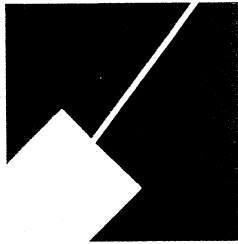


M-NCPPC



**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
301-495-4500, [www.mncppc.org](http://www.mncppc.org)

**MCPB**  
**Item # 2**  
**10/19/06**

**MEMORANDUM**

**DATE:** October 3, 2006

**TO:** Montgomery County Planning Board

**FROM:** Catherine Conlon, Supervisor *CC*  
Development Review Division  
(301) 495-4542

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for October 19, 2006

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The following eleven record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plans and site plans, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plat drawings for the record plats. The following plats are included:

220062080 to 220062090 White Ground Bridge (2)  
220061360 to 220061390 Greenway Village (4)  
220070160 to 20070200 Montgomery—White Oak (5)

**PLAT NO. 220062080**

**Plat 1 of 2**

White Ground Bridge, Lots 1 and 2  
Located on White Ground Road 80 feet west of Schaeffer Road  
2 lots  
RDT Zone  
Private Well and Private Septic  
Master Plan Area: Agricultural and Rural Open Space  
Applicant: Michael Rubin

Minor Subdivision, Section 50-35 A (a) (8) – Plats for residential lots in the RDT zone

**PLAT NO 200062090**

**Plat 2 of 2**

White Ground Bridge Lot 3 and Parcel A  
Located on White Ground Road 80 feet west of Schaeffer Road  
1 lot and one parcel  
RDT Zone  
Private Well and Private Septic  
Master Plan Area: Agricultural Rural Open Space  
Applicant: Michael Rubin

Minor Subdivision, Section 50-35 A (a) (8) – Plats for residential lots in the RDT zone

These two plats were the subject of Pre- Preliminary Plan 720050160 (formerly 7-05016) White Ground Bridge approved by the Planning Board on 01/10/2005 to create 3 lots and one parcel. M-NCPPC staff and other applicable agencies have reviewed these two record plats, as documented on the attached Plat Review Checklist, pursuant to the provision of Minor Subdivision, Section 50-35 A (a) (8), that allows for up to 5 residential lots in the RDT zone and in conformance with the approved Pre-preliminary Plan. Staff has determined that the plat complies with Pre-Preliminary Plan No. 720050160, as approved, and also with the requirements of Section 50-35 A.

The Planning Board previously approved record the plats for this property on 7/20/06. However, the approved plats were never recorded in the Montgomery County Land Record. The record plats for the subject property is brought back to the Planning Board for the purpose of small adjustment to the lot line as shown on the plat with hatched line.

Condition 12 of the Pre-preliminary Plan requires the transfer of all unused development rights to a land trust prior to recordation. Staff recommends approval of the plats with the condition that documentation for the land trust must be received prior to recordation.

**MEMORANDUM**

**DATE:** October 3, 2006

**TO:** Montgomery County Planning Board

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

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
 Agenda for October 19, 2006

The following eleven record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plans and site plans, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plat drawings for the record plats. The following plats are included:

- 22006208C to 220062090 White Ground Bridge (2)
- 220061360 to 220061390 Greenway Village (4)
- 220070160 to 20070200 Montgomery—White Oak (5)

**PLAT NO. 220062080**

**Plat 1 of 2**

White Ground Bridge, Lots 1 and 2  
Located on White Ground Road 80 feet west of Schaeffer Road  
2 lots

RDT Zone

Private Well and Private Septic

Master Plan Area: Agricultural and Rural Open Space

Applicant: Michael Rubin

Minor Subdivision, Section 50-35 A (a) (8) – Plats for residential lots in the RDT zone

**PLAT NO 200062090**

**Plat 2 of 2**

White Ground Bridge Lot 3 and Parcel A

Located on White Ground Road 80 feet west of Schaeffer Road

1 lot and one parcel

RDT Zone

Private Well and Private Septic

Master Plan Area: Agricultural Rural Open Space

Applicant: Michael Rubin

Minor Subdivision, Section 50-35 A (a) (8) – Plats for residential lots in the RDT zone

These two plats were the subject of Pre-Preliminary Plan 720050160 (formerly 7-05016) White Ground Bridge approved by the Planning Board on 01/10/2005 to create 3 lots and one parcel. M-NCPPC staff and other applicable agencies have reviewed these two record plats, as documented on the attached Plat Review Checklist, pursuant to the provision of Minor Subdivision, Section 50-35 A (a) (8), that allows for up to 5 residential lots in the RDT zone and in conformance with the approved Pre-Preliminary Plan. Staff has determined that the plat complies with Pre-Preliminary Plan No. 720050160, as approved, and also with the requirements of Section 50-35 A.

The Planning Board previously approved record the plats for this property on 7/20/06. However, the approved plats were never recorded in the Montgomery County Land Record. The record plats for the subject property is brought back to the Planning Board for the purpose of small adjustment to the lot line as shown on the plat with hatched line.

Condition 12 of the Pre-Preliminary Plan requires the transfer of all unused development rights to a land trust prior to recordation. Staff recommends approval of the plats with the condition that documentation for the land trust must be received prior to recordation.



**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name: White ground bridge Plat Number: 2 2006 2080, 220062090

DRD Plat Reviewer: pw

DRD Prelim Plan Reviewer: Camy bahn

\*For category of minor see pages 2 and 3

**Initial DRD Review:**

Pre-Preliminary Plan No. 220050160 Checked: Initial pw Date 6/18/06  
 Preliminary Plan No. NA Checked: Initial pw Date 6/30/06  
 Planning Board Opinion - Date 11/06 Checked: Initial pw Date 5/24/05  
 Site Plan Name if applicable: NA Site Plan Number: \_\_\_\_\_  
 Planning Board Opinion - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

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

| Agency Reviews Req'd | Reviewer        | Date Sent | Due Date | Date Rec'd | Comments |
|----------------------|-----------------|-----------|----------|------------|----------|
| Environment          | J. Penn         | 5/1/06    | 5/1/06   | 5/1/06     | NA       |
| Research             | Bobby Fleury    |           |          |            | NA       |
| SHA                  | Doug Mills      |           |          |            | NA       |
| PEPCO                | Jose Washington |           |          |            | NA       |
| Parks                | Doug Powell     |           |          |            | NA       |
| DRD                  | Steve Smith     |           |          |            | NA       |

**Final DRD Review:**

DRD Review Complete:

(All comments rec'd and incorporated into mark-up)

Engineer Notified (Pick up Mark-up):

Final Mylar w/Mark-up & PDF Rec'd:

**Board Approval of Plat:**

Plat Agenda:

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:

Initial  
pw  
pw  
pw

Date  
6/26/06  
6/26/06  
6/30/06

7/20/06 Retake 10/19/06

No. \_\_\_\_\_

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

Plat Name: White Ground  
 Plat Number: 8802 2000 to 2090  
 Plat Submission Date: 4/27/06  
 DRD Plat Reviewer: pl

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 or 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:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**OWNERS' CERTIFICATE**

WHITE GROUND BRIDGE, LLC, a Maryland Limited Liability Company, Owner of the property shown hereon, hereby adopts the Plan of Subdivision, Eminent Domain Building Restriction Lines and Dedicate the street for Public use as shown hereon.

Further, We Heretofore Grant a Public Utility Easement, designated hereon as "P.U.E.", to those parties named in the document entitled "Declaration of Easement and Provisions of Public Utility Easement" and recorded among the Land Records of Montgomery County, Maryland in Liber 2634 of Folio 457, said terms and provisions being incorporated herein by this reference.

Further, We Heretofore Grant the Septic Fields Easement for Parcel 375 as shown hereon.

Further, We hereby establish a Private Ingress/Egress easement as shown hereon for the benefit of Lots 1, 2, and 3. Further, we hereby establish a Category 1 Conservation Easement subject to the terms and conditions set forth in a certain document entitled "Conservation Easement Agreement" and recorded among the recorded Land Records of Montgomery County in Liber 1318 of Folio 145.

As owners of this subdivision, we, our successors, agents and assigns will cause all property, covenants and appurtenances required hereunder to be set on record with actions of law, Leases, Mortgages or Trusts affecting the property included in this plan of subdivision, except a certain Deed of Trust and all parties of interest thereto have below indicated their assent.

WHITE GROUND BRIDGE, LLC

*[Signature]*  
MICHAEL D. RUBIN, General Manager

9-22-2006 Date  
Witness

We assent to the plan of Subdivision  
SUSANNA FARMS, LLC

*[Signature]*  
Bryan Baker, Banker

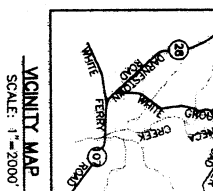
9-22-2006 Date  
Witness

**AREA TABULATION**

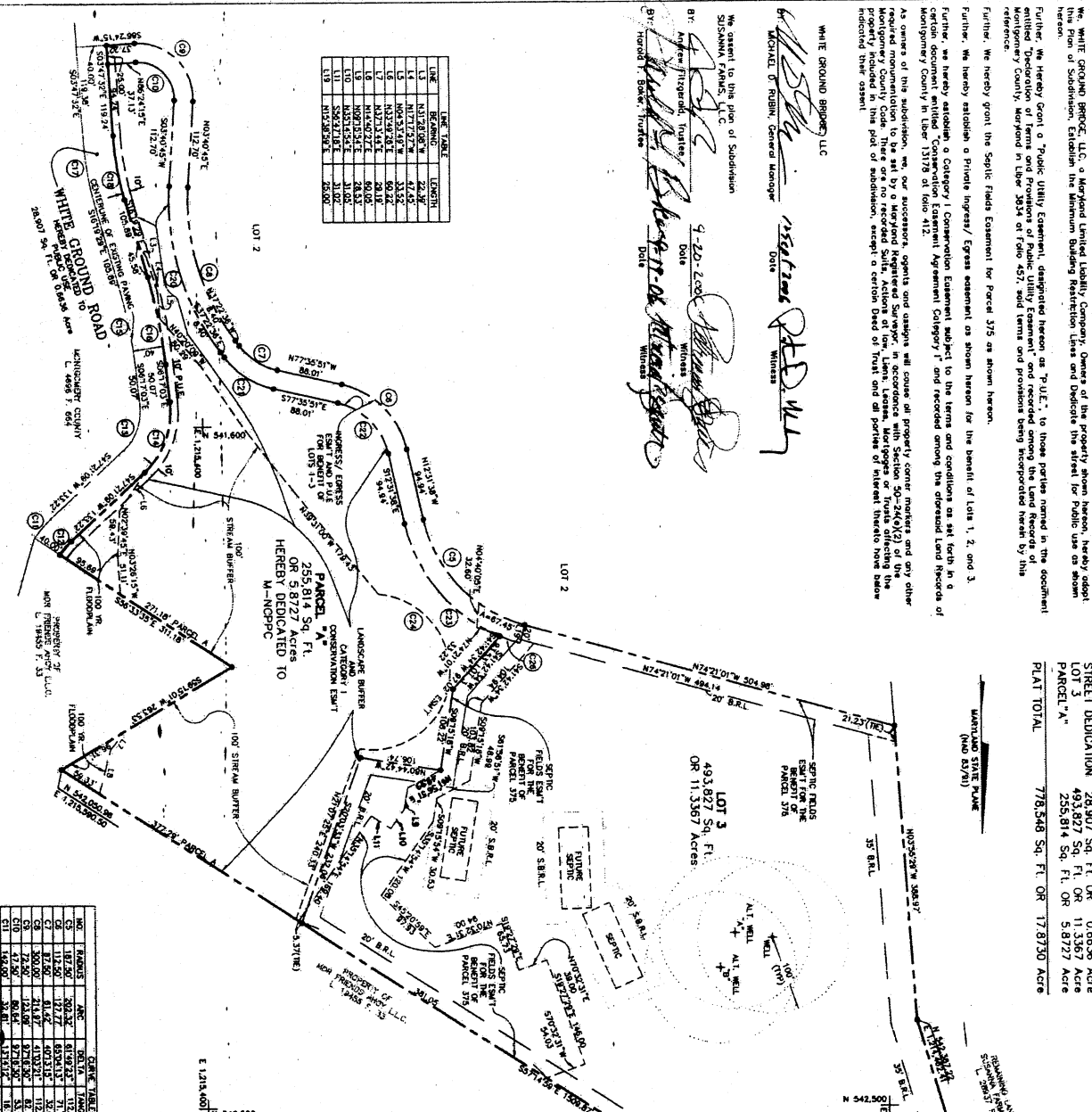
STREET DEDICATION 28,907 Sq. Ft. OR 0.6636 Acre  
LOT 3 493,827 Sq. Ft. OR 11,3367 Acre  
PARCEL "A" 255,814 Sq. Ft. OR 5,8727 Acre  
PLAT TOTAL 778,548 Sq. Ft. OR 17,8750 Acre

PLAT No.

**SITE**



MONTGOMERY COUNTY PLANNING SERVICES  
SCALE: 1"=2000'



| LINE NO. | LINE TYPE    | LENGTH | DESCRIPTION     |
|----------|--------------|--------|-----------------|
| 1        | RIGHT-OF-WAY | 242.40 | SEE DESCRIPTION |
| 2        | RIGHT-OF-WAY | 127.20 | SEE DESCRIPTION |
| 3        | RIGHT-OF-WAY | 127.20 | SEE DESCRIPTION |
| 4        | RIGHT-OF-WAY | 127.20 | SEE DESCRIPTION |
| 5        | RIGHT-OF-WAY | 127.20 | SEE DESCRIPTION |
| 6        | RIGHT-OF-WAY | 127.20 | SEE DESCRIPTION |
| 7        | RIGHT-OF-WAY | 127.20 | SEE DESCRIPTION |
| 8        | RIGHT-OF-WAY | 127.20 | SEE DESCRIPTION |
| 9        | RIGHT-OF-WAY | 127.20 | SEE DESCRIPTION |
| 10       | RIGHT-OF-WAY | 127.20 | SEE DESCRIPTION |
| 11       | RIGHT-OF-WAY | 127.20 | SEE DESCRIPTION |
| 12       | RIGHT-OF-WAY | 127.20 | SEE DESCRIPTION |
| 13       | RIGHT-OF-WAY | 127.20 | SEE DESCRIPTION |
| 14       | RIGHT-OF-WAY | 127.20 | SEE DESCRIPTION |
| 15       | RIGHT-OF-WAY | 127.20 | SEE DESCRIPTION |
| 16       | RIGHT-OF-WAY | 127.20 | SEE DESCRIPTION |
| 17       | RIGHT-OF-WAY | 127.20 | SEE DESCRIPTION |
| 18       | RIGHT-OF-WAY | 127.20 | SEE DESCRIPTION |
| 19       | RIGHT-OF-WAY | 127.20 | SEE DESCRIPTION |
| 20       | RIGHT-OF-WAY | 127.20 | SEE DESCRIPTION |
| 21       | RIGHT-OF-WAY | 127.20 | SEE DESCRIPTION |
| 22       | RIGHT-OF-WAY | 127.20 | SEE DESCRIPTION |
| 23       | RIGHT-OF-WAY | 127.20 | SEE DESCRIPTION |
| 24       | RIGHT-OF-WAY | 127.20 | SEE DESCRIPTION |
| 25       | RIGHT-OF-WAY | 127.20 | SEE DESCRIPTION |
| 26       | RIGHT-OF-WAY | 127.20 | SEE DESCRIPTION |
| 27       | RIGHT-OF-WAY | 127.20 | SEE DESCRIPTION |

**SURVEYOR'S CERTIFICATE**  
I hereby certify to the best of my professional knowledge, information and belief, that the plat shown hereon is correct. That it is a subdivision of part of the land conveyed by SSSANNA FARMS, LLC to the City of Montgomery County, Maryland in Liber 2812 of Folio 735. I further certify that the flood plain as shown is taken from a flood plain study by Patton, Harris, Rust & Associates PC dated OCTOBER 15, 2002 and that, once engaged hereon, this study will be set or delineated hereon in accordance with the provisions of Section 50-24(E)(2) of the Montgomery County Code.

September 12, 2006  
Dorothy F. Remmers  
Montgomery Surveyor  
Montgomery Registration No. 10088

- NOTES**
1. This property is zoned R01.
  2. The subject property is on Maryland Department of Assessment and Taxation TAX MAP D1 as Parcel P821.
  3. The property included in this plan is limited to the uses and conditions as required by Pre-Preliminary Plat No. 2748-01-0001, as approved on July 19, 2006. Any proposed changes to this plan require further planning board review and approval.
  4. All Terms, Conditions, Agreements, Attachments, and Requirements Assumed with any Preliminary Plat, Site Plan, Board are intended to survive and not be extinguished by the recordation of this plat unless expressly contemplated by the plan or approved. The official public files for any such plan are maintained by the Planning Board and are available for public review during normal business hours.
  5. This property is served by private water and private sewer systems.
  6. This Subdivision Record Plat is not intended to show any matter affecting the ownership and use of the property. The subdivision record plat is not intended to replace an examination of the title or to depict or note all matters affecting title.
  7. The flood plain shown is taken from a flood plain study by Patton Harris Rust & Associates, Inc. Dated October 15, 2002 and approved by MDCPS dated December 18, 2002.
  8. This plat conforms with the requirements for Minor Subdivision Approvals contained in Section 50-25A of the Montgomery County Subdivision Regulations, being Chapter 50 of the County Code. This plat involves the creation of lots in the R01 Zone as provided for in Section 50-25A (c) & (d).
  9. The property shown hereon is subject to the requirements of Chapter 22A Montgomery County Flood Conservation Law. Flood Conservation Requirements are being met through Declaration of Park Land 10 M-NCPPC(02045); and dedication of a Category 1 Forest Conservation Easement.
  10. Septic Building Restriction Lines (SBR/L) are subject to change upon approval by the Montgomery County Department of Permitting Services, Mail and Septic Section.
  11. One Development Right has been allocated for each lot shown hereon pursuant to a Declaration Dated April 11, 2006 and recorded in Liber 32166 of Folio 171 in the Land Records of Montgomery County, Maryland.
  12. Parcel "A" is hereby dedicated to Maryland-National Capital Park and Planning Commission.
  13. Lot 3 is approved for a 3 Bedroom house.
  14. Reference shown hereon to Parcel 375 are referring to the remapping property of SSSANNA FARMS, LLC. Liber 28937 Folio 509.

2-062009

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
CHAMANAN SECRETARY-TREASURER

MONTGOMERY COUNTY MARYLAND DEPARTMENT OF PERMITTING SERVICES  
APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
DIRECTOR

RECORDED: \_\_\_\_\_ PLAT NO. \_\_\_\_\_

MDCPS & P.C RECORD FILE NO. \_\_\_\_\_

**OWNER'S CERTIFICATE**

We, WHITE GROUND BRIDGE, LLC, a Maryland Limited Liability Company, Owners of the Property shown hereon, hereby adopt this Plan of Subdivision, "Subdivision of the Minimum Building Restriction Lines and Dedicate the street for Public Use as shown hereon."

Further, we hereby grant a "Public Utility Easement, designated hereon as "P.U.E.", to those parties named in the document entitled "Declaration of Terms and Provisions of Public Utility Easement" and recorded among the Land Records of Montgomery County, Maryland in Liber 2524 of folio 437; said terms and provisions being incorporated herein by this reference.

Further, we hereby grant the Septic Fields Easement for Parcel 375 as shown hereon.

Further, we hereby establish a Private Ingress/Egress easement as shown hereon for the benefit of Lots 1, 2, and 3.

Further, we hereby establish a Category 1 Conservation Easement subject to the terms and conditions recorded among the certain document entitled "Conservation Easement Agreement Category 1" and recorded among the recorded Land Records of Montgomery County in Liber 13179 of folio 412.

As owners of this subdivision, we, our successors, agents and assigns will cause all property interests in this subdivision to be properly recorded in the Land Records of Montgomery County, Maryland in accordance with Section 50-24(e)(2) of the Montgomery County Code. There are no recorded Suits, Actions of Law, Liens, Leases, Mortgages or Trusts affecting the Property, included in this Plan of Subdivision, except as shown hereon.

As owners of this subdivision, we, our successors, agents and assigns will cause all property interests in this subdivision to be properly recorded in the Land Records of Montgomery County, Maryland in accordance with Section 50-24(e)(2) of the Montgomery County Code. There are no recorded Suits, Actions of Law, Liens, Leases, Mortgages or Trusts affecting the Property, included in this Plan of Subdivision, except as shown hereon.

WHITE GROUND BRIDGE, LLC  
 MICHAEL D. RUBIN, General Manager  
 Date: 9/15/2006  
 Witness: [Signature]

We consent to this Plan of Subdivision  
 SUSANNA FARMS, L.L.C.  
 BY: [Signature]  
 Date: 9-15-06  
 Witness: [Signature]

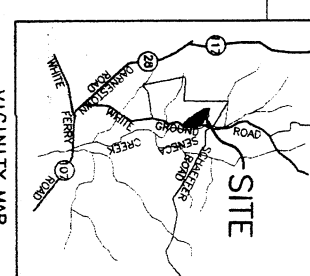
**SURVEYOR'S CERTIFICATE**

I, the undersigned, being a duly Licensed Professional Surveyor, do hereby certify that the above is a true and correct copy of the original and correct plat of the subdivision of part of the land conveyed by SUSANNA FARMS L.L.C. to WHITE GROUND BRIDGE, LLC, by Deed dated January 10, 2005 and recorded among the Land Records of Montgomery County, Maryland in Liber 2524 of folio 437, as amended by Deed dated October 15, 2002 and folio, once entered as described in the Owner's Certificate hereon. All Property corners and other boundary corners are shown as shown hereon, with the provisions of Section 50-24(e)(2) of the Montgomery County Code.

September 12, 2006  
 Donald F. Remmers  
 Registered Professional Surveyor  
 Maryland Registration No. 10888

**AREA TABULATION**  
 STREET DEDICATION 30,899 S.F. OR 0.7093 AC  
 TOTAL LOTS (2) 877,947 S.F. OR 20.1349 AC  
 PLAT TOTAL 908,846 S.F. OR 20.8642 AC

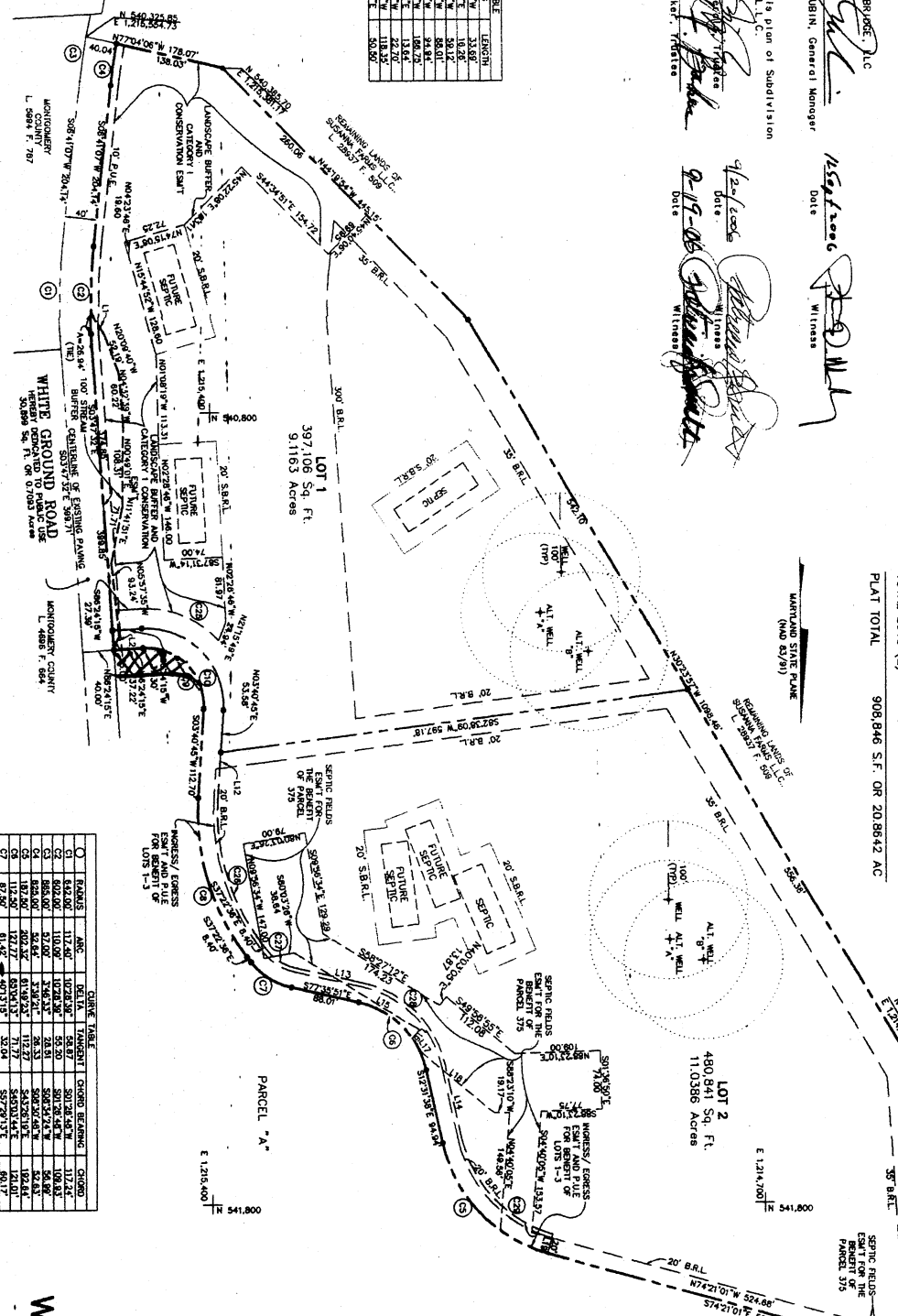
**PLAT NO.**



**NOTES**

- This property is zoned RDT.
- The subject property is on Maryland Department of Assessment and Taxation TAX MAP DT as Parcel P921.
- The property included in this plan is subject to the terms and conditions of the certain document entitled "Conservation Easement Agreement Category 1" and recorded among the recorded Land Records of Montgomery County in Liber 13179 of folio 412, as amended by Deed dated October 15, 2002 and folio, once entered as described in the Owner's Certificate hereon.
- All Terms, Conditions, Agreements, Limitations, and Requirements Associated with any Preliminary Plan, Site Plan, Project Plan or other documents submitted to and approved by the Planning and Zoning Commission of Montgomery County, Maryland, shall apply to the subdivision of this property and shall be incorporated herein by this reference.
- This property is served by private water and private sewer systems.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and use of the property. This subdivision record plat is not intended to represent an examination of the title or to depict or show all matters affecting title.
- This plat conforms with the requirements for Minor Subdivisions as set forth in the Subdivision Regulations, Chapter 50 of the Montgomery County Code. This plat involves the creation of lots in the RDT Zone as provided for in Section 50-204 (g) 8.
- The property shown hereon is subject to the requirements of Chapter 22A Montgomery County Forest Conservation Law, Forest Conservation Regulations, and the certain document entitled "Conservation Easement Agreement Category 1" and recorded among the recorded Land Records of Montgomery County in Liber 13179 of folio 412, as amended by Deed dated October 15, 2002 and folio, once entered as described in the Owner's Certificate hereon.
- One Development Right has been allocated for each lot shown hereon pursuant to a Declaration dated April 11, 2006 and recorded in Liber 23186 of folio 171 in the Land Records of Montgomery County, Maryland.
- Lots 1 and 2 are approved for 5 bedroom houses.
- References shown hereon to Parcel 375 are referring to the remaining property of SUSANNA FARMS L.L.C. Parcel 28937, Folio 509

| LINE | BEARING     | LENGTH  |
|------|-------------|---------|
| L1   | N83°31'24"W | 33.86'  |
| L2   | N88°37'07"E | 18.83'  |
| L3   | S2°23'51"W  | 88.01'  |
| L4   | N1°23'28"W  | 84.84'  |
| L5   | N88°27'27"W | 188.02' |
| L6   | N84°42'21"W | 42.20'  |
| L7   | N83°28'58"W | 118.35' |
| L8   | N15°34'56"E | 50.50'  |



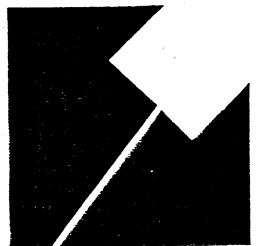
| LINE | BEARING     | LENGTH  | AREA    | PERCENT |
|------|-------------|---------|---------|---------|
| 1    | N83°31'24"W | 33.86'  | 112.50  | 0.0283  |
| 2    | N88°37'07"E | 18.83'  | 352.50  | 0.0886  |
| 3    | S2°23'51"W  | 88.01'  | 880.00  | 0.2200  |
| 4    | N1°23'28"W  | 84.84'  | 720.00  | 0.1812  |
| 5    | N88°27'27"W | 188.02' | 3525.00 | 0.8860  |
| 6    | N84°42'21"W | 42.20'  | 180.00  | 0.0452  |
| 7    | N83°28'58"W | 118.35' | 1380.00 | 0.3470  |
| 8    | N15°34'56"E | 50.50'  | 252.50  | 0.0636  |
| 9    | N83°31'24"W | 33.86'  | 112.50  | 0.0283  |
| 10   | N88°37'07"E | 18.83'  | 352.50  | 0.0886  |
| 11   | S2°23'51"W  | 88.01'  | 880.00  | 0.2200  |
| 12   | N1°23'28"W  | 84.84'  | 720.00  | 0.1812  |
| 13   | N88°27'27"W | 188.02' | 3525.00 | 0.8860  |
| 14   | N84°42'21"W | 42.20'  | 180.00  | 0.0452  |
| 15   | N83°28'58"W | 118.35' | 1380.00 | 0.3470  |
| 16   | N15°34'56"E | 50.50'  | 252.50  | 0.0636  |
| 17   | N83°31'24"W | 33.86'  | 112.50  | 0.0283  |
| 18   | N88°37'07"E | 18.83'  | 352.50  | 0.0886  |
| 19   | S2°23'51"W  | 88.01'  | 880.00  | 0.2200  |
| 20   | N1°23'28"W  | 84.84'  | 720.00  | 0.1812  |
| 21   | N88°27'27"W | 188.02' | 3525.00 | 0.8860  |
| 22   | N84°42'21"W | 42.20'  | 180.00  | 0.0452  |
| 23   | N83°28'58"W | 118.35' | 1380.00 | 0.3470  |
| 24   | N15°34'56"E | 50.50'  | 252.50  | 0.0636  |

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES  
 8118 Centre Park Drive, Columbia, MD 21045  
 T 410.997.8900 F 410.997.9282

APPROVED: [Signature] SECRETARY - MEASURER  
 APPROVED: [Signature] DIRECTOR

RECORDED: [Signature] PLAT NO. \_\_\_\_\_

FILE NO: 13021-1-0-1



Date Mailed: JAN 10 2006

Hearing Date: May 19, 2005

Action: Approved Staff

Recommendation

Motion of Commissioner Robinson,  
seconded by Commissioner Bryant,

with a vote of 3-1;

Chairman Berlage and Commissioners

Bryant and Robinson voting in favor;

Commissioner Wellington Perdue

against; Commissioner Perdue

necessarily absent.

## MONTGOMERY COUNTY PLANNING BOARD

### OPINION

Pre-Preliminary Plan: 7-05016  
NAME OF PLAN: White Ground Bridge

The date of this written opinion is JAN 10 2006 (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).

On 1/11/05, the applicant, Harold F. Baker ("Applicant" or "Owner"), submitted an application for the approval of a pre-preliminary plan of subdivision. The application proposed to create three lots and one parcel on 38.73 acres of land in the Rural Density Transfer ("RDT") zone, located on the west side of White Ground Road at the terminus of Schaeffer Road ("Subject Property"). The application was designated Pre-Preliminary Plan No. 7-05016 ("Pre-Preliminary Plan"). On May 19, 2005, the Pre-Preliminary Plan was brought before the Montgomery County Planning Board for a public hearing ("Hearing"). At the Hearing, the 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 Hearing, upon the taking of an action by the Planning Board. The Record includes: the information on the Pre-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 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; all evidence, including written and oral testimony and any graphic exhibits, presented to the Planning Board at the Hearing.

### MINOR SUBDIVISION APPROVAL PROCEDURE

The Pre-Preliminary Plan was brought before the Planning Board pursuant to Section 50-35A(a)(8) of the Montgomery County Code as a request to allow the three lots and one parcel to be platted under the minor subdivision procedure. Section 50-35A(a)(8) provides that up to five (5) lots may be platted in the RDT zone under the minor subdivision procedure after Planning Board or Planning Board Staff approval of a pre-preliminary plan. Section 50-35A(a)(8) also sets forth the following requirements for pre-preliminary plan approval:

- a) Written approval for a proposed septic area must be received from the Montgomery County Department of Permitting Services, Well and Septic Section prior to recordation of the plat;
- b) Any required street dedications along the frontage of the proposed lot(s) must be shown on the record plat;
- c) An easement must be recorded for the balance of the property noting that density and TDRs have been utilized for the new lots. Reference to this easement must be reflected in the record plat for the lots;
- d) Lots created in the RDT zone through the minor subdivision procedure must not exceed an average lot size of five (5) acres in size unless approved by the Planning Board in the review of a preliminary plan of subdivision; and
- e) Forest conservation requirements must be satisfied prior to recording of the plat.

### SITE DESCRIPTION

The Subject Property is located on the west side of White Ground Road, at the terminus of Schaeffer Road, in Boyds, Maryland. White Ground Road is classified as an exceptional rustic road. The Subject Property contains 38.73 acres of land, which constitutes the northeastern portion of a larger 273.61-acre parcel ("Parent Parcel"). The Parent Parcel is zoned RDT and is located in the Agricultural and Rural Open Space Master Plan area. The property is currently used for farming and a nursery. The Parent Parcel contains the identified Locational Atlas Resource, Susanna Farm, which is also listed on the National Register of Historic Places. The farmstead consists of a main house (c1800; c1870), a kitchen/slave quarters (early 1800s), a meat/smoke house (early 1800s), a double corn crib (c1900), and a bank barn (c1870) set on a knoll. The majority

of the farm, including at least one residence and several accessory structures, will remain on the 235-acre unplatted remainder of the site.

The Subject Property is located within the Little Seneca Creek watershed (Use Classification I in this section) and contains several tributary streams and their associated floodplain and stream buffers. Forest covers a total of 57.74 acres of the Parent Parcel and a majority of the forested area is located on the portion of the site that will remain unplatted and in agricultural use. The majority of the onsite soils are classified as Prime Agricultural soils.

## PROJECT DESCRIPTION

The proposed three new lots will be grouped in the northeast corner of the Parent Parcel and will have access to White Ground Road via a shared driveway. Each of the three lots will be approximately 10 acres in size in order to accommodate single-family detached houses and equestrian uses. The lots will contain 9.26, 10.72, and 11.59 acres, respectively. The lots will be served by private wells and sand mound septic systems. The 5.82-acre parcel will be dedicated to M-NCPFC for inclusion in the Bucklodge Branch Stream Valley Park.

The remaining 235 acres of the Parent Parcel will not be platted and will remain in agricultural use. To ensure continued agricultural use, the Owner will place the remainder of the development rights from the Parent Parcel into the Sugarloaf Countryside Conservancy, a land trust that was formed to promote conservation and preservation of land in Montgomery and Frederick Counties.

## STAFF FINDINGS AND RECOMMENDATION

Staff found that the Pre-Preliminary Plan complies with all applicable ordinances and regulations regarding the subdivision of land in Montgomery County. Staff further found that the size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision. Accordingly, Staff recommended approval of the request to allow the subject application to proceed through the minor subdivision process, subject to Staff's recommended conditions.

## Master Plan Compliance

Staff advised the Board that the Pre-Preliminary Plan conforms to the recommendations of the Functional Master Plan for the Preservation of Agriculture and Rural Open Space in Montgomery County ("Master Plan"), which establishes agriculture as the preferred use for land in the RDT zone. In the Memorandum from Development Review Division Staff to the Planning Board, dated May 11, 2005, ("Staff Report"), Staff explained that the proposed plan meets the goal of the Master Plan for agricultural preservation by grouping the three proposed lots so that the majority of the Parent Parcel is retained in a large, contiguous remainder parcel for continued agricultural use. In



addition, Staff noted that the three new lots are large enough to support private horse stables, even though the lots will not likely provide for the more significant types of agricultural uses envisioned by the Master Plan. Staff further reported that, although the three lots are proposed to be served by sand mound septic systems, the proposed density is significantly lower than the allowed density of one dwelling per twenty-five (25) acres. Moreover, Staff advised the Board that, although the RDT zone allows single-family dwellings as a permitted use on lots as small as 40,000 square feet, the placement of the remaining development rights for the property in a land trust will ensure that the majority of the property will be retained in agricultural uses and that building permits may be obtained only for agricultural structures on the remainder parcel.

### Environmental

Staff informed the Board that the proposed lots and parcel are subject to forest conservation requirements. The Subject Property contains 3.92 acres of existing forest, which is located within a designated Agricultural and Resource Area pursuant to the Montgomery County Forest Conservation Law, Mont. Co. Code, Ch. 22A, Section 22A-12(f) of the Forest Conservation Law requires that forest retention and planting associated with the lots must constitute a minimum of 25% of the total area of the lots. To meet the requirements, existing forest on the proposed lots and parcel must be retained and additional forest planted. As an alternative to the planting requirement, forest on the farm remainder of the property could be protected by easement. Adequate forest protection will be ensured by Condition #2, which requires compliance with the conditions of approval of the Preliminary Forest Conservation Plan prior to the recordation of the proposed lots, and Condition #7, which requires that all forest retention and planting areas on the three new lots be placed in Category I conservation easements. Staff further found that the agricultural exemption set forth in Section 22A-5(b) of the Forest Conservation Law, provides that a conservation easement is not required to be placed over the existing forest on the remainder parcel, but clearing of that forest would not be permitted unless it is directly related to planned agricultural uses.

The Subject Property also contains stream buffers, floodplains and wetlands. A Category I conservation easement will be placed over these areas within the proposed buffers within the farm remainder of the property will not be placed in conservation easements.

### Historic Preservation

Through a letter on behalf of the Applicant, dated April 22, 2005, from Paul Sun, PHRA Project Manager, to Michele Oaks, M-NCPPC Historic Preservation Commission Applicant requested that the Montgomery County Historic Preservation Commission ("HPC") review the Pre-Preliminary Plan. The Applicant explained that, because of the design concept, the proposed equestrian use, the distance from the proposed lots to the historic resource, the natural topography of the site, and the existing forest and hedgerow

along White Ground Road, the proposed development will not be out of character with the surrounding agricultural lands and will not have any adverse effects. The Applicant further stated that the placement of the remaining development rights in the Sugarloaf Countryside Conservancy and the dedication of the 5.8-acre parcel to M-NCPFC will ensure that the existing agricultural open space setting will be preserved and maintained sufficiently.

The HPC reviewed the Pre-Preliminary Plan on May 11, 2005, and advised the Planning Board of its conclusions by letter dated May 12, 2005, from Julia O'Malley, Chairperson, HPC to Derrick Berlage, Chair, Montgomery County Planning Board ("Historic Preservation Letter"). The Historic Preservation Letter described the historic resource on the property, Susanna Farm. The Historic Preservation Letter also noted that White Ground Road is classified as an "exceptional rustic road" and identified on the Rustic Roads Master Plan. The HPC concluded that the proposed subdivision is located well away from, and should have little direct impact on, the historic structures on the site. In addition, the HPC commended the Applicant's offer to place the remainder of the development rights into a land trust. However, the Historic Preservation Letter also noted the potential impact of three new houses, directly visible from White Ground Road, on the historic character of the overall rural area. Accordingly, the Historic Preservation Commission recommended approval of the Pre-Preliminary Plan subject to the following conditions, which are incorporated into Conditions Nos. 4 and 5 of this Opinion:

1. A building restriction setback will be created on Lot 1 requiring the construction of the new house to be as far away from White Ground Road as possible.
2. An additional landscape buffer, a naturalistic mix of deciduous and evergreen native trees, will be installed near the new houses and/or near White Ground Road, but not in a way that will detract from the rural character of the area.

## PLANNING BOARD HEARING

Staff presented testimony and graphic exhibits at the Hearing. Staff recommended approval of the plan to allow the three lots to move forward and be platted under the minor subdivision procedure, subject to the conditions recommended in the Staff Report. Staff explained that the Planning Board must review any proposed minor subdivision where the average size of the proposed lots is larger than 5 acres, otherwise only Staff review and approval is required. Staff further explained that the Applicant has not reduced the size of the proposed lots to 5 acres or less because the Applicant intends to market the lots for equestrian uses. Staff testified that the proposed equestrian uses, when contrasted with ordinary residential uses on smaller lots, are more in character with the overall rural setting of the site. Staff also stated that clustering the smaller lots preserves the majority of the property for major farming activities. In addition, Staff testified that the Applicant's plan to place the remaining development rights in a land trust will ensure the preservation of the land for agricultural uses. Staff advised the Planning

<sup>1</sup> See Section 50-35A(a)(8)d. of the Montgomery County Code, set forth above.

Board that Historic Preservation Staff had reviewed the proposal and found that the new impact on the view and overall rural character from White Ground Road. The setback and landscape buffer/forestation strip requirements recommended by the Historic Preservation Commission to address this concern are included in Staff's recommended conditions. Staff further advised the Board that the original recommendation was for a 400 foot setback from White Ground Road, but that after discussions with the Applicant and Historic Preservation Staff about the limitations of the proposed setback, given the other constraints of the site, Staff concluded that a 300 foot setback would be acceptable.

The Applicant appeared represented by Pat Smith and Paul Sun, Project Manager, Patton, Harris, Rust & Associates, who testified that the Applicant agreed with the Staff recommendation. In response to a question from Commissioner Robinson, the Applicant's representatives agreed that the Applicant will convey the development rights on the remainder parcel to the land trust prior to record plat. Commissioner Robinson directed Staff to make the conveyance of the development rights prior to record plat an explicit condition of approval.

No other testimony was received on the application and the record contains no correspondence or other evidence submitted in opposition to the application. In moving for approval of the application, Commissioner Robinson noted that, although it is his view that sewage treatment systems other than standard septic systems should not be used to allow maximum development in the RDT zone, the subject plan does not propose development anywhere near the maximum allowable density for the Subject Property. Commissioner Robinson further noted that, in creating large lots for equestrian use and providing a large unplatted remainder, which is available for continued agricultural use, the subject proposal satisfies an important policy consideration in the RDT zone. Commissioner Robinson concluded that the subject proposal is consistent with the purposes of the Master Plan and the RDT zone, and is a good model.

## FINDINGS

Having given full consideration to the recommendations and findings of its Staff, which the Board expressly adopts; the recommendations of the applicable public agencies; 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 finds that, with the conditions of approval:

a) The width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision. The Planning Board expressly finds that the sizes of the proposed lots, which are greater than 5 acres, are appropriate for the location of the subdivision and that the lots may be platted through the minor subdivision process set forth in § 50-35A of Chapter 50 of the Montgomery County Code ("Subdivision Regulations").

- b) The application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.
- c) The Pre-preliminary Plan No. 7-05016 substantially conforms to the Functional Master Plan for the Preservation of Agriculture and Rural Open Space in Montgomery County.
- d) The proposed lots have adequate frontage along a public road.

### CONDITIONS OF APPROVAL

Finding Pre-Preliminary Plan No. 7-05016 in accordance with the purposes and all applicable regulations of the Montgomery County Code, the Planning Board approves Pre-Preliminary Plan No. 7-05016, White Ground Bridge, for three lots and one parcel to be platted under the provisions of Section 50-35A(a)(8) of the Montgomery County Code, and a 234.88 acre remainder parcel, subject to the following conditions:

- 1) Approval is limited to three (3) one-family detached dwelling units.
- 2) Compliance with the conditions of approval of the Preliminary Forest Conservation Plan, including the requirement for a plan revision that demonstrates minimum onsite retention and planting requirements are met. The applicant must satisfy all conditions prior to recording of plat(s).
- 3) Applicant shall dedicate Parcel A to M-NCPPC for inclusion into the Buck Lodge Branch Stream Valley Park as recommended in the Agricultural and Rural Open Space Master Plan.
- 4) Applicant shall provide a landscaping buffer or reforestation along White Ground Road to screen new houses from the roadway. Landscape or reforestation plan to be submitted for technical staff review and approval prior to the issuance of the first building permit.
- 5) In accordance with HPC letter dated May 12, 2005, record plat to reflect a building restriction setback of 300 feet from the White Ground Road right-of-way on Lot 1 only.
- 6) Record plat to reflect dedication 40 feet from centerline on White Ground Road.
- 7) Record plat to reflect a Category I conservation easement over all on-lot forest retention and planting areas.
- 8) Record plat to reference a recorded easement for the Parent Parcel indicating that density for these lots was removed from the Parent Parcel, Parcel 375 at Liber 5770, Folio 379, and that three TDR's were available on the Parent Parcel for creation of the three lots.
- 9) Record plat to reflect shared ingress/egress and utility easement for the proposed lots.
- 10) Final approval for wells and septic systems must be obtained from the Montgomery County Department of Permitting Services, Well and Septic Section, prior to recordation of lots.

- 11) Applicant to submit a complete record plat application for all lots to M-NCPPC within thirty-seven (37) months of the date of issuance of the opinion for this pre-preliminary plan.
- 12) Prior to plat recordation, Applicant must provide Staff with documentation confirming that it has transferred all unused development rights for the Parent Parcel to a land trust.
- 13) Other necessary easements to be reflected on plat.

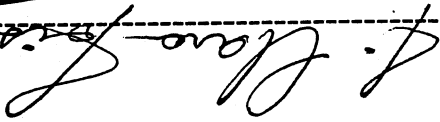
**APPROVED AS TO LEGAL SUFFICIENCY**  
*[Signature]*  
**M-NCPPC LEGAL DEPARTMENT**  
12/30/05  
**DATE**

[CERTIFICATION OF BOARD VOTE ADOPTING OPINION ON FOLLOWING PAGE

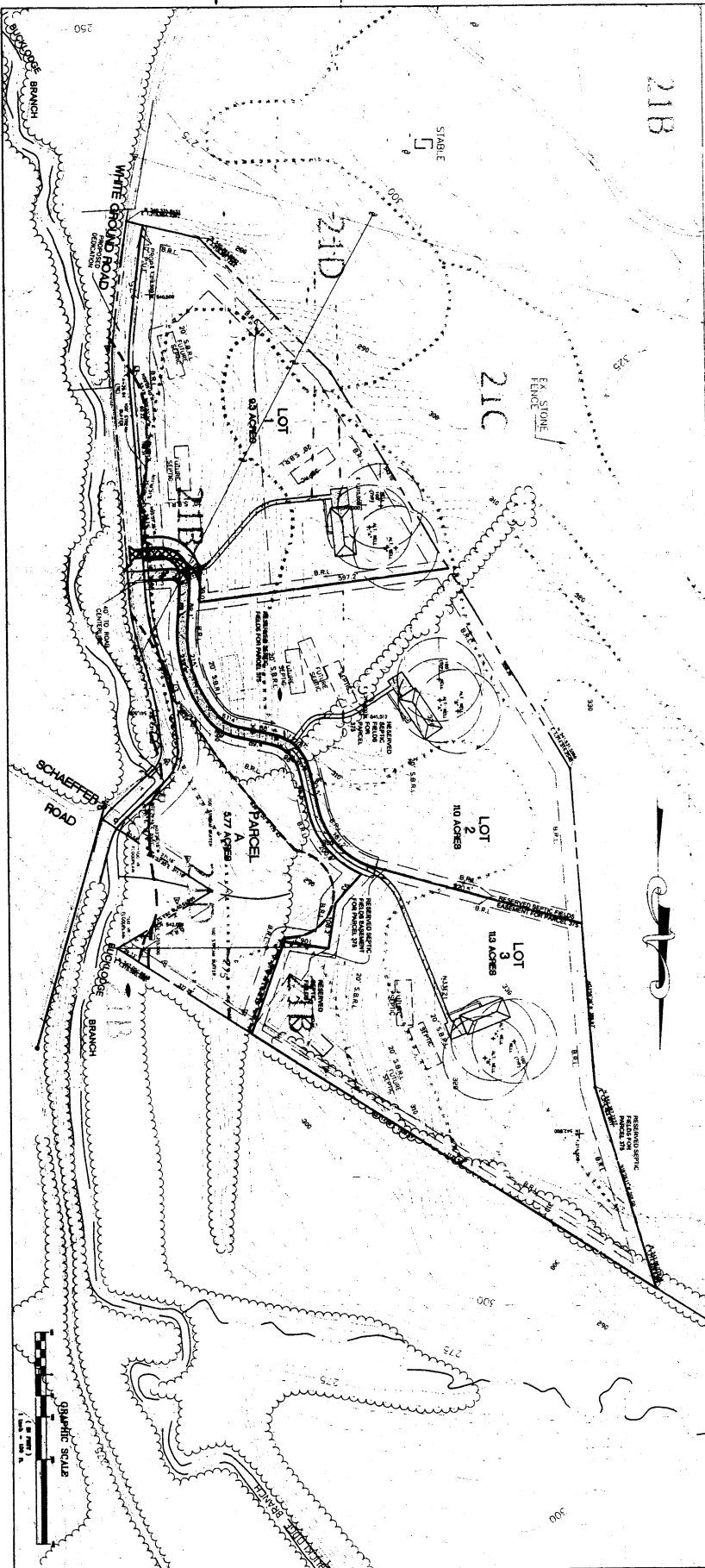
**CERTIFICATION OF BOARD VOTE ADOPTING OPINON**

At its regular meeting, held on Thursday, January 5, 2006, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission by unanimous consent, with Commissioner Wellington absent, 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 Pre-Preliminary Plan No. 7-05016, White Ground Bridge.

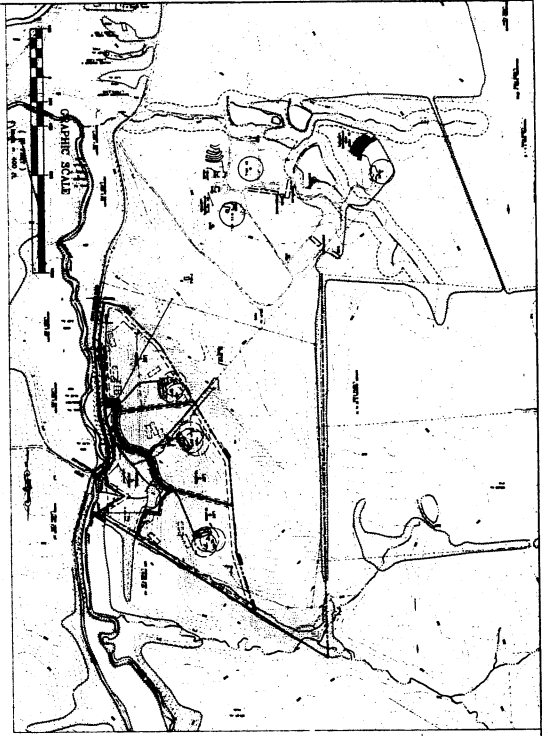
\_\_\_\_\_  
Certification As To Vote of Adoption  
M. Clara Moise, Technical Writer







OVERALL AREA MAP  
SCALE: 1"=400'



**GENERAL NOTES:**

- BOUNDARY INFORMATION PROVIDED BY MNCPRAC 200 SCALE TAX MAP'S AND ROBERTS CONSULTING
- TOPOGRAPHY INFORMATION PROVIDED BY MNCPRAC 200 SCALE TOPOGRAPHY
- PROPERTY IS ZONED R0T
- TOTAL SITE AREA IS 273.61 ACRES
- TAX MAP DT PARCEL 375
- THE SEPTIC SYSTEM EASEMENT SHOWN HEREON IS FOR THE FUTURE INSTALLATION, MAINTENANCE AND REPAIR OF A SEWAGE DISPOSAL SYSTEM. THIS AREA IS TO BE MAINTAINED IN A GRASSY VEGETATIVE STATE AND IS NOT TO BE DISTURBED BY HUMAN OR ANIMAL ACTIVITY. ALL RIGHTS OF THE PROPERTY OWNER TO USE THE ENCUMBERED AREA IS NECESSARY RECORDANT TO THE PRIMARY PURPOSE WHICH IS SERVICE DSR/OS/L.

- LEGEND**
- APPROVED SEPTIC LOCATION
  - EXISTING TREE LINE
  - PROPERTY LINE
  - EXISTING STREAM
  - SOILS TYPE
  - PROPOSED HOUSE

**PROPOSED DEVELOPMENT:**

|                            |              |
|----------------------------|--------------|
| LOT 1                      | 9.31 ACRES   |
| LOT 2                      | 119.4 ACRES  |
| LOT 3                      | 119.4 ACRES  |
| PARCEL A                   | 5.774 ACRES  |
| APPROX. AREA OF DEDICATION | 1.374 ACRES  |
| TOTAL DEVELOPMENT AREA     | 38.724 ACRES |

REGISTERED PROFESSIONAL PLANNER  
DATE: 02/24/09  
SCALE: 1"=400'

11111  
11111  
11111

**PHRA**

DATE: 02/24/09  
SCALE: 1"=400'

**PRE-PRELIMINARY PLAN**

**WHITE GROUND BRIDGE**

MONT CO TAX MAP DT PARCEL 375  
17704 WHITE GROUND ROAD  
BOYDS, MD 20841

11TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

| No. | REVISION                      | DATE    | BY  |
|-----|-------------------------------|---------|-----|
| 1   | REVISION PER MNCPRAC COMMENTS | 1/22/09 | RLB |
| 2   | REVISION PER MNCPRAC COMMENTS | 1/22/09 | RLB |
| 3   | REVISION PER MNCPRAC COMMENTS | 1/22/09 | RLB |
| 4   | REV. OF EXISTING LOCATION     | 1/22/09 | RLB |

**OWNER:** MICHAEL RUBIN  
ATTN: PAT SMITH  
642 FREDERICK COURT  
BETHESDA, MARYLAND 20817  
301-336-8517

**DEVELOPER:** Patton Harris Rust & Associates, pc  
Engineers, Surveyors, Planners, Landscape Architects.  
12850 Middlebrook Road, Suite 200, Germantown, MD 20876  
T 301 528 4300 F 301 528 0419

**VICINITY MAP**  
SCALE: 1"=2000'



**PLAT NO. 220061360-220061390**

Greenway Village (Preliminary Plan: Greenway Village at Clarksburg)  
Located on the northwest quadrant of the intersection of Skylark Road and Ridge Road  
PD-4 zone, 87 lots and 12 Parcels  
Community Water, Community Sewer  
Master Plan Area: Clarksburg  
The Artery Group, Applicant

These record plats have been reviewed by MNCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that these plats comply with Preliminary Plan No. 120020330B (formerly 1-02033) and site plan No. 820040220A, 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 preliminary plan.

**RECORD PLAT REVIEW SHEET**

Plan Name: Greenwood Village RD Prelim Plan Reviewer: RM  
 Plat Submission Date: 12/2/05 RD Plat Reviewer: pw/TA  
 Plan Number: 12002033A Plat Number: 220061360 - 220061390

**Initial DRD Review:**  
 Signed Preliminary Plan - Date 11/22/02 Checked: Initial CAC Date 10/14/06  
 Planning Board Opinion - Date 11/12/02 Checked: Initial pw Date 8/10/06  
 Site Plan Req'd for Development? Yes  No  Verified By: pw (initial)  
 Site Plan Name: Greenwood Village Site Plan Number: 82204022A  
 Planning Board Opinion - Date 8/9/06 Checked: Initial pw Date 10-3-06  
 Site Plan Signature Set - Date 9/11/06 Checked: Initial pw Date 10-3-06  
 Site Plan Reviewer Plat Approval: Checked: Initial pw Date 10-3-06

Review Items: Lot # & Layout  Lot Area  Zoning  Bearings & Distances   
 Coordinates  Plan #  Road/Alley Widths  Easements  Open Space   
 Non-standard BRLs  Adjoining Land  Vicinity Map  Septic/Wells   
 TDR note  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          | H. Peeters   | 11/19/06  | 11/27/06 | 11/25/06   | OK       |
| Research             | Bobby Feiury |           |          | 11/10/06   | OK       |
| SHA                  | Doug Mills   |           |          |            | NG       |
| PEPCO                | Steve Baxter |           |          |            | OK       |
| Parks                | Doug Powell  |           |          |            | NG       |
| DRD                  | Steve Smith  |           |          | 11/25/06   | OK       |

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

No. \_\_\_\_\_

Date 8/10/06  
9/14/06  
9/28/06  
10/19/06

**OWNERS CERTIFICATE**

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON, AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPT THIS SUBDIVISION RECORD PLAT, ESTABLISHES THE MINIMUM BULKING RESTRICTION LINES, HEREIN, THE TERMS AND PROVISIONS SHOWN SET FORTH IN PARAGRAPHS 1 THROUGH 13, AND THE PROVISIONS OF PUBLIC UTILITY EASEMENT, RECORDED ALONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 304 AT FOLIO 457, WHICH SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN, BY THIS REFERENCE, GRANT TO MONTGOMERY COUNTY, MARYLAND AND STATE EASEMENTS TO THE MOUNTAIN RIDGE RESORT, INC. AS OWNERS OF SAID PUBLIC UTILITY EASEMENT. CERTAIN SAID EASEMENTS HAVE BEEN FULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND, GRANT TO MONTGOMERY COUNTY, MARYLAND, PUBLIC IMPROVEMENT EASEMENTS, AS SHOWN HEREON, AND DESCRIBED AS 7.1.E. WITH THE TERMS AND PROVISIONS OF SAID EASEMENTS BEING SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED, "THE EASEMENT OF PUBLIC IMPROVEMENT EASEMENT" RECORDED ALONG THE PROPERTY LAND RECORDS IN LIBER 22171 AT FOLIO 512, SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN BY THIS REFERENCE.

THE OWNER CERTIFIES THAT A LICENSED LAND SURVEYOR WILL BE ENGAGED TO SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SALES, ACTIONS AT LAW, LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED IN THIS SUBDIVISION RECORD PLAT, EXCEPT A CERTAIN DEED OF TRUST AND THE PARTIES IN INTEREST THEREIN HAVE BELOW INDICATED THEIR ASSENT.

CLARKSBURG STYLAK, LLC  
A MARYLAND LIMITED LIABILITY COMPANY, MEMBER  
OF MOUNTAIN RIDGE RESORT, INC.  
BY: *[Signature]*  
DATE: 09/07/06

BR: ARTERY CLARKSBURG, LLC  
A MARYLAND LIMITED LIABILITY COMPANY, MEMBER  
OF MOUNTAIN RIDGE RESORT, INC.  
BY: THE ARTERY GROUP, LLC  
BY: MARYLAND LIMITED LIABILITY COMPANY, MANAGING MEMBER  
DATE: 09/07/06

BR: BEAZER CLARKSBURG, LLC, A LIMITED LIABILITY COMPANY, MEMBER OF ARTERY-BEAZER CLARKSBURG, LLC  
BY: BEAZER HOUSE CORP.  
A TENNESSEE CORPORATION, SOLE MEMBER  
DATE: 09/07/06

BR: BEAZER CLARKSBURG, LLC, A LIMITED LIABILITY COMPANY, MEMBER OF ARTERY-BEAZER CLARKSBURG, LLC  
BY: BEAZER HOUSE CORP.  
A TENNESSEE CORPORATION, SOLE MEMBER  
DATE: 09/07/06

BR: BEAZER CLARKSBURG, LLC, A LIMITED LIABILITY COMPANY, MEMBER OF ARTERY-BEAZER CLARKSBURG, LLC  
BY: BEAZER HOUSE CORP.  
A TENNESSEE CORPORATION, SOLE MEMBER  
DATE: 09/07/06

BR: BEAZER CLARKSBURG, LLC, A LIMITED LIABILITY COMPANY, MEMBER OF ARTERY-BEAZER CLARKSBURG, LLC  
BY: BEAZER HOUSE CORP.  
A TENNESSEE CORPORATION, SOLE MEMBER  
DATE: 09/07/06

**NOTES:**

1. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EXISTING UTILITIES AFFECTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REFLECT AN EXAMINATION OF TITLE OR TO DEPEND OR NOTE ALL MATTERS AFFECTING TITLE.
2. THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FOREST CONSERVATION PLAN AND APPROPRIATE AMENDMENTS PRIOR TO ISSUANCE OF A SUBDIVISION RECORD PLAT.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN OR OTHER PLAN AND ARE REFERRED TO SHOWN AND NOT BE ENFORCEABLE BY THE REVISIONS OF THIS PLAN, UNLESS EXPRESSLY COMPAIRED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
4. THIS DEVELOPMENT IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
5. THE SUBDIVISION IS SUBJECT TO A SITE PLAN DEVELOPMENT AGREEMENT SITE PLAN NO. B-00224 ENTITLED "GREENWAY VILLAGE AT CLARKSBURG."
6. APPROVED PRELIMINARY PLAN AND FINAL FOREST CONSERVATION PLAN #1-00333 ENTITLED "GREENWAY VILLAGE AT CLARKSBURG."
7. PROPERTY IS ZONED PD-4.
8. WEST 200 SOLE EASEMENT: 232 NW 12
9. PARCELS D, I, J, BLOCK R ARE TO BE CONNECTED TO THE HOMEOWNERS ASSOCIATION, OPEN SPACE AND PRIVATE STORM DRAINS, RECORDED ALONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 22417 AT FOLIO 910.
10. 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.
11. THIS SITE IS SUBJECT TO AN AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD REGARDING ADEQUATE PUBLIC FACILITIES.

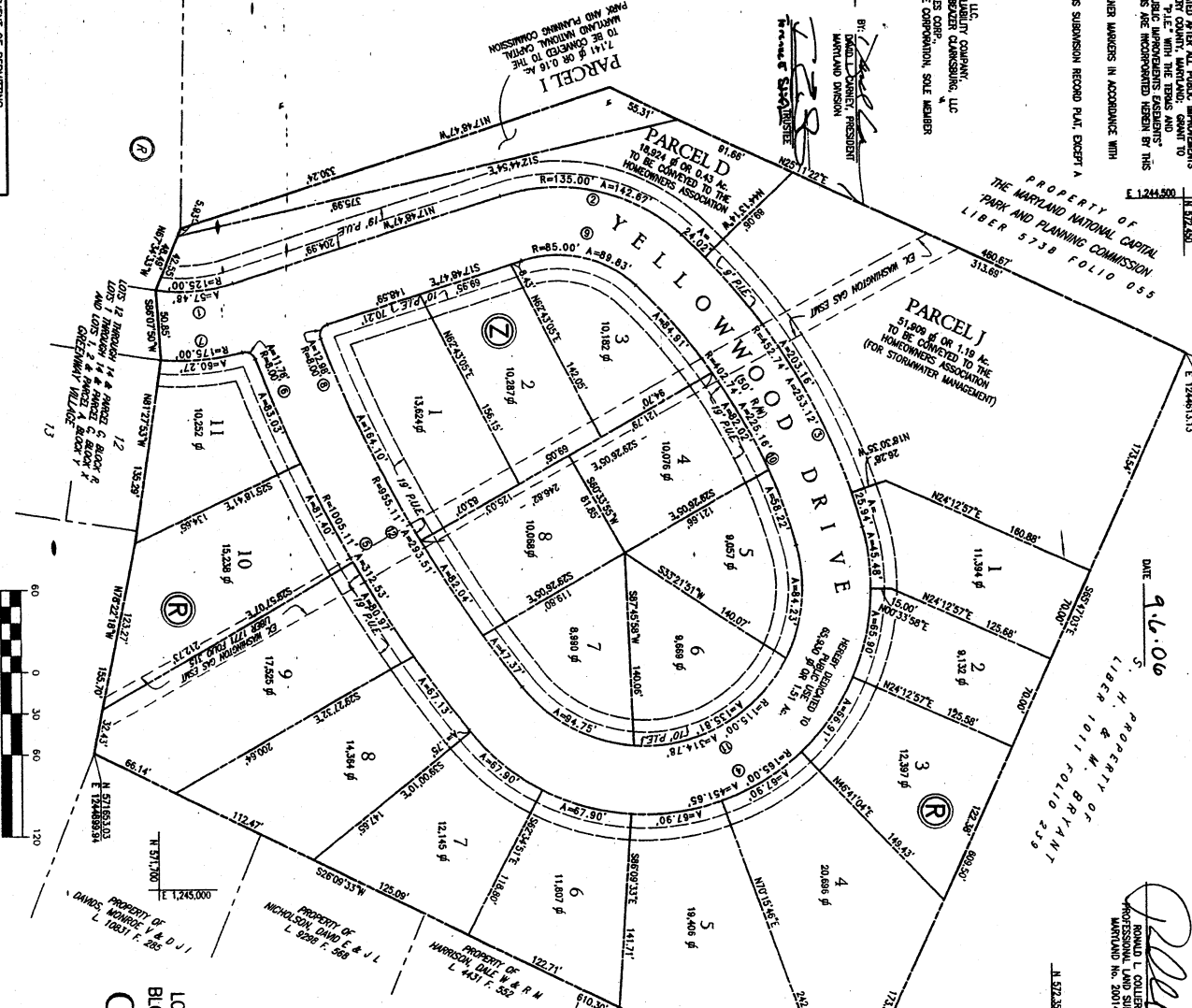
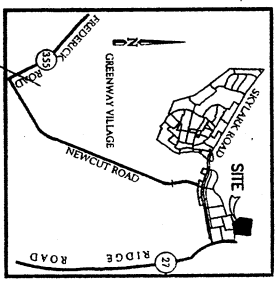
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY CLARKSBURG STYLAK, LLC, A MARYLAND LIMITED LIABILITY COMPANY FROM ESTELLE DAVALO, ET AL, BY DEED DATED MARCH 26, 2001 AND RECORDED ALONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 1938 AT FOLIO 740.

THAT THE TOTAL AREA INCLUDED IN THIS SUBDIVISION RECORD PLAT IS 300,213 SQUARE FEET OR 6.72 ACRES OF LAND, OF WHICH 65,500 OR 1.51 ACRES OF LAND ARE DEDICATED TO PUBLIC USE.

DATE: 9.6.06

PROJECTOR OF  
H. & M. BRIANT  
LIBER 10111 FOLIO 239



**CURVE TABLE**

| CURVE | ADIUS  | ARC    | DELTA     | TANGENT | CHORD       | CHORD  |
|-------|--------|--------|-----------|---------|-------------|--------|
| 1     | 125.00 | 57.48  | 26.2034°  | 21.26   | 104.36707°  | 58.98  |
| 2     | 125.00 | 146.67 | 67.5379°  | 78.81   | 512.7746°   | 136.13 |
| 3     | 465.74 | 253.12 | 37.0159°  | 129.90  | 588.46222°  | 249.53 |
| 4     | 105.00 | 45.82  | 15.8782°  | 39.50   | 109.24833°  | 53.278 |
| 5     | 105.00 | 31.76  | 12.4835°  | 27.23   | 109.24833°  | 37.173 |
| 6     | 105.00 | 62.27  | 24.9670°  | 54.46   | 109.24833°  | 74.346 |
| 7     | 175.00 | 62.27  | 24.9670°  | 84.43   | 384.18007°  | 11.80  |
| 8     | 8.00   | 12.88  | 82.8676°  | 4.82    | 512.27462°  | 85.71  |
| 9     | 85.00  | 84.83  | 67.5379°  | 48.62   | 588.46222°  | 222.74 |
| 10    | 115.00 | 225.16 | 37.0159°  | 151.61  | 1028.46337° | 225.12 |
| 11    | 115.00 | 314.78 | 156.4939° | 201.05  | 1028.46337° | 225.12 |
| 12    | 85.00  | 283.53 | 175.925°  | 147.92  | 1028.46337° | 225.12 |

**SUBDIVISION RECORD PLAT**

LOTS 1 THROUGH 11 & PARCELS D, I & J,  
BLOCK R AND LOTS 1 THROUGH 8, BLOCK Z  
**GREENWAY VILLAGE**

CLARKSBURG (2ND) DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SEPTEMBER, 2006 SCALE: 1"=60'

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

THE MOUNTAIN-RIDGE CAPITAL PARK AND PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ ASST. SECRETARY-TREASURER \_\_\_\_\_

DEPARTMENT OF PERMITTING  
SERVICES, MONTGOMERY COUNTY

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

DIRECTOR \_\_\_\_\_

RECORDED: \_\_\_\_\_ PLAT NO.: \_\_\_\_\_

19 LOTS  
3 PARCELS  
TAX MAP FV11

PLA. NO. \_\_\_\_\_ 2-06136

SCALE: 1" = 60'

CPJ  
Charles B. Johnson & Associates, Inc.  
10000 Greenway Village, Clarksville, MD 21031  
410-337-0000

DATE: M-A-312007.dwg, 1-A-38

**OWNERS CERTIFICATE**

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON, AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREBY ADMIT THIS SUBMISSION RECORD PLAT ESTABLISHES THE BOUNDARIES OF THE PROPERTY SHOWN HEREON, AND THE TRACES AND PROVISIONS BEING SET FORTH IN THIS RECORD PLAT. WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF SAID PROPERTY AND THAT WE HAVE THE NECESSARY AUTHORITY TO MAKE SAID SUBMISSION RECORD PLAT. WE HEREBY CERTIFY THAT WE HAVE THE NECESSARY AUTHORITY TO MAKE SAID SUBMISSION RECORD PLAT. WE HEREBY CERTIFY THAT WE HAVE THE NECESSARY AUTHORITY TO MAKE SAID SUBMISSION RECORD PLAT.

THE OWNER CERTIFIES THAT A LEGAL LAND SURVEYOR WILL BE EMPLOYED TO SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO STATE ACTIONS AT LAW, JUDICIAL, LEGAL OR TRUSTS ON THE PROPERTY INCLUDED IN THIS SUBMISSION RECORD PLAT, EXCEPT A CERTAIN DEED OF TRUST AND THE RECORDS THEREON, WHICH ARE RECORDED WITH THE RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 19158 AT FOLIO 440.

BY: ARYEN CLARKSON, LLC  
A MARYLAND LIMITED LIABILITY COMPANY, MEMBER  
MEMBER OF ARYEN-BECKER CLARKSON, LLC  
BY: THE ARYEN GROUP, LLC  
A MARYLAND LIMITED LIABILITY COMPANY, MANAGING MEMBER

DATE: 09/27/06  
WITNESSES: *[Signatures]*  
BY: ARYEN-BECKER CLARKSON, LLC  
A MARYLAND LIMITED LIABILITY COMPANY, MEMBER  
MEMBER OF ARYEN-BECKER CLARKSON, LLC  
BY: ARYEN HOMES CORP.  
A TENNESSEE CORPORATION, SALE MEMBER

WE HEREBY ASSENT TO THIS PLAT OF SUBMISSION.  
DATE: 9/12/06  
TRUSTEE: *[Signature]*  
DATE: 9/16/06  
WITNESSES: *[Signatures]*  
BY: THE ARYEN GROUP, LLC  
A MARYLAND LIMITED LIABILITY COMPANY, MEMBER  
MEMBER OF ARYEN-BECKER CLARKSON, LLC  
BY: ARYEN HOMES CORP.  
A TENNESSEE CORPORATION, SALE MEMBER

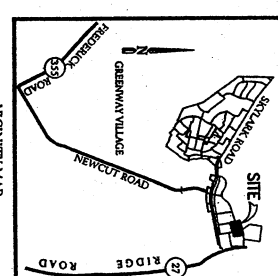
NOTES:  
1. THIS SUBMISSION RECORD PLAT IS NOT INTENDED TO SHOW EXISTING WATER MAINS OR SEWER LINES OR TRUSTS ON THE PROPERTY INCLUDED IN THIS SUBMISSION RECORD PLAT, EXCEPT A CERTAIN DEED OF TRUST AND THE RECORDS THEREON, WHICH ARE RECORDED WITH THE RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 19158 AT FOLIO 440.  
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE.  
3. ALL TRACES, CORNERS, ASSIGNMENTS, LIMITATIONS, AND REBUNDERS ASSOCIATED WITH ANY PREVIOUS PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE HEREBY INCORPORATED BY REFERENCE INTO THIS SUBMISSION RECORD PLAT. ANY SUCH PLAN IS HEREBY APPROVED BY THE PLANNING BOARD AND IS HEREBY APPROVED FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.  
4. THIS DEVELOPMENT IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.  
5. THIS SUBMISSION IS SUBJECT TO A SITE PLAN DEVELOPMENT AGREEMENT SITE PLAN NO. 3-00023 DATED GREENWAY VILLAGE IN CARROLLSVILLE.  
6. APPROVED PRELIMINARY GREENWAY AND PLANNING BOARD APPROVED DATED GREENWAY VILLAGE IN CARROLLSVILLE.  
7. PROPERTY IS ZONED PD-4.  
8. WSSC 200 SCALE REFERENCE: 232 NW 11  
9. PARCEL C, BLOCK X AND PARCEL A, BLOCK Y ARE TO BE CONNECTED TO THE HOMEOWNERS ASSOCIATION.  
10. PARCEL C, BLOCK X AND PARCEL A, BLOCK Y ARE SUBJECT TO A DECLARATION OF COVENANTS FOR PRIVATE OPEN SPACE AND PRIVATE STORM DRAINAGE, RECORDED ALONG WITH THE LOTS RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 2417 AT FOLIO 810.  
11. 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.  
12. THIS SITE IS SUBJECT TO AN AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD REGARDING MEASURE PUBLIC FACILITIES.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY CLARKSBURG SKYLARK, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY FROM ESTELLE DAVINO, ET AL, BY DEED DATED MARCH 26, 2001 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 19158 AT FOLIO 440.  
THAT THE TOTAL AREA INCLUDED IN THIS SUBMISSION RECORD PLAT IS 197,400 SQUARE FEET OR 4.53 ACRES OF LAND, OF WHICH 50,950 SQUARE FEET OR 1.17 ACRES OF LAND ARE DEDICATED TO PUBLIC USE.

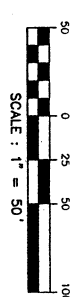
DATE: 9.16.06

RONALD L. COLLIER  
PROFESSIONAL LAND SURVEYOR  
MONTGOMERY COUNTY, MARYLAND  
No. 20014

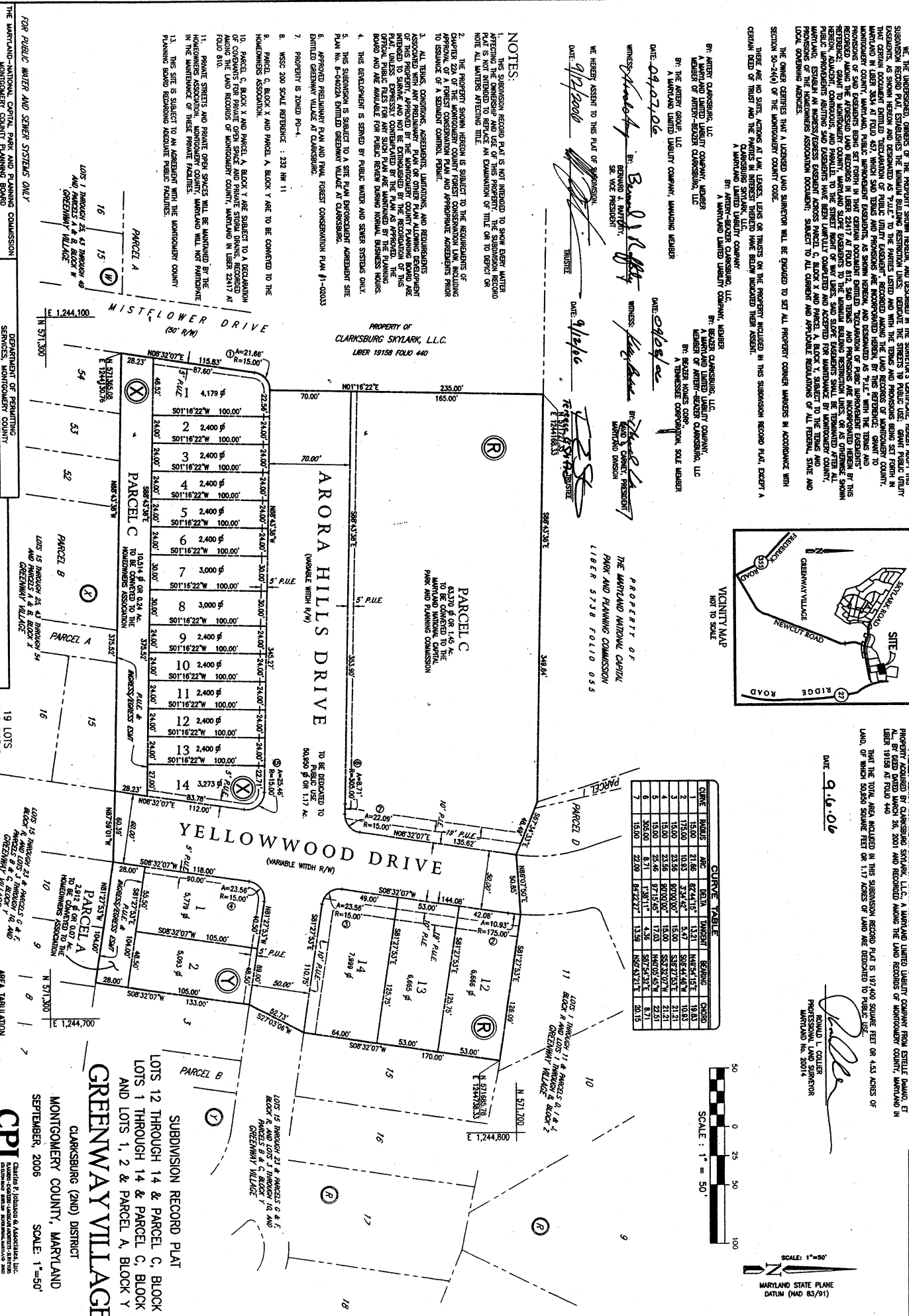


**CURVE TABLE**

| CURVE NO. | CHORD  | ARC   | DELTA     | TANGENT | BEARING    | CHORD |
|-----------|--------|-------|-----------|---------|------------|-------|
| 1         | 15.00  | 21.86 | 87.4415°  | 3.21    | N48.5415°E | 19.83 |
| 2         | 175.00 | 10.93 | 3.7412°   | 5.47    | S89.2416°E | 10.93 |
| 3         | 15.00  | 23.56 | 90.0000°  | 15.00   | S82.7327°E | 21.71 |
| 4         | 15.00  | 23.56 | 90.0000°  | 15.00   | S82.7327°E | 21.71 |
| 5         | 15.00  | 4.71  | 97.1815°  | 4.38    | S82.7327°E | 8.71  |
| 6         | 15.00  | 22.08 | 148.2227° | 13.59   | S82.7327°E | 20.15 |



SCALE: 1"=50'  
MARTLAND STATE PLATE  
DATUM (NAD 83/91)



FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: \_\_\_\_\_  
CHAIRMAN  
ASST. SECRETARY-TREASURER

APPROVED: \_\_\_\_\_  
DATE  
DIRECTOR

RECORDED: \_\_\_\_\_  
PLAT NO.:

19 LOTS  
3 MAP SHEETS  
TAX MAP FW11

AREA TABULATION  
PACELS: 86,654.69 OR 1.99 AC.  
PACELS: 76,786.69 OR 1.75 AC.  
PACELS: 33,958.62 OR 0.77 AC.  
STREET DEDICATION: 197,400.00 OR 4.53 AC.  
TOTAL ACRES: 197,400.00 OR 4.53 AC.

CLARKSBURG (2ND) DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SEPTEMBER, 2006  
SCALE: 1"=50'

SUBDIVISION RECORD PLAT  
LOTS 12 THROUGH 14 & PARCEL C, BLOCK R,  
LOTS 1 THROUGH 14 & PARCEL C, BLOCK X  
AND LOTS 1, 2 & PARCEL A, BLOCK Y  
GREENWAY VILLAGE

CLARKSBURG SKYLARK, L.L.C.  
LIBER 19158 FOLIO 440

PROPERTY OF  
CLARKSBURG SKYLARK, L.L.C.  
LIBER 19158 FOLIO 440

PROPERTY OF  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
LIBER 5738 FOLIO 055

PARCEL A  
PARCEL B  
PARCEL C  
PARCEL D

ARORA HILLS DRIVE  
YELLOWWOOD DRIVE  
MISTFLOWER DRIVE

GREENWAY VILLAGE

LOT 1 THROUGH 18

CLARKSBURG SKYLARK, L.L.C.

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

CLARKSBURG SKYLARK, L.L.C.

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

CLARKSBURG SKYLARK, L.L.C.

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

CLARKSBURG SKYLARK, L.L.C.

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

CLARKSBURG SKYLARK, L.L.C.

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION



**OWNERS CERTIFICATE**

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON, AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADVERTISE THIS SUBMISSION RECORD PLAT, ESTABLISHES THE BOUNDARY RESTRICTION LINES, DEDICATE THE STRIPS TO PUBLIC USE, GRANT PUBLIC UTILITIES EASEMENTS, AS SHOWN HEREON AND DESCRIBED AS "UTIL" TO THE PARTIES LISTED AND WITH THE TERMS AND PROVISIONS BEING SET FORTH IN THIS SUBMISSION RECORD PLAT, WHICH IS A PART OF THIS RECORD PLAT, AND THE RESTRICTIONS, GRANT TO MONTGOMERY COUNTY, MARYLAND, PUBLIC IMPROVEMENT EASEMENTS, AS SHOWN HEREON, AND DESCRIBED AS "P.I.E." WITH THE TERMS AND PROVISIONS OF SAID EASEMENTS BEING SET FORTH IN THAT CERTAIN DOCUMENT DATED AND RECORDED IN PUBLIC RECORDS OF THE REGISTERED LAND RECORDS IN USER 22417 AT FOLIO 412, SAID TERMS AND PROVISIONS ARE INCORPORATED HEREBY BY REFERENCE. GRANT TO MONTGOMERY COUNTY TO TAKE AND ACCEPT FOR MAINTENANCE BY THE MONTGOMERY COUNTY, MARYLAND, PUBLIC IMPROVEMENTS AUTHORITY SAID EASEMENTS HAVE BEEN LAUFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY THE MONTGOMERY COUNTY, MARYLAND, ESTABLISHES AN INTEREST EASEMENT AMONG PARCELS 9 & H, BLOCK F, AND PARCEL D, BLOCK Y, SUBJECT TO THE TERMS AND PROVISIONS OF THE HANDBOOKS ASSOCIATION DOCUMENT, SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

THE OWNER CERTIFIES THAT A LICENSED LAND SURVEYOR WILL BE ENGAGED TO SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SITS, ACROSS AT LAW, LEASES, TRUSTS OR INTERESTS ON THE PROPERTY INCLUDED IN THIS SUBMISSION RECORD PLAT, EXCEPT A CERTAIN DEED OF TRUST AND THE PARTIES IN INTEREST THEREON HAVE BELOW INDICATED THEIR ASSENT.

CARRISBURG SPARK, LLC  
A MARYLAND LIMITED LIABILITY COMPANY

BY: MONTGOMERY COUNTY PLANNING COMMISSION MEMBER  
MONTGOMERY COUNTY PLANNING COMMISSION MEMBER

BY: THE MONTGOMERY COUNTY PLANNING COMMISSION MEMBER  
MONTGOMERY COUNTY PLANNING COMMISSION MEMBER

DATE: 09/27/06

WITNESSES: *[Signature]*  
BY: REVISED J. PAVAN  
SE. VICE PRESIDENT

DATE: 09/27/06

WITNESSES: *[Signature]*  
BY: REVISED J. PAVAN  
SE. VICE PRESIDENT

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SE. VICE PRESIDENT

DATE: 09/27/06

WITNESSES: *[Signature]*  
BY: REVISED J. PAVAN  
SE. VICE PRESIDENT

**SURVEYOR'S CERTIFICATE**

I, HEREBY CERTIFY THAT THE SUBMISSION RECORD PLAT IS CORRECT, THAT IT IS A SUBMISSION RECORD PLAT OF PART OF THE PROPERTY DESCRIBED IN CARRISBURG SPARK, LLC, A MARYLAND LIMITED LIABILITY COMPANY FROM ESTELLE DAVIS, ET AL, BY DEED DATED MARCH 28, 2001 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN USER 19156 AT FOLIO 440.

DATE: 09/27/06

WITNESSES: *[Signature]*  
BY: REVISED J. PAVAN  
SE. VICE PRESIDENT

DATE: 09/27/06

WITNESSES: *[Signature]*  
BY: REVISED J. PAVAN  
SE. VICE PRESIDENT

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WITNESSES: *[Signature]*  
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SE. VICE PRESIDENT

DATE: 09/27/06

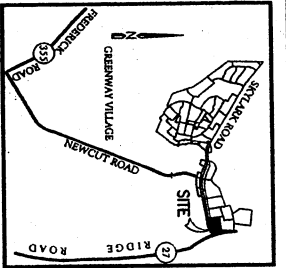
WITNESSES: *[Signature]*  
BY: REVISED J. PAVAN  
SE. VICE PRESIDENT

DATE: 09/27/06

WITNESSES: *[Signature]*  
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DATE: 09/27/06

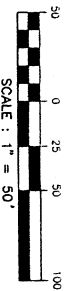
WITNESSES: *[Signature]*  
BY: REVISED J. PAVAN  
SE. VICE PRESIDENT



SCALE: 1"=50'  
MARYLAND STATE PLANE  
DATUM (NAD 83) (91)

| CURVE | RAIUS   | ARC   | BEIWA   | TANGENT | BEARING      | CHORD  |
|-------|---------|-------|---------|---------|--------------|--------|
| 1     | 1472.40 | 34.08 | 1.33107 | 173.36  | S84°40'34"W  | 348.28 |
| 2     | 954.00  | 18.79 | 0.18007 | 70.02   | S82°46'53"E  | 198.87 |
| 3     | 1492.40 | 37.20 | 1.47707 | 187.01  | S83°32'07"W  | 371.12 |
| 4     | 1492.40 | 37.20 | 1.47707 | 187.01  | S83°32'07"W  | 371.12 |
| 5     | 1500    | 33.58 | 1.50000 | 150.00  | S83°32'07"W  | 311.21 |
| 6     | 1800    | 26.17 | 1.80000 | 108.00  | S83°32'07"W  | 211.31 |
| 7     | 1800    | 26.17 | 1.80000 | 108.00  | S83°32'07"W  | 211.31 |
| 8     | 4630    | 6.50  | 0.02922 | 26.64   | S112°07'00"W | 40.88  |
| 9     | 519.00  | 4.09  | 0.03922 | 20.46   | S112°07'00"W | 39.50  |
| 10    | 28.00   | 0.39  | 0.00000 | 28.00   | N83°32'07"E  | 28.00  |
| 11    | 18.00   | 28.27 | 0.00000 | 18.00   | S82°23'15"E  | 32.46  |

| AREA              | TABULATION                  |
|-------------------|-----------------------------|
| LOTS              | 108,677 sq. ft. or 2.49 ac. |
| PARCELS           | 55,653 sq. ft. or 1.28 ac.  |
| STREET DEDICATION | 55,653 sq. ft. or 1.28 ac.  |
| TOTAL AREA        | 220,839 sq. ft. or 5.07 ac. |

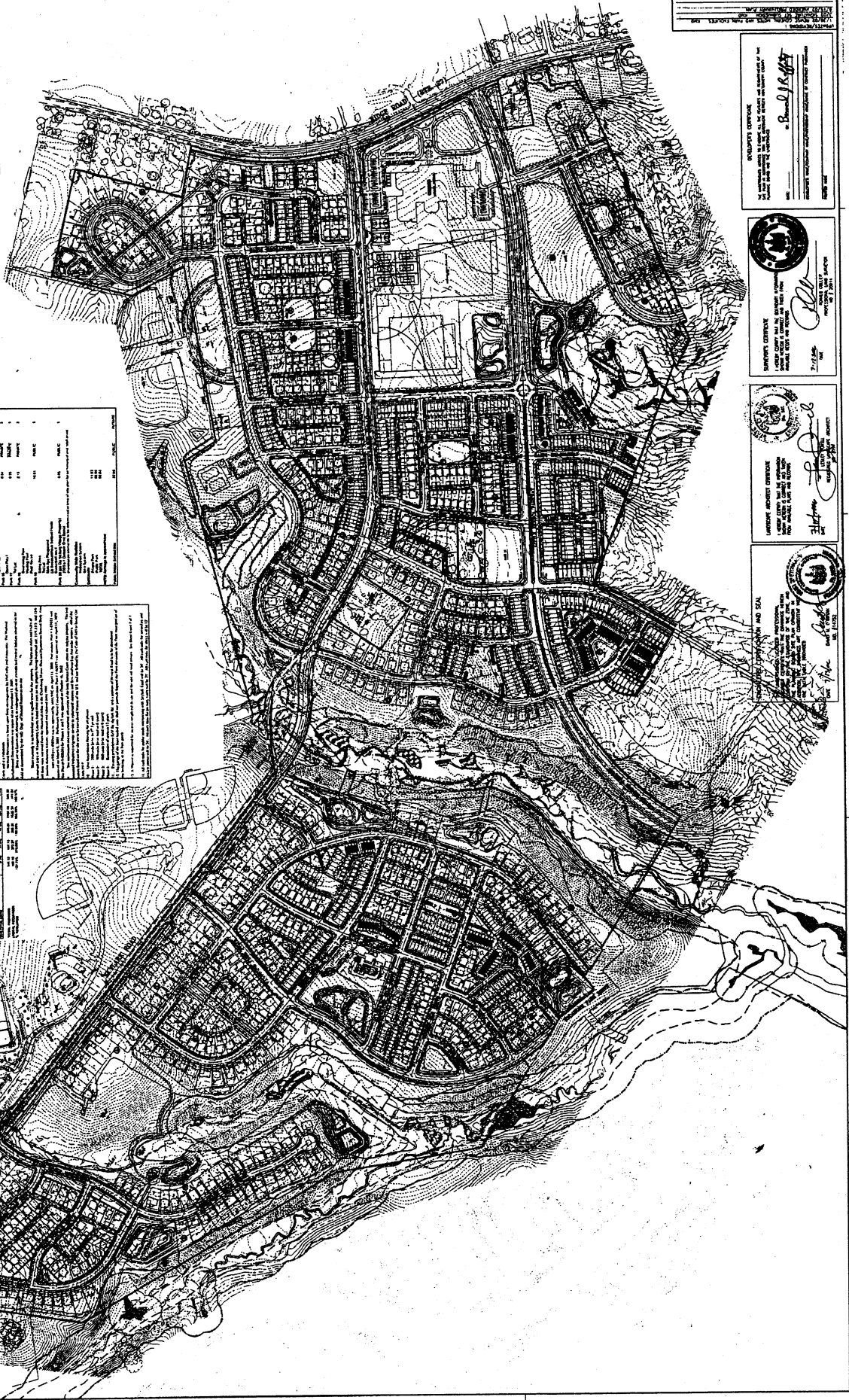
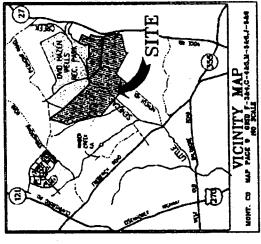


**GREENWAY VILLAGE**  
MONTGOMERY COUNTY, MARYLAND  
SEPTEMBER, 2006  
SCALE: 1"=50'

**CARRISBURG (2ND) DISTRICT**  
MONTGOMERY COUNTY, MARYLAND  
SEPTEMBER, 2006  
SCALE: 1"=50'

**CPI**  
Charles F. Johnson & Associates, Inc.  
Professional Land Surveyors  
11000 Rockville Pike, Suite 200  
Rockville, MD 20850  
Tel: 301-761-1100  
Fax: 301-761-1101  
www.cpi-surveyors.com





**GREENWAY VILLAGE GENERAL NOTES**

1. ALL LOTS SHALL BE CONVEYED TO THE BUYER BY DEED.
2. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES.
4. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
5. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TITLE INSURANCE.
6. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS.
7. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS.
8. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS.
9. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS.
10. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS.

**GENERAL REMARKS AND DATA**

1. ALL LOTS SHALL BE CONVEYED TO THE BUYER BY DEED.

2. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

3. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES.

4. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.

5. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TITLE INSURANCE.

6. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS.

7. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS.

8. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS.

9. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS.

10. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS.

**GENERAL REMARKS AND DATA**

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| 1   | ...         | ...  |
| 2   | ...         | ...  |
| 3   | ...         | ...  |
| 4   | ...         | ...  |
| 5   | ...         | ...  |
| 6   | ...         | ...  |
| 7   | ...         | ...  |
| 8   | ...         | ...  |
| 9   | ...         | ...  |
| 10  | ...         | ...  |

**SECURITY SERVICE**  
 SECURITY SERVICE  
 11100 ROCKVILLE PIKE, SUITE 200, ROCKVILLE, MARYLAND 20850  
 TEL: (301) 771-1100 FAX: (301) 771-1101

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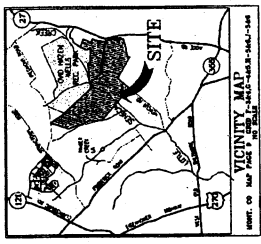
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 TEL: (301) 771-1100 FAX: (301) 771-1101

|                          |   |
|--------------------------|---|
| DATE                     | 2 |
| PREPARED BY              | 2 |
| REVISIONS                |   |
| DATE                     |   |
| DESCRIPTION OF REVISIONS |   |
| DATE                     |   |
| DESCRIPTION OF REVISIONS |   |
| DATE                     |   |
| DESCRIPTION OF REVISIONS |   |

AMENDED PRELIMINARY PLAN  
 GREENWAY VILLAGE AT CLARKSBURG  
 CLARKSBURG (2ND) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

**CPI ASSOCIATES**  
 Charles F. Johnson & Associates, Inc.  
 1400 W. WISCONSIN AVENUE, SUITE 200  
 WASHINGTON, D.C. 20004  
 (202) 462-1100

RECORDS OFFICER  
 MONTGOMERY COUNTY DEPARTMENT OF RECORDS & ADMINISTRATION  
 100 W. WISCONSIN AVENUE, SUITE 200  
 WASHINGTON, D.C. 20004  
 DATE: \_\_\_\_\_  
 BY: *[Signature]*  
 COUNTY RECORDS AND ADMINISTRATION DEPARTMENT



**1. PURPOSE AND SCOPE**  
 The purpose of this preliminary plan is to show the proposed layout of the Greenway Village at Clarksburg, including the location of the proposed roads, easements, and other features. The scope of this plan is limited to the area shown on the vicinity map and the site plan.

**2. LEGAL DESCRIPTION**  
 The proposed roads and easements are located within the Greenway Village at Clarksburg, Clarksburg (2nd) Election District, Montgomery County, Maryland. The legal description of the property is as follows: [Detailed description of the property boundaries and easements.]

**3. ENGINEERING NOTES**  
 The proposed roads and easements are shown on the site plan and are subject to the following engineering notes: [Detailed engineering notes regarding the proposed roads and easements.]

**4. CONSTRUCTION NOTES**  
 The proposed roads and easements are to be constructed in accordance with the following construction notes: [Detailed construction notes regarding the proposed roads and easements.]

**5. OTHER NOTES**  
 The proposed roads and easements are shown on the site plan and are subject to the following other notes: [Detailed other notes regarding the proposed roads and easements.]

**6. CONSTRUCTION OF ROAD EASEMENTS**  
 The proposed roads and easements are to be constructed in accordance with the following construction notes: [Detailed construction notes regarding the proposed roads and easements.]

**7. CONSTRUCTION OF ROAD EASEMENTS**  
 The proposed roads and easements are to be constructed in accordance with the following construction notes: [Detailed construction notes regarding the proposed roads and easements.]

**8. CONSTRUCTION OF ROAD EASEMENTS**  
 The proposed roads and easements are to be constructed in accordance with the following construction notes: [Detailed construction notes regarding the proposed roads and easements.]

**9. CONSTRUCTION OF ROAD EASEMENTS**  
 The proposed roads and easements are to be constructed in accordance with the following construction notes: [Detailed construction notes regarding the proposed roads and easements.]

**10. CONSTRUCTION OF ROAD EASEMENTS**  
 The proposed roads and easements are to be constructed in accordance with the following construction notes: [Detailed construction notes regarding the proposed roads and easements.]





|              |    |
|--------------|----|
| DATE         | 25 |
| REVISION     | 1  |
| DESCRIPTION  |    |
| BY           |    |
| CHECKED      |    |
| APPROVED     |    |
| DATE         |    |
| PROJECT      |    |
| SHEET        |    |
| TOTAL SHEETS |    |

Site Plan & P&P #82004022A  
 Prelim. Plan #1-02033A  
 NRI-FSD #4-02076

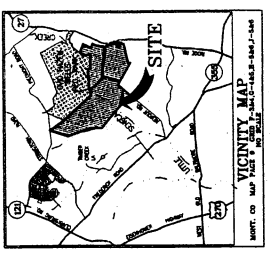
AMENDED SITE DEVELOPMENT PLAN - PHASES 3, 4 AND 5  
 GREENWAY VILLAGE AT CLARKSBURG  
 CLARKSBURG (2nd) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

**CPI**  
 Charles F. Johnson & Associates, Inc.  
 11000 Rockville Pike, Suite 200  
 Rockville, MD 20850  
 Phone: (301) 771-1100  
 Fax: (301) 771-1101



**CERTIFIED SITE PLAN**

APPROVED SITE PLAN  
 FOR THE  
 GREENWAY VILLAGE  
 AT CLARKSBURG  
 MONTGOMERY COUNTY, MARYLAND



**ENGINEER'S CERTIFICATION AND SEAL**  
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that the above described project has been prepared in accordance with the provisions of the Maryland Professional Engineers and Geoscientists Act, and that the same complies with all applicable laws, rules and regulations of the State of Maryland.  
 Date: 9/7/08  
 Signature: [Signature]  
 License No. 17975

**REGISTERED PROFESSIONAL SURVEYOR'S CERTIFICATE**  
 I, the undersigned, being a duly Licensed Professional Surveyor in the State of Maryland, do hereby certify that the above described project has been prepared in accordance with the provisions of the Maryland Professional Engineers and Geoscientists Act, and that the same complies with all applicable laws, rules and regulations of the State of Maryland.  
 Date: 9/7/08  
 Signature: [Signature]  
 License No. 17975

**SURVEYOR'S CERTIFICATE**  
 I, the undersigned, being a duly Licensed Professional Surveyor in the State of Maryland, do hereby certify that the above described project has been prepared in accordance with the provisions of the Maryland Professional Engineers and Geoscientists Act, and that the same complies with all applicable laws, rules and regulations of the State of Maryland.  
 Date: 9/17/08  
 Signature: [Signature]  
 License No. 17975

**LEGEND**

- Tree Protection Fence
- Stream Valley Buffer
- 100 Year Floodplain
- Wetlands
- Wetland Buffer
- Limit of Retention
- Manhole Location
- Proposed Building
- Street Light Location
- Local Street Light
- Fire Hydrant Location
- Water Utility (Scale #1)
- Sanitary Sewer (Scale #1)
- Storm Sewer (Scale #1)
- Water Utility (Scale #2)
- Sanitary Sewer (Scale #2)
- Storm Sewer (Scale #2)

**EXISTING UTILITIES**

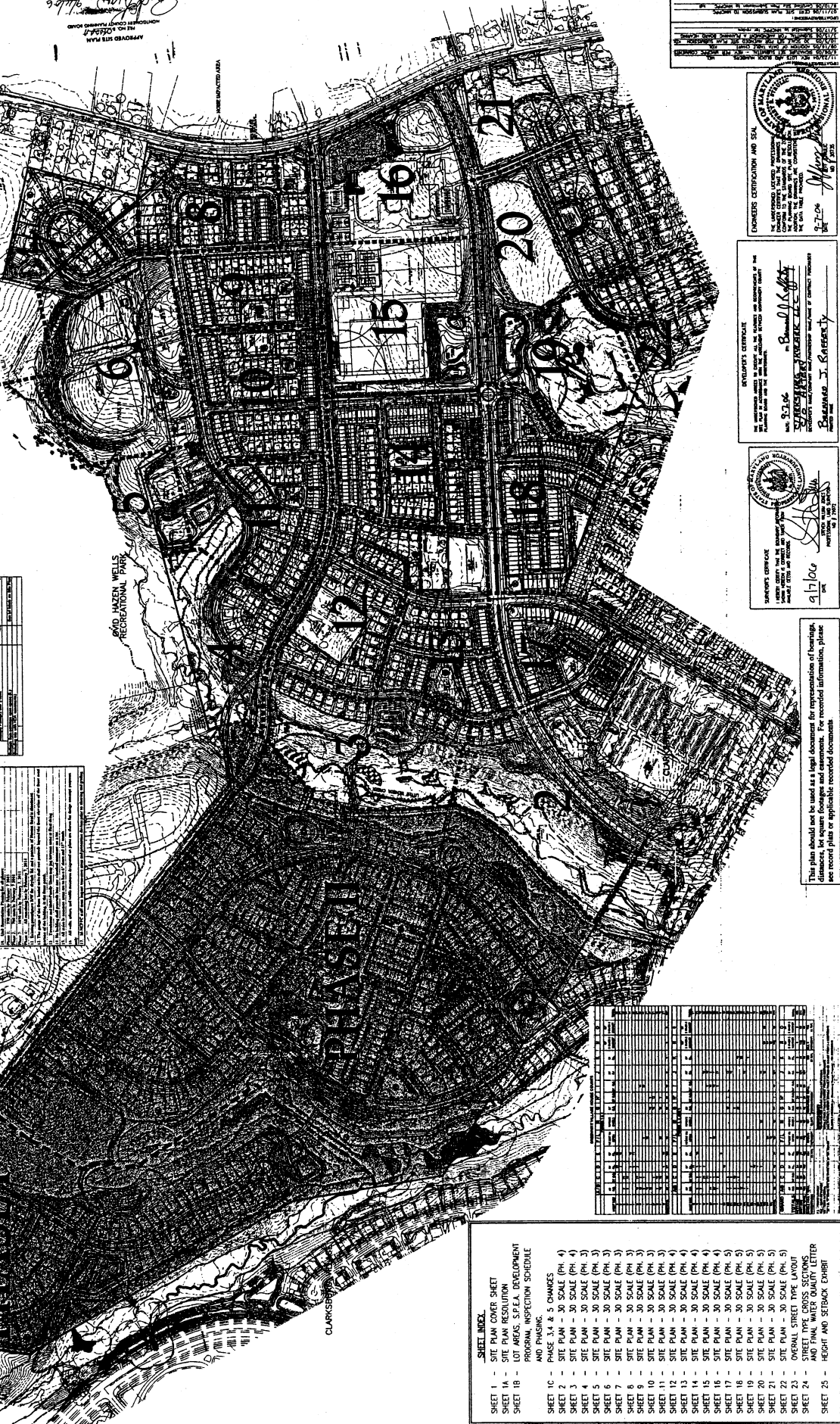
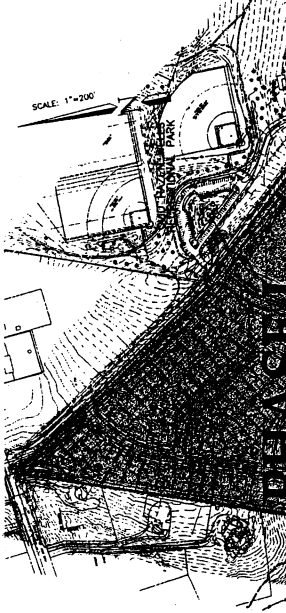
| Utility        | Scale   | Notes |
|----------------|---------|-------|
| Water          | 1"=200' | ...   |
| Sanitary Sewer | 1"=200' | ...   |
| Storm Sewer    | 1"=200' | ...   |

**PROPOSED UTILITIES**

| Utility        | Scale   | Notes |
|----------------|---------|-------|
| Water          | 1"=200' | ...   |
| Sanitary Sewer | 1"=200' | ...   |
| Storm Sewer    | 1"=200' | ...   |

**GENERAL NOTES**

1. The site plan is based on the following information: ...
2. All proposed buildings shall be constructed in accordance with the applicable zoning ordinance. ...
3. The site plan is subject to the approval of the Montgomery County Planning Board. ...



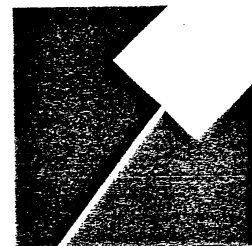
**PROPOSED UTILITIES**

| Utility        | Scale   | Notes |
|----------------|---------|-------|
| Water          | 1"=200' | ...   |
| Sanitary Sewer | 1"=200' | ...   |
| Storm Sewer    | 1"=200' | ...   |

**SHEET INDEX**

| Sheet No. | Description  |
|-----------|--|
| SHEET 1   | SITE PLAN COVER SHEET  |
| SHEET 1A  | SITE PLAN RESOLUTION   |
| SHEET 1B  | LOT AREAS, SUPPLEMENTAL DEVELOPMENT PROGRAM, INSPECTION SCHEDULE |
| SHEET 1C  | PHASE 3, 4 & 5 CHANGES   |
| SHEET 2   | SITE PLAN - 30 SCALE (PH. 4)                                     |
| SHEET 3   | SITE PLAN - 30 SCALE (PH. 3)                                     |
| SHEET 4   | SITE PLAN - 30 SCALE (PH. 3)                                     |
| SHEET 5   | SITE PLAN - 30 SCALE (PH. 3)                                     |
| SHEET 6   | SITE PLAN - 30 SCALE (PH. 3)                                     |
| SHEET 7   | SITE PLAN - 30 SCALE (PH. 3)                                     |
| SHEET 8   | SITE PLAN - 30 SCALE (PH. 3)                                     |
| SHEET 9   | SITE PLAN - 30 SCALE (PH. 3)                                     |
| SHEET 10  | SITE PLAN - 30 SCALE (PH. 3)                                     |
| SHEET 11  | SITE PLAN - 30 SCALE (PH. 3)                                     |
| SHEET 12  | SITE PLAN - 30 SCALE (PH. 3)                                     |
| SHEET 13  | SITE PLAN - 30 SCALE (PH. 3)                                     |
| SHEET 14  | SITE PLAN - 30 SCALE (PH. 4)                                     |
| SHEET 15  | SITE PLAN - 30 SCALE (PH. 4)                                     |
| SHEET 16  | SITE PLAN - 30 SCALE (PH. 4)                                     |
| SHEET 17  | SITE PLAN - 30 SCALE (PH. 5)                                     |
| SHEET 18  | SITE PLAN - 30 SCALE (PH. 5)                                     |
| SHEET 19  | SITE PLAN - 30 SCALE (PH. 5)                                     |
| SHEET 20  | SITE PLAN - 30 SCALE (PH. 5)                                     |
| SHEET 21  | SITE PLAN - 30 SCALE (PH. 5)                                     |
| SHEET 22  | SITE PLAN - 30 SCALE (PH. 5)                                     |
| SHEET 23  | OVERALL STREET LAYOUT  |
| SHEET 24  | AND FINAL WATER QUALITY LETTER                                   |
| SHEET 25  | HEIGHT AND SETBACK EXHIBIT                                       |

This plan should not be used as a legal document for representation of footage, distances, lot square footage and easements. For recorded information, please see record plans or applicable recorded documents.



MCPB No. 06-57 AUG 09 2006  
Site Plan No. 82004022A  
Greenway Village - Phases 3, 4, 5

**MONTGOMERY COUNTY PLANNING BOARD**

**RESOLUTION**

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

WHEREAS, pursuant to Code Section 59-D-3.4(b), following a public hearing on the application, the Planning Board must, by resolution, approve, approve with conditions or disapprove a proposed site plan; and

WHEREAS, Code Section 59-D-3.4(b) defines the required contents of a Planning Board resolution regarding a site plan; and

WHEREAS, the Planning Board, in reaching its decision on a site plan, must determine that the site plan meets all the requirements of Code Section 59-D-3.4(c); and

WHEREAS, on July 15, 2005, Clarksburg Skylark, LLC ("Applicant") filed an application for amendment of a site plan for a maximum of 844 dwelling units, of which 118 are Moderately Priced Dwelling Units (MPDUs), including 276 one-family detached dwelling units, 320 townhouse dwelling units, and 248 multi-family dwelling units, on 209.27 gross acres of PD-4-zoned land ("Site Plan") in the vicinity of the intersection of Skylark and Newcut Roads and west of Ridge Road within the Newcut Road Neighborhood of the Clarksburg Master Plan area ("Property" or "Subject Property"); and

WHEREAS, on February 7, 2002, the Planning Board approved Preliminary Plan No. 120020330 (formerly 1-02033) for the proposed development; and

WHEREAS, on October 10, 2002, the Planning Board approved Preliminary Plan No. 12002033A (formerly 1-02033A) as an amendment to Preliminary Plan No. 120020330 for the proposed development; and

WHEREAS, on July 22, 2004, the Planning Board approved Site Plan No. 820040220 (formerly 8-04022) for the proposed development; and

WHEREAS, the Applicant's site plan amendment application was designated Site Plan No. 82004022A, Greenway Village - Phases 3, 4, 5 (the "Amendment"); and

WHEREAS, following review and analysis of the Amendment by Planning Board staff ("Staff") and the staffs of other governmental agencies, on June 8, 2006, Staff presented the Amendment to the Planning Board at a public hearing for its review and action (the "Hearing"); and

WHEREAS, prior to the Hearing, on May 26, 2006, Staff had issued a memorandum to the Board setting forth its analysis and recommendation for approval of the Amendment subject to certain conditions ("Staff Report"); and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record ("Record") on the Amendment and approved the Amendment on the motion of Commissioner Robinson, seconded by Commissioner Bryant, with Chairman Berlage and Commissioners Bryant and Robinson voting in favor of the motion, Commissioner Wellington voting against the motion, and Commissioner Perdue being absent.

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. 82004022A for a maximum of 844 dwelling units, of which 118 are MPDUs, including 276 one-family detached dwelling units, 320 townhouse dwelling units, and 248 multi-family dwelling units, subject to the following conditions:

1. Preliminary Plan Conformance

The proposed development shall comply with the conditions of approval for Preliminary Plan No. 12002033A for Greenway Village at Clarksburg listed in the Planning Board opinion dated November 7, 2002, and with any subsequent preliminary plan amendments.

2. Fire and Rescue Services

The development shall conform to changes mandated by the Montgomery County Fire and Rescue Service in accordance with the memorandum dated December 30, 2005.

3. Development Program

The Development Program and Site Plan Enforcement Agreement approved for Site Plan No. 820040220 shall be amended by the Applicant and reviewed and approved by Staff prior to approval of the Certified Site Plan. The Applicant shall construct the development in accordance with the amended and approved Development Program and the amended and approved Site Plan Enforcement Agreement.

The amended and approved Development Program must include the following phasing schedule:

- a. Street trees shall be planted as street construction is completed, but no later than six months after completion of units adjacent to that street.
- b. Community-wide pedestrian pathways shall be completed or bonded prior to the issuance of the 676th building permit.
- c. Recreation facilities shall be completed prior to the issuance of the 676th building permit.
- d. Landscaping associated with open spaces and streets shall be completed as construction of adjacent homes is completed.
- e. Pedestrian pathways and seating areas associated with each recreation area shall be completed as construction of adjacent homes is completed.
- f. Right-of-way and other dedications, stormwater management facilities, sediment and erosion control plans, recreation areas, community and other paths, and other features shall be completed as approved.

4. Certified Site Plan

The Applicant shall submit a Certified Site Plan that reflects the conditions of approval contained in this Site Plan No. 82004022A. The Certified Site Plan must include landscape and lighting plans, forest conservation plans, and sediment and erosion control plans. The Certified Site Plan must:

a. Include the data table approved with Site Plan No. 82004022A, setting out the development standards for the proposed development, including the area under development; the number of dwelling units; the minimum lot areas for each housing type; front, side, and rear yard setbacks; lot coverage; and building heights, which must be delineated in feet.

b. Include a Height and Setback Exhibit that will be the formal mechanism for determining which units may exceed 35 feet for one-family detached units, 40 feet for townhouses, and 40 feet for 2-over-2 multifamily units. This Exhibit shall also indicate for each unit the point from which height will be measured, as approved by the Planning Board.

c. Provide the size in square feet for each lot depicted on the Certified Site Plan.

d. Provide a development program, inspection schedule, and amended Site Plan Enforcement Agreement for approval by M-NCPPC staff.

e. Show limits of disturbance.

f. Indicate methods and locations of tree protection.

g. Include a note stating that M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.

h. Ensure that outfalls are located away from tree preservation areas.

5. Environmental Planning

The Applicant shall:

a. Comply with the conditions of the Final Forest Conservation Plan approved on October 7, 2005. The Applicant must satisfy all conditions of the Final Forest Conservation Plan before recording plats or receiving sediment and erosion control permits from the Montgomery County Department of Permitting Services (DPS).

b. Comply with the conditions of the Final Water Quality Plan approved concurrently with Site Plan No. 820040220 on July 22, 2004.

c. Show on all relevant record plats a Category I conservation easement over all stream buffers and forest conservation areas.

- d. Consider first priority for reforestation to be areas within the same watershed as the development and within the Clarksburg Special Protection Area (SPA); second priority to be areas only within the Clarksburg SPA; and third priority to be areas within the same watershed as the development but outside the SPA. If no planting sites are available in a priority location, the Applicant may use the fee-in-lieu option to meet offsite planting requirements.
- e. Begin reforestation of stream buffer areas in the first planting season after DPS issues the first grading permit.
- f. Obtain Planning Board approval of encroachment into stream buffers for stormwater management or sediment control facilities, except for necessary outfalls and temporary sediment control facilities in non-forested stream buffers. If later review of facility design shows that a facility is improperly sized and must be enlarged to accommodate proposed drainage areas, the Applicant must find the needed additional space outside of stream buffers, even if facilities must be reconfigured and developable areas lost as a result.
- g. Prepare and submit a complete noise analysis that identifies the 60 dbA and 65 dbA Ldn noise contours and indicates the method necessary to attenuate exterior noise levels to 60 dbA for the usable portion of residential lots.
- h. Certify, using an engineering firm experienced in acoustical analysis, that the building shell for residential units that will be built inside the unmitigated 60 dbA Ldn noise contour is designed to attenuate projected exterior noise levels to an interior level that does not exceed 45 dbA Ldn. An acoustical engineering firm must certify that any revision meets the aforementioned requirements, and Environmental Planning staff must approve any such revision prior to its implementation.
- i. Conduct an outdoor-to-indoor noise analysis, after completion of residential units and before occupancy, to ensure that the 45 dbA Ldn interior noise level has been achieved for residential units inside the unmitigated 60 dbA Ldn noise contour. The Applicant must submit the results of each analysis to Environmental Planning staff.
- j. Disclose in writing to prospective purchasers of all residential dwelling units inside the unmitigated 60 dbA Ldn noise contour that existing and future highway noise will have an impact on the unit. To meet this requirement, the notification shall be included in at least one of the

following: sales contracts on display in any sales-related office, homeowners association documents, subdivision plans and site plans, or Deeds of Conveyance.

6. Parks

The Applicant shall apply for and receive construction permits from the Parks Department prior to beginning construction of park facilities. The Applicant also shall:

a. Dedicate to M-NCPPC the areas identified on the Certified Site Plan as Park 6, Park 11, and Park 19. The dedication of Park 6 and Park 11 must not include any stormwater management ponds or facilities. The dedicated areas must be conveyed at the time plats are recorded for project areas including the parks, adjacent roads, and lots. The dedicated property must be conveyed free of trash and unnatural debris. All boundaries must be adequately staked and signed to delineate private property from parkland.

b. Engineer and construct the master planned eight foot wide, hard surface Greenway Trail from the southern boundary of Park 6, through the parkland along the east side of the tributary to Little Seneca Creek, to the intersection of Skylark Road and Arora Hills Drive. The trail is to cross Skylark Road at this intersection and continue along the alignment of the original Skylark Road and connect with trails in Ovid Hazen Wells Recreational Park. The exact location of the trail alignment and construction specifications must be coordinated with and approved by Planning Department and Parks Department staff in compliance with Special Protection Area guidelines. The trail is to connect at its southern end with the Greenway Trail being constructed in connection with the Clarksburg Village development project.

c. Engineer and construct an eight foot wide, hard surface trail through Park 6 between Cypress Spring Road and the Greenway Trail, with a connection to Arora Hills Drive. This trail shall include a bridge and boardwalk as determined by Planning Department and Parks Department staff in compliance with Special Protection Area guidelines. This trail must be built to park standards and specifications and must include adequate signage.

d. Engineer and construct, to park standards and specifications, the following Local Park facilities and amenities in the dedicated Park 19 and adjacent areas now part of Ovid Hazen Wells Recreational Park:

- i. One adult sized baseball field and one adult sized softball field with appropriate fencing, backstops, benches, grading, seeding, and landscaping as determined by Parks Department staff to meet park field standards and specifications. The exact size of the baseball fields will be determined by Parks Department staff.
- ii. One adult sized basketball court, at least 56 feet by 92 feet, with poles, backboards, hoops, nets, court surfacing, and benches, as determined by Parks Department staff to meet park field standards and specifications.
- iii. Two picnic shelters each of sufficient size to accommodate at least four picnic tables. Four picnic tables must be installed in each shelter.
- iv. A centrally located water line with a diameter of at least 1.5 inches and hose/irrigation system connections from said water line to each field. The Applicant shall install a drinking fountain at a central location and coordinate location of the irrigation system connection and the drinking fountain with Parks Department staff.
- v. Raised grass berms at locations to be determined by Parks Department staff.
- vi. A multi-age play area, with equipment, multi-height pergola, structures, and seating to be determined by Parks Department staff.
- vii. A centrally located linear grass mall or green boulevard with paved walkways on both sides, seating, decorative stamped or colored concrete paving areas, bollards and/or stone piers, and a central feature or features, such as a pavilion, kiosk or other visual focus. The choice and details of structures and features shall be determined by Parks Department staff in compliance with Special Protection Area guidelines.
- viii. A curved parking lot with tree islands interspersed throughout and with curbs and wheel stops of types to be determined by Parks Department staff.
- ix. Concrete pads for portable toilets at locations and in sizes to be determined by Parks Department staff.



x. Landscaping, benches, seating areas, curbs, bollards, bike racks, trails, walls, and fencing throughout the park as determined by Parks Department staff to be necessary to meet park users' needs and create an aesthetically pleasing park experience.

e. Provide engineering for Local Park site grading, construction and necessary stormwater management facilities. Engineering and design plans for the grading and construction of the Local Park and its facilities must be approved by Parks Department staff. Grading must avoid stream buffers and sensitive resources as deemed necessary by Parks Department staff and comply with Special Protection Area guidelines. Grading must be engineered to avoid slopes greater than 3:1 unless otherwise approved by Parks Department staff.

f. Begin Local Park construction before work begins on any of the 39 dwelling units located on Arora Hills Drive and Yellowwood Drive and adjacent to the park. All park facilities and amenities must be of a style, design, quality, and location acceptable to Parks Department staff. The Local Park shall be completed prior to receiving the 28th building permit for these 39 dwelling units. The 39 dwelling units are located on the following lots: Block R, Lots 11-14; Block V, Lots 6-9; Block W, Lots 1-14; Block X, Lots 1-14; and Block Z, Lots 1-3.

g. Notify prospective purchasers of homes adjacent to Ovid Hazen Wells Recreational Park and the new Local Park that houses will be located in the vicinity of active recreational areas.

7. Site Plan

The Applicant shall:

a. Construct eight foot wide bike path segments along each piece of the Subject Property's frontage along Ridge Road.

b. Indicate, prior to approval of the Certified Site Plan, any property required from adjacent owners for rights-of-way, green space or other improvements by the Applicant that will be secured before recording of plats.

c. Maintain the unit orientation to major streets shown on submitted plans, in conformance to the grid pattern consistent with the neighborhood's neo-traditional design.

d. Ensure that garages for front loaded dwelling units do not protrude beyond the front elevation of the most forward portion of the building, i.e. the front porch.

8. Transportation

The Applicant shall:

a. Limit development under this site plan to 844 dwelling units so that the total residential development of Greenway Village at Clarksburg does not exceed 1,330 dwelling units.

b. In accordance with Local Area Transportation Review (LATR) guidelines and the revised phasing of roadway improvements for the Clarksburg Village and Greenway Village at Clarksburg development projects described in the August 22, 2002 letter to David Flanagan and Bernard Rafferty from Transportation Planning staff (attached hereto as Attachment 1), construct offsite improvements to widen MD 27 to six through travel lanes from MD 355 to Brink Road, including additional turn/approach lanes on MD 27 and Brink Road at their intersection. These improvements must be bonded, under construction, or under contract for construction prior to the issuance of building permits for the new development.

9. School Dedication

Dedication of the parcel designated for the future middle school shall be completed prior to recording the last plat for the development.

BE IT FURTHER RESOLVED, that all site development elements shown on the Greenway Village - Phases 3, 4, 5 plans stamped by M-NCPPC on May 26, 2006, shall be required except as modified by the above conditions of approval; and

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 the Planning Board's approval of the Amendment is based on the following findings:

1. The site plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Montgomery County Code § 59-D-1.64, or is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modified any element of the project plan.

The Planning Board finds that the Amendment, as modified by the conditions, remains consistent with the Development Plan approved in 2001 by the District Council as part of Local Map Amendment G-735 and also with Development Plan Amendment 04-3, which the District Council approved in 2004.

2. The site plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56.

The Planning Board finds that the Amendment, as modified by the conditions, meets all of the requirements of the PD zone. The Planning Board further finds that establishing comprehensive standards, including limits on building heights and setbacks, is necessary to achieve the purposes of the PD zone. These purposes, as provided in Code Section 59-C-7.11, include promoting both "flexibility of design" and "the integration of mutually compatible uses and optimum land planning with greater efficiency" than permitted under conventional zoning categories. A further purpose of the PD zone is to ensure "a maximum of safety, convenience and amenity for both the residents of each development and the residents of neighboring areas, and, furthermore, to assure compatibility and coordination of each development with existing and proposed surrounding land uses." Aside from setting requirements for building heights and setbacks, the Amendment establishes standards for more detailed categories such as the minimum distance between adjacent end units of main buildings and setbacks for accessory buildings. The Planning Board finds that this comprehensive set of development standards achieves the purposes of the PD zone by promoting the safety, convenience, and compatibility of the proposed development. The development standards approved by the Board are set forth in the table on the following pages.

**Development Data Table**

|   |   |  |
|---|---|--|
| Development Standard  | Approved by Planning Board for Site         |  |
|   | Plan No. 82004022A and Binding on Applicant |  |
| Zone  | PD-4  |  |
| Area of Development   | 209 acres                                   |  |
| Dwelling Units  | 844   |  |
| One-family Detached   | 276   |  |
| Townhouse   | 320   |  |
| Multi-family (2-over-2 units)   | 248   |  |
| MPDUs   | 118   |  |
| Minimum Lot Area (square feet)  | 3,700                                       |  |
| One-family Detached   | 1,500                                       |  |
| MPDU Townhouse  | 1,150                                       |  |
| Minimum Lot Width at Front Building Line                              | 18 feet                                     |  |
| Setback from Public Street  | 15 feet                                     |  |
| One-family Detached   | 5 feet                                      |  |
| One-family Detached lot where adjacent house does not front on street | 5 feet                                      |  |
| Townhouse   | 5 feet                                      |  |
| 2-over-2 units  | 10 feet                                     |  |
| Rear Yard   |   |  |
| One-family Detached with front garage                                 | 20 feet                                     |  |
| One-family Detached with rear garage                                  | 0 feet                                      |  |
| Side Yard   |   |  |
| One-family Detached with front garage                                 | 4 feet                                      |  |
| One-family Detached with rear garage                                  | 3 feet                                      |  |
| Townhouse   | 0 feet                                      |  |
| 2-over-2 units  | 0 feet                                      |  |

|   |   |
|---|---|
| Development Standard  | Approved by Planning Board for Site Plan No. 82004022A and Binding on Applicant   |
| Lot Coverage  |   |
| One-family Detached   | 60 percent  |
| Townhouse   | 75 percent  |
| Maximum Building Height   |   |
| One-family Detached   | 35 feet, except for 23 houses as indicated on Height and Setback Exhibit* which may not exceed 40 feet  |
| Townhouse   | 40 feet, except for 70 houses as indicated on Height and Setback Exhibit* which may not exceed 45 feet  |
| 2-over-2 units  | 40 feet, except for 60 structures (120 units) that may not exceed 50 feet and 38 structures (76 units) that may not exceed 55 feet, all as indicated on Height and Setback Exhibit* |
| Green Space   | 57 percent (120 acres)  |
| Distance between Adjacent End Units                                   |   |
| Townhouse   | 8 feet  |
| 2-over-2 units  | 8 feet  |
| Setbacks for Accessory Buildings                                      |   |
| From the public street line   |   |
| One-family Detached   | 60 feet from street parallel to front of house  |
| One-family Detached lot where adjacent house does not front on street | 5 feet  |
| From rear and side lot lines  |   |
| Detached garage   | 0 feet  |
| All other structures  | 5 feet  |

3. The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.

The Planning Board finds that the locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems proposed by the Amendment, as modified by the conditions,

\* The Height and Setback Exhibit is attached hereto as Attachment 2.

are adequate, safe, and efficient. The Board further finds that the Amendment remains consistent with the approval for Site Plan No. 820040220 in this regard.

a. Buildings and Structures

As described in Code Section 59-C-7.11, one of the purposes of the PD zone is "to facilitate and encourage a maximum of social and community interaction and activity" within subject developments. The one-family detached and townhouse dwelling units will be arranged predominantly in grids to create a pedestrian oriented neo-traditional community. The front doors of most dwelling units will face major streets, allowing for greater consolidation of open space areas. Tighter spacing of dwelling units will promote a more pedestrian friendly environment along the public sidewalks. The creation of parks in open spaces throughout the proposed development will create a community focus for recreation and interaction.

b. Open Spaces

According to Code Section 59-C-7.11, another purpose for PD zone development is . . . to encourage and provide for open space not only for use as setbacks and yards surrounding structures and related walkways, but also conveniently located with respect to points of residential and commercial concentration so as to function for the general benefit of the community and public at large as places for relaxation, recreation and social activity. . . . Furthermore, "open space should be so situated as part of the plan and design of each development as to achieve the physical and aesthetic integration of the uses and activities within each development." The open spaces will feature central greens, sitting areas, shade trees, and decorative planting. As mentioned above, the Applicant has located buildings and structures within the proposed development in such a way as to promote the use of open spaces for community interaction. The establishment of detailed development standards will serve to protect the open spaces from residential encroachment.

c. Landscaping

The landscaping in the proposed development will feature street tree planting, preservation of forested areas, enhancement of buffer planting at the project's perimeter, shrub masses at the perimeters of neighborhood open space areas, and other decorative planting areas. The landscaping and curvilinear grading associated with the stormwater management

ponds will provide a visual relief from the functional form that the ponds typically take. In addition, the landscaping will provide attractive streetscapes and views to adjacent open areas as well as screening for rear yards that would otherwise be visible from public streets, parkland, and bike paths.

d. Recreation Facilities

The Amendment includes the construction of the Clarksburg Greenway, a major regional recreational link, as well as several tributary bike paths within the proposed development. Play areas will be interspersed throughout the open areas within the housing area and parkland adjacent to the homes. In addition, the conditions contain detailed requirements for the construction of Park 19, which will feature baseball fields, basketball courts, and picnic shelters, among other amenities. To limit encroachment upon a forested stream valley buffer, the Applicant has revised the location of the baseball fields and the design of the semi-circular driveway at the entrance to the park.

e. Pedestrian and Vehicular Circulation Systems

The street layout proposed in the Amendment, as modified by the conditions, provides for uniform access for both pedestrians and vehicles throughout the development. Public and private alleys provide access to the backyards of homes with rear loaded garages, thereby allowing for more uniform parking and pedestrian access next to the street within the fronts of lots.

Pursuant to its review of the Amendment, the Montgomery County Fire and Rescue Service mandated certain changes to the street design within the proposed development to improve access for emergency vehicles. These changes, including, for example, the addition of grasscrete pavers to the open space between two groups of townhouses, are incorporated by reference in the conditions. In addition, the Amendment includes modifications required by agencies such as DPS, DPWT, and the Maryland State Highway Administration (SHA). These modifications include, among others: revising street grades, sidewalk ramp locations, and the turning radii of some streets; altering the design of Little Seneca Parkway (A-302) to redirect storm drainage and to include median breaks at certain intersections; and changing from open to closed certain sections of Little Seneca Parkway and Peppervine and Muscadine Drives. The Planning Board finds that these modifications enhance the adequacy,

safety, and efficiency of the pedestrian and vehicular circulation systems in the proposed development.

Further, Code Section 59-C-7.11 lists among the purposes of the PD zone the following:

[T]o encourage and provide for the development of comprehensive, pedestrian circulation networks, separated from vehicular roadways, which constitute a system of linkages among residential areas, open spaces, recreational areas, commercial and employment areas and public facilities, and thereby minimize reliance upon the automobile as a means of transportation.

Paths located within unit blocks link play areas and open spaces to sidewalks. Beyond the unit blocks, bike and pedestrian paths link open spaces with both street-oriented and offsite bike paths within Ovid Hazen Wells Recreational Park and the Clarksburg Greenway trail system. The provision of bike path segments along Ridge Road lays the groundwork for a continuous pedestrian and bike connection to the proposed school, parks, and shopping areas.

4. *Each structure and use is compatible with other uses and other site plans, and with existing and proposed adjacent development.*

The Planning Board finds that each structure and use proposed for development in the Amendment, as modified by the conditions, is compatible with other uses and site plans as well as existing and proposed adjacent development. The Board further finds that the Amendment remains consistent with the approval for Site Plan No. 820040220 in this regard.

As mentioned above, buildings within the proposed development are arranged in a grid pattern of lots and blocks with centralized pockets of open space. The Board finds that this standardized treatment allows for a mix of unit types and effective transitions between one-family detached and townhouse dwelling units, which, in turn, satisfies the purposes of the PD zone by providing and encouraging "a broad range of housing types, comprising owner and rental occupancy units, and one-family, multiple-family and other structural types" while maintaining compatibility. The Board notes that the unit mix presented in the Amendment differs from that approved for Site Plan No. 820040220, especially with regard to the number of townhouse and multi-family dwelling units, and finds that the proposed unit mix further advances the goal of encouraging "a broad range of housing types" without impairing the compatibility of the proposed development with other site plans and adjacent development.



Landscaping will enhance the buffer between dwelling units in the proposed development and adjacent existing homes along the eastern boundary of the project. The construction of community-wide bike path and trail networks that will connect to adjacent subdivisions, coupled with the acceptance of detailed development standards, reflects the Applicant's efforts to accommodate proposed neighboring development projects.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

The Board finds that the development proposed in the Amendment, as modified by the conditions, meets all applicable requirements of Chapters 22A and 19, respectively.

As stated in the conditions, the Amendment is subject to the Final Forest Conservation Plan approved on October 7, 2005. Pursuant to Code Section 59-C-7.11, an application for development in the PD zone should strive to "preserve and take the greatest possible aesthetic advantage of trees." As mentioned above, forest retention constitutes an element of the Applicant's landscaping design. With regard to reforestation, first priority will be given to those areas within the same watershed as the development and within the Clarksburg Special Protection Area (SPA), second priority will be given to those areas only within the Clarksburg SPA, and third priority will be given to those areas within the same watershed as the development but outside the SPA.

The Amendment remains subject to the Final Water Quality Plan approved concurrently with Site Plan No. 820040220. According to the June 17, 2004 letter from DPS approving the Final Water Quality Plan, water quality control for the proposed development will be provided by a treatment train consisting of vegetated conveyance swales, dry swales (vegetated swales underlain with infiltration structures), bio-retention structures (for small drainage areas), surface sand filters, underground filtering structures, water quality inlets, and recharge structures. Pursuant to requests received from DPS and the Montgomery County Department of Public Works and Transportation (DPWT), and in response to modifications to the stormwater management systems, the Applicant has modified the design of the storm drain system along a portion of Newcut Road. Additional revisions to grading, outfall locations, and access points for several stormwater management facilities within the proposed development will serve to minimize the impact of grading and tree clearing.

In addition, the Applicant will be required to obtain Planning Board approval before encroaching into stream buffers for stormwater management or sediment

control purposes, unless such encroachment is required in non-forested stream buffers for necessary outfalls and temporary sediment control facilities. Where a later design review determines that a facility is improperly sized and must be enlarged to accommodate proposed drainage areas, the Applicant will be required to find additional space outside of stream buffers regardless of whether the facility in question must be reconfigured and developable areas would be lost as a result.

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

BE IT FURTHER RESOLVED, that the date of this written opinion is July 27, 2006 (which is the date that this opinion is mailed to all parties of record); and

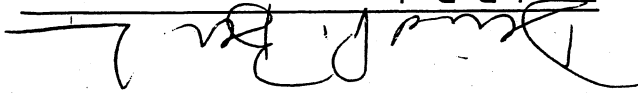
BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203,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

\* \* \* \* \*

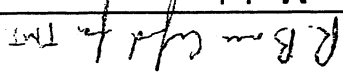
At its regular meeting, held on Thursday, July 27, 2006, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, by unanimous consent, with four Commissioners present, and Commissioner Robinson abstaining, and Commissioner Bryant necessarily 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. 82004022A, Greenway Village, Phases 3, 4, 5.

Adopted by the Montgomery County Planning Board this 27<sup>th</sup> day of July, 2006.

Derrick P. Berlage  
Chair, Montgomery County Planning Board



Trudye M. Johnson  
Executive Director



APPROVED AS TO LEGAL SUFFICIENCY

July 27, 2006  
M-NCPPC LEGAL DEPARTMENT

**PLAT NO. 220070160 to 20070200**

Montgomery—White Oak  
Located on Stewart Lane, approximately 200 feet southeast of April Lane  
R-90 zone, 87 lots and 6 parcels  
Community Water, Community Sewer  
Master Plan Area: White Oak  
White Oak Investments, LLC, Applicant

Staff recommends approval of this minor subdivision plat pursuant to section 50-35A (a)(5) of the Subdivision Regulations, which states:

**Plat of Correction.** A plat may be recorded under the minor subdivision procedure to correct inaccurate or incomplete information shown on a previously recorded subdivision plat. The plat may correct drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; and/or other information normally required to be shown on a recorded plat. All owners and trustees or the land affected by the correction must sign the revised plat. In addition, the plat of correction must clearly identify the original plat that is being replaced and contain a note identifying the nature of the correction. In this case, the plats are being corrected to conform to Site Plan amendment 8-05018A for lot line and PUE adjustments.

**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 or 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: \_\_\_\_\_

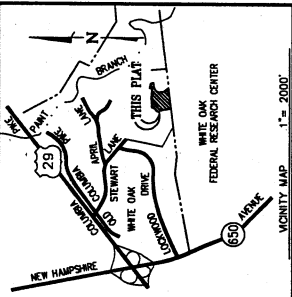
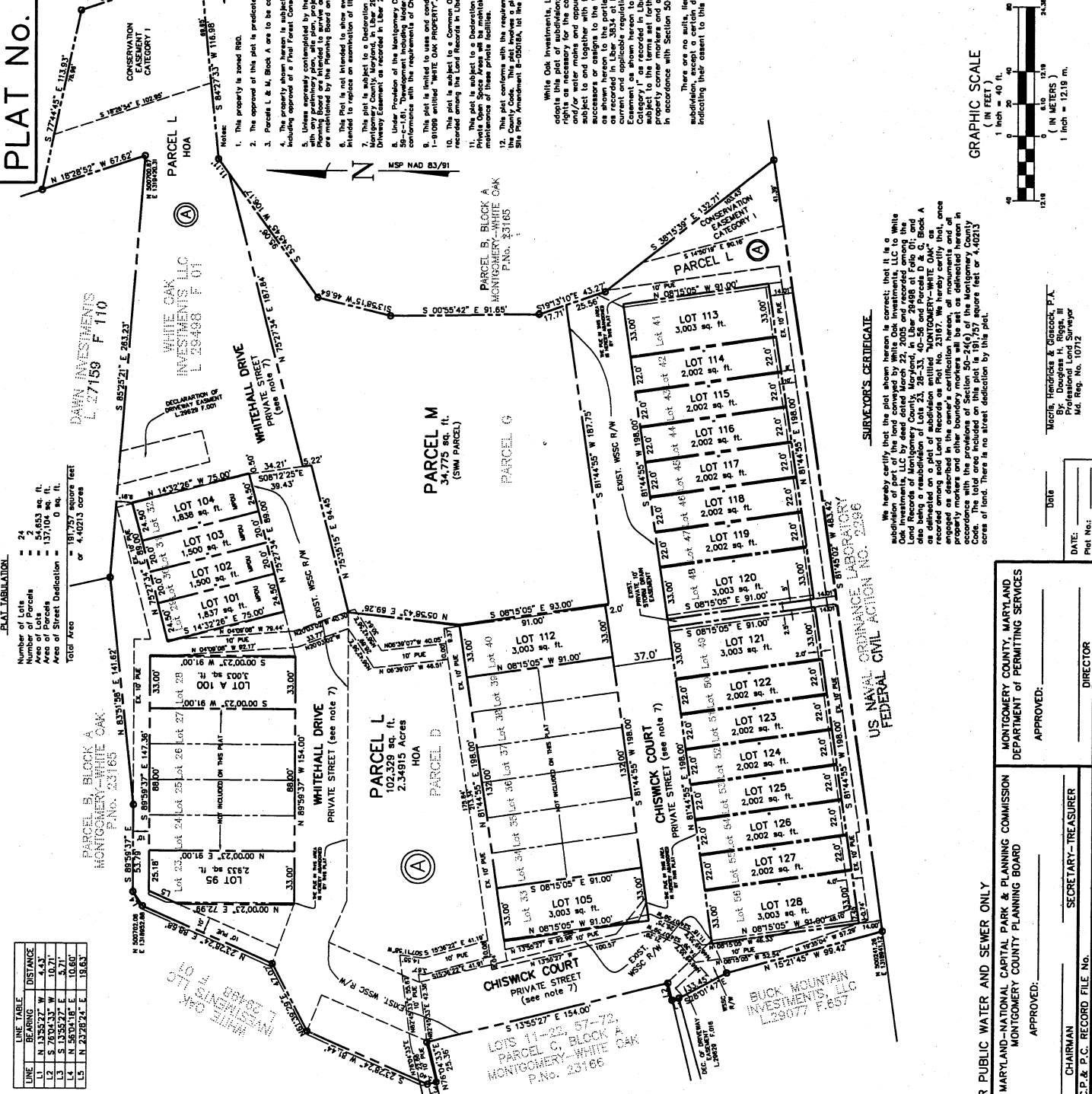
g) Approved Special Exception:

(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.

PLAT TABULATION table with columns: LINE, BEARING, DISTANCE. Includes lot areas and street dedications.

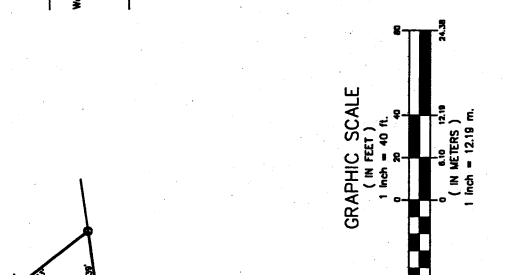


TAX MAP No. KQ121&122
1" = 2000'
VICINITY MAP

OWNER'S CERTIFICATE
White Oak Investments, LLC, a Maryland limited liability company, owner of the property shown hereon, hereby certifies that the plat shown hereon is correct; that it is a subdivision of part of the land conveyed by White Oak Investments, LLC to White Oak Investments, LLC by deed dated March 22, 2005 and recorded among the records of the Montgomery County Clerk of the Circuit Court on March 22, 2005 as defined on the plat of subdivision entitled 'MONTGOMERY-WHITE OAK' as recorded among said Land Records as Plot No. 23165. We hereby certify that, since the date of the recording of the plat of subdivision, no other owners, property owners and other boundary markers will be set, as delineated hereon, in accordance with the provisions of Section 50-24(c) of the Montgomery County Code of Laws.

There are no suits, liens, mortgages, or trusts, affecting the property included in this plat of subdivision, recorded in the records of the public records in the office of the Clerk of the Circuit Court for Montgomery County, Maryland, which are not shown on this plat of subdivision.
DATE: William D. MacLean, Jr., Managing Member
I & T Mortgage Corporation
DATE: Dawn T. Frish, Trustee

White Oak Investments, LLC
SUBDIVISION RECORD PLAT
PLAT OF CORRECTION
LOTS 95, 100-105 & 112-128 &
PARCELS L & M, BLOCK A
MONTGOMERY-WHITE OAK
ELECTION DISTRICT No. 5
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40' SEPTEMBER, 2006



U.S. NAVAL ORDNANCE LABORATORY
FEDERAL CIVIL ACTION NO. 2006-00086

APPROVED: MONTGOMERY COUNTY PLANNING COMMISSION
SECRETARY-TREASURER: [Signature]
CHAIRMAN: [Signature]
DATE: [Blank]
Plat No.: [Blank]

APPROVED: MONTGOMERY COUNTY PLANNING COMMISSION
DEPARTMENT OF PERMITTING SERVICES
SECRETARY-TREASURER: [Signature]
CHAIRMAN: [Signature]
DATE: [Blank]
Plat No.: [Blank]

FOR PUBLIC WATER AND SEWER ONLY
THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

M.I.N.C.P. & P.C. RECORD FILE NO. [Blank]
DIRECTOR: [Blank]

McGraw-Hill Construction Information Group
312 West 57th Street, New York, NY 10019
Phone: 212-512-2000
Fax: 212-512-2098
www.mhfi.com

PLAT NO.



TAX MAP No. KQ121&122

1" = 2000'

**SURVEYOR'S CERTIFICATE**

We hereby certify that the plat shown hereon is correct; that it is a subdivision of part of the land conveyed to White Oak Investments, LLC by deed recorded in Liber 29488 at Folio 01; and also being a resubdivision of all of Lots 11-22, 37-72 and Parcel C, Block A as delineated on a plat of subdivision entitled "MONTGOMERY-WHITE OAK" as recorded in Liber 23167 at Folio 01; and also being a resubdivision of all of Parcel D, Block A as delineated on a plat of subdivision entitled "MONTGOMERY-WHITE OAK" as recorded in Liber 23167 at Folio 01. We hereby certify that, once engaged as described in the owner's certification herein, all monuments and all property markers and other boundary markers are set and shown in accordance with the provisions of Section 50-24(e) of the Montgomery County Code, and there is no street dedication by this plat. The total area included on this plat is 130,712 square feet or 3.00074 acres.

**OWNER'S CERTIFICATE**

White Oak Investments, LLC, a Maryland limited liability company, owner of the property shown hereon, hereby adopts this plat of subdivision; hereby grants a Public Utilities Easement (P.U.E.) as shown on this plat to the Montgomery County Department of Public Works for the use of the County, subject to all current and applicable regulations of all Federal, state, and local governing agencies, and the easement is shown hereon for the use and benefit of Lots 83-94, Block A, and Parcel J, Block A. As owners of this subdivision, we, our successors and assigns, will cause all property corner markers and all other required monumentation, to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(b)(2) of the Montgomery County Code.

There are no suits, liens, leases, mortgages, or trusts, affecting the property included in this plat of subdivision, except a certain deed of trust and the parties in interest thereto have affixed their signatures hereon indicating their assent to this plat of subdivision.

White Oak Investments, LLC

Date \_\_\_\_\_  
 We hereby assent to this plat of subdivision.  
 William D. Pleasant, Jr., Managing Member  
 M & T Mortgage Corporation

Date \_\_\_\_\_  
 Devin T. Fish, Trustee

**SUBDIVISION RECORD PLAT  
 PLAT OF CORRECTION**

**LOTS 83-94, 129-144 & PARCEL J,  
 BLOCK A  
 MONTGOMERY-WHITE OAK  
 ELECTION DISTRICT No. 5  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 40' SEPTEMBER, 2006**



PLAT NO. 69  
 03-244.14

**PLAT TABULATION**

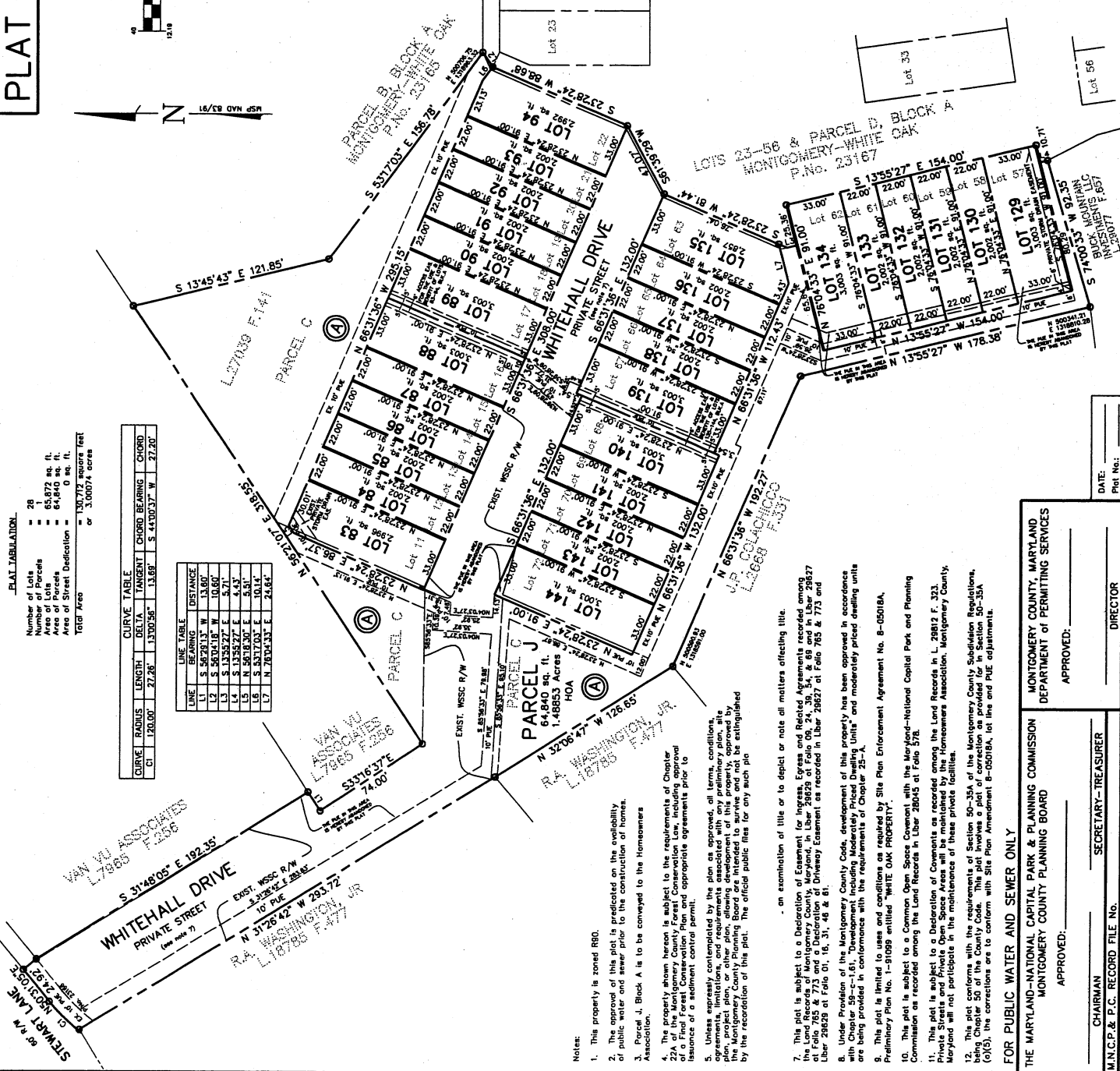
Number of Lots = 28  
 Number of Parcels = 1  
 Area of Lots = 85,872 sq. ft.  
 Area of Parcels = 84,840 sq. ft.  
 Area of Street Dedication = 1,032 sq. ft.  
 Total Area = 100,744 sq. ft. or 2.30074 acres

**CURVE TABLE**

| CURVE | RADIUS  | LENGTH | DELTA     | TANGENT | CHORD BEARING | CHORD  |
|-------|---------|--------|-----------|---------|---------------|--------|
| C1    | 120.00' | 27.26' | 13700.96' | 13.69'  | S 44°00'37" W | 27.20' |

**LINE TABLE**

| LINE | BEARING       | LENGTH | PERCENTAGE |
|------|---------------|--------|------------|
| L1   | S 52°20'33" W | 13.00' | 100.00%    |
| L2   | S 56°04'18" W | 10.00' | 100.00%    |
| L3   | S 13°52'27" E | 9.21'  | 100.00%    |
| L4   | S 13°52'27" E | 4.43'  | 100.00%    |
| L5   | N 58°15'30" E | 5.51'  | 100.00%    |
| L6   | S 52°10'03" E | 10.14' | 100.00%    |
| L7   | N 70°02'31" E | 24.64' | 100.00%    |



- Notes:**
- This property is zoned R80.
  - The approval of this plat is predicated on the availability of public water and sewer prior to the construction of homes.
  - Parcel J, Block A is to be conveyed to the Homeowners Association.
  - 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, covenants, and restrictions associated with any preliminary plan, site plan, project plan, or other plan submitted to the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat. The official public files for any such plan are on file with the Montgomery County Planning Board.
  - An examination of title or to depict or note all matters affecting title.
  - This plat is subject to a Declaration of Easement for Ingress, Egress and Related Agreements recorded among the Land Records of Montgomery County, Maryland, in Liber 29829 at Folio 06, 24, 36, 54, & 88 and in Liber 29827 at Folio 01, 18, 31, 48 & 81.
  - Under Provisions of the Montgomery County Code, development of this property has been approved in accordance with Chapter 59A-151. The "Units" and "Lots" shown on this plat are being provided in conformance with the requirements of Chapter 25-A.
  - This plat is limited to uses and conditions as provided by Site Plan Enforcement Agreement No. 8-05018A, Preliminary Plan No. 1-81089 entitled "WHITE OAK PROPERTY".
  - This plat is subject to a Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission as recorded among the Land Records in Liber 28045 at Folio 378.
  - This plat is subject to a Declaration of Covenants as recorded among the Land Records in L. 29812 F. 323. Maryland will not participate in the requirements of the Homeowners Association, Montgomery County.
  - This plat conforms with the requirements of Section 50-35A of the Montgomery County Subdivision Regulations, but does not conform with the requirements of Section 50-35B of the Montgomery County Subdivision Regulations (c)(3). The corrections are to conform with Site Plan Amendment 8-05018A, at the end PUE department.

**FOR PUBLIC WATER AND SEWER ONLY**

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

APPROVED: \_\_\_\_\_  
 SECRETARY-TREASURER

APPROVED: \_\_\_\_\_  
 DIRECTOR

M.N.C.P. & P.C. RECORD FILE No. \_\_\_\_\_

DATE: \_\_\_\_\_

PLAT No. \_\_\_\_\_

MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES

# PLAT NO.

## SURVEYOR'S CERTIFICATE

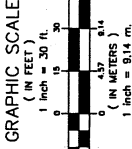
We hereby certify that the plat shown hereon is correct; that it is a subdivision of part of the land conveyed by White Oak Investments, LLC to White Oak Investments, LLC by deed recorded in the Land Records of Montgomery County, Maryland, in Liber 29489 of Folio 437, and also being a resubdivision of all of Lots 7-10 and Parcel A, Block A as delineated on a plat of subdivision entitled "MONTGOMERY-WHITE OAK" as recorded among the Land Records of Montgomery County, Maryland, in Liber 25169 of Folio 609. The plat of subdivision entitled "MONTGOMERY-WHITE OAK" as recorded among the Land Records of Montgomery County, Maryland, in Liber 25169 of Folio 609, and the plat of subdivision entitled "MONTGOMERY-WHITE OAK" as recorded among the Land Records of Montgomery County, Maryland, in Liber 29489 of Folio 437, are hereby incorporated by reference into this plat. The total area included on this plat is 84,492 square feet or 1.93987 acres.

**PLAT TABULATION**

|                 |                                     |
|-----------------|-------------------------------------|
| Number of Lots  | 10                                  |
| Area of Lots    | 24,024 sq. ft.                      |
| Area of Parcels | 80,468 sq. ft.                      |
| Area of Street  | 0 sq. ft.                           |
| Private Area    | 84,492 square feet or 1.93987 acres |
| TOTAL AREA      | 84,492 square feet or 1.93987 acres |

TAX MAP No. KQ121

1" = 2000'



# SUBDIVISION RECORD PLAT PLAT OF CORRECTION

## LOTS 73-82 & PARCEL I, BLOCK A MONTGOMERY-WHITE OAK

ELECTION DISTRICT No. 5  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 30' SEPTEMBER, 2006

**MHG** Mcarris, Hendricks & Glascock, P.A.  
Engineers & Planners  
Landscape Architects - Surveyors  
9230 Wilshire Road, Suite 205  
Montgomery Village, Maryland  
20888-1279  
Phone: 301.875.0840  
Fax: 301.568.0883  
www.mhgpa.com  
PLAT NO. 4R  
03.244.14

**CURVE TABLE**

| CURVE | RADIUS  | LENGTH  | DELTA    | TANGENT    | CHORD BEARING | CHORD  |
|-------|---------|---------|----------|------------|---------------|--------|
| C1    | 210.00' | 146.80' | 49.0311° | N 76.54° E | N 04.36/01° W | 43.83' |

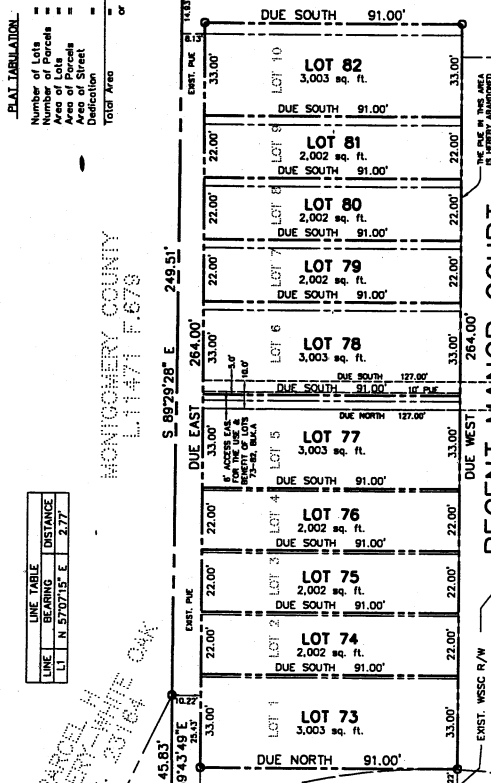
**LINE TABLE**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| 1    | N 87.07/19° E | 2.17'    |

MONTGOMERY COUNTY  
LIB 1471 F.679

STEWART LANE  
60' R/W P.No. 23161

## REGENT MANOR COURT



HOA (A)

HOA (A)

HOA (A)

HOA (A)

HOA (A)

HOA (A)

HOA (A)

HOA (A)

HOA (A)

HOA (A)

HOA (A)

HOA (A)

HOA (A)

HOA (A)

HOA (A)

HOA (A)

HOA (A)

HOA (A)

## OWNER'S CERTIFICATE

White Oak Investments, LLC, a Maryland limited liability company, owner of the property shown hereon, hereby adopts this plat of subdivision; hereby grants a Public Utilities Easement (P.U.E.) as shown hereon to the Maryland-National Capital Park and Planning Commission (MNCPPC) for the use and benefit of the residents of the property shown hereon; and hereby grants a Right of Access Easement (R.A.E.) for the use and benefit of the residents of the property shown hereon. The terms of the P.U.E. and R.A.E. are set forth in the Declaration of Easement and the Declaration of Driveway Easement, respectively, both of which are recorded in the Land Records of Montgomery County, Maryland, in Liber 29629 of Folio 16, 31, 46 & 61. The terms of the P.U.E. and R.A.E. shall be deemed to be incorporated into this plat. The official public file for any such plan is maintained by the Planning Board and available for public review during normal business hours.

This Plat is not intended to show every matter affecting or restricting the ownership and use of the property. This Plat is not intended to be a Declaration of Easement for Ingress, Egress and Related Agreements recorded among the Land Records of Montgomery County, Maryland, in Liber 29629 of Folio 16, 31, 46 & 61.

This Plat is subject to a Declaration of Easement for Ingress, Egress and Related Agreements recorded among the Land Records of Montgomery County, Maryland, in Liber 29629 of Folio 16, 31, 46 & 61.

Under Provision of the Montgomery County Code, development of this property has been approved in accordance with Chapter 59-c-1.61, "Development Including Moderately Priced Dwelling Units" and moderately priced dwelling units are being provided in accordance with the requirements of Chapter 25-A.

This Plat is limited to 1-51088 entitled "WHITE OAK PROPERTY".

This Plat is subject to a Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission as recorded among the Land Records in Liber 28045 of Folio 578.

This Plat is subject to a Declaration of Comments as recorded among the Land Records in L. 29812 F. 333.

Private Streets and Private Open Space Areas will be maintained by the Homeowners Association, Montgomery County, Maryland will not participate in the maintenance of these private facilities.

This Plat conforms with the requirements of Section 50-35A of the Montgomery County Subdivision Regulations, being Chapter 50 of the County Code. This Plat involves a plat of correction as provided for in adjustments, being Chapter 60 of the County Code. The corrections are to conform with Site Plan Amendment 8-05018A, lot line and RUE adjustments.

White Oak Investments, LLC

Date: \_\_\_\_\_

We hereby assent to this plat of subdivision.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

WILLIAM D. PLEASANTS, Jr., Managing Member  
M & T Mortgage Corporation

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

FOR PUBLIC WATER AND SEWER ONLY

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

APPROVED: \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ SECRETARY-TREASURER \_\_\_\_\_

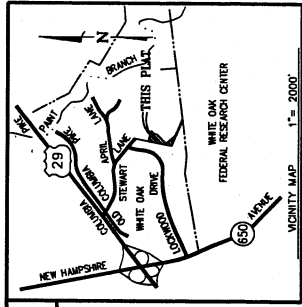
M.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_ DIRECTOR \_\_\_\_\_

MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PERMITTING SERVICES

APPROVED: \_\_\_\_\_



# PLAT No.



TAX MAP No. KQ121  
VICINITY MAP 1" = 2000'

|                           |                  |
|---------------------------|------------------|
| Number of Lots            | = 2              |
| Area of Lots              | = 6,006 sq. ft.  |
| Area of Parcels           | = 68,194 sq. ft. |
| Area of Street Dedication | = 73,200 sq. ft. |
| TOTAL AREA                | = 1,70340 acres  |

### PLAT TABULATION

### OWNER'S CERTIFICATE

White Oak Investments, LLC, a Maryland limited liability company, owner of the property shown hereon, hereby adopts this plat of subdivision, hereby grants a Public Utilities Easement (P.U.E.) as shown hereon to the utilities named in a document, entitled "Terms and Provisions of Public Utility Easements" as recorded in the appropriate public records of Montgomery County, Maryland, in Liber 26498 of Folio 01; and consents to the application, registration and recording of the subdivision map hereon as recorded among said Land Records as Plat No. 23163. We hereby certify that, once engaged as described in the owner's certification herein, all monuments and all property boundaries shall conform to the provisions of Section 50-24(a) of the Montgomery County Code. There is no street dedication by this plat. The total area included on this plat is 74,200 square feet or 1.70340 acres.

There are no suits, liens, taxes, mortgages, or trusts, affecting the property included in this plat of subdivision, nor any other claims in interest thereto have existed their signatures hereon indicating their assent to this plat of subdivision.

White Oak Investments, LLC

Date \_\_\_\_\_  
William D. Pappas, Jr., Managing Member

We hereby assent to this plat of subdivision.  
M & T Mortgage Corporation

Date \_\_\_\_\_  
David T. Fison, Trustee

## SUBDIVISION RECORD PLAT PLAT OF CORRECTION LOTS 35 & 36 & PARCEL D, BLOCK B

**MONTGOMERY—WHITE OAK**  
ELECTION DISTRICT No. 5  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 40' SEPTEMBER, 2006



Phone 301.670.0840  
Fax 301.548.0893  
www.mhgpa.com  
PLAT NO. 3R  
03.244.14

### NOTES

- This property is zoned R80.
- The approval of this plat is predicated on the availability of public water and sewer prior to the construction of homes.
- Parcel D, Block B is to be conveyed to the Homeowners Association.
- 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, allowing development of this property, approved by the Montgomery County Planning Board are hereby not established by the recordation of this plat. The official public file for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- This Plat is not intended to show every matter affecting or restricting the ownership and use of the property. This Plat is not intended to be an examination of title or to depict or note all matters affecting title.
- This plat is subject to a Declaration of Easement for Egress, Egress and Related Agreements recorded among the Land Records of Montgomery County in Liber 26498 of Folio 01, and also to the Declaration of Public Utility Easement as recorded in Liber 26498 of Folio 01, and Liber 26499 of Folio 01, 16, 31, 48 & 81.
- Under Provisions of the Montgomery County Code, development of this property has been approved in accordance with Chapter 58-2-1.61, requirements of Chapter 23-A.
- This plat is limited to uses and conditions as required by Site Plan Enforcement Agreement No. 8-05018A, Preliminary Plan No. 1-91099 entitled "WHITE OAK PROPERTY".
- This plat is subject to a Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission as recorded among the Land Records in Liber 26045 of Folio 578.
- This plat is subject to a Declaration of Covenants as recorded among the Land Records in L. 28812 F. 323. Private Streets and Private Open Areas will be maintained by the Homeowners Association. Montgomery County, Maryland will not participate in the maintenance of these private facilities.
- This plat conforms with the requirements of Section 50-35A of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code, as amended, as provided for in Section 50-35A (a)(5), the corrections are to conform with Site Plan Amendment 8-05018A, lot line and PUE adjustments.

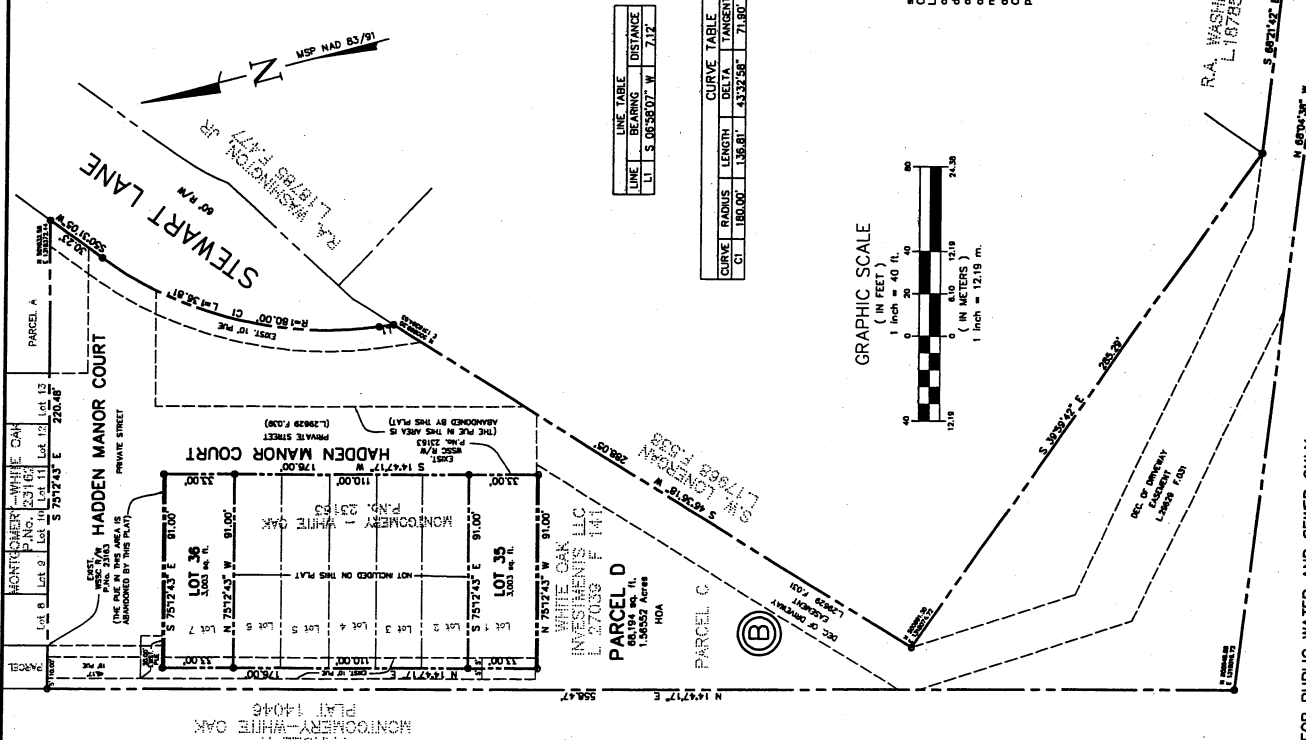
| LINE | BEARING          | DISTANCE |
|------|------------------|----------|
| L1   | S. 00°35'07". W. | 71.12    |

| CURVE | RADIUS  | LENGTH  | DELTA    | TANGENT | CHORD BEARING   | CHORD   |
|-------|---------|---------|----------|---------|-----------------|---------|
| C1    | 180.00' | 136.81' | 43.3256° | 71.80'  | S. 28°41'35" W. | 133.51' |

### SURVEYOR'S CERTIFICATE

We hereby certify that the plat shown hereon is correct; that it is a true and correct copy of the original as filed with the Land Records of Montgomery County, Maryland, in Liber 26498 of Folio 01; and that the same is correct as recorded among said Land Records as Plat No. 23163. We hereby certify that, once engaged as described in the owner's certification herein, all monuments and all property boundaries shall conform to the provisions of Section 50-24(a) of the Montgomery County Code. There is no street dedication by this plat. The total area included on this plat is 74,200 square feet or 1.70340 acres.

Date \_\_\_\_\_  
Mcardis, Hendricks & Glascock, P.A.  
Professional Land Surveyor  
Md. Reg. No. 10712



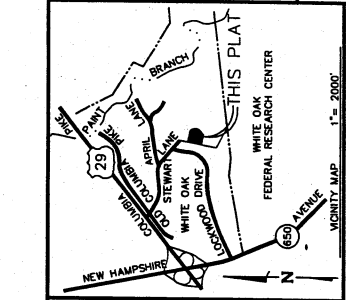
FOR PUBLIC WATER AND SEWER ONLY

APPROVED: \_\_\_\_\_  
CHAIRMAN

APPROVED: \_\_\_\_\_  
SECRETARY-TREASURER

APPROVED: \_\_\_\_\_  
DIRECTOR

MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PERMITTING SERVICES



**PLAT NO.**

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S 24°37'37" | 17.42'   |

**LINE TABLE**

Notes:  
 1. This property is zoned R80.  
 2. The approval of this plat is predicated on the availability of public water one-feet prior to the construction of homes.  
 3. Parcel E, Block B is to be conveyed to the Homeowners Association.  
 4. The property shown herein is subject to the requirements of Chapter 22A of the State of Maryland, Code of Regulations, Title 29.03, Subchapter 29.03.04, Article 29.03.04.01, and the requirements of the Federal Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.  
 5. 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 allowing development of the property shall survive and not be extinguished by the recording of this plat. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.  
 6. This Plat is not intended to show any matter affecting or restricting an easement or title of the property. This Plat is not intended to replace an examination of title of the property or to affect or state matters affecting title.  
 7. This Plat is subject to a Declaration of Easement for Egress, Egress and Access, in Liber 28629 of Folio 03, 24, 38, 54, & 69 and in Liber 28627 of Folio 765 & 773 and a Declaration of Driveway Easement on the property in Liber 28627 of Folio 785 & 773 and Liber 28629 of Folio 01, 16, 31, 48 & 61.  
 8. Under Provision of the Montgomery County Code, development of this plat is subject to the provisions of the "Montgomery County Code" regarding "Development Including Moderately Priced Family Units" which requires that a certain percentage of the units be provided in conformance with the requirements of Chapter 25-4.  
 9. This Plat is subject to uses and conditions as required by Site Plan Enforcement Agreement No. B-05018A, Preliminary Plan No. 1-91089 entitled "WHITE OAK PROPERTY."  
 10. This Plat is subject to a Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission as recorded among the Land Records in Liber 28045 of Folio 578.  
 11. This Plat is subject to a Declaration of Covenants as recorded among the Land Records in Liber 28045 of Folio 578, Private Streets and Private Open Space and recorded in L. 28047 of Folio 1, 323 Private Streets and Private Open Space and recorded in L. 28047 of Folio 1, 323 Private Streets and Private Open Space. Maryland will not participate in the maintenance of these private facilities.  
 12. This Plat conforms with the requirements of Section 50-35A of the Montgomery County Subdivision Regulations, being Chapter 50 of the County Code, and the provisions of the Declaration of Covenants recorded in Section 50-35A (a)(5). The plat conforms with Site Plan Amendment B-05018A, lot line and PUE adjustments.

**TAX MAP NO. KQ121**

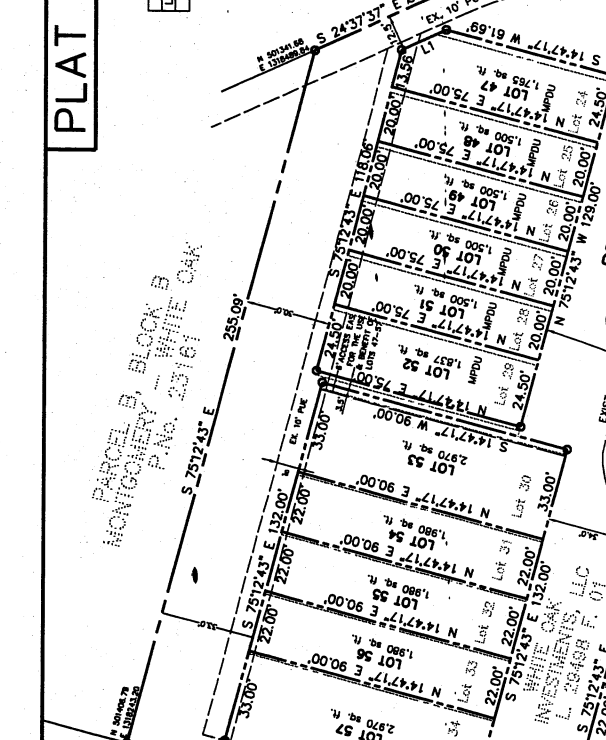
1" = 200'

**MONTGOMERY COUNTY, MARYLAND**  
**PLAT No. 23163**  
**MONTGOMERY - WHITE OAK**  
**Block B**  
**LOTS 37-59 & PARCEL E,**  
**STEWART LANE**  
**REGENT MANOR COURT**  
**HADDEN MANOR COURT**

**SUBMISSION RECORD PLAT**  
**PLAT OF CORRECTION**  
**LOTS 37-59 & PARCEL E,**  
**BLOCK B**  
**MONTGOMERY - WHITE OAK**  
**ELECTION DISTRICT No. 5**  
**MONTGOMERY COUNTY, MARYLAND**  
**SCALE: 1" = 30'**  
**SEPTEMBER, 2006**

**MHG**  
 Mcetricks, Hendricks & Glascock, P.A.  
 Engineers • Planners  
 Landscape Architects • Surveyors  
 1700 Wisconsin Road, Suite 120  
 Gaithersburg, Maryland 20888-1279  
 Phone: 301.670.0840  
 Fax: 301.670.3747  
 www.mhgpa.com

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S 24°37'37" | 17.42'   |



**Parcel B, Block B**  
**Montgomery - White Oak**  
**Plat No. 23161**

**Parcel C, Block B**  
**Montgomery - White Oak**  
**Plat No. 23163**

**Parcel E**  
 40,789 sq. ft.

**Parcel A**  
 P.No. 23162

**PLAT TABULATION**  
 Number of Lots = 23  
 Number of Parcels = 48,818 sq. ft.  
 Area of Lots = 40,789 sq. ft.  
 Area of Street Dedication = 0 sq. ft.  
 Total Area = 89,607 square feet  
 or 2,057.09 acres

**OWNER'S CERTIFICATE**  
 White Oak Investments, LLC, a Maryland limited liability company, owner of the property shown herein, hereby certifies that this plat of subdivision, heretofore grant a Public Improvement and Public Use, as provided for in the plan shown in a document entitled "Trusted and Priced Family Units" and recorded in the Land Records of Montgomery County, Maryland, subject to all current and applicable regulations of all federal, state, and local governing agencies, including the requirements of the State of Maryland Code, Title 29.03, Subchapter 29.03.04, Article 29.03.04.01, and the requirements of the Federal Conservation Plan and appropriate agreements prior to issuance of a sediment control permit. As owner and the holder of all interests in, required monuments and easements, will cause all property corner markers and any other required monuments and easements, to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(6)(2) of the Montgomery County Code.  
 There are no suits, liens, leases, mortgages, or trusts, affecting the property shown herein, and the person named in this plat is not a tenant or joint tenant in the property. I, the undersigned, have caused their signatures to be placed on this plat of subdivision.  
 White Oak Investments, LLC  
 Date: \_\_\_\_\_  
 Managing Member  
 I, \_\_\_\_\_, do hereby consent to this plat of subdivision.  
 M & I Mortgage Corporation  
 Date: \_\_\_\_\_  
 Davin T. Flood, Trustee

**GRAPHIC SCALE**  
 (IN FEET)  
 0 10 20 30 40 50  
 0 3.0 6.0 9.0 12.0 15.0  
 (IN METERS)  
 1 inch = 9.14 m.

**SURVEYOR'S CERTIFICATE**  
 We hereby certify that the plat above herein is correct; that it is a subdivision of part of the land covered by the plat of subdivision of the White Oak Investments, LLC by deed of Montgomery County, Maryland, dated and recorded among the Land Records of Montgomery County, Maryland, on September 13, 2005 and amended by deed of Montgomery County, Maryland, dated and recorded among the Land Records of Montgomery County, Maryland, on September 13, 2005 and Parcel A, Block B as delineated on a plat of subdivision entitled "Trusted and Priced Family Units" and recorded in the Land Records of Montgomery County, Maryland, on September 13, 2005. We hereby certify that we have personally examined the plat above herein and the same conforms with the requirements of the Montgomery County Code, and all other applicable laws, and the same is in accordance with the provisions of Section 50-24(a) of the Montgomery County Code. There is no street dedication by this plat. The total area shown on this plat is 89,607 square feet or 2,057.09 acres.

**APPROVED:**  
 CHAIRMAN  
 SECRETARY-TREASURER  
 DIRECTOR

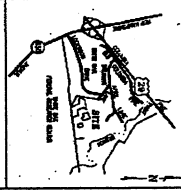
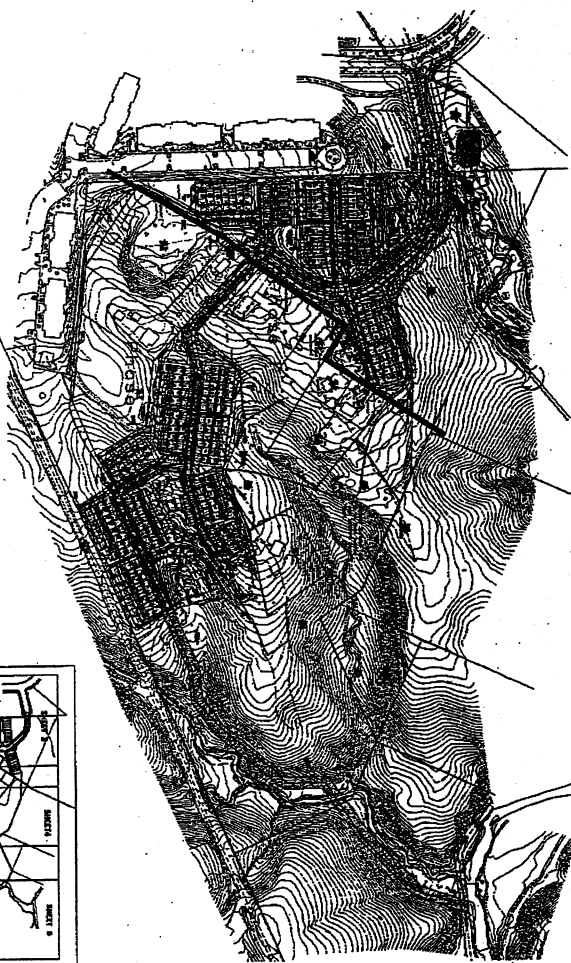
**DATE:**  
 Plat No.:

**FOR PUBLIC WATER AND SEWER ONLY**  
**THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION**  
**MONTGOMERY COUNTY PLANNING BOARD**

**APPROVED:**  
 SECRETARY-TREASURER  
 DIRECTOR

**MONTGOMERY COUNTY, MARYLAND**  
**DEPARTMENT OF PERMITTING SERVICES**

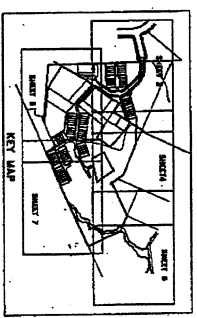
# WHITE OAK



VICINITY MAP  
SCALE 1" = 500'

### GENERAL NOTES

1. The site is located in the 5th Election District, Montgomery County, Maryland.
2. The site is zoned R-1 (Residential Single-Family).
3. The site is bounded by [Street Name] to the north, [Street Name] to the south, [Street Name] to the east, and [Street Name] to the west.
4. The site is approximately [Area] acres in size.
5. The site is currently vacant.
6. The site is proposed to be developed for [Use Type].
7. The site is proposed to be developed in [Number] phases.
8. The site is proposed to be developed in [Number] lots.
9. The site is proposed to be developed in [Number] units.
10. The site is proposed to be developed in [Number] stories.
11. The site is proposed to be developed in [Number] floors.
12. The site is proposed to be developed in [Number] levels.
13. The site is proposed to be developed in [Number] basements.
14. The site is proposed to be developed in [Number] attics.
15. The site is proposed to be developed in [Number] penthouses.
16. The site is proposed to be developed in [Number] townhouses.
17. The site is proposed to be developed in [Number] condominiums.
18. The site is proposed to be developed in [Number] single-family homes.
19. The site is proposed to be developed in [Number] multi-family units.
20. The site is proposed to be developed in [Number] commercial units.



Site Layout Diagram

**DEMAND POINTS**

| Unit Type           | Quantity | Area (sq ft) | Volume (cu ft) | Weight (lb) |
|---------------------|----------|--------------|----------------|-------------|
| Single-Family Home  | 100      | 1,500        | 15,000         | 150,000     |
| Multi-Family Unit   | 200      | 1,000        | 10,000         | 100,000     |
| Commercial Building | 50       | 5,000        | 50,000         | 500,000     |
| Public Building     | 10       | 10,000       | 100,000        | 1,000,000   |
| Other               | 10       | 10,000       | 100,000        | 1,000,000   |

**SUPPLY POINTS**

| Material | Quantity  | Area (sq ft) | Volume (cu ft) | Weight (lb) |
|----------|-----------|--------------|----------------|-------------|
| Concrete | 10,000    | 10,000       | 100,000        | 1,000,000   |
| Rebar    | 100,000   | 10,000       | 100,000        | 1,000,000   |
| Brick    | 1,000,000 | 10,000       | 100,000        | 1,000,000   |
| Block    | 1,000,000 | 10,000       | 100,000        | 1,000,000   |
| Other    | 1,000,000 | 10,000       | 100,000        | 1,000,000   |

**DEVELOPER'S CERTIFICATE**

I, the undersigned, certify that the information contained in this plan is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**DEVELOPER'S CERTIFICATE**

I, the undersigned, certify that the information contained in this plan is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**PURPOSE FOR ADJUSTMENT**

1. To correct errors in the original plan.

2. To clarify the boundaries of the property.

3. To show the location of the proposed development.

4. To show the location of the proposed roads.

5. To show the location of the proposed utilities.

**GENERAL NOTES**

1. The site is located in the 5th Election District, Montgomery County, Maryland.

2. The site is zoned R-1 (Residential Single-Family).

3. The site is bounded by [Street Name] to the north, [Street Name] to the south, [Street Name] to the east, and [Street Name] to the west.

4. The site is approximately [Area] acres in size.

5. The site is currently vacant.

6. The site is proposed to be developed for [Use Type].

7. The site is proposed to be developed in [Number] phases.

8. The site is proposed to be developed in [Number] lots.

9. The site is proposed to be developed in [Number] units.

10. The site is proposed to be developed in [Number] stories.

11. The site is proposed to be developed in [Number] floors.

12. The site is proposed to be developed in [Number] levels.

13. The site is proposed to be developed in [Number] basements.

14. The site is proposed to be developed in [Number] attics.

15. The site is proposed to be developed in [Number] penthouses.

16. The site is proposed to be developed in [Number] townhouses.

17. The site is proposed to be developed in [Number] condominiums.

18. The site is proposed to be developed in [Number] single-family homes.

19. The site is proposed to be developed in [Number] multi-family units.

20. The site is proposed to be developed in [Number] commercial units.

**DEVELOPER'S CERTIFICATE**

I, the undersigned, certify that the information contained in this plan is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**PURPOSE FOR ADJUSTMENT**

1. To correct errors in the original plan.

2. To clarify the boundaries of the property.

3. To show the location of the proposed development.

4. To show the location of the proposed roads.

5. To show the location of the proposed utilities.

**DEVELOPER'S CERTIFICATE**

I, the undersigned, certify that the information contained in this plan is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**PURPOSE FOR ADJUSTMENT**

1. To correct errors in the original plan.

2. To clarify the boundaries of the property.

3. To show the location of the proposed development.

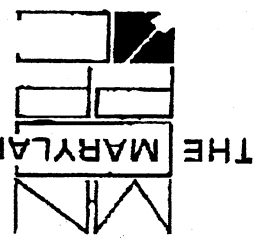
4. To show the location of the proposed roads.

5. To show the location of the proposed utilities.

**DEVELOPER'S CERTIFICATE**

I, the undersigned, certify that the information contained in this plan is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3780

OCT 2 2006

MCPB No. 06-28  
Site Plan No. 82005018A  
Project Name: White Oak  
Hearing Date: July 27, 2006

**RESOLUTION**

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board") is required to review amendments to approved site plans; and

WHEREAS, on October 12, 2005, White Oak Investments, LLC ("Applicant"), filed a site plan amendment application designated Site Plan No. 82005018A ("Amendment") for approval of the following modifications:

1. modifications to development standards for MPDUs;
2. correct setbacks for lots abutting the subdivision;
3. revise the lot lines to accommodate utility easements;
4. refinement of building product type (brick facades); and

WHEREAS, following review and analysis of the Amendment by Planning Board staff ("Staff") and the staffs of other applicable governmental agencies, Staff issued a memorandum to the Planning Board dated July 14, 2006, setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on July 27, 2006, Staff presented the Amendment to the Planning Board as a consent item for its review and action (the "Hearing"); and

WHEREAS, at the Hearing, the Planning Board approved the Amendment as a consent item on the motion of Commissioner Perdue, seconded by Commissioner Robinson with Chairman Berhage, Commissioners Perdue, Wellington, and Robinson voting in favor of the motion, and Commissioner Bryant absent, at its regular meeting held on July 27, 2006, in Silver Spring, Maryland.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Planning Board hereby adopts this Resolution approving Site Plan No. 82005018A based on the Staff's recommendation and analysis set forth in the Staff Report; and

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

**OCT 2 2006**  
BE IT FURTHER RESOLVED, that the date of this written resolution is \_\_\_\_\_ (which is the date that this opinion 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 written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

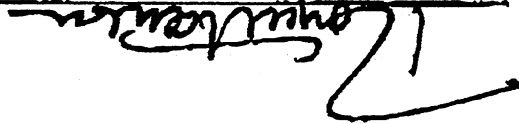
\* \* \* \* \*

At its regular meeting, held on Thursday, September 21, 2006, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission ADOPTED the above Resolution, on motion of Commissioner Wellington, seconded by Commissioner Robinson, and with Commissioners Perdue, Robinson, and Wellington voting in favor, and with Chairman

Hanson and Commissioner Bryant abstaining. This Resolution constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for Site Plan No. 82005018A, White Oak.

Adopted by the Montgomery County Planning Board this 21<sup>st</sup> day of September, 2006.

Royce Hanson  
Chairman, Montgomery County Planning Board



Trudye M. Johnson  
Executive Director

R. B. Clark, Inc.