



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

MCPB
Item # 1B
3/31/2011

MEMORANDUM

DATE: March 23, 2011

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor *CC*
Regulatory Coordination Division
(301) 495-4542

FROM: Stephen Smith, Senior Planner *SS*
Regulatory Coordination Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for March 31, 2011

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:

220080110 **Travilah Acres**
220100830 **Ducks End**
220110040 **Kensington Heights**
220110440 **Westfarm Technology Park**
220110510 **Locust Hill Estates**
220110600 **Cabin John Park**
220100610 **Drumeldra Hills**
220110770 **Lybrook**

Plat Name: Travilah Acres
Plat #: 220080110

Location: Located on the east side of Turkey Foot Road, approximately 1,200 feet north of Query Mill Road
Master Plan: Potomac Subregion
Plat Details: RE-2 zone, 3 lots
Applicant: Richard Heald

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120040630 (MCPB Opinion dated December 19, 2005), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

Summary of Preliminary Plan Validity

Staff notes that subject property received Preliminary Plan approval by the Planning Board, for the 3 lots included on this plat, at a hearing held October 10, 2005. Per Section 50-35(h)(2) of the Subdivision Regulations, the plan remained valid until January 19, 2009, by that time a final plat (the subject file #220080110) was to have been recorded in the Land Records of Montgomery County. The plat was not recorded by the aforesaid date, however, as a result of a change to State law, the plan remains valid through July 19, 2011.

The specific provision of State law which applies to permit validity extension requests that were files in a timely manner {Article – State Government, Section 11-201 and 202 (C.)}, states the following:

“The running of the period of approval for any permit issued by a county or other municipality shall be tolled beginning on January 1, 2008 and ending on June 30, 2010.”

The above tolling legislation essentially takes the number of days between January 1, 2008 through the local jurisdiction's granted permit validity period (a permit is inclusive of a jurisdictionally approved development plan), which is January 19, 2009 for the subject Preliminary Plan, and adds that number of days (384 in this case) to the tolling period end date of June 30, 2010. Therefore, the resulting plan validity date, and the date by which the subject plat must be recorded by is July 19, 2011.

OWNER'S CERTIFICATE

We, Richard A. Heald and Joan Heald, owners of the property shown and included hereon, hereby:

establish this plan of subdivision;

establish the Pedestrian/Equestrian Easement, as shown, for the benefit and use of Lots 29 and 30 included hereon;

establish the 25' Trail Access Easement, as shown;

We, or our successors or assigns, will cause property corner markers to be placed at a Maryland Licensed Land Surveyor in accordance with Section 50-24(e) of the Montgomery County Code (Subdivision Regulations);

There are no suits, liens, leases, mortgages or trusts affecting the property included on this plan of subdivision, except a certain Deed of Trust recorded among the Land Records of Montgomery County, Maryland in Liber 35225 at Folio 681, and the parties in interest thereto have hereon indicated their assent to this plan of re-subdivision.

Date: 7-02-2010 Owner: Richard A. Heald
Joan Heald
 Owner: Richard A. Heald
Joan Heald

We hereby assent to this plan of re-subdivision.

Date: 7-02-2010 By: [Signature] LIVE RESIDENT
 EMILY BANK PICKLE VICE PRESIDENT
 977,300.41 Home
 1256,028.36 East

PUBLIC ROAD RIGHT-OF-WAY NOTE:

- No recorded Deed and/or Plat could be found in the Montgomery County Land Records dedicating or otherwise establishing the full width of Turkey Foot Road along the frontage of the subject property.
- The existing roadway is maintained by Montgomery County, Maryland.

PLAT OUTLINE CURVE DATA
 Chord Bearing = North 33°02'00" West
 Chord Length = 224.75
 Radius Length = 686.30
 Arc Length = 226.81
 Tangent Length = 197.20
 Delta Angle = 19°20'40"

SURVEYOR'S CERTIFICATE

I hereby certify that the survey information shown hereon is correct; that this plat of re-subdivision has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland;

that this plat is a re-subdivision of a portion of that real property conveyed by Richard A. Heald to Richard A. Heald and Joan Heald, by Deed, dated December 19, 2007, and recorded among the Land Records of Montgomery County, Maryland in Liber 35225 at Folio 676; the included portion of said real property also being the residue of Lot 2, Travilah Acres, included in its entirety on a plat of subdivision recorded among said Land Records in Plat Book 100 as Plat 11187;

that property corner markers will be set in accordance with Section 50-24(e) of the Montgomery County Code (Subdivision Regulations), if so engaged.

The total area included in this plat of subdivision is 6.5887 acres. There is no street dedication included by this subdivision plat.

Date: 7/12/2010
[Signature]
 JOHN R. WITMER
 Professional Land Surveyor
 Maryland No. 10668

2220250.L10
 THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 THE MONTGOMERY COUNTY PLANNING BOARD
 APPROVED: _____
 SECRETARY-TREASURER
 BY: _____
 DIRECTOR

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF
 PERMITTING SERVICES
 APPROVED: _____

PLAT NO.

Plat Recording Date:

NOTES

Approval of this subdivision was granted by the Montgomery County Planning Board, October 10, 2005, application No. 120040630 (form-ery 1-04063).

The lots included on this subdivision plat are currently zoned RE-2.

The property included in this subdivision is approved for the use of private well and septic systems.

The Septic Building Restriction Lines (S.B.R.L.) indicated hereon, are subject to change with the approval of the Montgomery County Department of Permitting Services.

Lots 29 and 31 are approved for 5 bedroom dwellings. Lot 30 is approved for a 6 bedroom dwelling.

Septic reserve areas must be setback a minimum of 5 (five) feet from any property line.

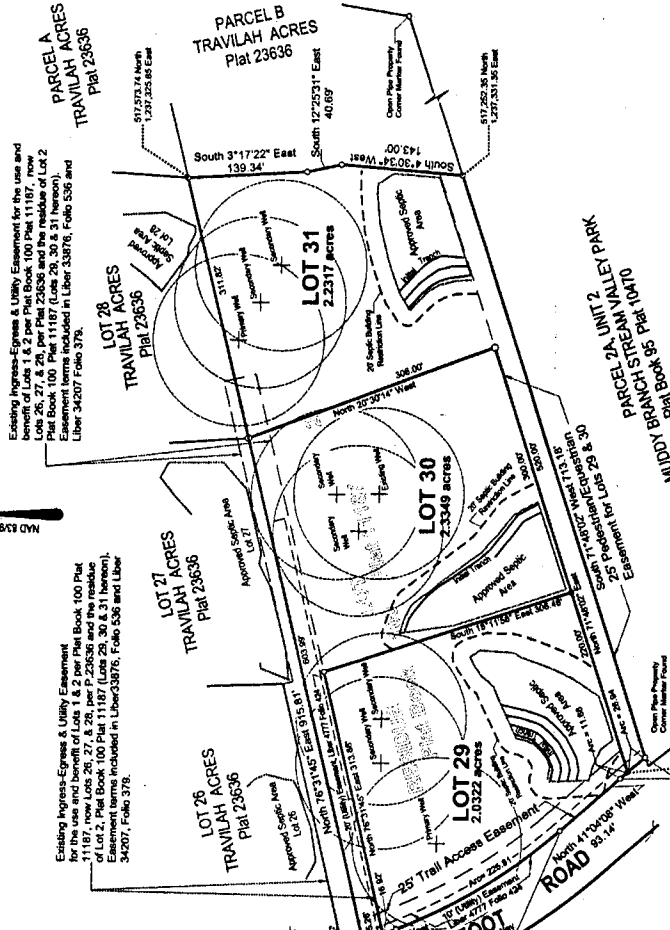
This subdivision record plat is not intended to show every matter affecting or restricting the ownership and use of the subject property. A subdivision record plat is not intended to replace an examination of title or to note all matters affecting title.

All terms, conditions, agreements, limitations, and requirements associated with any instrument, plat, site plan, project plan, or other plan allowing development of the property included on this plat as approved by the Montgomery County Planning Board, are hereby incorporated by reference and not be distinguished by the recording of this plat, unless expressly stated to the contrary by the plan as approved. The official public files for any such plan are maintained by the Planning Board and are available for public review during normal business hours.

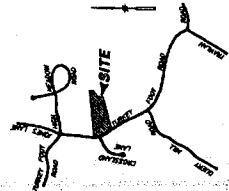
The property included hereon is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including the approval of a Final Forest Conservation Plan and appropriate agreements prior to the issuance of a sediment control permit.

The 25' Trail Access Easement, included hereon, is intended to provide unobstructed access to the general public throughout said easement. Montgomery County, Maryland will not participate in the maintenance within this easement area.

NAD coordinates shown for GIS purposes only.



<p>APPROVED: _____ DATE: <u>7/12/2010</u> PROJECT: <u>218 & 219</u> SHEET NO.: <u>NW 13</u> TOTAL SHEETS: <u>27</u> OF <u>27</u> SCALE: <u>1" = 100'</u> DATE: <u>JUNE, 2007</u> PROJECT NO.: <u>07151 B</u> SHEET NO.: <u>1</u> OF <u>1</u></p>	<p>WITMER ASSOCIATES, LLC 1825 Airport Road, Gaithersburg, MD 20878 Tel: (301) 246-1409 Fax: (301) 246-3095 E-Mail: john@witmer.com</p>
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WITMER ASSOCIATES, LLC
TRAVILAH ACRES
 A Re-subdivision of the Residue of Lot 2
 IN ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
SUBDIVISION RECORD PLAT
LOTS 29, 30 & 31

RECORD PLAT REVIEW SHEET

Plan Name: Travilah Acres Plan Number: 120040630 (1-04063)
 Plat Name: Travilah Acres Plat Number: 220080110
 Plat Submission Date: July 24, 2007
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: D. Kinney

Initial DRD Review:

Signed Preliminary Plan - Date 6-1-06 Checked: Initial JMK Date 9/13/07
 Planning Board Opinion - Date 12-19-05 Checked: Initial SJS Date 8-11-07
 Site Plan Req'd for Development? Yes ___ No X Verified By: SJS (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
 Coordinates Plan # Road/Alley Widths Easements Open Space N/A
 Non-standard BRLs OK Adjoining Land Vicinity Map Septic/Wells OK
 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>8/28/07</u>	<u>9-7-07</u>	<u>9/14/07</u>	<u>Check FCP ✓</u>
Research	Bobby Fleury			<u>8-30-07</u>	<u>Add Coordinates</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey				

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial	Date
<u>SJS</u>	<u>3/11/2011</u>
<u>SJS</u>	<u>3/10/10</u>
<u>SJS</u>	<u>1/12/10</u>

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

Initial	Date
<u>SJS</u>	<u>3/31/2011</u>

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. _____

DEVELOPMENT TABULATION

REQUIRED	PROVIDED
Zoning	RE-2 existing
Total Area of Plan	790,595 S.F.
Area of Street Dedication	0 S.F.
Net Area of Lot	790,595 S.F.
Minimum Lot Area	87,120 S.F. (2.0 acres)
Lot Width @ SRL	150'

- NOTES**
- Boundary, as shown, compiled from available deeds and records as recorded in the Montgomery County Land Records.
 - Topography and house locations, as shown, taken from MC MATS sheets 219NW12 and 218NW12, 200 scale, five foot contour interval.
 - Planning Area: Darnestown P.A. 24.
 - Existing zoning is RE-2.
 - Area included is 17.92 acres.
 - Number of lots proposed: 6.
 - NGPSD no.: 4-44133.
 - Waterbody: Muddy Branch, Hydrologic Area: 23.
 - City of Darnestown.
 - UB: 3-8% slopes
 - UC: 4-15% slopes
 - 1C: 8-15% slopes
 - 1D: 25% slopes
 - 25% slopes
 - There are no wetlands on site, nor is there flood plain associated with the on-site stream.
 - There are no historic or cultural features on site.
 - There are no State or Federal records for easements, or endangered species within the boundaries of the site. (MD DNR letter dated Dec. 1, 2003.)
 - Tax ID No.: 06-0732062 (Lot 1)
 - Tax ID No.: 06-0732061 (Lot 2)
 - Address: Lot 1 = 14115 Turkey Foot Road
 - Address: Lot 2 = 14101 Turkey Foot Road
 - Certain elements shown herein are scaled and subject to change at time of field survey or record plat.
 - Building setbacks:
 - Front = 50' from street
 - Rear = 35'
 - Side = 35' (17' minimum one side)

MONTEGOMERY COUNTY
L5388 F. 292

A. SANTOS
L 7051 F. 395

LOT 1
TRAVLAIN
P.B. 95 P. 10448

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