



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

Item 3/A

Staff Report: Site Plan Amendment 82006012A, Piedmont Crossing

CONSENT ITEM #: _____

MCPB HEARING

DATE: January 22, 2009

REPORT DATE: January 12, 2009

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *UK*
Robert Kronenberg, Supervisor *RAK*
Development Review Division

FROM: Molline Smith, Senior Planner *(MCS)*
Development Review Division
301.495.4573
Molline.smith@mncppc-mc.org



APPLICATION

DESCRIPTION: Shady Grove Sector Master Plan.

APPLICANT: Toll MD II, LLC.

FILING DATE: December 10, 2008

RECOMMENDATION: Approval of the site plan amendment and adoption of the draft resolution.

EXECUTIVE

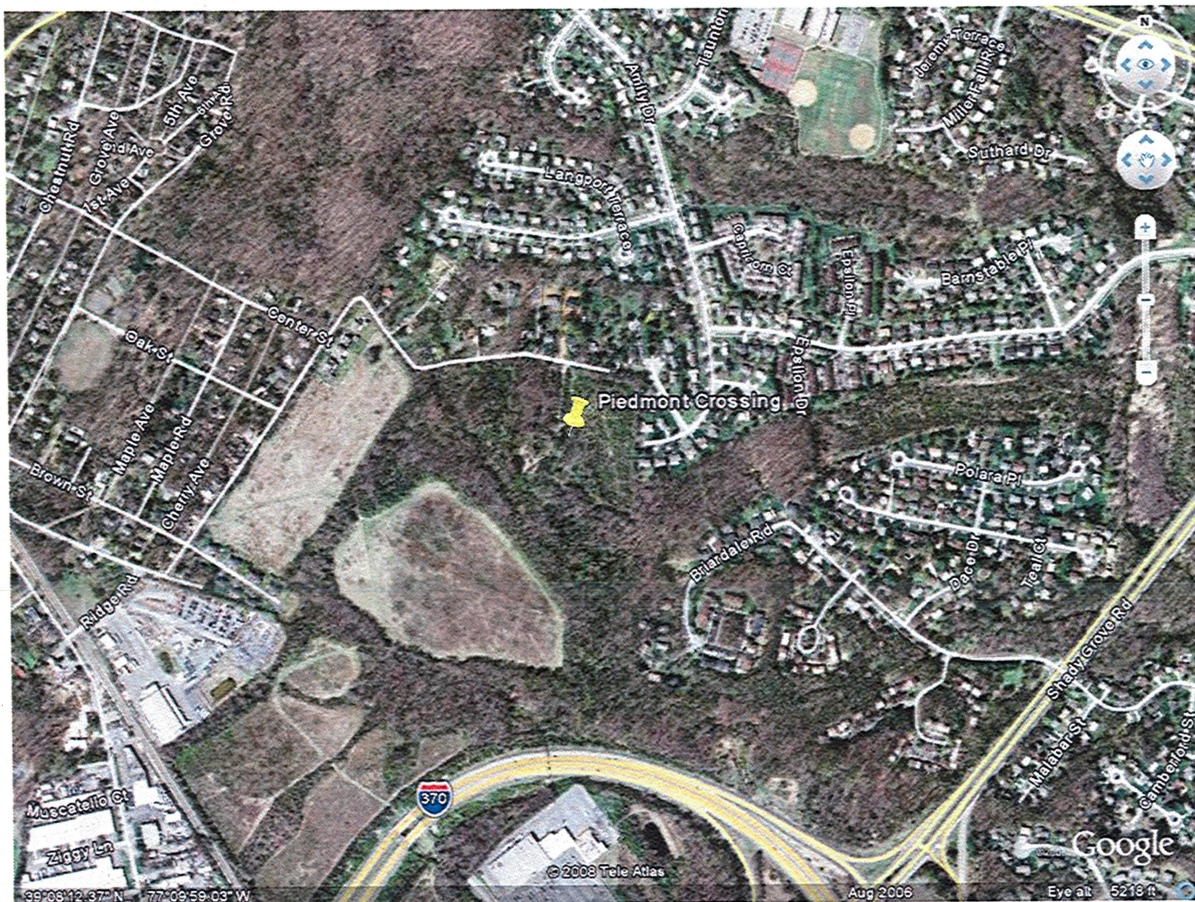
SUMMARY: The Applicant has requested the removal of condition #8, and wishes to add from the original approval another lot. Staff has requested a change to the phasing to account for the ICC/SHA ramp, and purchase of land by MNCPPC for future parkland.

SITE DESCRIPTION

Site Vicinity and Background

The subject site is located on Amity Drive in Mill Creek South, adjacent to Woodward Park and I-370. The development is bordered by one-family detached homes (within the town of Washington Grove. Ridge Road is located to the north of the site, and Bounding Bend Court off Amity Drive is located on the northeast side. Industrial and office uses lie to the south (on Shade Grove Road), and townhouses mixed with one-family detached homes are on the southwest side (on Briardale Road). There are no known rare, threatened, or endangered species on site. There are no known historic properties or features on site.

The Piedmont Crossing site (formerly known as the Casey Property at Mill Creek), is a 66-acre site adjacent to the Town of Washington Grove and in the Shady Grove Planning Area. The Town of Washington Grove and Mill's Creek South residents have been actively involved with this development since 2001.



Vicinity Map

AMENDMENT DESCRIPTION

Previous Approvals

Preliminary Plan

The Preliminary Plan #120020220 for Casey Property at Mill Creek (now known as Piedmont Crossing) was approved for 184 lots (92 single family detached units, 92 single family attached units, including 23 moderately priced dwelling units) on 65.59 acres in December 2004 (opinion dated July 11, 2005) with 28 conditions of approval.

Site Plan

Site Plan #820060120 was approved for 61 dwelling units on 35.74 gross acres on November 1, 2007 in the R-90 zone, subject to conditions. The Planning Board discussed the possibility of adding another townhouse lot (deleted from the original site plan) could in the future through a site plan amendment.

Conformance to Conditions of Approval

The proposed development must comply with the conditions of approval for Site Plan 820060120 as enumerated in the Planning Board Resolution dated November 11, 2007 (entered into the legal records July 31, 2008) except as modified herein.

Description of Amendment[s]

The Applicant requests the following modifications to the Site Plan:

1. Removal of condition #8 from the site plan resolution (dated November 1, 2007) requiring a traffic mitigation agreement, which does not apply to this property since it is not located within the Greater Shady Grove Transportation Management District.
2. Add one additional townhouse lot. The total number of townhouses will increase to 21, and the total number of dwelling units will be increased to 62.

PUBLIC NOTICE

A notice regarding the subject amendment was sent to all parties of record by the Applicant on November 11, 2008. The notice gave interested parties 15 days to review and comment on the amended site plan per Montgomery County Zoning Ordinance Section 59-D-3.7. Staff received no inquiries regarding the proposed amendment.

STAFF RECOMMENDATION

The amendment to the original site plan (#820060120) stems from a previous recommendation made by the Planning Board. Staff currently recommends a change to the phasing program to accommodate the property acquired by SHA for the ICC interchange, and for the property (on the north side of the future Amity Drive) acquired by the MNCPPC for future parkland. The

acreage of Phase I has been modified from 35.74 acres to 38.97 acres to reflect the dedication of the Legacy Open Space (approximately 12.01 acres); inclusion of Phase I land that is no longer needed by SHA (approximately 0.94 acres); land carved out in Parcel B for a community stormwater management facility (no longer apart of the open space dedication, approximately 0.24 acres); reconciliation of boundary for Parcel C (approximately 0.06 acres); a slight increase in acreage for Parcel C (resulting in a change to the alignment of Amity Drive, approximately 0.07 acres); inclusion of open space area from Phases II and III (approximately 4.75 acres); and the inclusion of the remaining land in Phase II resulting from the SHA development (approximately 9.78 acres). More detailed information regarding these modifications may be found within the attached letter dated November 12, 2008.

The proposed modifications to the site plan will not alter the overall character or impact of the development with respect to the original findings of approval. Further, these modifications will not affect the compatibility of the development with respect to the surrounding neighborhood. Staff recommends approval of Consent Site Plan Amendment #82006012A.

APPENDICES

- A. Draft Planning Board Resolution
- B. ESE Letter from Keith A. Ramsay, P.E. (Project Engineer for Toll Brothers, Inc.)

APPENDIX A



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

MINOR SITE PLAN RESOLUTION

MCPB No. _____
Site Plan No. 82006012A
Project Name: Piedmont Crossing
Hearing Date: January 22, 2009

RESOLUTION

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board") is required to review amendments to approved site plans; and

WHEREAS, on December 10, 2008, Toll MD II, LLC. ("Applicant"), filed a site plan amendment application designated Site Plan No. 82006012A ("Amendment") for approval of the following modifications:

1. To remove condition #8 from the resolution;
2. Add one single family attached lot along Amity Drive; and
3. Change the phasing associated with the development.

WHEREAS, following review and analysis of the Amendment by Planning Board staff ("Staff") and the staffs of other applicable governmental agencies, Staff issued a memorandum to the Planning Board dated January 12, 2009 setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on January 22, 2009, Staff presented the Amendment to the Planning Board as a consent item for its review and action (the "Hearing"); and

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Planning Board hereby adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby approves the Site Plan No. 82006012A; and

BE IT FURTHER RESOLVED, that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

Approved as to
Legal Sufficiency: _____
M-NCPPC Legal Department

BE IT FURTHER RESOLVED, that this Amendment shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this written resolution is _____ (which is the date that this resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner _____, seconded by Commissioner _____, with Commissioners _____ (list) voting in favor of the motion, with Commissioner(s) _____ (list) dissenting, Commissioner(s) _____ (list) abstaining, Commissioner(s) _____ (list) being absent or being temporarily absent, at its regular meeting held on Thursday, _____, 200., in Silver Spring, Maryland.

[MCS]

APPENDIX B



November 12, 2008

Mr. Robert Kronenberg
Development Review Division
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Piedmont Crossing – Certified Site Plan #820060120

Dear Mr. Kronenberg:

Please accept this letter and package for your review. We have made modifications in accordance with your review markups dated August 5, 2008 and our meeting on September 12, 2008.

At our last meeting concerning the site plan signature submittal on September 12, 2008 you asked us to reconcile the differences between the acreages shown on the current site plan vs. the plan approved by the Planning Board. We have included a chart on the site plans that technically reconciles the overall acreage of the parcel with the SHA and MNCPPC dedications in accordance with your request. However, with several agencies in MNCPPC and State Highway making changes and acquiring portions of land previously attached to this project it is not easy to summarize in a coherent way with a single chart. Therefore, to assist you further, we have attached a series of simple charts and accompanying maps that when reviewed step by step, show each land transaction. You will conclude all the parcels approved by Park and Planning are represented in these calculations.

Because of the number of adjustments we have received, we would be happy to reconvene at your convenience and resolve any additional questions in person. We trust this information will be helpful to you in this site plan approval. Should you have any questions, please do not hesitate to call me at (410) 381-3241.

Very Truly Yours,
ESE CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read "KR", written over the printed name of Keith A. Ramsay.

Keith A. Ramsay, P.E.
Project Engineer

cc: Al Edwards (Toll Brothers, Inc.)
File

AE:KR:08-1112 - Comment letter.MNCPPC.doc

ESE Consultants, Inc.
7164 Columbia Gateway Drive, Suite 230 • Columbia, MD 21046
p: 410.872.9105 • f: 410.872.4870

PROJECT BOUNDARY AREA CALCULATION

	29.19	ac	Phase I area as shown on ESE's Current Site Plan for Signature November 2008 (Described further below)
+	9.78	ac	Phase II area as shown on ESE's Current Site Plan for Signature November 2008
SUB TOTAL	38.97		Current Project Boundary as shown on the Site Plan for Signature Approval November 2008
+	15.06	ac	Area taken by MSHA ICC RES Case #293632-V
+	12.01	ac	Area Dedicated as Legacy Open Space to MNCPPC L. 34202 F. 675
+	0.06	ac	Computed Boundary Descrepency from SHA plat reconciliation
	66.09	ac	Matches Planning Board Resolution dated 7/31/08

PHASE I SITE AREA Parcel Adjustments

Parcel	Current Site Plan Parcel Areas (AC)	7/31/08 Planning Board Resolution Parcel Areas (AC)	Parcel Adjustments (AC)	Explanation of Parcel Adjustments
Phase I Site Area	12.74	11.80	0.94	SHA Right - of - Way Taking
Amity Drive	1.26	1.26		No Change
Picea View Court	1.07	1.07		No Change
Castanea Lane	0.33	0.33		No Change
Parcel B, Block C	0.67	0.91	-0.24	Adjusted Open Space Dedication to the Park Dept Per MNCPPC Request
Parcel C, Block C	4.28	4.34	-0.06	SHA Boundary Reconciliation
Parcel F, Block A	2.21	2.21	0.00	No Change
Parcel C, Block D	1.88	1.81	0.07	Slight Revision To Amity Drive Alignment
Parcel D, Block D	4.75		4.75	Transfer Open Space Area From Phase II & III to Phase I
Phase I Site Area	29.19	23.73		
Total			5.46	Total Parcel Area Adjustments
	5.46			Parcel Area Adjustments
	23.73	23.73		SAME SAME !

Reconcile PHASE I SITE AREA Back to the Planning Board's Approval

Current Phase I Site Area	29.19	Current Phase I Area
Less Area Dedicated to Legacy Open Space	12.01	
Less Total Parcel Area Adjustments From Above Chart	<u>5.46</u>	
Phase I Area as Approved 7/31/08 Planning Board Resolution	35.74	Phase I Reconciles back to the Planning Board's Resolution

Summary

38.97	ac	Current Project Boundary as shown on the Site Plan for Signature Approval November 2008
29.19	ac	Current Phase I Site Area

PIEDMONT CROSSING DENSITY CALCULATION

The following statements are from the Casey Property @ Mill Creek Preliminary Plan Opinion dated 07/11/05

II. Project Description

The application proposes a total of 184 units divided between 82 attached and 92 detached residential lots. The plan utilizes the MPDU option provision under Section 59-C-1.6 of the Montgomery County Zoning Ordinance. Although this option permits an increase in density above the total number of dwelling units permitted by the standard method, the application does not take advantage of this allowance. The plan is at a density of 3.10 dwelling units per gross acre; below the allowable density of 4.39 dwelling units per gross acre. Site Plan approval procedures under Section 59-D-5 must be followed once the Planning Board approves a preliminary plan application.

The plan has been split into three separate phases to accommodate a number of development options and overriding public needs on the site. The phases and options are discussed below.

A. Phase I

Phase I includes fifty-three one family detached and twelve one family attached units (9 MPDUs) and is approximately 22 acres in size including the adjacent stream valley. Staff has worked with the Town and Applicant to provide a predominantly one family detached mix of units for this phase that staff believes to be compatible with the Town. Twelve townhomes including nine MPDUs will be located on the extension of Amity Drive. A landscape buffer of evergreens is proposed to provide screening along the Ridge Road edge.

The following statement is from the Piedmont Crossing Site Plan Opinion dated 07/31/08

NOW, THEREFORE, BE IT RESOLVED that, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Montgomery County Planning Board APPROVES Site Plan No. 820060120 for 61 one-family dwelling units (41 one-family detached, 20 townhouses), including 12.5 percent MPDUs, on 35.74 gross acres in the R-90 zone, subject to the following conditions:

Density Summary

Allowable Density Per the Preliminary Plan Opinion	4.39 DU/AC	
Density as stated in the Site Plan Opinion dated 07/31/08	35.74 AC @ 1.71 DU/AC (including 12.01 AC Legacy Open Space in Gross Site Area)	
Density as shown on ESE Site Plan Submitted June 2008	29.19 AC @ 2.09 DU/AC (not including Legacy Open Space in Gross Site Area)	
Area of Legacy Open Space	+ 12.01 AC	
Density of ESE Site Plan if Legacy Open Space is included	41.2 AC @ 1.48 DU/AC	
Density of Plan Amendment to add additional lot	41.2 AC @ 1.50 DU/AC (including Legacy Open Space and add'l lot)	

CURRENT SITE PLAN AREAS

(SAME AREAS ADJUSTED AS DESCRIBED ON ATTACHED SHEET)

PLANNING BOARD RESOLUTION (7/31/08)

ORIGINAL GROSS SITE AREA:	
PHASE I:	35,750 ACRES; 1,556,658 SF
PHASES II & III:	20,447 ACRES; 908,107 SF
MSHA CC RES:	9,500 ACRES; 414,246 SF
TOTAL:	66,697 ACRES; 2,879,011 SF
PHASE I ONLY:	
GROSS SITE AREA:	35,750 ACRES; 1,556,658 SF
LESS STREET DEDICATION:	
AMITY DRIVE:	1.26 ACRES; 54,680 SF
STREET "A":	1.07 ACRES; 46,785 SF
STREET "B":	0.33 ACRES; 14,452 SF
TOTAL:	2.66 ACRES; 115,917 SF
LESS MNCPPC PARK DEDICATION:	
PAR A, BLK A:	1.01 ACRES; 43,908 SF
PAR E, BLK A:	2.11 ACRES; 90,170 SF
PAR F, BLK A:	1.81 ACRES; 78,798 SF
PAR F, BLK C:	0.91 ACRES; 39,210 SF
PAR C, BLK C:	4.34 ACRES; 189,238 SF
TOTAL:	21.28 ACRES; 931,324 SF
ORIGINAL NET SITE AREA:	11.80 ACRES; 513,813 SF

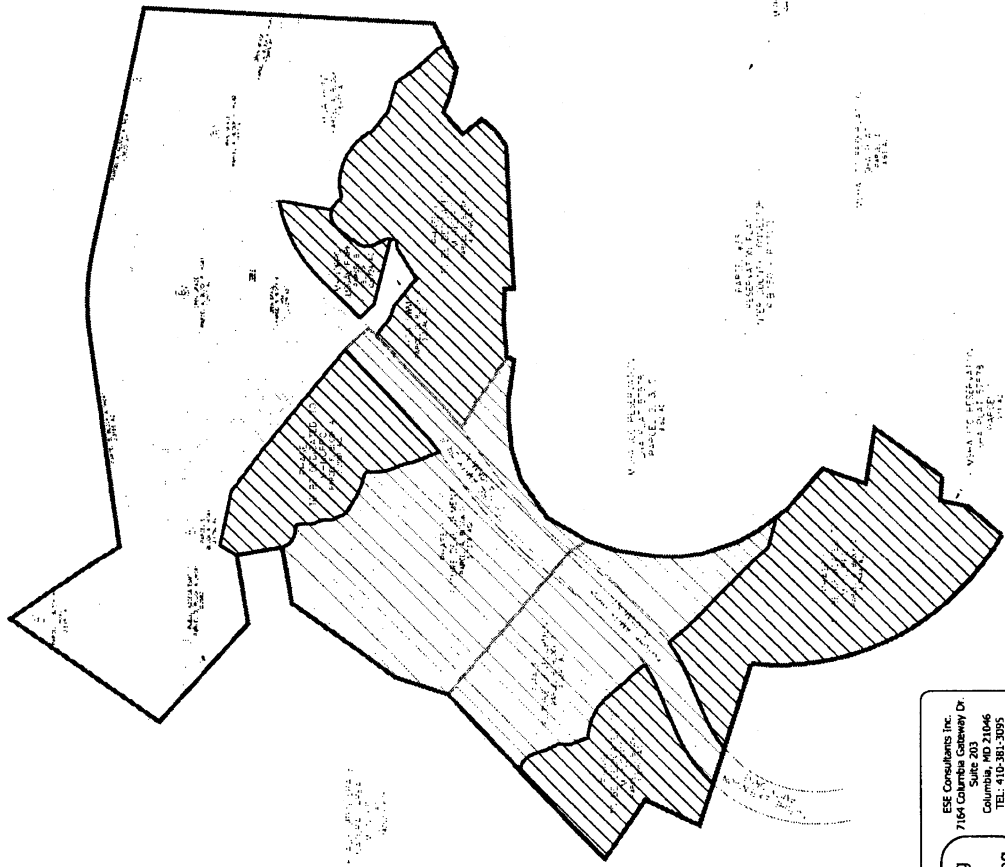
NOTE: ACREAGE PER 7/31/08 PLANNING BOARD RESOLUTION

ESE'S JUNE 2008 SITE PLAN

REVISED GROSS SITE AREA:	
PHASE I:	41,194 ACRES; 1,794,632 SF
PHASES II:	9,767 ACRES; 425,870 SF
MSHA CC RES:	13,050 ACRES; 555,911 SF
TOTAL:	66,011 ACRES; 2,876,413 SF
PHASE I ONLY:	
GROSS SITE AREA:	41,194 ACRES; 1,794,632 SF
LESS STREET DEDICATION:	
AMITY DRIVE:	1.25 ACRES; 54,666 SF
PICCA VIEW COURT:	1.07 ACRES; 46,770 SF
CASTANEA LANE:	0.30 ACRES; 13,397 SF
TOTAL:	2.62 ACRES; 114,833 SF
LESS MNCPPC PARK DEDICATION:	
LEGACY OPEN SPACE:	12,012 ACRES; 531,308 SF
PAR F, BLK A:	2,207 ACRES; 96,149 SF
PAR B, BLK C:	0,674 ACRES; 29,238 SF
PAR C, BLK C:	4,279 ACRES; 186,430 SF
PAR D, BLK D:	4,754 ACRES; 207,103 SF
TOTAL:	25,806 ACRES; 1,123,872 SF
REVISED NET SITE AREA:	12,736 ACRES; 554,977 SF

NOTE: 1) ACREAGE PER MDSHA LAND SWAP CASE #293432-V
2) APPROXIMATELY 4.75 ACRES OF M-NCPPC DEDICATION
PHASE 2 & 3 HAS BEEN SHIFTED TO PHASE 1
3) MDSHA CREDIT OF 2.484 ACRES TO PARCEL A & C.
BLOCK C AND TAKING OF 1.031 FROM PARCEL A & C.
4) APPROXIMATELY 0.9 ACRES LOCAL PARK PARCEL B.
BLOCK C REVISED TO 0.67 ACRES M-NCPPC AND 0.23
ACRES HOA SWM PER M-NCPPC COMMENT DATED
9/12/08.

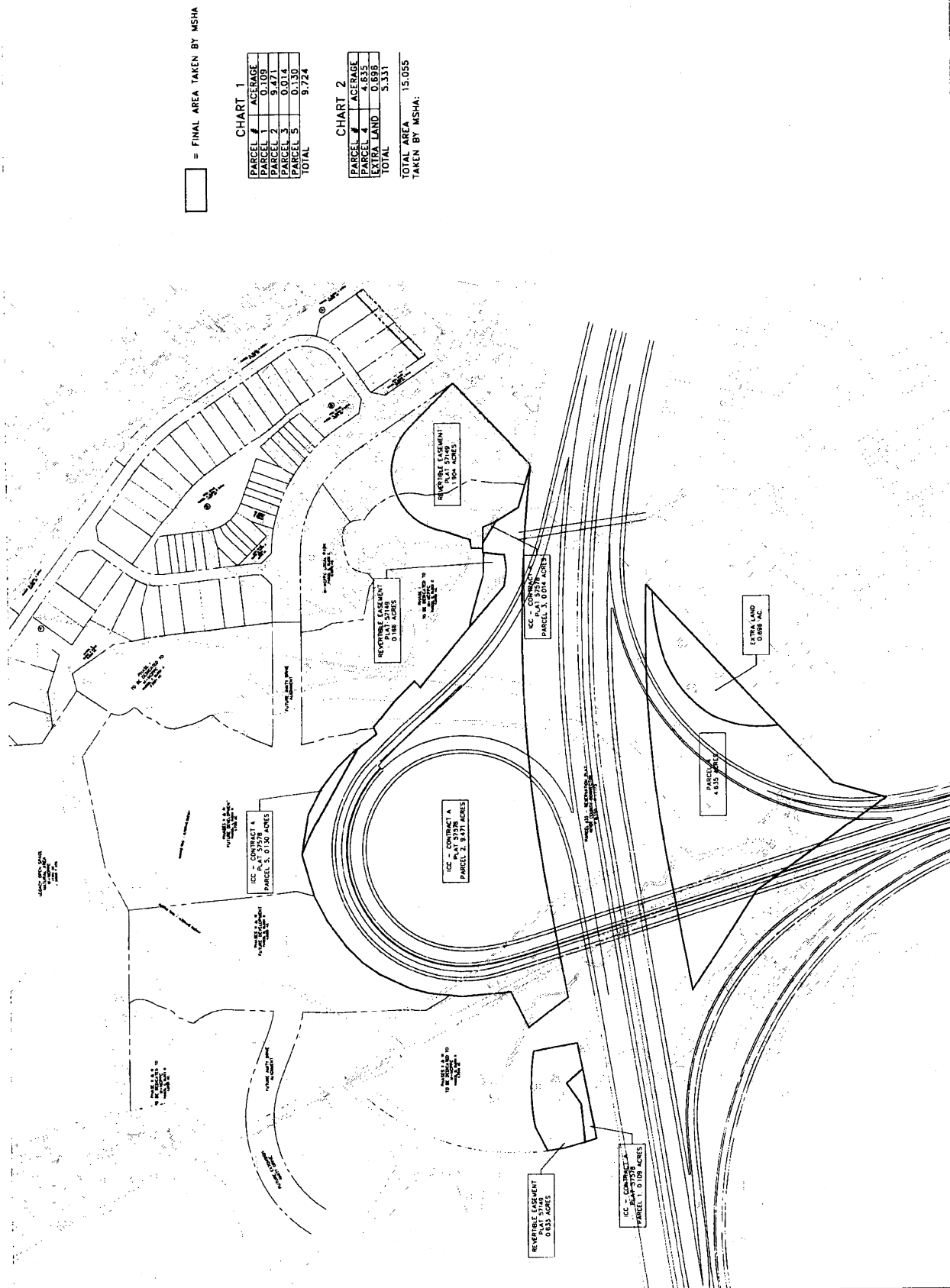
M-NCPPC PARCEL LABEL	FORMER PARCEL REFERENCE
LEGACY OPEN SPACE	PAR B, BLK A
PAR F, BLK A	PAR E, BLK A
PAR C, BLK D	PAR F, BLK A
PAR B, BLK C	PAR B, BLK C
PAR C, BLK C	PAR C, BLK C
PAR D, BLK D	PAR F, BLK C



- CURRENT PROJECT BOUNDARY
- PHASE I M-NCPPC
- PHASE II

Land Planning
Engineering
Land Surveying

ESE Consultants Inc.
7164 Columbia Gateway Dr.
Suite 203
Columbia, MD 21046
TEL: 410-381-3095
FAX: 410-872-4070



Approved Preliminary Subdivision Plan No. 120080020
MCPB Resolution No. 08-121

Per its meeting of 09/18/08 Planning Board Resolution dated 10/20/08

Pursuant to the relevant provisions of Montgomery County Code Chapter 50, the Planning Board APPROVES Preliminary Plan No. 120080020 to create four lots on 10.08 acres of land located on the northwest side of Clarksburg Road (MD Route 121), at the intersection with Little Sierra Court, in the Boyds master plan area, subject to the following conditions:

- 1) Approval under this Preliminary Plan is limited to four lots for four one-family detached dwelling units.
- 2) The Applicant must comply with the conditions of approval of the preliminary forest conservation plan. The Applicant must satisfy all conditions prior to recording of plat(s), or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits, as appropriate. Conditions include, but are not limited to, the following:
 - a. The Final forest conservation plan must include the following elements:
 - i. Design and location of permanent signs must clearly identify boundaries of the Category I conservation easements on all lots.
 - ii. Detailed forest planting plan and notes must be revised to include specific measures to control non-native invasive plants and to plant deciduous trees within the existing forest stand.
 - iii. Detailed tree save plan that includes detailed and specific tree protection measures to be utilized before, during, and after construction for individual trees that are proposed to be protected. These measures must be prepared, signed, and stamped by an ISA-certified arborist.
- 3) The Applicant must place a Category I conservation easement over the forest retention area on Lots 1,2,3, and 4.
- 4) The Category I conservation easement must be shown on the record plat(s).
- 5) The final sediment and erosion control plans must be consistent with the final limits of disturbance as approved by MNCPPC Staff in the Final Forest Conservation Plan.
- 6) The record plat must provide for dedication of approximately 140 square feet of right-of-way along the Property frontage to create a right-of-way for Clarksburg Road (MD Route 121) that is 80 feet wide as measured from the opposite right-of-way line.
- 7) The Applicant must comply with the conditions of the MCDPS stormwater management approval dated August 23, 2007.
- 8) The Applicant must comply with the conditions of the MCDPS, Wells and Septic Section approval dated March 25, 2008.
- 9) The Applicant must comply with the conditions of the Montgomery County Department of Transportation (MCDOT) letter dated September 11, 2007, unless otherwise amended.
- 10) The Applicant must comply with the Maryland State Highway Administration (MDSHA) letter dated March 14, 2008.
- 11) The Applicant must satisfy provisions for access and improvements as required by MDSHA prior to issuance of access permits.
- 12) Before any building permit can be issued, the applicable school facilities payment must be paid to MCDPS.
- 13) The record plat must show necessary easements.
- 14) The record plat must reflect common ingress/egress and utility easements over all shared driveways.
- 15) The Adequate Public Facility (APF) review for the Preliminary Plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board resolution.
- 16) Applicant must provide adequate documentation to MNCPPC that demonstrates the existing home has been demolished prior to approval of the record plat.

This Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed.

Approved Preliminary Subdivision Plan No. 120080020
MCPB Resolution No. 08-121

Per its meeting of 09/18/08 Planning Board Resolution dated 10/20/08

Pursuant to the relevant provisions of Montgomery County Code Chapter 50, the Planning Board APPROVES Preliminary Plan No. 120080020 to create four lots on 10.08 acres of land located on the northwest side of Clarksburg Road (MD Route 121), at the intersection with Little Sierra Court, in the Boyds master plan area, subject to the following conditions:

- 1) Approval under this Preliminary Plan is limited to four lots for four one-family detached dwelling units.
- 2) The Applicant must comply with the conditions of approval of the preliminary forest conservation plan. The Applicant must satisfy all conditions prior to recording of plat(s), or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits, as appropriate. Conditions include, but are not limited to, the following:
 - a. The Final forest conservation plan must include the following elements:
 - i. Design and location of permanent signs must clearly identify boundaries of the Category I conservation easements on all lots.
 - ii. Detailed forest planting plan and notes must be revised to include specific measures to control non-native invasive plants and to plant deciduous trees within the existing forest stand.
 - iii. Detailed tree save plan that includes detailed and specific tree protection measures to be utilized before, during, and after construction for individual trees that are proposed to be protected. These measures must be prepared, signed, and stamped by an ISA-certified arborist.
- 3) The Applicant must place a Category I conservation easement over the forest retention area on Lots 1,2,3, and 4.
- 4) The Category I conservation easement must be shown on the record plat(s).
- 5) The final sediment and erosion control plans must be consistent with the final limits of disturbance as approved by MNCPPC Staff in the Final Forest Conservation Plan.
- 6) The record plat must provide for dedication of approximately 140 square feet of right-of-way along the Property frontage to create a right-of-way for Clarksburg Road (MD Route 121) that is 80 feet wide as measured from the opposite right-of-way line.
- 7) The Applicant must comply with the conditions of the MCDPS stormwater management approval dated August 23, 2007.
- 8) The Applicant must comply with the conditions of the MCDPS, Wells and Septic Section approval dated March 25, 2008.
- 9) The Applicant must comply with the conditions of the Montgomery County Department of Transportation (MCDOT) letter dated September 11, 2007, unless otherwise amended.
- 10) The Applicant must comply with the Maryland State Highway Administration (MDSHA) letter dated March 14, 2008.
- 11) The Applicant must satisfy provisions for access and improvements as required by MDSHA prior to issuance of access permits.
- 12) Before any building permit can be issued, the applicable school facilities payment must be paid to MCDPS.
- 13) The record plat must show necessary easements.
- 14) The record plat must reflect common ingress/egress and utility easements over all shared driveways.
- 15) The Adequate Public Facility (APF) review for the Preliminary Plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board resolution.
- 16) Applicant must provide adequate documentation to MNCPPC that demonstrates the existing home has been demolished prior to approval of the record plat.

This Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed.