

Plat Name: Woodfield Commons
Plat #: 220160560

Location: Located on the west side of Woodfield Road, approximately 1100 feet north of Main Street (MD Route 108)

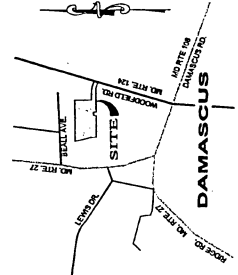
Master Plan: Damascus Master Plan

Plat Details: CR Zone; 1 lot

Owner: Woodfield Commons Associates

The subdivision plat has been reviewed by M-NCPPC staff and determined that the plats comply with Preliminary Plan No. 120150170 (MCPB Resolution No. 15-153) and with Site Plan No. 820150090 (Certified Site Plan dated February 8, 2017) 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 - 1" = 1000'

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. WE HEREBY ESTABLISH THE COMMON ACCESS EASEMENTS SHOWN HEREON FOR THE UNOBTSTRUCTED USE OF THE GENERAL PUBLIC. PUBLIC ACCESS TO THESE AREAS WILL REMAIN IN EFFECT UNTIL SUCH TIME AS THE PROPERTY IS REDEVELOPED AND A NEW SUBDIVISION PLAT IS RECORDED WHICH ASSENTS AND CONFIRMS THE REMOVAL THEREOF. AS OWNER(S) OF THIS SUBDIVISION, WE, OUR SUCCESSORS AND ASSIGNS, SHALL CAUSE PROPERTY CORNER MARKERS TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-43.03 OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES ON THIS PROPERTY, AND ALL PARTIES HAVING INTEREST IN THE PROPERTY HAVE INDICATED THEIR ASSENT BELOW.

WITNESSES:

WOODFIELD COMMONS ASSOCIATES, LLC
By: Woodfield Commons Managing Member, LLC
By: Collier Realty, LLC

Janice Owens DATE: *6/15/17*
San Leona DATE: *6/15/17*
San Leona, Regional Vice President

SURVEYOR'S CERTIFICATE

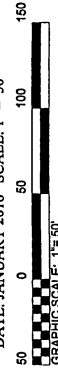
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, AND THAT IT IS PART OF THE LAND CONVEYED BY THE RICHARD J. SCHROEDER, DDS CHARTERED RETIREMENT TRUST AND JOHN A. JUDGE, JR. CHARTERED RETIREMENT TRUST TO WOODFIELD COMMONS ASSOCIATES, LLC, BY DEED DATED JANUARY 19, 2017, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 63794 AT PAGE 040.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS STATED IN THE OWNERS CERTIFICATE HEREON, I HAVE REVIEWED THE RECORDS OF THE MONTGOMERY COUNTY CODE, THE RECORDS OF THE OWNERS, AS SHOWN HEREON, IN ACCORDANCE WITH SECTION 50-43.03 OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA OF THIS PLAT IS 688,658 SQUARE FEET OR 3.8810 ACRES OF LAND, NONE OF WHICH IS DEDICATED BY THIS PLAT.

Eric V. Dana DATE: *6/15/17*
ERIC V. DANA
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10771
EXPIRES 02.13.2018

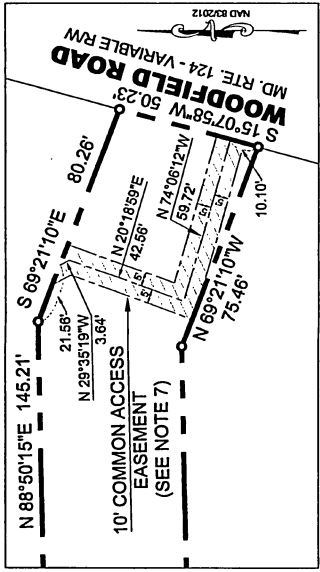
SUBDIVISION RECORD PLAT
LOT 1

WOODFIELD COMMONS
DAMASCUS (12TH) ELECTION DISTRICT,
MONTGOMERY COUNTY, MARYLAND
DATE: JANUARY 2016 SCALE: 1" = 50'

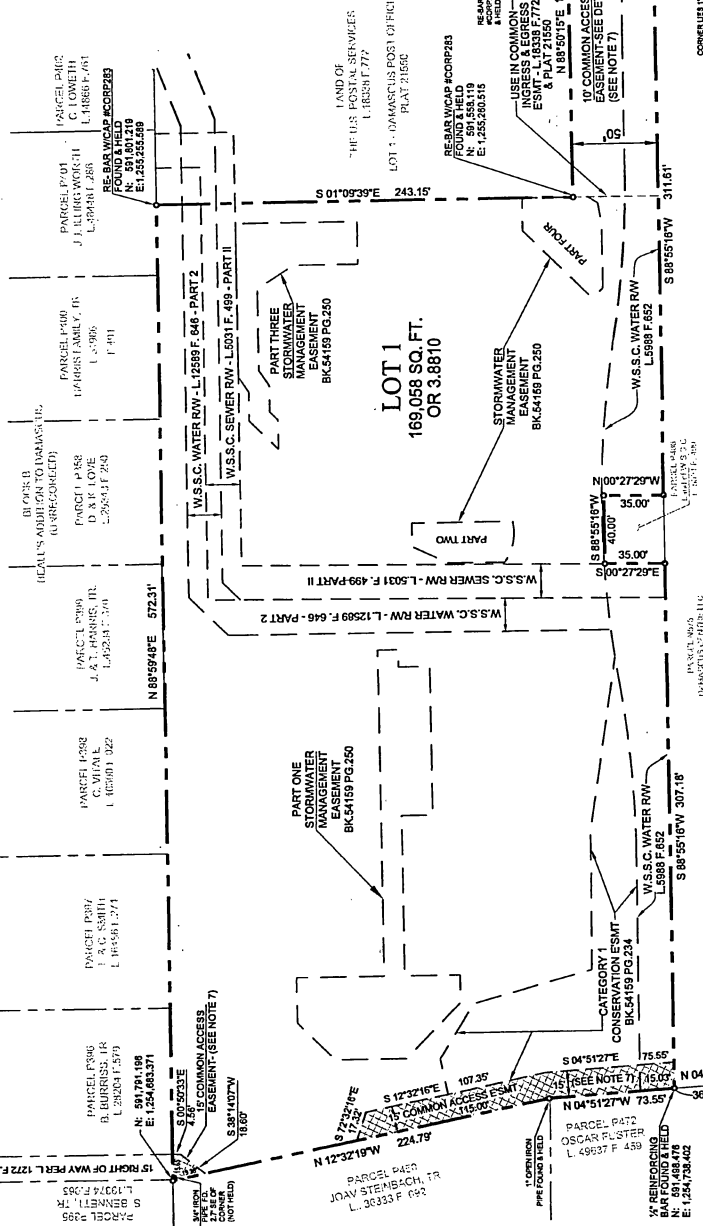


Dewberry
321 Ballenger Center Drive, Suite 103
Frederick, MD 21703
(301) 663-3158 Fax: (301) 663-3679

RECORDED DATE: _____
PLAT NO. _____



DETAIL 'A' - SCALE: 1" = 30'



Received
M-NCPPC
JUN 2 2017
Montgomery County
Planning Department

- LEGEND
RW= RIGHT OF WAY
N= NORTH AND EAST
S= SOUTH AND WEST
L= LINE AND POINT
C= PROPERTY CORNERS
AC= ACRES
SQFT= SQUARE FEET
REBAR= IRON CORNER MARKER
C-1= CURVE DATA NUMBER
WSSC= WASHINGTON SUBURBAN SANITARY COMMISSION

- NOTES:
1) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDED OF THIS PLAT, UNLESS EXPRESSLY CONTAINED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE THE MONTGOMERY COUNTY PLANNING BOARD RECORDS.
2) THE PROPERTY SHOWN HEREON IS SERVED BY PUBLIC WATER AND SEWER SERVICES.
3) THE PROPERTY SHOWN HEREON IS ZONED CRT-1.5, C-0.5, R-1.0, AND H-3.1.
4) THE PROPERTY SHOWN HEREON IS IDENTIFIED ON TAX MAP F344 AS PARCEL P43.
5) THIS SUBDIVISION RECORD PLAT IS NOT BEING RECORDED AS A SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPECT OR NOTE ALL MATTERS AFFECTING TITLE.
6) THE LOTS SHOWN HEREON ARE LIMITED TO USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN FILE NO. 120150070, AND DEVELOPMENT ARE LIMITED TO USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN FILE NO. 120150080.
7) THIS LOT IS SUBJECT TO THE COMMON ACCESS EASEMENTS SHOWN. THESE EASEMENTS ARE INTENDED TO PROVIDE UNOBTSTRUCTED ACCESS TO THE GENERAL PUBLIC. THE PUBLIC ACCESS RIGHTS TO THESE EASEMENTS WILL REMAIN IN EFFECT UNTIL SUCH TIME AS THE PROPERTY IS REDEVELOPED AND A NEW PLAT IS RECORDED WHICH AFFIRMS, AMENDS OR EXTINGUISHES THE EASEMENTS. MONTGOMERY COUNTY IS NOT THE BENEFICIARY OF THESE EASEMENTS, AND WILL NOT EXTINGUISH THE EASEMENTS.
8) THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS FOR PRIVATE STREETS, PRIVATE STORM DRAIN SYSTEMS AND/OR PRIVATE OPEN SPACES RECORDED IN BOOK 64190 AT PAGE 032 AND IN BOOK 64190 AT PAGE 032 AND IN BOOK 64190 AT PAGE 032 OF THE MONTGOMERY COUNTY, MARYLAND.

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
DEPARTMENT OF PERMITTING SERVICES
APPROVED: *June 20, 2017*
BY: *Rhonda J. Strel* DIRECTOR

CHAIRMAN _____ SECRETARY/TREASURER _____
M-NCPPC RECORD PLAT FILE NO. _____

Dewberry
 DEWBERRY CONSULTANTS LLC
 2101 GAITHERS ROAD
 ROCKVILLE, MD 20850
 TEL: 301.223.2000
 FAX: 301.223.2007
 www.dewberry.com

APPLICANT / DEVELOPER
 WOODFIELD COMMONS ASSOCIATES, LLC
 12701 WOODFIELD COMMONS
 SUITE 200
 COLLINGSWOOD, MD 21034

WOODFIELD COMMONS
MONTGOMERY COUNTY, MARYLAND
 127TH ELECTION DISTRICT
 PARCEL 453
 TMS MAP 72043, GRID FM43
 LICEN 1212, FOLD 430



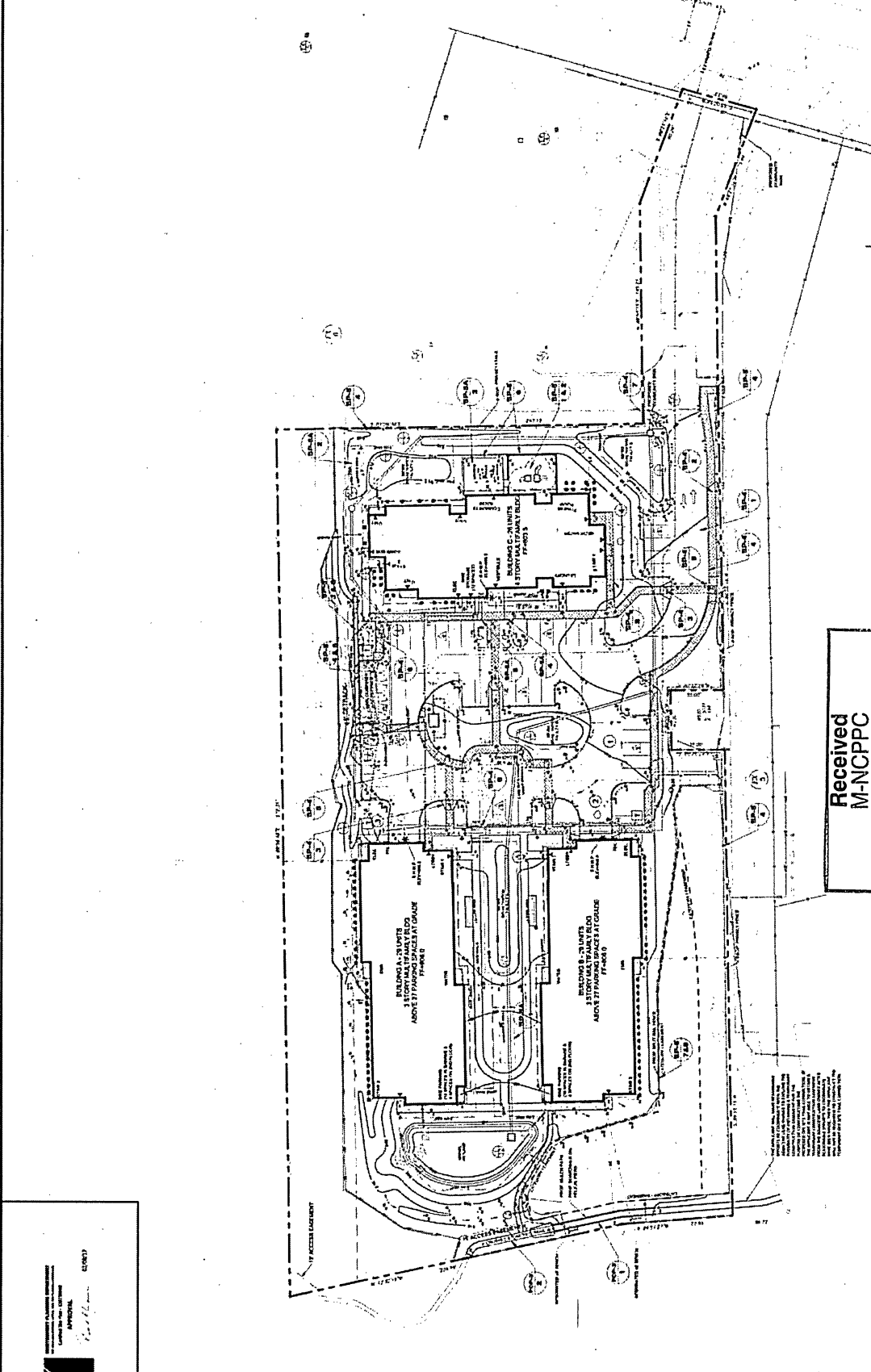
Professional Certificate Number 121218
 Approved by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland.
 William M. Koenig
 License No. 121218
 Expiration Date: 12/31/18

SCALE: 1" = 30'-0"
 DATE: 6/2/2017

No.	DATE	BY	Description
1	05/20/17	WMA	ISSUED FOR PERMITS
2	06/02/17	WMA	REVISED PER PERMITS
3	11/09/16	WMA	REVISED PER PERMITS
4	05/20/17	WMA	ISSUED FOR PERMITS
5	06/02/17	WMA	REVISED PER PERMITS
6	06/02/17	WMA	REVISED PER PERMITS
7	06/02/17	WMA	REVISED PER PERMITS
8	06/02/17	WMA	REVISED PER PERMITS
9	06/02/17	WMA	REVISED PER PERMITS
10	06/02/17	WMA	REVISED PER PERMITS

SITE PLAN
PROPOSED PLAN
 PROJECT NO. 330876

SP-3



DEVELOPER'S CERTIFICATE
 The information provided in relation to the Submittal of this Site Plan, including the Proposed Plan, Site Plan, and Construction Documents, is true and correct to the best of my knowledge and belief, and I am a duly Licensed Professional Engineer under the laws of the State of Maryland.

Developer's Name: Woodfield Commons Associates, LLC
 Address: 12701 Woodfield Commons, Suite 200, Collingswood, MD 21034
 Contact Person: Sam Leake
 Signature: [Signature]
 Date: 6/2/2017

LEGEND

[Symbol]	PROPERTY BOUNDARY
[Symbol]	EXISTING TREE LINE
[Symbol]	EXISTING DRIVEWAY LINE
[Symbol]	EXISTING DRIVEWAY FACILITY
[Symbol]	EXISTING CONDUIT LINES
[Symbol]	PROPOSED WATER LINES
[Symbol]	PROPOSED SEWER LINES
[Symbol]	PROPOSED UTILITY LINES
[Symbol]	PUBLIC OPEN SPACE
[Symbol]	ADA ACCESSIBLE ROUTE

Received
 M-NCPPC
 JUN 2 2017
 Montgomery County
 Planning Department

NOTE:
 FOR LOCATION OF UTILITIES CALL 811. THIS IS NOT A PERMIT TO DIG. DELAYED TO 24 HOURS IN ADVANCE OF ANY WORK. INFORMATION CONCERNING UNDERGROUND UTILITIES SHOULD BE OBTAINED FROM THE UTILITY COMPANIES THAT MAINTAIN THE UTILITIES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE STATE OF MARYLAND.

