



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

MCPB
Item # 2
9/4/08

MEMORANDUM

DATE: August 22, 2008

TO: Montgomery County Planning Board

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

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

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for September 4, 2008

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:

220060940, 220090960 – 220060980 **The Reserve at Fair Hill**
220081300 **Rock Spring Park**
220081600 **Woodside Park**

PLAT NO. 220060940, 220060960 - 220060980

The Reserve at Fair Hill

Located along Wickham Road, approximately 1,000 feet west of Olney-Laytonsville Road (MD 108)

RNC zone; 4 lots, 8 parcels

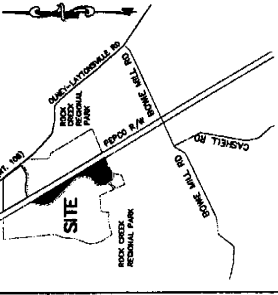
Community Water, Community Sewer

Master Plan Area: Olney

Pulte Home Corporation, Applicant

The record plats have been reviewed by MNCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 120041100 (MCPB Opinion dated December 20, 2005), and Site Plan No. 82005028A (MCPB Resolution No. 06-56), as approved by the Board and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.

PLAT NO.



VICINITY MAP
SCALE: 1" = 2000'

NOTES:

- THE PROPERTY IS BOUNDARY ON THE ASSESSMENT MAP NO. 14/17A AND MAP NO. 14/11 AND IS ZONED RNC.
- THE HORIZONTAL DATUM IS BASED ON THE NORTH AMERICAN DATUM OF 1983. ADJUSTMENT 1981 (NAD83/01). MARYLAND COORDINATE SYSTEM (MD1900), AS ESTABLISHED USING GLOBAL POSITIONING SYSTEM (GPS). STATIONS USED WERE: HGS STATION 0371, PID 84V7103 WITH GRID COORDINATES OF NORTH 542,982.15 FT, EAST 1,267,079.38 FT, NOS STATION 20349, PD047141 WITH GRID COORDINATES OF NORTH 550,203.08 FT, EAST 1,267,36.99 FT, AND W.S.C. TRAVERSE STATION 20025 WITH GRID COORDINATES OF NORTH 548,786.56 FT, EAST 1,267,36.99 FT.
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPART OR NOTE ALL MATTERS AFFECTING TITLE.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THE PROPERTY, SHALL BE CONTAINED IN THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN, ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- IF THIS PLAT IS PREPARED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER SERVICE, THE PROPERTY IS SUBJECT TO THE REQUIREMENTS OF THE MARYLAND DEPARTMENT OF PUBLIC SAFETY, DIVISION OF WATER AND SEWER SERVICE, AND THE PROPERTY IS SUBJECT TO THE REQUIREMENTS OF THE MARYLAND DEPARTMENT OF PUBLIC SAFETY, DIVISION OF FIRE PREVENTION AND CONTROL.
- THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P. & P.C. PRELIMINARY PLAN #20041100, SITE PLAN #200505280 AND AMENDED SITE PLAN #20050528A ENTITLED "CONSERVATION EASEMENT FOR RURAL OPEN SPACE" RECORDED IN LIBER 34821 AT FOLD 412.
- THIS PLAT CONFORMS WITH THE REQUIREMENTS OF CHAPTER 28-A OF THE MONTGOMERY COUNTY CODE REGARDING MODERATELY PRICED DWELLING UNITS.
- THE LAND SHOWN HEREON AS RURAL OPEN SPACE IS WITHIN AN APPROVED CLUSTER DEVELOPMENT AND FURTHER SUBDIVISION OR RESUBDIVISION IS NOT PERMITTED AFTER THE PROPERTY IS DEVELOPED.
- THE PROPERTY SHOWN HEREON AS PARCELS A, B, C & E ARE TO BE CONVEYED BY FUTURE DEED TO THE HOMEOWNERS ASSOCIATION.
- THE 100-YEAR FLOODPLAIN AS SHOWN HEREON IS TAKEN FROM THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) FOR MONTGOMERY COUNTY, MARYLAND, COMMUNITY PANEL NO. 240049-215-D, DATED SEPTEMBER 9, 2006.
- THE PROPERTY SHOWN HEREON AS PARCEL "A", BLOCK "C", IS SUBJECT TO A "DECLARATION OF CONSERVATION EASEMENT FOR RURAL OPEN SPACE" RECORDED IN LIBER 34821 AT FOLD 412.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO A COMMON OPEN SPACE COVENANT WITH M.N.C.P. & P.C. RECORDED IN LIBER 28945 AT FOLD 578 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO A DECLARATION OF COVENANTS WITH MONTGOMERY COUNTY RECORDED IN LIBER 32424 AT FOLD 781 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- THE OWNERS HEREBY AGREE TO GRANT ALL NECESSARY PUBLIC UTILITY EASEMENTS ON THE PROPERTY SHOWN HEREON IN ORDER TO PROVIDE UTILITY SERVICE TO THE PROPOSED IMPROVEMENTS THEREON. THE OWNERS FURTHER AGREE TO RECORD THESE EASEMENT AGREEMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND PROVIDE RECORDED COPIES TO M-14/PCAP, MCDPS, PEPCO, WGL AND VERIZON, UPON RECORDATION.
- ALL PRIVATE OPEN SPACES WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, MONTGOMERY COUNTY, MARYLAND. WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE PRIVATE FACILITIES.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N85°30'00"E	9.06'
L2	S83°00'23"E	75.90'
L3	N72°18'45"E	60.00'
L4	N27°37'58"E	75.40'
L5	N72°48'26"E	75.40'
L6	S17°58'45"E	55.04'
L7	S17°58'45"E	55.04'
L8	S08°04'46"W	26.67'
L9	S50°35'45"E	24.48'
L10	S12°23'55"E	148.12'
L11	S80°17'01"W	115.95'
L12	S80°17'01"W	68.74'
L13	N43°27'44"E	57.16'
L14	N43°27'44"E	57.16'
L15	S85°57'08"W	50.85'
L16	N39°30'54"W	4.95'
L17	N72°18'02"W	51.31'
L18	N45°56'25"E	70.33'
L19	S85°29'27"E	147.41'
L20	S55°58'37"E	66.51'
L21	S55°29'17"E	66.51'
L22	S80°17'01"W	55.84'
L23	S44°57'52"E	171.61'
L24	S85°17'01"E	93.68'
L25	S85°17'01"E	169.14'
L26	S85°17'01"E	216.68'

SIGN & MAINTENANCE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L26	N46°33'57"W	20.90'
L27	S41°10'35"E	20.93'
L28	S46°32'12"W	28.00'

20' INGRESS/EGRESS LINE/CURVE TABLE

NO.	BEARING/RADIUS	DISTANCE
1	R=70.00'	L=9.95'
2	G=61°51'40"E	L=9.97'
3	R=70.00'	L=22.92'
4	G=43°10'38"E	L=22.92'
5	G=43°10'38"E	L=22.92'
6	R=70.00'	L=9.95'
7	N40°02'12"E	20.10'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT BEARING	CHORD	DELTA
C1	431.46'	844.01'	S15°27'30"E	741.00'	171.00°
C2	698.00'	832.25'	S85°58'E	843.57'	87°51'00"
C3	698.00'	832.25'	S85°58'E	843.57'	87°51'00"
C4	697.45'	865.63'	S80°25'57"W	854.55'	87°55'03"
C5	773.00'	255.44'	N18°14'07"E	254.26'	18°56'03"

FOREST CONSERVATION EASEMENT

NO.	BEARING/RADIUS	DISTANCE
1	S28°58'02"E	55.80'
2	S72°23'39"W	188.81'
3	S63°02'32"E	92.41'
4	N72°18'45"E	68.22'
5	N72°18'45"E	68.22'
6	N80°18'45"E	167.56'
7	S17°58'45"E	55.04'
8	S71°53'54"E	95.72'
9	S24°36'57"W	55.67'
10	S80°35'17"E	74.68'
11	S40°13'16"W	74.68'
12	S40°13'16"W	112.22'
13	S07°57'02"E	78.28'

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING SETBACK REQUIREMENTS FOR FOREST CONSERVATION EASEMENT, THE RURAL OPEN SPACE COVENANT WITHIN THE M.N.C.P. & P.C. PRELIMINARY PLAN #20041100, INGRESS/EGRESS EASEMENT AS SHOWN HEREON, FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO GRANT ALL NECESSARY PUBLIC UTILITY EASEMENTS ON THE PROPERTY SHOWN HEREON IN ORDER TO PROVIDE UTILITY SERVICE TO THE PROPOSED IMPROVEMENTS THEREON. THE OWNERS FURTHER AGREE TO RECORD THESE EASEMENT AGREEMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND PROVIDE RECORDED COPIES TO M-14/PCAP, MCDPS, PEPCO, WGL AND VERIZON, UPON RECORDATION.

BY: *Stanley F. Settle, Jr.*
DATE: *July 10, 2008*
WITNESS: *David F. Under II*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE PLAN SHOWN HEREON IS CORRECT. THAT IT IS A PLAT OF PART OF THE PROPERTY SHOWN HEREON AND THAT THE SAME HAS BEEN EXAMINED AND FOUND TO CONFORM WITH THE PRELIMINARY PLAN, MARYLAND AND CORPORATION BY DEED DATED JANUARY 14, 2004 AND RECORDED IN LIBER 28986 AT FOLD 001 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THE LIMITS OF THE 100-YEAR FLOODPLAIN SHOWN ON THIS RECORD PLAT IS AN ACCURATE REFLECTION AS TRANSFERRED FROM THE FLOODPLAIN STUDY REFERENCED IN THE NOTES HEREON. THE OWNERS OF THIS PROPERTY HAVE BEEN ADVISED OF ALL MONUMENTS SHOWN HEREON AND ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN HEREON WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(G) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 1,390,492 SQUARE FEET OR 31.92130 ACRES OF LAND. THERE IS NO STREET DEDICATION BY THIS PLAT.

DATE: *July 10, 2008*
DAVID F. UNDER II
PROFESSIONAL LAND SURVEYOR
MONTGOMERY COUNTY, MARYLAND NO. 27238

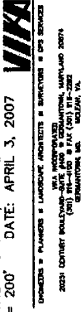
AREA TABULATION

LOTS	AREA	OR	AREA
LOTS 1 THRU 3, BLOCK "C"	108,486 S.F.	OR	2,430.02 ACRES
PARCEL "A", BLOCK "C"	67,503 S.F.	OR	1,550.00 ACRES
PARCEL "B", BLOCK "C"	36,649 S.F.	OR	0.8377 ACRES
PARCEL "C", BLOCK "C"	58,610 S.F.	OR	1,338.00 ACRES
PARCEL "D", BLOCK "C"	58,610 S.F.	OR	1,338.00 ACRES
PARCEL "E", BLOCK "C"	58,610 S.F.	OR	1,338.00 ACRES
TOTAL AREA OF PLAT	1,390,492 S.F.	OR	31.92130 ACRES

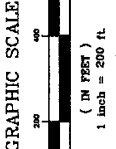
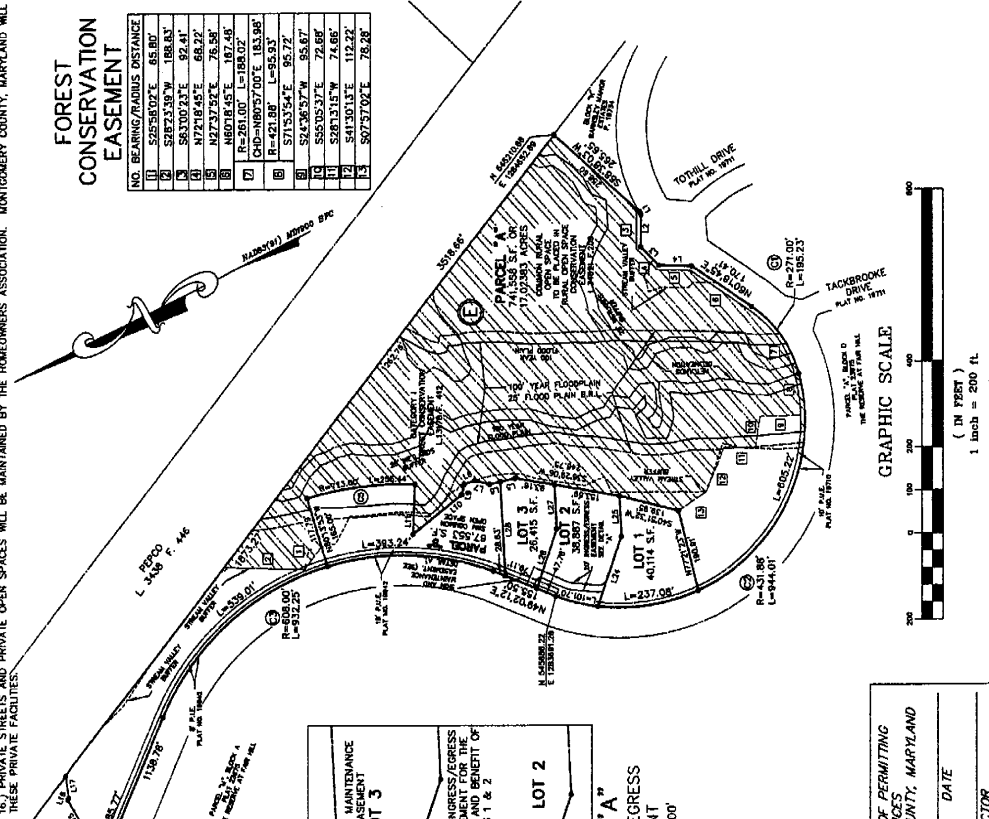
SUBDIVISION RECORD PLAT

THE RESERVE AT FAIR HILL

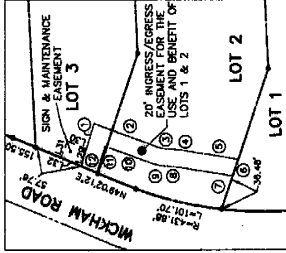
LOTS 1 THROUGH 3, BLOCK E AND PARCEL "A", PARCEL "B", PARCEL "C", PARCEL "D" AND PARCEL "E", BLOCK E OLNEY (8TH) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 200' DATE: APRIL 3, 2007



DPS NO. 271965
MNCPC NO. 2-06094



DETAIL "A"
20' INGRESS/EGRESS EASEMENT
SCALE: 1"=100'



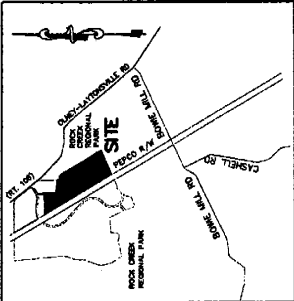
DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND
APPROVED: _____ DATE _____
DIRECTOR

FOR PUBLIC WATER AND SEWER ONLY
MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED: _____ SECRETARY - TREASURER
M.N.C.P. & P.C. RECORD FILE NO.: _____

PLAT NO.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
1	606.00'	33.41'	16.72'	33.43'	37.01°



VICINITY MAP
SCALE: 1" = 200'

OLNEY MILL ROAD
PLAT NO. 20206
(77 R/M)

PARCEL 3C
N 545652.21
E 128594.05

PARCEL 3B
N 545652.21
E 128594.05

PARCEL 3A
N 545652.21
E 128594.05

PARCEL 3D
N 545652.21
E 128594.05

PARCEL 3E
N 545652.21
E 128594.05

PARCEL 3F
N 545652.21
E 128594.05

PARCEL 3G
N 545652.21
E 128594.05

PARCEL 3H
N 545652.21
E 128594.05

PARCEL 3I
N 545652.21
E 128594.05

PARCEL 3J
N 545652.21
E 128594.05

PARCEL 3K
N 545652.21
E 128594.05

PARCEL 3L
N 545652.21
E 128594.05

PARCEL 3M
N 545652.21
E 128594.05

PARCEL 3N
N 545652.21
E 128594.05

PARCEL 3O
N 545652.21
E 128594.05

PARCEL 3P
N 545652.21
E 128594.05

PARCEL 3Q
N 545652.21
E 128594.05

PARCEL 3R
N 545652.21
E 128594.05

PARCEL 3S
N 545652.21
E 128594.05

PARCEL 3T
N 545652.21
E 128594.05

PARCEL 3U
N 545652.21
E 128594.05

PARCEL 3V
N 545652.21
E 128594.05

PARCEL 3W
N 545652.21
E 128594.05

PARCEL 3X
N 545652.21
E 128594.05

PARCEL 3Y
N 545652.21
E 128594.05

PARCEL 3Z
N 545652.21
E 128594.05

PARCEL "A"
3,097,486 S.F. OR
71.10888 ACRES
TO BE CONVEYED BY
DEED TO THE
MONTGOMERY NATIONAL
CAPITAL PARK AND
PLANNING COMMISSION

OWNER'S CERTIFICATE

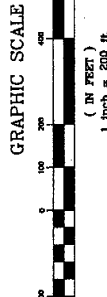
WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THE PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 56-24 (C) OF THE MONTGOMERY COUNTY CODE PRIOR TO OCCUPANCY OF THE DWELLING TO BE CONSTRUCTED ON THE PARCEL SHOWN. THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LENS, OR TRUSTS AFFECTING THIS SUBDIVISION PLAN.

BY: Stanley F. Settle, Jr. DATE 7/20/08
STANLEY F. SETTLE, JR. WITNESS David F. Lister, Jr.
VICE PRESIDENT PULTE HOME CORPORATION

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED BY PULTE HOME CORPORATION BY DEED DATED JANUARY 14, 2004 AND RECORDED IN LIBER 26586 AT FOLIO 001 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. FURTHER CERTIFY THAT THE SURVEYOR'S REPORT AND ACCURATE REFLECTION AS TRANSMITTED FROM THE FLOODPLAIN STUDY REFERENCED IN THE NOTES HEREON. I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS DEDICATION HEREON, ALL MONUMENTS AND MARKERS SHALL BE SET AS BECAINED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 56-24(C) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 1,390,492 SQUARE FEET OR 31.82130 ACRES OF LAND. THERE IS NO STREET DEDICATION BY THIS PLAT.

July 19, 2008 DATE
David F. Lister, Jr.
DAVID F. LISTER, JR. SURVEYOR
MARYLAND NO. 21228



NOTES:

- 1) THE PROPERTY IS SHOWN ON TAX ASSESSMENT MAP NO. M1911 AND IS ZONED RNC.
- 2) THE HORIZONTAL DATUM IS BASED ON THE NORTH AMERICAN DATUM OF 1983 ADJUSTMENT 1991 (NAD83/91), MARYLAND COORDINATE SYSTEM (MD1980), AS ESTABLISHED USING GLOBAL POSITIONING SYSTEM (GPS). STATIONS USED WERE: NGS STATION 23011, PG. 447048 WITH GRID COORDINATES OF NORTH 542,862.15 FT., EAST 1,287,079.39 FT., MGS STATION 20349, P104M7141 WITH GRID COORDINATES OF NORTH 548,281.36 FT., EAST 1,279,019.97 FT., COORDINATES SHOWN HEREON ARE GRID COORDINATES FOR GS PURPOSES ONLY AND MAY NOT REFLECT ACTUAL SURFACE MEASUREMENTS.
- 3) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER AFFECTING THE TITLE OR TO DEFEAT OR NOTE ALL MATTERS AFFECTING TITLE.
- 4) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- 5) THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER. FOREST CONSERVATION LAW OF 1992 AND TO THE TERMS AND CONDITIONS AS SET FORTH ON FINAL FOREST CONSERVATION PLAN NO. 8-05028, AS APPROVED OR AMENDED.
- 6) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P. & P.C. PRELIMINARY PLAN #100041100, SITE PLAN #100041100, AND THE REQUIREMENTS OF CHAPTER 25-4 OF THE MONTGOMERY COUNTY CODE REGARDING MODERATELY PRICED DWELLING UNITS.
- 7) THIS PLAT CONFORMS WITH THE REQUIREMENTS OF CHAPTER 25-4 OF THE MONTGOMERY COUNTY CODE REGARDING MODERATELY PRICED DWELLING UNITS.
- 8) THIS PLAT CONFORMS WITH THE REQUIREMENTS OF CHAPTER 25-4 OF THE MONTGOMERY COUNTY CODE REGARDING MODERATELY PRICED DWELLING UNITS.
- 9) THE 100-YEAR FLOODPLAIN AS SHOWN HEREON IS TAKEN FROM THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP #190175C, MONTGOMERY COUNTY, MARYLAND, COMMUNITY PANEL NO. 240049-215-D, DATED SEPTEMBER 25, 2006, WHICH IS SUPERSEDED BY THE 100-YEAR FLOODPLAIN AS SHOWN HEREON WITH H.A.C.P. & P. C. RECORDED IN LIBER 28045 AT FOLIO 578 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- 10) THE PROPERTY SHOWN HEREON IS SUBJECT TO A DECLARATION OF COVENANTS WITH MONTGOMERY COUNTY RECORDED IN LIBER 25174 AT FOLIO 190 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- 11) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE PROPOSED IMPROVEMENTS THEREON. THE OWNERS FURTHER AGREE TO RECORD THESE EASEMENT AGREEMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND PROVIDE RECORDED COPIES TO THE MONTGOMERY COUNTY PLANNING BOARD.
- 12) THE LAND SHOWN HEREON IS WITHIN AN APPROVED CLUSTER DEVELOPMENT AND FURTHER SUBDIVISION OR RESUBDIVISION IS NOT PERMITTED AFTER THE PROPERTY IS DEVELOPED, INCLUDING THE LAND IDENTIFIED AS "RURAL OPEN SPACE".

DATE: _____ FOR PUBLIC WATER AND SEWER ONLY

PLAT NO. _____

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION

MONTGOMERY COUNTY, MARYLAND

APPROVED: _____ SECRETARY - TREASURER

APPROVED: _____ DATE _____ DIRECTOR

DEPARTMENT OF PERMITTING SERVICES

MONTGOMERY COUNTY, MARYLAND

APPROVED: _____ DATE _____ DIRECTOR

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

SUBDIVISION RECORD PLAT

PLAT 3
THE RESERVE AT FAIR HILL

PARCEL "A", BLOCK "F"
OLNEY (8TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 200'
DATE: APRIL 3, 2007

DPS NO. 221950
MNCPPC NO. 2-06096

DESIGNED & PLANNED BY LANDSCAPE ARCHITECTS & SURVEYORS & PLS SERVICES
2020 CONVENT ROAD, SUITE 200, MONTGOMERY COUNTY, MARYLAND 20814
(301) 771-1100 FAX (301) 771-1101
WWW.LANDSCAPEARCHITECTSANDSURVEYORS.COM

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHD DISTANCE	DELTA
C1	588.00'	442.28'	243.93'	S89°17'45"W	470.00'	97.00°
C2	127.75'	512.86'	461.17'	S85°50'38"W	502.57'	95.90°

LINE TABLE

LINE	BEARING	DISTANCE
LI	S17°23'37"W	15.00'

AREA TABULATION

LOT 1 AREA: 439,150 S.F. OR 10,081.50 ACRES
 PARCEL AREA: 30,313 S.F. OR 0.69568 ACRES
 STREET DEDICATION: 23,659 S.F. OR 0.54311 ACRES
 TOTAL AREA OF PLAT: 1,337,580 S.F. OR 30.70881 ACRES

AREA DEDICATED TO PUBLIC USE

LINE	BEARING	DISTANCE
1	S34°03'20"E	278.37'
2	R=18,480.00'	L=47.59'
3	S88°58'54"E	47.59'
4	S33°54'28"E	184.10'
5	S89°05'32"W	12.00'
6	S33°54'28"E	349.75'
7	S11°22'37"W	19.70'
8	N33°54'28"W	231.75'
9	N33°54'28"W	331.88'
10	S89°05'32"W	12.00'
11	N34°03'20"W	310.20'
12	S85°28'27"E	51.17'
13	S85°28'27"E	51.17'
14	S33°54'28"E	30.63'

SIGN & MAINTENANCE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
A	N89°25'33"E	227.48'
B	S71°05'30"W	85.91'
C	N25°50'33"W	25.50'
D	S84°188'27"W	74.15'
E	S89°27'28"W	147.75'
F	S14°17'30"W	42.85'
G	N89°25'33"E	158.38'
H	S89°25'33"E	157.75'
I	N15°05'00"W	213.14'
J	N89°25'33"E	251.54'
K	S33°54'28"E	30.63'

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ACCEPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, THE RURAL OPEN SPACE CONSERVATION EASEMENT, THE CATEGORY I FOREST CONSERVATION EASEMENT, THE SIGN AND MAINTENANCE EASEMENT AND DEDICATE THE PARCEL TO THE PUBLIC. WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARITIME PROFESSIONAL LAND SURVEYOR WITH A LICENSE TO SURVEY IN OCCUPANCY OF THE DWELLING TO BE CONSTRUCTED ON THE PARCEL SHOWN HEREON. THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LENS, OR TRUSTS AFFECTING THIS SUBDIVISION PLAN.

BY: *[Signature]* **STANLEY F. SZTULE, JR.** DATE
 VICE PRESIDENT
 PULTE HOME CORPORATION
 WITNESSES: *[Signature]* **David F. Ingher, S** PROFESSIONAL LAND SURVEYOR
 MAP/LAND NO. 21254

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A PLAN OF PART OF THE PROPERTY ACQUIRED BY PULTE HOME CORPORATION, A MICHIGAN CORPORATION, BY DEED DATED JANUARY 14, 2004 AND RECORDED IN LIBER 28586 AT FOLIO 801 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS DEDICATION HEREIN, THE UNDERSIGNED WILL BE SET AS DELINEATED HEREON IN OTHER ACCORDANCE WITH THE PROVISIONS OF SECTION 50-2(A) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF STREET DEDICATION INCLUDED IN THIS IS 31,659 SQUARE FEET OR 0.7281 ACRES AND THE TOTAL AREA OF THIS PLAN OF SUBDIVISION IS 1,337,580 SQUARE FEET OR 30.70881 ACRES OF LAND.

[Signature] **David F. Ingher, S**
 PROFESSIONAL LAND SURVEYOR
 MAP/LAND NO. 21254

SUBDIVISION RECORD PLAT
 PLAT 1
THE RESERVE AT FAIR HILL

LOT 1, BLOCK A,
 PARCELS "A" & "B", BLOCK A
 GUNNEY (9TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 200'
 DATE: APRIL 3, 2007

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND
 APPROVED: _____ DATE _____
 CHAIRMAN
 SECRETARY - TREASURER
 M.A.M.C.P. & P.C. RECORD FILE NO. _____

GPS NO. 211950
 MNCPPC NO. 2-06097



LINE TABLE

LINE	BEARING	DISTANCE
LI	S17°23'37"W	15.00'

AREA TABULATION

LOT 1 AREA: 439,150 S.F. OR 10,081.50 ACRES
 PARCEL AREA: 30,313 S.F. OR 0.69568 ACRES
 STREET DEDICATION: 23,659 S.F. OR 0.54311 ACRES
 TOTAL AREA OF PLAT: 1,337,580 S.F. OR 30.70881 ACRES

AREA DEDICATED TO PUBLIC USE

LINE	BEARING	DISTANCE
1	S34°03'20"E	278.37'
2	R=18,480.00'	L=47.59'
3	S88°58'54"E	47.59'
4	S33°54'28"E	184.10'
5	S89°05'32"W	12.00'
6	S33°54'28"E	349.75'
7	S11°22'37"W	19.70'
8	N33°54'28"W	231.75'
9	N33°54'28"W	331.88'
10	S89°05'32"W	12.00'
11	N34°03'20"W	310.20'
12	S85°28'27"E	51.17'
13	S85°28'27"E	51.17'
14	S33°54'28"E	30.63'

SIGN & MAINTENANCE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
A	N89°25'33"E	227.48'
B	S71°05'30"W	85.91'
C	N25°50'33"W	25.50'
D	S84°188'27"W	74.15'
E	S89°27'28"W	147.75'
F	S14°17'30"W	42.85'
G	N89°25'33"E	158.38'
H	S89°25'33"E	157.75'
I	N15°05'00"W	213.14'
J	N89°25'33"E	251.54'
K	S33°54'28"E	30.63'

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ACCEPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, THE RURAL OPEN SPACE CONSERVATION EASEMENT, THE CATEGORY I FOREST CONSERVATION EASEMENT, THE SIGN AND MAINTENANCE EASEMENT AND DEDICATE THE PARCEL TO THE PUBLIC. WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARITIME PROFESSIONAL LAND SURVEYOR WITH A LICENSE TO SURVEY IN OCCUPANCY OF THE DWELLING TO BE CONSTRUCTED ON THE PARCEL SHOWN HEREON. THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LENS, OR TRUSTS AFFECTING THIS SUBDIVISION PLAN.

BY: *[Signature]* **STANLEY F. SZTULE, JR.** DATE
 VICE PRESIDENT
 PULTE HOME CORPORATION
 WITNESSES: *[Signature]* **David F. Ingher, S** PROFESSIONAL LAND SURVEYOR
 MAP/LAND NO. 21254

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A PLAN OF PART OF THE PROPERTY ACQUIRED BY PULTE HOME CORPORATION, A MICHIGAN CORPORATION, BY DEED DATED JANUARY 14, 2004 AND RECORDED IN LIBER 28586 AT FOLIO 801 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS DEDICATION HEREIN, THE UNDERSIGNED WILL BE SET AS DELINEATED HEREON IN OTHER ACCORDANCE WITH THE PROVISIONS OF SECTION 50-2(A) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF STREET DEDICATION INCLUDED IN THIS IS 31,659 SQUARE FEET OR 0.7281 ACRES AND THE TOTAL AREA OF THIS PLAN OF SUBDIVISION IS 1,337,580 SQUARE FEET OR 30.70881 ACRES OF LAND.

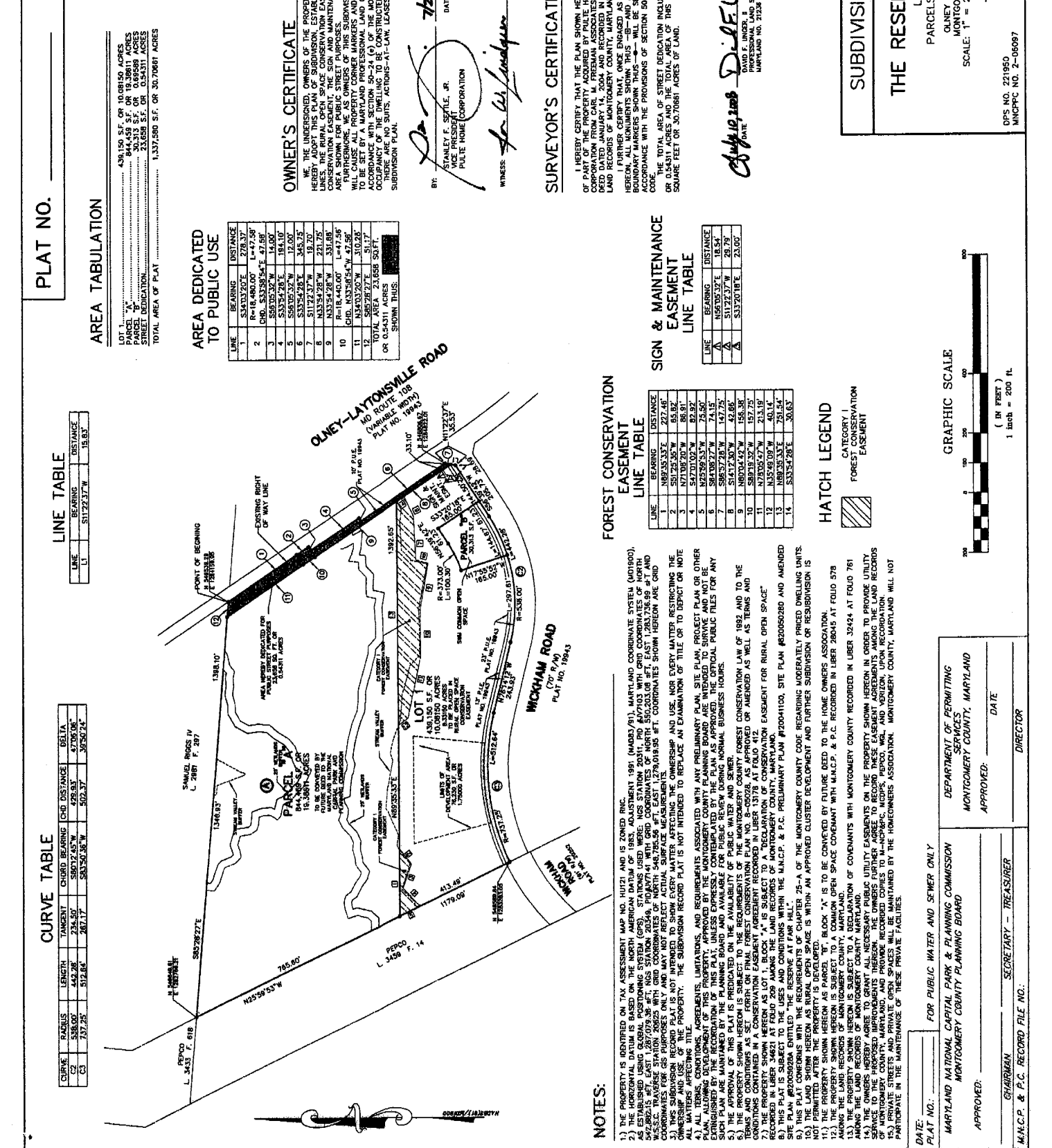
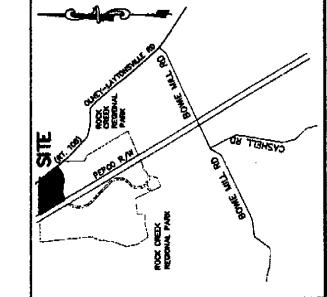
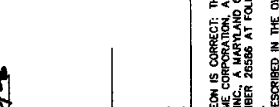
[Signature] **David F. Ingher, S**
 PROFESSIONAL LAND SURVEYOR
 MAP/LAND NO. 21254

SUBDIVISION RECORD PLAT
 PLAT 1
THE RESERVE AT FAIR HILL

LOT 1, BLOCK A,
 PARCELS "A" & "B", BLOCK A
 GUNNEY (9TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 200'
 DATE: APRIL 3, 2007

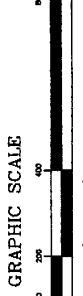
DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND
 APPROVED: _____ DATE _____
 CHAIRMAN
 SECRETARY - TREASURER
 M.A.M.C.P. & P.C. RECORD FILE NO. _____

GPS NO. 211950
 MNCPPC NO. 2-06097



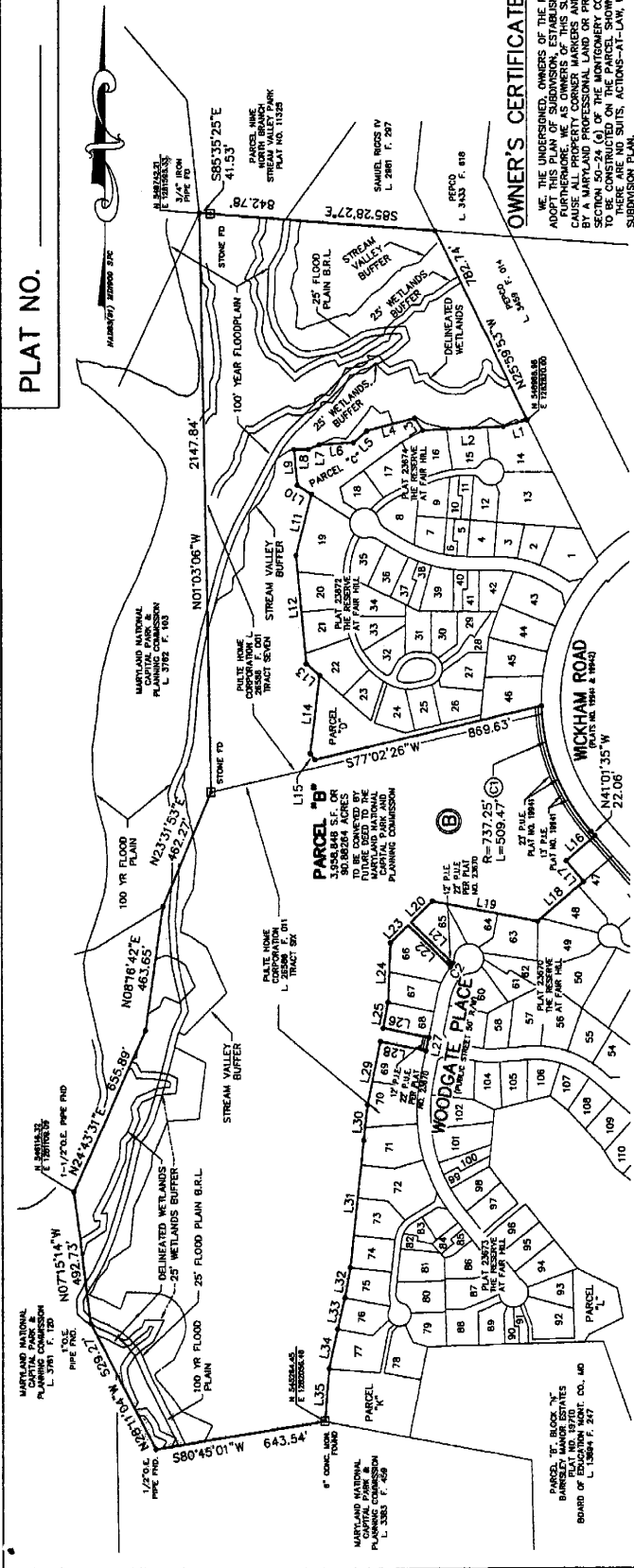
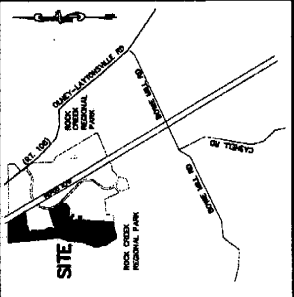
NOTES:

- THE PROPERTY IS DESCRIBED ON TAX ASSESSMENT MAP NO. H1721 AND IS ZONED R1C.
- THE HORIZONTAL DATUM IS BASED ON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT 1981 (NAD83/81), MARYLAND COORDINATE SYSTEM (MDCS), AS ESTABLISHED USING GLOBAL POSITIONING SYSTEM (GPS). STATIONS USED WERE NCS STATION 2011, PD 47403 WITH GRID COORDINATES OF 567,518.14 N, 17,270.35 E, WGS84; TRANSVERSE STATION 20023 WITH GRID COORDINATES OF NORTH 548,784.98 FT, EAST 1,274,019.95 FT. COORDINATES SHOWN HEREON ARE GRID COORDINATES FOR GS PURPOSES ONLY AND MAY NOT REFLECT ACTUAL SURFACE MEASUREMENTS.
- THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESPECTING THE ALL MATTERS AFFECTING TITLE.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN OR DOCUMENTATION IS HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT. UNLESS OTHERWISE PROVIDED BY THE PLAN AS APPROVED, THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992 AND TO THE FOREST CONSERVATION EASEMENT AGREEMENT RECORDED IN LIBER 13178 AT FOLIO 412.
- THE PROPERTY SHOWN HEREON AS LOT 1, BLOCK "A" IS SUBJECT TO A "DECLARATION OF CONSERVATION EASEMENT FOR RURAL OPEN SPACE" RECORDED IN LIBER 34621 AT FOLIO 299 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- THE PROPERTY SHOWN HEREON AS LOT 1, BLOCK "A", & P.C. PRELIMINARY PLAN #20041100, SITE PLAN #B03050280 AND AMENDED SITE PLAN #B03050284 ENTITLED "THE RESERVE AT FAIR HILL".
- THIS PLAT CONFORMS WITH THE REQUIREMENTS OF CHAPTER 25-A OF THE MONTGOMERY COUNTY CODE REGARDING MODERATELY PRICED DWELLING UNITS.
- THE LAND SHOWN HEREON AS RURAL OPEN SPACE IS WITHIN AN APPROVED CLUSTER DEVELOPMENT AND FURTHER SUBDIVISION OR RESUBDIVISION IS PROHIBITED.
- THE PROPERTY SHOWN HEREON AS PARCEL "A" IS SUBJECT TO A COMMON OPEN SPACE COVENANT WITH M.A.M.C.P. & P.C. RECORDED IN LIBER 28045 AT FOLIO 578 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO A COMMON OPEN SPACE COVENANT WITH M.A.M.C.P. & P.C. RECORDED IN LIBER 28045 AT FOLIO 578 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO A COMMON OPEN SPACE COVENANT WITH M.A.M.C.P. & P.C. RECORDED IN LIBER 32424 AT FOLIO 761 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- THE OWNERS HEREBY AGREE TO GRANT ALL NECESSARY PUBLIC UTILITY EASEMENTS ON THE PROPERTY SHOWN HEREON IN ORDER TO PROVIDE UTILITY SERVICE TO THE PROPOSED IMPROVEMENTS THEREON. THE OWNERS FURTHER AGREE TO RECORD THESE EASEMENT AGREEMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- PRIVATE STREETS AND PRIVATE OPEN SPACES WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, MONTGOMERY COUNTY, MARYLAND WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE PRIVATE FACILITIES.



DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND
 APPROVED: _____ DATE _____
 CHAIRMAN
 SECRETARY - TREASURER
 M.A.M.C.P. & P.C. RECORD FILE NO. _____

FOR PUBLIC WATER AND SEWER ONLY
 MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED: _____ DATE _____
 CHAIRMAN
 SECRETARY - TREASURER
 M.A.M.C.P. & P.C. RECORD FILE NO. _____



OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ACKNOWLEDGE THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A PLAT OF SUBDIVISION OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND WE HEREBY CERTIFY THAT THE PLAT IS ACCURATE AND CORRECT, THAT IT IS A PLAT OF THE PROPERTIES ACQUIRED BY THE FOLLOWING TWO (2) CONVEYANCES 1) TO PULTE HOME CORPORATION, A MICHIGAN CORPORATION FROM CARL M. FREEMAN ASSOCIATES, INC. A MICHIGAN CORPORATION AND 2) TO PULTE HOME CORPORATION, A MICHIGAN CORPORATION FROM CARL M. FREEMAN ASSOCIATES, INC. A MICHIGAN CORPORATION BY DEED DATED JANUARY 14, 2004 AND RECORDED IN LIBER 26386 AT FOLIO 001 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. WE FURTHER CERTIFY THAT THE LIMITS OF THE 100-YEAR FLOODPLAIN SHOWN ON THIS RECORD PLAT IS AN ACCURATE REFLECTION AS TRANSFERRED FROM THE FLOODPLAIN STUDY REFERENCED HEREIN AND THAT WE HAVE BEEN ENGAGED AS DESCRIBED IN THE OWNERS DEDICATION HEREON. ALL MONUMENTS SHOWN THEREON—B—AND ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THEREON—C—WILL BE AS DELINEATED HEREON IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) 15080C0101 FOR THE 100-YEAR FLOODPLAIN. THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 13,958.84 SQUARE FEET OR 90.86284 ACRES OF LAND. THERE IS NO STREET DEDICATION BY THIS PLAT.

BY: *[Signature]* WITNESS: *[Signature]*
 STANLEY F. SCITILE, JR.
 VICE PRESIDENT
 PULTE HOME CORPORATION
 DATE: 7/26/08

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF THE PROPERTIES ACQUIRED BY THE FOLLOWING TWO (2) CONVEYANCES 1) TO PULTE HOME CORPORATION, A MICHIGAN CORPORATION FROM CARL M. FREEMAN ASSOCIATES, INC. A MICHIGAN CORPORATION AND 2) TO PULTE HOME CORPORATION, A MICHIGAN CORPORATION FROM CARL M. FREEMAN ASSOCIATES, INC. A MICHIGAN CORPORATION BY DEED DATED JANUARY 14, 2004 AND RECORDED IN LIBER 26386 AT FOLIO 001 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I FURTHER CERTIFY THAT THE LIMITS OF THE 100-YEAR FLOODPLAIN SHOWN ON THIS RECORD PLAT IS AN ACCURATE REFLECTION AS TRANSFERRED FROM THE FLOODPLAIN STUDY REFERENCED HEREIN AND THAT WE HAVE BEEN ENGAGED AS DESCRIBED IN THE OWNERS DEDICATION HEREON. ALL MONUMENTS SHOWN THEREON—B—AND ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THEREON—C—WILL BE AS DELINEATED HEREON IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) 15080C0101 FOR THE 100-YEAR FLOODPLAIN. THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 13,958.84 SQUARE FEET OR 90.86284 ACRES OF LAND. THERE IS NO STREET DEDICATION BY THIS PLAT.

[Signature]
 DATE: 7/26/08
 PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 27326

SUBDIVISION RECORD PLAT
 PLAT 11
THE RESERVE AT FAIR HILL
 PARCEL "B", BLOCK B
 OLNEY (8TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 300' DATE: APRIL 3, 2007

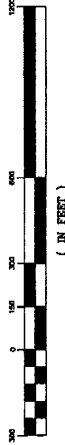
DESIGNED BY: PLANNERS & ARCHITECTS
 PREPARED BY: PLANNERS & ARCHITECTS & SURVEYORS & GPS SERVICES
 10000 WOODBURN ROAD, SUITE 200
 GREENBELT, MD 21740-1000
 (301) 441-7000

DPS NO. 221950
 MKCPPC NO. 2-06098

LINE TABLE

LINE	BEARING	DISTANCE
L1	N74°57'40"E	92.18
L2	S87°22'13"W	302.68
L3	N52°56'05"W	55.36
L4	S75°05'00"W	126.37
L5	N48°53'14"E	121.50
L6	N89°24'38"W	44.05
L7	S89°37'32"E	132.39
L8	S57°34'45"E	61.59
L9	N15°13'11"E	23.61
L10	S45°07'08"W	110.87
L11	N45°23'03"W	210.23
L12	N45°23'03"W	220.26
L13	S45°10'08"W	92.06
L14	N07°24'21"E	229.51
L15	S10°50'18"W	97.35
L16	N15°13'11"E	23.61
L17	N15°13'11"E	23.61
L18	N15°13'11"E	23.61
L19	N15°13'11"E	23.61
L20	N15°13'11"E	23.61
L21	N15°13'11"E	23.61
L22	N15°13'11"E	23.61
L23	N15°13'11"E	23.61
L24	N15°13'11"E	23.61
L25	N15°13'11"E	23.61
L26	N15°13'11"E	23.61
L27	N15°13'11"E	23.61
L28	N15°13'11"E	23.61
L29	N15°13'11"E	23.61
L30	N15°13'11"E	23.61
L31	N15°13'11"E	23.61
L32	N15°13'11"E	23.61
L33	N15°13'11"E	23.61
L34	N15°13'11"E	23.61
L35	N15°13'11"E	23.61

GRAPHIC SCALE



NOTES:

- 1) THE PROPERTY IDENTIFIED ON TAX ASSESSMENT MAP NO. H0731 AND IS ZONED RNC.
- 2) THE HORIZONTAL DATUM IS BASED ON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT 1981 (NAD83/91), MARYLAND COORDINATE SYSTEM (MD90). AS ESTABLISHED USING GLOBAL POSITIONING SYSTEM (GPS) STATION 20025 WITH GRID COORDINATES OF NORTH 550,203.08 FT., EAST 1,983,736.99 FT. AND W.S.S.C. TRAVERSE STATION 20025 WITH GRID COORDINATES OF NORTH 548,785.96 FT., EAST 1,279,019.93 FT. COORDINATES SHOWN HEREON ARE GRID COORDINATES FOR GS PURPOSES ONLY AND MAY NOT REFLECT ACTUAL SURFACE MEASUREMENTS.
- 3) THE PROPERTY SHOWN HEREON IS A SUBDIVISION OF THE PROPERTY SHOWN AND DESCRIBED HEREON. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPECT OR NOTE ALL MATTERS AFFECTING TITLE.
- 4) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTRAINDICATED BY THE PLAN AS APPROVED. THE OFFICIAL RECORD OF THIS PLAN IS THE RECORDATION OF THIS PLAT.
- 5) THE APPROVAL OF THIS PLAT IS PRECATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
- 6) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992 AND TO THE TERMS AND CONDITIONS AS SET FORTH ON FINAL FOREST CONSERVATION PLAN NO. 8-05028, AS APPROVED OR AMENDED.
- 7) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P. & P.C. PRELIMINARY PLAN #2004100, SITE PLAN #R0505080 AND TO THE TERMS AND CONDITIONS OF THE FOREST CONSERVATION PLAN NO. 8-05028.
- 8) THIS PLAT CONFORMS WITH THE REQUIREMENTS OF CHAPTER 25-A OF THE MONTGOMERY COUNTY CODE REGARDING MODERATELY PRICED DWELING UNITS.
- 9) THE PROPERTY SHOWN HEREON IS WITHIN AN APPROVED CLUSTER DEVELOPMENT AND FURTHER SUBDIVISION OR RESUBDIVISION IS NOT PERMITTED.
- 10) THE 100-YEAR FLOODPLAIN AS SHOWN HEREON IS TAKEN FROM THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) 15080C0101 FOR MONTGOMERY COUNTY, MARYLAND, COMMUNITY PANEL NO. 240049-215-D, DATED SEPTEMBER 9, 2006.
- 11) THE OWNERS HEREBY AGREE TO GRANT ALL NECESSARY PUBLIC UTILITY EASEMENTS ON THE PROPERTY SHOWN HEREON IN ORDER TO PROVIDE WATER, SEWER, GAS, TELEPHONE, CABLE TELEVISION, AND OTHER SERVICES TO THE PROPERTY SHOWN HEREON. PERIOD, WGL, AND VERIZON, UPON RECORDATION.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	CH DISTANCE	DELTA
C1	237.25	598.47	265.38	521.347 E	499.38	39.35	36
C2	250.08	1.858	1.787	563.810 E	15.85	10.96	15

DATE: _____
 PLAT NO: _____
 FOR PUBLIC WATER AND SEWER ONLY
 MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY, MARYLAND

APPROVED: _____ DATE: _____
 SECRETARY - TREASURER

APPROVED: _____ DATE: _____
 DIRECTOR

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

RECORD PLAT REVIEW SHEET

Plan Name: The Reserve at Fair Hill Plan Number: 190041100
 Plat Name: The Reserve at Fair Hill Plat Number: 220060940
 Plat Submission Date: 10/25/05 220060960 - 220060980
 DRD Plat Reviewer: T. Ahm
 DRD Prelim Plan Reviewer: C. Conlon

Initial DRD Review:

Signed Preliminary Plan - Date 1/16/06 Checked: Initial CAK Date 5/22/07
 Planning Board Opinion - Date 12/20/05 Checked: Initial PW Date 12/23/06
 Site Plan Req'd for Development? Yes No Verified By: PW (initial)
 Site Plan Name: Reserve at Fair Hill Site Plan Number: 8205028 A
 Planning Board Opinion - Date 11/13/06 Checked: Initial SJS Date 5-18-07
 Site Plan Signature Set - Date 2-5-07 Checked: Initial PAK Date 3-29-07
 Site Plan Reviewer Plat Approval: Checked: Initial PAK Date 3-29-07

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>H. Pfeiffer</u>	<u>10/31/05</u>	<u>11/18/05</u>	<u>3-23-07</u>	<u>Need Improvements Agreement</u>
Research	<u>Bobby Fleury</u>			<u>11/1/05</u>	<u>OK</u>
SHA	<u>Doug Mills</u>				<u>No Comments</u>
PEPCO	<u>Jose Washington</u>			<u>11/9/05</u>	<u>OK</u>
Parks	<u>Doug Powell</u>				<u>No Comments</u>
DRD	<u>Steve Smith</u>			<u>11-18-05</u>	<u>See plat</u>

Final DRD Review:

DRD Review Complete: Initial SJS Date 8-21-08
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): SJS 7-8-08
 Final Mylar w/Mark-up & PDF Rec'd: SJS 7/24/08
Board Approval of Plat:
 Plat Agenda: SJS 9-4-08
 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: _____

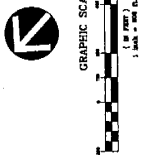
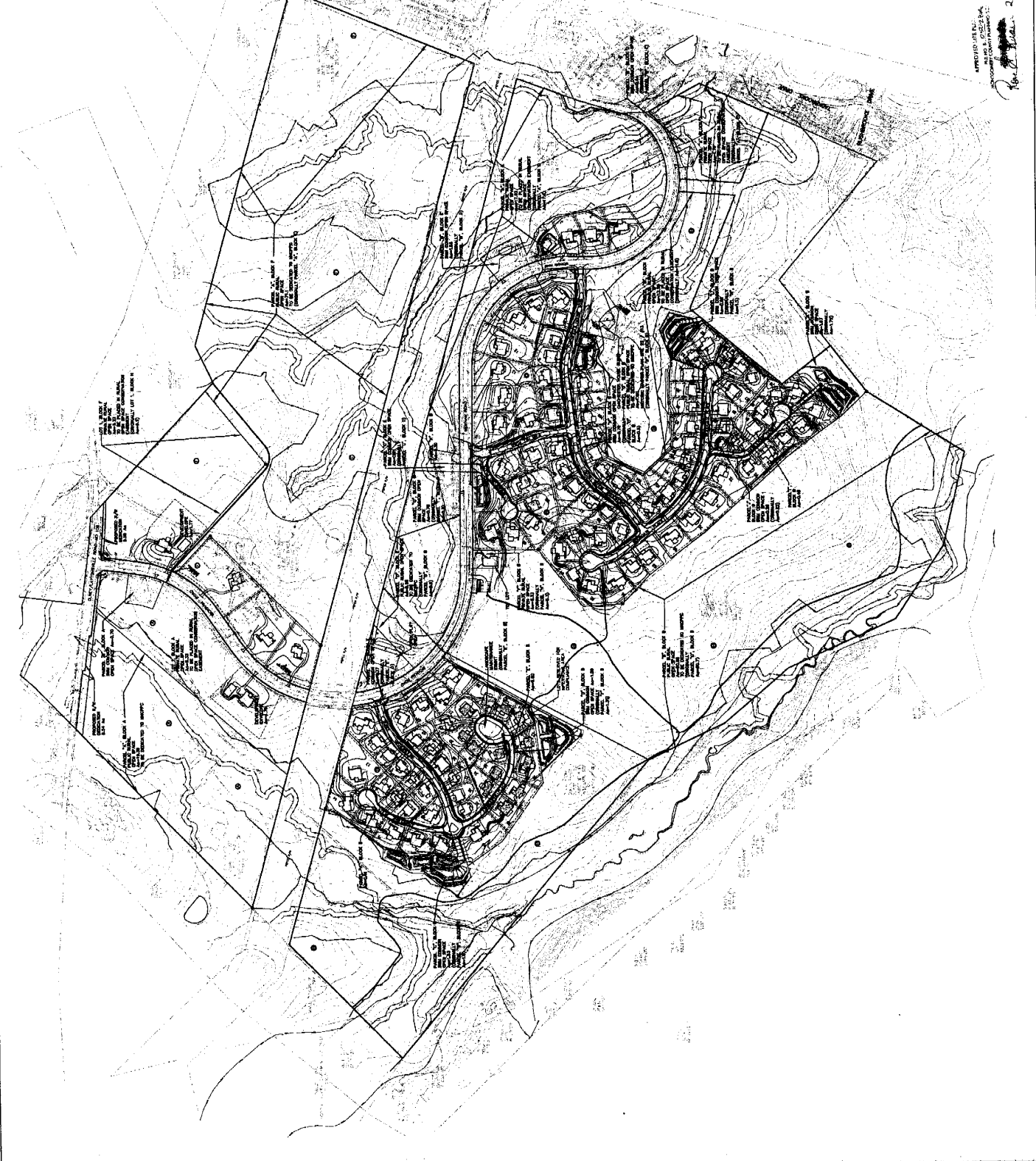
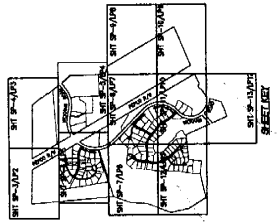
No. _____

VVA
 VVA ARCHITECTS
 2022 CENTURY BELLEVILLE DRIVE, SUITE 200
 QUANTICO, VA 22134
 (703) 791-1234
 WWW.VVA-VA.COM

THE RESERVE
 AT FAIR HILL
 8TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

COMPOSITE SITE PLAN/
 LOCAL AREA MAP

DATE:	11/20/07
SCALE:	1"=200'
PROJECT/FILE NO.:	6507
SHEET NO.:	SP-2



DEVELOPER'S CERTIFICATE
 I, the undersigned, certify that the information contained herein is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.
 Date: 11/20/07
 By: [Signature]
 [Name]
 [Title]

APPROVED FOR THE
 COUNTY BOARD OF
 SUPERVISORS
 11/20/07
 [Signature]