

Plat Name: Orchard Estates
Plat #: 220110320

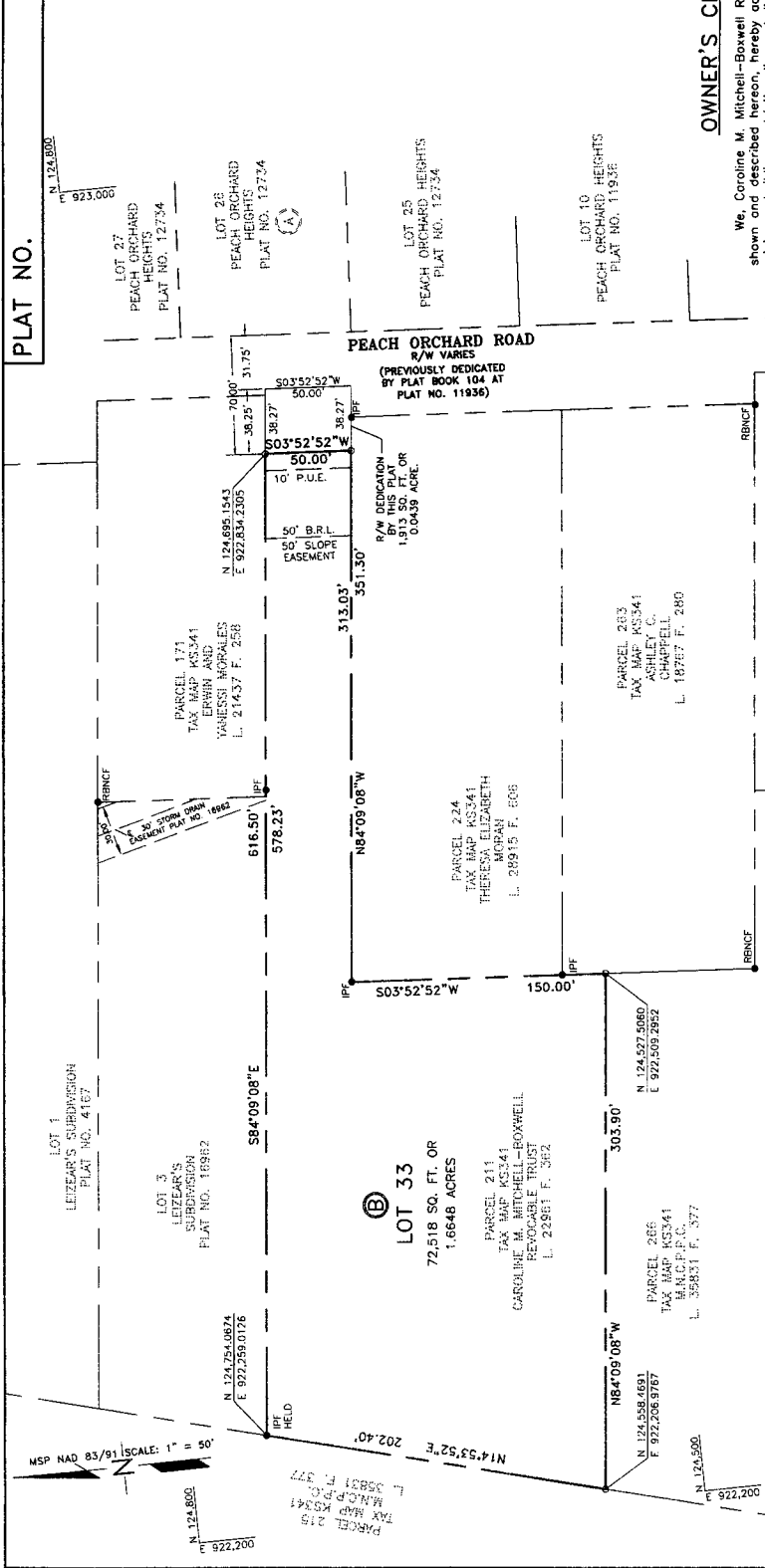
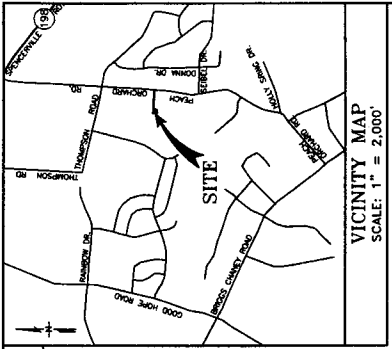
Location: Located on the west of Peach Orchard Road, 875 feet south of Thompson Road

Master Plan: Cloverly

Plat Details: RE-1 zone; 1 lot
Community Water, Community Sewer

Applicant: Caroline Mitchell-Boxwell

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120100210 (MCPB Resolution No. 10-100), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.



SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown hereon is correct to the best of my professional knowledge, information and belief; that it is a subdivision of all the lots shown on the plan, and that the same are intended for residential use. The plan is recorded among the Land Records of Montgomery County, Maryland in Liber 22961 of Folio 362, and that the total area included in the plan is 74.431 square feet or 1.7087 acres of land of which 1,913 sq. ft. or 0.0439 acre is dedicated to public use for street purposes.

Charles Thomas Grimley
 Date: 12/22/10
 Charles Thomas Grimley
 Professional Land Surveyor
 Maryland No. 21392

LEGEND

- IPF — IRON PIPE FOUND
- RBENC — REBAR NO CAP FOUND

APPROVED ON: _____
 DIRECTOR: _____
 THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 DATE: _____
 CHAIRMAN _____ ASST. SECRETARY-TREASURER _____
 MNCPPC RECORD FILE NO.: _____

NOTES

1. All the terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan showing development of this property, approved by Montgomery County Planning Board, shall apply to the development of this property as recorded on 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.
2. The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law, including the approval of a Final Forest Conservation Plan prior to the issuance of a Sediment Control Permit.
3. This Subdivision Record Plat is not intended to show every matter affecting the ownership and use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
4. The subject property is Zoned RE-1.
5. All existing and proposed development on this property is subject to the standards under RE-1 Zone classification.
6. This property is subject to the conditions of the covenant with Montgomery County regarding the reconstruction of Peach Orchard Road as recorded in the Land Records of Montgomery County in Liber 21020 of Folio 259.
7. Tax Map KS341, WSSC Sheet No. 220NE03
8. The lot is to be served by public water and sewer systems only.
9. The lot shown hereon is limited to the uses and conditions as required by Preliminary Plan No. 120100210, entitled "Boxwell Property".

OWNER'S CERTIFICATE

We, Caroline M. Mitchell-Boxwell, Revocable Trust owner of the property shown and described hereon, hereby adopt this plan of subdivision, establish the minimum building restriction lines; dedicate the street for public use; and grant to Montgomery County, Maryland a slope easement 50 feet wide adjacent, contiguous, parallel and/or concentric to the proposed street right of way shown hereon. The slope easement shown hereon shall be extinguished after all required public improvements requiring said easement have been lawfully completed and have been accepted for maintenance by Montgomery County, Maryland.

Further, I grant a public utilities easement (P.U.E.) as shown hereon to the parties named in a document titled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 of Folio 457 among the Land Records of Montgomery County, Maryland, which said terms are incorporated therein.

Further, I, my successors, or assigns will cause permanent property corner markers shown thus (-o-) to be set by a registered Maryland Land Surveyor in accordance with section 50-24(e)(2) of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions-at-law, leases, liens, mortgages or trusts affecting the property shown hereon.

Caroline M. Mitchell-Boxwell
 Date: 12/22/10
 Caroline M. Mitchell-Boxwell, Trustee

**SUBDIVISION RECORD PLAT
 ORCHARD ESTATES**

LOT 33, BLOCK B
 BEING A SUBDIVISION OF PARCEL 211, TAX MAP KS-841
 5TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 DECEMBER, 2010
 SCALE: 1" = 50'



LANDMARK ENGINEERING, INC.
 6110 EXECUTIVE BOULEVARD, SUITE 110 PHONE: (301) 230-5881
 ROCKVILLE, MARYLAND 20852 FAX: (301) 230-5884
 CONSULTING ENGINEERS PLANNERS SURVEYORS

RECORDED



RECORD PLAT REVIEW SHEET

Plat Name: ORCHARD ESTATES Plat Number: 220110320
 Plan Name: BOXWELL PROPERTY Plan Number: 120100210
 Plat Submission Date: 9-8-2010
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: E. Grayson Checked: SJS Date 1/24/11

Initial DRD Review:

Signed Preliminary Plan - Date 10/27/10 Checked: Initial SJS Date 11/9/10
 Planning Board Resolution - Date 9/29/10 Checked: Initial SJS Date 11/9/10
 Site Plan Req'd for Development? Yes ___ No X Verified By: SJS (initial)
 Site Plan Name: Site Plan Number:
 Planning Board Resolution - Date Checked: Initial Date
 Site Plan Signature Set - Date Checked: Initial Date
 Site Plan Reviewer Plat Approval: Checked: Initial Date

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

| Agency Reviews | Reviewer | Date Sent | Due Date | Date Rec'd | Comments |
|----------------|---------------|-----------|----------|------------|---|
| Environment | Evelyn Gibson | 9-8-10 | 9/22/10 | 10/5/10 | Compliance Agr. <input checked="" type="checkbox"/> |
| Research | Bobby Fleury | | | 9-10-10 | OK |
| SHA | Corren Giles | | | | |
| PEPCO | Bobbie Dickey | | | | |
| Parks | Doug Powell | | | | |
| DRD | Keiona Clark | | | | |

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SJS Date 11-9-10
 Final Mylar & DXF/DWG Received: Initial SJS Date 1-3-11
 Final Mylar Review Complete: Initial SJS Date 1-24-11

Board Approval of Plat:

Plat Agenda: Initial SJS Date 2-3-11
 Planning Board Approval: _____
 Chairman's Signature: _____

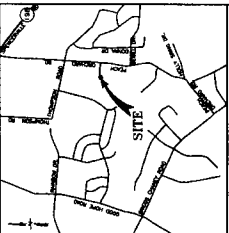
MCDPS Approval of Plat:

Consultant 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 Plat Books for Resubdivision: _____
 Complete Reproduction: _____
 Notify Consultant to Seal Plats: _____
 Surveyor's Seal Complete: _____
 Sent to Courthouse for Recordation: _____
 Recordation Info Entered into Hansen _____

No. _____



VICINITY MAP
SCALE: 1" = 2000'

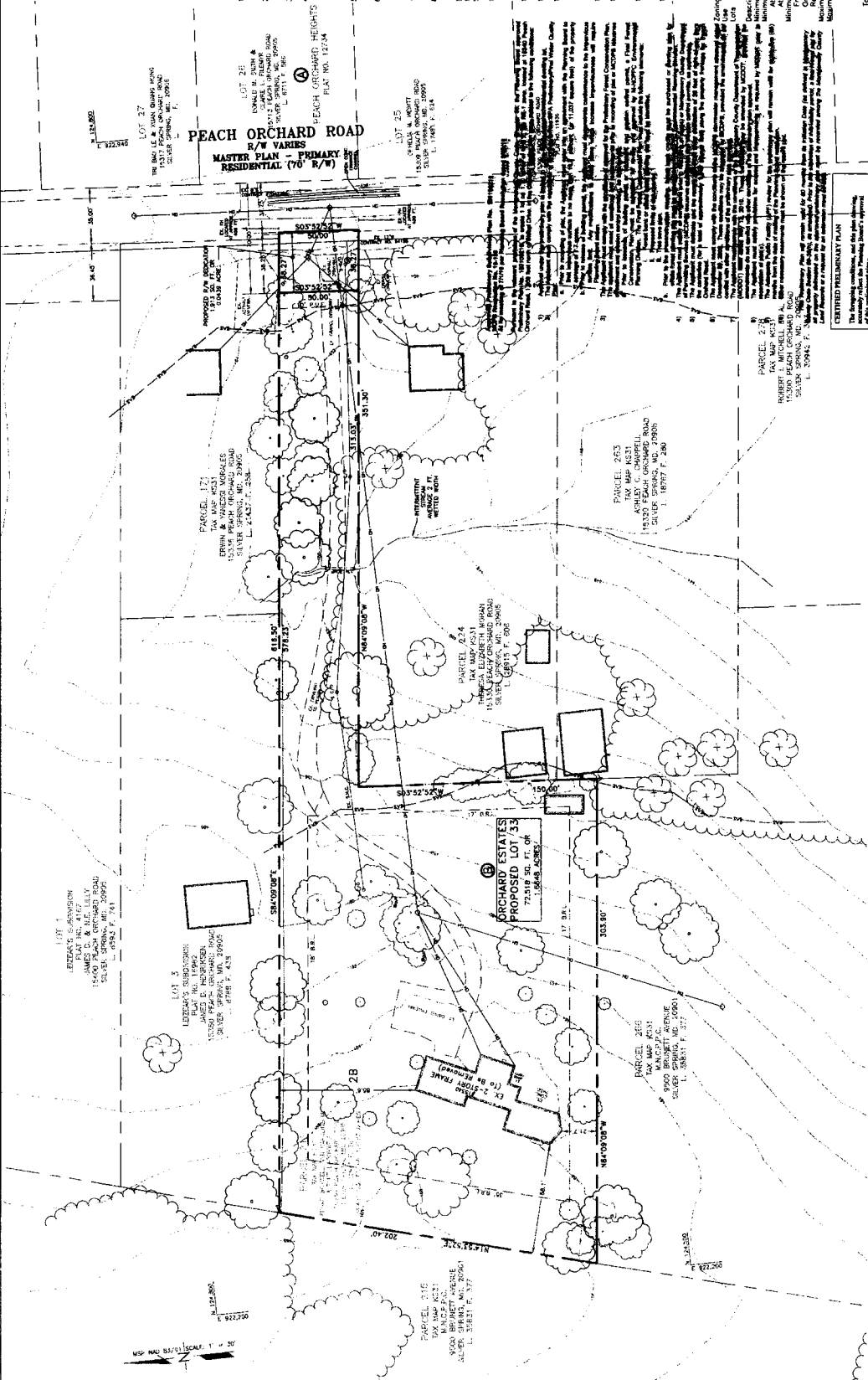
- GENERAL NOTES**
- Total Area = 74,431.56 Sq. Ft. or 1,708.7 Acres
 - The site is located on Montgomery County Tax Assessment Map Page K5341.
 - Property Recorded in Liber 22861 and Folio 362.
 - Current Owner on Record: Michael Stewart Trust
C/O Mr. Coronea M. Mitchell-Bonwell, Trustee
15340 Peach Orchard Road
SILVER SPRING, MD 20905
 - The Owner will dedicate the 100'-10" Public Utility easement across the frontage of the Property.
 - The site has an Approved Natural Resources Inventory and Forest Stand Determination (NR/FSO) # 420092270, 0046 approved September 16, 2005.
 - No Reve, Threatened or Endangered Plant or Animal Species are shown on the site.
 - The site lies within the Upper Potomac Branch Special Protection Area. A State designated Use-1 Watershed.
 - A Preliminary/Final Water Quality Plan was conditionally approved for this property by Montgomery County Department of Permitting Services in their letter of December 30, 2009 (SM File # 233887).
 - 30th, from U.S. Soil Survey for Montgomery County, Maryland, 2005. 2B Greatly Soil Limit.
 - This site does not lie within a 100'-10" Flood Plain.
 - The Property is shown on WSSC 2007 Sheet ZD0603.
 - The existing water line from 80'-10" to this property was constructed under WSSC Contract No. 70454220A.
 - Water Category is - and sewer Category 5-1.
 - Vertical Datum is based on MMD 1928.
 - Horizontal Datum is based on Maryland State Plane NAD 1983/1991.
 - Boundary and Topography are from field survey performed by the Engineering Firm on May 19 and 20, 2010.
 - The proposed subdivision is shown and is not in the Master Plan for Historical Preservation.

ZONING DATA TABLE

| Category | Requirement | Value |
|-------------|----------------------|----------------|
| Residential | Minimum Lot Area | 42,000 sq. ft. |
| Residential | Minimum Lot Width | 125 feet |
| Residential | At Front Y.R. | 30 feet |
| Residential | Minimum Setbacks | 45.5 feet |
| Residential | One Side/Sum of Both | 47.75 feet |
| Residential | Rear Building Height | 35 feet |
| Residential | Maximum Coverage | 15 percent |
| Residential | Maximum Coverage | 3 percent |

SITE TABULATION

Total Site Area = 74,431.56 Sq. Ft. or 1,708.7 Ac.
 Existing No. of Acres = 1.7087
 Proposed No. of Acres = 1.7087
 Proposed Subdivision = 1913 Sq. Ft. or 0.0439 Ac.
 Proposed Lot Area = 72,518.56 Sq. Ft. or 1,664.8 Ac.



CERTIFIED PRELIMINARY PLAN

The Engineering Firm certifies that this plan complies with the provisions of the Subdivision Regulations of the State of Maryland, License No. 11724, expiring on October 3, 2010.

ESTIMATED IMPROVEMENTS AREA TABULATION

| Item | Quantity | Unit Price | Total |
|-----------------|----------|------------|--------------------|
| Asphalt Paving | 1,200 | \$1.50 | \$1,800.00 |
| Gravel Paving | 2,000 | \$0.75 | \$1,500.00 |
| Concrete Paving | 500 | \$3.00 | \$1,500.00 |
| Storm Sewer | 100 | \$100.00 | \$10,000.00 |
| Sanitary Sewer | 100 | \$100.00 | \$10,000.00 |
| Water Main | 100 | \$100.00 | \$10,000.00 |
| Electric | 100 | \$100.00 | \$10,000.00 |
| Gas | 100 | \$100.00 | \$10,000.00 |
| Telephone | 100 | \$100.00 | \$10,000.00 |
| Other | 100 | \$100.00 | \$10,000.00 |
| TOTAL | | | \$75,800.00 |

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN OF SUBDIVISION WAS PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE STATE OF MARYLAND, LICENSE NO. 11724, EXPIRING ON OCTOBER 3, 2010. AND THAT THE INFORMATION SHOWN HEREON IS BASED ON THE INFORMATION SHOWN HEREON IS BASED ON THE SAME ADDRESS AND FIELD SURVEYS.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME OR UNDER MY SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND, LICENSE NO. 11724, EXPIRING ON OCTOBER 3, 2010.

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|---------|-----------------------|
| 1 | 7/11/10 | ISSUED FOR PERMITTING |

LANDMARK ENGINEERING, INC.
 CONSULTING ENGINEERS
 PLANNERS SURVEYORS

PRELIMINARY PLAN OF SUBDIVISION
 BOXWELL PROPERTY
 PARCEL 211
 11724 LIBER 22861 FOLIO 362
 MONTGOMERY COUNTY, MARYLAND

LANDMARK ENGINEERING, INC.
 CONSULTING ENGINEERS PLANNERS SURVEYORS

1100
 8100 EXECUTIVE BLVD, SUITE 110 PHOENIX, (602) 290-5884
 1100 EXECUTIVE BLVD, SUITE 110 PHOENIX, (602) 290-5884
 1100 EXECUTIVE BLVD, SUITE 110 PHOENIX, (602) 290-5884

TAX MAP: K5341
WSSC SHEET: ZD0603
NR/FSO NO: 420092270

SCALE: 1" = 30'
DATE: 7/11/10