



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


MCPB
Item # 1B
7-23-2015

MEMORANDUM

DATE: July 14, 2015

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
D.A.R.C. Division
(301) 495-4542

FROM: Stephen Smith, Senior Planner 
D.A.R.C. Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for July 23, 2015

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

220150200 - 220150250 Garnkirk Farms
220151490 Blair Park

Plat Name: Garnkirk Farms
Plat #: 220150200 - 220150250

Location: Located on the north side of Shawnee Lane, opposite Tate Street.
Master Plan: Clarksburg Master Plan
Plat Details: PD-11 zone; 77 lots, 6 parcels
Applicant: U.S. Home Corporation

The subdivision plats have been reviewed by M-NCPPC staff and determined that the plats comply with Preliminary Plan No. 120080240 (MCPB Resolution No. 13-76) and with Site Plan No. 820120100 (Certified Site Plan dated December 19, 2013) as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.

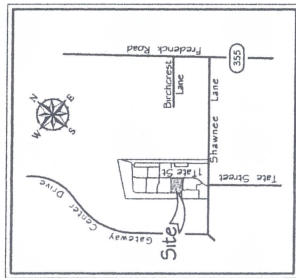
Surveyor's Certificate

I hereby certify that the information shown herein is correct, that it is a subdivision of a part of the property acquired by U.S. Home Corporation, a Delaware corporation (DB/A Lennar, owner of the property shown herein and by deed dated March 4, 2014 and recorded among the Land Records of Montgomery County, Maryland, Temporary Subdivision Folio 129; that it is also a resubdivision of part of Lots 27 and 28, as shown on a Subdivision Record Plat entitled "Garnkirk Farms" and recorded among the aforesaid Land Records in Plat Book 31 as Plat No. 1982;

I also certify that, if engaged, I will set all property corner markers in accordance with Section 50-24(e) of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is: 82,180 square feet or 1.8666 acres of land, of which 16,193 square feet or 0.3717 of an acre of land is dedicated to public use.

Date: 6/15
 Daniel F. Deibolt
 Property Line Surveyor
 Maryland License No. 156
 Exp. 02/17/2017



Owner's Certificate

U.S. Home Corporation, a Delaware corporation (DB/A Lennar, owner of the property shown herein and described in the Surveyor's Certificate, hereby adopts this Subdivision Record Plat; Establishes the minimum building restriction lines and dedicates the street to public use, Grants to Montgomery County, Maryland, Temporary Slope Easements as shown herein.

Slope Easements shall be extinguished after all public improvements abutting said easements have been accepted for public maintenance; Establishes the "Common Access Easement" as shown and described in note #9, herein; Grants Public Utility Easements as shown herein and designated as P.U.E., to the parties listed and with the terms and provisions being set forth in that Maryland in Liber 3894 at Folio 471, which said terms and provisions are incorporated herein by this reference; Subject to all current and applicable regulations of all federal, state and local governing agencies.

I further certify that a Maryland Registered Land Surveyor will be engaged to set all property corner markers in accordance with Section 50-24(e) of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown herein, except that certain deed of trust, recorded in Liber 48569 at Folio 157 and the parties in interest thereto have below indicated their assent.

U.S. Home Corporation
 a Delaware Corporation

By: [Signature]
 Joseph P. Pappas, Vice President

Legend
 P/B, & P.No. : Plat Book & Plat Number
 L & F : Liber & Folio
 R/W : Right of Way

I hereby assent to this subdivision Record Plat

[Signature]
 Garnkirk, Inc.
 a Maryland Corporation
 Trustee: Shane Pollin, Trustee

Notes

- All terms, conditions, agreements, limitations, and restrictions set forth in any Preliminary Plan, Site Plan, Project Plan, or other documents approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.
- The property shown herein is subject to the requirements of the Montgomery County Code of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- This development is served by public water and sewer systems only.
- Parcels C and D, Block B are subject to a Corrected Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 49408 at Folio 315.
- Parcels C and D, Block B are subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 28945 at Folio 578.
- 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.

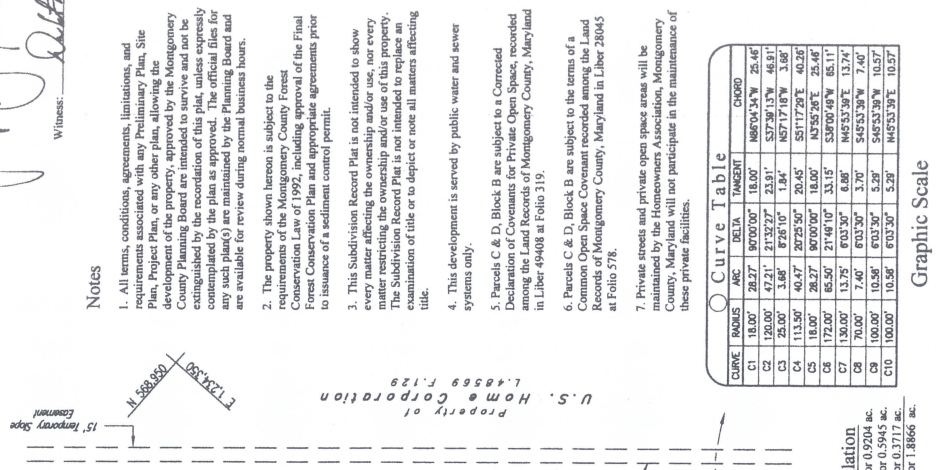
- Coordinates shown herein were established using conventional and GPS observations based on the Maryland State Plane Coordinate System NAD83/91 using NGS CORS stations GAIT, GODE, and USNO, using a least squares minimally constrained adjustment and holding the horizontal values for GAIT fixed. The vertical datum is 25.1 feet above the mean sea level of average property elevation is 25.1 feet above the mean sea level of 0.999977532. The combined factor for the subject property is 0.999977532. All bearings and distances shown are based on grid coordinates. The vertical datum is NGVD29. The coordinate values for GAIT are N 534457.87 E 124965.19 Elevation 460.50
- Parcels C and D, Block B, are subject to a Common Access Easement as delineated herein, over Green Poplar Loop and Weald Way, private streets, and is intended to provide unobstructed access to the general public, to, over and throughout the roads and shall remain in effect until such time that the public access of this area is extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.

Information Chart	
Item	Value
Tax Map	EV
WSSC 200 Scale Reference	231 NW 13
Zoning Category	PD - 11
Preliminary Plan No.	120080240
Preliminary Plan Name	Garnkirk Farms
Site Plan No.	820120100
Site Plan Name	Garnkirk Farms
Forest Conservation Plan	820120100

Subdivision Record Plat

Lots 51 through 68 and
 Parcels C and D, Block B
Garnkirk Farms
 Clarksburg (2nd) District
 Montgomery County, Maryland
 June, 2015 Scale: 1" = 30'

CPJ Charles P. Johnson & Associates, Inc.
 2000 Pennsylvania Avenue, Suite 1000, Clarksburg, Maryland 20740
 Phone: 301.271.1100 Fax: 301.271.1101
 www.charlesjohnson.com



Curve	Radius	Arc	Delta	Tangent	Chord
C1	18.00'	28.27'	90°00'00"	18.00'	18.00'
C2	120.00'	47.21'	21°32'37"	23.91'	57.29'
C3	25.00'	3.68'	8°26'10"	1.94'	4.07'
C4	113.50'	40.47'	20°25'50"	20.45'	51.77'
C5	12.00'	28.27'	90°00'00"	18.00'	18.00'
C6	172.00'	65.50'	21°48'10"	33.15'	53.00'
C7	11.00'	3.75'	8°03'30"	2.00'	4.43'
C8	70.00'	23.75'	33°03'30"	12.75'	34.53'
C9	100.00'	33.98'	33°03'30"	17.98'	46.33'
C10	100.00'	10.58'	6°03'30"	5.59'	10.57'

Area Tabulation

18 Lots: 40,091 s.f. or 0.9204 ac.
 2 Parcels: 25,896 s.f. or 0.5945 ac.
 Street: 16,193 s.f. or 0.3717 ac.
 Total: 82,180 s.f. or 1.8666 ac.



Recorded: 6-24-2015
 Date
 Approved: [Signature]
 Amt. Secretary-Treasurer
 Director

Plat No.: 220150220

Approved: [Signature]
 Date
 Amt. Secretary-Treasurer
 Director

Approved: [Signature]
 Date
 Amt. Secretary-Treasurer
 Director

M&NRP/C Record File No.:

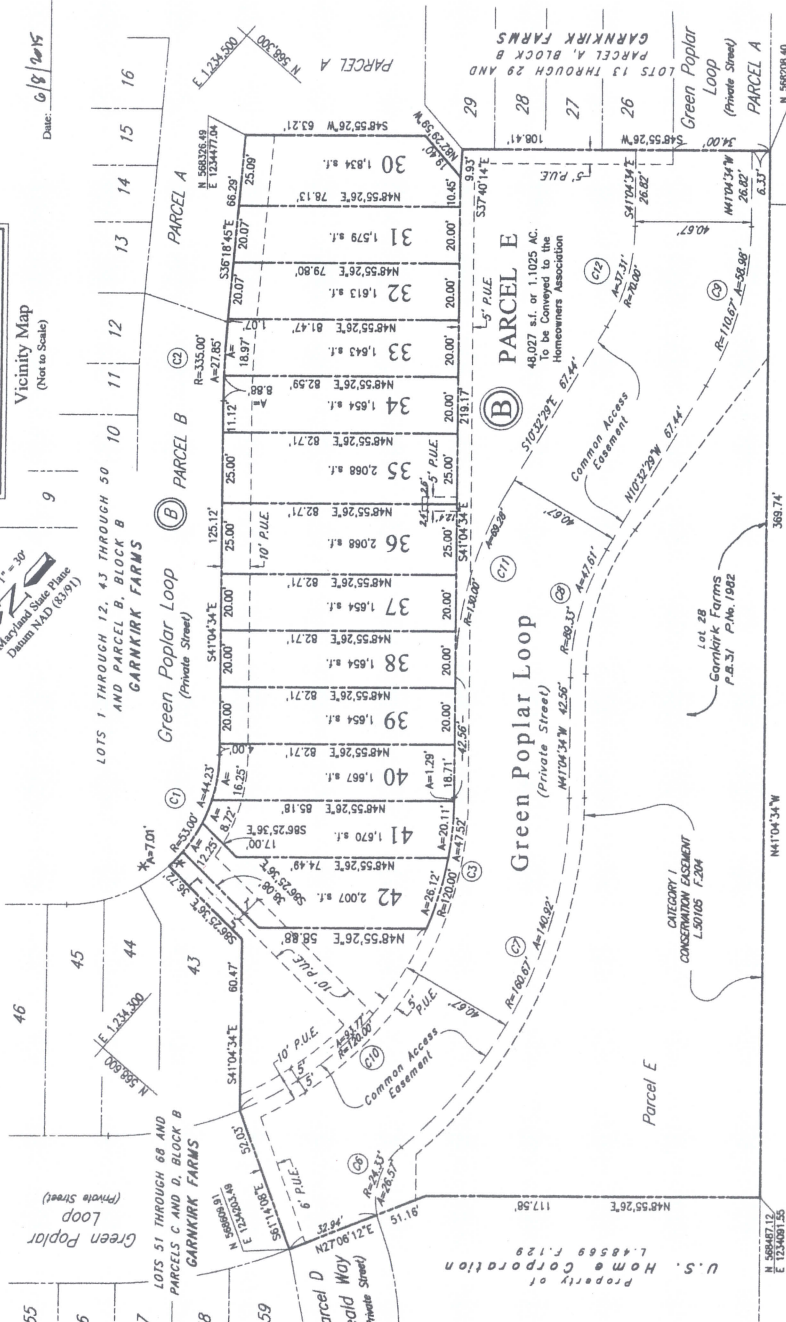
Surveyor's Certificate

I hereby certify that the information shown hereon is correct, that it is a subdivision of a part of the property acquired by U.S. Home Corporation, a Delaware Corporation, from Gam Kirk, Inc., a Maryland corporation, by deed dated March 4, 2014 and recorded among the Land Records of Montgomery County, Maryland, at Folio 129. That it is also a resubdivision of part of Lot 28 as shown on a Subdivision Record Plat entitled "Gam Kirk Farms" and recorded among the aforesaid Land Records in Plat Book 31 as Plat No. 1982.

I also certify that, if engaged, I will set all property corner markers in accordance with Section 90-24(c) of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 70,792. square feet or 1.6251 acres of land, there is no dedication to public use.

Date: 6/14/15
 Daniel F. DeBolt
 Professional Surveyor
 Maryland No. 526
 Exp. 02/17/2017



Curve Table

CHORD	INSIDE ARC	BEHA	TANGENT	CHORD
C1	33.00	44.23	47.65	51.71
C2	33.00	27.85	44.50	51.71
C3	34.17	28.41	44.70	52.83
C4	35.34	28.97	44.90	53.95
C5	36.51	29.53	45.10	55.07
C6	37.68	30.09	45.30	56.20
C7	38.85	30.65	45.50	57.32
C8	40.02	31.21	45.70	58.44
C9	41.19	31.77	45.90	59.57
C10	42.36	32.33	46.10	60.69
C11	43.53	32.89	46.30	61.81
C12	44.70	33.45	46.50	62.94

Area Tabulation
 13 Lots: 22,765 s.f. or 0.5226 ac.
 Parcel: 48,027 s.f. or 1.1025 ac.
 Total: 70,792 s.f. or 1.6251 ac.

Legend
 P.B. & P.No.: Plat Book & Plat Number
 L & F.: Liber & Folio
 R/W.: Right of Way

Information Chart

Tax Map	EV
WSSC 200 Scale Reference	211 NW 13
Zoning Category	PD-11
Preliminary Plan No.	120080240
Preliminary Plan Name	Gam Kirk Farms
Site Plan No.	820120100
Site Plan Name	Gam Kirk Farms
Forest Conservation Plan	820120100

Graphic Scale
 0 15 30 60
 Scale: 1" = 30'

220150230

Recorded: _____
 Plat No.: _____

Department of Permitting Services,
 Montgomery County

Approved: June 24, 2015
Alan K. DeBolt
 Director

Chairman _____
 Date _____
 Asst. Secretary/Treasurer _____

M/NC/SP/C Record File No. _____

Owner's Certificate

U.S. Home Corporation, a Delaware Corporation (DB/A Lennar, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopts this Subdivision Record Plat. Establishes the minimum building restriction lines, establishes the "Common Access Easements" as shown and described in page #9 hereon, Grants Public Utility Easements as shown hereon and designated as P.U.E., to the parties listed and with the terms and provisions being set forth in this instrument entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 1834 at Folio 457, which said terms and provisions are incorporated herein by this reference. Subject to all current and applicable regulations of all federal, state and local governing agencies.

I further certify that a Maryland Registered Land Surveyor will be engaged to set all property corner markers in accordance with Section 50-24(c) of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon, except that certain deed of trust, recorded in Liber 48569 at Folio 157 and the parties in interest thereto have below indicated their assent.

U.S. Home Corporation
 a Delaware Corporation

By: [Signature]
 Joseph P. Harkin, Vice President

I hereby assent to this subdivision Record Plat

[Signature]
 Gam Kirk, Inc.
 a Maryland Corporation
 Trustee: [Signature]
 Shane Hollin, Trustee

Notes

- All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan, Site Plan, Project Plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan or any amendments thereto. All easements and rights are maintained by the Planning Board and are available for review during normal business hours.
- The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or depict or note all matters affecting title.
- This development is served by public water and sewer systems only.
- Parcel E, Block B is subject to a Connected Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 49408 at Folio 219.
- Parcel E, Block B is subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.
- Private streets and private open space areas will be maintained by the Homeowners Association in Montgomery County, Maryland will not participate in the maintenance of these private facilities.
- Conventional and GPS observations based on the Maryland State Plane Coordinate System NAD83/91 using NGS core stations GAIT, GODE, and USNO, are used and holding annually constrained GAIT fixed. The average scale factor for the subject property is 0.999968679. The average property elevation is 575 feet, for an elevation factor of 0.99997732. The combined factor for the subject property is 0.99997532. All bearings and distances shown are based on grid coordinates. The vertical datum is NGVD29. The coordinate values for GAIT are N 33457.87 E 124961.19 Elevation 460.50
- Parcel E, Block B, is subject to a Common Access Easement, which is intended to provide unobstructed access to the general public in, over and throughout the road and sidewalks within said easement area. The public access of this area shall remain in effect until such time the property is redeveloped and a new subdivision plat is recorded which assents/confirm its removal. Montgomery County, Maryland is not the beneficiary of the Common Access Easement and will not participate in the maintenance of these private facilities.

Subdivision Record Plat
 Lots 30 through 42 and Parcel E, Block B
Gam Kirk Farms
 Clarksburg (2nd) District
 Montgomery County, Maryland
 June, 2015 Scale: 1" = 30'

CPJ Charles P. Johnson & Associates, Inc.
 11000 Old Orchard Road, Suite 100, Clarksburg, MD 21714
 301.271.1100
 301.271.1101

Surveyor's Certificate

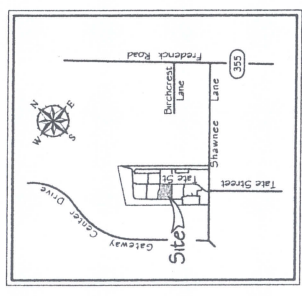
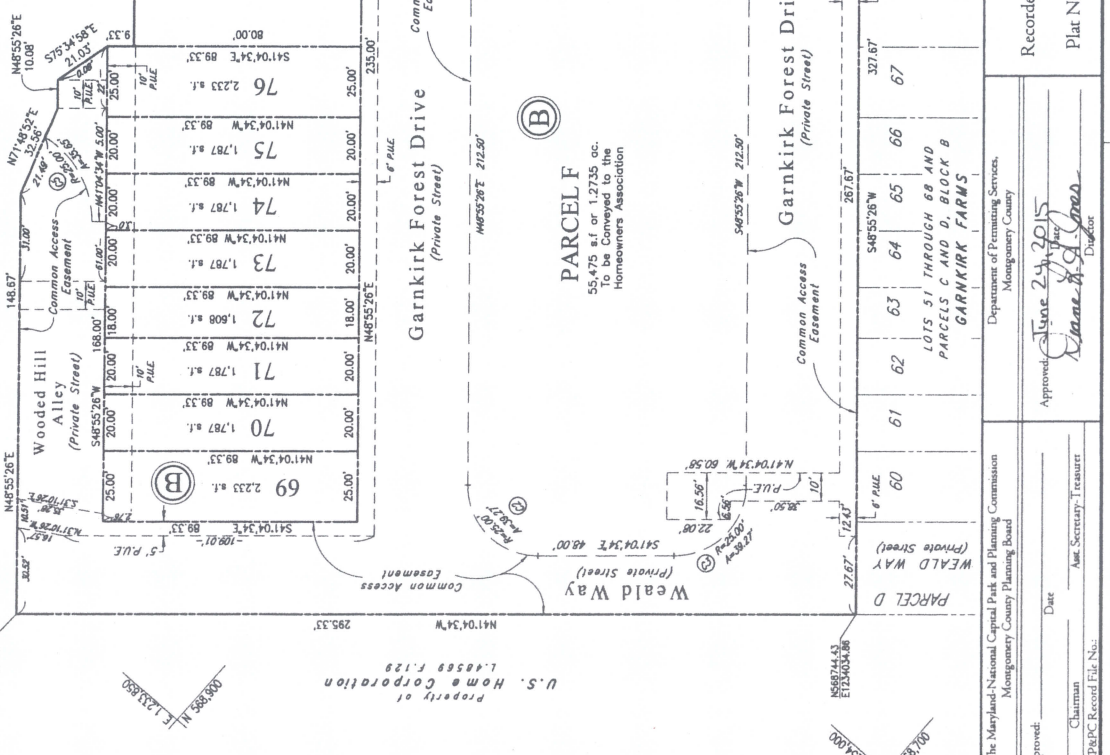
I hereby certify that the information shown hereon is correct, that it is a subdivision of a part of the property acquired by U.S. Home Corporation, a Delaware corporation DB/A Lennar, from Gamkirk, Inc., a Maryland corporation, by deed dated March 4, 2014 and recorded among the Land Records of Montgomery County, Maryland in Liber 48569 at Folio 129. This is also a resubdivision of part of Lots 27 and 28 as shown on a Subdivision Record Plat entitled "Gamkirk Farms" and recorded among the aforesaid Land Records at Plat Book 31 as Plat No. 1982.

I also certify that, if engaged, I will set all property corner markers in accordance with Section 50-24(e) of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 91,204 square feet or 2,0937 acres of land, of which 15,360 square feet or 0.3526 of an acre of land is dedicated to public use.

Date: 6/14/15
 Daniel F. DeBolt
 Property Line Surveyor
 Maryland No. 526
 Exp. 02/17/2017

U.S. Home Corporation
 L.48569 F.129



Owner's Certificate

U.S. Home Corporation, a Delaware corporation DB/A Lennar, owner of the property shown hereon and described in the Surveyor's Certificate, hereby submits this Subdivision Record Plat. Establishes the minimum building restriction lines and dedicates the street to public use. Establishes the "Common Access Easements" as shown and described in note #9, hereon. Grants to Montgomery County, Maryland, Temporary Slope Easements as shown hereon, adjacent, contiguous, and parallel to the right of way lines, said Temporary Slope Easements shall be extinguished after all public improvements abutting said easements have been accepted for public maintenance. Grants Public Utility Easements as shown hereon and designated as P.U.E., to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said terms and provisions are incorporated herewith by this reference; Subject to all current and applicable regulations of all federal, state and local governing agencies.

I further certify that a Maryland Registered Land Surveyor will be engaged to set all property corner markers in accordance with Section 50-24(e) of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon, except that certain deed of trust, recorded in Liber 48569 at Folio 157 and the parties in interest thereto have below indicated their assent.

U.S. Home Corporation
 a Delaware Corporation
 By: Joseph Feltine, Vice President
 I hereby assent to this subdivision record plat.

Date: 6/17/2015
 Gamkirk, Inc.
 a Maryland Corporation
 Trustee: Shane Pollin, Trustee

Notes:
 1. All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan, Site Plan, Project Plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as applicable to the critical files for any such plan(s) as maintained by the Planning Board and are available for review during normal business hours.
 2. The property shown hereon is subject to the Conservation Law of 1992, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
 3. This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
 4. This development is served by public water and sewer systems only.
 5. Parcel F, Block B is subject to a Corrected Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 49408 at Folio 319.
 6. Parcel F, Block B is subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 28645 at Folio 378.
 7. 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.

Information Chart:
 Tax Map: EV
 WSSC 200 Scale Reference: 231 NW 13
 Zoning Category: PO - 11
 Preliminary Plan No.: 120080240
 Preliminary Plan Name: Gamkirk Farms
 Site Plan No.: 820120100
 Site Plan Name: Gamkirk Farms
 Forest Conservation Plan: 820120100

Subdivision Record Plat
 Lots 69 through 77 and
 Parcel F, Block B
 Gamkirk Farms
 Clarksburg (2nd) District
 Montgomery County, Maryland
 June, 2015 Scale: 1" = 30'

CPJ Charles P. Johnson & Associates, Inc.
 10100 Rockville Pike, Suite 300, Rockville, MD 20850
 301-761-1100
 www.cpjinc.com

Curve Table

CHORD	ARC	DETA	TANGENT	CHORD
01	25.00	5.74	12.7070	4.94
02	25.00	5.74	12.7070	25.00
03	25.00	5.74	12.7070	25.00
04	25.00	5.74	12.7070	25.00
05	25.00	5.74	12.7070	25.00



220150240
 Recorded:
 Approved: Shane H. DeBolt
 Director

Chairman
 Am. Secretary-Treasurer

Department of Permitting Services
 Montgomery County

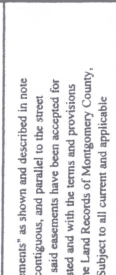
The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board

Approved: _____
 Date: _____

Plat No.: 220150240

MSC/PC Record File No. _____

Plat No.: _____



8. Coordinates shown hereon were established using conventional and GPS observations based on the Maryland State Plane Coordinate System NAD83/99 using NGS CORS stations GAIT, GODE, and USNO, using a least squares minimally constrained adjustment and using the horizontal values for GAIT fixed. The average scale factor for this adjustment is 0.9999946212. The average scale factor for the subject property is 0.9999946212. All bearings and distances shown are based on grid coordinates. The vertical datum is NGVD29. The coordinate values for GAIT are N 534457.87 E 1249651.19 Elevation 460.50

9. Parcel F, Block B, is subject to a Common Access Easement as delineated hereon, over Gamkirk Forest Drive, Weald Way & Wooded Hill Alley, private streets, and is intended to provide unimpeded access to the general public in, over and throughout the area shown hereon. The Public Access Easement shown hereon shall remain in effect until such time as the area is redeveloped and a new subdivision plat is recorded which expressly confirms its removal. Montgomery County, Maryland is not the beneficiary of the Common Access Easement and will not participate in the maintenance of these private facilities.

10. This development is served by public water and sewer systems only.

11. Parcel F, Block B is subject to a Corrected Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 49408 at Folio 319.

12. Parcel F, Block B is subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 28645 at Folio 378.

13. 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.

14. This development is served by public water and sewer systems only.

15. Parcel F, Block B is subject to a Corrected Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 49408 at Folio 319.

16. Parcel F, Block B is subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 28645 at Folio 378.

17. 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.

18. This development is served by public water and sewer systems only.

19. Parcel F, Block B is subject to a Corrected Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 49408 at Folio 319.

20. Parcel F, Block B is subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 28645 at Folio 378.

21. 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.

22. This development is served by public water and sewer systems only.

23. Parcel F, Block B is subject to a Corrected Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 49408 at Folio 319.

24. Parcel F, Block B is subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 28645 at Folio 378.

25. 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.

26. This development is served by public water and sewer systems only.

27. Parcel F, Block B is subject to a Corrected Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 49408 at Folio 319.

28. Parcel F, Block B is subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 28645 at Folio 378.

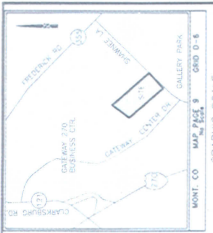
29. Private streets and private open space areas will be maintained by the Homeowners Association, Montgomery County, Maryland will not participate in the maintenance of these private facilities.

30. This development is served by public water and sewer systems only.

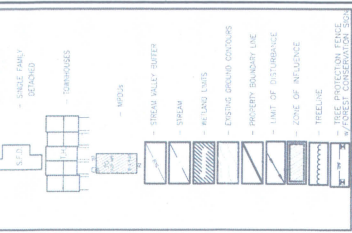
31. Parcel F, Block B is subject to a Corrected Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 49408 at Folio 319.

32. Parcel F, Block B is subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 28645 at Folio 378.

33. 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.



MONT CO MAP PAGE 9 GRID D-1-B



ENGINEER CERTIFICATE
 I HEREBY CERTIFY THAT THE ENGINEER'S PLAN IS ACCORDING TO THE REQUIREMENTS OF THE ENGINEERING PROFESSION AND THE ENGINEERING BOARD OF PROFESSIONAL ENGINEERS OF THE STATE OF MARYLAND. I HAVE REVIEWED THE PLAN AND THE INFORMATION PROVIDED THEREON AND I AM Satisfied THAT THE PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENGINEERING PROFESSION AND THE ENGINEERING BOARD OF PROFESSIONAL ENGINEERS OF THE STATE OF MARYLAND.

DEVELOPER'S CERTIFICATE
 I HEREBY CERTIFY THAT THE ENGINEER'S PLAN IS ACCORDING TO THE REQUIREMENTS OF THE ENGINEERING PROFESSION AND THE ENGINEERING BOARD OF PROFESSIONAL ENGINEERS OF THE STATE OF MARYLAND. I HAVE REVIEWED THE PLAN AND THE INFORMATION PROVIDED THEREON AND I AM Satisfied THAT THE PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENGINEERING PROFESSION AND THE ENGINEERING BOARD OF PROFESSIONAL ENGINEERS OF THE STATE OF MARYLAND.

DEVELOPER'S CERTIFICATE
 I HEREBY CERTIFY THAT THE ENGINEER'S PLAN IS ACCORDING TO THE REQUIREMENTS OF THE ENGINEERING PROFESSION AND THE ENGINEERING BOARD OF PROFESSIONAL ENGINEERS OF THE STATE OF MARYLAND. I HAVE REVIEWED THE PLAN AND THE INFORMATION PROVIDED THEREON AND I AM Satisfied THAT THE PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENGINEERING PROFESSION AND THE ENGINEERING BOARD OF PROFESSIONAL ENGINEERS OF THE STATE OF MARYLAND.

DEVELOPER'S CERTIFICATE
 I HEREBY CERTIFY THAT THE ENGINEER'S PLAN IS ACCORDING TO THE REQUIREMENTS OF THE ENGINEERING PROFESSION AND THE ENGINEERING BOARD OF PROFESSIONAL ENGINEERS OF THE STATE OF MARYLAND. I HAVE REVIEWED THE PLAN AND THE INFORMATION PROVIDED THEREON AND I AM Satisfied THAT THE PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENGINEERING PROFESSION AND THE ENGINEERING BOARD OF PROFESSIONAL ENGINEERS OF THE STATE OF MARYLAND.

DEVELOPER'S CERTIFICATE
 I HEREBY CERTIFY THAT THE ENGINEER'S PLAN IS ACCORDING TO THE REQUIREMENTS OF THE ENGINEERING PROFESSION AND THE ENGINEERING BOARD OF PROFESSIONAL ENGINEERS OF THE STATE OF MARYLAND. I HAVE REVIEWED THE PLAN AND THE INFORMATION PROVIDED THEREON AND I AM Satisfied THAT THE PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENGINEERING PROFESSION AND THE ENGINEERING BOARD OF PROFESSIONAL ENGINEERS OF THE STATE OF MARYLAND.

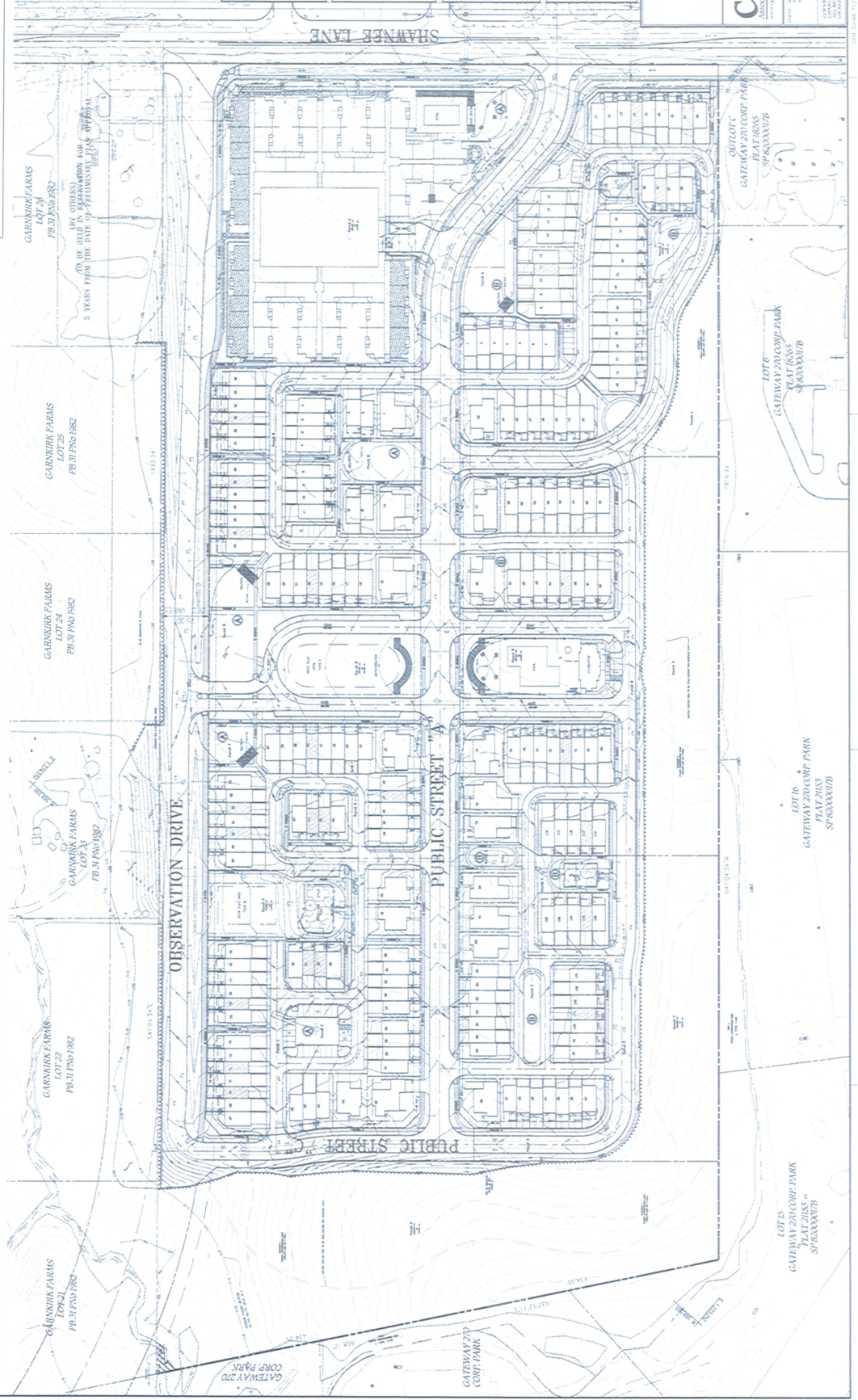
MARYLAND APPROVAL STAMP
 CERTIFIED PRELIMINARY PLAN
 DATE: 12/08/2010
 PROJECT: GARNKIRK FARMS
 COUNTY: CLARKE

PRELIMINARY PLAN
 120080240
GARNKIRK FARMS
 CLARKE COUNTY ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
 10000 WOODBURN ROAD, SUITE 100
 CLARKE COUNTY, MARYLAND 21714
 PHONE: (410) 326-1000
 FAX: (410) 326-1001
 WWW: CPJONAS.COM

GENERAL NOTES

1. All dimensions are in feet and inches.
2. All dimensions are to the centerline of the road unless otherwise noted.
3. All dimensions are to the centerline of the road unless otherwise noted.
4. All dimensions are to the centerline of the road unless otherwise noted.
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18. All dimensions are to the centerline of the road unless otherwise noted.
19. All dimensions are to the centerline of the road unless otherwise noted.
20. All dimensions are to the centerline of the road unless otherwise noted.



DATE: 12/08/2010 11:04 AM USER: WJH/CPJ/10000

