

**Plat Name:**     **Brickyard Estates**

**Plat #:**         **220241220**

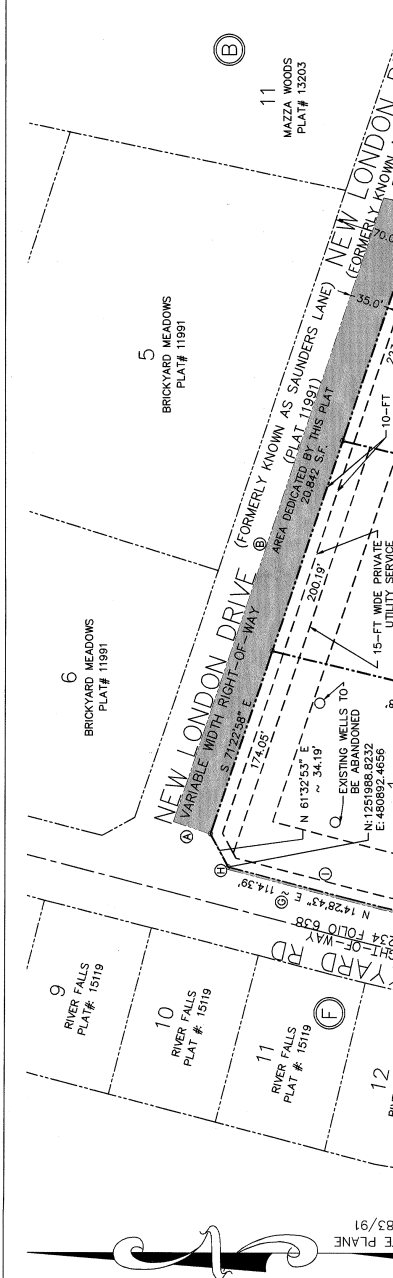
Location:         Located in the southeast corner of the intersection of Brickyard Road and New London Drive

Master Plan       Potomac Subregion Master Plan

Plat Details:     RE-2 zone; 3 lots

Owner:           7601 Brickyard, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620230150 (MCPB Resolution No. 24-029), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plan.

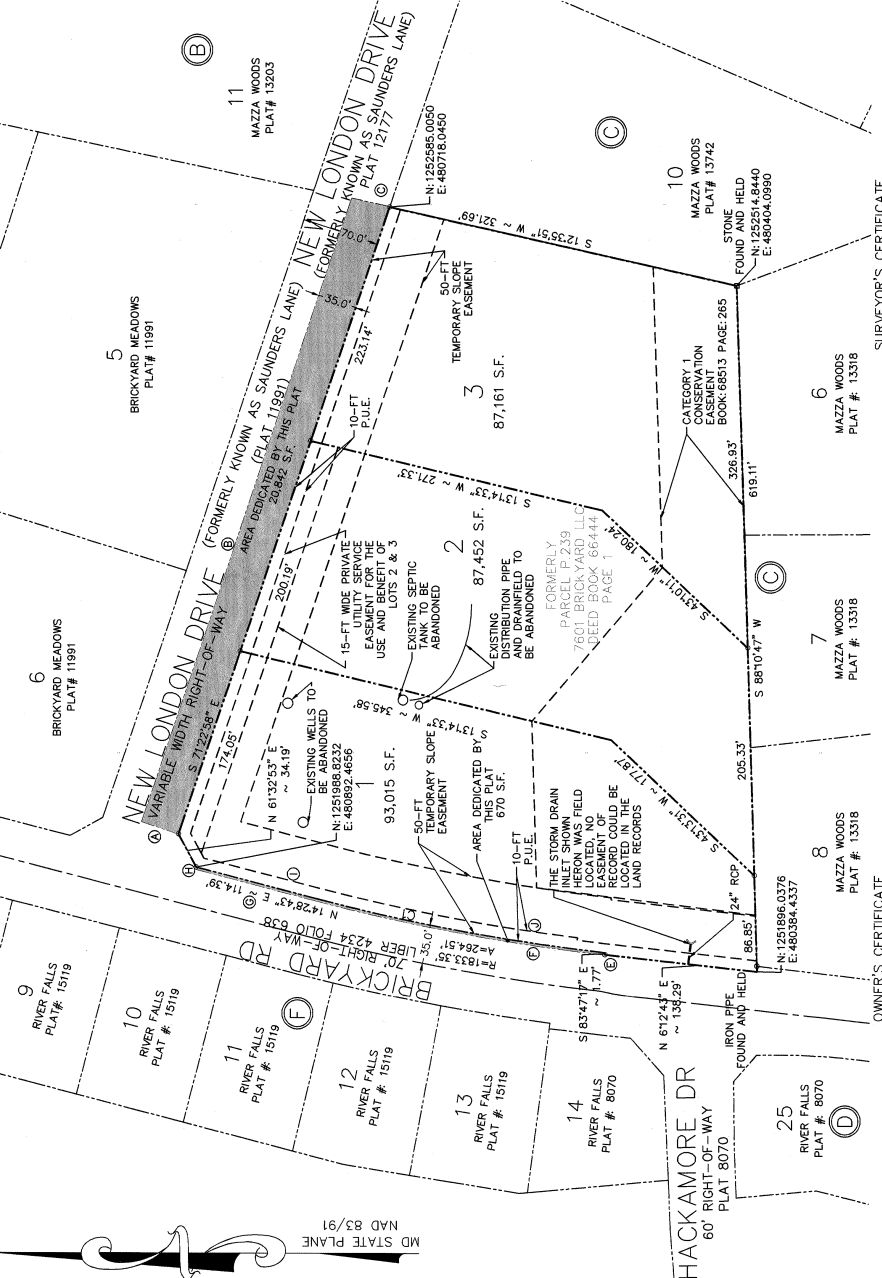


VICINITY LOCATION MAP  
SCALE: 1" = 1000'

GENERAL NOTES

1. ZONE: R-200
2. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT OF THE PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE REFORMATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS
3. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
4. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY
5. PER 50.8.1.C.2.G OF THE MONTGOMERY COUNTY CODE, THE FOLLOWING ARE THE IDENTIFICATION NAMES OR NUMBERS AND COORDINATE VALUES FOR THE CONTROL STATIONS USED TO ESTABLISH COORDINATE SYSTEM DATUM.  
 1,251,696.0376  
 4,603,584.4376  
 JV 4223 - 688,985.68 1,253,710.21

DEDICATION AREA TABLE	
(A)	N 18° 37' 03" E 35.00'
(B)	S 71° 22' 57" E 593.69'
(C)	S 12° 35' 51" W 35.19'
(D)	N 71° 22' 57" E 597.28'
(E)	S 83° 47' 17" E 1.77'
(F)	SEE CURVE TABLE
(G)	S 14° 28' 43" W 112.74'
(H)	S 61° 32' 53" W 2.42'
(I)	N 14° 28' 43" E 114.39'
(J)	SEE CURVE TABLE



WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, DEDICATE THE STREETS TO PUBLIC USE AS SHOWN HERON TO MONTGOMERY COUNTY, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES (BRL), WE FURTHER GRANT TO MONTGOMERY COUNTY THE WIDTH OF MONTGOMERY COUNTY PARALLEL AND ADJACENT TO THE DEDICATED RIGHT-OF-WAY. SAID PARALLEL AND ADJACENT TO MONTGOMERY COUNTY PUBLIC IMPROVEMENTS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND. THE OWNER FURTHER ESTABLISHES A PRIVATE UTILITY EASEMENT FOR THE USE AND BENEFIT OF THE OWNERS LOTS 02 & 03 AND THEIR UTILITY SUCCESSORS AND ASSIGNS SHOWN HERON, GRANT A PUBLIC UTILITIES EASEMENT SHOWN HERON AS (P.U.E.) TO THE PARTIES NAMED IN A DOCUMENT ENTITLED "TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SUBJECT TO THE TERMS SET FORTH THEREIN. WE THE OWNERS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRE MONUMENTATION TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS, AFFECTING THE PROPERTY INCLUDING THIS PLAT OF SUBDIVISION, EXCEPT FOR A CERTAIN DEED OF TRUST RECORDED IN LIBER 66444 PG. 06 AND THE PARTY IN INTEREST THERETO HAS HERON INDICATED THEIR CONSENT.

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND DESCRIBED IN A DEED DATED 10/28/2022 FROM NILESH BHUT & CHANDRIKA BHUT TO 7601 BRICKYARD LLC, AND BEING RECORDED IN BOOK 66444 AT PAGE 1 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATION HEREON, ALL MONUMENTS AND ALL PROPERTY MARKERS AND OTHER SURVEY DATA, INCLUDING THE TOTAL AREA INCLUDED ON THIS PLAT, SHALL BE 50.4.3.G OF MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED ON THIS PLAT IS 288,141 SQUARE FEET OF LAND, OF WHICH 21,513 SQUARE FEET IS DEDICATED TO THE PUBLIC USE.

DATE: 10/30/24 PRINTED NAME: MICHAEL T. MADDOX

SIGNATURE: *[Signature]* EXPIRATION DATE: 10/12/2025

LICENSE NUMBER: 22079

AREA TABULATION	
LOT 01	93,015 S.F.
LOT 02	87,452 S.F.
LOT 03	87,161 S.F.
LOTS	267,628 S.F.
DEDICATION	21,513 S.F.
TOTAL SITE AREA	288,141 S.F.

WITNESS: *[Signature]* DATE: 10/29/2024

SPRING GARDEN LENDING LENDER

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

APPROVED: *[Signature]* DATE: 10/29/2024

APPROVED: *[Signature]* DATE: 10/29/2024

CHAIR: *[Signature]* MONTGOMERY PLAT SIGNATORY FOR SECRETARY TREASURER

COMMISSIONER: *[Signature]* MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES

APPROVED: *[Signature]* DATE: 10/29/2024

PLAT NO. \_\_\_\_\_

SAARAH MASSEY, VP, COMMERCIAL LENDING

MICHAEL TAYLOR, MANAGING MEMBER FOR 7601 BRICKYARD, LLC

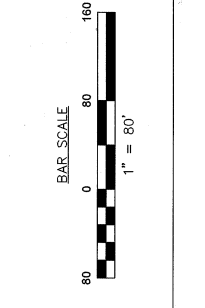
THOMAS A. MADDOX  
PROFESSIONAL LAND SURVEYOR  
8833 SHADY GROVE COURT  
GAITHERSBURG, MARYLAND 20877  
(301) 330-0612

ELECTION DISTRICT: 10  
COUNTY: MONTGOMERY  
STATE: MARYLAND  
DATE: 08/09/2024  
SCALE: 1" = 80'

SHEET 1 OF 1

CURVE DATA				
NO	RADIUS	DELTA	ARC	BEARING
C1	1833.35'	8° 16' 00"	284.51'	N10° 20' 43" E
(F)	1833.35'	8° 16' 00"	284.29'	S10° 20' 43" W
(J)	1835.12'	8° 16' 00"	284.77'	N10° 20' 43" E

APPROVALS/INFORMATION CHART	
TAX MAP:	FN342
WSSC GRID:	209NW10
APPROVED ADMINISTRATIVE SUBDIVISION:	620230150
APPROVED FCP:	F20230390



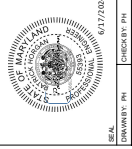
NOT FOR CONSTRUCTION  
 ADMINISTRATIVE  
 SUBDIVISION  
 08/17/2024



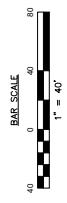
DATE: 08/17/2024  
 INITIAL SUBMISSION: 08/17/2024  
 SECOND SUBMISSION: 08/17/2024  
 CONTROLLED REVISIONS: 08/17/2024  
 CENTERED REVISIONS: 08/17/2024  
 CENTERED REVISIONS: 08/17/2024  
 PROJECT: 700 BRICKYARD RD  
 POTOMAC, MD 20854  
 PROJECT NO: 240478197  
 NO RECORD PLAT EXIST  
 10% ELECTION DISTRICT  
 VSSC: GRID ZONE 18  
 POTOMAC DIRECT WATERSEED  
 APPLICANT: AMT DEVELOPMENT, LLC  
 240 478 197  
 CIVIL ENGINEER  
 HUSKA CONSULTING, LLC  
 1000 10TH STREET NW  
 WASHINGTON, DC 20007  
 LAND SURVEYOR  
 THOMAS A MADDOCK  
 GAITHERSBURG, MD 20877  
 301.330.0812

**BRICKYARD  
 ESTATES**  
 Plan #620230150

PROFESSIONAL  
 CERTIFICATION  
 I HEREBY CERTIFY THAT THESE  
 DOCUMENTS WERE PREPARED  
 THAT I AM A VALID LICENSE  
 UNDER THE LAWS OF THE  
 STATE OF MARYLAND  
 PATRICK HORGAN, P.E.  
 LICENSE NO. 53368-15-16  
 EXPIRATION DATE: 05-30-25



ADMINISTRATIVE  
 SUBDIVISION PLAN



- PLAT LEGEND**
- PROPOSED PROPERTY LINE
  - PROPOSED EASEMENT
  - RESTRICTION LINE
  - BUILDING FACE
  - RETAINING WALL
  - STAIRS
  - EXTERIOR DOOR
  - ASPHALT PAVEMENT
  - CONCRETE PAVEMENT
  - GUARD RAIL
  - WOOD DECK
  - AREA DEDICATED TO PUBLIC USE
  - PRE-PRELIMINARY CONCEPT PLAN KEYNOTES
  - NEW 14-FT WIDE RESIDENTIAL ENTRANCE ON OPEN SECTION ROAD (MCDOT 301.03)
  - OFF NEW LONDON DR
  - NEW 30' RADIUS CURB & GUTTER AT BRICKYARD RD AND NEW LONDON DR INTERSECTION (MCDOT 220.0)
  - MAX. CROSS SLOPE: 8.33%
  - MAX. LONGITUDINAL SLOPE: 8.33%
  - MAX. CROSS SLOPE: 8.33%
  - MAX. LONGITUDINAL SLOPE: 8.33%
  - NEW LONDON DR ROADWAY EXTENSION (MCDOT STD. MC-2002.04)
  - 21' PAVEMENT WIDTH W/ 5' SHOULDER
  - SPASS LINED ROADSIDE DITCH ALONG BOTH SIDES AS SHOWN
  - 0.4783 ACRES TO BE DEDICATED TO PUBLIC USE TO PROVIDE 70' R.O.W. FOR NEW LONDON DRIVE PER SECONDARY RESIDENTIAL OPEN ROAD SECTION MCDOT STD.
  - 0.0447 ACRES TO BE DEDICATED TO PUBLIC USE TO PROVIDE 70' R.O.W. FOR BRICKYARD ROAD PER PRIMARY RESIDENTIAL OPEN ROAD SECTION MCDOT STD.
  - RECONSTRUCT EXISTING DRIVEWAY APRONS FOR LOTS 05 AND 06 WITH 12-FT TO 14-FT WIDE RESIDENTIAL ENTRANCE ON OPEN SECTION ROAD (MCDOT 301.03) OFF NEW LONDON DR PER PRIMARY RESIDENTIAL OPEN ROAD SECTION MCDOT PLAN.
  - NEW ADA COMPLIANT RAMP W/ CURB AND GUTTER (MCDOT STD. MC-100.03)

MEETS AND BOUNDS	
LABEL	DESCRIPTION
L1	34.19' N 81°25'53" E
L2	34.06' S 282°04'1" E
L4	1.77' S 83°47'17" E
L5	138.29' N 61°24'53" E
L6	8.68' S 71°25'38" E
CT1	R=1833.35' A=264.51'