OWNER'S CERTIFICATE

MTR HILL, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, DEDICATES THE STREETS TO PUBLIC USE AND GRANTS TO MONTGOMERY COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS FOREVER EASEMENTS IN, ON, AND OVER THE LAND HEREIN IDENTIFIED AS THE PUBLIC IMPROVEMENTS EASEMENTS (P.U.E.) SHOWN HEREON, WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THESE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC IMPROVEMENTS EASEMENT" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER [illegible] AT FOLIO [illegible] WHICH SAID TERMS ARE INCORPORATED HEREON BY THIS REFERENCE AND FURTHER GRANTS TO MONTGOMERY COUNTY, MARYLAND TEMPORARY SLOPE EASEMENTS, TWENTY-FIVE (25) FEET WIDE ADJACENT, PARALLEL AND CONTIGUOUS TO THE DEDICATED RIGHT-OF-WAY LINE. SLOPE EASEMENTS SHALL AUTOMATICALLY BE EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ABUTTING THE ROAD HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY.

FURTHER, MTR HILL, LLC ESTABLISHES THE SEPTIC SYSTEM EASEMENT, AS SHOWN HEREON FOR THE BENEFIT AND USE OF LOT 9, BLOCK "A", HILL FARM AND GRANTS PUBLIC STORM DRAIN EASEMENTS, DESIGNATED HEREON AS MCSDE FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION AND RECONSTRUCTION OF PUBLIC STORM DRAIN SYSTEMS WITHIN SAID EASEMENTS AND THAT WE AS OWNERS OF THE PROPERTY AND OUR SUCCESSORS AND ASSIGNS, WILL NEVER ERECT NOR PERMIT TO BE ERECTED ANY BUILDING OR STRUCTURE OF ANY NATURE, WHATSOEVER, NOR FILL, EXCAVATE OR PLANT TREES WITHIN SAID EASEMENT AND RIGHT-OF-WAY WITHOUT THE WRITTEN CONSENT OF THE DEPARTMENT OF PERMITTING SERVICES AND FURTHER GRANTS PUBLIC UTILITIES EASEMENTS (P.U.E.), AS SHOWN HEREON ADJACENT, CONTIGUOUS, PARALLEL AND CONCENTRIC TO THE DEDICATED RIGHT-OF-WAY, AS SHOWN HEREON, TO THE PARTIES NAMED IN THE DOCUMENT ENTITLED "TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND FURTHER GRANTS CONSERVATION EASEMENTS, AS SHOWN HEREON TO THE PARTIES NAMED IN A DOCUMENT ENTITLED "CONSERVATION EASEMENT AGREEMENT, CATEGORY I" AS RECORDED IN LIBER 13178 AT FOLIO 412 AMONG THE LAND RECORDS OF SAID COUNTY. SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

AS OWNER MTR HILL, LLC OR ITS SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS, TRUSTS, LIENS OR LEASES AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION EXCEPT FOR A DEED OF TRUST RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER [illegible] AT FOLIO [illegible] AND THE PARTIES IN INTEREST THERETO HAVE BELOW INDICATED THEIR ASSENT TO THIS PLAN OF SUBDIVISION.

MTR HILL, LLC – A MARYLAND LIMITED LIABILITY COMPANY
BY: MICHAEL P. ROSE LAND, INC., A MARYLAND CORPORATION
SOLE MEMBER AND MANAGER

BY: _____ DATE: 6 OCT 05 ATTEST: Mark E. LeGrande

J. HUTCHINS HAESE, VICE PRESIDENT / CFO

ASSENT TO THIS PLAN OF SUBDIVISION
FOR ACACIA FEDERAL SAVINGS BANK

BY: _____ DATE: 10-6-2005
ROBERT A. JACOBS, TRUSTEE

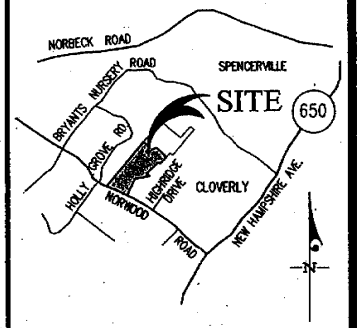
ATTEST: Sumalie Gupiyachat

BY: _____ DATE: 10-6-05
LOUIS C. KIESSLING III, TRUSTEE

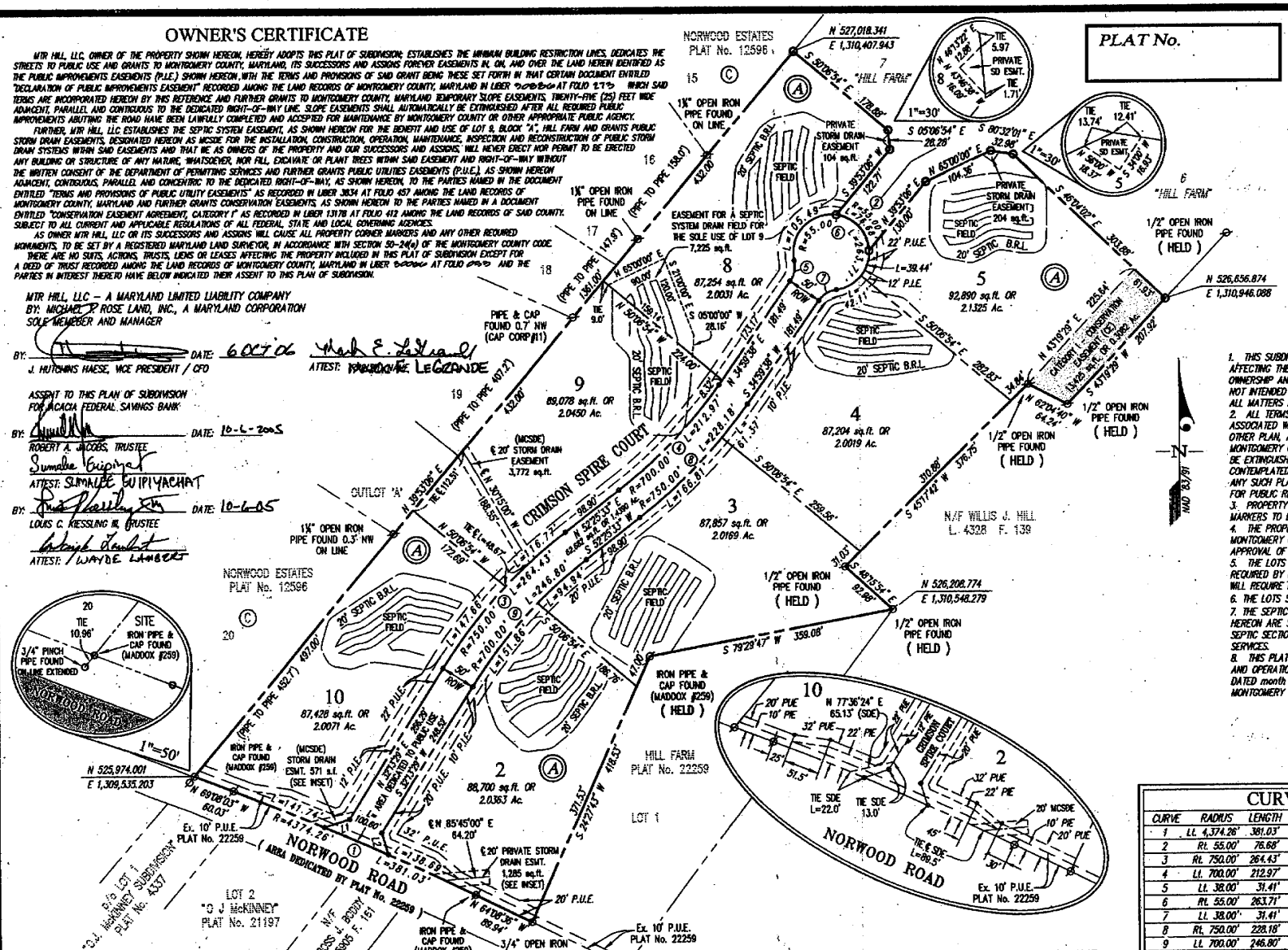
ATTEST: WAYNE LAMBERT

PLAT No.

VICINITY MAP
SCALE 1"=2,000'



1. 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.
2. 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.
3. PROPERTY MARKERS LOCATED IN THE FIELD MARKED THUS: Ø PROPERTY MARKERS TO BE SET SHOWN THUS: O
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN.
5. THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 1-04100. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
6. THE LOTS SHOWN HEREON ARE APPROVED FOR FIVE (5) BEDROOM HOUSES.
7. THE SEPTIC FIELD BUILDING RESTRICTION LINES (SEPTIC B.R.L.) SHOWN HEREON ARE SUBJECT TO CHANGE UPON RE-APPROVAL BY THE WELL AND SEPTIC SECTION OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES.
8. THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR THE MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACES AND PRIVATE STORM DRAINS DATED month 'day, year AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER [illegible] FOLIO [illegible].



AREA TABULATION

7 LOTS	620,412 sq.ft.
0 PARCELS	0 sq.ft.
STREET DEDICATION	62,682 sq.ft.
TOTAL AREA OF PLAT	683,094 sq.ft.

LINE TABULATION

LINE	BEARING	DIST.
L1	N 72°33'19" E	38.12'
L2	S 16°56'58" E	32.69'

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	Lt. 4,374.26'	381.03'	190.63'	380.91'	N 66°38'20" W	4°59'27"
2	Rt. 55.00'	76.68'	46.05'	70.62'	S 42°32'07" E	79°52'42"
3	Rt. 750.00'	264.43'	133.60'	263.07'	N 42°19'31" E	20°12'04"
4	Lt. 700.00'	212.97'	107.31'	212.15'	N 43°42'36" E	17°25'55"
5	Lt. 38.00'	31.41'	16.66'	30.52'	N 11°18'54" E	47°21'28"
6	Rt. 55.00'	263.71'	50.65'	74.52'	S 55°00'22" E	274°42'55"
7	Lt. 38.00'	31.41'	16.66'	30.52'	S 58°40'22" W	47°21'28"
8	Rt. 750.00'	228.18'	114.98'	227.30'	S 43°42'36" W	17°25'55"
9	Lt. 700.00'	246.80'	124.70'	245.53'	S 42°19'31" W	20°12'04"

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THAT LAND CONVEYED BY RICHARD H. HILL JR. AND EDYTHE N. HILL TO MTR HILL, LLC BY DEED DATED JUNE 13, 2005 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 30066 AT FOLIO 048.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S DEDICATION HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS (O) WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-24(E) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 683,094 SQUARE FEET OR 15.6817 ACRES, 62,682 SQUARE FEET OR 1.4390 OF AN ACRE OF WHICH IS TO BE DEDICATED TO PUBLIC USE.

06 OCT. 2005
DATE

FOR GUTSCHICK, LITTLE & WEBER, P.A.
DAVID SAMUEL WEBER
MD. REGISTRATION No. 10852

SUBDIVISION RECORD PLAT
LOTS 2 - 5 AND LOTS 8-10, BLOCK "A"
HILL FARM

COLESVILLE ELECTION DISTRICT NO. 5
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=100' SEPTEMBER 2005

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL.: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

MNCPPC FILE No. 2-06031

FOR PUBLIC WATER AND INDIVIDUAL SEPTIC SYSTEMS ONLY

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	RECORDED: _____
Approved _____	Approved _____ DATE	PLAT NO.: _____
CHAIRMAN _____ ASST. SECRETARY TREASURER	BY: _____ DIRECTOR	DRAWN BY: WEG
M.N.C.P.& P.C. RECORD FILE No.		CHECKED BY: PWC
		GLW FILE NO.: 03-032

ZONED – RE-2
PRELIM.PLAN #1-04100 – HILL PROPERTY
TAX MAP JS 342 & 562 – PARCEL 710

L:\CADD\DRAWINGS\03032\Plats\03032Plt1.dwg 9/30/2005 3:29:43 PM EST

OWNER'S CERTIFICATE

MTR HILL, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS TO MONTGOMERY COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS FOREVER EASEMENTS IN, ON, AND OVER THE LAND HEREIN IDENTIFIED AS THE PUBLIC IMPROVEMENTS EASEMENTS (P.I.E.) SHOWN HEREON WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THESE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC IMPROVEMENTS EASEMENT" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER [illegible] AT FOLIO [illegible] WHICH SAID TERMS ARE INCORPORATED HEREIN BY THIS REFERENCE AND FURTHER GRANTS TO MONTGOMERY COUNTY, MARYLAND TEMPORARY SLOPE EASEMENTS, TWENTY-FIVE (25) FEET WIDE ADJACENT, PARALLEL AND CONTIGUOUS TO THE DEDICATED RIGHT-OF-WAY LINE. SLOPE EASEMENTS SHALL AUTOMATICALLY BE EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ABUTTING THE ROAD HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY.

FURTHER, MTR HILL, LLC GRANTS PUBLIC STORM DRAIN EASEMENTS, DESIGNATED HEREON AS MCSDE FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION AND RECONSTRUCTION OF PUBLIC STORM DRAIN SYSTEMS WITHIN SAID EASEMENTS AND THAT WE AS OWNERS OF THE PROPERTY AND OUR SUCCESSORS AND ASSIGNS, WILL NEVER ERECT NOR PERMIT TO BE ERECTED ANY BUILDING OR STRUCTURE OF ANY NATURE, WHATSOEVER, NOR FILL, EXCAVATE OR PLANT TREES WITHIN SAID EASEMENT AND RIGHT-OF-WAY WITHOUT THE WRITTEN CONSENT OF THE DEPARTMENT OF PERMITTING SERVICES AND FURTHER GRANTS PUBLIC UTILITIES EASEMENTS (P.U.E.), AS SHOWN HEREON ADJACENT, CONTIGUOUS, PARALLEL AND CONCENTRIC TO THE DEDICATED RIGHT-OF-WAY, AS SHOWN HEREON, TO THE PARTIES NAMED IN THE DOCUMENT ENTITLED "TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND GRANTS CONSERVATION EASEMENTS, AS SHOWN HEREON TO THE PARTIES NAMED IN A DOCUMENT ENTITLED "CONSERVATION EASEMENT AGREEMENT, CATEGORY I" AS RECORDED IN LIBER 13178 AT FOLIO 412 AMONG THE LAND RECORDS OF SAID COUNTY. SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

AS OWNER MTR HILL, LLC OR ITS SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS, TRUSTS, LIENS OR LEASES AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION EXCEPT FOR A DEED OF TRUST RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER [illegible] AT FOLIO [illegible] AND THE PARTIES IN INTEREST THERETO HAVE BELOW INDICATED THEIR ASSENT TO THIS PLAN OF SUBDIVISION.

MTR HILL, LLC, A MARYLAND LIMITED LIABILITY COMPANY
BY: MICHAEL T. ROSE LAND, INC., A MARYLAND CORPORATION
SOLE MEMBER AND MANAGER

BY: _____ DATE: 6 OCT 06
J. HUTCHINS HAESE, VICE PRESIDENT / CFO

ATTEST: Mark E. LeGrande
MARK E. LEGRANDE

ASSENT TO THIS PLAN OF SUBDIVISION
FOR ACACIA FEDERAL SAVINGS BANK

BY: _____ DATE: 10-6-2005
ROBERT A. JACOBS, TRUSTEE

ATTEST: Sumalee Cupipiachat
SUMALEE CUPIPIACHAT

BY: _____ DATE: 10-6-05
LOUIS C. KESSLING, JR. TRUSTEE

ATTEST: Wayne E. Lambert
WAYNE E. LAMBERT

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	Lt. 55.00'	76.68'	46.05'	70.62'	N 42°32'07" W	79°52'42"

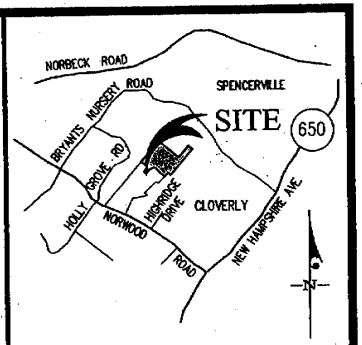
CONSERVATION Esmt. LINE TABULATION (CE)

LINE	BEARING	DIST.
CE1	N 33°00'00" W	40.40'
CE2	N 12°00'00" E	30.70'
CE3	N 47°00'00" W	40.00'
CE4	S 85°00'00" W	30.00'
CE5	N 62°00'00" W	74.61'

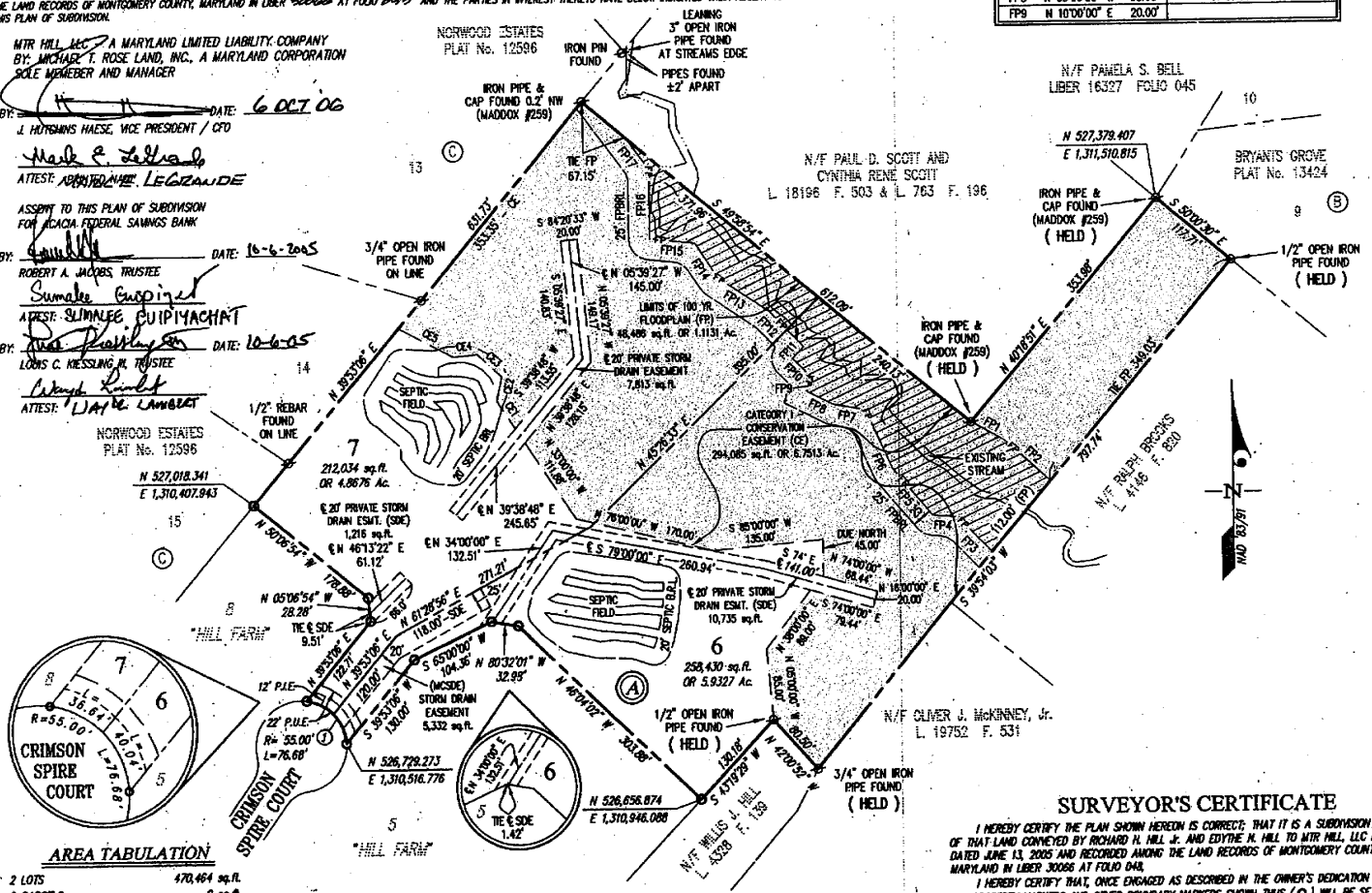
100 YEAR FLOODPLAIN (FP) LINE TABULATION

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
FP1	S 60°00'00" E	50.00'	FP10	N 45°00'00" W	30.00'
FP2	S 47°00'00" E	71.12'	FP11	N 45°00'00" E	20.00'
FP3	N 44°00'00" W	60.00'	FP12	N 44°00'00" W	60.00'
FP4	N 85°00'00" W	30.00'	FP13	N 56°00'00" W	75.00'
FP5	N 40°00'00" W	75.00'	FP14	N 33°00'00" W	50.00'
FP6	N 24°00'00" W	80.00'	FP15	N 84°00'00" W	55.00'
FP7	N 80°00'00" W	40.00'	FP16	N 00°00'00" E	85.00'
FP8	N 63°00'00" W	35.00'	FP17	N 37°00'00" W	47.39'
FP9	N 10°00'00" E	20.00'			

PLAT No.



VICINITY MAP
SCALE 1"=2,000'



AREA TABULATION

2 LOTS	470,464 sq.ft.
0 PARCELS	0 sq.ft.
STREET DEDICATION	0 sq.ft.
TOTAL AREA OF PLAT	470,464 sq.ft.

ZONED – RE-2
PRELIM.PLAN #1-04100 – HILL PROPERTY
TAX MAP JS 342 & 562 – PARCEL 710

FOR PUBLIC WATER AND INDIVIDUAL SEPTIC SYSTEMS ONLY

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	RECORDED: _____
Approved _____	Approved _____ DATE	PLAT NO.: _____
CHAIRMAN _____ ASST. SECRETARY TREASURER	BY: _____ DIRECTOR	DRAWN BY: WEG CHECKED BY: DWW
M.N.C.P.& P.C. RECORD FILE No.		GLW FILE NO.: 03-032

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THAT LAND CONVEYED BY RICHARD H. HILL JR. AND EDYTHE M. HILL TO MTR HILL, LLC BY DEED DATED JUNE 13, 2005 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 30066 AT FOLIO 048,

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S DEDICATION HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS (O) WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-24(E) OF THE MONTGOMERY COUNTY CODE.

I HEREBY CERTIFY THAT THE LIMITS OF THE 100-YEAR FLOODPLAIN SHOWN HEREON IS AN ACCURATE REFLECTION AS TRANSFERRED FROM THE FLOODPLAIN STUDY REFERENCED ELSEWHERE ON THIS PLAT.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 470,464 SQUARE FEET OR 10.8004 ACRES, NONE OF WHICH IS TO BE DEDICATED TO PUBLIC USE.

06 OCT. 2005 David S. Weber
DATE

FOR GUTSCHICK, LITTLE & WEBER, P.A.
DAVID SAMUEL WEBER
MD. REGISTRATION No. 10852

1. 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.

2. 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.

3. PROPERTY MARKERS LOCATED IN THE FIELD MARKED THUS: Ø
PROPERTY MARKERS TO BE SET SHOWN THUS: O

4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN.

5. THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 1-04100. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.

6. THE LOTS SHOWN HEREON ARE APPROVED FOR FIVE (5) BEDROOM HOUSES.

7. THE SEPTIC FIELD BUILDING RESTRICTION LINES (SEPTIC B.R.L.) SHOWN HEREON ARE SUBJECT TO CHANGE UPON RE-APPROVAL BY THE WELL AND SEPTIC SECTION OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES.

8. THE SOURCE OF THE 100 YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM A FLOODPLAIN STUDY BY GUTSCHICK, LITTLE & WEBER, P.A. DATED JUNE 2005, AND APPROVED BY M.C.D.E.P. (DPS) IN A LETTER DATED JULY 19, 2005. SHOWN HEREON THUS: ——— FP ———

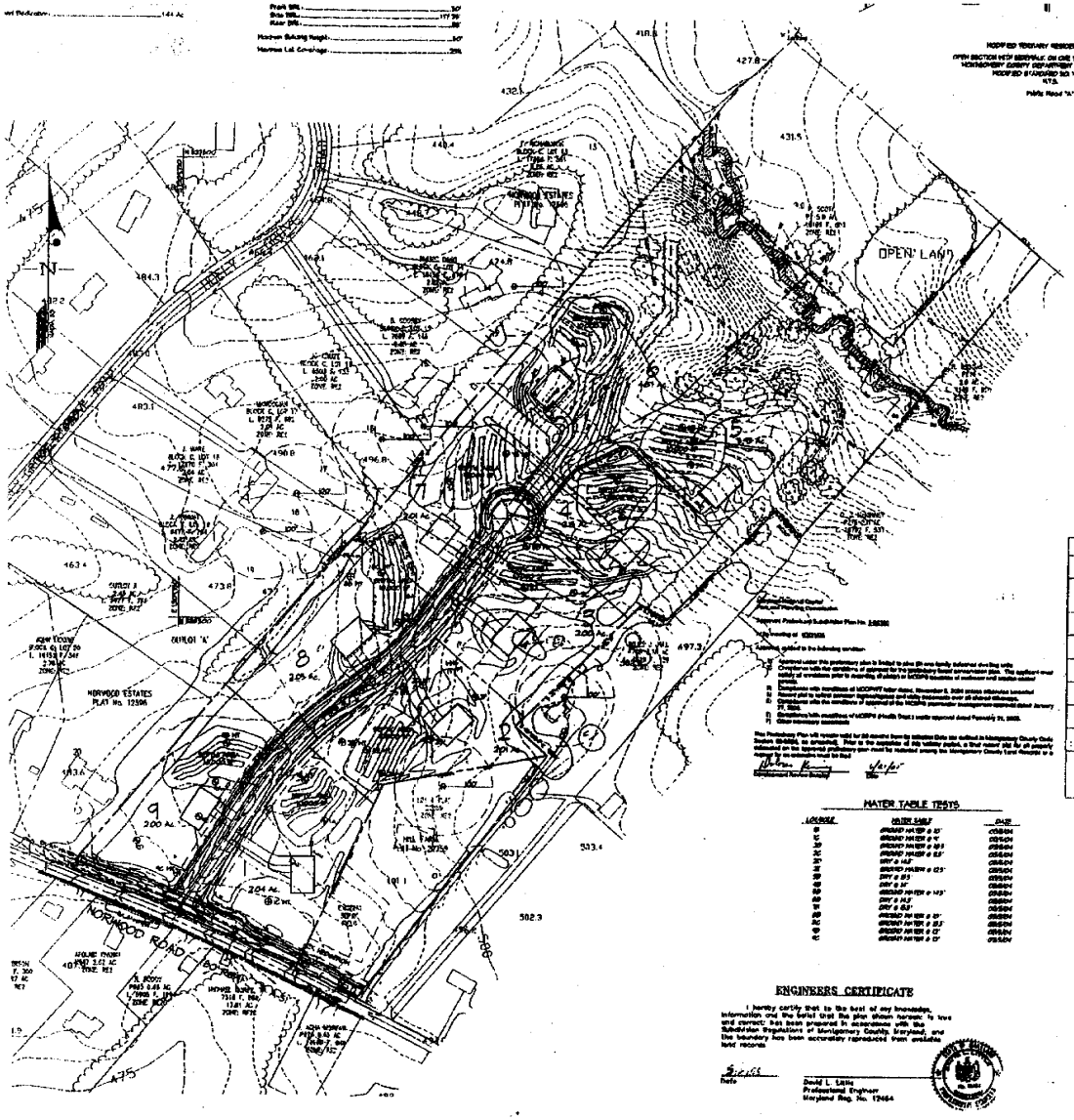
9. THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR THE MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACES AND PRIVATE STORM DRAINS DATED month day, year AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER [illegible] AT FOLIO [illegible].

SUBDIVISION RECORD PLAT
LOTS 6 AND 7, BLOCK "A"
HILL FARM

COLESVILLE ELECTION DISTRICT NO. 5
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=100' SEPTEMBER 2005

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

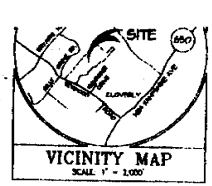
MNCPPC FILE No. 2-06032



MODIFIED RESIDENTIAL STREET
OPEN SECTION WITH SIDEWALK ON ONE SIDE AND STREET TREES
MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
MODIFIED STANDARD NO MC - 2001.01
N.T.S.

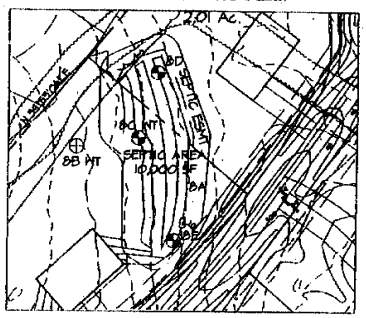
Public Road "A"

1. EXISTING INFORMATION: FROM BEST AVAILABLE PUBLIC RECORDS
4. AERIAL TOPOGRAPHY BY: HORNER-SNYDER, NOVEMBER 2003
5. WETLAND DELINEATION BY: McCARTHY & ASSOCIATES, DECEMBER 2003
8. THE SITE IS LOCATED IN THE NORTHWEST BRANCH WATERSHED (USE IV).
7. PROPOSED PUBLIC WATER AND PRIVATE SEPTIC SYSTEMS
EXISTING RIVER AND OTHER CATEGORIES: N-0 AND S-0
8. NRI FSD BY: McCARTHY & ASSOCIATES, 4-04050
APPROVED: 08-30-04
9. THIS PROPERTY WILL BE SUBJECT TO A FOREST CONSERVATION PLAN.
10. HISTORIC SITE: NONE
11. DEVELOPMENT PROGRAM
THIS PLAN WILL BE DEVELOPED IN A SINGLE PHASE.
12. THIS PROPERTY WILL PROCESS LESS THAN 50 PEAK HOUR TRIPS.
NO TRAFFIC STUDY IS REQUIRED.



LEGEND

- EXISTING TOPOGRAPHY
- EXISTING TREE LINE
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- SYCAMORE VALLEY BUFFER
- WETLAND BUFFER
- WETLANDS
- LIMIT OF DISTURBANCE
- PROPOSED SEPTIC TANK
- PERC TEST LOCATION
- PROPOSED SEPTIC FIELD
- 25%+ SLOPES
- 15-25% SLOPES ON HIGHLY ERODIBLE SOILS
- PROPOSED CONTOURS



LOT 8 SEPTIC FIELD
1" = 50'

SYSTEM TYPE	Lot No.	Unit No.	Unit Bdrms	Septic Tank Size (Gal)	Lot No.	Unit No.	Unit Bdrms	Septic Tank Size (Gal)	Lot No.	Unit No.	Unit Bdrms	Septic Tank Size (Gal)	Perc Rate (MPI)	Actual Loading (Gal/Sq Ft)	Depth Below Inv (In)	Absorption Area (Sq Ft)	Septic Trench Size Sq. Ft.	Septic Trench Size Lin. Ft.	Septic Trench Size No. Runs	# Bdrm Proposed	Total Bdrm in Lot	Lin. Ft. per Bdrm	Absorption Area Provided (Sq Ft)
DEEP SYSTEM	1	1A	3	2 STG 1	6	4	3	3	5			6 STG	12	0.01	3 STG	4410.0	490.0	294.00	490.0	3	12+	490.00	4410.0
DEEP SYSTEM	2	2A	3	3	3A	3A	3+0	3	3B	3	3	3 STG	9	0.01	3	3960.0	660.00	396.00	660.0	3	12+	660.00	5940.0
					3B	3B	3	3															
DEEP SYSTEM	3	3A	4	2 STG 1A	3B	3	1	1C	1B			3 STG 6 GAL	8	0.01	3 STG	3960.0	660.0	396.00	660.0	4	12+	660.00	5940.0
		3B	21	4 GAL																			
DEEP SYSTEM	4	4A	3	2 STG 1	4B	3	2 STG 1						10	0.01	4	4410.0	490.0	294.00	490.0	3	12+	490.00	4410.0
DEEP SYSTEM	5	5A	3	2 STG 2 STG	5B	4	2 STG	5C	5	3			4	0.01	4	4704.0	784.0	470.40	784.0	3	12+	784.00	7056.0
DEEP SYSTEM	6	6A	3	3	6A	3	3	6B	3	3		3 STG 4	4	0.01	4	4656.0	776.0	465.60	776.0	3	12+	776.00	6984.0
DEEP SYSTEM	7	7A	4	3 STG 2 STG	7B	3	2 STG 2						10	0.01	4	4612.8	768.80	461.28	768.8	3	12+	768.80	6919.2
DEEP SYSTEM	8	8A	4	4	8A	3	3	8B	3	3	4	3	3	0.01	4	4410.0	735.0	441.00	735.0	3	12+	735.00	6615.0
		8B	3B	3+0	8B	3	3	8B	3B	3													
DEEP SYSTEM	9	9A	3	2 STG 1	9B	3	2 STG 1	9C	3	3			10	0.01	4	4410.0	735.0	441.00	735.0	3	12+	735.00	6615.0

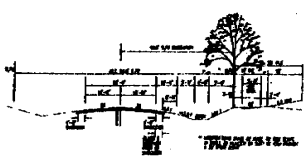
WATER TABLE TESTS

LOCATION	WATER TABLE	DATE
1	GROUND WATER @ 81"	03/31/04
2	GROUND WATER @ 81"	03/31/04
3	GROUND WATER @ 69"	03/31/04
3C	GROUND WATER @ 63"	03/31/04
3D	DRY @ 84"	03/31/04
3E	GROUND WATER @ 123"	03/31/04
3F	DRY @ 81"	03/31/04
4	DRY @ 84"	03/31/04
4A	GROUND WATER @ 113"	03/31/04
4B	DRY @ 84"	03/31/04
5	DRY @ 84"	03/31/04
5A	GROUND WATER @ 81"	03/31/04
5B	GROUND WATER @ 93"	03/31/04
5C	GROUND WATER @ 87"	03/31/04
6	GROUND WATER @ 81"	03/31/04
6A	DRY @ 84"	03/31/04
6B	DRY @ 84"	03/31/04
7	DRY @ 84"	03/31/04
7A	DRY @ 84"	03/31/04
7B	DRY @ 84"	03/31/04
8	DRY @ 84"	03/31/04
8A	DRY @ 84"	03/31/04
8B	DRY @ 84"	03/31/04
9	DRY @ 84"	03/31/04
9A	DRY @ 84"	03/31/04
9B	DRY @ 84"	03/31/04
9C	DRY @ 84"	03/31/04

ENGINEERS CERTIFICATE

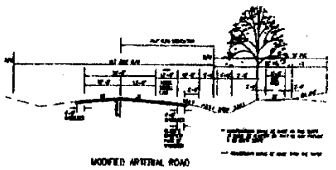
I hereby certify that to the best of my knowledge, information and belief that the plan shown hereon is true and correct; has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland, and the boundary has been accurately reproduced from available field records.

David L. Little
Professional Engineer
Maryland Reg. No. 17464



MODIFIED ARTERIAL ROAD
OPEN SECTION WITH BIKE PATH AND STREET TREES
MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
MODIFIED STANDARD NO MC - 2100
N.T.S.

Norwood Road



MODIFIED ARTERIAL ROAD
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N.T.S.

Norwood Road

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Outschick Little & Weber, P.A.
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Silver Spring, Maryland 20910
301-585-0776 FAX 301-585-0778

MARYLAND \13537PP.dwg	DES. JPS	DRN. JPS	CHK. RAF

DATE	REVISION	BY	APP'D
7.13.04	REVISED PER MNCPPC COMMENTS	JPS	RAF

PREPARED FOR:
MRR LAND, LLC
13972 BALTIMORE BLVD.
LAUREL, MARYLAND 20707
ATTN: MATT RAMONI
TEL: (301) 953-3310

PRELIMINARY PLAN
HILL PROPERTY
PARCEL 770
LIBER 1830 FOLIO 459
COLONIAL ELECTION DISTRICT No. 3
MONTGOMERY COUNTY, MARYLAND

SCALE	DRAWN	E L & W FILE No.
1"=100'	RE2	03032
DATE	TAX MAP / GRID / PARCEL	SHEET
JUNE, 2004	JS 342	1 OF 1