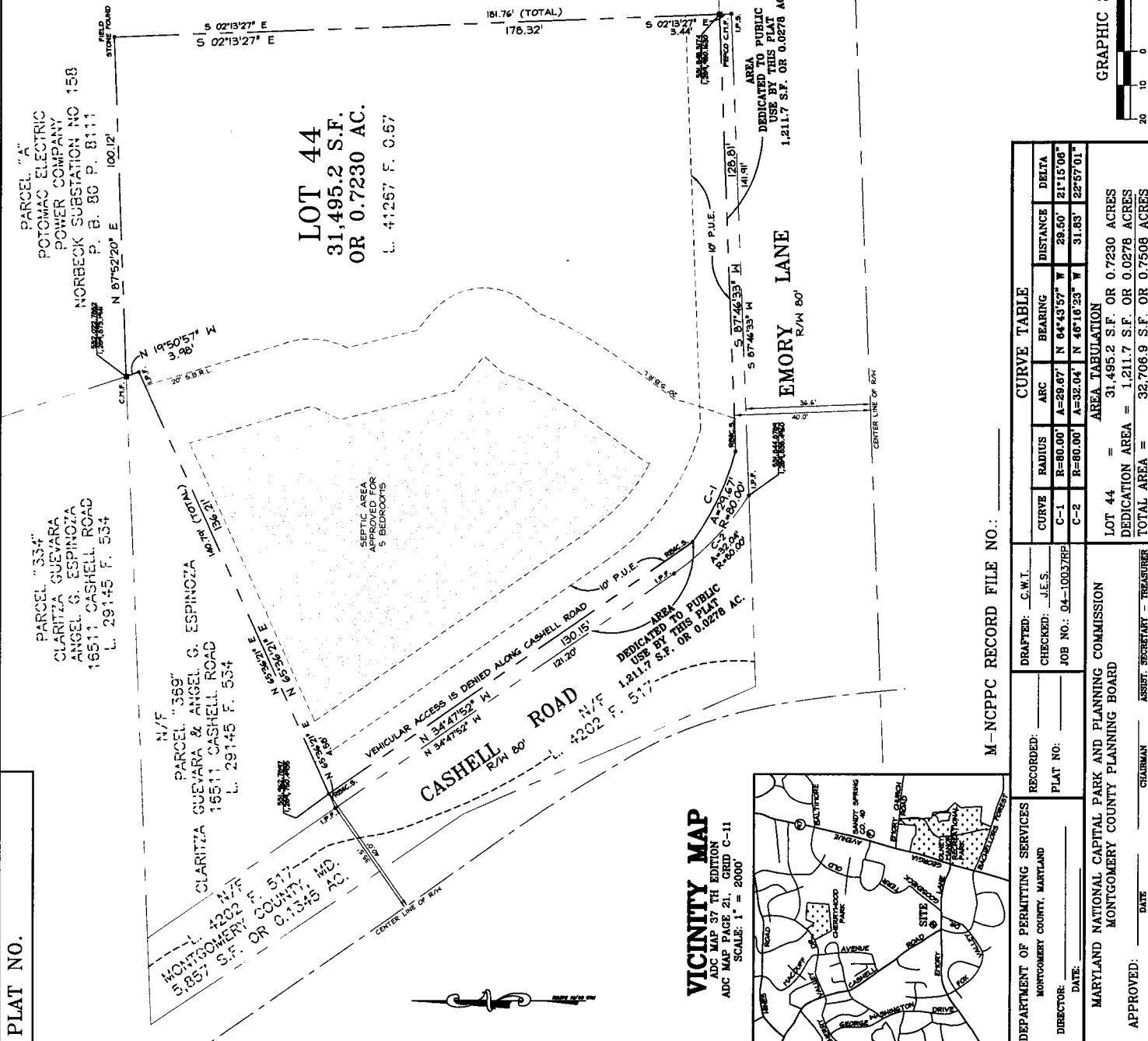


Plat Name: Cashell Woods
Plat #: 220120430

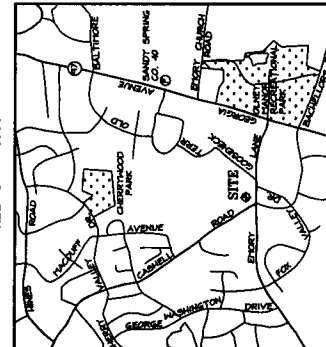
Location: Located in the northeast quadrant of the intersection of Emory Lane and Cashell Road
Master Plan: Olney Master Plan
Plat Details: R-200 zone; 1 lot
Community Water, Private Septic
Applicant: Victor Palmeiro

The subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120070630 (MCPB Resolution No. 08-143), 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.

PLAT NO.



VICINITY MAP
 ADC MAP 57 TH EDITION
 ADC MAP PLAT 21, CIRD C-11
 SCALE: 1" = 2000'



GENERAL NOTES:

1. 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 UNLESS MODIFIED BY FURTHER ACTIONS BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR THIS PROJECT ARE AVAILABLE AT THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER OF RECORD OR MATTER OF RECORD THAT MAY AFFECT OR RESTRICT THE PROPERTY AND IS NOT INTENDED TO REPLACE THE EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
3. THE APPROVAL OF THIS LOT DOES NOT CONSTITUTE THE SUBDIVISION OF LAND UNDER THE STATE OF MARYLAND REGULATIONS CODE 26.6A.09, THEREFORE THE SEPTIC AREA IS ACCEPTABLE WITH LESS THAN 10,000 SQUARE FEET.
4. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC UTILITIES IN THE PROPERTY SHOWN HEREON AS WATER CATEGORY 1 AND SEWER CATEGORY 3.
5. THE LOT SHOWN HEREON APPEARS ON MONTGOMERY COUNTY TAX MAP GRID HS-45 AND W.S.S.C. SHEETS 222 NM 04.
6. THE LOT SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN # 120070430, ENTITLED 'OAKDALE SCHOOL LOT'.
7. THE PROPERTY SHOWN HEREON IS EXEMPT FROM THE FOREST CONSERVATION PLAN REQUIREMENTS OF CHAPTER 22A MONTGOMERY COUNTY FOREST CONSERVATION LAW PER THE TERMS OF EXEMPTION NO. 42004371E. THIS PROPERTY IS SUBJECT TO A TREE SAVE PLAN.
8. THE SEPTIC BUILDING RESTRICTION LINE SHOWN HEREON AS S.B.R.L. CAN BE REVISED WITH THE APPROVAL OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES - WELL AND SEPTIC SECTION.
9. PROPERTY IS APPROVED FOR A FIVE BEDROOM HOUSE.
10. PROPERTY IS ZONED R-200.

OWNER'S CERTIFICATE:

WE, MARIO A. TORRIT AND VICTOR E. PALMEIRO, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, DEDICATE THE STREETS TO PUBLIC USE, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND ESTABLISH THE TEN (10) FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON AS 10' P.U.E. FOR THE PARTIES NAMED IN THE DOCUMENT ENTITLED 'DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS' RECORDED IN LIBER 3084, FOLIO 477, ALONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THERE ARE NO LIENS OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAN OF SUBDIVISION.

3/7/12 DATE *Mario A. Torrit* MARIO A. TORRIT, OWNER
 3/7/12 DATE *Victor E. Palmeiro* VICTOR E. PALMEIRO, OWNER

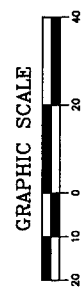
Joseph E. Snider WITNESS
 JOSEPH E. SNIDER, WITNESS

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A SUBDIVISION OF ALL THE LAND CONTAINED HEREON, AND THAT VICTOR E. PALMEIRO, BY SAGER HOLDINGS, CONVEYED AND INTERESTED PARTIES TO THIS PLAN, KNOWINGLY ON 24, 2011 AND RECORDED IN LIBER 4067, FOLIO 047, AND ALSO BEING KNOWN AS 'OAKDALE SCHOOL LOT' ALL BEING RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT PROPERTY CORNERS MARKED THUS ARE IN PLACE AS SHOWN HEREON. THE TOTAL AREA INCLUDED ON THIS PLAN OF SUBDIVISION IS 32,706.9 SQUARE FEET OR 0.7508 A.C., OF WHICH 1,211.7 S.F. OR 0.0278 AC. IS DEDICATED FOR PUBLIC USE.

3/12/2012 DATE
Joseph E. Snider JOSEPH E. SNIDER
 PROFESSIONAL LAND SURVEYOR
 MD. REG. #21229
 LICENSE EXPIRES 1-19-2013

SUBDIVISION RECORD PLAT
LOT 44
CASHELL WOODS
 OLNEY (8th) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20' OCTOBER, 2011
 PREPARED BY
SNIDER & ASSOCIATES
LAND SURVEYORS
 20270 GOLDENROD LANE, SUITE 110
 GERMANTOWN, MARYLAND 20876
 301/948-5100 Fax 301/948-1286



CURVE TABLE			
CURVE	RADIUS	ARC BEARING	DISTANCE
C-1	R=80.00'	A=29.87° N 84°43'57" W	29.40'
C-2	R=80.00'	A=32.04° N 48°16'23" W	31.83'

AREA TABULATION	
LOT 44	= 31,495.2 S.F. OR 0.7230 ACRES
DEDICATION AREA	= 1,211.7 S.F. OR 0.0278 ACRES
TOTAL AREA	= 32,706.9 S.F. OR 0.7508 ACRES

DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND	DRAFTED: C.W.T.	M-NCPPC RECORD FILE NO.:
DIRECTOR:	CHECKED: J.E.S.	
DATE:	JOB NO. 04-10037RP	
RECORDED: PLAT NO.:		
MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD		
APPROVED: _____	CHAIRMAN _____	ASST. SECRETARY - TREASURER _____
	DATE _____	

RECORD PLAT REVIEW SHEET

Plat Name: CASHELL WOODS Plat Number: 220120430
 Plan Name: Oakdale School Lot Plan Number: 120070630
 Plat Submission Date: 10-13-2011
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N. Braunstein Checked: SOS Date 3/19/12

Background Review:

Signed Preliminary Plan - Date 9-20-11 Checked: Initial SOS Date 12-8-2011
 Planning Board Resolution No. 08-143 Resolution Mailing Date 11-24-2008
 Site Plan Required? Yes No Verified By: SOS (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Planning Board Resolution No. _____
 Site Plan Reviewer Check: Initial _____ Date _____

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths Easements Open Space ok
 Non-standard BRLs 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	10/20/11	11-4-11	11-1-11	See Comment Sheet
Research	Bobby Fleury			11-24-11	OK
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SOS Date 1/3/2012
 Final Mylar & DXF/DWG Received: Initial SOS Date 3/12/12
 Final Mylar Review Complete: Initial SOS Date 3-19-2012

Board Approval of Plat:

Plat Agenda: Initial SOS Date 4/5/12

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. _____

LINE	TYPE	DEPTH	SPACING		SPACING	REPLACE	REPLACE
			INITIAL	TOTAL			
A	1"	48"	1	1	2	1	1
B	4"	36"	1	1	2	1	1
C	6"	24"	1	1	2	1	1

SEPTIC DESIGN CHART

PROPERTY HAS BEEN APPROVED FOR A 5 BEDROOM HOUSE.
 2. PASSING PERC. RATES AND DEPTHS ARE 7 IN # 4 AND 15".
 3. INITIAL SYSTEM AND 2 REPLACEMENT SYSTEMS REQUIRED.
 4. INITIAL SYSTEM AND 3 REPLACEMENT SYSTEMS HAVE BEEN SHOWN HEREON.
 5. FINAL SEPTIC DESIGN TO BE DETERMINED.

SEPTIC SYSTEM NOTES:

WATER AND SEWER NOTES:

GENERAL NOTES:

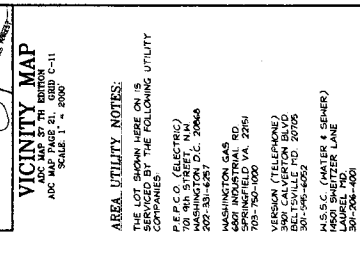
SEQUENCE OF DEMOLITION AND CONSTRUCTION:

WATER AND SEWER NOTES:

GENERAL NOTES:

SEQUENCE OF DEMOLITION AND CONSTRUCTION:

AREA UTILITY NOTES:



GENERAL NOTES:

GENERAL NOTES:

GENERAL NOTES:

GENERAL NOTES:

PRELIMINARY PLAN
OAKDALE SCHOOL LOT
 16800 EMORY LANE
L. 41267 F. 067
 OLNEY (8th) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20'
SNIDER & ASSOCIATES
 SURVEYORS
 2070 GOLDENROD LANE, SUITE 110
 GAITHERSBURG, MD 20878
 301/948-9100 • Fax 301/948-1288
 DATE: 3/14/2011
 PROJECT: 04-10037
 CONSULTANTS: J.E.S.
 APPROVAL: J.E.S.
 CALL "MISS UTILITY" AT 1-800-957-7777
 FOR UTILITY LOCATION AT LEAST 48
 HOURS PRIOR TO BEGINNING CONSTRUCTION.

TOPOGRAPHIC INFORMATION NOTES:

1. THE TYPE AND NATURE OF ALL UTILITIES SHOWN HEREON HAS BEEN ESTABLISHED BY ON-SITE SURVEY. UTILITIES NOT SHOWN SHOULD BE CONSIDERED INCOMPLETE AND HAVE BEEN IDENTIFIED WITH ANY UTILITY COMPANIES AND RECORDS.

2. 1" TOPOGRAPHY BY SNIDER & ASSOCIATES

TOPOGRAPHIC SYMBOLS:

GAS VALVE R
 ELECTRIC TRANSFORMER BOX E
 PEDESTRIAN CROSSWALK SIGNAL S
 PERGO POLE P
 SIGN S
 STREET DRAIN MANHOLE D
 TRAFFIC LIGHT T
 WATER VALVE W

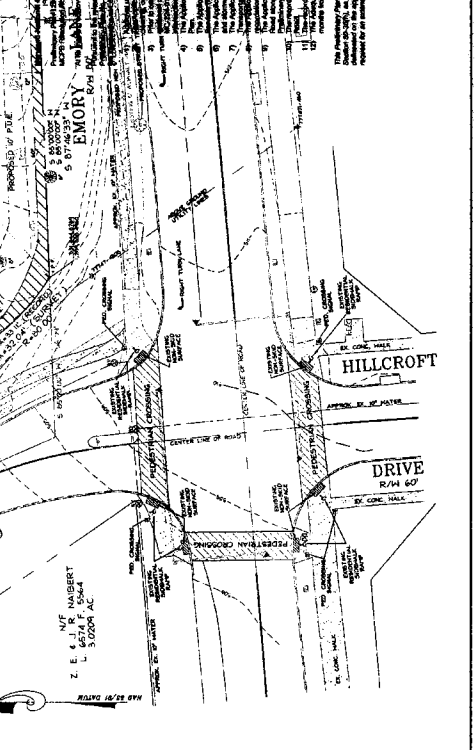
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 WATER VALVE W



SEPTIC DESIGN CHART

DATE: 3/14/2011

DATE: 3/14/2011

DATE: 3/14/2011