



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

MCPB
Item # 2
05/10/07

MEMORANDUM

DATE: ~~April 25, 2007~~ May 2, 2007(Revised)

TO: Montgomery County Planning Board

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

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for May 10, 2007

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

220062310 to 220062360 – Airpark North Business Park (6)
220062380 – Airpark North Business Park (1)
220071060 – North Airpark Business Park (1)
220071010 – Edgemoor (1)

Note: Plat 220062340 - Airpark North Business Park, revised with additional area in Category I Conservation Easement

PLAT NO. 220062310 to 220062360

Airpark North Business Park (Preliminary Plan: Airpark North Business Park)
Located on east quadrant, intersection of Snouffer School Road and Alliston Hollow Way
I-4 zone; 19 Lots, 5 Parcels
Community Water, Community Sewer
Master Plan Area: Gaithersburg and Vicinity
Miller and Smith, 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. 120040180, 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: Air Park North Business Park Plan Number: 120040180
 Plat Name: Air Park North Business Park Plat Number: 220062310
 Plat Submission Date: 7/18/06
 DRD Plat Reviewer: PWear
 DRD Prelim Plan Reviewer: Ken Wear

Initial DRD Review:

Signed Preliminary Plan - Date 10/20/05 Checked: Initial RW Date 8/30/06
 Planning Board Opinion - Date 7/26/04 Checked: Initial PW Date 8/1/06
 Site Plan Req'd for Development? Yes No ✓ Verified By: SJS (initial)
 Site Plan Name: N/A Site Plan Number: N/A
 Planning Board Opinion - Date N/A Checked: Initial N/A Date N/A
 Site Plan Signature Set - Date N/A Checked: Initial N/A Date N/A
 Site Plan Reviewer Plat Approval: Checked: Initial N/A Date N/A

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>Mark P.</u>	<u>9/18/06</u>	<u>8/4/06</u>	<u>7/24</u>	<u>No revision</u>
Research	Bobby Fleury	↓	↓		<u>NC</u>
SHA	Doug Mills	↓	↓		↓
PEPCO	Steve Baxter	↓	↓		↓
Parks	Doug Powell	↓	↓		↓
DRD	Steve Smith	↓	↓	<u>3-23-07</u>	<u>see mark-up</u>

Final DRD Review:

DRD Review Complete:	Initial <u>TA</u>	Date <u>4/20/07</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>TA</u>	<u>8/30/06</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>TA</u>	<u>4/20/07</u>
Board Approval of Plat:		
Plat Agenda:	<u>TA</u>	<u>5/10/07</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. _____

PLAT NO. 220071060

Airpark North Business Park (Preliminary Plan: Airpark North Business Park)
Located on the east side of Snouffer School Road, 1200 feet NW of Montgomery County
Airpark
I-4 zone; Reservation Plat
Community Water, Community Sewer
Master Plan Area: Gaithersburg and Vicinity
Miller and Smith, 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. 120040180, 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: North Airpark Business Park Plan Number: 120840180
 Plat Name: Airpark 110th BP Plat Number: 220071060
 Plat Submission Date: 2/1/07
 DRD Plat Reviewer: PW/Steve Smith
 DRD Prelim Plan Reviewer: R. Weare

Initial DRD Review:

Signed Preliminary Plan - Date 11/22/05 Checked: Initial PW Date 3/6/07
 Planning Board Opinion - Date 7/26/04 Checked: Initial PW Date 12/6/00
 Site Plan Req'd for Development? Yes ___ No Verified By: PW (initial)
 Site Plan Name: N/A Site Plan Number: N/A
 Planning Board Opinion - Date N/A Checked: Initial N/A Date N/A
 Site Plan Signature Set - Date N/A Checked: Initial N/A Date N/A
 Site Plan Reviewer Plat Approval: Checked: Initial N/A Date N/A

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	MP	2/9/07	2/27/07	2-15-07	No Revisions
Research	Bobby Fleury	↓	↓		NC
SHA	Doug Mills	↓	↓		NC
PEPCO	Steve Baxter	↓	↓		NC
Parks	Doug Powell	↓	↓		NC
DRD	Steve Smith	↓	↓	2-27-07	OK / Bill Reservation

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>TS</u>	<u>4/24/07</u>
<u>TS</u>	<u>8/30/06</u>
<u>TS</u>	<u>4/25/07</u>

Board Approval of Plat:

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

Initial	Date
<u>TS</u>	<u>5/10/07</u>
_____	_____
_____	_____

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:

_____	_____
_____	_____
_____	_____
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No. _____

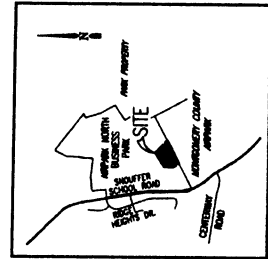
CERTIFICATE

I HEREBY CERTIFY THAT PURSUANT TO THE PROVISIONS OF ARTICLE 28, SECTION 7-116, ANNOTATED CODE OF MARYLAND, 1983 REPLACEMENT VOLUME AND SECTION 50-31, MONTGOMERY COUNTY CODE (1977 REPLACEMENT VOLUME), AND THE REGULATIONS FOR THE SUBDIVISION OF LAND FOR THE MARYLAND-BELTSVILLE REGIONAL DISTRICT IN MONTGOMERY COUNTY, MARYLAND, ADOPTED BY THE COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND, OCTOBER 17, 1981 AND BY VIRTUE OF ITS AUTHORITY TO ADMINISTER SAID REGULATIONS, THE MONTGOMERY COUNTY PLANNING BOARD BY OPINION DATED JULY 26, 2004 HAS DECLARED THE 5.02 ACRES OF LAND SHOWN HEREON TO BE IN RESERVATION FOR PUBLIC USE AS DEEMED NECESSARY FOR A RUNWAY PROTECTION ZONE, SAID PUBLIC RESERVATION TO CONTINUE IN FULL FORCE AND EFFECT FOR A PERIOD OF THREE (3) YEARS UNTIL JULY 26, 2007.

DATE: _____
 EXECUTIVE DIRECTOR
 MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

NOTES

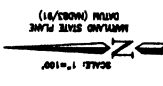
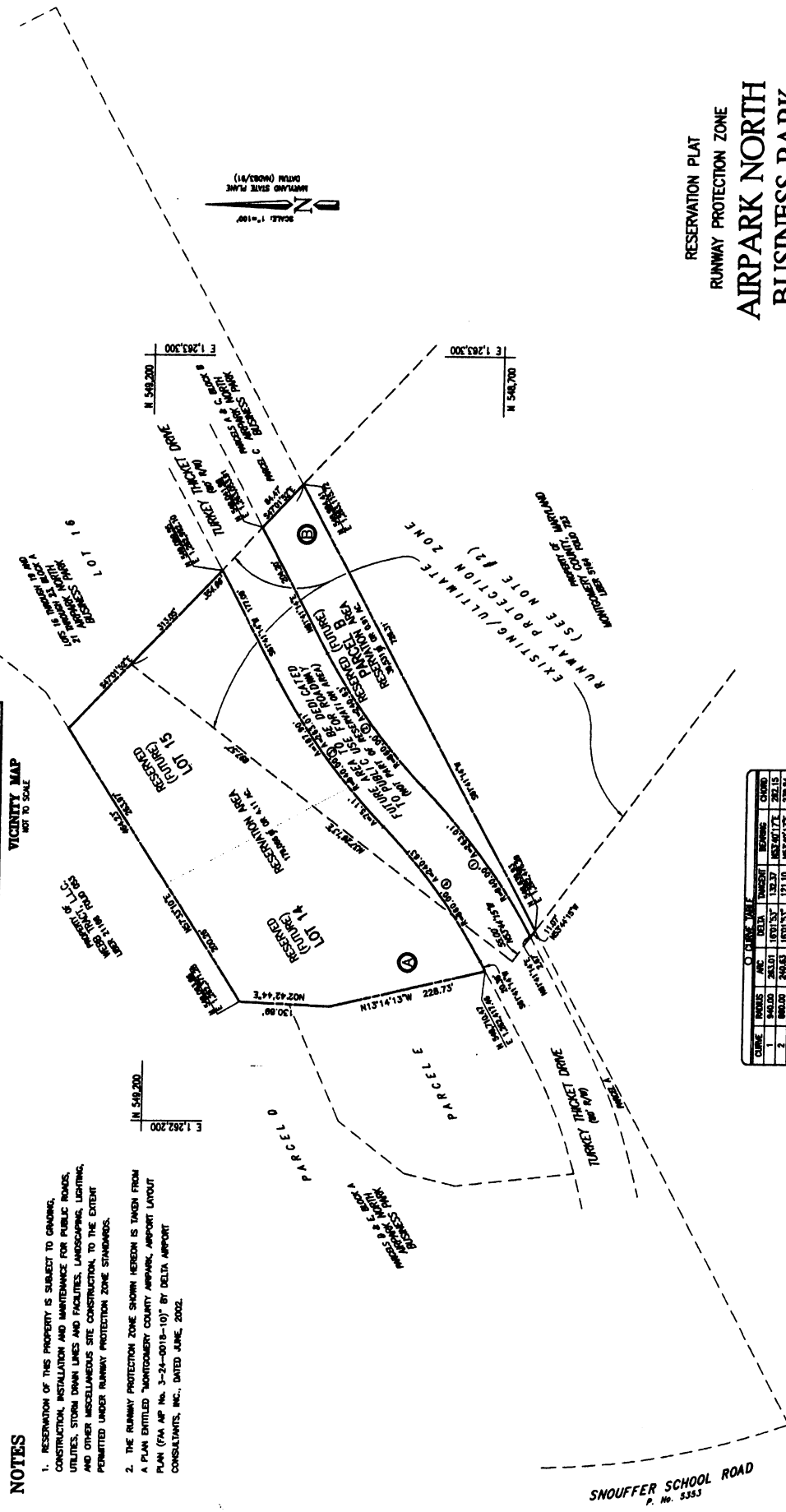
- RESERVATION OF THIS PROPERTY IS SUBJECT TO GRADING, CONSTRUCTION, INSTALLATION AND MAINTENANCE FOR PUBLIC ROADS, UTILITIES, STORM DRAIN LINES AND FACILITIES, LANDSCAPING, LIGHTING, AND OTHER MISCELLANEOUS SITE CONSTRUCTION, TO THE EXTENT PERMITTED UNDER RUNWAY PROTECTION ZONE STANDARDS.
- THE RUNWAY PROTECTION ZONE SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "MONTGOMERY COUNTY AIRPARK, AIRPORT LAYOUT PLAN (P/A MP No. 3-24-0018-10)" BY DELTA AIRPORT CONSULTANTS, INC., DATED JUNE, 2002.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A RESERVATION PLAT OF PART OF THE LAND ACQUIRED BY WEBB TRACT, L.L.C., A STATE OF MARYLAND LIMITED LIABILITY COMPANY FROM HAROLD J. BOBBS BY DEED DATED APRIL 28, 2001, AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 21168 AT FOLIO 053.
 THAT THE TOTAL AREA INCLUDED IN THIS RESERVATION PLAT IS 218,597 SQUARE FEET OR 5.02 ACRES OF LAND.

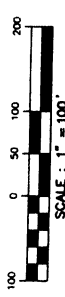
DATE: 3-14-2007
 RONALD L. COLLIER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REG. NO. 20014



RESERVATION PLAT
 RUNWAY PROTECTION ZONE
**AIRPARK NORTH
 BUSINESS PARK**
 LAYTONSVILLE (1ST) DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 FEBRUARY, 2007 SCALE: 1"=100'

CPJ
 ASSOCIATES
 Charles P. Johnson & Associates, Inc.
 PLANNING - SURVEYING - LANDSCAPE ARCHITECTURE
 10000 WOODBURN ROAD SUITE 200
 GREENBELT, MARYLAND 20818
 TEL: 301-441-1100 FAX: 301-441-1101
 WWW.CPJASSOCIATES.COM

CURVE	BEARS	PC	DELTA	THRESH	BEARING	CHORD
1	884.00	244.85	180.13	153.30	N85°46'17.4" E	292.15
2	884.00	244.85	180.13	153.30	N85°46'17.4" E	292.15
3	884.00	244.85	180.13	153.30	N85°46'17.4" E	292.15
4	884.00	244.85	180.13	153.30	N85°46'17.4" E	292.15



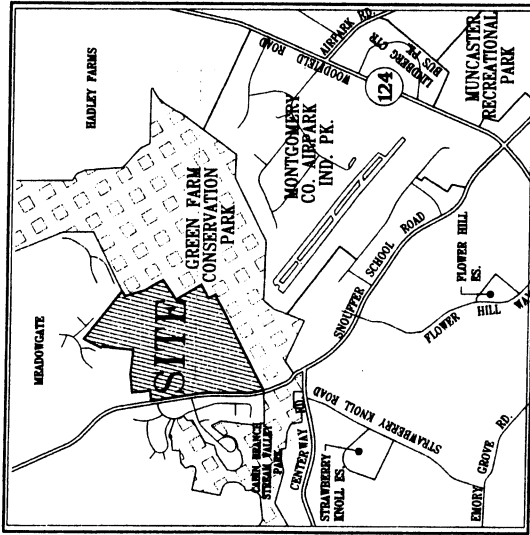
TAX MAP 01121

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED: _____
 CHAIRMAN
 ASST. SECRETARY-TREASURER

AIRPARK NORTH BUSINESS PARK PRELIMINARY PLAN

LAYTONSVILLE (1st) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

- LIST OF DRAWINGS:**
- 1. COVER SHEET
 - 1A. 100-SCALE OVERALL PLAN
 - 3-4. 50-SCALE PLANS



VICINITY MAP
NOT TO SCALE
MONT. CO. MAP PAGE 19 GRID H-243, J-243

OWNER'S CERTIFICATE

I, the undersigned, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.

Signature: _____
Name: _____
Address: _____
City: _____ State: _____ Zip: _____

PLANNING COMMISSION CERTIFICATE

I, the undersigned, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the Chairman of the Planning Commission.

Signature: _____
Name: _____
Address: _____
City: _____ State: _____ Zip: _____

PLANNING COMMISSION CERTIFICATE

I, the undersigned, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the Chairman of the Planning Commission.

Signature: _____
Name: _____
Address: _____
City: _____ State: _____ Zip: _____

PLANNING COMMISSION CERTIFICATE

I, the undersigned, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the Chairman of the Planning Commission.

Signature: _____
Name: _____
Address: _____
City: _____ State: _____ Zip: _____

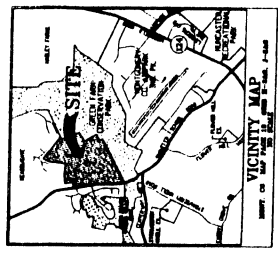
PRELIMINARY PLAN

GENERAL NOTES:

1. The site is shown on the attached map.
2. The site is shown on the attached map.
3. The site is shown on the attached map.
4. The site is shown on the attached map.
5. The site is shown on the attached map.
6. The site is shown on the attached map.
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17. The site is shown on the attached map.
18. The site is shown on the attached map.
19. The site is shown on the attached map.
20. The site is shown on the attached map.

APPROVED:

Signature: _____
Name: _____
Title: _____



GRAPHIC SCALE
 SCALE: 1" = 100'

1" = 100'	100'
1" = 200'	200'
1" = 300'	300'
1" = 400'	400'
1" = 500'	500'
1" = 600'	600'
1" = 700'	700'
1" = 800'	800'
1" = 900'	900'
1" = 1000'	1000'

LEGEND

[Symbol]	Proposed Building Footprint
[Symbol]	Proposed Parking
[Symbol]	Proposed Driveway
[Symbol]	Proposed Roadway
[Symbol]	Proposed Utility
[Symbol]	Proposed Easement
[Symbol]	Proposed Right-of-Way
[Symbol]	Proposed Fencing
[Symbol]	Proposed Landscaping
[Symbol]	Proposed Stormwater Management
[Symbol]	Proposed Retention Wall
[Symbol]	Proposed Slope Protection
[Symbol]	Proposed Utility Easement
[Symbol]	Proposed Right-of-Way Easement
[Symbol]	Proposed Fencing Easement
[Symbol]	Proposed Landscaping Easement
[Symbol]	Proposed Stormwater Management Easement
[Symbol]	Proposed Retention Wall Easement
[Symbol]	Proposed Slope Protection Easement

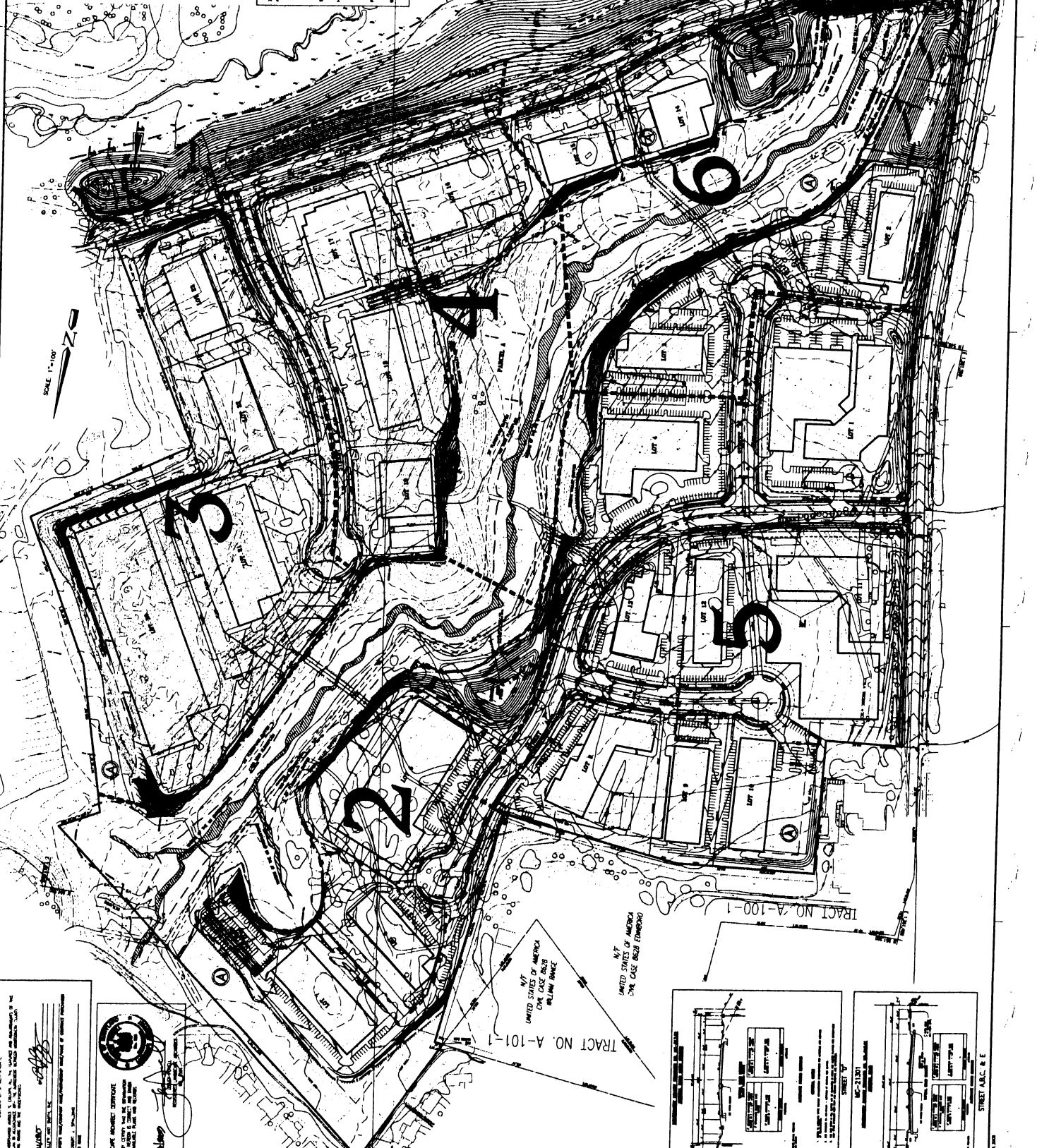
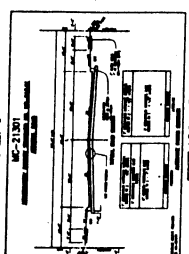
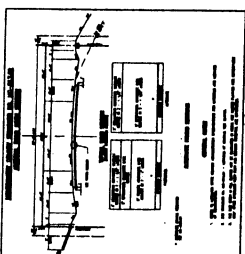
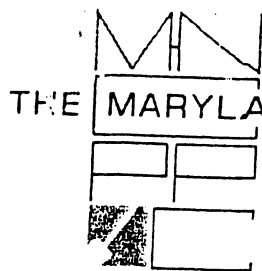


EXHIBIT A - CONTRACT
 [Signature]
 [Signature]

EXHIBIT B - CONTRACT
 [Signature]
 [Signature]





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date Mailed: July 26, 2004

Action: Approved Staff Recommendation
Motion of Comm. Wellington, seconded by
Comm. Bryant with a vote of 4-0;
Comms. Berlage, Bryant, Robinson and
Wellington voting in favor; Comm. Perdue
absent

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-04018

NAME OF PLAN: North Airpark Business Park

On 09/11/03, Airpark North Business Park submitted an application for the approval of a preliminary plan of subdivision of property in the I-4 zone. The application proposed to create 23 lots on 134.07 acres of land. The application was designated Preliminary Plan 1-04018. On 07/15/04, Preliminary Plan 1-04018 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 1-04018 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-04018.

Approval, Subject to the Following Conditions:

- 1) As outlined in the Transportation Planning memorandum dated July 2, 2004 (Attachment C), limit the preliminary plan to up to 559,300 square feet of research and development office use, up to 247,626 square feet of business park use (i.e., generally light industrial and commercial office uses), and up to 461,285 square feet of warehouse use, or a combination of non-residential development with an equivalent number of weekday morning and evening peak hour trips.
- 2) Satisfy Local Area Transportation Review (LATR) at the intersection of Goshen Road and Centerway Road by constructing separate northbound and southbound Goshen Road right-turn lanes prior to release of building permits for the last 10% of the total approved development (i.e., or up to 1,141,390 square feet of the total 1,268,211 square feet). As an alternative,

contribute the equivalent cost of the intersection improvement to the anticipated future Montgomery County Department of Public Works and Transportation's (DPWT) Capital Improvements Program (CIP) project to widen Goshen Road between Odendhal Avenue and Warfield Road, if construction funding is readily anticipated prior to release of the initial building permits.

3) Satisfy LATR at two intersections along Snouffer School Road at Centerway Road and Alliston Hollow Way/proposed northwestern main site access point at Street "A" by widening Snouffer School Road from two to four through lanes with a fifth lane for a separate left-turn lane at the approaches to these two intersections.

4) Satisfy Policy Area Transportation Review (PATR) by widening Snouffer School Road from two to four through lanes from Centerway Road to Goshen Road with a fifth center lane for a separate left-turn lane approaching intersecting streets. Include a five-foot sidewalk with a landscaped street panel on the northeast side. A sidewalk on the southwest side of Snouffer School Road would take or damage existing mature trees and is not recommended.

The contract to reconstruct Snouffer School Road from two through lanes to four through lanes from Centerway Road westerly across the site frontage (including installation of traffic signals at the two site access driveways if determined to be warranted by DPWT) shall be let prior to release of the first building permit. The contract to construct the remainder of the Snouffer School Road widening from the western property line to Goshen Road shall be let at the earlier of either of two occurrences:

- a. Prior to release of building permits for 75% or more of the total approved development.
- b. Three years after the first building permit is released.

5) If determined to be warranted by DPWT, install traffic signals at two intersections along Snouffer School Road:

- a. Existing Alliston Hollow Way/proposed northwestern main site access point at Street "A".
- b. Existing access point to Green Farm Conservation Park/proposed southeastern site access point at Street "D".

6) Dedicate approximately eight feet of right of way for 80 feet from the opposite right-of-way line along Snouffer School Road and provide a five-foot sidewalk along the property frontage.

7) Provide a maximum of 30 bike racks with one or two racks at each of the 23 proposed buildings. The specific location of the bike racks is to be determined in coordination with Park and Planning's Bicycle Coordinator and DPWT.

8) Pay the transportation - development impact tax with credits for the cost of the transportation improvement described in Condition No's. 2, 3, 4 and 5 as legally permitted.

- 9) All road right-of ways shown on the approved preliminary plan shall be dedicated and constructed, by the applicant, to the full width mandated by the Master Plan, and to the design standards imposed by all applicable road codes. Only those roads (or portions thereof) expressly designated on the preliminary plan, "To Be Constructed By _____" are excluded from this condition.
- 10) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
- 11) Compliance with the Montgomery County Department of Permitting Services (MCDPS) requirements for complex structures, as determined by MCDPS.
- 12) Record plat to reflect a Category I easement over all areas of forest conservation and stream valley buffers.
- 13) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s).
- 14) Compliance with conditions of MCDPS stormwater management approval letter dated, June 29, 2004.
- 15) On-site lighting plan to be submitted to MNCPPC staff prior to release of individual building permits that show conformance to Illuminating Engineers Society of North America (IESNA) standards. Light fixture to have zero cutoff and no light intrusion into neighboring residential properties.
- 16) Applicant to construct, at Applicant's expense, a paved entrance road to the Lois Green Conservation Park along the south side of the Applicant's property to extend from Snouffer School Road at a location approved by appropriate State, County and M-NCPPC transportation staff, into parkland and ending just past the current driveway entrance to the historic house. Limits of disturbance for the road grading and construction on Park property to be located outside of stream buffers, and applicable engineering plans to be approved by M-NCPPC staff. Both sides of the entrance road and any park areas disturbed by its construction to be planted and landscaped as approved by M-NCPPC staff with the goal of creating an aesthetically pleasing, park like entrance. Applicant's plantings to be maintained and guaranteed by Applicant for at least three (3) years.
- 17) Applicant to engineer, construct and maintain a stormwater management facility sufficient to accommodate stormwater from the constructed park entrance road, the southeast corner of Applicant's property, and the future parking area and improvements to be constructed by M-NCPPC on the portion of Green Conservation Park draining to this facility. M-NCPPC to supply Applicant with concept drawings adequate to determine the needed stormwater control capacity. Applicable engineering plans to be approved by M-NCPPC staff. Necessary easements to allow Applicant to maintain the portions of stormwater facility on parkland to be provided by M-NCPPC.

18) The entrance road's stream crossing to be constructed to minimize impacts on the stream and downstream aquatic resources.

Price to
AUG 26
2007

19) ^{PLAT PLAT OF STREET D & PARCEL TO THE SOUTH.} Prior to the end of the validity period for the first stage, (see conditions #27), applicant to dedicate to M-NCPPC, the land that lies on the south side of the newly constructed park entrance road (not to include the stormwater facility proposed at the corner of the new road and Snouffer School Road, or RPZ).
2-06-236

~~XXXXXXXXXX~~

20) Prior to the end of the validity period for the first stage, (see conditions #27), Park entrance monument and signage to be provided by Applicant and located at the corner of Snouffer School Road and the new park entrance road. Monumentation and signage to be approved by M-NCPPC staff.

21) Prior to the end of the validity period for the first stage, (see conditions #27), applicant to engineer and construct a paved parking lot, and an adequate entrance off of Snouffer School Road for such parking lot, at the Park Master Planned location for the Park Natural Discovery Area, located south of the new park entrance road.

22) Prior to the end of the validity period for the first stage, (see conditions #27), applicant to provide engineering and construction of an adequate stormwater management facility for such parking lot and entrance. Parking lot size, configuration and exact location to be determined by M-NCPPC staff but shall not be larger than 44 parking spaces. Design to include adequate turn around area for buses. All designs and engineering plans to be approved by M-NCPPC staff. If Applicant is unable to obtain the needed permits and approvals for such parking lot at this location, Applicant shall construct the parking lot on park property at a location off of the new park entrance road to be determined by M-NCPPC staff.

CONSTRUCTION

23) A plat of reservation for all lots and property affected by the RPZ for a period not to exceed three years to allow potential purchase by the Montgomery County Revenue Authority and/or Federal Aviation Administration (FAA).
MONTGOMERY COUNTY RE. AUTHORITY & FAA PLAT CONTACT

Go to
on FAA
Approval

24) Prior to recordation of plat(s) for Lots 14 through 17, relocation of Street "D" as shown on the approved preliminary plan, as necessary, to avoid the Montgomery County Airpark's Runway Protection Zone (RPZ), to the extent required by the Federal Aviation Administration or the Montgomery County Revenue Authority.
✓ ON PROVISION OF STREET D OR APPROVAL OF DRAINAGE IS

2-06-236

25) Prior to recordation of initial plat, applicant to provide staff with a copy of an executed agreement between the FAA and/or the Montgomery County Revenue Authority and applicant regarding the right to over flight, noise and vibration associated with the Montgomery County Airpark, and to address the other conditions as prescribed in the Revenue Authority's letter dated, July 8, 2004, as applicable.

26) Compliance with approved landscape plan for Snouffer School Road frontage

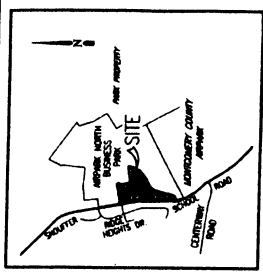
27) The Preliminary Plan will remain valid for one hundred forty-five (145) months from the date of mailing of the Planning Board Opinion. Record plats must be recorded in phases based upon the following schedule:

- Phase I (expires 37 months from the date of mailing of the Planning Board Opinion): *
200,000 square feet of the approved density. *AUG 26, 2007*
- Phase II (expires 73 months from the date of mailing of the Planning Board Opinion):
400,000 square feet of the approved density. *AUG 26, 2010*
- Phase III (expires 109 months from the date of mailing of the Planning Board Opinion): 300,000 square feet of the approved density. *AUG 26, 2013*
- Phase IV (expires 145 months from the date of mailing of the Planning Board Opinion): all remaining development. *AUG 26, 2016*

Prior to the expiration period, the final record plat for all remaining lots within each phase must be recorded, or a request for extension must be filed.

- 28) The Adequate Public Facility (APF) review for the Preliminary Plan will remain valid for one hundred forty-five (145) months from the date of mailing of the Planning Board Opinion.
- 29) No plat(s) to be recorded prior to thirteen (13) months from the mailing date of the Planning Board opinion. *ok*
- 30) Prior to recordation of initial plat, applicant to resubmit landscape plan for the Snouffer School frontage to MNCPPC technical staff to address long term screening with overstory and understory of the buildings fronting on Snouffer School Road. *low*
- 31) Concurrent with condition ~~#30~~ ^{#29}, MNCPPC to explore the purchase of, or easement on, Lot #7 to provide access for local neighborhood to Lois Green Farm Conservation Park.
- 32) Other necessary easements shall be shown on the record plats.

PLAT NO.:



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS CORRECT, THAT IT IS A SUBMISSION RECORD PLAT OF PART OF THE LAND ACQUIRED BY REAR TRACT, LLC, A STATE OF MARYLAND CORPORATION, FROM MONTGOMERY COUNTY, MARYLAND, IN LIBERTY 21708 AT FOLD 26.

I FURTHER CERTIFY THAT, IF ENHANCED, I WILL SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 90-240(d) OF THE SUBMISSION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

THAT THE TOTAL AREA INCLUDED IN THIS SUBMISSION RECORD PLAT IS 762,719 SQUARE FEET OR 17.28 ACRES OF LAND, OF WHICH 116,851 SQUARE FEET OR 2.68 ACRES OF LAND ARE DEDICATED TO PUBLIC USE.

DATE: 2-14-2007

Ronald L. Collier
RONALD L. COLLIER
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 20014

SCALE: 1"=100'

MONTGOMERY STATE PLANE
DATUM (NAD 83/11)

OWNERS CERTIFICATE

THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPTS THIS SUBMISSION RECORD PLAT, ESTABLISHES THE NEAREST BUILDING RESTRICTIONS, LINES AND BOUNDARIES, AND DEDICATES THE STREETS AND SIDEWAYS SHOWN HEREON TO THE PUBLIC USE OF MARYLAND. I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS CORRECT, THAT IT IS A SUBMISSION RECORD PLAT OF PART OF THE LAND ACQUIRED BY REAR TRACT, LLC, A STATE OF MARYLAND CORPORATION, FROM MONTGOMERY COUNTY, MARYLAND, IN LIBERTY 21708 AT FOLD 26.

I FURTHER CERTIFY THAT, IF ENHANCED, I WILL SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 90-240(d) OF THE SUBMISSION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

THAT THE TOTAL AREA INCLUDED IN THIS SUBMISSION RECORD PLAT IS 762,719 SQUARE FEET OR 17.28 ACRES OF LAND, OF WHICH 116,851 SQUARE FEET OR 2.68 ACRES OF LAND ARE DEDICATED TO PUBLIC USE.

THE OWNERS CERTIFY THAT A MARYLAND REGISTERED LAND SURVEYOR WILL BE ENGAGED TO SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 90-240(d) OF THE SUBMISSION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SALES, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT THAT CERTAIN IDEED TRUSTS, AND THE TERMS AND PROVISIONS THEREOF ARE HEREIN INDICATED.

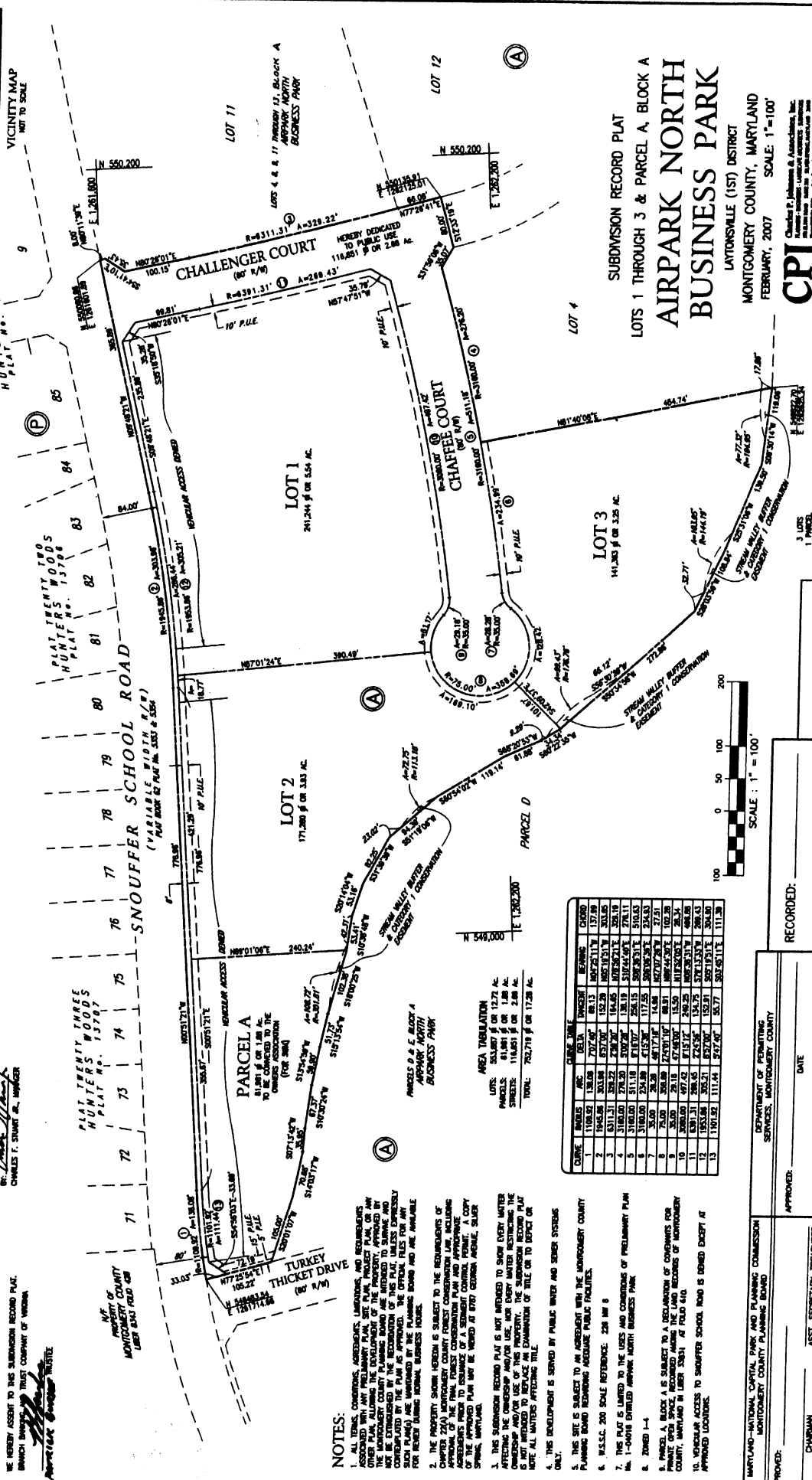
DATE: 2/11/07

Charles F. Stewart, Jr.
CHARLES F. STEWART, JR., OWNER

NEW TRACT, LLC
BY MALLEY AND SMITH AT CONSERVING, LLC

Charles F. Stewart, Jr.
BY CHARLES F. STEWART, JR., OWNER

WE HEREBY ASSENT TO THIS SUBMISSION RECORD PLAT.
BRANCH BANKING TRUST COMPANY OF MARYLAND
Matthew White
MATTHEW WHITE



LOT	AREAS	ACRES	PERCENTAGE	REMARKS
1	116,851	2.68	3.13	2.68 ACRES
2	194,458	4.44	5.56	4.44 ACRES
3	631,111	14.50	17.50	14.50 ACRES
4	318,050	7.29	8.91	7.29 ACRES
5	318,050	7.29	8.91	7.29 ACRES
6	318,050	7.29	8.91	7.29 ACRES
7	318,050	7.29	8.91	7.29 ACRES
8	74,000	1.69	2.07	1.69 ACRES
9	30,000	0.68	0.84	0.68 ACRES
10	30,000	0.68	0.84	0.68 ACRES
11	30,000	0.68	0.84	0.68 ACRES
12	194,458	4.44	5.56	4.44 ACRES
13	116,851	2.68	3.13	2.68 ACRES
TOTAL	3,762,719	86.20	100.00	86.20 ACRES

- NOTES:**
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS OF THE MONTGOMERY COUNTY PLANNING BOARD AND THE MONTGOMERY COUNTY PLANNING BOARD ARE HEREBY INCORPORATED BY REFERENCE INTO THIS SUBMISSION RECORD PLAT. A COPY OF THE MONTGOMERY COUNTY PLANNING BOARD'S RESOLUTIONS AND REQUIREMENTS FOR REVENUE MAKING BUSINESS HOUSES.
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22(A) MONTGOMERY COUNTY CODES.
 - THE PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MONTGOMERY COUNTY PLANNING BOARD'S RESOLUTIONS AND REQUIREMENTS FOR REVENUE MAKING BUSINESS HOUSES.
 - THIS SUBMISSION RECORD PLAT IS NOT INTENDED TO SHOW EVERY WATER AFFECTING THE OWNERSHIP AND/OR USE OF THIS PROPERTY. THE SURVEYOR HAS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DETECT OR REMOVE ALL LIENS AFFECTING TITLE.
 - THIS DEVELOPMENT IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS.
 - THIS SITE IS SUBJECT TO AN AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD REGARDING AREAS PUBLIC UTILITIES.
 - M.S.C. 200 SCALE REFERENCE: 258 IN 6
 - THE PLAT IS LAYED IN THE USES AND CONDITIONS OF PRELIMINARY PLAN No. 1-04-048 DATED JANUARY 14, 2004.
 - ZONED 1-4
 - PARCEL A, BLOCK A IS SUBJECT TO A DECLARATION OF CONDOMINIUM FOR PARCEL A, BLOCK A, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERTY 21708 AT FOLD 410.
 - VEHICULAR ACCESS TO SNOUFFER SCHOOL ROAD IS DEEMED EXCEPT AT APPROVED LOCATIONS.

SUBMISSION RECORD PLAT
LOTS 1 THROUGH 3 & PARCEL A, BLOCK A
**AIRPARK NORTH
BUSINESS PARK**
LANTONSVILLE (15TH) DISTRICT
MONTGOMERY COUNTY, MARYLAND
FEBRUARY, 2007 SCALE: 1"=100'



Charles P. Johnson & Associates, Inc.
Professional Land Surveyors
11000 Rockledge Drive, Suite 100
Montgomery, MD 20886
Tel: 301-279-1100
Fax: 301-279-1101
www.cpjassoc.com

3 LOTS
1 PARCEL
24 ACRES
DATE: 2-14-2007
2-06231

RECORDED: _____
PLAT NO.: _____

APPROVED: _____
DATE: _____
DIRECTOR

DEPARTMENT OF PERMITTING
SERVICES, MONTGOMERY COUNTY

APPROVED: _____
DATE: _____
ASST. SECRETARY-TREASURER

LI-MCPMPC Record File No. _____

RECORD PLAT REVIEW SHEET

Plan Name: Air Park North Business Park Plan Number: 12 01040180
 Plat Name: Air Park North Business Park Plat Number: 220062320
 Plat Submission Date: 7/18/06
 DRD Plat Reviewer: PW
 DRD Prelim Plan Reviewer: Rich Wean

Initial DRD Review:

Signed Preliminary Plan - Date 11/22/05 Checked: Initial RW Date 8/30/06
 Planning Board Opinion - Date 7/26/04 Checked: Initial PW Date 8/1/06
 Site Plan Req'd for Development? Yes No ✓ Verified By: SJS (initial)
 Site Plan Name: N/A Site Plan Number: N/A
 Planning Board Opinion - Date N/A Checked: Initial N/A Date N/A
 Site Plan Signature Set - Date N/A Checked: Initial N/A Date N/A
 Site Plan Reviewer Plat Approval: Checked: Initial N/A Date N/A

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	Mark P.	7/17/06	8/4/06	7-24-06	Review Nec
Research	Bobby Fleury			7-20	
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Steve Smith			3-13-07	Check Street Names

Final DRD Review:

DRD Review Complete:	Initial <u>TA</u>	Date <u>4/20/07</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>TA</u>	<u>8/30/06</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>TA</u>	<u>4/20/07</u>
Board Approval of Plat:		
Plat Agenda:	<u>TA</u>	<u>5/10/07</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. _____

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN HEREIN AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADMITS THIS SUBMISSION RECORD PLAT IS A STATE OF MARYLAND LIMITED LIABILITY COMPANY, FORMED UNDER THE PROVISIONS OF MARYLAND PUBLIC USE, RIGHTS OF WAY, LAKES, SAND BEACHES, AND SHORES ACT, AND IS NOT A STATE OF MARYLAND LIMITED LIABILITY COMPANY, FORMED UNDER THE PROVISIONS OF MARYLAND PUBLIC USE, RIGHTS OF WAY, LAKES, SAND BEACHES, AND SHORES ACT. THE UNDERSIGNED HEREBY ADMITS THIS SUBMISSION RECORD PLAT IS A STATE OF MARYLAND LIMITED LIABILITY COMPANY, FORMED UNDER THE PROVISIONS OF MARYLAND PUBLIC USE, RIGHTS OF WAY, LAKES, SAND BEACHES, AND SHORES ACT, AND IS NOT A STATE OF MARYLAND LIMITED LIABILITY COMPANY, FORMED UNDER THE PROVISIONS OF MARYLAND PUBLIC USE, RIGHTS OF WAY, LAKES, SAND BEACHES, AND SHORES ACT.

I, HEREBY CERTIFY THAT THE PLAN SHOWN HEREIN IS CORRECT, THAT IT IS A SUBMISSION RECORD PLAT OF A STATE OF MARYLAND LIMITED LIABILITY COMPANY, FORMED UNDER THE PROVISIONS OF MARYLAND PUBLIC USE, RIGHTS OF WAY, LAKES, SAND BEACHES, AND SHORES ACT, AND IS NOT A STATE OF MARYLAND LIMITED LIABILITY COMPANY, FORMED UNDER THE PROVISIONS OF MARYLAND PUBLIC USE, RIGHTS OF WAY, LAKES, SAND BEACHES, AND SHORES ACT.

I FURTHER CERTIFY THAT IF DISCREPANCY WILL SET ALL PROPERTY OWNER MEMBERS IN ACCORDANCE WITH SECTION 50-4(A) OF THE SUBMISSION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

THAT THE TAXES INCLUDED IN THIS SUBMISSION RECORD PLAT IS 471,200 SQUARE FEET OR 1.41 ACRES OF LAND ARE DESIGNATED TO PUBLIC USE.

DATE: 4/10/17

WITNESSES:

THE HEREBY ASSENT TO THIS SUBMISSION RECORD PLAT.

BENCH BANKING AND TRUST COMPANY OF VIRGINIA

TRUSTEE

NOTES:

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS...

2. THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE REQUIREMENTS OF...

3. THIS SUBMISSION RECORD PLAT IS NOT INTENDED TO SHOW EXISTING...

4. THIS DEVELOPMENT IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS...

5. THIS SITE IS SUBJECT TO AN AGREEMENT WITH THE MONTGOMERY COUNTY...

6. M.S.L.C. 200 SCALE REFERENCE: 227 PM 8

7. THIS PLAT IS LAID TO THE USES AND CONDITIONS OF PRELIMINARY PLAN...

8. ZONED 1-4

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE PLAN SHOWN HEREIN IS CORRECT, THAT IT IS A SUBMISSION RECORD PLAT OF A STATE OF MARYLAND LIMITED LIABILITY COMPANY, FORMED UNDER THE PROVISIONS OF MARYLAND PUBLIC USE, RIGHTS OF WAY, LAKES, SAND BEACHES, AND SHORES ACT, AND IS NOT A STATE OF MARYLAND LIMITED LIABILITY COMPANY, FORMED UNDER THE PROVISIONS OF MARYLAND PUBLIC USE, RIGHTS OF WAY, LAKES, SAND BEACHES, AND SHORES ACT.

I FURTHER CERTIFY THAT IF DISCREPANCY WILL SET ALL PROPERTY OWNER MEMBERS IN ACCORDANCE WITH SECTION 50-4(A) OF THE SUBMISSION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

THAT THE TAXES INCLUDED IN THIS SUBMISSION RECORD PLAT IS 471,200 SQUARE FEET OR 1.41 ACRES OF LAND ARE DESIGNATED TO PUBLIC USE.

DATE: 4-11-2007

WITNESSES:

THE HEREBY ASSENT TO THIS SUBMISSION RECORD PLAT.

BENCH BANKING AND TRUST COMPANY OF VIRGINIA

TRUSTEE

NOTES:

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS...

2. THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE REQUIREMENTS OF...

3. THIS SUBMISSION RECORD PLAT IS NOT INTENDED TO SHOW EXISTING...

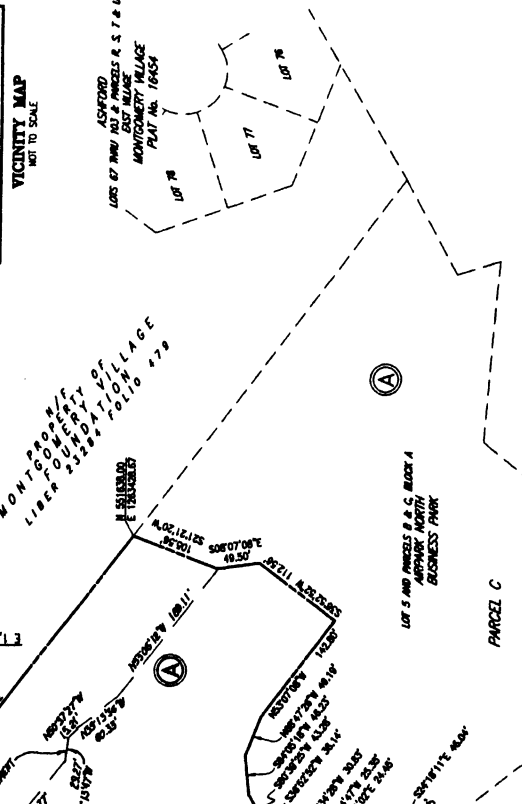
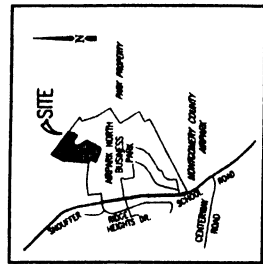
4. THIS DEVELOPMENT IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS...

5. THIS SITE IS SUBJECT TO AN AGREEMENT WITH THE MONTGOMERY COUNTY...

6. M.S.L.C. 200 SCALE REFERENCE: 227 PM 8

7. THIS PLAT IS LAID TO THE USES AND CONDITIONS OF PRELIMINARY PLAN...

8. ZONED 1-4



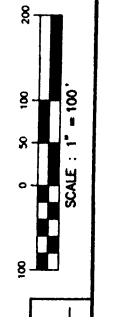
CHAIN	BEARING	ANGLE	DISTANCE	BEARING	CORNER
1	S51.12°E	201.62'	102.07'	S17.97°W	204.72'
2	S69.37°E	108.63'	85.28'	S18.11°W	108.68'
3	S60.00°E	67.54'	145.83°E	S17.97°W	87.10'
4	S75.00°E	37.50'	40.00°E	S17.97°W	74.63'
5	S35.00°E	34.50'	55.00°E	S17.97°W	102.07'
6	S20.00°E	44.40'	104.00°E	S17.97°W	48.39'
7	S75.00°E	118.00'	88.00°E	S17.97°W	104.84'
8	S75.00°E	118.00'	88.00°E	S17.97°W	104.84'
9	S75.00°E	118.00'	88.00°E	S17.97°W	104.84'
10	S75.00°E	118.00'	88.00°E	S17.97°W	104.84'
11	S75.00°E	118.00'	88.00°E	S17.97°W	104.84'

SUBMISSION RECORD PLAT
 LOTS 6 & 7, BLOCK A
**AIRPARK NORTH
 BUSINESS PARK**
 LAYTONSVILLE (1ST) DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 FEBRUARY, 2007 SCALE: 1"=100'



Charles F. Johnson & Associates, Inc.
 Surveyors
 1100 N. 1st Street, Suite 100
 Laytonsville, MD 20884
 Telephone: 443-888-8888
 Fax: 443-888-8889

PLAT NO. _____
 TAX MAP GU 122
 2-00232
 P.I.A. NO. _____



APPROVED: _____	DATE: _____
CHAIRMAN	ASST. SECRETARY-TREASURER
DIRECTOR	

THE MONTGOMERY COUNTY PLANNING AND ZONING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

RECORDED: _____
 PLAT NO. _____

DEPARTMENT OF PERMITTING
 SERVICES, MONTGOMERY COUNTY

AREA TABULATION
 LOTS: 60,873 sq. ft. or 1.41 ac.
 PARCELS: 3
 SHEETS: 61,417 sq. ft. or 1.41 ac.
 TOTAL: 471,200 sq. ft. or 10.82 ac.

DATE: _____
 DIRECTOR

RECORDED: _____
 PLAT NO. _____

DEPARTMENT OF PERMITTING
 SERVICES, MONTGOMERY COUNTY

AREA TABULATION
 LOTS: 60,873 sq. ft. or 1.41 ac.
 PARCELS: 3
 SHEETS: 61,417 sq. ft. or 1.41 ac.
 TOTAL: 471,200 sq. ft. or 10.82 ac.

DATE: _____
 DIRECTOR

RECORDED: _____
 PLAT NO. _____

DEPARTMENT OF PERMITTING
 SERVICES, MONTGOMERY COUNTY

RECORD PLAT REVIEW SHEET

Plan Name: Air Park North Business Park Plan Number: 1200040120
 Plat Name: Air Park North Business Park Plat Number: 220062222
 Plat Submission Date: 7/18/06
 DRD Plat Reviewer: PW
 DRD Prelim Plan Reviewer: Pete Wean

Initial DRD Review:

Signed Preliminary Plan - Date 11/22/05 Checked: Initial PW Date 8/30/06
 Planning Board Opinion - Date 7/26/04 Checked: Initial PW Date 8/1/06
 Site Plan Req'd for Development? Yes No Verified By: SD (initial)
 Site Plan Name: N/A Site Plan Number: N/A
 Planning Board Opinion - Date N/A Checked: Initial N/A Date N/A
 Site Plan Signature Set - Date N/A Checked: Initial N/A Date N/A
 Site Plan Reviewer Plat Approval: Checked: Initial N/A Date N/A

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	Mark P.	7/19	8/4	7-24-06	PLAN Acceptable
Research	Bobby Fleury				
SHA	Doug Mills				NS
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Steve Smith			3-23-07	Revised Linework

Final DRD Review:

DRD Review Complete: Initial TA Date 4/20/07
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): Initial TA Date 8/30/06
 Final Mylar w/Mark-up & PDF Rec'd: Initial TA Date 4/20/07

Board Approval of Plat:

Plat Agenda: Initial TA Date 5/10/07
 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. _____

RECORD PLAT REVIEW SHEET

Plan Name: Air Park North Business Park Plan Number: 1200040180
 Plat Name: Air Park North Business Park Plat Number: 220061340
 Plat Submission Date: 7/18/06
 DRD Plat Reviewer: PW
 DRD Prelim Plan Reviewer: Rich Wean

Initial DRD Review:

Signed Preliminary Plan - Date 11/20/05 Checked: Initial PW Date 8/30/06
 Planning Board Opinion - Date 7/26/04 Checked: Initial PW Date 8/1/06
 Site Plan Req'd for Development? Yes No Verified By: SSS (initial)
 Site Plan Name: N/A Site Plan Number: N/A
 Planning Board Opinion - Date N/A Checked: Initial N/A Date N/A
 Site Plan Signature Set - Date N/A Checked: Initial N/A Date N/A
 Site Plan Reviewer Plat Approval: Checked: Initial N/A Date N/A

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 Child Lot note Surveyor Cert Owner Cert Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Mark P	7/18/06	8/4/06	7/24	Revision Rec.
Research	Bobby Fleury				NSC
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Steve Smith			3-23-07	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:

Initial	Date
<u>TA</u>	<u>4/20/07</u>
<u>TA</u>	<u>8/30/06</u>
<u>TA</u>	<u>4/20/07</u>

Board Approval of Plat:

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

<u>FA</u>	<u>5/10/07</u>
_____	_____
_____	_____

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:

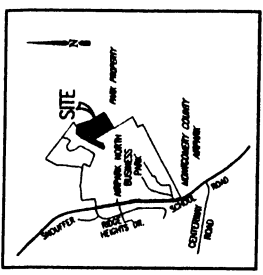
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

No. _____

INITIAL PLAT (which is being replaced)

PHASE 1
CS-18-19-04

PLAT NO.:



VICINITY MAP
NOT TO SCALE

AREA TABULATION

LOTS	463.894 ± OR 10.53 AC.
PARCELS	N/A
STREETS	N/A
TOTAL	463.894 ± OR 10.53 AC.

CURVE	MARKS	ARC	DATA	ANGLES	BEARING	CHORD
1	1	75.00	1	107.82	1	87.72
						86.77

SUBMISSION RECORD PLAT
LOT 20, BLOCK A

AIRPARK NORTH BUSINESS PARK

LATONSVILLE (1ST) DISTRICT
MONTGOMERY COUNTY, MARYLAND
FEBRUARY, 2007 SCALE: 1"=100'

CPJ
ASSOCIATES

Charles F. Johnson & Associates, Inc.
10000 Rockledge Avenue, Suite 100
Montgomery County, Maryland 20894
Tel: 301-251-1000
Fax: 301-251-1001
www.cpjassociates.com

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT IT IS A SUBMISSION RECORD PLAT OF PART OF THE LAND ACQUIRED BY WEBB TRACT, L.L.C., A STATE OF MARYLAND LIMITED LIABILITY COMPANY, AND RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 21109 OF FOLD 001.

I FURTHER CERTIFY THAT, IF DEMAND, I WILL SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 26-204(C) OF THE SUBDIVISION RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THAT THE TOTAL AREA INCLUDED IN THIS SUBMISSION RECORD PLAT IS 463.894 SQUARE FEET OR 10.53 ACRES OF LAND. THERE IS NO STREET REDUCTION BY THIS PLAT.

DATE: 2-14-2007

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

OWNERS CERTIFICATE

THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADVISES THE SUBMISSION RECORD PLAT, ESPECIALLY THE BOUNDARY RESTRICTIONS, LINES, CORNERS TO MONTGOMERY COUNTY, MARYLAND TERRITORY SLOPE ENGINEERS, AFTER ALL PUBLIC IMPROVEMENTS, UTILITIES, EASEMENTS AND PARALLELS TO ALL STREET FRONT OF ANY LINES, AND SLOPE ENGINEERS SHALL BE TERMINATED HEREON AND DESCRIBED "AS IS" TO THE PARTIES LISTED AND WITH THE TERMS AND PROVISIONS OF THE SUBMISSION RECORD PLAT, INCLUDING THE RESTRICTIONS OF PUBLIC UTILITY EASEMENTS AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 21109 OF FOLD 001, HEREBY, WITH THE TERMS AND PROVISIONS OF SAID SUBMISSION RECORD PLAT, CERTAIN DOCUMENTS ENTITLED "CONSERVATION EASEMENT AGREEMENT, CATEGORY 1" AND RECORDED AMONG THE AFFRANCH LAND RECORDS IN LIBER 10719 OF FOLD 412, SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

THE FURTHER CERTIFY THAT A MARYLAND REGISTERED LAND SURVEYOR WILL BE DEMAND TO SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 26-204(C) OF THE SUBDIVISION RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT THAT CERTAIN DEED OF TRUST, AND THE PARTIES IN INTEREST THEREIN HAVE BEEN RECORDED THEREAS.

WEBB TRACT, L.L.C.
BY MILLER AND SMITH OF GREENSPARK, LLC

CHARLES F. JOHNSON, JR., OWNER

DATE: 3/1/07

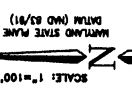
WITNESS: *[Signature]*

WE HEREBY ASSENT TO THIS SUBMISSION RECORD PLAT.
BRANCH BANKING AND TRUST COMPANY OF VIRGINIA

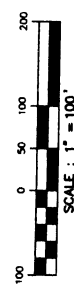
[Signature]
ATTORNEY GENERAL, VIRGINIA

NOTES:

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR ANY OTHER INSTRUMENT OF THE DEVELOPMENT OF THE PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, SHALL BE APPLICABLE TO THIS PLAT UNLESS OTHERWISE CONTAINED BY THE PLAN IS APPROVED. THE OFFICIAL FILES FOR ANY SUCH INSTRUMENTS SHALL BE AVAILABLE TO THE PUBLIC BY THE PLANNING BOARD AND ARE AVAILABLE FOR REVIEW DURING NORMAL BUSINESS HOURS.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 26(A) OF THE SUBDIVISION RECORDS OF MONTGOMERY COUNTY, MARYLAND, INCLUDING APPROVAL OF THE FINAL CONSTRUCTION PLAN AND AN AGREEMENT WITH THE PLANNING BOARD FOR THE ESTABLISHMENT OF A SEMI-ANNUAL CONTROL PLAN. A COPY OF THE APPROVED PLAN MAY BE VIEWED AT ANY DESIGN ANGLE, SILVER SPRING, MARYLAND.
3. THIS SUBMISSION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND/OR USE, FOR EVERY MATTER RESTRICTING THE USE OF THE PROPERTY, THE SUBMISSION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXISTING TITLE OR TO DEPEND ON ANY OTHER MATTERS AFFECTING TITLE.
4. THIS DEVELOPMENT IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
5. THIS SITE IS SUBJECT TO AN AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD REGARDING ASSURANCE PUBLIC FACILITIES.
6. U.S.L.C. AND SCALE REFERENCE: 27' N6 8
7. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS OF PRELIMINARY PLAN NO. 1-0018 ENTITLED AIRPARK NORTH BUSINESS PARK.
8. ZONED I-4



SCALE: 1"=100'



SCALE: 1"=100'

1 LOT
TAX MAP G4 122
2-06234

APPROVED:	DEPARTMENT OF PERMITTING SERVICES, MONTGOMERY COUNTY
CHAIRMAN	DATE
ASST. SECRETARY-TREASURER	DIRECTOR
LI-INCPFC Record File No.	RECORDED:
	PLAT NO.:

RECORD PLAT REVIEW SHEET

Plan Name: Air Park North Business Park Plan Number: 1200040180
 Plat Name: Air Park North Business Park Plat Number: 220062350
 Plat Submission Date: 7/18/06
 DRD Plat Reviewer: PWear
 DRD Prelim Plan Reviewer: Kech Wear

Initial DRD Review:

Signed Preliminary Plan - Date 11/20/05 Checked: Initial PW Date 2/30/06
 Planning Board Opinion - Date 7/26/04 Checked: Initial PW Date 8/1/06
 Site Plan Req'd for Development? Yes No Verified By: SOS (initial)
 Site Plan Name: N/A Site Plan Number: N/A
 Planning Board Opinion - Date N/A Checked: Initial N/A Date N/A
 Site Plan Signature Set - Date N/A Checked: Initial N/A Date N/A
 Site Plan Reviewer Plat Approval: Checked: Initial N/A Date N/A

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

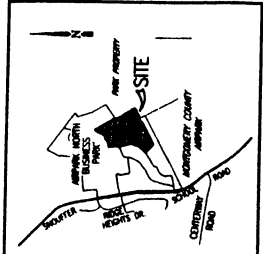
Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Mark P	7/13/05	8/4/05	7/24	No revision
Research	Bobby Fleury				NC
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Steve Smith			3-23-07	See plat

Final DRD Review:

	Initial	Date
DRD Review Complete:	<u>TA</u>	<u>4/20/07</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>TA</u>	<u>8/30/06</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>TA</u>	<u>7/20/07</u>
Board Approval of Plat:		
Plat Agenda:	<u>TA</u>	<u>5/10/07</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. _____

PLAT NO.:



VICINITY MAP
 NOT TO SCALE

AREA TABULATION
 LOTS: 144,117 sq. ft. or 3.27 AC.
 PARCELS: 54,313 sq. ft. or 1.25 AC.
 TOTAL: 1,024,230 sq. ft. or 23.48 AC.

CURVE	WARDS	ACRES	BEARINGS	CHORD
1	180.00	230.05	S 15.50° E	115.50
2	117.00	157.50	S 28.50° E	78.75
3	35.00	47.50	S 45.00° E	23.75
4	70.00	95.00	S 45.00° E	47.50
5	35.00	47.50	S 45.00° E	23.75
6	105.00	142.50	S 15.50° E	51.75
7	105.00	142.50	S 15.50° E	51.75
8	70.00	95.00	S 28.50° E	47.50

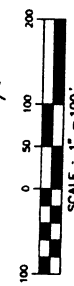
SUBMISSION RECORD PLAT
 LOTS 16 THROUGH 19 AND
 21 THROUGH 23, BLOCK A

AIRPARK NORTH BUSINESS PARK

LAYTONSVILLE (1ST) DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 JANUARY, 2007 SCALE: 1"=100'



Charles F. Johnson & Associates, Inc.
 10000 Rockledge Drive
 Suite 100
 Rockville, MD 20850
 Phone: (301) 761-1000
 Fax: (301) 761-1001



SCALE: 1" = 100'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT IT IS A SUBMISSION RECORD PLAT OF PART OF THE LAND ACQUIRED BY TRACT, L.L.C., A STATE OF MARYLAND CORPORATION, FROM HAROLD J. HERRS, BY DEED DATED APRIL 26, 2001 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 21160 AT FOLIO 40.

I FURTHER CERTIFY THAT, IF CHECKED, I WILL SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 50-24(d) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

THAT THE TOTAL AREA INCLUDED IN THIS SUBMISSION RECORD PLAT IS 1,024,230 SQUARE FEET OR 23.48 ACRES OF LAND, OF WHICH 54,313 SQUARE FEET OR 1.25 ACRES OF LAND ARE DESIGNATED TO PUBLIC USE.

DATE: 1-14-07
 RONALD L. COLLIER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REG. NO. 20014

DATE: 1-14-07
 RONALD L. COLLIER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REG. NO. 20014

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPTS THIS SUBDIVISION RECORD PLAT, ESTABLISHES THE PROPERTY SHOWN HEREON AND DESIGNATES THE SAME TO PUBLIC USE, OWNS TO MONTGOMERY COUNTY, MARYLAND THROUGH SLOPE EXCESSORS, TRACTY-PAC (20) FRET BERTHOUD, INC. AND SLOPE EXCESSORS, TRACTY-PAC (20) FRET BERTHOUD, INC. WHOSE SAID SLOPE EXCESSORS SHALL BE TERMINATED AFTER ALL PUBLIC IMPROVEMENTS (INCLUDING SANITATION) HAVE BEEN ACCOMPLISHED AND THE SAID SLOPE EXCESSORS SHALL BE TERMINATED AFTER ALL PUBLIC IMPROVEMENTS (INCLUDING SANITATION) HAVE BEEN ACCOMPLISHED AND THE SAID SLOPE EXCESSORS SHALL BE TERMINATED AFTER ALL PUBLIC IMPROVEMENTS (INCLUDING SANITATION) HAVE BEEN ACCOMPLISHED.

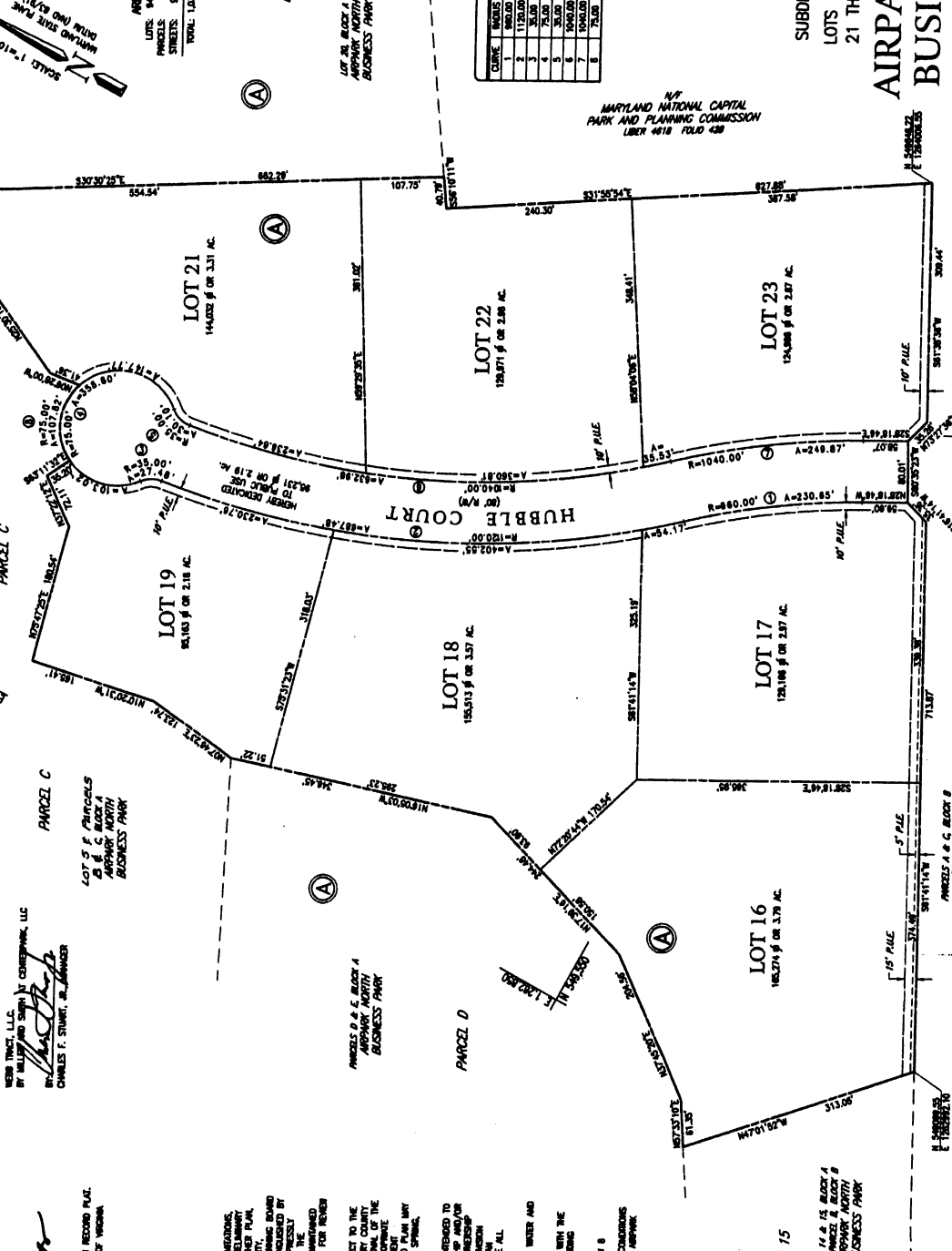
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT IT IS A SUBMISSION RECORD PLAT OF PART OF THE LAND ACQUIRED BY TRACT, L.L.C., A STATE OF MARYLAND CORPORATION, FROM HAROLD J. HERRS, BY DEED DATED APRIL 26, 2001 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 21160 AT FOLIO 40.

I FURTHER CERTIFY THAT, IF CHECKED, I WILL SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 50-24(d) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

THAT THE TOTAL AREA INCLUDED IN THIS SUBMISSION RECORD PLAT IS 1,024,230 SQUARE FEET OR 23.48 ACRES OF LAND, OF WHICH 54,313 SQUARE FEET OR 1.25 ACRES OF LAND ARE DESIGNATED TO PUBLIC USE.

TRACT, L.L.C.
 BY: [Signature]
 CHARLES F. STUMER, JR., ATTORNEY

DATE: 1-14-07
 TRACT, L.L.C.
 BY: [Signature]
 CHARLES F. STUMER, JR., ATTORNEY



NOTES:

- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND RESTRICTIONS APPLICABLE TO THE DEVELOPMENT AND USE OF THE PROPERTY SHOWN AND DESCRIBED IN THIS SUBDIVISION RECORD PLAT, SHALL BE GOVERNED BY THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND, AND THE DEVELOPMENT OF THE PROPERTY.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 2203 MONTGOMERY COUNTY PUBLIC UTILITIES CODE, INCLUDING APPROVAL OF THE MONTGOMERY COUNTY PLANNING BOARD AND THE MONTGOMERY COUNTY PUBLIC UTILITIES DEPARTMENT PRIOR TO ESTABLISHMENT OF A SEWERAGE SYSTEM.
- A COPY OF THE APPROVED PLAT MAY BE OBTAINED FROM THE CLERK OF THE MONTGOMERY COUNTY PLANNING BOARD.
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SUPERSEDE ANY EXISTING EASEMENTS OR RIGHTS OF WAY.
- THIS SITE IS SUBJECT TO AN AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD REGARDING THE INSTALLATION OF PUBLIC UTILITIES.
- U.S.S.C. 200 SCALE REFERENCE: 257 NW 8
- THIS PLAT IS LIMITED TO THE USES AND CONTAINS THE INFORMATION SHOWN HEREON AND IS NOT INTENDED TO SUPERSEDE ANY EXISTING EASEMENTS OR RIGHTS OF WAY.
- 2006-1-1

RECORDED: _____ PLAT NO.: _____

APPROVED: _____ DATE: _____ DIRECTOR

CHAIRMAN _____ ASST. SECRETARY-TREASURER _____

U-MCP&PC Record File No. _____

RECORD PLAT REVIEW SHEET

Plan Name: Air Park North Business Park Plan Number: 220040120
 Plat Name: Air Park North Business Park Plat Number: 220062360
 Plat Submission Date: 7/18/06
 DRD Plat Reviewer: PW
 DRD Prelim Plan Reviewer: Rich Weare

Initial DRD Review:

Signed Preliminary Plan - Date 11/22/05 Checked: Initial PW Date 8/30/06
 Planning Board Opinion - Date 7/26/04 Checked: Initial PW Date 8/1/06
 Site Plan Req'd for Development? Yes No ✓ Verified By: JB (initial)
 Site Plan Name: N/A Site Plan Number: N/A
 Planning Board Opinion - Date N/A Checked: Initial N/A Date N/A
 Site Plan Signature Set - Date N/A Checked: Initial N/A Date N/A
 Site Plan Reviewer Plat Approval: Checked: Initial N/A Date N/A

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 notes 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	Mark P	7/18/06	8/4/06	7/29	No revision
Research	Bobby Fleury	↓	↓		N/C
SHA	Doug Mills	↓	↓		
PEPCO	Steve Baxter	↓	↓		
Parks	Doug Powell	↓	↓		
DRD	Steve Smith	↓	↓	4-10-07	See plat

Final DRD Review:

DRD Review Complete: Initial TA Date 4/20/07
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): Initial TA Date 8/31/06
 Final Mylar w/Mark-up & PDF Rec'd: Initial TA Date 4/20/07

Board Approval of Plat:

Plat Agenda: Initial TA Date 5/10/07

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. _____

RECORD PLAT REVIEW SHEET

Plan Name: Air Park North Business Park Plan Number: 1200040180
 Plat Name: Air Park North Business Park Plat Number: 220064380
 Plat Submission Date: 7/18/06
 DRD Plat Reviewer: PWair
 DRD Prelim Plan Reviewer: Rich Wean

Initial DRD Review:

Signed Preliminary Plan - Date 11/20/05 Checked: Initial PW Date 8/30/06
 Planning Board Opinion - Date 7/26/04 Checked: Initial PW Date 8/1/06
 Site Plan Req'd for Development? Yes No ✓ Verified By: SB (initial)
 Site Plan Name: N/A Site Plan Number: N/A
 Planning Board Opinion - Date N/A Checked: Initial N/A Date N/A
 Site Plan Signature Set - Date N/A Checked: Initial N/A Date N/A
 Site Plan Reviewer Plat Approval: Checked: Initial N/A Date N/A

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>Mark P</u>	<u>7/18/06</u>	<u>8/4/06</u>	<u>7/24</u>	<u>No Review</u>
Research	<u>Bobby Fleury</u>				<u>NC</u>
SHA	<u>Doug Mills</u>				
PEPCO	<u>Steve Baxter</u>				
Parks	<u>Doug Powell</u>				
DRD	<u>Steve Smith</u>			<u>8-4-06</u>	<u>See file</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>TF</u>	<u>4/20/07</u>
<u>TF</u>	<u>8/30/06</u>
<u>TF</u>	<u>4/20/07</u>

Board Approval of Plat:

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

5/10/07

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. _____

PLAT NO. 220071010

Edgemoor

Locate on northwest corner of Fairfax Road and Moorland Lane

R-90 zone; 1 Lot

Community Water, Community Sewer

Master Plan Area: Bethesda-Chevy Chase

5301 Moorland Lane, LLC, 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 part of lot 16 & Lot 17) and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(3)b 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: Edgemoor Plat Number: 220071010
 Plat Submission Date: 11/19/07
 DRD Plat Reviewer: Taslima Alam
 DRD Prelim Plan Reviewer: NA

*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Name if applicable: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____

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
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<i>Amphibious</i>	11/20/07	2/16/07		N.C.
Research	Bobby Fleury			2/11/07	OK
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Steve Smith			2/19/07	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

SJS

TA

TA

TA

TA

Date

4-20-07

2/22/07

4/20/07

4/5/10/07

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: _____ ✓

(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

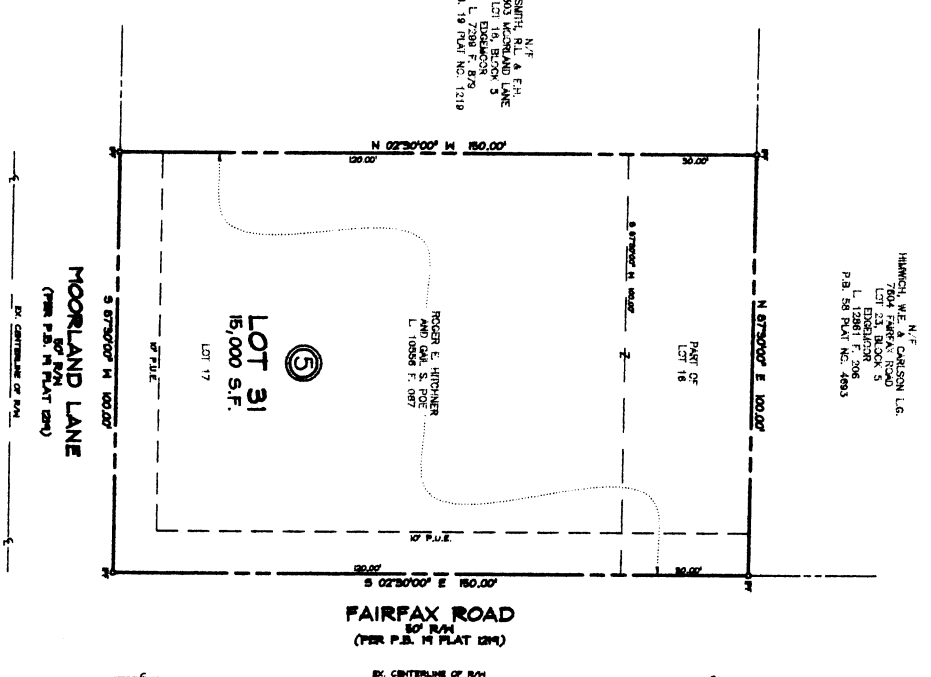
1. WATER CATEGORY: 1 - SEWER CATEGORY: 1
2. THE PROPERTY THAT IS THE SUBJECT OF THIS SECOND PLAT IS IN THE R-30 ZONE AS OF THE DATE OF PLAT RECORDATION.
3. PWS - NON PWS FOUND
4. PUBLIC WATER AND SEWER
5. THIS PROPERTY IS SHOWN ON TAX MAP M-122.
6. THIS PROPERTY IS SHOWN ON M.S.A.C. 200-FOOT SHEET 204 M-122.
7. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER DOCUMENTS DEVELOPED IN CONNECTION WITH THIS PROPERTY AS APPROVED BY THE MONTGOMERY COUNTY DEPARTMENT OF PLANNING AND ZONING SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS FURTHER ACTION BY THE BOARD IS TAKEN TO REVISE AND AMEND SAID PLAN AND FURNISHED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR PWSH SUBDIVISION SUBDIVISION REGULATED IN SECTION 80-202A OF THE MONTGOMERY COUNTY CODE. THIS PLAT INCLUDES CONSOLIDATION OF TWO OF THE PREVIOUS PLAT OF A LOT INTO A LOT, AS PROVIDED FOR IN SECTION 80-202A(1)(V).
9. THIS SUBDIVISION RECORD PLAT IS NOT ATTACHED TO SUCH EXISTING PLATTERS OR RECORDS AND USE OF THEM AFTER RECORDING THIS PLAT IS NOT INTENDED TO REPLACE AN EVALUATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
10. THE PROPERTY SHOWN HEREON IS NOT SUBJECT TO THE REQUIREMENTS OF CHAPTER 23A, MONTGOMERY COUNTY FOREST CONSERVATION LAW.
11. THE EXISTING SINGLE-FAMILY DWELLING ON THE LOT DESCRIBED BY THIS RECORD PLAT CONFORMS TO THE REQUIREMENTS OF SECTION 80-1-13 OF THE MONTGOMERY COUNTY CODE. THE EXISTING DWELLING MAY BE ALTERED, RELOCATED, ENLARGED, OR DEMOLISHED BY ANY PERSON OWNING OR HOLDING AN INTEREST IN THE LOT, PROVIDED THAT THE ZONING REGULATIONS OF THE MONTGOMERY COUNTY DEPARTMENT OF PLANNING AND ZONING ARE COMPLIED WITH. ANY SUCH ALTERATION SHALL BE SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY DEPARTMENT OF PLANNING AND ZONING. THIS RECORD PLAT IS NOT INTENDED TO REPLACE AN EVALUATION OF TITLE OR TO DEFECT OR NOTE OTHER LEGAL REQUIREMENTS APPLICABLE TO THE PROPERTY DESCRIBED FOR REVIEW AND APPROVAL OF RESIDENTIAL DEVELOPMENT.

OWNER'S CERTIFICATE

THE ROGER E. HITCHNER AND GAIL S. POE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ACCEPT THIS PLAN OF SUBDIVISION AND THE PLAT THEREON, HEREBY ACCEPT THIS PLAN OF SUBDIVISION AND THE PLAT THEREON AS THE FINAL PLAN OF SUBDIVISION AND HEREBY AGREE TO FURNISH TO THOSE PARTIES INTERESTED IN THE RECORDATION OF THIS PLAN AND PROVISIONS OF PUBLIC UTILITY EASEMENTS, AS RECORDED IN SECTION 80-202A OF THE MONTGOMERY COUNTY CODE, AND TO FURNISH TO THE MONTGOMERY COUNTY DEPARTMENT OF PLANNING AND ZONING, THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, TRACTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW.

DATE: 1/16/07 BY: Roger E. Hitchner
 DATE: 1/16/07 BY: Gail S. Poe

SECTION 1, N.T. & E.M. 5207, 100' x 150' LOT 16, BLOCK 5, DISTRICT OF COLUMBIA, D.C. P.B. 19 PLAT NO. 1219



HITCHNER, W.E. & CARLSON, L.G.
 2001 W. WOODBURN
 LOT 23, BLOCK 5
 DISTRICT OF COLUMBIA
 P.B. 18 PLAT NO. 4693

PLAT TABULATION

NUMBER OF LOTS:	1
NUMBER OF PARCELS:	1
AREA OF PLAT:	15,000 S.F.
AREA OF BLOCK:	N/A
AREA OF STREET DEDICATION:	N/A
TOTAL AREA:	15,000 SQ. FT. (0.344 ACRES)

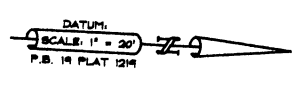


Department of Permitting Services
 Montgomery County, Maryland
 Date: _____
 Approved: _____
 The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board
 Approved: _____
 M.N.C.P. & P.C. Record File No. _____

Recorded
 Plat No. _____

EAS ENGINEERING
 CIVIL, SURVEYING, LAND PLANNING
 100 Woodburn Road, Suite 101, Laurel, MD, Maryland 21774
 Tel: (301) 271-3200 Fax: (301) 271-3200

PLAT NO.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS COME AND BELIEF, THAT IT IS A RESUBDIVISION TRACT BY THE EJECTMENT OF EDWARD J. LITZLA IN LORVARD SURVIVING HITCHNER AND GAIL S. POE, HUSBAND AND WIFE, BY WITTO ROGER E. ALTY 20, INC, AND RECORDED ALBERT S. INC IN LIBER VOLUM AT ROLLO 007, ALSO BEING A RESUBDIVISION IN PLAT BOOK N, PLAT 1219, AS RECORDED MARCH 17, 1980 BY THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I HAVE GIVEN THE PROPERTY COMMENCEMENTS WITH THIS ARE IN PLACE AS SHOWN HEREON, AND I HAVE COMPLETED WITH SECTION 80-202(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE: 1/16/07 BY: David John Ritchie
 DAVID JOHN RITCHIE
 SURVEYOR
 MD REG. NO. 3172

SUBDIVISION RECORD PLAT
 LOT 31, BLOCK 5
EDGEMOOR
 A RESUBDIVISION OF LOT 17
 AND PART OF LOT 16, BLOCK 5
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20' JANUARY, 2007