



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item #
11/1/07

MEMORANDUM

DATE: October 18, 2007

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor *CAE*
Development Review Division
(301) 495-4542

FROM: Stephen Smith *SSS*
Development Review Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for November 1, 2007

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:

220071610 **Towns of Boland Farm**
220071640 **Woodside Park**
220080150 **Kentsdale Estates**
220080270 **Blair Management Property**
220080360 **Wheel of Fortune**

PLAT NO. 220071610

Towns of Boland Farm

Located on the west side of Frederick Road (MD 355), approximately 600 feet north of Germantown Road (MD 118)

R-200/TDR zone; 22 lots, 1 parcel

Community Water, Community Sewer

Master Plan Area: Germantown

GBI Boland, Inc., Applicant

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120050260 (formerly 1-05026) and Site Plan No. 820050420 (formerly 8-05042), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

RECORD PLAT REVIEW SHEET

Plan Name: The Towns of Boland Farm Plan Number: 120050260
 Plat Name: The Towns of Boland Farm Plat Number: 220071610
 Plat Submission Date: 6-19-07
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: C. Center

Initial DRD Review:

Signed Preliminary Plan - Date 6/11/07 Checked: Initial RW Date 9/12/07
 Planning Board Opinion - Date 11/8/05 Checked: Initial SSS Date 7-19-07
 Site Plan Req'd for Development? Yes No Verified By: SSS (initial)
 Site Plan Name: The Towns of Boland Farm Site Plan Number: 820050420
 Planning Board Opinion - Date 3-27-07 Checked: Initial SSS Date 7-19-07
 Site Plan Signature Set - Date 7-18-07 Checked: Initial SSS Date 8-14-07
 Site Plan Reviewer Plat Approval: Checked: Initial SSS Date 10/18/07

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # ok Road/Alley Widths ok Easements ok Open Space ok
 Non-standard BRLs N/A Adjoining Land ok Vicinity Map ok Septic/Wells N/A
 TDR note ok Child Lot note N/A Surveyor Cert Owner Cert Tax Map ok

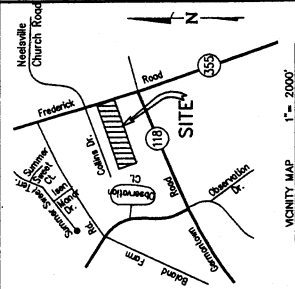
Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>D. Johnson</u>	<u>6-27-07</u>	<u>7-13-07</u>	<u>9-13-07</u>	<u>Add L&P/File Reference</u>
Research	<u>Bobby Fleury</u>	<u>↓</u>	<u>↓</u>	<u>7-2-07</u>	<u>OK</u>
SHA	<u>Doug Mills</u>	<u>↓</u>	<u>↓</u>	<u>---</u>	<u>---</u>
PEPCO	<u>Steve Baxter</u>	<u>↓</u>	<u>↓</u>	<u>---</u>	<u>---</u>
Parks	<u>Doug Powell</u>	<u>↓</u>	<u>↓</u>	<u>---</u>	<u>---</u>
DRD	<u>Nellie Carey</u>	<u>↓</u>	<u>↓</u>	<u>7-2-07</u>	<u>Street Name</u>

ok

Final DRD Review:

	Initial	Date
DRD Review Complete:	<u>SSS</u>	<u>10-18-07</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>SSS</u>	<u>8-14-07</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>SSS</u>	<u>10-9-07</u>
Board Approval of Plat:		
Plat Agenda:	<u>SSS</u>	<u>11-1-07</u>
Planning Board Approval:	<u>---</u>	<u>---</u>
Chairman's Signature:	<u>---</u>	<u>---</u>
DPS Approval of Plat:		
Engineer Pick-up for DPS Signature:	<u>---</u>	<u>---</u>
Final Mylar for Reproduction Rec'd:	<u>---</u>	<u>---</u>
Plat Reproduction:		
Addressing:	<u>---</u>	<u>---</u>
File Card Update:	<u>---</u>	<u>---</u>
Final Zoning Book Check:	<u>---</u>	<u>---</u>
Update Address Books with Plat #:	<u>---</u>	<u>---</u>
Update Green Books for Resubdivision:	<u>---</u>	<u>---</u>
Notify Engineer to Seal Plats:	<u>---</u>	<u>---</u>
Engineer Seal Complete:	<u>---</u>	<u>---</u>
Complete Reproduction:	<u>---</u>	<u>---</u>
Sent to Courthouse for Recordation:	<u>---</u>	<u>---</u>

No. _____



VICINITY MAP T.M. 20007
TAX MAP NO. EU 563

PLAT TABULATION

Number of Lots	= 22
Number of Parcels	= 1
Area of Lots	= 46,468 sq. ft.
Area of Parcels	= 115,207 sq. ft.
Area of Street Dedication	= 3,181 sq. ft.
Area of Street Dedication	= 18,892 sq. ft.
Total Area	= or 3,978,400 acres

PLAT NO.

SURVEYOR'S CERTIFICATE

We hereby certify that the plat shown hereon is correct; that it is a subdivision of all of the land conveyed by Lillian Oberer and Susan B. Gous to GBI Boland, Inc., by deed dated October 31, 2005, and recorded among the Land Records of Montgomery County, Maryland, in Liber 28045 of Folio 877, and that the lots shown hereon are the lots of Lots 60 and 61 as delineated on the plat of subdivision entitled "Mary J. Boland Subdivision" as recorded among said Land Records as Plat No. 276. We hereby certify that, except as otherwise shown hereon, the lots shown hereon were set out as delineated hereon in accordance with the provisions of Section 50-24(3) of the Montgomery County Code. The total area included on this plat is 115,207 square feet or 3,978,400 acres, and the total area hereon is 115,207 square feet or 3,978,400 acres. The plat is subject to the Maryland State Highway Administration.

LEGEND:
OP = Open Pipe Found

10/19/07
By: Douglas H. Rogers, III
Surveyor
Md. Reg. No. 10712

LOT 3
COLIN HILL
PLAT 4837

LOT 2
COLIN HILL
PLAT 4837

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	45.00'	141.37'	180.000°	INFINITE	N. 70°48'20" E.	90.00'

LOT 4
COLIN HILL
PLAT 4837

LOT 5
COLIN HILL
PLAT 4837

LOT 6
COLIN HILL
PLAT 4837

LOT 7
COLIN HILL
PLAT 4837

LOT 8
COLIN HILL
PLAT 4837

LOT 9
COLIN HILL
PLAT 4837

LOT 10
COLIN HILL
PLAT 4837

LOT 11
COLIN HILL
PLAT 4837

LOT 12
COLIN HILL
PLAT 4837

LOT 13
COLIN HILL
PLAT 4837

LOT 14
COLIN HILL
PLAT 4837

LOT 15
COLIN HILL
PLAT 4837

LOT 16
COLIN HILL
PLAT 4837

LOT 17
COLIN HILL
PLAT 4837

LOT 18
COLIN HILL
PLAT 4837

LOT 19
COLIN HILL
PLAT 4837

LOT 20
COLIN HILL
PLAT 4837

LOT 21
COLIN HILL
PLAT 4837

LOT 22
COLIN HILL
PLAT 4837



OWNER'S CERTIFICATE

GBI Boland, Inc., a Maryland corporation, owner of the property shown hereon, hereby certifies that this plat is a subdivision of all of the land conveyed by Lillian Oberer and Susan B. Gous to GBI Boland, Inc., by deed dated October 31, 2005, and recorded among the Land Records of Montgomery County, Maryland, in Liber 28045 of Folio 877, and that the lots shown hereon are the lots of Lots 60 and 61 as delineated on the plat of subdivision entitled "Mary J. Boland Subdivision" as recorded among said Land Records as Plat No. 276. We hereby certify that, except as otherwise shown hereon, the lots shown hereon were set out as delineated hereon in accordance with the provisions of Section 50-24(3) of the Montgomery County Code. The total area included on this plat is 115,207 square feet or 3,978,400 acres, and the total area hereon is 115,207 square feet or 3,978,400 acres. The plat is subject to the Maryland State Highway Administration.

9/18/07
Date

Frank S. Gordon, President
Michael H. Gordon, Secretary

9/18/07
Date

Montgomery County Planning Board
James Stovacek, Treasurer

FOR PUBLIC WATER AND SEWER ONLY

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____
CHAIRMAN

APPROVED: _____
SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE NO.

DATE: _____
Plat No.:

_____ DIRECTOR

APPROVED: _____

AREA OF DONATION TO THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

LINE	COURSE & DISTANCE	AREA
POB	STA. 23+54.84 55.00'	
①	S 70°48'20" W 20.00'	75.00'
②	N 19°37'04" W 200.01'	55.00'
③	STA: 25+54.00 75.00'	55.00'
④	N 70°49'20" E 20.00'	55.00'
⑤	STA: 25+54.85 55.00'	
⑥	S 19°37'04" E 200.01'	75.00'

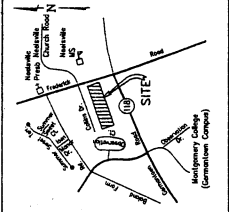
FREE SIMPLE AREA = 4,000 sq. ft. 0.09182 Acres
SHOWN THUS:

- Notes:
- This property is zoned R-200/TR.
 - The approved of this plat is predicated on the availability of public water and sewer prior to the construction of homes.
 - This plat is limited to uses and conditions as required by Site Plan Enforcement Agreement No. 8-02042 Preliminary Plan No. 1-05028 entitled "TOWNS OF BOLAND FARM".
 - Parcel A is to be conveyed to the Homeowners Association.
 - The property included hereon is being developed as R-200/TR-8 Optional method, under the provisions of Montgomery County Code Chapter 29-C-1.3.3. Transfer of Development for Agricultural Preservation. The property included hereon is being developed as R-200/TR-8 Optional method, under the provisions of Montgomery County Code Chapter 29-C-1.3.3. Transfer of Development for Agricultural Preservation. The property included hereon is being developed as R-200/TR-8 Optional method, under the provisions of Montgomery County Code Chapter 29-C-1.3.3. Transfer of Development for Agricultural Preservation. The property included hereon is being developed as R-200/TR-8 Optional method, under the provisions of Montgomery County Code Chapter 29-C-1.3.3. Transfer of Development for Agricultural Preservation.
 - The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
 - Unless expressly contemplated by the plan as approved, all terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan, including development of this property, approved by the Montgomery County Planning Board are intended to survive the subdivision. The plan is subject to the requirements of the Montgomery County Planning Board as maintained by the Planning Board and available for public review during normal business hours.
 - This Plat is not intended to show any matter affecting or establishing the ownership and use of the property. This Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
 - Candidates shown hereon are based on the Maryland State M&D 83/01 Datum as established by HSCS. Station used is No. 15368 with coordinates of North 556,868.306 feet and East 1243,749.999 feet. The scale factor for this site is 0.999943371.
 - To convert the grid coordinates to ground/surface coordinates, divide the grid coordinates by the combined scale factor.
 - The distances shown on this plat are as measured on the ground/surface. To convert the ground/surface distances to grid distances, multiply the ground/surface distances by the combined scale factor.
 - This plat is subject to a Declaration of Condemnation recorded in Liber 28045 of Folio 877. Private Streets and Private Open Space areas will be maintained by the Homeowners Association. All utility easements, Open Space Easements, and other easements shown on this plat are subject to the Maryland State Highway Administration. Open Space Easements recorded in Liber 28045 of Folio 576.
 - This plat is subject to a Declaration of Condemnation recorded in Liber 28045 of Folio 576.
 - This plat is subject to a Declaration of Condemnation recorded in Liber 28045 of Folio 576.
 - Multicourse access to US 355 is temporary, and is to be closed once Millennium Court is constructed and accepted for maintenance by Montgomery County.

SUBDIVISION RECORD PLAT
LOTS 1-22, PARCEL A
TOWNS OF BOLAND FARM
ELECTION DISTRICT NO. 9
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40'
SEPTEMBER, 2007

MHG
Macoris, Hendricks & Glascock, P.A.
Engineers - Planners
Landscape Architects - Surveyors
5220 Wegman Road, Suite 120
Columbia, Maryland 21046
Phone: 301.670.0840
Fax: 301.670.0840
www.mhgpa.com

2003.109.30



VICINITY MAP
SCALE 1" = 2,000'

R-200/TDR Development Standards

59-C-1.384 Development Standards applicable to the Ground Method of Development with TDRs

Proposed	Required/Permitted	Density of development per: 8 d.u./60 ac. min.
6.5 d.u./ac.		
25' (End unit)	n/a	
20 min.	n/a	
30 min.	n/a	
35 min.	n/a	
60% min.	40% min.	
0%	0%	
0%	0%	
0%	0%	

Building setbacks:
From street - n/a
From side property - n/a
From boundary of the Subdivision - n/a

Building Height: n/a

59-C-1.395 Special Provisions for TDR Developments

Green Space: 40% min.

Residential Use: 15% min.

One Family Detached House: n/a

One Family Attached House: 35% max.

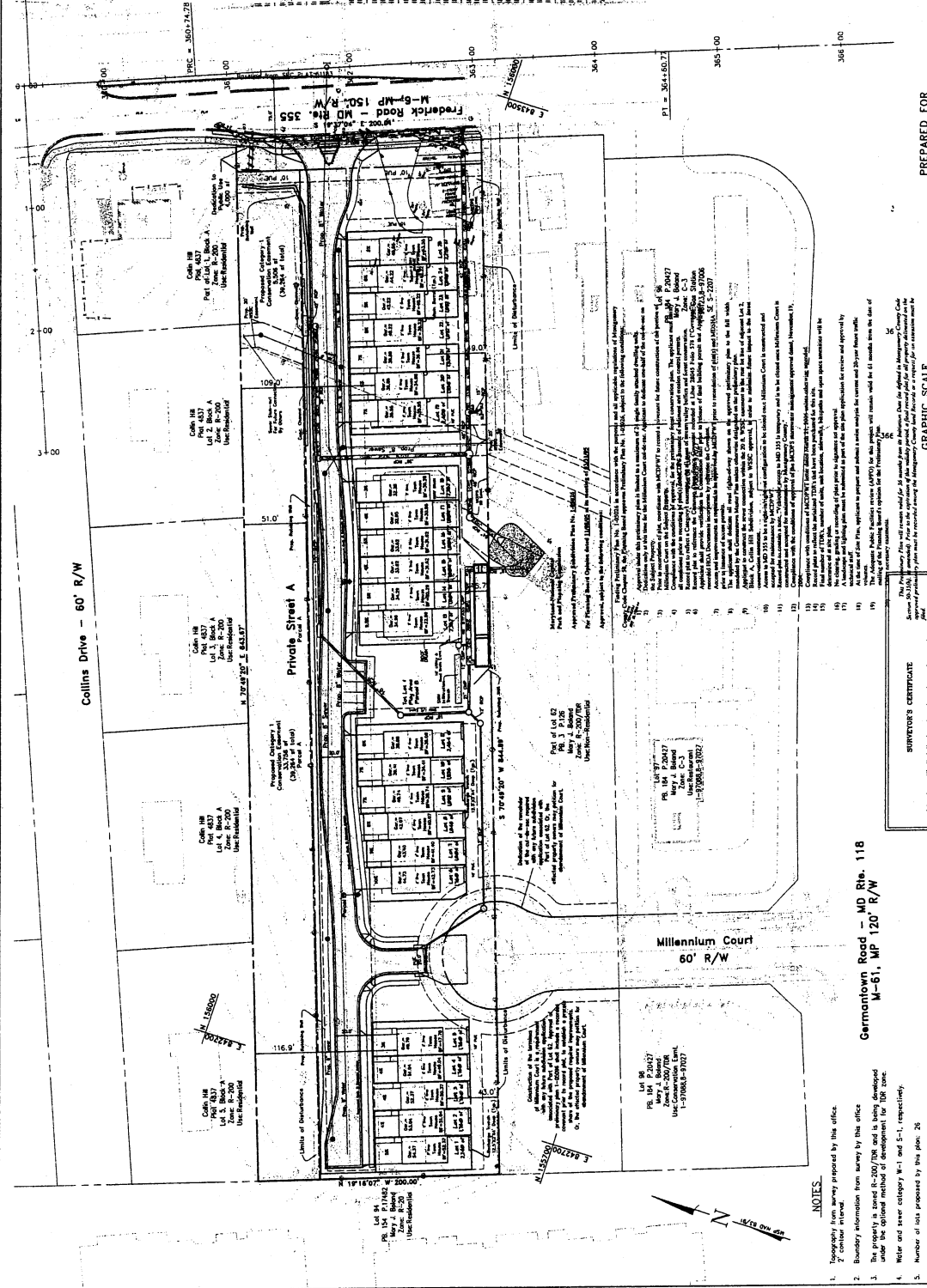
* 59-C-1.384 for TDR densities of 3 or more, development standards will be determined at the time of preliminary or site plan for conformance with the standards of the TDR plan and in accordance with the provisions and provisions of the TDR plan.

** 59-C-1.395 from a study by the Planning Board, the percentage requirements for one-family and multiple-family may be revised.

PRELIMINARY PLAN OF SUBDIVISION
Lots 1-24 and Parcel A
THE TOWNS OF BOLAND FARM
Parts of Lots 60 & 61, PB.3 P.276
9TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

Proj. No. 2008-078
Designer
Surveys
Aug 2004 1"=40'
Project No. 03.108.20
Sheet 1 of 1

MHG
Macris, Hendricks & Glascock, P.A.
Engineers & Planners
Landscape Architects & Surveyors
15270 Montgomery Village Road
Montgomery Village, Maryland
20886-1978
www.mhgpa.com



TAX MAP EJ 563
WSSC 228 RW 12

PREPARED FOR:
GBI Corporation
6408 Providence Drive, Suite 202
Alexandria, VA 22310
P: 703-922-1850
F: 703-922-1855
Attn: Frank Gordon

GRAPHIC SCALE
1 inch = 40 ft.

CERTIFIED PRELIMINARY PLAN
6408 Providence Drive, Suite 202
Alexandria, VA 22310
P: 703-922-1850
F: 703-922-1855
Attn: Frank Gordon

DATE: 3/29/07

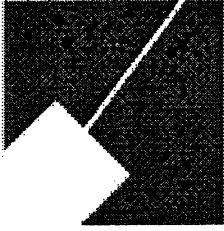
SURVEYOR'S CERTIFICATE
I, the undersigned, being a duly licensed Surveyor of the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original plan as filed in my office on 3/29/07.

APPROVED:
Mary J. Boland
Mary J. Boland
UIC Corporation, L.L.C.
1-57086-4-9707

NO.	DATE	DESCRIPTION	BY
1		Revisions to address DRC comments	M/JW
2	3.24.05	Revisions to address Staff comments	M/JW
3	2.25.05	Revisions to address DRC comments	M/JW

- NOTES:**
1. Preliminary plan survey prepared by the office.
 2. Boundary information from survey by this office.
 3. The property is zoned R-200/TDR and is being developed under the provisions of the TDR plan.
 4. Meter and sewer category 4-1 and 5-1, respectively.
 5. Number of lots prepared by this plan: 26
 6. Proposed land use is residential, with 100% single family detached dwelling units. Planning Board water requested.
 7. A Natural Resources Inventory Map/Forest Stewardship Plan Reference number 550220, approved 5/9/03.
 8. This site is in the Germantown & Vicinity Planning Area, P.A. #1.
 9. The site is in the 9th Election District, Montgomery County, Maryland.
 10. This plan is not for construction purposes.
 11. Priority lines and areas are subject to adjustment at the discretion of the Planning Board.
 12. Building locations and setbacks are subject to adjustment. Final building location and zoning to be determined at Building Permit phase.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-493-4300, www.mncppc.org

Date Mailed: 10/15/05

Action: Approved

Motion of Commissioner Robinson, seconded by Commissioner Bryant, with a vote of 4-0; Chairman Berlage and Commissioners Bryant, Wellington, and Robinson voting in favor. Commissioner Perdue was necessarily absent.

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-05026

NAME OF PLAN: The Towns of Boland Farms

The date of this written opinion is NOV 02 2005 (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules of Court - State).

I. Introduction

On August 4, 2004, GBI Corporation ("Applicant") submitted an application for the approval of a preliminary plan of subdivision of property in the R-200/TDR zone. The original application proposed to create 26 lots on 4 acres of land located on the west side of Frederick Road (MD 355), approximately 200 feet northwest of Darnestown-Germantown Road (MD 118), in the Germantown Master Plan area ("Property" or "Subject Property"). The application was captioned Preliminary Plan No. 1-05026 ("Application" or "Preliminary Plan"). On March 31, 2005, the Preliminary Plan was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application.

The record for this application ("Record") closed at the conclusion of the public hearing, upon the taking of an action by the Planning Board. The Record includes: the information on the Preliminary Plan Application Form; the Planning Board staff-

generated minutes of the Subdivision Review Committee meeting(s) on the application; all correspondence and any other written or graphic information concerning the application received by the Planning Board or its staff following submission of the application and prior to the Board's action at the conclusion of the public hearing, from the applicant, public agencies, and private individuals or entities; all correspondence and any other written or graphic information issued by Planning Board staff concerning the application, prior to the Board's action following the public hearing; all evidence, including written and oral testimony and any graphic exhibits, presented to the Planning Board at the public hearing.

II. SITE DESCRIPTION

The Subject Property is located on the west side of Frederick Road (Maryland Route 355 or "MD 355"), approximately 200 feet northwest of Darnestown-Germantown Road (Maryland Route 118 or "MD 118"), in the Germantown Master Plan area. The Subject Property consists of a total of approximately four (4) acres in the R-200/TDR-8 zone and is currently occupied by an older single-family structure. Bounding the Subject Property to the north are five single-family detached homes on Collins Drive within the R-200 zone. The land located immediately to the west is zoned R-20 and is improved with multi-family apartment buildings. Immediately south of the Subject Property is a two-acre lot zoned R-200/TDR-8, which is improved by a single-family structure currently used for a non-conforming business purpose. Immediately south of that lot, the land is zoned C-3 and is improved with a Burger King restaurant, a car wash, and a filling station with a convenience store. Maryland Route 355 abuts the Subject Property to the east; beyond MD 355, the Neelsville Middle School is located on R-200 zoned land.

III. PROJECT DESCRIPTION

The Application requests approval of 24 one family attached units. The Property is approximately 4.0 acres in size and is rather long and rectangular in shape. The site has frontage on MD 355, however, the master plan also shows a future access point, Millenium Court. The Preliminary Plan shows that the 24 units are setback 100 feet from the rear lot lines of the adjacent residences to the north along Collins Drive, as prescribed by the PD development standards applicable to this TDR zoned property. The Applicant is requesting a waiver of the 100-foot setback requirement for the southern boundary line, as discussed below.¹

¹ On January 30, 2004, the Planning Board considered a pre-preliminary plan for the Subject Property. The applicant demonstrated to Staff and the Planning Board that the standard PD zoning setbacks (100 feet) from adjacent R-200 zoned property would essentially render the property undevelopable. The Applicant sought Board support for a waiver of the 100-foot setback from adjacent residentially zoned property as established in the PD development standards. The Applicant intended to proceed to the

Millenium Court was established in the 1989 Germantown Master Plan to provide access not only to the Subject Property, but also to the lot to the south and the C-1 zoned properties along MD 118, in order to eliminate the need for additional points of access to MD 355, an arterial highway. A portion of Millennium Court has been constructed and serves some of the C-1 zoned properties that front on MD 118 to the south of the Subject Property. The intervening lot is currently occupied by a non-conforming business and impedes the ability to extend Millennium to the Subject Property. The Applicant has made numerous attempts to purchase the right-of-way from the adjacent property owner and construct the cul-de-sac on the adjacent piece. However, the two property owners have failed to reach an agreement. Therefore, the State Highway Administration has agreed to allow a temporary right-in/right-out access point on to MD 355. This access point will be closed and eliminated once Millennium Court is constructed and accepted by the County for maintenance.

The Applicant will be required to dedicate and ultimately construct one-half of the cul-de-sac bulb of Millennium Court. The Applicant will be required to dedicate the northern half of the bulb and to work with MCDPWT to record a covenant that assigns a financial obligation to the Applicant or future homeowners for a pro rata share of the construction costs for half of the cul-de-sac. It is assumed that if or when the adjoining lot to the south of the Subject Property is to be further subdivided or otherwise improved, that property owner will be required to dedicate and build the southern half of the bulb for access to MD 118. Again, the intention is that in the future the Subject Property and the adjoining lot to the south of the Subject Property will be required to access Millennium Court and close all access points to MD 355.

The application has an approved stormwater management concept. Neighbors to the north along Collins Drive expressed concerns about the current runoff through their properties from MD 355. Runoff from these properties is released onto the Subject

Board of Appeals with Planning Board support and seek a waiver to the setback established in the Zoning Ordinance. The Board was reluctant to lend support for binding conditions citing that there was no language in the Zoning Ordinance that offered such a waiver allowance and that the waiver was therefore, a Board of Appeals decision. The Applicant proceeded to the Board of Appeals for a waiver request, which was ultimately denied.

At the January 30, 2004 hearing, the Board was also asked to consider the development mix for the property, which under the TDR zone requires 15% of the units to be single family detached. The pre-preliminary plan requested a waiver to allow for 100% single-family attached units. Staff advised the Board that the issue of development mix was more appropriately addressed as part of the preliminary plan application. Again, the Board did not provide comment on the unit mix stating that they were reluctant to weigh in on an appropriate mix without a determination on the setbacks, forest conservation and compatibility.

Property and conveyed downstream by means of storm drainpipes. Staff testified that the inlets for the storm drain system have been approved by MCDPS and will not create a flooding situation for the neighbors.

The existing homes on Collins Drive have aging septic systems. To provide for the future connection of these homes to the sanitary sewer system, as conditions of approval, Applicant is required to provide a 20 foot WSSC easement at the low point of these homes and to construct the sewer line extension within this easement while the Property is under construction. The WSSC easement passes through a forest conservation easement, which is to be planted soon after completion of these units. It may be a number of years before the Collins Drive residents organize and get connected to the sewer. In that time the trees within the planted easement could become quite large with root systems extending into the easement area. To avoid damage to the trees, it is appropriate to have the Applicant construct the extension while the property is under construction and before the trees are planted. The eventual connection to this sewer stub provided by this Applicant to the residents of Collins Drive will be at their expense or as agreed to by the WSSC.

A. MASTER PLAN

The Property has been the subject of extensive review for conformance with the Germantown Master Plan, forest conservation, access to a state highway, and adjacent uses. The Germantown Master Plan (1989) designates this property for residential development within the NE-6 analysis area. The analysis area also contains property recommended for commercial use at the corner of MD 118 and MD 355 and the frontage along MD 118.

The land use recommendation for this property is R-200/TDR with a base density of 8 units per acre. The base zone of R-200 reflects the density of the adjoining Collins Drive residences. However, the Master Plan envisions uses other than single-family detached units on this TDR transition area. The Master Plan concludes, "this area is also suitable for special exception uses as transitions between the potential gas station² and adjoining residential uses".³

Temporary access to the Subject Property is proposed from MD 118. The Master Plan illustrates a cul-de-sac bulb reaching the Subject Property from MD 118. A portion of this facility has been built and named Millenium Court. When Millenium Court is completed, the temporary access to MD 118 should be discontinued to provide safe

² The gas station has subsequently been built, as indicated in the Site Description, above.

³ Germantown Master Plan, p. 84 (1989).

entrance and egress from Millenium Court and to improve pedestrian conditions along MD 355 by reducing driveway cuts.

This Application conforms to the recommendations of the master plan in that it provides a residential transition from the C-1 zone on MD 118 to the single family detached residences on Collins Drive. It is unknown at this time how the adjacent R-200/TDR property abutting to the south will ultimately develop. The current property owner has not discussed redevelopment of the ongoing non-conforming use. Given its present zoning and proximity to more intensive commercial and residential development, it is unlikely that the adjacent property would develop with single-family detached dwellings.

B. WAIVER OF SETBACK

In order to utilize the TDR development option recommended by the Master Plan and for which the property is zoned, the Applicant must follow the special regulations for optional method development using transferable development rights set forth in Section 59-C-1.39 of the Montgomery County Zoning Ordinance. Section 59-C-1.394 addresses the development standards applicable to the optional method of development. Subparagraph (b) provides that:

For TDR densities of 3 or more per acre, the lot sizes and other development standards will be determined at the time of preliminary plan and site plan for conformance with applicable master plan guidelines and in accordance with the purposes and provisions of the PD zone, except as may be specified in section 59-C-1.395.

Accordingly, the setbacks for the PD zone are the applicable setbacks for this proposed development using TDRs. Section 59-C-7.15(b)(1) of the Zoning Ordinance, which addresses the issue of compatibility in the PD zone, provides that

In order to assist in accomplishing compatibility for sites that are not within, or in close proximity to a central business district or transit station development area, the following requirements apply where a planned development zone adjoins land for which the area master plan recommends a one-family detached zone:

(1) No building other than a one-family detached residence can be constructed within 100 feet of such adjoining land.

Recently, the District Council adopted Zoning Text Amendment ("ZTA") No. 04-15. This ZTA amended the setback waiver provision under Section 59-C-7.15(c)(1), by changing the word "zone" to "use". Section 59-C-7.15(c)(1)-(2) now reads:

A waiver of the requirement of paragraph (b)(1) may be permitted if:

- (1) The area master plan recommends other than a one-family detached use for the property immediately adjoining the area where the waiver is to occur; and*
- (2) The immediately adjoining property will not be adversely affected by the waiver for present or future use.⁴*

The Applicant proposes a setback on the southern property line of 45 feet from the proposed unit nearest to the property line along the southern boundary of the Subject Property. As discussed above, the master plan envisions special exception uses or residential development utilizing TDR's on this adjoining property, which currently is being used for non-residential purposes as a non-conforming business. While the underlying zone is R-200, single-family detached dwellings are not a likely or desirable use for the adjoining property due to its location between the subject property and the C-1 zoned property along MD 118. Thus, the waiver will not adversely affect the existing use on the immediately adjoining property, nor any future development of that site.

C. WAIVER OF UNIT MIX

The Planning Board was asked to consider the Applicant's request to provide 100% townhomes rather than the mix of 85% attached and 15 % detached as specified in Section 59-C-1.395. The use of 100% attached units is compatible with the multi-family units to the west and provides for a good transition between the single family detached units on Collins Drive and the C-1 zone business to the south. Additionally, the waiver of the unit mix contributes to the ability to meet forest conservation requirements on-site. The waiver will allow for the creation of a significant forested area along the northern boundary of the site that will serve as a buffer for the adjacent homes on Collins Drive. This enhances the desirability of the Plan's unit mix from an environmental perspective.

D. TRANSPORTATION

A traffic study was not required for the property because of the small number of trips that will be generated by the proposed houses. The approval conditions include construction of the temporary access to MD 355 as a right-in/right-out that will be extinguished once Millenium Court is constructed and accepted by the County for

⁴ MONTGOMERY COUNTY CODE Section 59-C-7.15(c)(1)-(2) (emphasis added). Prior to the ZTA, Section 59-C-7.15(c)(1) read: "The area master plan recommends other than a one-family detached zone for the property immediately adjoining the area where the waiver is to occur."

maintenance. The Preliminary Plan will provide safe and adequate access for vehicles and pedestrians.

E. ENVIRONMENTAL

This plan is using an optional method of development and as such, the forest conservation requirements must be met on-site. The existing on-site forest, while fairly low quality, will be partially preserved and supplemented with additional planting. The preliminary forest conservation plan as approved does meet the forest conservation requirements on-site through forest preservation and afforestation of a significant portion of the northern third of the property.

The property contains no wetlands, floodplains or streams; however, a notable deeply incised swale that traverses the property is badly eroded. This swale receives runoff from MD 355 and Collins Drive. The development of the site will remove this eroded channel and provided for a stabilized conveyance system for the runoff.

IV. SUMMARY OF TESTIMONY AND EVIDENCE IN RECORD

Development Review Staff ("Staff") recommended approval of the Application in its memorandum dated March 24, 2005 ("Staff Report"). Staff testified at the public hearing, and presenting its findings consistent with the Staff Report as generally summarized above.

Staff testified regarding two minor modifications to Staff's proposed conditions of approval. Condition No. 9 was modified to indicate that that the sewer construction would be subject to WSSC approval, to avoid preempting the determination of WSSC regarding the final sewer design. Condition No. 18 was modified to eliminate language suggesting a predetermined outcome of the required noise analysis.

Staff advised the Board that the Application as conditioned complies with subdivision regulations. Staff recommended Board approval of the waivers sought in the Application and approval of the Preliminary Plan as conditioned.

Applicant appeared at the hearing represented by legal counsel. Counsel for the Applicant stated that the Applicant accepted the Staff recommendation and conditions as modified. Applicant testified regarding discussions with the adjoining property owner to the south of the Property, indicating that the neighboring owner intended continuation of the non-conforming business use at this time as opposed to development.

A representative of a neighboring property owner on Collins Drive testified in opposition to the proposed Preliminary Plan. He expressed concerns regarding privacy and stormwater runoff from MD 355 onto the neighboring property. Staff responded that as the existing runoff came from MD 355, the Applicant had no ability or legal

requirement to rectify any perceived problems created by runoff from the state road. Staff testified that the stormwater plan inlets for the Subject Property would in no way impede runoff flow from the neighboring property.

In response to the neighboring property owner's privacy concerns, the Applicant proffered a privacy fence along the northern perimeter of the Subject Property. The Board accepted the Applicant's proffer and questioned the Applicant regarding landscaping along the proposed fence. Staff indicated that further consideration of landscaping would occur during Site Plan review for the Subject Property.

A letter in the file from an adjacent property owner expressed concerns about a previous rendition of the plan that anticipated ingress and egress for the Subject Property through his property. The plans submitted to, and reviewed by the Planning Board, were revised to show no access through the adjacent property.

No other speakers testified at the public hearing.

V. FINDINGS

Having given full consideration to the recommendations of its Staff, which the Board hereby adopts and incorporates by reference; the recommendations of the applicable public agencies⁵; the applicant's position; and other evidence contained in the Record, which is hereby incorporated in its entirety into this Opinion, the Montgomery County Planning Board:

- a) Finds, pursuant to MONTGOMERY COUNTY CODE § 50-35(l), that the uncontested evidence of record demonstrates Preliminary Plan No. 1-05026 substantially conforms to the Germantown master plan.
- b) Finds, pursuant to MONTGOMERY COUNTY CODE § 50-35(k), that the uncontested evidence of record demonstrates public facilities will be adequate to support and service the area of the proposed subdivision.
- c) Finds, pursuant to MONTGOMERY COUNTY CODE § 50-29(a)(1), that the uncontested evidence of record demonstrates the size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.

⁵ The application was referred to outside agencies for comment and review, including the Washington Suburban Sanitary Commission, the Department of Public Works and Transportation, the Department of Permitting Services and the various public utilities. All of these agencies recommended approval of the application.

- d) Finds, based on the uncontested evidence of record, that the application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A. This finding is subject to the applicable condition(s) of approval.
- e) Finds that the application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.
- f) Finds, pursuant to MONTGOMERY COUNTY CODE § 59-C-7.15(c)(1)-(2), that the Application meets the requirements for a waiver of the setback requirement along the southern boundary of the Subject Property. The Board finds that the Germantown Master Plan recommends uses other than a one-family detached use for the property immediately adjoining the area where the waiver is to occur, including special exception uses. The Board also finds that the Plan's proposed setback, consisting of 45 feet from the proposed unit nearest to the property line along the southern boundary of the Subject Property, will not adversely affect the present or future use of the immediately adjoining property.
- g) Finds, pursuant to MONTGOMERY COUNTY CODE § 59-C-1.395, that the Application satisfies the requirements for a waiver of the standard unit mix percentage requirements under that section. The Board finds that the Application's proposed unit mix of 100% single-family attached units is more compatible with adjacent development, which includes multi-family housing and commercial uses. The Board further finds that the development is more desirable for environmental reasons, as the proposed unit mix more readily permits satisfaction of the required forest conservation requirements on-site due to the particular shape of the Subject Property.
- h) Finds that any objection concerning a substantive issue that was not raised prior to the closing of the Record is waived.

VI. CONDITIONS OF APPROVAL

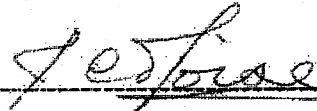
The Board finds, based on evidence of record (including staff memoranda and testimony), that the waivers requested in Preliminary Plan No. 1-05026 satisfy the requirements of Montgomery County Code Chapter 59. Having so found, the Planning Board approves the waivers requested in Preliminary Plan No. 1-05026.

Finding Preliminary Plan No. 1-05026 in accordance with the purposes and all applicable regulations of Montgomery County Code Chapter 50, the Planning Board approves Preliminary Plan No. 1-05026, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to a maximum of 24 single family attached dwelling units.
- 2) Dedication only at this time for the Millenium Court cul-de-sac. Applicant to dedicate one-half of the cul-de-sac on the Subject Property.
- 3) Prior to recordation of plat, coordinate with MCDPWT to record a covenant for future construction of the portion of Millenium Court on the Subject Property.
- 4) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
- 5) Record plat to reflect a Category I easement over all areas of stream valley buffers and forest conservation.
- 6) Record plat to reference the Common Open Space Covenant recorded at Liber 28045 Folio 578 ("Covenant"). Applicant shall provide verification to Commission staff prior to release of final building permit that Applicant's recorded HOA Documents incorporate by reference the Covenant.
- 7) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s) and MDSHA prior to issuance of access permits.
- 8) The applicant shall dedicate all road rights-of-way shown on the approved preliminary plan to the full width mandated by the Germantown Master Plan unless otherwise designated on the preliminary plan.
- 9) Applicant to construct the sewer connection within the 20 ft. WSSC easement to the rear lot line of adjacent Lot 2, Block A, Collin Hill Subdivision, subject to WSSC approval, in order to minimize future impact to the forest conservation easement.
- 10) Access to MD 355 to be a right-in/right-out configuration to be closed once Millenium Court is constructed and accepted for maintenance by MCDPWT.
- 11) Record plat to contain a note, "Vehicular access to MD 355 is temporary and is to be closed once Millenium Court is constructed and accepted for maintenance by Montgomery County."

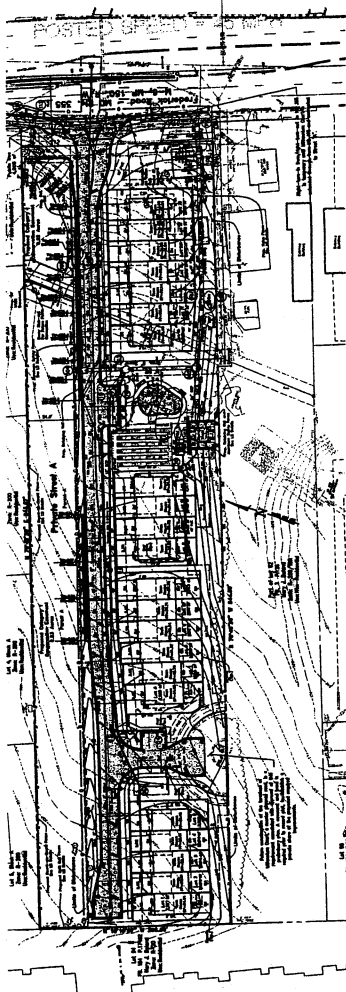
CERTIFICATION OF BOARD VOTE ADOPTING OPINION

At its regular meeting, held on **Thursday November 3, 2005**, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, on the motion of **Commissioner Bryant, seconded by Commissioner Robinson, with Chairman Berlage, and Commissioners Bryant, Wellington, and Robinson** voting in favor of the motion, **ADOPTED** the above Opinion which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for **Preliminary Plan 1-05026, The Towns of Boland Farms.**



Certification As To Vote of Adoption
M. Clara Moise, Technical Writer

THE TOWNS OF BOLAND FARM



NOTES

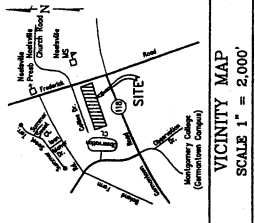
1. Property lines were prepared by the owner. If owner shows boundary information from survey by the office.
2. The project is based on 10/27/06 and is to be completed by 11/15/07. All construction shall be completed by 11/15/07.
3. All other work categories are 100% and 100% respectively.
4. The site plan is subject to the conditions of approval of the Planning Commission.
5. Proposed site plan is to be reviewed with staff only.
6. All proposed buildings shall be constructed in accordance with the approved site plan.
7. All proposed buildings shall be constructed in accordance with the approved site plan.
8. The site is to be developed in 3 phases. Phase 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z.
9. The plan is to be submitted to the Commission Master Plan.
10. Property lines and areas are subject to adjustment at the discretion of the Commission.
11. All construction shall be completed in accordance with the approved site plan.
12. All construction shall be completed in accordance with the approved site plan.
13. The site is to be developed in 3 phases. Phase 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z.
14. M-NOZ-PFC staff must inspect the proposed site plan and provide written comments to the developer and the Planning Commission.

DEVELOPMENT PROGRAM

1. The M-NOZ-PFC staff must inspect the proposed site plan and provide written comments to the developer and the Planning Commission.
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SHEET SET INDEX

- SHEET 1 COVER SHEET
- SHEET 2 SITE DEVELOPMENT PLAN
- SHEET 3 LANDSCAPE PLAN
- SHEET 4 LANDSCAPE DETAILS
- SHEET 5 LANDSCAPE DETAILS
- SHEET 6 LIGHTING PLAN AND DETAILS



VICINITY MAP
SCALE 1" = 2,000'



M-NOZ-PFC/DPS DEVELOPMENT PROGRAM INSPECTION SCHEDULE

NO.	DATE	DESCRIPTION
1	5/15/06	Address DRC comments
2	5/30/06	Resubmitted to M-NOZ-PFC
3	6/30/06	rev per m-n-z-p-f-c
4	7/15/06	rev per 10/27/06 m-n-z-p-f-c
5	7/27/07	rev per staff comments
6	8/22/07	rev per staff comments

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THE DEVELOPMENT PROGRAM, AND USING APPROVAL OF THE MONTGOMERY COUNTY PLANNING BOARD, AND USING SIGNATURE SET OF THE SITE PLAN.

DATE: 7-18-07 BY: Frank S. Gordon, President

M-NOZ-PFC APPROVAL STAMP

Certified Site Plan
File No. 1-2006-07
Montgomery County Planning Board
Chairman or Designee
Date: 7-18-07

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE M-NOZ-PFC STAFF MUST INSPECT THE PROPOSED SITE PLAN AND PROVIDE WRITTEN COMMENTS TO THE DEVELOPER AND THE PLANNING COMMISSION.

TAX MAP ED 583 WSSC 228 NW 12

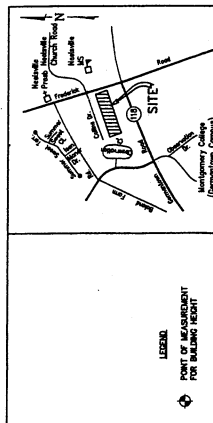
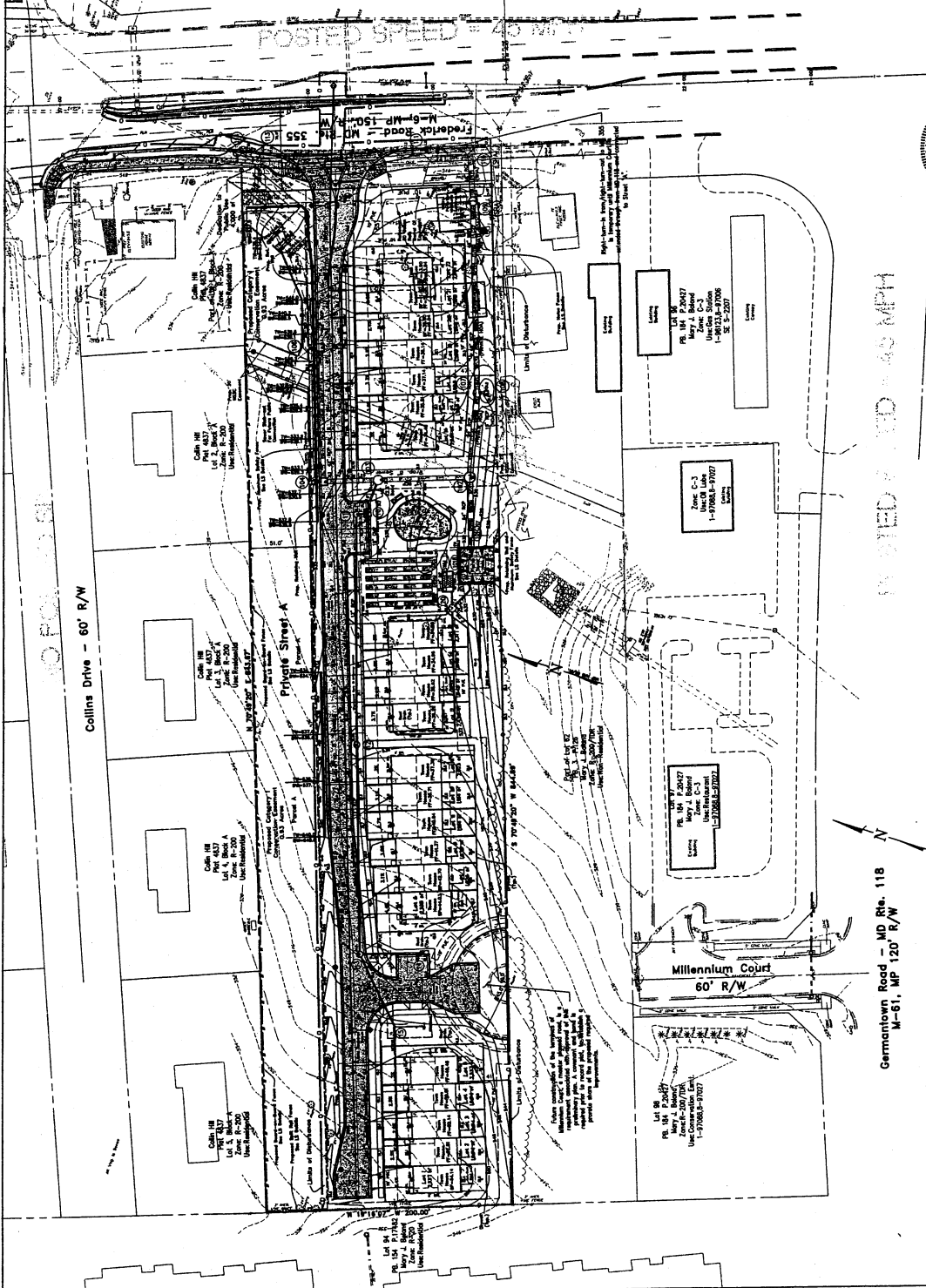
SITE DEVELOPMENT PLAN
Lots 1-22 and Parcel A

THE TOWNS OF BOLAND FARM
Parts of Lots 60 & 61, PB.3 P.276
9TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG
Montgomery Hendrick & Giescock, P.A.
Landscape Architects • Surveyors
1020 Williams Road, Suite 120
Baltimore, Maryland 21201
Phone 301.670.0400
Fax 301.670.0401
www.mhgpa.com

Proj. No. M/JW
Date June 2005
Project No. 1-2006-07
Sheet 03/10/06 1 of 8

DESIGNED BY: M/JW
CHECKED BY: M/JW
DATE: JUN 27 2005
DEVELOPMENT REVIEW



LEGEND
 POINT OF MEASUREMENT FOR BUILDING HEIGHT

PERMITTED/REQUIRED
 15% max. (20) 5.7 ft./ac.
 8 ft./ac. max. (10) 1,800 sq. ft. min.
 (standard)

Development Standards Applicable to the Optional Method of Development with TDR
 59-C-1.324(C) Density of development: 1800 sq. ft. min.
 Established Minimum Lot Size: n/a
 (59-C-1.324(B) Development Standards Applicable to the Optional Method of Development with TDR)
 Building setbacks: Street: n/a
 From the front yard: 25' min.
 From side yard: n/a
 From rear yard: 20' min.
 59-C-1.324(C) Compatibility: 100' setback water granted
 Boundary of the Subdivision: n/a
 Building Height: n/a
 59-C-1.324(C) Special Provisions for TDR Developments: 22,000 sf or 13%
 Residential Use: 40% min.
 One Family Detached (Townhouse) ** 100%
 Multifamily ** 40%

AREA TABULATION
 Gross Tract Area (GTA) = 16,855 sf or 3.87 ac.
 Street dedication = (C) 4,409 sf or 0.10 ac.
 Millennium Court = (C) 3,087 sf or 0.07 ac.
 Net Tract Area (NTA) = 16,359 sf or 3.70 ac.

DENSITY TABULATION
 Site Details: = 3.87 acres
 R-200 2 sf/ac. = 7.4 sf
 TDR 1800 sq. ft. = 30.0 sf
 Proposed Density: 22.0 sf / 3.87 ac. = 5.7 sf/ac.

TDR TABULATION
 Proposed Density: 22.0 sf / 3.87 ac. = 5.7 sf/ac.
 Base Density: 1800 sq. ft. = 30.0 sf
 Proposed Density: 22.0 sf / 3.87 ac. = 5.7 sf/ac.

PARKING TABULATION
 Required spaces: 7,092 sq. ft. = 44 spaces required
 Provided spaces: 22 Garage spaces
 22 Driveway spaces
 52 on-street provided

TAX MAP ED 943 WSSC 228 NW 12

SITE DEVELOPMENT PLAN
 Lots 1-22 and Parcel A

THE TOWNS OF BOLAND FARM
 Parts of Lots 60 & 61, PB.3 P.276

9TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG
 Macris, Hendricks & Glascock, P.A.
 Landscape Architects - Surveyors
 6229 Wegman Road, Suite 120
 Columbia, Maryland 21046-1279
 Phone: 301.670.9400
 Fax: 301.648.0800

Prep. By: MHW
 MHW
 Date: June 2003
 Project No.: 17-07
 Sheet No.: 2 of 8
 03.10.03.02

NO.	DATE	DESCRIPTION
1	8/13/03	Address DRC comments
2	8/30/03	Resubmitted to MNDPFC
3	9/10/03	rev per mndpfc comments
4	11/20/03	rev per 10/27/03 mndpfc comts
5	1/22/04	rev per staff comments
6	6/22/07	rev per staff comments

DEVELOPER'S CERTIFICATE
 THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND APPROVAL CONDITIONS, THE DEVELOPMENT PROGRAM, AND THE SIGNATURE SET OF THE SITE PLAN.

DATE: 7-18-07 BY: [Signature]
 Frank S. Gordon, President

M-NDPFC APPROVAL STAMP
 Certified Site Plan
 File No. 17-07-07
 Montgomery County Planning Board
 Chairman or Designer: [Signature] Date: 7-18-07

MONTGOMERY COUNTY PLANNING DEPARTMENT
 The Land-Use-Related Central Park and Planning Commission

POSTED SPEED = 40 MPH

POSTED SPEED = 45 MPH

Collins Drive - 60' R/W

Private Street A

Millennium Court - 60' R/W

**Germanatown Road - MD Rte. 118
 M-61, MP 120' R/W**



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MAR 27 2007

MCPB No. 06-121
Site Plan No. 820050420
The Towns of Boland Farm
Date of Hearing: November 30, 2006

MONTGOMERY COUNTY PLANNING BOARD

RESOLUTION

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board" or "Board") is vested with the authority to review site plan applications; and

WHEREAS, on June 23, 2005, GBI Corporation ("Applicant"), filed an application for approval of a site plan for twenty-two (22) one-family attached dwelling units ("Site Plan" or "Plan") on 3.87 acres of R-200/TDR-8 zoned-land, located on Frederick Road, 200 feet northwest of the intersection with Darnestown-Germantown Road ("Property" or "Subject Property"); and

WHEREAS, Applicant's site plan application was designated Site Plan No. 820050420, The Towns of Boland Farm (the "Application"); and

WHEREAS, Planning Board staff ("Staff") issued a memorandum to the Planning Board, dated November 17, 2006, setting forth its analysis of, and recommendation for approval of the Application subject to certain conditions ("Staff Report"); and

WHEREAS, following review and analysis of the Application by Staff and the staffs of other governmental agencies, on November 30, 2006, the Planning Board held a public hearing on the Application (the "Hearing"); and

WHEREAS, on November 30, 2006, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

Approved as to
Legal Sufficiency: TAB 3-8-07
M-NCPPC Legal Department

WHEREAS, on November 30, 2006 the Planning Board approved the Application, subject to conditions, on the motion of Commissioner Bryant, seconded by Commissioner Wellington, with a vote of 5-0, Commissioners Bryant, Hanson, Purdue, Robinson, and Wellington voting in favor.

NOW, THEREFORE, BE IT RESOLVED that, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Montgomery County Planning Board APPROVES Site Plan No. 820050420 for twenty-two (22) one-family attached dwelling units, on 3.87 gross acres in the R-200/TDR-8 Zone, subject to the following conditions:

1. Preliminary Plan Conformance

The proposed development shall comply with the conditions of approval for Preliminary Plan 120050260 as listed in the Planning Board opinion dated November 8, 2005, except as modified by this site plan approval.

2. Environmental

The applicant shall comply with the following conditions of approval from M-NCPPC-Environmental Planning in the memorandum dated November 13, 2006:

- a. The applicant shall comply with the conditions of approval of the final forest conservation plan. The applicant shall satisfy all conditions of approval before recording of the record plat(s) or MCDPS issuance of erosion and sediment control permits.
- b. Applicant to construct a privacy fence along the northern and a split rail fence along the western conservation easement lines.
- c. Applicant to plant the afforestation area with 1 ½ inch to 2-inch caliper trees.
- d. Prior to release of the first building permit for the subdivision, the applicant must submit the following items for review and approval by MNCPPC staff:
 - i. Certification from an acoustical engineer that the building shells for residential dwelling units are designed to attenuate projected exterior noise levels to an interior level of no more than 45 dBA, Ldn. Any subsequent changes in building shell materials or coverage that may affect acoustical performance shall be approved by an acoustical engineer prior to implementation.
 - ii. Written commitment to construct the residential units in accordance with the acoustical specifications identified by the acoustical engineer.
- e. The applicant shall construct the noise barrier along the side and rear property line of Lot 22 and along the rear property line of Lots 20 and 21 using a six-foot tall "board-on-board" fencing made of vinyl or a composite material that is not subject to shrinkage or warping over time and that an acoustical engineer certifies will achieve the same acoustical objective as

would be achieved with a new "board on board" wood fence. Final material and design to be approved by MNCPPC staff before approval of signature set.

3. Transfer Development Rights (TDRs)

Prior to recording of plat, the applicant shall provide verification that fifteen (15) TDRs have been acquired for the proposed development.

4. Lighting

- a. Applicant shall ensure that all light fixtures shall be full cut-off fixtures.
- b. Applicant shall ensure that deflectors are installed on all fixtures causing potential glare or excess illumination, especially on the perimeter fixtures abutting the adjacent residential properties.
- c. Applicant shall ensure that illumination levels shall not exceed 0.5 footcandles (fc) at any property line abutting county roads or adjacent residential properties.
- d. Applicant shall install light fixtures on poles not to exceed twelve (12) feet including the mounting base.

5. Recreation Facilities

Although recreation facilities are not required for this development, the applicant shall provide a tot lot and sitting area in accordance with M-NCPPC Recreation Guidelines.

6. Stormwater Management

The proposed development is subject to the Stormwater Management Concept approval conditions dated March 3, 2005 unless amended and approved by the Montgomery County Department of Permitting Services.

7. Development Program

Applicant shall construct the proposed development in accordance with a Development Program. The Development Program shall be reviewed and approved by M-NCPPC staff prior to approval of the certified site plan. The Development Program shall include a phasing schedule as follows:

- a. Street tree planting shall progress as street construction is completed, but no later than six months after completion of the units adjacent to those streets.
- b. Community-wide pedestrian pathways and recreation facilities shall be completed prior to issuance of the 17th building permit.
- c. Landscaping associated with each building shall be completed as construction of each facility is completed.

- d. Pedestrian sidewalks along Frederick Road shall be completed prior to issuance of final building permit.
- e. Prior to issuance of the first building permit, the applicant shall enter into a covenant with Montgomery County Department of Public Works to construct a connection between "Private Street A" and Millennium Court when the adjoining property, Part of Lot 62, is developed.
- f. Clearing and grading shall correspond to the construction phasing, to minimize soil erosion.
- g. Phasing of dedications, stormwater management, sediment/erosion control, recreation, or other features.

8. Clearing and Grading

No clearing or grading prior to M-NCPPC approval of certified site plan.

9. Certified Site Plan

Prior to approval of certified site and landscape/lighting plans the following revisions shall be included and/or information provided, subject to staff review and approval:

- a. Development program, inspection schedule, and Site Plan Resolution.
- b. Limits of disturbance.
- c. Methods and locations of tree protection.
- d. Forest Conservation easement areas.
- e. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
- f. Location of outfalls away from tree preservation areas.

BE IT FURTHER RESOLVED that all site development elements as shown on The Towns of Boland Farm drawings stamped by the M-NCPPC on November 8, 2006, shall be required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that, having given full consideration to the recommendations and findings of its Staff, which the Planning Board hereby adopts and incorporates by reference, and upon consideration of the entire record, the Montgomery County Planning Board:

1. *FINDS, with the conditions of approval, that the Site Plan meets all of the requirements of the R-200/TDR-8 zone*

Requirements of the R-200/TDR-8 Zone

The Staff Report contains a data table that lists the Zoning Ordinance required development standards and the developments standards proposed for approval. The Board finds, based on the aforementioned data table, and other uncontested evidence

and testimony of record, that the Application meets all of the applicable requirements of the R-200/TDR-8 Zone. The following data table sets forth the development standards approved by the Planning Board and binding on the Applicant.

Data Table

Development Standard Approved by
 the Board and Binding on the
 Applicant

Min. Tract Area (ac.):	3.87
Net Site Area after Dedication (ac.):	3.70
Max. Density of Development (d.u./ac.)	
Per Zoning Ordinance	5.7
Per Master Plan	5.7
Number of Dwelling Units (d.u.)	
Attached Unit	22
Minimum Green Area (%)	60
Residential Uses	
One-Family Detached (%)	0
One-Family Attached (%)	100
Min. Building Setbacks (ft.)	
From public right-of-way	25'
Front yard	20'
Side yard	6' (end unit)
Rear yard	20'
From adjacent one-family detached zone	41'*
Min. Lot Size (sf.)	1,800
Min. Lot Width at Existing or Proposed Street Line (ft.):	22'
Max. Lot Coverage (%):	49
Max. Building Coverage of Net Tract Area (%)	13
Max. Building Height (ft.):	35
Parking Spaces	
Attached units	52

* Through its approval of Preliminary Plan No. 1-05026, the Planning Board approved a waiver of the Montgomery County Code Section 59-C-7.15(b)(1) requirement for a 100-foot setback of any building other than a one-family detached residence from the adjoining one-family detached zone. This approval confirms that waiver and establishes the minimum required setback of 41 feet.

2. *FINDS, with the conditions of approval, that the locations of the buildings and structures, the open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

a. Buildings and Structures

The plan proposes 22 one-family attached dwelling units. The units are arranged along an east-west oriented interior private street, which is flanked on the opposite side by a Forest Conservation Area. A six-foot noise fence is provided around the rear yards of lots 20-22. The building locations are arranged in an adequate, safe, and efficient manner on the site.

b. Open Spaces

The plan proposes a minimum of 60% green space, comprised of a 0.93 acre forest conservation easement area, a tot-lot, and open space between and around the proposed dwelling units. The open space provided on site is adequate, safe, and efficient for the number of proposed dwelling units and relative to the gross tract area.

c. Landscaping and Lighting

The proposed landscaping on the site consists of a mix of shade, evergreen and ornamental trees along the private street and along MD 355. Further landscape screening is provided along the southern edge of the property and the northwestern edge of the internal private street. Further landscaping is provided along the foundation of each townhouse and around the tot-lot and sitting areas.

The lighting plan consists of several streetlights on 12-foot poles along the interior streets spaced to provide safe and comfortable pedestrian use at night.

The landscaping and lighting provide for adequate, safe, and efficient use by the homeowners.

d. Recreation Facilities

Recreation facilities are not required for this project, but are provided. These facilities provide adequate, safe, and efficient opportunities for use by the homeowners.

e. Vehicular and Pedestrian Circulation

Vehicular and pedestrian circulation is safe, adequate and efficient. Access points to the site are to be provided temporarily from MD 355 and, in the future, from Millennium Court.

3. *FINDS, with the conditions of approval, that each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.*

The proposed residential development is completely composed of one-family attached dwelling units. They are compatible with surrounding land uses and provide a transition between the adjacent commercial development to the south, multi-family dwelling units to the west, and one-family detached units to the north. Across MD 355 from the site is Neelsville Middle School, which provides additional recreation facilities and open space when the school is not in use.

4. *FINDS, with the conditions of approval, that the Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

Forest Conservation requirements have been met by the preservation of 0.22 acres of existing forest, the reforestation of 0.71 acres on-site, landscape credit of 0.12 acres for on-site landscaping, and 0.63 acres of off-site forest mitigation banking.

5. *WAIVES the requirement of Montgomery County Code, Section 59-C-1.393(b) that the Applicant provide two-thirds of the number of development rights permitted to be transferred to the property under the provisions of the Germantown Master Plan.*

The Planning Board concurs with the Staff recommendation, set forth in the Staff Report, that the waiver is justified for both environmental and compatibility reasons.

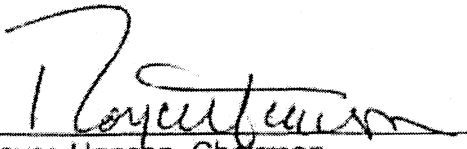
BE IT FURTHER RESOLVED, that this resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this site plan shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this Resolution is MAR 27 2007 (which is the date that this resolution is mailed to all parties of record); and'

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

At its regular meeting, held on Thursday, March 15, 2007, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, on motion of Commissioner Robinson, seconded by Commissioner Perdue, with Commissioners Hanson, Perdue, Robinson, and Wellington voting in favor, and Commissioner Bryant absent, ADOPTED the above Resolution, which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for Site Plan No. 820050420, The Towns of Boland Farm.



Royce Hanson, Chairman
Montgomery County Planning Board

PLAT NO. 220071640

Woodside Park

Located in the southwest quadrant of the intersection of Fairview Road and Noyes Drive

R-60 zone; 1 lot

Community Water, Community Sewer

Master Plan Area: North and West Silver Spring

Isaac H. Marks, Applicant

Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(3)** of the Subdivision Regulations, which states:

Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the criteria of Section 50-35A (a)(3) of the subdivision regulations and supports this minor subdivision record plat

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Woodside Park Plat Number: 720071640
 Plat Submission Date: 6-29-07
 DRD Plat Reviewer: S. Smith / T. Alan
 DRD Prelim Plan Reviewer: _____

*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Name if applicable: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____

Lot # & Layout Lot Area Zoning Bearings & Distances Coordinates N/A
 Plan # N/A Road/Alley Widths OK Easements OK Open Space N/A Non-standard N/A
 BRLs Adjoining Land OK Vicinity Map OK Septic/Wells N/A TDR note N/A
 Child Lot note N/A Surveyor Cert N/A Owner Cert Tax Map OK SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>A. Hingray</u>	<u>7-10-07</u>	<u>7-27-07</u>	_____	<u>N/A</u>
Research	<u>Bobby Fleury</u>	_____	_____	<u>7-11-07</u>	<u>OK</u>
SHA	<u>Doug Mills</u>	_____	_____	_____	_____
PEPCO	<u>Steve Baxter</u>	_____	_____	_____	_____
Parks	<u>Doug Powell</u>	_____	_____	_____	_____
DRD	<u>Nellie Carey</u>	_____	_____	<u>7/26/07</u>	<u>OK</u>

Final DRD Review:

DRD Review Complete: SJS 10-16-07

(All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): SJS 7-31-07

Final Mylar w/Mark-up & PDF Rec'd: SJS 10-15-07

Board Approval of Plat:

Plat Agenda: SJS 11/1/07

Planning Board Approval: _____

Chairman's Signature: _____

DPS Approval of Plat:

Engineer Pick-up for DPS Signature: _____

Final Mylar for Reproduction Rec'd: _____

Plat Reproduction:

Addressing: _____

File Card Update: _____

Final Zoning Book Check: _____

Update Address Books with Plat #: _____

Update Green Books for Resubdivision: _____

Notify Engineer to Seal Plats: _____

Engineer Seal Complete: _____

Complete Reproduction: _____

Sent to Courthouse for Recordation: _____

No. _____

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: _____
- b) Part of lot created by deed prior to June 1 1958: ok
N/A

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot
Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: _____
- b) Original Plat identified: _____

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: _____
- b) Street dedication required: _____
- c) Forest conservation: _____
- d) Storm water management: _____
- e) Special Protection Area/Water Quality Plan: _____
- f) Landscaping and lighting plan including parking lot layout: _____

g) Approved Special Exception:

(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

a) Number of Lots:

b) Written MCDPS approval of proposed septic area:

c) Required street dedication:

d) Easement for balance of property noting density and TDRS:

e) Average lot size of 5 acres:

f) Forest Conservation requirements met:

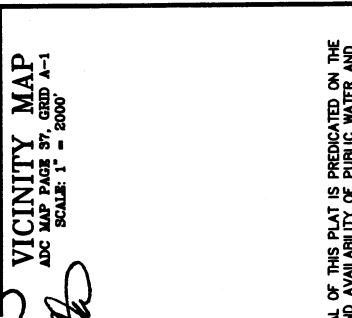
PLAT NO.

OWNERS' CERTIFICATE

WE, ISAAC H. SR. AND ZANA H. MARKS, OWNERS OF THE PROPERTY, SHOW AND DESCRIBE HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH AND DESCRIBE RESTRICTION LINES AND ESTABLISH THE TEN (10) FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON AS 10' P.U.E. FOR THE UTILITIES NAMED IN THE DOCUMENTS RECORDED IN PUBLIC RECORDS AND UTILITIES IN THE DOCUMENTS RECORDED IN PUBLIC RECORDS AT FOLD 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAN OF SUBDIVISION EXCEPT FOR A CERTAIN DEED OF TRUST HELD BY RECONTRUST COMPANY, N.A. AND THE PARTIES OF INTEREST THERETO HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

10/9/07 DATE
 Isaac H. Marks, Sr., OWNER
 10/9/07 DATE
 Zana H. Marks, OWNER
 10/8/07 DATE
 Deanna Burns, VICE PRESIDENT
 RECONTRUST COMPANY, N.A.
 PARTIAL RELEASE DIVISION
 WITNESS
 WITNESS



GENERAL NOTES

- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING MONTGOMERY COUNTY PLANNING BOARD APPROVAL TO SURVIVE UNLESS MODIFIED BY FURTHER ACTIONS BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THIS PLAT CONFORMS WITH REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35 A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES A CONSOLIDATION OF TWO OR MORE LOTS OR PARTS OF LOTS INTO ONE LOT AS PROVIDED FOR IN SECTION 50-35 A (6)(3).
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE THE EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
- THIS PROPERTY IS CURRENTLY ZONED R-60.
- ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-80 ZONE.
- LOTS SHOWN HEREON ARE ON MONTGOMERY COUNTY TAX MAP JP 341 AND W.S.S.C. SHEET #211 NW 01.
- THIS PROPERTY IS NOT SUBJECT TO CHAPTER 22A MONTGOMERY COUNTY FOREST CONSERVATION LAW.

NOYES DRIVE
 (60' WIDE R/W PER PLAT BOOK 20, PLAT 1614)

FAIRVIEW ROAD
 (60' WIDE R/W PER PLAT BOOK 26, PLAT 1614)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS CONVEYED TO ISAAC H. SR. AND ZANA H. MARKS, KNOWN AS LOT 11 AND LOT 12, BLOCK A-2, SECTION 4 AS SHOWN ON A PLAT OF SUBDIVISION OF WOODSIDE PARK AND BEING RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AS PLAT NO. 04-90288P, DATED MARCH 22, 2007, AS RECORDED IN PUBLIC RECORDS, AND THAT PROPERTY CORNERS MARKED THIS DATE AS SHOWN HEREON, AND THAT THE TOTAL AREA INCLUDED ON THIS PLAT OF SUBDIVISION IS 19,570.4 SQUARE FEET, NONE OF WHICH IS DEDICATED FOR PUBLIC USE.

10/4/2007 DATE

JOSEPH E. SNIDER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REG. #21229



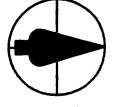
M-NCEPC Record File No.:

Department of Permitting Services Montgomery County, Maryland	Recorded:	Drafted: A.L.W.
Director:	Plat No.:	Checked: J.E.S.
Date:	Job No.:	04-90288P
Approved:	Chairman	Asst. Secretary - Treasurer

Lot 16	=	Area Tabulation
Dedication Area	=	19,570.4 S.F. or 0.4493 Acres
Total Area	=	19,570.4 S.F. or 0.4493 Acres

SUBDIVISION RECORD PLAT
 LOT 16
 BLOCK A-2, SECTION 4
WOODSIDE PARK
 WHEATON (13th) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20'
 JUNE 2007

Prepared by
SNIDER & ASSOCIATES
 LAND SURVEYORS
 20270 Goldenrod Lane, Suite 110
 Germantown, Maryland 20876
 301/948-5100 Fax 301/948-1286



PLAT NO. 220080150

Kentsdale Estates

Located on the south side of Bells Mill Road at the terminus of Willowbrook Drive
RE-1 and R-200 zones; 7 lots, 2 parcels
Community Water, Community Sewer
Master Plan Area: Potomac
Bells Mill, LLC, Applicant

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 12000065A (formerly 1-00065A), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

RECORD PLAT REVIEW SHEET

Plan Name: Panagos Tract Plan Number: 12000065A
 Plat Name: Kentsdale Estates Plat Number: 220080150
 Plat Submission Date: 7-27-07
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: R. Weaver

Initial DRD Review:

Signed Preliminary Plan - Date 7/25/07 Checked: Initial RAW SOS Date 9/14/07
 Planning Board Opinion - Date 5-18-07 Checked: Initial SOS Date 9-11-07
 Site Plan Req'd for Development? Yes No Verified By: SJS (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Site Plan Reviewer Plat Approval: Checked: Initial _____ Date _____

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates ok Plan # ok Road/Alley Widths ok Easements ok Open Space
 Non-standard BRLs N/A Adjoining Land ok Vicinity Map ok Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map ok

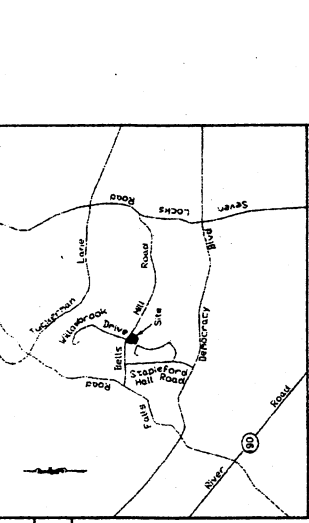
Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	D. Johnson	8/29/07	9/11/07	9-10-07	Spelling Errors
Research	Bobby Fleury			8/30/07	OK
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey			9-11-07	OK

Final DRD Review:

DRD Review Complete:	Initial <u>SJS</u>	Date <u>10-17-07</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick-up Mark-up):	<u>SJS</u>	<u>9-13-07</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>SJS</u>	<u>10-11-07</u>
Board Approval of Plat:		
Plat Agenda:	<u>SJS</u>	<u>11-1-07</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
DPS Approval of Plat:		
Engineer Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
Plat Reproduction:		
Addressing:	_____	_____
File Card Update:	_____	_____
Final Zoning Book Check:	_____	_____
Update Address Books with Plat #:	_____	_____
Update Green Books for Resubdivision:	_____	_____
Notify Engineer to Seal Plats:	_____	_____
Engineer Seal Complete:	_____	_____
Complete Reproduction:	_____	_____
Sent to Courthouse for Recordation:	_____	_____

No. _____

PLAT NO.
DATE



SCALE 1"=2000'

OWNER'S CERTIFICATE

We, Belts Mill, LLC, a Maryland limited liability company, hereby adopt this plan of subdivision, establish the minimum standards for the subdivision and the public improvements and easements and the public improvements to be provided on the subdividing lots of this subdivision, all in accordance with the provisions of the Subdivision Control Act, Chapter 33, Section 2-103 of the Elected Code of Montgomery County, Maryland. This subdivision is being recorded as a public improvement plan, as defined in Section 2-101(b) of the Elected Code of Montgomery County, Maryland, and is being recorded as a public improvement plan under the provisions of Section 2-101(c) of the Elected Code of Montgomery County, Maryland, as amended. The terms and conditions of a conservation easement agreement, as defined in Section 2-101(d) of the Elected Code of Montgomery County, Maryland, and the terms and conditions of a conservation easement agreement, as defined in Section 2-101(e) of the Elected Code of Montgomery County, Maryland, are incorporated herein by this reference.

Further, we grant to the Washington Suburban County Commission (WSSCO) such easements as are necessary for the construction, reconstruction, operation, maintenance and repair of sewer mains and appurtenances within the water rights of way/assessment shown herein, subject to and together with the conditions contained in a right of way document from the grantor(s) their successors or assigns to the WSSCO, and to be recorded hereafter.

Further, we grant to the Washington Suburban County Commission (WSSCO) such easements as are necessary for the construction, reconstruction, operation, maintenance and repair of sewer mains and appurtenances within the water rights of way/assessment shown herein, subject to and together with the conditions contained in a right of way document from the grantor(s) their successors or assigns to the WSSCO, and to be recorded hereafter.

Further, we grant to Montgomery County, Maryland, its successors and assigns an easement in, on and over the land herein shown, identified as the Public Improvement Easement (P.I.E.) shown herein with terms and provisions of said grant being incorporated herein by reference. The terms and conditions of a conservation easement agreement, as defined in Section 2-101(d) of the Elected Code of Montgomery County, Maryland, and the terms and conditions of a conservation easement agreement, as defined in Section 2-101(e) of the Elected Code of Montgomery County, Maryland, are incorporated herein by this reference.

Further, we grant to the Washington Suburban County Commission (WSSCO) such easements as are necessary for the construction, reconstruction, operation, maintenance and repair of sewer mains and appurtenances within the water rights of way/assessment shown herein, subject to and together with the conditions contained in a right of way document from the grantor(s) their successors or assigns to the WSSCO, and to be recorded hereafter.

There are no recorded mortgages, leases, mortgages or liens affecting the property included in this plan of subdivision except for a certain deed of trust recorded among the closed Land Records in Liber 29745 of Folio 348, by Belts Mill, LLC, and Liber 34741 of Folio 010, and all parties in interest therein name below indicated their interest.

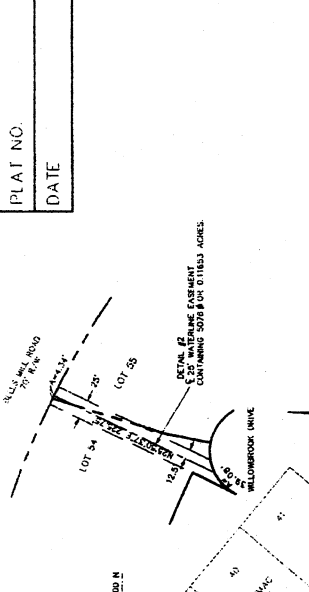
For Belts Mill, LLC, Donee:
[Signature]
Danilo Donatus, Member

For K. Bank by Moss & Associates, P.C.,
[Signature]
Trustee

10/19/07
Date

[Signature]
Witness

[Signature]
Witness



CURVE DATA

NO.	ARC	DELTA	CHORD	CHORD BEHIND	CHORD AHEAD	CHORD TO PT.	CHORD FROM PT.
1	40'	172.44°	26.21'	26.21'	26.21'	26.21'	26.21'
2	40'	172.44°	26.21'	26.21'	26.21'	26.21'	26.21'
3	40'	172.44°	26.21'	26.21'	26.21'	26.21'	26.21'
4	40'	172.44°	26.21'	26.21'	26.21'	26.21'	26.21'
5	40'	172.44°	26.21'	26.21'	26.21'	26.21'	26.21'
6	40'	172.44°	26.21'	26.21'	26.21'	26.21'	26.21'
7	40'	172.44°	26.21'	26.21'	26.21'	26.21'	26.21'
8	40'	172.44°	26.21'	26.21'	26.21'	26.21'	26.21'
9	40'	172.44°	26.21'	26.21'	26.21'	26.21'	26.21'
10	40'	172.44°	26.21'	26.21'	26.21'	26.21'	26.21'

AREA TABULATIONS

NO.	ACRES
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199	408233.00
200	211752.00

DATE: 10/19/07

[Signature]
Professional Land Surveyor
Maryland Reg. No. 10787

GRAPHIC SCALE

FOR PUBLIC WATER AND SEWER ONLY

P.I.A. NO.
DATE
APPROVED

CHAIRMAN
ASST. SECRETARY
TREASURER
DIRECTOR

THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

DEPARTMENT OF
PERMITTING SERVICES
MONTGOMERY COUNTY, MD.

APPROVED
DATE

FOR THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED
DATE

CHAIRMAN
ASST. SECRETARY
TREASURER
DIRECTOR

DEPARTMENT OF
PERMITTING SERVICES
MONTGOMERY COUNTY, MD.

APPROVED
DATE

CHAIRMAN
ASST. SECRETARY
TREASURER
DIRECTOR

DEPARTMENT OF
PERMITTING SERVICES
MONTGOMERY COUNTY, MD.

APPROVED
DATE

CHAIRMAN
ASST. SECRETARY
TREASURER
DIRECTOR

DEPARTMENT OF
PERMITTING SERVICES
MONTGOMERY COUNTY, MD.

APPROVED
DATE

CHAIRMAN
ASST. SECRETARY
TREASURER
DIRECTOR

- NOTES**
- This property is currently zoned RE-1 and R-300 and has been subdivided under the existing regulations of the RE-1 zone and the R-300 zone. Preliminary plan No. 10000965A entitled "Pawnee Pond".
 - This property appears on Tax Map F0581.
 - The property is located on MDSC 200 Sheet 214 NW 08.
 - Approval of this plat is based upon the adequacy of and the availability of public water and sewer.
 - This subdivision record plat is not intended to show any matter affecting the ownership or use of the property, nor any 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 of matters affecting title.
 - All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, subdivision, or subdivision record plat approved by the Montgomery County Planning Board are intended to survive and shall be deemed to be a part of this subdivision record plat. Any provision of this subdivision record plat that is inconsistent with any provision of the Montgomery County Planning Board and any ordinance for public water/sewer during normal business hours.
 - The boundary of this property was prepared without benefit of a full and accurate site report.
 - The property shown herein is subject to the requirements of the Montgomery County Forest Conservation Plan and the Montgomery County Forest Conservation Law of 1992, including approval of a Forest Conservation Plan and appropriate easements prior to issuance of a subdivision control permit. A copy of the approved plan may be viewed at 8187 George Armistead, Suite 509A, Beltsville, MD 20712.
 - This plat is subject to the terms and conditions of Public Improvements Agreement No. 10. Vehicular access to Parcel C is through Parcel D as shown on Plat 23558.
 - Access to Parcel C is through Parcel D as shown on Plat 23558.

PREPARED BY:
MERIDIAN SURVEYS, INC.
8111 RUSSELL AVENUE
SUITE 203
BETHESDA, MARYLAND 20879
(301) 721-9600
(301) 940-0334 FAX
www.meridiansurveys.com
MSB 01-1054

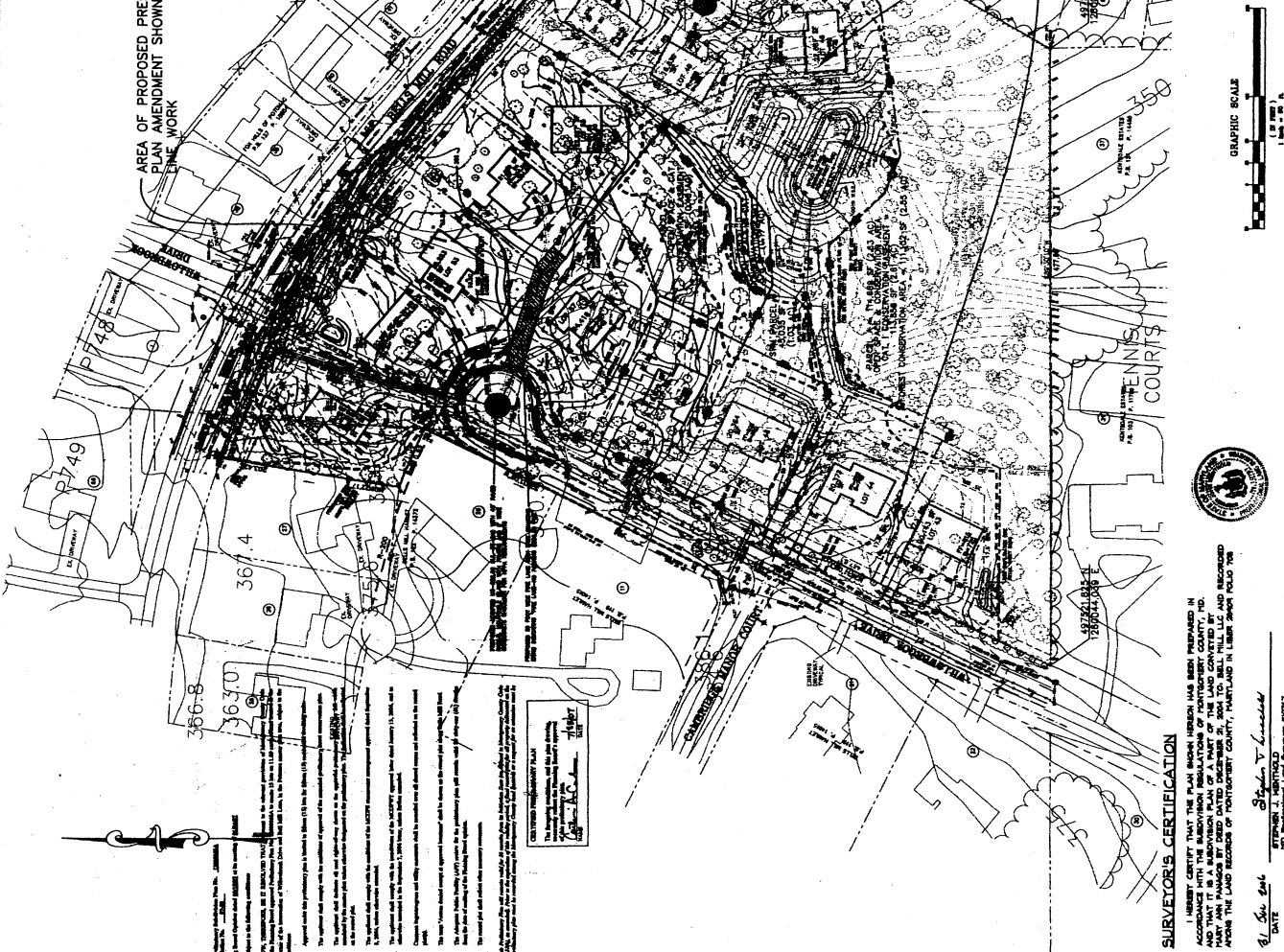
SUBDIVISION RECORD PLAT
LOTS 54 THRU 60 &
PARCELS C & D, BLOCK D
KENTSDALE ESTATES
ELECTION DISTRICT NO. 10
MONTGOMERY COUNTY, MARYLAND
SCALE 1"=100' MAY, 2006

MATERIAL SUMMARY	
NO.	DESCRIPTION
1	CONCRETE
2	STEEL
3	BRICK
4	GLASS
5	WOOD
6	ROOFING
7	PAINT
8	MECHANICAL
9	ELECTRICAL
10	PLUMBING
11	LANDSCAPE
12	ASPHALT
13	GRASS
14	TRUSS
15	INSULATION
16	CEILING
17	FLOORING
18	WALL
19	FOUNDATION
20	CONCRETE
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22	BRICK
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65	MECHANICAL
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67	PLUMBING
68	LANDSCAPE
69	ASPHALT
70	GRASS
71	TRUSS
72	INSULATION
73	CEILING
74	FLOORING
75	WALL
76	FOUNDATION
77	CONCRETE
78	STEEL
79	BRICK
80	GLASS
81	WOOD
82	ROOFING
83	PAINT
84	MECHANICAL
85	ELECTRICAL
86	PLUMBING
87	LANDSCAPE
88	ASPHALT
89	GRASS
90	TRUSS
91	INSULATION
92	CEILING
93	FLOORING
94	WALL
95	FOUNDATION
96	CONCRETE
97	STEEL
98	BRICK
99	GLASS
100	WOOD

GENERAL NOTES
1) ZONING R-200 & R-250 CONFORMED CLUSTER
2) MEET TABULAR DRAWING
3) SURVEY CONFORMANCE WITH ALL APPLICABLE CODES
4) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC)
5) TOTAL TRACT AREA - 375.00 AC (FORM FIELD SURVEY)
6) PROPERTY SHOWN ON THE MAP PANEL, PANGLOSS TOWN, MD
7) PROPERTY SHOWN ON THE MAP PANEL, PANGLOSS TOWN, MD
8) PROPERTY SHOWN ON THE MAP PANEL, PANGLOSS TOWN, MD
9) PROPERTY SHOWN ON THE MAP PANEL, PANGLOSS TOWN, MD
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19) PROPERTY SHOWN ON THE MAP PANEL, PANGLOSS TOWN, MD
20) PROPERTY SHOWN ON THE MAP PANEL, PANGLOSS TOWN, MD

NO.	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE	1000	CU YD
2	STEEL	5000	LB
3	BRICK	100000	SQ YD
4	GLASS	10000	SQ FT
5	WOOD	10000	CU YD
6	ROOFING	10000	SQ YD
7	PAINT	10000	GAL
8	MECHANICAL	10000	SQ YD
9	ELECTRICAL	10000	SQ YD
10	PLUMBING	10000	SQ YD
11	LANDSCAPE	10000	SQ YD
12	ASPHALT	10000	SQ YD
13	GRASS	10000	SQ YD
14	TRUSS	10000	SQ YD
15	INSULATION	10000	SQ YD
16	CEILING	10000	SQ YD
17	FLOORING	10000	SQ YD
18	WALL	10000	SQ YD
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32	GRASS	10000	SQ YD
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38	FOUNDATION	10000	SQ YD
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77	CONCRETE	10000	SQ YD
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80	GLASS	10000	SQ YD
81	WOOD	10000	SQ YD
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93	FLOORING	10000	SQ YD
94	WALL	10000	SQ YD
95	FOUNDATION	10000	SQ YD
96	CONCRETE	10000	SQ YD
97	STEEL	10000	SQ YD
98	BRICK	10000	SQ YD
99	GLASS	10000	SQ YD
100	WOOD	10000	SQ YD

AREA OF PROPOSED PRELIMINARY PLAN AMENDMENT SHOWN IN BOLD LINE WORK



ADTEK ENGINEERS, INC.
3381 Oak Lane Highway, Suite 405
Farmingdale, Virginia 22030
Phone: 703-981-4000 Fax: 703-981-4008
www.adtekengineers.com

PANAGOS TRACT
AMENDMENT OF PRELIMINARY PLAN #1-00066

POTOMAC HERITAGE HOMES
P.O. BOX 98218
POTOMAC, MD 20850
PHONE: (301) 291-8814

HAINES LAND DESIGN
11770 40th Ave N
Plymouth, MN 55442-1300

APPROVED FOR THE BOARD OF SUPERVISORS OF PORTLAND COUNTY, GEORGIA, ON 01/24/07.
APPROVED FOR THE BOARD OF SUPERVISORS OF PORTLAND COUNTY, GEORGIA, ON 01/24/07.

1. EXISTING CONDITIONS
2. EXISTING CONDITIONS WITH PROPOSED AMENDMENT
3. EXISTING CONDITIONS WITH PROPOSED AMENDMENT AND PROPOSED ROAD
4. EXISTING CONDITIONS WITH PROPOSED AMENDMENT AND PROPOSED ROAD AND PROPOSED DISTURBANCE
5. EXISTING CONDITIONS WITH PROPOSED AMENDMENT AND PROPOSED ROAD AND PROPOSED DISTURBANCE AND PROPOSED ROAD



AREA OF PRELIMINARY PLAN NOT INCLUDED IN AMENDMENT SHOWN IN GHOSTED LINE WORK



SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE PLAN ABOVE HERON HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF PORTLAND COUNTY, GEORGIA, AND THAT THE PLAN IS CORRECT AND ACCURATE. THE PLAN IS VALID AND BINDING ON ALL PARTIES WHOSE INTERESTS ARE AFFECTED BY THE PLAN AS SHOWN ON THIS PLAN. THE LAND RECORDS OF PORTLAND COUNTY, GEORGIA, IN LIBERTY SHOP FOLIO 708.

Stephen Y. Linnell
DATE 01/24/07



MONTGOMERY COUNTY PLANNING BOARD
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MAY 15 2007

MCPB No. 07-58
 Preliminary Plan No. 12000065A
 Panagos Property
 Date of Hearing: January 4, 2007

MONTGOMERY COUNTY PLANNING BOARD

RESOLUTION¹

WHEREAS, pursuant to Montgomery County Code Chapter 50, the Montgomery County Planning Board ("Planning Board" or "Board") is vested with the authority to review preliminary plan applications; and

WHEREAS, on March 13, 2000, John and Mary Panagos filed a preliminary plan application ("Preliminary Plan") seeking the creation of thirteen lots on 11.89 acres of land located in the southwest corner of the intersection of Willowbrook Drive and Bell Mill Lane ("Property" or "Subject Property"), in the Potomac master plan area ("Master Plan"); and

WHEREAS, following a public hearing on July 27, 2000, the Planning Board voted to approve the Preliminary Plan; and

WHEREAS, on December 21, 2000, the Planning Board mailed its written decision memorializing its action on the Preliminary Plan; and

WHEREAS, the Planning Board has subsequently considered and approved three separate requests to extend the validity period of the Preliminary Plan; and

WHEREAS, on September 6, 2005, Bells Mill LLC ("Applicant"), filed an application for a revision to the Preliminary Plan to create 15 lots on the Subject Property; and

¹ This Resolution constitutes the written opinion of the Board in this matter and satisfies any requirement under the Montgomery County Code for a written opinion.

Approved as to
 Legal Sufficiency: TAYS 5-2-07
 M-NCPPC Legal Department

WHEREAS, Applicant's application to amend the Preliminary Plan was designated Preliminary Plan No. 12000065A, Panagos Property ("Amendment " or "Application"); and

WHEREAS, Staff issued a memorandum to the Planning Board, dated December 22, 2006, setting forth its analysis, and recommendation for approval, of the Application subject to certain conditions ("Staff Report"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and the staffs of other governmental agencies, on January 4, 2007, the Planning Board held a public hearing on the Application (the "Hearing"); and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on January 4, 2007, the Planning Board approved the Application subject to certain conditions, on motion of Commissioner Bryant; seconded by Commissioner Wellington; with a vote of 4-0, Commissioners Bryant, Hanson, Robinson, and Wellington voting in favor; Commissioner Perdue necessarily absent.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 50, the Planning Board approved Preliminary Plan No. 12000065A to create 15 lots on 11.89 acres of land located in the southwest corner of the intersection of Willowbrook Drive and Bell Mill Lane, in the Potomac master plan area, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to fifteen (15) lots for fifteen (15) residential dwelling units.
- 2) The applicant shall comply with the conditions of approval of the amended preliminary forest conservation plan.
- 3) The applicant shall dedicate all road rights-of-way shown on the approved preliminary plan to the full width mandated by the master plan unless otherwise designated on the preliminary plan. The dedication shall be reflected on the record plat.
- 4) The applicant shall comply with the conditions of the MCDPS stormwater management approval dated September 8, 2004, unless otherwise amended.

- 5) The applicant shall comply with the conditions of the MCDPWT approval letter dated January 13, 2006, and as otherwise amended in the September 7, 2006 letter, unless further amended.
- 6) Common ingress/egress and utility easements shall be recorded over all shared access and reflected on the record plat(s).
- 7) The term "Access denied except at approved locations" shall be shown on the record plat along Bells Mill Road.
- 8) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.
- 9) The record plat shall reflect other necessary easements.

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff, which the Board hereby adopts and incorporates by reference, and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that:

1. *The Preliminary Plan substantially conforms to the Master Plan.*

The recently adopted Potomac Master Plan does not specifically identify the Subject Property for discussion but does give general guidance and recommendations regarding zoning and land use. The plan reconfirms the existing zoning and the residential land use consisting of one-family detached homes. The proposed subdivision complies with the recommendations adopted in the Master Plan in that it is a request for residential development. The Amendment also complies with the development standards of specific land use zones that are recommended in the Master Plan.

The 2004 Potomac Master Plan removed the recommendation for the extension of Willowbrook Drive north to Bells Mill Road. The Amendment respects that recommendation of the Master Plan in that it removes the previously approved connection of Willowbrook Drive and Bells Mill Road, and terminates Willowbrook Drive to the south of Bells Mill Road as a MCDPWT-approved cul-de-sac.

- 2. Public facilities will be adequate to support and service the area of the proposed subdivision.*

Proposed vehicle and pedestrian access for the subdivision will be safe and adequate with the proposed public improvements. The proposed lots do not generate 30 or more vehicle trips during the morning or evening peak-hours. Therefore, the application is not subject to Local Area Transportation Review.

The Department of Fire and Rescue have reviewed and approved the plan for conformance to their fire response access requirements.

- 3. The size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.*

The proposed lot sizes, widths, shapes and orientation are appropriate for the location of the subdivision. The lots meet all dimensional requirements for area, frontage, width, and setbacks established by these zones in the Zoning Ordinance. A summary of this review is included in Table 1 of the Staff Report. The Application has been reviewed by other applicable county agencies, all of which have recommended approval of the plan. The Plan continues an established lot pattern along Bells Mill Road where lots access internal road networks and have the rears of homes to Bells Mill Road, as in the Bells Mill Hamlet subdivision to the west.

- 4. The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.*

The previous Planning Board approval of the thirteen lot preliminary plan (1-00065) included an approval of a preliminary forest conservation plan. This preliminary plan amendment includes a revision to the preliminary forest conservation plan. The revised plan shows the removal of 2.4 acres of existing forest, the preservation of 1.8 acres of forest, and the onsite planting of 1.2 acres of forest. The previously approved preliminary forest conservation plan showed the removal of 2.2 acres of forest and the retention of 2 acres of forest. The area to be planted includes unforested stream buffer and an area that was not previously forested. None of the 2.4 acres of forest to be removed is within the stream buffer.

The additional forest being removed as part of the amended preliminary forest conservation plan is forest in a public utility easement (PUE) and space needed for a storm drain. Although the original preliminary forest conservation showed retention of forest in the PUE, the utility companies prohibit forest conservation within those areas. The storm drain easement needs to be wider to provide sufficient space to install the storm drains. The amended forest conservation plan also indicates approximately 0.5-acres of additional onsite forest planting. Most of the additional planting occurs in the

location of the existing house, which is now shown for removal with this amendment. The applicant will plant a combination of small (3/4 to 1 inch) trees and large (1.5 to 2 inch) trees in the planting areas. The revised forest conservation plan shows an increase of 0.2-acres of forest removal and 0.5 acres of additional onsite forest planting. The plan satisfies the requirements of the forest conservation law, Chapter 22A.

- 5. The Application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.*

Runoff is being addressed by an approved MCDPS stormwater management concept that controls water quality and quantity. Sediment and erosion control measures are mandatory, and will be provided as part of the clearing and grading of the site.

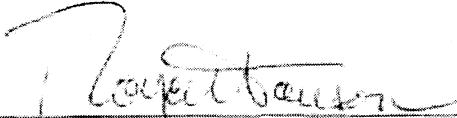
BE IT FURTHER RESOLVED, that the date of this Resolution is MAY 15 2007 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

CERTIFICATION

At its regular meeting, held on Thursday, May 10, 2007, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, on motion of Commissioner Robinson, seconded by Commissioner Bryant, with Commissioners Perdue, Wellington, and Robinson present and voting in favor, and Chairman Hanson absent, ADOPTED the above Resolution, which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for Preliminary Plan No.12000065A, Panagos Property.



Royce Hanson, Chairman
Montgomery County Planning Board

PLAT NO. 220080270

Blair Management Property

Located in the northwest quadrant of the intersection of East West Highway (MD 410) and Colesville Road (MD 384)

CBD-3 zone; 1 parcel

Community Water, Community Sewer

Master Plan Area: Silver Spring CBD

8501 Georgia LLC, Applicant

Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(3)** of the Subdivision Regulations, which states:

Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the criteria of Section 50-35A (a)(3) of the subdivision regulations and supports this minor subdivision record plat

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Blair Management Property Plat Number: 220080270
 Plat Submission Date: 8-13-07
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N/A

*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Preliminary Plan No. 1-96050 Checked: Initial SJS Date 9-17-07
 Planning Board Opinion - Date 3-14-06 Checked: Initial SJS Date 10-16-07
 Site Plan Name if applicable: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____

Lot # & Layout Lot Area Zoning Bearings & Distances Coordinates
 Plan # OK Road/Alley Widths Easements OK Open Space N/A Non-standard
 BRLs N/A Adjoining Land OK Vicinity Map OK Septic/Wells N/A TDR note N/A
 Child Lot note N/A Surveyor Cert Owner Cert Tax Map SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>J. Perna</u>	<u>9-5-07</u>	<u>9-21-07</u>	<u>_____</u>	<u>Exempt 6/28/07</u>
Research	<u>Bobby Fleury</u>	<u>↓</u>	<u>↓</u>	<u>9-10-07</u>	<u>3. Coordinates</u>
SHA	<u>Doug Mills</u>	<u>↓</u>	<u>↓</u>	<u>_____</u>	<u>_____</u>
PEPCO	<u>Steve Baxter</u>	<u>↓</u>	<u>↓</u>	<u>_____</u>	<u>_____</u>
Parks	<u>Doug Powell</u>	<u>↓</u>	<u>↓</u>	<u>_____</u>	<u>_____</u>
DRD	<u>Nellie Carey</u>	<u>↓</u>	<u>↓</u>	<u>9-17-07</u>	<u>Raise Name</u>

Final DRD Review:

DRD Review Complete: Initial SJS Date 10/16/07
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): Initial SJS Date 9-18-07
 Final Mylar w/Mark-up & PDF Rec'd: Initial SJS Date 10-10-07
Board Approval of Plat:
 Plat Agenda: Initial SJS Date 11-1-07
 Planning Board Approval: _____
 Chairman's Signature: _____
DPS Approval of Plat:
 Engineer Pick-up for DPS Signature: _____
 Final Mylar for Reproduction Rec'd: _____
Plat Reproduction:
 Addressing: _____
 File Card Update: _____
 Final Zoning Book Check: _____
 Update Address Books with Plat #: _____
 Update Green Books for Resubdivision: _____
 Notify Engineer to Seal Plats: _____
 Engineer Seal Complete: _____
 Complete Reproduction: _____
 Sent to Courthouse for Recordation: _____

No. _____

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: _____
- b) Part of lot created by deed prior to June 1 1958: _____

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot
Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: _____
- b) Original Plat identified: _____

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: _____
- b) Street dedication required: _____
- c) Forest conservation: _____
- d) Storm water management: _____
- e) Special Protection Area/Water Quality Plan: _____
- f) Landscaping and lighting plan including parking lot layout: _____

g) Approved Special Exception:

(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

a) Number of Lots:

b) Written MCDPS approval of proposed septic area:

c) Required street dedication:

d) Easement for balance of property noting density and TDRS:

e) Average lot size of 5 acres:

f) Forest Conservation requirements met:

PLAT NO.

OWNERS CERTIFICATION

8501 GEORGIA LLC, a Maryland Limited Liability Company and METROPOLITAN GROUP LLC, a Maryland Limited Liability Company, as owners of this subdivision, a Maryland Limited Liability Company, cause all property corner markers and any other required monumentation, to be set by a registered Maryland Land Surveyor, Code prior to occupancy of any new building.

There are no suits, liens, leases, mortgages, or trusts, affecting the property included in this plat of resubdivision, except a deed of trust, recorded in the Public Records Office of Montgomery County, Maryland, and the signatures hereon indicating their assent to this plat of resubdivision.

8501 GEORGIA LLC & METROPOLITAN GROUP LLC.
 Date: 10/16/20
 Michael Hollins, General Manager
 (as to both)

We hereby assent to this plat of resubdivision.

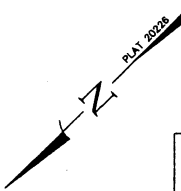
Date: 10/16/20
 Sarah Stern, Esquire, Justice

SURVEYOR'S CERTIFICATE

We hereby certify that the plat shown herein is correct; that it is a subdivision of all of the land conveyed by Sweitzer M. Corp. to 8501 Georgia LLC and Metropolitan Group LLC, by deed dated January 19, 2017, recorded in the Public Records Office of Montgomery County, Maryland, in Liber 15794 at Folio 431 and also being a resubdivision of all of Parcels 9, 10 and 11 as delineated on a plat of subdivision entitled "BLAIR MANAGEMENT PROPERTY" as recorded among the said records on January 19, 2017, recorded in the Public Records Office of Montgomery County, Maryland, in Liber 15794 at Folio 431 and also being a resubdivision of all property markers will be set as delineated herein in accordance with the provisions of 50-24(a) of the Montgomery County Ordinance, and that the area included on this plat is 62,614 square feet or 1.43742 acres.

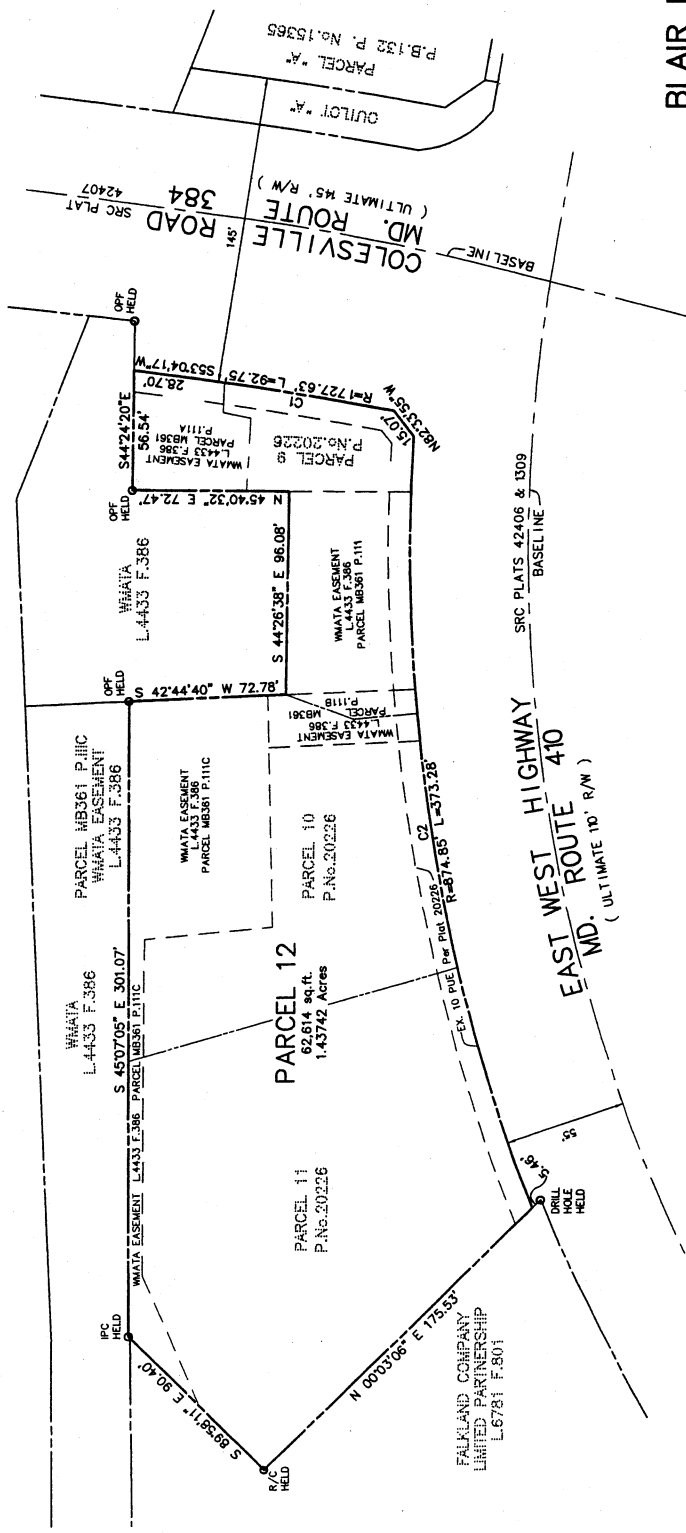
MADE: MICHAEL HOLLINS & ASSOCIATES, P.A.
 By: Douglas H. Riggs, III
 Professional Land Surveyor
 Md. Reg. No. 10712

Date: _____



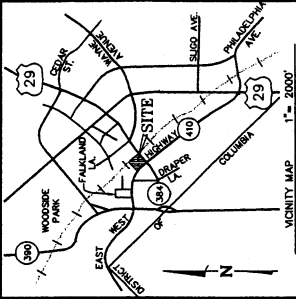
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING	CHORD
C1	1727.63'	97.75'	304.33'	46.38'	S 54°36'34" W	97.74'	97.74'
C2	874.65'	373.62'	2426.50'	189.53'	N 53°59'40" W	370.66'	370.66'

LEGEND:
 IPC = Iron Pipe with Cap
 OPC = Open Pipe Found
 R/C = Radius with Cap Found



PLAT TABULATION

Number of Parcels	= 1
Area of Parcel	= 62,614 sq. ft.
Area of Street Dedication	= 0 sq. ft.
TOTAL Area	= 62,614 square feet or 1.43742 acres



VICINITY MAP
 1" = 2000'

TAX MAP No. JN123

- Notes.**
- The approval of this plat is predicated on the availability of public water and sewer prior to the construction of buildings.
 - Vehicular access is denied along MD. Rts 384 and Md. Rte. 410, except at approved entrances.
 - Coordinates shown herein are based on the Maryland State NAD 83/91 Datum as projected by Washington Suburban Sanitary Commission, North 481,893,708 feet and East 1,304,695,767 feet. The combined scale factor for this site is 0.999942400.
 - This subdivision is exempt from the forest conservation requirements of Chapter 22A, Exemption No. 42007307E.
 - 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, shall remain in full force and effect and shall not be extinguished by the recording of this plat, unless expressly stated otherwise in the public records. All other applicable regulations of the Planning Board and available for public review during normal business hours.
 - This plat conforms with the requirements of Section 50-35A of the Montgomery County Ordinance, which states, in part, that the subdivision of land, being Chapter 50 of the Code of Montgomery County, shall be divided into three lots into a lot as provided for in Section 50-35A (a)(3).
 - This Plat is not intended to show any matter affecting or restricting the ownership and use of the property. This Plat is not intended to replace any other instrument of record affecting the matters affecting title.
 - This Property is Zoned C80-3.
 - This Plat is limited to the use and conditions as required by Preliminary Plan No. 1-86050 and by the Planning Board with the Montgomery County Planning Board.
 - This property is subject to a Declaration, including the easement recorded among the land records of Montgomery County, Maryland in Liber 14416 Folio 281.

SUBDIVISION RECORD PLAT
 PARCEL 12
BLAIR MANAGEMENT PROPERTY
 ELECTION DISTRICT No. 13
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 40' AUGUST, 2007

MHG
 Macris, Handricks & Glascock, P.A.
 Engineers • Planners • Surveyors
 Landscape Architects • Surveyors
 Phone: 301.670.0480
 Fax: 301.946.0363
 www.mhga.com

FOR PUBLIC WATER AND SEWER ONLY

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN _____ SECRETARY-TREASURER _____

M.N.C.P. & P.C. RECORD FILE NO. _____

DATE: _____

Plat No.: _____

DIRECTOR _____

PLAT NO. 220080360

Wheel of Fortune

Located on the east side of Park Potomac Avenue, approximately 300 feet north of Montrose Road

I-3 zone; 8 parcels

Community Water, Community Sewer

Master Plan Area: Potomac

Fortune Parc Development Partners LLC, Applicant

Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(4)** of the Subdivision Regulations, which states:

Further Subdivision of a Commercial, Industrial or Multi-Family Residential Lot to Reflect a Change in Ownership, Deed, Mortgage or Lease Line. The creation of deed, mortgage or lease line within a commercial, industrial or multi-family residential lot does not require the approval of a new subdivision plan. At the owner's discretion, the creation or deletion of internal lots to reflect a new deed, mortgage or lease line may be platted under the minor subdivision procedure. All prior conditions of approval for the original subdivision remain in full force and effect and the number of trips generated on any new lot will not exceed those permitted for the original lot or as limited by an Adequate Public Facilities agreement. Any necessary cross-easements, covenants or other deed restrictions necessary to perpetuate previous approvals must be executed prior to recording the record plat.

Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(4) of the subdivision regulations and supports this minor subdivision record plat, subject to the following condition:

1. Record Plat to contain the following note prior to recordation: "The lots shown hereon were created to reflect a change in ownership, deed, mortgage or lease lines. The lots represent a portion of approved Preliminary Plan #1-03029, and the combined development upon these and other lots covered by the Preliminary Plan may not exceed the density limitations included in the original Preliminary Plan approval, or any amendments thereto."

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Wheel of Fortune Plat Number: 220080360
 Plat Submission Date: 8-21-07
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N/A
 *For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Preliminary Plan No. 120030290 Checked: Initial SJS Date 10-17-07
 Planning Board Opinion - Date 9-23-07 Checked: Initial SJS Date 10-17-07
 Site Plan Name if applicable: Fortune Parc Site Plan Number: 82004015A
 Planning Board Opinion - Date 1-12-07 Checked: Initial SJS Date 10-17-07

Lot # & Layout Lot Area Zoning Bearings & Distances Coordinates
 Plan # Road/Alley Widths OK Easements OK Open Space N/A Non-standard
 BRLs Adjoining Land OK Vicinity Map OK Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map OK
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>D. Johnson</u>	<u>9-10-07</u>	<u>9-28-07</u>	_____	<u>No Comments</u>
Research	Bobby Fleury	↓	↓	<u>9-12-07</u>	<u>OK</u>
SHA	Doug Mills	↓	↓	_____	_____
PEPCO	Steve Baxter	↓	↓	_____	_____
Parks	Doug Powell	↓	↓	_____	_____
DRD	Steve Smith	↓	↓	<u>9-18-07</u>	<u>OK</u>

N. Caray

Final DRD Review:

DRD Review Complete: Initial SJS Date 10-18-07
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): Initial SJS Date 10-4-07
 Final Mylar w/Mark-up & PDF Rec'd: Initial SJS Date 10-17-07
Board Approval of Plat:
 Plat Agenda: Initial SJS Date 11-1-07
 Planning Board Approval: _____
 Chairman's Signature: _____
DPS Approval of Plat:
 Engineer Pick-up for DPS Signature: _____
 Final Mylar for Reproduction Rec'd: _____
Plat Reproduction:
 Addressing: _____
 File Card Update: _____
 Final Zoning Book Check: _____
 Update Address Books with Plat #: _____
 Update Green Books for Resubdivision: _____
 Notify Engineer to Seal Plats: _____
 Engineer Seal Complete: _____
 Complete Reproduction: _____
 Sent to Courthouse for Recordation: _____

No. _____

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: _____
- b) Part of lot created by deed prior to June 1 1958: _____

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: OK

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- f) Landscaping and lighting plan including parking lot layout: _____

g) Approved Special Exception: _____

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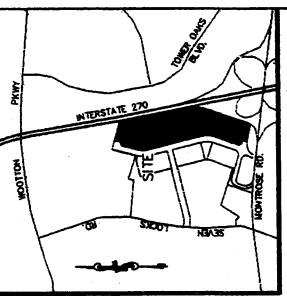
d) Easement for balance of property noting density and TDRS: _____

e) Average lot size of 5 acres: _____

f) Forest Conservation requirements met: _____

PLAT NO.

LINE	TYPE	LENGTH	BEARING	DISTANCE
1	W	141.12	S 72° 52' 30" W	141.12
2	N	127.22	N 0° 00' 00" E	127.22
3	E	117.14	E 0° 00' 00" E	117.14
4	S	117.14	S 0° 00' 00" E	117.14
5	W	117.14	W 0° 00' 00" W	117.14
6	N	117.14	N 0° 00' 00" E	117.14
7	E	117.14	E 0° 00' 00" E	117.14
8	S	117.14	S 0° 00' 00" E	117.14
9	W	117.14	W 0° 00' 00" W	117.14
10	N	117.14	N 0° 00' 00" E	117.14
11	E	117.14	E 0° 00' 00" E	117.14
12	S	117.14	S 0° 00' 00" E	117.14
13	W	117.14	W 0° 00' 00" W	117.14
14	N	117.14	N 0° 00' 00" E	117.14
15	E	117.14	E 0° 00' 00" E	117.14
16	S	117.14	S 0° 00' 00" E	117.14
17	W	117.14	W 0° 00' 00" W	117.14
18	N	117.14	N 0° 00' 00" E	117.14
19	E	117.14	E 0° 00' 00" E	117.14
20	S	117.14	S 0° 00' 00" E	117.14



VICINITY MAP
SCALE: 1" = 1000'

NOTES:

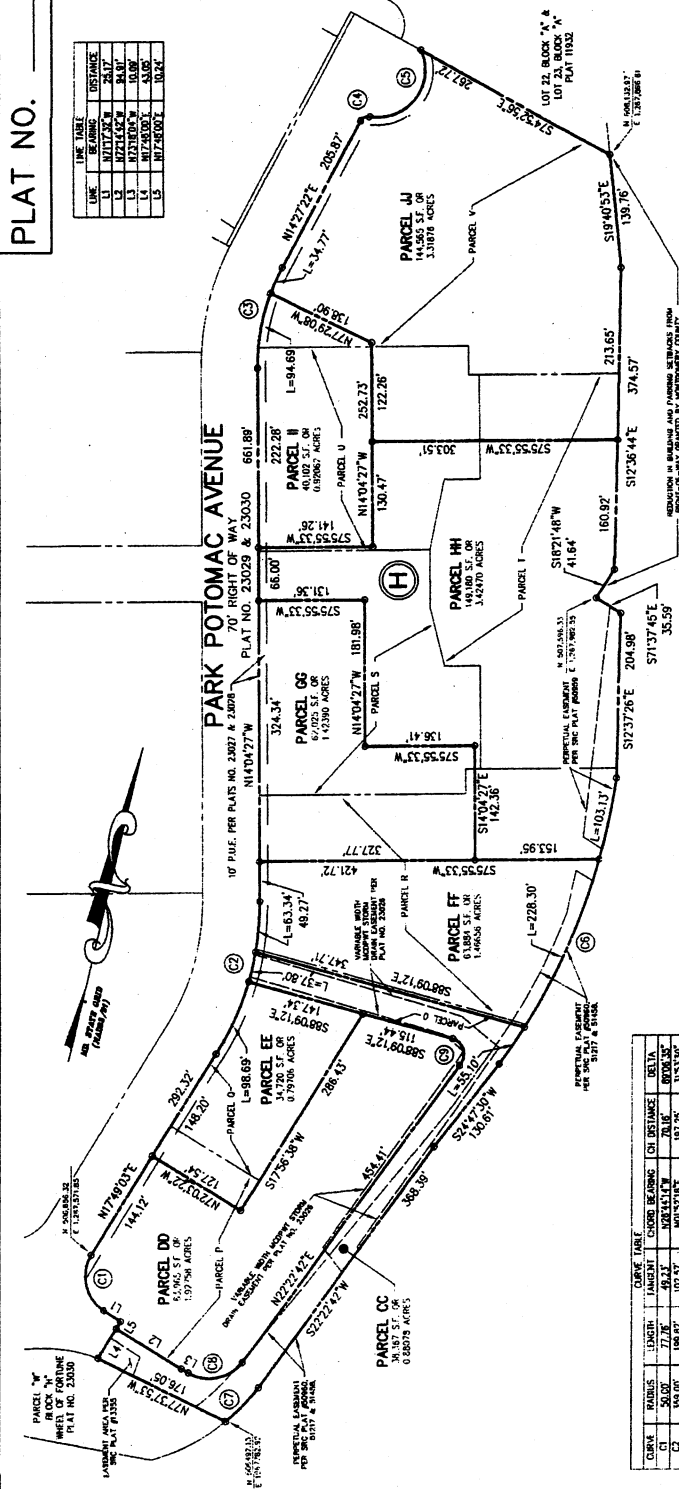
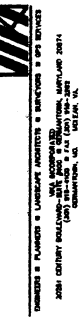
- THE PROPERTY SHOWN HEREON IS LOCATED ON TAX ASSESSMENT MAP NO. 0023 AND IS ZONED T-3
- THE HORIZONTAL DATUM IS BASED ON MARYLAND STATE GRID (NADES NORTH)
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVIDENCE OF ANY ENCUMBRANCES OR INTERESTS THEREON, BUT IS INTENDED TO SHOW THE GENERAL LAYOUT OF THE PROPERTY AND TO BE CONSIDERED AS A GENERAL REFERENCE ONLY. ANY ENCUMBRANCES OR INTERESTS THEREON WILL BE SHOWN ON THE RECORD PLAT AS APPLICABLE TO THE PROPERTY.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, OR OTHER INSTRUMENTS WHICH MAY BE FILED WITH THIS RECORD PLAT ARE HEREBY INCORPORATED BY REFERENCE INTO THIS RECORD PLAT AND SHALL BE CONSIDERED AS PART OF THE PLAN AS APPROVED. THE OFFICIAL PUBLIC RECORDS FOR ANY SUCH INSTRUMENTS SHALL BE THE OFFICIAL RECORDS OF THE MONTGOMERY COUNTY PUBLIC RECORDS DEPARTMENT.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN A DECLARATION OF COVENANTS DATED 08/03/04 AND AMENDED 08/03/04, FILED WITH THE MONTGOMERY COUNTY PUBLIC RECORDS DEPARTMENT ON 08/03/04, AND TO THE TERMS AND CONDITIONS OF THE MONTGOMERY COUNTY ZONING ORDINANCES, AS APPLICABLE TO THE PROPERTY.
- THIS PLAT CONFORMS TO THE REQUIREMENTS OF CHAPTER 20-101 OF THE MONTGOMERY COUNTY ZONING ORDINANCES, AS APPLICABLE TO THE PROPERTY.
- THE PLAT CONFORMS TO THE REQUIREMENTS OF SECTION 20-101 OF THE MONTGOMERY COUNTY ZONING ORDINANCES, AS APPLICABLE TO THE PROPERTY.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE ZONING ORDINANCES OF THE MONTGOMERY COUNTY ZONING DEPARTMENT, AS APPLICABLE TO THE PROPERTY.
- A STORM WATER MANAGEMENT PLAN AND MAINTENANCE AGREEMENT AS WELL AS A CATCHMENT 2 CONSERVATION EASMENT AGREEMENT SHALL BE FILED WITH THIS RECORD PLAT PRIOR TO ISSUANCE OF THE RECORD PLAT.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION PLAN NO. 000001, PRIOR TO ISSUANCE OF A SUBDIVISION RECORD PLAT.

AREA TABULATION

8 PARCELS 816,000 SQ. FT. OR 18,750.00 ACRES
TOTAL AREA OF PLAT 816,000 SQ. FT. OR 18,750.00 ACRES

SUBDIVISION RECORD PLAT
PARCELS CC, DD, EE, FF, GG, HH,
II AND JJ, BLOCK "H"

WHEEL OF FORTUNE
BEING A RESUBDIVISION OF
PARCELS O, P, Q, R, S, T, U & V BLOCK H
ROCKVILLE (4TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 100' DATE: OCTOBER 11, 2007



INTERSTATE I-270
VARIABLE WIDTH RIGHT OF WAY
STATE ROADS COMMISSION PLATS NO.
13353, 13354, 13355, 32662, 51456, 50959, 50960

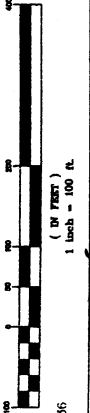
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF PART OF THE PROPERTY SHOWN HEREON AS SHOWN ON THE RECORD PLAT NO. 0023 AND IS ZONED T-3; THAT THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MONTGOMERY COUNTY ZONING ORDINANCES, AS APPLICABLE TO THE PROPERTY; THAT THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION PLAN NO. 000001, PRIOR TO ISSUANCE OF A SUBDIVISION RECORD PLAT; THAT THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 20-101 OF THE MONTGOMERY COUNTY ZONING ORDINANCES, AS APPLICABLE TO THE PROPERTY; THAT THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF SECTION 20-101 OF THE MONTGOMERY COUNTY ZONING ORDINANCES, AS APPLICABLE TO THE PROPERTY; THAT THE PROPERTY SHOWN HEREON IS SUBJECT TO THE ZONING ORDINANCES OF THE MONTGOMERY COUNTY ZONING DEPARTMENT, AS APPLICABLE TO THE PROPERTY; THAT THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION PLAN NO. 000001, PRIOR TO ISSUANCE OF A SUBDIVISION RECORD PLAT.

11 OCT 2007
DATE

WILLIAM F. COLLIER
PROFESSIONAL LAND SURVEYOR
MONTGOMERY COUNTY, MARYLAND
LICENSE NO. 21327

GRAPHIC SCALE



OWNERS CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF RESUBDIVISION AND ESTABLISH THE PROPERTY BUILDING RESTRICTION LINES, IF ANY. ALL PROPERTY CORNER MARKERS AND MONUMENTS SHALL BE MAINTAINED AND PRESERVED BY THE OWNERS OF THE PROPERTY SHOWN HEREON. THE SURVEYOR HAS CONDUCTED THE SURVEY IN ACCORDANCE WITH SECTION 20-101 OF THE MONTGOMERY COUNTY ZONING ORDINANCES, AS APPLICABLE TO THE PROPERTY. THERE ARE NO EASEMENTS, ENCUMBRANCES, OR INTERESTS IN THE PROPERTY SHOWN HEREON WHICH ARE NOT SHOWN HEREON. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION PLAN NO. 000001, PRIOR TO ISSUANCE OF A SUBDIVISION RECORD PLAT.

FORTUNE PARK DEVELOPMENT PARTNERS, LLC, A MARYLAND LIMITED LIABILITY COMPANY

BRYANT F. COLLIER, MANAGER

WITNESSES

DATE: _____

PLAT NO.: _____ FOR PUBLIC WATER AND SEWER ONLY

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN _____ SECRETARY - TREASURER _____

M.N.C.P. & P.C. RECORD FILE NO. _____

DEPARTMENT OF PERMITTING
SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: _____

DIRECTOR

MNCP-RPC # 2-08036
DPS # 237123