



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

MCPB
Item # 1B
6-8-2017

MEMORANDUM

DATE: May 26, 2017

TO: Montgomery County Planning Board

FROM: Stephen Smith, Senior Planner
Jay Beatty, Planner
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 June 8, 2017

SOS
JLB

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:

220160680 **Browns Corner**

220170720 **Springfield**

Plat Name: Browns Corner

Plat #: 220160680

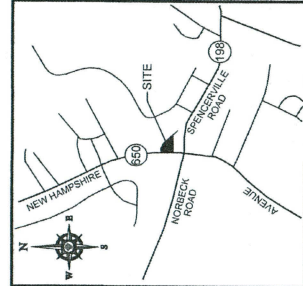
Location: Located in the southeast quadrant of the intersection of New Hampshire Avenue (MD 650) and Old Spencerville Road

Master Plan: Cloverly Master Plan

Plat Details: NR zone; 1 parcel

Owner: Coopersmith Childrens' Trust and PMIG 16201 NH, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 120140100 (MCPB Resolution No. 15-114), 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 aforesaid plan.



VICINITY MAP
SCALE: 1"=2,000'

COORDINATE TABLE	
NORTH	EAST
1 529783.19	1315638.75
2 529681.22	1315550.49
3 530013.22	1315559.01
4 530108.00	1315592.05
5 530118.84	1315587.85
6 529925.48	1315750.88
7 529925.02	1315764.22
8 529828.82	1315851.13

PLAT NO.

- NOTES
1. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
 2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE NR 0.75 ZONE (FORMERLY C-1) AS OF THE DATE OF PLAT RECORDATION.
 3. TAX MAPS: JS563 AND KS123.
 4. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PROJECT PLAN, PRELIMINARY PLAN, SITE PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL MAPPING FOR ANY SUCH PLAN ARE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
 5. THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN LIBER 53602 FOLIO 226.
 6. 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 THE PROPERTY. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
 7. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, MARYLAND PANEL 380 OF 380, EFFECTIVE DATE SEPTEMBER 21, 2006, EMERGENCY MANAGEMENT AGENCY."
 8. THIS PROPERTY INCLUDED ON THIS PLAT IS LIMITED TO THE TERMS AND CONDITIONS OF APPROVED PRELIMINARY PLAN #20140100.

3. TAX MAPS: JS563 AND KS123.

4. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PROJECT PLAN, PRELIMINARY PLAN, SITE PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL MAPPING FOR ANY SUCH PLAN ARE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

5. THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN LIBER 53602 FOLIO 226.

6. 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 THE PROPERTY. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

7. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, MARYLAND PANEL 380 OF 380, EFFECTIVE DATE SEPTEMBER 21, 2006, EMERGENCY MANAGEMENT AGENCY."

8. THIS PROPERTY INCLUDED ON THIS PLAT IS LIMITED TO THE TERMS AND CONDITIONS OF APPROVED PRELIMINARY PLAN #20140100.

3. TAX MAPS: JS563 AND KS123.

4. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PROJECT PLAN, PRELIMINARY PLAN, SITE PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL MAPPING FOR ANY SUCH PLAN ARE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

5. THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN LIBER 53602 FOLIO 226.

6. 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 THE PROPERTY. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

7. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, MARYLAND PANEL 380 OF 380, EFFECTIVE DATE SEPTEMBER 21, 2006, EMERGENCY MANAGEMENT AGENCY."

8. THIS PROPERTY INCLUDED ON THIS PLAT IS LIMITED TO THE TERMS AND CONDITIONS OF APPROVED PRELIMINARY PLAN #20140100.

3. TAX MAPS: JS563 AND KS123.

4. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PROJECT PLAN, PRELIMINARY PLAN, SITE PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL MAPPING FOR ANY SUCH PLAN ARE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

5. THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN LIBER 53602 FOLIO 226.

6. 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 THE PROPERTY. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

7. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, MARYLAND PANEL 380 OF 380, EFFECTIVE DATE SEPTEMBER 21, 2006, EMERGENCY MANAGEMENT AGENCY."

8. THIS PROPERTY INCLUDED ON THIS PLAT IS LIMITED TO THE TERMS AND CONDITIONS OF APPROVED PRELIMINARY PLAN #20140100.

3. TAX MAPS: JS563 AND KS123.

4. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PROJECT PLAN, PRELIMINARY PLAN, SITE PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL MAPPING FOR ANY SUCH PLAN ARE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

5. THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN LIBER 53602 FOLIO 226.

6. 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 THE PROPERTY. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

7. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, MARYLAND PANEL 380 OF 380, EFFECTIVE DATE SEPTEMBER 21, 2006, EMERGENCY MANAGEMENT AGENCY."

8. THIS PROPERTY INCLUDED ON THIS PLAT IS LIMITED TO THE TERMS AND CONDITIONS OF APPROVED PRELIMINARY PLAN #20140100.

3. TAX MAPS: JS563 AND KS123.

4. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PROJECT PLAN, PRELIMINARY PLAN, SITE PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL MAPPING FOR ANY SUCH PLAN ARE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

5. THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN LIBER 53602 FOLIO 226.

6. 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 THE PROPERTY. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

7. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, MARYLAND PANEL 380 OF 380, EFFECTIVE DATE SEPTEMBER 21, 2006, EMERGENCY MANAGEMENT AGENCY."

8. THIS PROPERTY INCLUDED ON THIS PLAT IS LIMITED TO THE TERMS AND CONDITIONS OF APPROVED PRELIMINARY PLAN #20140100.

3. TAX MAPS: JS563 AND KS123.

4. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PROJECT PLAN, PRELIMINARY PLAN, SITE PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL MAPPING FOR ANY SUCH PLAN ARE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

5. THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN LIBER 53602 FOLIO 226.

6. 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 THE PROPERTY. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

7. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, MARYLAND PANEL 380 OF 380, EFFECTIVE DATE SEPTEMBER 21, 2006, EMERGENCY MANAGEMENT AGENCY."

8. THIS PROPERTY INCLUDED ON THIS PLAT IS LIMITED TO THE TERMS AND CONDITIONS OF APPROVED PRELIMINARY PLAN #20140100.

3. TAX MAPS: JS563 AND KS123.

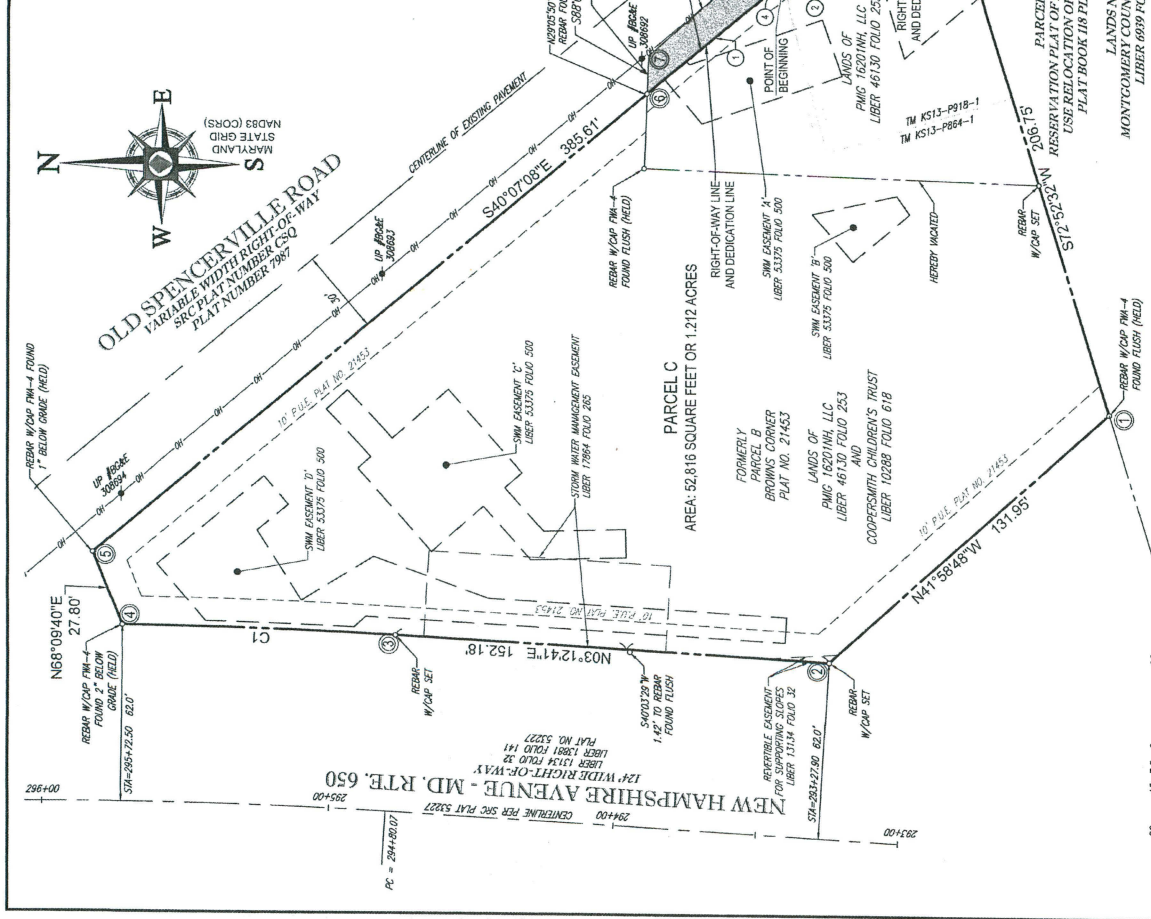
4. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PROJECT PLAN, PRELIMINARY PLAN, SITE PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL MAPPING FOR ANY SUCH PLAN ARE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

5. THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN LIBER 53602 FOLIO 226.

6. 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 THE PROPERTY. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

7. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, MARYLAND PANEL 380 OF 380, EFFECTIVE DATE SEPTEMBER 21, 2006, EMERGENCY MANAGEMENT AGENCY."

8. THIS PROPERTY INCLUDED ON THIS PLAT IS LIMITED TO THE TERMS AND CONDITIONS OF APPROVED PRELIMINARY PLAN #20140100.



1"=30'

PLAT TABULATION

PARCEL C	52.818 SQUARE FEET OR 1.212 ACRES
DEDICATION AREA	1.569 SQUARE FEET OR 0.036 ACRES
TOTAL AREA	54.385 SQUARE FEET OR 1.248 ACRES

CURVE TABLE			
CURVE	RADIUS	CHORD BEARING	DELTA
C1	1971.86'	N01°49'31"E	002°46'23"
			47.73'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT THAT IT IS A SUBDIVISION OF ALL THE LAND CONVEYED TO COOPERSMITH CHILDREN'S TRUST BY DEED DATED FEBRUARY 14, 2013 AND RECORDED IN LIBER 10288 FOLIO 618 OF MONTGOMERY COUNTY, MARYLAND. THE TOTAL AREA INVOLVED IN THIS PLAT IS 54.385 SQUARE FEET, 1.248 SQUARE FEET OF WHICH IS DEDICATED TO PUBLIC USE, AND 52.818 SQUARE FEET, 1.212 SQUARE FEET OF WHICH IS DEDICATED TO PUBLIC USE. ALL PROPERTY CORNERS MARKED WITH IRON PIPES OR IRON RODS ARE IN PLACE AS SHOWN HEREON. THE PLAT IS SUBJECT TO SECTION 50-24 (E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

ROBERT C. KAAR, JR., PROFESSIONAL LAND SURVEYOR
EXP. DATE 01-10-2019

MONTGOMERY COUNTY MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED ON 5/24/2017
DIRECTOR: *Spencer H. Hester, Jr., P.E.*

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

DATE _____
CHAIRMAN _____
SECRETARY-TREASURER _____
M.N.C.P. & P.C. RECORD FILE NO. _____

OWNER'S CERTIFICATE

WE, COOPERSMITH CHILDREN'S TRUST AND PMG 16201NH, LLC, OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND ESTABLISH THE BOUNDARIES, BEARINGS, DISTANCES, AND AREAS OF THE PARCELS SHOWN HEREON FOR PUBLIC USE, GRANT TO THE PUBLIC UTILITIES, THEIR SUCCESSORS, AND ASSIGNS, 5 FOOT PUBLIC UTILITY EASEMENT(S) (P.U.E.), AS SHOWN HEREON, SUBJECT TO THE TERMS AND PROVISIONS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3824 AT FOLIO 487.

AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS, AGENTS AND ASSIGNS WILL BE SET BY A REGISTERED SURVEYOR IN ACCORDANCE WITH SECTION 50-24 (E) (2) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO UNRECORDED SITS, ACTIONS AT LAW, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

BY COOPERSMITH CHILDREN'S TRUST
JEFFREY COOPERSMITH

DATE 5/15/17

WITNESS

BY PMG 16201NH, LLC
ABDOLHOSSEIN EITEMAL, MANAGER

DATE 5/17/17

WITNESS

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD

1	N40°07'08"W	61.80'
2	S88°03'01"E	13.35'
3	S42°02'14"E	58.56'
4	S75°27'32"W	13.16'

DEDICATION AREA

648 SQ. FT. OR 0.015 ACRES

SHOWN THUS: [Symbol]

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD

1	N40°07'08"W	70.82'
2	N75°27'32"E	13.16'
3	S42°02'14"E	71.23'
4	S72°52'32"W	15.48'

DEDICATION AREA

921 SQ. FT. OR 0.021 ACRES

SHOWN THUS: [Symbol]

SUBDIVISION RECORD PLAT

PARCEL C

BROWNS CORNER

BEING IN PART A RESUBDIVISION OF PARCEL B, PLAT 21453

COLESVILLE 6TH DISTRICT

MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 30' DATE MARCH 31, 2017



4-13-17

ROBERT C. KAAR, JR., PROFESSIONAL LAND SURVEYOR
EXP. DATE 01-10-2019

BOHLER ENGINEERING

1000 DUNDY BOWEN COURT, WOODBRIDGE, VA 22192
(703) 496-1079

REVISIONS

REV	DATE	DESCRIPTION
1	03/24/14	PER COMMENTS
2	06/04/14	PER COMMENTS
3	06/24/14	PER COMMENTS
4	08/24/14	PER COMMENTS
5	10/24/14	PER COMMENTS
6	12/24/14	PER COMMENTS
7	01/24/15	PER COMMENTS
8	02/24/15	PER COMMENTS
9	03/24/15	PER COMMENTS
10	04/24/15	PER COMMENTS

NOT APPROVED FOR CONSTRUCTION

DATE: 03/24/14
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 03/24/14

PMG SILVER SPRING

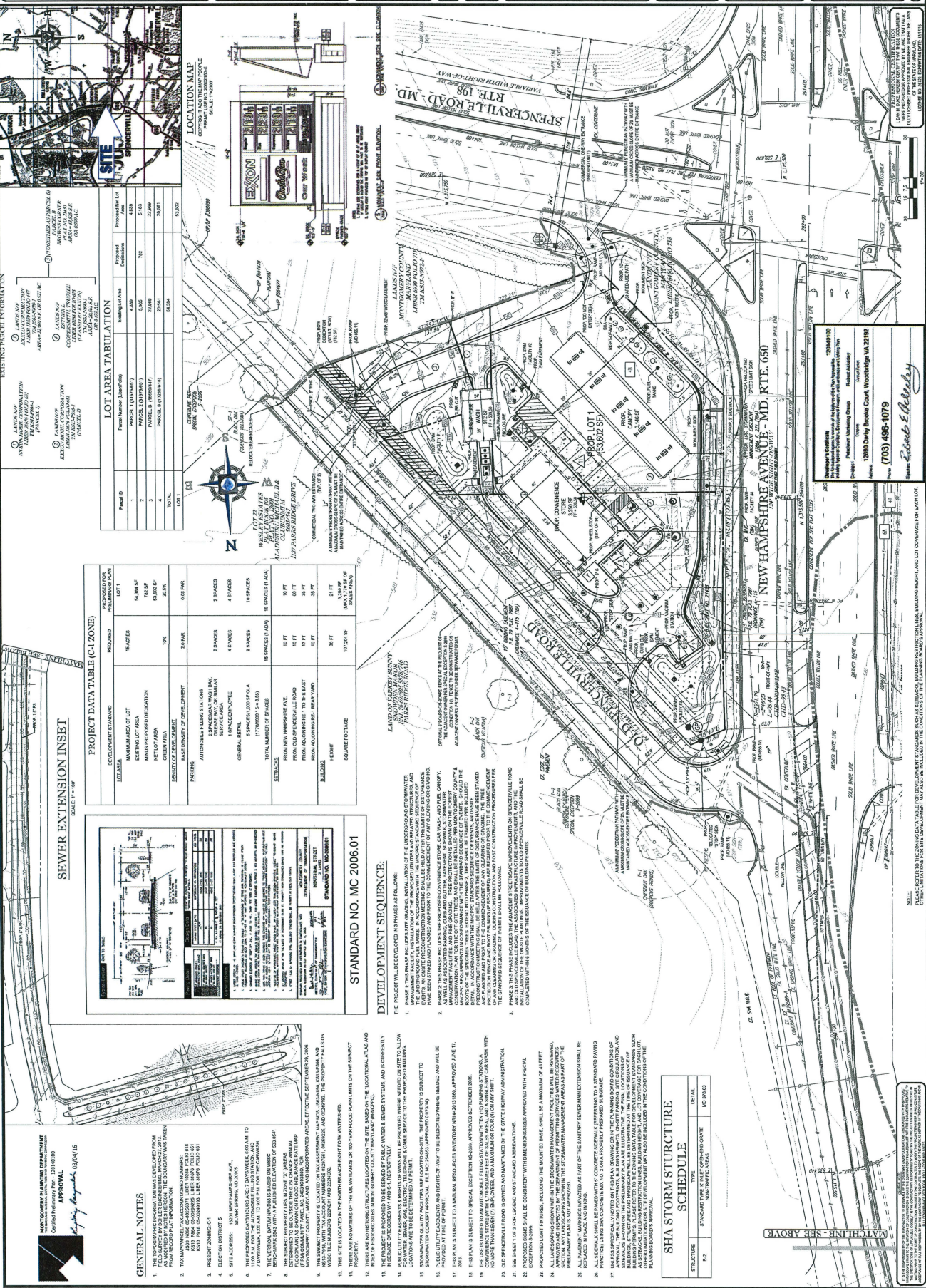
FOR: PETROLEUM MARKETING GROUP INC.
LOCATION OF SITE: 1000 DUNDY BOWEN COURT, WOODBRIDGE, VA 22192

BOHLER ENGINEERING

1000 DUNDY BOWEN COURT, WOODBRIDGE, VA 22192
(703) 496-1079

PRELIMINARY PLAN, SITE DATA, NOTES, & TABLES

3 OF 3



SEWER EXTENSION INSET

SCALE: 1" = 10'

1. 12" DIA. 10' DEEP MANHOLE
2. 12" DIA. 10' DEEP MANHOLE
3. 12" DIA. 10' DEEP MANHOLE
4. 12" DIA. 10' DEEP MANHOLE
5. 12" DIA. 10' DEEP MANHOLE
6. 12" DIA. 10' DEEP MANHOLE
7. 12" DIA. 10' DEEP MANHOLE
8. 12" DIA. 10' DEEP MANHOLE
9. 12" DIA. 10' DEEP MANHOLE
10. 12" DIA. 10' DEEP MANHOLE
11. 12" DIA. 10' DEEP MANHOLE
12. 12" DIA. 10' DEEP MANHOLE
13. 12" DIA. 10' DEEP MANHOLE
14. 12" DIA. 10' DEEP MANHOLE
15. 12" DIA. 10' DEEP MANHOLE
16. 12" DIA. 10' DEEP MANHOLE
17. 12" DIA. 10' DEEP MANHOLE
18. 12" DIA. 10' DEEP MANHOLE
19. 12" DIA. 10' DEEP MANHOLE
20. 12" DIA. 10' DEEP MANHOLE
21. 12" DIA. 10' DEEP MANHOLE
22. 12" DIA. 10' DEEP MANHOLE
23. 12" DIA. 10' DEEP MANHOLE
24. 12" DIA. 10' DEEP MANHOLE
25. 12" DIA. 10' DEEP MANHOLE
26. 12" DIA. 10' DEEP MANHOLE
27. 12" DIA. 10' DEEP MANHOLE
28. 12" DIA. 10' DEEP MANHOLE
29. 12" DIA. 10' DEEP MANHOLE
30. 12" DIA. 10' DEEP MANHOLE
31. 12" DIA. 10' DEEP MANHOLE
32. 12" DIA. 10' DEEP MANHOLE
33. 12" DIA. 10' DEEP MANHOLE
34. 12" DIA. 10' DEEP MANHOLE
35. 12" DIA. 10' DEEP MANHOLE
36. 12" DIA. 10' DEEP MANHOLE
37. 12" DIA. 10' DEEP MANHOLE
38. 12" DIA. 10' DEEP MANHOLE
39. 12" DIA. 10' DEEP MANHOLE
40. 12" DIA. 10' DEEP MANHOLE
41. 12" DIA. 10' DEEP MANHOLE
42. 12" DIA. 10' DEEP MANHOLE
43. 12" DIA. 10' DEEP MANHOLE
44. 12" DIA. 10' DEEP MANHOLE
45. 12" DIA. 10' DEEP MANHOLE
46. 12" DIA. 10' DEEP MANHOLE
47. 12" DIA. 10' DEEP MANHOLE
48. 12" DIA. 10' DEEP MANHOLE
49. 12" DIA. 10' DEEP MANHOLE
50. 12" DIA. 10' DEEP MANHOLE
51. 12" DIA. 10' DEEP MANHOLE
52. 12" DIA. 10' DEEP MANHOLE
53. 12" DIA. 10' DEEP MANHOLE
54. 12" DIA. 10' DEEP MANHOLE
55. 12" DIA. 10' DEEP MANHOLE
56. 12" DIA. 10' DEEP MANHOLE
57. 12" DIA. 10' DEEP MANHOLE
58. 12" DIA. 10' DEEP MANHOLE
59. 12" DIA. 10' DEEP MANHOLE
60. 12" DIA. 10' DEEP MANHOLE
61. 12" DIA. 10' DEEP MANHOLE
62. 12" DIA. 10' DEEP MANHOLE
63. 12" DIA. 10' DEEP MANHOLE
64. 12" DIA. 10' DEEP MANHOLE
65. 12" DIA. 10' DEEP MANHOLE
66. 12" DIA. 10' DEEP MANHOLE
67. 12" DIA. 10' DEEP MANHOLE
68. 12" DIA. 10' DEEP MANHOLE
69. 12" DIA. 10' DEEP MANHOLE
70. 12" DIA. 10' DEEP MANHOLE
71. 12" DIA. 10' DEEP MANHOLE
72. 12" DIA. 10' DEEP MANHOLE
73. 12" DIA. 10' DEEP MANHOLE
74. 12" DIA. 10' DEEP MANHOLE
75. 12" DIA. 10' DEEP MANHOLE
76. 12" DIA. 10' DEEP MANHOLE
77. 12" DIA. 10' DEEP MANHOLE
78. 12" DIA. 10' DEEP MANHOLE
79. 12" DIA. 10' DEEP MANHOLE
80. 12" DIA. 10' DEEP MANHOLE
81. 12" DIA. 10' DEEP MANHOLE
82. 12" DIA. 10' DEEP MANHOLE
83. 12" DIA. 10' DEEP MANHOLE
84. 12" DIA. 10' DEEP MANHOLE
85. 12" DIA. 10' DEEP MANHOLE
86. 12" DIA. 10' DEEP MANHOLE
87. 12" DIA. 10' DEEP MANHOLE
88. 12" DIA. 10' DEEP MANHOLE
89. 12" DIA. 10' DEEP MANHOLE
90. 12" DIA. 10' DEEP MANHOLE
91. 12" DIA. 10' DEEP MANHOLE
92. 12" DIA. 10' DEEP MANHOLE
93. 12" DIA. 10' DEEP MANHOLE
94. 12" DIA. 10' DEEP MANHOLE
95. 12" DIA. 10' DEEP MANHOLE
96. 12" DIA. 10' DEEP MANHOLE
97. 12" DIA. 10' DEEP MANHOLE
98. 12" DIA. 10' DEEP MANHOLE
99. 12" DIA. 10' DEEP MANHOLE
100. 12" DIA. 10' DEEP MANHOLE

STANDARD NO. MC 2006.01

DEVELOPMENT SEQUENCE:

1. THE PROJECT WILL BE DEVELOPED IN PHASES AS FOLLOWS:
PHASE 1: THIS PHASE INCLUDES THE PROPOSED CONSTRUCTION OF THE MAIN BUILDING, PARKING LOT, AND LANDSCAPING. THE PROJECT WILL BE COMPLETED WITHIN 12 MONTHS OF THE START DATE.
PHASE 2: THIS PHASE INCLUDES THE PROPOSED CONSTRUCTION OF THE SECOND BUILDING, PARKING LOT, AND LANDSCAPING. THE PROJECT WILL BE COMPLETED WITHIN 12 MONTHS OF THE START DATE.
PHASE 3: THIS PHASE INCLUDES THE PROPOSED CONSTRUCTION OF THE THIRD BUILDING, PARKING LOT, AND LANDSCAPING. THE PROJECT WILL BE COMPLETED WITHIN 12 MONTHS OF THE START DATE.
PHASE 4: THIS PHASE INCLUDES THE PROPOSED CONSTRUCTION OF THE FOURTH BUILDING, PARKING LOT, AND LANDSCAPING. THE PROJECT WILL BE COMPLETED WITHIN 12 MONTHS OF THE START DATE.
PHASE 5: THIS PHASE INCLUDES THE PROPOSED CONSTRUCTION OF THE FIFTH BUILDING, PARKING LOT, AND LANDSCAPING. THE PROJECT WILL BE COMPLETED WITHIN 12 MONTHS OF THE START DATE.
PHASE 6: THIS PHASE INCLUDES THE PROPOSED CONSTRUCTION OF THE SIXTH BUILDING, PARKING LOT, AND LANDSCAPING. THE PROJECT WILL BE COMPLETED WITHIN 12 MONTHS OF THE START DATE.
PHASE 7: THIS PHASE INCLUDES THE PROPOSED CONSTRUCTION OF THE SEVENTH BUILDING, PARKING LOT, AND LANDSCAPING. THE PROJECT WILL BE COMPLETED WITHIN 12 MONTHS OF THE START DATE.
PHASE 8: THIS PHASE INCLUDES THE PROPOSED CONSTRUCTION OF THE EIGHTH BUILDING, PARKING LOT, AND LANDSCAPING. THE PROJECT WILL BE COMPLETED WITHIN 12 MONTHS OF THE START DATE.
PHASE 9: THIS PHASE INCLUDES THE PROPOSED CONSTRUCTION OF THE NINTH BUILDING, PARKING LOT, AND LANDSCAPING. THE PROJECT WILL BE COMPLETED WITHIN 12 MONTHS OF THE START DATE.
PHASE 10: THIS PHASE INCLUDES THE PROPOSED CONSTRUCTION OF THE TENTH BUILDING, PARKING LOT, AND LANDSCAPING. THE PROJECT WILL BE COMPLETED WITHIN 12 MONTHS OF THE START DATE.

SHA STORM STRUCTURE SCHEDULE

STRUCTURE	TYPE	DETAIL
B-2	STANDARD TYPE C (W/OUT TOPPING CHUTE)	NO PAVED