



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

MCPB
Item # 1B
3-05-2020

MEMORANDUM

DATE: February 24, 2020

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator *SS*
Jay Beatty, Senior Planner *JLB*
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 March 5, 2020

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:

220141510 - 220141560

Tapestry

220200190 and 220200200

Polo Club Estates

Plat Name: Tapestry
Plat #: 220141510 - 220141560

Location: Located at the intersection of West Old Baltimore Road and Frederick Road (MD Rt 355)

Master Plan Clarksburg Master Plan

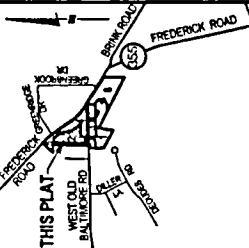
Plat Details: R-200 zone; 67 lots and 20 parcels

Owner: Miller and Smith at Tapestry LLC.

These subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12005095A (MCPB Resolution No. 15-115) and with Site Plan No. 82005037B (Certified Site Plans dated September 29, 2016), 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.

Staff notes that Plat # 220141560 needs to be signed by Executive Director, Asuntha Chiang-Smith, as M-NCPPC is the owner of Parcel G, Block B. Staff will assure that the Executive Director's signature is obtained prior to requesting the Chairman's signature upon the mylar.

PLAT NO.



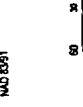
NO.	DELTA	RADIUS	ARC	CHORD	BEARING	CHORD DIST.
1	1'30.00"	200.00'	33.15'	26.57'	N 07°25'34" E	53.14'
2	2'49'47.95"	61.00'	266.82'	69'	S 53°50'53" E	100.14'
3	6'9'47.95"	34.00'	41.35'	21.86'	S 36°08'07" W	38.84'
4	1'30.00"	197.00'	51.57'	25.79'	S 07°25'34" W	51.57'
5	6'9'47.95"	200.00'	266.82'	69'	N 07°25'34" E	100.14'
6	1'17'04.41"	61.00'	180.20'	172.83'	S 27°30'42" E	115.03'

VICINITY MAP
SCALE: 1" = 200'

NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, showing development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated 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.
- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter respecting the ownership and use, of the property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- This property is subject to the terms and conditions of Preliminary Plan No. 120050890 and Site Plan No. 820050370, both entitled "TAPESTRY", as amended.
- Parcels C, E, F and G, Block A, shown hereon are subject to the terms and conditions of a "Common Open Space Covenant with the Maryland National Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland in Liber 28645 at Folio 578.
- The property shown hereon is subject to a Declaration of Restrictive Covenants for Private Roads, Private Paths, Private Open Space and Private Storm Drain Systems that is recorded among the Land Records of Montgomery County, Maryland in Book 50568 at Page 42.
- The "Vehicular and Pedestrian Access Easement" shown hereon, are intended to provide permanent vehicular and pedestrian access throughout said easement area to the general public in and across said easement and the roadway/underpass thereon pursuant to the terms and conditions of a certain Vehicular and Pedestrian Access Easement Declaration to be recorded prior to the recordation of this subdivision record plat, Montgomery County, Maryland and not participate in the maintenance of these areas.
- Parcels C, E, F and G, Block A, shown hereon are to be conveyed to Homeowners Association.
- This property appears on Montgomery County Tax Map EV562, Tax Map Grid E42, WSSC Grid Z20 NY 12.
- The development is served by public water and sewer systems only.
- The property shown hereon is zoned R-200.

SCALE: 1" = 60'
MD STATE PLANE
NAD 83/11



**SUBDIVISION RECORD PLAT
LOTS 1 THROUGH 16, AND
PARCELS C, E, F AND G, BLOCK A
TAPESTRY**

**CLARKSBURG (2ND) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND**

SCALE: 1" = 60' DATE: JANUARY 2020



SOLTESZ
12 Research Park, Suite 100, Rockville, MD 20850 P: 301.948.2750 F: 301.948.9887
Equity Realty / Environmental Solutions

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, dedicate the streets shown hereon to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, a temporary slope easement twenty-five (25) feet wide across the property, adjacent, contiguous and parallel to the public street right-of-way line shown hereon; said easement that be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, or other acceptable public agency.

Further, we grant to the applicable utility companies, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "PUE", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easement" and recorded among the Land Records of Montgomery County, Maryland in Liber 3534 at Folio 57.

Further, we grant to Montgomery County, Maryland, its successors and assigns, forever, an easement in, on and over the land hereon identified as "Public Improvements Easement" and identified as PUE hereon with the terms and provisions of such a grant being those set forth in a certain document entitled "Public Improvements Easement" and recorded among the Land Records of Montgomery County, Maryland in Liber 3534 at Folio 57.

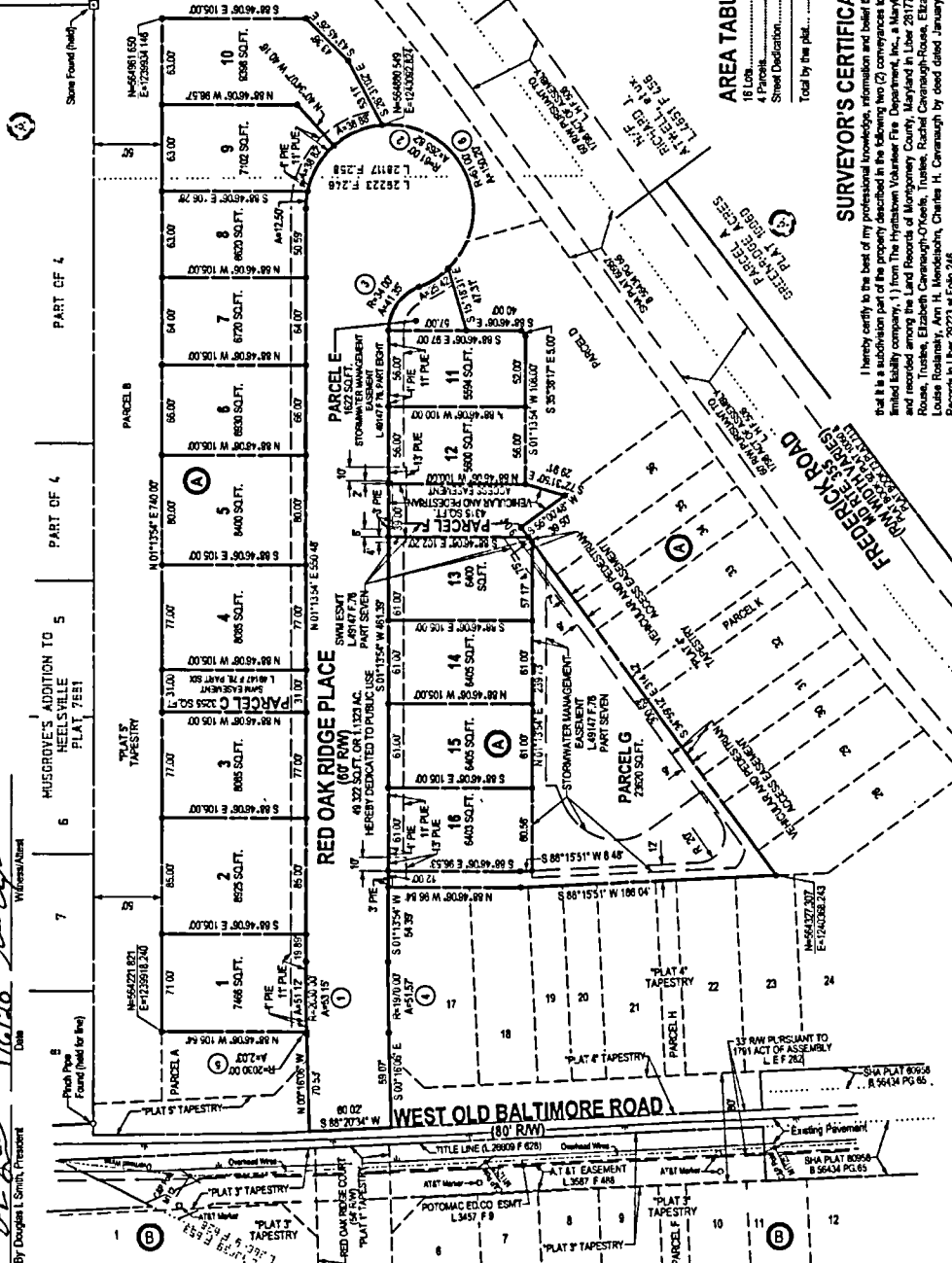
Further, we grant to Montgomery County, Maryland, its successors and assigns, forever, an easement in, on and over the land hereon identified as "Vehicular and Pedestrian Access Easement" and identified as PVE hereon with the terms and provisions of such a grant being those set forth in a certain document entitled "Vehicular and Pedestrian Access Easement" and recorded among the Land Records of Montgomery County, Maryland in Liber 3534 at Folio 57.

All owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50.13.G of the Montgomery County Code.

There are no recorded suits actions at law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision.

MILLER AND SMITH AT TAPESTRY, L.L.C.
BY MILLER AND SMITH, INC., MANAGER
By Douglas L. Smith, President
Date: 1/16/20

Witness/Agent
Date: 1/16/20



AREA TABULATION

16 Lots	114,538 Square Feet or 2,629 Acres
4 Parcels	32,812 Square Feet or 0.7533 Acres
Street Dedication	49,322 Square Feet or 1.1323 Acres
Total by the plat	196,672 Square Feet or 4.5150 Acres

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, and that this subdivision part of the property described herein is in compliance with the provisions of Section 50.13.G of the Montgomery County Code. I am duly licensed and qualified to practice as a Professional Surveyor in the State of Maryland. The following is a true and correct copy of the original survey data and records of the Land Records of Montgomery County, Maryland in Liber 28177 at Folio 258, and 21 from Parcel C, Rouse, James, Elizabeth Cavanaugh-O'Keefe, James, Rachel Cavanaugh-Rouse, Elizabeth Cavanaugh-O'Keefe, David T. Cavanaugh, Louise Rossmore, Ann H. Mendicino, Charles H. Cavanaugh by deed dated January 31, 2005, and recorded among the said Land Records in Liber 29223 at Folio 248.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus: will be set as delineated hereon in accordance with the provisions of Section 50.13.G of the Montgomery County Code.

The total area included in the subdivision record plat is 196,672 square feet or 4.5150 acres of land, the total area dedicated to public use is 49,322 square feet or 1.1323 acres of land.

By: Brian L. Hood
Date: 1/16/20
Brian L. Hood
Professional Surveyor
Maryland Registration No. 10885
License Expires 05/08/20

APPROVED: 02-18-2020
DATE: 02-18-2020
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PLANNING SERVICES

APPROVED: [Signature]
DATE: 02-18-2020
CHAIRMAN
SECRETARY/TREASURER
M.N.C.P. & P.C. RECORD FILE NO. -

PLAT NO.

NO.	DELTA	RADIUS	ARC	TAN	CHD BEARING	CHD DIST
1	14°20'02"	30.00	30.02	23.83	S 36°59'50" W	38.33
2	21°28'35"	315.00	117.89	56.94	N 77°23'55" E	117.20
3	35°40'21"	134.00	83.43	43.17	N 69°24'20" W	85.09
4	25°14'58"	194.00	65.49	43.45	S 14°21'30" E	64.87
5	37°38'21"	60.00	39.43	20.45	S 55°26'18" W	34.72

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision, dedicate the street shown herein to public use, establish the minimum building setback lines, and grant to Montgomery County, Maryland, a temporary slope easement twenty feet (20') feet across the property, adjacent, contiguous and parallel to the public street right-of-way shown herein; said easement shall be automatically extended and the required public improvements have been completed and accepted for maintenance by Montgomery County, or its successors.

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land herein described as "Public Utility Easement," designated herein as "P.U.E.," with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easement" recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457.

Further, we grant to Montgomery County, Maryland, its successors and assigns, however, an easement in, on and over the land herein identified as "Public Improvements Easement" and identified as "PIE" herein with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Easement" recorded among the aforesaid Land Records, in Book 56787 at Page 69 which said terms incorporated herein by this reference.

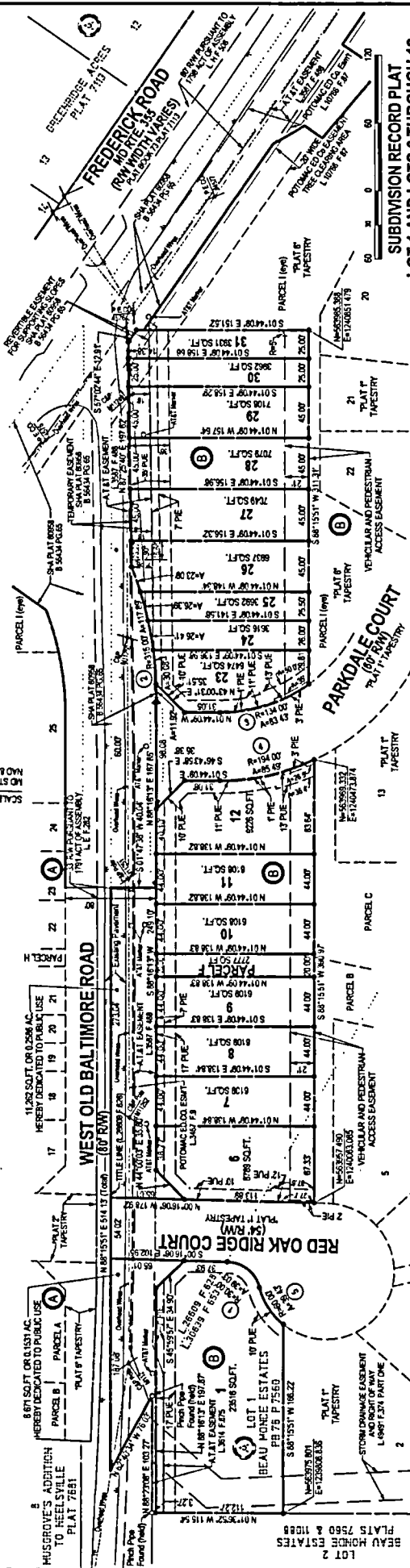
Further, we grant a "Vehicular and Pedestrian Access Easement" designated herein, subject to the terms and provisions to be set forth in a document to be recorded among the said Land Records hereafter.

All owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-1.3.G of the Montgomery County Code.

There are no recorded sales or other liens, taxes, mortgages or trusts affecting the property included in this plat of subdivision.

MILLER AND SMITH AT TAPESY, L.L.C.
 BY MILLER AND SMITH, INC. MANAGER
 By *[Signature]*
 Date 11/6/20

Witness/Agent
 By *[Signature]*
 Date 11/6/20



SUBDIVISION RECORD PLAT
LOT 1 AND LOTS 6 THROUGH 12
23 THROUGH 31
AND PARCEL F, BLOCK B
TAPESY

Being a Resubdivision of
Lot 1, Block A, Beau Monde Estates
CLARKSBURG (2ND) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 80'
 DATE: JANUARY 2020



SOLTESZ
 RECORDS OFFICE
 2 Research Plaza, Suite 100, Rockville, MD 20850
 Telephone: (301) 948-2750
 Fax: (301) 948-9387
 www.soltesz.com

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown herein is correct and that it is a subdivision of the property described in the following: (1) conveyance to Miller and Smith at Tapesy, L.L.C., a Maryland limited liability company, 1) from Abdallah, Wakezash, by deed dated January 22, 2004, and recorded among the Land Records of Montgomery County, Maryland in Liber 26509 at Folio 626, and 2) from Wendy M. Hill by deed dated August 9, 2005, and recorded among the said Land Records in Liber 30639 at Folio 653, part of said property being Lot 1, Block A, as shown on a subdivision record plat entitled "PART OF BLOCKS A & B, BEAU MONDE ESTATES" and recorded among the said Land Records in Plat Book 76 at Page 7560.

And that once engaged as described in the Owner's Certificate herein, all property corner markers shown thereon shall be set as delineated herein in accordance with the provisions of Section 50-1.3.G of the Montgomery County Code.

The total area included in this subdivision record plat is 142,632 square feet or 3.2744 acres of land, the total area dedicated to public use is 17,633 square feet or 0.4117 of an acre of land.

By *[Signature]*
 Date 11/6/2020

BRUNN L. WOOD
 Professional Land Surveyor
 Maryland Registration No. 0385
 License Expiration: 05/06/23

NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, utility plan or other plan, including development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official public file for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- This subdivision record plat is not intended to affect any matter affecting the ownership and use, nor every matter restricting the ownership and use, of the property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- This property is subject to the terms and conditions of Preliminary Plan No. 120505050 and Site Plan No. 6200505070, both entitled "TAPESY", as amended.
- Parcel F, Block B, shown herein is subject to the terms and conditions of a "Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.
- Parcel F, Block B, shown herein is subject to a Declaration of Restrictive Covenants for Private Roads, Private Open Spaces and Private Storm Drain Systems that is recorded among the Land Records of Montgomery County, Maryland in Book 58268 at Page 42.
- The "Vehicular and Pedestrian Access Easement" (as shown herein, are intended to provide permanent vehicular and pedestrian access throughout said easement area to the general public in and across said easement and the roadway/alleways therein pursuant to the terms and conditions of a certain "Vehicular and Pedestrian Access Easement Declaration" to be recorded after the recordation of this subdivision record plat, Montgomery County, Maryland will not participate in the maintenance of these areas.
- Parcel F, Block B, shown herein is to be conveyed to Homeowners Association.
- The development is served by public water and sewer systems only.
- This property appears on Montgomery County Tax Map E1552, Tax Map Grid E162 and E162. HSSC G142 230 NW 12.
- This property shown herein is zoned R-200.
- The dedication overlapping the existing right of way on West Old Baltimore Road is intended to clean up any title issues and does not affect the County's prior right of way obtained from the 1971 Act of Assembly.

AREA TABULATION

17 Lots.....	121,922 Square Feet or 2.7989 Acres
1 Parcel.....	2,777 Square Feet or 0.0639 Acres
Street Dedication.....	17,933 Square Feet or 0.4117 Acres
Total by the Plat.....	142,632 Square Feet or 3.2744 Acres

APPROVED - *[Signature]* DATE 11/6/2020

CHAIRMAN _____ SECRETARY TREASURER _____

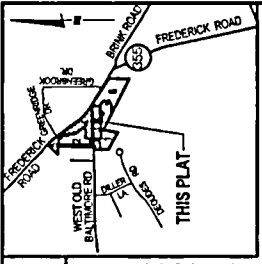
M.N.C.P. & P.C. RECORD FILE NO. _____

RECORDED PLAT _____

DATE _____

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY PLANNING BOARD

PLAT NO.



VICINITY MAP
SCALE: 1" = 200'

- NOTES:**
- 1) All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, showing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recording of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
 - 2) The subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of title or to depict or show all matters affecting the property.
 - 3) The property is subject to the terms and conditions of Preliminary Plan No. 120050560 and Site Plan No. 220050370, both entitled "TAPESTRY", as amended.
 - 4) Parcel D, H, I, J and K, Block A, shown hereon are subject to the terms and conditions of a "Common Open Space Covenant with the Maryland National Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.
 - 5) The property shown hereon is subject to a Declaration of Restrictive Covenants for Private Roads, Private Parks, Private Open Spaces and Private Storm Drain Systems that is recorded among the Land Records of Montgomery County, Maryland as Book 56228 at Page 42.
 - 6) The "Vehicular and Pedestrian Access Easement" shown hereon, are intended to provide permanent vehicular and pedestrian access throughout said easement area to the general public in and across said easement and the roadways/paths therein pursuant to the terms and conditions of a certain "Vehicular and Pedestrian Access Easement Declaration" to be recorded after the recording of this subdivision record plat. Montgomery County, Maryland will not participate in the maintenance of these areas.
 - 7) Parcel D, H, I, J and K, Block A, shown hereon are to be conveyed to Homeowners Association.
 - 8) The property appears on Montgomery County Tax Map EY562, Tax Map Grid EY62, Tax Map Grid Z30 NW 12.
 - 9) The development is served by public water and sewer systems only.
 - 10) The property shown hereon is zoned R-200.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt the plat of subdivision, dedicate the streets shown hereon to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, a temporary slope easement twenty-five (25) feet wide across the property, adjacent, contiguous and parallel to the public street right-of-way the shown hereon; said easement shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, or other acceptable public agency.

Further, we grant to and over the land herein described as "Public Utility Easement" and easement herein as "PUE", with said terms and provisions of said grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easement" and recorded among the Land Records of Montgomery County, Maryland in Liber 3634 at Folio 457.

Further, we grant to Montgomery County, Maryland, its successors and assigns, forever, an easement in, on and over the land herein identified as "Public Improvements Easement" and identified as "PIE" hereon with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Easement" recorded among the Land Records of Montgomery County, Maryland in Liber 3634 at Folio 457.

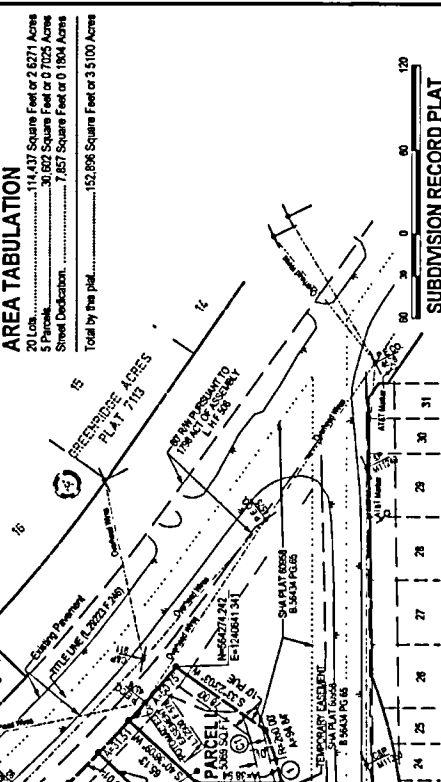
Further, we grant to "Vehicular and Pedestrian Access Easement" designated hereon, subject to the terms and provisions to be set forth in a document to be recorded among the Land Records of Montgomery County, Maryland, its successors, agents and assigns, will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50.4.3.G of the Montgomery County Code.

There are no recorded suits at law, liens, taxes, mortgages or trusts affecting the property included in this plat of subdivision.

MILLER AND SMITH AT TAPESTRY, L.L.C.
BY: MILLER AND SMITH, INC. MANAGER
By: *Debra Smith* *Welleo* *Winters*
Date: _____
Witness: _____

AREA TABULATION

20 Lots 114,437 Square Feet or 2,627.1 Acres
5 Parcels 30,602 Square Feet or 0.7025 Acres
Street Dedication 7,857 Square Feet or 0.1804 Acres
Total by the plat 152,896 Square Feet or 3,510.0 Acres



SUBDIVISION RECORD PLAT
LOTS 17 THROUGH 36 AND
PARCEL D AND H THROUGH K, BLOCK A
TAPESTRY

CLARKSBURG (2ND) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 60'
DATE: JANUARY 2020

SOLTESZ
2 Research Plaza, Suite 100, Rockville, MD 20850 P: 301.943.2750 F: 301.944.9867
www.soltesz.com
Engineering & Planning / Environmental Sciences

APPROVED: *Debra Smith* DATE: 02-18-2020
RECORDED: _____
CHAIRMAN: _____ SECRETARY/TREASURER: _____
M.N.C.P. & P.C. RECORD FILE NO.: _____

LINE DATA

NO.	BEARING	DISTANCE
1	S 70°15'15" W	30.26
2	S 70°17'24" W	23.19
3	S 80°15'12" W	51.98

CURVE DATA

NO.	DELTA	RADIUS	ARC	CHORD BEARING	LDIST
1	207°53'56"	260.00	54.84	S 77°01'14" W	94.31
2	17°02'56"	1105.26	320.87	S 43°01'16" E	423.03
3	1°30'07"	6720.00	51.57	N 87°58'54" E	51.57
4	22°31'11"	81.00	23.98	N 35°03'02" E	23.82
5	19°22'59"	178.87	30.56	S 66°19'16" W	60.25
6	8°26'09"	307.00	45.20	S 80°14'26" W	45.16

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct and that it is a subdivision of the property described in accordance to Miller and Smith at Tapestry, L.L.C., a Maryland limited liability company, and recorded among the Land Records of Montgomery County, Maryland, in Liber 28223 at Folio 248.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus _____ will be set as delineated herein in accordance with the provisions of Section 50.4.3.G of the Montgomery County Code.

The total area included in this subdivision record plat is 152,896 square feet or 3,510.0 acres of land, the total area dedicated to public use is 7,857 square feet or 0.1804 acres of land.

APPROVED: _____ DATE: _____
RECORDED: _____
CHAIRMAN: _____ SECRETARY/TREASURER: _____
M.N.C.P. & P.C. RECORD FILE NO.: _____

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____ DATE: _____
RECORDED: _____
CHAIRMAN: _____ SECRETARY/TREASURER: _____
M.N.C.P. & P.C. RECORD FILE NO.: _____

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision, dedicate the street shown hereon to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, a temporary easement twenty feet (20) feet wide across the property, adjacent, contiguous and parallel to the public street right-of-way line shown hereon; said easement shall be automatically extinguished after all required public improvements have been completed and accepted by Montgomery County, or other acceptable public agency.

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "PUE", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland, in Liber 3804 at Folio 457.

Further, we grant to Montgomery County, Maryland, its successors and assigns, a certain easement in, on and over the land hereon identified as "Public Improvements Easement" and designated hereon as "PIE", with said terms and provisions of said grant being set forth in that certain document entitled "Declaration of Easement" recorded among the Land Records of Montgomery County, Maryland, in Book 5678 at Page 7560.

As a condition of this subdivision, the minimum lot area and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50.43.3 of the Montgomery County Code.

There are no recorded suits actions at law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision.

MILLER AND SMITH AT TAPESTRY, LLC.

BY MILLER AND SMITH, INC., MANAGER

[Signature]
Date: 1/16/20

By Douglas I. Smith, President

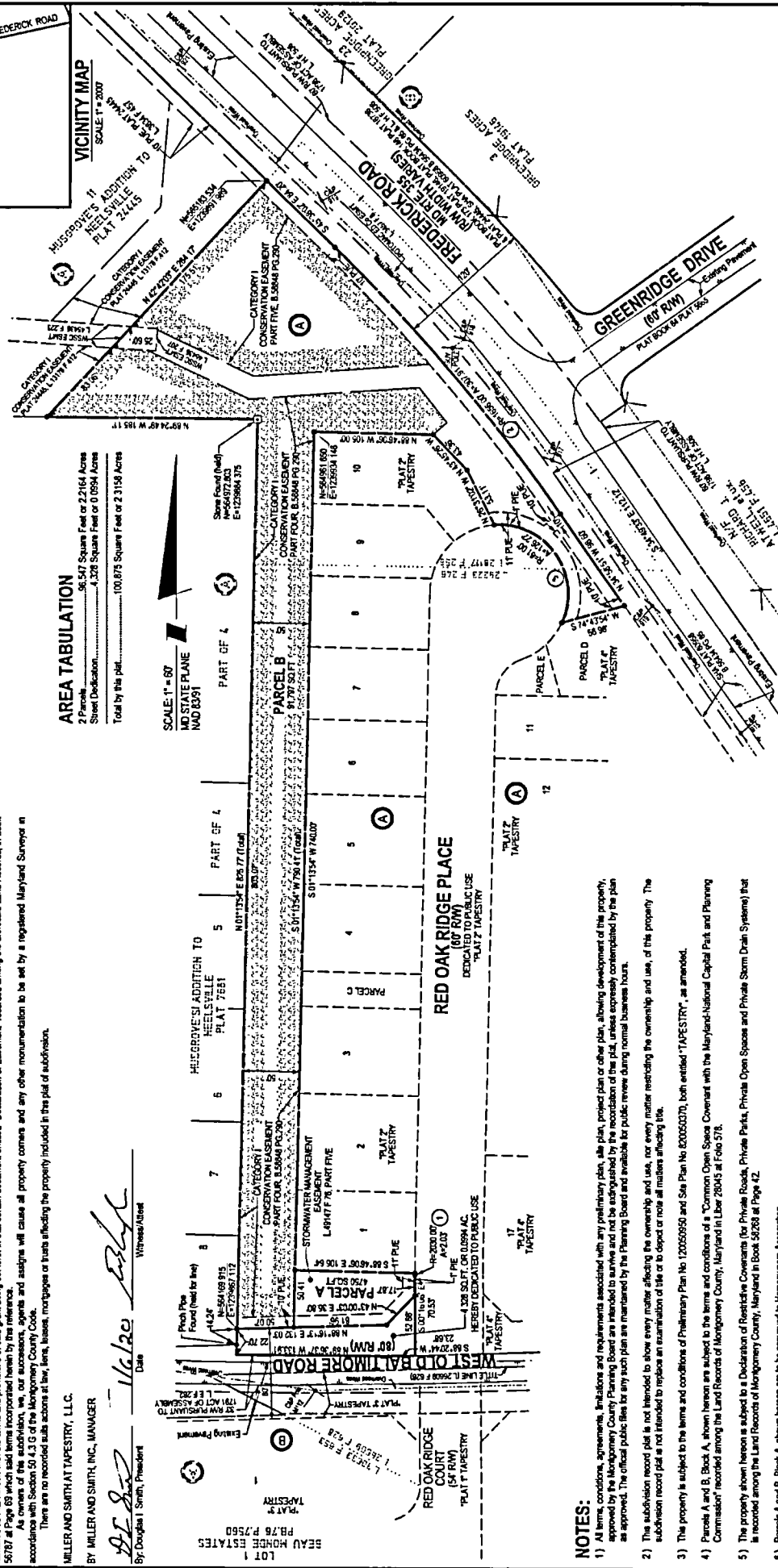
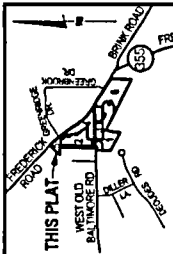
Witness/Attest

AREA TABULATION
2 Parcels: 96,517 Square Feet or 2.2164 Acres
Street Dedication: 4,328 Square Feet or 0.0994 Acres
Total by the plat: 100,845 Square Feet or 2.3158 Acres

SCALE: 1" = 60'
MD STATE PLANE
NAD 83/91

CURVE DATA

NO.	DELTA	RADIUS	ASC.	TAN.	CHD. BEARINGS & DIST.
1	0°02'26"	2038.00	2.03	1.01	S 0°07'14.22" E 2.03
2	1°07'51"	1658.00	30.51	154.47	S 4°07'18.26" E 307.48
3	118°37'29"	61.00	176.29	102.65	N 34°16'11.17" W 104.88
4	4°33'17"	1648.00	130.87	65.45	N 4°27'11.25" W 130.79



SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, and that it is a true and correct representation of the actual conditions of the land shown hereon. I am a duly licensed and bonded land surveyor in the State of Maryland, and I am duly licensed and bonded as a Professional Land Surveyor in the State of Maryland. I am duly licensed and bonded as a Professional Land Surveyor in the State of Maryland. I am duly licensed and bonded as a Professional Land Surveyor in the State of Maryland. I am duly licensed and bonded as a Professional Land Surveyor in the State of Maryland.

The total area included in this subdivision record plat is 100,845 square feet or 2.3158 acres of land, the total area dedicated to public use is 4,328 square feet or 0.0994 of an acre of land.

[Signature]
Date: 1/16/20

Brian L. Wood
Professional Land Surveyor
Maryland Registration No. 10865
License Expires 05/06/20

NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, approved by the Montgomery County Planning Board are intended to survive and not be superseded by the recordation of this plat, unless expressly contemplated 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.
- 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. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- This property is subject to the terms and conditions of Preliminary Plan No. 120505950 and Site Plan No. 020650370, both entitled "TAPESTRY", as amended.
- Parcel A and B, Block A, shown hereon are subject to the terms and conditions of a "Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.
- The property shown hereon is subject to a Declaration of Resubdivision Covenants for Private Roads, Private Parks, Private Open Space and Private Storm Drain System that is recorded among the Land Records of Montgomery County, Maryland in Book 5678 at Page 42.
- Parcels A and B, Block A, shown hereon are to be conveyed to Homeowners Association.
- This property appears on Montgomery County Tax Map EY62, Tax Map Grid EY62 WSSC G4D 230 NW 12.
- The development is served by public water and sewer systems only.
- This property shown hereon is zoned R-200.

SUBDIVISION RECORD PLAT PARCELS A AND B, BLOCK A TAPESTRY

CLARKSBURG (2ND) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 60'
DATE: JANUARY 2020



2 Research Plaza, Suite 100, Rockville, MD 20850 P. 301.948.9887
www.soltesz.com
Engineering & Planning / Environmental Science

APPROVED - 1/16/20 DATE

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

CHAIRMAN _____ SECRETARY, TREASURER _____

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

RECORDED
PLAT _____

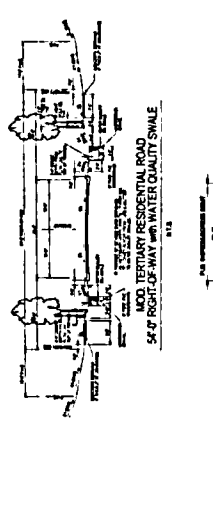
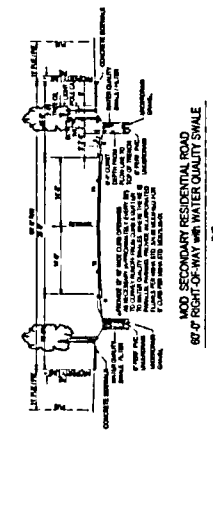
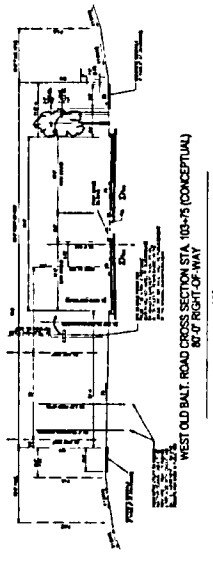
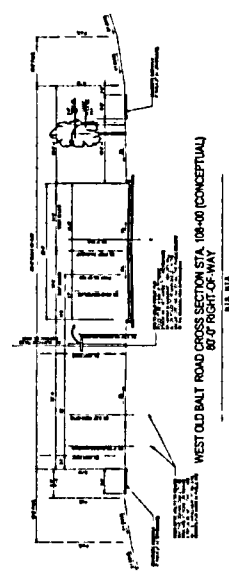
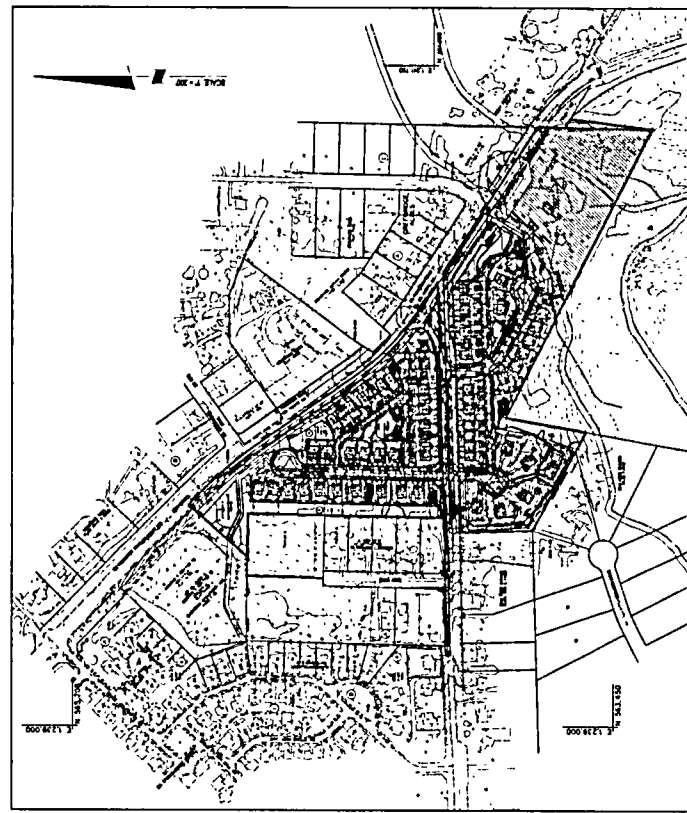
CERTIFIED AMENDED SITE PLAN # 82005037B

TAPESTRY

CLARKSBURG DISTRICT 2
MONTGOMERY COUNTY, MARYLAND

GENERAL NOTES

1. THIS SITE PLAN IS A CONCEPTUAL PLAN AND IS NOT TO BE CONSIDERED AS A FINAL DESIGN OR CONSTRUCTION DOCUMENT.
2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION AND RECORDS FROM THE APPROPRIATE UTILITIES COMPANIES.
4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEYING INFORMATION AND RECORDS FROM THE APPROPRIATE SURVEYING COMPANIES.
5. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ENGINEERING INFORMATION AND RECORDS FROM THE APPROPRIATE ENGINEERING COMPANIES.
6. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LEGAL INFORMATION AND RECORDS FROM THE APPROPRIATE LEGAL COUNSEL.
7. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY FINANCIAL INFORMATION AND RECORDS FROM THE APPROPRIATE FINANCIAL INSTITUTIONS.
8. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ENVIRONMENTAL INFORMATION AND RECORDS FROM THE APPROPRIATE ENVIRONMENTAL CONSULTANTS.
9. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY HISTORICAL INFORMATION AND RECORDS FROM THE APPROPRIATE HISTORICAL SOCIETIES.
10. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ARCHITECTURAL INFORMATION AND RECORDS FROM THE APPROPRIATE ARCHITECTS.
11. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LANDSCAPE ARCHITECTURE INFORMATION AND RECORDS FROM THE APPROPRIATE LANDSCAPE ARCHITECTS.
12. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CIVIL ENGINEERING INFORMATION AND RECORDS FROM THE APPROPRIATE CIVIL ENGINEERS.
13. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ELECTRICAL ENGINEERING INFORMATION AND RECORDS FROM THE APPROPRIATE ELECTRICAL ENGINEERS.
14. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY MECHANICAL ENGINEERING INFORMATION AND RECORDS FROM THE APPROPRIATE MECHANICAL ENGINEERS.
15. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PLUMBING ENGINEERING INFORMATION AND RECORDS FROM THE APPROPRIATE PLUMBING ENGINEERS.
16. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY STRUCTURAL ENGINEERING INFORMATION AND RECORDS FROM THE APPROPRIATE STRUCTURAL ENGINEERS.
17. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY TRANSPORTATION ENGINEERING INFORMATION AND RECORDS FROM THE APPROPRIATE TRANSPORTATION ENGINEERS.
18. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY WATER RESOURCES ENGINEERING INFORMATION AND RECORDS FROM THE APPROPRIATE WATER RESOURCES ENGINEERS.
19. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY WASTE MANAGEMENT ENGINEERING INFORMATION AND RECORDS FROM THE APPROPRIATE WASTE MANAGEMENT ENGINEERS.
20. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ENVIRONMENTAL ENGINEERING INFORMATION AND RECORDS FROM THE APPROPRIATE ENVIRONMENTAL ENGINEERS.



DEVELOPMENT STANDARDS	
Minimum Lot Area	10,000 sq. ft.
Minimum Lot Width	100 ft.
Minimum Lot Depth	100 ft.
Minimum Front Setback	10 ft.
Minimum Side Setback	5 ft.
Minimum Rear Setback	5 ft.
Minimum Front Yard Coverage	10%
Minimum Side Yard Coverage	5%
Minimum Rear Yard Coverage	5%
Minimum Front Yard Height	6 ft.
Minimum Side Yard Height	6 ft.
Minimum Rear Yard Height	6 ft.
Minimum Front Yard Fencing	4 ft. high
Minimum Side Yard Fencing	4 ft. high
Minimum Rear Yard Fencing	4 ft. high
Minimum Front Yard Screening	6 ft. high
Minimum Side Yard Screening	6 ft. high
Minimum Rear Yard Screening	6 ft. high
Minimum Front Yard Landscaping	10% coverage
Minimum Side Yard Landscaping	5% coverage
Minimum Rear Yard Landscaping	5% coverage
Minimum Front Yard Planting	10% coverage
Minimum Side Yard Planting	5% coverage
Minimum Rear Yard Planting	5% coverage
Minimum Front Yard Tree Planting	10% coverage
Minimum Side Yard Tree Planting	5% coverage
Minimum Rear Yard Tree Planting	5% coverage

LEGEND

PROPOSED LIGHT	EXISTING TREE
EXISTING CONTOURS	EXISTING TREE TOLERANCE
PROPOSED CONTOURS	PROPOSED VEGETATION
EXISTING DRIVE	PROPOSED LOT LINES
EXISTING SIDEWALK	EXISTING RESTRICTION LINE (M)
EXISTING CURB AND GUTTER	EXISTING SIDEWALK
EXISTING WATER LINES	EXISTING DRIVE
EXISTING SEWER LINES	EXISTING SIDEWALK
EXISTING STORM DRAIN LINES	EXISTING DRIVE

- SHEET INDEX**
- SHEET 1 - COVER SHEET (REVISED)
 - SHEET 2 - APPROVAL SHEET (REVISED)
 - SHEET 3 - COMPOSITE SITE PLAN (REVISED)
 - SHEET 4 - SITE PLAN GRADING (30 SCALE) (REVISED)
 - SHEET 5 - SITE PLAN GRADING (30 SCALE) (REVISED)
 - SHEET 6 - SITE PLAN GRADING (30 SCALE) (REVISED)
 - SHEET 7 - SITE PLAN GRADING (30 SCALE) (REVISED)
 - SHEET 8 - SITE PLAN GRADING (30 SCALE) (REVISED)

NOTE

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PROFESSIONAL SEAL

REGISTERED PROFESSIONAL ENGINEER

STATE OF MARYLAND

EXPIRES 12/31/2018

NAME: JAMES R. [REDACTED]

ADDRESS: [REDACTED]

CITY: [REDACTED]

STATE: MARYLAND

COVER SHEET

CERTIFIED AMENDED SITE PLAN

TAPESTRY

MILLER & SMITH AT TAPESTRY, LLC
8401 GREENSBORO DRIVE, SUITE 450
MCLEAN, VIRGINIA 22102
ATTENTION: TOM HYDE & BOB SPALDING
(703) 897-6500

DATE: 9/27/17

SCALE: AS SHOWN

PROJECT NO.: 82005037B

DATE: 9/27/17

APPLICANT:

MILLER & SMITH AT TAPESTRY, LLC
8401 GREENSBORO DRIVE, SUITE 450
MCLEAN, VIRGINIA 22102
ATTENTION: TOM HYDE & BOB SPALDING
(703) 897-6500

RESUBMITAL NOTE

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PROFESSIONAL SEAL

REGISTERED PROFESSIONAL ENGINEER

STATE OF MARYLAND

EXPIRES 12/31/2018

NAME: JAMES R. [REDACTED]

ADDRESS: [REDACTED]

CITY: [REDACTED]

STATE: MARYLAND

PROFESSIONAL SEAL

REGISTERED PROFESSIONAL ENGINEER

STATE OF MARYLAND

EXPIRES 12/31/2018

NAME: JAMES R. [REDACTED]

ADDRESS: [REDACTED]

CITY: [REDACTED]

STATE: MARYLAND

PROFESSIONAL SEAL

REGISTERED PROFESSIONAL ENGINEER

STATE OF MARYLAND

EXPIRES 12/31/2018

NAME: JAMES R. [REDACTED]

ADDRESS: [REDACTED]

CITY: [REDACTED]

STATE: MARYLAND

PROFESSIONAL SEAL

REGISTERED PROFESSIONAL ENGINEER

STATE OF MARYLAND

EXPIRES 12/31/2018

NAME: JAMES R. [REDACTED]

ADDRESS: [REDACTED]

CITY: [REDACTED]

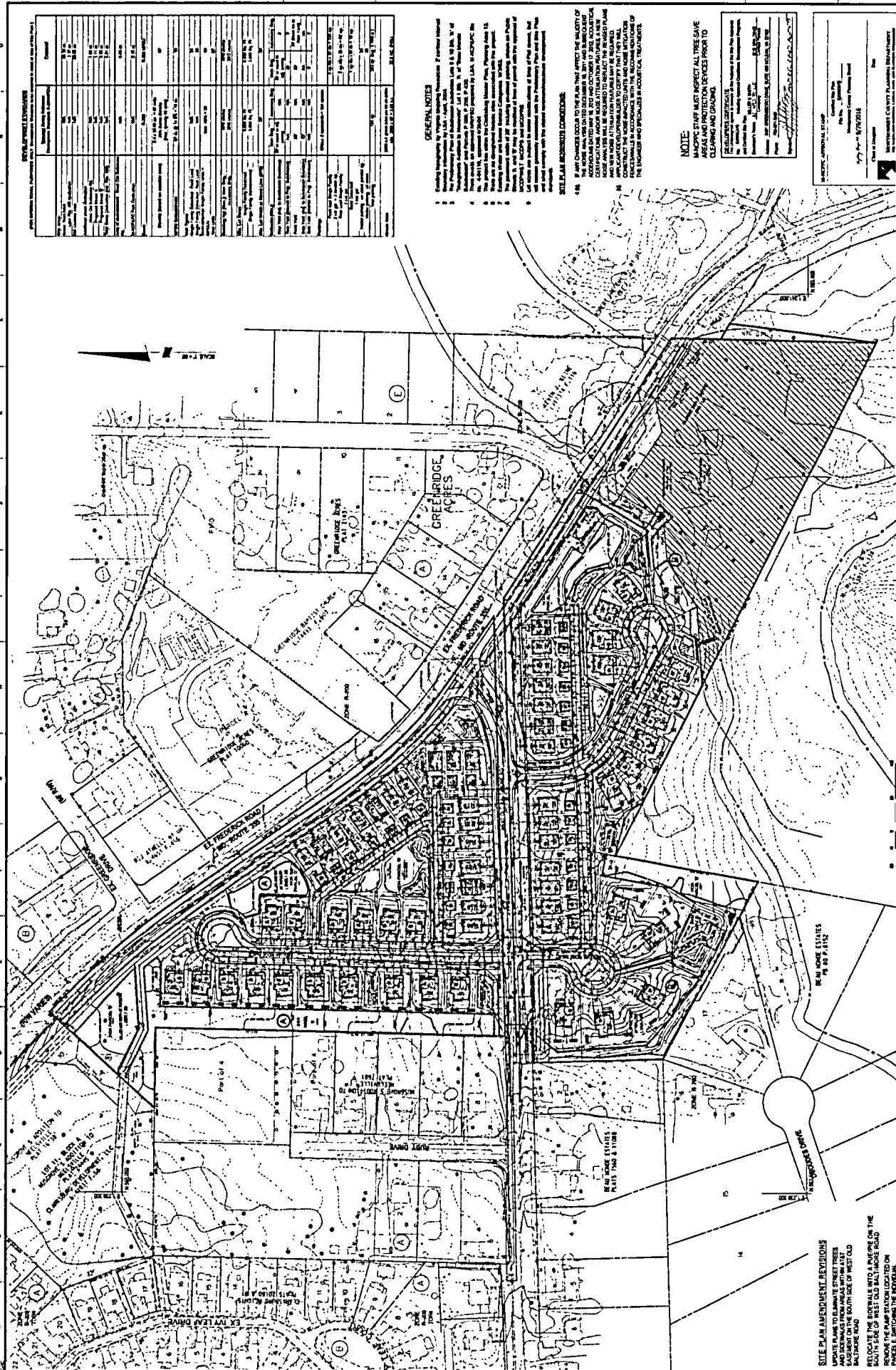
STATE: MARYLAND

SOLTESZ

PROFESSIONAL OFFICE

2 Research Park, Suite 100
Rockville, MD 20850
P: 301-947-7800 F: 301-947-8307

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Item	Description	Quantity	Unit	Notes
1	Excavation	100	cu yd	
2	Backfill	100	cu yd	
3	Gravel	100	cu yd	
4	Asphalt	100	sq ft	
5	Concrete	100	sq ft	
6	Rebar	100	lb	
7	Formwork	100	sq ft	
8	Paint	100	gal	
9	Lighting	100	ft	
10	Signage	100	sq ft	

GENERAL NOTES

1. Verify boundaries by L&A - June, 2004.
2. The proposed site is located within the boundaries of the Greenbridge Acres, a portion of the Greenbridge Acres, as shown on the site plan.
3. The proposed site is located within the boundaries of the Greenbridge Acres, a portion of the Greenbridge Acres, as shown on the site plan.
4. The proposed site is located within the boundaries of the Greenbridge Acres, a portion of the Greenbridge Acres, as shown on the site plan.
5. The proposed site is located within the boundaries of the Greenbridge Acres, a portion of the Greenbridge Acres, as shown on the site plan.
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9. The proposed site is located within the boundaries of the Greenbridge Acres, a portion of the Greenbridge Acres, as shown on the site plan.
10. The proposed site is located within the boundaries of the Greenbridge Acres, a portion of the Greenbridge Acres, as shown on the site plan.

NOTE:
 MAJOR STAFF MUST INSPECT ALL TREE SAVE AREAS AND PROTECTION DEVICES PRIOR TO CLEANING AND GRADING.

PROJECT INFORMATION

Project Name: _____
 Client: _____
 Date: _____

COMPOSITE SITE PLAN

CERTIFIED AMENDED SITE PLAN

TAPESTRY

MILLER AND SMITH TAPESTRY, LLC
 1, 2017 F. 234 L. 2023 F. 244 L. 2400 F. 024
 LOT 1, BLOCK A, BEAM MONROE ESTATES, LAMAR F. 033

SP# 82005037B

APPLICANT:
 MILLER & SMITH TAPESTRY, LLC
 1401 GREENSBORO DRIVE SUITE 450
 MCLEAN, VIRGINIA 22102
 ATTENTION: (703) 857-2600

ISSUE NOTE

1. The proposed site is located within the boundaries of the Greenbridge Acres, a portion of the Greenbridge Acres, as shown on the site plan.

REVISIONS

No.	Description	Date
1	Initial Issue	10/1/2014
2	Revised	10/1/2014
3	Revised	10/1/2014

SOLTESZ

ROCKVILLE OFFICE
 2 Research Plaza, Suite 100
 Rockville, MD 20850
 P: 301.490.2500 F: 301.490.8302

SITE PLAN AMENDMENT REVISIONS

UPDATE PLANS TO ELIMINATE STREET TREES AND SERVICES FROM AREAS WITHIN LOT 1, BLOCK A, BEAM MONROE ESTATES, LAMAR F. 033, SOUTH SIDE OF WEST OLD BALTIMORE ROAD.

RELOCATE THE SIDEWALK INTO A PIECE ON THE SOUTH SIDE OF WEST OLD BALTIMORE ROAD.

REMOVE THE PUMP STATION LOCATED ON THE SOUTH SIDE OF WEST OLD BALTIMORE ROAD, PROPERTIES TO OWNER'S PLOTS.

REFERENCED DRAFT MOVA IMPROVEMENTS FOR WEST OLD BALTIMORE ROAD AND MD 335