



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

MCPB
Item # 1B
7-25-2019

MEMORANDUM

DATE: July 16, 2019

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator *SS*
Jay Beatty, Senior Planner *JB*
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 July 25, 2019

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:

220130020 - 220130040	Brookeville Preserve
220190050	Brooke Park
220190240	Edgemoor
220190490	Edgemoor
220190680	William H. Wheatley's Subdivision of part of Josephs Park
220190750	Cloverleaf Center

Plat Name: Brookeville Preserve
Plat #: 220130020 - 220130040

Location: Located immediately southeast of the intersection of Georgia Avenue (MD 97) and Owen Road

Master Plan Olney Master Plan

Plat Details: RE-2/TDR zone; 16 lots and 2 parcels

Owner: CMF Development L.L.C.

These subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120170100 (MCPB Resolution No. 12-040), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the previous approval of the aforesaid plan.

OWNER'S CERTIFICATE

THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON HEREBY ADAPT THIS PLAN OF SUBDIVISION ESTABLISHED BY THE ABOVE READING PRESCRIPTION LINES, GRANT TEMPORARY SLOPE EASEMENTS, ETC. TO THE ADJACENT PARCELS AND CONTIGUOUS TO THE RECORDED PLAN. THE UNDERSIGNED OWNERS HEREBY WARRANT AND WARRANT TO WARRANT EXTENSIBLY AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY, GRANT A UTILITY EASEMENT (P.U.E.), AS SHOWN HEREON, ADVANTAGE CONTIGUOUS PARALLEL, AND CONFORMING TO THE RIGHT-OF-WAY AND PROPERTY LINES TO THE PARTIES NAMED IN THE DOCUMENT ENTITLED "TOWNSHIP AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3434 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SUBJECT TO ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES. FURTHER, THE OWNERS GRANT A COMMON ACCESS EASEMENT, AS SHOWN HEREON (A-2) TO BENEFIT THE LOTS AND PARCELS SHOWN HEREON AND TO BE HELD IN COMMON BY THE OWNERS OF THE LOTS AND PARCELS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF THE DOCUMENT ENTITLED "TOWNSHIP AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3434 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SUBJECT TO ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES. AS OWNER OF THE UNDERSIGNED OR THEIR SUCCESSORS AND ASSONS WILL CAUSE ALL NECESSARY RECORDS AND ANY OTHER REQUIRED AGREEMENTS TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 5-4-1.3 OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SUIUS, ACTIONS, TRUSTS, LEASES OR LENS ON THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

FOR: OLF DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY

[Signature]
 DATE: 6/13/19
 Chief Planning Officer
[Signature]
 ATTEST

THE LOTS FOR THIS SUBDIVISION PLAN HAVE BEEN TRANSFERRED IN ACCORDANCE WITH THE DEED OF TRANSFER OF DEVELOPMENT RIGHTS WITH

No. OF LOTS	RECORDED BY	LIBER	FOLIO
7	LIBER 45468	FOLIO 197	
	AND TRANSFER OF DEVELOPMENT RIGHT	LIBER 45632	FOLIO 345
	ESAT. RECORDED BY	23-2927	
	& REAFFIRMED BY	23-3383	

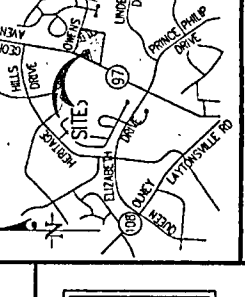
AREA TABULATION

11 LOTS	21,117 sq. ft.
1 PARCEL	29,571 sq. ft.
TOTAL AREA OF PLAT	50,688 sq. ft.

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

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

Approved _____
 CHAIRMAN
 Approved _____
 ASST. SECRETARY/TREASURER
 Approved _____
 DATE: 7-5-2019
 BY: *[Signature]* DIRECTOR
 Approved _____
 PLAT NO.: WC
 CHECKED BY: _____
 CLW FILE NO.: 04-077



VICINITY MAP
 SCALE 1"=1,000'

GENERAL NOTES

- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DETECT OR NOTE ALL MATTERS AFFECTING TITLE.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, PROVISIONS OF PUBLIC UTILITY EASEMENTS, TOWNSHIP AND PROVISIONS OF PUBLIC UTILITY EASEMENTS AS RECORDED IN LIBER 3434 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SHALL APPLY TO THIS PLAN UNLESS EXPRESSLY CONTRADICTED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- PROPERTY SHOWN HEREON IS LIMITED TO THE USES AND REQUIREMENTS OF CHAPTER 23, MONTGOMERY COUNTY FOREST CONSERVATION PLAN INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN OR TREE SAVE PLAN AND APPROPRIATE AGREEMENTS PRIOR TO THE ISSUANCE OF A SEEDMOUNT CONTROL PERMIT.
- THE PROPERTY SHOWN HEREON IS PRELIMINARY TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 12012070 AND SITE PLAN 020100, BOTH ENTITLED "BROOKVILLE PRESERVE". ANY PROPOSED CHANGES IN USE, WELL REZONED FURTHER PLANNING BOARD REVIEW AND APPROVAL. THE PROPERTY SHOWN HEREON IS ZONED RS-7700R-1 AT THE TIME OF THIS SUBDIVISION AND LOCATED ON THE MAP OF PARCEL 'A'.
- AS SHOWN HEREON IS SUBJECT TO A RECORDED OPEN SPACE EASEMENT WITH A-HOPPER RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 37878 AT FOLIO 310.
- AS SHOWN HEREON IS SUBJECT TO A COMMON ACCESS EASEMENT (A-2) AS DELINEATED HEREON OVER ALL PRIVATE STREETS AND IS INTENDED TO PROVIDE UNCONSTRICTED ACCESS TO THE GENERAL PUBLIC IN OVER AND THROUGHOUT THE ROADS AND SIDEWALKS WITHIN SAID EASEMENT AREA. MONTGOMERY COUNTY, MARYLAND IS NOT THE BENEFACTORY OF THIS EASEMENT AND WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE PRIVATE FACILITIES.
- ACCESS IS DENIED ALONG GEORGIA AVENUE (MD ROUTE 97) EXCEPT AT THE APPROVED LOCATIONS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE SUBDIVISION RECORD PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF PARCEL 11, AS SHOWN ON THE PLAN, AND IS A SUBDIVISION OF PART OF PARCEL 11, AS SHOWN ON THE PLAN, WITH THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 50,688 SQUARE FEET OR 1.165 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

05/31/2019
 DATE
[Signature]
 FOR: OLF DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY
 WILLIAM E. CRONKNER, P.E.
 PROFESSIONAL LAND SURVEYOR
 MD REG. No. 21542 (Exp. DATE: 12/27/2019)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE SUBDIVISION RECORD PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF PARCEL 11, AS SHOWN ON THE PLAN, AND IS A SUBDIVISION OF PART OF PARCEL 11, AS SHOWN ON THE PLAN, WITH THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 50,688 SQUARE FEET OR 1.165 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

RECORDED:	PLAT NO.:	WC
DATE:	CHECKED BY:	
7-5-2019	CLW FILE NO.:	04-077

GRAPHIC SCALE



AREA TABULATION

11 LOTS	21,117 sq. ft.
1 PARCEL	29,571 sq. ft.
TOTAL AREA OF PLAT	50,688 sq. ft.

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

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

Approved _____
 CHAIRMAN
 Approved _____
 ASST. SECRETARY/TREASURER
 Approved _____
 DATE: 7-5-2019
 BY: *[Signature]* DIRECTOR
 Approved _____
 PLAT NO.: WC
 CHECKED BY: _____
 CLW FILE NO.: 04-077

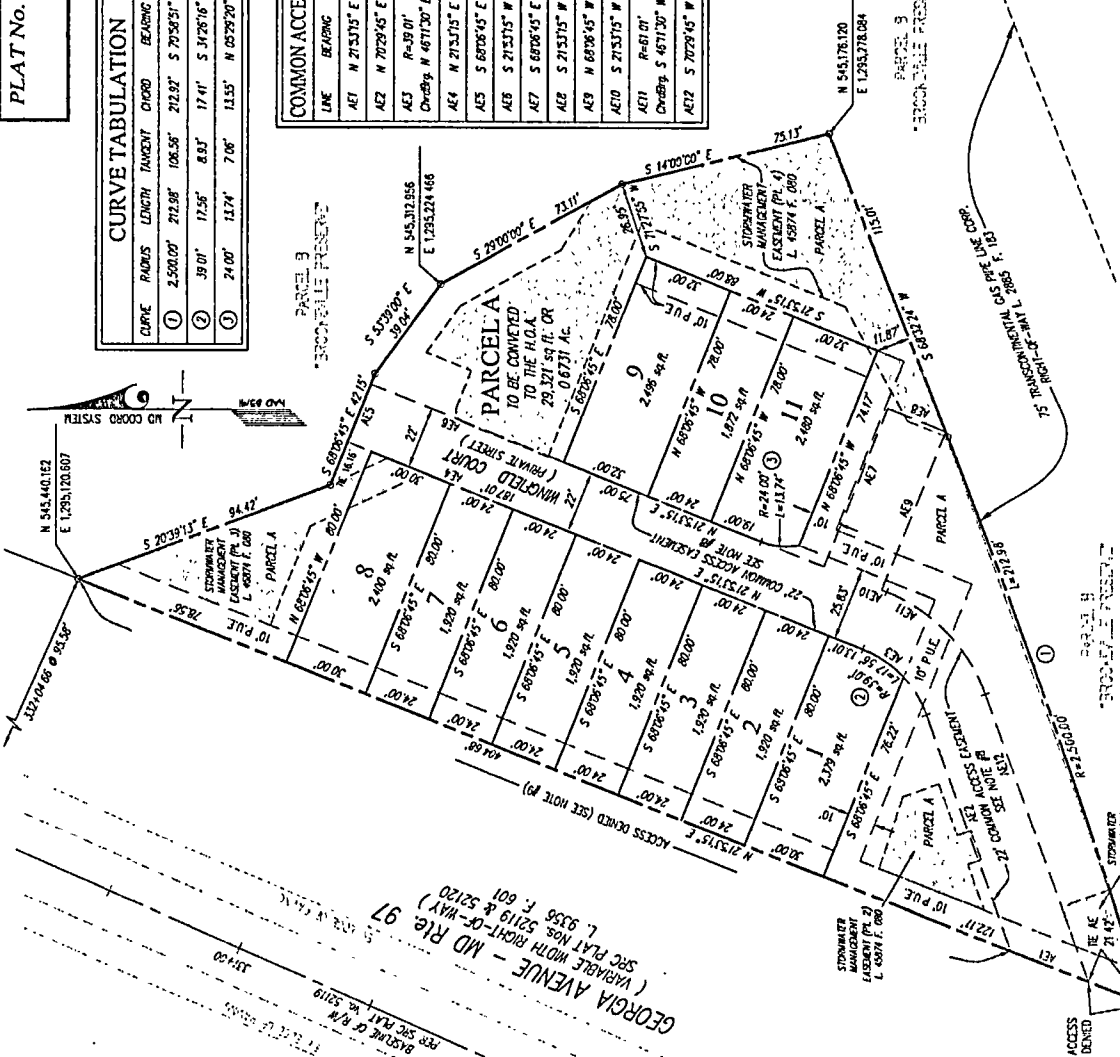
PLAT No.

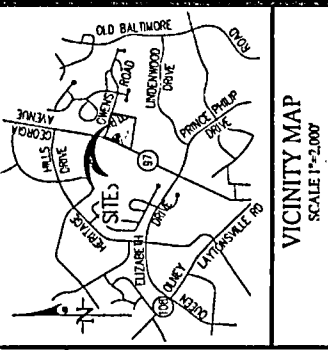
CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
①	2,500.00'	212.98'	106.56'	212.92'	S 79°50'51" W	04°52'52"
②	39.01'	17.56'	8.93'	17.41'	S 34°26'16" W	25°47'02"
③	24.00'	11.74'	7.06'	11.55'	N 05°29'20" E	32°14'50"

COMMON ACCESS Easmt.

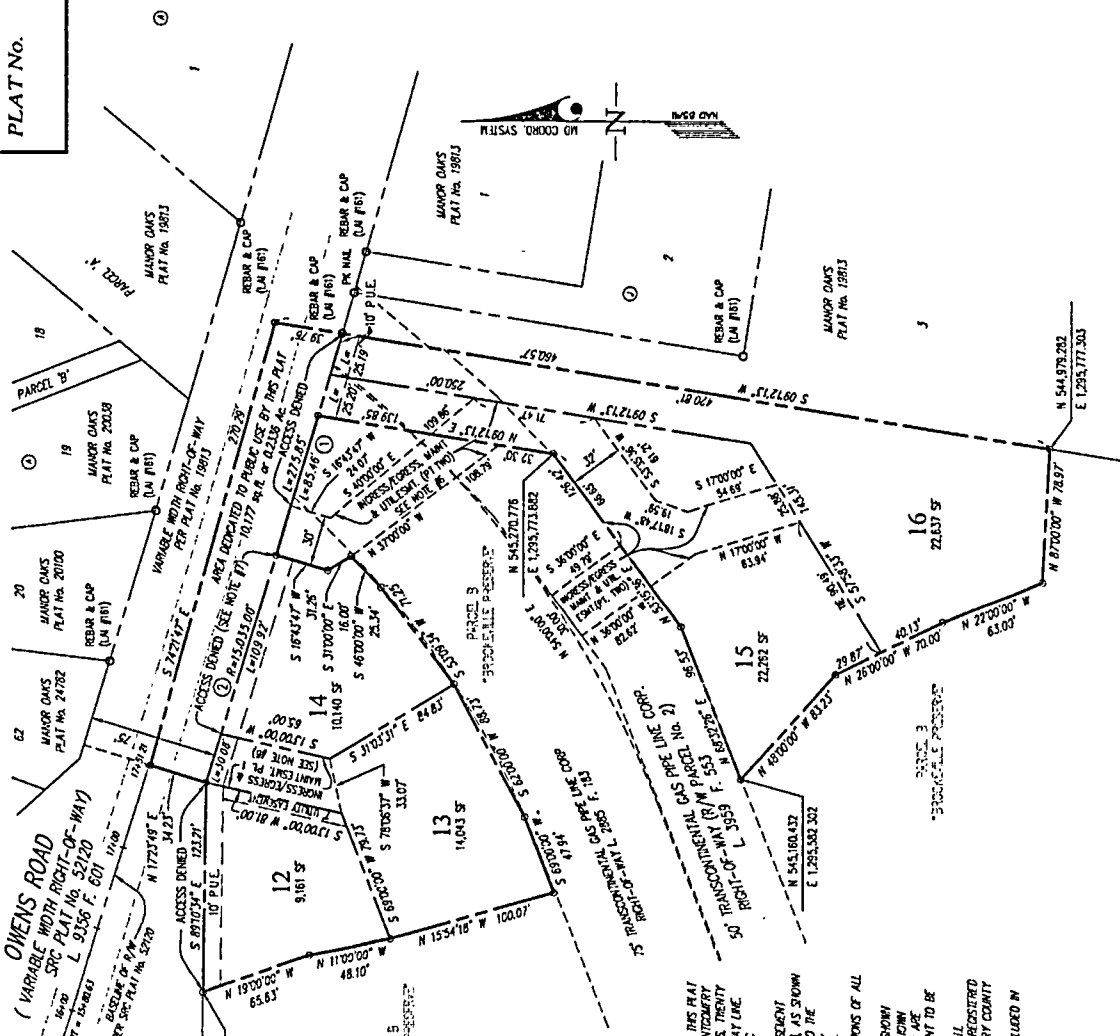
LINE	BEARING	LENGTH
A-1	N 53°53'15" E	29.33'
A-2	N 72°29'45" E	89.02'
A-3	R=39.01'	31.10'
A-4	N 46°11'30" E	32.11'
A-5	N 21°51'15" E	198.23'
A-6	S 6°08'45" E	172.35'
A-7	S 21°51'15" E	60.13'
A-8	S 6°08'45" E	22.00'
A-9	N 68°28'45" W	60.13'
A-10	S 21°51'15" W	1.89'
A-11	R=61.01'	51.76'
A-12	N 46°11'30" E	50.22'
A-13	S 70°29'45" W	108.41'





GENERAL NOTES

- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY RESTRICTION, EASEMENT, OR INTEREST IN THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND RESTRICTIONS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, OR OTHER INSTRUMENTS, RECORDS, OR INSTRUMENTS, INCLUDING BUT NOT LIMITED TO THE MONTGOMERY COUNTY PLANNING BOARD RECORDS, SHALL APPLY TO THIS SUBDIVISION RECORD PLAT UNLESS EXPRESSLY CONTAINED BY THE RECORDS OF THIS PLAT. UNLESS EXPRESSLY CONTAINED BY THE RECORDS OF THIS PLAT, THE RECORDS OF THIS PLAT SHALL BE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION LAW, WHICH PROVIDES THAT THE PROPERTY SHOWN HEREON IS SUBJECT TO THE SAME PLAN AND APPROVAL REQUIREMENTS PRIOR TO THE ISSUANCE OF A STURMANT CONTROL PERMIT.
- THE PROPERTY SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 12010070 AND SITE PLAN 82012002, BOTH ENTITLED "BROOKEVILLE PRESERVE". ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
- THE PROPERTY SHOWN HEREON IS ZONED RE-3/TW-4 AT THE TIME OF THIS SUBDIVISION AND LOCATED ON TAX MAPS HT 561 & H0501. THE ACCESS, EGRESS, AND MAINTENANCE EASEMENT, SHOWN HEREON AS PART ONE AND ACCESS LOT 13 IS TO BENEFIT LOTS 12 THROUGH 14. THE ACCESS, EGRESS, AND MAINTENANCE EASEMENT, SHOWN HEREON AS PART TWO AND ACCESS LOT 15 IS TO BENEFIT LOTS 15 AND 16.
- ACCESS IS DONED ALONG OWENS ROAD, EXCEPT AT THE APPROVED LOCATIONS.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO A CONSENT TO USE EASEMENT AREA DATED OCTOBER 3, 2012 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LBER 45506 AT FOLIO 218.



CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	15,032.00'	85.46'	42.73'	83.46'	N 72°28'20" W	0°07'19"37"
2	15,032.00'	275.85'	137.93'	278.85'	N 77°15'45" W	0°18'17"04"

AREA TABULATION

5 LOTS	78,243 sq ft
DEVELOPMENT	10,177 sq ft
TOTAL AREA OF PLAT	68,066 sq ft

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	15,032.00'	85.46'	42.73'	83.46'	N 72°28'20" W	0°07'19"37"
2	15,032.00'	275.85'	137.93'	278.85'	N 77°15'45" W	0°18'17"04"

OWNER'S CERTIFICATE

WE THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE NEARBY BOUNDING RESTRICTIONS, EASEMENTS, DEDICATIONS TO MONTGOMERY COUNTY, WIDEN THE STREET FOR PUBLIC USE, GRANT TEMPORARY SLOPE EASEMENTS, THIRTY (30) FEET WIDE ADVANCED, PARALLEL, AND CONTIGUOUS TO THE DEDICATED RIGHT-OF-WAY LINE. SLOPE EASEMENTS SHALL AUTOMATICALLY BE EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY; GRANT A 7' UTILITY EASEMENT ACROSS LOT 12 TO BENEFIT LOT 13, AND GRANT 19' PUBLIC UTILITY EASEMENTS (P-ULE), AS SHOWN HEREON, ADJACENT, CONTIGUOUS, PARALLEL, AND CONVERSE TO THE RIGHT-OF-WAY, TO THE PARTIES NAMED IN THE DOCUMENT ENTITLED "TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS," AS RECORDED IN LBER 3284 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LBER 45506 AT FOLIO 218, CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE, AND LOCAL GOVERNING AGENCIES.

FURTHER, THE OWNERS GRANT AN ACCESS, EGRESS, & MAINTENANCE EASEMENT, SHOWN HEREON AS PART ONE AND AN ACCESS, EGRESS, & UTILITY EASEMENT, SHOWN HEREON AS PART TWO, TO BENEFIT THE LOTS RETICULATED IN THE GENERAL NOTES, AND ARE SUBJECT TO AND TOGETHER WITH THE TERMS AND CONDITIONS CONTAINED IN A DOCUMENT TO BE RECORDED HEREAFTER.

AS OTHER THE UNDERSIGNED OR THEIR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MARKERS TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50.11C OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SUITS, ACTIONS, TRUSTS, LEASES OR LIENS ON THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

FOR: CHE DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY
 BY: *[Signature]* DATE: 6/23/19
 Chief Financial Officer

ATTEST:
[Signature]
 Notary Public

THE DEED FOR THIS SUBDIVISION PLAT HAVE BEEN TRANSFERRED IN ACCORDANCE WITH THE DEED OF TRANSFER OF DEVELOPMENT RIGHTS WITH

No. OF TDR'S	RECORDED BY	LIBER	FOLIO
3	LBER 4468	FOLIO 197	
	AND TRANSFER OF DEVELOPMENT RIGHT	LBER 4532	FOLIO 345
	IS RECORDED BY	23-3304	
	& CONFIRMED BY	23-3305	

OWNERS CERTIFICATE

I HEREBY CERTIFY THAT, ONCE ENCLOSED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS THAT LAND CONVERTED TO CHE DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY BY A SPECIAL WARRANTY DEED DATED AUGUST 6, 2009 AND RECORDED AUGUST 14, 2009 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LBER 37878 AT FOLIO 340.

I HEREBY CERTIFY THAT, THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 68,066 SQUARE FEET OR 2,029 ACRES OF LAND, OF WHICH 10,177 SQ. FT. OR 0.2336 ACRES OF LAND IS DEDICATED TO PUBLIC USE.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE SUBDIVISION RECORD PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THAT LAND CONVERTED TO CHE DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY BY A SPECIAL WARRANTY DEED DATED AUGUST 6, 2009 AND RECORDED AUGUST 14, 2009 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LBER 37878 AT FOLIO 340.

I HEREBY CERTIFY THAT, ONCE ENCLOSED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50.11C OF THE MONTGOMERY COUNTY CODE.

DATE: 05/21/2019
 FOR: CHE DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY
 WILLIAM E. ORTEGA, LICENSED SURVEYOR
 PROFESSIONAL LAND SURVEYOR
 MD REG. NO. 21542 (Exp. DATE: 12/31/2019)

APPROVED

FOR: CHE DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY
 BY: *[Signature]* DATE: 6/23/19
 Chief Financial Officer

ATTEST:
[Signature]
 Notary Public

RECORDED

PLAT NO.: _____
 DRAWN BY: WEC
 CHECKED BY: _____
 DATE: 7-5-2019
 BY: *[Signature]* Acting Director

RECORDED BY: _____
 DATE: _____

FOR: CHE DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY
 BY: *[Signature]* DATE: 6/23/19
 Chief Financial Officer

GLW
 PLANNING | ENGINEERING | SURVEYING

3608 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | (301) 474-1100
 PHONE: 301-474-1100 | FAX: 301-474-1108
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=50' MAY 2019

VICINITY MAP
 SCALE 1"=1000

GENERAL NOTES

OWNER'S CERTIFICATE

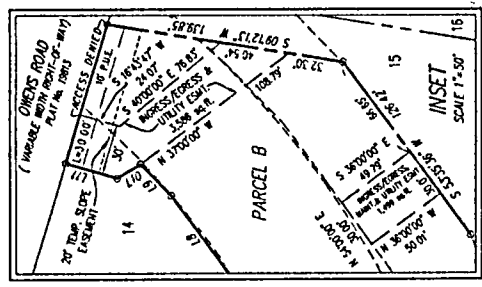
SURVEYOR'S CERTIFICATE

APPROVED

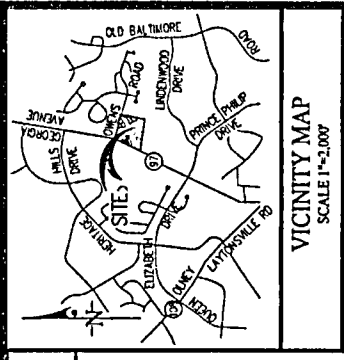
RECORDED

CURVE TABULATION			
CURVE	RADIUS	LENGTH	BEARING
1	2,500.00'	212.98'	106.56°
2	15,035.00'	25.46'	42.73°

LINE TABLE			
LINE	BEARING	LENGTH	DELTA
1	N 11°00'00" W	75.13'	04°52'33"
2	N 29°00'00" W	21.11'	04°52'33"
3	N 53°39'00" W	30.04'	04°52'33"
4	N 68°28'45" W	42.15'	04°52'33"
5	N 11°00'00" E	48.10'	04°52'33"
6	N 69°00'00" E	47.34'	04°52'33"
7	N 67°00'00" E	68.25'	04°52'33"
8	N 57°09'34" E	71.25'	04°52'33"
9	N 46°00'00" E	25.34'	04°52'33"
10	N 37°00'00" W	16.00'	04°52'33"
11	N 16°34'17" E	31.26'	04°52'33"

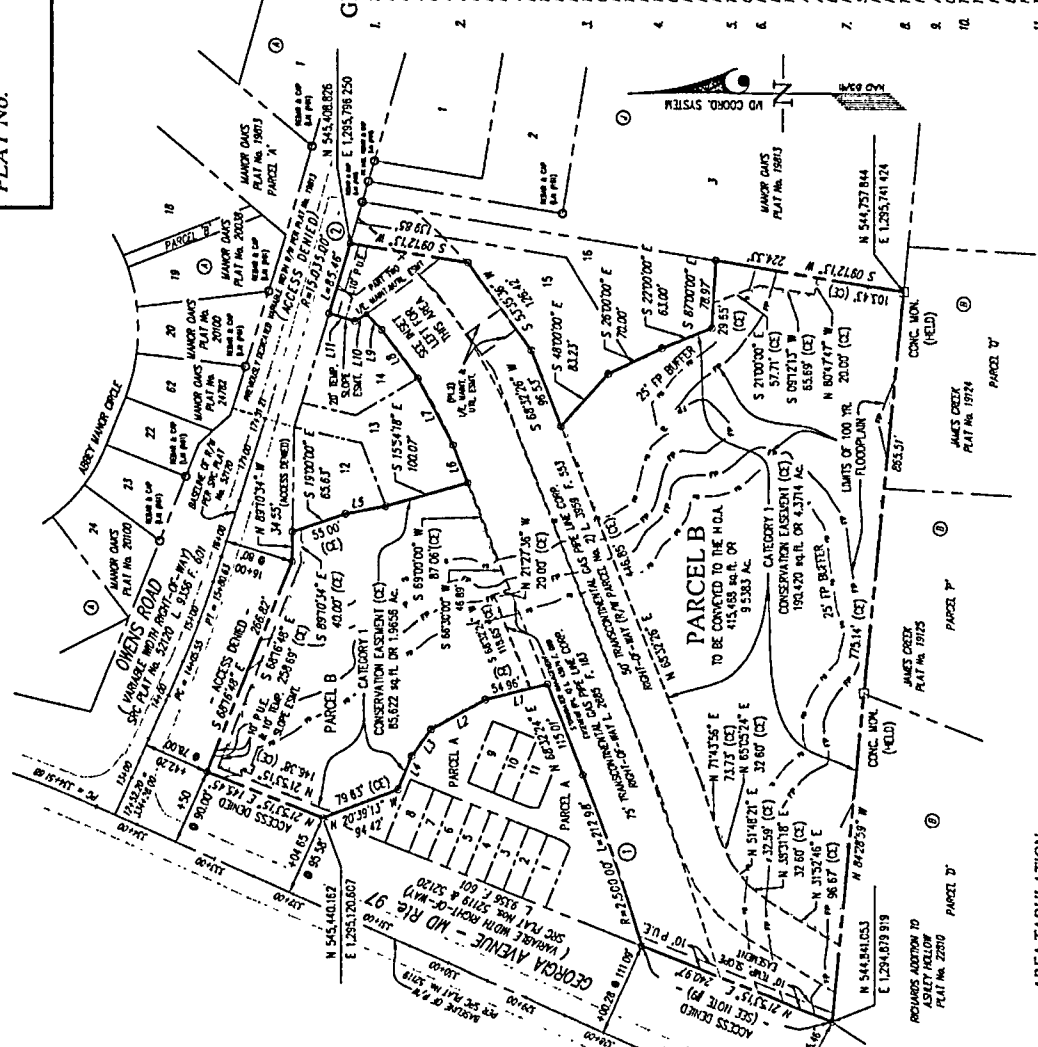


PLAT No.



GENERAL NOTES

- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EXISTING UTILITIES OR OTHER PLANS. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND RESTRICTIONS ASSOCIATED WITH ANY PREVIOUS RECORD PLAT, PROJECT PLAN OR OTHER PLAN AFFECTING THE DEVELOPMENT OF THIS PROPERTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS SPECIFICALLY RELEASED BY THE BOARD OF RECORDERS.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION LAW, WHICH MAY BE APPLIED TO ANY PORTION OF THIS PROPERTY PRIOR TO THE ISSUANCE OF A STATEMENT OF CONSENT.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE USES AND CONDITIONS AS SET FORTH IN THE PRELIMINARY PLAN (2010) AND SITE PLAN (2010) BOTH ENTITLED "BROOKEVILLE PRESERVE". ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
- THE PROPERTY SHOWN HEREON IS ZONED RE-2/700-4 AT THE TIME OF THIS SUBDIVISION AND LOCATED ON TAX MAPS 111 561 & 111 562. THE PROPERTY IS SUBJECT TO A RECORD EASEMENT FOR THE USE OF PRIVATE OPEN STREETS, PRIVATE STORM DRAINAGE SYSTEMS AND PRIVATE STREETS DATED DECEMBER 11, 2012 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LBET 28045 AT FLD 463 AT FLD 460.
- PARCEL B AS SHOWN HEREON IS SUBJECT TO A COMMON OPEN SPACE COVENANT WITH M-MORPC RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LBET 28045 AT FLD 463 AT FLD 460.
- THE NECESSARY ACCESS, MAINTENANCE AND UTILITY EASEMENTS, SHOWN HEREON ACROSS PARCEL B ARE TO BENEFIT LOTS 15 THROUGH 16. ACCESS TO THESE EASEMENTS ARE TO BE PROVIDED BY PARCELS 17 AND 18. THE SOURCE OF THE 100 YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM A FLOODPLAIN STUDY BY GUSKOPEAN, LITTLE & WEBER P.A. DATED AUGUST 2012 (APP. APPLICATION #249465), AND APPROVED BY MCO E.P. (DPS) IN A LETTER DATED SEPTEMBER 22, 2010. SHOWN HEREON THIS FLOODPLAIN IS SUBJECT TO A CONSENT TO USE EASEMENT AREA DATED OCTOBER 5, 2012 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LBET 45506 AT FLD 212.



AREA TABULATION

1 PARCEL	415,468 sq. ft.
DEPOSITION	0 sq. ft.
TOTAL AREA OF PLAT	415,468 sq. ft.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION RECORD PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THAT LAND CONVEYED TO C&F DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY BY A SPECIAL WARRANTY DEED DATED AUGUST 6, 2009 AND RECORDED AUGUST 14, 2009 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LBET 27819 AT FLD 314.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY BARRERS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 54-1.6 OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 415,468 SQUARE FEET OR 9.5307 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

RECORDED:	PLAT NO.:
DRAWN BY:	MEG
CHECKED BY:	04-077

APPROVED: *[Signature]* DATE: 7-5-2017

BY: *[Signature]* ASSIST. SECRETARY-TREASURER

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

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

APPROVED: _____

CHAIRMAN _____ ASSIST. SECRETARY-TREASURER _____

M.N.C.P. & P.C. RECORD FILE NO. _____

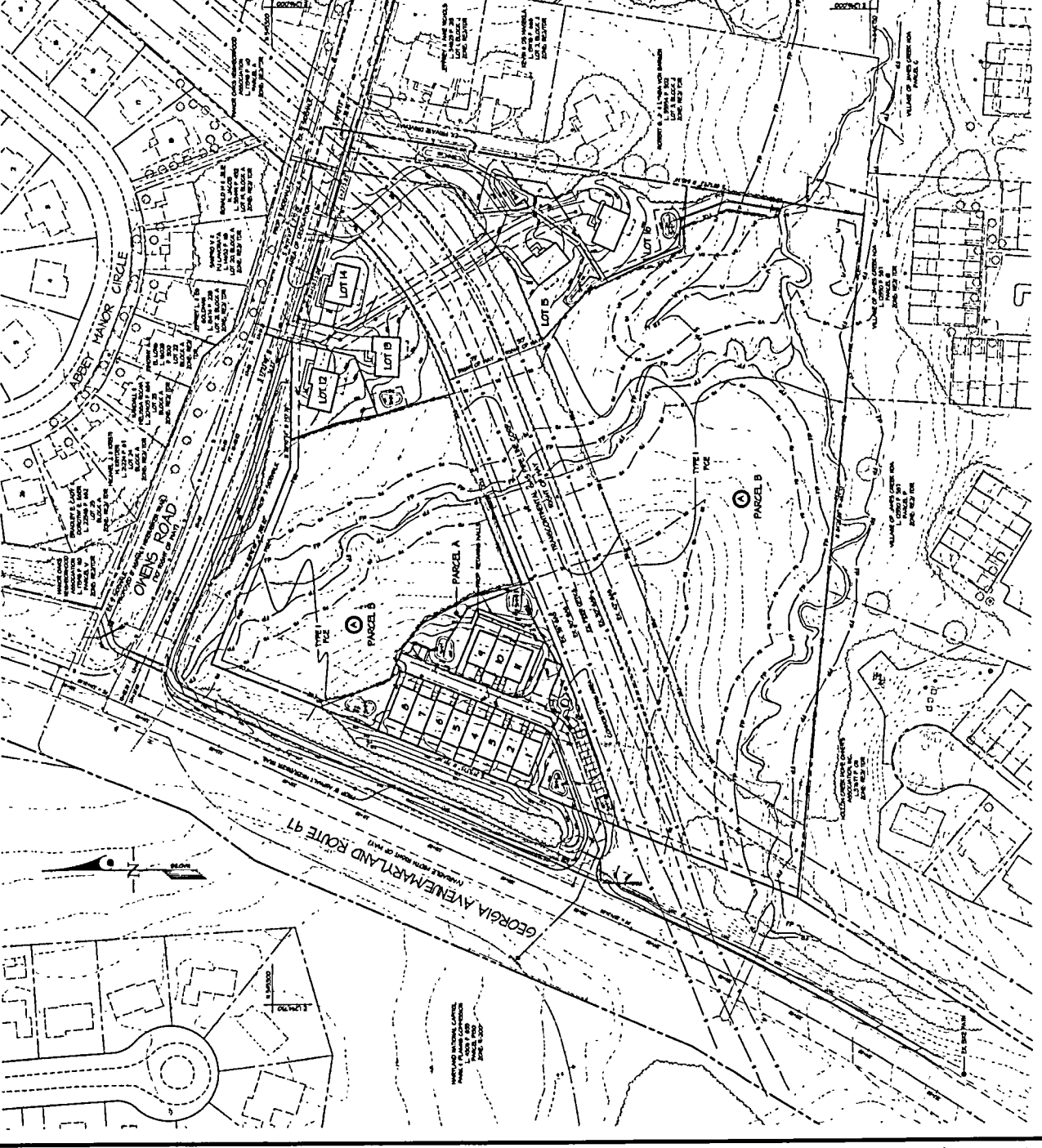
FOR: C&F DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY
DATE: 6/27/17
Chief Surveyor
Witness: *[Signature]*



3009 NATIONAL DRIVE | SUITE 250 | BURTONTOWNE, MD 20866 | GLW.COM
PHONE: 301-281-1021 | FAX: 410-888-1601 | EMAIL: 301@GLW.COM | 301@GLW.COM



- LEGEND**
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PROFESSIONAL ENGINEER'S CERTIFICATION
I, the undersigned, being a duly licensed Professional Engineer in the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the plans as filed with me for record, and that I am a duly licensed Professional Engineer in the State of Georgia.

JOHN W. WELLS
Professional Engineer



PLANNING APPROVAL STAMP
APPROVED FOR THE PLAN NO. 100000000
APPROVED BY THE PLANNING BOARD
DATE: 10/11/11

COMPOSITE SITE PLAN
SCALE: 1" = 50'
DATE: APRIL, 2011
PROJECT: BROOKVILLE PRESERVE - LOTS 11-16, PARCELS A & B, BLOCK A
PREPARED FOR: [Redacted]
PREPARED BY: [Redacted]
DRAWN BY: [Redacted]



NO.	DATE	DESCRIPTION
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GLW GORNBURG LITTLE & WEBER, P.A.
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1005 JEFFERSON AVENUE, SUITE 1000, DALLAS, TEXAS 75202
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