Plat Name: **Mount Prospect Farm**
Plat #: **220220320 - 220220400**

Location: Located on the west side of Quince Orchard Road, approximately 1,400 feet north of Dufief Mill Road
Master Plan: Potomac Subregion 2002 Master Plan
Plat Details: PD-2 zone; 88 lots, 1 outlot and 21 parcels
Owner: DRP MD 2, LLC

These subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120170130 (MCPB Resolution No. 18-016), and with Site Plan No. 82017016B (Certified Site Plan dated May 9, 2022), 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.

AREA TABULATION

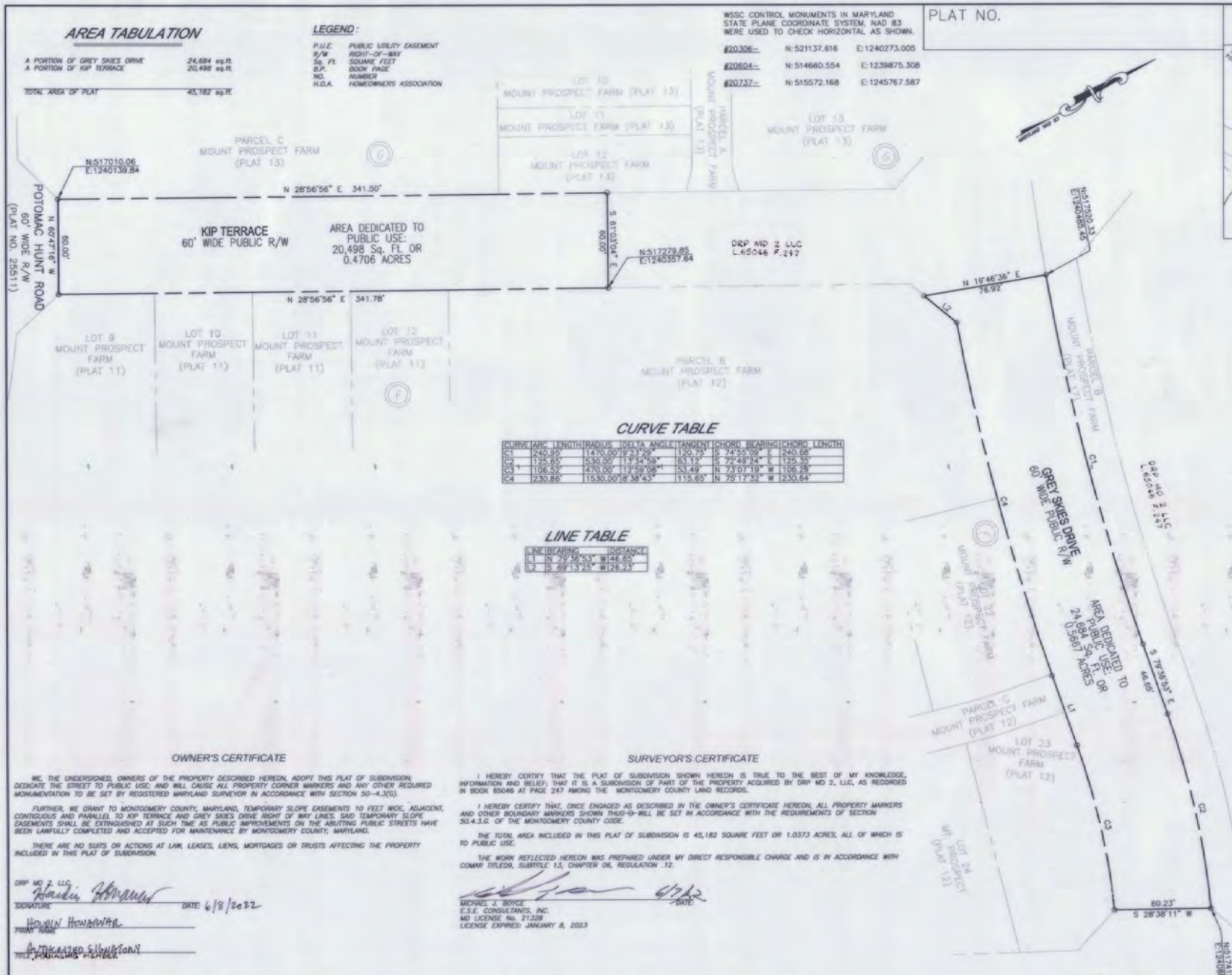
A PORTION OF GREY SKIES DRIVE	24,684 sq.ft.
A PORTION OF KIP TERRACE	20,498 sq.ft.
TOTAL AREA OF PLAT	45,182 sq.ft.

LEGEND:

P.U.E.	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
Sq. Ft.	SQUARE FEET
B.P.	BOOK PAGE
NO.	NUMBER
H.O.A.	HOMEOWNERS ASSOCIATION

WSSC CONTROL MONUMENTS IN MARYLAND STATE PLANE COORDINATE SYSTEM, NAD 83 WERE USED TO CHECK HORIZONTAL AS SHOWN.

#20306-	N:521137.616	E:1240273.005
#20604-	N:514660.554	E:1239875.308
#20737-	N:515572.168	E:1245767.587



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	240.95'	1470.00'	9°23'02"	120.75'	S 74°55'09" E	240.68'
C2	125.65'	530.00'	13°34'59"	63.17'	S 72°49'24" E	125.35'
C3	106.52'	470.00'	12°59'08"	53.49'	N 73°07'19" W	106.29'
C4	230.86'	1530.00'	8°38'43"	115.65'	N 75°17'32" W	230.64'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 79°36'53" W	46.65'
L2	S 69°13'25" W	26.23'

VICINITY MAP

1" = 2000'

NOTES:

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

2. THIS SUBDIVISION 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 NOTE ALL MATTERS AFFECTING TITLE.

3. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE PD-2 ZONE.

4. THE PROPERTY IS THE SUBJECT OF AN APPROVED NRI/FSD (#420090680) DATED DECEMBER 3, 2008.

5. THE PROPERTY DELINEATED HEREON IS LOCATED ON MONTGOMERY COUNTY TAX MAP ER 562 AND WSSC 200' SHEET NO. 218NW12.

6. DEVELOPMENT IS SUBJECT TO THE TERMS OF AN APPROVED PRELIMINARY PLAN NO. 120170130, AND THE SITE PLAN NO. 820170160, AS BOTH MAY BE AMENDED.

7. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS, ONLY.

8. COORDINATES SHOWN HEREON ARE BASED ON THE PROJECTION OF MARYLAND STATE PLANE NAD 83

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, ADOPT THIS PLAT OF SUBDIVISION; DEDICATE THE STREET TO PUBLIC USE; AND WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 50-4.3(G).

FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, TEMPORARY SLOPE EASEMENTS 10 FEET WIDE, ADJACENT, CONTIGUOUS AND PARALLEL TO KIP TERRACE AND GREY SKIES DRIVE RIGHT OF WAY LINES. SAID TEMPORARY SLOPE EASEMENTS SHALL BE EXTINGUISHED AT SUCH TIME AS PUBLIC IMPROVEMENTS ON THE ABUTTING PUBLIC STREETS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

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

DRP MD 2, LLC

SIGNATURE DATE: 6/8/2022

HOWIN HOWAWAR
PRINT NAME

AUTHORIZED SIGNATORY
TITLE, MARYLAND MEMBER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY DRP MD 2, LLC, AS RECORDED IN BOOK 65046 AT PAGE 247 AMONG THE MONTGOMERY COUNTY LAND RECORDS.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS-O-WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50.4.3.G. OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 45,182 SQUARE FEET OR 1.0373 ACRES, ALL OF WHICH IS TO PUBLIC USE.

THE WORK REFLECTED HEREON WAS PREPARED UNDER MY DIRECT RESPONSIBLE CHARGE AND IS IN ACCORDANCE WITH COMAR TITLE09, SUBTITLE 13, CHAPTER 06, REGULATION .12.

6/7/22
DATE

MICHAEL J. BOYCE
E.S.E. CONSULTANTS, INC.
MD LICENSE No. 21328
LICENSE EXPIRES: JANUARY 8, 2023

SUBDIVISION RECORD PLAT

MOUNT PROSPECT FARM

A PORTION OF GREY SKIES DRIVE & KIP TERRACE
ELECTION DISTRICT NO. 6
MONTGOMERY COUNTY, MARYLAND
NOVEMBER 2021 SCALE: 1"=40'

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
6731 Columbia Gateway Drive • Suite 120 • Columbia, MD 21046
T: 410-872-9105

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	RECORDED:
APPROVED:	APPROVED: 7-11-2022	PLAT NO.:
CHAIR / MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER	BY: DIRECTOR	DRAWN: VKP / CHK'D: MJB
M-NCP&PC RECORD FILE NO.		

SCALE: 1" = 40'
0 40 80 120

PLAT NO.: 9
MNCPPC FILE NO.: 220220320

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, ADOPT THIS PLAT OF SUBDIVISION; AND WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G. OF THE SUBDIVISION REGULATIONS.

FURTHER, WE GRANT TO THE APPLICABLE UTILITY COMPANIES, THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, A PUBLIC UTILITY EASEMENT IN, ON, AND OVER THE LAND DESIGNATED HEREON AS "P.U.E.", WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THOSE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

FURTHER, WE ESTABLISH AN INGRESS/EGRESS EASEMENT OVER ALL OF PARCEL A, BLOCK F, FOR THE USE AND BENEFIT OF PARCELS D, E & F, BLOCK F AND LOTS 1-26, BLOCK F.

FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, TEMPORARY SLOPE EASEMENTS 10 FEET WIDE, ADJACENT, CONTIGUOUS AND PARALLEL TO KIP TERRACE, POTOMAC HUNT ROAD, SMOKY BELL LANE AND DINGWELL WAY RIGHT OF WAY LINES. SAID TEMPORARY SLOPE EASEMENTS SHALL BE EXTINGUISHED AT SUCH TIME AS PUBLIC IMPROVEMENTS ON THE ABUTTING PUBLIC STREETS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

FURTHER, WE GRANT MONTGOMERY COUNTY, MARYLAND, STORM DRAIN EASEMENTS, FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION, AND RECONSTRUCTION OF PUBLIC STORM DRAIN SYSTEMS WITHIN SAID EASEMENTS AND THAT WE AS OWNERS OF THE PROPERTY AND OUR SUCCESSORS AND ASSIGNS, WILL NEVER ERECT NOR PERMIT TO BE ERECTED ANY BUILDING OR STRUCTURE OF ANY NATURE, WHATSOEVER, NOR FILL, EXCAVATE OR PLANT TREES WITHIN SAID EASEMENT AND RIGHT-OF-WAY WITHOUT THE WRITTEN CONSENT OF THE DEPARTMENT OF PERMITTING SERVICES.

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

DRP MD 2, LLC

SIGNATURE DATE: 6/6/2022

HOUSIN HONARVAR
PRINT NAME

AUTHORIZED SIGNATORY
TITLE, MANAGING MEMBER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY DRP MD 2, LLC, AS RECORDED IN BOOK 65046 AT PAGE 247 AMONG THE MONTGOMERY COUNTY LAND RECORDS.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS-⊙-WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50.4.3.G. OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 122,985 SQUARE FEET OR 2.8233 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

THE WORK REFLECTED HEREON WAS PREPARED UNDER MY DIRECT RESPONSIBLE CHARGE AND IS IN ACCORDANCE WITH COMAR TITLE09, SUBTITLE 13, CHAPTER 06, REGULATION .12.

DATE: 6/7/22

MICHAEL J. BOYCE
E.S.E. CONSULTANTS, INC.
MD LICENSE No. 21328
LICENSE EXPIRES: JANUARY 8, 2023

PLAT NO.

WSSC CONTROL MONUMENTS IN MARYLAND STATE PLANE COORDINATE SYSTEM, NAD 83 WERE USED TO CHECK HORIZONTAL AS SHOWN.

#20308-	N:521137.616	E:1240273.005
#20604-	N:514660.554	E:1239875.308
#20737-	N:515572.168	E:1245767.587

AREA TABULATION

18 LOTS	106,968 sq.ft.
PARCEL A	12,033 sq.ft.
PARCEL C	2,824 sq.ft.
PARCEL E	580 sq.ft.
PARCEL F	580 sq.ft.
TOTAL AREA OF PLAT	122,985 sq.ft.

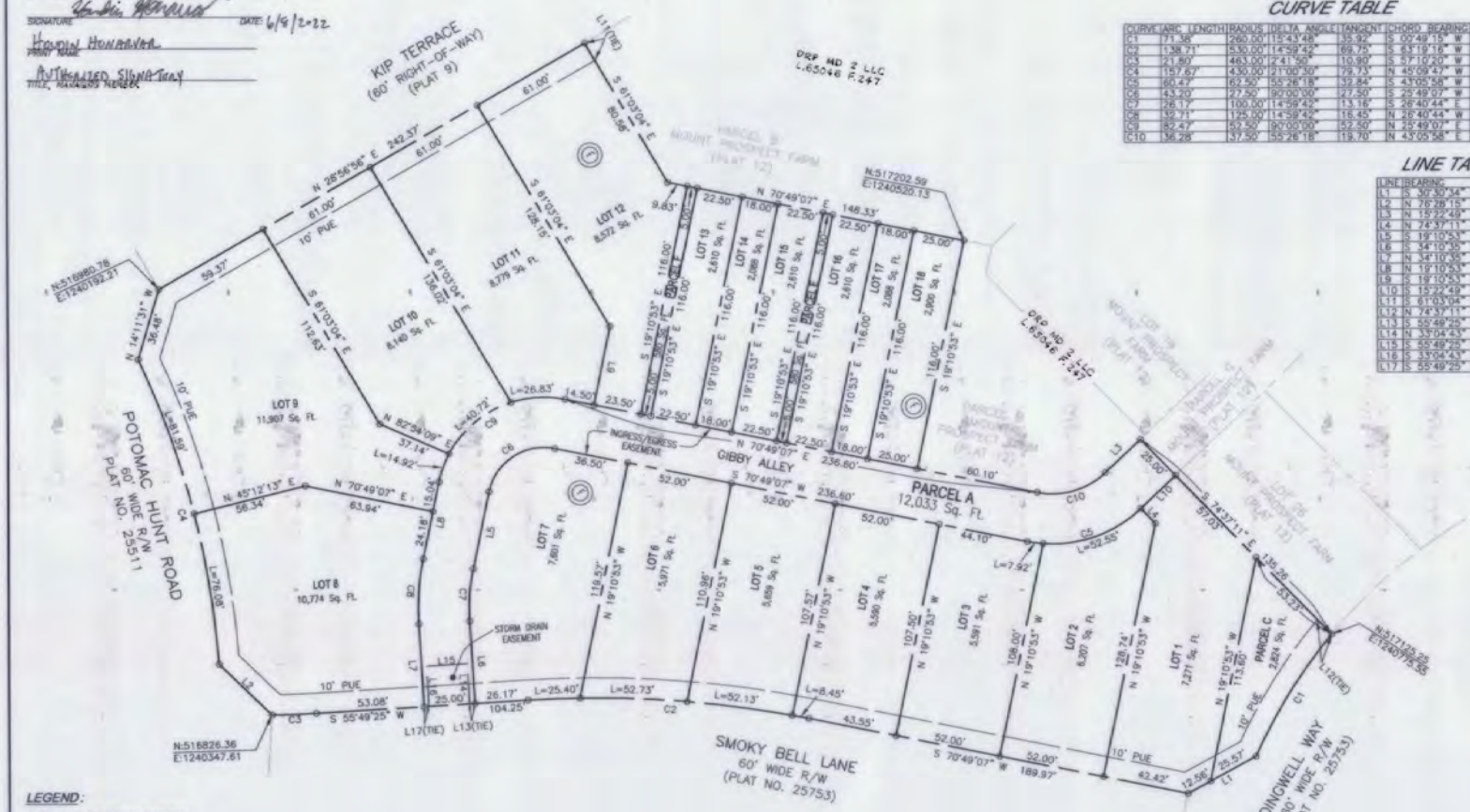
VICINITY MAP
1" = 2000'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	71.38'	260.00'	15°43'48"	35.92'	S 00°49'15" W	71.16'
C2	138.71'	530.00'	14°59'42"	69.75'	S 63°19'15" W	138.31'
C3	21.80'	463.00'	2°41'50"	10.90'	S 57°10'20" W	21.79'
C4	157.67'	430.00'	21°00'30"	79.73'	N 45°09'47" W	156.78'
C5	60.47'	62.50'	55°26'18"	32.84'	S 43°05'58" W	58.14'
C6	43.20'	27.50'	90°00'00"	27.50'	S 25°49'07" W	38.89'
C7	26.17'	100.00'	14°59'42"	13.16'	S 26°40'44" E	26.10'
C8	39.71'	175.00'	14°59'42"	19.95'	N 26°40'44" W	39.60'
C9	42.41'	27.50'	90°00'00"	27.50'	N 25°49'07" E	38.18'
C10	36.28'	37.50'	55°26'18"	19.70'	N 43°05'58" E	34.89'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 30°30'34" W	38.13'
L2	N 76°28'15" W	36.28'
L3	N 15°22'49" E	23.72'
L4	N 74°37'11" W	10.23'
L5	S 19°10'53" E	39.22'
L6	S 34°10'35" E	41.12'
L7	N 34°10'35" W	41.12'
L8	N 19°10'53" W	39.32'
L9	S 19°10'53" E	39.86'
L10	S 15°22'49" W	23.72'
L11	S 61°03'04" E	10.00'
L12	N 74°37'11" W	10.07'
L13	S 55°49'25" W	12.76'
L14	N 33°04'43" W	20.00'
L15	S 55°49'25" W	20.00'
L16	S 33°04'43" E	20.00'
L17	S 55°49'25" W	2.24'



NOTES:

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

2. THIS SUBDIVISION 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 NOTE ALL MATTERS AFFECTING TITLE.

3. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE PD-2 ZONE.

4. THE PROPERTY IS THE SUBJECT OF AN APPROVED NRI/FSD (#420090680) DATED DECEMBER 3, 2008.

5. THE PROPERTY DELINEATED HEREON IS LOCATED ON MONTGOMERY COUNTY TAX MAP ER 562 AND WSSC 200' SHEET NO. 218NW12.

6. DEVELOPMENT IS SUBJECT TO THE TERMS OF AN APPROVED PRELIMINARY PLAN NO. 120170130, AND THE SITE PLAN NO. 820170168, AS BOTH MAY BE AMENDED.

7. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.

8. COORDINATE SHOWN HEREON ARE BASED ON THE PROJECTION OF MARYLAND STATE PLANE NAD 83

9. PARCEL A, C, E AND F, BLOCK F, SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND ARE ALSO SUBJECT TO A DECLARATION OF COVENANTS FOR PRIVATE OPEN SPACE RECORDED AMONG THE LAND RECORDS IN BOOK 57071 AT PAGE 180. SAID PARCELS ARE SUBJECT TO THE TERMS OF COMMON OPEN SPACE COVENANT RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN LIBER 28045 AT PAGE 578.

LEGEND:

P.U.E.	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
Sq. Ft.	SQUARE FEET
B.P.	BOOK PAGE
NO.	NUMBER
H.O.A.	HOMEOWNERS ASSOCIATION

SUBDIVISION RECORD PLAT

MOUNT PROSPECT FARM

LOTS 1-18, BLOCK "F"
PARCELS "A", "C", "E" AND "F", BLOCK "F"
ELECTION DISTRICT NO. 6
MONTGOMERY COUNTY, MARYLAND

NOVEMBER 2021 SCALE: 1"=40'

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.
6731 Columbia Gateway Drive • Suite 120 • Columbia, MD 21046
T: 410-872-9105

PLAT NO.: 11
MNCPPC FILE NO.: 220220330

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	RECORDED:
APPROVED: CHAIR	APPROVED: 7-11-2022 BY: DIRECTOR	PLAT NO.:
MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER		DRAWN: VKP CHK'D: MJB
M-NCP&PC RECORD FILE NO.		

SCALE: 1" = 40'
0 40 80 120

PLAT NO.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, ADOPT THIS PLAT OF SUBDIVISION; AND WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G. OF THE SUBDIVISION REGULATIONS.

FURTHER, WE GRANT TO THE APPLICABLE UTILITY COMPANIES, THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, A PUBLIC UTILITY EASEMENT IN, ON, AND OVER THE LAND DESIGNATED HEREON AS "P.U.E.", WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THOSE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

FURTHER, WE ESTABLISH AN INGRESS/EGRESS EASEMENT OVER ALL OF PARCEL G, BLOCK F, FOR THE USE AND BENEFIT OF PARCEL D, E & F, BLOCK F AND LOTS 1-26, BLOCK F.

FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, TEMPORARY SLOPE EASEMENTS 10 FEET WIDE, ADJACENT, CONTIGUOUS AND PARALLEL TO KIP TERRACE, GREY SKIES DRIVE AND DINGWELL WAY RIGHT OF WAY LINES. SAID TEMPORARY SLOPE EASEMENTS SHALL BE EXTINGUISHED AT SUCH TIME AS PUBLIC IMPROVEMENTS ON THE ABUTTING PUBLIC STREETS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

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

DRP MD 2, LLC
SIGNATURE DATE: 6/8/2022
HOWIN HWANWUR
PRINT NAME
PRESIDENT
TITLE, MARYLAND OWNER

LEGEND:

P.U.E.	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
Sq. Ft.	SQUARE FEET
B.P.	BOOK/ PAGE
NO.	NUMBER
H.O.A.	HOMEOWNERS ASSOCIATION

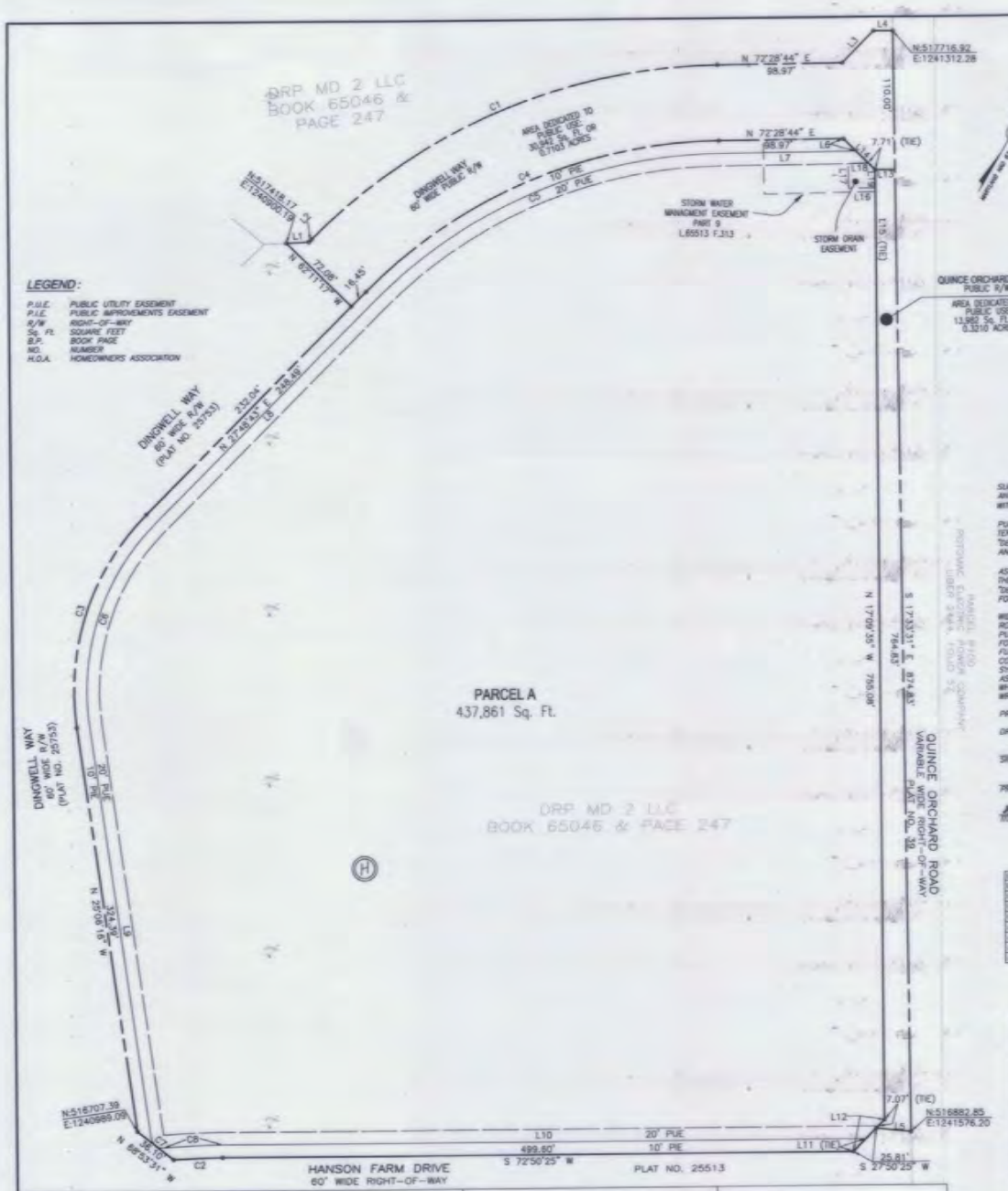
WSSC CONTROL MONUMENTS IN MARYLAND STATE PLANE COORDINATE SYSTEM, NAD 83 WERE USED TO CHECK HORIZONTAL AS SHOWN.

#20306--	N: 521137.616	E: 1240273.005
#20604--	N: 514660.554	E: 1239875.308
#20737--	N: 515572.168	E: 1245767.587

VICINITY MAP

1" = 2000'

KIP TERRACE
(60' RIGHT-OF-WAY)
(PLAT 13)
KIP TERRACE
(60' RIGHT-OF-WAY)
(PLAT 9)
GREY SKIES DRIVE
(60' RIGHT-OF-WAY)
(PLAT 9)
DINGWELL WAY
60' WIDE R/W
(PLAT NO. 25753)
GIBBY ALLEY
PARCEL B
57,001 Sq. Ft.
PARCEL G
6,167 Sq. Ft.
PARCEL B
STORM WATER MANAGEMENT EASEMENT PART 6
L.65513 F.313
INGRESS/EGRESS EASEMENT
LOT 12
MOUNT PROSPECT FARM
(PLAT 11)
DRP MD 2 LLC
L.65046 F.247
N 28°56'56" E 286.67'
S 70°49'07" W
148.33'
N 19°10'33" W
116.00'
S 15°22'49" W
224.96'
N 15°22'49" E
195.76'
S 27°48'43" W 135.09'
N 74°37'11" W 138.28'
10' PUE
LOT 22
8,273 Sq. Ft.
LOT 21
8,660 Sq. Ft.
LOT 20
6,600 Sq. Ft.
LOT 19
6,93 Sq. Ft.
LOT 23
8,242 Sq. Ft.
LOT 24
7,572 Sq. Ft.
LOT 25
7,439 Sq. Ft.
LOT 26
6,824 Sq. Ft.
S 74°37'11" E 120.00'
S 74°37'11" E 123.12'
S 74°37'11" E 110.31'
S 74°37'11" E 135.91'
N 74°37'11" W 110.26'
N 17°29'29" E 1,530.00'
N 17°43'33" E 1,240.00'
N 17°29'29" E 1,240.00'
N 17°29'29" E 1,240.00'
N 17°29'29



LEGEND:

P.U.E.	PUBLIC UTILITY EASEMENT
P.I.E.	PUBLIC IMPROVEMENTS EASEMENT
R/W	RIGHT-OF-WAY
Sq. Ft.	SQUARE FEET
B.P.	BOOK/ PAGE
NO.	NUMBER
H.O.A.	HOMEOWNERS ASSOCIATION

PLAT NO.

WSSC CONTROL MONUMENTS IN MARYLAND STATE PLANE COORDINATE SYSTEM, NAD 83 WERE USED TO CHECK HORIZONTAL AS SHOWN.

#20306--	N: 521137.616	E: 1240273.005
#20604--	N: 514660.554	E: 1239875.308
#20737--	N: 515572.168	E: 1245767.587

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY DRP MD 2, LLC, AS RECORDED IN BOOK 65046 AT PAGE 247 AMONG THE MONTGOMERY COUNTY LAND RECORDS.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS-O-WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50.4.3.C. OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 482,785 SQUARE FEET OR 11.0832 ACRES, OF WHICH 44,924 SQUARE FEET OR 1.0313 ACRES DEDICATED TO PUBLIC USE.

THE WORK REFLECTED HEREON WAS PREPARED UNDER MY DIRECT RESPONSIBLE CHARGE AND IS IN ACCORDANCE WITH COMAR TITLE08, SUBTITLE 13, CHAPTER 06, REGULATION .12.

07/05/22
DATE

MICHAEL J. BOYCE
E.S.E. CONSULTANTS, INC.
MD LICENSE No. 21328
LICENSE EXPIRES: JANUARY 8, 2023

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, ADOPT THIS PLAT OF SUBDIVISION, DEDICATE THE STREET TO PUBLIC USE, AND WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 50-4.3(C).

FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND ITS SUCCESSORS, AGENT AND ASSIGNS, PUBLIC IMPROVEMENT EASEMENT IN, ON AND OVER THE LAND DESIGNATED HEREON AS "P.I.E.", WITH THE TERMS AND PROVISIONS OF SAID GRANT THOSE SET FORTH IN THAT CERTAIN DOCUMENTS ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC IMPROVEMENT EASEMENTS" RECORDED IN BOOK AND PAGE AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

FURTHER, WE GRANT TO THE APPLICABLE UTILITY COMPANIES, THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, A PUBLIC UTILITY EASEMENT IN, ON, AND OVER THE LAND DESIGNATED HEREON AS "P.U.E.", WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THOSE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, TEMPORARY SLOPE EASEMENTS 10 FEET WIDE, ADJACENT, CONTIGUOUS AND PARALLEL TO DINGWELL WAY, HANSON FARM DRIVE AND QUINCE ORCHARD ROAD RIGHT OF WAY LINES. SAID TEMPORARY SLOPE EASEMENTS SHALL BE EXTINGUISHED AT SUCH TIME AS PUBLIC IMPROVEMENTS ON THE ABUTTING PUBLIC STREETS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

FURTHER, WE GRANT MONTGOMERY COUNTY, MARYLAND, STORM DRAIN EASEMENTS, FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION, AND RECONSTRUCTION OF PUBLIC STORM DRAIN SYSTEMS WITHIN SAID EASEMENTS AND THAT WE AS OWNERS OF THE PROPERTY AND OUR SUCCESSORS AND ASSIGNS, WILL NEVER ERECT NOR PERMIT TO BE ERECTED ANY BUILDING OR STRUCTURE OF ANY NATURE, WHATSOEVER, NOR FILL, EXCAVATE OR PLANT TREES WITHIN SAID EASEMENT AND RIGHT-OF-WAY WITHOUT THE WRITTEN CONSENT OF THE DEPARTMENT OF PERMITTING SERVICES.

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

DRP MD 2, LLC

SIGNATURE DATE: 07/05/2022

Houman Hanaman
PRINT NAME

AUTHORIZED SIGNATORY
TITLE: MANAGING MEMBER

CURVE TABLE

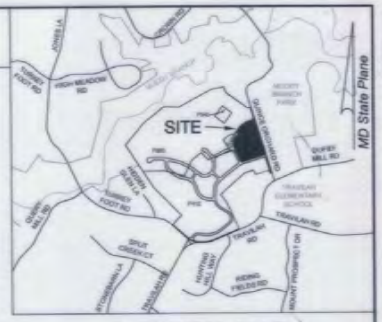
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	358.61'	460.00'	44°40'02"	188.97'	N 50°08'43" E	349.60'
C2	39.89'	511.50'	4°10'38"	19.95'	S 70°45'06" W	38.89'
C3	184.71'	200.00'	52°54'58"	99.53'	N 01°21'13" E	178.22'
C4	311.84'	400.00'	44°40'02"	164.33'	S 50°08'43" W	304.00'
C5	304.04'	390.00'	44°40'02"	160.22'	S 50°08'43" W	296.40'
C6	175.48'	190.00'	52°54'58"	94.56'	S 01°21'13" W	169.31'
C7	13.66'	9.00'	86°58'09"	8.54'	S 88°35'45" E	12.39'
C8	46.74'	543.50'	4°55'40"	23.39'	N 70°22'35" E	46.73'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 70°33'45" E	117.80'
L2	N 27°48'43" E	13.38'
L3	N 27°20'19" E	135.27'
L4	N 72°28'29" W	15.50'
L5	S 72°28'29" W	20.88'
L6	S 62°20'25" E	14.10'
L7	S 72°28'44" W	108.90'
L8	S 27°48'43" W	248.49'
L9	S 25°06'16" E	131.06'
L10	N 72°50'25" E	509.60'
L11	N 27°50'25" E	114.14'
L12	N 27°50'25" E	135.38'
L13	N 72°28'29" W	115.62'
L14	S 62°20'25" E	35.24'
L15	N 17°09'35" W	740.57'
L16	S 72°10'14" W	21.11'
L17	N 17°49'46" W	20.00'
L18	N 72°10'14" E	115.88'
L19	S 17°09'35" E	114.50'

SCALE: 1" = 60'

0 60 120 180



VICINITY MAP
1" = 2000'

NOTES:

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

2. THIS SUBDIVISION 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 NOTE ALL MATTERS AFFECTING TITLE.

3. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE PD-2 ZONE.

4. THE PROPERTY IS THE SUBJECT OF AN APPROVED NRI/FSD (#420090680) DATED DECEMBER 3, 2008.

5. THE PROPERTY DELINEATED HEREON IS LOCATED ON MONTGOMERY COUNTY TAX MAP ER 562 AND WSSC 200' SHEET NO. 218NW12.

6. DEVELOPMENT IS SUBJECT TO THE TERMS OF AN APPROVED PRELIMINARY PLAN NO. 120170130, AND THE SITE PLAN NO. 820170168, AS BOTH MAY BE AMENDED.

7. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.

8. COORDINATE SHOWN HEREON ARE BASED ON THE PROJECTION OF MARYLAND STATE PLANE NAD 83

9. PARCEL A, BLOCK H, IS TO BE CONVEYED TO THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION.

AREA TABULATION

PARCEL A	437,861 sq.ft.
PORTION OF DINGWELL WAY	30,942 sq.ft.
PORTION OF QUINCE ORCHARD ROAD	13,982 sq.ft.
TOTAL AREA OF PLAT	482,785 sq.ft.

SUBDIVISION RECORD PLAT

MOUNT PROSPECT FARM

PARCEL "A", BLOCK "H"
A PORTION OF STREET
DINGWELL WAY &
QUINCE ORCHARD ROAD
ELECTION DISTRICT NO. 6
MONTGOMERY COUNTY, MARYLAND

NOVEMBER 2021 SCALE: 1"=60'

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
5731 Columbia Gateway Drive • Suite 120 • Columbia, MD 21046
T: 410-872-9105

PLAT NO.: 10
MNCPPC FILE NO.: 220220350

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	RECORDED:
APPROVED:	APPROVED: 7-11-2022	PLAT NO.:
CHAIR / MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER	BY: DIRECTOR	DRAWN: VKP / CHK'D: MJB
M-NCP&PC RECORD FILE NO.		

PLAT NO.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, ADOPT THIS PLAT OF SUBDIVISION; DEDICATE THE STREETS TO PUBLIC USE; AND WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 50-4.3(G).

FURTHER, WE GRANT TO THE APPLICABLE UTILITY COMPANIES, THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, A PUBLIC UTILITY EASEMENT IN, ON, AND OVER THE LAND DESIGNATED HEREON AS "P.U.E", WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THOSE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

FURTHER, WE ESTABLISH AN INGRESS/EGRESS EASEMENT OVER ALL OF PARCEL A, BLOCK G, FOR THE USE AND BENEFIT OF PARCELS B & C, BLOCK G AND LOTS 1-22, BLOCK G.

FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, TEMPORARY SLOPE EASEMENTS 10 FEET WIDE, ADJACENT, CONTIGUOUS AND PARALLEL TO KIP TERRACE, POTOMAC HUNT ROAD AND GREY SKIES DRIVE RIGHT OF WAY LINES. SAID TEMPORARY SLOPE EASEMENTS SHALL BE EXTINGUISHED AT SUCH TIME AS PUBLIC IMPROVEMENTS ON THE ABUTTING PUBLIC STREETS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

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

DRP MD 2, LLC

SIGNATURE DATE: 6/8/2022

HOWARD HENKENIUS
PRINT NAME

AUTHORIZED SIGNATORY
TITLE, MANAGING MEMBER

LEGEND:

P.U.E.	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
Sq. Ft.	SQUARE FEET
B.P.	BOOK PAGE
NO.	NUMBER
H.O.A.	HOMEOWNERS ASSOCIATION

WSSC CONTROL MONUMENTS IN MARYLAND STATE PLANE COORDINATE SYSTEM, NAD 83 WERE USED TO CHECK HORIZONTAL AS SHOWN.

#20306-	N: 521137.616	E: 1240273.005
#20604-	N: 514660.554	E: 1239875.308
#20737-	N: 515572.168	E: 1245767.587

LINE TABLE

LINE	BEARING	DISTANCE
L9	S 79°73'36" E	115.81'
L10	N 46°42'32" W	15.81'
L11	S 50°25'28" W	4.44'
L12	N 50°25'28" E	4.44'
L13	N 50°25'28" E	13.84'
L14	S 28°56'56" W	58.00'
L15	N 04°35'25" E	14.35'
L16	N 50°25'28" E	10.00'
L17	N 28°56'56" E	10.02'
L18	S 28°56'56" W	93.00'
L19	S 61°03'04" E	130.50'
L20	S 28°56'56" W	10.00'
L21	N 61°03'04" W	10.00'
L22	S 28°56'56" W	13.28'
L23	S 28°56'56" W	95.40'
L24	N 61°03'04" W	14.50'
L25	S 28°56'56" W	249.80'
L26	N 61°03'04" W	44.00'
L27	S 28°56'56" W	288.98'
L28	N 28°56'56" E	125.00'
L29	S 61°03'04" E	123.50'
L30	S 28°56'56" W	25.00'
L31	S 28°56'56" W	25.00'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°04'38" E	37.06'
L2	N 48°45'22" E	11.80'
L3	S 69°13'22" W	11.92'
L4	N 61°03'04" W	116.00'
L5	N 19°10'27" W	33.38'
L6	S 48°45'22" W	11.44'
L7	S 04°35'25" W	35.87'
L8	S 61°03'04" E	116.00'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY DRP MD 2, LLC, AS RECORDED IN BOOK 65046 AT PAGE 247 AMONG THE MONTGOMERY COUNTY LAND RECORDS.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS-O-WILL BE SET IN IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50.4.3.G. OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 270,002 SQUARE FEET OR 6.1984 ACRES, OF WHICH 91,238 SQUARE FEET OR 2.0944 ACRES DEDICATED TO PUBLIC USE.

THE WORK REFLECTED HEREON WAS PREPARED UNDER MY DIRECT RESPONSIBLE CHARGE AND IS IN ACCORDANCE WITH COMAR TITLE09, SUBTITLE 13, CHAPTER 06, REGULATION .12.

6/3/22
DATE

MICHAEL J. BOYCE
E.S.E. CONSULTANTS, INC.
MD LICENSE No. 21328
LICENSE EXPIRES: JANUARY 8, 2023

GREY SKIES DRIVE
60' WIDE PUBLIC R/W
POTOMAC HUNT ROAD
60' WIDE PUBLIC R/W
KIP TERRACE
60' WIDE PUBLIC R/W
AREA DEDICATED TO PUBLIC USE: 50,035 Sq. Ft. OR 1.1486 ACRES
AREA DEDICATED TO PUBLIC USE: 10,988 Sq. Ft. OR 0.2522 ACRES
STORM WATER MANAGEMENT EASEMENT PART 4 L.65513 F.313
PARCEL A 15,370 Sq. Ft.
PARCEL B 21,975 Sq. Ft.
PARCEL C 23,687 Sq. Ft.
LOT 1 9,056 Sq. Ft.
LOT 2 6,793 Sq. Ft.
LOT 3 6,546 Sq. Ft.
LOT 4 3,088 Sq. Ft.
LOT 5 2,223 Sq. Ft.
LOT 6 3,088 Sq. Ft.
LOT 7 3,013 Sq. Ft.
LOT 8 2,169 Sq. Ft.
LOT 9 3,013 Sq. Ft.
LOT 10 3,013 Sq. Ft.
LOT 11 2,169 Sq. Ft.
LOT 12 4,308 Sq. Ft.
LOT 13 7,512 Sq. Ft.
LOT 14 6,261 Sq. Ft.
LOT 15 6,725 Sq. Ft.
LOT 16 6,860 Sq. Ft.
LOT 17 8,259 Sq. Ft.
LOT 18 5,908 Sq. Ft.
LOT 19 3,592 Sq. Ft.
LOT 20 5,697 Sq. Ft.
LOT 21 6,949 Sq. Ft.
LOT 22 9,810 Sq. Ft.
INGRESS/EGRESS EASEMENT
P.U.E.
N:517292.22 E:1239753.40
N:517530.34 E:1239953.37
N:517010.06 E:1240139.84
N:517202.33 E:1240349.49
S 19°46'36" W 76.92'
S 28°56'56" W 187.26'
S 28°56'56" W 341.50'
S 28°56'56" W 178.99'
S 73°56'56" W 35.36'
S 28°56'56" W 60.00'
N 41°25'26" E 60.00'
N 28°56'56" E 160.46'
S 28°56'56" W 160.46'
N 28°56'56" E 339.85'
S 28°56'56" W 325.35'
N 61°03'04" W 60.00'
N 89°53'56" W 60.37'
N 61°03'04" W 116.58'
S 61°03'04" E 116.00'
S 61°03'04" E 205.19'
N 61°03'04" E 205.19'
S 61°03'04" E 123.50'
S 61°03'04" E 105.50'
S 61°03'04" E 73.00'
S 61°03'04" E 56.00'
S 61°03'04" E 58.00'
S 61°03'04" E 48.69'
S 61°03'04" E 32.83'
S 61°03'04" E 134.69'
S 61°03'04" E 20.69'
S 61°03'04" E 18.00'
S 61°03'04" E 14.50'
S 61°03'04" E 3.00'
S 61°03'04" E 25.00'
S 61°03'04" E 8.00'
S 61°03'04" E 14.50'
S 61°03'04" E 25.00'
S 61°03'04" E 8.00'
S 61°03'04" E 25.00'
S 61°03'04" E 25.00'
S 61°03'04" E 25

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, ADOPT THIS PLAT OF SUBDIVISION; DEDICATE THE STREET TO PUBLIC USE; AND WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 50-4.3(G).

FURTHER, WE GRANT TO THE APPLICABLE UTILITY COMPANIES, THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, A PUBLIC UTILITY EASEMENT IN, ON, AND OVER THE LAND DESIGNATED HEREON AS "P.U.E.", WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THOSE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, TEMPORARY SLOPE EASEMENTS 10 FEET WIDE, ADJACENT, CONTIGUOUS AND PARALLEL TO POTOMAC HUNT ROAD AND GREY SKIES DRIVE RIGHT OF WAY LINES. SAID TEMPORARY SLOPE EASEMENTS SHALL BE EXTINGUISHED AT SUCH TIME AS PUBLIC IMPROVEMENTS ON THE ABUTTING PUBLIC STREETS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

FURTHER, WE GRANT MONTGOMERY COUNTY, MARYLAND, STORM DRAIN EASEMENTS, FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION, AND RECONSTRUCTION OF PUBLIC STORM DRAIN SYSTEMS WITHIN SAID EASEMENTS AND THAT WE AS OWNERS OF THE PROPERTY AND OUR SUCCESSORS AND ASSIGNS, WILL NEVER ERECT NOR PERMIT TO BE ERECTED ANY BUILDING OR STRUCTURE OF ANY NATURE, WHATSOEVER, NOR FILL, EXCAVATE OR PLANT TREES WITHIN SAID EASEMENT AND RIGHT-OF-WAY WITHOUT THE WRITTEN CONSENT OF THE DEPARTMENT OF PERMITTING SERVICES.

FURTHER, WE ESTABLISH A HOMEOWNERS ASSOCIATION EASEMENTS, ACROSS LOTS 2-8, LOTS 22-31, PARCELS D, H IN BLOCK A, AS SHOWN HEREON, SUBJECT TO THE TERMS AND PROVISIONS SET FORTH IN A DOCUMENT TO BE RECORDED HEREWITH.

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

DRP MD 2 LLC

SIGNATURE DATE: 6/8/2022

HYDEN HOMANER
PRINT NAME

ARTHUR SILVERTHORN
TITLE, MANAGING MEMBER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY DRP MD 2, LLC, AS RECORDED IN BOOK 65046 AT PAGE 247 AMONG THE MONTGOMERY COUNTY LAND RECORDS.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS-G-WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50.4.3.G. OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 297,564 SQUARE FEET OR 6.8311 ACRES, OF WHICH 43,334 SQUARE FEET OR 0.9948 ACRES DEDICATED TO PUBLIC USE.

THE WORK REFLECTED HEREON WAS PREPARED UNDER MY DIRECT RESPONSIBLE CHARGE AND IS IN ACCORDANCE WITH COMAR TITLE09, SUBTITLE 13, CHAPTER 06, REGULATION .12.

6/7/22
DATE

MICHAEL J. BOYCE
E.S.E. CONSULTANTS, INC.
MD LICENSE No. 21338
LICENSE EXPIRES: JANUARY 8, 2023

PLAT NO.

WSSC CONTROL MONUMENTS IN MARYLAND STATE PLANE COORDINATE SYSTEM, NAD 83 WERE USED TO CHECK HORIZONTAL AS SHOWN.

#20306-	N:521137.616	E:1240273.005
#20604-	N:514660.554	E:1239875.308
#20737-	N:515572.168	E:1245767.587

MARYLAND GRID NAD 83

TRANSFERABLE DEVELOPMENT RIGHTS (TDRs)

THE PROPERTY SHOWN HEREON IS BEING DEVELOPED IN ACCORDANCE WITH TDR STANDARDS. THE FOLLOWING DEVELOPMENT RIGHTS NECESSARY FOR DEVELOPMENT HAVE BEEN CONVEYED TO THE OWNERS.

ACQUIRED BY	DATE	TDR NUMBER(S)	TDR ACQUISITION BOOK/PAGE	# OF TDRs
DRP MD 2, LLC	06/24/05	12-8547 THRU 12-8553	65046/276	7

VICINITY MAP

1" = 2000'

NOTES:

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

2. THIS SUBDIVISION 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 NOTE ALL MATTERS AFFECTING TITLE.

3. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE PD-2 ZONE.

4. THE PROPERTY IS THE SUBJECT OF AN APPROVED NRI/FSD (#420090680) DATED DECEMBER 3, 2008.

5. THE PROPERTY DELINEATED HEREON IS LOCATED ON MONTGOMERY COUNTY TAX MAP ER 562 AND WSSC 200' SHEET NO. 218NW12.

6. DEVELOPMENT IS SUBJECT TO THE TERMS OF AN APPROVED PRELIMINARY PLAN NO. 120170130, AND THE SITE PLAN NO. 820170168, AS BOTH MAY BE AMENDED.

7. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.

8. COORDINATE SHOWN HEREON ARE BASED ON THE PROJECTION OF MARYLAND STATE PLANE NAD 83

9. PARCEL D AND H, BLOCK A, SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND ARE ALSO SUBJECT TO A DECLARATION OF COVENANTS FOR PRIVATE OPEN SPACE RECORDED AMONG THE LAND RECORDED IN BOOK 57071 AT PAGE 180. SAID PARCELS ARE SUBJECT TO THE TERMS OF COMMON OPEN SPACE COVENANT RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN LIBER 28045 AT PAGE 578.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 43°35'26" E	33.33'
L2	S 83°57'05" E	45.73'
L3	S 39°49'09" E	38.75'
L4	S 48°45'22" W	11.80'
L5	N 89°04'38" W	37.06'
L6	N 61°03'04" W	16.03'
L7	S 28°56'56" W	15.02'
L8	N 28°56'56" E	16.09'
L9	S 00°24'23" E	15.00'
L10	N 89°35'37" W	120.00'
L11	N 00°24'23" W	15.00'
L12	N 89°35'37" E	7.21'
L13	S 07°01'46" W	11.61'
L14	S 13°35'09" W	18.58'
L15	S 76°24'51" E	20.00'
L16	N 13°35'09" E	19.74'
L17	N 07°01'46" E	13.63'
L18	S 00°24'23" E	15.01'

LEGEND:

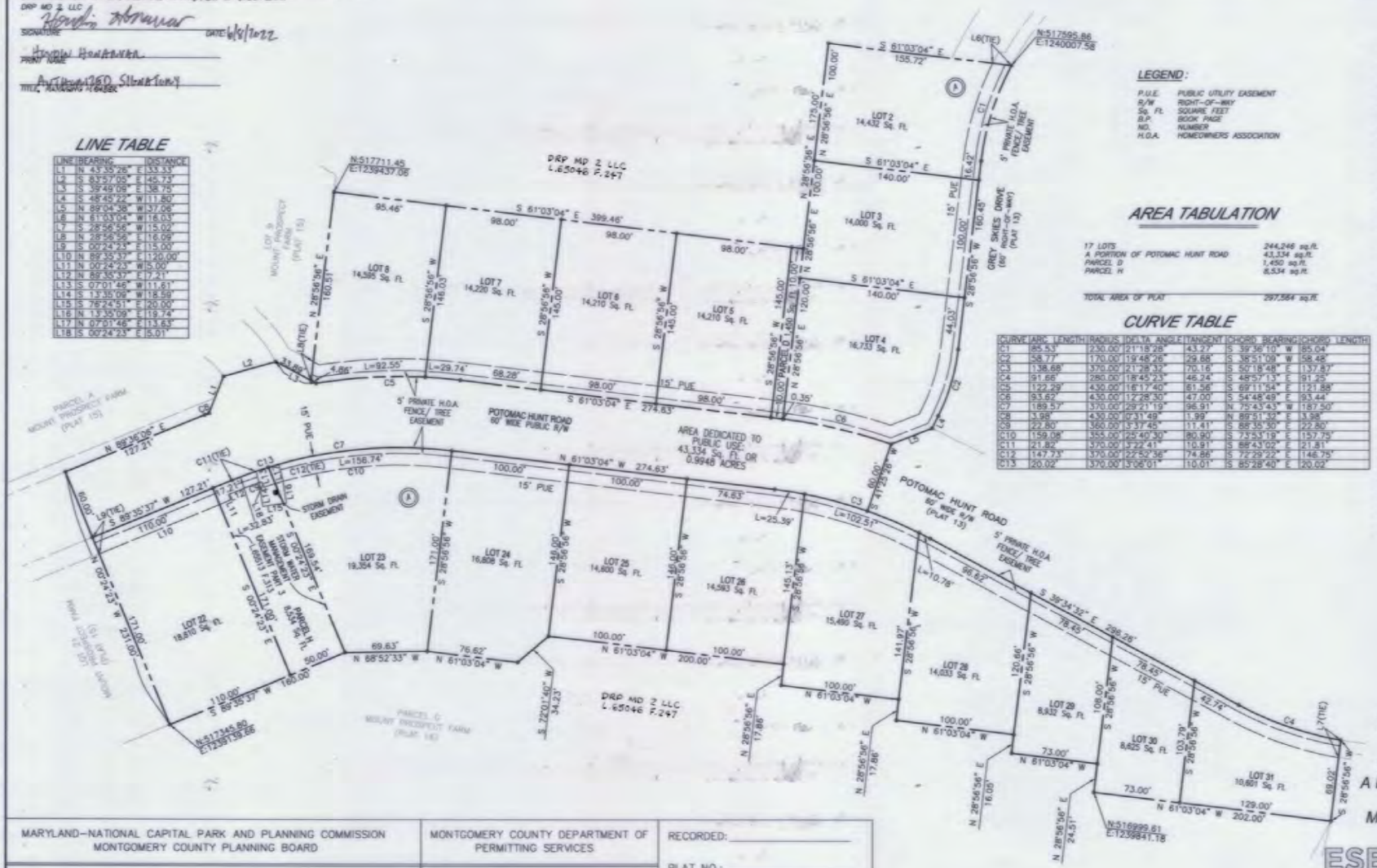
P.U.E.	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
Sq. Ft.	SQUARE FEET
B.P.	BOOK PAGE
NO.	NUMBER
H.O.A.	HOMEOWNERS ASSOCIATION

AREA TABULATION

17 LOTS	244,246 sq.ft.
A PORTION OF POTOMAC HUNT ROAD	43,334 sq.ft.
PARCEL D	1,450 sq.ft.
PARCEL H	8,534 sq.ft.
TOTAL AREA OF PLAT	297,564 sq.ft.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	85.53'	230.00'	21°18'28"	43.27'	S 39°36'10" W	85.04'
C2	58.77'	170.00'	19°48'26"	29.68'	S 38°51'09" W	58.48'
C3	138.68'	370.00'	21°28'32"	70.16'	S 50°18'48" E	137.87'
C4	91.66'	280.00'	18°45'23"	46.24'	S 48°57'13" E	91.25'
C5	122.29'	430.00'	16°17'40"	61.56'	S 69°11'54" E	121.88'
C6	93.62'	430.00'	12°28'30"	47.00'	S 54°48'49" E	93.44'
C7	189.57'	370.00'	29°21'19"	96.91'	N 75°43'43" W	187.50'
C8	3.98'	430.00'	0°31'49"	1.99'	N 89°51'32" E	3.98'
C9	22.80'	360.00'	3°37'45"	11.41'	S 88°15'30" E	22.80'
C10	159.08'	355.00'	25°40'30"	80.90'	S 75°53'19" E	157.75'
C11	21.82'	370.00'	3°22'41"	10.91'	S 88°43'02" E	21.81'
C12	147.73'	370.00'	22°52'36"	74.86'	S 72°29'22" E	146.75'
C13	20.02'	370.00'	3°06'01"	10.01'	S 85°28'40" E	20.02'



SCALE: 1" = 60'

0 60 120 180

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	RECORDED:
APPROVED:	APPROVED: 7-11-2022	PLAT NO.:
CHAIR / MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER	BY: DIRECTOR	DRAWN: VKP CHK'D: MJB
M-NCP&PC RECORD FILE NO.		

SUBDIVISION RECORD PLAT
MOUNT PROSPECT FARM

LOTS 2-8 & 22-31, BLOCK "A"
PARCELS "D" AND "H", BLOCK "A"
A PORTION OF POTOMAC HUNT ROAD
ELECTION DISTRICT NO. 6
MONTGOMERY COUNTY, MARYLAND

NOVEMBER 2021 SCALE: 1"=60'

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
6731 Columbia Gateway Drive • Suite 120 • Columbia, MD 21046
T: 410-872-9105

PLAT NO.:-14
MNCPPC FILE NO.:220220370

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, ADOPT THIS PLAT OF SUBDIVISION, DEDICATE THE STREET TO PUBLIC USE AND WILL CAUSE ALL PROPERTY CORNER MONUMENTS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 50-4.3(J).

FURTHER, WE GRANT TO THE APPLICABLE UTILITY COMPANIES, THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, A PUBLIC UTILITY EASEMENT IN, ON, AND OVER THE LAND DESIGNATED HEREON AS "P.U.E.", WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THOSE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3834 AT FOLIO 477 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, TEMPORARY SLOPE EASEMENTS, TO FEET WIDE, SQUARE, CONTIGUOUS AND PARALLEL TO PROPOSED LANE AND POTOMAC HUNT ROAD RIGHT OF WAY LINES, SAID TEMPORARY SLOPE EASEMENTS SHALL BE EXTINGUISHED AT SUCH TIME AS PUBLIC IMPROVEMENTS ON THE ADJOINING PUBLIC STREETWAYS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

FURTHER, WE GRANT MONTGOMERY COUNTY, MARYLAND, SIGNIFICANT EASEMENTS, FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION, AND RECONSTRUCTION OF PUBLIC STORM DRAIN SYSTEMS WITHIN SAID EASEMENTS AND THAT WE AS OWNERS OF THE PROPERTY AND OUR SUCCESSORS AND ASSIGNS, WILL NEVER ERECT NOR PERMIT TO BE ERECTED ANY BUILDING OR STRUCTURE OF ANY NATURE, WHATSOEVER, NOR FILL, EXCAVATE OR PLANT TREES WITHIN SAID EASEMENT AND RIGHT-OF-WAY WITHOUT THE WRITTEN CONSENT OF THE DEPARTMENT OF PERMITTING SERVICES.

FURTHER, WE ESTABLISH A HOMEOWNERS ASSOCIATION EASEMENTS ACROSS LOTS 9-21, PARCEL E, BLOCK A, AS SHOWN HEREON, SUBJECT TO THE TERMS AND PROVISIONS SET FORTH IN A DOCUMENT TO BE RECORDED HEREWITH.

THERE ARE NO SUITS OR ACTIONS AT LAW, EQUITY, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

DRP MD 2, LLC

SIGNATURE DATE 6/8/2022

Hardin Hanaman

PRINT NAME

AUTHORIZED SIGNATORY

TITLE, MARYLAND OWNER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY DRP MD 2, LLC, AS RECORDED IN BOOK 65046 AT PAGE 247 AMONG THE MONTGOMERY COUNTY LAND RECORDS.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS-O-WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50.4.3.G. OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 437,161 SQUARE FEET OR 10.0358 ACRES, OF WHICH 65,603 SQUARE FEET OR 1.5060 ACRES DEDICATED TO PUBLIC USE.

THE WORK REFLECTED HEREON WAS PREPARED UNDER MY DIRECT RESPONSIBLE CHARGE AND IS IN ACCORDANCE WITH COMAR TITLE09, SUBTITLE 13, CHAPTER 06, REGULATION .12.

6/7/22

MICHAEL J. BOYCE
E.S.E. CONSULTANTS, INC.
MD LICENSE No. 21328
LICENSE EXPIRES: JANUARY 8, 2023

DATE:

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L20	N 43°35'26" E	13.64'	L33	S 76°40'09" E	6.68'
L21	S 43°35'26" W	7.17'	L34	S 70°55'48" E	11.84'
L22	S 00°24'23" E	15.00'	L35	N 43°30'43" W	79.88'
L23	N 14°24'00" W	19.89'	L36	N 09°08'54" W	85.38'
L24	N 14°05'48" W	11.40'	L37	N 57°19'25" E	155.71'
L25	N 75°54'12" E	20.00'	L38	N 03°16'39" E	26.83'
L26	S 14°05'48" E	11.35'	L39	S 86°43'21" E	20.00'
L27	S 14°22'00" E	24.81'	L40	S 03°16'39" W	39.34'
L28	N 70°55'48" W	18.89'	L41	S 67°19'25" W	152.75'
L29	N 76°40'09" W	5.68'	L42	S 08°08'54" E	63.51'
L30	N 76°36'18" W	12.98'	L43	S 43°30'14" E	173.52'
L31	N 13°19'51" E	19.99'	L44	S 88°35'37" W	20.61'
L32	S 76°40'09" E	12.98'	L45	S 46°30'00" W	112.14'

PLAT NO.

WSSC CONTROL MONUMENTS IN MARYLAND STATE PLANE COORDINATE SYSTEM, NAD 83 WERE USED TO CHECK HORIZONTAL AS SHOWN.

#20309--	N: 521137.616	E:1240273.005
#20604--	N: 514660.554	E:1239875.308
#20737--	N: 515572.168	E:1245767.587

LEGEND:

P.U.E.	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
Sq. Ft.	SQUARE FEET
B.P.	BOOK PAGE
NO.	NUMBER
H.O.A.	HOMEOWNERS ASSOCIATION

VICINITY MAP

1" = 2000'

LINE	BEARING	DISTANCE
L1	N 43°30'00" W	10.00'
L2	N 43°30'00" W	10.00'
L3	N 43°30'00" W	122.29'
L4	S 43°30'00" E	14.33'
L5	N 39°49'09" W	33.89'
L6	N 83°57'05" W	45.73'
L7	S 43°35'26" W	33.33'
L8	S 00°24'23" E	9.24'
L9	N 89°43'18" W	111.03'
L10	N 53°41'32" W	36.31'
L11	N 38°52'21" E	38.82'
L12	N 85°09'53" E	45.20'
L13	S 43°53'28" E	34.41'

LINE TABLE

LINE	BEARING	DISTANCE
L14	S 55°17'57" W	15.00'
L15	N 46°30'00" E	20.00'
L16	N 28°56'56" E	15.09'
L17	S 53°41'32" E	15.00'
L18	N 43°53'28" W	13.78'
L19	N 89°35'37" E	36.64'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	3.98'	430.00'	0°31'49"	1.99'	S 89°51'32" W	3.98'
C2	280.18'	65.00'	246°57'52"	98.27'	N 76°56'56" W	108.43'
C3	165.47'	220.00'	43°06'38"	86.87'	S 68°02'48" W	161.60'
C4	58.44'	50.00'	66°57'52"	33.07'	S 13°01'04" W	55.17'
C5	141.11'	280.00'	28°52'28"	72.09'	N 60°56'14" E	139.62'
C6	86.89'	122.00'	40°48'28"	45.38'	N 26°05'47" E	85.07'
C7	211.27'	122.00'	99°13'09"	143.40'	S 83°53'26" E	185.84'
C8	59.14'	122.00'	27°46'23"	30.16'	S 20°23'40" E	58.56'
C9	227.84'	78.00'	167°27'01"	114.07'	N 24°03'21" W	227.69'
C10	135.07'	78.00'	99°13'09"	91.68'	N 83°53'26" W	118.82'
C11	47.28'	78.00'	34°43'46"	24.39'	S 29°08'07" W	46.56'
C12	17.45'	78.00'	12°49'06"	8.76'	S 20°14'24" E	17.41'

AREA TABULATION

22 LOTS	282,386 sq.ft.
A PORTION OF POTOMAC HUNT ROAD	45,282 sq.ft.
WOODY LANE	20,321 sq.ft.
PARCEL A	28,637 sq.ft.
PARCEL C	54,107 sq.ft.
PARCEL E	6,428 sq.ft.
TOTAL AREA OF PLAT	437,161 sq.ft.

NOTES:

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS SUBDIVISION 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 NOTE ALL MATTERS AFFECTING TITLE.
3. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE PD-2 ZONE.
4. THE PROPERTY IS THE SUBJECT OF AN APPROVED NRI/FSD (#420090680) DATED DECEMBER 3, 2008.
5. THE PROPERTY DELINEATED HEREON IS LOCATED ON MONTGOMERY COUNTY TAX MAP ER 562 AND WSSC 200' SHEET NO. 218 NW12.
6. DEVELOPMENT IS SUBJECT TO THE TERMS OF AN APPROVED PRELIMINARY PLAN NO. 120170130, AND THE SITE PLAN NO. 820170188, AS BOTH MAY BE AMENDED.
7. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
8. COORDINATE SHOWN HEREON ARE BASED ON THE PROJECTION OF MARYLAND STATE PLANE NAD 83-91
9. PARCEL E, BLOCK A AND PARCEL A, BLOCK K, SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND ARE ALSO SUBJECT TO A DECLARATION OF COVENANTS FOR PRIVATE OPEN SPACE RECORDED AMONG THE LAND RECORDS IN BOOK 57071 AT PAGE 180. SAID PARCELS ARE SUBJECT TO THE TERMS OF COMMON OPEN SPACE COVENANT RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN LIBER 28045 AT PAGE 578.
10. PARCEL C, BLOCK A TO BE CONVEYED TO MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION.

SUBDIVISION RECORD PLAT

MOUNT PROSPECT FARM

LOTS 9-21, BLOCK "A"
PARCEL "C" AND "E" BLOCK "A"
PARCEL "A", BLOCK "K"
A PORTION OF POTOMAC HUNT ROAD AND WOODY LANE
ELECTION DISTRICT NO. 6
MONTGOMERY COUNTY, MARYLAND

NOVEMBER 2021 SCALE: 1"=60'

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

APPROVED: _____

CHAIR

MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER

M-NCP&PC RECORD FILE NO.

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

APPROVED: 7-11-2022

BY: _____

DIRECTOR

RECORDED: _____

PLAT NO.: _____

DRAWN: VXP

CHK'D: MJB

TRANSFERABLE DEVELOPMENT RIGHTS (TDRs)

THE PROPERTY SHOWN HEREON IS BEING DEVELOPED IN ACCORDANCE WITH TDR STANDARDS. THE FOLLOWING DEVELOPMENT RIGHTS NECESSARY FOR DEVELOPMENT HAVE BEEN CONVEYED TO THE OWNER:

ACQUIRED BY	DATE	TDR NUMBER(S)	TDR ACQUISITION BOOK/PAGE	# OF TDRs
DRP MD 2, LLC	05/24/21	13-8554 THRU 13-8563	65046/278	10

SCALE: 1" = 60'

0 - 60 120 180

ESE CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.
6731 Columbia Gateway Drive • Suite 120 • Columbia, MD 21046
T: 410-872-9105

PLAT NO.:15

MNCPPC FILE NO.:220220380

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, ADOPT THIS PLAT OF SUBDIVISION; AND WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.C. OF THE SUBDIVISION REGULATIONS.

FURTHER, WE GRANT TO THE APPLICABLE UTILITY COMPANIES, THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, A PUBLIC UTILITY EASEMENT IN, ON, AND OVER THE LAND DESIGNATED HEREIN AS "P.U.E.", WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THOSE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, TEMPORARY SLOPE EASEMENTS 10 FEET WIDE, ADJACENT, CONTIGUOUS AND PARALLEL TO POTOMAC HUNT ROAD RIGHT OF WAY LINES. SAID TEMPORARY SLOPE EASEMENTS SHALL BE EXTINGUISHED AT SUCH TIME AS PUBLIC IMPROVEMENTS ON THE ABUTTING PUBLIC STREETS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

FURTHER, WE GRANT MONTGOMERY COUNTY, MARYLAND, STORM DRAIN EASEMENTS, FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION, AND RECONSTRUCTION OF PUBLIC STORM DRAIN SYSTEMS WITHIN SAID EASEMENTS AND THAT WE AS OWNERS OF THE PROPERTY AND OUR SUCCESSORS AND ASSIGNS, WILL NEVER ERECT NOR PERMIT TO BE ERECTED ANY BUILDING OR STRUCTURE OF ANY NATURE, WHATSOEVER, NOR FILL, EXCAVATE OR PLANT TREES WITHIN SAID EASEMENT AND RIGHT-OF-WAY WITHOUT THE WRITTEN CONSENT OF THE DEPARTMENT OF PERMITTING SERVICES.

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

DRP MD 2, LLC

SIGNATURE DATE: 6/8/2022

HOVSEP HOVNANIAN
PRINT NAME

AUTHORIZED SIGNATORY
TITLE, MANAGING MEMBER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY DRP MD 2, LLC, AS RECORDED IN BOOK 65046 AT PAGE 247 AMONG THE MONTGOMERY COUNTY LAND RECORDS.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS-⊙-WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50.4.3.G. OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 428,514 SQUARE FEET OR 9.8373 ACRES, NONE OF WHICH DEDICATED TO PUBLIC USE.

THE WORK REFLECTED HEREON WAS PREPARED UNDER MY DIRECT RESPONSIBLE CHARGE AND IS IN ACCORDANCE WITH COMAR TITLE09, SUBTITLE 13, CHAPTER 06, REGULATION .12.

6/7/22
DATE

MICHAEL L. BOYDE
E.S.E. CONSULTANTS, INC.
MD LICENSE No. 21328
LICENSE EXPIRES: JANUARY 8, 2023

PLAT NO.

WSSC CONTROL MONUMENTS IN MARYLAND STATE PLANE COORDINATE SYSTEM, NAD 83 WERE USED TO CHECK HORIZONTAL AS SHOWN.

#20306–	N: 521137.616	E: 1240273.005
#20604–	N: 514860.554	E: 1239875.308
#20737–	N: 515572.168	E: 1245767.587

LEGEND:

P.U.E.	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
Sq. Ft.	SQUARE FEET
B.P.	BOOK PAGE
NO.	NUMBER
H.O.A.	HOMEOWNERS ASSOCIATION
FP BRL	FLOOD PLAIN BUILDING RESTRICTION
—FP—	FLOOD PLAIN

VICINITY MAP
1" = 2000'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 55°17'57" E	33.65'
L2	S 53°41'32" E	36.31'
L3	S 76°15'44" E	97.11'
L4	S 89°42'18" E	11.03'
L5	N 00°24'23" W	9.24'
L6	S 68°52'33" E	69.63'
L7	S 61°03'04" E	176.62'
L8	N 72°01'40" E	34.23'
L9	S 28°56'56" W	17.86'
L10	S 61°03'04" E	100.00'
L11	S 28°56'56" W	17.86'
L12	S 61°03'04" E	100.00'
L13	S 28°56'56" W	16.05'
L14	S 61°03'04" E	73.00'
L15	S 28°56'56" W	24.51'
L16	S 62°52'01" W	128.96'
L17	N 34°42'03" W	51.56'
L18	S 58°20'10" W	78.30'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L19	S 53°41'32" E	33.48'
L20	S 28°01'22" W	47.78'
L21	S 71°00'09" W	33.88'
L22	S 01°04'36" W	48.20'
L23	N 88°50'24" W	25.00'
L24	N 01°04'36" E	60.38'
L25	N 71°00'09" E	44.70'
L26	N 28°01'22" E	22.89'
L27	N 53°41'32" W	20.23'
L28	S 50°17'57" W	15.00'
L29	S 53°41'32" E	15.00'
L30	N 55°18'00" E	5.04'
L31	S 53°41'32" E	5.04'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	123.65'	65.00'	108°58'29"	91.11'	S 89°11'48" E	105.83'
C2	492.51'	1435.00'	19°39'53"	248.70'	N 69°37'38" W	490.10'

EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C3	103.32'	65.00'	91°04'16"	66.23'	S 80°14'11" E	92.78'
C4	10.03'	80.00'	7°10'51"	5.02'	S 38°17'29" E	10.02'
C5	122.61'	75.00'	93°40'00"	79.96'	S 89°11'48" E	109.41'
C6	10.03'	80.00'	7°10'51"	5.02'	N 38°53'53" E	10.02'
C7	20.33'	65.00'	17°55'13"	10.25'	S 45°16'04" W	20.25'

AREA TABULATION

PARCEL G	357,207 sq.ft.
PARCEL R	71,307 sq.ft.
TOTAL AREA OF PLAT	428,514 sq.ft.

SCALE: 1" = 100'
0 100 200 300

NOTES:

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

2. THIS SUBDIVISION 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 NOTE ALL MATTERS AFFECTING TITLE.

3. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE PD-2 ZONE.

4. THE PROPERTY IS THE SUBJECT OF AN APPROVED NRI/FSD (#420090880) DATED DECEMBER 3, 2008.

5. THE PROPERTY DELINEATED HEREON IS LOCATED ON MONTGOMERY COUNTY TAX MAP ER 562 AND WSSC 200' SHEET NO. 218NW12.

6. DEVELOPMENT IS SUBJECT TO THE TERMS OF AN APPROVED PRELIMINARY PLAN NO. 120170130, AND THE SITE PLAN NO. 820170168, AS BOTH MAY BE AMENDED.

7. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.

8. COORDINATE SHOWN HEREON ARE BASED ON THE PROJECTION OF MARYLAND STATE PLANE NAD 83

9. PARCEL G, BLOCK A, SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND ARE ALSO SUBJECT TO A DECLARATION OF COVENANTS FOR PRIVATE OPEN SPACE RECORDED AMONG THE LAND RECORDED IN BOOK 57071 AT PAGE 180. SAID PARCELS ARE SUBJECT TO THE TERMS OF COMMON OPEN SPACE COVENANT RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN LIBER 28045 AT PAGE 578.

10. PARCEL R, BLOCK A TO BE CONVEYED TO M-NCPPC AS AN EXTENSION OF MUDDY BRANCH SVP

11. THE 100 YEAR FLOODPLAIN SHOWN HEREON IS TAKEN FROM DATA PROVIDED BY THE MARYLAND – NATIONAL CAPITAL PARK AND PLANNING COMMISSION, AND WAS APPROVED BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES IN A LETTER DATED OCTOBER 31, 2008. (DPS APPROVAL # 234639) (MNCP&PC NO. 1-91020)

SUBDIVISION RECORD PLAT

MOUNT PROSPECT FARM

PARCELS "G" AND "R", BLOCK "A"
ELECTION DISTRICT NO. 6
MONTGOMERY COUNTY, MARYLAND

NOVEMBER 2021 SCALE: 1"=100'

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
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T: 410-872-9105

PLAT NO.:16
MNCPPC FILE NO.:220220390

MARYLAND–NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIR

MONTGOMERY PLAT SIGNATORY FOR SECRETARY–TREASURER

M–NCP&PC RECORD FILE NO.

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

APPROVED: 7-11-2022

BY: _____
DIRECTOR

RECORDED: _____

PLAT NO.: _____

DRAWN: VKP

CHK'D: MJB

PLAT NO.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	126.85'	530.00'	13°34'59"	63.72'	N 72°49'24" W	125.35'
C2	481.53'	1470.00'	18°46'12"	242.96'	N 70°13'47" W	479.42'
C3	276.58'	230.00'	68°53'55"	157.77'	S 84°42'21" W	260.21'
C4	358.51'	460.00'	44°40'02"	188.97'	S 50°08'43" W	349.60'
C5	49.77'	727.56'	3°54'59"	24.87'	S 55°14'31" W	49.77'
C7	224.17'	277.87'	46°13'24"	118.58'	N 69°33'53" E	218.14'
C8	212.92'	470.00'	25°57'23"	108.32'	N 40°51'19" W	211.10'
C9	137.58'	550.50'	14°19'10"	69.15'	N 72°27'19" W	137.22'
C10	244.17'	1449.50'	9°39'06"	122.37'	N 74°47'21" W	243.88'

WSSC CONTROL MONUMENTS IN MARYLAND STATE PLANE COORDINATE SYSTEM, NAD 83 WERE USED TO CHECK HORIZONTAL AS SHOWN.

#20306–	N:521137.616	E:1240273.005
#20624–	N:514660.554	E:1239875.308
#20737–	N:515572.168	E:1245767.587

AREA TABULATION

1 LOT	102,839 sq.ft.
OUTLOT A	411,231 sq.ft.
PARCEL B	51,103 sq.ft.
PARCEL S	11,599 sq.ft.
PARCEL T	638,465 sq.ft.
PORTION OF QUINCE ORCHARD ROAD	4,953 sq.ft.
TOTAL AREA OF PLAT	1,220,189 sq.ft.

LEGEND:

P.U.E.	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
Sq. Ft.	SQUARE FEET
B.P.	BOOK PAGE
NO.	NUMBER
H.O.A.	HOMEOWNERS ASSOCIATION
	100 YEAR FLOOD PLAIN

VICINITY MAP
1" = 2000'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY DRP MD 2, LLC, AS RECORDED IN BOOK 60046 AT PAGE 247 AMONG THE MONTGOMERY COUNTY LAND RECORDS.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS-●-WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-4.3.E. OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 1,220,189 SQUARE FEET OR 28.0117 ACRES, OF WHICH 4,955 SQUARE FEET OR 0.1138 ACRES DEDICATED TO PUBLIC USE.

THE WORK REFLECTED HEREON WAS PREPARED UNDER MY DIRECT RESPONSIBLE CHARGE AND IS IN ACCORDANCE WITH COMAR TITLE09, SUBTITLE 13, CHAPTER 06, REGULATION .12

07/05/22
DATE

MICHAEL J. BOYCE
E.S.E. CONSULTANTS, INC.
MD LICENSE No. 21328
LICENSE EXPIRES: JANUARY 8, 2023

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L22	N 61°03'04" W	16.03'
L23	S 61°03'04" E	5.42'
L24	N 02°02'58" W	10.50'
L25	N 70°33'45" E	15.12'
L26	N 18°03'19" W	14.00'
L27	N 29°20'19" E	11.68'
L28	S 72°28'44" W	10.00'
L29	N 02°05'59" W	10.50'
L30	N 38°12'03" E	19.25'
L31	N 86°15'03" E	64.17'
L32	N 05°33'20" E	45.78'
L33	N 38°50'12" W	23.43'
L34	S 69°14'57" W	21.04'
L35	S 38°50'12" E	21.80'
L36	S 05°33'20" W	20.63'
L37	S 65°15'03" W	56.10'
L38	S 38°12'03" E	44.34'
L39	N 28°31'31" E	44.45'
L40	S 64°43'23" E	20.03'
L41	S 28°31'31" W	45.68'
L42	N 20°43'57" W	74.68'
L43	N 23°35'38" W	116.45'
L44	S 64°36'30" W	17.51'
L45	N 43°57'38" W	2.46'
L46	N 58°28'17" W	24.67'
L47	S 31°33'43" W	19.36'
L48	S 58°28'17" E	19.67'
L49	S 43°57'38" E	8.45'
L50	S 42°18'22" W	35.97'
L51	N 42°18'22" E	35.98'
L52	S 20°46'06" E	44.74'
L53	N 45°37'54" W	54.04'
L54	S 73°14'17" E	25.61'
L55	N 45°20'13" W	19.92'
L56	N 87°57'18" W	5.74'
L57	S 08°26'06" W	21.07'
L58	S 50°38'26" E	24.00'
L59	N 73°14'17" E	24.17'
L60	S 45°37'54" E	40.91'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 71°46'44" E	63.17'
L2	S 71°49'02" W	15.50'
L3	S 27°20'19" W	35.27'
L4	S 72°28'44" W	98.37'
L5	S 27°48'43" W	3.38'
L6	S 70°33'45" W	35.50'
L7	N 28°56'56" E	13.97'
L8	N 71°46'44" E	44.46'
L9	N 71°46'44" E	18.71'
L10	S 18°03'19" W	45.46'
L11	S 45°27'58" W	26.87'
L12	N 88°01'10" W	61.45'
L13	S 08°26'06" W	31.99'
L14	S 50°15'37" W	59.42'
L15	N 83°32'38" W	31.12'
L16	S 84°21'00" W	28.40'
L17	N 35°06'59" E	17.95'
L18	S 70°33'45" W	117.40'
L19	N 79°36'53" W	46.63'
L20	N 20°45'57" W	47.74'
L21	N 23°13'15" W	16.88'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C24	104.50'	460.00'	13°01'00"	52.48'	S 65°58'14" W	104.28'
C25	42.32'	460.00'	5°16'17"	21.18'	S 56°49'36" W	42.31'
C26	211.79'	460.00'	26°22'45"	107.80'	S 41°00'05" W	209.92'

EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C11	110.71'	245.00'	12°30'31"	56.36'	N 52°06'56" E	110.71'
C12	146.02'	240.00'	34°51'36"	75.35'	N 69°19'58" E	143.78'
C14	4.39'	230.00'	1°05'40"	2.20'	N 61°23'31" W	4.39'
C13	135.57'	230.00'	33°46'18"	69.82'	N 67°08'33" E	133.61'
C15	161.86'	1470.00'	6°18'03"	80.91'	S 63°39'43" E	161.78'
C16	230.02'	1470.00'	8°57'35"	115.24'	N 75°07'56" W	229.78'
C17	107.28'	230.00'	26°43'33"	54.64'	N 74°12'28" W	106.31'
C18	21.27'	1470.00'	0°49'44"	10.63'	S 67°33'36" E	21.27'
C19	26.35'	1470.00'	1°01'38"	13.18'	S 70°08'09" E	26.35'
C20	147.28'	240.50'	35°05'20"	76.03'	S 78°23'21" E	144.99'
C21	141.43'	250.50'	32°20'52"	72.65'	S 77°01'07" E	139.56'

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, ADOPT THIS PLAT OF SUBDIVISION; DEDICATE THE STREET TO PUBLIC USE; AND WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 50-4.3(C).

FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND ITS SUCCESSORS, AGENT AND ASSIGNS, PUBLIC IMPROVEMENT EASEMENT IN, ON AND OVER THE LAND DESIGNATED HEREON AS "P.U.E.", WITH THE TERMS AND PROVISIONS OF SAID GRANT THOSE SET FORTH IN THAT CERTAIN DOCUMENTS ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC IMPROVEMENT EASEMENTS" RECORDED IN BOOK AND PAGE AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

FURTHER, WE GRANT TO THE APPLICABLE UTILITY COMPANIES, THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, A PUBLIC UTILITY EASEMENT IN, ON, AND OVER THE LAND DESIGNATED HEREON AS "P.U.E.", WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THOSE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, TEMPORARY SLOPE EASEMENTS 10 FEET WIDE, ADJACENT, CONTIGUOUS AND PARALLEL TO DINGWELL WAY, GREY SHIES DRIVE AND QUINCE ORCHARD ROAD RIGHT OF WAY LINES. SAID TEMPORARY SLOPE EASEMENTS SHALL BE EXTINGUISHED AT SUCH TIME AS PUBLIC IMPROVEMENTS ON THE ABUTTING PUBLIC STREETS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

FURTHER, WE GRANT MONTGOMERY COUNTY, MARYLAND, STORM DRAIN EASEMENTS, FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION, AND RECONSTRUCTION OF PUBLIC STORM DRAIN SYSTEMS WITHIN SAID EASEMENTS AND THAT WE AS OWNERS OF THE PROPERTY AND OUR SUCCESSORS AND ASSIGNS, WILL NEVER ERECT NOR PERMIT TO BE ERECTED ANY BUILDING OR STRUCTURE OF ANY NATURE, WHATSOEVER, NOR FILL, EXCAVATE OR PLANT TREES WITHIN SAID EASEMENT AND RIGHT-OF-WAY WITHOUT THE WRITTEN CONSENT OF THE DEPARTMENT OF PERMITTING SERVICES.

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

DRP MD 2, LLC
SIGNATURE
DATE: 07/05/2022
HOWARD HORNSTEIN
PRINT NAME
AUTHORIZED SIGNATORY
TITLE, MANAGING MEMBER

NOTES:
7. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.

8. COORDINATE SHOWN HEREON ARE BASED ON THE PROJECTION OF MARYLAND STATE PLANE NAD 83

NOTES:
9. PARCEL B AND S, BLOCK A, SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND ARE ALSO SUBJECT TO A DECLARATION OF COVENANTS FOR PRIVATE OPEN SPACE RECORDED AMONG THE LAND RECORDED IN BOOK 57071 AT PAGE 180. SAID PARCELS ARE SUBJECT TO THE TERMS OF COMMON OPEN SPACE COVENANT RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN LIBER 28045 AT PAGE 578.

NOTES:
10. PARCEL T, BLOCK A IS TO BE CONVEYED TO MARYLAND–NATIONAL CAPITAL PARK AND PLANNING COMMISSION.

11. THE 100 YEAR FLOODPLAIN SHOWN HEREON IS TAKEN FROM DATA PROVIDED BY THE MARYLAND – NATIONAL CAPITAL PARK AND PLANNING COMMISSION, AND WAS APPROVED BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES IN A LETTER DATED OCTOBER 31, 2008. (GPS APPROVAL # 2346391) (MNCP&PC NO. 1-91020).

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

2. THIS SUBDIVISION 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 NOTE ALL MATTERS AFFECTING TITLE.

3. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE PD–2 ZONE.

4. THE PROPERTY IS THE SUBJECT OF AN APPROVED NRI/FSD (#420090680) DATED DECEMBER 3, 2008.

5. THE PROPERTY DELINEATED HEREON IS LOCATED ON MONTGOMERY COUNTY TAX MAP: ER 562 AND WSSC 200' SHEET NO. 218NW12.

6. DEVELOPMENT IS SUBJECT TO THE TERMS OF AN APPROVED PRELIMINARY PLAN NO. 120170130, AND THE SITE PLAN NO. 820170160, AS BOTH MAY BE AMENDED.

SUBDIVISION RECORD PLAT

MOUNT PROSPECT FARM

LOT 1
PARCELS "B", "S" AND "T" AND OUTLOT A, BLOCK "A"
A PORTION OF STREET QUINCE ORCHARD ROAD
ELECTION DISTRICT NO. 6
MONTGOMERY COUNTY, MARYLAND

NOVEMBER 2021 SCALE: 1"=100'

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
6731 Columbia Gateway Drive • Suite 120 • Columbia, MD 21046
T: 410-872-6105

PLAT NO.: 17
MNCPPC FILE NO.: 220220400

SCALE: 1" = 100'
0 100 200 300

MARYLAND–NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	RECORDED:
APPROVED:	APPROVED: 7-11-2022	PLAT NO.:
CHAIR / MONTGOMERY PLAT SIGNATORY FOR SECRETARY–TREASURER	BY: DIRECTOR	DRAWN: VKP CHK'D: MJB

M–NCP&PC RECORD FILE NO.

PRELIMINARY NOT FOR CONSTRUCTION

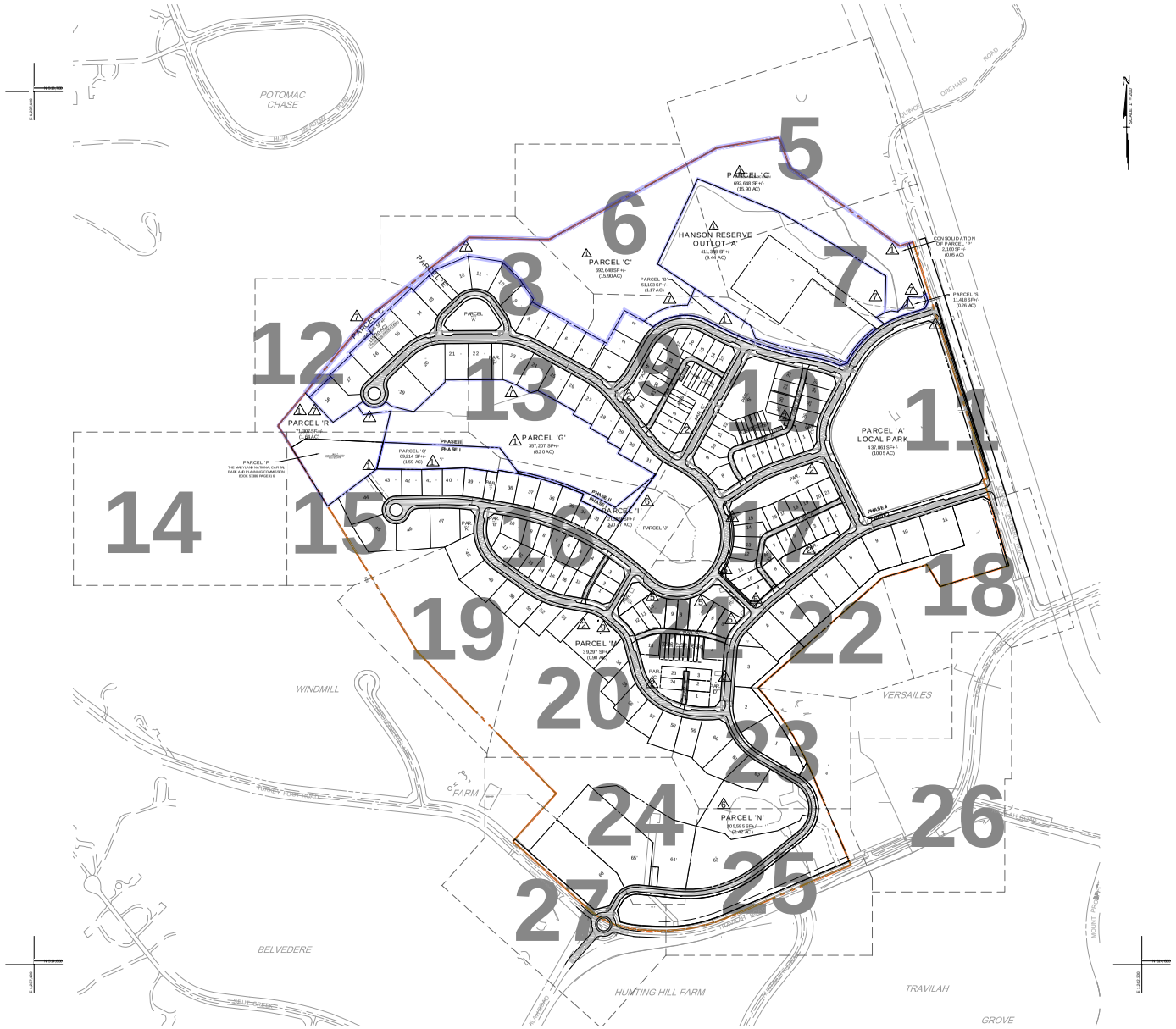
MONTGOMERY PLANNING DEPARTMENT

CERTIFIED SITE PLAN

Certified Site Plan - 82017016 B

APPROVAL

05/09/22



LEGEND

- SITE LIMITS
- PARCEL/LOT LINES (WITH STREET LINE BEARINGS)
- PROJECT PHASE LINE
- PUBLIC STREET RIGHT OF WAY
- LOT LINES
- PROPOSED STREETS
- STREAMS & PONDS
- WETLANDS
- STREAM VALLEY BUFFER (SVB)
- 15 SITE PLAN SHEET LIMITS

SITE PLAN # 82017016B AMENDMENT CHANGES:

1. LOT LINE ADJUSTMENTS TO THE HANSON RESERVE OUTLOT AND REVISIONS TO SEVERAL HOA PARCELS.
2. REVISION TO CONDITION 17 A OF MCPB-18-017 RELATED TO IESNA STANDARDS FOR BOLLARD LIGHTING & MODIFICATION OF MCPB No. 18-017(f)(6)(i), MCPB No.18-017(f)(6)(ii), MCPB No.18-017(f)(6)(iii), MCPB No.18-017(f)(6)(iv)(1) AND INTRODUCTION OF MCPB No.18-017(f)(6)(iv)(2).
3. REVISION TO DELAY THE DEVELOPMENT TRIGGERS IN CONDITIONS 6.A.II AND 6.A.III ASSOCIATED WITH THE DELIVERY OF CERTAIN RECREATION AMENITIES AND OPEN SPACE AREAS.
4. REVISION TO ANTICIPATE THE DELIVERY OF THE RECREATION AMENITIES IN THE LOCAL PARK.
5. ELIMINATION OF LANDSCAPE SEAT WALL.
6. RETROFIT OF POND EMBANKMENTS.
7. STORM DRAIN ALIGNMENT REVISIONS.
8. REVISION TO FINAL FOREST CONSERVATION PLAN.
9. MINOR MODIFICATION TO RECREATION AREAS (REPLACE 2 PLAYGROUND EQUIPMENT, SHIFT OF SIDEWALK LEADING TO THE TOT LOT, REVISIONS TO BOLL AND LOCATIONS AND SHADE TREES (WILL NOT RESULT IN REMOVAL OF ANY TREES), AND RELOCATION OF BIKE RACK PAD TO THE WEST SIDE OF THE SIDEWALK).

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. 82017016B, including Approval Conditions, Development Program, and Certified Site Plan.

Developer: Toll MD XI, LP (Company) — JOHN HARRIS (Contact Person)

Address: C/O Toll Bros., Inc. 7164 Columbia Gateway Drive, Suite 230 Columbia, MD. 21046

Phone: (410) 872-9105

Signature:

NOTE: LOT SIZES ARE SUBJECT TO MINOR MODIFICATIONS AT THE TIME OF RECORD PLAT REVIEW, BUT WILL REMAIN GENERALLY CONSISTENT WITH THE SITE PLAN AND SHALL COMPLY WITH THE STATED MINIMUM/MAXIMUM DEVELOPMENT STANDARDS.

GRAPHIC SCALE

20' 0' 20' 40' 80' 160' 320'

1 INCH = 200 FT

NOTE: ARCHITECTURAL FOOTPRINTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL ARCHITECTURE AND BUILDING HEIGHT SHALL BE DETERMINED AT BUILDING PERMIT.

NOTE: UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 32598, Expiration Date: 01.02.2024."

WILLIAM KEEDER REED — Digitally signed by William Keeder Reed — 2021.08.06 16:08:00 -04'00'

07-BSITE-82017016B-004

SITE PLAN #82017016B

REVISION	DATE	REVISION	DATE	REVISION	DATE
SITE PLAN #82017016D MCPB No. 18-017	4/13/2018				
SITE PLAN W AMENDMENT 82017016A	1/12/2018				
SITE PLAN 'B' AMENDMENT 82017016B	07/2021				

APPLICANT:
TOLL MD XI, LP
c/o TOLL BROS., INC.
7164 COLUMBIA GATEWAY DRIVE, SUITE 230
COLUMBIA, MD 21046
PHONE: (410) 872-9105
CONTACT: MR. JOHN HARRIS

MT. PROSPECT
(HANSON FARM)

PARCEL 020, L.13737 F.591, PARCEL 945, L.13900 F.553, & PARCEL 412, L.820 F.346
ELECTION DISTRICT No. 6 GAITHERSBURG, MONTGOMERY COUNTY, MARYLAND
WSSC MAPS 219NW12, GRIDS J8 & K8 AND 218NW12, GRIDS J7, K7, J8 & K8
TAX MAPS ER 562, GRIDS ER52 & ER62 AND ER 563, GRIDS ER53 & ER63

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:

RELEASE FOR

BY_____ DATE____

SHEET REFERENCE AND COMPOSITE SITE PLAN

SCALE: 1" = 200'

JOB No.: 0696P

DATE: JULY 2021

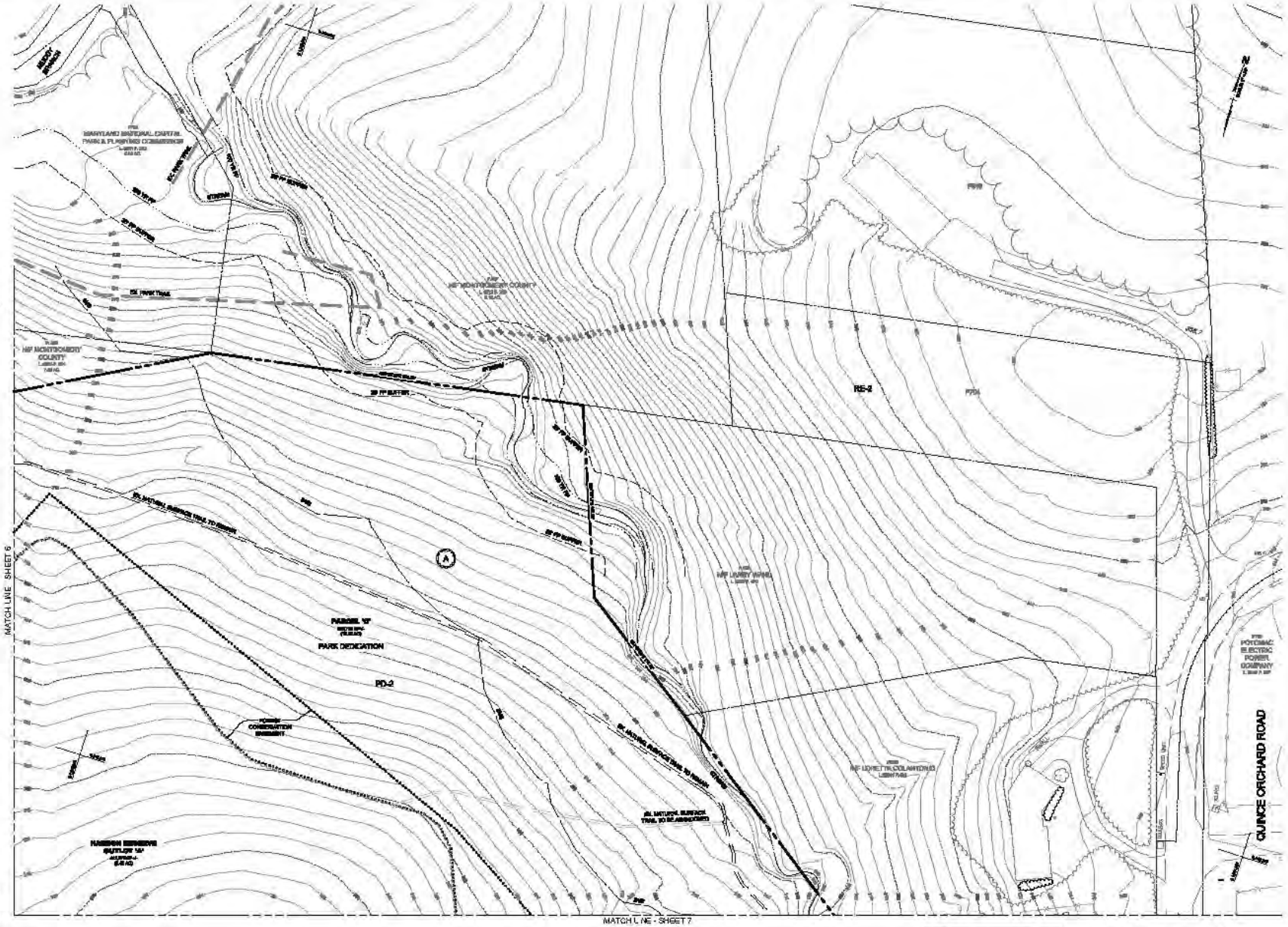
SHEET No.: 4 OF 31

PRELIMINARY NOT FOR CONSTRUCTION

LEGEND

- SITE LIMITS
- PROJECT PHASE LINE
- PUBLIC STREET RIGHT OF WAY
- LOT LINES
- EASEMENTS
- BLOCK INDICATOR
- EXISTING NATURAL SURFACE TRAIL
- PROPOSED NATURAL SURFACE TRAIL
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PATHS
- PROPOSED STREETS
- ALL SIDEWALKS/PATHS CONNECTING TO A STREET SHALL HAVE A HANDICAP RAMP. SEE SHEET 29 (ALL RAMPS NOT ACCESSIBLE)
- MAILBOX, SUITE LOCATIONS SUBJECT TO CHANGE PENDING APPROVAL OF USPS
- BIKE RACK, TRASH RECEPTACLE, BENCH, STEPPING STONES
- PROPOSED ENTRY FEATURE
- WATER MAIN
- SEWER
- STORM DRAIN
- SWINGED
- EXISTING CONTOURS
- PROPOSED CONTOURS
- RETAINING WALLS
- LIMIT OF DISTURBANCE
- STREAMS & PONDS
- WETLANDS
- WETLANDS BFL
- 100 YEAR FLOODPLAIN
- FLOODPLAIN BUFFER
- STREAM VALLEY BUFFER (SVB)
- FOREST CONSERVATION EASEMENT
- EXISTING TREE CANOPY
- PROPOSED TREE CANOPY

SHEET KEY



GRAPH C SCALE

1INCH = 100FT

NOTE: ARCHITECTURAL RENDERINGS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL ARCHITECTURE AND BUILDING HEIGHT SHALL BE DETERMINED AT BUILDING PERMIT.

NOTE: UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

NOTE: OT 2000 ARE SUBJECT TO MINOR MODIFICATIONS AT THE TIME OF RECORD PLAT REVIEW, BUT WILL REMAIN GENERALLY CONSISTENT WITH THE SITE PLAN AND SHALL COMPLY WITH THE APPROVED NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION.

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

The excavator must verify all public utility companies with underground facilities in the area of proposed excavation and have their facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

PROFESSIONAL CERTIFICATION

07-SITE-820170160-005
SITE PLAN #820170160

CONSTRUCTION DRAWINGS

The undersigned engineer, to the best of his knowledge, information and belief, certifies that the Site Plan, Approved by 820170160, including Approved Construction Development Program, and Drawings are true.

Developer: TOLL MD XI LP

Address: 20 TURNER, Inc. 7180 Columbia Gateway Drive, Columbia, Howard County, MD 21046

Phone: (410) 872-0195

Signature:

REVISION	DATE	REVISION	DATE	REVISION	DATE

APPLICANT:
TOLL MD XI, LP
c/o TOLL BROS., INC.
7164 COLUMBIA GATEWAY DRIVE SUITE 230
COLUMBIA, MD 21046
PHONE (410) 872-0195
CONTACT: MR. TOM MATEYA

MT. PROSPECT
(HANSON FARM)

PARCEL 620, L.13733 F.591, PARCEL 945, L.13900 F.523, & PARCEL 412, L.620 F.346
ELECTION DISTRICT NO. 8 GAITHERSBURG, MONTGOMERY COUNTY, MARYLAND
WSSC MAPS 218NW12, GRIDS JF & KF AND 218NW12, GRIDS JT, KT, JS & KS
TAX MAPS EP, EQ, GRIDS EP&Q & EP&Q AND EP&Q, GRIDS EP&Q & EP&Q

RODGERS CONSULTING
1101 Gorsuch Ridge Road, Towson, Maryland 21286
Fax: (410) 821-7134 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		
PROJECT MANAGER		

RELEASE FOR
BY: _____ DATE: _____

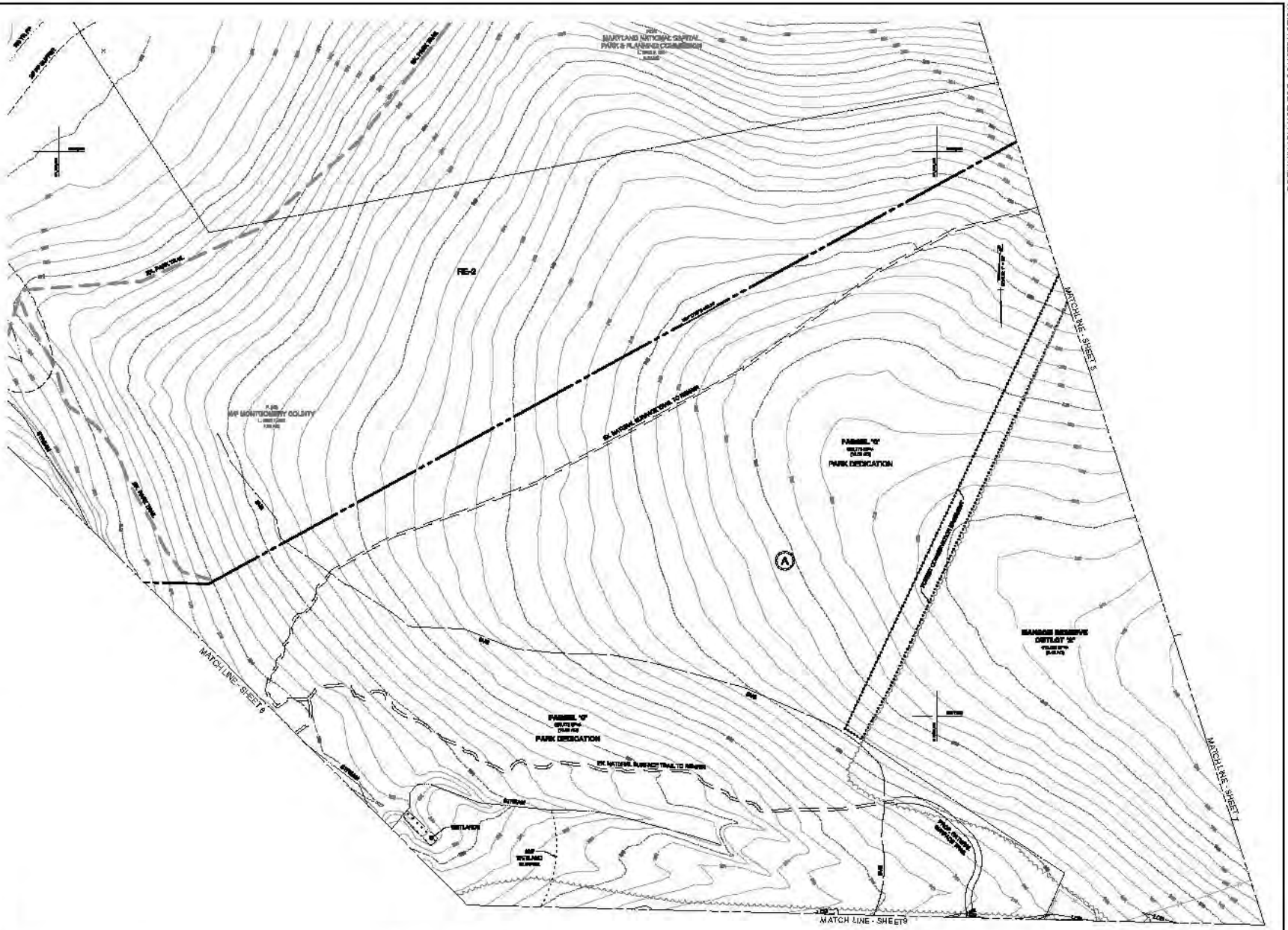
SITE PLAN

SCALE: 1" = 30'
JOB No. 0808P
DATE: AUG 2012
SHEET No. 5 of 31

PRELIMINARY NOT FOR CONSTRUCTION

LEGEND

- SITE LIMITS
- PROJECT PHASE LINE
- PUBLIC STREET RIGHT OF WAY
- LOT LINES
- EASEMENTS
- BLOCK INDICATOR
- EXISTING NATURAL SURFACE TRAIL
- PROPOSED NATURAL SURFACE TRAIL
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PATHS
- PROPOSED STREETS
- ALL SIDEWALKS/PATHS CONNECTING TO A STREET SHALL HAVE A HANDICAP RAMP. (SEE SHEET 29 (ALL RAMPS NOT YET DETAILED)
- MAILBOX, SUITE & CONTAINS SUBJECT TO CHANGE PRIOR TO APPROVAL OF LDTS
- BIKE RACK, TRASH RECEPT ACLE, BENCH, STEPPING STONES
- PROPOSED ENTRY FEATURE
- WATER MAIN
- SEWER
- STORM DRAIN
- SWINEED
- EXISTING CONTOURS
- PROPOSED CONTOURS
- RETAINING WALLS
- LIMIT OF DISTURBANCE
- STREAMS & PONDS
- WETLANDS
- WETLANDS BFL
- 100 YEAR FLOODPLAIN
- FLOODPLAIN BUFFER
- STREAM VALLEY BUFFER (SVB)
- FOREST CONSERVATION EASEMENT
- EXISTING TREE CANOPY
- PROPOSED TREE CANOPY



SHEET KEY

GRAPH C SCALE

1INCH = 100FT

NOTE: ARCHITECTURAL RENDERINGS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL ARCHITECTURE AND BUILDING HEIGHT SHALL BE DETERMINED AT BUILDING PERMITS.

NOTE: UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

NOTE: OUTBUILDINGS ARE SUBJECT TO MINOR LOCATION CHANGE AT THE TIME OF PERMITS AT REVIEW, BUT WILL REMAIN GENERALLY CONSISTENT WITH THE SITE PLAN AND SHALL COMPLY WITH THE ZONING DIMENSIONAL REQUIREMENTS AND ANY EASEMENT AREAS.

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

The contractor must notify all public utility companies with underground facilities in the area of proposed excavation and have their facilities located by the utility companies prior to commencing excavation. The contractor is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12970, Expiration Date 06/30/2018.

07-SITE-820170160-006
SITE PLAN #820170160

REVISION	DATE	REVISION	DATE	REVISION	DATE

APPLICANT:
TOLL MD XI, LP
c/o TOLL BROS., INC.
7 WEST COLUMBIA A GATEWAY DRIVE SUITE 250
COLUMBIA, MD 21046
PHONE (410) 872-0195
CONTACT: MR. TOM MATEYA

MT. PROSPECT
(HANSON FARM)

PARCEL 650, L.13733 F.591, PARCEL 345, L.13900 F.553, & PARCEL 412, L.620 F.346
ELECTION DISTRICT NO. 6, GAITHERSBURG, MONTGOMERY COUNTY, MARYLAND
WSSC MAPS 218NW12, GRIDS 8E & F AND 219NW12, GRIDS 17, K7, 8E & F6
TAX MAPS EP 562, GRIDS EP563 & EP564 AND EP563, GRIDS EP563 & EP564

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Fax 301.948.0810 Tel 301.948.0240 www.rodgerscg.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		
PROJECT MANAGER		

RELEASE FOR
BY: ____ DATE ____

SITE PLAN

SCALE: 1" = 30'
JOB No.: 0898P
DATE: AUG 2017
SHEET No.: 8 of 31

PRELIMINARY NOT FOR CONSTRUCTION

MATCH LINE - SHEET 5

MATCH LINE - SHEET 6

MATCH LINE - SHEET 9

MATCH LINE - SHEET 10

MATCH LINE - SHEET 11

PARCEL 'C'
PARK DEDICATION

HANSON RESERVE
OUTLOT 'A'

DINGWELL WAY
(STREET 'B')

QUINCE ORCHARD ROAD

EX. HOUSE TO REMAIN

EX. DRIVEWAY AND FENCES TO REMAIN

EX. FENCE TO BE REPLACED/RELOCATED ALONG RELOCATED DRIVEWAY

EX. DRIVEWAY TO BE RELOCATED

EXISTING DRIVEWAY TO BE REMOVED

PROPOSED ENTRANCE EASEMENT

EX. EXTENDED EXISTING TRAIL TO PROPOSED SIDEWALK

LEGEND

- SITE LIMITS
- PROJECT PHASE LINE
- PUBLIC STREET RIGHT OF WAY
- LOT LINES
- EASEMENTS
- BLOCK INDICATOR
- EXISTING NATURAL SURFACE TRAIL
- PROPOSED NATURAL SURFACE TRAIL
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PATHS
- PROPOSED STREETS
- ALL SIDEWALKS/PATHS CONNECTING TO A STREET SHALL HAVE A RAMP/CURB RAMP. SEE SHEET 12 (UNIVERSAL ACCESSIBILITY)
- MBUS KIOSK SITE (LOCATION SUBJECT TO CHANGE PENDING APPROVAL OF USPS)
- BIKE RACK, TRASH RECEPTACLE, BENCH, STEPPING STONES
- PROPOSED ENTRY FEATURE
- WATER MAIN
- SEWER
- STORM DRAIN
- SWALES
- EXISTING CONTOURS
- PROPOSED CONTOURS
- RETAINING WALLS
- LIMIT OF DISTURBANCE
- STREAMS & POINTS
- WETLANDS
- WETLANDS BUFFER
- 100 YEAR FLOODPLAIN
- FLOODPLAIN BUFFER
- STREAM VALLEY BUFFER (SVB)
- FOREST CONSERVATION EASEMENT
- EXISTING TREE CANOPY
- PROPOSED TREE CANOPY

SHEET KEY

SPE PLAN REVISION CHANGES:

1. 10 FT BIKE AND SIDEWALK TO THE HANSON RESERVE (OUTLOT A) AND BY-PASS TRAIL PER DPS
2. STORM DRAIN ALIGNMENT REVISIONS

NOTE: LOT SIZES ARE SUBJECT TO MINOR MODIFICATIONS AT THE TIME OF RECORD PLAT REVIEW, BUT WILL REMAIN GENERALLY CONSISTENT WITH THE SITE PLAN AND ALL COMPLY WITH THE STATED MINIMUM MONTGOMERY DEVELOPMENT STANDARDS.

GRAPHIC SCALE

1 INCH = 50 FT

NOTE: ARCHITECTURAL FOOTPRINTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL ARCHITECTURE AND BUILDING HEIGHTS AND LINE DETERMINED AT BUILDING PERMIT.

NOTE: UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES, AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

The contractor shall notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The contractor is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 23041, Expiration Date: 6-30-22

WILLIAM KC REED
Digitally signed by William KC Reed
Date: 2021.07.30 10:25:10 -04'00'

07-SITE-820170160-007
SITE PLAN #82017016B

UNIVERSAL CITATION CERTIFICATE:
The Undersigned agrees to comply with the terms of the Site Plan Approval No. 820170160, including Approval Conditions, Development Program, and Certified Site Plan.

Developer: Toll MD XI LP — JOHN HARRIS
Address: C/O Toll Bros., Inc. 7164 Columbia Gateway Drive, Suite 230, Columbia, MD 21046
Phone: (410) 872-9105
Signature:

REVISION	DATE	REVISION	DATE	REVISION	DATE
DEPARTMENT APPROVAL SET	4/26/21				
DEPARTMENT RESUBMITTAL	5/26/21				
DEPARTMENT RESUBMITTAL	6/28/21				

APPLICANT:
TOLL MD XI LP
c/o TOLL BROS., INC.
7164 COLUMBIA GATEWAY DRIVE, SUITE 230
COLUMBIA, MD 21046
PHONE: (410) 872-9105
CONTACT: MR. JOHN HARRIS

MT. PROSPECT
(HANSON FARM)

PARCEL 620, L.13537 F.591, PARCEL 919, L.13990 F.553, & PARCEL 412, L.3261 F.348
ELECTION DISTRICT No. 6 GAITHERSBURG, MONTGOMERY COUNTY, MARYLAND
WSSC MAPS 214NW12, 215NW12, 214NW13, 215NW13, 215NE13, 214NE13
TAX MAPS EW32, EW33, EW34 AND EW35, GRIDS EW33 & EW34

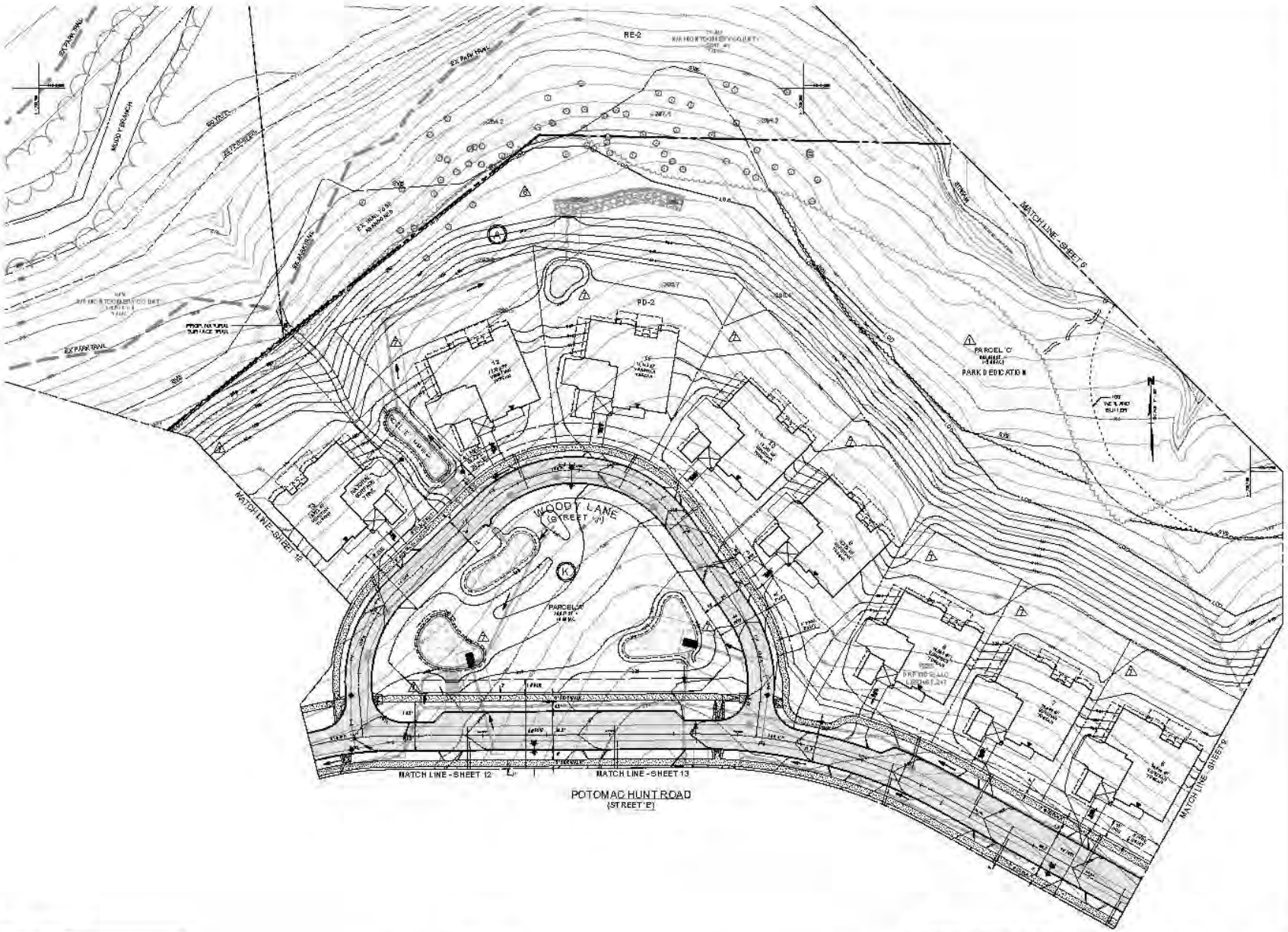
RODGERS CONSULTING
18030 Country Hardware, Suite 300, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
FIELD WORK		
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY	DATE	

SITE PLAN

SCALE: 1" = 50'
JOB No. 13296P
DATE: JULY 2021
SHEET No. 7 of 21

PRELIMINARY NOT FOR CONSTRUCTION



LEGEND

- SITE LIMITS
- PROJECT PHASE LINE
- PUBLIC STREET RIGHT OF WAY
- LOT LINES
- EASEMENTS
- BLOCK DESIGNATION
- EXISTING NATURAL SURFACE TRAIL
- PROPOSED NATURAL SURFACE TRAIL
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PATHS
- PROPOSED STREETS
- ALL SIDEWALK/PATHS CONNECTING TO A STREET SHALL HAVE A HANDICAP RAMP. SEE SHEET 29 (ATTACHED AN ACCESSIBILITY)
- MAILBOX SITE (LOCATION SUBJECT TO CHANGE PER DEPARTMENT OF USPS)
- BIKE RACK, WASHRACK, BENCH, STEPPING STONES
- PROPOSED ENTRY FEATURE
- WATER MAIN
- SEWER
- STORM DRAIN
- SWALE SD
- EXISTING CONTOURS
- PROPOSED CONTOURS
- RETAINING WALLS
- LIMIT OF DISTURBANCE
- STREAMS & POND
- WETLANDS
- WETLANDS BUF
- 100 YEAR FLOODPLAIN
- FLOODPLAIN BUFFER
- STREAM VALLEY BUFFER (SVB)
- FOREST CONSERVATION EASEMENT
- EXISTING TREE CANOPY
- PROPOSED TREE CANOPY

SHEET KEY

USER/OWNER'S CERTIFICATE:
The Undersigned agrees to execute all the features of the Site Plan Approval No. 820170160, including Approval Conditions, Development Program, and Certified Site Plan.

Developer: Toll MD II, LP (Company) JOHN HARRIS (Certified Name)
Address: C/O Toll Bros. Inc. 7164 Columbia Gateway Drive, Suite 230 Columbia, MD 21046
Phone: (410) 872-9105
Signature: _____

SITE PLAN NOTES AND DEVIATION CHANGES:
1. NO SITE PLAN DEVIATIONS TO THE HANSON FARM SITE PLAN ORIGINALLY APPROVED BY THE PLANNING BOARD
2. STORM DRAINAGE DEVIATION REVISIONS

NOTE: LOT SIZES ARE SUBJECT TO MINOR MODIFICATIONS AT THE TIME OF RECORDING. HOWEVER, BUT WILL REMAIN GENERALLY CONSISTENT WITH THE SITE PLAN AND SHALL COMPLY WITH THE STATED MINIMUM HOUSE DEVELOPMENT STANDARDS

GRAPHIC SCALE
1 0 1 2 3 4 5
(IN FEET 1" = 20')

NOTE: ARCHITECTURAL FOOTPRINTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL ARCHITECTURE AND BUILDING HEIGHTS SHALL BE DETERMINED AT BUILDING PERMIT

NOTE: UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES, AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

The contractor must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The contractor is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

PROFESSIONAL CERTIFICATION
"I hereby certify that these documents were prepared or approved by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 21846, Expiration Date: 6/30/21"

07-BSITE-82017016B-008
SITE PLAN #82017016B

WILLIAM A. KNEE REED
No. 21846
06/30/21

REVISION	DATE	REVISION	DATE	REVISION	DATE
SITE PLAN DEVIATION NO. 1	4/26/18				
SITE PLAN DEVIATION NO. 2	5/8/18				
SITE PLAN DEVIATION NO. 3	5/29/18				

APPLICANT:
TOLL MD II LP
C/O TOLL BROS., INC.
7164 COLUMBIA GATEWAY DRIVE, SUITE 230
COLUMBIA, MD 21046
PHONE: (410) 872-9105
CONTACT: MR. JOHN HARRIS

MT. PROSPECT
(HANSON FARM)

PARCEL 020, L.13737 F.481, PARCEL 943, L.13881 F.553, & PARCEL 412, L.3261 F.348
ELECTION DISTRICT NO. 8, GAITHERSBURG, MONTGOMERY COUNTY, MARYLAND
TAX MAPS FS 342 & 343, GRIDS: JU & JV AND FS 344 & 345, GRIDS: JT, KT, JU & KU
TAX MAPS FS 342, GRIDS: EF&G & EHG AND FS 343, GRIDS: EF&G & EHG

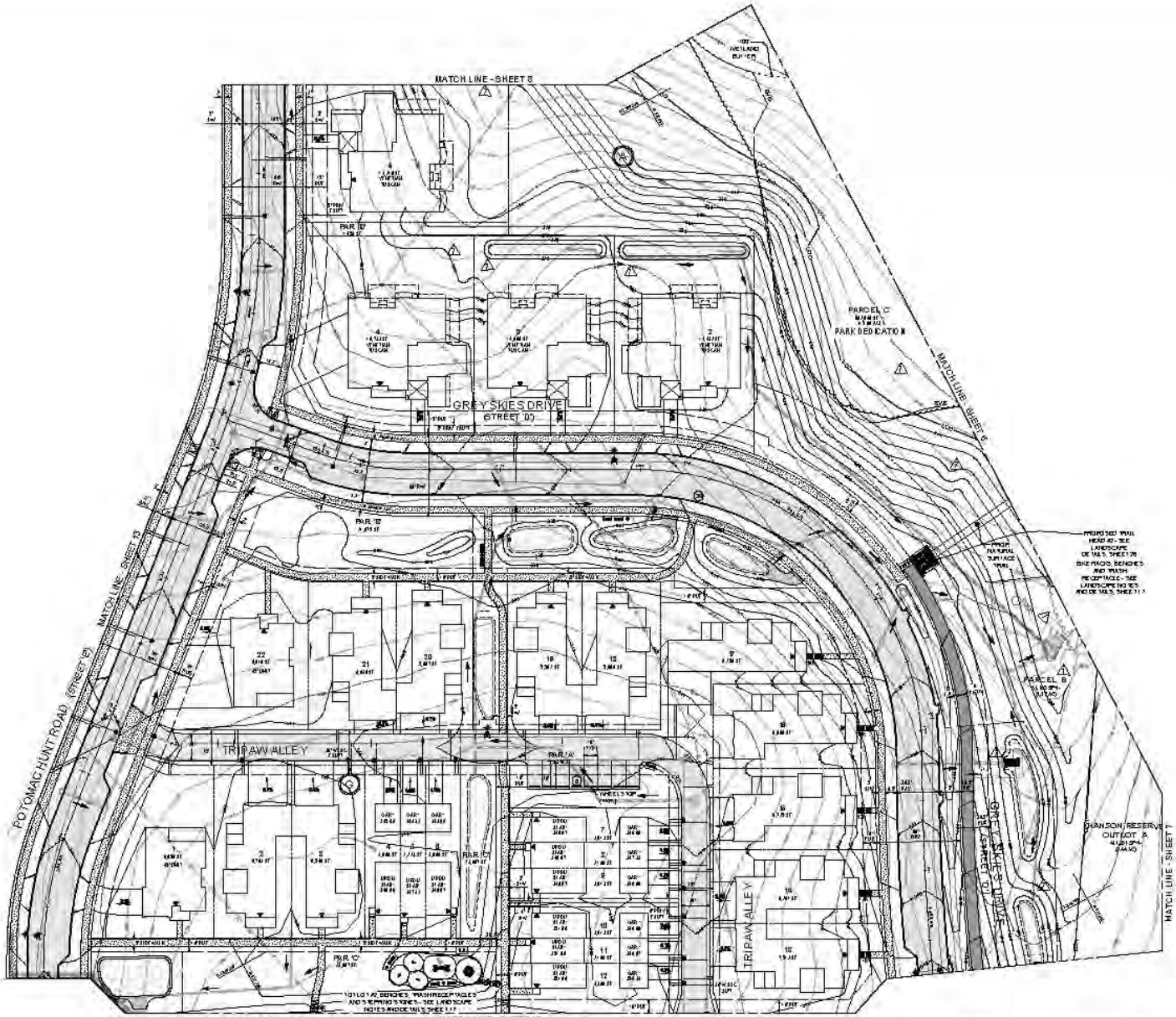
RODGERS CONSULTING
18530 Crystal Rock Drive, Suite 300, Germantown, Maryland 20874
Tel: 301.948.4700 Fax: 301.948.6256 www.rodgerscc.com

	BY	DATE
DRAFT DATA		
DESIGNED		
DRAWN		
REVIEWED		
REPORTS COMPLETE		
RELEASE FOR		
#		DATE

SITE PLAN

SCALE: 1" = 20'
JOB No: 0236P
DATE: JULY 2021
SHEET No: Sp1 21

PRELIMINARY NOT FOR CONSTRUCTION



LEGEND

- SITE LIMITS
- PROJECT PHASE LINE
- PUBLIC STREET RIGHT OF WAY
- LOT LINES
- EASEMENTS
- BLOCK INDICATION
- EXISTING NATURAL SURFACE TRAIL
- PROPOSED NATURAL SURFACE TRAIL
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PATHS
- PROPOSED STREETS
- ALL SIDEWALK/PATHS CONNECTING TO A STREET SHALL HAVE A HANDICAP RAMP. SEE SHEET 28 (ADA RAMP AND ACCESS)
- MAILBOX SITE (LOCATION SUBJECT TO CHANGE PER USPS APPROVAL OF USPS)
- BIKE RACK, TRASH RECEPTACLE, BENCH, STEPPING STONES
- PROPOSED ENTRY FEATURE
- WATER MAIN
- SEWER
- STORM DRAIN
- SWALE SD
- EXISTING CONTOURS
- PROPOSED CONTOURS
- RETAINING WALLS
- LIMIT OF DISTURBANCE
- STREAMS & SPRINGS
- WETLANDS
- WETLANDS BUF.
- 100 YEAR FLOODPLAIN
- FLOODPLAIN BUFFER
- STREAM VALLEY BUFFER (SVB)
- FOREST CONSERVATION EASEMENT
- EXISTING TREE CANOPY
- PROPOSED TREE CANOPY

SHEET KEY

NOTE: PER ZONING ORDINANCE AMENDMENT 18-01 (EFFECTIVE 10/29/18) ALL SIGNS SHALL BE PERMITTED PER THE SIGN ORDINANCE IN EFFECT AT THE TIME OF SIGN PERMIT APPLICATION.

NOTE: LOT SIZES ARE SUBJECT TO MINOR MODIFICATIONS AT THE TIME OF RECORD PLAT REVIEW, BUT WILL REMAIN GENERALLY CONSISTENT WITH THE SITE PLAN AND SHALL COMPLY WITH THE STATED MINIMUM DEVELOPMENT STANDARDS.

NOTE: ARCHITECTURAL FOOTPRINTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL ARCHITECTURE AND BUILDING HEIGHTS WILL BE DETERMINED AT SUBDIVISION.

NOTE: UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

GRAPHIC SCALE

CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start Of Construction

The contractor must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The contractor is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 37844, Expiration Date: 6/30/21

WILLIAM K. REED
Original Signature
WILLIAM K. REED
Date: 2021.07.09
123-554-0300

07-BSITE-82017016B-009
SITE PLAN #82017016B

LANDLOT'S CERTIFICATE:
The Undersigned agrees to execute all features of the Site Plan Approval No. 82017016B, including Approval Conditions, Development Program, and Certified Site Plan.

Developer: TOLL MD XI, LP — JOHN HARRIS
Company — Certified Owner
Address: C/O Toll Bros., Inc. 7164 Columbia Gateway Drive, Suite 230, Columbia, MD 21046
Phone: (410) 872-9105
Signature:

REVISION	DATE	REVISION	DATE	REVISION	DATE
SITE PLAN REVISION NO. 1	4/26/21				
SITE PLAN REVISION NO. 2	5/6/21				
SITE PLAN REVISION NO. 3	6/9/21				

APPLICANT:
TOLL MD XI LP
C/O TOLL BROS., INC.
7164 COLUMBIA GATEWAY DRIVE, SUITE 230
COLUMBIA, MD 21046
PHONE: (410) 872-9105
CONTACT: MR. JOHN HARRIS

MT. PROSPECT
(HANSON FARM)

PARCEL 620, L.13537 F.481, PARCEL 343, L.13091 F.503, & PARCEL 412, L.3261 F.348
ELECTIONDISTRICT No. 8, GAITHERSBURG, MONTGOMERY COUNTY, MARYLAND
TAX MAPS FS 342, GRIDS E563 & E564 AND FS 343, GRIDS E563 & E564

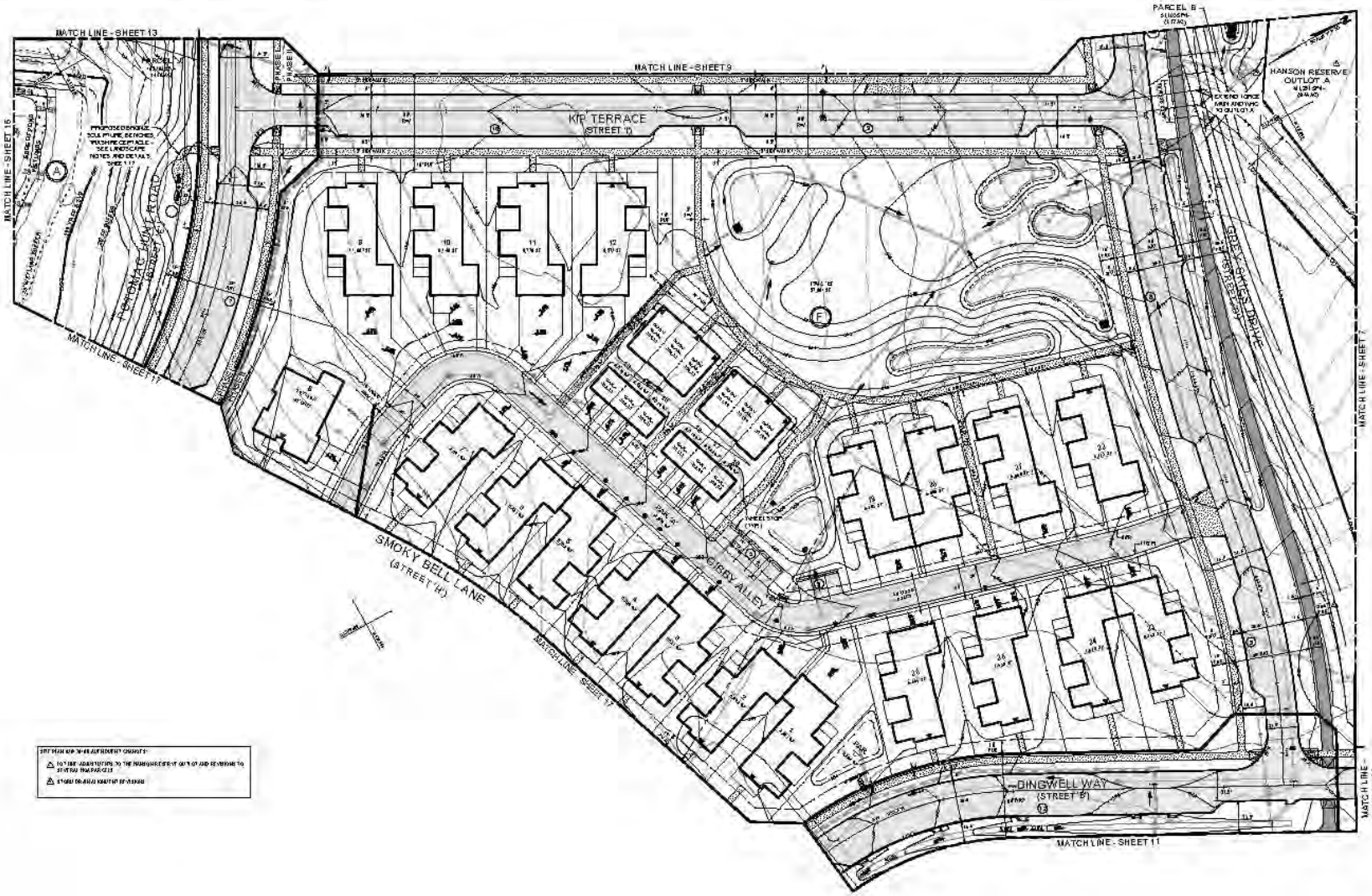
RODGERS CONSULTING
10632 Connecticut Avenue, Suite 300, Gaithersburg, Maryland 20878
Tel: 301.948.4700 Fax: 301.948.6256 www.rodgerscg.com

	BY	DATE
REVISIONS		
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT		
RELEASE FOR		

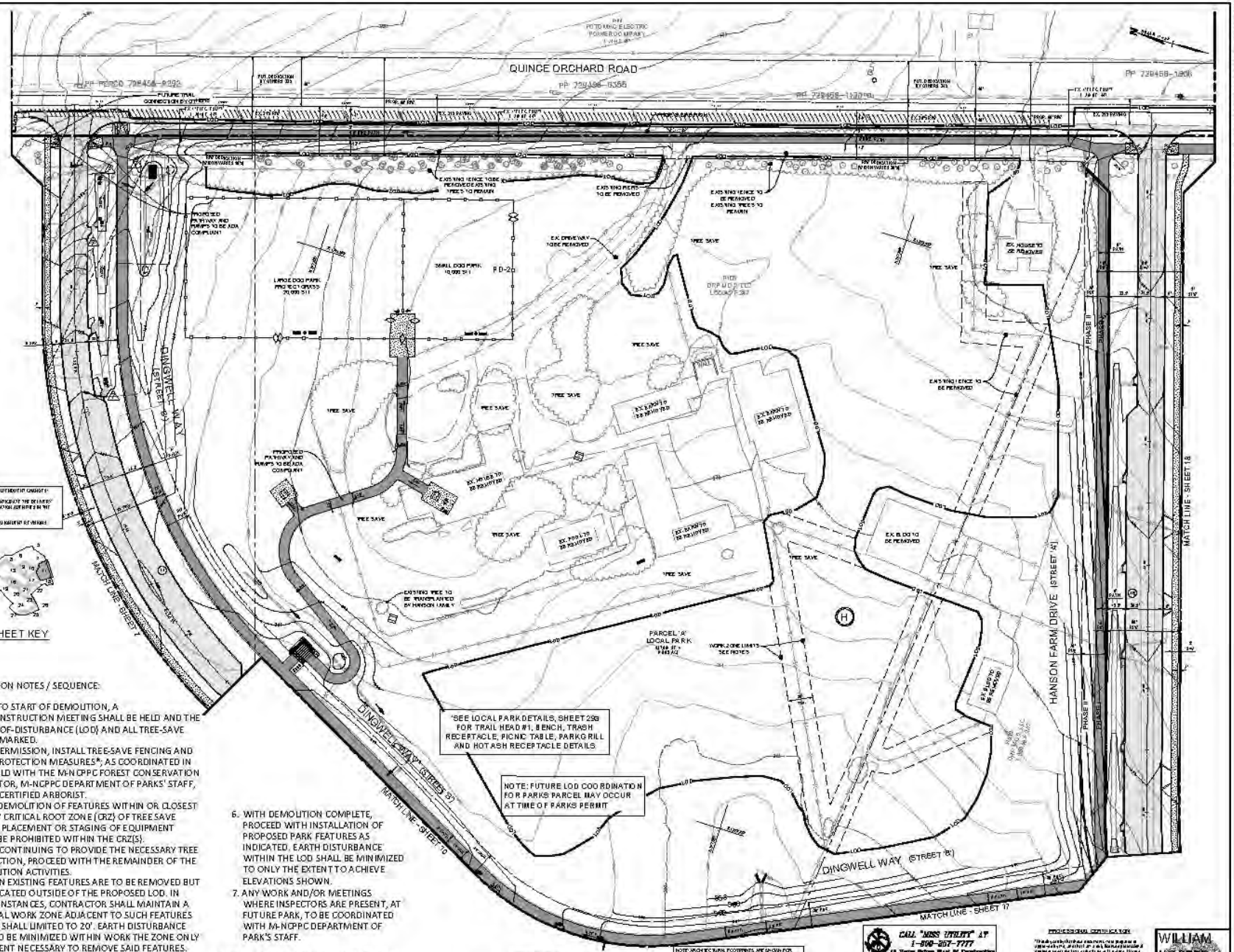
SITE PLAN

SCALE: 1" = 200'
JOB No.: 0256R
DATE: JULY 2021
SHEET No.: Sht 21

PRELIMINARY NOT FOR CONSTRUCTION



PRELIMINARY NOT FOR CONSTRUCTION



LOCAL PARK LEGEND

- BIKE RACK
- PICNIC TABLE
- BENCH
- HOT ASH RECEPTACLE
- TRASH RECEPTACLE
- PARK GRILL
- WATER FOUNTAIN
- GATE (SINGLE)
- GATE (DOUBLE)
- PROPOSED FENCE
- TRAIL HEAD STRUCTURE
- 8' ASPHALT PATH WITH 1.5% CROSS SLOPE
- CONCRETE PAD
- PET STATION

LEGEND

- SITE LIMITS
- PROJECT PHASE LINE
- PUBLIC STREET RIGHT OF WAY
- LOT LINES
- EASEMENTS
- BLOCK INDICATOR
- EXISTING NATURAL SURFACE TRAIL
- PROPOSED NATURAL SURFACE TRAIL
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PATHS
- PROPOSED STREETS
- ALL SIDEWALKS/PATHS CONNECTING TO A STREET SHALL HAVE A HANDICAP RAMP. SEE SHEET 29 (SITE RAMP ADVICE SHEET)
- MAILBOX SITE LOCATIONS SUBJECT TO CHANGE PENDING APPROVAL OF USPS
- BIKE RACK, TRASH RECEPTACLE, BENCH, STEPPING STONES
- PROPOSED ENTRY FEATURE
- WORK ZONE LIMIT
- WATERMAIN
- SEWER
- STORMDRAIN
- SWM/BSO
- EXISTING CONTOURS
- PROPOSED CONTOURS
- RETAINING WALLS
- LIMIT OF DISTURBANCE
- STREAMS & PONDS
- WETLANDS
- WETLANDS BUF.
- 100 YEAR FLOODPLAIN
- FLOODPLAIN BUFFER
- STREAM VALLEY BUFFER (SVB)
- FOREST CONSERVATION EASEMENT
- EXISTING TREE CANOPY
- PROPOSED TREE CANOPY

SHEET KEY

DEMOLITION NOTES / SEQUENCE:

1. PRIOR TO START OF DEMOLITION, A PRE-CONSTRUCTION MEETING SHALL BE HELD AND THE LIMITS-OF-DISTURBANCE (LOD) AND ALL TREE-SAVE AREAS MARKED.
2. WITH PERMISSION, INSTALL TREE-SAVE FENCING AND TREE-PROTECTION MEASURES*; AS COORDINATED IN THE FIELD WITH THE M-N CPPC FOREST CONSERVATION INSPECTOR, M-NCPPC DEPARTMENT OF PARKS' STAFF, AND A CERTIFIED ARBORIST.
3. BEGIN DEMOLITION OF FEATURES WITHIN OR CLOSEST TO ANY CRITICAL ROOT ZONE (CRZ) OF TREE SAVE AREAS. PLACEMENT OR STAGING OF EQUIPMENT SHALL BE PROHIBITED WITHIN THE CRZ(S).
4. WHILE CONTINUING TO PROVIDE THE NECESSARY TREE PROTECTION, PROCEED WITH THE REMAINDER OF THE DEMOLITION ACTIVITIES.
5. CERTAIN EXISTING FEATURES ARE TO BE REMOVED BUT ARE LOCATED OUTSIDE OF THE PROPOSED LOD. IN THESE INSTANCES, CONTRACTOR SHALL MAINTAIN A MINIMAL WORK ZONE ADJACENT TO SUCH FEATURES WHICH SHALL LIMITED TO 20'. EARTH DISTURBANCE SHOULD BE MINIMIZED WITHIN WORK THE ZONE ONLY TO EXTENT NECESSARY TO REMOVE SAID FEATURES.
6. WITH DEMOLITION COMPLETE, PROCEED WITH INSTALLATION OF PROPOSED PARK FEATURES AS INDICATED. EARTH DISTURBANCE WITHIN THE LOD SHALL BE MINIMIZED TO ONLY THE EXTENT TO ACHIEVE ELEVATIONS SHOWN.
7. ANY WORK AND/OR MEETINGS WHERE INSPECTORS ARE PRESENT, AT FUTURE PARK, TO BE COORDINATED WITH M-NCPPC DEPARTMENT OF PARK'S STAFF.

*PLANK, MULCH, AND WATER TREES TO BE SAVED TO EXTENT DIRECTED BY THE CERTIFIED ARBORIST.

GRAPHIC SCALE

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

07-BSITE-82017016B-011
SITE PLAN #82017016B

WILLIAM K. REED

REVISION	DATE	REVISION	DATE	REVISION	DATE
SITE PLAN RESUBMITTAL #10	4/19/21				
SITE PLAN RESUBMITTAL	4/9/21				
SITE PLAN RESUBMITTAL	3/26/21				

APPLICANT:
TOLL MD XI LP
c/o TOLL BROS., INC.
7166 COLUMBIA GATEWAY DRIVE, SUITE 230
COLUMBIA, MD 21046
PHONE (410) 872-9105
CONTACT: MR. JOHN HARRE

MT. PROSPECT
(HANSON FARM)

PARCEL 620, L.13737 F.591, PARCEL 949, L.13890 F.553, & PARCEL 412, L.20611 F.348
ELECTION DISTRICT No. 6 GAITHERSBURG, MONTGOMERY COUNTY, MARYLAND
WSSC GRID 222NW12, GRIDS 223 & 224 NW12, GRIDS 225, 226 & 227 NW12
TAX MAPS EW32, GRIDS 0567 & 0568 AND EW33, GRIDS 0563 & 0564

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Tel: 301-948-4700 Fax: 301-948-8509 www.rodgers.com

	BY	DATE
RELEASE FOR		

SITE PLAN

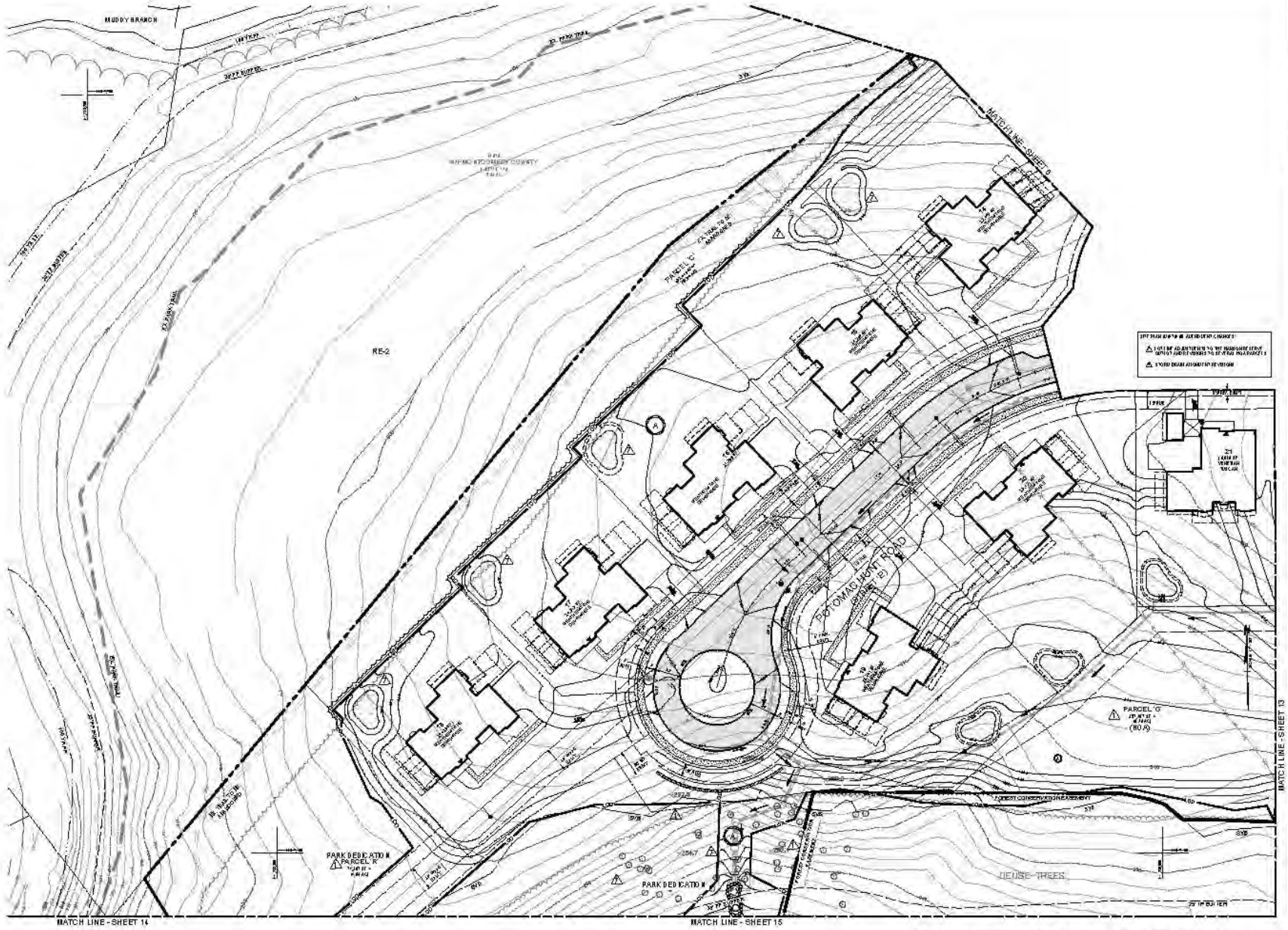
SCALE: 1" = 30'
JOB No. 13296P
DATE: JULY 2021
SHEET No. 11 of 31

PRELIMINARY NOT FOR CONSTRUCTION

LEGEND

- SITE LIMITS
- PROJECT PHASE LINE
- PUBLIC STREET RIGHT OF WAY
- LOT LINES
- EASEMENTS
- BLOCK INDICATOR
- EXISTING NATURAL SURFACE TRAIL
- PROPOSED NATURAL SURFACE TRAIL
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PATHS
- PROPOSED STREETS
- ALL SIDEWALKS/PATHS CONNECTING TO A STREET SHALL HAVE A HANDICAP RAMP. SEE SHEET 20 (UNIVERSAL ACCESSIBILITY)
- MAILBOX SITE (LOCATION SUBJECT TO CHANGE BEFORE APPROVAL OF DPS)
- BIKE RACK, TRASH RECEPTACLE, BENCH, SITE FURNISHING SCHEDULE
- PROPOSED ENTRY TEXTURE
- WATER MAIN
- SEWER
- STORM DRAIN
- SWALE 30
- EXISTING CONTOURS
- PROPOSED CONTOURS
- RETAINING WALLS
- LIMIT OF DISTURBANCE
- STREAMS & PONDS
- WETLANDS
- WETLANDS BUFFER
- 100 YEAR FLOODPLAIN
- FLOODPLAIN BUFFER
- STREAM VALLEY BUFFER (SVB)
- TIER 1 CONSERVATION EASEMENT
- EXISTING TREE CANOPY
- PROPOSED TREE CANOPY

SHEET KEY



GRAPHIC SCALE

NOTE: LOT SIZES ARE SUBJECT TO MINOR MODIFICATIONS AT THE TIME OF RECORD PLAT REVIEW, BUT WILL REMAIN GENERALLY CONSISTENT WITH THE SITE PLAN AND ALL COMPLY WITH THE STATED MINIMUM MODERN DEVELOPMENT STANDARDS.

NOTE: ARCHITECTURAL FOOTPRINTS, PRESENTED FOR ILLUSTRATIVE PURPOSES ONLY. FINAL ARCHITECTURE AND BUILDING HEIGHTS WILL BE DETERMINED AT BUILDING PERMIT.

NOTE: UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES, AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

The contractor must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The contractor is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

PROFESSIONAL CERTIFICATION

07-BSITE-82017016B-012
SITE PLAN #82017016B

WILLIAM A. KEEDY
No. 12847
STATE OF MARYLAND

REVISION	DATE	REVISION	DATE	REVISION	DATE
DEPARTMENT MINIMUM, WAIVER	4/26/21				
DEPARTMENT ADMINISTRATIVE	5/26/21				
DEPARTMENT ADMINISTRATIVE	6/29/21				

APPLICANT:
TOLL MD XI LP
c/o TOLL BROS., INC.
7164 COLUMBIA GATEWAY DRIVE, SUITE 230
COLUMBIA, MD 21046
PHONE (410) 872-9105
CONTACT: MR. JOHN HARRIS

MT. PROSPECT
(HANSON FARM)

PARCEL 620, L.13537 F.591, PARCEL 919, L.13990 F.553, & PARCEL 412, L.3270 F.348
ELECTION DISTRICT No. 8 GAITHERSBURG, MONTGOMERY COUNTY, MARYLAND
WSSC MAPS 214NW12, 215NW12, 214NW13 & 215NW13, GRIDS: J5, K5, J6 & K6
TAX MAPS EW32, GR675, GR677 & GR678 AND EW33, GR675, GR676 & GR678

RODGERS CONSULTING
8600 Country Boulevard, Suite 300, Gaithersburg, Maryland 20879
Ph 301.948.4700 Fx 301.948.6256 www.rodgers.com

	BY	DATE
DRAFT BY:		
DESIGNED:		
DRAWN:		
REVIEWED:		
RODGERS CONTACT:		
RELEASE FOR:		

SITE PLAN

SCALE: 1" = 30'
JOB No. 02096P
DATE: JULY 2021
SHEET No. 12 of 21

PRELIMINARY NOT FOR CONSTRUCTION

LEGEND

SHEET KEY

GRAPHIC SCALE

CALL "BEFORE YOU DIG" AT 1-800-382-7271

07-SITE-82017016A-013
SITE PLAN #82017016A

Frank Boss Eng

REVISIONS	DATE	REVISIONS	DATE	REVISIONS	DATE
[illegible]	[illegible]				
[illegible]	[illegible]				

APPLICANT:
TOLL MD 70, LP
c/o TOLL BROS., INC.
2794 GUILFORD COLLEGE WAY DRIVE, SUITE 250
COLUMBIA, MD 21046
PHONE: (410) 876-8165
CONTACT: MR. TOM MATEYA

MT. PROSPECT
(HANSON FARM)

RODGERS CONSULTING

RELEASE INFO

SITE PLAN