



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

MCPB
Item # 1B
5-19-2016

MEMORANDUM

DATE: May 11, 2016

TO: Montgomery County Planning Board

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

FROM: Stephen Smith, Senior Planner *SS*
Jay Beatty, Planner *JEB*
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for May 19, 2016

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

220160500, 220160510, 220160520 and 220160530

Travilah Station

220160800

Battery Park

Plat Name: Travilah Station
Plat #: 220160500, 220160510, 220160520 & 220160530

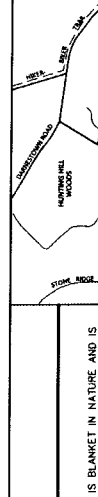
Location: Located on the east side of Travilah Road 350 feet south of its intersection with Molecular Drive

Master Plan: Great Seneca Science Corridor Master Plan

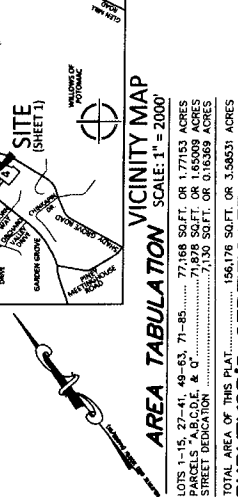
Plat Details: CR zone, 131 lots and 24 parcel

Applicant: Brookfield Travilah Grove, LLC

These subdivision plats have been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 12012029A (MCPB Resolution No. 15-82), and Site Plan No. 82013020A (Certified Site Plan dated November 19, 2015), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.



VICINITY MAP
SCALE: 1" = 2000'



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF PARCELS BOUND BY THE M&D P.C. PRELIMINARY PLAN #2012029A AND SITE PLAN #2013020A, ENTITLED TRAVILAH GROVE, AS AMENDED, WHICH ARE RECORDED IN LIBER 51623 AT FOLIO 160. THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 156,176 SQUARE FEET, OR 3.58531 ACRES, OF WHICH 71,130 SQUARE FEET OR 1.61689 ACRES OF LAND IS DEDICATED TO PUBLIC USE.

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY DEDICATE TO THE PUBLIC THE TRAVILAH GROVE AND PARALLEL BUILDING RESTRICTION LINES TO THE APPLICABLE UTILITY COMPANIES, THEIR RESPECTIVE SUCCESSORS, AGENTS, AND ASSIGNS, AN EASEMENT IN AND OVER THEIR RESPECTIVE DESCRIBED AS A PUBLIC UTILITY EASEMENT, DESIGNATED HEREON AS "10' P.U.E.", WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THOSE SET FORTH IN THAT CERTAIN EASEMENT RECORD LIBER 51434 AT FOLIO 497 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

DATE: 4-27-16
DAVID F. LEIGHT
MONTGOMERY COUNTY PROFESSIONAL LAND SURVEYOR #21236
LICENSE EXPIRES JANUARY 15, 2017

NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	DISTANCE	DETA.
1	30.00	11.52	5.71	S83°37'32"E	10.20	2020'14"
2	30.00	11.52	5.71	N83°37'32"E	10.27	2020'14"
3	30.00	11.52	5.71	S83°37'32"E	11.22	2133'15"
4	30.00	10.74	5.43	N22°59'17"E	10.86	2020'27"

SUBDIVISION RECORD PLAT
SHEET 1 OF 4

TRAVILAH STATION
LOTS 1-15, 27-41, 49-63 & 71-85
AND PARCELS A, B, C, D, E & Q
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30'
DATE: APRIL 22, 2016

ENGINEERS & PLANNERS & LANDSCAPE ARCHITECTS & SURVEYORS & 3-D LASER SCANNING
M. H. C. & P. C.
1251 CENTURY BOULEVARD, SUITE 600 • BOWTIE, MARYLAND 20814
(410) 326-8322
WWW.MHPC.COM

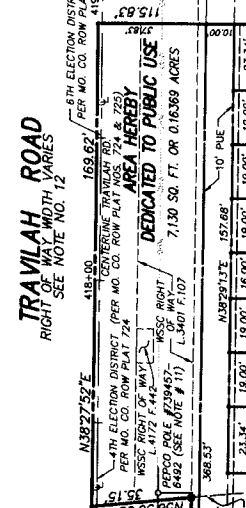
PLAT NO.

8.) THE PROPERTY IS SUBJECT TO A COMMON OPEN SPACE COVENANT AS RECORDED IN LIBER 28045 AT FOLIO 578.

10.) PARCELS A, B, C, D, E & Q ARE TO BE CONVEYED TO THE HOMEOWNERS' ASSOCIATION.

11.) THIS PROPERTY IS SUBJECT TO A RECORD EASEMENT AS RECORDED IN UBER 2728 AT FOLIO 380 WHICH IS BLANKET IN NATURE AND IS NOT INTENDED IN ANY AVAILABLE LAND RECORDS.

12.) TRAVILAH ROAD RIGHT OF WAY DETERMINED PER THE FOLLOWING DOCUMENTS OF RECORD: MONTGOMERY COUNTY RIGHT-OF-WAY PLAT 195, AS RECORDED IN UBER 1644 AT FOLIO 141; UBER 1644 AT FOLIO 141; UBER 2728 AT FOLIO 380; UBER 28045 AT FOLIO 578; UBER 51623 AT FOLIO 160.



TRAVILAH ROAD
RIGHT OF WAY WIDTH VARIES
150' P.U.E.
DEDICATED TO PUBLIC USE
71,130 SQ. FT. OR 1.61689 ACRES

PARCEL A
11,133 SQ. FT.
(HOA PARCEL)
1.25145872

PARCEL B
1,603 SQ. FT.
(HOA PARCEL)
.03630958

PARCEL C
19,904 SQ. FT.
(HOA PARCEL)
.454977253

PARCEL D
30,438 SQ. FT.
(HOA PARCEL)
.6985054134

PARCEL E
1,023 SQ. FT.
(HOA PARCEL)
.02330794

PARCEL F
1,834 SQ. FT.
(HOA PARCEL)
.04195092

PARCEL G
1,834 SQ. FT.
(HOA PARCEL)
.04195092

PARCEL H
1,834 SQ. FT.
(HOA PARCEL)
.04195092

PARCEL I
1,834 SQ. FT.
(HOA PARCEL)
.04195092

PARCEL J
1,834 SQ. FT.
(HOA PARCEL)
.04195092

PARCEL K
1,834 SQ. FT.
(HOA PARCEL)
.04195092

PARCEL L
1,834 SQ. FT.
(HOA PARCEL)
.04195092

PARCEL M
1,834 SQ. FT.
(HOA PARCEL)
.04195092

NOTES:
1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FR343 WITH TAX ACCOUNTS: 4-49862, 4-52696, 4-50984, 4-48940, 4-68851, AND 4-44938.

2.) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE GRID NORTH (NAD83/91).

3.) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO AFFECT OR CHANGE THE OWNERSHIP AND USE AND ANY EASEMENT AFFECTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO RESCIND OR MODIFY ANY EASEMENT AFFECTING TITLE.

4.) 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 SUPERSEDED BY ANY OTHER PLAN OR PLAN APPROVED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

5.) THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.

6.) PARCEL O IS SUBJECT TO AND FULLY ENCOMPASSED BY A COMMON ACCESS EASEMENT, SAID EASEMENT IS INTENDED TO PROVIDE UNOBSTRUCTED ACCESS TO TRAVILAH GROVE, AS AMENDED, FROM TRAVILAH ROAD AND TO PROVIDE ACCESS TO THE TRAVILAH GROVE COMMON ACCESS EASEMENT. THE PROPERTY IS SUBJECT TO AND FULLY ENCOMPASSED BY A COMMON ACCESS EASEMENT, SAID EASEMENT IS INTENDED TO PROVIDE UNOBSTRUCTED ACCESS TO TRAVILAH GROVE, AS AMENDED, FROM TRAVILAH ROAD AND TO PROVIDE ACCESS TO THE TRAVILAH GROVE COMMON ACCESS EASEMENT. THE PROPERTY IS SUBJECT TO AND FULLY ENCOMPASSED BY A COMMON ACCESS EASEMENT, SAID EASEMENT IS INTENDED TO PROVIDE UNOBSTRUCTED ACCESS TO TRAVILAH GROVE, AS AMENDED, FROM TRAVILAH ROAD AND TO PROVIDE ACCESS TO THE TRAVILAH GROVE COMMON ACCESS EASEMENT. THE PROPERTY IS SUBJECT TO AND FULLY ENCOMPASSED BY A COMMON ACCESS EASEMENT, SAID EASEMENT IS INTENDED TO PROVIDE UNOBSTRUCTED ACCESS TO TRAVILAH GROVE, AS AMENDED, FROM TRAVILAH ROAD AND TO PROVIDE ACCESS TO THE TRAVILAH GROVE COMMON ACCESS EASEMENT.

7.) THIS PLAT IS SUBJECT TO THE M.N.C.P. & P.C. PRELIMINARY PLAN #2012029A AND SITE PLAN #2013020A, ENTITLED TRAVILAH GROVE, AS AMENDED.

8.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE STORM DRAINAGE AND OPEN SPACE AREAS AS RECORDED IN LIBER 51623 AT FOLIO 160.



PARCEL O
11,133 SQ. FT.
(HOA PARCEL)
1.25145872

PARCEL P
1,834 SQ. FT.
(HOA PARCEL)
.04195092

PARCEL Q
1,834 SQ. FT.
(HOA PARCEL)
.04195092

PARCEL R
1,834 SQ. FT.
(HOA PARCEL)
.04195092

PARCEL S
1,834 SQ. FT.
(HOA PARCEL)
.04195092

PARCEL T
1,834 SQ. FT.
(HOA PARCEL)
.04195092

PARCEL U
1,834 SQ. FT.
(HOA PARCEL)
.04195092

PARCEL V
1,834 SQ. FT.
(HOA PARCEL)
.04195092

PARCEL W
1,834 SQ. FT.
(HOA PARCEL)
.04195092

PARCEL X
1,834 SQ. FT.
(HOA PARCEL)
.04195092

PARCEL Y
1,834 SQ. FT.
(HOA PARCEL)
.04195092

PARCEL Z
1,834 SQ. FT.
(HOA PARCEL)
.04195092

PARCEL AA
1,834 SQ. FT.
(HOA PARCEL)
.04195092

PARCEL AB
1,834 SQ. FT.
(HOA PARCEL)
.04195092

PARCEL AC
1,834 SQ. FT.
(HOA PARCEL)
.04195092

PARCEL AD
1,834 SQ. FT.
(HOA PARCEL)
.04195092

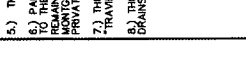
PLAT NO.

8.) THE PROPERTY IS SUBJECT TO A COMMON OPEN SPACE COVENANT AS RECORDED IN LIBER 28045 AT FOLIO 578.

10.) PARCELS A, B, C, D, E & Q ARE TO BE CONVEYED TO THE HOMEOWNERS' ASSOCIATION.

11.) THIS PROPERTY IS SUBJECT TO A RECORD EASEMENT AS RECORDED IN UBER 2728 AT FOLIO 380 WHICH IS BLANKET IN NATURE AND IS NOT INTENDED IN ANY AVAILABLE LAND RECORDS.

12.) TRAVILAH ROAD RIGHT OF WAY DETERMINED PER THE FOLLOWING DOCUMENTS OF RECORD: MONTGOMERY COUNTY RIGHT-OF-WAY PLAT 195, AS RECORDED IN UBER 1644 AT FOLIO 141; UBER 1644 AT FOLIO 141; UBER 2728 AT FOLIO 380; UBER 28045 AT FOLIO 578; UBER 51623 AT FOLIO 160.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF PARCELS BOUND BY THE M&D P.C. PRELIMINARY PLAN #2012029A AND SITE PLAN #2013020A, ENTITLED TRAVILAH GROVE, AS AMENDED, WHICH ARE RECORDED IN LIBER 51623 AT FOLIO 160. THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 156,176 SQUARE FEET, OR 3.58531 ACRES, OF WHICH 71,130 SQUARE FEET OR 1.61689 ACRES OF LAND IS DEDICATED TO PUBLIC USE.

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY DEDICATE TO THE PUBLIC THE TRAVILAH GROVE AND PARALLEL BUILDING RESTRICTION LINES TO THE APPLICABLE UTILITY COMPANIES, THEIR RESPECTIVE SUCCESSORS, AGENTS, AND ASSIGNS, AN EASEMENT IN AND OVER THEIR RESPECTIVE DESCRIBED AS A PUBLIC UTILITY EASEMENT, DESIGNATED HEREON AS "10' P.U.E.", WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THOSE SET FORTH IN THAT CERTAIN EASEMENT RECORD LIBER 51434 AT FOLIO 497 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

DATE: 4-27-16
DAVID F. LEIGHT
MONTGOMERY COUNTY PROFESSIONAL LAND SURVEYOR #21236
LICENSE EXPIRES JANUARY 15, 2017

NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	DISTANCE	DETA.
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SUBDIVISION RECORD PLAT
SHEET 1 OF 4

TRAVILAH STATION
LOTS 1-15, 27-41, 49-63 & 71-85
AND PARCELS A, B, C, D, E & Q
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30'
DATE: APRIL 22, 2016

ENGINEERS & PLANNERS & LANDSCAPE ARCHITECTS & SURVEYORS & 3-D LASER SCANNING
M. H. C. & P. C.
1251 CENTURY BOULEVARD, SUITE 600 • BOWTIE, MARYLAND 20814
(410) 326-8322
WWW.MHPC.COM

APPROVED: [Signature]
DATE: May 10, 2016
APPROVED: [Signature]
DATE: [Signature]
M.N.C.P. & P.C. RECORD FILE NO.: 52.92

PLAT NO.

OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION GRANTING THE COMMON ACCESS EASEMENT, AND ESTABLISH THE FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND MONUMENTS TO BE SET BY A MARYLAND PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24 (a) OF THE MONTGOMERY COUNTY CODE.

DATE: 4/17/16 BY: David F. Unger, II WITNESS: DATE: 4/17/16

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A CONVEYANCE FROM BROOKFIELD TRAVILAH GROVE, LLC TO BROOKFIELD TRAVILAH GROVE, LLC BY DEED DATED JANUARY 4, 2016 TO BROOKFIELD TRAVILAH GROVE, LLC, BY DEED DATED JANUARY 4, 2016 OF MONTGOMERY COUNTY, MARYLAND.

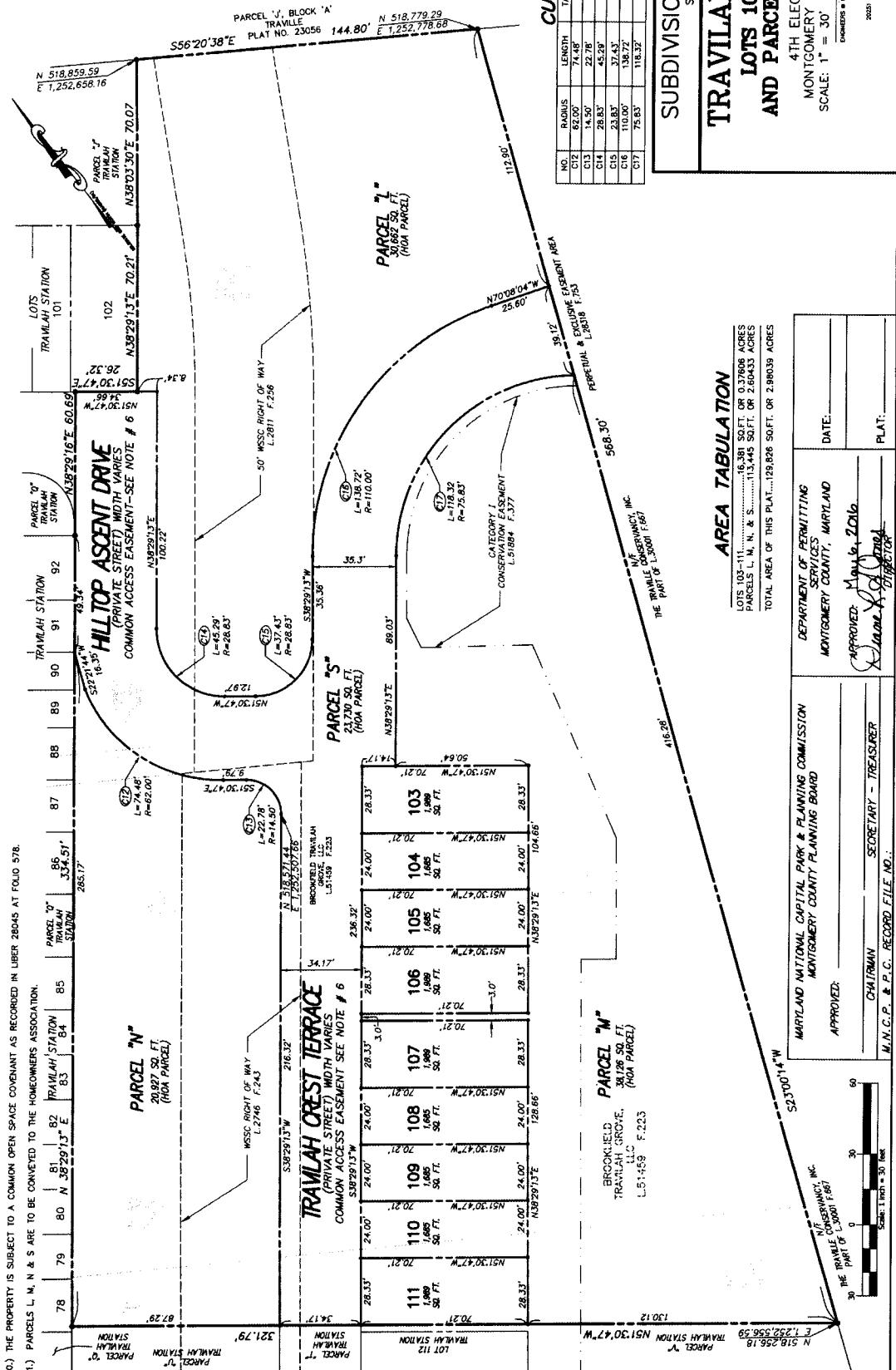
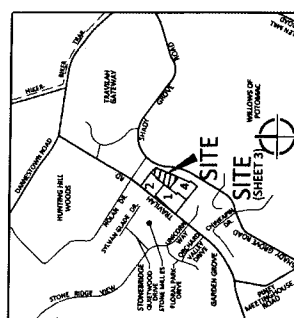
David F. Unger, II David F. Unger, II David F. Unger, II David F. Unger, II

- 1) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FR343 WITH TAX ACCOUNTS: 4-49862, 4-52696, 4-50904, 4-49940, 4-49851, AND 4-49836.
2) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE GRID NORTH (NA83/91).
3) THIS SUBDIVISION RECORDS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY.

- 10) THE PROPERTY IS SUBJECT TO A COMMON OPEN SPACE COVENANT AS RECORDED IN LIBER 51884 AT FOLIO 377, AND GRAPHICALLY SHOWN HEREON.
11) PARCELS L, M, N & S ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.
12) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "CATEGORY I CONSERVATION EASEMENT" AS RECORDED IN LIBER 51823 AT FOLIO 160. HEREON.

VICINITY MAP

SCALE: 1" = 2000'



CURVE TABLE with columns: NO, RADIUS, LENGTH, CHORD BEARING, DISTANCE, DELTA. Rows C12 through C17.

SUBDIVISION RECORD PLAT SHEET 3 OF 4

TRAVILAH STATION LOTS 103 THRU 111 AND PARCELS L, M, N & S

4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND SCALE: 1" = 30'

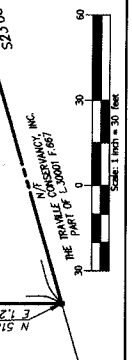
AREA TABULATION

LOTS 103-111, 16,981 SQ.FT. OR 0.37606 ACRES PARCELS L, M, N & S, 115,449 SQ.FT. OR 2.60453 ACRES TOTAL AREA OF THIS PLAT, 129,826 SQ.FT. OR 2.98039 ACRES

APPROVED: [Signature] DATE: [Blank] PLAT: [Blank]

APPROVED: [Signature] SECRETARY - TREASURER M.H.C.P. & P.C. RECORD FILE NO.:

APPROVED: [Signature] CHAIRMAN MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD





BROOKFIELD TRAVILAH GROVE, LLC
RESIDENTIAL DEVELOPMENT
 1000 MARLBOROUGH ROAD
 SUITE 100
 ANNAPOLIS, MARYLAND 21403
 (410) 291-1000
 www.brookfield.com

DESIGN CONSULTANTS

ARCHITECTS:
 HOK INC.
 2000 BOSTON AVENUE
 SUITE 500
 ANNAPOLIS, MARYLAND 21403
 (410) 291-1000

ENGINEERS:
 MNCPPC
 1000 MARLBOROUGH ROAD
 SUITE 100
 ANNAPOLIS, MARYLAND 21403
 (410) 291-1000

LANDSCAPE ARCHITECTS:
 JACOBS LANDSCAPE ARCHITECTURE
 1000 MARLBOROUGH ROAD
 SUITE 100
 ANNAPOLIS, MARYLAND 21403
 (410) 291-1000

ADVISORY AND CONSULTANTS:
 JACOBS CONSULTING GROUP
 1000 MARLBOROUGH ROAD
 SUITE 100
 ANNAPOLIS, MARYLAND 21403
 (410) 291-1000

GEOTECHNICAL ENGINEERS:
 GEOTECHNICAL CONSULTANTS
 1000 MARLBOROUGH ROAD
 SUITE 100
 ANNAPOLIS, MARYLAND 21403
 (410) 291-1000

PROFESSIONAL SEAL:
 DATE: _____
 SIGNATURE: _____

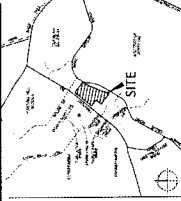
TRAVILAH GROVE
 PRELIMINARY PLAN
 # 12012029A

PROFESSIONAL CERTIFICATION
 I hereby certify that these documents were prepared or approved by me, or under my direct supervision and control, and that I am a duly licensed Professional Engineer in the State of Maryland.

DATE: _____
 SIGNATURE: _____
 TITLE: _____

PROFESSIONAL CERTIFICATION
 I hereby certify that these documents were prepared or approved by me, or under my direct supervision and control, and that I am a duly licensed Professional Engineer in the State of Maryland.

DATE: _____
 SIGNATURE: _____
 TITLE: _____



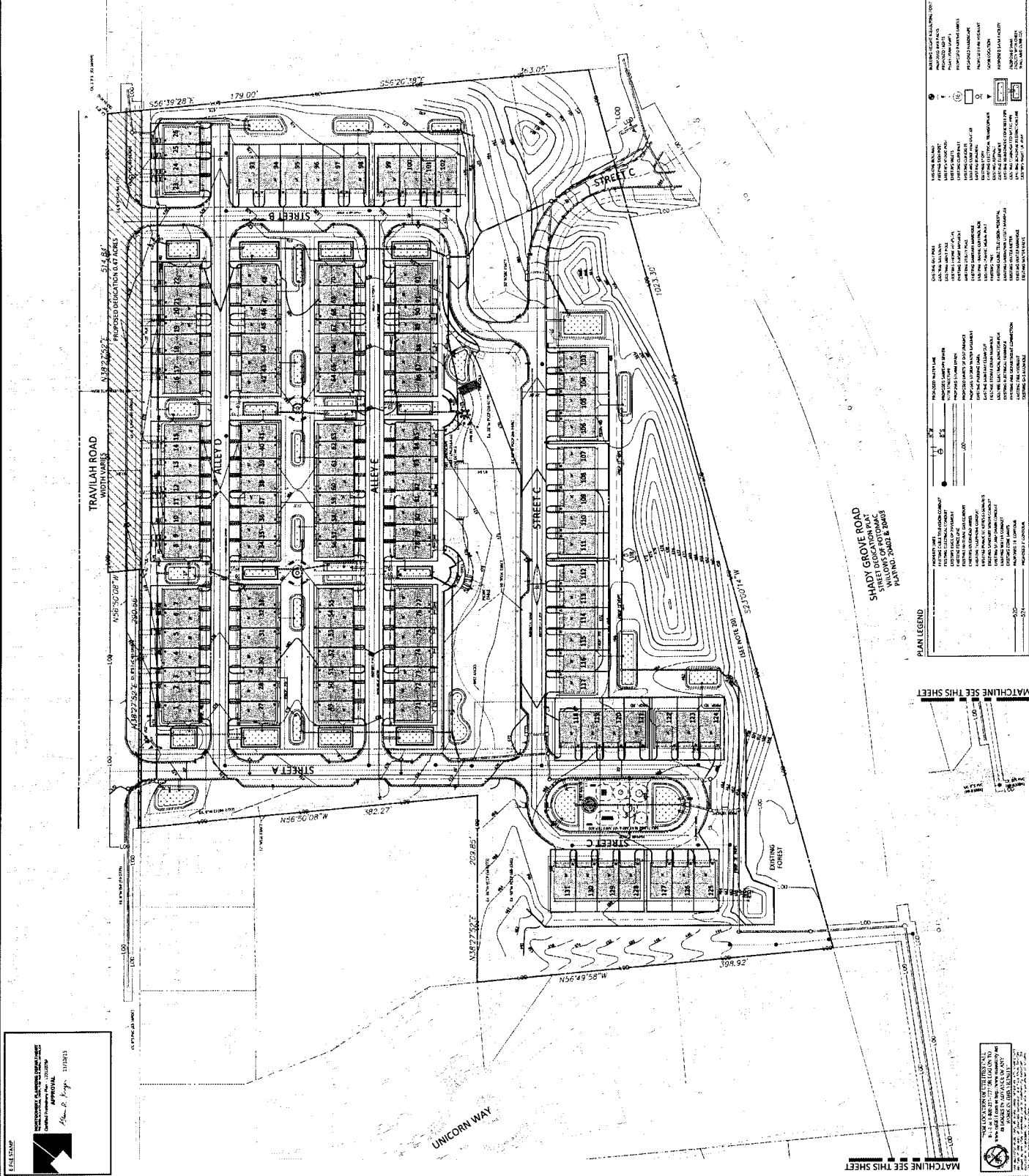
VICINITY MAP
 SCALE 1" = 2000'



TRAVILAH GROVE
 PRELIMINARY PLAN
 # 12012029A

PROFESSIONAL CERTIFICATION
 I hereby certify that these documents were prepared or approved by me, or under my direct supervision and control, and that I am a duly licensed Professional Engineer in the State of Maryland.

DATE: _____
 SIGNATURE: _____
 TITLE: _____



PLAN LEGEND

Symbol	Description
[Symbol]	PROPOSED RESIDENTIAL UNIT
[Symbol]	PROPOSED COMMON AREA
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	PROPOSED SIDEWALK
[Symbol]	PROPOSED BIKEWAY
[Symbol]	PROPOSED PLANTING
[Symbol]	PROPOSED LIGHT FIXTURE
[Symbol]	PROPOSED UTILITY
[Symbol]	PROPOSED FENCE
[Symbol]	PROPOSED SIGN
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	PROPOSED SIDEWALK
[Symbol]	PROPOSED BIKEWAY
[Symbol]	PROPOSED PLANTING
[Symbol]	PROPOSED LIGHT FIXTURE
[Symbol]	PROPOSED UTILITY
[Symbol]	PROPOSED FENCE
[Symbol]	PROPOSED SIGN

**SHADY GROVE ROAD PAT
 STREET DESIGN PATENT
 WILLOW GROVE POTOMAC
 PLANTING & SIGNS**

MATCHLINE SEE THIS SHEET

MATCHLINE SEE THIS SHEET

SCALE
 1" = 40'

NOTES:
 1. SEE ALL SHEETS FOR COMPLETE INFORMATION.
 2. ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED.
 3. THE SHADY GROVE ROAD PAT STREET DESIGN PATENT IS THE PROPERTY OF WILLOW GROVE POTOMAC PLANTING & SIGNS. ALL RIGHTS RESERVED.



DESIGN CONSULTANTS
ARCHITECTURE
 10000 BROOKFIELD ROAD
 SUITE 100
 BROOKFIELD, MA 01507
 TEL: 508-261-1111
 FAX: 508-261-1112
 WWW: www.mha.com

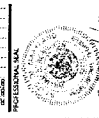
RESIDENTIAL
BROOKFIELD TRAVILAH GROVE LLC
 10000 BROOKFIELD ROAD
 SUITE 100
 BROOKFIELD, MA 01507
 TEL: 508-261-1111
 FAX: 508-261-1112
 WWW: www.mha.com

DESIGN CONSULTANTS
ARCHITECTURE
 10000 BROOKFIELD ROAD
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PROFESSIONAL SEAL
 REGISTERED PROFESSIONAL ENGINEER
 IN THE STATE OF MASSACHUSETTS
 CIVIL ENGINEERING
 REGISTRATION NO. 10155
 EXPIRES 12/31/2008
 JOHN R. HARRIS

TRAVILAH GROVE

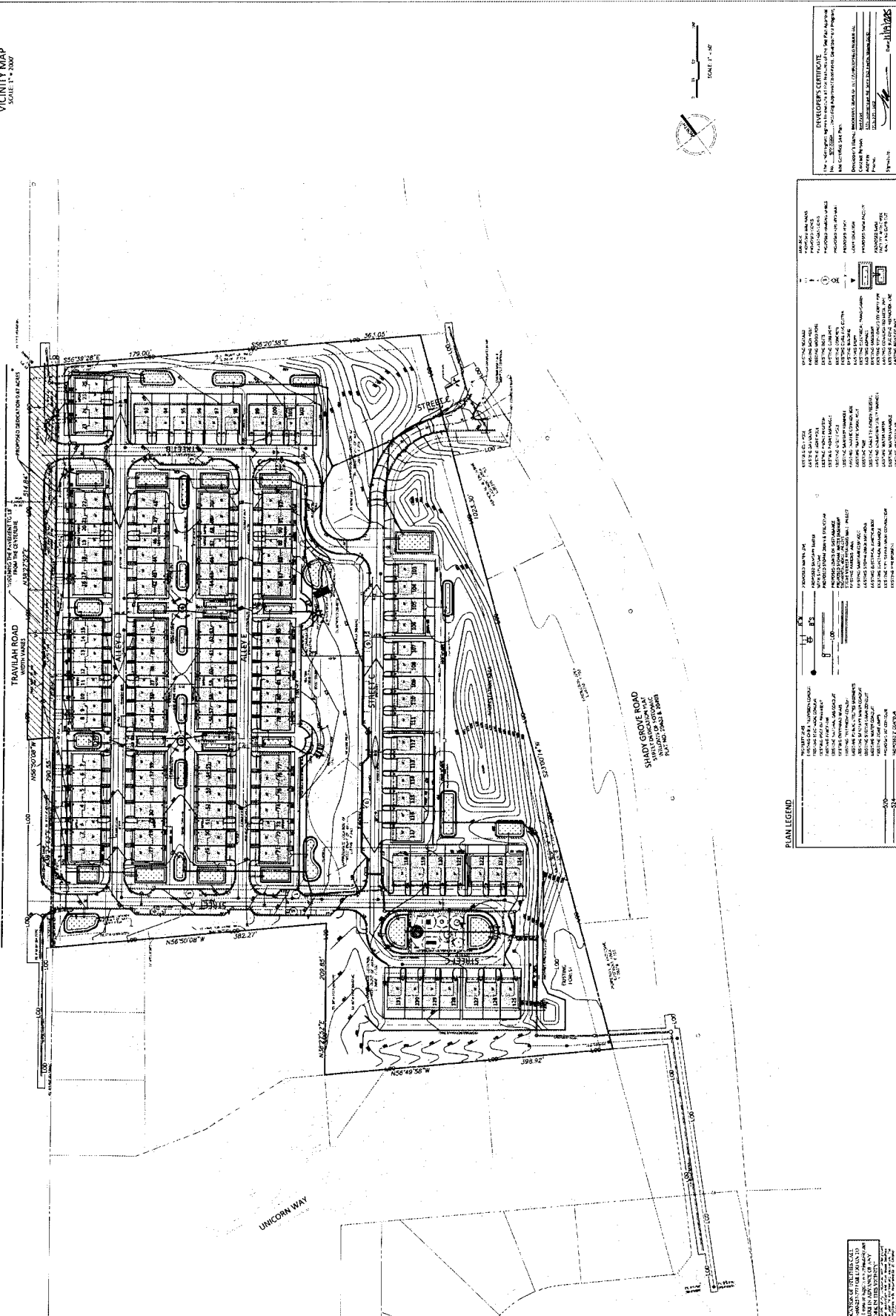
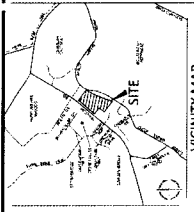
PROFESSIONAL SEAL
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 IN THE STATE OF MASSACHUSETTS
 CIVIL ENGINEERING
 REGISTRATION NO. 10155
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 JOHN R. HARRIS

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 EXPIRES 12/31/2008
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 EXPIRES 12/31/2008
 JOHN R. HARRIS



PLAN LEGEND

1. EXISTING BUILDINGS
 2. PROPOSED BUILDINGS
 3. EXISTING DRIVEWAYS
 4. PROPOSED DRIVEWAYS
 5. EXISTING SIDEWALKS
 6. PROPOSED SIDEWALKS
 7. EXISTING STREETS
 8. PROPOSED STREETS
 9. EXISTING ALLEYS
 10. PROPOSED ALLEYS
 11. EXISTING LOT LINES
 12. PROPOSED LOT LINES
 13. EXISTING TOPOGRAPHY
 14. PROPOSED TOPOGRAPHY
 15. EXISTING UTILITIES
 16. PROPOSED UTILITIES

ENGINEER'S CERTIFICATE
 I, JOHN R. HARRIS, a Registered Professional Engineer in the State of Massachusetts, Civil Engineering, Registration No. 10155, do hereby certify that the above is a true and correct copy of the plans as shown to me by the client, and that I am a duly licensed and qualified engineer in the State of Massachusetts, and that I am duly qualified to practice in the State of Massachusetts, and that I am duly qualified to practice in the State of Massachusetts, and that I am duly qualified to practice in the State of Massachusetts.

PROFESSIONAL SEAL
 REGISTERED PROFESSIONAL ENGINEER
 IN THE STATE OF MASSACHUSETTS
 CIVIL ENGINEERING
 REGISTRATION NO. 10155
 EXPIRES 12/31/2008
 JOHN R. HARRIS