



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

MCPB
Item # 2
9/10/09

MEMORANDUM

DATE: August 28, 2009

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Subdivision Supervisor
Development Review Division *CPC*
(301) 495-4542

FROM: Stephen Smith *SS*
Development Review Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for September 10, 2009

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220081720 **Fairview Estates**
220082000 **Ashton Estates**
220090540 **Kingsview Knolls**
220091150 **Crestview**

Plat Name: Fairview Estates

Plat #: 220081720

Location: Located on the south side of East Randolph Road, 800 feet west of
Tamarack Road

Master Plan: White Oak

Plat Details: R-90 zone; 6 lots, 1 parcel
Community Water, Community Sewer

Applicant: Heller Realty LLC

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 120060410 (MCPB Resolution No. 08-16), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plan.

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE CONVEYANCE DESCRIBED HEREIN IS THE TRUE AND CORRECT COPY OF THE ORIGINAL AS CONVEYED BY WARENE A. THIBODEAU TO HELLER REALTY, LLC BY DEED DATED AUGUST 27, 2003 AND RECORDED IN LIBER 28594 AT FOLIO 380 AND THAT LAND CONVEYED BY WARENE A. THIBODEAU TO HELLER REALTY, LLC BY DEED DATED APRIL 22, 2003 AND RECORDED IN LIBER 27898 AT FOLIO 282, AND THAT LAND CONVEYED BY FLORENCE HUDSON TALLEY UNTO HELLER REALTY, LLC BY DEED DATED APRIL 22, 2003 AND RECORDED IN LIBER 27898 AT FOLIO 282, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I HEREBY CERTIFY THAT ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MANAGERS AND OTHER BANKING INSTITUTIONS HAVE BEEN ADVISED OF THE TOTAL AREA SHOWN ON THIS PLAN OF SUBDIVISION IS 3,797.55 SQUARE FEET OR 0.0868 ACRES, OF WHICH 688.50 SQUARE FEET OR 0.0158 ACRES IS DEDICATED TO PUBLIC USE.

Robert E. Marsh
 DATE: 8/14/09 ROBERT E. MARSH, REGISTERED PROFESSIONAL LAND SURVEYOR, MD NO. 21563

NOTES:

ALL TERMS, CONDITIONS, AGREEMENTS, AND COVENANTS OF THE SUBDIVISION SHALL BE GOVERNED BY THE PLANNING BOARD APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD AND THE MONTGOMERY COUNTY BOARD OF PUBLIC UTILITIES. THE PLANNING BOARD APPROVED BY THE MONTGOMERY COUNTY BOARD OF PUBLIC UTILITIES EXPRESSLY CONTINGENT UPON THE APPROVAL OF THE MONTGOMERY COUNTY BOARD OF PUBLIC UTILITIES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND THE MONTGOMERY COUNTY BOARD OF PUBLIC UTILITIES. THESE INSTRUMENTS SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION RECORD AS SHOWN ON THIS PLAN AND TO ALL MATTERS AFFECTING TITLE.

THIS SUBDIVISION RECORD PLAN IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE PROPERTY, THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD AS SHOWN ON THIS PLAN IS TO BE USED IN CONNECTION WITH ALL MATTERS AFFECTING TITLE.

THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY BOARD OF PUBLIC UTILITIES INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS TO BE ENTERED INTO WITH THE BOARD OF PUBLIC UTILITIES TO INSURE OF A SEDIMENT CONTROL PROGRAM.

PROPERTY ZONED: R-30
 FROM PUBLIC WATER SUPPLY & SEWER SYSTEMS ONLY.
 THIS PLAN IS SUBJECT TO THE LIMITATIONS AND COVENANTS OF PRELIMINARY PLAN NUMBER 1202050410, ENTITLED HELLER REALTY EAST TAX MAP NO. RR121 & JRG81
 WASSC ORD: 217 NE 02 & 217 NE 01

THE MONTGOMERY COUNTY PLANNING BOARD APPROVED
 CHAIRMAN _____ ASST. SECRETARY - TREASURER _____
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED _____ DATE _____
 DIRECTOR

APPROVED _____ DATE _____
 P.I.A. No. _____
 DPS FILE NO. 233555

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LINE TABLE

LINE	BEARING	LENGTH
1	N. 77°55'36" W.	26.44
2	S. 89°27'47" W.	13.64
3	N. 44°21'55" E.	36.00
4	N. 44°21'55" E.	36.00
5	S. 43°59'10" W.	29.30
6	N. 18°43'56" W.	29.79
7	N. 43°37'10" E.	21.00

CURVE TABLE

CURVE	LENGTH	BEARINGS	DELTA	TANGENT	CHORD BEARINGS	CHORD DISTANCE
CT	127.86	S. 29°32'05" E.	63.89	63.89	S. 29°32'05" E.	127.80
C1	32.02	126.00	16.10	16.10	S. 31°03'40" W.	31.94
C2	61.90	45.00	31.20	31.20	S. 60°20'52" E.	55.90
C3	29.37	55.00	14.69	14.69	S. 74°30'35" W.	29.30
C4	29.37	55.00	14.69	14.69	S. 74°30'35" W.	29.30
C5	47.48	186.52	23.74	23.74	N. 27°26'09" W.	47.47

OWNERS CERTIFICATE:

WE, HELLER REALTY, LLC OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO HEREBY ADAPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE THE STREETS TO PUBLIC USE AND CONVEY TO THE PUBLIC THE RIGHTS AND INTERESTS TO EAST RANDOLPH ROAD AND JEWELL COURT TO A DISTANCE OF THIRTY (30) FEET OR TO AN ADJOINING PROPERTY LINE FOR THE CONSTRUCTION, MAINTENANCE AND REPAIR OF PUBLIC UTILITIES. ALL EASEMENTS SHALL BE CONSIDERED AFTER ALL PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE APPROPRIATE PUBLIC AGENCY.

WE FURTHER GRANT PUBLIC UTILITY EASEMENTS, SHOWN HEREON AS 10' WIDE ACCESS AND UTILITY EASEMENTS, TO THE PUBLIC UTILITIES COMPANY OF MONTGOMERY COUNTY, MARYLAND, TO USE AND BENEFIT OF LOTS 38, 40, & 41 AND GRANT THE ACCESS EASEMENTS TO THE PUBLIC UTILITIES COMPANY OF MONTGOMERY COUNTY, MARYLAND, OWNERS OF THIS PROPERTY, OUR SUCCESSORS AND ASSIGNS, SHALL CAUSE ALL PROPERTY MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE PLACED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE PRIOR TO OCCUPANCY OF ANY NEW HOMES.

THERE ARE NO SUITS, ACTIONS AT LAW, DEEDS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

Robert E. Marsh DATE: 8/14/09 WITNESSES: ISRAEL TELLER, MANAGING PARTNER
Jacob Hiller DATE: 8/14/09 WITNESSES: ZELDA TELLER, PARTNER

AREA OF DEDICATION
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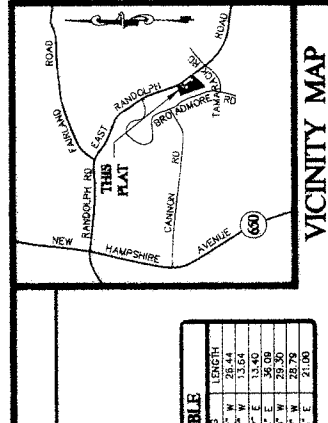
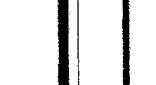
ACCESS EASEMENT TO PARCEL A
 IS HEREBY ESTABLISHED TO BE ALLOWED OVER THE EXISTING ENTRANCE AND ALONG THE FRONTAGE OF PARCEL A. ALL OTHER ACCESS IS DENIED.

EXISTING W.S.S.C. SEWER MAIN
 L: 27907 F: 024
 EXISTING W.S.S.C. SEWER MAIN
 L: 27987 F: 029

EXISTING 15' WIDE STORM SEWER EASEMENT
 PLAT NO. 6734

LEGEND

- IRON PIPE FOUND & HELD, UNLESS INDICATED OTHERWISE.
- PROPERTY MARKER TO BE SET.



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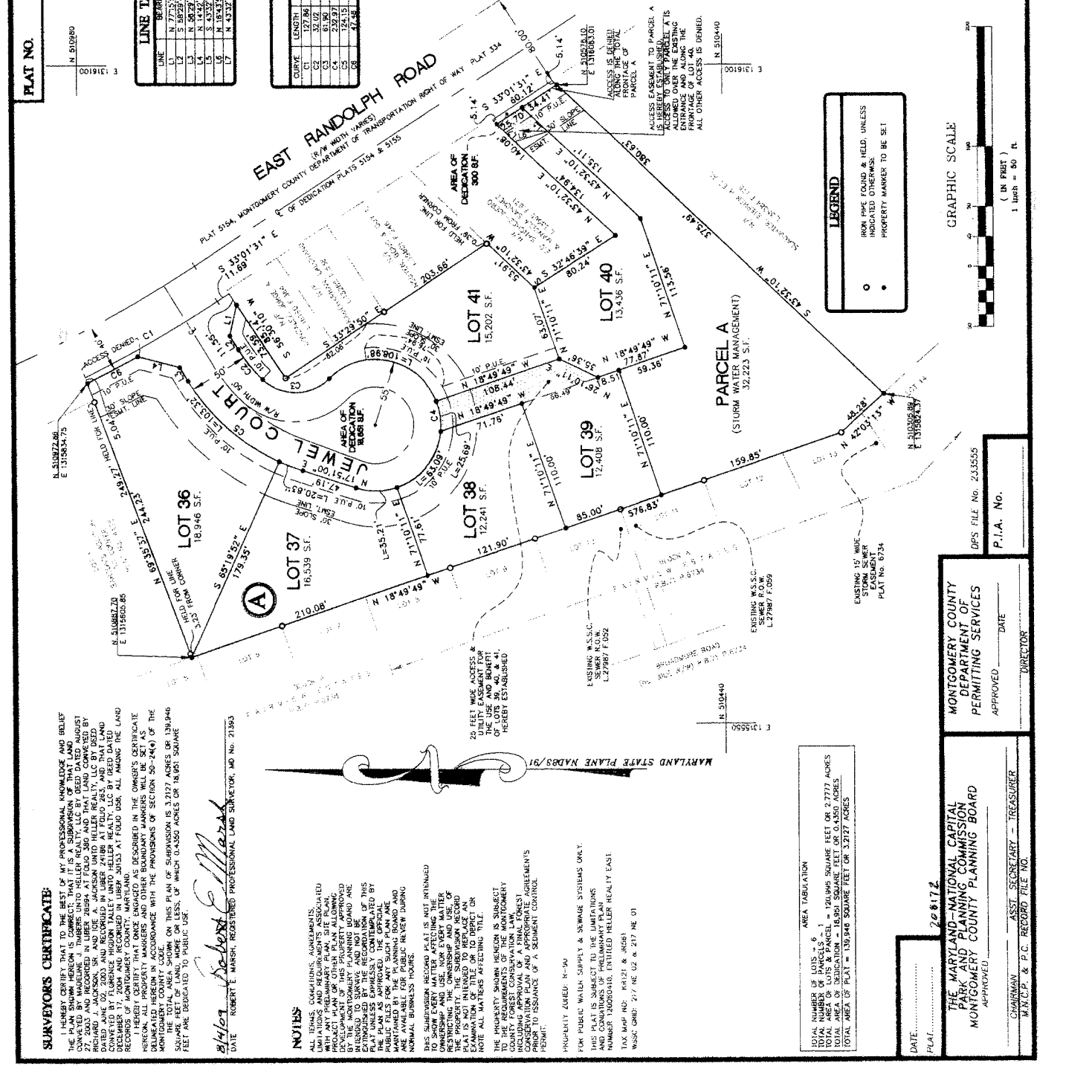
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PLAT NO.
 M 510290
 1:16100

FAIRVIEW ESTATES
 BLOCK A
 LOTS 36 - 41 & PARCEL A
 SUBDIVISION RECORD PLAT
 MONTGOMERY COUNTY, MARYLAND
 APRIL, 2008
 SCALE: 1" = 50'

MADDIX
 INCORPORATED
 ENGINEERS & SURVEYORS
 120 PARK AVENUE
 ROCKVILLE, MD 20850
 MARYLAND PROFESSIONAL SURVEYOR LICENSE NO. 18488

APPROVED _____ DATE _____
 DIRECTOR

APPROVED _____ DATE _____
 P.I.A. No. _____
 DPS FILE NO. 233555

APPROVED _____ DATE _____
 DIRECTOR

RECORD PLAT REVIEW SHEET

Plat Name: Fairview Estates Plat Number: 220081720
 Plan Name: Heller Realty East Plan Number: 120060410
 Plat Submission Date: 4-25-08
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: E. Canton Checked: Paul Date 11/9/09
N. Braunstein

Initial DRD Review:

Signed Preliminary Plan - Date 6-11-08 Checked: Initial SSS Date 1-2-09
 Planning Board Opinion - Date 1-25-08 Checked: Initial SSS Date 6/4/08
 Site Plan Req'd for Development? Yes No Verified By: SSS (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Site Plan Reviewer Plat Approval: Checked: Initial _____ Date _____

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances ok
 Coordinates Plan # ok Road/Alley Widths Easements Open Space N/A
 Non-standard BRLs N/A Adjoining Land ok Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>C. Bunnage</u>	<u>4/30/08</u>	<u>5/14/08</u>	<u>5-5-08</u>	<u>No Revisions</u>
Research	Bobby Fleury			<u>5-1-08</u>	<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey			<u>5-6-08</u>	<u>Street Name OK</u>

Final DRD Review:

DRD Review Complete: Initial SSS Date 8-25-09
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): SSS 10-8-08
 Final Mylar w/Mark-up & PDF Rec'd: SSS 8-6-09

Board Approval of Plat:

Plat Agenda: SSS 9-10-09

Planning Board Approval: _____

Chairman's Signature: _____

DPS Approval of Plat:

Engineer Pick-up for DPS Signature: _____

Final Mylar for Reproduction Rec'd: _____

Plat Reproduction:

Addressing: _____

File Card Update: _____

Final Zoning Book Check: _____

Update Address Books with Plat #: _____

Update Green Books for Resubdivision: _____

Notify Engineer to Seal Plats: _____

Engineer Seal Complete: _____

Complete Reproduction: _____

Sent to Courthouse for Recordation: _____

No. _____

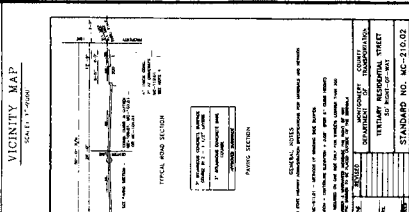
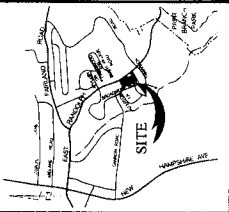


Table with 3 columns: Description, Quantity, and Unit. Includes items like 'TOTAL AREA', 'TOTAL VOLUME', and 'TOTAL PERMITS'.

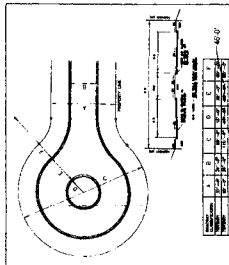


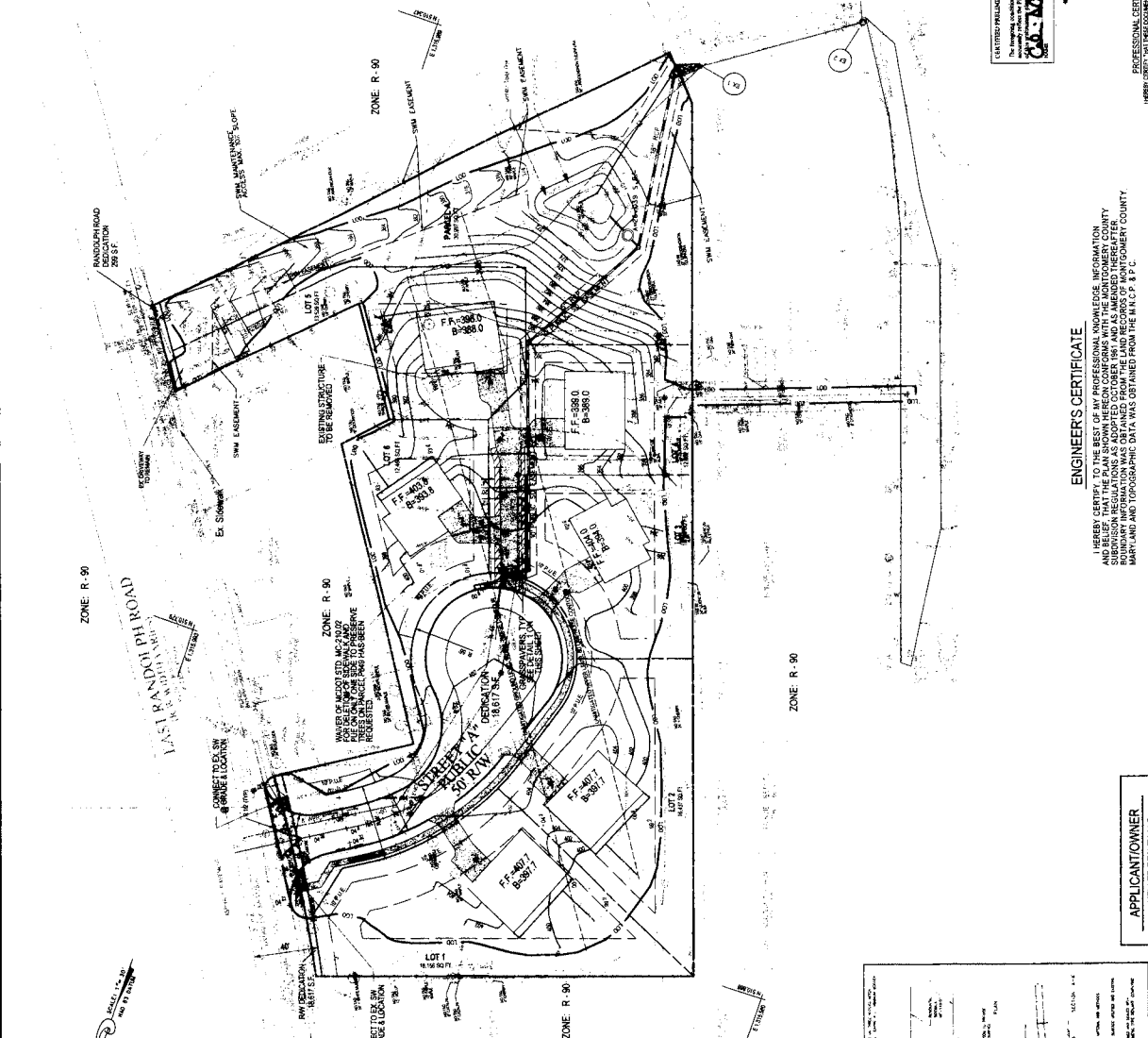
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GENERAL NOTES: 1. Survey by ... 2. The Preliminary Plan ... 3. The Preliminary Plan ... 4. The Preliminary Plan ... 5. The Preliminary Plan ...

PROJECT DATA TABLE (6/24/2018) with columns for Item, Description, and Quantity. Lists items like 'TOTAL AREA', 'TOTAL VOLUME', 'TOTAL PERMITS'.

PROPOSED SHEETS: SHEET 1 OF 2. SHEET 2 OF 2. SHEET 3 OF 2. SHEET 4 OF 2. SHEET 5 OF 2. SHEET 6 OF 2. SHEET 7 OF 2. SHEET 8 OF 2. SHEET 9 OF 2. SHEET 10 OF 2.



APPLICANT/TOWNER: HELLER REALTY LLC, 584 WISCONSIN AVE, SUITE 106, ROCKVILLE, MD 20850. CONTACT: ISRAEL HELLER, (301) 986-3719.

ENGINEER'S CERTIFICATE: I HEREBY CERTIFY THAT THE PLANS SHOWN HEREON CONFORM WITH THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AS ADOPTED OCTOBER 1981 AND AS AMENDED THEREAFTER.

PROJECT DATA TABLE (6/24/2018) with columns for Item, Description, and Quantity. Lists items like 'TOTAL AREA', 'TOTAL VOLUME', 'TOTAL PERMITS'.

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THE DOCUMENTS AND INFORMATION CONTAINED HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MISS UTILITY NOTE: THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA.

APPLICANT/TOWNER: HELLER REALTY LLC, 584 WISCONSIN AVE, SUITE 106, ROCKVILLE, MD 20850. CONTACT: ISRAEL HELLER, (301) 986-3719.

ROCKVILLE OFFICE: 1300 Piccard Drive, Suite 100, Rockville, MD 20850. TEL: (301) 986-3719. FAX: (301) 986-3719.

