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

MCPB
Item # 1B
1-26-2012

MEMORANDUM

DATE: January 13, 2012

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
D.A.R.C. Division
(301) 495-4542

FROM: Stephen Smith, Senior Planner
D.A.R.C. Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board Agenda for January 26, 2012

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:

220080190 – 220080240 **Brookeshire**
220110110 **Muncaster Manor**

Plat Name: **Brookeshire**
Plat #: **220080190 - 220080240**

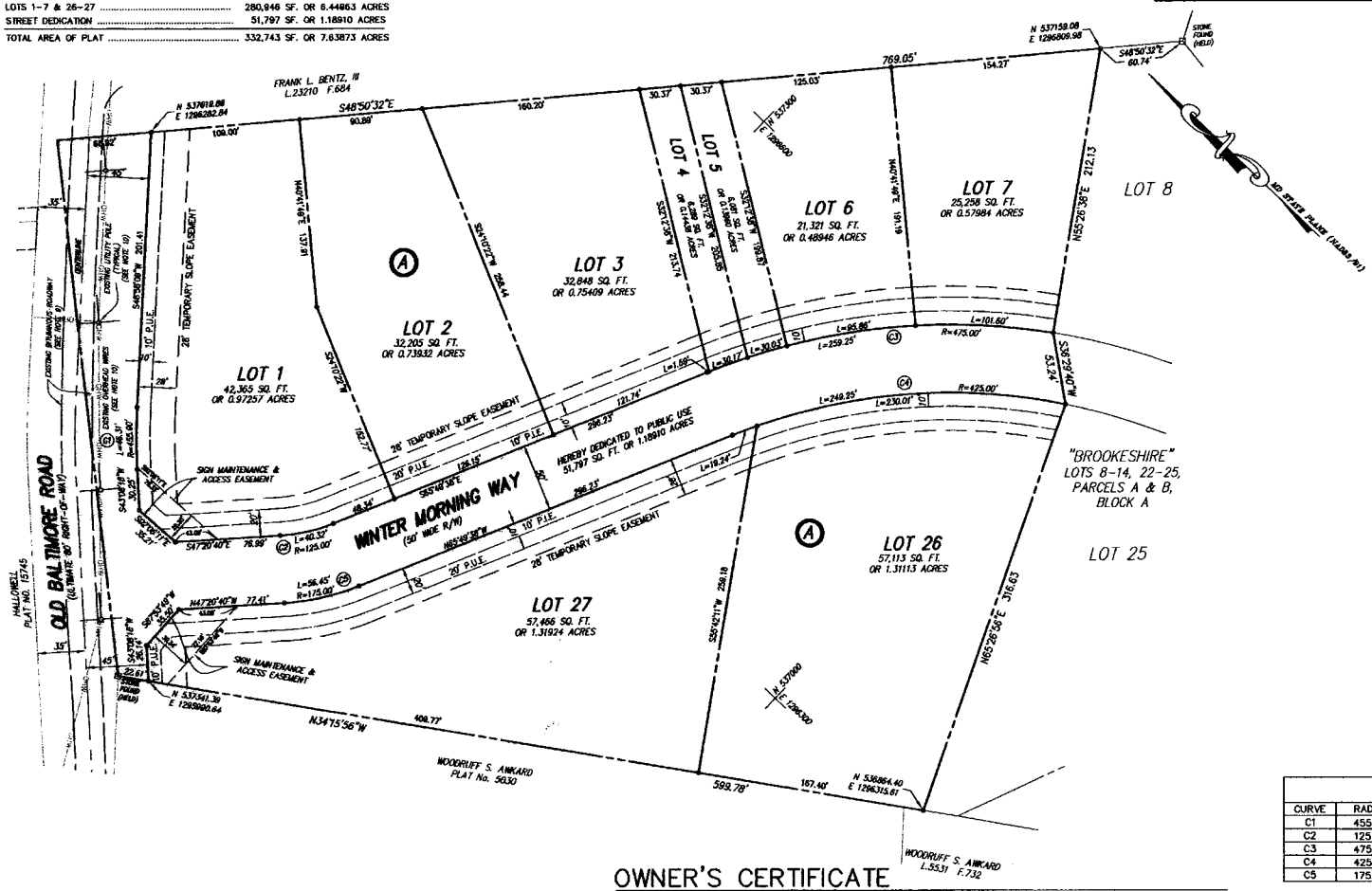
Location:	Located on the east side of Old Baltimore Road, approximately 600 feet north of Ampeg Lane
Master Plan:	Olney
Plat Details:	RNC zone; 42 lots, 9 parcels Community Water, Community Sewer
Owner:	Toll MD XI, LP

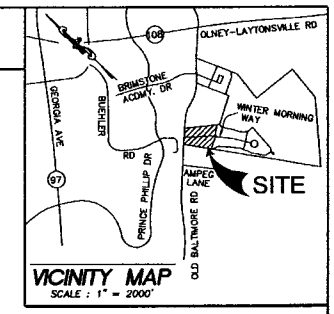
The subdivision plats have been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 120050920 (MCPB Opinion dated September 19, 2006) and with Site Plan No. 820060190 (Certified Site Plan dated August 2, 2007), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.

AREA TABULATION

LOTS 1-7 & 26-27	280,946 SF. OR 6.44963 ACRES
STREET DEDICATION	51,797 SF. OR 1.18910 ACRES
TOTAL AREA OF PLAT	332,743 SF. OR 7.63873 ACRES

PLAT NO. _____





NOTES:

1.) THE PROPERTY SHOWN HEREON IS LOCATED ON TAX ASSESSMENT MAPS HT561 AND HT562 AND IS ZONED "RNC".

2.) THE HORIZONTAL DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM (NAD83/91 MD1900). STATIONS USED WERE: WSSC STATION #19527, NGS CONTROL POINT "SHERWOOD" PID NO. AJ7990. COORDINATES SHOWN HEREON ARE GRID COORDINATES FOR GIS PURPOSES ONLY AND MAY NOT REFLECT ACTUAL SURFACE MEASUREMENTS.

3.) 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.

4.) 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.

5.) THE PROPERTY DELINEATED HEREON IS SUBJECT TO THE ZONING REGULATIONS AS SET FORTH IN THE MONTGOMERY COUNTY CODE, DEVELOPMENT OF THE PROPERTY IS CONTROLLED BY THE TERMS AND CONDITIONS AS DETERMINED BY APPROVAL BY THE MONTGOMERY COUNTY PLANNING BOARD OF PRELIMINARY PLAN NO. 120050920 ENTITLED "OLNEY ESTATES" AND THE SITE PLAN NO. 820060190 ENTITLED "OLNEY ESTATES", AS MAY BE AMENDED.

6.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW AND TO THE TERMS AND CONDITIONS AS SET FORTH ON FINAL FOREST CONSERVATION PLAN NO. 820060190, AS APPROVED OR AMENDED.

7.) THE LAND CONTAINED HEREON IS WITHIN AN APPROVED CLUSTER DEVELOPMENT AND SUBDIVISION OR RESUBDIVISION IS NOT PERMITTED AFTER THE PROPERTY IS DEVELOPED.

8.) THIS PLAT CONFORMS WITH THE REQUIREMENTS OF CHAPTER 25-A OF THE MONTGOMERY COUNTY CODE REGARDING MODERATELY PRICED DWELLINGS.

9.) NO DEED OR PLAT COULD BE FOUND THAT ESTABLISHES THE RIGHT OF WAY FOR OLD BALTIMORE ROAD. OLD BALTIMORE ROAD IS MAINTAINED BY MONTGOMERY COUNTY.

10.) RIGHTS OF WAY TO CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF BALTIMORE CITY HAVE BEEN ESTABLISHED BY THE FOLLOWING DEEDS:
a. DEED DATED FEBRUARY 13, 1926 RECORDED IN LIBER 394 AT FOLIO 58.
b. DEED DATED SEPTEMBER 14, 1926 RECORDED IN LIBER 408 AT FOLIO 387.
c. DEED DATED DECEMBER 2, 1927 RECORDED IN LIBER 444 AT FOLIO 452.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CH DISTANCE	DELTA
C1	455.00'	46.31'	23.17'	S46°03'14"W	46.29'	5°49'52"
C2	125.00'	40.32'	20.34'	S56°35'09"E	40.15'	18°28'58"
C3	475.00'	259.25'	132.94'	S50°11'30"E	256.04'	31°16'16"
C4	425.00'	249.25'	128.32'	N49°01'33"W	245.69'	33°36'08"
C5	175.00'	56.45'	28.47'	N56°35'09"W	56.21'	18°28'58"

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED BY OXBRIDGE DEVELOPMENT AT NORTHWEST, L.C. A MARYLAND LIMITED LIABILITY COMPANY, FROM NORTHWEST INVESTMENT CORPORATION, BY DEED DATED MARCH 25, 2005 AND RECORDED IN LIBER 29554 AT FOLIO 608, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS —⊥— WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 332,743 SQUARE FEET OR 7.63873 ACRES OF LAND OF WHICH 51,797 SQUARE FEET OR 1.18910 ACRES ARE DEDICATED TO PUBLIC USE.

Oct. 27, 2011 — DATE

David F. Unger II — DAVID F. UNGER II
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21236

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE AREA FOR PUBLIC STREET PURPOSES

FURTHER WE, AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50-24 (e) OF THE MONTGOMERY COUNTY CODE.

AND FURTHER, WE GRANT TO POTOMAC ELECTRIC POWER COMPANY, BELL ATLANTIC-MD, WASHINGTON GAS & LIGHT COMPANY, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AHS ASSIGNS, AN EASEMENT IN, ON, AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITY EASEMENT, DESIGNATED HEREON AS "P.U.E." WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS FOR PUBLIC UTILITY EASEMENT" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN LIBER 3834 AT FOLIO 457. SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE.

AND FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, AND ASSIGNS A "PUBLIC IMPROVEMENT EASEMENT" DESIGNATED HEREON AS "P.I.E.", SAID EASEMENT BEING GRANTED WITH THE TERMS AND PROVISIONS SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF EASEMENT" RECORDED IN LIBER 35157 AT FOLIO 431 AMONG THE AFORESAID LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE.

AND FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, AND ASSIGNS A "TEMPORARY SLOPE EASEMENT" TO BE EXTINGUISHED UPON THE COMPLETION OF ROAD IMPROVEMENTS AND ACCEPTANCE FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

AND FURTHER, WE GRANT TO HOME OWNERS ASSOCIATION THE SIGN MAINTENANCE AND ACCESS EASEMENT SHOWN HEREON.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUST ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAN EXCEPT FOR CERTAIN DEEDS OF TRUST RECORDED IN LIBER 29554 AT FOLIO 615 AND LIBER 29554 AT FOLIO 634 AND THE PARTIES IN INTEREST THERETO HEREBY ASSENT TO THIS PLAN.

TOLL MD XI LIMITED PARTNERSHIP

BY: _____ 11/22/2011
AUTHORIZED AGENT — DATE

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

DATE: _____
PLAT NO.: _____ FOR PUBLIC WATER AND SEWER ONLY

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN — SECRETARY - TREASURER

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

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: _____

DIRECTOR

SUBDIVISION RECORD PLAT

LOTS 1-7, 26 & 27, BLOCK "A"

BROOKESHIRE

8TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 60' DATE: OCTOBER 27, 2011

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

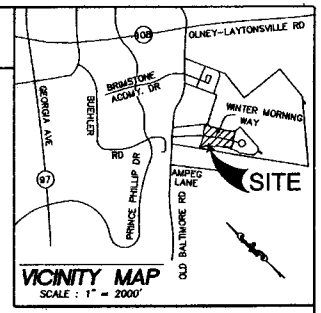
VIKA INCORPORATED
20251 CENTURY BOULEVARD-SUITE #400 ■ GERMANTOWN, MARYLAND 20874
(301) 918-4100 ■ FAX (301) 918-2262
GERMANTOWN, MD. MCLEAN, VA.

PLAT NO. _____

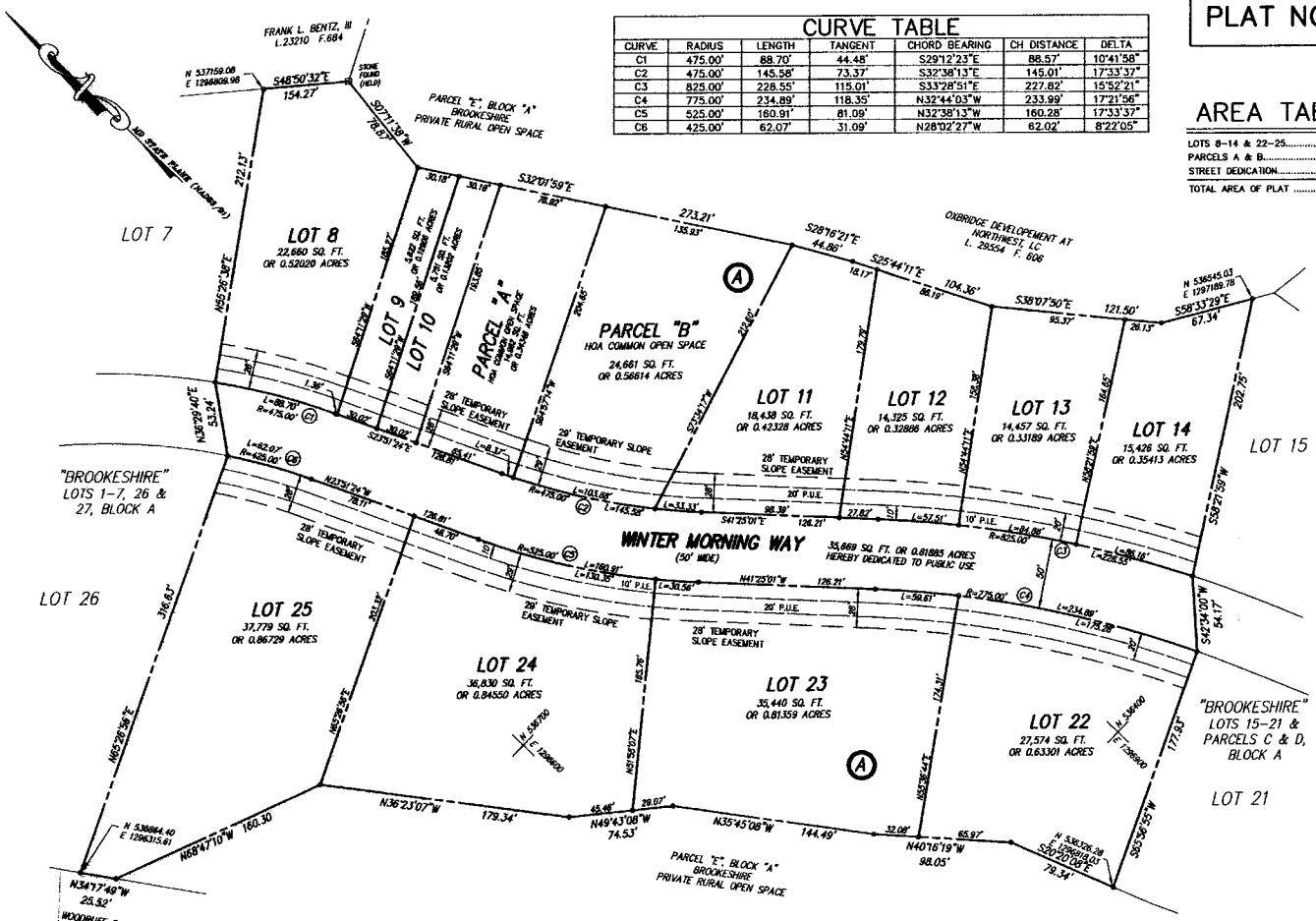
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CH DISTANCE	DELTA
C1	475.00'	88.70'	44.48'	S29°12'23"E	88.57'	10°41'58"
C2	475.00'	145.58'	73.37'	S32°38'13"E	145.01'	17°33'37"
C3	825.00'	228.55'	115.01'	S33°28'51"E	227.82'	15°52'21"
C4	775.00'	234.89'	118.35'	N32°44'03"W	233.99'	17°21'56"
C5	525.00'	160.91'	81.09'	N32°38'13"W	160.28'	17°33'37"
C6	425.00'	62.07'	31.09'	N28°02'27"W	62.02'	8°22'05"

AREA TABULATION

LOTS 8-14 & 22-25	234,302 SF. OR 5.37883 ACRES
PARCELS A & B	39,623 SF. OR 0.90982 ACRES
STREET DEDICATION	35,669 SF. OR 0.81885 ACRES
TOTAL AREA OF PLAT	309,594 SF. OR 7.10730 ACRES



VICINITY MAP
SCALE : 1" = 2000'



NOTES:

1.) THE PROPERTY SHOWN HEREON IS LOCATED ON TAX ASSESSMENT MAP HT561 AND IS ZONED "RNC".

2.) THE HORIZONTAL DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM (NAD83/91 MD1900). STATIONS USED WERE: WSSC STATION #19527, NGS CONTROL POINT "SHERWOOD" PID NO. AJ7990. COORDINATES SHOWN HEREON ARE GRID COORDINATES FOR GIS PURPOSES ONLY AND MAY NOT REFLECT ACTUAL SURFACE MEASUREMENTS.

3.) 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.

4.) 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.

5.) THE PROPERTY DELINEATED HEREON IS SUBJECT TO THE ZONING REGULATIONS AS SET FORTH IN THE MONTGOMERY COUNTY CODE. DEVELOPMENT OF THE PROPERTY IS CONTROLLED BY THE TERMS AND CONDITIONS AS DETERMINED BY APPROVAL BY THE MONTGOMERY COUNTY PLANNING BOARD OF PRELIMINARY PLAN NO. 120050920 ENTITLED "OLNEY ESTATES" AND THE SITE PLAN NO. 820060190 ENTITLED "OLNEY ESTATES", AS MAY BE AMENDED.

6.) PARCELS A AND B, BLOCK A SHOWN HEREON ARE SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN A COMMON OPEN SPACE COVENANT RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 28049 AT FOLIO 578.

7.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW AND TO THE TERMS AND CONDITIONS AS SET FORTH ON FINAL FOREST CONSERVATION PLAN NO. 820060190, AS APPROVED OR AMENDED.

8.) HOA COMMON OPEN SPACES WILL BE MAINTAINED BY THE TO BE ESTABLISHED HOME OWNERS ASSOCIATION. MONTGOMERY COUNTY, MARYLAND WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE PRIVATE AREAS.

9.) PARCELS "A" AND "B" BLOCK "A" SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN A DECLARATION OF COVENANTS FOR COMMON OPEN SPACE RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 35157 AT FOLIO 428.

10.) THE LAND CONTAINED HEREON IS WITHIN AN APPROVED CLUSTER DEVELOPMENT AND SUBDIVISION OR RESUBDIVISION IS NOT PERMITTED AFTER THE PROPERTY IS DEVELOPED.

11.) PARCELS "A" AND "B" BLOCK "A" ARE TO BE CONVEYED TO THE TO BE ESTABLISHED HOME OWNERS ASSOCIATION.

12.) THIS PLAT CONFORMS WITH THE REQUIREMENTS OF CHAPTER 25-A OF THE MONTGOMERY COUNTY CODE REGARDING MODERATELY PRICED DWELLINGS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT: THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED BY OXBRIDGE DEVELOPMENT AT NORTHWEST, L.C. A MARYLAND LIMITED LIABILITY COMPANY, FROM NORTHWEST INVESTMENT CORPORATION, BY DEED DATED MARCH 25, 2005 AND RECORDED IN LIBER 29554 AT FOLIO 606, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
*

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS —▲— WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 309,594 SQUARE FEET OR 7.10730 ACRES OF LAND OF WHICH 35,669 SQUARE FEET OR 0.81885 ACRES ARE DEDICATED TO PUBLIC USE.

* ACQUIRED BY TOLL MD XI LIMITED PARTNERSHIP FROM OXBRIDGE DEVELOPMENT AT NORTHWEST, L.C. BY DEED DATED OCTOBER 11, 2011 AND RECORDED IN LIBER 42428 AT FOLIO 474 AMONG THE AFORESAID LAND RECORDS.

Oct. 27, 2011 — DATE

David F. Unger II — DAVID F. UNGER II, PROFESSIONAL LAND SURVEYOR, MARYLAND NO. 21236

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE AREA FOR PUBLIC STREET PURPOSES

FURTHER WE, AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50-24 (e) OF THE MONTGOMERY COUNTY CODE.

AND FURTHER, WE GRANT TO POTOMAC ELECTRIC POWER COMPANY, BELL ATLANTIC-MD, WASHINGTON GAS & LIGHT COMPANY, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS ANS ASSIGNS, AN EASEMENT IN, ON, AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITY EASEMENT, DESIGNATED HEREON AS "P.U.E." WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS FOR PUBLIC UTILITY EASEMENT" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN LIBER 3834 AT FOLIO 457. SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE.

AND FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, AND ASSIGNS A "PUBLIC IMPROVEMENT EASEMENT" DESIGNATED HEREON AS "P.I.E.", SAID EASEMENT BEING GRANTED WITH THE TERMS AND PROVISIONS SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF EASEMENT" RECORDED IN LIBER 35157 AT FOLIO 431 AMONG THE SAID LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE.

AND FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, AND ASSIGNS A "TEMPORARY SLOPE EASEMENT" TO BE EXTINGUISHED UPON THE COMPLETION OF ROAD IMPROVEMENTS AND ACCEPTANCE FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUST ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAN EXCEPT FOR CERTAIN DEEDS OF TRUST RECORDED IN LIBER 29554 AT FOLIO 615 AND LIBER 29554 AT FOLIO 634 AND THE PARTIES IN INTEREST THERETO HEREBY ASSENT TO THIS PLAN.

TOLL MD XI LIMITED PARTNERSHIP

BY: _____ 11/22/2011
AUTHORIZED AGENT — DATE

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

DATE: _____
PLAT NO.: _____ FOR PUBLIC WATER AND SEWER ONLY

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND
APPROVED: _____	APPROVED: _____
CHAIRMAN — SECRETARY – TREASURER	DIRECTOR
M.N.C.P. & P.C. RECORD FILE NO.:	

SUBDIVISION RECORD PLAT

LOTS 8-14, 22-25 PARCELS A & B, BLOCK 'A'

BROOKESHIRE

8TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 60' DATE: OCTOBER 27, 2011

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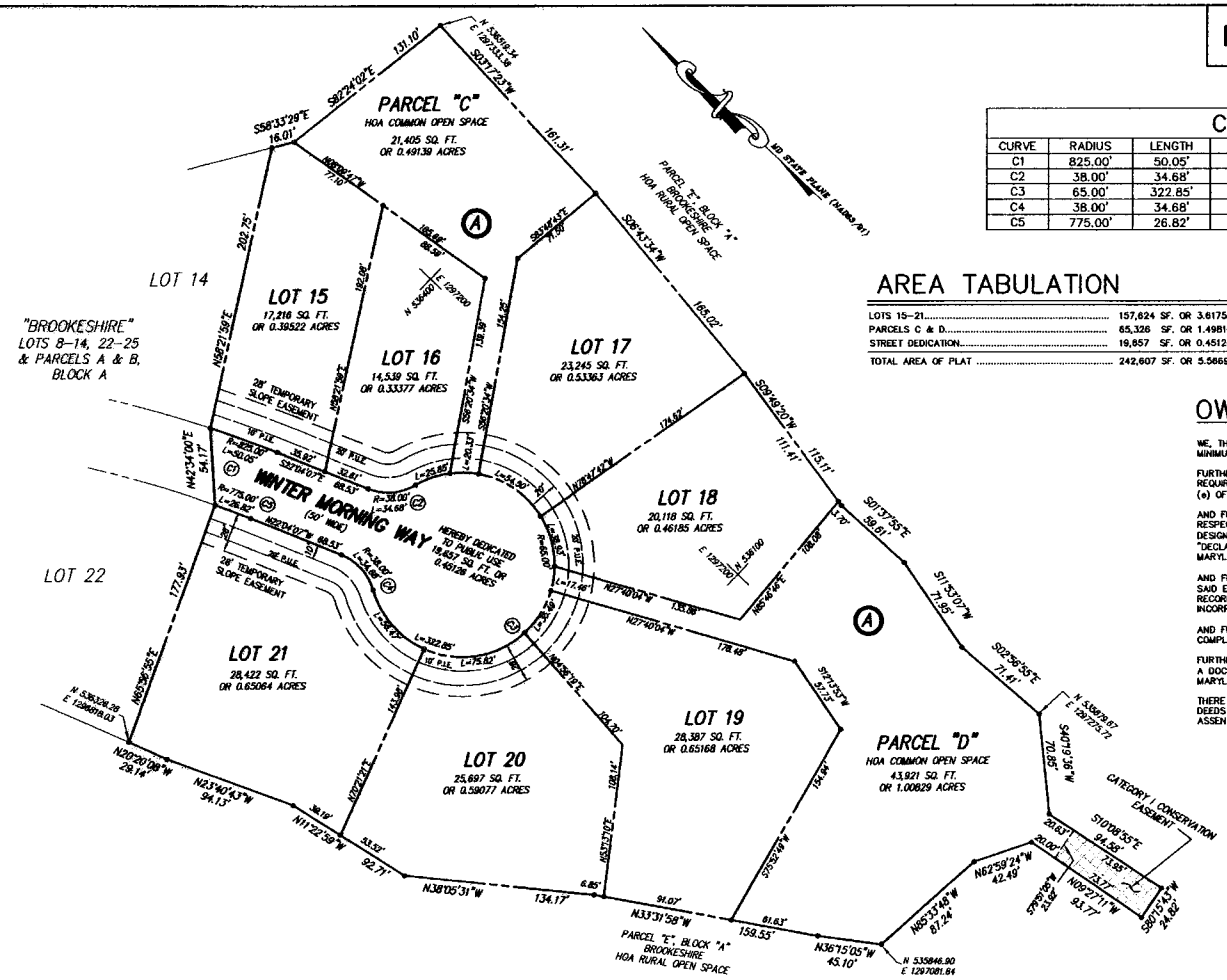
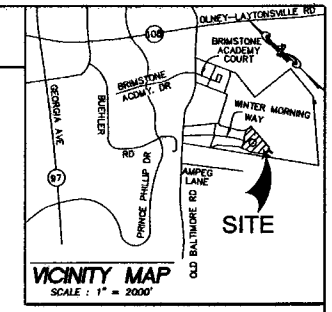
PLAT NO. _____



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CH DISTANCE	DELTA
C1	825.00'	50.05'	25.03'	S23°48'24"E	50.04'	3°28'34"
C2	38.00'	34.68'	18.65'	S48°12'51"E	33.49'	52°17'28"
C3	65.00'	322.85'	50.25'	S67°55'53"W	79.51'	284°34'56"
C4	38.00'	34.68'	18.65'	N04°04'37"E	33.49'	52°17'28"
C5	775.00'	26.82'	13.41'	N23°03'36"W	26.82'	1°58'58"



AREA TABULATION

LOTS 15-21	157,624 SF. OR 3.61756 ACRES
PARCELS C & D	65,326 SF. OR 1.49816 ACRES
STREET DEDICATION	19,857 SF. OR 0.45126 ACRES
TOTAL AREA OF PLAT	242,607 SF. OR 5.56699 ACRES

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE AREA FOR PUBLIC STREET PURPOSES

FURTHER WE, AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50-24 (e) OF THE MONTGOMERY COUNTY CODE.

AND FURTHER, WE GRANT TO POTOMAC ELECTRIC POWER COMPANY, BELL ATLANTIC-MD, WASHINGTON GAS & LIGHT COMPANY, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS ANS ASSIGNS, AN EASEMENT IN, ON, AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITY EASEMENT, DESIGNATED HEREON AS "P.U.E." WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS FOR PUBLIC UTILITY EASEMENT" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN LIBER 3834 AT FOLIO 457. SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE.

AND FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, AND ASSIGNS A "PUBLIC IMPROVEMENT EASEMENT" DESIGNATED HEREON AS "P.I.E.", SAID EASEMENT BEING GRANTED WITH THE TERMS AND PROVISIONS SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF EASEMENT" RECORDED IN LIBER 35157 AT FOLIO 431 AMONG THE SAID LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE.

AND FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, AND ASSIGNS A "TEMPORARY SLOPE EASEMENT" TO BE EXTINGUISHED UPON THE COMPLETION OF ROAD IMPROVEMENTS AND ACCEPTANCE FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

FURTHERMORE, WE ESTABLISH THE CATEGORY I CONSERVATION EASEMENT AS SHOWN HEREON WITH THE TERMS AND PROVISIONS BEING SET FORTH IN A DOCUMENT ENTITLED "CONSERVATION EASEMENT AGREEMENT", "CATEGORY I" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 13178 AT FOLIO 412

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUST ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAN EXCEPT FOR CERTAIN DEEDS OF TRUST RECORDED IN LIBER 29554 AT FOLIO 615 AND LIBER 29554 AT FOLIO 634 AND THE PARTIES IN INTEREST THERETO HEREBY ASSENT TO THIS PLAN.

TOLL MD XI LIMITED PARTNERSHIP

BY: _____ 11/08/2011
AUTHORIZED AGENT DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT: THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED BY OXBRIDGE DEVELOPMENT AT NORTHWEST, L.C. A MARYLAND LIMITED LIABILITY COMPANY, FROM NORTHWEST INVESTMENT CORPORATION, BY DEED DATED MARCH 25, 2005 AND RECORDED IN LIBER 29554 AT FOLIO 608, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS ___▲___ WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 242,607 SQUARE FEET OR 5.56699 ACRES OF LAND OF WHICH 19,857 SQUARE FEET OR 0.45126 ACRES ARE DEDICATED TO PUBLIC USE.

* ACQUIRED BY TOLL MD XI LIMITED PARTNERSHIP FROM OXBRIDGE DEVELOPMENT AT NORTHWEST, L.C. BY DEED DATED OCTOBER 11 2011 AND RECORDED IN LIBER 42428 AT FOLIO 474 AMONG THE AFORESAID LAND RECORDS.

OCT. 27, 2011 _____
DATE

DAVID F. UNGER II
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21236

NOTES:

1.) THE PROPERTY SHOWN HEREON IS LOCATED ON TAX ASSESSMENT MAP HT561 AND IS ZONED "RNC".

2.) THE HORIZONTAL DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM (NAD83/91 MD1900). STATIONS USED WERE: WSSC STATION #19527, NGS CONTROL POINT "SHERWOOD" PID NO. AJ7990. COORDINATES SHOWN HEREON ARE GRID COORDINATES FOR GIS PURPOSES ONLY AND MAY NOT REFLECT ACTUAL SURFACE MEASUREMENTS.

3.) 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.

4.) 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.

5.) THE PROPERTY DELINEATED HEREON IS SUBJECT TO THE ZONING REGULATIONS AS SET FORTH IN THE MONTGOMERY COUNTY CODE, DEVELOPMENT OF THE PROPERTY IS CONTROLLED BY THE TERMS AND CONDITIONS AS DETERMINED BY APPROVAL BY THE MONTGOMERY COUNTY PLANNING BOARD OF PRELIMINARY PLAN NO. 120050920 ENTITLED "OLNEY ESTATES" AND THE SITE PLAN NO. 820060190 ENTITLED "OLNEY ESTATES", AS MAY BE AMENDED.

6.) PARCELS C AND D, BLOCK A SHOWN HEREON ARE SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN A COMMON OPEN SPACE COVENANT RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 28045 AT FOLIO 578.

7.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW AND TO THE TERMS AND CONDITIONS AS SET FORTH ON FINAL FOREST CONSERVATION PLAN NO. 820060190, AS APPROVED OR AMENDED.

8.) HOA COMMON OPEN SPACES WILL BE MAINTAINED BY THE TO BE ESTABLISHED HOME OWNERS ASSOCIATION. MONTGOMERY COUNTY, MARYLAND WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE PRIVATE AREAS.

9.) PARCELS "C" AND "D", BLOCK "A" SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN A DECLARATION OF COVENANTS FOR COMMON OPEN SPACE RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 35157 AT FOLIO 428.

10.) THE LAND CONTAINED HEREON IS WITHIN AN APPROVED CLUSTER DEVELOPMENT AND SUBDIVISION OR RESUBDIVISION IS NOT PERMITTED AFTER THE PROPERTY IS DEVELOPED.

11.) PARCELS C AND D, BLOCK A ARE TO BE CONVEYED TO THE TO BE ESTABLISHED HOME OWNERS ASSOCIATION.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

DATE: _____
PLAT NO.: _____ FOR PUBLIC WATER AND SEWER ONLY

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND
APPROVED: _____	APPROVED: _____
CHAIRMAN — SECRETARY - TREASURER	DIRECTOR
M.N.C.P. & P.C. RECORD FILE NO.:	

SUBDIVISION RECORD PLAT

LOTS 15-21 & PARCELS C & D BLOCK "A"

BROOKESHIRE

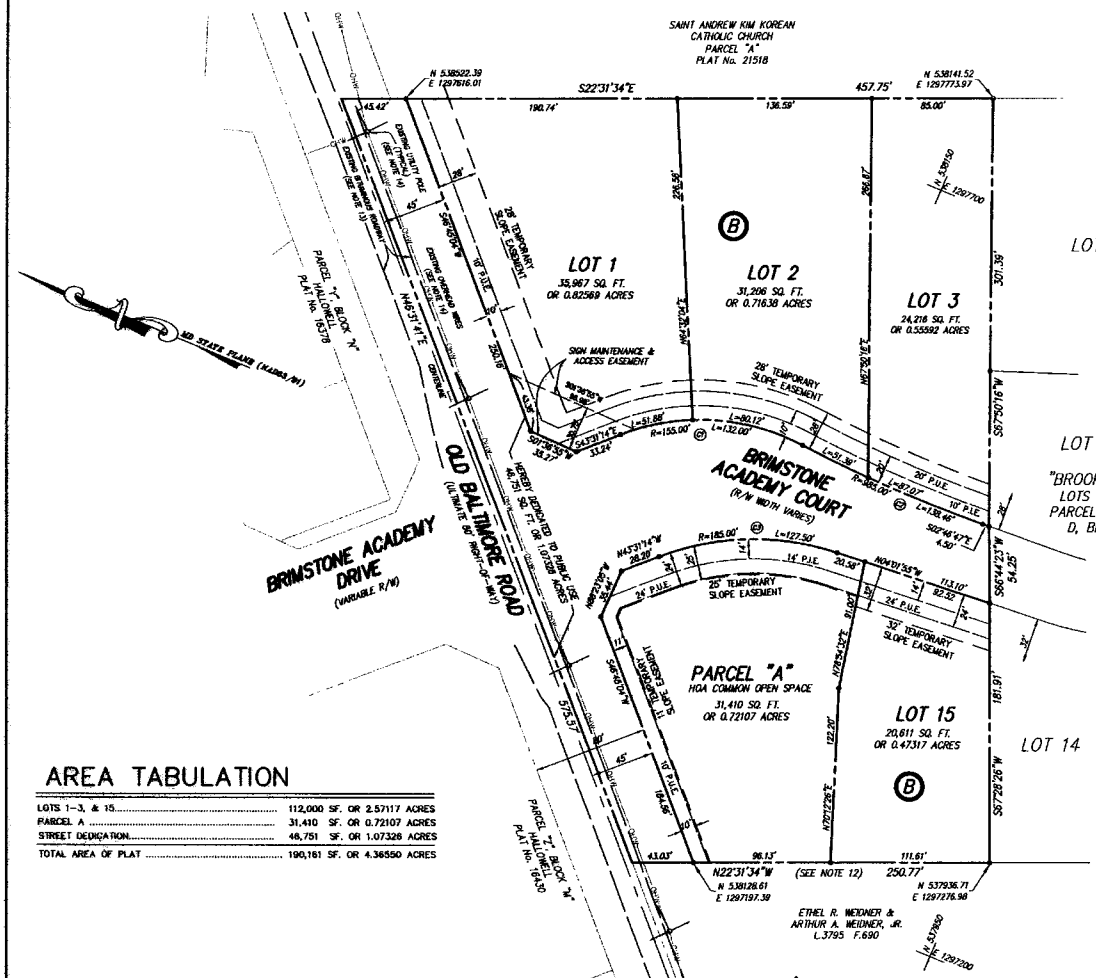
8TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 60' DATE: OCTOBER 27, 2010

VIKA

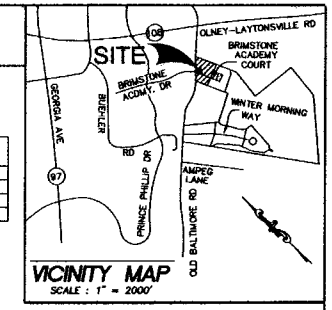
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA INCORPORATED
20251 CENTURY BOULEVARD-SUITE #400 ■ GERMANTOWN, MARYLAND 20874
(301) 916-4100 ■ FAX (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA.

PLAT NO. _____



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CH DISTANCE	DELTA
C1	155.00'	132.00'	70.30'	N19°07'23"W	128.05'	48°47'42"
C2	985.00'	138.46'	69.35'	S01°14'51"W	138.35'	8°03'15"
C3	185.00'	127.50'	66.40'	N23°46'34"W	124.99'	39°29'19"



NOTES:

1.) THE PROPERTY SHOWN HEREON IS LOCATED ON TAX ASSESSMENT MAP HT562 AND IS ZONED "RNC".

2.) THE HORIZONTAL DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM (NAD83/91 M01900). STATIONS USED WERE: WSSC STATION #19527, NGS CONTROL POINT "SHERWOOD" PID NO. AJ7990. COORDINATES SHOWN HEREON ARE GRID COORDINATES FOR GIS PURPOSES ONLY AND MAY NOT REFLECT ACTUAL SURFACE MEASUREMENTS.

3.) 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.

4.) 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.

5.) THE PROPERTY DELINEATED HEREON IS SUBJECT TO THE ZONING REGULATIONS AS SET FORTH IN THE MONTGOMERY COUNTY CODE, DEVELOPMENT OF THE PROPERTY IS CONTROLLED BY THE TERMS AND CONDITIONS AS DETERMINED BY APPROVAL BY THE MONTGOMERY COUNTY PLANNING BOARD OF PRELIMINARY PLAN NO. 120050920 ENTITLED "OLNEY ESTATES" AND THE SITE PLAN NO. 820060190 ENTITLED "OLNEY ESTATES", AS MAY BE AMENDED.

6.) PARCEL A, BLOCK B SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN A COMMON OPEN SPACE COVENANT RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 28045 AT FOLIO 578.

7.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW AND TO THE TERMS AND CONDITIONS AS SET FORTH ON FINAL FOREST CONSERVATION PLAN NO. 820060190, AS APPROVED OR AMENDED.

8.) HOA COMMON OPEN SPACES WILL BE MAINTAINED BY THE TO BE ESTABLISHED HOME OWNERS ASSOCIATION. MONTGOMERY COUNTY, MARYLAND WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE PRIVATE AREAS.

9.) PARCEL "A", BLOCK "B" SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN A DECLARATION OF COVENANTS FOR COMMON OPEN SPACE RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 35157 AT FOLIO 428.

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 "A", BLOCK "B" IS TO BE CONVEYED TO THE TO BE ESTABLISHED HOME OWNERS ASSOCIATION.

12.) AN AGREEMENT HAS BEEN MADE BETWEEN OXBRIDGE DEVELOPMENT AT NORTHWEST, L.C. AND ETHEL R. WEIDNER AND ARTHUR A. WEIDNER, JR. TO ESTABLISH THE LOCATION OF THE COMMON PROPERTY LINE. THE AFORESAID AGREEMENT IS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 38468 AT FOLIO 018.

13.) NO DEED OR PLAT COULD BE FOUND THAT ESTABLISHES THE RIGHT OF WAY FOR OLD BALTIMORE ROAD. OLD BALTIMORE ROAD IS MAINTAINED BY MONTGOMERY COUNTY.

14.) RIGHTS OF WAY TO CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF BALTIMORE CITY HAVE BEEN ESTABLISHED BY THE FOLLOWING DEEDS:
- a. DEED DATED FEBRUARY 13, 1926 RECORDED IN LIBER 394 AT FOLIO 58.
- b. DEED DATED SEPTEMBER 14, 1926 RECORDED IN LIBER 408 AT FOLIO 397.
- c. DEED DATED DECEMBER 2, 1927 RECORDED IN LIBER 444 AT FOLIO 452.

AREA TABULATION

LOTS 1-3, & 15	112,000 SF. OR 2.57117 ACRES	
PARCEL A	31,410 SF. OR 0.72107 ACRES	
STREET DEDICATION	46,751 SF. OR 1.07328 ACRES	
TOTAL AREA OF PLAT	190,161 SF. OR 4.36550 ACRES	

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT: THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED BY OXBRIDGE DEVELOPMENT AT NORTHWEST, L.C. A MARYLAND LIMITED LIABILITY COMPANY, FROM NORTHWEST INVESTMENT CORPORATION, BY DEED DATED MARCH 25, 2005 AND RECORDED IN LIBER 29554 AT FOLIO 606, * RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS —●— WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 190,161 SQUARE FEET OR 4.36550 ACRES OF LAND OF WHICH 46,751 SQUARE FEET OR 1.07328 ACRES ARE DEDICATED TO PUBLIC USE.

* ACQUIRED BY TOLL MD XI LIMITED PARTNERSHIP FROM OXBRIDGE DEVELOPMENT AT NORTHWEST, L.C. BY DEED DATED OCTOBER 11, 2011 AND RECORDED IN LIBER 42428 AT FOLIO 474 AMONG THE AFORESAID LAND RECORDS.

Oct. 27, 2011 — David F. Unger II
DATE — DAVID F. UNGER II, PROFESSIONAL LAND SURVEYOR, MARYLAND NO. 21236

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE AREA FOR PUBLIC STREET PURPOSES

FURTHER WE, AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50-24 (e) OF THE MONTGOMERY COUNTY CODE.

AND FURTHER, WE GRANT TO POTOMAC ELECTRIC POWER COMPANY, BELL ATLANTIC-MD, WASHINGTON GAS & LIGHT COMPANY, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS ANS ASSIGNS, AN EASEMENT IN, ON, AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITY EASEMENT, DESIGNATED HEREON AS "P.U.E." WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS FOR PUBLIC UTILITY EASEMENT" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN LIBER 3834 AT FOLIO 457. SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE.

AND FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, AND ASSIGNS A "PUBLIC IMPROVEMENT EASEMENT" DESIGNATED HEREON AS "P.I.E.", SAID EASEMENT BEING GRANTED WITH THE TERMS AND PROVISIONS SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF EASEMENT" RECORDED IN LIBER 35157 AT FOLIO 431 AMONG THE SAID LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE.

AND FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, AND ASSIGNS A "TEMPORARY SLOPE EASEMENT" TO BE EXTINGUISHED UPON THE COMPLETION OF ROAD IMPROVEMENTS AND ACCEPTANCE FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

AND FURTHER, WE GRANT TO HOME OWNERS ASSOCIATION THE SIGN MAINTENANCE AND ACCESS EASEMENT SHOWN HEREON.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUST ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAN EXCEPT FOR CERTAIN DEEDS OF TRUST RECORDED IN LIBER 29554 AT FOLIO 615 AND LIBER 29554 AT FOLIO 634 AND THE PARTIES IN INTEREST THERETO HEREBY ASSENT TO THIS PLAN.

TOLL MD XI LIMITED PARTNERSHIP
BY: _____ 11/27/2011
AUTHORIZED AGENT — DATE

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

DATE: _____
PLAT NO.: _____
FOR PUBLIC WATER AND SEWER ONLY

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED: _____
CHAIRMAN — SECRETARY - TREASURER
M.N.C.P. & P.C. RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND
APPROVED: _____
DIRECTOR

SUBDIVISION RECORD PLAT

LOTS 1-3, 15 & PARCEL A BLOCK "B"

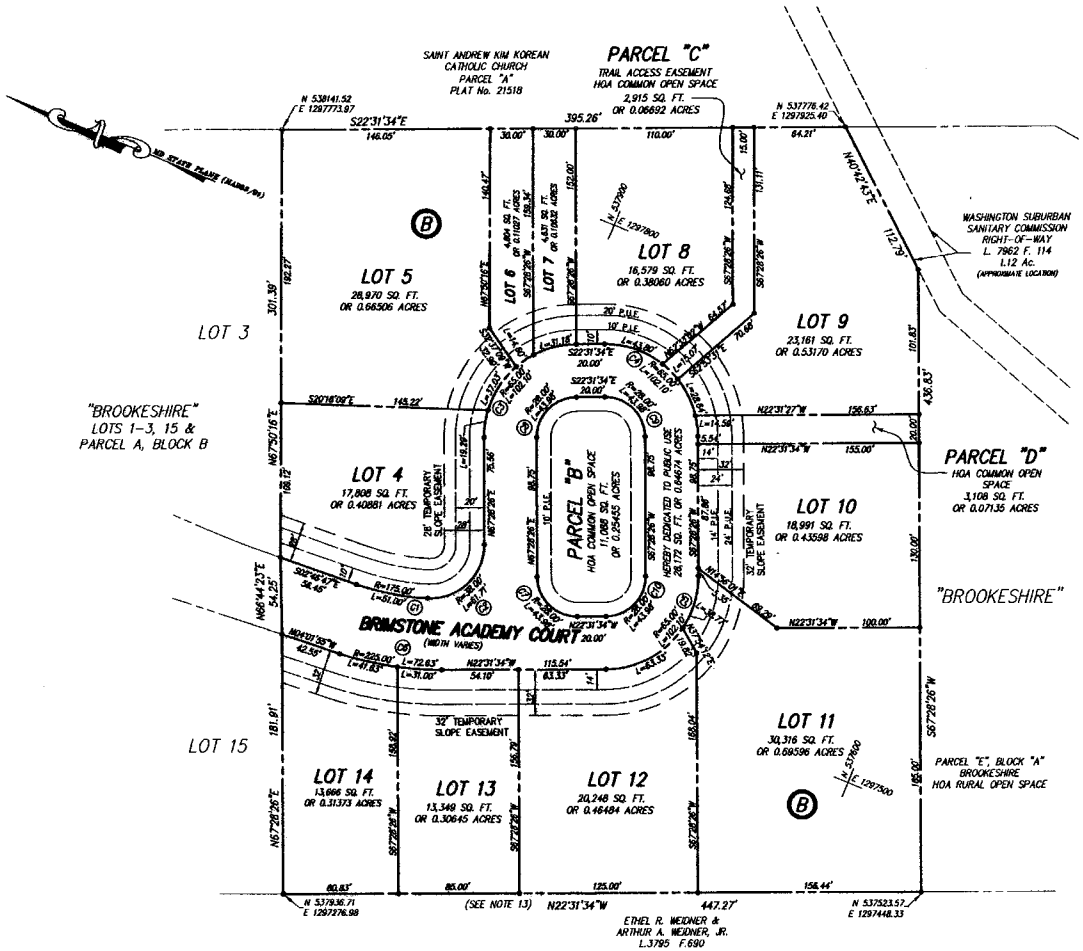
BROOKESHIRE

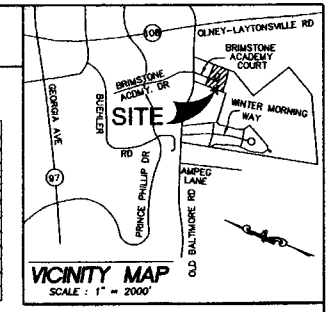
8TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 60' DATE: OCTOBER 27, 2011

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
20251 CENTURY BOULEVARD-SUITE #400 ■ GERMANTOWN, MARYLAND 20874
(301) 916-4100 ■ FAX (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA.

PLAT NO. _____





CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CH DISTANCE	DELTA
C1	175.00'	51.00'	25.68'	S11°07'40"E	50.82'	16°41'47"
C2	38.00'	61.71'	40.08'	S66°00'04"E	55.15'	93°03'01"
C3	65.00'	102.10'	65.00'	S67°31'34"E	91.92'	90°00'00"
C4	65.00'	102.10'	65.00'	S22°28'26"W	91.92'	90°00'00"
C5	65.00'	102.10'	65.00'	N67°31'34"W	91.92'	90°00'00"
C6	225.00'	72.63'	36.63'	N13°16'45"W	72.31'	18°29'39"
C7	28.00'	43.98'	28.00'	N22°28'26"E	39.60'	90°00'00"
C8	28.00'	43.98'	28.00'	S67°31'34"E	39.60'	90°00'00"
C9	28.00'	43.98'	28.00'	S22°28'26"W	39.60'	90°00'00"
C10	28.00'	43.98'	28.00'	N67°31'34"W	39.60'	90°00'00"

AREA TABULATION

LOTS 4-14	192,523 SF. OR 4.41972 ACRES
PARCELS B, C & D	17,111 SF. OR 0.39281 ACRES
STREET DEDICATION	28,172 SF. OR 0.64674 ACRES
TOTAL AREA OF PLAT	237,806 SF. OR 5.45927 ACRES

NOTES:

1.) THE PROPERTY SHOWN HEREON IS LOCATED ON TAX ASSESSMENT MAPS HT562 AND JF122 IS ZONED "RNC".

2.) THE HORIZONTAL DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM (NAD83/91 MD1900). STATIONS USED WERE: WSSC STATION #19527, NGS CONTROL POINT "SHERWOOD" PID NO. AJ7990. COORDINATES SHOWN HEREON ARE GRID COORDINATES FOR GIS PURPOSES ONLY AND MAY NOT REFLECT ACTUAL SURFACE MEASUREMENTS.

3.) 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.

4.) 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.

5.) THE PROPERTY DELINEATED HEREON IS SUBJECT TO THE ZONING REGULATIONS AS SET FORTH IN THE MONTGOMERY COUNTY CODE. DEVELOPMENT OF THE PROPERTY IS CONTROLLED BY THE TERMS AND CONDITIONS AS DETERMINED BY APPROVAL BY THE MONTGOMERY COUNTY PLANNING BOARD OF PRELIMINARY PLAN NO. 120050920 ENTITLED "OLNEY ESTATES" AND THE SITE PLAN NO. 820060190 ENTITLED "OLNEY ESTATES", AS MAY BE AMENDED.

6.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW AND TO THE TERMS AND CONDITIONS AS SET FORTH ON FINAL FOREST CONSERVATION PLAN NO. 820050190, AS APPROVED OR AMENDED.

7.) HOA COMMON OPEN SPACES WILL BE MAINTAINED BY THE TO BE ESTABLISHED HOME OWNERS ASSOCIATION. MONTGOMERY COUNTY, MARYLAND WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE PRIVATE AREAS.

8.) PARCELS "B", "C", AND "D", BLOCK "B" SHOWN HEREON ARE SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN A DECLARATION OF COVENANTS FOR COMMON OPEN SPACE RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 28045 AT FOLIO 578.

9.) THE LAND CONTAINED HEREON IS WITHIN AN APPROVED CLUSTER DEVELOPMENT AND SUBDIVISION OR RESUBDIVISION IS NOT PERMITTED AFTER THE PROPERTY IS DEVELOPED.

10.) PARCELS "B", "C", & "D", BLOCK "B" ARE TO BE CONVEYED TO THE TO BE ESTABLISHED HOME OWNERS ASSOCIATION.

11.) THIS PLAT CONFORMS WITH THE REQUIREMENTS OF CHAPTER 25-A OF THE MONTGOMERY COUNTY CODE REGARDING MODERATELY PRICED DWELLINGS.

12.) THE TRAIL ACCESS EASEMENT SHOWN HEREON AS ALL OF PARCEL "C" IS ESTABLISHED TO PROVIDE PERMANENT AND UNOBSTRUCTED ACCESS BY THE GENERAL PUBLIC IN AND ACROSS SAID EASEMENT AND THE TRAIL LOCATED THEREIN. MONTGOMERY COUNTY, MARYLAND WILL NOT PARTICIPATE IN THE MAINTENANCE OF THIS TRAIL.

13.) AN AGREEMENT HAS BEEN MADE BETWEEN OXBRIDGE DEVELOPMENT AT NORTHWEST, L.C. AND ETHEL R. WEIDNER AND ARTHUR A. WEIDNER, JR. TO ESTABLISH THE LOCATION OF THE COMMON PROPERTY LINE. THE AFORESAID AGREEMENT IS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 38488 AT FOLIO 018.

14.) PARCELS "B", "C", & "D", BLOCK "B" SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN A DECLARATION OF COVENANTS FOR COMMON OPEN SPACE RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 35157 AT FOLIO 428.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED BY OXBRIDGE DEVELOPMENT AT NORTHWEST, L.C. A MARYLAND LIMITED LIABILITY COMPANY, FROM NORTHWEST INVESTMENT CORPORATION, BY DEED DATED MARCH 25, 2005 AND RECORDED IN LIBER 29554 AT FOLIO 606 RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. *

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS ——▲—— WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 237,806 SQUARE FEET OR 5.45927 ACRES OF LAND OF WHICH 28,172 SQUARE FEET OR 0.64674 ACRES ARE TO BE DEDICATED TO PUBLIC USE.

* ACQUIRED BY TOLL MD XI LIMITED PARTNERSHIP FROM OXBRIDGE DEVELOPMENT AT NORTHWEST, L.C. BY DEED DATED OCTOBER 11, 2011 AND RECORDED IN LIBER 42428 AT FOLIO 474 AMONG THE AFORESAID LAND RECORDS.

Oct. 27, 2011
DATE

DAVID F. UNGER II
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21236

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE AREA FOR PUBLIC STREET PURPOSES

FURTHER WE, AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50-24 (e) OF THE MONTGOMERY COUNTY CODE.

AND FURTHER, WE GRANT TO POTOMAC ELECTRIC POWER COMPANY, BELL ATLANTIC-MD, WASHINGTON GAS & LIGHT COMPANY, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON, AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITY EASEMENT, DESIGNATED HEREON AS "P.U.E." WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS FOR PUBLIC UTILITY EASEMENT" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN LIBER 3834 AT FOLIO 457. SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE.

AND FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, AND ASSIGNS A "PUBLIC IMPROVEMENT EASEMENT" DESIGNATED HEREON AS "P.I.E.", SAID EASEMENT BEING GRANTED WITH THE TERMS AND PROVISIONS SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF EASEMENT" RECORDED IN LIBER 35157 AT FOLIO 431 AMONG THE SAID LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE.

AND FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, AND ASSIGNS A "TEMPORARY SLOPE EASEMENT" TO BE EXTINGUISHED UPON THE COMPLETION OF ROAD IMPROVEMENTS AND ACCEPTANCE FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUST ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAN EXCEPT FOR CERTAIN DEEDS OF TRUST RECORDED IN LIBER 29554 AT FOLIO 615 AND LIBER 29554 AT FOLIO 634 AND THE PARTIES IN INTEREST THERETO HEREBY ASSENT TO THIS PLAN.

TOLL MD XI LIMITED PARTNERSHIP

BY: _____ 11/22/2011
AUTHORIZED AGENT DATE

GRAPHIC SCALE

80 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

DATE: _____
PLAT NO.: _____ FOR PUBLIC WATER AND SEWER ONLY

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND
APPROVED: _____	APPROVED: _____
CHAIRMAN SECRETARY - TREASURER	DIRECTOR
M.N.C.P. & P.C. RECORD FILE NO.:	

SUBDIVISION RECORD PLAT

LOTS 4-14 & PARCELS B, C & D BLOCK "B"

BROOKESHIRE

8TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 60' DATE: OCTOBER 27, 2011

VIKA

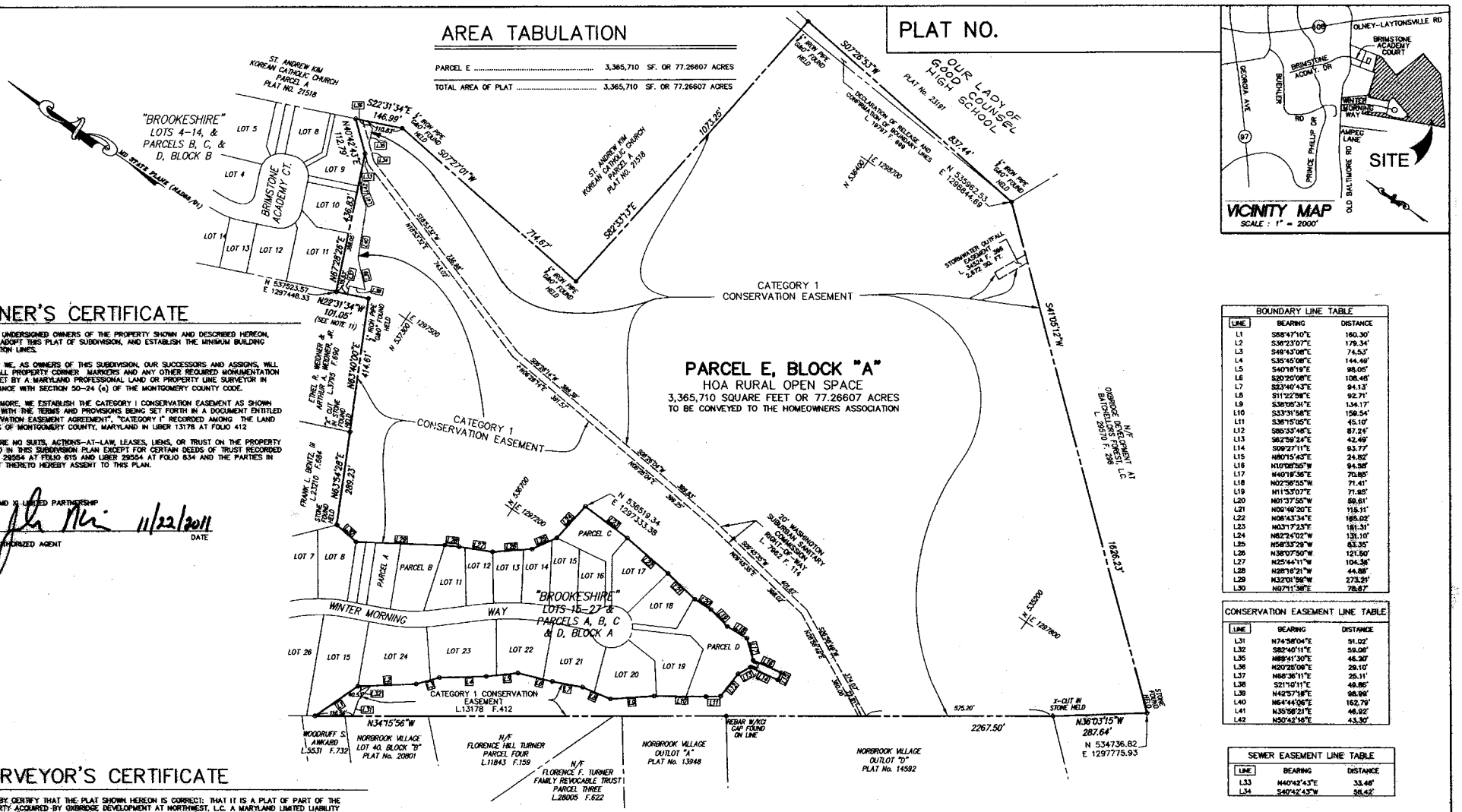
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA INCORPORATED
20251 CENTURY BOULEVARD-SUITE #400 ■ GERMANTOWN, MARYLAND 20874
(301) 916-4100 ■ FAX (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA.

PLAT NO.

AREA TABULATION

PARCEL E	3,365,710 SF. OR 77.26607 ACRES
TOTAL AREA OF PLAT	3,365,710 SF. OR 77.26607 ACRES



OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

FURTHER WE, AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50-24 (e) OF THE MONTGOMERY COUNTY CODE.

FURTHERMORE, WE ESTABLISH THE CATEGORY I CONSERVATION EASEMENT AS SHOWN HEREON WITH THE TERMS AND PROVISIONS BEING SET FORTH IN A DOCUMENT ENTITLED "CONSERVATION EASEMENT AGREEMENT", "CATEGORY I" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 13178 AT FOLIO 412

THERE ARE NO SUITS, ACTIONS--AT--LAW, LEASES, LIENS, OR TRUST ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAN EXCEPT FOR CERTAIN DEEDS OF TRUST RECORDED IN LIBER 29554 AT FOLIO 615 AND LIBER 29554 AT FOLIO 634 AND THE PARTIES IN INTEREST THERETO HEREBY ASSENT TO THIS PLAN.

TOLL MD XI LIMITED PARTNERSHIP

BY: _____ 11/22/2011

AUTHORIZED AGENT DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED BY OXBRIDGE DEVELOPMENT AT NORTHWEST, L.C. A MARYLAND LIMITED LIABILITY COMPANY, FROM NORTHWEST INVESTMENT CORPORATION, BY DEED DATED MARCH 25, 2005 AND RECORDED IN LIBER 29554 AT FOLIO 608 RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS DEDICATION HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS —▲— WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 3,365,710 SQUARE FEET OR 77.26607 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

* ACQUIRED BY TOLL MD XI LIMITED PARTNERSHIP FROM OXBRIDGE DEVELOPMENT AT NORTHWEST, L.C. BY DEED DATED OCTOBER 11, 2011 AND RECORDED IN LIBER 42428 AT FOLIO 474 AMONG THE AFORESAID LAND RECORDS.

OCT. 22, 2011 _____

DATE DAVID F. UNGER II
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21236

DATE: _____	FOR PUBLIC WATER AND SEWER ONLY
PLAT NO.: _____	

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND
APPROVED: _____	APPROVED: _____
CHAIRMAN — SECRETARY – TREASURER	DIRECTOR
M.N.C.P. & P.C. RECORD FILE NO.:	

NOTES:

1.) THE PROPERTY SHOWN HEREON IS LOCATED ON TAX ASSESSMENT MAPS JT121, JT122, HT561 AND HT562 AND IS ZONED "RNC".

2.) THE HORIZONTAL DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM (NAD83/91 MD1900). STATIONS USED WERE: WSSC STATION #19527, NGS CONTROL POINT "SHERWOOD" PID NO. AJ7990. COORDINATES SHOWN HEREON ARE GRID COORDINATES FOR GIS PURPOSES ONLY AND MAY NOT REFLECT ACTUAL SURFACE MEASUREMENTS.

3.) 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.

4.) 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.

5.) THE PROPERTY DELINEATED HEREON IS SUBJECT TO THE ZONING REGULATIONS AS SET FORTH IN THE MONTGOMERY COUNTY CODE, DEVELOPMENT OF THE PROPERTY IS CONTROLLED BY THE TERMS AND CONDITIONS AS DETERMINED BY APPROVAL BY THE MONTGOMERY COUNTY PLANNING BOARD OF PRELIMINARY PLAN NO. 120050920 ENTITLED "OLNEY ESTATES" AND THE SITE PLAN NO. 820060190 ENTITLED "OLNEY ESTATES", AS MAY BE AMENDED.

6.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW AND TO THE TERMS AND CONDITIONS AS SET FORTH ON FINAL FOREST CONSERVATION PLAN NO. 820060190, AS APPROVED OR AMENDED.

7.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN A DECLARATION OF COVENANTS FOR COMMON OPEN SPACE RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 28045 AT FOLIO 578.

8.) HOA RURAL OPEN SPACE WILL BE MAINTAINED BY THE TO BE ESTABLISHED HOME OWNERS ASSOCIATION. MONTGOMERY COUNTY, MARYLAND WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE PRIVATE AREAS.

9.) THE LAND CONTAINED HEREON IS WITHIN AN APPROVED CLUSTER DEVELOPMENT AND SUBDIVISION OR RESUBDIVISION IS NOT PERMITTED AFTER THE PROPERTY IS DEVELOPED.

10.) PARCEL E, BLOCK A SHOWN HEREON IS TO BE CONVEYED TO THE TO BE ESTABLISHED HOME OWNERS ASSOCIATION.

11.) AN AGREEMENT HAS BEEN MADE BETWEEN OXBRIDGE DEVELOPMENT AT NORTHWEST, L.C. AND ETHEL R. WEIDNER AND ARTHUR A. WEIDNER, JR. TO ESTABLISH THE LOCATION OF THE COMMON PROPERTY LINE. THE AFORESAID AGREEMENT IS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 38468 AT FOLIO 018.

12.) PARCEL "E" BLOCK "A" SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN A DECLARATION OF COVENANTS FOR COMMON OPEN SPACE RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 35157 AT FOLIO 428.

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S68°47'10"E	160.30'
L2	S36°23'07"E	179.34'
L3	S49°43'08"E	74.53'
L4	S35°45'08"E	144.49'
L5	S40°16'19"E	98.05'
L6	S20°20'08"E	108.46'
L7	S23°40'43"E	94.13'
L8	S11°22'58"E	92.71'
L9	S38°05'31"E	134.17'
L10	S33°31'58"E	150.54'
L11	S36°15'05"E	45.10'
L12	S80°33'48"E	87.24'
L13	S62°59'24"E	42.49'
L14	S09°27'11"E	93.77'
L15	N80°15'43"E	24.82'
L16	N16°08'36"W	94.58'
L17	N40°19'36"E	70.85'
L18	N02°56'55"W	71.41'
L19	N11°53'07"E	71.85'
L20	N01°37'56"W	59.61'
L21	N09°49'20"E	115.11'
L22	N06°43'34"E	185.02'
L23	N03°17'23"E	181.31'
L24	N82°24'02"W	131.10'
L25	N58°33'29"W	83.35'
L26	N38°07'50"W	121.50'
L27	N25°44'11"W	104.38'
L28	N28°16'21"W	44.88'
L29	N32°01'56"W	273.91'
L30	N67°11'38"E	78.87'

CONSERVATION EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L31	N74°58'04"E	51.02'
L32	S82°40'11"E	59.06'
L35	N88°41'30"E	46.30'
L36	N20°26'09"E	29.10'
L37	N68°36'11"E	25.11'
L38	S21°10'11"E	49.86'
L39	N42°57'18"E	98.99'
L40	N64°44'06"E	162.79'
L41	N35°58'21"E	46.92'
L42	N50°42'18"E	43.30'

SEWER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L33	N40°42'43"E	33.48'
L34	S40°42'43"W	36.42'

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

SUBDIVISION RECORD PLAT

PARCEL E, BLOCK "A"

BROOKESHIRE

8TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 200' DATE: OCTOBER 26, 2011

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA INCORPORATED
20251 CENTURY BOULEVARD–SUITE #400 ■ GERMANTOWN, MARYLAND 20874
(301) 916–4100 ■ FAX (301) 916–2262
GERMANTOWN, MD. MCLEAN, VA.

RECORD PLAT REVIEW SHEET

Plan Name: Olney Estates Plan Number: 120050920
Plat Name: BROOKESHIRE Plat Number: 220080190 → 0240
Plat Submission Date: 8-3-07
DRD Plat Reviewer: S Smith
DRD Prelim Plan Reviewer: R. Weaver

Initial DRD Review:
Signed Preliminary Plan – Date 12/26/06 Checked: Initial RW Date 11/6/07
Planning Board Opinion – Date 9-19-06 Checked: Initial SJS Date 9-13-07
Site Plan Req'd for Development? Yes X No___ Verified By: SJS (initial)
Site Plan Name: Olney Estates Site Plan Number: 820060190
Planning Board Opinion – Date 10-23-06 Checked: Initial SJS Date 9-13-07
Site Plan Signature Set – Date 8-2-07 Checked: Initial SJS Date 11-5-07
Site Plan Reviewer Plat Approval: Checked: Initial_____ Date_____

Review Items: Lot # & Layout ✓ Lot Area ✓ Zoning ✓ Bearings & Distances ✓
Coordinates ✓ Plan # ✓ Road/Alley Widths ✓ Easements ✓ Open Space ok
Non-standard BRLs ok 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 Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	A. Gudsen	8-28-07	9-7-07	9-6-07	No Revisions
Research	Bobby Fleury	↓	↓	8-30-07	OK
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey	↓	↓	9-11-07	OK

Final DRD Review:	Initial	Date
DRD Review Complete: (All comments rec'd and incorporated into mark-up)	SJS	1/13/12
Engineer Notified (Pick up Mark-up):	SJS	8/27/10
Final Mylar w/Mark-up & PDF Rec'd:	SJS	1-13-12
Board Approval of Plat:		
Plat Agenda:	SJS	1-26-2012
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:		

OLNEY ESTATES
CERTIFIED SITE PLAN
#820060190

DESIGN TEAM

OWNER
THE OXBRIDGE DEVELOPMENT AT NORTHWEST, LC
600 JEFFERSON PLAZA
SUITE # 550
ROCKVILLE, MD 20852
TEL. (301) 294-4150
FAX. (301) 294-4151
ATTN: ELLIOT R. TOTAH

ATTORNEY
LINOWES AND BLOCHER LLP
7200 WISCONSIN AVENUE
SUITE # 800
BETHESDA, MD 20814
TEL. (301) 961-5156
FAX. (301) 654-2801
ATTN: STEVE KAUFMANN

CIVIL ENGINEER/
LANDSCAPE ARCHITECT
VIKA, INC.
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN, MD 20874
TEL. (301) 916-4100
FAX. (301) 916-2262
ATTN: KATHLEEN KULENGUSKI

TRAFFIC CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
13755 SUNRISE VALLEY DRIVE
SUITE 450
HERNDON, VA 20171
TEL. (703) 674-1307
FAX. (703) 674-1350
ATTN: EDWARD PAPAZIAN

THIS CERTIFIED SITE PLAN CONSISTS OF A TOTAL OF 25 SHEETS. THESE INCLUDE: SITE PLAN DRAWINGS: SP-1 – 12

SP-1 COVER SHEET
SP-1A SITE PLAN OPINION/ NOTES/ KEYS/ IMPERVIOUS AREA TABLE/ RECREATION TABLE
SP-2 COMPOSITE SITE PLAN/ ADJACENT AREA PLAN
SP-3 – 11 SITE PLAN
SP-12 – 13 SITE DETAILS

LANDSCAPE AND LIGHTING PLAN DRAWINGS: LP-1 – 12

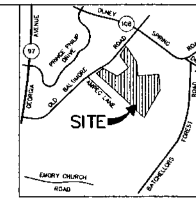
LP-1 COMPOSITE LANDSCAPE AND LIGHTING PLAN
LP-2 – 10 LANDSCAPE AND LIGHTING PLAN
LP-11 LANDSCAPE PLAN DETAILS
LP-12 LIGHTING SPECIFICATIONS AND DETAILS

SWM CONCEPT APPROVAL LETTER

DEPARTMENT OF PERMITTING SERVICES

October 13, 2006

Dear Mr. Smith:



VICINITY MAP
SCALE: 1"=2000'

Copyright ADC The Map People
Permitted Use Number 20403121

OLNEY ESTATES
CERTIFIED SITE PLAN
M-NCPPC # 820060190

LOCAL AREA MAP
SCALE: 1" = 200'

GENERAL NOTES

1. THE SUBJECT PROPERTY IS COMPRISED OF PARCEL P240, LIBER 8007, FOLIO 50 WITH THE FOLLOWING TAX ACCT. # 08-02171884
2. THE SUBJECT PROPERTY IS LOCATED ON TAX MAPS JT11, JT12, HT61, & HT62.
3. TOTAL SITE AREA IS 107.35 ACRES.
4. THE SUBJECT PROPERTY IS LOCATED ON WSSC MAP 224NW03.
5. THE TOPOGRAPHIC INFORMATION IS BASED ON AN AERIAL SURVEY PROVIDED BY POTOMAC AERIAL SURVEYS, DATED MARCH 2005. THE SITE WAS FIELD EDITED BY VIKA, INC. IN MARCH 2005. THE CONTOUR INTERVAL IS 2'.
6. THE HORIZONTAL DATUM IS BASED ON NAD83(91) MARYLAND STATE PLANE COORDINATES (MD1900) USING THE FOLLOWING SURVEY CONTROL STATIONS:
-NGS CONTROL POINTS: SHERWOOD, PID NO. AJ7990
-GAITHERSBURG CORS ARP, PID NO. AF9522
-W.S.S.C. CONTROL POINT: TRAVERSE STATION 19527
7. THE VERTICAL DATUM IS BASED ON NGVD29 USING THE FOLLOWING BENCH MARKS:
-W.S.S.C. CONTROL POINTS:
-BM 2048 (TRAVERSE STATION 20831, NGS STATION SHERWOOD, PID NO. AJ7990)
-BM 5217 (TRAVERSE STATION 19527)
-BM 5730 (TRAVERSE STATION 19525)
8. THE SUBJECT PROPERTY IS LOCATED IN ZONE "C" (AREA OF MINIMAL FLOODING) AS SHOWN OF FLOOD INSURANCE RATE MAP (FIRM) OF MARYLAND COMMUNITY PANEL NO. 240049 0150 B, FOR MONTGOMERY COUNTY, MARYLAND, DATED JULY 2, 1979.
9. THIS PROPERTY IS SUBJECT TO APPROVED NRI #4-05208A.
10. THE SUBJECT PROPERTY FALLS WITHIN THE NORTHWEST BRANCH WATERSHED A CLASS IV STREAM.
11. THE SUBJECT PROPERTY IS CURRENTLY CLASSIFIED IN WATER & SEWER SERVICE CATEGORIES W-3 & S-3.
12. THIS SITE IS SUBJECT TO THE CONDITIONS OF APPROVAL FOR PRELIMINARY PLAN NO. 120050920, AS APPROVED BY THE PLANNING BOARD JULY 13, 2006, INCLUDING THE FOLLOWING WAIVER:
A) WAIVER FOR OVER LENGTH CUL-DE-SACS FOR BOTH STREETS "A" AND "B" PER SEC 50-26(d).
13. HOUSE TYPES & HOUSE SITINGS SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE WITH THE MARKET DICTATING THE FINAL DETERMINATION.
14. NO CLEARING OR GRADING PRIOR TO PRE-CONSTRUCTION MEETING WITH M-NCPPC STAFF AND MCDPS SEDIMENT CONTROL STAFF.
15. THIS SITE IS SUBJECT TO FOREST CONSERVATION PLAN NO. 820060190.

PROJECT DATA TABLE (RNC ZONE)

	PERMITTED/REQUIRED PER RNC ZONE	PERMITTED/REQUIRED PER MASTER PLAN	PROPOSED
Development Method Used	Optional or Standard	Optional (59-c-9.574)	Optional
Minimum Area of Development	10 acres	---	107.35 acres
Proposed Development:			
Lot Area	---	---	Gross tract area = 107.35 acres
	---	---	Net tract area = 103.30 acres
Density (dwelling per acre)	1.22 DU per gross acre or 130	0.33 to 0.4 with MPDU's	42 or 0.4 du/acre including 6 MPDU's w/ open space provided per Master Plan
Dwelling Units	one- family detached*		36
	one-family semi-detached MPDU's	15% @ 0.40 du/ac or 7	6**
Diversity of Lot Sizes	Required for Developments of 70 acres or more	---	4-5,000 sf - 2 5-10,000 sf - 4 10-15,000 sf - 5 15-20,000 sf - 6 20-25, 000 sf - 8 25-30,000 sf - 8 30-35,000 sf - 4 35-40, 000 sf - 4 >40, 000 sf - 3
Development Standards:			
Minimum Lot Area	4,000 sf for one-family detached	---	13,349 sf
	3,500 sf for one-family semi-detached	---	4,577 sf
Setback from street	15' minimum	---	28' minimum
Rear Yard Setback	---***	---	20' min. for one-family detached 10' min. for one-family semi-detached MPDU
Side Yard Setback	8' ***	---	8'
Lot Width @ prop. Street Line	25' for one -family detached	---	28'
Building Height	35' maximum	---	35'
Maximum Building Coverage	not specified for single-family attached	---	60%
	35% maximum for single-family detached	---	35%
Accessory Structure Setbacks	minimum 5' rear & side yard	---	5'
	minimum 60' from street	---	60'
Common Open Space ****	Required for all dev. of 10 du or more	---	3.49 acres (+/-) or 3%
Rural Open Space ****	65-85%	---	77.35 acres (+/-) or 71.92%
imperviousness	---	---	8.62 acres (+/-) or 8.5%
Parking Requirements	minimum 2 spaces/du or 84	---	84

* SEE HOUSE TEMPLATES ON SHEET # 1A FOR DIVERSITY OF HOUSE SIZES.
** PER CHAPTER 25A -SECTION 5 (0) (2), THE ACTUAL NUMBER OF MPDU'S REQUIRED MAY BE REDUCED BY ONE (1), IF THE BONUS ALLOWANCE DOES NOT GENERATE AT LEAST ONE (1) MARKET RATE UNIT. THUS, 6 MPDUs WILL BE PROVIDED.
*** FOR A SIDE OR REAR YARD THAT ABUTS A LOT THAT IS NOT DEVELOPED UNDER THE OPTIONAL METHOD OF THIS SECTION, THE SETBACK MUST BE AT LEAST EQUAL TO THAT REQUIRED FOR THE ABUTTING LOT PROVIDED THAT NO REAR YARD IS LESS THAN 30 FEET. THE SIDE YARD SETBACK FOR ABUTTING ZONE RC IS 20' AND THE REAR YARD SETBACK IS 35'. THE SIDE YARD SETBACK FOR ABUTTING ZONES RE-2/TDR AND RE-2 IS 17' AND THE REAR YARD SETBACK IS 35'. THIS APPLIES TO LOTS 1-8, BLOCK A AND 25-27, BLOCK B.
****SEE DEVELOPMENT SUMMARY TABLE ON SHEET #1A.

INSPECTION SCHEDULE

M-NCPPC/DPS APPROVAL SIGNATURE	PRE-CONSTRUCTION	PRIOR TO ISSUANCE OF 1ST BUILDING PERMIT	PRIOR TO ISSUANCE OF 36TH BUILDING PERMIT	FINAL	TASK PERFORMED
		--	--	--	PRE-CONSTRUCTION MEETING WITH M-NCPPC STAFF BEFORE CLEARING & GRADING.
	--		--	--	EXECUTION OF MPDU AGREEMENT.
	--	--	--		INSTALLATION OF OPEN PLAY AREA II, MULTI-AGE PLAYGROUND, ASPHALT PATH & NATURAL SURFACE TRAIL
	--			--	CONSTRUCTION OF BIKE PATH
	--	--		--	INSTALLATION OF CROSSWALK ACROSS OLD BALTIMORE RD. @ PUBLIC STREET "B"/ BRIMSTONE ACADEMY DRIVE.
	--	--		--	CONSTRUCTION OF FIVE-FOOT SIDEWALK ALONG OLD BALTIMORE ROAD FRONTAGE
	--	--		--	INSTALLATION OF STREET TREES, ON-SITE SIDEWALKS & STREET LIGHTING
	--	--	--		BUILDING INSPECTION PRIOR TO OCCUPANCY.
	--	--	--		POST-CONSTRUCTION PROTECTION PRIOR TO PLANTING (REFORESTATION).
	--	--	--		AFTER REFORESTATION - BEGINNING OF TWO YEAR MAINTENANCE PERIOD.
	--	--	--		AFTER TWO YEAR MAINTENANCE PERIOD MUST MEET SURVIVABILITY.

DEVELOPMENT TABULATIONS

Zoning	Development Type Code	Existing Residential du/	Proposed Residential du/	*	MPDU	# of Lots
RNC	SF	0	36			36
RNC	DF	0	6		6	6
	Total Residential	0	42	42	6	42

* Maximum number of dwelling units allowed by zoning.

Areas Dedicated to Public Use (ac.)

Road ROW's	Other ROW's	Schools	Parks	Other	Total
4.02	0.00	0.00	0.00	0.00	4.02

MPDU CALCULATIONS FOR OLNEY ESTATES

	Project Area in Acres		Permitted Zoning Unit Density	Subtotal of Units (Before Rounding)	Total Units Allowed (Rounded)	Total Units Provided
Base Density Allowed	107.35	x	0.33	= 35.42	35	36
Total Density with Maximum Bonus Allowance	107.35	x	0.4	= 42.94	42	42
Required MPDU's at 15% of the Total Proposed Units (.15x42)				6.3	7	6***

***PER CHAPTER 25A - SECTION 5 (O)(2), THE ACTUAL NUMBER OF MPDU'S REQUIRED MAY BE REDUCED BY ONE (1), IF THE BONUS ALLOWANCE DOES NOT GENERATE AT LEAST ONE (1) MARKET RATE UNIT. THUS, 6 MPDUs WILL BE PROVIDED.

NOTE: IF ALL OF THE REQUIRED MPDUs ARE NOT PROVIDED ON-SITE, A SITE PLAN AMENDMENT APPLICATION SHOULD BE FILED BY THE APPLICANT AND APPROVED BY THE PLANNING BOARD PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.

DEVELOPMENT PROGRAM

A. ALL 42 HOMES, INCLUDING 6 MPDU'S, WILL BE COMPLETED IN ONE CONTINUOUS PHASE.

B. AMENITIES PHASING SCHEDULE:
1. STREET TREE PLANTING, ON-SITE SIDEWALKS AND STREET LIGHTING SHALL PROGRESS AS STREET CONSTRUCTION IS COMPLETED, BUT NO LATER THAN 6 (SIX) MONTHS AFTER COMPLETION OF THE UNITS ADJACENT TO THOSE STREETS.
2. THE BIKE PATH, SIDEWALKS WITHIN PUBLIC RIGHT-OF-WAYS AND CROSSWALK ACROSS OLD BALTIMORE ROAD @ PUBLIC STREET "B" BRIMSTONE ACADEMY DRIVE SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE 36TH BUILDING PERMIT.
3. CONSTRUCTION OF THE OPEN PLAY AREA II, MULTI-AGE PLAYGROUND ASPHALT PATH AND NATURAL SURFACE TRAIL TO BE COMPLETED PRIOR TO ISSUANCE OF THE 36TH BUILDING PERMIT.
4. CLEARING AND GRADING SHALL CORRESPOND TO THE CONSTRUCTION PHASING, TO MINIMIZE SOIL EROSION.

C. SITE INSPECTIONS:
1. APPLICANT SHALL CONDUCT A PRE-CONSTRUCTION MEETING WITH M-NCPPC STAFF AND MCDPS SEDIMENT CONTROL STAFF PRIOR TO CLEARING AND GRADING.
2. APPLICANT SHALL SEND WRITTEN NOTICE TO M-NCPPC'S INSPECTION UNIT TO INITIATE SCHEDULING OF PRE-CONSTRUCTION MEETINGS AND SITE INSPECTIONS.

PROFESSIONAL CERTIFICATION:

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. 25857 EXPIRATION DATE: FEBRUARY 2, 2009.

SIGNATURE
7-5-07
DATE

BARRY SMITH
PRINTED NAME

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features and requirements of Site Plan approval 820060190, including approval conditions, the development program, and this signature set of the site plan.

Dated: July 5, 2007
By:
Oxbridge Development at Northwest LC
Developer's name/Company name/Partnership name/Name of Contract Purchaser
Elliot R. Totah Authorized Member
Printed Name

SITE PLAN APPROVAL STAMP

APPROVED SITE PLAN
FILE NO. 820060190
MONTGOMERY COUNTY PLANNING BOARD
8-2-07
M-NCPPC OR DESIGNEE

OLNEY ESTATES
8TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

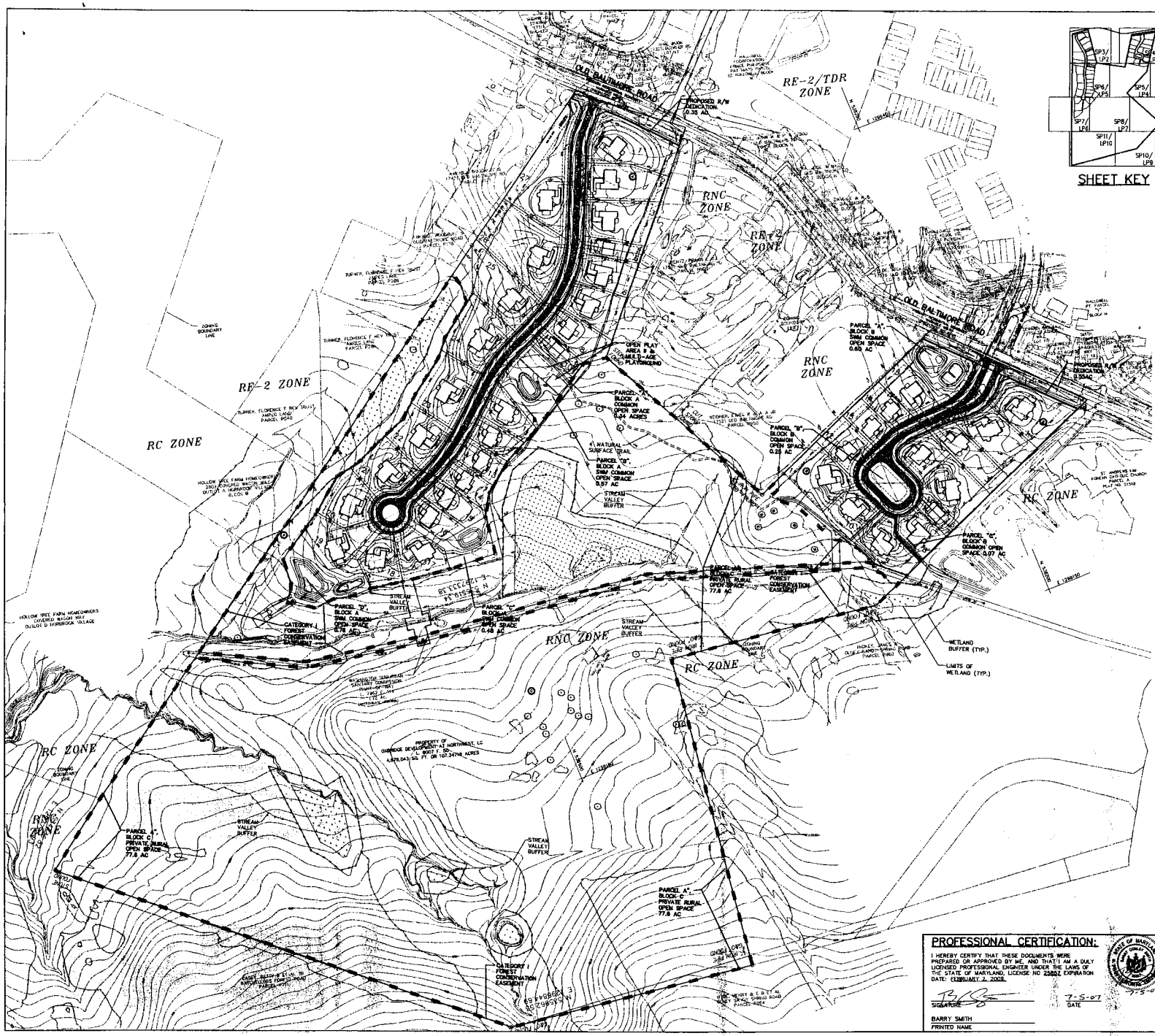
CERTIFIED SITE PLAN # 820060190
COVER SHEET

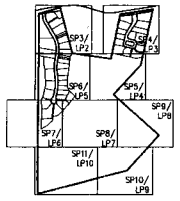
VIKA REVISIONS

PROGRESS SET ISSUED 02/09/07
DATE: OCTOBER, 2006
DES. KK DWN. CAD
SCALE: AS SHOWN
PROJECT/FILE NO. 1319
SHEET NO. SP-1

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN, MD 20874
(301) 916-4100 FAX (301) 916-2262
GERMANTOWN, MD · MCLEAN, VA · LEESBURG, VA

DEVELOPMENT REVIEW





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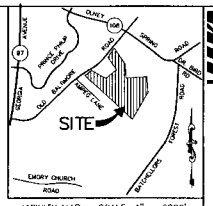

VICINITY MAP - SCALE: 1" = 2000'

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OLNEY ESTATES
COMPOSITE SITE PLAN/ ADJACENT AREA PLAN

LEGEND:

- STREAM VALLEY BUFFER
- WETLAND BUFFER
- LIMITS OF WETLANDS
- 100 YR — 100 YEAR FLOOD PLAIN
- PROPOSED TREE LINE
- EXISTING TREE LINE
- CATEGORY I FOREST CONSERVATION EASEMENT
- EX. TREES
- TREES 24" OR GREATER AS INDENTIFIED ON NRI #4-05028
- SURVEYED TREES 24" OR GREATER W/ CRITICAL ROOT ZONE 50' EITHER SIDE OF THE LOD
- (A) BLOCK DESIGNATION
- LIMITS OF DISTURBANCE
- 550 — PROPOSED 10' CONTOUR
- 546 — PROPOSED 2' CONTOUR
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB AND GUTTER
- ZONING BOUNDARY LINE
- 3-RAIL FENCE (SEE FCP FOR DETAIL)

APPROVED SITE PLAN
PB NO. 9-06-01
PLANNING BOARD
DATE 8-2-07

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

PROFESSIONAL CERTIFICATION:

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. 25807 EXPIRATION DATE: FEBRUARY 2, 2008.

SIGNATURE — DATE 7-5-07

BARRY SMITH
PRINTED NAME

STATE OF MARYLAND — BARRY SMITH — No. 25807 — PROFESSIONAL ENGINEER — 7-5-07

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features and requirements of Site Plan approval 820060190, including approval conditions, the development program, and this signature set of the site plan.

Dated: July 3, 2007

By: DuBridge Development At Northwest LC
Developer's name/Company name/Partnership name/Name of Contract Purchaser

Gilbert P. Torok, Authorized Manager
Printed Name

VIKA

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OLNEY ESTATES

8TH ELECTION DISTRICT,
MONTGOMERY COUNTY, MARYLAND

CERTIFIED SITE PLAN # 820060190
COMPOSITE SITE PLAN/
ADJACENT AREA PLAN

VIKA REVISIONS

PROGRESS SET ISSUED
02/09/07

DATE	OCTOBER 2006.
DES.	KK
DWN.	CAD
SCALE:	1"=120'
PROJECT/FILE NO.	1319
SHEET NO.	SP-2

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