AS SHOWN HEREON IS SUBJECT TO A COMMON ACCESS EASEMENT AND IS INTENDED TO PROVIDE UNOBSTRUCTED ACCESS TO THE GENERAL PUBLIC. PRIVATE OPEN SPACE AREAS AND PRIVATE STREETS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. MONTGOMERY COUNTY, MARYLAND WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE PRIVATE FACILITIES.
10. THE LAND CONTAINED HEREON IS WITHIN AN APPROVED CLUSTER DEVELOPMENT AND SUBDIVISION OR RESUBDIVISION IS NOT PERMITTED AFTER THE PROPERTY IS DEVELOPED.

## CURVE TABULATION

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|---|---|---|---|---|---|---|
| 1 | 55.00' | 51.84' | 28.02' | 49.94' | N 61°00'00" E | 54°00'00" |
| 2 | 150.00' | 159.70' | 88.36' | 152.26' | N 64°30'00" E | 61°00'00" |
| 3 | 45.00' | 129.53' | 340.02' | 89.22' | N 12°32'20" E | 164°55'19" |
| 4 | 47.50' | 122.93' | 167.23' | 91.38' | N 04°13'15" E | 148°17'09" |
| 5 | 70.00' | 54.33' | 28.62' | 52.98' | S 72°45'53" W | 44°28'15" |
| 6 | 125.00' | 86.67' | 45.16' | 84.95' | S 75°08'10" W | 39°43'40" |
| 7 | 47.50' | 212.17' | --- | 74.90' | N 58°02'21" E | 255°55'20" |
| 8 | 70.00' | 108.73' | 68.79' | 98.13' | S 50°30'00" W | 89°00'00" |
| 9 | 125.00' | 133.08' | 73.63' | 126.88' | S 64°30'00" W | 61°00'00" |
| 10 | 80.00' | 75.40' | 40.76' | 72.64' | S 61°00'00" W | 54°00'00" |

GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.

### AREA TABULATION

| | |
|---|---|
| 7 LOTS | 141,636 sq.ft. |
| 1 PARCEL | 22,971 sq.ft. |
| STREET DEDICATION | 0 sq.ft. |
| TOTAL AREA OF PLAT | 164,607 sq.ft. |

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE PLAT OF SUBDIVISION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THAT LAND CONVEYED TO RUBIN W. DANSHES AND SONIA DANSHES BY DEED DATED JUNE 3, 1981 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 5734 AT FOLIO 672 AND PART OF THAT LAND CONVEYED TO SONIA DANSHES, TRUSTEE OF THE RUBIN DANSHES QTIP TRUST BY DEED DATED JULY 23, 2002 AND RECORDED NOVEMBER 7, 2002 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 22172 AT FOLIO 561

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-24(E) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 164,607 SQUARE FEET OR 3.7788 ACRES, NONE OF WHICH IS TO BE DEDICATED TO PUBLIC USE.

09 MAR '09
DATE

FOR GUTSCHICK, LITTLE & WEBER, P.A.
DAVID SAMUEL WEBER
MD. REGISTRATION No. 10852

*SUBDIVISION RECORD PLAT*
*LOTS 11 THRU 17 AND*
*PARCEL 'D', BLOCK 'A'*

# *THE ORCHARDS OF SANDY SPRING*

*OLNEY ELECTION DISTRICT NO. 8*
*MONTGOMERY COUNTY, MARYLAND*
*SCALE: 1"=50'* *JANUARY 2009*

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL.: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

MNCPPC FILE No. 2-08207

FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS ONLY

| THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD | MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES | RECORDED: |
|---|---|---|
| Approved _____ | Approved _____ DATE | PLAT NO.: |
| CHAIRMAN / ASST. SECRETARY TREASURER | BY: _____ DIRECTOR | DRAWN BY: WEG<br>CHECKED BY: PNC |
| M.N.C.P.& P.C. RECORD FILE No. | | GLW FILE NO.: 06-067 |

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## OWNER'S CERTIFICATE

SONIA DANSHES, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, GRANTS TEMPORARY SLOPE EASEMENTS, TWENTY-FIVE (25) FEET WIDE ADJACENT, PARALLEL AND CONTIGUOUS TO THE RIGHT-OF-WAY LINE. SLOPE EASEMENTS SHALL AUTOMATICALLY BE EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ABUTTING THE ROAD HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY.

FURTHER, SONIA DANSHES GRANTS PUBLIC UTILITIES EASEMENTS (P.U.E.), AS SHOWN HEREON ADJACENT, CONTIGUOUS, PARALLEL AND CONCENTRIC TO THE RIGHT-OF-WAYS AND PROPERTY LINES, AS SHOWN HEREON, TO THE PARTIES NAMED IN THE DOCUMENT ENTITLED "TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, GRANTS TO MONTGOMERY COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS FOREVER EASEMENTS IN, ON, AND OVER THE LAND HEREIN IDENTIFIED AS THE PUBLIC IMPROVEMENTS EASEMENTS (P.I.E.) SHOWN HEREON WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THESE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC IMPROVEMENTS EASEMENT" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER AT FOLIO WHICH SAID TERMS ARE INCORPORATED HEREON BY THIS REFERENCE AND FURTHER ESTABLISHES AND GRANTS A COMMON ACCESS, MAINTENANCE AND UTILITY EASEMENT, AS SHOWN HEREON TO BENEFIT LOTS 9 & 10 AND PARCEL 'B', BLOCK "A", SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

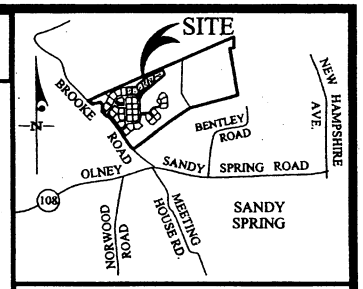
AS OWNER SONIA DANSHES OR HER SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS, TRUSTS, LIENS OR LEASES AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

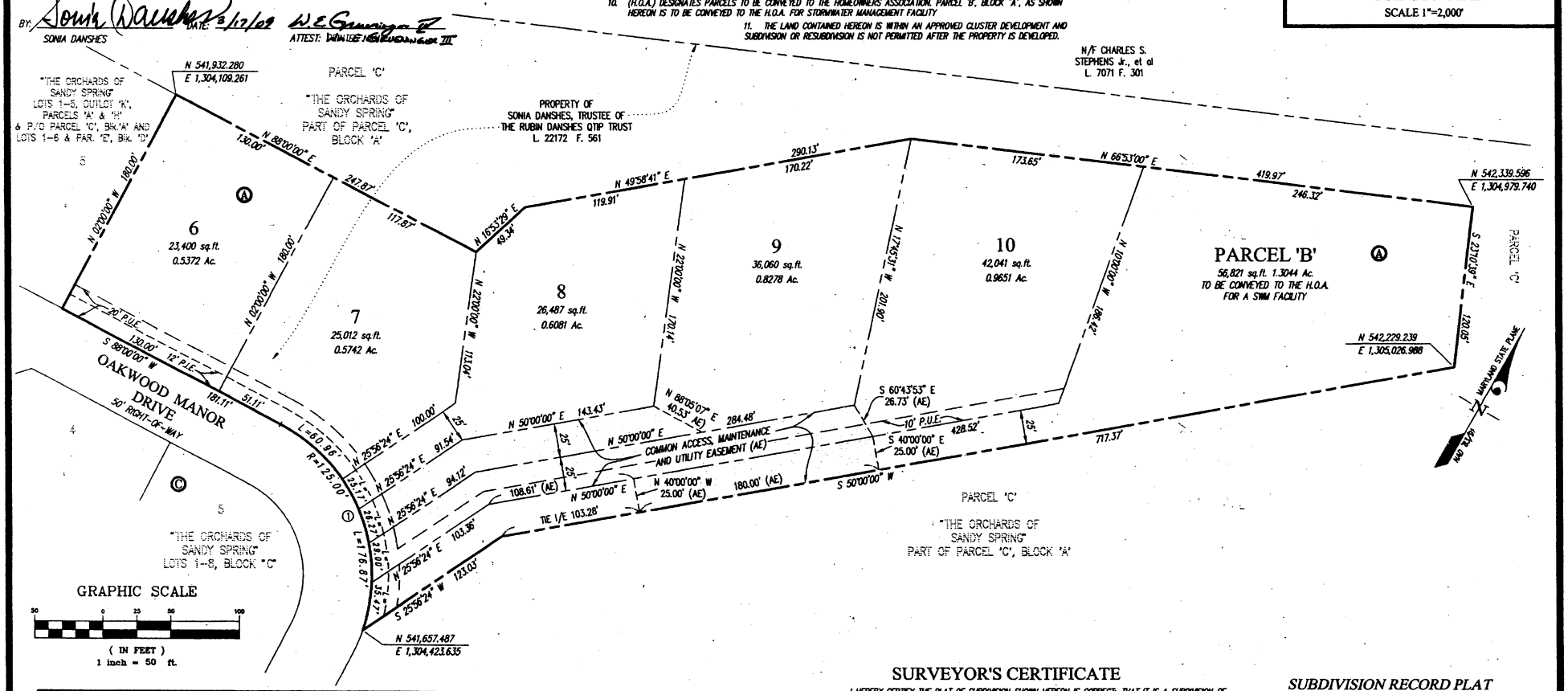
BY: Sonia Danshes DATE: 3/17/09 ATTEST: W.E. Gunsinger II
SONIA DANSHES DATA USE NEW ENGINEER III

1. 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.
2. 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.
3. PROPERTY MARKERS LOCATED IN THE FIELD MARKED THUS: ◎
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN.
5. THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 120050810 (FORMERLY 1-05081), ENTITLED DANSHES PROPERTY. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
6. DEVELOPMENT OF THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF SITE PLAN FILE NO. 820060160, ENTITLED "THE ORCHARDS OF SANDY SPRING" AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD.
7. THE PROPERTY SHOWN HEREON IS ZONED RNC AT THE TIME OF THIS SUBDIVISION AND LOCATED ON TAX MAP JT343
8. THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR COMMON OPEN SPACES RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND ON AUGUST 18, 2004 IN LIBER 28045 AT FOLIO 578.
9. THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR THE MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACES AND PRIVATE STORM DRAINS DATED AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER FOLIO
10. (H.O.A.) DESIGNATES PARCELS TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION. PARCEL 'B', BLOCK "A", AS SHOWN HEREON IS TO BE CONVEYED TO THE H.O.A. FOR STORMWATER MANAGEMENT FACILITY
11. THE LAND CONTAINED HEREON IS WITHIN AN APPROVED CLUSTER DEVELOPMENT AND SUBDIVISION OR RESUBDIVISION IS NOT PERMITTED AFTER THE PROPERTY IS DEVELOPED.

PLAT No.




VICINITY MAP
SCALE 1"=2,000'




GRAPHIC SCALE
50 0 25 50 100
( IN FEET )
1 inch = 50 ft.

### CURVE TABULATION

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|---|---|---|---|---|---|---|
| 1 | 125.00' | 176.87' | 106.89' | 162.48' | N 51°27'54" W | 81°04'13" |

### AREA TABULATION

| | |
|---|---|
| 5 LOTS | 153,000 sq.ft. |
| 1 PARCEL | 56,821 sq.ft. |
| STREET DEDICATION | 0 sq.ft. |
| TOTAL AREA OF PLAT | 209,821 sq.ft. |

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE PLAT OF SUBDIVISION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THAT LAND CONVEYED TO RUBIN W. DANSHES AND SONIA DANSHES BY DEED DATED JUNE 3, 1981 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 5734 AT FOLIO 672 AND BY DEED DATED MAY 15, 1984 AND RECORDED AMONG SAID LAND RECORDS IN LIBER 6440 AT FOLIO 897 AND PART OF THAT LAND CONVEYED TO SONIA DANSHES, TRUSTEE OF THE RUBIN DANSHES QTIP TRUST BY DEED DATED JULY 23, 2002 AND RECORDED NOVEMBER 7, 2002 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 22172 AT FOLIO 561

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-24(E) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 209,821 SQUARE FEET OR 4.8168 ACRES, NONE OF WHICH IS TO BE DEDICATED TO PUBLIC USE.

09 MAR '09
DATE

David S. Weber
FOR GUTSCHICK, LITTLE & WEBER, P.A.
DAVID SAMUEL WEBER
MD. REGISTRATION No. 10652

*SUBDIVISION RECORD PLAT*
*LOTS 6 THRU 10 AND*
*PARCEL 'B', BLOCK 'A'*

# *THE ORCHARDS OF SANDY SPRING*

*OLNEY ELECTION DISTRICT NO. 8*
*MONTGOMERY COUNTY, MARYLAND*
*SCALE: 1"=50'* *JANUARY 2009*


GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186


MNCPPC FILE No. 2-08208

FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS ONLY

| THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD | MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES | RECORDED: |
|---|---|---|
| Approved _____ | Approved _____ DATE | PLAT NO.: |
| CHAIRMAN / ASST. SECRETARY TREASURER | BY: _____ DIRECTOR | DRAWN BY: WEG<br>CHECKED BY: DWC<br>GLW FILE NO.: 06-067 |
| M.N.C.P.& P.C. RECORD FILE No. | | |

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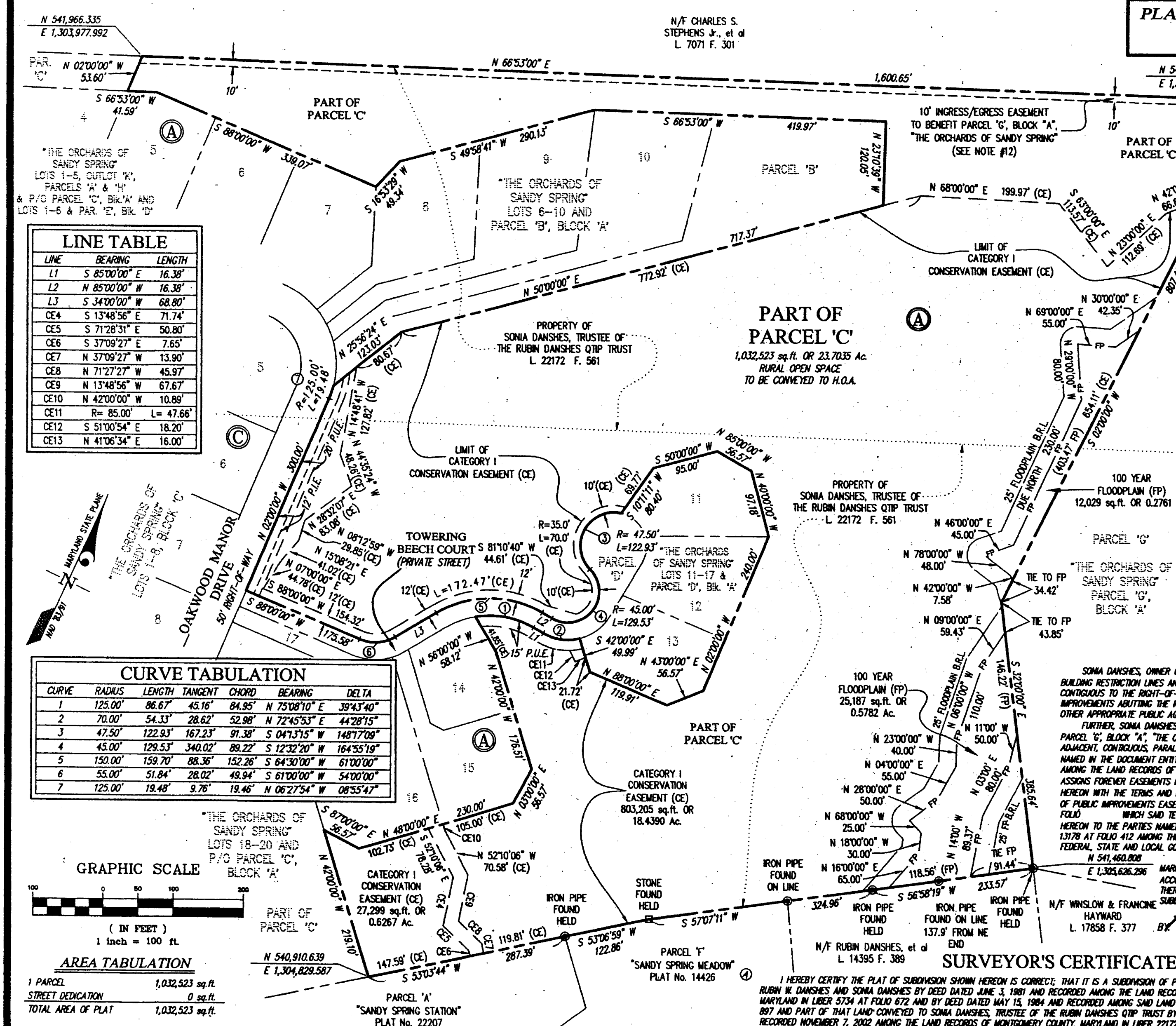


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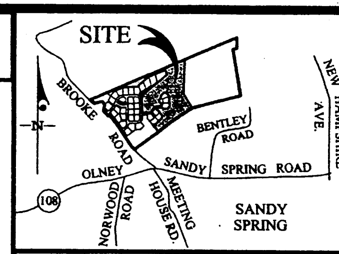


## VICINITY MAP

SCALE 1"=2,000'

1. 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.
2. 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.
3. PROPERTY MARKERS LOCATED IN THE FIELD MARKED THUS: ◉
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN.
5. THE PARCEL SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 120050810 (FORMERLY 1-05081), ENTITLED DANSHES PROPERTY. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
6. DEVELOPMENT OF THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF SITE PLAN FILE NO. 820060160, ENTITLED "THE ORCHARDS OF SANDY SPRING" AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD.
7. THE PROPERTY SHOWN HEREON IS ZONED RNC AT THE TIME OF THIS SUBDIVISION AND LOCATED ON TAX MAPS JT 342 & 343.
8. THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR COMMON OPEN SPACES RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND ON AUGUST 18, 2004 IN LIBER 28045 AT FOLIO 578.
9. THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR THE MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACES AND PRIVATE STORM DRAINS DATED AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER FOLIO
10. (H.O.A.) DESIGNATES PARCELS TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.
11. THE LAND CONTAINED HEREON IS WITHIN AN APPROVED CLUSTER DEVELOPMENT AND SUBDIVISION OR RESUBDIVISION IS NOT PERMITTED AFTER THE PROPERTY IS DEVELOPED.
12. PART OF PARCEL 'C' IS SUBJECT TO A 10' INGRESS/EGRESS EASEMENT TO BENEFIT PARCEL 'G', BLOCK 'A', THE ORCHARDS OF SANDY SPRING. SAID INGRESS/EGRESS EASEMENT IS HEREBY GRANTED TO PROVIDE ACCESS TO THE PUBLIC RIGHT-OF-WAY (BROOKE ROAD).
13. THE SOURCE OF THE 100 YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM A FLOODPLAIN STUDY BY GUTSCHICK, LITTLE & WEBER, P.A. DATED AUGUST 2005 (FP #220079), AND APPROVED BY MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES (DPS) IN A LETTER DATED SEPTEMBER 8, 2005. SHOWN HEREON THUS: ———— FP ————
14. PART OF PARCEL 'C', BLOCK 'A', SHOWN HEREON AS RURAL OPEN SPACE IS SUBJECT TO THE TERMS AND CONDITIONS OF A RURAL OPEN SPACE EASEMENT RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER AT FOLIO

## OWNER'S CERTIFICATE

SONIA DANSHES, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS TEMPORARY SLOPE EASEMENTS, TWENTY-FIVE (25) FEET WIDE ADJACENT, PARALLEL AND CONTIGUOUS TO THE RIGHT-OF-WAY LINE. SLOPE EASEMENTS SHALL AUTOMATICALLY BE EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ABUTTING THE ROAD HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY.

FURTHER, SONIA DANSHES GRANTS A 10' INGRESS/EGRESS EASEMENT, AS SHOWN HEREON ACROSS PART OF PARCEL 'C' TO BENEFIT PARCEL 'G', BLOCK "A", "THE ORCHARDS OF SANDY SPRING" AND GRANTS PUBLIC UTILITIES EASEMENTS (P.U.E.), AS SHOWN HEREON ADJACENT, CONTIGUOUS, PARALLEL AND CONCENTRIC TO THE RIGHT-OF-WAYS AND PROPERTY LINES, AS SHOWN HEREON, TO THE PARTIES NAMED IN THE DOCUMENT ENTITLED "TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, GRANTS TO MONTGOMERY COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS FOREVER EASEMENTS IN, ON, AND OVER THE LAND HEREIN IDENTIFIED AS THE PUBLIC IMPROVEMENTS EASEMENTS (P.I.E.) SHOWN HEREON WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THESE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC IMPROVEMENTS EASEMENT" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER AT FOLIO WHICH SAID TERMS ARE INCORPORATED HEREON BY THIS REFERENCE AND GRANTS CONSERVATION EASEMENTS, AS SHOWN HEREON TO THE PARTIES NAMED IN A DOCUMENT ENTITLED "CONSERVATION EASEMENT AGREEMENT, CATEGORY I" AS RECORDED IN LIBER 13178 AT FOLIO 412 AMONG THE LAND RECORDS OF SAID COUNTY. SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

AS OWNER SONIA DANSHES OR HER SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS, TRUSTS, LIENS OR LEASES AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

BY: *Sonia Danshes* DATE: 3/17/09 *W. E. Gauning Jr.*

SONIA DANSHES ATTEST: Wm. E. Gauning Jr.

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE PLAT OF SUBDIVISION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THAT LAND CONVEYED TO RUBIN W. DANSHES AND SONIA DANSHES BY DEED DATED JUNE 3, 1981 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 5734 AT FOLIO 672 AND BY DEED DATED MAY 15, 1984 AND RECORDED AMONG SAID LAND RECORDS IN LIBER 6440 AT FOLIO 897 AND PART OF THAT LAND CONVEYED TO SONIA DANSHES, TRUSTEE OF THE RUBIN DANSHES QTIP TRUST BY DEED DATED JULY 23, 2002 AND RECORDED NOVEMBER 7, 2002 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 22172 AT FOLIO 561

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-24(E) OF THE MONTGOMERY COUNTY CODE.

I HEREBY CERTIFY THAT THE LIMITS OF THE 100-YEAR FLOODPLAIN (FP), SHOWN HEREON IS AN ACCURATE REFLECTION AS TRANSFERRED FROM THE FLOODPLAIN STUDY REFERENCED ELSEWHERE ON THIS PLAT.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 1,032,523 SQUARE FEET OR 23.7035 ACRES, NONE OF WHICH IS TO BE DEDICATED TO PUBLIC USE.

09 MAR '09 *David Samuel Weber*

DATE

FOR GUTSCHICK, LITTLE & WEBER, P.A.
DAVID SAMUEL WEBER
MD. REGISTRATION No. 10852

## SUBDIVISION RECORD PLAT

## PART OF PARCEL 'C', BLOCK "A"

# THE ORCHARDS OF SANDY SPRING

OLNEY ELECTION DISTRICT NO. 8
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=100' JANUARY 2009

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

MNCPPC FILE No. 2-06209

## LINE TABLE

| LINE | BEARING | LENGTH |
|---|---|---|
| L1 | S 85°00'00" E | 16.38' |
| L2 | N 85°00'00" W | 16.38' |
| L3 | S 34°00'00" W | 68.80' |
| CE4 | S 13°48'56" E | 71.74' |
| CE5 | S 71°28'31" E | 50.80' |
| CE6 | S 37°09'27" E | 7.65' |
| CE7 | N 37°09'27" W | 13.90' |
| CE8 | N 71°27'27" W | 45.97' |
| CE9 | N 13°48'56" W | 67.67' |
| CE10 | N 42°00'00" W | 10.89' |
| CE11 | R= 85.00' | L= 47.66' |
| CE12 | S 51°00'54" E | 18.20' |
| CE13 | N 41°06'34" E | 16.00' |

## CURVE TABULATION

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|---|---|---|---|---|---|---|
| 1 | 125.00' | 86.67' | 45.16' | 84.95' | N 75°08'10" E | 39°43'40" |
| 2 | 70.00' | 54.33' | 28.62' | 52.98' | N 72°45'53" E | 44°28'15" |
| 3 | 47.50' | 122.93' | 167.23' | 91.38' | S 04°13'15" W | 148°17'09" |
| 4 | 45.00' | 129.53' | 340.02' | 89.22' | S 12°32'20" W | 164°55'19" |
| 5 | 150.00' | 159.70' | 88.36' | 152.26' | S 64°30'00" W | 61°00'00" |
| 6 | 55.00' | 51.84' | 28.02' | 49.94' | S 61°00'00" W | 54°00'00" |
| 7 | 125.00' | 19.48' | 9.76' | 19.46' | N 06°27'54" W | 08°55'47" |

GRAPHIC SCALE

( IN FEET )
1 inch = 100 ft.

## AREA TABULATION

| | |
|---|---|
| 1 PARCEL | 1,032,523 sq.ft. |
| STREET DEDICATION | 0 sq.ft. |
| TOTAL AREA OF PLAT | 1,032,523 sq.ft. |

FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS ONLY

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

Approved ______

______ CHAIRMAN ______ ASST. SECRETARY TREASURER

M.N.C.P.& P.C. RECORD FILE No.

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

Approved ______ DATE

BY: ______ DIRECTOR

RECORDED: ______
PLAT NO.: ______

DRAWN BY: WEG
CHECKED BY: PWC
GLW FILE NO.: 06-067

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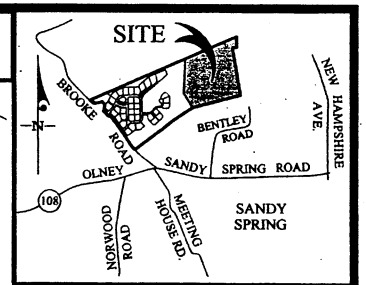
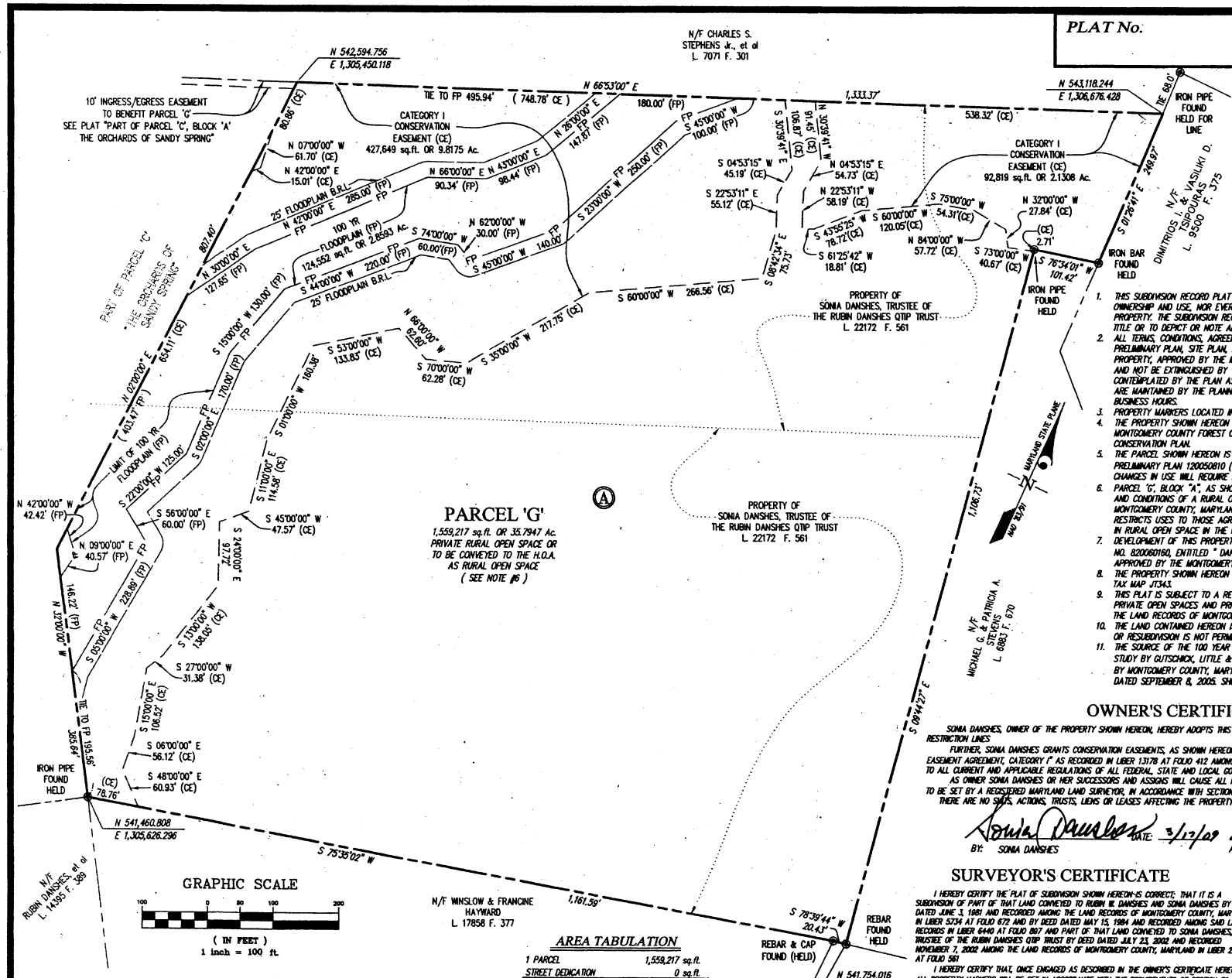
PLAT No.




VICINITY MAP
SCALE 1"=2,000'




FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS ONLY

1. 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.
2. 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.
3. PROPERTY MARKERS LOCATED IN THE FIELD MARKED THUS: ◉
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN.
5. THE PARCEL SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 120050810 (FORMERLY 1-05081), ENTITLED DANSHES PROPERTY. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
6. PARCEL 'G', BLOCK "A", AS SHOWN HEREON AS RURAL OPEN SPACE IS SUBJECT TO THE TERMS AND CONDITIONS OF A RURAL OPEN SPACE EASEMENT RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER AT FOLIO , WHICH ADDITIONALLY RESTRICTS USES TO THOSE AGRICULTURAL OR AGRICULTURAL-RELATED USES THAT ARE PERMITTED IN RURAL OPEN SPACE IN THE RNC ZONE.
7. DEVELOPMENT OF THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF SITE PLAN FILE NO. 820060160, ENTITLED " DANSHES PROPERTY" a.k.a. "THE ORCHARDS OF SANDY SPRING" AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD.
8. THE PROPERTY SHOWN HEREON IS ZONED RNC AT THE TIME OF THIS SUBDIVISION AND LOCATED ON TAX MAP JT343.
9. THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR THE MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACES AND PRIVATE STORM DRAINS DATED AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER FOLIO
10. THE LAND CONTAINED HEREON IS WITHIN AN APPROVED CLUSTER DEVELOPMENT AND SUBDIVISION OR RESUBDIVISION IS NOT PERMITTED AFTER THE PROPERTY IS DEVELOPED.
11. THE SOURCE OF THE 100 YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM A FLOODPLAIN STUDY BY GUTSCHICK, LITTLE & WEBER, P.A. DATED AUGUST 2005 (FP #220079), AND APPROVED BY MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES (DPS) IN A LETTER DATED SEPTEMBER 8, 2005. SHOWN HEREON THUS: ——— FP ———

## OWNER'S CERTIFICATE

SONIA DANSHES, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION AND ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES

FURTHER, SONIA DANSHES GRANTS CONSERVATION EASEMENTS, AS SHOWN HEREON TO THE PARTIES NAMED IN A DOCUMENT ENTITLED "CONSERVATION EASEMENT AGREEMENT, CATEGORY I" AS RECORDED IN LIBER 13178 AT FOLIO 412 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

AS OWNER SONIA DANSHES OR HER SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS, TRUSTS, LIENS OR LEASES AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

BY: SONIA DANSHES DATE: 3/12/09 ATTEST: Wm. E. Gruenwald II

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE PLAT OF SUBDIVISION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THAT LAND CONVEYED TO RUBIN W. DANSHES AND SONIA DANSHES BY DEED DATED JUNE 3, 1981 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 5734 AT FOLIO 672 AND BY DEED DATED MAY 15, 1984 AND RECORDED AMONG SAID LAND RECORDS IN LIBER 6440 AT FOLIO 897 AND PART OF THAT LAND CONVEYED TO SONIA DANSHES, TRUSTEE OF THE RUBIN DANSHES QTIP TRUST BY DEED DATED JULY 23, 2002 AND RECORDED NOVEMBER 7, 2002 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 22172 AT FOLIO 561

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-24(C) OF THE MONTGOMERY COUNTY CODE.

I HEREBY CERTIFY THAT THE LIMITS OF THE 100-YEAR FLOODPLAIN (FP), SHOWN HEREON IS AN ACCURATE REFLECTION AS TRANSFERRED FROM THE FLOODPLAIN STUDY REFERENCED ELSEWHERE ON THIS PLAT.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 1,559,217 SQUARE FEET OR 35.7947 ACRES, NONE OF WHICH IS TO BE DEDICATED TO PUBLIC USE.

09 MAR '09 DATE

FOR GUTSCHICK, LITTLE & WEBER, P.A.
DAVID SAMUEL WEBER
MD. REGISTRATION No. 10852

### AREA TABULATION

| | |
|---|---|
| 1 PARCEL | 1,559,217 sq.ft. |
| STREET DEDICATION | 0 sq.ft. |
| TOTAL AREA OF PLAT | 1,559,217 sq.ft. |

| THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD | MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES | RECORDED: |
|---|---|---|
| Approved | Approved DATE | PLAT NO.: |
| CHAIRMAN / ASST. SECRETARY TREASURER | BY: DIRECTOR | DRAWN BY: WEG / CHECKED BY: PNC / GLW FILE NO.: 06-067 |
| M.N.C.P.& P.C. RECORD FILE No. | | |

*SUBDIVISION RECORD PLAT*
*PARCEL 'G', BLOCK "A"*
*THE ORCHARDS OF SANDY SPRING*
*OLNEY ELECTION DISTRICT NO. 8*
*MONTGOMERY COUNTY, MARYLAND*
*SCALE: 1"=100' JANUARY 2009*

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3000 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

MNCPPC FILE No. 2-08210

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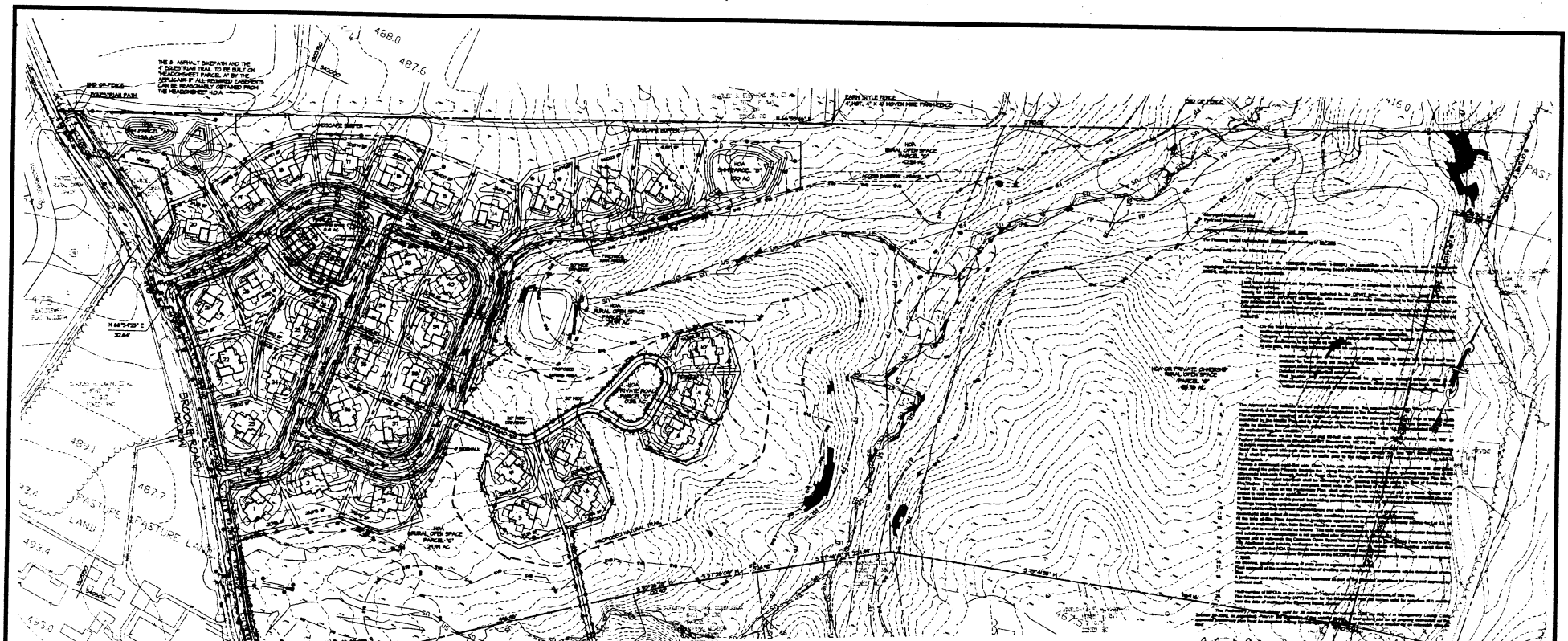
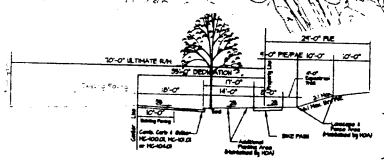
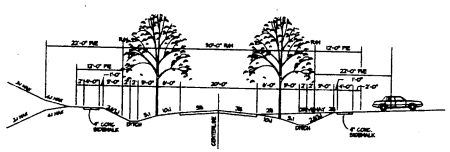



## BROOKE ROAD
## PRIMARY RESIDENTIAL ROAD - 70' ULTIMATE R.O.W.

CLOSED SECTION ROAD WITH BIKE PATH, EQUESTRIAN TRAIL, STREET TREES, AND ADDITIONAL PLANTING
MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
MODIFIED STANDARD NO. MC - 202.01
N.T.S.
Brooke Road From Southern Property Boundary to Public Road "B"

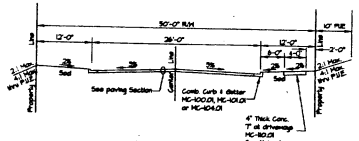



## TERTIARY RESIDENTIAL STREET - 50' R.O.W.

OPEN SECTION WITH MODIFIED DITCH AND STREET TREES
MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
MODIFIED STANDARD NO. MC - 261.01
N.T.S.
Public Road "AA" & "BB"

## BROOKE ROAD
## PRIMARY RESIDENTIAL ROAD - 70' ULTIMATE R.O.W.

OPEN SECTION WITH MODIFIED DITCH, BIKE PATH, STREET TREES, ADDITIONAL PLANTING
MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
MODIFIED STANDARD NO. MC - 202.04
N.T.S.
Brooke Road From Northern Property Boundary to Public Road "B"




## TERTIARY RESIDENTIAL STREET - 50' R.O.W.

CLOSED SECTION
MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
MODIFIED STANDARD NO. MC - 261.02
N.T.S.
Public Road "C"

## SITE DATA

| | |
|---|---|
| Site Area | 92.00 Ac. |
| Existing Zoning ... Rural Neighborhood Cluster | RNC |
| Development Type | MPDU Optional Method |
| Base Density Allowed | (Master Plan Limit) 55 Lots |
| Density Shown | 40 Lots |
| 6 MPDU's 1 Bonus Market Rate 33 Base Density | |
| MPDU's Required ... (12.5%) | 5 |
| MPDU's Shown ... (15.0%) 6 Lots 21-33 | 6 |
| Area in Greater Lots | 11.58 Ac. |
| Total Road Dedication | 5.06 Ac. |
| Rural Open Space Required ... (70%) | 64.40 Ac. |
| Rural Open Space Provided ... (73.9%) | 68.11 Ac. |
| Parcel C | 24.44 Ac. |
| Parcel D | 38.19 Ac. |
| Common Open Space Provided | 5.47 Ac. |
| Parcel E | 0.41 Ac. |
| Parcel F | 0.18 Ac. |
| SWM Parcel A | 1.58 Ac. |
| SWM Parcel B | 1.30 Ac. |
| Maximum Impervious Allowed in PMA area. (10% of 31.66 AC) | 3.16 Ac. |
| Impervious Area Shown ... (7.4%) | 2.28 Ac. |

## ZONING STANDARDS - SFD

| | |
|---|---|
| Minimum Lot Area Allowed | 4,000 sq. ft. |
| Minimum Lot Area Shown | 16,981 sq. ft. |
| Minimum Lot Width At Street Front | 25' |
| Building Setbacks Front BRL | 35' |
| Side BRL | 15' |
| Rear BRL ... (No lots abut adjacent parcels) | 10' |
| Maximum Building Height | 35' |
| Maximum Lot Coverage | 35% |
| Parking Required ... (2 spaces/lot) | 68 spaces |
| Parking Shown | 68 spaces |

## ZONING STANDARDS - SFA

| | |
|---|---|
| Minimum Lot Area Allowed | N/A |
| Minimum Lot Area Shown | 1,600 sq. ft. |
| Building Setbacks Front BRL (from street) | 15' |
| Side BRL | 0' |
| Rear BRL | N/A |
| Minimum Lot Width | N/A |
| Maximum Building Height | 35' |
| Maximum Lot Coverage | N/A |
| Parking Required ... (2 spaces/lot) | 12 spaces |
| Parking Shown | 18 spaces |

## GENERAL NOTES

1. OWNER:
   RUBIN S. DANSHES
   12224 ROCK MILL STREET
   SILVER SPRING, MARYLAND 20910
2. DEVELOPER:
   WINCHESTER HOMES
   6905 ROCKLEDGE DRIVE, SUITE 800
   BETHESDA, MARYLAND 20817
   TEL: 301-803-4800
3. BOUNDARY FROM BEST AVAILABLE PUBLIC RECORDS.
4. AERIAL TOPOGRAPHY BY: MCKENZIE AND SNYDER, DEC. 2004
5. THE SITE IS LOCATED IN THE HAWLINS RIVER WATERSHED. THIS AREA IS NOT A SPECIAL PROTECTION AREA. USE CLASS IV.
6. PROPOSED WATER AND SEWER SERVICE WILL BE PUBLIC. THE EXISTING WATER & SEWER CATEGORIES W-5, S-5. A CATEGORY CHANGE IS PENDING.
7. NRI/FSD BY: ENVIRONMENTAL SYSTEMS ANALYSIS INC., 4-03460R APPROVED: MAY 2003
   WETLAND DELINEATION BY: ENVIRONMENTAL SYSTEMS ANALYSIS, DEC. 2004.
8. THIS PROPERTY WILL BE SUBJECT TO A FOREST CONSERVATION PLAN.
9. DEVELOPMENT PROGRAM:
   THIS PLAN WILL BE DEVELOPED IN A SINGLE PHASE.
10. A TRAFFIC STUDY HAS BEEN PREPARED BY THE TRAFFIC GROUP, AND SUBMITTED JANUARY 2005.
11. THERE ARE NO KNOWN HISTORIC SITES ON THIS PROPERTY.
12. THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED SPECIES OCCURRING ON THIS PROPERTY.
13. ALL UTILITIES ARE CONCEPTUAL AND SUBJECT TO CHANGE. SEE APPROPRIATE FINAL UTILITY CONSTRUCTION PLANS.
14. HOUSE LOCATIONS, FOOTPRINTS, ORIENTATION AND GRADING ARE ILLUSTRATIVE AND WILL BE FINALIZED AT THE TIME OF BUILDING PERMIT BASED ON THE BUILDING STANDARDS ESTABLISHED AT SITE PLAN.

## RECREATION CALCULATIONS

HOUSING TYPE: 28 SFD's, Lots 20,000+ SF
8 SFD's, Lots 1,000 - 14,999 SF
6 TH Townhouses
40 Dills Total

DEMAND per 100 D.U.

| Required | Tots | Children | Teens | Adults | Seniors |
|---|---|---|---|---|---|
| SFD I | 10 | 30 | 22 | 55 | 8 |
| SFD II | 5 | 14 | 9 | 16 | 1 |
| TH | 11 | 22 | 19 | 29 | 1 |

DEMAND for Danshes Property

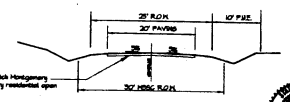
| Required | Tots | Children | Teens | Adults | Seniors |
|---|---|---|---|---|---|
| SFD I (10.28) | 2.80 | 7.70 | 5.52 | 22.10 | 2.08 |
| SFD II (0.08) | 1.04 | 1.12 | 2.00 | 2.24 | 0.08 |
| TH (0.24) | 1.03 | 1.53 | 1.44 | 1.74 | 0.12 |
| TOTAL | 4.86 | 9.44 | 8.80 | 26.08 | 2.28 |

SUPPLY for Danshes Property

| Provided | Tots | Children | Teens | Adults | Seniors |
|---|---|---|---|---|---|
| Pedestrian System | 0.41 | 1.12 | 1.18 | 11.60 | 1.62 |
| Natural Areas | 0.00 | 0.45 | 0.24 | 3.16 | 0.18 |
| Natural Trails | 0.24 | 0.56 | 1.33 | 5.87 | 0.54 |
| (3) Sitting Area | 2.00 | 2.00 | 3.00 | 10.00 | 4.00 |
| (1) Open Play Area II | 3.00 | 4.00 | 4.00 | 10.00 | 1.00 |
| TOTAL | 5.71 | 8.01 | 9.00 | 41.39 | 7.34 |
| PERCENTAGE | +0.23 | +0.86 | +0.20 | +0.23 | +3.78 |

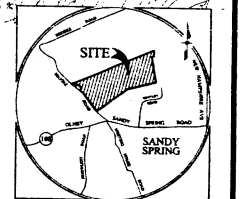
## LOT SIZE DIVERSITY

| LOT SIZE | NO. OF LOTS |
|---|---|
| UNDER 8,000 | 8 |
| 8,000 - 11,999 | 0 |
| 12,000 - 13,999 | 0 |
| 14,000 - 17,999 | 1 |
| 18,000 - 19,999 | 7 |
| 20,000 - 21,999 | 7 |
| 22,000 - 23,999 | 3 |
| 24,000 - 25,999 | 4 |
| 26,000 & OVER | 10 |




TYPICAL ROAD SECTION
## PRIVATE RESIDENTIAL STREET

Private drive to conform to Planning Board adopted "Guideline for Private Streets."
PRIVATE ROAD "D"




## VICINITY MAP
SCALE: 1" = 2,000'

## LEGEND

- EXISTING TOPOGRAPHY
- EXISTING TREE LINE
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- SVB — STREAM VALLEY BUFFER
- WB — WETLAND BUFFER
- 100 — 100 YR. FLOOD PLAIN
- PMA — PMA — PRIMARY MANAGEMENT AREA
- LIMIT OF DISTURBANCE
- 25% SLOPES
- PROPOSED CONTOURS

## ENGINEERS CERTIFICATE

I hereby certify that to the best of my knowledge, information and the belief that the plan shown hereon is true and correct, has been prepared in accordance with the regulations of Montgomery County, Maryland, and accurately has been accurately reproduced from available records.

Date

David L. Little
Professional Engineer
Maryland Reg. No. 04644

SCALE: 1" = 100'
0' 25' 50' 100' 200' 400'

PREPARED FOR:
WINCHESTER HOMES
6905 ROCKLEDGE DRIVE, SUITE 800
BETHESDA, MARYLAND 20817
301-803-4800
ATTN: MIKE LEMON

ELECTION DISTRICT No. 5

MONTGOMERY COUNTY, MARYLAND

**PRELIMINARY PLAN**

# DANSHES PROPERTY
**PARCELS 773 & 903**
23173/183 & 3134/422

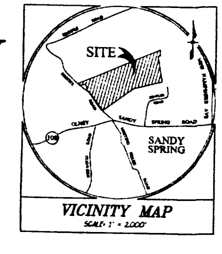
| SCALE | ZONING | G. L. W. FILE No. |
|---|---|---|
| 1"=100' | RNC | 00154 |
| DATE | TAX MAP - GRID | SHEET |
| FEB., 2005 | JT - 33 | 1 OF 1 |

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-562-1935 301-495-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\00154\PRELIM\00154PP1.dwg DES. KAF DWN JRS CHK KAF

| DATE | REVISION | BY | APPR. |
|---|---|---|---|
| 1.13.05 | REVISED PER FINAL DEPARTMENT COMMENTS, AND REVISED STREET SECTIONS | RLG | KAF |
| 10.27.05 | RUSSE PLAN NOTES | KAF | |
| 8-11-03 | Revised per DRC & Agency comments | KAF | |
| 4.17.03 | REVISED PER DRC COMMENTS | JRS | KAF |

# THE ORCHARDS OF SANDY SPRING
## (DANSHES PROPERTY)
## CERTIFIED SITE, LANDSCAPE & LIGHTING PLANS
### LOTS 1-20, BLOCK "A", LOTS 1-6, BLOCK "B", LOTS 1-8 BLOCK "C", LOTS 1-6 BLOCK "D"
### PARCELS A-H, J & K
### 820060160




VICINITY MAP
SCALE: 1" = 2,000'

NOTES

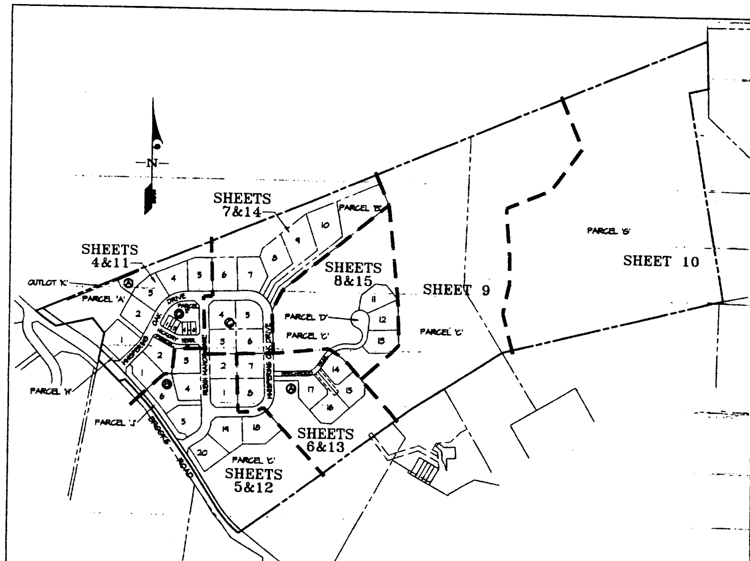
1. OWNER/DEVELOPER: SONIA DANSHES, 2229 RICHLAND STREET, SILVER SPRING, MARYLAND 20910
2. BOUNDARY SURVEY BY GLW, OCTOBER 2005
3. AERIAL TOPOGRAPHY BY: McKENZIE AND SNYDER, DECEMBER 2004
4. THE SITE AREA IS LOCATED IN THE HAWLINGS RIVER WATERSHED. THIS AREA IS NOT A SPECIAL PROTECTION AREA. USE CLASS IV.
5. PROPOSED WATER AND SEWER SERVICE WILL BE PUBLIC. THE EXISTING WATER & SEWER CATEGORIES: W-3, S-3.
6. NRI/FSD BY: ENVIRONMENTAL SYSTEMS ANALYSIS INC., 4-05140R APPROVED: MAY 2005
7. WETLAND DELINEATION BY: ENVIRONMENTAL SYSTEMS ANALYSIS INC. DECEMBER 2004
8. PRELIMINARY PLAN 1-05081 APPROVAL IS PENDING.
9. DEVELOPMENT PROGRAM: THIS PLAN WILL BE DEVELOPED IN ONE PHASE.
10. ALL UTILITIES ARE CONCEPTUAL AND SUBJECT TO CHANGE. SEE APPROPRIATE APPROVED UTILITY DRAWINGS.
11. A TRAFFIC STUDY HAS BEEN PREPARED BY THE TRAFFIC GROUP, AND SUBMITTED JANUARY 2005.
12. THERE ARE NO KNOWN HISTORIC SITES ON THIS PROPERTY.
13. THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED SPECIES OCCURRING ON THIS PROPERTY.
14. M-NCPPC STAFF MUST INSPECT TREE-SAVE AREAS AND PROTECTION DEVICES PRIOR TO CLEARING AND GRADING. A PARKS DEPARTMENT INSPECTOR MUST BE AT THE PRE-CONSTRUCTION MEETING FOR ENCROACHMENTS INTO THE PARK PROPERTY.
15. INSPECTION SCHEDULE: APPLICANT SHALL SEND WRITTEN NOTICE TO M-NCPPC STAFF AND MCDPS SEDIMENT CONTROL STAFF PRIOR TO CLEARING AND GRADING.
    1. APPLICANT SHALL CONDUCT A PRECONSTRUCTION MEETING WITH M-NCPPC STAFF AND MCDPS SEDIMENT CONTROL STAFF PRIOR TO CLEARING AND GRADING.
    2. AT 70% OCCUPANCY.
    3. AT 100% OCCUPANCY.
16. HOUSE LOCATIONS, FOOTPRINTS, ORIENTATION, IMPERVIOUS COVERAGE AND FINE GRADING ARE ILLUSTRATIVE AND WILL BE FINALIZED AT THE TIME OF BUILDING PERMIT BASED ON THE BUILDING STANDARDS ESTABLISHED IN THIS SITE PLAN.
17. STREET TREE AND LIGHTING LOCATIONS SHOWN WITHIN THE PUBLIC RIGHTS-OF-WAY ARE CONCEPTUAL AND SUBJECT TO CHANGE AT THE TIME OF FINAL STREET TREE AND LIGHTING APPROVAL BY MCDPW&T.

DEVELOPMENT PROGRAM

I. APPLICANT SHALL COMPLETE THE FOLLOWING SITE PLAN ELEMENTS PRIOR TO ANY CLEARING OR GRADING.
   A. PRE-CONSTRUCTION MEETING WITH M-NCPPC STAFF AND MCDPS SEDIMENT CONTROL STAFF.

II. APPLICANT WILL COMPLETE THE FOLLOWING SITE PLAN ELEMENTS AS BUILDING COMPLETION DICTATED, OR AS NOTED.
   A. CLEARING AND GRADING SHALL CORRESPOND TO THE CONSTRUCTION PHASING, TO MINIMIZE SOIL EROSION.
   B. EACH SECTION OF THE DEVELOPMENT SHALL BE PROVIDED WITH ALL ROADS NECESSARY FOR BUILDING CONSTRUCTION.
   C. STREET TREE PLANTING SHALL PROGRESS AS STREET CONSTRUCTION IS COMPLETED, BUT NO LATER THAN SIX MONTHS AFTER COMPLETION OF THE UNITS ADJACENT TO THOSE STREETS.
   D. PEDESTRIAN PATHWAYS ASSOCIATED WITH EACH STREET SHALL BE COMPLETED AS CONSTRUCTION OF EACH STREET IS COMPLETED.
   E. ON-SITE LANDSCAPING AND SIDEWALKS SHALL BE INSTALLED ALONG WITH THE CONSTRUCTION OF UNITS BUT NO LATER THAN SIX MONTHS FOLLOWING COMPLETION OF ADJACENT UNITS.

III. ALL RETAINING WALLS, SIDEWALKS WITHIN THE PUBLIC RIGHTS-OF-WAY, COMMUNITY-WIDE PATHWAYS, THE EIGHT-FOOT-WIDE BIKE PATH, THE FOUR-FOOT-WIDE EQUESTRIAN PATH, AND RECREATIONAL FACILITIES SHALL BE COMPLETED PRIOR TO ISSUANCE OF THE 34TH BUILDING PERMIT (85% OF THE PROJECT) FOR THE PROPOSED UNITS.




KEY MAP
SCALE: 1" = 250'

DATA TABLE (RNC ZONE)

| Development Standard | Required/Permitted Zoning Ordinance | Approved by Planning Board for Site Plan 820060160 and Binding on Applicant |
|---|---|---|
| Gross Tract Area (Ac./s.f.) | 10 Acres Minimum | 92.00 Acres |
| Development Density | 0.35 DU/Ac. + Density Bonus; Maximum 39 DU + Density Bonus * | 0.43 DU/Ac.; 40 DU; 34 single-family detached units and 6 MPDUs for a total of 40 units |
| Density Bonus | — | 7 DU (17.9%) |
| MPDUs | 6 MPDU (14.29% x 40 DU = 5.7 MPDU) | 6 MPDU; 6 MPDU / 40 DU = 15.0% |
| Minimum Lot Area: SF Attached; SF Detached | Not specified; 4,000 sq.ft. | 1,000 sq.ft.; 18,000 sq.ft. |
| Minimum Lot Width: SF Attached At Street Front | Not specified | 16' |
| SF Detached At Street Front (Public or Private) | 25' | 25' |
| Minimum Building Setbacks: SF Attached: From Public Street; From - Side (End Unit); From - Rear/Front | 15'; 5'; 0' | 15'; 5'; 10' |
| SF Detached: From Public Street; From Private Street; From - Side; From - Rear | 15'; Not specified; 8'; 0' | 15'; 15'; 8'; 20' |
| Accessory Building | 5' for rear and side yards and 60' from the street | 5' for rear and side yards and 60' from the street (Public or Private) |
| Maximum Building Height: Main Dwelling; Accessory Building | 35'; Not specified | 35' **; 25' |
| Maximum Building Coverage: SF Attached; SF Detached | Not Specified; 35% | 60%; 35% |
| Rural Open Space: Parcel C; Parcel G | 70% (64.46 Acres); —; — | 71.8% (66.10 Acres); 30.32 Acres; 35.78 Acres |
| Common Open Space: Parcel E; Parcel F; Parcel H; Parcel J; SWM Parcel A; SWM Parcel B | Not Specified; —; —; —; —; —; — | 4.32% (3.98 Acres); 0.45 Acres; 0.12 Acres; 0.06 Acres; 0.55 Acres; .32 Acres; .30 Acres |
| Impervious Area in PMA | 10% (8.16 Acres) (81.66 Ac. x 10% = 8.16 Ac.) | 10% Maximum Shown *** |
| Parking | 2 spaces per DU | 2 spaces per DU (40 DU x 2 sp/DU = 80 spaces) |

* According to MC Zoning Code Section 25A-5

** Building height as measured either from the level of approved street grade opposite the middle front of a building or the average grade in front of the building to the highest point of roof surface of a flat roof; to the mean height level between eaves and ridge of a gable, hip, mansard, or gambrel roof; street grade and as referenced in the building height table and on the site plans. See Building Height Data Table on this Sheet.

*** Final impervious area to be determined at building permit up to a maximum of 10% within the PMA area.

LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED LIGHT
- PROPOSED SPOT GRADE
- PROPOSED STORM DRAIN, SEWER & WATER
- STEEP SLOPES
- EXISTING TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING STRUCTURES
- PROPOSED PAVING
- PROPOSED SIDEWALKS
- FLOOD PLAIN
- STREAM VALLEY BUFFER
- LIMIT OF DISTURBANCE
- WETLANDS/WETLANDS BUFFER
- PROPOSED TREES & SHRUBS
- PROPOSED STRUCTURE

SHEET SCHEDULE

| SHEET No. | TITLE |
|---|---|
| 1 | COVER SHEET |
| 2 | APPROVAL SHEET |
| 3 | COMPOSITE SITE PLAN |
| 4-10 | SITE PLANS |
| 11-15 | LANDSCAPE PLANS |
| 16-19 | DETAIL SHEETS |
| 20 | LIGHTING PLAN |

BUILDING HEIGHT DATA TABLE*

| LOT No. | ℄ STATION | ℄ ELEV. / RD NAME OR AVG. GRADE | BUILDING HEIGHT |
|---|---|---|---|
| 1A | N/A | 484.2 / AVG. GRADE | 35' |
| 2A | N/A | 490.3 / AVG. GRADE | 35' |
| 3A | N/A | 492.5 / AVG. GRADE | 35' |
| 4A | N/A | 492.3 / AVG. GRADE | 35' |
| 5A | N/A | 492.2 / AVG. GRADE | 35' |
| 6A | N/A | 490.2 / AVG. GRADE | 35' |
| 7A | N/A | 486.2 / AVG. GRADE | 35' |
| 8A | N/A | 484.2 / AVG. GRADE | 35' |
| 9A | N/A | 478.2 / AVG. GRADE | 35' |
| 10A | N/A | 486.5 / AVG. GRADE | 35' |
| 11A | N/A | 460.2 / AVG. GRADE | 35' |
| 12A | N/A | 460.2 / AVG. GRADE | 35' |
| 13A | N/A | 464.2 / AVG. GRADE | 35' |
| 14A | N/A | 472.5 / AVG. GRADE | 35' |
| 15A | N/A | 472.5 / AVG. GRADE | 35' |
| 16A | N/A | 474.2 / AVG. GRADE | 35' |
| 17A | N/A | 478.2 / AVG. GRADE | 35' |
| 18A | N/A | 486.3 / AVG. GRADE | 35' |
| 19A | N/A | 490.5 / AVG. GRADE | 35' |
| 20A | N/A | 484.2 / AVG. GRADE | 35' |
| 1B | N/A | 492.5 / AVG. GRADE | 35' |
| 2B | N/A | 486.3 / AVG. GRADE | 35' |
| 3B | N/A | 494.5 / AVG. GRADE | 35' |
| 4B | N/A | 492.5 / AVG. GRADE | 35' |
| 5B | N/A | 486.3 / AVG. GRADE | 35' |
| 6B | N/A | 486.3 / AVG. GRADE | 35' |
| 1C | 17+54.34 | 488.73 / WHISPERING OAK DR. | 35' |
| 2C | N/A | 490.5 / AVG. GRADE | 35' |
| 3C | N/A | 492.5 / AVG. GRADE | 35' |
| 4C | N/A | 488.5 / AVG. GRADE | 35' |
| 5C | N/A | 480.3 / AVG. GRADE | 35' |
| 6C | N/A | 481.0 / AVG. GRADE | 35' |
| 7C | N/A | 486.3 / AVG. GRADE | 35' |
| 8C | 15+12.08 | 488.42 / WHISPERING OAK DR. | 35' |
| 1D | 0+64 | 487.48 / HICKORY TERR. | 35' |
| 2D | 0+80 | 487.75 / HICKORY TERR. | 35' |
| 3D | 0+96 | 488.05 / HICKORY TERR. | 35' |
| 4D | 1+90.84 | 484.86 / HICKORY TERR. | 35' |
| 5D | 2+06.84 | 489.94 / HICKORY TERR. | 35' |
| 6D | 2+22.84 | 490.21 / HICKORY TERR. | 35' |

* FINAL BUILDING HEIGHT TO BE DETERMINED AT BUILDING PERMIT WITH A MAXIMUM BUILDING HEIGHT OF 35'.

RECREATION CALCULATIONS

| | Tots | Children | Teens | Adults | Seniors |
|---|---|---|---|---|---|
| DEMAND per 100 D.U. Required | | | | | |
| SFD I (20,000+ sq.ft.) | 10.00 | 20.00 | 22.00 | 55.00 | 8.00 |
| SFD II (7,000 to 19,999 sq.ft.) | 13.00 | 24.00 | 25.00 | 106.00 | 11.00 |
| TH | 17.00 | 22.00 | 18.00 | 129.00 | 7.00 |
| DEMAND for 40 D.U. Required | | | | | |
| SFD I (26 units) | 2.60 | 5.20 | 5.52 | 22.10 | 2.08 |
| SFD II (8 units) | 1.04 | 1.92 | 2.00 | 8.84 | 0.88 |
| TH (6 units) | 1.02 | 1.32 | 1.08 | 7.74 | 0.42 |
| TOTAL DEMAND | 4.66 | 8.44 | 8.60 | 38.68 | 3.38 |
| SUPPLY ON-SITE Required | | | | | |
| Pedestrian System | 0.47 | 1.69 | 1.72 | 17.41 | 1.52 |
| Nature Trail | 0.24 | 0.86 | 1.38 | 5.87 | 0.54 |
| Picnic/Sitting Area (2) | 2 | 2 | 3 | 10 | 4 |
| Open Play Area II | 3 | 4 | 4 | 10 | 1 |
| TOTAL SUPPLY | 5.71 | 8.55 | 10.08 | 43.28 | 7.06 |
| PERCENTAGE | 110.4% | 101.2% | 116.4% | 111.8% | 208.4% |

NOTE: RECREATIONAL DEMAND IS MET ON-SITE

LOT SIZE DIVERSITY

| Lot Size (sf) | No. of Lots |
|---|---|
| Under 8,000 | 6 |
| 8,000 - 11,999 | 0 |
| 12,000 - 15,999 | 0 |
| 16,000 - 17,999 | 1 |
| 18,000 - 19,999 | 13 |
| 20,000 - 21,999 | 7 |
| 22,000 - 23,999 | 5 |
| 24,000 - 25,999 | 4 |
| 26,000 and Over | 4 |

OWNER/DEVELOPER'S CERTIFICATION

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF SITE PLAN 820060160 INCLUDING APPROVAL CONDITIONS, THE DEVELOPMENT PROGRAM AND CERTIFIED SITE PLAN.

BY: Sonia Danshes [signature] DATE: 7-18-2007

Sonia Danshes

PROFESSIONAL ENGINEER'S CERTIFICATION

THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE SITE PLANS HEREIN CONFORM TO THE STANDARDS OF THE ZONE, AND THE PLANNING BOARD SITE PLAN OPINION. IN ADDITION, THE SITE PLANS ARE CONSISTENT WITH THE DATA TABLE PROVIDED ON THE COVER SHEET. 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. [illegible], EXPIRATION DATE: May 28, 2009.

10/8/07 [signature]
Date — David L. Little, P.E.

DPS/M-NCP&PC DEVELOPMENT PROGRAM INSPECTION SCHEDULE

| APPROVAL SIGNATURE | DATE | TASK PERFORMED |
|---|---|---|
| | | PRE-CONSTRUCTION MEETING |
| | | LANDSCAPING |
| | | LIGHTING |
| | | RECREATION |
| | | PARKWAYS SF BIKEPATH, EQUESTRIAN TRAIL, 4' NATURAL SURFACE TRAIL |
| | | FENCING / RETAINING WALLS |

M-NCPPC APPROVAL STAMP
APPROVED CERTIFIED SITE PLAN
FILE NO. 820060160
MONTGOMERY COUNTY PLANNING BOARD
[signature] 10-29-07
CHAIRMAN OR DESIGNEE — DATE

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866

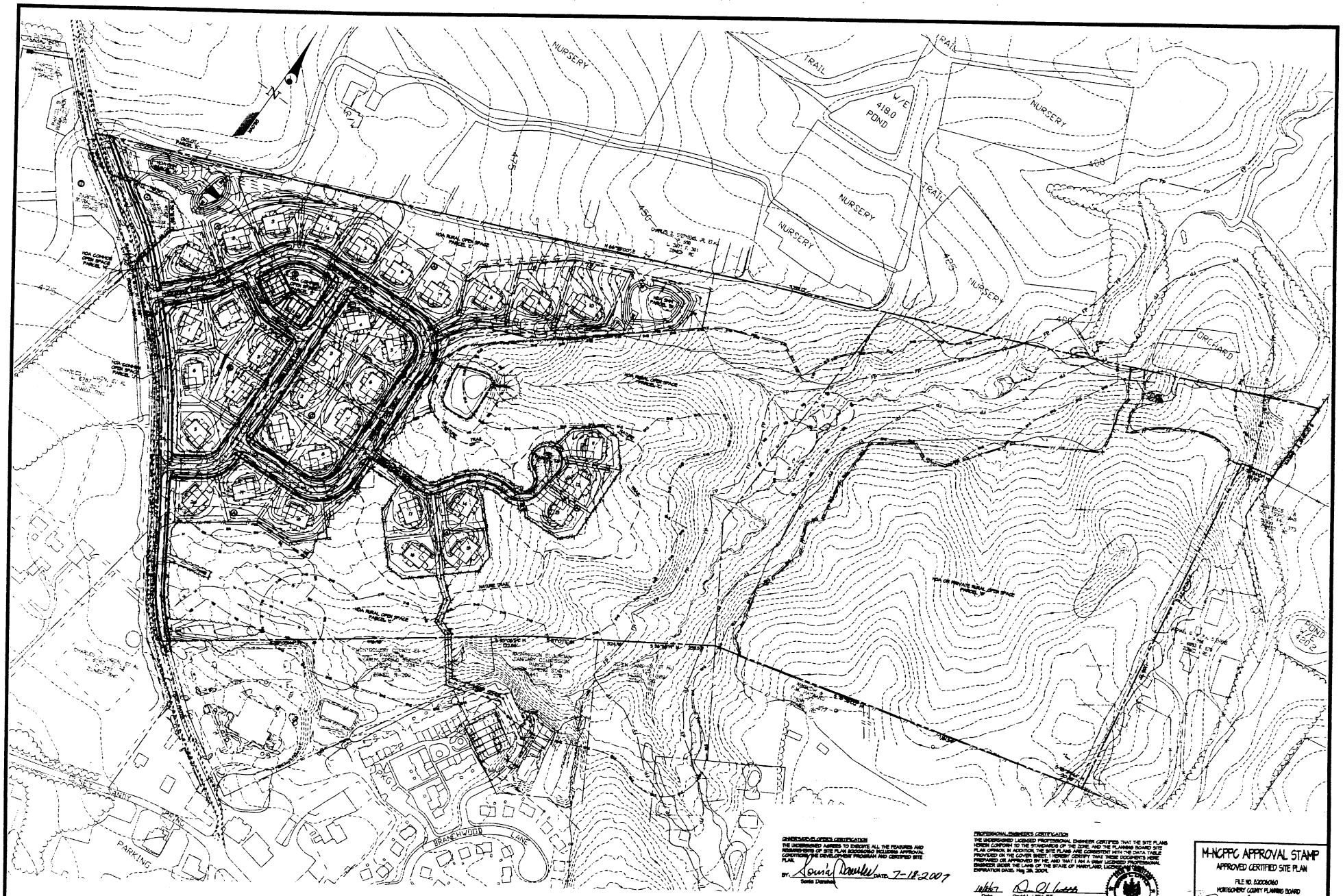
| DATE | REVISION | BY | APPR. |
|---|---|---|---|
| 9/18/07 | Revise Signature Set per M-NCPPC Comments | KAF | KAF |
| 07/09/07 | SIGNATURE SET | RLG | KAF |
| 03/27/06 | REVISED LAYOUT AND GRADING | RLG | KAF |

DES. KAF | DRN. RLG | CHK. KAF

PREPARED FOR:
SONIA DANSHES
2229 RICHLAND STREET
SILVER SPRING, MD
20910

COVER SHEET
THE ORCHARDS OF SANDY SPRING
LOTS 1-20, BLOCK "A", LOTS 1-6, BLOCK "B", LOTS 1-8, BLOCK "C", LOTS 1-6 BLOCK "D"
PARCELS A-H, J & K
OLNEY ELECTION DISTRICT No. 8 — MONTGOMERY COUNTY, MARYLAND

| SCALE | ZONING | G. L. W. FILE No. |
|---|---|---|
| AS SHOWN | RNC | 00154 |
| DATE | TAX MAP - GRID | SHEET |
| FEB., 2006 | JT - 33 | 1 OF 20 |




**OWNER/DEVELOPER CERTIFICATION**

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF SITE PLAN #920060060 INCLUDING APPROVAL CONDITIONS, THE DEVELOPER PROGRAM AND CERTIFIED SITE PLAN.

BY: Sonia Danshes DATE: 7-18-2007
Sonia Danshes

**PROFESSIONAL ENGINEER'S CERTIFICATION**

THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE SITE PLANS HEREIN CONFORM TO THE STANDARDS OF THE ZONE, AND THE PLANNING BOARD SITE PLAN OPINION. IN ADDITION, THE SITE PLANS ARE CONSISTENT WITH THE DATA TABLE PROVIDED ON THE COVER SHEET. 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. 15826 EXPIRATION DATE: May 28, 2008.

10/26/07
Date

David L. Little, P.E.

**M-NCPPC APPROVAL STAMP**

APPROVED CERTIFIED SITE PLAN

FILE NO. 920060060

MONTGOMERY COUNTY PLANNING BOARD

CHAIRMAN OR DESIGNEE — DATE: 10-29-07

**GLW GUTSCHICK LITTLE & WEBER, P.A.**

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3000 ROSSMORE DRIVE - SUITE 200 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866

L:\CAD\DRAWINGS\00154\SITE PLAN\00154CSP3C.dwg | DES. KAF | DRN. RLG | CHK. KAF

| DATE | REVISION | BY | APPR. |
|---|---|---|---|
| 9/18/07 | Revise Signature Set per M-NCPPC Comments | KAF | KAF |
| 07/02/07 | SIGNATURE SET | RLG | KAF |
| 03/27/06 | REVISED LAYOUT AND GRADING | RLG | KAF |

SCALE: 1" = 100'
0' 50' 100' 200' 400'

PREPARED FOR:
SONIA DANSHES
2229 RICHLAND STREET
SILVER SPRING, MD
20910

COMPOSITE SITE PLAN

# THE ORCHARDS OF SANDY SPRING

**LOTS 1-20, BLOCK "A", LOTS 1-6, BLOCK "B", LOTS 1-8, BLOCK "C", LOTS 1-6 BLOCK "D"**
PARCELS A-E, F & K

OLNEY ELECTION DISTRICT No. 8 — MONTGOMERY COUNTY, MARYLAND

| SCALE | ZONING | G. L. W. FILE No. |
|---|---|---|
| 1"=100' | RNC | 00154 |
| DATE | TAX MAP - GRID | SHEET |
| FEB., 2006 | JT - 33 | 3 OF 20 |