



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


MCPB
Item # 1B
11/4/10

MEMORANDUM

DATE: October 26, 2010

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 November 4, 2010

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:

220100210 – 220100230 **Fairwood Crossing at Blackburn Village**
220100510 **Glen Vista**
220100840 **Takoma Park**
220101050 **Holly Hill**

Plat Name: Fairwood Crossing at Blackburn Village
Plat #: 220100210 - 220100230

Location: Located on the east side of Columbia Pike (US 29), 150 feet north of Blackburn Road

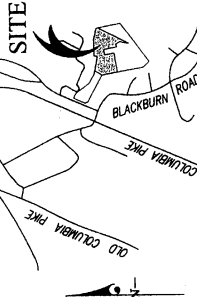
Master Plan: Fairland

Plat Details: R-90/TDR zone; 63 lots, 5 parcels
Community Water, Community Sewer

Applicant: Gudmar BB, LLC

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. 120070260 (MCPB Resolution 07-149) and with Site Plan No. 820080090 (MCPB Resolution 08-104), 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.

PLAT NO. 29



VICINITY MAP
SCALE 1" = 2,000'

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	24.00'	17.51'	9.17'	17.13'	S 59°05'50" W	9°14'37"
2	24.00'	22.48'	12.14'	21.67'	N 36°18'44" W	53°39'45"
3	24.00'	17.51'	9.17'	17.13'	S 79°05'30" E	1°10'07"
4	306.58'	62.72'	31.46'	62.63'	S 76°30'18" E	11°00'15"
5	80.00'	48.58'	25.50'	48.60'	N 27°40'44" W	35°21'46"

THE TOPS FOR THIS SUBDIVISION HAVE BEEN TRANSFERRED IN ACCORDANCE WITH THE DEED OF TRANSFER OF DEVELOPMENT RIGHTS WITH:

No. of D/R's	RECORDED BY	NO. OF D/R'S	RECORDED BY
3	LIBER 2181 FOLD 688	3	LIBER 2181 FOLD 688
1	LIBER 3852 FOLD 441	1	LIBER 3852 FOLD 441
10-6940	10-6940	10-6940	10-6940
10-6942	10-6942	10-6942	10-6942

COMMON ACCESS EASEMENT

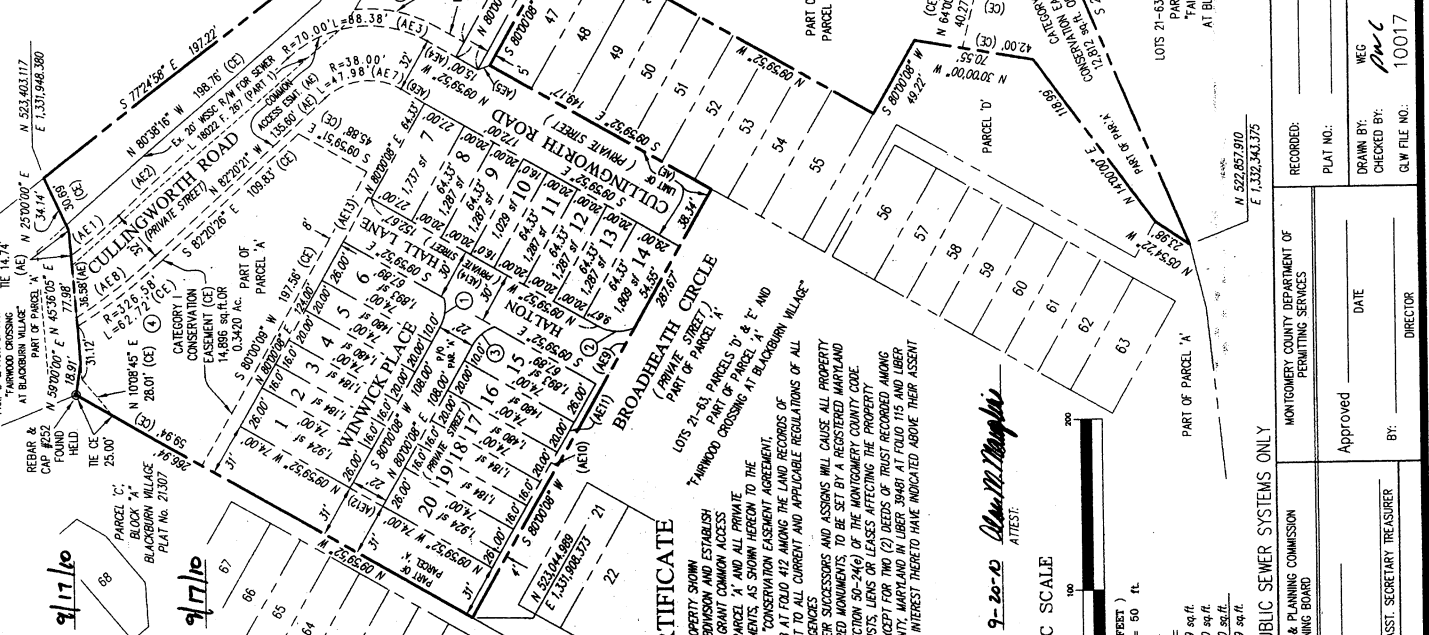
LINE	BEARING	DIST.
A1	R=290.00'	38.72'
A2	S 78°42'43" E	35.69'
A3	R=10.00'	88.38'
A4	S 45°10'06" E	19.13'
A5	S 05°59'52" E	17.56'
A6	N 07°38'37" W	16.31'
A7	R=30.00'	41.98'
A8	R=32.00'	58.49'
A9	S 52°05'42" E	14.30'
A10	N 15°16'06" E	49.41'

COMMON ACCESS EASEMENT

LINE	BEARING	DIST.
A1	S 80°00'00" E	4.00'
A2	N 09°59'52" E	53.00'
A3	N 09°59'52" E	22.00'
A4	S 80°00'00" E	30.00'
A5	N 09°59'52" E	15.617'
A6	N 09°59'52" E	15.617'

COMMON ACCESS EASEMENT

LINE	BEARING	DIST.
A1	R=80.00'	191.38'
A2	S 81°05'36" W	185.52'
A3	N 81°05'36" E	185.52'
A4	R=80.00'	191.38'



OWNER'S CERTIFICATE

ASSENT TO THIS PLAT OF SUBDIVISION FOR: GUMBAR, LLC (L. 39481 F. 115)

DATE: 9/17/10

BY: *Philip M. Douglas*
Philip M. Douglas, Trustee

OWNER'S CERTIFICATE

GUMBAR, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADopts THIS PLAT OF SUBDIVISION AND ESTABLISHES THE MINIMUM BUILDING RESTRICTIONS, GRANT COMMON ACCESS EASEMENTS, AS SHOWN HEREON, GRANT COMMON ACCESS EASEMENTS AND GRANT COMMON ACCESS EASEMENTS, AS SHOWN HEREON, IN CONNECTION WITH THIS PLAT OF SUBDIVISION. THE PARTIES IN INTEREST HERETO HAVE INDICATED ABOVE THEIR ASSENT TO THIS PLAT OF SUBDIVISION.

FOR: GUMBAR, LLC
BY: GUMBAR, LLC, ITS SOLE MEMBER
Philip M. Douglas
Philip M. Douglas, Trustee

OWNER'S CERTIFICATE

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 ZONING AND ORDINANCES AND WHICH IS TO BE DEDICATED TO PUBLIC USE.

DATE: 07/09/2010

DAVID SHAUER, WEBER & WEBER, P.A.
MD. REGISTRATION NO. 10052

FOR: GUMBAR, LLC
BY: GUMBAR, LLC, ITS SOLE MEMBER
Philip M. Douglas
Philip M. Douglas, Trustee

AREA TABULATION

20 LOTS	28,298 sq ft
2 PARCELS (PAR. C & P/O A)	175,520 sq ft
STREET DEDICATION	0.00 sq ft
TOTAL AREA OF PLAT	204,819 sq ft

FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS ONLY

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

APPROVED: _____ DATE _____
CHAIRMAN ASST. SECRETARY TREASURER

APPROVED: _____ DATE _____
DIRECTOR

RECORDED: _____ PLAT NO. _____
DRAWN BY: WEC
CHECKED BY: PWC
GLW FILE NO. 10017

APPROVED: _____ DATE _____
CHAIRMAN ASST. SECRETARY TREASURER

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DIRECTOR

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SUBDIVISION RECORD PLAT
LOTS 1-20, PARCEL 'C' AND PART OF PARCEL 'A'

A RESUBDIVISION OF PART OF THAT PROPERTY KNOWN AND DESIGNATED AS 11.518 ACRES AND SHOWN ON A PLAT ENTITLED "VALLEY STREAM COUNTRY CLUB PROPERTY," RECORDED IN PLAT BK. 61 AS PLAT NO. 5322 AT BLACKBURN VILLAGE

COLESVILLE ELECTION DISTRICT NO. 5
MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=50'
AUGUST 1, 2000

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 WINDING DRIVE - SUITE 200 - BETHESDA OFFICE PARK
BETHESDA, MARYLAND 20814
TEL: 301-407-4624 FAX: 301-407-4188
MDCPPC FILE NO. 220100220

SURVEYOR'S CERTIFICATE

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 ZONING AND ORDINANCES AND WHICH IS TO BE DEDICATED TO PUBLIC USE.

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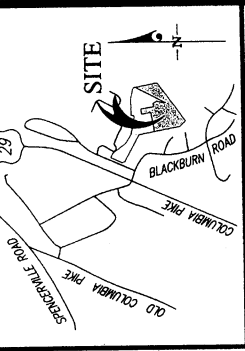
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COMMON ACCESS EASEMENT			
LINE	BEARING	DIST.	TO
A1	S 09°59'32" E	5.00'	TO
A2	S 80°00'00" W	30.00'	TO
A3	N 09°59'32" W	22.00'	TO
A4	S 05°54'22" E	23.98'	TO
A5	N 09°59'32" W	20.00'	TO
A6	N 80°00'00" W	23.96'	TO
EASEMENT AREA 48,076 sq. ft. (SEE NOTE #15)			

CURVE TABULATION				
CURVE	RADIUS	LENGTH	TANGENT	CHORD
1	24.00'	17.51'	12.14'	12.14'
2	24.00'	17.51'	12.14'	12.14'
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SUBDIVISION RECORD PLAT

THIS SUBDIVISION RECORD PLAT IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE RECORD PLAT TO VERIFY THE GENERAL LOCATION AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF THE ORIGINAL RECORDS OR TO REPLACE THE ORIGINAL RECORDS.

ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, AND ANY OTHER DOCUMENTS, INSTRUMENTS, AND RECORDS, SHALL APPLY TO THIS SUBDIVISION RECORD PLAT, UNLESS EXPRESSLY CONTRADICTED BY THE TERMS OF THIS SUBDIVISION RECORD PLAT.

1. THE SOURCE OF THE 100 YEAR FLOODPLAIN AND THE ASSOCIATED 25 FOOT PLANNING RESTRICTIONS ARE (BELL, LITTLE & WEBER, P.A., DATED JUNE 27, 2006 (PLAT # 2006) AND APPROVED BY MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES (DPS) IN A LETTER DATED AUGUST 1, 2006 (PLAT # 2006).

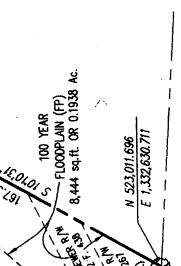
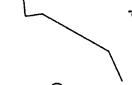
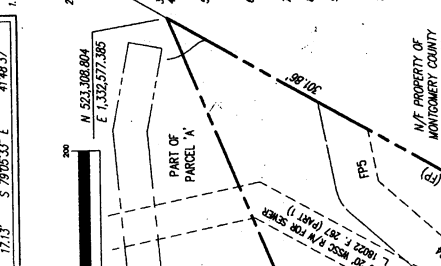
2. PARCEL 'E' IS SUBJECT TO A RECORDED GROUND LEASE, STAFFORD FLOODPLAIN RESTRICTIONS, AND A RECORDED GROUND LEASE, STAFFORD FLOODPLAIN RESTRICTIONS, AS DETAILED HEREON UNDER ALL PREVIOUS RECORDS AND INSTRUMENTS.

3. PARCEL 'E' IS SUBJECT TO A RECORDED GROUND LEASE, STAFFORD FLOODPLAIN RESTRICTIONS, AND A RECORDED GROUND LEASE, STAFFORD FLOODPLAIN RESTRICTIONS, AS DETAILED HEREON UNDER ALL PREVIOUS RECORDS AND INSTRUMENTS.

4. PARCEL 'E' IS SUBJECT TO A RECORDED GROUND LEASE, STAFFORD FLOODPLAIN RESTRICTIONS, AND A RECORDED GROUND LEASE, STAFFORD FLOODPLAIN RESTRICTIONS, AS DETAILED HEREON UNDER ALL PREVIOUS RECORDS AND INSTRUMENTS.

5. PARCEL 'E' IS SUBJECT TO A RECORDED GROUND LEASE, STAFFORD FLOODPLAIN RESTRICTIONS, AND A RECORDED GROUND LEASE, STAFFORD FLOODPLAIN RESTRICTIONS, AS DETAILED HEREON UNDER ALL PREVIOUS RECORDS AND INSTRUMENTS.

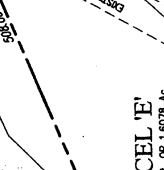
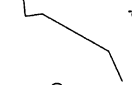
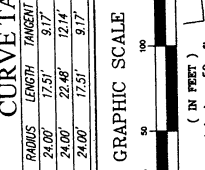
LINE TABULATION			
LINE	BEARING	LENGTH	TO
L1	S 05°54'22" E	23.98'	TO
L2	N 80°00'00" W	23.96'	TO



100 Y. FLOODPLAIN			
LINE	BEARING	LENGTH	TO
F1	N 30°00'00" E	50.00'	TO
F2	N 49°00'00" E	90.00'	TO
F3	N 32°00'00" W	25.00'	TO
F4	N 02°00'00" E	115.00'	TO
F5	N 80°00'00" E	31.00'	TO

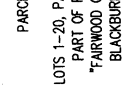
CATEGORY I CONSERVATION EASEMENT (CE)			
LINE	BEARING	DIST.	TO
CE1	N 09°59'32" W	59.96'	TO
CE2	N 80°00'00" E	67.00'	TO
CE3	N 27°44'41" E	50.58'	TO
CE4	S 44°12'59" W	83.83'	TO
EASEMENT AREA 3,901 sq. ft.			

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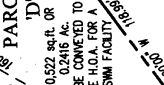


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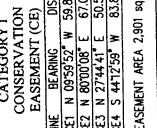
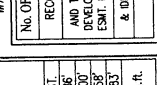


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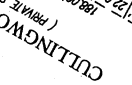
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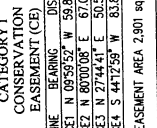
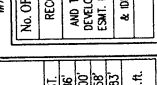


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SUBDIVISION RECORD PLAT			
LINE	BEARING	LENGTH	TO
S1	S 09°59'32" E	5.00'	TO
S2	S 80°00'00" W	30.00'	TO
S3	N 09°59'32" W	22.00'	TO
S4	S 05°54'22" E	23.98'	TO
S5	N 09°59'32" W	20.00'	TO
S6	N 80°00'00" W	23.96'	TO

COMMON ACCESS EASEMENT			
LINE	BEARING	DIST.	TO
A1	S 09°59'32" E	5.00'	TO
A2	S 80°00'00" W	30.00'	TO
A3	N 09°59'32" W	22.00'	TO
A4	S 05°54'22" E	23.98'	TO
A5	N 09°59'32" W	20.00'	TO
A6	N 80°00'00" W	23.96'	TO
EASEMENT AREA 48,076 sq. ft. (SEE NOTE #15)			

CURVE TABULATION				
CURVE	RADIUS	LENGTH	TANGENT	CHORD
1	24.00'	17.51'	12.14'	12.14'
2	24.00'	17.51'	12.14'	12.14'
3	24.00'	17.51'	12.14'	12.14'



100 Y. FLOODPLAIN			
LINE	BEARING	LENGTH	TO
F1	N 30°00'00" E	50.00'	TO
F2	N 49°00'00" E	90.00'	TO
F3	N 32°00'00" W	25.00'	TO
F4	N 02°00'00" E	115.00'	TO
F5	N 80°00'00" E	31.00'	TO

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF SUBDIVISION IS CORRECT AND THAT IT IS A SUBDIVISION OF PARCELS OF LAND OWNED BY KB BURR BROS. LLC TO COLUMBIA BR. LLC BY DEED DATED MARCH 30, 2010 AND RECORDED JUNE 27, 2010 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND BEING A RESUBDIVISION OF THAT PROPERTY KNOWN AND DESIGNATED AS 11.518 ACRES AND SHOWN ON PLAT NO. 5232 ENTITLED "VALLEY STREAM COUNTRY CLUB PROPERTY" AND RECORDED IN PLAT BK. 61 AS PLAT NO. 5232.

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 INCCLUDED IN THIS PLAT OF SUBDIVISION IS 228,238 SQUARE FEET OR 5.286 ACRES, NONE OF WHICH IS TO BE DEDICATED TO PUBLIC USE.

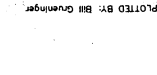
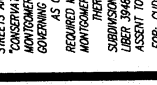
DATE: 07/07/2010
BY: Dawn M. Meeghan
PHILIP MARCOLOUJAN, MANAGER

APPROVED: [Signature]
DATE: 9/17/10
BY: [Signature]
PHILIP MARCOLOUJAN, MANAGER

RECORDED: [Signature]
DATE: 9/17/10
BY: [Signature]
PHILIP MARCOLOUJAN, MANAGER

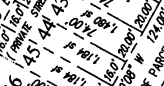
AREA TABULATION			
LINE	BEARING	LENGTH	TO
A1	S 09°59'32" E	5.00'	TO
A2	S 80°00'00" W	30.00'	TO
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EASEMENT AREA 48,076 sq. ft. (SEE NOTE #15)			

CURVE TABULATION				
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LINE	BEARING	DIST.	TO
A1	S 09°59'32" E	5.00'	TO
A2	S 80°00'00" W	30.00'	TO
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A4	S 05°54'22" E	23.98'	TO
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F3	N 32°00'00" W	25.00'	TO
F4	N 02°00'00" E	115.00'	TO
F5	N 80°00'00" E	31.00'	TO

OWNER'S CERTIFICATE

GUDMAR BR. LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY CERTIFIES THAT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTIONS LINES GRANT COMMON ACCESS EASEMENTS TO THE PARTIES NAMED IN A DOCUMENT ENTITLED "VALLEY STREAM COUNTRY CLUB PROPERTY" AND RECORDED IN LIBERT 39481 AT FOLIO 110 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 GUDMAR BR. LLC OR THEIR 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(F) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SITS, ACTIONS, TRUSTS, LEASES OR LIENS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION EXCEPT FOR THE (1) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (2) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (3) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (4) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (5) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (6) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (7) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (8) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (9) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (10) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (11) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (12) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (13) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (14) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (15) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (16) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (17) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (18) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (19) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (20) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (21) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (22) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (23) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (24) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (25) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (26) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (27) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (28) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (29) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (30) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (31) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (32) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (33) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (34) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (35) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (36) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 39481 AT FOLIO 110 AND (37) DEEDS OF CONVEYANCE AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 394

RECORD PLAT REVIEW SHEET

Plat Name: Fairwood Crossing @ Blackburn Vill Plat Number: 220100210 - 230
 Plan Name: Burn Brae Property Plan Number: 120070260
 Plat Submission Date: 9-30-09
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N. Bravnska Checked: NB Date 10/18/10

Initial DRD Review:

Signed Preliminary Plan - Date 11/26/07 Checked: Initial SJS Date 8/26/10
 Planning Board Opinion - Date 9-17-07 Checked: Initial SJS Date 8/26/10
 Site Plan Req'd for Development? Yes X No Verified By: SJS (initial)
 Site Plan Name: Burn Brae Property Site Plan Number: 820080090
 Planning Board Opinion - Date 10-21-08 Checked: Initial SJS Date 10-13-10
 Site Plan Signature Set - Date 4-19-10 Checked: Initial SJS Date 10-13-10
 Site Plan Reviewer Plat Approval: Checked: Initial Date

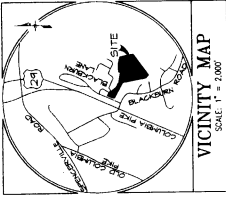
Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths Easements OK Open Space OK
 Non-standard BRLs OK Adjoining Land Vicinity Map Septic/Wells N/A
 TDR note Child Lot note N/A Surveyor Cert Owner Cert Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>S. Federlin</u>	<u>10-1-09</u>	<u>10/16/09</u>	<u>5-10-10</u>	<u>Revised FCP</u>
Research	Bobby Fleury			<u>10/15/09</u>	<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	<u>Nellie Carey</u> <u>K. Clark</u>			<u>11/2/09</u>	<u>Street Names OK</u>

Final DRD Review:

DRD Review Complete: Initial SJS Date 10/25/10
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): SJS 8-26-2010
 Final Mylar w/Mark-up & PDF Rec'd: SJS 10/1/10
Board Approval of Plat:
 Plat Agenda: SJS 11-4-10
 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" = 2,000'

SITE AREA BREAKDOWN

238 AC
AREA IN LOTS
NON-OPEN SPACE RANGE: 1"
OPEN SPACE RANGE: 2"
PAVING/SEALING/DEVELOPMENT LABEL: 1"
TOTAL SITE AREA: 131 AC

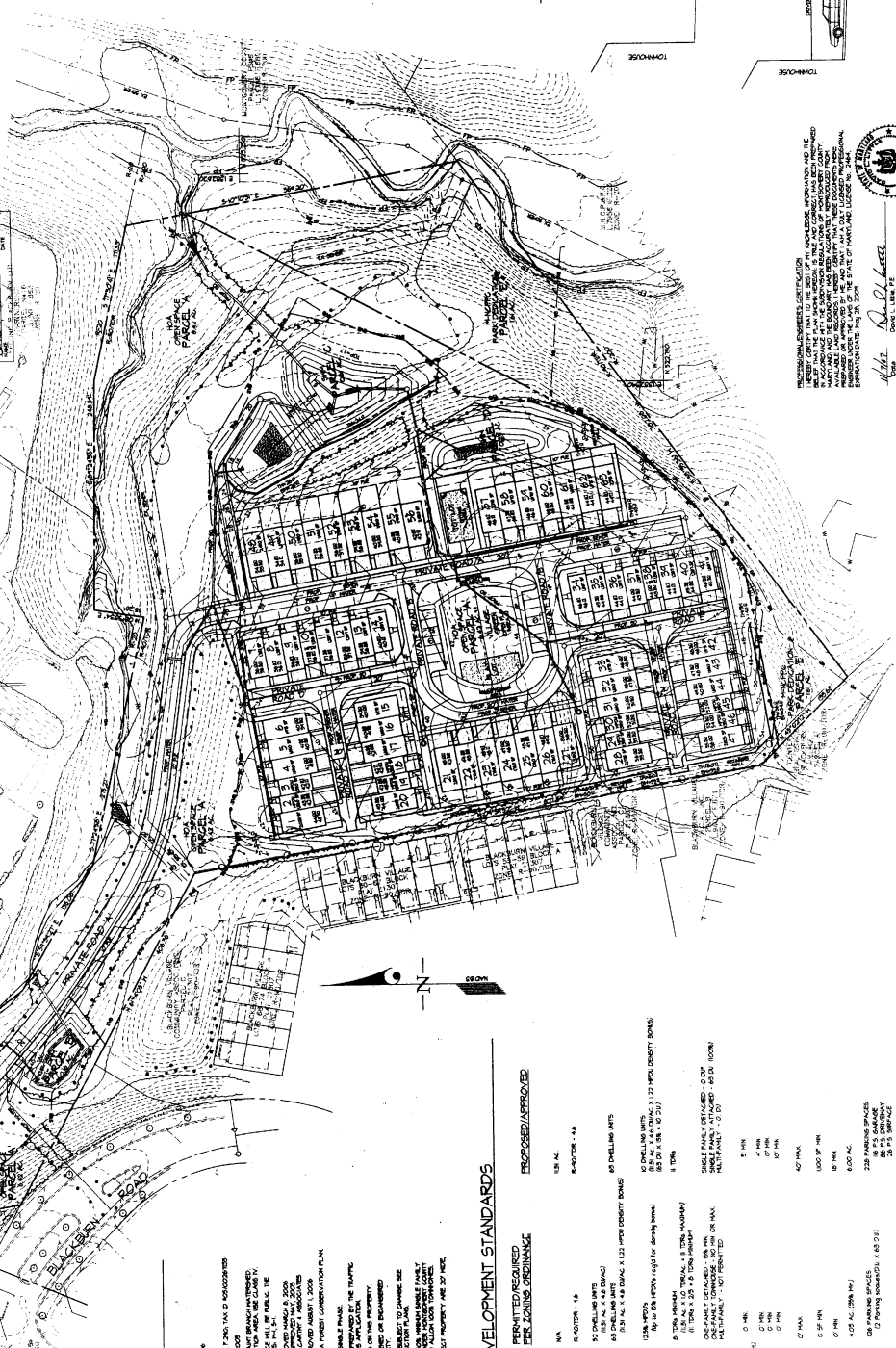
EXISTING TOPOGRAPHY
PROPOSED TOPOGRAPHY
LIMIT OF DISTURBANCE
EXISTING TREE LINE
PROPOSED TREE LINE
EXISTING STRUCTURE
PROPOSED STRUCTURE

WATERS OF THE U.S.
FLOODPLAIN
STREAM VALLEY BUFFER
WETLAND BUFFER
ZONING LINE

CERTIFIED PRELIMINARY PLAN
The following conditions are hereby certifying that this preliminary plan complies with all applicable laws, codes, ordinances, and regulations of the City of Burnsville, Minnesota, and that the applicant is not aware of any other laws, codes, ordinances, and regulations that may apply to this project.

GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. THE PROPERTY IS TO BE DIVIDED INTO 120 LOTS.
3. THE LOTS ARE TO BE 40 FEET WIDE AND 120 FEET DEEP.
4. THE LOTS ARE TO BE 40 FEET WIDE AND 120 FEET DEEP.
5. THE LOTS ARE TO BE 40 FEET WIDE AND 120 FEET DEEP.
6. THE LOTS ARE TO BE 40 FEET WIDE AND 120 FEET DEEP.
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16. THE LOTS ARE TO BE 40 FEET WIDE AND 120 FEET DEEP.
17. THE LOTS ARE TO BE 40 FEET WIDE AND 120 FEET DEEP.
18. THE LOTS ARE TO BE 40 FEET WIDE AND 120 FEET DEEP.
19. THE LOTS ARE TO BE 40 FEET WIDE AND 120 FEET DEEP.
20. THE LOTS ARE TO BE 40 FEET WIDE AND 120 FEET DEEP.



LEGEND

- 2% - SLOPES
- EXISTING TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- LIMIT OF DISTURBANCE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- WATERS OF THE U.S.
- FLOODPLAIN
- STREAM VALLEY BUFFER
- WETLAND BUFFER
- ZONING LINE



DAVID L. LEE, P.E.
PROFESSIONAL ENGINEER
STATE OF MINNESOTA
NO. 12042

PRELIMINARY PLAN
BURN BAY PROPERTY
PARCEL 501
LITTLE PARK

PREPARED FOR:
G.W. OUTSOURCING, LLC
3015 10TH AVENUE S.W.
MINNEAPOLIS, MN 55418

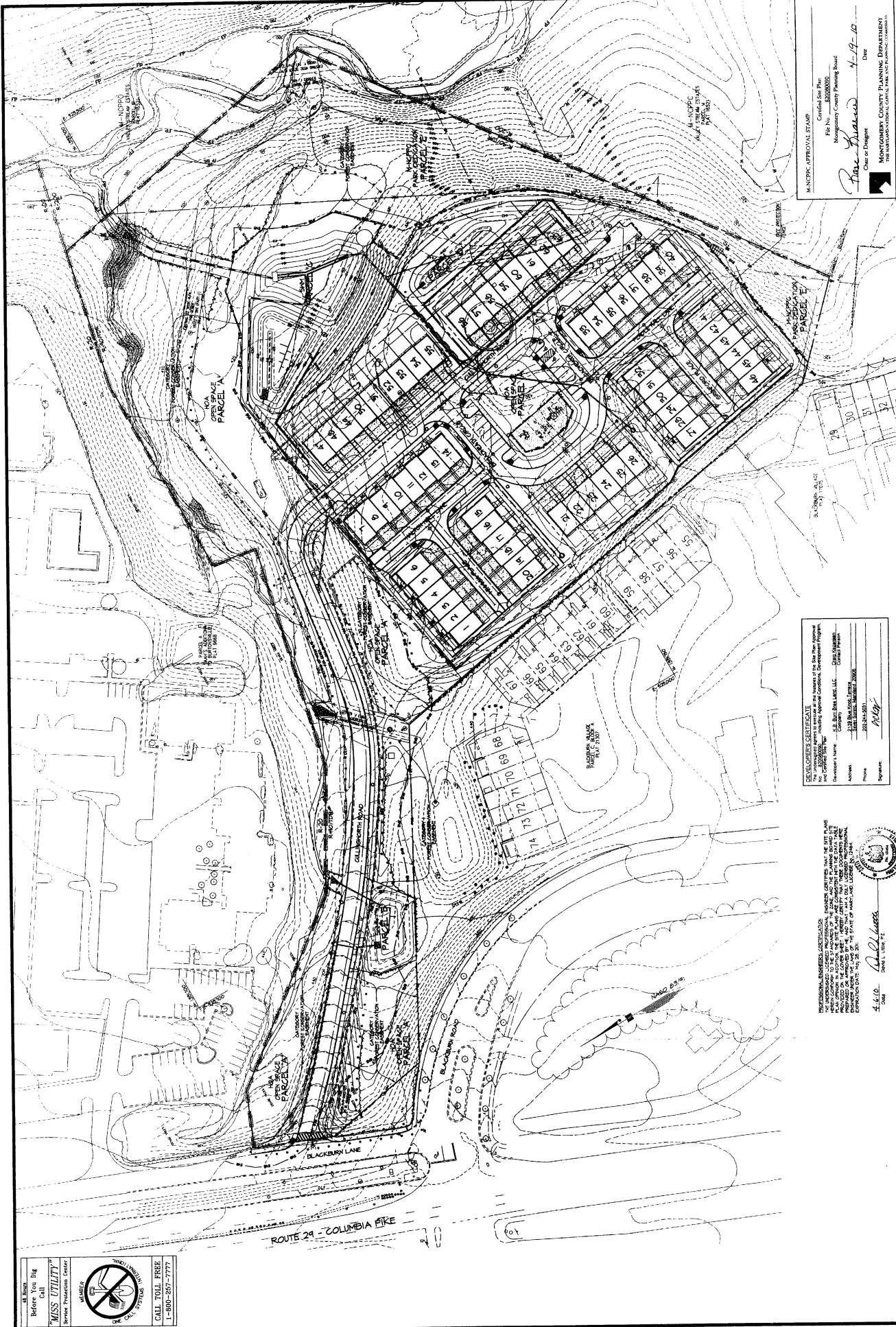


SITE DATA & DEVELOPMENT STANDARDS

	PERMITTED/REQUIRED PER LOCAL ORDINANCE	PROPOSED/APPROVED
SITE AREA	131 AC	131 AC
ZONING	R-1000	R-1000
BASE DENSITY	1.0	1.0
MAXIMUM DENSITY	1.0	1.0
MAXIMUM HEIGHT	35 FEET	35 FEET
MINIMUM LOT AREA	4,000 SQ FT	4,000 SQ FT
MINIMUM LOT WIDTH	40 FEET	40 FEET
GREEN SPACE	10% OF TOTAL AREA	10% OF TOTAL AREA
PARKING	2 SPACES PER UNIT	2 SPACES PER UNIT

* SEE GENERAL NOTE 8

G.W. OUTSOURCING, LLC
3015 10TH AVENUE S.W.
MINNEAPOLIS, MN 55418



M.A.N.C.R.P. APPROVAL STAMP
 Certified Site Plan
 File No. 200800001
 Montgomery County Planning Board
 Date 4-19-10
 Name of Designer
 MONTGOMERY COUNTY PLANNING DEPARTMENT
 10000 WOODBURN ROAD, SUITE 100, ROCKVILLE, MD 20850

DATE	1-1-10	DATE	1-1-10
BY	MM	BY	MM
PROJECT	10000 WOODBURN ROAD, SUITE 100, ROCKVILLE, MD 20850	PROJECT	10000 WOODBURN ROAD, SUITE 100, ROCKVILLE, MD 20850
SCALE	1" = 40'	SCALE	1" = 40'
DATE	1-1-10	DATE	1-1-10
BY	MM	BY	MM
PROJECT	10000 WOODBURN ROAD, SUITE 100, ROCKVILLE, MD 20850	PROJECT	10000 WOODBURN ROAD, SUITE 100, ROCKVILLE, MD 20850

COMPOSITE SITE PLAN
BURN BRAE PROPERTY
 LOTS 1-65 AND PARCELS A-F, BLOCK 'A'

PREPARED FOR
 R.E. BURN BRAE, JR., LLC
 10000 WOODBURN ROAD, SUITE 100
 ROCKVILLE, MD 20850
 A CITY OF ROCKVILLE DEVELOPMENT

DEVELOPER'S CERTIFICATE
 I, the undersigned, hereby certify that the information contained herein is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.
 Signature: [Signature]
 Name: [Name]
 Address: [Address]
 Phone: [Phone]

SCALE: 1" = 40'
 0' 20' 40' 60'

PROFESSIONAL ENGINEER'S CERTIFICATE
 I, the undersigned, hereby certify that I am a duly licensed Professional Engineer in the State of Maryland, and that I am the author of the design shown on this plan. I am not aware of any fraud or error in the design or construction of the project, and I am not aware of any circumstances that could materially affect the safety of the project.
 Signature: [Signature]
 Name: [Name]
 Address: [Address]
 Phone: [Phone]

4.6.10
 DATE: [Date]
 NAME: [Name]

DATE	1-1-10	DATE	1-1-10
BY	MM	BY	MM
PROJECT	10000 WOODBURN ROAD, SUITE 100, ROCKVILLE, MD 20850	PROJECT	10000 WOODBURN ROAD, SUITE 100, ROCKVILLE, MD 20850
SCALE	1" = 40'	SCALE	1" = 40'
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BY	MM	BY	MM
PROJECT	10000 WOODBURN ROAD, SUITE 100, ROCKVILLE, MD 20850	PROJECT	10000 WOODBURN ROAD, SUITE 100, ROCKVILLE, MD 20850

Call Toll Free
 1-800-857-7777
MISS UTILITY
 Service Professionals Center
 MEMBER

GLW Gutschick Little & Weber, P.A.
 ONE DORCHESTER SQUARE, SUITE 200, ANNAPOLIS, MD 21403
 TEL: 410-443-1400 FAX: 410-443-1401
 WWW.GLW.COM