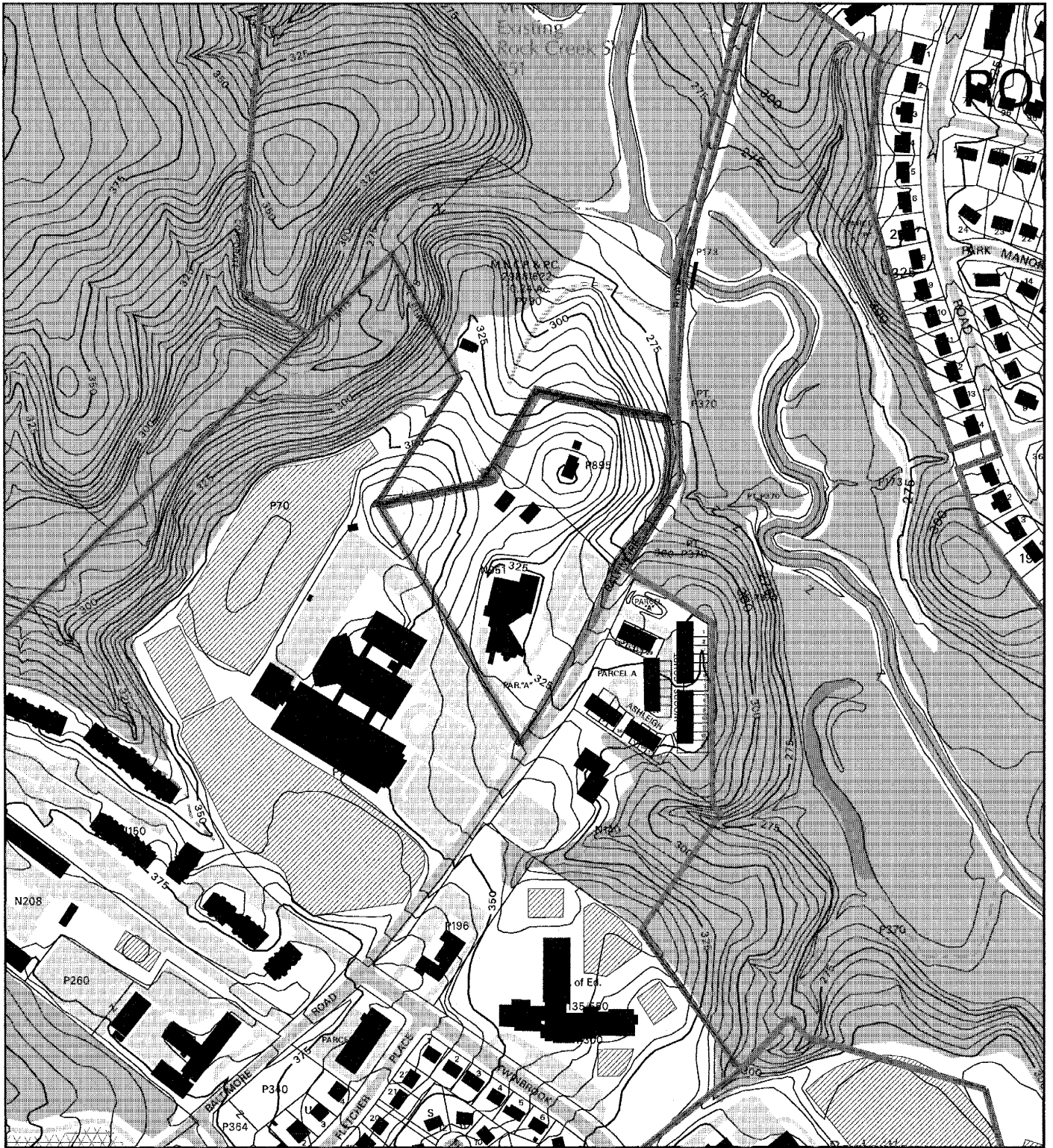


ATTACHMENT 1

ROCK CREEK WOODS (1-06010) (8-06007)



Map compiled on August 31, 2005 at 4:42 PM | Site located on base sheet no - 218NW06

NOTICE

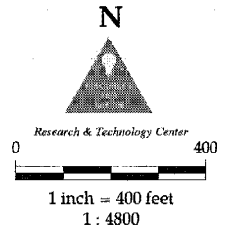
The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

Key Map



ATTACHMENT 2

EASEMENT & UTILITY NOTES:

1. THE LOCATION OF EASEMENT SUBDIVISION IS APPROXIMATE ONLY. PERSONS HOLDING EASEMENTS SHOULD CONSULT AVAILABLE PLATS AND RECORDS. THIS PLAN SHOULD NOT BE USED FOR THE PLANNING, CONSTRUCTION OR ANY OTHER USE OR OTHER PURPOSES OF THE EASEMENT SUBDIVISION UNLESS SHOWN ON THESE PLANS OR AS TO THE EXACT LOCATIONS TO BE RECORDED BY UTILITY COMPANIES.
2. UTILITY RELOCATIONS TO BE RECORDED BY UTILITY COMPANIES.

SITE INSTRUCTIONS:

1. APPLICANT SHALL CONDUCT A PRE-CONSTRUCTION MEETING WITH MONTGOMERY COUNTY AND MONTGOMERY COUNTY STAFF REGARDING PERMITS, EASEMENTS, AND RECORDING.
2. PRIOR TO COMMENCEMENT OF THE PROJECT, THE APPLICANT SHALL COMPLY WITH THE MONTGOMERY COUNTY PERMITS AND RECORDING DEPARTMENT'S REQUIREMENTS.
3. APPLICANT SHALL SEND WRITTEN NOTICE TO MONTGOMERY COUNTY STAFF TO ADVISE OF THE COMMENCEMENT OF CONSTRUCTION AND THE COMPLETION OF THE PROJECT.

CERTIFICATE OF PREPAREDNESS:
 I HEREBY CERTIFY THAT THE INFORMATION ON THESE PLANS AND THE INFORMATION DATA AND ACCURATELY INDICATED HEREON, REPRESENTS THE BEST AVAILABLE INFORMATION ON THE PROPERTY, AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR SURVEYOR, AND THAT I AM A MEMBER OF THE PROFESSIONAL SOCIETY OF THE STATE OF MARYLAND. I HAVE REVIEWED THE PLANS AND THE INFORMATION DATA AND ACCURATELY INDICATED HEREON, REPRESENTS THE BEST AVAILABLE INFORMATION ON THE PROPERTY, AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR SURVEYOR, AND THAT I AM A MEMBER OF THE PROFESSIONAL SOCIETY OF THE STATE OF MARYLAND.

DATE: 2/16/06
 SIGNATURE: [Signature]

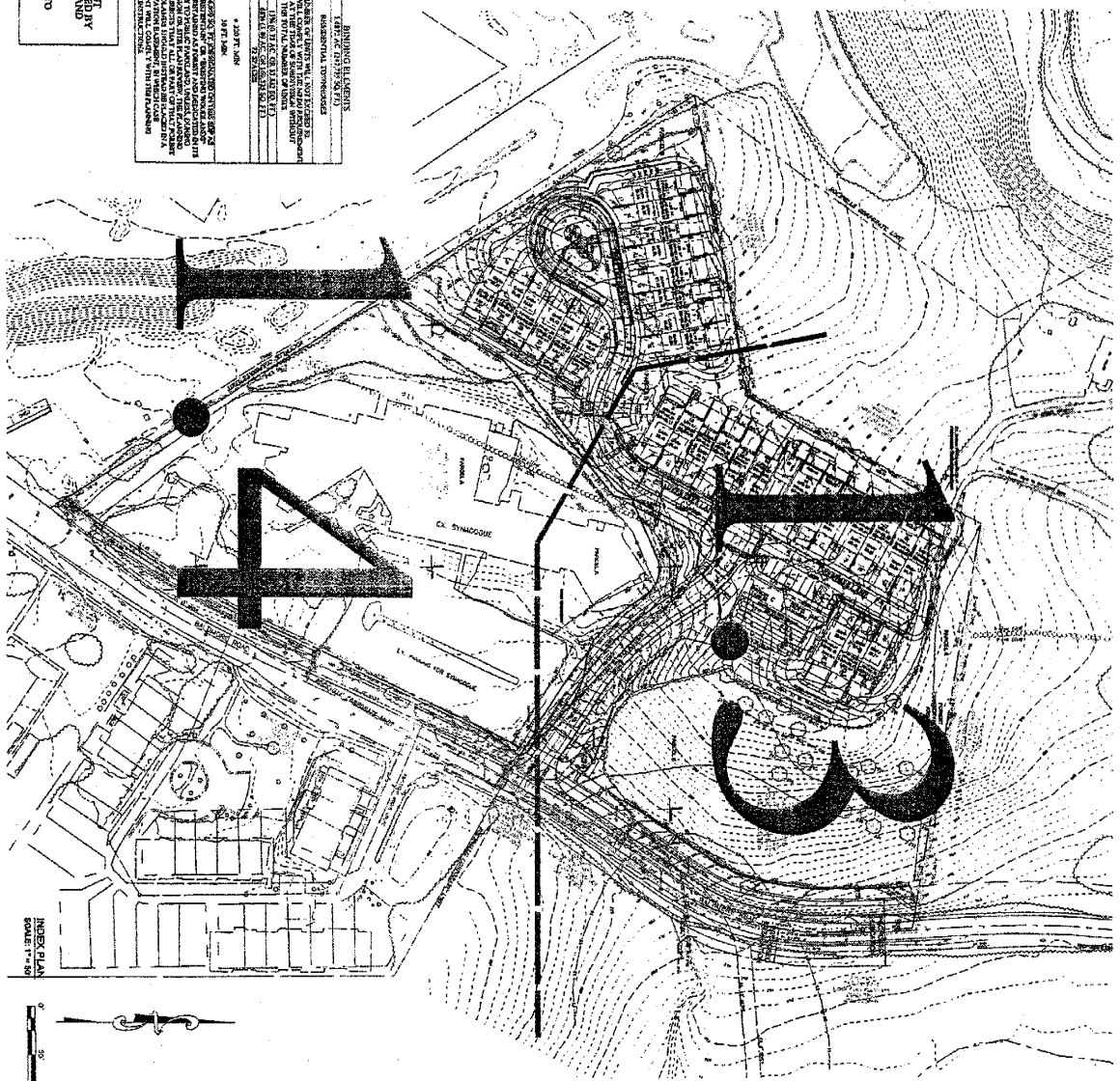
ROCK CREEK WOODS PRELIMINARY PLAN

4TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 LEGAL DESCRIPTION
 PARCEL 19951 (EXISTING SYNAGOGUE)
 PARCEL 1995

SHEET INDEX:
 PP-11 COVER SHEET
 PP-12 PLAN SHEET
 PP-13 PLAN SHEET
 PP-14 PLAN SHEET

NO CLAIM OF OWNERSHIP TO MONTGOMERY COUNTY
 MONTGOMERY COUNTY, MARYLAND
 COUNTY ENGINEER
 MONTGOMERY COUNTY, MARYLAND
 COUNTY ENGINEER
 MONTGOMERY COUNTY, MARYLAND
 COUNTY ENGINEER

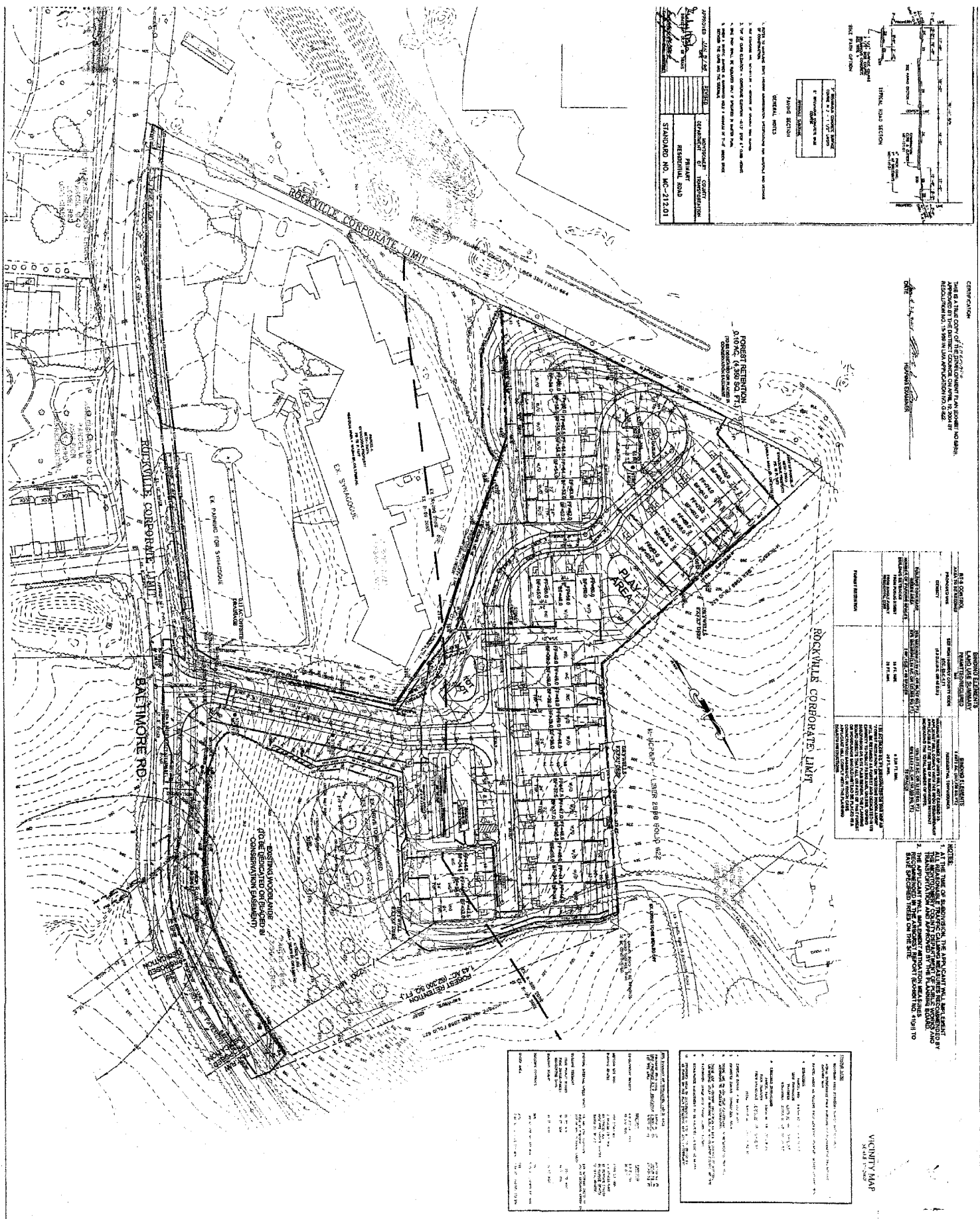
VICINITY MAP
 SCALE: 1"=100'



MONTGOMERY COUNTY		MONTGOMERY COUNTY	
LAND USE SUMMARY		ZONING REGULATIONS	
PROJECT NAME:	OXBRIDGE DEVELOPMENT AT ROCK CREEK WOODS	PROJECT NAME:	OXBRIDGE DEVELOPMENT AT ROCK CREEK WOODS
PROJECT ADDRESS:	1400 W. WOODS RD. (RTE. 202)	PROJECT ADDRESS:	1400 W. WOODS RD. (RTE. 202)
PROJECT OWNER:	OXBRIDGE DEVELOPMENT AT ROCK CREEK WOODS, L.L.C.	PROJECT OWNER:	OXBRIDGE DEVELOPMENT AT ROCK CREEK WOODS, L.L.C.
PROJECT CONTACT:	[Name]	PROJECT CONTACT:	[Name]
PROJECT PHONE:	[Phone]	PROJECT PHONE:	[Phone]
PROJECT FAX:	[Fax]	PROJECT FAX:	[Fax]
PROJECT E-MAIL:	[Email]	PROJECT E-MAIL:	[Email]
PROJECT WEBSITE:	[Website]	PROJECT WEBSITE:	[Website]
PROJECT DESCRIPTION:	[Description]	PROJECT DESCRIPTION:	[Description]

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN	2/16/06	[Name]
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		
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44	REVISION		
45	REVISION		
46	REVISION		
47	REVISION		
48	REVISION		
49	REVISION		
50	REVISION		

ATTACHMENT 3



GENERAL NOTES

1. THIS PLAN IS THE PROPERTY OF THE ENGINEER AND ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND ARCHITECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND UTILITIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND DRIVEWAYS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FENCES AND BARRIERS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SIGNAGE AND MARKINGS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LIGHTING AND ELECTRICAL SYSTEMS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TELEPHONE AND CABLE SYSTEMS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WATER AND SEWER SYSTEMS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING GAS AND OIL SYSTEMS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING AIR CONDITIONING SYSTEMS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HEATING SYSTEMS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ELEVATORS AND ESCALATORS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MECHANICAL SYSTEMS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURAL SYSTEMS.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FOUNDATION SYSTEMS.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROOFING SYSTEMS.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING INTERIORS AND FINISHES.

PROJECT INFORMATION

PROJECT: ROCK CREEK WOODS
 LOCATION: MONTGOMERY COUNTY, MARYLAND
 SHEET NO.: 1 OF 2
 DATE: 10/15/2010
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

CONVEYANCE

THIS IS A TRUE COPY OF THE INSTRUMENT AS SUBMITTED TO THE REGISTERED PROFESSIONAL ENGINEER AND ARCHITECT FOR REVIEW AND APPROVAL. THE INSTRUMENT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE REGISTERED PROFESSIONAL ENGINEER AND ARCHITECT.

DATE: 10/15/2010

REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/2010	ISSUED FOR PERMIT
2	10/15/2010	ISSUED FOR PERMIT
3	10/15/2010	ISSUED FOR PERMIT
4	10/15/2010	ISSUED FOR PERMIT
5	10/15/2010	ISSUED FOR PERMIT
6	10/15/2010	ISSUED FOR PERMIT
7	10/15/2010	ISSUED FOR PERMIT
8	10/15/2010	ISSUED FOR PERMIT
9	10/15/2010	ISSUED FOR PERMIT
10	10/15/2010	ISSUED FOR PERMIT

NOTES

1. AT THE TIME OF SUBMISSION, THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
3. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION REGARDING EXISTING STRUCTURES AND UTILITIES.
4. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION REGARDING EXISTING ROADS AND DRIVEWAYS.
5. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION REGARDING EXISTING FENCES AND BARRIERS.
6. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION REGARDING EXISTING SIGNAGE AND MARKINGS.
7. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION REGARDING EXISTING LIGHTING AND ELECTRICAL SYSTEMS.
8. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION REGARDING EXISTING TELEPHONE AND CABLE SYSTEMS.
9. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION REGARDING EXISTING WATER AND SEWER SYSTEMS.
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12. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION REGARDING EXISTING HEATING SYSTEMS.
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15. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION REGARDING EXISTING STRUCTURAL SYSTEMS.
16. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION REGARDING EXISTING FOUNDATION SYSTEMS.
17. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION REGARDING EXISTING ROOFING SYSTEMS.
18. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION REGARDING EXISTING INTERIORS AND FINISHES.

VICINITY MAP

The vicinity map shows the project location within Montgomery County, Maryland, near the intersection of Rockville Corporate Limit and Baltimore Rd. It includes a scale bar and a north arrow.

REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/2010	ISSUED FOR PERMIT
2	10/15/2010	ISSUED FOR PERMIT
3	10/15/2010	ISSUED FOR PERMIT
4	10/15/2010	ISSUED FOR PERMIT
5	10/15/2010	ISSUED FOR PERMIT
6	10/15/2010	ISSUED FOR PERMIT
7	10/15/2010	ISSUED FOR PERMIT
8	10/15/2010	ISSUED FOR PERMIT
9	10/15/2010	ISSUED FOR PERMIT
10	10/15/2010	ISSUED FOR PERMIT

SCD1.0

1"=30'



ATTACHMENT 4



City of Rockville
 111 Maryland Avenue
 Rockville, Maryland
 20850-2364
 www.rockvillemd.gov

Community Planning and
 Development Services
 240-314-8200
 TTY 240-314-8137
 FAX 240-314-8210

Historic Preservation Office
 240-314-8230

Inspection Services Division
 240-314-8240

Long Range Planning
 Division
 240-314-8200

Planning Division
 240-314-8220

Revitalization/Housing
 Division
 240-314-8200

MAYOR
 Larry Giammo

COUNCIL
 Robert E. Dorsey
 Susan R. Hoffmann
 Phyllis R. Marcuccio
 Anne M. Robbins

CITY MANAGER
 Scott Ullery

CITY CLERK
 Claire F. Funkhouser

CITY ATTORNEY
 Paul T. Glasgow

Derick Berlage, Chair
 The Montgomery County Planning Board
 8787 Georgia Avenue
 Silver Spring, MD 20910
 February 22, 2006

RECEIVED
 0236
 FEB 23 2006

OFFICE OF THE CHAIRMAN
 THE MARYLAND NATIONAL CAPITAL
 PARK AND PLANNING COMMISSION

Dear Mr. Berlage:

This letter is to provide notice that the City of Rockville has recently adopted an Adequate Public Facilities Ordinance (APFO). The City has determined that the County's Annual Growth Policy process is not sufficient to meet the City's needs for better control of growth. The City is especially concerned about the impact of growth on school capacity. In order to address this concern, the City has adopted a test for schools that requires that schools be no more than 110% of program capacity (as opposed to AGP capacity) within two years or development will be either postponed or denied. Also, the City does not authorize "borrowing" within or between clusters. A copy of our APFO is enclosed.

In a memorandum from Karl Moritz to the Planning Board dated June 17, 2005, your staff provides an excerpt from County Council Resolution 15-375: 2003-5 Annual Growth Policy – Policy Element. Item S6 in this excerpt reads as follows:

"Clusters in municipalities

If public school capacity will be inadequate in any cluster that is wholly or partly located in Rockville, Gaithersburg, or Poolesville, the Planning Board may nevertheless approve residential subdivisions in that cluster unless the respective municipality restricts the approval of similar subdivisions in its part of the cluster because of inadequate school capacity."

Based upon our reading of that language appears that additional development cannot be approved by the County if it does not meet the City's test. A copy of a map showing which schools currently exceed the City's test of 110% percent of program capacity is also enclosed. Other areas included in the City's APFO (water, sewer, emergency service, etc.) are currently not over capacity.

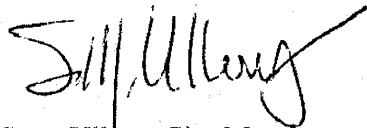
According to your records, there is a currently pending preliminary subdivision request for 30 townhouses located on Old Baltimore Road near its intersection with Twinbrook Parkway, adjoining the City boundary (Preliminary Plan No. 1-2006-0100). Under the City's adopted APFO, this subdivision could not be approved, since the elementary school that serves this area (Meadow Hall) will be at 114% of program capacity within two years, and will increase to 124% of program capacity by the 2010-11 school year. In light of AGP Item S6, it appears the Planning Board is similarly restricted because this subdivision does not comply with the test that would be applied if the site were within the City. The

City is interested in the Planning Board's understanding of Item S6, and how the Board intends to apply it.

In the future, the City respectfully requests that any new subdivisions that are filed within any of the high school clusters that serve the City be forwarded to the City for review and comment. The City also has APFO tests for transportation, water and sewer service, and emergency service response, all of which might be affected by new developments near the City.

While the Planning Board staff has been provided with a copy of the City's new APFO, I am attaching a copy with this letter. If you or your staff has any questions regarding the City's APFO process, please contact Deane Mellander with our Community Planning and Development Services division at 240-314-8224.

Sincerely yours,



Scott Ullery, City Manager
City of Rockville

Attachments: Adequate Public Facilities Ordinance - Rockville, Maryland
Map of Over-Capacity Elementary Schools

CC: Mayor and Council
Arthur D. Chambers, AICP, Director of Community Planning and
Development Services
Bruce Romer, County Administrative Officer
Deane Mellander, Planner III