

**MEMORANDUM**

DATE: September 7, 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 September 21, 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:

220051220- Greenway Village
220051290
220062200 Mary J. Boland Subdivision
220070140 Woodburn
220062230 Crestview

PLAT NO. 220051220- 220051290

Greenway Village (Preliminary Plan: Greenway Village at Clarksburg)
Located on the northwest quadrant of the intersection of Newcut Road and Skylark Road
PD-4 zone, 208 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.

Plats for this project were previously approved by the Planning Board on Feb. 10, 2005. The subject plats reflect amendments to the plan since that time. These plats supersede the previously approved plats, which were never recorded.

RECORD PLAT REVIEW SHEET

Plan Name: Greenway Village 1 of 8 Plan Number: 120020-35B
 Plat Name: Greenway Village Plat Number: 220051220
 Plat Submission Date: 1/25/05
 DRD Plat Reviewer: PA/TA
 DRD Prelim Plan Reviewer: PW

Initial DRD Review:

Signed Preliminary Plan - Date 7/24/06 Checked: Initial _____ Date _____
 Planning Board Opinion - Date 4/26/06 Checked: Initial PW Date 8/10/06
 Site Plan Req'd for Development? Yes No _____ Verified By: PW (initial)
 Site Plan Name: Greenway Village Site Plan Number: 82004022A
 Planning Board Opinion - Date 8/9/06 Checked: Initial TA Date 9/7/06
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Site Plan Reviewer Plat Approval: Checked: Initial fab Date 9/7/06

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	M. Pfeiffer	2/1/05	2/14/05	2/14/05	
Research	Bobby Fleury			2/3/05	OK
SHA	Doug Mills			NC	NC
PEPCO	Steve Baxter			NC	NC
Parks	Doug Powell			NC	NC
DRD	Steve Smith			NC	NC

Final DRD Review:

DRD Review Complete: Initial TH Date 9/7/06
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): PW 8/10/06
 Final Mylar w/Mark-up & PDF Rec'd: TH 9/1/06
Board Approval of Plat:
 Plat Agenda: TA 9/21/06
 Planning Board Approval: _____
 Chairman's Signature: _____
DPS Approval of Plat:
 Engineer Pick-up for DPS Signature: _____
 Final Mylar for Reproduction Rec'd: _____
Plat Reproduction:
 Addressing: _____
 File Card Update: _____
 Final Zoning Book Check: _____
 Update Address Books with Plat #: _____
 Update Green Books for Resubdivision: _____
 Notify Engineer to Seal Plats: _____
 Engineer Seal Complete: _____
 Complete Reproduction: _____
 Sent to Courthouse for Recordation: _____

No. _____

* Site Plan approved by Board 8/8/06
 * plats reflect new radius and lot size adjustments

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY AFFIRM THE CORRECTNESS OF THE INFORMATION CONTAINED THEREIN...

THE UNDERSIGNED CERTIFY THAT A LICENSED LAND SURVEYOR HAS BEEN ENGAGED TO SET ALL PROPERTY CORNERS MARKED IN ACCORDANCE WITH SECTION 16-101(a) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO EASES, RIGHTS OF WAY, LIENS, CLAIMS, OR OTHER MATTERS AFFECTING THE PROPERTY SHOWN HEREON THAT WOULD AFFECT A CORRECT SETTING OF THIS MAP AND THE PARCELS THEREON, UNLESS SO INDICATED THEREON.

BY: ARONAH HILLS DRIVE, LLC (Signature)
BY: INKERRY DRIVE (Signature)
BY: SKYLARK ROAD (Signature)
BY: NEW CUT ROAD (Signature)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT. PART OF A SUBDIVISION OF PART OF THE PROPERTY DESCRIBED BY CLARKBORG DISTRICT, L.L.C. A MONTGOMERY COUNTY LIMITED LIABILITY COMPANY, ORIGINALLY SHOWN...

THE TOTAL AREA INCLUDED IN THIS SUBDIVISION RECORD PLAT IS 147,722 SQUARE FEET OR 3.36 ACRES OF LAND IN WHICH THERE IS 36,000 SQUARE FEET OF LAND BEING SET ASIDE FOR OPEN SPACE.

DATE: 05/11/2020

Signature of Surveyor
Randy L. Seldin
MONTGOMERY LAND SURVEYOR
MONTGOMERY COUNTY, MARYLAND

RECORDED:
PLAT NO.:



VICINITY MAP

AREA TABLE

Table with 3 columns: Parcel No., Area (Acres), Area (Sq. Ft.)



Detailed area table for each parcel, including lot numbers, acreage, and square footage.

NOTES

- 1. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO BE A FINAL...
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER...
3. ALL EASES, RIGHTS OF WAY, LIENS, CLAIMS, AND ENCUMBRANCES...
4. THIS SUBDIVISION IS DESIGNED AS PUBLIC WATER AND SEWER SYSTEM ONLY...
5. THE SUBDIVISION IS SUBJECT TO A USE PLAN...
6. APPROVED REGULATORY PLAN AND FINAL...
7. PROPERTY IS ZONED RS-4...
8. THIS USE IS SUBJECT TO ANY...
9. THE USE IS SUBJECT TO...
10. THE USE IS SUBJECT TO...
11. THE USE IS SUBJECT TO...
12. THE USE IS SUBJECT TO...

Form for recording details: ARONAHILLS DRIVE, LLC, INKERRY DRIVE, SKYLARK ROAD, NEW CUT ROAD.

SUBDIVISION RECORD PLAT
LOTS 1, 10 THROUGH 13, BLOCK 1,
LOTS 36 THROUGH 40 & PARCEL C, BLOCK U,
AND LOTS 1, 2, 5 & 6, BLOCK M
GREENWAY VILLAGE
CLARKBORG (ONE) DISTRICT
MONTGOMERY COUNTY, MARYLAND
MAY, 2020 SCALE: 1"=50'

RECORD PLAT REVIEW SHEET

Plan Name: Greenway Village 1 of 8 Plan Number: 12002033B
 Plat Name: Greenway Village Plat Number: 220051230
 Plat Submission Date: 1/25/05
 DRD Plat Reviewer: PW/TA
 DRD Prelim Plan Reviewer: PW

Initial DRD Review:

Signed Preliminary Plan - Date 7/24/06 Checked: Initial _____ Date _____
 Planning Board Opinion - Date 9/26/06 Checked: Initial PW Date 8/10/06
 Site Plan Req'd for Development? Yes No _____ Verified By: PW (initial)
 Site Plan Name: Greenway Village Site Plan Number: 82004022A
 * Planning Board Opinion - Date 8/9/06 Checked: Initial TA Date 9/7/06
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Site Plan Reviewer Plat Approval: Checked: Initial TA Date 9/7/06

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
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Research	Bobby Fleury			2/3/05	OK
SHA	Doug Mills			NC	NC
PEPCO	Steve Baxter			NC	NC
Parks	Doug Powell			NC	NC
DRD	Steve Smith			NC	NC

Final DRD Review:

DRD Review Complete:	Initial <u>TA</u>	Date <u>9/7/06</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>PW</u>	<u>8/10/06</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>TA</u>	<u>9/1/06</u>
Board Approval of Plat:		
Plat Agenda:	<u>TA</u>	<u>9/21/06</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
DPS Approval of Plat:		
Engineer Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
Plat Reproduction:		
Addressing:	_____	_____
File Card Update:	_____	_____
Final Zoning Book Check:	_____	_____
Update Address Books with Plat #:	_____	_____
Update Green Books for Resubdivision:	_____	_____
Notify Engineer to Seal Plats:	_____	_____
Engineer Seal Complete:	_____	_____
Complete Reproduction:	_____	_____
Sent to Courthouse for Recordation:	_____	_____

No. _____

* Site Plan approved by Board 8/8/06
 * plats reflect new radius and lot size adjustments

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS A COMPLETION OF PART OF THE PROPERTY OWNED BY GREENWAY VILLAGE, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY INCORPORATED UNDER THE LAWS OF MARYLAND, MONTEGOMERY COUNTY, MARYLAND, IN CASE 2000 PL 04 AND 2001 AND RECORDED UNDER THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN CASE 19700 OF PL 04 AND 05.

THAT THE TOTAL AREA INCLUDED IN THIS SUBMISSION RECORD PLAT IS 62.59 ACRES MORE OR LESS THAN THE AREA OF LAND WHICH WAS DESCRIBED IN THE CASE OF WHICH SAID RECORDS WERE FILED AND RECORDED AS PUBLIC USE.

BY: *[Signature]*

[Signature]
DAVID L. SHULTZ
 PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 20344



VICINITY MAP
 MAY 11, 2001

NOTES:

1. THIS SUBMISSION RECORD PLAT IS NOT INTENDED TO SHOW ANY OTHER MATTER AFFECTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBMISSION RECORD PLAT IS NOT INTENDED TO IMPROVE OR CHANGING OF TITLE OF TO EFFECT OR HAVE ANY EFFECT THEREON.

2. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE ENCUMBRANCES OF CASES 2001 OF THE MONTGOMERY COUNTY MAPS AND RECORDS. THE SUBMISSION RECORD PLAT IS NOT INTENDED TO IMPROVE OR CHANGING OF TITLE OF TO EFFECT OR HAVE ANY EFFECT THEREON.

3. ALL FINAL CONVEYING INSTRUMENTS, CONTRACTS AND ENCUMBRANCES ASSOCIATED WITH ANY PRELIMINARY PLAN OR OTHER PLAN INCLUDING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD AND APPROVED BY THE BOARD AND NOT BE SUPERSEDED BY THE INFORMATION OF THIS PLAN. SAID INSTRUMENTS CONVEYING OF THIS PLAN IS APPROVED. THE OFFICIAL PUBLIC PLAT FOR ANY SUCH PLAN AND APPROVED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

4. THE DEVELOPER IS OWNER OF PUBLIC WATER AND SEWER SERVICE LOTS.

5. THIS SUBMISSION IS SUBJECT TO A SITE PLAN APPROVED BY THE PLANNING BOARD. THE PLAN IS A PRELIMINARY CONCEPT PLAN OF LOTS AND PARCELS.

6. APPROVED PRELIMINARY PLAN AND FINAL CONVEYING PLAN IS A PRELIMINARY CONCEPT PLAN OF LOTS AND PARCELS.

- 7. PROPERTY IS 2000 PL-4
- 8. MAP NO. 2000 PL-4
- 9. PARCELS 1 & 2, BLOCK D, PARCEL A, BLOCK D AND PARCELS A, BLOCK D ARE TO BE CONVEYED TO THE MONTGOMERY COUNTY.
- 10. PARCELS 3 & 4, BLOCK D, PARCEL A, BLOCK D AND PARCELS A, BLOCK D ARE TO BE CONVEYED TO THE MONTGOMERY COUNTY. THE LOTS AND PARCELS ARE SUBJECT TO A DEVELOPMENT OF CONTRACT FOR PRIVATE OPEN SPACE AND FINANCIAL STATEMENTS. THE LOTS AND PARCELS ARE SUBJECT TO A DEVELOPMENT OF CONTRACT, APPROVED IN CASE 2001 OF PL 04 AND 05.
- 11. PRIVATE RIGHTS AND PRIVATE OPEN SPACE WILL BE APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD. THE LOTS AND PARCELS WILL NOT PARTICIPATE IN THE MONTGOMERY COUNTY DEVELOPMENT.
- 12. THIS SITE IS SUBJECT TO AN AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD REGARDING PRIVATE OPEN SPACE.
- 13. REGULAR RATES TO SERVICE THE LOTS ARE 2000 PL-4 AND 2001 PL-4. THE LOTS AND PARCELS ARE SUBJECT TO A DEVELOPMENT OF CONTRACT, APPROVED IN CASE 2001 OF PL 04 AND 05.

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN HEREON, AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY APPROVE THE SUBMISSION RECORD PLAT, EXEMPLIFYING THE MOUNTAIN BUILDING RESTRICTIONS LOTS, SUBJECT TO PUBLIC USE, SHOW PUBLIC OPEN SPACE, AND OTHER MATTERS AND DESCRIBED AS "PLAT" TO THE SAID MAPS AND RECORDS AND WITH THE BOARD AND PROBATION BOARD OF CASES OF THAT JURISDICTION "OFFICE" OF PUBLIC COUNTY "COMMISSION" APPROVED DURING THE CASE INCORPORATED IN MONTGOMERY COUNTY, MARYLAND IN CASE 2001 PL 04 AND 05, WHICH SAID BOARD AND PROBATION BOARD ARE INCORPORATED UNDER THE LAWS OF MONTGOMERY COUNTY, MARYLAND. SAID RESTRICTIONS AND PARCELS AT THE NORTH PART OF THE SAID MAPS AND RECORDS SHALL BE TERMINATED WITH ALL PUBLIC ENCUMBRANCES INCLUDING THE ENCUMBRANCES OF THE MONTGOMERY COUNTY MAPS AND RECORDS. I, THE UNDERSIGNED, HEREBY APPROVE THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THE INFORMATION SHOWN HEREON IS SUBJECT TO THE MOUNTAIN BUILDING RESTRICTIONS LOTS, SUBJECT TO ALL COUNTY AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNMENT AGENCIES.

THE UNDERSIGNED CERTIFY THAT A LICENSED LAND SURVEYOR WILL BE ENGAGED TO SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 20-200 OF THE MONTGOMERY COUNTY CODE.

THESE ARE MY TRUE, ACTUAL AND LAW ABIDING ACTS AND DEEDS IN THE PROPERTY INCLUDED IN THIS SUBMISSION RECORD PLAT, EXCEPT A CERTAIN PART OF THAT AND THE PARTS AND SUBJECT MATTER AND SHALL INCLUDE THEM HEREBY.

BY: *[Signatures]*

BY: *[Signatures]*

BY: *[Signatures]*

BY: *[Signatures]*

BY: *[Signatures]*

BY: *[Signatures]*

LOT	ACRES	BLK	PARCEL	AREA	OWNER
1	0.00	00	00	00.00	0000000000
2	0.00	00	00	00.00	0000000000
3	0.00	00	00	00.00	0000000000
4	0.00	00	00	00.00	0000000000
5	0.00	00	00	00.00	0000000000
6	0.00	00	00	00.00	0000000000
7	0.00	00	00	00.00	0000000000
8	0.00	00	00	00.00	0000000000
9	0.00	00	00	00.00	0000000000
10	0.00	00	00	00.00	0000000000
11	0.00	00	00	00.00	0000000000
12	0.00	00	00	00.00	0000000000
13	0.00	00	00	00.00	0000000000
14	0.00	00	00	00.00	0000000000
15	0.00	00	00	00.00	0000000000
16	0.00	00	00	00.00	0000000000
17	0.00	00	00	00.00	0000000000
18	0.00	00	00	00.00	0000000000
19	0.00	00	00	00.00	0000000000
20	0.00	00	00	00.00	0000000000
21	0.00	00	00	00.00	0000000000
22	0.00	00	00	00.00	0000000000
23	0.00	00	00	00.00	0000000000
24	0.00	00	00	00.00	0000000000
25	0.00	00	00	00.00	0000000000
26	0.00	00	00	00.00	0000000000
27	0.00	00	00	00.00	0000000000
28	0.00	00	00	00.00	0000000000
29	0.00	00	00	00.00	0000000000
30	0.00	00	00	00.00	0000000000
31	0.00	00	00	00.00	0000000000
32	0.00	00	00	00.00	0000000000
33	0.00	00	00	00.00	0000000000
34	0.00	00	00	00.00	0000000000
35	0.00	00	00	00.00	0000000000

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY	
NAME OF PUBLIC UTILITY	ADDRESS OF PUBLIC UTILITY
DATE OF INSTALLATION	DATE OF INSTALLATION
DESIGN OF SYSTEM	DESIGN OF SYSTEM
DATE OF COMPLETION	DATE OF COMPLETION
APPROVED:	APPROVED:

PROPERTY OF GREENWAY VILLAGE, L.L.C.

32 LOTS
4 PARCELS
245 MAP EW

PLA NO. 2-05123

SCALE: 1"=20'

DATE: MAY 13, 2003

SUBMISSION RECORD PLAT
 LOTS 18 THROUGH 35 &
 PARCELS D & E, BLOCK U
 LOTS 1 THROUGH 8 & PARCEL A, BLOCK DO &
 LOTS 1 THROUGH 6 & PARCEL A, BLOCK EE
GREENWAY VILLAGE
 CLARSBURG (2ND) DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 MAY, 2003 SCALE 1"=20'



RECORD PLAT REVIEW SHEET

Plan Name: Greenway Village 178 Plan Number: 120020338
 Plat Name: Greenway Village Plat Number: 220051240
 Plat Submission Date: 1/25/05
 DRD Plat Reviewer: TA/TA
 DRD Prelim Plan Reviewer: RW

Initial DRD Review:

Signed Preliminary Plan - Date 7/24/06 Checked: Initial _____ Date _____
 Planning Board Opinion - Date 4/26/06 Checked: Initial RW Date 6/10/06
 Site Plan Req'd for Development? Yes No _____ Verified By: RW (initial)
 Site Plan Name: Greenway Village Site Plan Number: S2004022A
 * Planning Board Opinion - Date 8/9/06 Checked: Initial TA Date 9/7/06
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Site Plan Reviewer Plat Approval: Checked: Initial TA ? Date 9/7/06

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>L. Pfeister</u>	<u>2/1/06</u>	<u>2/6/06</u>	<u>2/14/06</u>	
Research	<u>Bobby Fleury</u>			<u>2/3/06</u>	<u>OK</u>
SHA	<u>Doug Mills</u>			<u>NC</u>	<u>NC</u>
PEPCO	<u>Steve Baxter</u>			<u>NC</u>	<u>NC</u>
Parks	<u>Doug Powell</u>			<u>NC</u>	<u>NC</u>
DRD	<u>Steve Smith</u>			<u>NC</u>	<u>NC</u>

Final DRD Review:

DRD Review Complete: Initial TA Date 9/7/06
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): Initial RW Date 8/10/06
 Final Mylar w/Mark-up & PDF Rec'd: Initial TA Date 9/1/06
Board Approval of Plat:
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 Notify Engineer to Seal Plats: _____
 Engineer Seal Complete: _____
 Complete Reproduction: _____
 Sent to Courthouse for Recordation: _____

No. _____

* Site Plan approved by Board 6/8/06
 * plats reflect new radius and lot size adjustments

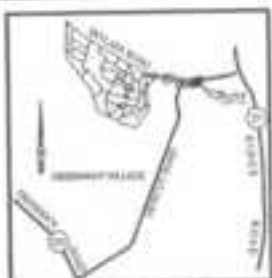
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY CLARKSBURG DISTRICT, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY INCORPORATED UNDER THE LAWS OF THE STATE OF MARYLAND, AND THAT THE SAID PROPERTY WAS ACQUIRED BY SAID DISTRICT FROM THE MARYLAND STATE DEPARTMENT OF GENERAL SERVICES BY DEED DATED AT THAT TIME.

THAT THE TOTAL AREA INCLUDED IN THIS SUBDIVISION RECORD PLAT IS 26.26 ACRES, EQUAL TO 1,811,000 SQUARE FEET OF LAND OF WHICH 2,000 SQUARE FEET OR 0.11% ARE RESERVED TO PUBLIC USE.

DATE: May 13, 2003

[Signature]
 RICHARD L. SULLIVAN
 PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 20814



VICINITY MAP
 NOT TO SCALE

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON, AND SET FORTH IN THE SUBDIVISION RECORD PLAT, HEREBY CERTIFY THAT THE SUBDIVISION RECORD PLAT, CONTAINED IN THE SUBDIVISION RECORD PLAT, IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY CLARKSBURG DISTRICT, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY INCORPORATED UNDER THE LAWS OF THE STATE OF MARYLAND, AND THAT THE SAID PROPERTY WAS ACQUIRED BY SAID DISTRICT FROM THE MARYLAND STATE DEPARTMENT OF GENERAL SERVICES BY DEED DATED AT THAT TIME. WE HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY CLARKSBURG DISTRICT, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY INCORPORATED UNDER THE LAWS OF THE STATE OF MARYLAND, AND THAT THE SAID PROPERTY WAS ACQUIRED BY SAID DISTRICT FROM THE MARYLAND STATE DEPARTMENT OF GENERAL SERVICES BY DEED DATED AT THAT TIME.

WE HEREBY CERTIFY THAT A LEGALIZED LAND SURVEYOR WILL BE EMPLOYED TO SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 86-104(d) OF THE MARYLAND CODE.

THESE ARE MY TRUE AND CORRECT STATEMENTS OF THE FACTS AND THE PROPERTY DESCRIBED IN THIS SUBDIVISION RECORD PLAT, EXCEPT AS OTHERWISE NOTED THEREIN, AND I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY CLARKSBURG DISTRICT, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY INCORPORATED UNDER THE LAWS OF THE STATE OF MARYLAND, AND THAT THE SAID PROPERTY WAS ACQUIRED BY SAID DISTRICT FROM THE MARYLAND STATE DEPARTMENT OF GENERAL SERVICES BY DEED DATED AT THAT TIME.

BY: *[Signatures]*
 CLARKSBURG DISTRICT, L.L.C.
 A MARYLAND LIMITED LIABILITY COMPANY
 INCORPORATED UNDER THE LAWS OF THE STATE OF MARYLAND

RECORDED: _____
 PLAT NO.: _____
 BY: *[Signatures]*
 CLARKSBURG DISTRICT, L.L.C.
 A MARYLAND LIMITED LIABILITY COMPANY
 INCORPORATED UNDER THE LAWS OF THE STATE OF MARYLAND

NOTES:

1. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EARTH WATER AFFECTING THE SUBDIVISION AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO BE USED IN DETERMINATION OF TITLE OR TO RESOLVE OR AVOID ALL MATTERS AFFECTING TITLE.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 200 OF THE MARYLAND STATE PLANNING AND ZONING ACT, INCLUDING APPROVAL OF A PRELIMINARY CONSTRUCTION PLAN AND APPROPRIATE AUTHORITY FROM THE DISTRICT OF A SUBDIVISION RECORD PLAT.
3. ALL TRAIL, UTILITY, EASEMENT, VARIATION, AND ENCUMBRANCE ASSOCIATED WITH ANY PRELIMINARY PLAN OF DEVELOPMENT THAT ALLOWS DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE HEREBY APPROVED BY THIS PLAN AND NOT BE CONSIDERED BY THE REQUIREMENTS OF THIS PLAN UNLESS EXPRESSLY IDENTIFIED BY THE PLAN OR OTHERWISE. THE OFFICIAL RECORDS FOR THE ANY SUCH PLAN ARE AVAILABLE TO THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
4. THIS DEVELOPMENT IS INTENDED TO BE USED AS PUBLIC OPEN SPACE ONLY.
5. THIS SUBDIVISION IS SUBJECT TO A SITE PLAN DEVELOPMENT AGREEMENT SITE PLAN IN A MARIETTA DISTRICT RECORDING OFFICE AT CLARKSBURG.
6. APPROVED PRELIMINARY PLAN AND FINAL PRELIMINARY CONSTRUCTION PLAN (2) MUST OBTAIN DISTRICT BOARD OF CLARKSBURG.
7. PARCELS 8, 20 AND 21 TO 4.
8. WEST SIDE WALKWAY - 20' WIDE (1)
9. PARCELS 8, 20 AND 21 TO 4 TO BE CONNECTED TO THE WALKWAY DEVELOPMENT.
10. PARCELS 8, 20 AND 21 TO 4 TO BE SUBJECT TO A DECLARATION OF CONVEYANCE FOR PRIVATE OPEN SPACE AND PUBLIC OPEN SPACE, INCLUDING THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN THE COUNTY CLERK'S OFFICE AT P.O. BOX 10.
11. FINANCIAL STATEMENTS AND PRIVATE OPEN SPACE WILL BE APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, INCLUDING THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN THE COUNTY CLERK'S OFFICE AT P.O. BOX 10.
12. THIS SITE IS SUBJECT TO AN AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD REGARDING ACCURATE PUBLIC RECORDS.
13. VEHICLES ARE NOT TO BE DRIVEN ON OR THROUGH THIS OPEN SPACE, EXCEPT AS APPROVED BY THE DISTRICT.



LOT	AREA	PERCENTAGE	TOTAL AREA
7	1.00	3.77	26.26
8	1.00	3.77	26.26
9	1.00	3.77	26.26
10	1.00	3.77	26.26
11	1.00	3.77	26.26
12	1.00	3.77	26.26
13	1.00	3.77	26.26
14	1.00	3.77	26.26
15	1.00	3.77	26.26
16	1.00	3.77	26.26
17	1.00	3.77	26.26
18	1.00	3.77	26.26
19	1.00	3.77	26.26
20	1.00	3.77	26.26
21	1.00	3.77	26.26
22	1.00	3.77	26.26
23	1.00	3.77	26.26
24	1.00	3.77	26.26
25	1.00	3.77	26.26
26	1.00	3.77	26.26

SUBDIVISION RECORD PLAT
 LOTS 17 THROUGH 26, BLOCK V AND
 LOTS 7 THROUGH 20 AND PARCEL B, BLOCK EE
GREENWAY VILLAGE
 CLARKSBURG (2ND) DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 MAY, 2003 SCALE: 1"=30'

CPJ Charles P. Johnson & Associates, Inc.
 PROFESSIONAL LAND SURVEYORS
 1000 W. WASHINGTON STREET, SUITE 200
 CLARKSBURG, MARYLAND 21713

FOR PUBLIC USE AND REVIEW ONLY
 THE MONTGOMERY COUNTY PLANNING BOARD AND TRAFFIC ENGINEERING DIVISION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____ DATE: _____
 APPROVED: _____ DATE: _____

24 LOTS
 1 PARCEL
 TAX MAP EN

FILE NO. 2-05124



RECORD PLAT REVIEW SHEET

Plan Name: Greenway Village 1 of 8 Plan Number: 12002033B
 Plat Name: Greenway Village Plat Number: 22005125A
 Plat Submission Date: 1/25/05
 DRD Plat Reviewer: PA/TA
 DRD Prelim Plan Reviewer: PW

Initial DRD Review:

Signed Preliminary Plan - Date 7/24/06 Checked: Initial _____ Date _____
 Planning Board Opinion - Date 9/26/06 Checked: Initial PW Date 8/10/06
 Site Plan Req'd for Development? Yes No _____ Verified By: PW (initial)
 Site Plan Name: Greenway Village Site Plan Number: 82004022A
 * Planning Board Opinion - Date 8/9/06 Checked: Initial TA Date 9/7/06
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Site Plan Reviewer Plat Approval: Checked: Initial TA ? Date 9/7/06

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>L. P. Harte</u>	<u>2/1/05</u>	<u>2/12/05</u>	<u>2/14/05</u>	
Research	Bobby Fleury			<u>2/3/05</u>	<u>OK</u>
SHA	Doug Mills			<u>NC</u>	<u>NC</u>
PEPCO	Steve Baxter			<u>NC</u>	<u>NC</u>
Parks	Doug Powell			<u>NC</u>	<u>NC</u>
DRD	Steve Smith			<u>NC</u>	<u>NC</u>

Final DRD Review:

	Initial	Date
DRD Review Complete:	<u>TA</u>	<u>9/7/06</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>PW</u>	<u>8/10/06</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>TA</u>	<u>9/1/06</u>
Board Approval of Plat:		
Plat Agenda:	<u>TA</u>	<u>9/21/06</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
DPS Approval of Plat:		
Engineer Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
Plat Reproduction:		
Addressing:	_____	_____
File Card Update:	_____	_____
Final Zoning Book Check:	_____	_____
Update Address Books with Plat #:	_____	_____
Update Green Books for Resubdivision:	_____	_____
Notify Engineer to Seal Plats:	_____	_____
Engineer Seal Complete:	_____	_____
Complete Reproduction:	_____	_____
Sent to Courthouse for Recordation:	_____	_____

No. _____

* Site Plan approved by Board 8/8/06
 * plats reflect new radius and lot size adjustments

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN HEREON, AND DESIGNATED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADVERTISE THE SUBDIVISION RECORD PLAT, CONTAINING THE SHOWN PLANNING INFORMATION (NOTE: SEPARATE THE STREETS TO PUBLIC USE), UNDER PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS "P.U.C." TO THE PARTED LOTS AND WITH THE TERMS AND PROVISIONS HEREON SET FORTH IN THAT CERTAIN INSTRUMENT ENTITLED "SUBDIVISION OF PUBLIC UTILITY EASEMENTS" RECORDED WITH THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 2642, PAGE 437, WHICH SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN BY THIS INSTRUMENT. CHARTER OF INCORPORATION TITLES: SKYLARK ESTATE SUBDIVISION TO THE ANNEAUX BUILDING RECEPTION UNIT, OR ALL SUBDIVISION SHOWN HEREON (REGULATED, CONVEYED, AND TRANSFERRED TO THE STREET FRONT OF ANY LOTS), THE SAID EASEMENTS SHALL BE TERMINATED WITH ALL PUBLIC IMPROVEMENTS INSTALLED AND SAID EASEMENTS HAVE BEEN COMPLETELY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND. SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL AGENCIES (NOTES).

THE OWNER CERTIFIES THAT A LICENSED LAND SURVEYOR WILL BE EMPLOYED TO SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 24-234(a) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO EASEMENTS, ENCUMBRANCES OR RIGHTS IN THE PROPERTY SHOWN ON THIS SUBDIVISION RECORD PLAT, EXCEPT A EASEMENT OVER OF THERE AND THE TITLES OF MONTGOMERY COUNTY, MARYLAND SHALL BE SOLELY RELYED UPON THEREON.

LANDING DEVELOPMENT, LLC
 A MARYLAND LIMITED LIABILITY COMPANY
 BY: [Signature] MONTGOMERY COUNTY CLERK OF COURTS
 A MARYLAND LIMITED LIABILITY COMPANY MEMBER OF ANNEAUX-BLUES CLAMBOURG, LLC

BY: [Signature] MONTGOMERY COUNTY CLERK OF COURTS
 A MARYLAND LIMITED LIABILITY COMPANY MEMBER OF ANNEAUX-BLUES CLAMBOURG, LLC

BY: [Signature] MONTGOMERY COUNTY CLERK OF COURTS
 A MARYLAND LIMITED LIABILITY COMPANY MEMBER OF ANNEAUX-BLUES CLAMBOURG, LLC

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BY: [Signature] MONTGOMERY COUNTY CLERK OF COURTS
 A MARYLAND LIMITED LIABILITY COMPANY MEMBER OF ANNEAUX-BLUES CLAMBOURG, LLC

BY: [Signature] MONTGOMERY COUNTY CLERK OF COURTS
 A MARYLAND LIMITED LIABILITY COMPANY MEMBER OF ANNEAUX-BLUES CLAMBOURG, LLC



VICINITY MAP
 NOT TO SCALE

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 CLAMBOURG DEVELOPMENT, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY ACQUIRED FROM [REDACTED] NAME, ET AL., BY 2005 REC'D INSTRUMENT 26, 2637 AND RECORDED WITH THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 2642, PAGE 437.

THE TOTAL AREA SHOWN IN THIS SUBDIVISION RECORD PLAT IS EQUAL TO THE TOTAL AREA OF THE LAND AND IS EQUAL TO THAT SHOWN ON THE RECORD MAP OF MONTGOMERY COUNTY, MARYLAND IN BOOK 2642, PAGE 437.

Dated: May 13, 2005
 [Signature]
 RONALD A. COLLIER
 MONTGOMERY COUNTY SURVEYOR
 MARYLAND 21201

NOTES

- 1. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO BE USED TO OBTAIN TITLE INSURANCE WITHOUT THE INTERVIEW AND REVIEW OF THIS INSTRUMENT. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN INSTRUMENT OF TITLE OR TO BE USED IN LIEU OF TITLE INSURANCE WITHOUT TITLE.
- 2. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 23 OF THE MONTGOMERY COUNTY ZONING ORDINANCE INCLUDING APPROVAL OF A STREET CLOSURE PLAN.
- 3. ALL UTILITIES, INCLUDING ABBREVIATED UTILITY, AND REQUIREMENTS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE SHOWN ON THIS PLAN AND ARE NOT TO BE CONSIDERED BY THE REVISIONS OF THIS PLAN, EXCEPT AS SHOWN ON THE PLAN AS APPROVED BY THE UTILITY FIELD FIELD FOR ANY SUCH PLAN AND APPROVED BY THE PLANNING BOARD AND ARE BINDING FOR PUBLIC REVIEW UNDER ANNUAL REGULAR MEETINGS.
- 4. THIS DEVELOPMENT IS INTENDED TO BE USED AS A COMMERCIAL ZONE ONLY.
- 5. THIS DEVELOPMENT IS SUBJECT TO A USE PLAN ESTABLISHED UNDER THE PLAN BY AN APPROVED STREET PLAN AS SHOWN.
- 6. APPROVED PLANNING PLAN AND FINAL STREET CLOSURE PLAN BY MONTGOMERY COUNTY CLERK OF COURTS.
- 7. PROPERTY IS ZONED R-4.
- 8. WITH 10% CLOSURE: 100' (10' x 10')
- 9. TRAFFIC SIGNALS AND PUBLIC UTILITIES SHALL BE MAINTAINED IN THE MOUNTGOMERY COUNTY PLANNING BOARD, MONTGOMERY COUNTY, MARYLAND, BUT NOT MAINTAINED IN THE MOUNTGOMERY COUNTY CLERK OF COURTS.
- 10. THIS SITE IS SUBJECT TO AN AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD REGARDING REGULAR PUBLIC UTILITIES.
- 11. REGULAR MEETINGS TO REVIEW THIS PLAN SHALL BE HELD IN MONTGOMERY COUNTY BY APPROVED MEETINGS.



CURVE TABLE

LINE	BEARING	ARC	CHORD	ANGLE	PERCENT	CHORD BEARING	CHORD
1-2	S 44° 48' 00" W	110.000	88.000	33.000	100.000	S 44° 48' 00" W	88.000
2-3	S 44° 48' 00" W	110.000	88.000	33.000	100.000	S 44° 48' 00" W	88.000
3-4	S 44° 48' 00" W	110.000	88.000	33.000	100.000	S 44° 48' 00" W	88.000
4-5	S 44° 48' 00" W	110.000	88.000	33.000	100.000	S 44° 48' 00" W	88.000
5-6	S 44° 48' 00" W	110.000	88.000	33.000	100.000	S 44° 48' 00" W	88.000
6-7	S 44° 48' 00" W	110.000	88.000	33.000	100.000	S 44° 48' 00" W	88.000
7-8	S 44° 48' 00" W	110.000	88.000	33.000	100.000	S 44° 48' 00" W	88.000
8-9	S 44° 48' 00" W	110.000	88.000	33.000	100.000	S 44° 48' 00" W	88.000
9-10	S 44° 48' 00" W	110.000	88.000	33.000	100.000	S 44° 48' 00" W	88.000
10-11	S 44° 48' 00" W	110.000	88.000	33.000	100.000	S 44° 48' 00" W	88.000
11-12	S 44° 48' 00" W	110.000	88.000	33.000	100.000	S 44° 48' 00" W	88.000
12-13	S 44° 48' 00" W	110.000	88.000	33.000	100.000	S 44° 48' 00" W	88.000
13-14	S 44° 48' 00" W	110.000	88.000	33.000	100.000	S 44° 48' 00" W	88.000
14-15	S 44° 48' 00" W	110.000	88.000	33.000	100.000	S 44° 48' 00" W	88.000
15-16	S 44° 48' 00" W	110.000	88.000	33.000	100.000	S 44° 48' 00" W	88.000
16-17	S 44° 48' 00" W	110.000	88.000	33.000	100.000	S 44° 48' 00" W	88.000
17-18	S 44° 48' 00" W	110.000	88.000	33.000	100.000	S 44° 48' 00" W	88.000
18-19	S 44° 48' 00" W	110.000	88.000	33.000	100.000	S 44° 48' 00" W	88.000
19-20	S 44° 48' 00" W	110.000	88.000	33.000	100.000	S 44° 48' 00" W	88.000
20-21	S 44° 48' 00" W	110.000	88.000	33.000	100.000	S 44° 48' 00" W	88.000
21-22	S 44° 48' 00" W	110.000	88.000	33.000	100.000	S 44° 48' 00" W	88.000
22-23	S 44° 48' 00" W	110.000	88.000	33.000	100.000	S 44° 48' 00" W	88.000
23-24	S 44° 48' 00" W	110.000	88.000	33.000	100.000	S 44° 48' 00" W	88.000
24-25	S 44° 48' 00" W	110.000	88.000	33.000	100.000	S 44° 48' 00" W	88.000
25-26	S 44° 48' 00" W	110.000	88.000	33.000	100.000	S 44° 48' 00" W	88.000



SUBDIVISION RECORD PLAT
 LOTS 26 THROUGH 42, BLOCK W AND
 LOTS 26 THROUGH 42, BLOCK X
GREENWAY VILLAGE
 CLARKSBURG (2ND) DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 MAY 2005 SCALE: 1"=40'



FOR PUBLIC WATER AND SEWER UTILITIES ONLY

THE MONTGOMERY COUNTY CLERK OF COURTS HAS PLANNING INFORMATION MONTGOMERY COUNTY PLANNING BOARD

APPROVED: [Signature]	MONTGOMERY COUNTY CLERK OF COURTS
DATE: [Date]	DATE
ADDRESS: [Address]	DISTRICT

34 LOTS
 36X MAP EN
 114 88
 2-05125

RECORD PLAT REVIEW SHEET

Plan Name: Greenway Village 1 of 8 Plan Number: 120020338
 Plat Name: Greenway Village Plat Number: 220051260
 Plat Submission Date: 1/25/05
 DRD Plat Reviewer: PA/TA
 DRD Prelim Plan Reviewer: RW

Initial DRD Review:

Signed Preliminary Plan - Date 7/24/06 Checked: Initial _____ Date _____
 Planning Board Opinion - Date 7/26/06 Checked: Initial PW Date 8/10/06
 Site Plan Req'd for Development? Yes No _____ Verified By: PW (initial)
 Site Plan Name: Greenway Village Site Plan Number: 22004022A
 * Planning Board Opinion - Date 8/9/06 Checked: Initial TA Date 9/7/06
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Site Plan Reviewer Plat Approval: Checked: Initial Feb ? Date 9/7/06

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>A. Pfeiffer</u>	<u>2/1/06</u>	<u>2/1/06</u>	<u>2/14/06</u>	
Research	Bobby Fleury			<u>2/3/06</u>	<u>OK</u>
SHA	Doug Mills			<u>NC</u>	<u>NC</u>
PEPCO	Steve Baxter			<u>NC</u>	<u>NC</u>
Parks	Doug Powell			<u>NC</u>	<u>NC</u>
DRD	Steve Smith			<u>NC</u>	<u>NC</u>

Final DRD Review:

	Initial	Date
DRD Review Complete:	<u>TH</u>	<u>9/7/06</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>PW</u>	<u>8/10/06</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>TH</u>	<u>9/1/06</u>
Board Approval of Plat:		
Plat Agenda:	<u>TA</u>	<u>9/21/06</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
DPS Approval of Plat:		
Engineer Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
Plat Reproduction:		
Addressing:	_____	_____
File Card Update:	_____	_____
Final Zoning Book Check:	_____	_____
Update Address Books with Plat #:	_____	_____
Update Green Books for Resubdivision:	_____	_____
Notify Engineer to Seal Plats:	_____	_____
Engineer Seal Complete:	_____	_____
Complete Reproduction:	_____	_____
Sent to Courthouse for Recordation:	_____	_____

No. _____

* Site Plan approved } Board 8/8/06
 * plats reflect new radius and lot size adjustments

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION RECORD PLAT IS CORRECTLY MADE AND IS A CORRECTION OF PART OF THE RECORD PLAT OF CLARIBURG VILLAGE, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY INCORPORATED UNDER THE LAWS OF MARYLAND, MONTGOMERY COUNTY, MARYLAND, RECORD PLAT NO. 2007-05126, AS RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN CASE NO. 2007-05126.

THAT THE TOTAL AREA INCLUDED IN THIS SUBDIVISION RECORD PLAT IS 176,426 SQUARE FEET OR 4.01 ACRES OF LAND OF WHICH 16,224 SQUARE FEET OR 0.37 ACRES OF LAND ARE DESIGNATED AS PUBLIC USE.

DATE: 7/31/2006

Paul
PAUL L. TAYLOR
PROFESSIONAL LAND SURVEYOR
MONTGOMERY COUNTY, MARYLAND
LICENSE NO. 2007-4



OWNER'S CERTIFICATE

RECORDED: _____

PLAT NO.: _____

WE, THE UNDERSIGNED, MEMBERS OF THE PROPERTY OWNERS ASSOCIATION, IN ACCORDANCE WITH SECTION 20-201 OF THE MONTGOMERY COUNTY ZONING AND SUBDIVISION RECORDS ACT, CERTIFY THAT THE SUBDIVISION RECORD PLAT IS CORRECTLY MADE AND IS A CORRECTION OF PART OF THE RECORD PLAT OF CLARIBURG VILLAGE, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY INCORPORATED UNDER THE LAWS OF MARYLAND, MONTGOMERY COUNTY, MARYLAND, RECORD PLAT NO. 2007-05126, AS RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN CASE NO. 2007-05126. WE HEREBY CERTIFY THAT THE SUBDIVISION RECORD PLAT IS CORRECTLY MADE AND IS A CORRECTION OF PART OF THE RECORD PLAT OF CLARIBURG VILLAGE, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY INCORPORATED UNDER THE LAWS OF MARYLAND, MONTGOMERY COUNTY, MARYLAND, RECORD PLAT NO. 2007-05126, AS RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN CASE NO. 2007-05126. WE HEREBY CERTIFY THAT THE SUBDIVISION RECORD PLAT IS CORRECTLY MADE AND IS A CORRECTION OF PART OF THE RECORD PLAT OF CLARIBURG VILLAGE, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY INCORPORATED UNDER THE LAWS OF MARYLAND, MONTGOMERY COUNTY, MARYLAND, RECORD PLAT NO. 2007-05126, AS RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN CASE NO. 2007-05126.

WE HEREBY CERTIFY THAT A LEGAL AND SUFFICIENT TITLE TO ALL PROPERTY INTERESTS SHOWN IN ACCORDANCE WITH SECTION 20-201 OF THE MONTGOMERY COUNTY ZONING AND SUBDIVISION RECORDS ACT IS SHOWN ON THIS PLAT.

WE HAVE NO OTHER INTEREST IN THE LAND, TITLE, OR RIGHTS IN THE PROPERTY SHOWN IN THIS SUBDIVISION RECORD PLAT, EXCEPT AS OTHERWISE SHOWN ON THIS PLAT AND AS NOTED IN RESPECT THEREOF THAT BEING INCLUDED THEREON.

CLARIBURG VILLAGE, L.L.C.
A MARYLAND LIMITED LIABILITY COMPANY
BY: [Signature] [Name]
A MARYLAND LIMITED LIABILITY COMPANY, MEMBER

BY: [Signature] [Name]
A MARYLAND LIMITED LIABILITY COMPANY, MEMBER
BY: [Signature] [Name]
A MARYLAND LIMITED LIABILITY COMPANY, MEMBER

BY: [Signature] [Name]
A MARYLAND LIMITED LIABILITY COMPANY, MEMBER
BY: [Signature] [Name]
A MARYLAND LIMITED LIABILITY COMPANY, MEMBER

BY: [Signature] [Name]
A MARYLAND LIMITED LIABILITY COMPANY, MEMBER
BY: [Signature] [Name]
A MARYLAND LIMITED LIABILITY COMPANY, MEMBER
BY: [Signature] [Name]
A MARYLAND LIMITED LIABILITY COMPANY, MEMBER
BY: [Signature] [Name]
A MARYLAND LIMITED LIABILITY COMPANY, MEMBER



NOTES:

1. THE SUBDIVISION RECORD PLAT IS NOT BEING TO SHOW DATA NOTED AFFECTING THE SUBDIVISION AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT BEING TO REPLACE AN EXAMINATION OF THE SITE TO VERIFY OR NOTE ALL MATTERS AFFECTING THE SITE.
2. THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE REQUIREMENTS OF LIMITED USE OF MONTGOMERY COUNTY ZONING ORDINANCES. THE REQUIREMENTS OF A ZONING ORDINANCE PLAN AND APPROPRIATE APPROVALS FROM THE BOARD OF A ZONING CONTROL BOARD.
3. ALL ZONING, CONVEYANCE, ENCUMBRANCE, AND REQUIREMENTS GOVERNED BY ANY PREVIOUS PLAN OF ZONING PLAN, ZONING ORDINANCE OF THE PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD AND APPROVED TO CORRECT AND USE BY THE SUBDIVISION OF THIS PLAT, SHALL BE CORRECTLY CONSIDERED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC PLANS FOR ANY ZONING PLAN AND APPROVED BY THE PLANNING BOARD ARE AVAILABLE FOR PUBLIC REVIEW UNDER MONTGOMERY COUNTY LAWS.
4. THE DEVELOPMENT IS SUBJECT TO PUBLIC WATER AND SEWER SYSTEM ONLY.
5. THE SUBDIVISION IS SUBJECT TO A SITE PLAN APPROVED BY THE PLAN NO. 2007-05126 LIMITED LIABILITY COMPANY OF CLARIBURG.
6. APPROVED PRELIMINARY PLAN AND FINAL PRELIMINARY PLAN 2007-05126 LIMITED LIABILITY COMPANY OF CLARIBURG.
7. PROPERTY IS ZONED PG-4.
8. MILE 200 ROAD REFERENCE: 2007-05126.
9. PARCELS A, BLOCK 1 AND PARCELS B & C, BLOCK 2 ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.
10. PARCELS A, BLOCK 1 AND PARCELS B & C, BLOCK 2 ARE SUBJECT TO A DECLARATION OF COVENANTS FOR PRIVATE OPEN SPACE AND PRIVATE OPEN SPACE, RECORD PLAT NO. 2007-05126, AS RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN CASE NO. 2007-05126.
11. PRIVATE STREETS AND PRIVATE OPEN SPACES WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. MAINTENANCE COSTS WILL NOT BE INCURRED BY THE SUBDIVISION OF THIS PLAT.
12. THE SITE IS SUBJECT TO AN AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD REGARDING PRIVATE PUBLIC UTILITIES.

LOT NO.	AREA (SQ. FT.)	AREA (ACRES)	PERCENTAGE	TOTAL
1	1,200	0.027	0.006	1,200
2	1,200	0.027	0.006	1,200
3	1,200	0.027	0.006	1,200
4	1,200	0.027	0.006	1,200
5	1,200	0.027	0.006	1,200
6	1,200	0.027	0.006	1,200
7	1,200	0.027	0.006	1,200
8	1,200	0.027	0.006	1,200
9	1,200	0.027	0.006	1,200
10	1,200	0.027	0.006	1,200
11	1,200	0.027	0.006	1,200
12	1,200	0.027	0.006	1,200
13	1,200	0.027	0.006	1,200
14	1,200	0.027	0.006	1,200
15	1,200	0.027	0.006	1,200
16	1,200	0.027	0.006	1,200
17	1,200	0.027	0.006	1,200
18	1,200	0.027	0.006	1,200
19	1,200	0.027	0.006	1,200
20	1,200	0.027	0.006	1,200
21	1,200	0.027	0.006	1,200
22	1,200	0.027	0.006	1,200
23	1,200	0.027	0.006	1,200
24	1,200	0.027	0.006	1,200
25	1,200	0.027	0.006	1,200
26	1,200	0.027	0.006	1,200
27	1,200	0.027	0.006	1,200
28	1,200	0.027	0.006	1,200
29	1,200	0.027	0.006	1,200
30	1,200	0.027	0.006	1,200
31	1,200	0.027	0.006	1,200
32	1,200	0.027	0.006	1,200
33	1,200	0.027	0.006	1,200
34	1,200	0.027	0.006	1,200
35	1,200	0.027	0.006	1,200
36	1,200	0.027	0.006	1,200
37	1,200	0.027	0.006	1,200
38	1,200	0.027	0.006	1,200
39	1,200	0.027	0.006	1,200
40	1,200	0.027	0.006	1,200
41	1,200	0.027	0.006	1,200
42	1,200	0.027	0.006	1,200
TOTAL	42,000	0.954	100.000	42,000

SUBDIVISION RECORD PLAT
LOTS 2 THROUGH 9 & PARCEL A, BLOCK T
LOTS 1 THROUGH 4, 41, 42
& PARCELS A & B, BLOCK U
GREENWAY VILLAGE
CLARIBURG (2ND) DISTRICT
MONTGOMERY COUNTY, MARYLAND
JUNE 2005 SCALE: 1"=50'



FOR PUBLIC REVIEW AND ZONING SYSTEM ONLY
MONTGOMERY COUNTY PLANNING BOARD
APPROVED: _____ DATE: _____
APPROVED: _____ DATE: _____
APPROVED: _____ DATE: _____
APPROVED: _____ DATE: _____

2-05126

RECORD PLAT REVIEW SHEET

Plan Name: Greenway Village 1 of 8 Plan Number: 12002033B
 Plat Name: Greenway Village Plat Number: 220051270
 Plat Submission Date: 1/25/05
 DRD Plat Reviewer: PW/TA
 DRD Prelim Plan Reviewer: RW

Initial DRD Review:

Signed Preliminary Plan - Date 7/24/06 Checked: Initial _____ Date _____
 Planning Board Opinion - Date 4/26/06 Checked: Initial PW Date 8/10/06
 Site Plan Req'd for Development? Yes No _____ Verified By: PW (initial)
 Site Plan Name: Greenway Village Site Plan Number: 82004022A
 * Planning Board Opinion - Date 8/9/06 Checked: Initial TA Date 9/7/06
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Site Plan Reviewer Plat Approval: Checked: Initial TA ? Date 9/7/06

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>L. Pfeiffer</u>	<u>2/1/05</u>	<u>2/4/05</u>	<u>2/14/05</u>	
Research	Bobby Fleury	↓	↓	<u>2/3/05</u>	<u>OK</u>
SHA	Doug Mills	↓	↓	<u>NC</u>	<u>NC</u>
PEPCO	Steve Baxter	↓	↓	<u>NC</u>	<u>NC</u>
Parks	Doug Powell	↓	↓	<u>NC</u>	<u>NC</u>
DRD	Steve Smith	↓	↓	<u>NC</u>	<u>NC</u>

Final DRD Review:

DRD Review Complete: Initial TA Date 9/7/06
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): Initial PW Date 8/10/06
 Final Mylar w/Mark-up & PDF Rec'd: Initial TA Date 9/1/06
Board Approval of Plat:
 Plat Agenda: Initial TA Date 9/21/06
 Planning Board Approval: _____
 Chairman's Signature: _____
DPS Approval of Plat:
 Engineer Pick-up for DPS Signature: _____
 Final Mylar for Reproduction Rec'd: _____
Plat Reproduction:
 Addressing: _____
 File Card Update: _____
 Final Zoning Book Check: _____
 Update Address Books with Plat #: _____
 Update Green Books for Resubdivision: _____
 Notify Engineer to Seal Plats: _____
 Engineer Seal Complete: _____
 Complete Reproduction: _____
 Sent to Courthouse for Recordation: _____

No. _____

* Site Plan approved by Board 8/8/06
 * plats reflect new radii and lot size adjustments

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON, AND REPRESENTED BY THE SURVEYOR'S CERTIFICATE, HEREBY CERTIFY THAT THE SUBDIVISION RECORD PLAT, ESTABLISHED BY THE MARYLAND RECORDS REVISION BOARD, SHOWS THE CORRECT AND ACCURATE RECORDS OF THE MARYLAND RECORDS REVISION BOARD, AND THAT THE INFORMATION CONTAINED THEREON IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

WE CERTIFY THAT THE LOTS, BLOCKS AND PARCELS SHOWN ON THIS RECORDS REVISION BOARD ARE CORRECT AND ACCURATE TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

THERE ARE NO UNRECORDED LIENS, CLAIMS, EASEMENTS, OR INTERESTS IN THE PROPERTY SHOWN ON THIS RECORDS REVISION BOARD.

WE HEREBY AGREE TO THE PLAT OF SUBDIVISION.
 [Signatures: J. W. ...]

BY THE OFFICERS OF THE DEVELOPER:
 [Signatures: J. W. ...]

AREA TABULATION:
 TABLE WITH 3 COLUMNS AND 5 ROWS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY SHOWN ON RECORDS REVISION BOARD NO. 15, 2000, AND IS CORRECTLY SHOWN ON THE RECORDS REVISION BOARD.

THAT THE PLAT AND RECORDS IN THE SUBDIVISION RECORDS ARE IN FULL COMPLIANCE WITH THE MARYLAND RECORDS REVISION BOARD.

[Signature of Surveyor]
WORLD L. SHARPE
 PROFESSIONAL LAND SURVEYOR
 MONTGOMERY COUNTY, MARYLAND
 No. 34014

RECORDED: _____
 PLAT NO.: _____

NOTES:

- THE SUBDIVISION RECORD PLAT IS NOT APPROVED BY THE RECORDS REVISION BOARD.
- NO PRELIMINARY PLANS OR RECORDS REVISION BOARD PLANS ARE APPLICABLE TO THIS PLAT.
- ALL RECORDS, PRELIMINARY PLANS, AND RECORDS REVISION BOARD PLANS ARE SUBJECT TO CHANGE AND NOT BE CONSIDERED BY THE RECORDS REVISION BOARD.
- THE SUBDIVISION IS SUBJECT TO A PLAT PLAN APPROVED BY THE RECORDS REVISION BOARD.
- THE SUBDIVISION IS SUBJECT TO A PLAT PLAN APPROVED BY THE RECORDS REVISION BOARD.
- APPROVED PRELIMINARY PLAN AND FINAL RECORDS REVISION BOARD PLANS ARE SUBJECT TO CHANGE AND NOT BE CONSIDERED BY THE RECORDS REVISION BOARD.
- RECORDS REVISION BOARD NO. 15, 2000
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- RECORDS REVISION BOARD NO. 15, 2000
- RECORDS REVISION BOARD NO. 15, 2000



VICINITY MAP
 NOT TO SCALE

PROPERTY OF
CLARKSBURG SKYLAR, L.L.C.
 11000 18100 1400-100



CHECK TABLE

DATE	NO.	AM.	AREA	NO.	NO.
01/01/00	1	120.00	0.48	01/01/00	10
01/01/00	2	120.00	0.48	01/01/00	11
01/01/00	3	120.00	0.48	01/01/00	12
01/01/00	4	120.00	0.48	01/01/00	13
01/01/00	5	120.00	0.48	01/01/00	14
01/01/00	6	120.00	0.48	01/01/00	15
01/01/00	7	120.00	0.48	01/01/00	16
01/01/00	8	120.00	0.48	01/01/00	17
01/01/00	9	120.00	0.48	01/01/00	18
01/01/00	10	120.00	0.48	01/01/00	19
01/01/00	11	120.00	0.48	01/01/00	20
01/01/00	12	120.00	0.48	01/01/00	21
01/01/00	13	120.00	0.48	01/01/00	22
01/01/00	14	120.00	0.48	01/01/00	23
01/01/00	15	120.00	0.48	01/01/00	24
01/01/00	16	120.00	0.48	01/01/00	25
01/01/00	17	120.00	0.48	01/01/00	26
01/01/00	18	120.00	0.48	01/01/00	27
01/01/00	19	120.00	0.48	01/01/00	28
01/01/00	20	120.00	0.48	01/01/00	29
01/01/00	21	120.00	0.48	01/01/00	30
01/01/00	22	120.00	0.48	01/01/00	31
01/01/00	23	120.00	0.48	01/01/00	32
01/01/00	24	120.00	0.48	01/01/00	33
01/01/00	25	120.00	0.48	01/01/00	34
01/01/00	26	120.00	0.48	01/01/00	35
01/01/00	27	120.00	0.48	01/01/00	36
01/01/00	28	120.00	0.48	01/01/00	37
01/01/00	29	120.00	0.48	01/01/00	38
01/01/00	30	120.00	0.48	01/01/00	39
01/01/00	31	120.00	0.48	01/01/00	40
01/01/00	32	120.00	0.48	01/01/00	41
01/01/00	33	120.00	0.48	01/01/00	42
01/01/00	34	120.00	0.48	01/01/00	43
01/01/00	35	120.00	0.48	01/01/00	44
01/01/00	36	120.00	0.48	01/01/00	45
01/01/00	37	120.00	0.48	01/01/00	46
01/01/00	38	120.00	0.48	01/01/00	47
01/01/00	39	120.00	0.48	01/01/00	48
01/01/00	40	120.00	0.48	01/01/00	49
01/01/00	41	120.00	0.48	01/01/00	50

SUBDIVISION RECORD PLAT
 LOTS 5 THROUGH 17 AND
 PARCELS D & E, BLOCK U AND
 LOTS 1 THROUGH 16, 27 THROUGH 32
 AND PARCEL A, BLOCK V
GREENWAY VILLAGE
 CLARKSBURG (2ND) DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 JUNE, 2005 SCALE: 1"=50'

CPJ
 COUNTY PLANNING & SURVEYING
 11000 18100 1400-100

FOR PUBLIC VIEW AND RECORDS PURPOSES ONLY

APPROVED: _____

DATE: _____

SCALE: 1" = 50'

PROJECT: _____

NO. OF LOTS: 33 LOTS

NO. OF PARCELS: 5 PARCELS

DATE OF MAP: EN

NO. OF MAPS: 2-05127



DATE PRINTED: 06/10/05
 SCALE: 1" = 50'

RECORD PLAT REVIEW SHEET

Plan Name: Greenway Village 1 & 8 Plan Number: 12002033B
 Plat Name: Greenway Village Plat Number: 220051280
 Plat Submission Date: 1/25/05
 DRD Plat Reviewer: TA/RA
 DRD Prelim Plan Reviewer: PW

Initial DRD Review:

Signed Preliminary Plan - Date 7/24/06 Checked: Initial _____ Date _____
 Planning Board Opinion - Date 4/26/06 Checked: Initial PW Date 5/10/06
 Site Plan Req'd for Development? Yes No _____ Verified By: PW (initial)
 Site Plan Name: Greenway Village Site Plan Number: 22004022A
 * Planning Board Opinion - Date 8/9/06 Checked: Initial TA Date 9/7/06
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Site Plan Reviewer Plat Approval: Checked: Initial PW Date 9/7/06

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>L. Pfeiffer</u>	<u>2/1/05</u>	<u>2/4/05</u>	<u>2/14/05</u>	
Research	Bobby Fleury			<u>2/3/05</u>	<u>OK</u>
SHA	Doug Mills			<u>NC</u>	<u>NC</u>
PEPCO	Steve Baxter			<u>NC</u>	<u>NC</u>
Parks	Doug Powell			<u>NC</u>	<u>NC</u>
DRD	Steve Smith			<u>NC</u>	<u>NC</u>

Final DRD Review:

DRD Review Complete: Initial TH Date 9/7/06
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): Initial PW Date 8/10/06
 Final Mylar w/Mark-up & PDF Rec'd: Initial TH Date 9/1/06
Board Approval of Plat:
 Plat Agenda: Initial TA Date 9/21/06
 Planning Board Approval: _____
 Chairman's Signature: _____
DPS Approval of Plat:
 Engineer Pick-up for DPS Signature: _____
 Final Mylar for Reproduction Rec'd: _____
Plat Reproduction:
 Addressing: _____
 File Card Update: _____
 Final Zoning Book Check: _____
 Update Address Books with Plat #: _____
 Update Green Books for Resubdivision: _____
 Notify Engineer to Seal Plats: _____
 Engineer Seal Complete: _____
 Complete Reproduction: _____
 Sent to Courthouse for Recordation: _____

No. _____

* Site Plan approved by Board 6/8/06
 * plats reflect new radius and lot size adjustments

OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ACKNOWLEDGE THAT THE SUBDIVISION RECORD PLAT, ESTABLISHED BY THE GREENWAY VILLAGE PLAN, ESTABLISHES THE STREETS TO PUBLIC USE, SHOWS PUBLIC UTILITY LOCATIONS, ALL OTHER HIGHWAYS AND HIGHWAYS TO BE BUILT, TO THE PARTS LISTED AND WITH THE TERMS AND PROVISIONS HEREIN SET FORTH IN SAID RECORD PLAT, INCLUDING THE "SECTION OF PUBLIC UTILITY LOCATIONS", RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 064 OF DEEDS 422, WHICH SAID TERMS AND PROVISIONS ARE INCORPORATED BY REFERENCE, INTO THIS AFFIDAVIT CERTIFICATE. WE HEREBY CERTIFY THAT WE HAVE READ THE SAID RECORD PLAT AND HAVE FULLY UNDERSTOOD THE SAME, AND THAT WE HAVE FULLY COMPLIED WITH ALL REQUIREMENTS OF SAID RECORD PLAT AND HAVE FULLY COMPLIED WITH ALL REQUIREMENTS OF SAID RECORD PLAT AND HAVE FULLY COMPLIED WITH ALL REQUIREMENTS OF SAID RECORD PLAT AND HAVE FULLY COMPLIED WITH ALL REQUIREMENTS OF SAID RECORD PLAT.

WE HEREBY CERTIFY THAT A LEGAL LINE SURVEY WILL BE CONDUCTED TO SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 86-2A42 OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO UNLAWFUL EASEMENTS, EASES OR TRUSTS ON THE PROPERTY SHOWN IN THIS SUBDIVISION RECORD PLAT, EXCEPT A CERTAIN EASEMENT OF TRUST AND THE EASEMENTS IN REVERSE HERETO AS SET FORTH IN THIS AFFIDAVIT CERTIFICATE.

BY CLARIBY BROWN, LLC
 A MARYLAND LIMITED LIABILITY COMPANY
 MEMBER OF ARROYO-BECKER COMMERCIAL, LLC

BY ARROYO-BECKER COMMERCIAL, LLC
 A MARYLAND LIMITED LIABILITY COMPANY, MEMBER
 MEMBER OF ARROYO-BECKER COMMERCIAL, LLC

BY MARY K. BROWN, LLC
 A MARYLAND LIMITED LIABILITY COMPANY, MEMBER
 MEMBER OF ARROYO-BECKER COMMERCIAL, LLC

BY MARY K. BROWN, LLC
 A MARYLAND LIMITED LIABILITY COMPANY, MEMBER
 MEMBER OF ARROYO-BECKER COMMERCIAL, LLC

DATE: 06/10/2006



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ABOVE SHOWN RECORD IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY CLARIBY BROWN, LLC, A MARYLAND LIMITED LIABILITY COMPANY ACQUIRED FROM TITLE TRUST, ET AL., BY DEED DATED MARCH 28, 2003 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 064 OF DEEDS 422.

THEY THE TOTAL AREA SHOWN IN THE SUBDIVISION RECORD PLAT IS 261,847 SQUARE FEET OR 6.06 ACRES OF LAND OF WHICH 56,846 SQUARE FEET OR 1.28 ACRES OF LAND ARE DESIGNATED TO PUBLIC USE.

[Signature]
 WENDE L. COOPER
 PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 2674

RECORDED: _____
 PLAT NO.: _____

DATE	NO.	BY	FOR	RECORD	BOOK	PAGE
06/10/2006	1	WENDE L. COOPER	GREENWAY VILLAGE	ARROYO-BECKER COMMERCIAL, LLC	064	422
06/10/2006	2	WENDE L. COOPER	GREENWAY VILLAGE	ARROYO-BECKER COMMERCIAL, LLC	064	422
06/10/2006	3	WENDE L. COOPER	GREENWAY VILLAGE	ARROYO-BECKER COMMERCIAL, LLC	064	422



- NOTES:**
1. THIS AFFIDAVIT CERTIFICATE IS NOT INTENDED TO SHOW EVERY DETAIL AFFECTING THE DESIGN AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE THE COMPLETION OF ALL OF THE DETAILS OF THIS PROJECT. ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS APPLY TO THIS PROJECT.
 2. THE PROPERTY SHOWN HEREON IS SUBJECT TO SECTION 86A OF THE MONTGOMERY COUNTY FOREST CONSERVATION PLAN, INCLUDING APPROVAL OF A FOREST CONSERVATION PLAN AND APPROPRIATE APPROVALS FROM THE BOARD OF A FOREST CONSERVATION PLAN.
 3. ALL TRAIL, UTILITY, WETLANDS, DRAINAGE, AND REQUIREMENTS ASSOCIATED WITH ANY FUTURE PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO GUIDE AND NOT BE CONSIDERED BY THE REVISIONS OF THIS PLAN, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. ALL OFFICIAL PUBLIC PLANS FOR ANY TRAIL PLAN ARE APPROVED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING PUBLIC HEARING PERIOD.
 4. THIS DEVELOPMENT IS SUBJECT TO PUBLIC WORKS AND SHALL BE SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY PLANNING BOARD.
 5. THE SUBDIVISION IS SUBJECT TO A SITE PLAN DEVELOPMENT APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD IN CLARIBY BROWN, LLC.
 6. APPROVED PRELIMINARY PLAN AND FINAL TRAIL DESIGN CONFORMANCE PLAN #1 - (SEE DEVELOPMENT APPROVAL AT CLARIBY BROWN, LLC).
 7. PROPERTY IS ZONED RS-1.
 8. MIN. LOT AREA REQUIRED: 200 SQ FT.
 9. PARCELS A & B, EACH 1/2 ACRE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.
 10. PARCELS A & B, EACH 1/2 ACRE TO BE CONVEYED TO A DECLARATION OF CONVEYANCE TO THE HOMEOWNERS ASSOCIATION AND PRIVATE TRAIL USE. RECORDS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 064 OF DEEDS 422.
 11. PRIVATE STREETS AND PRIVATE OPEN SPACES WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. HOMEOWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THESE PRIVATE FACILITIES.
 12. THIS SITE IS SUBJECT TO AN AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD REGARDING VILLAGE PUBLIC FACILITIES.

SUBDIVISION RECORD PLAT
 LOTS 1 THROUGH 25, 43 THROUGH 49
 AND PARCELS A & B, BLOCK W
GREENWAY VILLAGE
 CLARIBY BROWN (2ND) DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 JUNE, 2006 SCALE: 1"=50'

CPI Charles F. Edwards & Associates, Inc.
 A MARYLAND PROFESSIONAL CORPORATION
 10000 GREENWAY VILLAGE DRIVE
 GREENWAY VILLAGE, MONTGOMERY COUNTY, MD 20874
 TEL: 301.221.8300 FAX: 301.221.8301

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

APPROVED: _____	APPROVED: _____
DATE: _____	DATE: _____
BY: _____	BY: _____

33 LOTS
 3 PARCELS
 TAX MAP # 06

2-05128



AREA TABULATION

TOTAL	261,847 SQ FT	6.06 AC
PUBLIC USE	56,846 SQ FT	1.28 AC
RESIDENTIAL	205,001 SQ FT	4.78 AC

RECORD PLAT REVIEW SHEET

Plan Name: Greenway Village 178 Plan Number: 120020358
 Plat Name: Greenway Village Plat Number: 220051290
 Plat Submission Date: 1/25/05
 DRD Plat Reviewer: PW/TA
 DRD Prelim Plan Reviewer: PW

Initial DRD Review:

Signed Preliminary Plan - Date 7/24/06 Checked: Initial _____ Date _____
 Planning Board Opinion - Date 8/26/06 Checked: Initial PW Date 8/10/06
 Site Plan Req'd for Development? Yes No _____ Verified By: PW (initial)
 Site Plan Name: Greenway Village Site Plan Number: 82004022A
 * Planning Board Opinion - Date 8/9/06 Checked: Initial TA Date 9/7/06
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 Site Plan Reviewer Plat Approval: Checked: Initial TA ? Date 9/7/06

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
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Research	Bobby Fleury			2/3/06	OK
SHA	Doug Mills			NC	NC
PEPCO	Steve Baxter			NC	NC
Parks	Doug Powell			NC	NC
DRD	Steve Smith			NC	NC

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:

Initial TH Date 9/7/06
PW 8/10/06
TH 9/1/06

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

TA 9/21/06

DPS Approval of Plat:

Engineer Pick-up for DPS Signature:
 Final Mylar for Reproduction Rec'd:

Plat Reproduction:

Addressing: _____
 File Card Update: _____
 Final Zoning Book Check: _____
 Update Address Books with Plat #: _____
 Update Green Books for Resubdivision: _____
 Notify Engineer to Seal Plats: _____
 Engineer Seal Complete: _____
 Complete Reproduction: _____
 Sent to Courthouse for Recordation: _____

No. _____

* Site Plan approved by Board 8/8/06
 * plats reflect new radius and lot size adjustments

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON AND RECORDED IN THE SUBDIVISION RECORD PLAT, HEREBY CERTIFY THAT THE SUBDIVISION RECORD PLAT, DESCRIBED BY THE SUBDIVISION RECORD PLAT, SHOWS THE TRACTS TO BE PUBLIC USE, UNDER PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON AND RECORDED AS TO ALL THE TRACTS AND WITH THE TERMS AND PROVISIONS HEREON SET FORTH IN THIS CERTAIN EASEMENT OFFICIAL DECLARATION OF PUBLIC UTILITY EASEMENT, RECORDED UNDER THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN ORDER THAT AT THAT TIME THE TERMS AND PROVISIONS ARE INCORPORATED HEREIN BY THIS CERTIFICATE. (GRANT TO MONTGOMERY COUNTY, MARYLAND, UNDER EASEMENTS TO THE ABOVE EASEMENT OFFICIAL DECLARATION) TO ALL EASEMENTS UNDER PUBLIC UTILITY EASEMENTS, OFFICIAL DECLARATION OF PUBLIC UTILITY EASEMENT, RECORDED UNDER THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, INCLUDING AN UNDEVELOPED EASEMENT UNDER PARCELS A, B AND C, SUBJECT TO THE TERMS AND PROVISIONS OF THE EASEMENT OFFICIAL DECLARATION, SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL AGENCIES AFFECTED.

THE UNDERSIGNED CERTIFY THAT A LICENSED LAND SURVEYOR WILL BE CONTACTED TO SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 20-104 OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO EASEMENTS OF LAND, WATER, LIGHT OR TRAVEL ON THE PROPERTY SHOWN IN THE SUBDIVISION RECORD PLAT EXCEPT A CORNER MARKER AND THE EASEMENTS IN EASEMENT OFFICIAL DECLARATION UNDER PARCELS A, B AND C.

CLARKSBURG OUTLYERS, L.L.C.
 A MARYLAND LIMITED LIABILITY COMPANY
 BY: [Signature]
 A MARYLAND LIMITED LIABILITY COMPANY MEMBER

BY: [Signature]
 A MARYLAND LIMITED LIABILITY COMPANY MEMBER
 MEMBER OF MONTGOMERY COUNTY, MARYLAND

BY: [Signature]
 A MARYLAND LIMITED LIABILITY COMPANY MEMBER
 MEMBER OF MONTGOMERY COUNTY, MARYLAND

BY: [Signature]
 A MARYLAND LIMITED LIABILITY COMPANY MEMBER
 MEMBER OF MONTGOMERY COUNTY, MARYLAND

DATE: 6/20/09
 BY: [Signature]
 MEMBER OF MONTGOMERY COUNTY, MARYLAND

DATE: 6/20/09
 BY: [Signature]
 MEMBER OF MONTGOMERY COUNTY, MARYLAND

WE HEREBY AGREE TO THIS PLAN OF SUBDIVISION

DATE: 6/20/09
 BY: [Signature]
 MEMBER OF MONTGOMERY COUNTY, MARYLAND

DATE: 6/20/09
 BY: [Signature]
 MEMBER OF MONTGOMERY COUNTY, MARYLAND

DATE: 6/20/09
 BY: [Signature]
 MEMBER OF MONTGOMERY COUNTY, MARYLAND

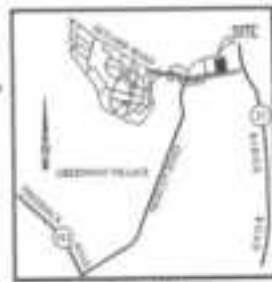
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT. THIS IS A SUBDIVISION OF PART OF THE PROPERTY SHOWN BY CLARKSBURG OUTLYERS, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY RECORDED UNDER EASEMENT OFFICIAL DECLARATION OF PUBLIC UTILITY EASEMENT, RECORDED UNDER THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN ORDER THAT AT THAT TIME.

THAT THE TOTAL AREA INCLUDED IN THE SUBDIVISION RECORD PLAT IS 17.441 ACRES LESS OR MORE AS SHOWN BY THIS PLAN.

DATE: 6-21-2009

[Signature]
 RONALD L. JONES
 MONTGOMERY COUNTY SURVEYOR
 MONTGOMERY, MD 20884



NOTES:

1. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EXISTING UTILITIES. THE UNDERSIGNED AND SET BY THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXISTING UTILITY OR TO BE SUBJECT TO ANY OTHER UTILITY. THE UNDERSIGNED WILL BE RESPONSIBLE FOR THE INSTALLATION OF ANY UTILITY CONNECTIONS TO THE PROPERTY. THE UNDERSIGNED WILL BE RESPONSIBLE FOR THE INSTALLATION OF ANY UTILITY CONNECTIONS TO THE PROPERTY.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 20-104 OF THE MONTGOMERY COUNTY CODE, INCLUDING THE REQUIREMENTS OF A PUBLIC UTILITY EASEMENT OFFICIAL DECLARATION OF PUBLIC UTILITY EASEMENT, RECORDED UNDER THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, INCLUDING AN UNDEVELOPED EASEMENT UNDER PARCELS A, B AND C, SUBJECT TO THE TERMS AND PROVISIONS OF THE EASEMENT OFFICIAL DECLARATION, SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL AGENCIES AFFECTED.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY EASEMENT OFFICIAL DECLARATION OF PUBLIC UTILITY EASEMENT, RECORDED UNDER THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, INCLUDING AN UNDEVELOPED EASEMENT UNDER PARCELS A, B AND C, SUBJECT TO THE TERMS AND PROVISIONS OF THE EASEMENT OFFICIAL DECLARATION, SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL AGENCIES AFFECTED.
4. THE DEVELOPMENT IS SUBJECT TO PUBLIC USE AND OTHER FEDERAL AND STATE REQUIREMENTS.
5. THE SUBDIVISION IS SUBJECT TO A SITE PLAN APPROVED BY THE MONTGOMERY COUNTY BOARD OF ZONING AND PLANNING AND TO ALL APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL AGENCIES AFFECTED.
6. APPROVED PRELIMINARY PLAN AND FINAL FENCED SUBDIVISION PLAN IS DESCRIBED BY THE SUBDIVISION RECORD PLAT.
7. PROPERTY IS ZONED TO-4.
8. WITH THE SCALE INDICATED - 1" = 30' = 10'.
9. PARCELS A & B, BLOCK 1 ARE TO BE SUBJECT TO THE MONTGOMERY ASSOCIATION.
10. PARCELS A & B, BLOCK 2 ARE SUBJECT TO A DECLARATION OF CONVEYANCE TO THE MONTGOMERY ASSOCIATION, RECORDED UNDER THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN ORDER THAT AT THAT TIME.
11. GRADE SHEETS AND PLAT SHEETS SHALL BE FILED WITH THE MONTGOMERY COUNTY BOARD OF ZONING AND PLANNING. THE MONTGOMERY COUNTY BOARD OF ZONING AND PLANNING WILL NOT BE RESPONSIBLE FOR THE ACCURACY OF THESE PLAT SHEETS.
12. THE SITE IS SUBJECT TO BE IN ACCORDANCE WITH THE MONTGOMERY COUNTY PLANNING BOARD REVISIONS AND PUBLIC UTILITIES.



SUBDIVISION RECORD PLAT
 LOTS 15 THROUGH 25, 43 THROUGH 54
 AND PARCELS A & B, BLOCK X
GREENWAY VILLAGE
 CLARKSBURG (2ND) DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 JUNE 2009 SCALE: 1"=50'

CPJ CONSULTING & ENGINEERING, INC.
 10000 WOODBURN ROAD, SUITE 100
 CLARKSBURG, MARYLAND 20884
 TEL: 410-326-1111 FAX: 410-326-1112
 WWW.CPJCONSULTING.COM



FOR PUBLIC USE ONLY		APPROVED BY MONTGOMERY COUNTY BOARD OF ZONING AND PLANNING	
DATE: _____	BY: _____	DATE: _____	BY: _____
PROJECT NO. _____	ADD. SHEET NO. _____	DATE: _____	BY: _____
33 LOTS 2 PARCELS 261 MAP OR		PLA NO. _____ 2-05129	



Table with multiple columns and rows, likely containing site specifications or zoning data.

Table with multiple columns and rows, likely containing site specifications or zoning data.

Table with multiple columns and rows, likely containing site specifications or zoning data.

Vertical text block at the bottom right, possibly a legend or notes.

Professional stamps and signatures on the right side of the plan.



Date Mailed: APR 26 2006
Action: Approved Staff Recommendation
Motion of Commissioner Perdue, seconded by
Commissioner Bryant, with a vote of 4-1;
Chairman Berlage and Commissioners Perdue,
Bryant, and Robinson voting in favor;
Commissioner Wellington voting against.

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan #12002033B (formerly 1-02033B)
NAME OF PLAN: Greenway Village at Clarksburg

The date of this written opinion is APR 26 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).

I. Introduction

On 5/18/05, Clarksburg Skylark LLC ("Applicant") submitted an application for the amendment of a previously approved preliminary plan of subdivision of property in the PD-4 zone. The application proposed five waivers to road standards in Montgomery County's Subdivision Regulations. The application was designated Preliminary Plan #120012233B ("Preliminary Plan"), and on January 12, 2006, the Preliminary Plan was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application.

The record for this application ("Record") closed at the conclusion of the public hearing, upon the taking of an action by the Planning Board. The Record includes: the

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

II. SITE DESCRIPTION and SURROUNDING AREA

The subject property consists of 374-acres of land located in the Clarksburg Master Plan area at the southeast quadrant of the intersection of Piedmont Road and Skylark Road. The property is zoned PD-4 and falls within the Clarksburg Special Protection Area (SPA) for the Little Seneca Creek watershed. The site is bisected by a major tributary of Little Seneca Creek.

Most of the property is currently under construction, or being graded, per previously granted approvals for residential uses. A future retail use area will remain undeveloped pending future site plan approval.

III. PREVIOUS APPROVALS

The subject preliminary plan was originally submitted on September 28, 2001. The plan proposed to create a mixed-use development consisting of residential and retail uses. The original application was brought before the Planning Board for a public hearing on February 7, 2002 and was approved for a maximum of 1,330 dwelling units (600 single family detached, 386 single family attached, and 344 multi-family units) and 89,000 square feet of retail uses. The approval was granted subject to conditions as set forth in the Opinion of the Board mailed on March 6, 2002.

Subsequent to this approval, an application for Site Plan was filed for Phases 1 and 2 of the development. The site plan included 486 dwelling units on 164 acres of the overall property and was approved by the Planning Board on September 12, 2002. This site plan approval was followed by a request to amend the approved preliminary plan. That amendment was approved by the Planning Board on October 10, 2002 with conditions as set forth in the Opinion dated November 7, 2002, including the granting of waivers for lot frontage and road centerline radii needed to permit the layout reflected in the approved Phase 1 and 2 site plan. The Planning Board approved a second site plan for Phases 3, 4 and 5 of the project on July 22, 2004. The plan included 844 dwelling units on another 210 acres of the overall tract. The conditions of approval for the site

plans are set forth in the Planning Board Opinions dated October 16, 2002 and September 28, 2004.

IV. PROPOSED PRELIMINARY PLAN AMENDMENT

The currently proposed preliminary plan amendment requests Planning Board approval of several waivers from the Subdivision Regulations, Chapter 50 of the Montgomery County Code. The waiver requests involve variation from the lot frontage and roadway design standards of the Chapter. The waivers are needed to permit the lot and roadway layout reflected in the approved Site Plan for Phases 3, 4 and 5 of the development. Although the Planning Board discussed design variations as part of the site plan approval, it was acknowledged at that time that preliminary plan amendment was needed to formally address the waivers and complete the record.

By letter dated November 18, 2005, and supplemental e-mail dated December 29, 2005, the Applicant requested five waivers from the Subdivision Regulations. Each waiver is discussed below along with staff findings and recommendations.

A. Waiver of Section 50-26(h)(3)¹ to permit sidewalk on only one side of Blue Flag Circle, a one-way tertiary street serving lots on only one side of the street.

Section 50-26(h)(3) requires sidewalks on both sides of a tertiary street unless the Planning Board waives the requirement for one or both sides of the street, based on a finding that pedestrians will be able to safely use the roadway. Staff recommended that the Board approve the waiver based on the fact that the houses are located on only one side of the proposed street, and because elimination of one sidewalk will reduce the amount of impervious surfaces within a SPA. Staff testified that the proposed sidewalk, on the side of the street fronting the proposed lots will provide safe access for pedestrians.

B. Waiver of Section 50-26(e)(3) pursuant to Section 50-38(a) to permit less than 25 foot truncation at roadway intersections.

Section 50-26(e)(3) requires corner lots at intersections to be truncated for road dedication purposes by straight lines joining points 25 feet back from the theoretical property line intersection in each quadrant. Section 50-38(a) authorizes the Planning Board to grant waivers of any part of the Subdivision Regulations based upon a finding that practical difficulties or unusual circumstances exist, which prevent full compliance with the requirements. Staff supported the proposed waiver based upon its conclusions that (1) the proposed radius truncations, which permit houses to be located closer to the road right-of-way, facilitate the community's neo-traditional design, and (2) intersection sight distance and sign installation will not be adversely impacted by the design.

¹ All Code references to Chapter 50 of the Montgomery County Code, known as the Subdivision Regulations.

Montgomery County Department of Public Works and Transportation (DPWT) and Fire and Rescue Service (MCFRS) staff reviewed the waiver request and submitted their approval letters. Staff recommended approval of the waiver request, finding that the waiver is the minimum needed, is not contrary to the recommendations of the General Plan, and is not adverse to the public interest.

- C. Waiver of Section 50-29(a)(2) pursuant to Section 50-38(a) to permit single family detached lots 5,6 and 42/Block U; 8-11/Block FF; 16-24/Block W; 44-53/Block X; and 22, 25-28, and 31/Block R to have no frontage on a public street.

Section 50-29(a)(2) requires, except as otherwise provided in the zoning ordinance, that all single family detached lots abut a road or street which has been dedicated for public use, or which has acquired the status of a public street. Section 50-38(a) authorizes the Planning Board to grant waivers of any part of the Subdivision Regulations based upon a finding that practical difficulties or unusual circumstances exist, which prevent full compliance with the requirements. Here, practical difficulties are created by the application of this requirement to the implementation of the neo-traditional design of Greenway Village. Staff found that the proposed design best implements the intent and recommendations of the Clarksburg Master Plan by facilitating a community which has a hierarchy of streets, including a series of alleyways, with a mix of housing types and densities, along with an integration of green areas throughout the development. Staff supported the requested waiver of frontage on a public street for the subject lots in Phases 3, 4, and 5, as was previously granted for certain lots in Phases 1 and 2 of the development. The requested waiver facilitates the replacement of certain roads with green spaces that significantly reduce the amount of paving in the development, increase the areas available for treatment of stormwater runoff, and create visible open areas and gathering spaces for the community. MCFRS reviewed the alternative fire access proposed for the lots without public street frontage and determined that all the houses will be adequately served by the proposed driveways. Based on these findings, staff recommended approval of the waiver request, finding that it is the minimum needed, is not contrary to the recommendations of the General Plan, and is not adverse to the public interest.

- D. Finding, pursuant to Section 50-26(e)(1), that proposed road intersections have been designed as nearly as possible to right angles, and no waiver of this provision is required.

Section 50-26(e)(1) requires that streets be laid out so as to intersect as nearly as possible at right angles. In no instance may two new streets intersect at an angle less than seventy (70) degrees. The subject property's environmental buffer areas, which dictate curvilinear roadway configurations, prevent certain streets from intersecting at right angles. However, in no instance will an intersection angle be less than 70 degrees. MCDPS has approved the intersections from a circulation standpoint, and approvals have been granted by DPWT and MCFRS. The proposed road

intersections have been designed as nearly as possible to right angles given the environmental constraints of the site. Therefore, staff testified that the roads meet the requirements of Section 50-26(e)(1) and that a waiver of this section is not necessary.

E. Waiver of Section 50-26(f) pursuant to Section 50-38 to permit a centerline radii of less than 100 feet on Aurora Hills Drive and Blue Flag Circle.

Section 50-26(f) states that the centerline radius for a tertiary street shall be a minimum of 100 feet. Section 50-38(a) authorizes the Planning Board to grant waivers of any part of the Subdivision Regulations based upon a finding that practical difficulties or unusual circumstances exist, which prevent full compliance with the requirements. Staff found that the request for a waiver of the required 100-foot radii for the designated streets would maintain the integrity of the neo-traditional design. To meet minimum DPWT operational requirements, the affected roadways will be signed as one-way roads, with no on-street parking. MCFRS concur with DPWT's findings that this configuration will be acceptable. Staff recommended approval of the waiver request, finding that it is the minimum needed, is not contrary to the recommendations of the General Plan, and is not adverse to the public interest.

IV. PUBLIC HEARING

Staff recommended approval of the Application in its memorandum dated December 29, 2005 ("Staff Report"). Staff discussed the previous approvals associated with this Application and the relevance of the waivers sought in this Application to the prior approvals. Staff presented its findings consistent with the Staff Report at the public hearing, recommending approval of the Preliminary Plan Amendment.

The Board questioned Staff as to the interrelationship between this Application and the Board's consideration of Phase 1 and 2. Staff clarified that the waivers in this Application affected Phases 3, 4, and 5, and that this Preliminary Plan could stand alone as an application. Commissioner Wellington questioned Staff regarding whether a site plan amendment review for Phases 3, 4, and 5 was pending and the applicability of development standards to the Application, as well as the interrelationship between development standards for this Preliminary Plan and the plans approved for Phases 1 and 2. Staff confirmed that a site plan amendment would be prepared for Phases 3, 4, and 5; that both site plans propose the same set of development standards for the entire project; and that the approved site plan indicated a height limitation of 4 stories. Staff indicated that, due to the revised method of designating height limitations in feet rather than in stories, the Board would be presented with specific heights for each type of residential unit in feet during site plan review. The Applicant further testified in rebuttal that development standards applied to the site plan, but that clarifications were required because past practice had allowed height expressed in stories and setbacks expressed graphically, rather than in a tabular format specifying the number of feet.

The Applicant appeared at the hearing represented by legal counsel, who expressed Applicant's concurrence with the Staff Report as conditioned.

Two speakers testified against aspects of the Preliminary Plan. First, the Chair of the Clarksburg Civic Association Planning Committee requested that consideration of this Application be postponed. She testified that two problems involving vehicular access had surfaced in Phases 1 and 2, expressing concern that the problems might also extend to Phases 3, 4, and 5: (1) school bus routing problems within the subdivision(s); and (2) inability of recycling trucks to access the alleyways behind the homes, requiring that recycling bins, unlike regular trash, be placed in front of the homes, creating inconvenience for owners. She asked the Board to consider several questions and undertake a full investigation before granting the requested waivers. Specifically, the speaker sought clarification of several points in the Staff Report. First, regarding the waiver of Section 50-26(e)(3) pursuant to Section 50-38(a) to permit less than a 25-foot truncation at roadway intersections, the speaker requested a quantification on the Preliminary Plan of the "theoretical property line" from which the truncation measurement is made. Second, regarding the requested waiver of Section 50-29(a)(2) pursuant to Section 50-38(a) to permit single family detached lots to have no frontage on a public street, the speaker asked for clarification of what the alleyway width behind these lots for trash and recycling pickup access. Finally, the speaker questioned what the actual centerline radius would be if the Board permitted the requested waiver of Section 50-26(f) pursuant to Section 50-38, to permit a centerline radii of less than 100 feet on Aurora Hills Drive and Blue Flag Circle.

The second speaker, a resident of the Aurora Hills neighborhood, expressed concern that school buses could not use portions of neighborhood roads, resulting in a dangerous school bus stop on Skylark Drive. He testified that the County had determined the alleyways behind the homes were insufficiently wide for recycling trucks, requiring residents to place recycling in front of the homes and discouraging recycling by residents. He also asked the Board to scrutinize the two intersections on Skylark Drive to ensure they would be safe and adequate.

The Applicant testified in rebuttal that the trash contractor was able to access alleys, while recycling is through the public streets, which consisted of a tertiary road system sufficient to accommodate the recycling truck vehicles. The Board asked Applicant to specify the width of the tertiary streets. The Applicant provided this information to the Board, noting that where active construction was ongoing, ease of vehicular access might at times be reduced, but was not indicative of the underlying sufficiency of the road structure. The Applicant testified that, with regard to the questioned intersections on Skylark Drive, required road improvements for a bridge construction were progressing and would provide adequate and safe intersections.

The Board asked Staff for clarification of the meaning of a truncation and details regarding the requested waiver of Section 50-26(e)(3) pursuant to Section 50-38(a) to

permit less than 25-foot truncation at roadway intersections. Staff explained the details of the truncation concept and submitted an illustration, which the Board requested be included in the Record as illustration "A".

The Board questioned the Applicant regarding the speaker's concerns about the alleyway width and recycling truck access. Applicant indicated that a private contractor picks up the nonrecyclable trash, and their smaller trucks could access the alleyways behind the homes whereas the County recycling contractor's trucks used the public streets in front of the homes. The Board questioned Staff and Applicant regarding the effect of the waiver of public street frontage for certain homes on recycling pickup. Staff explained that these homeowners would need to cross the open space in front of their homes in order to leave recyclables on the public street. The Board noted that the purchasers of the properties without frontage on a public street benefited from frontage on the green space, an aspect of neotraditional community design.

Commissioner Wellington questioned Staff regarding the scheduling of Board consideration of the site plan amendment associated with the Preliminary Plan. She stated her preference that consideration of the Preliminary Plan be deferred for concurrent review with the associated site plan amendment, and ultimately voted against the majority based on these grounds.

The Board questioned Staff about the specifics of each individual waiver, including the method of illustration of the proposed waivers within the Application and Preliminary Plan documents. Staff provided details about each waiver and methods of illustration within the Preliminary Plan.

V. FINDINGS

Having given full consideration to the recommendations of its Staff; the recommendations of the applicable public agencies²; the applicant's position; and other evidence contained in the Record, which is hereby incorporated in its entirety into this Opinion, the Montgomery County Planning Board:

- a) Finds, pursuant to MONTGOMERY COUNTY CODE § 50-35(l), that the Preliminary Plan No. 1-12002033B substantially conforms to the Clarksburg Master Plan.
- b) Finds, pursuant to MONTGOMERY COUNTY CODE § 50-35(k), that public facilities will be adequate to support and service the area of the proposed subdivision.

² The application was referred to outside agencies for comment and review, including the Washington Suburban Sanitary Commission, the Department of Public Works and Transportation, the Department of Permitting Services and the various public utilities. All of these agencies recommended approval of the application.

- c) Finds, pursuant to MONTGOMERY COUNTY CODE § 50-29(a)(1), that the size, width, shape, and orientation of the proposed lot are appropriate for the location of the subdivision.
- d) Finds that the application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A. This finding is subject to the applicable condition(s) of approval.
- e) Finds that the application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.
- f) Approves the waiver of MONTGOMERY COUNTY CODE § 50-26(h)(3) to permit sidewalks on only one side of Blue Flag Circle, a one-way tertiary street serving lots on only one side of the street, based on a finding that pedestrians will be able to safely use the roadway. In so finding the Board adopts and incorporates Staff's analysis and recommendations by reference.
- g) Approves the waiver of MONTGOMERY COUNTY CODE § 50-26(e)(3) pursuant to § 50-38(a) to permit less than 25 foot truncation at roadway intersections. The Board finds that practical difficulties or unusual circumstances exist that prevent full compliance with the requirements from being achieved. The Board finds that the waiver is: 1) the minimum necessary to provide relief from the requirements; 2) not inconsistent with the purposes and objectives of the General Plan; and 3) not adverse to the public interest. In so finding, the Board adopts and incorporates Staff's analysis and recommendations by reference.
- h) Approves the waiver of MONTGOMERY COUNTY CODE § 50-29(a)(2) pursuant to § 50-38(a) to permit single family detached lots 5,6 and 42/Block U; 8-11/Block FF; 16-24/Block W; 44-53/Block X; and 22, 25-28, and 31/Block R to have no frontage on a public street. The Board finds that practical difficulties or unusual circumstances exist that prevent full compliance with the requirements from being achieved. The Board finds that the waiver is: 1) the minimum necessary to provide relief from the requirements; 2) not inconsistent with the purposes and objectives of the General Plan; and 3) not adverse to the public interest. In so finding, the Board adopts and incorporates Staff's analysis and recommendations by reference.
- i) Finds, pursuant to MONTGOMERY COUNTY CODE § 50-26(e)(1), that the proposed streets intersecting with less than right angles will be laid out so as to intersect as nearly as possible at right angles; and thus, that a waiver of

Section 50-26(e)(1) is not required. In so finding, the Board adopts and incorporates Staff's analysis and recommendations by reference.

- j) Approves the waiver of MONTGOMERY COUNTY CODE § Section 50-26(f) pursuant to § 50-38(a) to permit a centerline radii of less than 100 feet on Aurora Hills Drive and Blue Flag Circle. The Board finds that practical difficulties or unusual circumstances exist that prevent full compliance with the requirements from being achieved. The Board finds that the waiver is: 1) the minimum necessary to provide relief from the requirements; 2) not inconsistent with the purposes and objectives of the General Plan; and 3) not adverse to the public interest. In so finding, the Board adopts and incorporates Staff's analysis and recommendations by reference.
- k) Finds that any future objection, which may be raised concerning a substantive issue in this application, is waived.

VI. CONDITIONS OF APPROVAL

Finding Preliminary Plan No. 1-12002033B in accordance with the purposes and all applicable regulations of Montgomery County Code Chapter 50, the Planning Board approves Preliminary Plan No. 1-12002033B, including a Preliminary Water Quality Plan, and a waiver pursuant to §50-26(h)(3) to permit sidewalk on only one side of a public road, a waiver of §50-26(e)(3) pursuant to §50-38(a) to permit non-standard intersection truncations, a waiver of §50-26(f) pursuant to §50-38(a) to permit centerline radii of certain roadways to be less than 100 feet, and a waiver of §50-29(a)(2) pursuant to §50-38(a) to permit lots without frontage on a public street, in the locations shown on the preliminary plan, subject to the following conditions:

- 1) Compliance with DPWT's conditions of approval dated December 19, 2005.
- 2) All previous conditions of approval as contained in the Planning Board Opinion dated November 7, 2002 remain in full force and effect.

.....
[CERTIFICATION OF BOARD VOTE ADOPTING OPINION ON FOLLOWING PAGE]

APPROVED BY THE BOARD
DYO 4/14/06
BY HOWARD W. ...

CERTIFICATION OF BOARD ADOPTION OF OPINION

At its regular meeting, held on **Thursday, April 20, 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, Vice Chair Perdue was necessarily 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 **Preliminary Plan Review # 12002033B (formerly 1-02033B), Greenway Village at Clarksburg.**



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

PLAT NO. 220051220- 220051290

Greenway Village (Preliminary Plan: Greenway Village at Clarksburg)
Located on the northwest quadrant, intersection of Newcut Road and Skylark Road
PD-4 zone, 208 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. 120020330 (formerly 1-02033), 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.

CHARTERED SITE PLAN



LEGEND

[Symbol]	Proposed Road
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PHASE I

Lot No.	Area (sq. ft.)	Area (ac.)
1	10,000	0.23
2	12,000	0.28
3	15,000	0.34
4	18,000	0.41
5	20,000	0.46
6	25,000	0.58
7	30,000	0.69
8	35,000	0.80
9	40,000	0.92
10	45,000	1.03
11	50,000	1.15
12	55,000	1.26
13	60,000	1.38
14	65,000	1.49
15	70,000	1.61
16	75,000	1.72
17	80,000	1.84
18	85,000	1.95
19	90,000	2.07
20	95,000	2.18
21	100,000	2.30
22	105,000	2.41
23	110,000	2.53

PHASE II

Lot No.	Area (sq. ft.)	Area (ac.)
24	115,000	2.64
25	120,000	2.76
26	125,000	2.87
27	130,000	3.00
28	135,000	3.11
29	140,000	3.23
30	145,000	3.34
31	150,000	3.46
32	155,000	3.57
33	160,000	3.69
34	165,000	3.80
35	170,000	3.92
36	175,000	4.03
37	180,000	4.15
38	185,000	4.26
39	190,000	4.38
40	195,000	4.49
41	200,000	4.61
42	205,000	4.72
43	210,000	4.84
44	215,000	4.95
45	220,000	5.07
46	225,000	5.18
47	230,000	5.30
48	235,000	5.41
49	240,000	5.53
50	245,000	5.64
51	250,000	5.76
52	255,000	5.87
53	260,000	6.00
54	265,000	6.11
55	270,000	6.23
56	275,000	6.34
57	280,000	6.46
58	285,000	6.57
59	290,000	6.69
60	295,000	6.80
61	300,000	6.92
62	305,000	7.03
63	310,000	7.15
64	315,000	7.26
65	320,000	7.38
66	325,000	7.49
67	330,000	7.61
68	335,000	7.72
69	340,000	7.84
70	345,000	7.95
71	350,000	8.07
72	355,000	8.18
73	360,000	8.30
74	365,000	8.41
75	370,000	8.53
76	375,000	8.64
77	380,000	8.76
78	385,000	8.87
79	390,000	9.00
80	395,000	9.11
81	400,000	9.23
82	405,000	9.34
83	410,000	9.46
84	415,000	9.57
85	420,000	9.69
86	425,000	9.80
87	430,000	9.92
88	435,000	10.03
89	440,000	10.15
90	445,000	10.26
91	450,000	10.38
92	455,000	10.49
93	460,000	10.61
94	465,000	10.72
95	470,000	10.84
96	475,000	10.95
97	480,000	11.07
98	485,000	11.18
99	490,000	11.30
100	495,000	11.41



PROJ. NO. 19-010

DATE 10/10/2019

SHEET NO. 10/10/2019

APPROVED BY THE BOARD OF SUPERVISORS
 COUNTY OF...
 DATE 10/10/2019

APPROVED BY THE BOARD OF SUPERVISORS
 COUNTY OF...
 DATE 10/10/2019

APPROVED BY THE BOARD OF SUPERVISORS
 COUNTY OF...
 DATE 10/10/2019

APPROVED BY THE BOARD OF SUPERVISORS
 COUNTY OF...
 DATE 10/10/2019

NOTES

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87. See Phase II Plan.
88. See Phase II Plan.
89. See Phase II Plan.
90. See Phase II Plan.
91. See Phase II Plan.
92. See Phase II Plan.
93. See Phase II Plan.
94. See Phase II Plan.
95. See Phase II Plan.
96. See Phase II Plan.
97. See Phase II Plan.
98. See Phase II Plan.
99. See Phase II Plan.
100. See Phase II Plan.



AUG - 9 2008

MCPB No. 06-57
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)	
One-family Detached	3,700
Townhouse	1,500
MPDU Townhouse	1,150
Minimum Lot Width at Front Building Line	18 feet
Setback from Public Street	
One-family Detached	15 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
Townhouse with rear garage	0 feet
2-over-2 units	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 ~~16-9-2005~~ (which is the date that this opinion is mailed to all parties of record), and

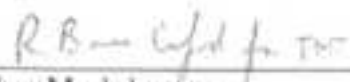
BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, 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 27th day of July, 2006.

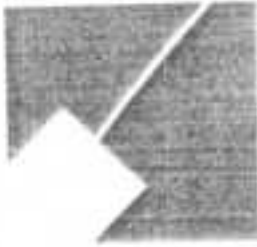

Derick P. Berlage
Chair, Montgomery County Planning Board


Trudye M. Johnson
Executive Director

PREPARED AS TO LEGAL SUFFICIENCY


MUNICIPAL LEGAL DEPARTMENT

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

OFFICE OF
THE GENERAL COUNSEL

(301) 495-4646
FAX (301) 495-2173

August 10, 2006

MEMORANDUM

TO: All Parties of Record

FROM: Debra Daniel, Associate General Counsel *DND*

RE: Attachments for Planning Board Resolution No. 06-57
Greenway Village – Phases 3, 4, 5 (Site Plan No. 82004022A)

Enclosed please find Attachments 1 and 2 for Montgomery County Planning Board Resolution No. 06-57 concerning Site Plan No. 82004022A, Greenway Village – Phases 3, 4, 5. The Attachments were omitted inadvertently from the copy of the Resolution mailed out on August 9, 2006.

DYD:aps

Enclosures



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

ATTACHMENT 1

August 22, 2002

Mr. David D. Flanagan
Elm Street Development
6820 Elm Street, Suite 200
McLean, Virginia 22101

Mr. Bernard Rafferty
Artery Development Company
7200 Wisconsin Avenue, Suite 1000
Bethesda, Maryland 20814

RE: Phasing of Road Improvements for
Clarksburg Village/DiMaio Developments

Dear Mr. Flanagan and Mr. Rafferty:

We are writing in reply to Mr. Rafferty's letter of August 5, 2002, confirming the proposed modifications of phasing of road improvements for the Clarksburg Village/DiMaio developments. The recommended modified phasing program is as follows:

<u>Off-Site Improvements</u>	<u>Permit Capacity</u>
1. MD 27-Observation Drive to MD 355 plus turn lane on MD 355 to WB 27	700 Units
2. MD 27-MD 355 to Brink plus turn at MD 27/Brink	700 Units
3. MD 27-Brink to A-305 plus turn lanes at MD 355/Brink	600 Units

Should you have any questions or need any clarification on our comments, please call either Ki Kim or me at (301) 495-4525.

Sincerely,



Ronald C. Welke, Supervisor
Transportation Planning

RCW:KHK:cmd

cc: Wynn Witthans
Malcolm Shaneman

Ltr to Flanagan and Rafferty re Road Phasing.doc

PLAT NO. 220062200

Mary J. Boland Subdivision (Preliminary Plan: Mary J. Boland Subdivision)
Located on Cider Barrel Drive at Gunners Drive, approximately 270 feet west of
Frederick Road (MD Route 355)
R-60 zone, Dedication of Cider Barrel Drive
Community Water, Community Sewer
Master Plan Area: Germantown
Day Development Company, Applicant

The record plat has been reviewed by MNCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 119970110 (formerly 1-97011) and Site Plan No. 819970090 (formerly 8-97009), 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: Mary Boland Plan Number: 1-20 119970110
 Plat Name: Mary Boland - 40nd del. Plat Number: 22006220
 Plat Submission Date: 5/17/06
 DRD Plat Reviewer: PW
 DRD Prelim Plan Reviewer: _____

Initial DRD Review:

Signed Preliminary Plan - Date 5/29/06 Checked: Initial PW Date 6/13/06
 Planning Board Opinion - Date 10/30/06 Checked: Initial PW Date 6/8/06
 Site Plan Req'd for Development? Yes No _____ Verified By: PW (Initial)
 Site Plan Name: Mary Boland Site Plan Number: 19970030
 Planning Board Opinion - Date 12/13/06 Checked: Initial PW Date 6/2/06
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Site Plan Reviewer Plat Approval: Checked: Initial PAH Date 9.8.06

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>MP</u>	<u>5/25</u>	<u>6/9/06</u>	<u>6/5</u>	
Research	Bobby Fleury			<u>6/6/06</u>	<u>OK</u>
SHA	Doug Mills			<u>N/C</u>	<u>N/C</u>
PEPCO	Jose Washington			<u>N/C</u>	<u>OK</u>
Parks	Doug Powell			<u>N/C</u>	<u>N/C</u>
DRD	Steve Smith			<u>6/1</u>	

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:

Initial	Date
<u>TA</u>	<u>9/1/06</u>
<u>TA</u>	<u>6/18/06</u>
<u>TA</u>	<u>8/28/06</u>
<u>TA</u>	<u>9/21/06</u>

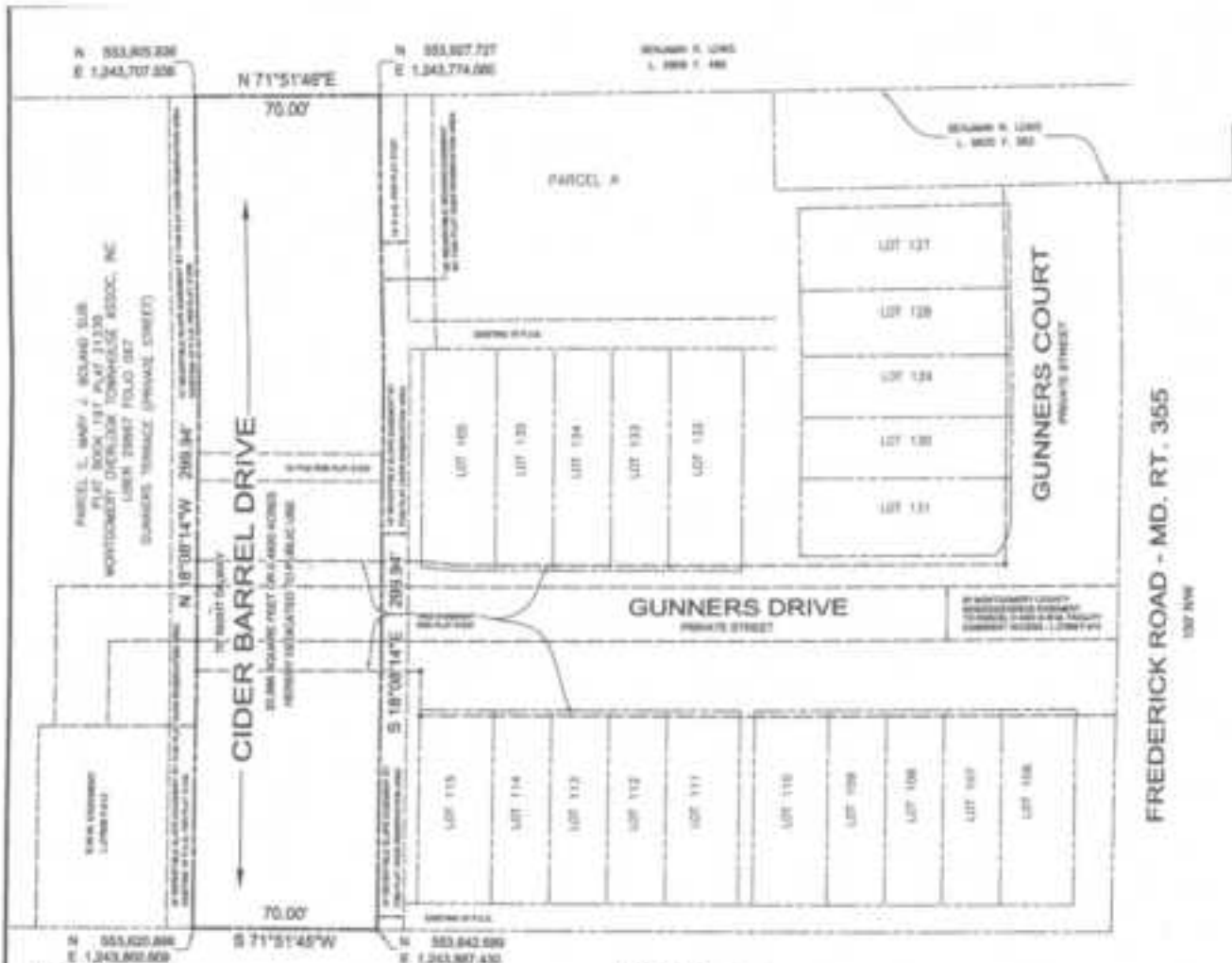
Board Approval of Plat:

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:

No. _____



OWNER'S DEDICATION

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREOF, HEREBY ACCEPT THIS PLAN OF SUBDIVISION, DEDICATE THE STREETS TO PUBLIC USE AND GRANT TO MONTGOMERY COUNTY, MARYLAND, SLOPE EASEMENTS, AS SHOWN, ACROSS THE SHOWN DEDICATION AREAS DESCRIBED IN PLAT BOOK 197 AT PLATS 2108 & 2107. ALL SLOPE EASEMENTS SHALL BE AUTOMATICALLY ESTABLISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS RELATING SAME HAVE BEEN LAWFULLY COMPLETED AND HAVE BEEN ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND OR OTHER APPROPRIATE PUBLIC AGENCY.

AS OWNERS OF THE SUBDIVISION, WE, OUR SUCCESSORS AND HEIRS, SHALL CAUSE PROPERTY CORNER MARKERS TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 30-44 (A)(2) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUIES, ACTIONS AT LAW, LEASES, LEASES OR TRUSTS ON THIS PROPERTY.

FOR MONTGOMERY OVERLOOK TOWNHOUSE ASSOCIATION, INC.
By: DAY DEVELOPMENT CO., L.L.C.

Peter Hitzman
PETER HITZMAN, ALTH MEMBER

9-5-06
DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREOF IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND INFORMATION, AND THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVERTED BY DAY DEVELOPMENT COMPANY, L.L.C. TO MONTGOMERY OVERLOOK TOWNHOUSE ASSOCIATION, INC. BY DEED DATED MAY 5, 2005, RECORDED IN LIBER 2867 AT FOLIO 867 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. SAID LAND ALSO WERE A SUBDIVISION OF PARCEL A OF A SUBDIVISION OF LAND DIVIDED INTO THIRTY FIVE LOTS, LOT 107 THROUGH 126, AND PARCELS A & B, MARY J. BOLAND SUBDIVISION, A PLAT OF WHICH IS RECORDED AMONG SAID LAND RECORDS IN PLAT BOOK 197 AT PLAT 2107. I FURTHER CERTIFY THAT ONCE ENGRAVED AS DESCRIBED IN THE OWNER'S DEDICATION HEREOF, ALL PROPERTY CORNERS WILL BE SET AS DELINEATED HEREOF AND IN ACCORDANCE WITH SECTION 30-44(a) OF THE MONTGOMERY COUNTY CODE. THE TOTAL LAND AREA ENCOMPASSED BY THIS PLAT IS 32.96 SQUARE FEET OR 0.485 ACRES, ALL OF WHICH IS DEDICATED TO PUBLIC USE BY THIS PLAT.

efcajama
EFCAJAMA
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 18711

NOTES

1) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTINGENT BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

2) THE LAND HEREOF IS ZONED R-100.

3) THE AREA SHOWN HEREOF IS LIMITED TO USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN FILE NO. 1-20711 ENTTLED LOTS 108 THROUGH 126, PARCELS A, B & C, MARY J. BOLAND SUBDIVISION. DEVELOPMENT IS SUBJECT TO THE TERMS OF AN APPROVED SITE PLAN FILE NO. 4-2008.

NOTES (CONT'D)

4) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO WAIVE EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORDS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.

5) THE PROPERTY SHOWN HEREOF IS IDENTIFIED ON THE MAP FILES.

6) THE PROPERTY SHOWN HEREOF IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 23A OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SECONDARY CONTROL PERMIT. A COPY OF THE APPROVED PLAN MAY BE VIEWED AT 8707 GEORGINA AVENUE, SILVER SPRING, MD.

7) THE RESULTING COMMON OPEN SPACE PARCELS SHOWN HEREOF, OVER WHICH EASEMENTS HAVE BEEN ESTABLISHED BY THIS PLAT, ARE SUBJECT TO THE TERMS AND CONDITIONS OF A DECLARATION OF OPEN SPACE COVENANTS RECORDED IN LIBER 1876 AT FOLIO 48.

MARYLAND-NATURAL CAPITAL, PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN ASST. SECRETARY TREASURER

BY: _____
DIRECTOR

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

RECORDED
PLAT BOOK
PLAT NO.

Dewberry
203 Perry Parkway, Suite 1
Odenton, MD 20877-2169
(301) 948-8300 Fax: (301) 258-7607

SUBDIVISION RECORD PLAT

DEDICATION OF
CIDER BARREL DRIVE
MARY J. BOLAND SUBDIVISION

GUTHRIEBURG 10TH ELECTION DISTRICT
SCALE 1" = 30' DATE: MARCH 2008



VICINITY MAP
SCALE 1" = 300'

File



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Action: Approved Staff Recommendation
(Motion of Comm. Richardson, seconded by Comm. Baptiste with a vote of 3-0; Comms. Richardson, Baptiste and Aron voting in favor, Comm. Holmes absent and Comm. Hussmann temporarily absent).

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-97011
NAME OF PLAN: MARY J. BOLAND, LOTS 96-129

On 08-02-96, TAMARA CORPORATION, submitted an application for the approval of a preliminary plan of subdivision of property in the R60 zone. The application proposed to create 31 lots on 5.92 ACRES of land. The application was designated Preliminary Plan 1-97011. On 10-17-96, Preliminary Plan 1-97011 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-97011 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-97011, subject to the following conditions:

- 1) Compliance with the conditions of approval of the preliminary forest conservation plan. Applicant must meet all conditions prior to recording of plats or MCDPS issuance of sediment and erosion control permit, as appropriate
- 2) Prior to recording of plats, applicant and MCDPS to determine the disposition of the existing stormwater management facility (Parcel C)
- 3) Future Master Plan right-of-way for Cider Barrel Drive (as shown on 9/12/96 plan) to be referenced on record plat as an easement and the area to be dedicated at such time as requested by Montgomery County
- 4) Prior to recording of plats, submit verification that the required number of TDR easements (17) have been recorded in the land records of Montgomery County
- 5) Access to Frederick Road (MD Rte 355) to be approved by MDSHA. After construction and connection of proposed Cider Barrel Drive, access to Frederick Road to be closed.
- 6) Noise attenuation measures to be reviewed prior to site plan approval

PRELIMINARY SUBDIVISION PLAN APPLICATION FILE NO: 1-97011

Withdrawn or superseded: N another plan on property? file no: -
NAME OF SUBDIVISION: MARY J. BOLAND, LOTS 96-129 DATE OF APPLIC: 08-02-96
SPECIAL EXCEPTION OR ZONING CASE NO: DATE OF SRC: - -
THRESHOLD: PRE-PRELIMINARY PLAN FOR THIS PROPERTY, ENTER IT: -

LOCATION
A. OF FREDERICK ROAD 40.7 FEET N OF APPLEDOWRE WAY
2000 BASE MAP NO: 228NW11 MPDUS PROPOSED: 0
NO. OF LOTS PROPOSED: 34 NUMBER OF RESIDENTIAL UNITS PROPOSED: 34
TYPE OF UNITS: TW, , , , ZONING: R60
NUMBER OF UNITS: 34 0 0 0 0 ZONING: TDR
PROPOSED SANITARY FACILITIES: WATER: PUBLIC SEWER: PUBLIC
NUMBER OF TDRS: 0 REQUEST CLUSTER OPT: N REQUEST MPDU WAIVER: N
REQUEST STORM WATER MANAGEMENT WAIVER: N HISTORIC SITE OR DISTRICT?: N
OWNER NAME: TAMARA CORPORATION
ADDRESS: 11709 ROBERTS GLEN CT. TELEPHONE NO: 301-294-9599
POTOMAC, MD, 20854
CONTRACT PURCHASER NAME:
ADDRESS: 0 TELEPHONE NO: - -
CONVEY AREA: 5.92 ACRES INCLUDE AREA: 5.92 ACRES PLAN FEE: \$1840.00

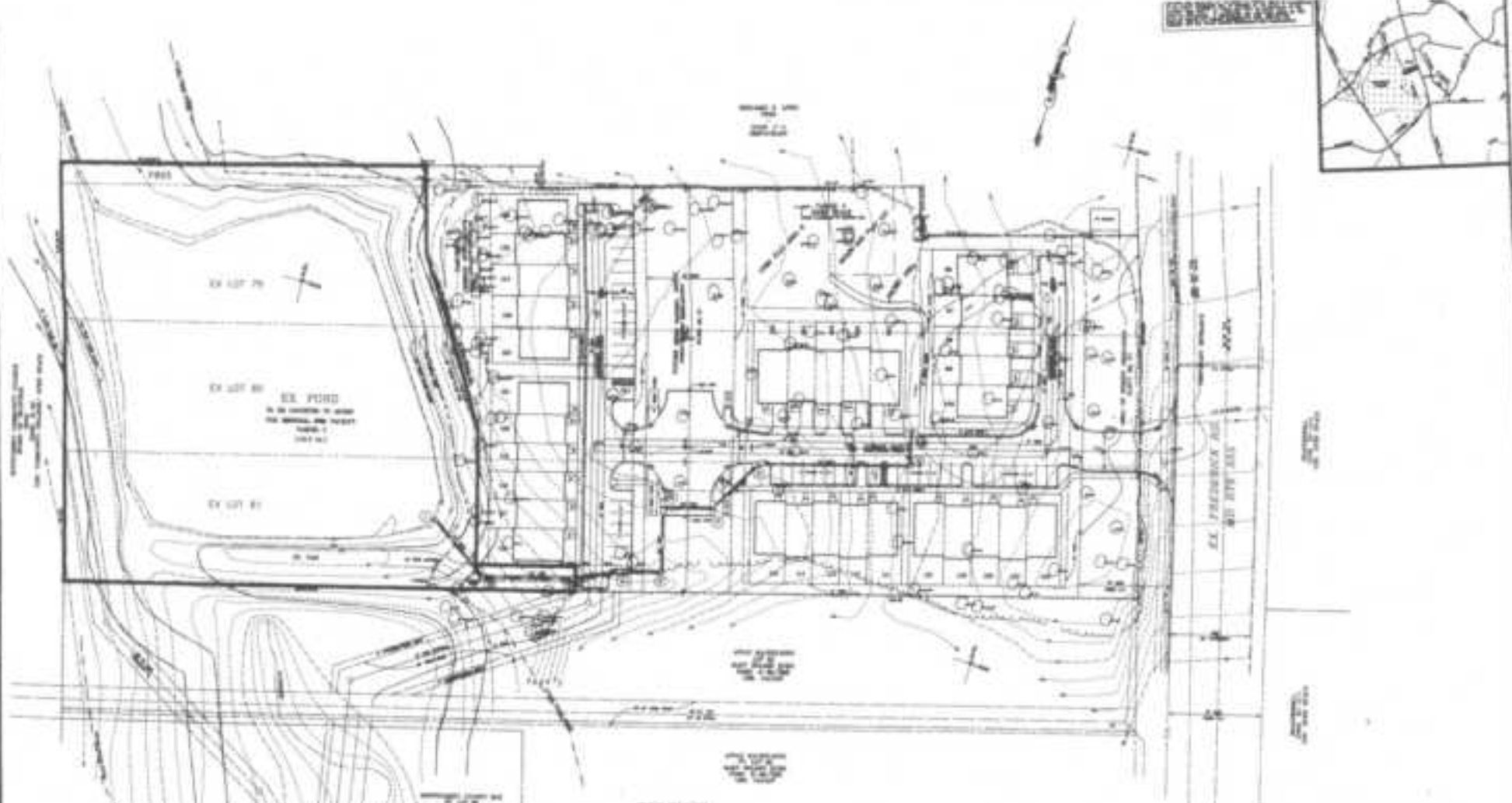
RESTRICTIONS:
NONE

ENGINEER OR SURVEYOR: DEWBERRY & DAVIS
ADDRESS: 804 WEST DIAMOND #200 AVE TELEPHONE: 301-948-8300
GAITHERSBURG, MD, 20878

MPDU REQUIRED: 0 MPDU APPROVED: 0 NO. OF LOTS APPROVED: 31
UNITS APPROVED: TYPE OF UNITS: SF, , , ,
NUMBER OF UNITS: 31 0 0 0
DATE OF PLAN ACTION: 10-17-96 PLANNING BOARD ACTION: APPROVED
PLAN EXTENSION: DATE GRANTED: 00-00-00 EXPIRATION: 00-00-00

2000 BASE MAP NO: 228NW11 MASTER PLAN AREA: 19 TAX MAP NO: FU123
X COORDINATE 731615 TAX MAP YEAR: CENSUS TRACT & BLOCK:
Y COORDINATE 492968 PLANNING AREA: 19 TRAFFIC ZONE: 309

SEWERSHED NO: SEWER AUTHORIZATION NO:
STORM WATER MGMT. WAIVER GRANTED: STREAM CHANNEL MODIFICATION:
WRA PERMIT NEEDED:
PARKLAND ACRES: REC FACIL: PLAYGROUND: PLAYFIELD: OTHER:



NOTICE TO CONTRACTOR

1. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

2. The Contractor shall maintain access to all existing utilities and structures on the site.

3. The Contractor shall be responsible for the safety of all workers and the public during the construction process.

4. The Contractor shall maintain the site in a safe and sanitary condition at all times.

5. The Contractor shall be responsible for the removal and disposal of all construction waste.

6. The Contractor shall be responsible for the protection of all existing trees and vegetation on the site.

7. The Contractor shall be responsible for the installation and maintenance of all site furnishings and landscaping.

8. The Contractor shall be responsible for the final grading and paving of all site areas.

9. The Contractor shall be responsible for the final cleanup and site restoration.

10. The Contractor shall be responsible for the final inspection and approval of the project.

PROPOSED

NO.	DESCRIPTION	AMOUNT	TOTAL
1	Site Preparation	100.00	100.00
2	Foundation	200.00	300.00
3	Structural Steel	500.00	800.00
4	Masonry	300.00	1100.00
5	Roofing	150.00	1250.00
6	Interior Finishes	400.00	1650.00
7	Exterior Finishes	200.00	1850.00
8	Site Furnishings	100.00	1950.00
9	Landscaping	50.00	2000.00
10	Other	50.00	2050.00
TOTAL		2050.00	2050.00

LEGEND

1. EXISTING BUILDING

2. PROPOSED BUILDING

3. EXISTING PARKING SPACES

4. PROPOSED PARKING SPACES

5. EXISTING DRIVEWAYS

6. PROPOSED DRIVEWAYS

7. EXISTING UTILITIES

8. PROPOSED UTILITIES

9. EXISTING TREES

10. PROPOSED TREES

11. EXISTING LANDSCAPING

12. PROPOSED LANDSCAPING

PRELIMINARY SUBDIVISION PLAN

LOTS 46 THROUGH 50A

PARCELS A & B & C

MARY J. BOLAND SUBDIVISION

APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF ALameda, CALIFORNIA

DATE: 11/10/1988

BY: 

Douthett & Douthett

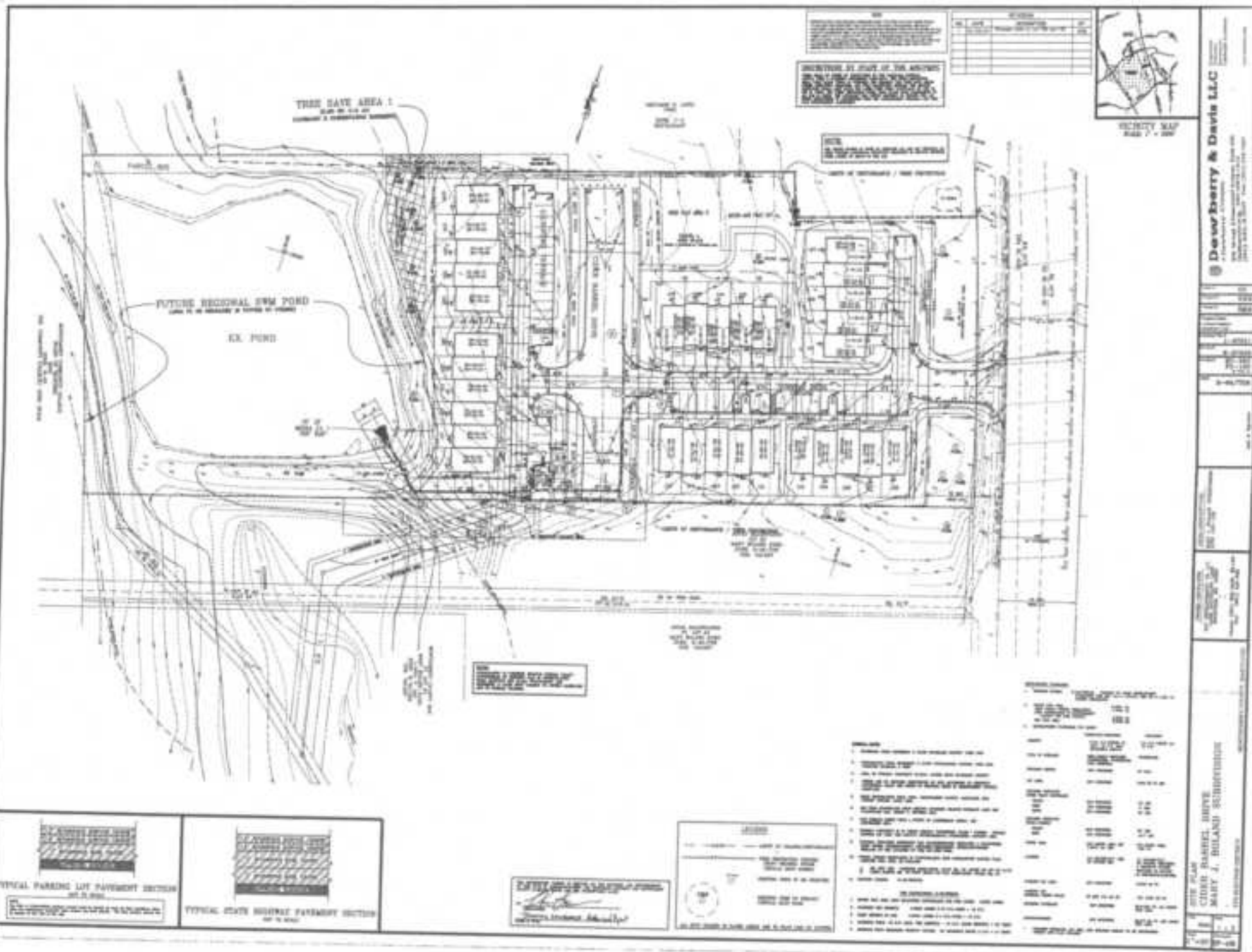
IN ASSOCIATION WITH JONAS FREEMAN, P.E.

Professional Engineers - Planning Services

304 E. Duane Ave., Colma, CA 94015

☎ 314-948-8300 Fax 314-258-1907

SCALE: 1" = 10'



SECTION 31 PLAN OF THE AIRPORT

NO.	DATE	REVISION



CITY MAP
NOV. 1, 1970

FUTURE REGIONAL SW POND
(SEE PLAN TO BE SUBMITTED BY OWNER OF POND)

EX. POND

TREE BAY AREA 1
SEE PLAN TO BE SUBMITTED BY OWNER OF POND

SECTION 31 PLAN OF THE AIRPORT

- NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. EROSION CONTROL MEASURES TO BE INSTALLED AS SHOWN.
 3. ALL UTILITIES TO BE DEPTH MARKED AND PROTECTED.
 4. SEE PLAN FOR SPECIFICATIONS OF CURBS AND PAVEMENT.
 5. SEE PLAN FOR SPECIFICATIONS OF LIGHTING FIXTURES.
 6. SEE PLAN FOR SPECIFICATIONS OF SIGNAGE.
 7. SEE PLAN FOR SPECIFICATIONS OF FENCES.
 8. SEE PLAN FOR SPECIFICATIONS OF UTILITIES.
 9. SEE PLAN FOR SPECIFICATIONS OF LANDSCAPING.
 10. SEE PLAN FOR SPECIFICATIONS OF IRRIGATION.
 11. SEE PLAN FOR SPECIFICATIONS OF DRAINAGE.
 12. SEE PLAN FOR SPECIFICATIONS OF RETENTION WALLS.
 13. SEE PLAN FOR SPECIFICATIONS OF TOWER LIGHTS.
 14. SEE PLAN FOR SPECIFICATIONS OF SECURITY LIGHTS.
 15. SEE PLAN FOR SPECIFICATIONS OF PAINTS AND FINISHES.
 16. SEE PLAN FOR SPECIFICATIONS OF MATERIALS.
 17. SEE PLAN FOR SPECIFICATIONS OF LABOR.
 18. SEE PLAN FOR SPECIFICATIONS OF EQUIPMENT.
 19. SEE PLAN FOR SPECIFICATIONS OF SUPPLIES.
 20. SEE PLAN FOR SPECIFICATIONS OF CONSTRUCTION METHODS.
 21. SEE PLAN FOR SPECIFICATIONS OF SCHEDULE.
 22. SEE PLAN FOR SPECIFICATIONS OF COSTS.
 23. SEE PLAN FOR SPECIFICATIONS OF RISKS.
 24. SEE PLAN FOR SPECIFICATIONS OF LEGAL MATTERS.
 25. SEE PLAN FOR SPECIFICATIONS OF COMMUNITY RELATIONS.
 26. SEE PLAN FOR SPECIFICATIONS OF PUBLIC RELATIONS.
 27. SEE PLAN FOR SPECIFICATIONS OF ENVIRONMENTAL IMPACT STATEMENTS.
 28. SEE PLAN FOR SPECIFICATIONS OF HISTORICAL PRESERVATION.
 29. SEE PLAN FOR SPECIFICATIONS OF CULTURAL RESOURCE SURVEYS.
 30. SEE PLAN FOR SPECIFICATIONS OF ANTI-CORROSION.
 31. SEE PLAN FOR SPECIFICATIONS OF SEISMIC DESIGN.
 32. SEE PLAN FOR SPECIFICATIONS OF ACCESSIBILITY.
 33. SEE PLAN FOR SPECIFICATIONS OF SAFETY.
 34. SEE PLAN FOR SPECIFICATIONS OF SECURITY.
 35. SEE PLAN FOR SPECIFICATIONS OF EMPLOYEE PROTECTION.
 36. SEE PLAN FOR SPECIFICATIONS OF HEALTH AND SAFETY.
 37. SEE PLAN FOR SPECIFICATIONS OF ENVIRONMENTAL PROTECTION.
 38. SEE PLAN FOR SPECIFICATIONS OF COMMUNITY DEVELOPMENT.
 39. SEE PLAN FOR SPECIFICATIONS OF ECONOMIC DEVELOPMENT.
 40. SEE PLAN FOR SPECIFICATIONS OF HOUSING AFFORDABILITY.
 41. SEE PLAN FOR SPECIFICATIONS OF INFRASTRUCTURE.
 42. SEE PLAN FOR SPECIFICATIONS OF TRANSPORTATION.
 43. SEE PLAN FOR SPECIFICATIONS OF UTILITIES.
 44. SEE PLAN FOR SPECIFICATIONS OF ENVIRONMENTAL QUALITY.
 45. SEE PLAN FOR SPECIFICATIONS OF CLIMATE CHANGE.
 46. SEE PLAN FOR SPECIFICATIONS OF ENERGY EFFICIENCY.
 47. SEE PLAN FOR SPECIFICATIONS OF GREEN BUILDING.
 48. SEE PLAN FOR SPECIFICATIONS OF WATER CONSERVATION.
 49. SEE PLAN FOR SPECIFICATIONS OF AIR QUALITY.
 50. SEE PLAN FOR SPECIFICATIONS OF NOISE ABATEMENT.

DESIGNED BY

 MARY J. BOLAND, P.E.
 1000 W. 10TH AVE., SUITE 100
 DENVER, CO 80202
 303.555.1234

SECTION 31 PLAN OF THE AIRPORT

TYPICAL PARKING LOT PAVEMENT SECTION
 12" CONC.

TYPICAL DRIVE DRIVEWAY PAVEMENT SECTION

SITE PLAN
 1000 W. 10TH AVE., SUITE 100
 DENVER, CO 80202
 303.555.1234
 MARY J. BOLAND, P.E.

Dewberry & Davis LLC
 1000 W. 10TH AVE., SUITE 100
 DENVER, CO 80202
 303.555.1234



MONTGOMERY COUNTY PLANNING BOARD

OPINION

DATE MAILED: December 13, 1996
SITE PLAN REVIEW #8-97009
PROJECT: Mary J. Boland Subdivision

Action: Approval subject to conditions. Motion was made by Commissioner Baptiste, seconded by Commissioner Holmes, with a vote of 5-0, Commissioners Baptiste, Holmes, Aron, Hussmann and Richardson voting for.

The date of this written opinion is December 13, 1996 (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, as provided in the Maryland Rules of Procedure, on or before January 12, 1997 (which is thirty days from the date of this written opinion). If no administrative appeal is timely filed, then this site plan shall remain valid until November 30, 1999 (which is the date that the validity period associated with the preliminary plan is set to expire as of the date of this opinion), as provided in Section 59-D-3.8.

On December 12, 1996, Site Plan Review #8-97009 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report (with modifications to the conditions hereby adopted by the Montgomery County Planning Board) which is made a part hereof, the Montgomery County Planning Board finds:

1. The Site Plan is consistent with an approved development plan or a project plan for the optional method of development, if required;
2. The Site Plan meets all of the requirements of the zone in which it is located;
3. The locations of the buildings and structures, the open spaces, the landscaping, and the

pedestrian and vehicular circulation systems are adequate, safe, and efficient;

4. Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development;
5. The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.

The Montgomery County Planning Board APPROVES Site Plan Review #8-97009 which consists of a regional stormwater management facility, 31 townhouses and associated recreational facilities subject to the following conditions:

1. Standard Conditions dated October 10, 1995, Appendix A.
2. The Record Plat of the proposed subdivision shall reflect an easement for future full width dedication and construction of Cider Barrel Drive as a closed section primary residential street. This easement shall be sufficiently wide to accommodate the necessary slope and drainage easements. The easements are to be determined by the Montgomery County Department of Public Works and Transportation. If the required easements affect the layout of the proposed units or parking areas, the site plan shall be amended accordingly and shall be approved by the Planning Board.
3. Prior to approval of the signature set of site plan, the plan shall be revised to show additional trees in the front yards of garage units on Lots 97, 99, 102, and 104.
4. Prior to issuance of any building permit, the applicant shall submit a certification from a professional acoustical engineer that the building shell for units on Lots 96-100 and Lots 106-110 will attenuate projected noise levels to an interior level not to exceed 45 dBA Ldn.

APPENDIX A: STANDARD CONDITIONS OF APPROVAL DATED 10-10-95:

1. Submit a Site Plan Enforcement Agreement, Development Program, and Homeowners Association Documents for review and approval prior to approval of the signature set as follows:

Development Program to include a phasing schedule as follows:

- a. Community-wide pedestrian pathways and recreation facilities must be completed prior to seventy percent occupancy of each phase of the development.
 - b. Landscaping associated with each parking lot and building shall be completed as construction of each facility is completed.
 - c. Pedestrian pathways and seating areas associated with each facility shall be completed as construction of each facility is completed.
 - d. Clearing and grading to correspond to the construction phasing, to minimize soil erosion.
 - e. Coordination of each section of the development and roads.
 - f. Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, and community paths.
-
2. Signature set of site, landscape/lighting, forest conservation and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
 - a. Limits of disturbance.
 - b. Methods and location of tree protection.
 - c. Conditions of DPS Stormwater Concept approval letter dated October 18, 1996.
 - d. Note stating the M-NCPPC staff must inspect tree-save areas, stress mitigation measures, and protection devices prior to clearing and grading.
 - e. The development program inspection schedule.
 - f. Details for and location of noise fencing to attenuate current noise levels to no more than 65 dBA Ldn for the outdoor back yard area of homes on Lots 106-110.
 3. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.
 4. No clearing or grading prior to Planning Department approval of signature set of plans.

PLAT NO. 220070140

Woodburn (Preliminary Plan: Fanning Property)

Located on River Road, approximately 200 feet west of Goldsboro Road

R-200 zone, 2 lots

Community Water, Community Sewer

Master Plan Area: Bethesda-Chevy Chase

Mary Fanning, Applicant

The record plat has been reviewed by MNCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120061030, 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: Fanning Property Plan Number: 120061030
 Plat Name: Woolburn lot 1 + 20 Plat Number: 220070140
 Plat Submission Date: 7/20/06
 DRD Plat Reviewer: _____
 DRD Prelim Plan Reviewer: Polina Kenney

Initial DRD Review:

Signed Preliminary Plan - Date 8/23/06 Checked: Initial Dyn Date 9/5/06
 Planning Board Opinion - Date 8/2/06 Checked: Initial PD Date 8/16/06
 Site Plan Req'd for Development? Yes ___ No Verified By: _____ (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Site Plan Reviewer Plat Approval: Checked: Initial _____ Date _____

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
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Research	Bobby Fleury			7/28/06	OK
SHA	Doug Mills			NC	NC
PEPCO	Steve Baxter			NC	NC
Parks	Doug Powell			NC	N/C
DRD	Steve Smith			8/1/06	OK

Final DRD Review:

DRD Review Complete:	Initial <u>TA</u>	Date <u>9/1/06</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>TA</u>	<u>8/16/06</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>TA</u>	<u>8/25/06</u>
Board Approval of Plat:		
Plat Agenda:	<u>TA</u>	<u>8/21/06</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
DPS Approval of Plat:		
Engineer Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
Plat Reproduction:		
Addressing:	_____	_____
File Card Update:	_____	_____
Final Zoning Book Check:	_____	_____
Update Address Books with Plat #:	_____	_____
Update Green Books for Resubdivision:	_____	_____
Notify Engineer to Seal Plats:	_____	_____
Engineer Seal Complete:	_____	_____
Complete Reproduction:	_____	_____
Sent to Courthouse for Recordation:	_____	_____

No. _____

BURGESS & NIPLE

PLAT NO.



VICINITY MAP

SCALE: 1"=600'



GENERAL NOTES

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATION WITH ANY PRELIMINARY PLANNING SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE REFERRED TO AS THE SAME UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE THE EXAMINATION OF TITLE OR TO DEFLECT OR NOTE ALL MATTERS AFFECTING TITLE.
3. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AGENCY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
4. THIS PROPERTY IS CURRENTLY ZONED R-40.
5. THIS PROPERTY IS SHOWN ON V.L.E.C. 100-1001 SHEET 006, RW 99.
6. THIS PROPERTY IS EXEMPT FROM CHAPTER 204A THE MONTGOMERY COUNTY FOREST CONSERVATION LAW 84-1002E.
7. THE LOTS SHOWN HEREIN ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLANNING BOARD, ENTITLED "WOODBURN PROPERTY".

SURVEYOR'S CERTIFICATE:

I hereby certify that the plan shown herein is correct to the best of my professional knowledge and belief, that it is a subdivision of the lands conveyed to me by deed bearing its date of record October 21, 1957 and recorded among the Land Records of Montgomery County Maryland as Liber 3570 of Page 92, and that every easement as described in the Owner's Declaration herein, or any other deed that I and my assistants shall find, shall be set up as indicated herein in accordance with Section 30-20(c) of the subdivision regulations of Montgomery County Maryland.

The total area included in this plat of subdivision is 0.5077 acres of which 1.0077 sq. ft. or 0.0234 acres is hereby dedicated to public use.

James Scott Hightower 8/24/06
 James Scott Hightower
 Professional Land Surveyor
 Montgomer Registration No. 7128

OWNER'S CERTIFICATION

I, Mary Blair Tanning, owner of the property shown and subdivided herein, hereby certify that I am of legal age, of sound mind and of legal capacity and that I have no other interest in the property shown and subdivided herein than that shown and subdivided herein. I further grant a 10-year Public Utility Easement, shown herein on 10 P.U.E. to those parties named in the previously entitled "Declaration of Terms and Conditions of Public Utility Easements" as recorded in Liber 3624 of Page 657 among the Land Records of Montgomery County Maryland.

As owner of this subdivision, I, of my successors, agents and assigns, will cause certain easements and any other required instruments to be set up by a Registered Professional Land Surveyor in accordance with Section 30-24(a)(2) of the Montgomery County Code.

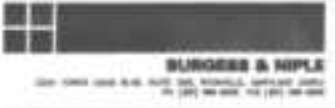
There are no other interests of tax, water, fire, easements, or trusts affecting the property shown herein, except certain deeds, trust and all interested parties, should take these interests into account.

Mary Blair Tanning
 Mary Blair Tanning

Plot Tabulation

Number of Lots	2
Area of Lot 19	8,852 Sq. Ft. (0.2036 Acres)
Area of Lot 20	10,222 Sq. Ft. (0.2347 Acres)
Area of Public Dedication	3,087 Sq. Ft. (0.0704 Acres)
Total Area	21,842 Sq. Ft. (0.5017 Acres)

SUBDIVISION RECORD PLAT
 LOTS 19 AND 20, BLOCK "1"
 WOODBURN
 BETHESDA (7th) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30' JULY, 2006



M.N.C.P. & P.C. Record File No.

Department of Permitting Services Montgomery County, Maryland	Reviewed _____	Drafted _____ ER _____
Approved _____	Plot No. _____	Checked _____ GS _____
Director _____		Job No. 42783

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

Approved _____	Director _____	Act. Secretary - Tanning _____
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8/24/06 1:44:17 PM 8/24/06 1:44:17 PM 8/24/06 1:44:17 PM 8/24/06 1:44:17 PM

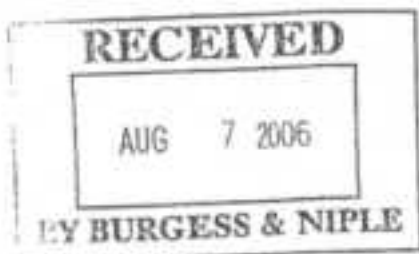
M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4300, www.mncppc.org



Date Mailed: AUG - 2 2006

Action: Approved Staff Recommendation

Motion of Commissioner Perdue, seconded by Commissioner Wellington, with a vote of 3-0;

Commissioners Berlage, Perdue, and Wellington voting in favor. Commissioners Bryant and Robinson absent.

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan: 120061030
NAME OF PLAN: Fanning Property
Public Hearing Date: July 6, 2006

The date of this written opinion is AUG - 2 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).

I. INTRODUCTION

On April 11, 2006, Ms. Mary Fanning ("Applicant") submitted an application for the approval of a Preliminary Plan for subdivision to create two (2) residential lots in an R-60 zone ("Preliminary Plan" or "Plan"). The Preliminary Plan was designated Preliminary Plan No. 120061030. On July 6, 2006 Preliminary Plan No. 120061030 was brought before the Montgomery County Planning Board ("Planning Board" or "Board") for a public hearing. At the public hearing, the Planning Board heard testimony and received evidence submitted into the record on the application. Prior to the public hearing, Planning Board staff ("Staff") analyzed and provided recommendations

Noise

The Subject Property is located on River Road (MD190), on which traffic speeds will often significantly exceed the posted speed limit of 50 mph. The location of the dwelling on Subject Property, which fronts on River Road (MD 190), leaves it vulnerable to exterior noise from traffic. Staff noted that acoustical design and construction to ensure that interior noise levels do not exceed 45 DBA L_{DN}, is required.

MASTER PLAN COMPLIANCE

The Bethesda Chevy Chase Master Plan does not specifically address the Subject Property but does provide general guidance and recommendations for development patterns and density. The plan reconfirms the one-family zoning throughout the area and balances the level of new development with transportation capacity. Staff found that the proposed subdivision complies with the recommendations adopted in the master plan in that it proposes one-family residential lots.

PROPOSED LOT DIMENSIONS

In its Report, Staff presented a map of the current lots in the surrounding subdivision as well as the proposed dimensions of the two (2) proposed lots under the Preliminary Plan (Attachment A and B of the Staff Report). Staff found that the size, width, shape and orientation of the proposed lots are appropriate for the location of the subdivision and will conform to the minimum requirements of the R-60 zone.

STAFF RECOMMENDATIONS

Staff found that the proposed Preliminary Plan complies with Chapter 50 of the Montgomery County Code, Subdivision Regulations and Chapter 59, the Zoning Ordinance, and that public facilities will be adequate to support and service the area of the proposed. Staff recommended the approval of the Preliminary Plan subject to conditions.

IV. Findings

Having given full consideration to the recommendations of its Staff, the recommendations of the applicable public agencies,¹ the Applicant's position, and other evidence contained in the Record, which is hereby incorporated in its entirety into this

¹ The application was referred to outside agencies for comment and review, including the Washington Suburban Sanitary Commission ("WSSC"), the Montgomery County Department of Public Works and Transportation ("MCDPWT"), the Montgomery County Department of Permitting Services ("MCDPS" or "DPS"), and the various public utilities. None of these agencies objected to approval of the application.

regarding the Preliminary Plan in a memorandum sent to the Planning Board on June 23, 2006 ("Staff Report" or "Report").

The record for this application ("Record") closed at the conclusion of the public hearing, upon the taking of an action by the Planning Board. The Record includes: the information on the Preliminary Plan Application Form; the Planning Board Staff-generated minutes of the Subdivision Review Committee meeting(s) on the application; all correspondence and any other written or graphic information concerning the application received by the Planning Board or its Staff from the Applicant, public agencies and the community following submission of the application and prior to the Board's action at the conclusion of the public hearing; all correspondence and any other written or graphic information issued by Planning Board Staff, prior to the Board's action following the public hearing, concerning the application; and all evidence, including written and oral testimony and any graphic exhibits, presented to the Planning Board at the public hearing.

II. SITE DESCRIPTION

The property, identified as Parcel 383 ("Subject Property"), is located on the south side of River Road, approximately 200 feet west of the intersection with Goldsboro Road. The property contains 0.50 acres (21,780 square feet) and is zoned R-60. Currently one (1) one-family detached dwelling exists on the Subject Property and will remain under the Preliminary Plan.

III. PLAN DESCRIPTION

This is an application to subdivide the Subject Property into two (2) lots for two (2) one-family detached dwellings, one of which already exists and will remain. The Subject Property currently contains an existing pool that will be removed. Each lot will have individual driveway access from River Road. Staff noted that the Subject Property is exempt from Forest Conservation, but a tree save plan is required.

ENVIRONMENT

Forest Conservation

Staff stated that the Subject Property contains no forest and is exempt from general Forest Conservation Law requirements. There are three specimen trees onsite including, a 35" red maple, a 33" tulip poplar, and a 39.5" red maple. The 35" red maple will be removed as part of this development. The other two will be protected by avoidance of the critical root zone and root pruning in locations where the impact is unavoidable. Staff found that the effects on off-site trees are minimal and none are proposed for removal. A 40" silver maple on the adjoining property will be the most impacted, but root pruning will be used to reduce the negative impacts.

Opinion, the Montgomery County Planning Board finds, based on the uncontested evidence of record, and with the conditions of approval, that:

1. The proposed lots are appropriate for the location.
2. The proposed lots conform to the minimum standards of an R-60 zone.
3. The Preliminary Plan substantially conforms to the Bethesda Chevy Chase Master Plan.
4. The public facilities will be adequate to support and service the area of the Preliminary Plan's proposed resubdivision.
5. The application satisfies all the applicable requirements for an exemption under the Forest Conservation Law contained in Montgomery County Code Chapter 22A.
6. The application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by MCDPS that the Stormwater Management Concept Plan meets MCDPS standards.
7. That any future objection, which may be raised concerning a substantive issue in this application, is waived.


V. CONDITIONS OF APPROVAL

Finding Preliminary Plan No. 120061030 in accordance with the purposes and all applicable regulations of Montgomery County Code Chapter 50, the Planning Board APPROVES Preliminary Plan No. 120061030, subject to the following conditions:

- 1) The Preliminary Plan is limited to two (2) single-family detached dwelling units.
- 2) The proposed development shall comply with the conditions of the approved tree save plan prior to any demolition, clearing, or grading on the Subject Property.
- 3) At the time of building permit, an acoustical engineer must certify through building shell analysis that the interior noise levels will not exceed 45 DBA L_{DN}. The builder must construct the buildings in accordance with these acoustical recommendations, with any changes affecting acoustical performance approved by the acoustical engineer, with copy to Staff.
- 4) The noise certification and builder acceptance letter must be provided to M-NCPPC Environmental Planning Staff before building permits are approved.

CERTIFICATION OF BOARD ADOPTION OF OPINION

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 Byrant necessarily 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 Preliminary Plan Review No. 120061030, Fanning Property.



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

PLAT NO. 220062230

Crestview

Located on east side of Crescent Street, approximately 500 feet north of Leroy Place

R-60 zone, 1 lot

Community Water, Community Sewer

Master Plan Area: Bethesda-Chevy Chase

Peter/Beth Greene, Applicant

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

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

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

Staff applied the above-noted minor subdivision criteria for this lot (previously known as lots 4, 5, and 6) and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(3) of the subdivision regulations and supports this minor subdivision record plat.

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Crestview Plat Number: 220062230

Plat Submission Date: 06/09/06

DRD Plat Reviewer: TA

DRD Prelim Plan Reviewer: NA

*For category of minor see pages 2 and 3

A-60 Sec 59 B 52

Minor 50-35A

Initial DRD Review:

Pre-Preliminary Plan No. NA Checked: Initial — Date —

Preliminary Plan No. NA Checked: Initial — Date —

Planning Board Opinion - Date — Checked: Initial — Date —

Site Plan Name if applicable: NA Site Plan Number: —

Planning Board Opinion - Date — Checked: Initial — Date —

Lot # & Layout Lot Area Zoning Bearings & Distances Coordinates
 Plan # NA Road/Alley Widths Easements Open Space NA Non-standard
 BRLs NA Adjoining Land Vicinity Map Septic/Wells NA
 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	A. Lindsey	6/13/06	6/30/06	NC	N/C
Research	Bobby Fleury	↓	↓	6/14/06	OK
SHA	Doug Mills	↓	↓	NC	NC
PEPCO	Jose Washington	↓	↓	NC	OK
Parks	Doug Powell	↓	↓	NC	NC
ORD	Steve Smith	↓	↓	6/13/06	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:

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

TA

TA

TA

TA

TA

Date

9/1/06

8/1/06

8/28/06

9/21/06

No. _____

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

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

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

(2) Conversion of Outlot into a Lot

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

(3) Consolidation Of Two of More Lots

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

MNCPDL 579
Plat 572, 1935
Lots 4, 5, 6

(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: _____

NOTES

- TOTAL AREA INCLUDED ON THIS PLAT IS 3,086.6 SQUARE FEET
TOTAL AREA OF PROPOSED LOT IS 3,086.6 SQUARE FEET.
- TOTAL AREA OF DEDICATION IS 3.00 SQUARE FEET.
- THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-40 ZONE, AS OF THE DATE OF PLAT RECORDATION.
- THE PROPERTY IS SHOWN ON TAX MAP NW 102, AS LOTS 4, 5, AND 8, BLOCK C, CRESTVIEW, WIDE 300' SHEET 208 NW 28.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILED FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE SECTION 50-2-1.1.
- 24"/36" = IRON PIPE OR IRON PIPE FOUND/SET
- THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
- THIS PLAT CONFORMS TO THE REQUIREMENTS FOR WHICH SUBDIVISION APPROVALS CONTAINED IN SECTION 50-2-1.1 OF MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES THE COMBINATION OF THREE LOTS - LOTS ONE AND LOT 48 PROVIDED FOR IN SECTION 50-2-1.1(2)(3).
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE BOUNDARIES AND USE, NOR EVERY MATTER RESPECTING THE OWNERSHIP AND TITLE, OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO POINT OR NOTE ALL MATTERS AFFECTING TITLE.
- THE PROPERTY SHOWN HEREIN IS NOT SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION LAW.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREIN IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RE-SUBDIVISION OF ALL THE LANDS CONVEYED BY RAY J. WOODMAN, PERSONAL REPRESENTATIVE OF THE ESTATE OF ELIZABETH W. WOODMAN (NEE PETER S. GREENE AND ELIZABETH W. GREENE, DECEASED) IN LIEU 12421 AT FOLIO 101 AND BEING ALL OF LOTS 4, 5, AND 8 - BLOCK C AS SHOWN ON A PLAT OF SUBDIVISION SHOWN AS "CORRECTION PLAT OF PART OF CRESTVIEW" AS RECORDED IN PLAT BOOK 7 AT PLAT 373 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT ALL PROPERTY CORNERS MARKED THEREON ARE IN PLACE AS SHOWN HEREIN IN ACCORDANCE WITH SECTION 50-2-1(2) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DAVID P. WENATT
ML PROFESSIONAL LAND SURVEYOR #21136

DATE

OWNERS CERTIFICATION

WE, PETER S. GREENE AND ELIZABETH W. GREENE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION.

I FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREIN AS "10' P.U.L." TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED IN LIEU 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO DEEDS, ACTIONS AT LAW, LEASES, LOANS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT FOR THOSE LISTED BELOW.

PETER S. GREENE WITNESS DATE

ELIZABETH W. GREENE WITNESS DATE

WE, AMERICAN BANK, HEREBY CONSENT TO THIS PLAN OF SUBDIVISION.

JOHN W. WRIGHT
S.P.O. AMERICAN BANK WITNESS DATE

Department of Permitting Services
Montgomery County, Maryland
File No. _____
Approved: _____
Title: _____

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

Approved: _____
M.N.C.P. & P.C. Record File No. _____

Received: _____
Per Book: _____
Per No.: _____

PLAT No.



VICINITY MAP
SCALE: 1"=100'

CRESTVIEW STREET
100' x 30' PUBLIC UTILITY EASEMENT



LOT 27
3,086 SQ. FT.

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	418.11'	57.89'	57.81'	S 32°13'30\"/>
C2	310.11'	45.85'	45.79'	N 32°13'28\"/>

JERRY RUSSELL
LIEU 1918, FOLIO 224
LOT 5, BLOCK C
CRESTVIEW
PLAT 16,373



POTOMAC VALLEY SURVEYS

1880 FISHER AVENUE
P.O. BOX 427
POLEVILLE, MARYLAND
1-888-348-3020

SUBDIVISION RECORD PLAT
CRESTVIEW
LOT 27, BLOCK G
A RESUBDIVISION OF
LOTS 4, 5, and 8, BLOCK G
BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=10' AUGUST 2006