

Plat Name: Brothers Grove
Plat #: 220200310 - 220200320

Location: Located on the east side of Frederick Road (MD 355), 600 feet north of Shawnee Lane
Master Plan: Clarksburg Master Plan
Plat Details: TF-5 zone; 50 lots, 14 parcels, 1 outlot
Owner: Brookefield Washington, LLC

The subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120180110 (MCPB Resolution No. 18-076) and with Site Plan No. 820190070 (Certified Site Plan dated October 9, 2019), 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.

PLAT NO.

CURVE DATA

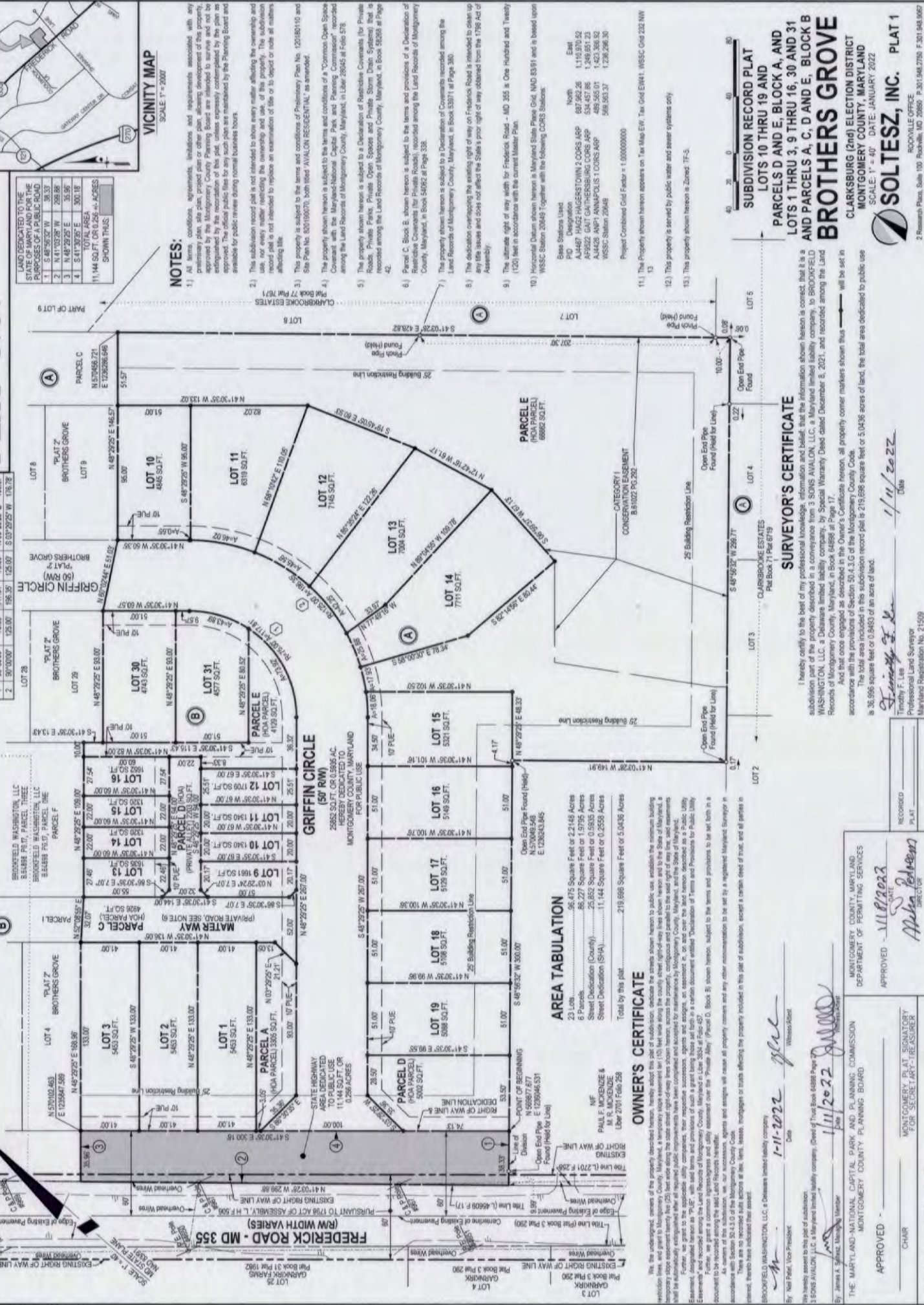
Table with 6 columns: NO., DELTA, RADIUS, ARC, TAN, CHD. BEARING & DIST.

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

NOTES:

VICINITY MAP
SCALE 1" = 200'

SCALE



AREA TABULATION

NO.	DESCRIPTION	AREA
23	LOTS	56,475 Square Feet or 2.2148 Acres
6	Parcels	88,227 Square Feet or 2.0187 Acres
	Street Dedication (County)	25,852 Square Feet or 0.5935 Acres
	Street Dedication (SHA)	11,444 Square Feet or 0.2598 Acres
	Total by this plat	219,898 Square Feet or 5.0438 Acres

OWNER'S CERTIFICATE
I, the undersigned, owners of the property described herein, hereby certify that the subdivision, dedicate the private shown hereon to public use, establish the minimum building setbacks, lines, and grade to Montgomery County, Maryland, a temporary right-of-way shown hereon and to the State of Maryland, a permanent right-of-way shown hereon, and that the subdivision is being made for the purpose of subdividing the property into lots, parcels, blocks, streets, and easements for public use and that all of the same are subject to the provisions of the Public Use, Eminent Domain and the State of Maryland.

SURVEYOR'S CERTIFICATE
I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, that it is a subdivision of the property described in a companion plat to SOLTESZ, INC. A Maryland limited liability company, to BROADFIELD WASHINGTON, LLC, a County, Maryland, as a Special Warranty Deed dated December 8, 2021, and recorded among the Land Records of Montgomery County, Maryland, in Book 54890 of Page 17.
And that once proposed as described in the Owner's Certificate herein, all property corner markers shown thus will be set 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 219,898 square feet or 5.0438 acres of land, the total area dedicated to public use is 36,595 square feet or 0.8483 of a acre of land.

APPROVED
DATE: 1/11/2022
By: *[Signature]*
Vicki Peck
CHAIR

APPROVED
DATE: 1/11/2022
By: *[Signature]*
MONTGOMERY COUNTY PLANNING BOARD
DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND
APPROVED DATE: 1/11/2022
By: *[Signature]*
Albina Robinson
DIRECTOR

APPROVED
DATE: 1/11/2022
By: *[Signature]*
MONTGOMERY COUNTY PLANNING BOARD
DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND
APPROVED DATE: 1/11/2022
By: *[Signature]*
Albina Robinson
DIRECTOR

NOTES: 1) All terms, conditions, agreements, stipulations, and requirements associated with any preliminary plan, project plan or other plan, approved by the Planning Board and not approved by the Montgomery County Planning Board, are deemed to be a part of this plan and shall be enforceable hereon. 2) This subdivision record plat is not intended to show any matter affecting 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. 3) This property is subject to the terms and conditions of Preliminary Plan No. 120180110 and Site Plan No. 007190070, both filed with the MONLON RESIDENTIAL, as amended. 4) The property shown hereon is subject to the terms and conditions of a "Common Open Space Agreement" with the Maryland National Capital Park and Planning Commission recorded among the Land Records of Montgomery County, Maryland, in Liber 26045 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, in Book 56268 at Page 42. 6) Parcel C, Block B, shown hereon is subject to the terms and provisions of a Declaration of Restrictive Covenants (for Private Roads), recorded among the Land Records of Montgomery County, Maryland, in Book 54062 at Page 338. 7) The property shown hereon is subject to a Declaration of Covenants recorded among the Land Records of Montgomery County, Maryland, in Book 53071 at Page 380. 8) The dedication overriding the existing right of way on Frederick Road is intended to create up any title issues and does not affect the State's prior right of way obtained from the 1769 Act of Assembly. 9) The ultimate right of way width for Frederick Road - MD 355 is One Hundred and Twenty (120) feet in accordance with the current Master Plan. 10) Historical Data shown hereon is Maryland State Files Code, MND 0391 and is based upon NHCSS Station 20484 together with the following COGS Stations: Base Stations Used: North East: AL487 HAGG HAGERSTOWN 2 COGS APP 687,692.26 1,170,270.52 AF9522 GAIT GATHERSBERG COGS APP 534,457.86 1,248,851.23 AL406 AMPI ANAPOLIS 11 COGS APP 489,355.01 1,423,369.52 NHCSS Station 20948 568,353.37 1,226,276.30 Project Combined Grid Factor = 1.000000000. 11) The Property shown hereon appears on Tax Map EW, Tax Grid EWH1, MSSC Grid 232 MW 13. 12) This property is served by public water and sewer systems only. 13) This property shown hereon is Zoned RT-5.

SOLTESZ, INC. PLAT 1
11/11/2022
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND
APPROVED DATE: 1/11/2022
By: *[Signature]*
Albina Robinson
DIRECTOR

M.N.C.P. & P.C. RECORD FILE NO. 2202000194

PLAT NO.

CURVE DATA

NO.	DELTA	RADIUS	ARC	TAL	CHD BEARING & DIST.
1	30°00'00"	125.00'	156.36'	125.00'	S 89°30'35" E 176.78'
2	30°00'00"	75.00'	117.31'	75.00'	S 89°26'25" W 106.07'

AREA TABULATION

27 Lot	113,024 Square Feet or 2,587 Acres
1 Outlot	1,989 Square Feet or 0.0457 Acres
8 Parcels	63,774 Square Feet or 1.4540 Acres
Street Dedication (County)	33,806 Square Feet or 0.7761 Acres
Street Dedication (SHA)	15,300 Square Feet or 0.3512 Acres
Total by this plat	227,893 Square Feet or 5.2317 Acres

NOTES:

- All terms, conditions, covenants, limitations and requirements associated with any preliminary plan, plan, project plan or other plan showing dedication of this property, approved by the Montgomery County Planning Board and submitted to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by this plan as approved. The official public files for any such plan was 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 easements and use not hereby making the easements and use of this property. This 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. 120180110 and Site Plan No. 820150070, both titled "ANALON RESIDENTIAL" as amended.
- The property shown hereon is subject to the terms and conditions of a "Common Open Space" Declaration recorded in the Land Records of Montgomery County, Maryland, in Book 28645 at Page 576.
- The property shown hereon is subject to a Declaration of Restrictive Covenants (for Private Roads, Private Parks, Private Open Space and Private Storm Drain Systems) that is recorded among the Land Records of Montgomery County, Maryland, in Book 36238 at Page 42.
- Parcel A, Block B, shown hereon is subject to the terms and provisions of a Declaration of Restrictive Covenants recorded among the Land Records of Montgomery County, Maryland, in Book 54682 at Page 138.
- Outlot A, Block A, is subject to a Covenant of Dedication recorded among the Land Records of Montgomery County, Maryland, in Book 61059 at Page 388.
- The property shown hereon is subject to a Declaration of Covenants recorded among the Land Records of Montgomery County, Maryland, in Book 13091 at Page 381.
- The dedication encompassing the existing right of way on Frederick Road is intended to clean up any title issues and does not affect the State's prior right of way established from the 1786 Act of Assembly in accordance with the current Master Plan.
- Horizontal Datum shown hereon is Maryland State Plane Grid, NAD 83/91 and is based upon WSSC Station 20649 together with the following CORS Stations.

Base Station Used	North	East
AJ4467 HAZZ HAGERSTOWN 2 CORS ARP	687,562.26	1,110,970.52
AF9522 GAIT GAITHERSBURG CORS ARP	534,457.88	1,249,851.23
AJ4426 ANPI ANNAPOLIS 1 CORS ARP	489,565.01	1,423,586.52
WSSC Station 20649	590,963.37	1,236,296.39

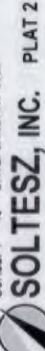
 Project Combined Grid Factor = 1.000000000
- This property shown hereon appears on Tax Map EW, Tax Grid EWA1, WSSC Grid 227 NW 13.
- This property is served by public water and sewer systems only.
- This property shown hereon is Zoned: TF-5.

SUBDIVISION RECORD PLAT

LOTS 1 THRU 9 AND PARCELS A, B AND C, AND OUTLOT A, BLOCK A, AND LOTS 4 THRU 8, 17 THRU 29 AND PARCELS B, F, G, H AND I, BLOCK B BROTHERS GROVE

CLARKSBURG (2nd) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 40' DATE: JANUARY 2022



SOLTESZ, INC. PLAT 2
 ROCKVILLE OFFICE
 2 Rockwood Plaza, Suite 100 Rockville, MD 20850 P. 301.948.9967
 Engineering & Surveying • Planning • Environmental • Assessment
 www.soltesz.com

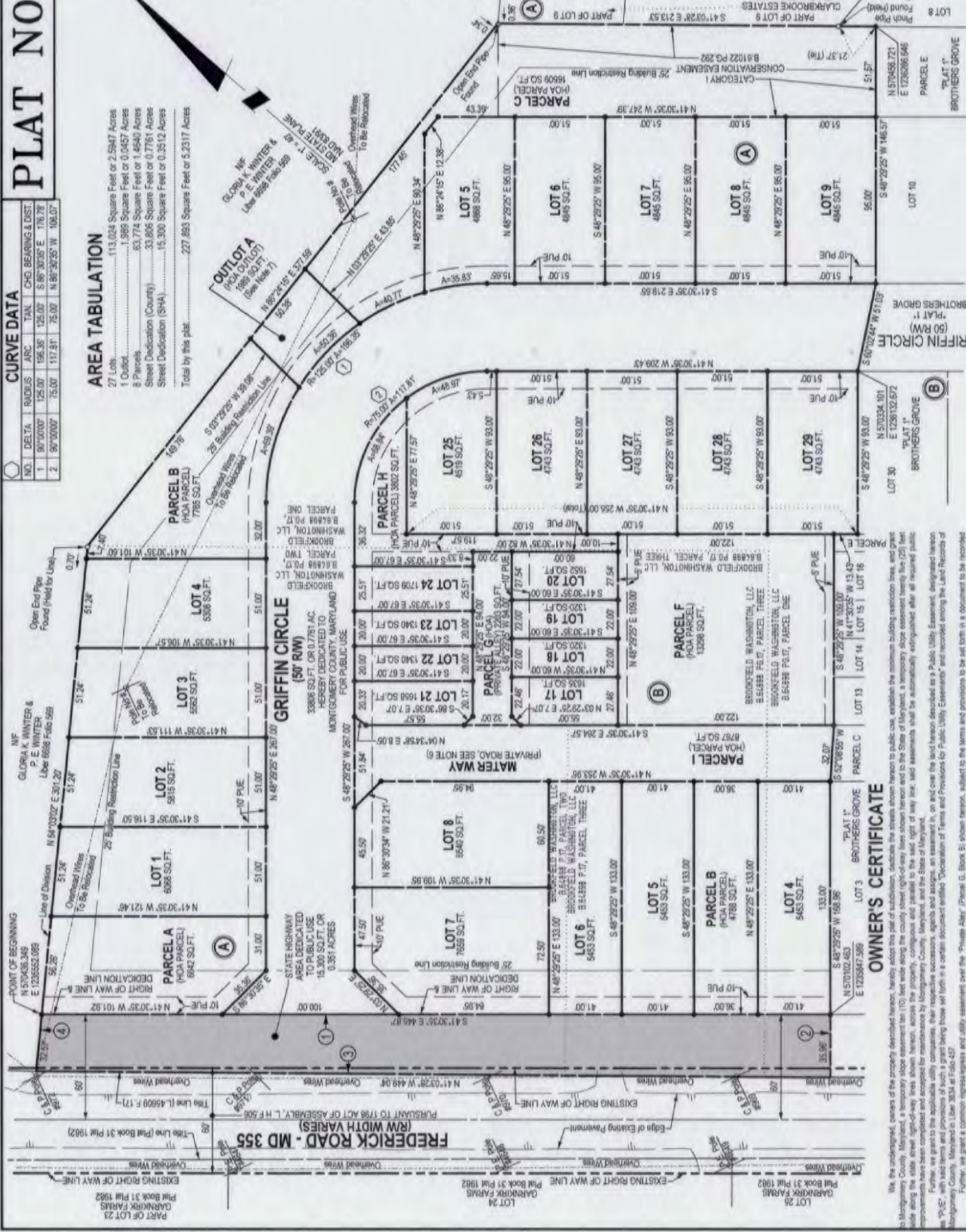
SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, that it is a subdivision part of the property described in a conveyance from 3 SONS ANALON, LLC, a Maryland limited liability company, to BROOMFIELD WASHINGTON, LLC, a Delaware limited liability company, by Special Warranty Deed dated December 9, 2021, and recorded among the Land Records of Montgomery County, Maryland, in Book 64588 at Page 17.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown this _____ will be set in accordance with the provisions of Section 50.4.3.1.G of the Montgomery County Code.

The total area included in this subdivision record plat is 227,893 square feet or 5.2317 acres of land, the total area dedicated to public use is 45,106 square feet or 1.0273 acres of land.

Trinity F. Lee
 Timothy F. Lee
 Professional Land Surveyor
 Maryland Registration No. 21599
 License Expires: 07/15/2023
 Date: 1/11/2022



SPRINGFIELD WASHINGTON, LLC a Delaware limited liability company, (Deed of Trust Book 64588 Page 27)

3 SONS ANALON, LLC, a Maryland limited liability company, (Deed of Trust Book 64588 Page 27)

APPROVED - 11/18/2022 DATE
Maria Robinson
 MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES
 DIRECTOR

APPROVED - 1-11-2022 DATE
Nell Frazar
 MONTGOMERY COUNTY, MARYLAND
 PLANNING BOARD
 VICE PRESIDENT

APPROVED - 1-11-2022 DATE
Maria Robinson
 MONTGOMERY COUNTY, MARYLAND
 PLANNING BOARD
 SECRETARY-TREASURER

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision, calculate the areas shown hereon to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, a temporary slope easement ten (10) feet wide along the county street right-of-way lines shown hereon and to the State of Maryland, a temporary slope easement twenty feet (20) feet wide along the state street right-of-way lines shown hereon, across the property, contiguous and parallel to the said right of way line, said easements shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, Maryland, and the State of Maryland, and the said easements shall be subject to the provisions of the Montgomery County Code, with said terms and provisions of such a grant being known set forth in a certain declaration entitled "Declaration of Terms and Provisions for Public Utility Easement" and recorded among the Land Records of Montgomery County, Maryland in Liber 8334 at Page 437.

Further, we grant a common easement and utility easement over the "Private Alley" (Parcel G, Block B) shown 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, in accordance with the provisions of Section 50.4.3.1.G of the Montgomery County Code.

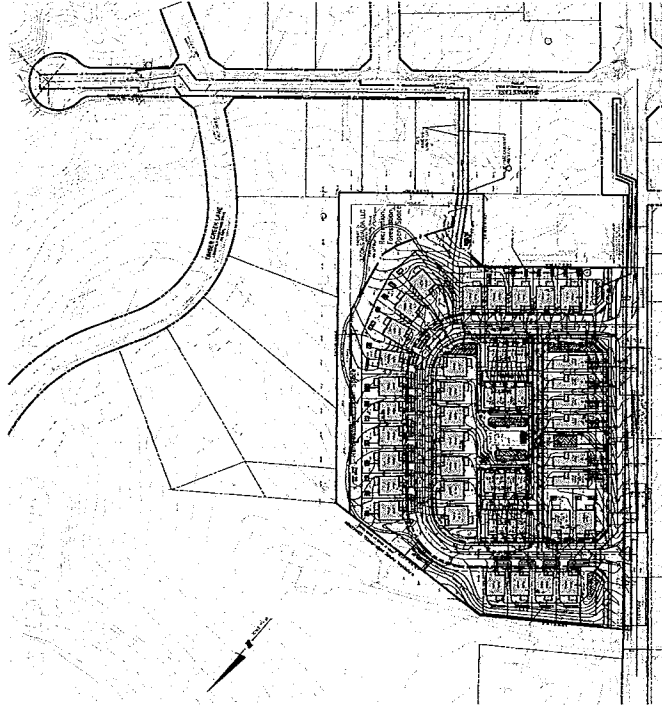
All areas of the subdivision, we, our successors, agents and assigns will cause all property corners and any other non-conformations to be set by a registered Maryland Surveyor in accordance with Section 50.4.3.1.G of the Montgomery County Code.

There are no recorded suits actions at law, leases, mortgages or trusts affecting the property included in this plat of subdivision, except a certain deed of trust, and all parties in interest, thereto have acknowledged their interest.

AVALON RESIDENTIAL CERTIFIED SITE PLAN

820190070

(2ND) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND



LOCAL AREA MAP

LEGEND

EXISTING DRIVE	PROPOSED DRIVE	PROPOSED WALKWAY	PROPOSED ELEVATION
EXISTING LOT	PROPOSED LOT	PROPOSED WALKWAY	PROPOSED ELEVATION
EXISTING BOUNDARY	PROPOSED BOUNDARY	PROPOSED WALKWAY	PROPOSED ELEVATION
EXISTING DRIVE	PROPOSED DRIVE	PROPOSED WALKWAY	PROPOSED ELEVATION
EXISTING LOT	PROPOSED LOT	PROPOSED WALKWAY	PROPOSED ELEVATION
EXISTING BOUNDARY	PROPOSED BOUNDARY	PROPOSED WALKWAY	PROPOSED ELEVATION
EXISTING DRIVE	PROPOSED DRIVE	PROPOSED WALKWAY	PROPOSED ELEVATION
EXISTING LOT	PROPOSED LOT	PROPOSED WALKWAY	PROPOSED ELEVATION
EXISTING BOUNDARY	PROPOSED BOUNDARY	PROPOSED WALKWAY	PROPOSED ELEVATION

DATA TABLE

PLANNING DEPARTMENT (USE ONLY BEARS)	
DATE RECEIVED	1/13/2015
DATE RECEIVED	1/13/2015
DATE RECEIVED	1/13/2015
DATE RECEIVED	1/13/2015
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DATE RECEIVED	1/13/2015
DATE RECEIVED	1/13/2015
DATE RECEIVED	1/13/2015

APPLICANT'S REPRESENTATIVE INFORMATION

Name	SOLTESZ & ASSOCIATES, INC.
Address	100 Rockville Centre, Rockville, MD 20850
City	Rockville, MD
State	MD
Zip	20850
Phone	301-584-2150
Fax	301-584-2807
E-mail	info@soltesz.com
Website	www.soltesz.com

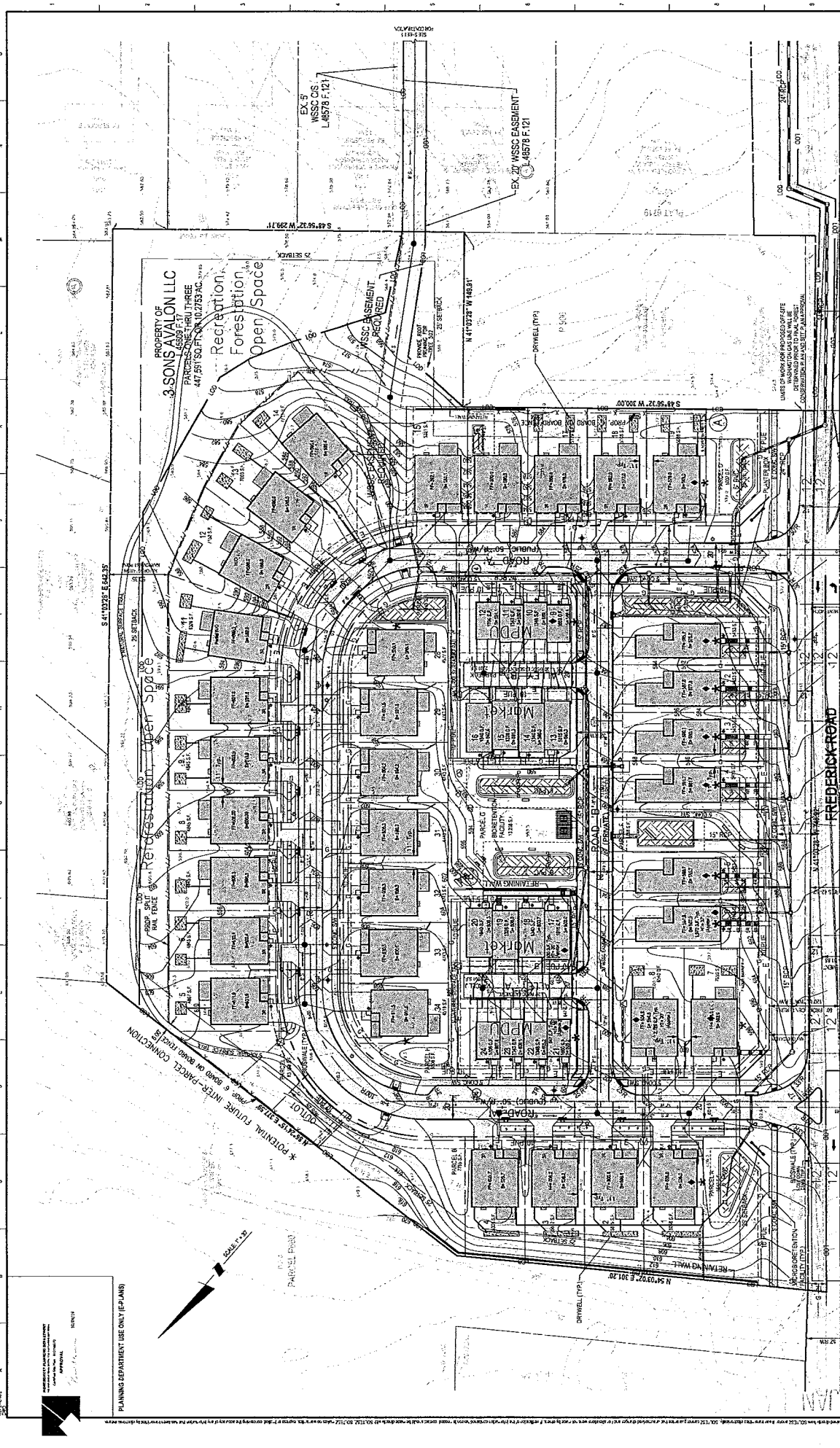
PER APPROVAL IN 119 OF THE FLOODING ZONE, THE FOLLOWING BINDING ELEMENTS APPLY:
1. BUILDINGS SHALL NOT EXCEED A HEIGHT OF 15 FEET.
2. BUILDINGS SHALL NOT EXCEED A HEIGHT OF 15 FEET.
3. BUILDINGS SHALL NOT EXCEED A HEIGHT OF 15 FEET.
4. BUILDINGS SHALL NOT EXCEED A HEIGHT OF 15 FEET.
5. BUILDINGS SHALL NOT EXCEED A HEIGHT OF 15 FEET.
6. BUILDINGS SHALL NOT EXCEED A HEIGHT OF 15 FEET.

APPLICANT'S REPRESENTATIVE INFORMATION

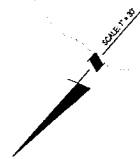
Name	SOLTESZ & ASSOCIATES, INC.
Address	100 Rockville Centre, Rockville, MD 20850
City	Rockville, MD
State	MD
Zip	20850
Phone	301-584-2150
Fax	301-584-2807
E-mail	info@soltesz.com
Website	www.soltesz.com

APPLICANT'S REPRESENTATIVE INFORMATION

Name	SOLTESZ & ASSOCIATES, INC.
Address	100 Rockville Centre, Rockville, MD 20850
City	Rockville, MD
State	MD
Zip	20850
Phone	301-584-2150
Fax	301-584-2807
E-mail	info@soltesz.com
Website	www.soltesz.com



PLANNING DEPARTMENT (USE ONLY (E-P-PLAN))



*POTENTIAL RIGHT-OF-WAY IMPROVEMENTS TO BE DETERMINED BY SHA. PROPOSED PAVING SHOWN FOR REFERENCE ONLY.

SOLTESZ
 ARCHITECTS
 2000 FREDERICK PIKE
 ROCKVILLE, MD 20850
 P. 301 946-2750 F. 301 264-9597

OWENS DEVELOPER/APPLICANT
 3200 BANKS LANE
 SUITE 200
 ROCKVILLE, MD 20851
 J. OWENS
 J. OWENS

MISC UTILITY NOTE
 THE APPLICANT HAS BEEN ADVISED THAT THE STATE DEPARTMENT OF TRANSPORTATION HAS A RECORD OF UTILITIES LOCATED AT THIS SITE. THE APPLICANT HAS BEEN ADVISED THAT THE STATE DEPARTMENT OF TRANSPORTATION HAS A RECORD OF UTILITIES LOCATED AT THIS SITE.

NO.	DATE	DESCRIPTION	BY	CHKD
1	11/11/2010	PRELIMINARY
2	11/11/2010



SITE PLAN

CERTIFIED SITE PLAN 020190070
AVALON RESIDENTIAL
 P. 801, P. 830, P. 765

FOR ELECTRONIC SUBMITTAL TO THE SHA
 STATE DEPARTMENT OF TRANSPORTATION
 ROUTE 520
 BOSTON, MD 20746
 TEL: 301 291 2373 FAX: 301 291 2373