MCPB
Item # 1B
12-3-2015

MEMORANDUM

DATE: November 23, 2015

TO: Montgomery County Planning Board

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

FROM: Stephen Smith, Senior Planner SS/JRB
Jay Beatty, Planner
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board Agenda for December 3, 2015

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:

220150840 – 220150860, 220150900, 220150910 Garnkirk Farms

220160040 West Chevy Chase

Plat Name: **Garnkirk Farms**
Plat #: **220150840 -220150860, 220150900, 221050910**

Location: Located on the north side of Shawnee Lane, opposite Tate Street.
Master Plan: Clarksburg Master Plan
Plat Details: PD-11 zone; 76 lots, 6 parcels
Applicant: U.S. Home Corporation

The subdivision plats have been reviewed by M-NCPPC staff and determined that the plats comply with Preliminary Plan No. 120080240 (MCPB Resolution No. 13-76) and with Site Plan No. 820120100 (Certified Site Plan dated December 19, 2013) 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.

Surveyor's Certificate

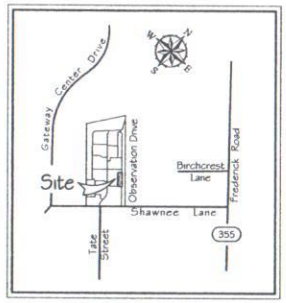
I hereby certify that the information shown hereon is correct, that it is a subdivision of a part of the property acquired by U.S. Home Corporation, a Delaware corporation D/B/A Lennar, from Garnkirk, Inc., a Maryland corporation, by deed dated March 4, 2014 and recorded among the Land Records of Montgomery County, Maryland in Liber 48569 at Folio 129; That it's also a resubdivision of part of Lot 27 as shown on a Subdivision Record Plat entitled "Garnkirk Farms" and recorded among the aforesaid Land Records in Plat Book 31 as Plat No. 1982;

I also certify that, if engaged, I will set all property corner markers in accordance with Section 50-24(e) of the subdivision regulations of Montgomery County, Maryland;

I further certify that the total area included in this subdivision record plat is 24,417 square feet or 0.5606 acre s of land. There is no street dedication by this plat.

Date: 10/16/15

Daniel F. DeBolt
Property Line Surveyor
Maryland No. 526
Exp. 02/17/2017



Vicinity Map
(Not to Scale)

Owner's Certificate

Plat No.: _____

We U.S. Home Corporation, a Delaware corporation D/B/A Lennar, a Delaware corporation, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat; Establish the minimum building restriction lines; Grant to Montgomery County, Maryland, a Temporary Slope Easement as shown hereon, adjacent, contiguous, and parallel to the street right of way lines, said Temporary Slope Easement shall be extinguished after all public improvements abutting said easement have been accepted for public maintenance; Grant the Public Utility Easements as shown hereon and designated as P.U.E., to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said terms and provisions are incorporated herein by this reference; Grant the Public Improvement Easement shown hereon and labeled "P.I.E." to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Improvements Easements" and recorded among the aforesaid Land Records in Liber 49153 at Folio 495, which said terms and provisions are incorporated herein by this reference; Subject to all current and applicable regulations of all federal, state and local governing agencies.

We further certify that a Maryland Registered Land Surveyor will be engaged to set all property corners markers in accordance with Section 50-24(e) of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon, except that certain deed of trust, recorded in Liber 48569 at Folio 157 and the parties in interest thereto have below indicated their assent.

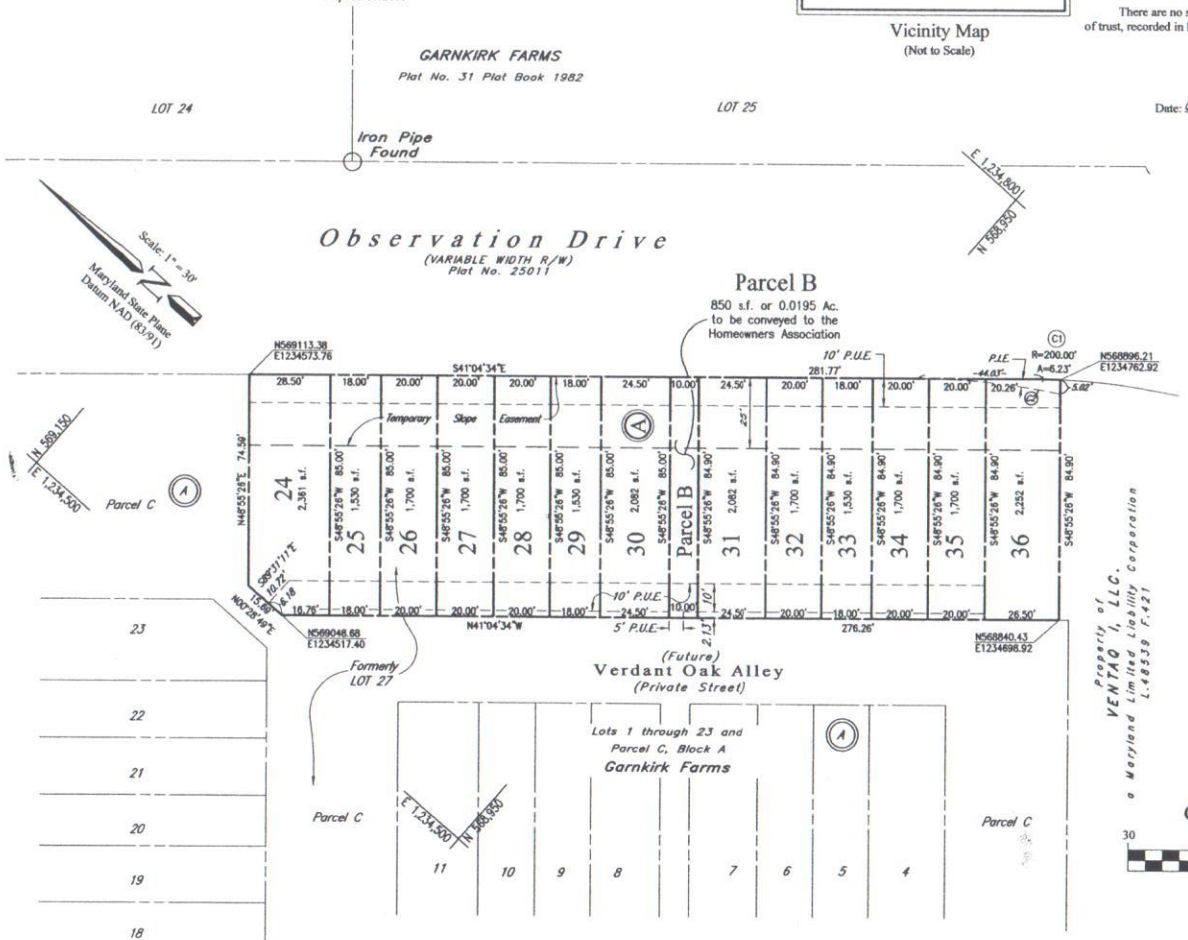
U.S. Home Corporation
a Delaware Corporation

Date: Oct. 26, 2015 By: _____
Joseph Fortino, Vice President

I hereby assent to this subdivision Record Plat

Garnkirk, Inc.
a Maryland Corporation

Witness: A. Leach Trustee: _____
Shane Pollin, Trustee



Notes

1. All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan, Site Plan, Project Plan, or any other plan, allowing the development of the 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 files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.

2. The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.

3. This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.

4. This development is served by public water and sewer systems only.

5. Parcel B, Block A is subject to a Corrected Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 49408 at Folio 319.

6. Parcel B, Block A is subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.

7. Private streets and private open space areas will be maintained by the Homeowners Association, Montgomery County, Maryland will not participate in the maintenance of these private facilities.

8. Coordinates shown hereon were established using conventional and GPS observations based on the Maryland State Plane Coordinate System NAD83/91 using NGS cors stations GAIT, GODE, and USNO, using a least squares minimally constrained adjustment and holding the horizontal values for GAIT fixed. The average scale factor for the subject property is 0.999968679. The average property elevation is 575 feet, for an elevation factor of 0.999977532. The combined factor for the subject property is 0.999946212. All bearings and distances shown are based on grid coordinates. The vertical datum is NGVD29. The coordinate values for GAIT are N 534457.87 E 1249651.19 Elevation 460.50

Information Chart	
Tax Map	EV
WSSC 200 Scale Reference	231 NW 13
Zoning Category	PD - 11
Preliminary Plan No.	120080240
Preliminary Plan Name	Garnkirk Farms
Site Plan No.	820120100
Site Plan Name	Garnkirk Farms
Forest Conservation Plan	820120100

Graphic Scale

30 0 15 30 60

Scale: 1" = 30'

Area Tabulation

13 Lots: 23,567 s.f. or 0.5410 ac.
1 Parcel: 850 s.f. or 0.0195 ac.
Street: N/A
Total: 24,417 s.f. or 0.5605 ac.

Legend

P.B. & P.No. : Plat Book & Plat Number
L. & F. : Liber & Folio
R/W : Right of Way
I.P.F. : Iron Pipe Found

Curve Table						
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	
C1	200.00	6.23'	01°47'10"	3.12'	N40°10'59"W	6.23'
C2	249.00	50.61'	11°38'41"	25.39'	N35°15'13"W	50.52

Subdivision Record Plat
Lots 24 through 36 and
Parcel B, Block A

Garnkirk Farms

Clarksburg (2nd) District
Montgomery County, Maryland
October, 2015 Scale: 1" = 30'

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape • Architects • Surveyors
9701 Philo Rd., Ste 300 Silver Spring, MD 20903 301-434-2000 Fax: 301-434-9401
www.cpjai.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • College Park, MD • Frederick, MD • Leesburg, VA

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board	Department of Permitting Services, Montgomery County	Recorded: _____
Approved: _____ Date	Approved: November 17, 2015 Date	Plat No.: _____
Chairman / Asst. Secretary-Treasurer	Director	
M-NCP&PC Record File No.:		

220150840

pd.	DED
22-032-15.06	

N:\22032\DWG\15-PHASE 2 PLAT 6

Surveyor's Certificate

I hereby certify that the information shown hereon is correct, that it is a subdivision of a part of the property acquired by U.S. Home Corporation, a Delaware corporation D/B/A Lennar, from Garnkirk, Inc., a Maryland corporation, by deed dated March 4, 2014 and recorded among the Land Records of Montgomery County, Maryland in Liber 48569 at Folio 129; That it's also a resubdivision of part of Lot 27 as shown on a Subdivision Record Plat entitled "Garnkirk Farms" and recorded among the aforesaid Land Records in Plat Book 31 as Plat No. 1982;

I also certify that, if engaged, I will set all property corner markers in accordance with Section 50-24(e) of the subdivision regulations of Montgomery County, Maryland;

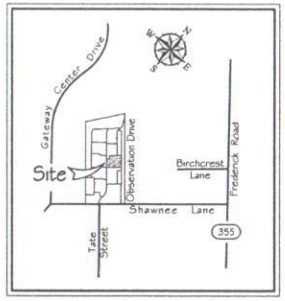
I further certify that the total area included in this subdivision record plat is 80,974 square feet or 1.8589 acre s of land. There is no street dedication by this plat.

Date: 10/16/15

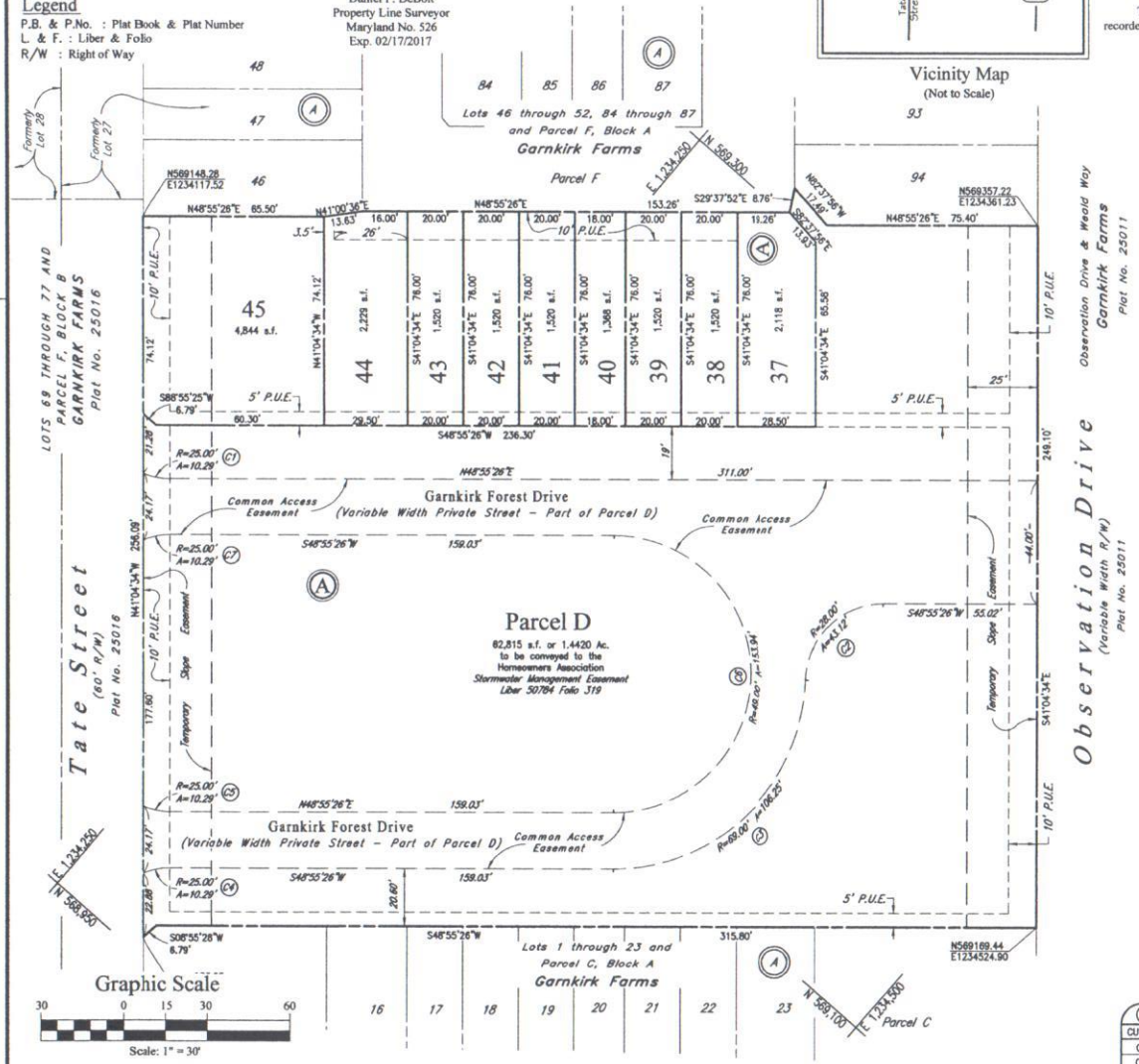
Daniel F. DeBolt
Property Line Surveyor
Maryland No. 526
Exp. 02/17/2017

Legend

P.B. & P.No. : Plat Book & Plat Number
L. & F. : Liber & Folio
R/W : Right of Way



Vicinity Map
(Not to Scale)



Owner's Certificate

Plat No.: _____

We U.S. Home Corporation, a Delaware corporation D/B/A Lennar, a Delaware corporation, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat; Establish the minimum building restriction lines; Establish the "Common Access Easement" as shown and described in note #9, hereon; Grant to Montgomery County, Maryland, Temporary Slope Easements as shown hereon, adjacent, contiguous, and parallel to the street right of way lines, said Temporary Slope Easements shall be extinguished after all public improvements abutting said easements have been accepted for public maintenance; Grant the Public Utility Easements as shown hereon and designated as P.U.E., to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said terms and provisions are incorporated herein by this reference; Subject to all current and applicable regulations of all federal, state and local governing agencies.

We further certify that a Maryland Registered Land Surveyor will be engaged to set all property corners markers in accordance with Section 50-24(e) of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon, except that certain deed of trust, recorded in Liber 48569 at Folio 157 and the parties in interest thereto have below indicated their assent.

U.S. Home Corporation
a Delaware Corporation

Date: Oct. 26, 2015 By: _____
Joseph Farino, Vice President

Scale: 1" = 30'
Maryland State Plane Datum NAD (83/91)

I hereby assent to this subdivision Record Plat

Garnkirk, Inc.
a Maryland Corporation

Witness: _____ Trustee: _____
Shane Pollin, Trustee

Notes

1. All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan, Site Plan, Project Plan, or any other plan, allowing the development of the 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 files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.

2. The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.

3. This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.

4. This development is served by public water and sewer systems only.

5. Parcel D, Block A is subject to a Corrected Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 49408 at Folio 319.

6. Parcel D, Block A is subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.

7. Private streets and private open space areas will be maintained by the Homeowners Association, Montgomery County, Maryland will not participate in the maintenance of these private facilities.

8. Coordinates shown hereon were established using conventional and GPS observations based on the Maryland State Plane Coordinate System NAD83/91 using NGS cors stations GAIT, GODE, and USNO, using a least squares minimally constrained adjustment and holding the horizontal values for GAIT fixed. The average scale factor for the subject property is 0.999968679. The average property elevation is 575 feet, for an elevation factor of 0.999977532. The combined factor for the subject property is 0.999946212. All bearings and distances shown are based on grid coordinates. The vertical datum is NGVD29. The vertical datum is NGVD29. The coordinate values for GAIT are N 534457.87 E 1249651.19 Elevation 460.50

9. Parcel D, Block A, is subject to a Common Access Easement as delineated hereon, over Garnkirk Forest Drive, a private street, and is intended to provide unobstructed access to the general public in, over and throughout the roads and sidewalks, within said easement area. The public access of this area shall remain in effect until such time the property is redeveloped and a new subdivision plat is recorded which assents/confirms its removal. Montgomery County, Maryland is not the beneficiary of the Common Access Easement and will not participate in the maintenance of these private facilities.

10. All of Parcel D, Block A is encumbered by a Stormwater Management Easement that was granted to Montgomery County, Maryland and recorded in the Land Records of Montgomery County Maryland in Liber 50784 at Folio 319.

Information Chart	
Tax Map	EV
WSSC 200 Scale Reference	231 NW 13
Zoning Category	PD - 11
Preliminary Plan No.	120080240
Preliminary Plan Name	Garnkirk Farms
Site Plan No.	820120100
Site Plan Name	Garnkirk Farms
Forest Conservation Plan	820120100

Curve Table

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	
C1	25.00	10.29	23°34'40"	5.22	N60°42'47"E	10.22
C2	28.00	43.12	88°13'40"	27.15	S04°48'36"W	38.98
C3	69.00	106.25	88°13'40"	66.90	S04°48'36"W	96.06
C4	25.00	10.29	23°34'40"	5.22	S37°08'05"W	10.22
C5	25.00	10.29	23°34'40"	5.22	N60°42'47"E	10.22
C6	49.00	153.94	180°00'00"	INFINITY	N41°04'34"W	98.00
C7	25.00	10.29	23°34'40"	5.22	S37°08'05"W	10.22

Subdivision Record Plat
Lots 37 through 45 and
Parcel D, Block A

Garnkirk Farms

Clarksburg (2nd) District
Montgomery County, Maryland
October, 2015 Scale: 1" = 30'

Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape • Architects • Surveyors
9704 Gilbert Rd., Ste. 300 Silver Spring, MD 20910 305 434 2000 Fax: 301 434 9394
www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • College Park, MD • Frederick, MD • Fairfax, VA

jid 22-032-15.07 DED

The Maryland-National Capital Park and Planning Commission
Montgomery County Planning Board

Approved: _____ Date
Chairman Asst. Secretary-Treasurer

M-NCP&PC Record File No.:

Department of Permitting Services,
Montgomery County

Approved: November 17, 2015
Date
Director

Recorded: _____

Plat No.: _____

Area Tabulation
9 Lots: 18,159 s.f. or 0.4169 ac.
1 Parcel: 62,815 s.f. or 1.4420 ac.
Street: N/A
Total: 80,974 s.f. or 1.8589 ac.

220150850

N:\22032\DWG\15-PHASE 2 PLAT 7

Surveyor's Certificate

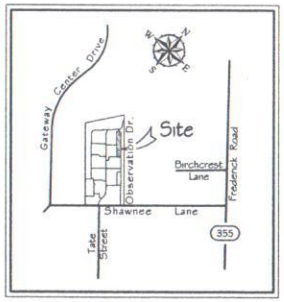
I hereby certify that the information shown hereon is correct, that it is a subdivision of a part of the property acquired by U.S. Home Corporation, a Delaware corporation D/B/A Lennar, from Garnkirk, Inc., a Maryland corporation, by deed dated March 4, 2014 and recorded among the Land Records of Montgomery County, Maryland in Liber 48569 at Folio 129; That it's also a resubdivision of part of Lot 27 as shown on a Subdivision Record Plat entitled "Garnkirk Farms" and recorded among the aforesaid Land Records in Plat Book 31 as Plat No. 1982;

I also certify that, if engaged, I will set all property corner markers in accordance with Section 50-24(e) of the subdivision regulations of Montgomery County, Maryland;

I further certify that the total area included in this subdivision record plat is 49,060 square feet or 1.1262 acre s of land. There is no street dedication by this plat.

Date: 10/16/15

Daniel F. DeBolt
Property Line Surveyor
Maryland No. 526
Exp. 02/17/2017



Vicinity Map
(Not to Scale)

Owner's Certificate

Plat No.: _____

We U.S. Home Corporation, a Delaware corporation D/B/A Lennar, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat; Establish the minimum building restriction lines; Grant to Montgomery County, Maryland, a Temporary Slope Easement as shown hereon, adjacent, contiguous, and parallel to the street right of way lines, said Temporary Slope Easement shall be extinguished after all public improvements abutting said easements have been accepted for public maintenance; Grant the Public Utility Easements as shown hereon and designated as P.U.E., to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said terms and provisions are incorporated herein by this reference; Subject to all current and applicable regulations of all federal, state and local governing agencies.

I further certify that a Maryland Registered Land Surveyor will be engaged to set all property corners markers in accordance with Section 50-24(e) of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon, except that certain deed of trust, recorded in Liber 48569 at Folio 157 and the parties in interest thereto have below indicated their assent.

U.S. Home Corporation
a Delaware Corporation

Date: Oct. 26, 2015

By: _____
Joseph Fortuno, Vice President

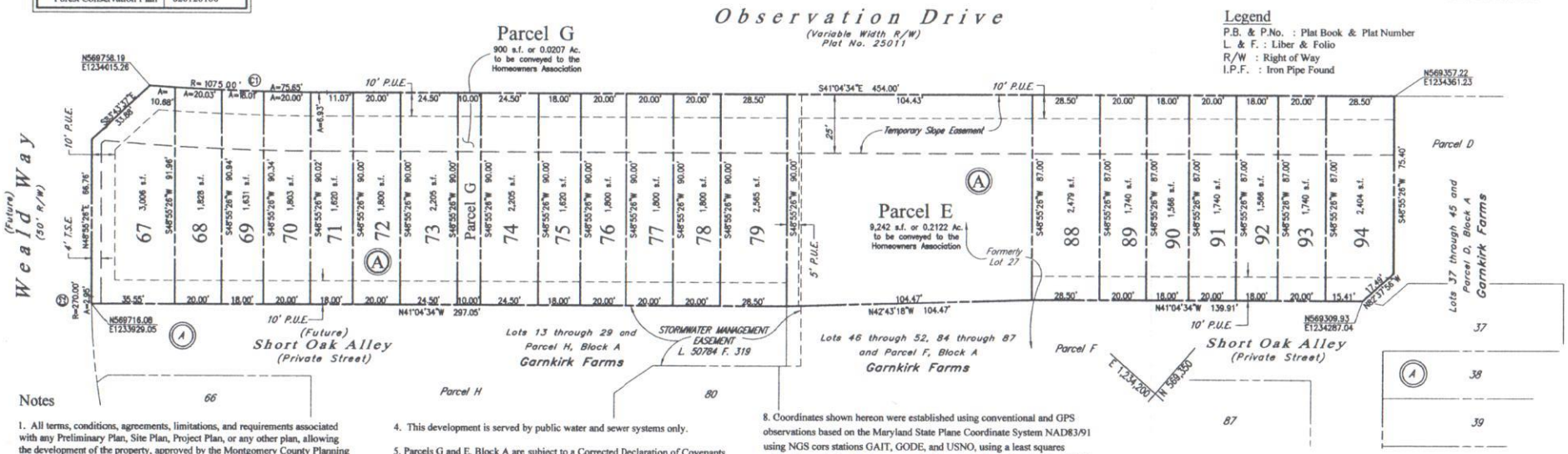
I hereby assent to this subdivision Record Plat

Garnkirk, Inc.
a Maryland Corporation

Witness: _____

Trustee: _____
Shane Pollin, Trustee

Information Chart	
Tax Map	EV
WSSC 200 Scale Reference	231 NW 13
Zoning Category	PD - 11
Preliminary Plan No.	120080240
Preliminary Plan Name	Garnkirk Farms
Site Plan No.	820120100
Site Plan Name	Garnkirk Farms
Forest Conservation Plan	820120100



Legend

P.B. & P.No. : Plat Book & Plat Number
L. & F. : Liber & Folio
R/W : Right of Way
I.P.F. : Iron Pipe Found

Notes

1. All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan, Site Plan, Project Plan, or any other plan, allowing the development of the 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 files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.

2. The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.

3. This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.

4. This development is served by public water and sewer systems only.

5. Parcels G and E, Block A are subject to a Corrected Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 49408 at Folio 319.

6. Parcels G and E, Block A are subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.

7. Private streets and private open space areas will be maintained by the Homeowners Association, Montgomery County, Maryland will not participate in the maintenance of these private facilities.

8. Coordinates shown hereon were established using conventional and GPS observations based on the Maryland State Plane Coordinate System NAD83/91 using NGS cors stations GAIT, GODE, and USNO, using a least squares minimally constrained adjustment and holding the horizontal values for GAIT fixed. The average scale factor for the subject property is 0.999968679. The average property elevation is 575 feet, for an elevation factor of 0.999977532. The combined factor for the subject property is 0.999946212. All bearings and distances shown are based on grid coordinates. The vertical datum is NGVD29. The coordinate values for GAIT are N 534457.87 E 1249651.19 Elevation 460.50

Graphic Scale

30 0 15 30 60

Scale: 1" = 30'

Area Tabulation

20 Lots:	38,918 s.f. or 0.8934 ac.
2 Parcels:	10,142 s.f. or 0.2328 ac.
Street:	N/A
Total:	49,060 s.f. or 1.1262 ac.

Curve Table

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	
C1	1075.00	75.65	4°01'50"	37.84	S39°03'37"E	75.63
C2	270.00	2.95	0°37'30"	1.47	N48°38'41"E	2.95

Subdivision Record Plat
Lots 67 through 94 and Parcels E & G, Block A
Garnkirk Farms

Clarksburg (2nd) District
Montgomery County, Maryland
October, 2015 Scale: 1" = 30'

CPJ Associates — Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape • Architects • Surveyors
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www.cpjai.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • College Park, MD • Frederick, MD • Fairfax, VA

jid DFD
22-032-15.08

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board	Department of Permitting Services, Montgomery County	
Approved: _____ Date	Approved: November 17, 2015 Date	Recorded: _____
Chairman / Asst. Secretary-Treasurer	Director	Plat No.: _____
M-NCP&PC Record File No.:		220150860

N:\22032\DWG\15-PHASE 2 PLAT 8

Surveyor's Certificate

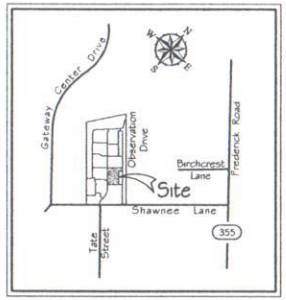
I hereby certify that the information shown hereon is correct, that it is a subdivision of a part of the property acquired by U.S. Home Corporation, a Delaware corporation D/B/A Lennar, from Garnkirk, Inc., a Maryland corporation, by deed dated March 4, 2014 and recorded among the Land Records of Montgomery County, Maryland in Liber 48569 at Folio 129; That it's also a resubdivision of part of Lot 27 as shown on a Subdivision Record Plat entitled "Garnkirk Farms" and recorded among the aforesaid Land Records in Plat Book 31 as Plat No. 1982;

I also certify that, if engaged, I will set all property corner markers in accordance with Section 50-24(e) of the subdivision regulations of Montgomery County, Maryland;

I further certify that the total area included in this subdivision record plat is 92,667 square feet or 2.1273 acres of land. There is no street dedication by this plat.

Date: 10/16/15

Daniel F. DeBolt
Property Line Surveyor
Maryland No. 526
Exp. 02/17/2017



Vicinity Map
(Not to Scale)

Owner's Certificate

Plat No.: _____

We U.S. Home Corporation, a Delaware corporation D/B/A Lennar , owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat; Establish the minimum building restriction lines; Establish the "Common Access Easements" as shown and described in note #10, hereon; Grant to Montgomery County, Maryland, a Temporary Slope Easement as shown hereon, adjacent, contiguous, and parallel to the street right of way lines, said Temporary Slope Easements shall be extinguished after all public improvements abutting said easements have been accepted for public maintenance; Grant Public Utility Easements as shown hereon and designated as P.U.E., to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said terms and provisions are incorporated herein by this reference; Subject to all current and applicable regulations of all federal, state and local governing agencies.

I further certify that a Maryland Registered Land Surveyor will be engaged to set all property corners markers in accordance with Section 50-24(e) of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon, except that certain deed of trust, recorded in Liber 48569 at Folio 157 and the parties in interest thereto have below indicated their assent.

U.S. Home Corporation
a Delaware Corporation

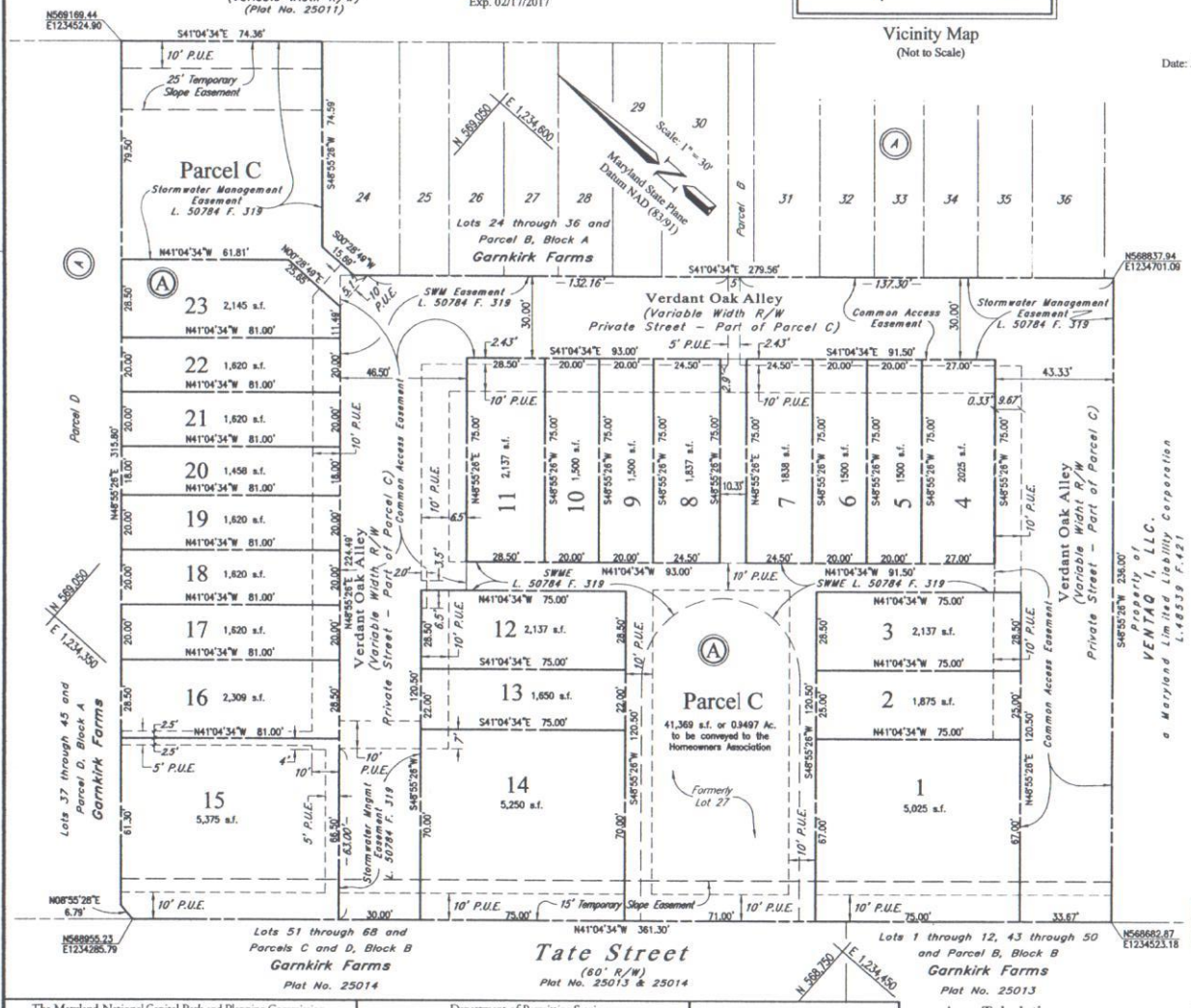
Date: Oct. 26, 2015 By: _____
Joseph Cortino, Vice President

I hereby assent to this subdivision Record Plat

Garnkirk, Inc.
a Maryland Corporation

Witness: A. Leach

Trustee: _____
Shane Pollin, Trustee



Notes

1. All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan, Site Plan, Project Plan, or any other plan, allowing the development of the 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 files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.

2. The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.

3. This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.

4. This development is served by public water and sewer systems only.

5. Parcel C, Block A is subject to a Corrected Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 49408 at Folio 319.

6. Parcel C, Block A is subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.

7. Private streets and private open space areas will be maintained by the Homeowners Association, Montgomery County, Maryland will not participate in the maintenance of these private facilities.

8. Portion of Parcel C, Block A is encumbered by a Stormwater Management Easement that was granted to Montgomery County, Maryland and recorded in the Land Records of Montgomery County Maryland in Liber 50784 at Folio 319.

9. Coordinates shown hereon were established using conventional and GPS observations based on the Maryland State Plane Coordinate System NAD83/91 using NGS cors stations GAIT, GODE, and USNO, using a least squares minimally constrained adjustment and holding the horizontal values for GAIT fixed. The average scale factor for the subject property is 0.999968679. The average property elevation is 575 feet, for an elevation factor of 0.999977532. The combined factor for the subject property is 0.999946212. All bearings and distances shown are based on grid coordinates. The vertical datum is NGVD29. The coordinate values for GAIT are N 534457.87 E 1249651.19 Elevation 460.50

10. Parcel C, Block A, is subject to a Common Access Easement as delineated hereon, over Verdant Oak Alley, a private street, and is intended to provide unobstructed access to the general public in, over and throughout the roads and sidewalks, within said easement area. The Public Access of this area shall remain in effect until such time the property is redeveloped and a new subdivision plat is recorded which assents/confirms its removal. Montgomery County, Maryland is not the beneficiary of the Common Access Easement and will not participate in the maintenance of these private facilities.

Legend

P.B. & P.No. : Plat Book & Plat Number
L. & F. : Liber & Folio
R/W : Right of Way
SWME: Stormwater Management Easement

Area Tabulation

23 Lots: 51,298 s.f. or 1.1776 ac.
1 Parcel: 41,369 s.f. or 0.9497 ac.
Street: N/A
Total: 92,667 s.f. or 2.1273 ac.

220150900

Graphic Scale

30 0 15 30 60
Scale: 1" = 30'

Information Chart	
Tax Map	EV
WSSC 200 Scale Reference	231 NW 13
Zoning Category	PD - 11
Preliminary Plan No.	120080240
Preliminary Plan Name	Garnkirk Farms
Site Plan No.	820120100
Site Plan Name	Garnkirk Farms
Forest Conservation Plan	820120100

Subdivision Record Plat
Lots 1 through 23 and Parcel C, Block A
Garnkirk Farms

Clarksburg (2nd) District
Montgomery County, Maryland
October, 2015 Scale: 1" = 30'

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape • Architects • Surveyors
9701 Blair Rd., Ste. 300 Silver Spring, MD 20910 301 434-0000 Fax: 301 434-9399
www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • College Park, MD • Frederick, MD • Easton, MD

jid DFD
22-032-15.11

The Maryland-National Capital Park and Planning Commission
Montgomery County Planning Board

Approved: _____ Date
Chairman Asst. Secretary-Treasurer

M-NCP&PC Record File No.:

Department of Permitting Services,
Montgomery County

Approved: November 17, 2015 Date
Director

Recorded: _____

Plat No.: _____

N:\22032\DWG\15-PHASE 2 PLAT 11

Surveyor's Certificate

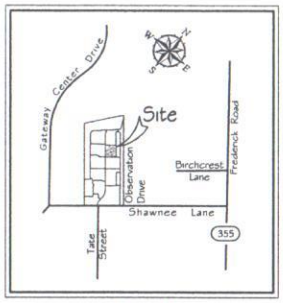
I hereby certify that the information shown hereon is correct, that it is a subdivision of a part of the property acquired by U.S. Home Corporation, a Delaware corporation D/B/A Lennar, from Garnkirk, Inc., a Maryland corporation, by deed dated March 4, 2014 and recorded among the Land Records of Montgomery County, Maryland in Liber 48569 at Folio 129; That it's also a resubdivision of part of Lot 27 as shown on a Subdivision Record Plat entitled "Garnkirk Farms" and recorded among the aforesaid Land Records in Plat Book 31 as Plat No. 1982;

I also certify that, if engaged, I will set all property corner markers in accordance with Section 50-24(e) of the subdivision regulations of Montgomery County, Maryland;

I further certify that the total area included in this subdivision record plat is 60,190 square feet or 1.3818 acre s of land. There is no street dedication by this plat.

Date: 10/16/15

Daniel F. DeBolt
Property Line Surveyor
Maryland No. 526
Exp. 02/17/2017



Vicinity Map
(Not to Scale)

Owner's Certificate

Plat No.: _____

We U.S. Home Corporation, a Delaware corporation D/B/A Lennar, a Delaware corporation, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat; Establish the minimum building restriction lines; Establish the "Common Access Easements" as shown and described in note #10, hereon; Grant to Montgomery County, Maryland, a Temporary Slope Easement as shown hereon, adjacent, contiguous, and parallel to the street right of way lines, said Temporary Slope Easements shall be extinguished after all public improvements abutting said easements have been accepted for public maintenance; Grant the Public Utility Easements as shown hereon and designated as P.U.E., to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said terms and provisions are incorporated herein by this reference; Subject to all current and applicable regulations of all federal, state and local governing agencies.

I further certify that a Maryland Registered Land Surveyor will be engaged to set all property corners markers in accordance with Section 50-24(e) of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon, except that certain deed of trust, recorded in Liber 48569 at Folio 157 and the parties in interest thereto have below indicated their assent.

U.S. Home Corporation
a Delaware Corporation

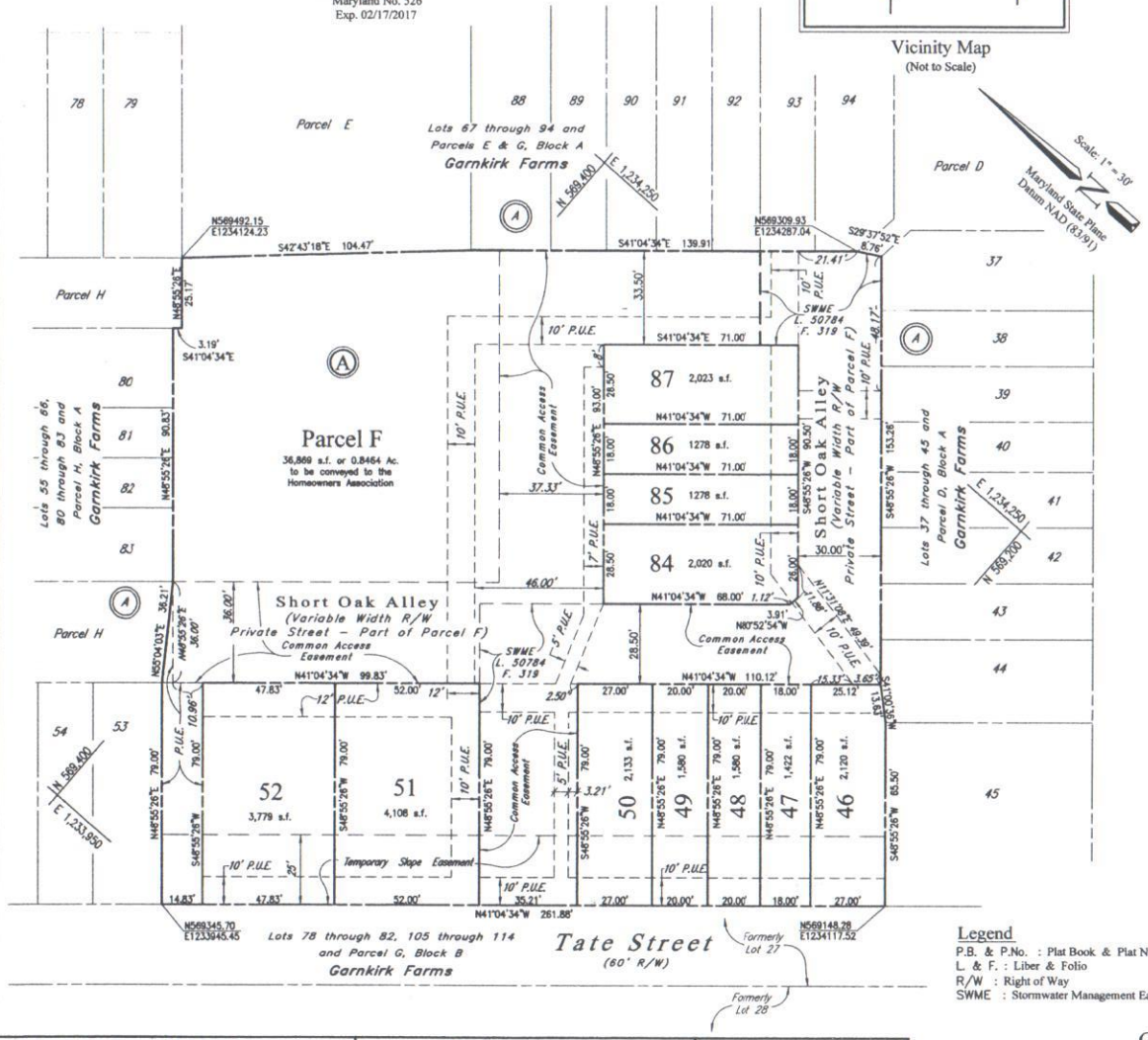
Date: Oct. 26, 2015 By: _____
Joseph Farfino, Vice President

I hereby assent to this subdivision Record Plat

Witness: _____

Garnkirk, Inc.
a Maryland Corporation

Trustee: _____
Shane Pollin, Trustee



Notes

1. All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan, Site Plan, Project Plan, or any other plan, allowing the development of the 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 files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.

2. The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.

3. This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.

4. This development is served by public water and sewer systems only.

5. Parcel F, Block A is subject to a Corrected Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 49408 at Folio 319.

6. Parcel F, Block A is subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.

7. Private streets and private open space areas will be maintained by the Homeowners Association, Montgomery County, Maryland will not participate in the maintenance of these private facilities.

8. Portion of Parcel F, Block A is encumbered by a Stormwater Management Easement that was granted to Montgomery County, Maryland and recorded in the Land Records of Montgomery County Maryland in Liber 50784 at Folio 319.

9. Coordinates shown hereon were established using conventional and GPS observations based on the Maryland State Plane Coordinate System NAD83/91 using NGS cors stations GAIT, GODE, and USNO, using a least squares minimally constrained adjustment and holding the horizontal values for GAIT fixed. The average scale factor for the subject property is 0.999968679. The average property elevation is 575 feet, for an elevation factor of 0.999977532. The combined factor for the subject property is 0.999946212. All bearings and distances shown are based on grid coordinates. The vertical datum is NGVD29. The coordinate values for GAIT are N 534457.87 E 1249651.19 Elevation 460.50

10. Parcel F, Block A, is subject to a Common Access Easement as delineated hereon, over Short Oak Alley, a private street, and is intended to provide unobstructed access to the general public in, over and throughout the roads and sidewalks, within said easement area. The Public Access of this area shall remain in effect until such time the property is redeveloped and a new subdivision plat is recorded which assents/confirms its removal. Montgomery County, Maryland is not the beneficiary of the Common Access Easement and will not participate in the maintenance of these private facilities.

Information Chart	
Tax Map	EV
WSSC 200 Scale Reference	231 NW 13
Zoning Category	PD - 11
Preliminary Plan No.	120080240
Preliminary Plan Name	Garnkirk Farms
Site Plan No.	820120100
Site Plan Name	Garnkirk Farms
Forest Conservation Plan	820120100

Area Tabulation

11 Lots:	23,321 s.f. or 0.5354 ac.
1 Parcel:	36,869 s.f. or 0.8464 ac.
Street:	N/A
Total:	60,190 s.f. or 1.3818 ac.

Legend

P.B. & P.No. : Plat Book & Plat Number
L. & F. : Liber & Folio
R/W : Right of Way
SWME : Stormwater Management Easement

Graphic Scale
30 0 15 30 60
Scale: 1" = 30'

Subdivision Record Plat
Lots 46 through 52, 84 through 87 and Parcel F, Block A
Garnkirk Farms

Clarksburg (2nd) District
Montgomery County, Maryland
October, 2015 Scale: 1" = 30'

CPJ Associates
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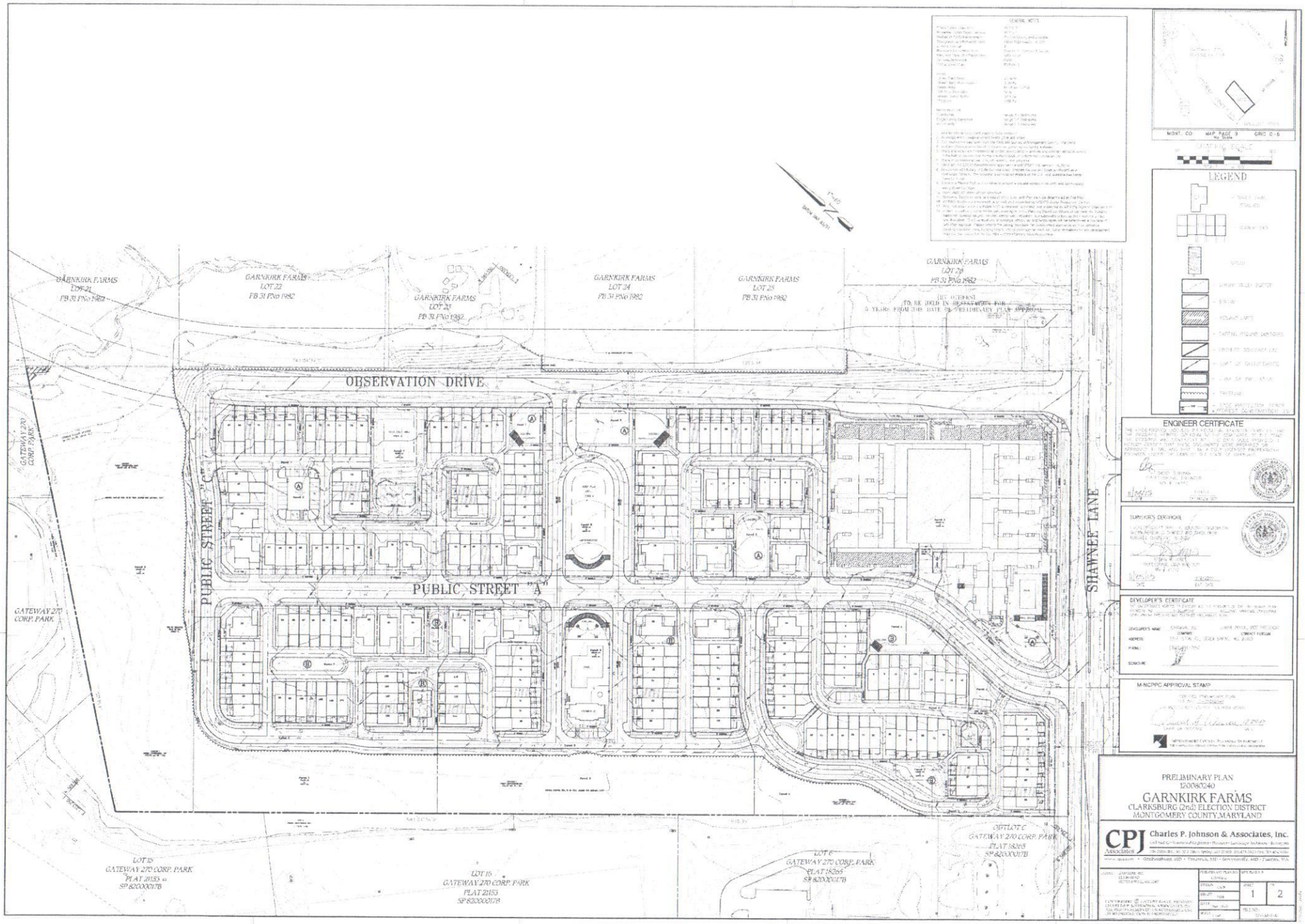
Civil and Environmental Engineers • Planners • Landscape • Architects • Surveyors
1176 Eliots Rd., Ste 200 Silver Spring, MD 20903 301-434-0000 Fax: 301-434-9304
www.cpjai.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • College Park, MD • Frederick, MD • Fairfax, VA

jid 22-032-15.12 DFD

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board	Department of Permitting Services, Montgomery County	
Approved: _____ Date	Approved: November 17, 2015 Date	Recorded: _____
Chairman / Asst. Secretary-Treasurer	Director	Plat No.: _____
M-NCP&PC Record File No.:		220150910

N:\22032\DWG\15-PHASE 2 PLAT 12

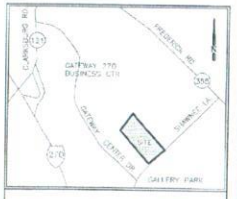

GENERAL NOTES
MONT. CO MAP PAGE 9 GRID D-6
LEGEND
ENGINEER CERTIFICATE
SURVEYOR'S CERTIFICATE
DEVELOPER'S CERTIFICATE
M-NCPPC APPROVAL STAMP
GARNKIRK FARMS
LOT 21
PB 31 PNo 1982
GARNKIRK FARMS
LOT 22
PB 31 PNo 1982
GARNKIRK FARMS
LOT 23
PB 31 PNo 1982
GARNKIRK FARMS
LOT 24
PB 31 PNo 1982
GARNKIRK FARMS
LOT 25
PB 31 PNo 1982
GARNKIRK FARMS
LOT 26
PB 31 PNo 1982
OBSERVATION DRIVE
PUBLIC STREET "C"
PUBLIC STREET "A"
SHAWNEE LANE
GATEWAY 270 CORP. PARK
LOT 15
GATEWAY 270 CORP. PARK
PLAT 21155
SP 820000017B
LOT 16
GATEWAY 270 CORP. PARK
PLAT 21155
SP 820000017B
LOT 6
GATEWAY 270 CORP. PARK
PLAT 18265
SP 820000017B
OUTLOT C
GATEWAY 270 CORP. PARK
PLAT 18265
SP 820000017B
PRELIMINARY PLAN
120080240
GARNKIRK FARMS
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
CPJ Associates
Charles P. Johnson & Associates, Inc.
1
2

MNCPPC/DPS - SIGNATURE	DATE	MNCPPC/DPS INSPECTION SCHEDULE TASK PERFORMED
		Pre Construction meeting
		Pre Construction Measures in Place prior to Clearing and Grading
		Foreman Be Levant Improvements - Completed prior to 50th Building Permit
		Clubhouse & Pool/Amphitheatre - Completed prior to 145th Building Permit Non-MF units
		Multi-Age Playground and Open Play Area Block A - Completed prior to 166th Building Permit Non MF units
		Tot Lot Adjacent to Street M - Block B - Completed prior to Building Permits Lots 26-35 Block B - Landscape/Lighting must be installed within 6 months of completion of adjacent units.
		Tot Lot Private Street D - Block B - Completed Prior to Building Permits Lots 105-114 Block B - Landscape/Lighting must be installed within 6 months of adjacent units.
		Observation Drive from Shawsee to Northern most point of access: Including Sidewalks/Bike path/Street Trees adjacent to installed roads/SWM facilities - Open to traffic prior to 230th Building Permit
		Multi-family Pool, Pool house, Landscape, Lighting prior to Use-and-Occupancy permit for the Multi-family unit.
		Remaining Seating Areas, Open Spaces, landscaping, and lighting must progress with construction of adjacent residential units.
		Post Construction meeting prior to Planting (Reforestation)
		100% completion inspection
		After Reforestation - Beginning of 2 Year Maintenance Period
		After 2-Year Maintenance Period - Must meet Survivability

NEW/APPROVED BY MNCP&PC	PREVIOUS/AS SHOWN IN PLANNING BOARD SET AND RESOLUTION	TYPE
Garnkirk Farms Drive	Street A	Public
Garnkirk Hill Lane	Street B	Private
Weald Way	Street C	Public/Private
Wooded Hill Alley	Street D	Alley
Aged Wood Alley	Pvt Street A	Alley
Weald Woods Way	Pvt Street L	Alley
Green Poplar Alley	Pvt Street M	Alley
Garnkirk Woods Drive	Pvt Streets O, H, I, J	Private
Verdant Oak Alley	Pvt Street K	Alley
Green Sycamore Alley	Pvt Street F	Alley
Short Oak Alley	Pvt Street E	Alley
Verdant Woods Alley	Pvt Street F	Alley

LEGEND

- S.F.D. - SINGLE FAMILY DETACHED
- T.H. - TOWNHOUSES
- MF/Bldg
- ROOF DRAIN w/RECHARGE
- IMPERVIOUS DRIVEWAY
- PERVIOUS SIDEWALK
- PERVIOUS PARKING
- PERVIOUS PARKING w/STONE INFILTRATION
- RECHARGE TRENCH
- STREAM VALLEY BUFFER
- SWM AMT
- WETLAND LIMITS
- EXISTING GROUND CONTOURS
- PROPERTY BOUNDARY LINE
- LIMIT OF DISTURBANCE
- ZONE OF INFLUENCE
- TREELINE
- TREE PROTECTION FENCE w/FOREST CONSERVATION SIGN
- PHASE LINE

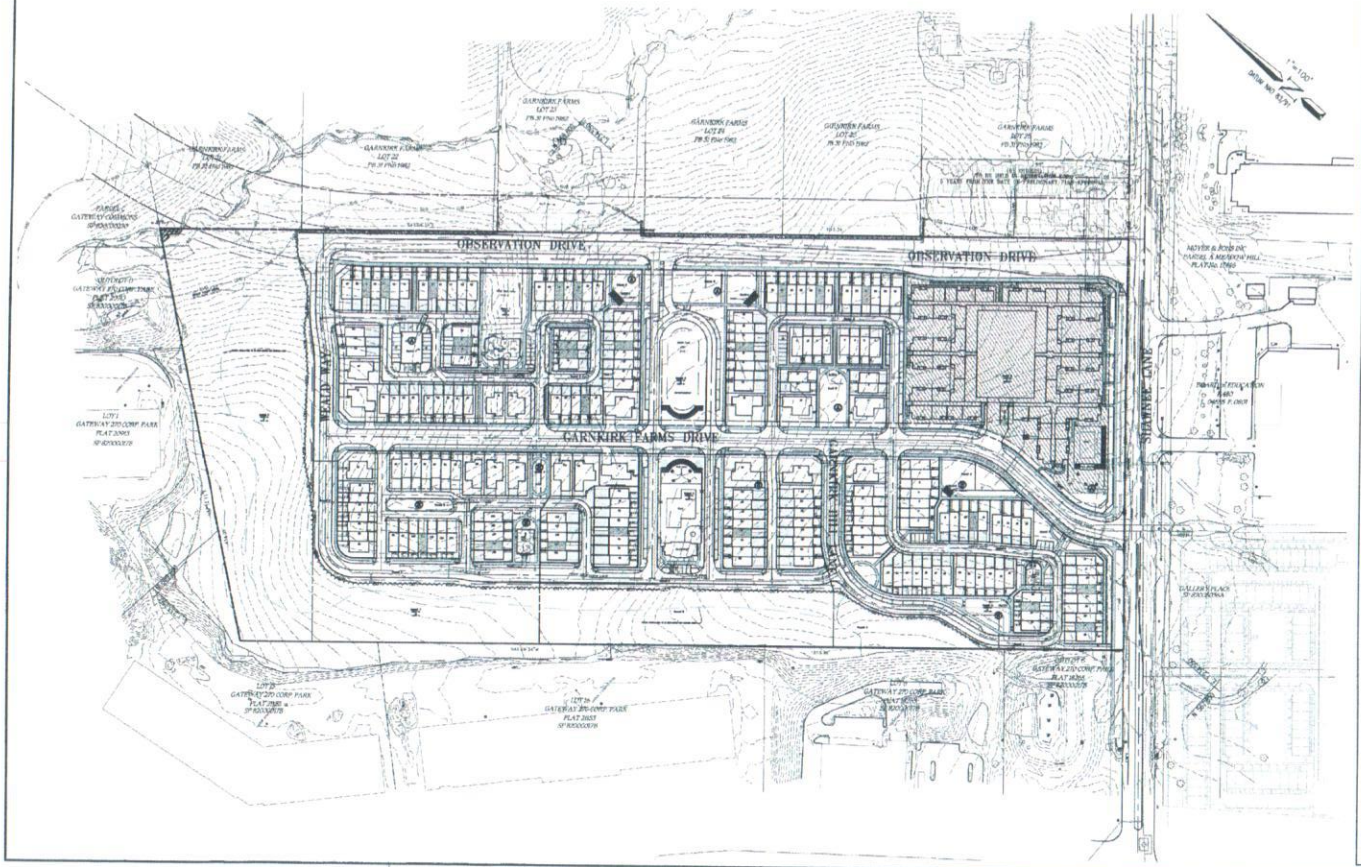


MONT. CO MAP PAGE 9 GRID D-6
No Scale

GRAPHIC SCALE
SCALE: 1" = 100'

STAGING SEQUENCE-DEVELOPMENT PROGRAM
THIS PROJECT WILL BE DEVELOPED IN TWO PRIMARY PHASES, NOT IN ANY PARTICULAR ORDER AND MAY OCCUR CONCURRENTLY IN PHASING UPON MARKET DEMAND.
a. PHASE 1: THE SINGLE FAMILY DETACHED AND SINGLE FAMILY ATTACHED UNITS
b. PHASE 2: THE MULTI-FAMILY BUILDING/UNITS

PRE-CONSTRUCTION MEETING TO BE HELD WITH DPS, SITE PLAN ENFORCEMENT INSPECTOR CALL 240 777 6327 TO SCHEDULE



GENERAL NOTES

Water/Sewer Categories	W-3/S-3
Proposed Water/Sewer Service	W-1/S-1
Method of SWM Management	On-Site Quality and Quantity
Topographical Information from	Aerial Topo March 14, 2011
Contour Interval	2'
Boundary Information from	Charles P. Johnson & Assoc
Maryland State Grid Datum Used	NAD 83/91
Tax Map Reference	EV32
WSSC Base Map	230NW11

Areas

Gross Tract Area	37.18 Ac
Street Dedication (Public)	6.38 Ac
Green Area	21.12 Ac (57%)
100 Year Floodplain	None
Stream Valley Buffer	0.81 Ac
Wetlands	0.52 Ac

Bedroom Count

Townhomes	Range 3-4 Bedrooms
Single Family Detached	Range 4-5 Bedrooms
Multi-Family	Range 1-2 Bedrooms

1. Any structures on current property to be removed.
2. All streets are connected unless having lots are shown
3. Soil Information was taken from the 1980 Soil Survey of Montgomery County, Maryland.
4. Wetland Delineation is based on field investigation by McCarthy & Assoc.
5. There are no known Threatened or Endangered plants or animals and critical habitat observed in the field or documented by the Maryland Dept. of Natural Resources on site.
6. There is no Historical use of significance for the property.
7. Final FCP approved by MNCPPC on June 19, 2013.
8. One unnamed tributary of Little Seneca Creek crossed the site and flows southward as a First Order Stream. The tributary is considered Waters of the U.S. and is defined as being Class III-P use.
9. Waiver request for lots not abutting on a street or road which has not been dedicated to public use Section 50-26 (c)(2) of the Montgomery County Code.
10. There is a Blanket PUE across alleys to ensure adequate access to all units and landscaping along street frontage.
11. Alley width 20' or less shown otherwise.
12. Numbers, Configurations, and size of Units, Lots, and Parcels to be determined at Planning Board.
13. All SWM facilities are reviewed, approved, and modeled by MCDPS Water Resources Section.
14. All construction within the Public ROW is reviewed, approved, and inspected by MCDPS Right-of-Way Section.
15. All ADA routes to have no more than 2% cross slope. All sidewalks on ADA routes exceeding 5% shall have railings meeting ADA standards on both sides of walkway. No sidewalks shall exceed 8.33% grade. All sidewalks on ADA routes exceeding 5% shall have a landing area every 30 (min.). Cross slope Max. = 2%. Max. slope 5% unless handrail railings.

PROJECT DATA TABLE

Development Standards	Required	Proposed
PD-11 Zone		
Development Method		PD-11 w/MPDUs
Min. Area of Development (Ac.)		37.18 Ac
Density of Development	489 d.u. (w/MPDU Bonus)	392 d.u.
Number of Units		
Single Family Detached	31 (7%)	18 (4.6%)
Town House	98 (22.1%)	193 (49.3%) (24 MPDUs)
Multi-Family	314 (70.9%)	181 (46.2%) (25 MPDUs)
Total Number of Units Proposed		392 d.u.
Total Number of MPDU units Provided		49 (12.5%)

* Indicated Permitted but no Minimum or Maximum requirements.
* Indicates the Minimum requirement.

Development Standard	Zoning Ordinance Permitted/Required	Approved with Binding Elements	Approved and Binding elements Applicant	Notes
Min Area (acres)				
Gross Tract Area (GTA)	n/a	n/a	37.18	
Public Street Dedication (Ac.)	n/a	n/a	6.38	
Net Tract Area (NTA)	n/a	n/a	30.79	
Max. Residential Density (dwellings/GTA)	11.1	11	10.5	
MPDUs				
Min. Number of Dwelling Units	n/a	49 (12.5%)	49 (12.5%)	
Single Family Detached		31	18	
Townhouses		98	193	
Multi-family		314	181	
Total Units		443	392	
Building Ht. (ft.) (T.O. Roof)				
Single Family Detached	n/a #	n/a	4 stry	
Min. Sq. Footage	n/a	n/a	4	
Min. % Brick/Stone	20%	20%	66.5%	
Min. % Brick/Stone	20%	40%	66.5%	
Building Setbacks (ft.)				
Alleyway and Side Street (open and closed) (ft.)	10	10	10	
Residential Between Buildings	n/a	4	4	
Overhang Detached	n/a			
Front (open alley)		10	10	
Rear (no garage/side front door)		7	4	
Side (yard)	n/a			
Townhouse				
Front (open alley)		10	10	10
Rear (no garage/side front door)		7	4	7
Side (yard)		3	3	
Side yard for end units		10	10	10
Front Observation Lane		10	10	
Front Observation Drive		25	25	
Multi-family	n/a			
Front (open alley)		10	10	
Front Observation Lane		10	10	7
Front Observation Drive		25	25	
Min. Lot Area (SF)				
Single Family Detached	n/a	3,500	3,600	
Townhouse	n/a	1,700	1,800	
Max. Building Height (ft.)				
Single Family Detached	n/a	40 (3.5 stories)	40 (3.5 stories)	
Townhouse	n/a	50 (4.5 stories)	50 (4.5 stories)	
Multi-family	n/a	50 (4.5 stories)	50 (4.5 stories)	
Sub Station	n/a	35 (3.2 stories)	35 (3.2 stories)	
Min. Parking Spaces (Total) (Built in Zone 2 - 1.5)	659 (1.68 per dwg.)	1,176 (3.0 per dwg.)	1,176 (3.0 per dwg.)	
Vehicle Parking Spaces (SFD)		60 (2 per dwg.)		
Residential Attached (1.5)	60 (2 per dwg.)	360 (2 per dwg.)		
Multi-family (1.5)				
1 bedroom (80)	120 (1.75 per dwg.)			
2 bedroom (234)	351 (1.75 per dwg.)			
Total	531	1,200	1,200 (3.06 per dwg.)	
Sub Station Parking Spaces (Sp.)	2	2	2	
Bicycle parking	10 (5% of vehicular parking)	10	10	
Motorcycle parking	n/a	10	10	
Maximum Parking Spaces				
Total	n/a	1,320 (1.5 per dwg.)	1,200	
Number of spaces				
Handicapped	2	2	2	

1. Parking for Single Family Detached units is provided on lots in the Parking Home Plan (p.3).
2. The number of garages is no longer part of the Project.
3. Parking for the Multi-family and Townhouse units is a guarantee, but no minimum or maximum requirement is provided.
4. Parking for the Multi-family units is based on the Zone 2 Standard.
5. "On Site Plan meets the requirement through a combination of surface parking and garage parking as shown on the Site Plan. "On Site Plan meets the requirement through a combination of surface parking and garage parking as shown on the Site Plan. Site Plan includes Alley width and lots between Block 1 & 2 which provide combination with the DPS requirement by handicap accessible sidewalk adjacent curb ge.

Notes
A) Setback from Observation Lane and Observation Drive is 25
B) Setback from Observation Lane and Observation Drive is 25
C) Setback from Observation Lane is 10
D) Garages are Not Counted Towards Parking Needs in this plan as the "The height of the building from the floor of the first story to the ceiling of the top story shall not exceed 35 feet." The garages are not considered in the Parking Calculations.

PRE-CONSTRUCTION MEETING WITH DPS, SITE PLAN ENFORCEMENT INSPECTOR CALL 240 777 6327 TO SCHEDULE

Site Plans

PLAN NOTES
1. Only approved plans that have been signed by the appropriate regulating authority at all be used for the construction of the improvements shown on these drawings. Auto-cadd files or other electronic files are NOT to be used for construction purposes.
2. Utility locations shown hereon have been located using information available at the time the plan was prepared. Prior to digging, the contractor shall locate all existing utilities within the area of construction activity on the plan and confirm that no conflicts exist. Any conflicts must be brought to the attention of CPJ and the owner prior to starting construction.
3. This plan shall only be used for the grading of the site and all improvements management easements and public road rights-of-way and construction of on-lot and period improvements as shown. This plan shall not be used for any other construction purposes. See the Landscape Plan for landscape or hardscape features and light fixture locations outside of public rights-of-way.

ENGINEER CERTIFICATE

I HEREBY CERTIFY THAT THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE DRAWINGS HEREON CONFORM TO THE STANDARDS OF THE TOWN. THE DRAWINGS ARE CONSISTENT WITH THE DATA TABLE PROVIDED. 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.

DAVID DRYAN
PROFESSIONAL ENGINEER
NO. # 14752
DATE 7/14/14 EXPIRATION DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN HEREON IS DERIVED AND MADE FROM AVAILABLE RECORD REFERENCES.

PETER A. TOMPS
PROFESSIONAL LAND SURVEYOR
MD # 21077
12/9/13 DATE 12/9/2013 EXP. DATE

DEVELOPER'S CERTIFICATE

I/WE HEREBY AGREE TO EXECUTE ALL THE FEATURES OF THE SITE PLAN APPROVAL B-2012-100 INCLUDING APPROVAL CONDITIONS, BOND, DRAINAGE PROFILES AND OTHER SITE PLAN

DEVELOPER'S NAME: GARNKIRK, INC. SHANE POLIN, VICE PRESIDENT
COMPANY CONTACT PERSON
ADDRESS: 701 ELTON RD. SILVER SPRING, MD 20901
PHONE: (301) 434-7345
SIGNATURE:

M-NCPPC APPROVAL STAMP

CERTIFIED SITE PLAN
FILE NO. B-2012-100
MONTGOMERY COUNTY "GARNKIRK FARMS"

CHAIR OR DESIGNEE DATE
MONTGOMERY COUNTY PLANNING DEPARTMENT
THIS SHEET CONTAINS TEXTUAL, TABULAR, GRAPHIC, LEGEND, CONDITIONS

UPDATE/REVISIONS:

COMPOSITE PLAN
SITE PLAN
GARNKIRK FARMS
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CPJ Associates
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Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
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CLIENT: GARNKIRK INC. 701 ELTON ROAD SILVER SPRING, MD 20903	PROJECT/SITE PLAN NO. B-2012-100	SITE PLAN NO. 820120100	
	DESIGN LWP	SHEET 2	OF 28
	DRAFT JMS		
	DATE FEB. 2013		
	SCALE 1"=100'	FILE NO.: 22-032 (1-7)	

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