

Plat Name: Brookeshire
Plat #: 220121700 - 220121720

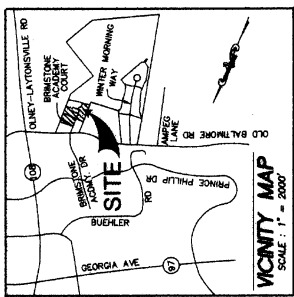
Location: Located on the east and west sides of Winter Morning Way and
Brimstone Academy Court, 300 feet south of Old Baltimore Road
Master Plan: Olney
Plat Details: RNC zone; 32 lots
Community Water, Community Sewer
Applicant: Toll MD XI Limited Partnership

This subdivision plats have been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 12005092A (MCPB Resolution No. 12-75), 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 plan.

Staff notes that the attached site plan (82006019A) was approved by the Planning Board on July 19, 2012 and is not certified as of the date of this memorandum. Staff has reviewed the plats versus the site plan included herein and finds that the plats comply with the site plan and recommends approval of the plat with the condition that Site Plan 82006019A be certified prior to staff obtaining Chair Carrier's signature on the plat mylars.

Additionally, staff notes that Lot 40, Block A (plat 3 in the set of 3 herein) is encumbered with an existing drainage easement granted to Montgomery County designed to work in accordance with the original lot layout. This easement is in process of being vacated and relocated approximately 30 feet to the north along the common lot line of Lots 39 and 40. Prior to the issuance of building permit for Lot 40, the recorded legal documents to vacate the existing easement and to establish the relocated easement must be provided to MNCPPC staff.

PLAT NO.



AREA TABULATION

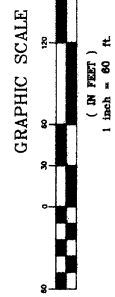
LOTS 16-21 114,534 SQ. FT. OR 2,602.77 ACRES
 LOTS 22-25 71,579 SQ. FT. OR 1,769.98 ACRES
 TOTAL AREA OF PLAT 186,114 SQ. FT. OR 4,343.75 ACRES

NOTES:

- 1) THE PROPERTY SHOWN HEREON IS LOCATED ON TAX ASSESSMENT MAPS HT942 AND J1722 IS ZONED "RNC".
- 2) THE HORIZONTAL DATUM IS BASED ON THE NATIONAL GEODESIC SYSTEM (NAD83) UNLESS OTHERWISE NOTED. PLANNING USES, METERS, STATION #18227, HAS CONTROL POINT "SHREWOOD" PD NO. A2100. COORDINATES SHOWN HEREON ARE GRID COORDINATES FOR GS 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 EXERCISE ANY RIGHTS OR INTERESTS IN THE LAND, NOR TO AFFECT THE RIGHTS OF ANY PARTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO AFFECT THE RIGHTS OF ANY PARTY.
- 4) ALL TERMS, CONDITIONS, AGREEMENTS, WARRANTIES, AND RESERVATIONS ASSOCIATED WITH ANY PREVIOUS PLAT, 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 STATED OTHERWISE. ANY CONFLICT BETWEEN ANY SUCH PLAN AND THIS PLAT SHALL BE RESOLVED 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 BOARD OF ZONING ADJUSTMENTS, "OLEY ESTATES", AS MAY BE AMENDED. THE MONTGOMERY COUNTY FOREST CONSERVATION LAW AND TO THE TERMS AND CONDITIONS AS SET FORTH ON FINAL FOREST CONSERVATION PLAN NO. 82060180, AS APPROVED OR 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. 82060180, 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 REQUIRING MODERATELY DENSE DEVELOPMENT.
- 9) AN AGREEMENT HAS BEEN MADE BETWEEN BROOKESHIRE RESUBDIVISION AT WASHINGTON, U.S. AND ETHEL R. WEDNER AS OWNER A VENDOR, TO ESTABLISH THE LOCATION OF THE COMMON PROPERTY LINE. THE AGREEMENT IS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 38469 AT FOLIO 018.

CURVE TABLE

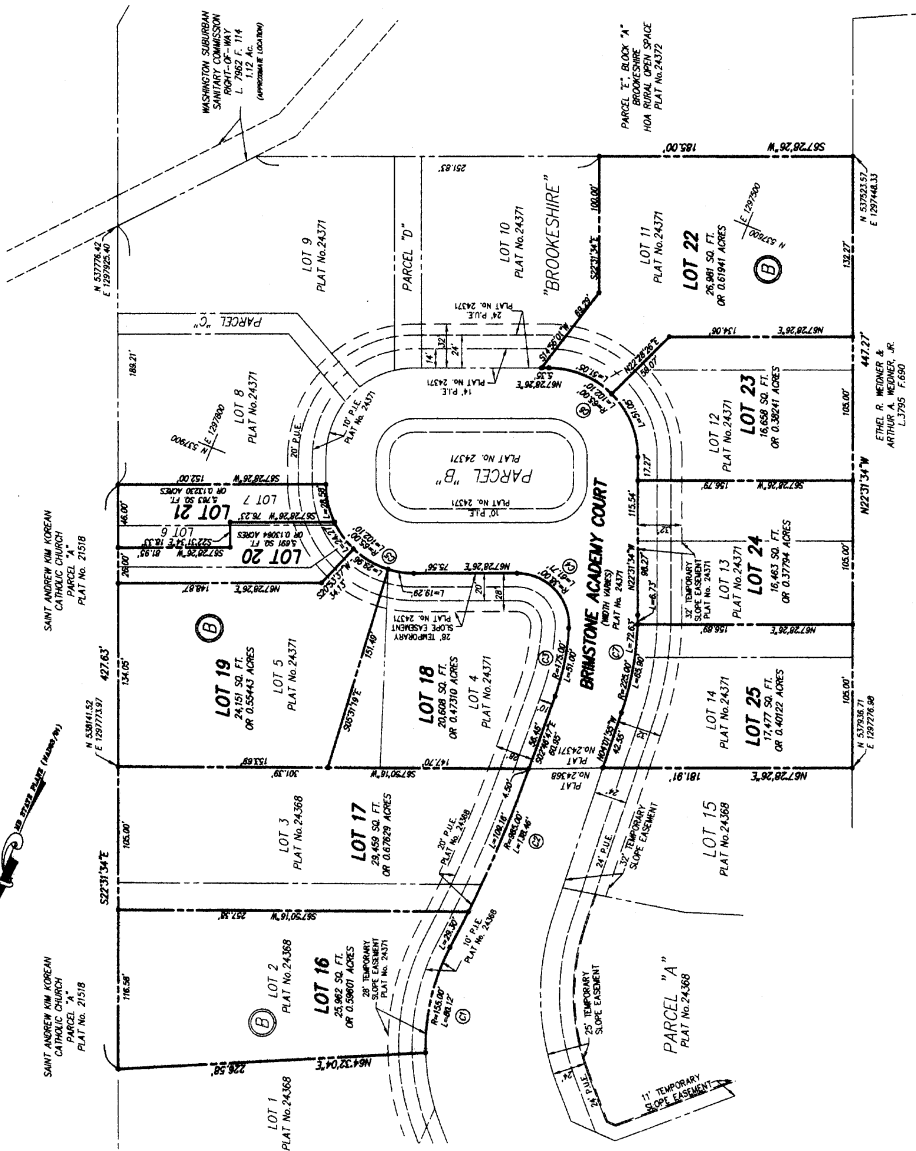
CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CH DISTANCE	DELTA
C1	155.00'	80.12'	509.32.04"E	79.24'	29.37.05"	90.00'
C2	985.00'	138.46'	69.35'	501.45.17"W	136.35'	89.31.5"
C3	175.00'	51.00'	25.88'	151.07.40"E	50.82'	16.41.97"
C4	65.00'	102.10'	65.00'	56.31.34"E	91.92'	90.00.00"
C5	65.00'	102.10'	65.00'	167.31.34"W	91.92'	90.00.00"
C6	225.00'	72.83'	36.83'	113.16.45"E	72.31'	18.73.39"



SUBDIVISION RECORD PLAT

**LOTS 16-25, BLOCK "B"
 BROOKESHIRE**
 RESUBDIVISION OF LOTS 2-7, & 11-14
 BLOCK "B", BROOKESHIRE
 PLATS No. 24,368 & No. 24,371
 8TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 60' DATE: MARCH 12, 2012

VIFA
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
 20251 CENTURY BOULEVARD - SUITE 200 ■ GERMANTOWN, MARYLAND 20874
 (301) 251-1100 FAX (301) 251-1107
 GERMANTOWN, MD ■ WILFONG, VA



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 30-24 (10) OF THE MONTGOMERY COUNTY CODE.
 THESE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUST ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAN.

TOLL MO XI LIMITED PARTNERSHIP
 BY *Ethel R. Wedner & Arthur A. Wedner, Jr.*
 DOUGLAS SHIRE
 DATE: 7-9-12

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF LOTS 2 THROUGH 7, AND LOTS 11 THROUGH 14, BLOCK "B", BROOKESHIRE, RECORDED AS PLATS No. 24,368 AND No. 24,371, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 30-24(A) OF THE MONTGOMERY COUNTY CODE. I HAVE CONDUCTED A SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND HAVE FOUND THAT THE TOTAL AREA OF THE PROPERTY SHOWN AND DESCRIBED HEREON IS 186,114 SQUARE FEET OR 4,343.75 ACRES OF LAND, OF WHICH NONE IS DESIGNATED TO PUBLIC USE.

7-10-12 *David F. Uggie II*
 David F. Uggie II, Surveyor
 MARYLAND NO. 21,238
 EXPIRES 01-18-13

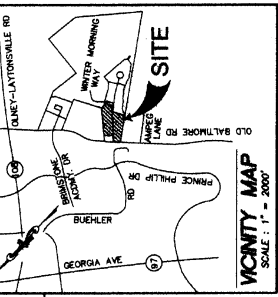
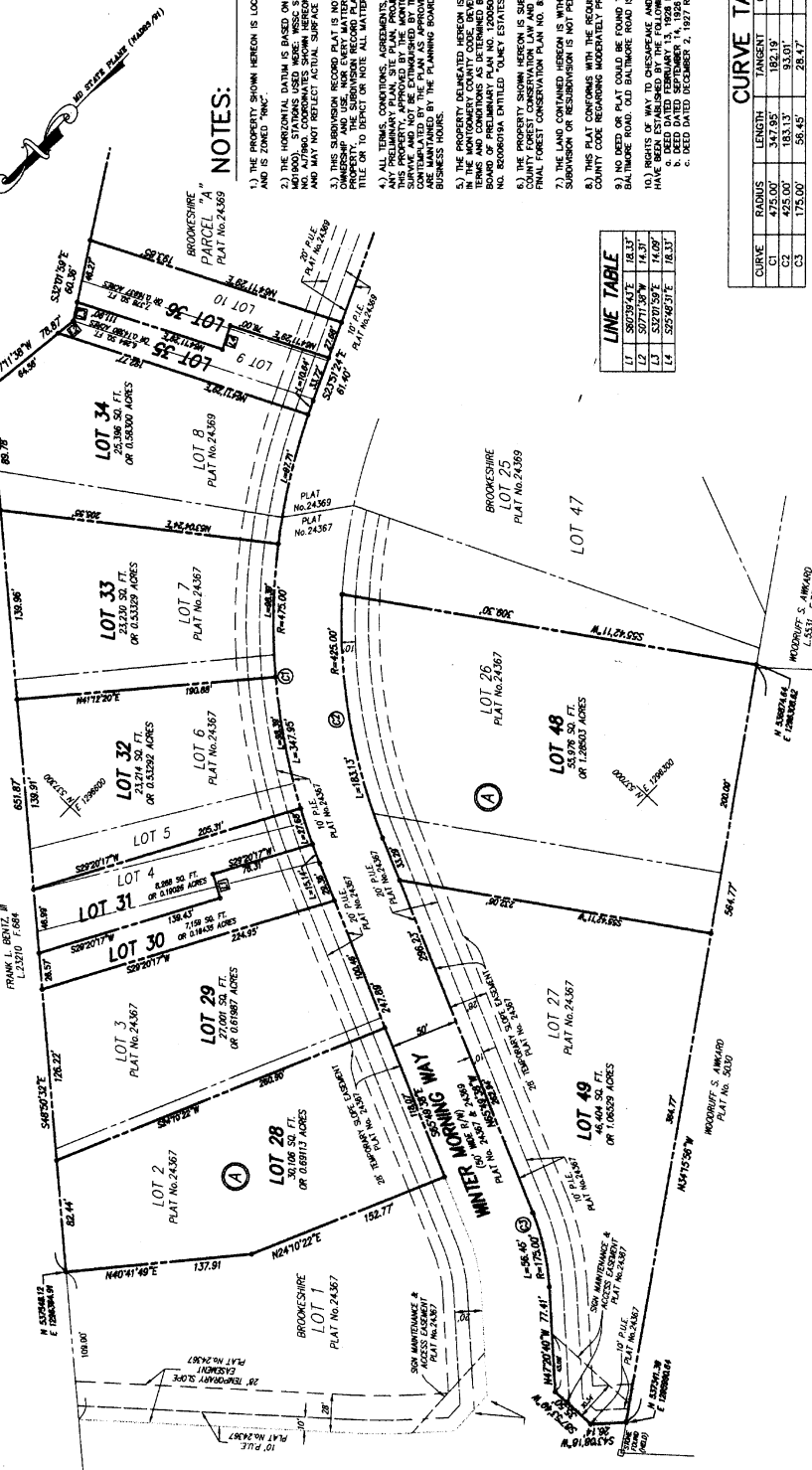
DATE: 7-10-12
 FOR PUBLIC WATER AND SEWER ONLY
 MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____
 CHAIRMAN
 M.N.C.P. & P.C. RECORD FILE NO.: #20121700

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

AREA TABULATION

LOTS 28-36 180,039 SF. OR 4.12798 ACRES
 LOTS 48 & 49 102,300 SF. OR 2.35032 ACRES
 TOTAL AREA OF PLAT 282,415 SF. OR 6.47831 ACRES



NOTES:

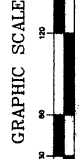
- 1) THE PROPERTY SHOWN HEREON IS LOCATED ON TAX ASSESSMENT MAPS HT561 AND HT562 AND IS ZONED "R-C".
- 2) THE HORIZONTAL DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM (MAD/AL/PI) STATIONS USED FOR THE MDC CONTROL POINT "SHERWOOD" (PI) AND "MONTGOMERY" (PI) WHICH ARE CONTROL POINTS FOR CB PURPOSES ONLY. THIS PLAT DOES 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 SHOWN HEREON. THE BUYER OF ANY LOT IN THIS PLAT SHALL BE RESPONSIBLE FOR ASSESSING THE TITLE OR TO DEPEND ON 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 ANY LOT IN THIS PLAT SHALL BE APPLICABLE TO THE DEVELOPMENT OF ANY LOT IN THIS PLAT. ANY SUCH PLAN SHALL BE MAINTAINED IN 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 BOARD OF PRELIMINARY PLAN NO. 12000093A, ENTITLED "OLNEY ESTATES" AND THE SITE PLAN NO. 00000004A, ENTITLED "OLNEY ESTATES", AS MAY BE AMENDED.
- 6) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION PLAN NO. 82000000A, 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 OCEANVIEW AND POTOMAC TELEPHONE COMPANY OF BALTIMORE CITY HAVE BEEN ESTABLISHED BY DEED DATED FEBRUARY 13, 1928 RECORDED IN LIBER 394 AT FOLIO 58.
- 11) DEED DATED SEPTEMBER 14, 1928 RECORDED IN LIBER 408 AT FOLIO 397.
- 12) DEED DATED DECEMBER 4, 1927 RECORDED IN LIBER 444 AT FOLIO 428.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S67°39'47"E	18.37
L2	S77°15'58"W	14.37
L3	S77°15'58"W	14.37
L4	S25°46'17"E	18.37

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CH DISTANCE	DELTA
C1	475.00'	342.85'	182.19'	S44°50'31"E	340.22'	41°58'14"
C2	425.00'	183.13'	93.01'	N52°29'59"W	181.71'	24°51'17"
C3	175.00'	58.45'	28.47'	N58°35'09"W	56.21'	19°29'56"



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 SURVEYS AND RECORDS TO BE RECORDED TO THE SATISFACTION OF THE STATE OF MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR AND ACCORDANCE WITH SECTION 50-24 (1) OF THE MONTGOMERY COUNTY CODE. THESE ARE NO SALES, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUST ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAN.

TOLL MOBILE VIDEO PARTNERSHIP
 BY: *Shelby C. Day*
 DOUGLAS G. SHIPLEY
 DATE: 7-10-12

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF LOTS 28-36 AND LOTS 48 & 49, AS SHOWN ON THE PRELIMINARY PLAN NO. 12000093A AND ALSO BEING PART OF THE PROPERTY ACQUIRED BY TOLL MOBILE VIDEO PARTNERSHIP FROM OCEANVIEW DEVELOPMENT NORTHWEST, L.C. BY DEED DATED OCTOBER 11, 2011 AND RECORDED IN LIBER 49288 AT FOLIO 100. I AM A LICENSED SURVEYOR IN THE STATE OF MARYLAND. THE PROPERTY SHOWN HEREON WILL BE SET AS Delineated HEREON IN LARGEST AND OTHER BOUNDARY MARKERS SHOWN THEREON WILL BE SET AS Delineated HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(4) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA OF THIS SUBDIVISION IS 282,415 SQUARE FEET OR 6.47831 ACRES OF LAND, OF WHICH NONE IS DEDICATED TO PUBLIC USE.

DATE: 7-10-12
 DAVID F. UNDER HILL
 MARYLAND NO. 21238
 EXPIRES: 01-18-15

FOR PUBLIC WATER AND SEWER ONLY

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND

APPROVED: _____ DIRECTOR

CHAIRMAN SECRETARY - TREASURER
 M.N.C.P. & P.C. RECORD FILE NO.: #2012012710

SUBDIVISION RECORD PLAT

LOTS 28-36, 48 & 49, BLOCK "A"

BROOKESHIRE

RESUBDIVISION OF LOTS 2-10, 26 & 27, BLOCK "A"

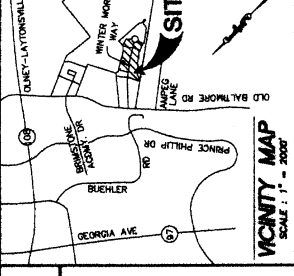
PLATS No. 24367 & No. 24369

CITY OF ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 80' DATE: MARCH 12, 2012

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • GPS SERVICES

VIA INCORPORATED
 20257 CENTURY BULEVARD-SITE #40 • GERMANTOWN, MARYLAND 20874
 (301) 251-1000 FAX: (301) 251-1002
 GERMANTOWN, MD



MONTGOMERY MAP
SCALE: 1" = 2000'

NOTES:

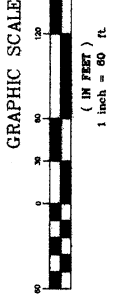
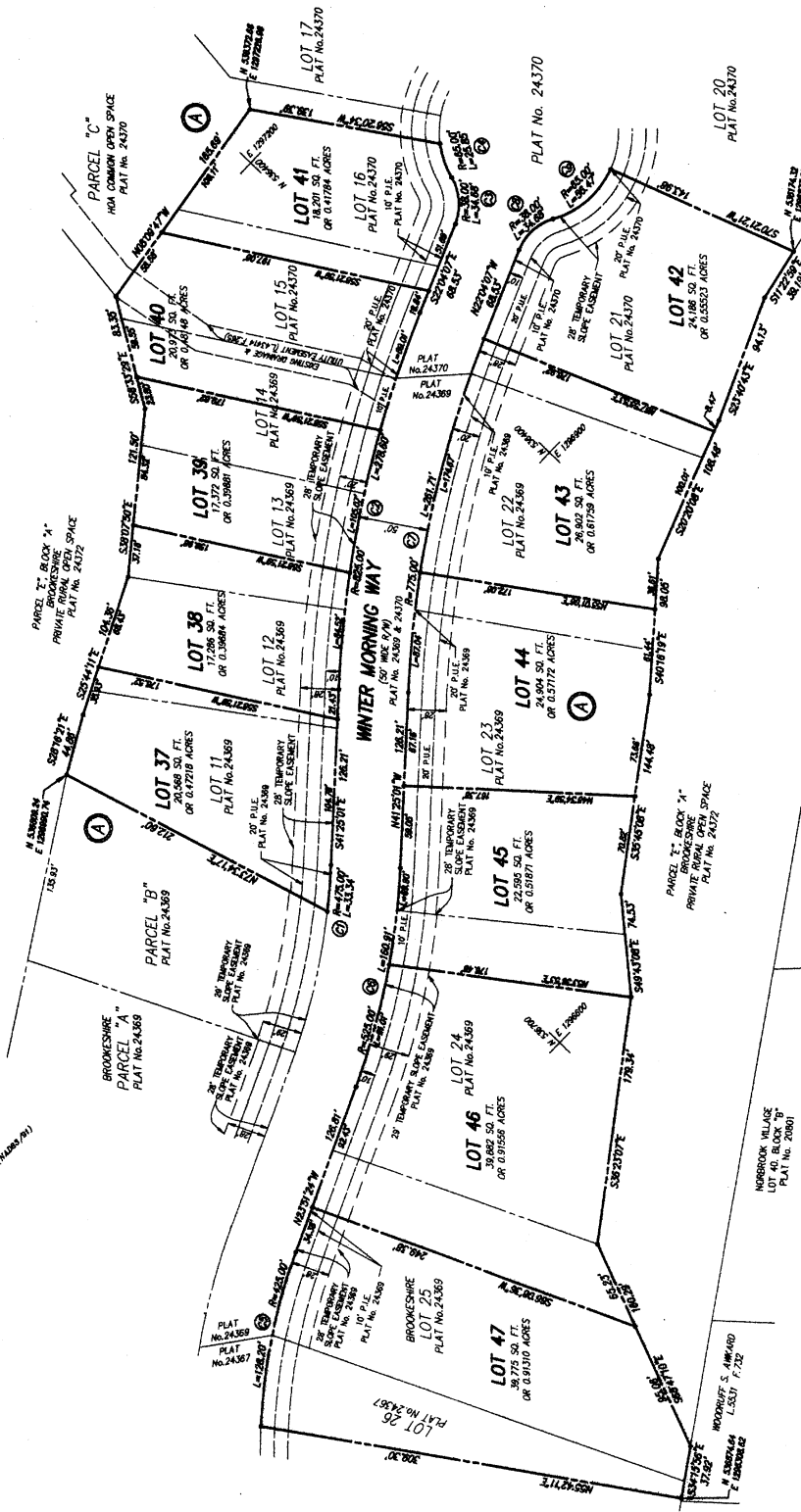
- 1) THE PROPERTY SHOWN HEREON IS LOCATED ON TAX ASSESSMENT MAPS H1861 AND H1862 AND IS ZONED "RM-C".
- 2) THE HORIZONTAL CONTROL IS BASED ON THE NATIONAL COORDINATE SYSTEM (NAD83) AND THE VERTICAL CONTROL IS BASED ON THE MEAN SEA LEVEL (MSL) CONTROL POINT "SHEPHERD" FID NO. 1025. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REFLECT ACTUAL SURFACE MEASUREMENTS.
- 3) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW THE EXACT LOCATION OF THE PROPERTY BOUNDARIES OR THE EXACT LOCATION OF THE PROPERTY INTERESTS. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REFLECT AN AFFIRMING TITLE OR TO DEPEND UPON ANY OTHER MATTERS.
- 4) ALL TERMS, CONDITIONS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER INSTRUMENT WHICH MAY BE FILED WITH THE PLANNING BOARD OR THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO APPLY TO THIS SUBDIVISION RECORD PLAT UNLESS EXPRESSLY STATED OTHERWISE. SUCH PLAN ARE MADE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- 5) THE PROPERTY DELINEATED HEREON IS SUBJECT TO THE ZONING REGULATIONS AND REQUIREMENTS OF THE MONTGOMERY COUNTY ZONING DEPARTMENT. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REFLECT ANY APPROVAL OR DISAPPROVAL BY THE MONTGOMERY COUNTY PLANNING BOARD OR THE MONTGOMERY COUNTY ZONING DEPARTMENT. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REFLECT ANY APPROVAL OR DISAPPROVAL BY THE MONTGOMERY COUNTY ZONING DEPARTMENT.
- 6) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE ZONING REGULATIONS AND REQUIREMENTS OF THE MONTGOMERY COUNTY ZONING DEPARTMENT. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REFLECT ANY APPROVAL OR DISAPPROVAL BY THE MONTGOMERY COUNTY PLANNING BOARD OR THE MONTGOMERY COUNTY ZONING DEPARTMENT.
- 7) THE LAND SHOWN HEREON IS WITHIN AN APPROVED CLUSTER SUBDIVISION RECORD PLAT AND IS SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH ON FINAL FOREST CONSERVATION PLAN NO. 2007-001-0001.
- 8) THIS PLAT CONFORMS WITH THE REQUIREMENTS OF CHAPTER 25-A OF THE MONTGOMERY COUNTY CODE REGARDING MODERATELY PRICED DWELLINGS.

PLAT NO.

AREA TABULATION

LOTS 37-41	94,401 SF OR 2.16715 ACRES
LOTS 42-47	178,244 SF OR 4.09181 ACRES
TOTAL AREA OF PLAT	272,645 SF OR 6.25896 ACRES

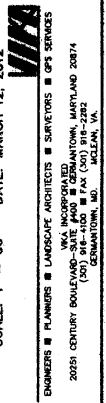
CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE	DELTA
C1	475.00'	16.89'	539.2424'E	33.33'	33.33'	33.33'
C2	55.00'	1.68'	54.1251'E	3.33'	3.33'	3.33'
C3	55.00'	1.68'	54.1251'E	3.33'	3.33'	3.33'
C4	65.00'	2.05'	58.2587'E	2.68'	22.4556'	22.4556'
C5	425.00'	128.20'	64.59'	N32.2932'W	127.71'	171.657'
C6	525.00'	160.91'	81.09'	N32.3813'W	160.28'	179.337'
C7	775.00'	261.71'	132.11'	N31.4433'W	260.47'	329.254'
C8	55.00'	1.68'	54.1251'E	3.33'	3.33'	3.33'
C9	65.00'	2.05'	58.2587'E	2.68'	22.4556'	22.4556'



SUBDIVISION RECORD PLAT

LOTS 37-47, BLOCK "A" BROOKSHIRE

RESUBDIVISION OF LOTS 11-16 & 21-26, BLOCK "A"
PLATS NO. 24387, NO. 24389 & NO. 24370
8TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 60' DATE: MARCH 12, 2012



OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND EXEMPT THE NEAREST BUILDING RESTRICTION LINE. WE, THE UNDERSIGNED OWNERS, WARRANT AND AGREE TO HOLD THE NEAREST BUILDING RESTRICTION LINE TO BE SET BY A MARYLAND PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24 (c) OF THE MONTGOMERY COUNTY CODE.

TOLL MD XI UNITED PARTNERSHIP
BY: *Shelby C. Day* 7-9-12
DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF LOTS 11, 15, 16, 21, 22, 23, 24, 25, 26, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, AND 47, BLOCK "A", BROOKSHIRE, MONTGOMERY COUNTY, MARYLAND, AS SHOWN ON PLATS NO. 24387, 24389, AND 24370, AND ALSO BEING PART OF THE PROPERTY ACQUIRED BY TOLL MD XI UNITED PARTNERSHIP THROUGH DEVELOPMENT NORTHWEST, L.P. BY DEED DATED OCTOBER 11, 2011 AND RECORDED IN LIBER 42428 AT FOLIO 474, ALL RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

DATE: 7-12-12
DAVID F. UNSER II
PROFESSIONAL LAND SURVEYOR
EXPIRES: 01-18-13

FOR PUBLIC WATER AND SEWER ONLY
MONTGOMERY COUNTY PLANNING BOARD
CHAIRMAN: _____ SECRETARY - TREASURER: _____
APPROVED: _____
M.A.N.C.P. & P.C. RECORD FILE NO.: #20121720

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

RECORD PLAT REVIEW SHEET

Plat Name: Brookeshire Plat Number: 220121700-220121720
 Plan Name: Olney Estates Plan Number: 12005092A
 Plat Submission Date: 5/22/12
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: M. Smith Checked: WM Date 7/19/12

Background Review:

Signed Preliminary Plan - Date _____ Checked: Initial _____ Date _____
 Planning Board Resolution No. 12-75 Resolution Mailing Date _____
 Site Plan Required? Yes X No _____ Verified By: SOS (initial)
 Site Plan Name: Olney Estates Site Plan Number: 82006019A
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Planning Board Resolution No. 12-76
 Site Plan Reviewer Check: Initial _____ Date _____

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths Easements 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				
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>SOS</u>	<u>6-18-12</u>
Final Mylar & DXF/DWG Received:	<u>SOS</u>	<u>7-10-12</u>
Final Mylar Review Complete:	<u>SOS</u>	<u>7-18-12</u>

Board Approval of Plat:

Plat Agenda:	<u>WM</u>	<u>7/26/12</u>
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. _____

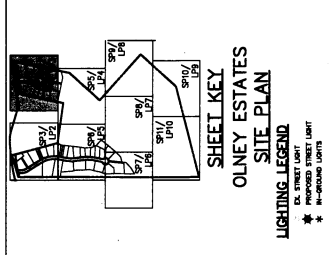
20251 CENTURY BOULEVARD, SUITE 400 # 20251-20252
 # 20251-20253
 # 20251-20254
 # 20251-20255
 # 20251-20256
 # 20251-20257
 # 20251-20258
 # 20251-20259
 # 20251-20260

OLNEY ESTATES
 8TH ELECTION DISTRICT,
 MONTGOMERY COUNTY, MARYLAND

SITE PLAN # 8208019A
SITE PLAN

VIA REVISIONS

NO.	DATE	REVISIONS
1	07/20/07	PROJECT SET BUILT
2	10/08/08	REVISION
3	06/24/09	REVISION
4	03/12/10	REVISION
5	11/20/10	REVISION
6	06/24/11	REVISION
7	06/24/11	REVISION
8	06/24/11	REVISION
9	06/24/11	REVISION
10	06/24/11	REVISION
11	06/24/11	REVISION
12	06/24/11	REVISION
13	06/24/11	REVISION
14	06/24/11	REVISION
15	06/24/11	REVISION

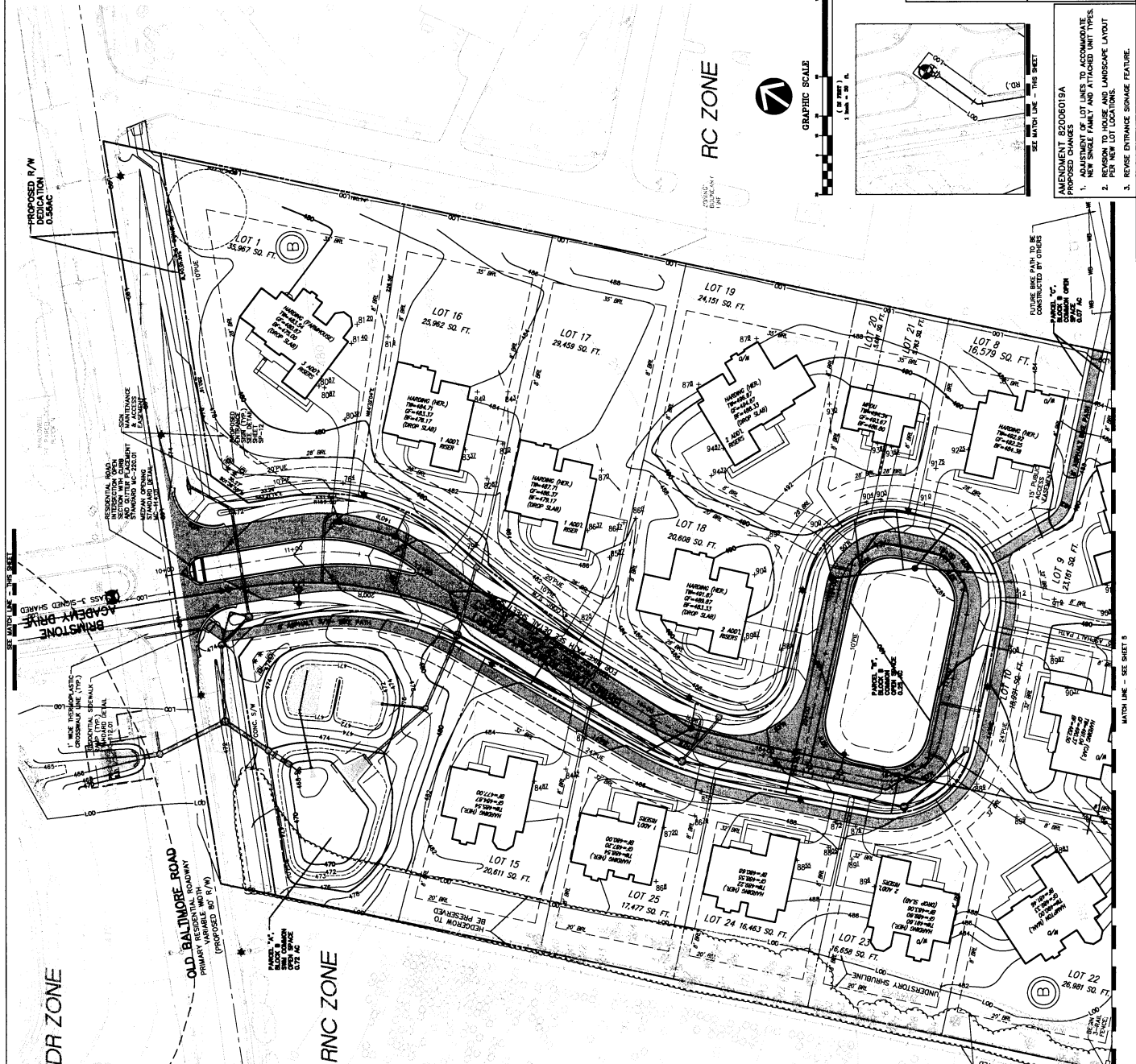


- LEGEND:**
- 1' - 2' - 3' - 4' - 5' - 6' - 7' - 8' - 9' - 10'
 - 1' - 2' - 3' - 4' - 5' - 6' - 7' - 8' - 9' - 10'
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 - 1' - 2' - 3' - 4' - 5' - 6' - 7' - 8' - 9' - 10'
- SURVEY LEGEND**
- PLANNED REGIONAL CONDUIT
 - EXISTING SURVEY CONDUIT
 - PROPOSED SURVEY CONDUIT
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DEVELOPER'S CERTIFICATE

I, THE DEVELOPER, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS SITE PLAN AND ALL ATTACHED MAPS, DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS IS TRUE AND CORRECT AND THAT I HAVE READ AND UNDERSTAND THE CONTENTS OF THIS SITE PLAN AND ALL ATTACHED MAPS, DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS.

DEVELOPER'S NAME: _____
COMPANY: _____
ADDRESS: _____
PHONE: _____
SIGNATURE: _____



LOT 11	NAME	SIZE	CONDITION	NOTE
1	SARGENT	8'	FAR	
2	CHERRY	15'	FAR	
3	WHITE WALNUT	20'	GOOD	
4	MAPLE	24'	GOOD	
5	MAPLE	24'	GOOD	
6	CHERRY	30'	GOOD	
7	TULIP POPLAR	30'	DEAD	
8	TULIP POPLAR	30'	GOOD	
9	TULIP POPLAR	30'	GOOD	
10	TULIP POPLAR	30'	GOOD	
11	CHERRY	15'	FAR	
12	CHERRY	15'	FAR	
13	CHERRY	15'	FAR	
14	MAPLE	24'	GOOD	

LOT 12	NAME	SIZE	CONDITION	NOTE
1	CHERRY	10'	FAR	
2	TULIP POPLAR	30'	DEAD	
3	TULIP POPLAR	30'	GOOD	
4	TULIP POPLAR	30'	GOOD	
5	TULIP POPLAR	30'	GOOD	
6	CHERRY	15'	FAR	
7	CHERRY	15'	FAR	
8	MALBARY	15'	FAR	
9	CHERRY	15'	POOR	
10	TULIP POPLAR	15'	POOR	
11	CHERRY	30'	GOOD	
12	CHERRY	30'	GOOD	
13	CHERRY	30'	GOOD	
14	MAPLE	24'	GOOD	

LOT 13	NAME	SIZE	CONDITION	NOTE
1	TULIP POPLAR	30'	GOOD	
2	TULIP POPLAR	30'	GOOD	
3	CHERRY	10'	FAR	
4	CHERRY	15'	FAR	
5	CHERRY	15'	FAR	
6	CHERRY	15'	FAR	
7	MIT SPICE	6"	DEAD	
8	MALBARY	15'	FAR	
9	CHERRY	6"	POOR	
10	TULIP POPLAR	15'	POOR	
11	CHERRY	30'	GOOD	
12	CHERRY	30'	GOOD	
13	CHERRY	30'	GOOD	
14	MAPLE	24'	GOOD	

LOT 14	NAME	SIZE	CONDITION	NOTE
1	TULIP POPLAR	15'	FAR	
2	TULIP POPLAR	15'	GOOD	
3	SARGENT	8'	GOOD	
4	INCHERRY	8'	POOR	
5	TULIP POPLAR	15'	GOOD	
6	RED OAK	6"	POOR	
7	SARGENT	8'	GOOD	
8	TULIP POPLAR	15'	GOOD	
9	MAPLE	24'	GOOD	
10	MAPLE	24'	GOOD	
11	MAPLE	24'	GOOD	
12	MAPLE	24'	GOOD	
13	MAPLE	24'	GOOD	
14	MAPLE	24'	GOOD	
15	MAPLE	24'	GOOD	

NOTES:

1. ALL TREE REMOVALS TO BE PERFORMED IN ACCORDANCE WITH MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND PUBLIC UTILITIES DIVISION'S TREE PRESERVATION PLAN.

2. ALL TREE REMOVALS TO BE PERFORMED IN ACCORDANCE WITH MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND PUBLIC UTILITIES DIVISION'S TREE PRESERVATION PLAN.

3. ALL TREE REMOVALS TO BE PERFORMED IN ACCORDANCE WITH MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND PUBLIC UTILITIES DIVISION'S TREE PRESERVATION PLAN.

4. ALL TREE REMOVALS TO BE PERFORMED IN ACCORDANCE WITH MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND PUBLIC UTILITIES DIVISION'S TREE PRESERVATION PLAN.

5. ALL TREE REMOVALS TO BE PERFORMED IN ACCORDANCE WITH MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND PUBLIC UTILITIES DIVISION'S TREE PRESERVATION PLAN.

SITE PLAN # 2008019A

OLNEY ESTATES

8TH ELECTON DISTRICT, MONTGOMERY COUNTY, MARYLAND

ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS GPS SERVICES

2035 CENTURY BOULEVARD SUITE 400 # 0000110
 ROCKVILLE, MD 20850
 (301) 583-1232
 FAX (301) 583-1232

VIA REVISIONS

NO.	DATE	DESCRIPTION
1	02/07/12	PROGRESS SET ISSUED
2	02/07/12	DATE LOCATIONS
3		DATE
4		DATE
5		DATE
6		DATE
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DEVELOPER'S CERTIFICATE

I, THE UNDERSIGNED, AS DEVELOPER OF THE SITE PLAN APPROVAL, HAS SUBMITTED INCLUDING APPROVAL, THE SITE PLAN APPROVAL PROGRAM AND CERTIFIED SITE PLAN, DEVELOPER'S NAME, COMPANY, CONTACT PERSON, ADDRESS, PHONE, SIGNATURE.

MANAGER APPROVAL STAMP
 (Seal and Signature)
 Montgomery County Planning Board

City or County: _____
 Date: _____

MANAGER APPROVAL STAMP
 (Seal and Signature)
 Montgomery County Planning Board

SHEET KEY

OLNEY ESTATES

SITE PLAN

LIGHTING LEGEND

- ☉ STREET LIGHT
- ☉ IN-PARK LIGHTS

LEGEND

1"=10' (SEE DETAIL)
 1"=20' (SEE DETAIL)
 1"=40' (SEE DETAIL)
 1"=80' (SEE DETAIL)
 1"=160' (SEE DETAIL)

1. NATURAL SURFACE TRAIL (SEE DETAIL)
 2. 10' WIDE TRAIL (SEE DETAIL)
 3. 20' WIDE TRAIL (SEE DETAIL)
 4. 30' WIDE TRAIL (SEE DETAIL)
 5. 40' WIDE TRAIL (SEE DETAIL)
 6. 50' WIDE TRAIL (SEE DETAIL)
 7. 60' WIDE TRAIL (SEE DETAIL)
 8. 70' WIDE TRAIL (SEE DETAIL)
 9. 80' WIDE TRAIL (SEE DETAIL)
 10. 90' WIDE TRAIL (SEE DETAIL)
 11. 100' WIDE TRAIL (SEE DETAIL)

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 9. 18" DIA. (SEE DETAIL)
 10. 20" DIA. (SEE DETAIL)

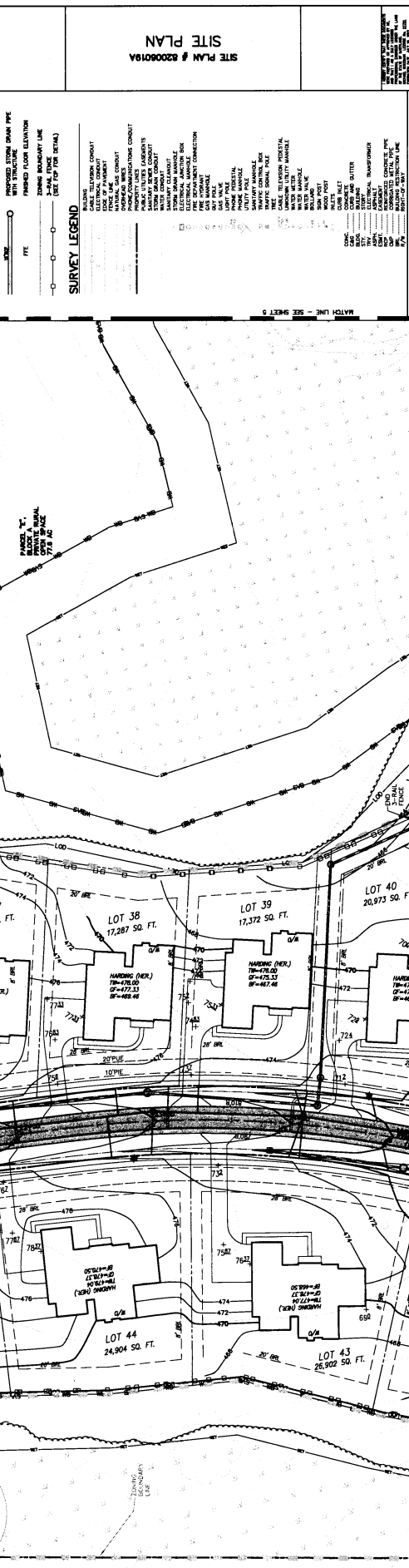
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SURVEY LEGEND

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 10. 20" DIA. (SEE DETAIL)



AMENDMENT 2008019A

PROPOSED CHANGES:

1. NEW SINGLE FAMILY LOT LINES TO ACCOMMODATE NEW SINGLE FAMILY AND ATTACHED UNIT TYPES PER NEW LOT LOCATIONS.
2. REVISION TO HOUSE AND LANDSCAPE LAYOUT PER NEW LOT LOCATIONS.
3. REVERSE ENTRANCE SIGNAGE FEATURE.

MATCH LINE - SEE SHEET 8
 MATCH LINE - SEE SHEET 7