



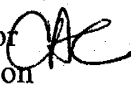
MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item #
01/04/07

MEMORANDUM

DATE: December 19, 2006

TO: Montgomery County Planning Board

FROM: Catherine Conlon, Supervisor 
Development Review Division
(301) 495-4542

SUBJECT: Resolution MCPB-06-05 and Informational Maps and Summary of Record
Plats for the Planning Board Agenda for January 04, 2007

Resolution MCPB 05-13AB and 10 record plats are recommended for APPROVAL. The ten record plats are subject to the appropriate conditions of approval of the preliminary plans and site plans, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are the resolution and specific recommendations and copies of plat drawings for record plats. The following resolution and plats are included:

Resolution #	MCPB 05-13AB
220061700	Snyder Tract
220070280	Damascus
220070320	Shiloh Estates
220070400	Silver Spring Country Club
220070290	Woodmont
220070310	Sligo Heights, Echo Maris Add. to Takoma Park
220070360	English Village Bradley Hills
220070370	Brookmont
220070580	Chevy Chase Sec. 4
220070640	Woodmoor

Resolution # MCPB 05-13AB

Howard Hughes Medical Center

Located on southwest quadrant, intersection of Jones Ridge Road and Connecticut Avenue

R-90 zone; abandon 127 square foot of Platt Ridge Road

Community Water, Community Sewer

Planning Area: Bethesda-Chevy Chase

Howard Hughes Medical Institute, Applicant

Pursuant to Sections 50-15 and 49-67A the following abandonment resolution of an unused dedicated right-of-way for a portion of Platt Ridge Drive, Preliminary Plan Application No. 12002069A, Howard Hughes Medical Center, is recommended for approval subject to conformance with all requirements of Chapter 50 of the Subdivision Regulations.



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

MCPB 05-13AB

RESOLUTION

WHEREAS, The Howard Hughes Medical Institute ("Applicant") requested the abandonment of an unused dedicated right-of-way for a portion of Platt Ridge Drive consisting of 127 square feet, pursuant to Section 50-15 and 49-67A of the Montgomery County Code; and

WHEREAS, the Preliminary Plan Application, identified as Application No. 12002096A Howard Hughes Medical Center, was presented to the Planning Board for review and consideration at a regularly scheduled public hearing on October 20, 2005; and

WHEREAS, the subject right-of-way has never been used for public access, and is not necessary for future public access, and does not serve the public interest for utilities, recreational space or future infrastructure, and

WHEREAS, after consideration of the evidence of record, and staff recommendation of approval of Preliminary Plan No 12002096A including the abandonment of that unimproved portion of Platt Ridge Drive, the Planning Board, on motion of Commissioner Robinson, seconded by Commissioner Wellington, approved Preliminary Plan 12002096A with a vote of 4-0; Commissioners Berlage, Bryant, Robinson and Wellington voting in favor of the motion; Commissioner Perdue was absent.

NOW, THEREFORE, BE IT RESOLVED, THAT the Montgomery County Planning Board of The Maryland -National Capital Park and Planning Commission approved the abandonment of the subject, unused portion of the right-of-way for Platt Ridge Drive.

PLAT NO. 220061700

Snyder Tract (Preliminary Plan: Snyder Tract)

Located on Bethesda Church Road, approximately 800 feet south of Barnes Road

RDT zone; 1 lot

Private Well, Private Septic

Master Plan Area: Damascus

Dean Garrish, Applicant

The record plat has been reviewed by MNCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120050550, formerly 1-05055, 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 preliminary plan.

RECORD PLAT REVIEW SHEET

Plan Name: Snyder Tract Plan Number: 1-05055
 Plat Name: Snyder Tract Plat Number: 2-06170
 Plat Submission Date: 2/16/06
 DRD Plat Reviewer: PW
 DRD Prelim Plan Reviewer: R. Weaner

Initial DRD Review:

Signed Preliminary Plan - Date 11/25/06 Checked: Initial PW Date 12/18/06
 Planning Board Opinion - Date 11/18/05 Checked: Initial PW Date 11/18/06
 Site Plan Req'd for Development? Yes No Verified By: PW (initial)
 Site Plan Name: NA 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
 Non-standard BRLs NA Adjoining Land NA Vicinity Map Septic/Wells
 TDR note NA Child Lot note NA Surveyor Cert Owner Cert Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	J. Penn	2/27/06	3/17/06	NC	NC
Research	Bobby Fleury	↓	↓	2/28/06	OK
SHA	Doug Mills	↓	↓	NC	NC
PEPCO	Jose Washington	↓	↓	NC	OK
Parks	Doug Powell	↓	↓	NC	NC
DRD	Steve Smith	↓	↓	3/15/06	see plat

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

TA

12/7/06

TA

3/24/06

TA

12/7/06

TA

1/4/07

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:

Chairman's Signature:

DPS Approval of Plat:

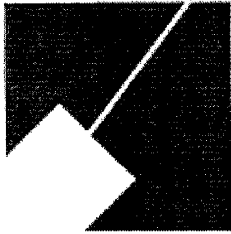
Engineer Pick-up for DPS Signature:
 Final Mylar for Reproduction Rec'd:

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.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

Date Mailed: NOV 18 2005
Public Hearing Date: July 21, 2005
Action: Approved Staff
Recommendation
Motion of Commissioner Robinson,
seconded by Commissioner Berlage,
with a vote of 4-0;
Chairman Berlage and Commissioners
Bryant, Perdue, and Robinson voting in
favor. Commissioner Wellington absent.

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-05055
NAME OF PLAN: Snyder Tract

The date of this written opinion is NOV 18 2005 (which is the date that this opinion is mailed to all parties of record). 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).

I. INTRODUCTION

On 11/22/04, Olympus Real Estate Group, L.L.C. ("Applicant") submitted an application for the approval of a preliminary plan of subdivision of property in the RDT zone. The application proposed to create 1 lot on 9.47 acres of land located at the south side of Bethesda Church Road, approximately 1200 feet east of the intersection with Barnes Road, in the Agricultural and Rural Open Space master plan area ("Subject Property"). The application was designated Preliminary Plan 1-05055 ("Preliminary Plan"). On 7/21/05, the Preliminary Plan was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Planning Board heard testimony and received evidence submitted in the record on the application.

The record for this application ("Record") closed at the conclusion of the public hearing, upon the taking of an action by the Planning Board. The Record includes: the information on the Preliminary Plan Application Form; the Planning Board staff-generated minutes of the Subdivision Review Committee meeting(s) on the application; all correspondence and any other written or graphic information concerning the

application received by the Planning Board or its staff following submission of the application and prior to the Board's action at the conclusion of the public hearing, from the Applicant, public agencies, and private individuals or entities; all correspondence and any other written or graphic information issued by Planning Board staff concerning the application; all evidence, including written and oral testimony and any graphic exhibits, presented to the Planning Board at the public hearing.

II. SITE DESCRIPTION

The Subject Property, identified as Part of Lot 6, is located on the south side of Bethesda Church Road east of the intersection with Barnes Road in the Agricultural and Rural Open Space Master Plan area. The site is 9.47 acres in size with approximately 9.14 acres of forest. The Subject Property currently has a 25-foot wide pipestem that provides frontage on Bethesda Church Road. A headwater stream to Bennett Creek (Use I) begins on the southern corner of the property and flows off-site to the south.

The Subject Property, (Part of Lot 6), was created in 1978 by deeding Lot 6 into two separate portions. A house currently occupies the westernmost portion of former Lot 6. In 1978, the property was zoned RE-2. In 1982, the Damascus Master Plan recommended that the property be rezoned to RDT and included in the agricultural preserve. The RDT zoning for the Subject Property was officially adopted by sectional map amendment on September 21, 1982.

III. PROJECT DESCRIPTION

This Preliminary Plan application requests that Part of Lot 6 be converted into a buildable lot pursuant to Section 59-C-9.74 (b)(2) of the Montgomery County Zoning Ordinance. This section exempts certain lots created by deed from the size and dimensional requirements of the current RDT zone but requires them to meet the requirements of the zone applicable to them prior to their classification to the RDT zone. To qualify, the "lots" must have been recorded prior to the date of the sectional map amendment that rezoned them to the RDT zone. The Applicant has provided the necessary documentation to show that Part of Lot 6 was created in 1978, thereby qualifying the Subject Property for consideration under the RE-2 zone provisions.

The proposed lot, at 9.47 acres, is well above the minimum size requirements for lots in the RE-2 zone (87,120 sq. ft.). The proposed lot also meets all of the dimensional requirements for RE-2 zoned lots as outlined in Section 59-C-1.32 of the Zoning Ordinance.

The plan proposes a single-family residential structure that will access Bethesda Church Road via a new driveway in the existing pipestem. An adjacent homeowner on Parcel 333 currently uses a portion of that pipestem to provide driveway access to their house. The Applicant has reached a verbal agreement with the adjacent property owner

to allow this access to continue. The record plat will reflect a common ingress/egress and utility easement for benefit of the new lot and Parcel 333.

The 9.47-acre site has 9.14 acres of forest. The Preliminary Plan meets the requirements of the Montgomery County forest conservation law through preservation of 5.62 acres of on-site forest. Additionally, specific preservation measures for trees within the pipestem are recommended as part of the preliminary forest conservation plan and are in the conditions of approval.

IV. STAFF RECOMMENDATION

In addition to meeting the requirements of the RE-2 zone, staff found that the lot conforms to the recommendations of the Master Plan for Agriculture and Rural Open Space. On this 9.47 acre lot the Applicant will maintain well over half of the site in forest cover and protect 5.62 acres in a category I easement. Forest is a recognized agricultural product.

Staff found that the Preliminary Plan complies with Chapter 50, the Montgomery County Subdivision Regulations, in that access is safe and adequate and the requirements for stormwater management, forest conservation, and adequate public facilities, including well and septic, are all met. Staff further found that the size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.

Staff found that the Preliminary Plan also complies with Chapter 59, the Montgomery County Zoning Ordinance and that it meets the specific exemption criteria found in Section 59-C-9.74 (b)(2) in that it meets the minimum size and dimensional requirements of the previous RE-2 zone. Staff recommended approval of the Preliminary Plan with conditions of approval.

V. PLANNING BOARD HEARING

Staff described the proposed development and the zoning history of the site. Staff outlined its basis for approval and indicated that the adjacent property owner, which shares ingress/egress to her property from the Applicant's pipestem was present in the audience. Staff recommended approval of the Preliminary Plan with conditions.

A representative of the Applicant testified that the Applicant concurred and agreed with all of the Staff's recommendations. No other speakers testified at the hearing.

VI. FINDINGS

Having given full consideration to the recommendations of its Staff; the recommendations of the applicable public agencies¹; the Applicant's position; and other evidence contained in the Record, which is hereby incorporated in its entirety into this Opinion, the Montgomery County Planning Board finds, based on the uncontested evidence of record, that with the conditions of approval:

- a) Preliminary Plan No. 1-05055 substantially conforms to the Agricultural and Rural Open Space master plan.
- b) Public facilities will be adequate to support and service the area of the proposed subdivision.
- c) The size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.
- d) The application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.
- e) The application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.
- f) Preliminary Plan No. 1-05055 meets the specific exemption criteria found in Section 59-C-9.74 (b)(2) and, thus, must be evaluated in accordance with the requirements of the previous RE-2 zone. The Planning Board further finds that the Preliminary Plan meets the minimum size and dimensional requirements of the previous RE-2 zone.
- g) The Record of this application does not contain any contested issues; and, therefore, the Planning Board finds that any future objection, which may be raised concerning a substantive issue in this application, is waived.

¹ The application was referred to outside agencies for comment and review, including the Washington Suburban Sanitary Commission, the Department of public works and Transportation, the Department of Permitting Services and the various public utilities. All of these agencies recommended approval of the application.

VII. CONDITIONS OF APPROVAL

Finding Preliminary Plan No. 1-05055 in accordance with the purposes and all applicable regulations of Montgomery County Code Chapter 50, the Planning Board approves Preliminary Plan No. 1-05055, subject to the following conditions:

- 1) Compliance with the conditions of approval for the preliminary forest conservation plan. The Applicant must satisfy all conditions prior to recording of plat or MCDPS issuance of sediment and erosion control permits.
- 2) Category I forest conservation easement must be placed on all stream valley buffers and preserved forest as shown on the approved preliminary forest conservation plan.
- 3) Tree save measures for construction of the driveway must be implemented as shown on the preliminary forest conservation plan and performed by an ISA Certified Arborist. Tree protection measures to be field inspected and approved by M-NCPPC site inspectors at a pre-construction meeting.
- 4) The Applicant shall dedicate all road rights-of-way shown on the approved preliminary plan to the full width mandated by the Master Plan unless otherwise designated on the preliminary plan.
- 5) Compliance with conditions of the Montgomery County Department of Permitting Services, Well and Septic Section approval, prior to recordation of plat.
- 6) Compliance with the conditions of approval of the MCDPS stormwater management approval dated October 14, 2004.
- 7) Record plat to reflect a common ingress, egress and utility easement over shared driveway.
- 8) Compliance with the conditions of the MCDPWT approval letter dated March 11, 2005, unless otherwise amended.
- 9) Other necessary easements.

This Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h)). 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.

* * * * *

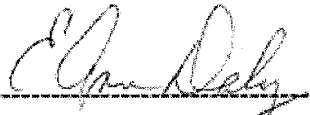
[CERTIFICATION OF BOARD VOTE ADOPTING OPINION ON FOLLOWING PAGE]

APPROVED AS TO LEGAL SUFFICIENCY

DM 11/10/05
MONTGOMERY LEGAL DEPARTMENT

CERTIFICATION OF BOARD ADOPTION OF OPINION

At its regular meeting, held on **Thursday, November 17, 2005**, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission by unanimous consent present, **ADOPTED** the above Opinion which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for **Preliminary Plan No. 1-05055, Snyder Tract**. Commissioner Wellington abstained.

A handwritten signature in cursive script, appearing to read "E. Ann Daly", is written over a horizontal dashed line.

Certification As To ~~Vote~~ of Adoption
E, Ann Daly, Technical Writer

PLAT NO. 220070280

Damascus (Preliminary Plan: 10017 Locust Drive)
Located on Locust Drive, approximately 50 feet west of Lewis Drive
C-2 zone; 1 parcel
Community Water, Community Sewer
Master Plan Area: Damascus
Para-Med Medical Transportation, Applicant

The record plat has been reviewed by MNCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120070730, 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 preliminary plan.

RECORD PLAT REVIEW SHEET

Plan Name: 10017 Locust Drive Plan Number: 120060730
 Plat Name: Danraous Parcel W Plat Number: 220070280
 Plat Submission Date: 9/13/06
 DRD Plat Reviewer: TA/PW
 DRD Prelim Plan Reviewer: Ddores Kurney

Initial DRD Review:

Signed Preliminary Plan - Date 11/15/06 Checked: Initial PW Date 12/12/06
 Planning Board Opinion - Date 8/9/06 Checked: Initial TA Date 12/13/06
 Site Plan Req'd for Development? Yes No Verified By: (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 NA
 Non-standard BRLs NA Adjoining Land Vicinity Map Septic/Wells NA
 TDR note NA Child Lot note NA Surveyor Cert Owner Cert Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment		<u>9/21/06</u>	<u>10/6/06</u>	<u>9/29</u>	<u>OK</u>
Research	Bobby Fleury			<u>9/22/06</u>	<u>OK</u>
SHA	Doug Mills			<u>NC</u>	<u>NC</u>
PEPCO	Steve Baxter			<u>NC</u>	<u>OK</u>
Parks	Doug Powell			<u>NC</u>	<u>OK</u>
DRD	Steve Smith	<u> </u>	<u> </u>	<u>9/28/06</u>	<u>OK</u>

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:

Board Approval of Plat:

Plat Agenda:
 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:

Initial

TA

TA

TA

TA

TA

Date

12/7/06

11/14/06

11/29/06

12/4/06

No.

PLAT No.

PLAT TABULATION

Number of Parcels = 1
Area of Parcels = 14,787 sq. ft.
Area of Street = 944 sq. ft.
Dedication = 15,731 square feet
Total Area = or 0.36087 of an acre

TAX MAP No. FX343

OWNER'S CERTIFICATE

To the State, the State and other Owners, owners of the property shown hereon, hereby grant a Public Utilities Easement (P.U.E.) as shown on this plat, to the State of Maryland, for the purpose of installing and maintaining a water supply system, in accordance with the provisions of the Public Utility Easements Act, as amended, and subject to all current and applicable regulations of all Federal, State, and local governing authorities. The easement is hereby granted to the State of Maryland, to be used for the purpose of installing and maintaining a water supply system, in accordance with the provisions of the Public Utility Easements Act, as amended, and subject to all current and applicable regulations of all Federal, State, and local governing authorities. The easement is hereby granted to the State of Maryland, to be used for the purpose of installing and maintaining a water supply system, in accordance with the provisions of the Public Utility Easements Act, as amended, and subject to all current and applicable regulations of all Federal, State, and local governing authorities.

There are no sales, liens, leases, mortgages, or trusts, affecting the property included in this plat of subdivision.

SUBDIVISION RECORD PLAT
PARCEL W
DAMASCUS
ELECTION DISTRICT No. 12
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' NOVEMBER, 2006

MHG
Macris, Hendricks & Glascock, P.A.
Engineers - Planners
Landscape Architects - Surveyors
9220 Wiggins Road, Suite 120
Montgomery Village, Maryland
20894-1225
Phone: 301.670.0548
Fax: 301.670.0549
www.mhgpa.com

05.158.11

DAMASCUS DIAL
CENTER
P.N.O. 11334

PARCEL W
14,787 sq. ft.
L31121
F.372

PARCEL K
DAMASCUS
P.N.O. 17464

LOCUST DRIVE
(ULTIMATE 60' R/W)

LINE	BEARING	DISTANCE
1	S 81°07'55" E	14.57'

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
(IN METERS)
1 inch = 9.14 m.

SURVEYOR'S CERTIFICATE

We hereby certify that the plat shown hereon is correct, that it is a subdivision of the property shown on the Tax Map No. FX343, and that the same is in accordance with the provisions of the Public Utility Easements Act, as amended, and subject to all current and applicable regulations of all Federal, State, and local governing authorities. The easement is hereby granted to the State of Maryland, to be used for the purpose of installing and maintaining a water supply system, in accordance with the provisions of the Public Utility Easements Act, as amended, and subject to all current and applicable regulations of all Federal, State, and local governing authorities.

11/27/06
By: Douglas H. Riga, III
Professional Land Surveyor
Md. Reg. No. 10712

Notes

- This property is zoned C-2.
- The approval of this plat is predicated on the availability of public water and sewer prior to the construction of buildings.
- This plat is limited to uses and conditions as required by Preliminary Plan No. 120060730 entitled "10017 LOCUST DRIVE".
- The property shown hereon is exempt from the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, by Exemption Letter dated 6/27/05 for NR/FSD #4-09327.
- Unless expressly contemplated by the plan as approved, all terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan, showing development of the property, approved by the Planning Board, shall apply to the development of the property shown on this plat. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- This Plat is not intended to show any matter affecting or restricting the title or to depict or note all matters affecting title.
- Coordinates shown hereon are based on the Maryland State MAG 83/91 Datum. Station used are No. 0411 with grid coordinates of North 534457.89 feet and East 1249851.22 feet and No. 000E with coordinates of North 493540.73 feet and East 1301333.04 feet. The combined scale factor for this site is 0.999941322. To convert the grid coordinates to ground/surface coordinates, divide the grid coordinates by the combined scale factor.
- The distances shown on this plat are as measured on the ground/surface. To convert the ground/surface distances to grid distances, multiply the ground/surface distances by the combined scale factor.

FOR PUBLIC WATER AND SEWER ONLY

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

APPROVED: _____

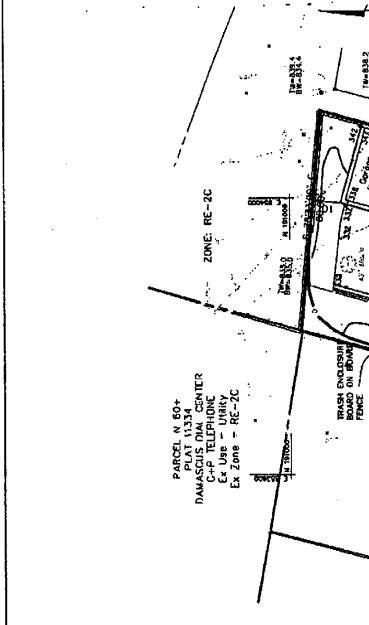
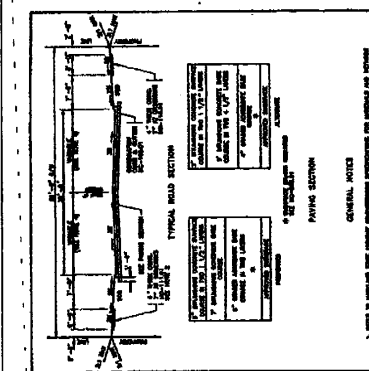
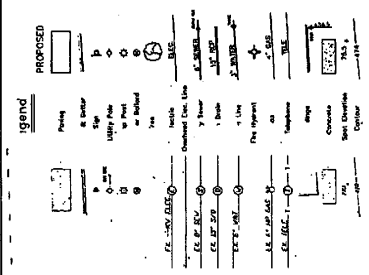
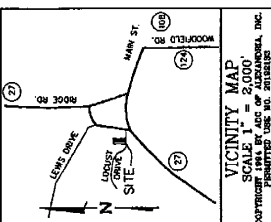
CHAIRMAN SECRETARY-TREASURER

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____

DIRECTOR

DATE: _____
Plot No: 207623

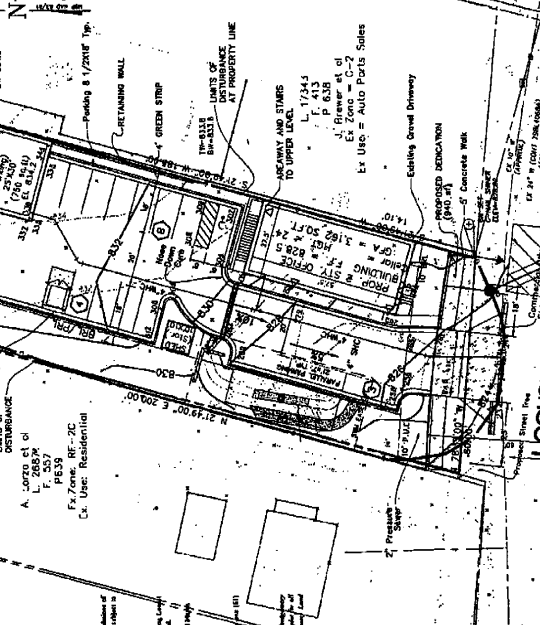


General Notes

1. Proposed: Little Bennett Creek - Dist. 1 Meters.
2. Proposed: Little Bennett Creek - Dist. 1 Meters.
3. Proposed: Little Bennett Creek - Dist. 1 Meters.
4. Proposed: Little Bennett Creek - Dist. 1 Meters.
5. Proposed: Little Bennett Creek - Dist. 1 Meters.
6. Proposed: Little Bennett Creek - Dist. 1 Meters.
7. Proposed: Little Bennett Creek - Dist. 1 Meters.
8. Proposed: Little Bennett Creek - Dist. 1 Meters.
9. Proposed: Little Bennett Creek - Dist. 1 Meters.
10. Proposed: Little Bennett Creek - Dist. 1 Meters.

PROJECT PROPERTY:	EXISTING/PROPOSED
DAMASCUS, PARCEL 1001	EXISTING/PROPOSED
1001 LOCUST DRIVE	EXISTING/PROPOSED
1001 LOCUST DRIVE	EXISTING/PROPOSED
1001 LOCUST DRIVE	EXISTING/PROPOSED
1001 LOCUST DRIVE	EXISTING/PROPOSED
1001 LOCUST DRIVE	EXISTING/PROPOSED
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1001 LOCUST DRIVE	EXISTING/PROPOSED

PROJECT PROPERTY:	EXISTING/PROPOSED
DAMASCUS, PARCEL 1001	EXISTING/PROPOSED
1001 LOCUST DRIVE	EXISTING/PROPOSED
1001 LOCUST DRIVE	EXISTING/PROPOSED
1001 LOCUST DRIVE	EXISTING/PROPOSED
1001 LOCUST DRIVE	EXISTING/PROPOSED
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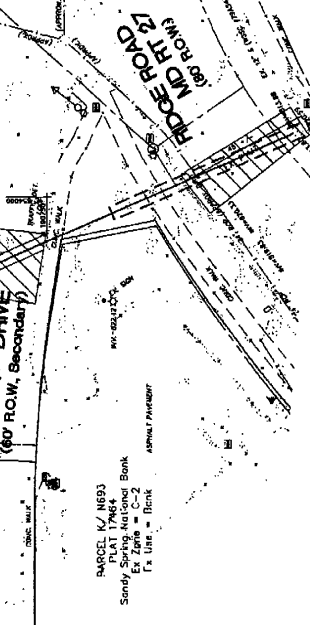
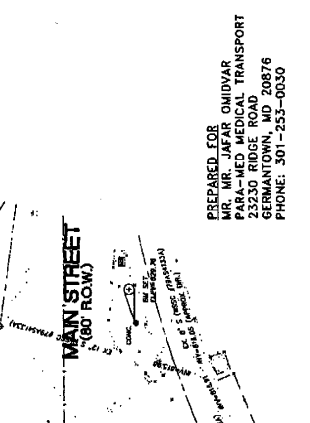
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6. Proposed: Little Bennett Creek - Dist. 1 Meters.
7. Proposed: Little Bennett Creek - Dist. 1 Meters.
8. Proposed: Little Bennett Creek - Dist. 1 Meters.
9. Proposed: Little Bennett Creek - Dist. 1 Meters.
10. Proposed: Little Bennett Creek - Dist. 1 Meters.

PRELIMINARY SUBDIVISION PLAN
PARA-MED MEDICAL TRANSPORT
10017 LOCUST DRIVE
PARCEL 659, DAMASCUS
12TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MR. JACOF DAMASCUS, INC.
Engineers • Planners
Landscaping Architects • Surveyors
10017 LOCUST DRIVE
DAMASCUS, MD 20846
Phone: 301-253-0030
Fax: 301-253-0030

MR. JACOF DAMASCUS, INC.
Engineers • Planners
Landscaping Architects • Surveyors
10017 LOCUST DRIVE
DAMASCUS, MD 20846
Phone: 301-253-0030
Fax: 301-253-0030



General Notes

1. Proposed: Little Bennett Creek - Dist. 1 Meters.
2. Proposed: Little Bennett Creek - Dist. 1 Meters.
3. Proposed: Little Bennett Creek - Dist. 1 Meters.
4. Proposed: Little Bennett Creek - Dist. 1 Meters.
5. Proposed: Little Bennett Creek - Dist. 1 Meters.
6. Proposed: Little Bennett Creek - Dist. 1 Meters.
7. Proposed: Little Bennett Creek - Dist. 1 Meters.
8. Proposed: Little Bennett Creek - Dist. 1 Meters.
9. Proposed: Little Bennett Creek - Dist. 1 Meters.
10. Proposed: Little Bennett Creek - Dist. 1 Meters.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

Date Mailed: OCT - 9 2006

Hearing Date: June 29, 2006

Action: Approved Staff
Recommendation

Motion of Commissioner Bryant,
seconded by Commissioner Robinson,
with a vote of 4-0;
Chairman Berlage and Commissioners
Perdue, Bryant, and Robinson voting in
favor. Commissioner Wellington
necessarily absent.

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 120060730
NAME OF PLAN: 10017 Locust Drive

The date of this written opinion is OCT - 9 2006 (which is the date that this opinion is mailed to all parties of record). 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 of Court - State).

I. INTRODUCTION

On January 12, 2006, Para-med Medical Transportation ("Applicant"), submitted an application for the approval of a preliminary plan of subdivision of property in the C-2 zone. The application proposed to create 1 lot on 0.36 acres of land located on the north side of Locust Drive, approximately 100 feet west of the intersection with Ridge Road (MD 27), in the Damascus Master Plan Area. The application was designated Preliminary Plan 120060730 ("Application"). On June 29, 2006, the Application was brought before the Montgomery County Planning Board for a public hearing ("Hearing").

Preliminary Plan No. 120060730
10017 Locust Drive
Page 2

At the Hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the Application.

The record for the Application ("Record") closed at the conclusion of the public hearing, upon the taking of an action by the Planning Board. The Record includes: the information on the Preliminary Plan Application Form; the Planning Board staff-generated minutes of the Subdivision Review Committee meeting(s) on the application; all correspondence and any other written or graphic information concerning the application received by the Planning Board or its staff following submission of the application and prior to the Board's action at the conclusion of the public hearing, from the applicant, public agencies, and private individuals or entities; all correspondence and any other written or graphic information issued by Planning Board staff concerning the application, prior to the Board's action following the public hearing; all evidence, including written and oral testimony and any graphic exhibits, presented to the Planning Board at the public hearing.

II. SITE DESCRIPTION

The subject property, identified as the Parcel 659, (Subject Property) is located on the north side of Locust Drive, approximately 100 feet west of the intersection with Ridge Road (MD 27). The Subject Property contains 0.36 acres and is zoned C-2.

III. PROJECT DESCRIPTION

The Application proposed the creation of one (1) lot for the construction of a two-story para-medical transport office building, containing 3,162 square feet, with surface parking and two accessory structures. The accessory structures consist of a small parking garage and a storage structure. The proposed lot will have direct access from Locust Drive.

IV. SUMMARY OF TESTIMONY AND EVIDENCE IN RECORD

Development Review Staff ("Staff") recommended approval of the Application in its memorandum dated June 16, 2006 ("Staff Report"). At the Hearing, Staff presented its findings consistent with the Staff Report. The Applicant appeared at the Hearing represented by his engineer, who advised the Board that the Applicant supported the Staff recommendation. No other party testified in support of or in opposition to the Application.

V. FINDINGS

Having given full consideration to the recommendations of its Staff, which the Board hereby adopt and incorporate by reference; the recommendations of the

Preliminary Plan No. 120060730
10017 Locust Drive
Page 3

applicable public agencies¹; the Applicant's position; and other evidence contained in the Record, which is hereby incorporated in its entirety into this Opinion, the Montgomery County Planning Board finds, based on uncontested evidence of record, that:

- a) *Preliminary Plan No. 120060730 substantially conforms to the Damascus Master Plan.*

Staff advised the Board that the 1982 Damascus Master Plan did not specifically identify the Subject Property for discussion but confirmed the existing C-2 zoning. However, Staff noted that the recently adopted 2005 Damascus Master Plan recommends rezoning of the Property to Mixed Town Center Zone (MXTC). Commenting that the proposal anticipates mixed-use with a residential emphasis, Staff advised the Board that both the existing and proposed zones permit the use included on the proposed subdivision.

Staff further advised the Board that the 2005 Damascus Draft Plan emphasizes a walkable Town Center, which will include street trees, lighting and special paving; and, therefore, Staff had recommended that the Property be screened along Locust Drive and on the property line adjoining the residential neighbor. Staff recommended, and the Board approves, a condition requiring such screening.

- b) *Public facilities will be adequate to support and service the area of the proposed subdivision.*

Staff informed the Board that less than 30 peak-hour trips will be generated from the site; and, therefore, a Local Area Transportation Review (LATR) will not be required.

- c) *The size, width, shape, and orientation of the proposed lot is appropriate for the location of the subdivision.*

- d) *The application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A. This finding is subject to the applicable condition(s) of approval.*

Staff informed the Board that because the site is smaller than an acre, it is exempt from forest conservation requirements.

¹The application was referred to outside agencies for comment and review, including the Washington Suburban Sanitary Commission, the Department of Public Works and Transportation, the Department of Permitting Services and the various public utilities. All of these agencies recommended approval of the application.

Preliminary Plan No. 120060730
10017 Locust Drive
Page 4

- e) *The application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.*
- f) *The Record of this application does not contain any contested issues; and, therefore, the Planning Board finds that any future objection, which may be raised concerning a substantive issue in this application, is waived.*

VI. CONDITIONS OF APPROVAL

Finding Preliminary Plan No. 120060730 in accordance with the purposes and all applicable regulations of Montgomery County Code Chapter 50, the Planning Board approves Preliminary Plan No. 120060730, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to a 3,162 square foot office building.
- 2) Prior to issuance of building permit, the applicant shall submit a landscape plan for screening along Locust Drive and the property line adjoining the residential neighbor for technical staff review and approval.
- 3) Compliance with the conditions of approval of the MCDPS stormwater management approval dated March 23, 2006.
- 4) Compliance with conditions of MCDPWT letter dated, April 19, 2006 unless otherwise amended.
- 5) 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 opinion.
- 6) Other necessary easements.

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.

* * * * *

[CERTIFICATION OF BOARD VOTE ADOPTING OPINION ON FOLLOWING PAGE]

APPROVED AS TO LEGAL SUFFICIENCY

TAB
M-NCPPC LEGAL DEPARTMENT

DATE

8-29-06

Preliminary Plan No.120060730
10017 Locust Drive
Page 5

CERTIFICATION OF BOARD ADOPTION OF OPINION

At its regular meeting, held on **Thursday, September 7, 2006**, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, **ADOPTED** the above opinion, on motion of Commissioner Bryant, seconded by Commissioner Perdue, with Commissioners Bryant, Perdue, and Robinson voting in favor, and with Chairman Hanson and Commissioner Wellington abstaining. This Opinion constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for **Preliminary Plan No. 120060730, 10017 Locust Drive.**



Certification As To Vote of Adoption
E. Ann Daly, Technical Writer

PLAT NO. 220070320

Shiloh Estates (Preliminary Plan: Shiloh Church Road)

Located on Shiloh Church Road, approximately 2500 feet south of Comus Road

Rural zone; 1 lot

Private Well, Private Septic

Master Plan Area: Clarksburg & Vicinity

Mr. & Mrs. James Reise, Applicant

The record plat has been reviewed by MNCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120060780, 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 preliminary plan.

RECORD PLAT REVIEW SHEET

Plan Name: SHILOH CHURCH RD. Plan Number: 1-20060280
 Plat Name: SHILOH ESTATES LOT 1 Plat Number: 2-20070320
 Plat Submission Date: 9/20/06
 DRD Plat Reviewer: TA/PW
 DRD Prelim Plan Reviewer: D Etnney

Initial DRD Review:

Signed Preliminary Plan - Date 12/18/06 Checked: Initial DPW Date 11/1/06
 Planning Board Opinion - Date 8/2/06 Checked: Initial PW Date 9/21/06
 Site Plan Req'd for Development? Yes No ✓ Verified By: PW (initial)
 Site Plan Name: NA 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 NA
 Non-standard BRLs NA Adjoining Land ✓ Vicinity Map ✓ Septic/Wells
 TDR note NA Child Lot note NA Surveyor Cert ✓ Owner Cert ✓ Tax Map ✓

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>J. Penn</u>	<u>9/21</u>	<u>10/6</u>	<u>NC</u>	<u>NC</u>
Research	Bobby Fleury	<u> </u>	<u> </u>	<u>OK</u>	<u>OK</u>
SHA	Doug Mills	<u> </u>	<u> </u>	<u>NC</u>	<u>NC</u>
PEPCO	Jose Washington	<u> </u>	<u> </u>	<u>NC</u>	<u>OK</u>
Parks	Doug Powell	<u> </u>	<u> </u>	<u>NC</u>	<u>NC</u>
DRD	Steve Smith	<u> </u>	<u> </u>	<u>12/8/06</u>	<u>See plat</u>

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 TA Date 12/8/06
TA 12/1/06
TA 12/6/06
TA 1/4/07

Board Approval of Plat:

Plat Agenda:
 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.

PLAT No.

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD
1	1115.92	28.25	14.13
2	1115.92	28.25	14.13
3	1115.92	28.25	14.13
4	1115.92	28.25	14.13

LINE TABLE			
LINE	BEARING	LENGTH	CHORD
1	N 31°14'27" E	243.30	243.30
2	N 31°14'27" E	243.30	243.30
3	N 31°14'27" E	243.30	243.30
4	N 31°14'27" E	243.30	243.30

FOREST RESTRICTION LINE			
LINE	BEARING	LENGTH	CHORD
1	N 31°14'27" E	243.30	243.30
2	N 31°14'27" E	243.30	243.30
3	N 31°14'27" E	243.30	243.30
4	N 31°14'27" E	243.30	243.30

OWNER'S CERTIFICATE

I, James M. Bates and Mary Catherine Henrichs, owners of the property shown hereon, hereby grant a public utility easement (P.U.E.) as shown hereon to the parties named in a document recorded in the Land Records of Montgomery County, Maryland, subject to all current and applicable regulations of all Federal, State, and local governing agencies hereto grant a Conservation Easement Agreement, Category 1/A as recorded in Liber 13178 of Folio 412/421 among the Land Records of Montgomery County, Maryland, subject to the terms set forth therein. As owners of this subdivision, we, our heirs, assigns, and assigns, do hereby agree to record and execute all other required documentation, to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(c)(2) of the Montgomery County Code.

There are no suits, liens, mortgages, or trusts affecting the property included in this plat of subdivision.

TAX MAP No. DW561

MONTGOMERY COUNTY, MARYLAND
L4731 F487

12/14/06
James M. Bates
Mary Catherine Henrichs

SHILOH CHURCH ROAD
(60' R/W LNS 5274 & 5275)
CL. CENTERLINE

MONTGOMERY COUNTY, MARYLAND
L4731 F487

LOT 1
406.481 sq. ft.
9.33153 Acres

M.B.L. BECK, TRUSTEE
L13761 F288

Notes:

- This property is zoned Rural.
- This plat is limited to uses and conditions as required by Preliminary Plan No. 1-20060780 entitled "SHILOH CHURCH ROAD".
- Septic Building Restriction Lines subject to change only with Montgomery County Department of Permitting Services approval. The septic area is designed for a 5 bedroom house.
- The source of the 100 year flood plain shown hereon was taken from flood plain study #228516 by North, Hendricks & Glascock, P.A. dated September 2006 and approved by DHS on October 5, 2006 and is subject to a 25' Building Restriction Line (BRL).
- The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Code, which requires the owner to obtain a Floodplain Management Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- Unless expressly contemplated by the plan or approved, all terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, or final plan, including but not limited to, the Floodplain Management Conservation Plan, shall be subject to the approval of the Planning Board and shall be subject to the approval of the Planning Board and shall be subject to the approval of the Planning Board.
- This Plat is not intended to show any matter affecting or restricting the ownership and use of the property. This Plat is not intended to replace an examination of title or to depict or hold all matters affecting title.
- Coordinates shown hereon are based on the Maryland State NAD 83/91 Datum as projected by NAD 83 and are for Geographical Information Systems (GIS) only. Stationing shown hereon is based on the Maryland State NAD 83/91 Datum as projected by NAD 83 and are for Geographical Information Systems (GIS) only. Stationing shown hereon is based on the Maryland State NAD 83/91 Datum as projected by NAD 83 and are for Geographical Information Systems (GIS) only. The combined scale factor for this plat is 0.999948227.
- To convert the grid coordinates to ground/surface coordinates, divide the grid coordinates by the combined scale factor.
- The distances shown on this plat are as measured on the ground/surface. To convert the distances shown on this plat to ground/surface distances, multiply the ground/surface distances by the combined scale factor.
- This Plat is exempted from area and dimensional requirements of Section 50-24(c)(2)(b) of the Montgomery County Code, as amended by Ordinance 4th, 1974. Previous Zone was R-300.

PLAT TABULATION			
Number of Lots	Area of Lot	Area of Street	Total Area
1	406.481 sq. ft.	1.348 sq. ft.	407.829 sq. ft.
			or 9.38247 acres

SUBDIVISION RECORD PLAT
LOT 1

SHILOH ESTATES

ELECTION DISTRICT No. 2
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 100' NOVEMBER, 2006

MHG Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors
8528 Wagonwheel Road, Suite 120
Montgomery Village, Maryland 20886-1270
Phone 301.570.0840
Fax 301.546.0853
www.mhg.com

GRAPHIC SCALE



FOR PRIVATE WELL AND SEPTIC ONLY

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

APPROVED: _____

APPROVED: _____

CHAIRMAN

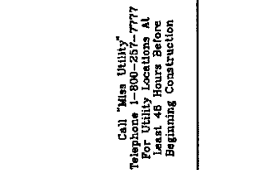
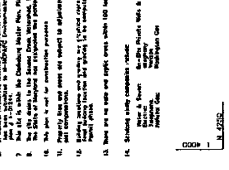
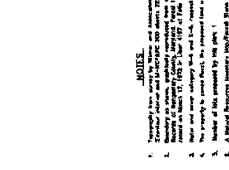
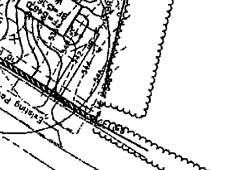
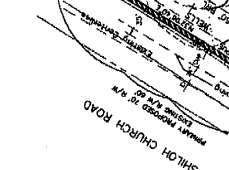
M.N.C.P. & P.C. RECORD FILE No.

DIRECTOR

DATE: _____

Plat No.: _____

05.273.11



M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

RECEIVED

AUG 03 2006

Date Mailed: AUG - 2 2006

Hearing Date: June 1, 2006

Action: Approved Staff Recommendation

Motion of Commissioner Bryant, seconded by Chairman Berlage, with a vote of 5-0; Chairman Berlage and Commissioners Bryant, Perdue, Wellington, and Robinson voting in favor.

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 120060780

NAME OF PLAN: Shiloh Church Road

The date of this written opinion is AUG - 2 2006 (which is the date that this opinion is mailed to all parties of record). 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).

INTRODUCTION

On 1/26/06, James Reise ("Applicant") submitted an application for the approval of a preliminary plan of subdivision of property in the Rural zone. The application proposed to create 1 lot on 9.37 acres of land located on the east side of Shiloh Church Road, approximately 2,800 feet south of the intersection with Comus Road, in the Clarksburg Master Plan area ("Subject Property"). The application was designated Preliminary Plan 120060780 ("Preliminary Plan"). On 6/01/06, the Preliminary Plan was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Planning Board heard testimony and received evidence submitted in the record on the application.

The record for this application ("Record") closed at the conclusion of the public hearing, upon the taking of an action by the Planning Board. The Record includes: the

information on the Preliminary Plan Application Form; the Planning Board staff-generated minutes of the Subdivision Review Committee meeting(s) on the application; all correspondence and any other written or graphic information concerning the application received by the Planning Board or its staff following submission of the application and prior to the Board's action at the conclusion of the public hearing, from the applicant, public agencies, and private individuals or entities; all correspondence and any other written or graphic information issued by Planning Board staff concerning the application, prior to the Board's action following the public hearing; all evidence, including written and oral testimony and any graphic exhibits, presented to the Planning Board at the public hearing.

SITE DESCRIPTION

The Subject Property consists of Parcel 140 located on the east side of Shiloh Church Road, approximately 2,800 feet south of the intersection with Comus Road. It is zoned Rural and contains 9.37 acres. The Subject Property contains a stream and associated buffer and forests.

PROJECT DESCRIPTION

This is a preliminary plan of subdivision to create one (1) lot for the construction of a one-family detached dwelling unit. The proposed lot will have a lot width of approximately 270 feet, which is narrower than the 300 feet required in the Rural Zone. However, this application is submitted for review under Section 59-C-9.71 (b) of the Zoning Ordinance in which a lot is exempt from the current area and dimensional requirements because it was created by a deed executed on or before June 4, 1974. The lot must comply with the requirements of the applicable zone applicable prior to classification in the Rural Zone, which in this case, was R-200. The R-200 Zone allowed a lot width of 100 feet. The applicant provided a copy of the deed, which shows that the Subject Property was created in 1972. As such, the dimensional requirements of the R-200 zone apply and the lot width is appropriate at 270 feet.

The proposed lot will be served by private well and uses sand mounds for the septic system. Access to the site will be directly from Shiloh Church Road. The plan proposes to protect and preserve the environmentally sensitive features through a conservation easement.

MASTER PLAN COMPLIANCE

The Clarksburg Master Plan ("Master Plan") does not specifically identify the Subject Property for discussion but does give general guidance and recommendations to maintain the rural residential character, which this plan does.

The Subject Property is east of the Agricultural Reserve and is recommended for a rural land use pattern. The Master Plan recommends the area west of Shiloh Church

Road as Rural Density Transfer (RDT) Zone while the Subject Property is zoned Rural. The Master Plan recommends a land use pattern east of Ten Mile Creek that balances environmental concerns, county housing needs, and the importance of I-270 as a high-technology employment corridor.

Because this area is separated from the larger Agricultural Reserve by Ten Mile Creek, agricultural preservation is not the primary objective. The key land use objective in this area is to provide housing while mitigating water quality impacts in Ten Mile Creek. The Master Plan recommends an open space pattern extensive enough to help protect the many natural attributes of the larger watershed.

ENVIRONMENTAL

Approximately 6.64 acres of the Subject Property contains existing forest, which is two-thirds of the site. The remainder of the site is grass/field. The Subject Property is zoned Rural and, therefore, must comply with Section 22A-12(f) of the Montgomery County code which requires residential developments in an agricultural resource area to either retain or plant a certain percentage of forest onsite. For this particular plan, the appropriate threshold is the conservation threshold as defined by the Forest Conservation Law.

The preliminary forest conservation plan forwarded to the Planning Board for approval indicates preservation of all 6.64 acres of existing forest on the subject site. All forests and areas within the environmental buffers will be placed into a Category I or Category II Forest Conservation Easement. The plan as approved meets the requirements of the forest conservation law and regulations by maximizing forest retention and permanently protecting forest in environmentally sensitive areas, contiguous forest and wildlife habitat.

STAFF RECOMMENDATION

Staff found that the Preliminary Plan conforms to the Clarksburg Master Plan and meets all necessary requirements of the Subdivision Regulations. As such, Staff recommended approval of the Preliminary Plan.

FINDINGS

Having given full consideration to the recommendations of its Staff; the recommendations of the applicable public agencies¹; the Applicant's position; and other evidence contained in the Record, which is hereby incorporated in its entirety into this

¹ The application was referred to outside agencies for comment and review, including the Washington Suburban Sanitary Commission, the Department of Public Works and Transportation, the Department of Permitting Services and the various public utilities. All of these agencies recommended approval of the application.

Opinion, the Montgomery County Planning Board finds, based on the uncontested evidence of record and with the conditions of approval, that:

- a) The Preliminary Plan No. 120060780 substantially conforms to the Clarksburg Master Plan.
- b) Public facilities will be adequate to support and service the area of the proposed subdivision.
- c) The size, width, shape, and orientation of the proposed lot is appropriate for the location of the subdivision.
- d) The application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.
- e) The application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.
- f) The Record of this application does not contain any contested issues; and, therefore, the Planning Board finds that any future objection, which may be raised concerning a substantive issue in this application, is waived.

CONDITIONS OF APPROVAL

Finding Preliminary Plan No. 120060780 in accordance with the purposes and all applicable regulations of Montgomery County Code Chapter 50, the Planning Board approves Preliminary Plan No. 120060780, subject to the following conditions:

- 1) Approval under this Preliminary Plan is limited to one (1) lot for one residential dwelling unit.
- 2) The Applicant shall comply with the conditions of approval for the preliminary forest conservation plan, as modified by Condition No. 3. The Applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
- 3) Final forest conservation plan to reflect:
 - a. Category I Conservation Easement on all existing wooded areas; and
 - b. Category II Conservation Easement on all unforested land within the stream valley buffer; and

- c. Planting plan for Category II Conservation Easement area, prepared in accordance with the Forest Conservation Regulations, the species and spacing of new plantings to be determined in discussion with staff.
 - d. The boundary of the Category I Conservation Easement area to be delineated by a fence.
- 4) Record a Category I Conservation Easement on all existing wooded areas. Record a Category II Easement on all unforested areas within the stream valley buffer.
 - 5) All septic easements must be completely outside of the stream buffer.
 - 6) Compliance with conditions of MCDPWT letter dated, April 14, 2006 unless otherwise amended.
 - 7) Compliance with the conditions of the MCDPS stormwater management approval dated February 28, 2006.
 - 8) Compliance with conditions of the MCDPS (Health Dept.) septic approval dated May 15, 2006.
 - 9) Other necessary easements.

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.

* * * * *

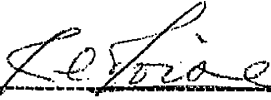
[CERTIFICATION OF BOARD VOTE ADOPTING OPINION ON FOLLOWING PAGE]

APPROVED AS TO LEGAL SUFFICIENCY

8/10/06
11-NCPPC LEGAL DEPARTMENT

CERTIFICATION OF BOARD ADOPTION OF OPINION

At its regular meeting, held on **Thursday, July 27, 2006**, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, by unanimous consent, with four Commissioners present, Commissioner Bryant was necessarily absent, **ADOPTED** the above Opinion which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for **Preliminary Plan No. 120060780, Shiloh Church Road.**



Certification As To Vote of Adoption
M. Clara Moise, Technical Writer

PLAT No. 220070400

Silver Spring Country Club

Located north quadrant, intersection of Briggs Chaney Road and Castle Boulevard

CT Zone; 1 Lot

Community Water, Community Sewer

Master Plan Area: Fairland

Commerce Bank NA, Applicant

This record plat has been reviewed by MNCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the plat complies with Preliminary Plan No. 120060930 and Site Plan No. 820060320, 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 preliminary plan. The Planning Board approved the site plan and the resolution was mailed on August 31, 2006. Subsequently, corrections were needed in the resolution and the revised resolution was approved by the Planning Board on December 7, 2006. These revisions do not affect the plat. Therefore, staff recommends that the Planning Board approve this plat conditioned that the plat cannot be recorded until the certified site plan contains the revised resolution.

RECORD PLAT REVIEW SHEET

Plan Name: Commerce Bank Plan Number: 120060930
 Plat Name: Golden Spring County Club "J" Plat Number: 220070400
 Plat Submission Date: 10/3/06
 DRD Plat Reviewer: PW/TA
 DRD Prelim Plan Reviewer: Dolores K

Initial DRD Review:

Signed Preliminary Plan – Date 10/25/06 Checked: Initial DMK Date 11/22/06
 Planning Board Opinion – Date 8/7/06 Checked: Initial PW Date 10/23
 Site Plan Req'd for Development? Yes ☒ No ☐ Verified By: PW (initial)
 Site Plan Name: Commerce Bank Site Plan Number: 820060320
 Planning Board Opinion – Date 8/31/06 Checked: Initial PW Date 10/23
 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 NA
 Non-standard BRLs NA Adjoining Land ☒ Vicinity Map ☒ Septic/Wells NA
 TDR note NA Child Lot note NA Surveyor Cert ☒ Owner Cert ☒ Tax Map ☒

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>CB</u>	<u>10/6/06</u>	<u>10/27/06</u>	<u>NC</u>	<u>No revision</u>
Research	Bobby Fleury			<u>10/7/06</u>	<u>OK</u>
SHA	Doug Mills			<u>NC</u>	<u>NC</u>
PEPCO	Steve Baxter			<u>NC</u>	<u>OK</u>
Parks	Doug Powell			<u>NC</u>	<u>NC</u>
DRD	Steve Smith			<u>10/19/06</u>	<u>See plat</u>

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
TA
TA
TA

Date
12/7/06
11/22/06
11/3/06

Board Approval of Plat:

Plat Agenda:

TA1/4/07

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 #:

No. _____

Update Green Books for Resubdivision:

Notify Engineer to Seal Plats:

Engineer Seal Complete:

Complete Reproduction:

Sent to Courthouse for Recordation:

GENERAL NOTES:

1. NORTH ARROW AND BEARINGS BASED ON PLAT NUMBER 14133.
2. THIS PLAT IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINTS ESTABLISHED IN AUGUST 1999, AND A RECONSTRUCTION OF THE SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT.
3. PROPERTY IS LOCATED IN FLOOD HAZARD ZONE C (AREA OF MINIMAL FLOODING) AS DEPICTED ON FIRM, COMMUNITY - PANEL NO. 240048 0200 C DATED AUGUST 5, 1991 FOR MONTGOMERY COUNTY, MD.
4. REFERENCE IS MADE TO THE FOLLOWING PROJECTS:
a. SURVEY MAP NO. 808942 (SP)
b. SPATIAL PRODUCT NO. 808942 (SP)
5. BOUNDARY SHOWN HEREON REFLECTS CONDOMINIUM RECORDED AT LIBER 22844 FOLD 46.
6. GROSS SITE AREA 38,667 S.F. (0.888 AC. ±)
7. REBAR WITH CAPS TO BE SET AT ALL CORNERS NOT PREVIOUSLY MONUMENTED.
8. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS SET FORTH IN ANY PRELIMINARY PLAN, SITE PLAN, PROPERTY, 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.
9. THE MONTGOMERY RECORD PLAT IS NOT INTENDED TO SHOW SURVEY MONUMENTS OR MONUMENTS AND IS NOT TO BE USED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPORT OR NOTE ALL MATTERS AFFECTING THE TITLE.
10. THE LOT SHOWN HEREON IS LIMITED TO USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 120024020 AND SITE PLAN 820024020, BOTH ENTITLED COMMERCIAL BANK - SILVER SPRING, ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
11. THE PROPERTY WHICH IS SUBJECT TO THIS RECORD PLAT IS IN ZONE C7 (COMMERCIAL TRANSITIONAL) AS OF THE DATE OF THE PLAT RECONSTRUCTION.
12. THIS PLAT IS SUBJECT TO A DECLARATION OF CONDUITS FOR OPEN SPACE AND PRIVATE STORM DRAINAGE, ETC. AS RECORDED IN LIBER FOLD 355.
13. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
14. THE PLAT IS SUBJECT TO A DECLARATION OF CONDUITS FOR PRESCRIPTION AVAILABILITY OF STORMWATER MANAGEMENT FACILITY AS RECORDED IN LIBER FOLD 355.
15. TAX MAP 0042, VSSC #218 NE 03 AND 218 NE 04.
16. EXEMPT FROM CHAPTER 22A OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, 4-08118.

SURVEYOR'S CERTIFICATE

I, HENRY, CERTIFY THAT THE PLAT SHOWN IS CORRECT, THAT IT IS A RECONSTRUCTION OF THE LAND AND MONUMENTS ESTABLISHED IN 1999 FOLD 355, ALL ALONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I FURTHER CERTIFY THAT ONCE ENGAGED AS DESCRIBED IN THE OWNERS DEDICATION HEREON, ALL MONUMENTS MARKED THIS PLAT WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24A (4) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA RECORDED IN THIS PLAT IS ONE ACRES OF LAND. THERE IS NO DEDICATION TO PUBLIC USE.

REYN F. STENHAUER
MAYLAND REGISTERED PROPERTY LINE SURVEYOR NO. 88
DATE 11/29/06

FOR PUBLIC WATER AND SEWER SERVICE ONLY.

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

APPROVED:

ASST. SECRETARY - TREASURER

M.N.C.P.C. RECORD FILE #

PERMITTING SERVICES

APPROVED: DATE

DIRECTOR

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF

DATE

PLAT NO.

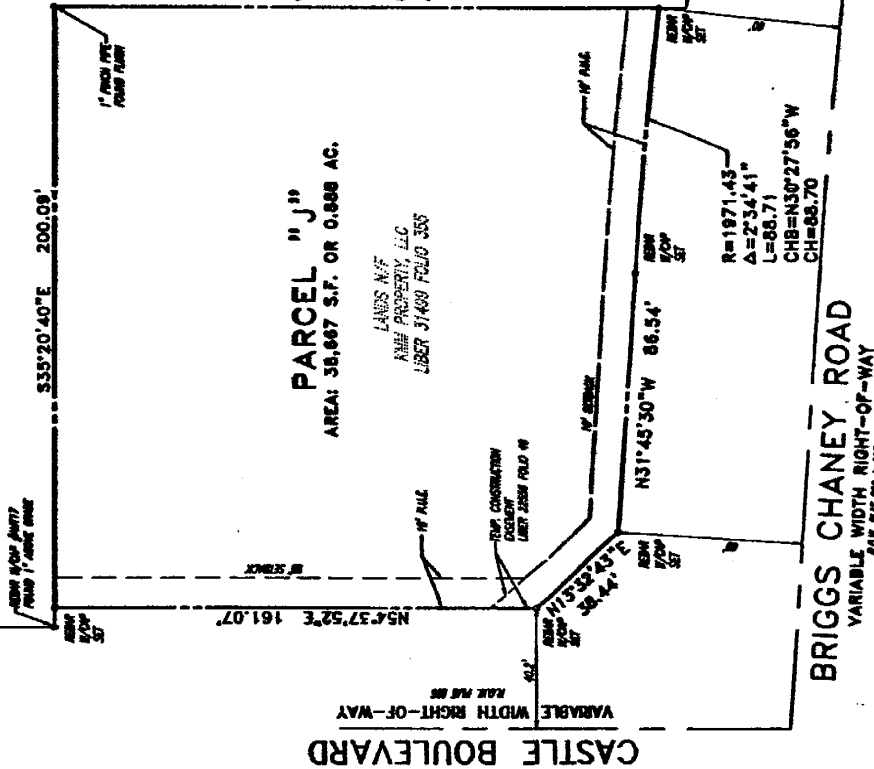
GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

PLAT NO.

PLAT NO. 14133
SILVER SPRING COUNTRY CLUB
PARCEL G
PLAT #14133



PARCEL G
SILVER SPRING COUNTRY CLUB
PLAT #14133

PARCEL "J"
AREA: 38,667 S.F. OR 0.888 AC.
LANDS N/F
KME PROPERTY, LLC
LIBER 31469 FOLD 355

BRIGGS CHANEY ROAD
VARIABLE WIDTH RIGHT-OF-WAY
FILE NO. 88 & 89

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH A 10' PUBLIC UTILITY EASEMENT AS RECORDED IN LIBER 324 FOLD 407, SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS TO ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES. AS THE OWNERS OF THIS PROPERTY, WE DO HEREBY CERTIFY THAT WE HAVE CAUSED ALL SUBSURFACE CONDITIONS TO BE REVEALED AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A REGISTERED SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(a).

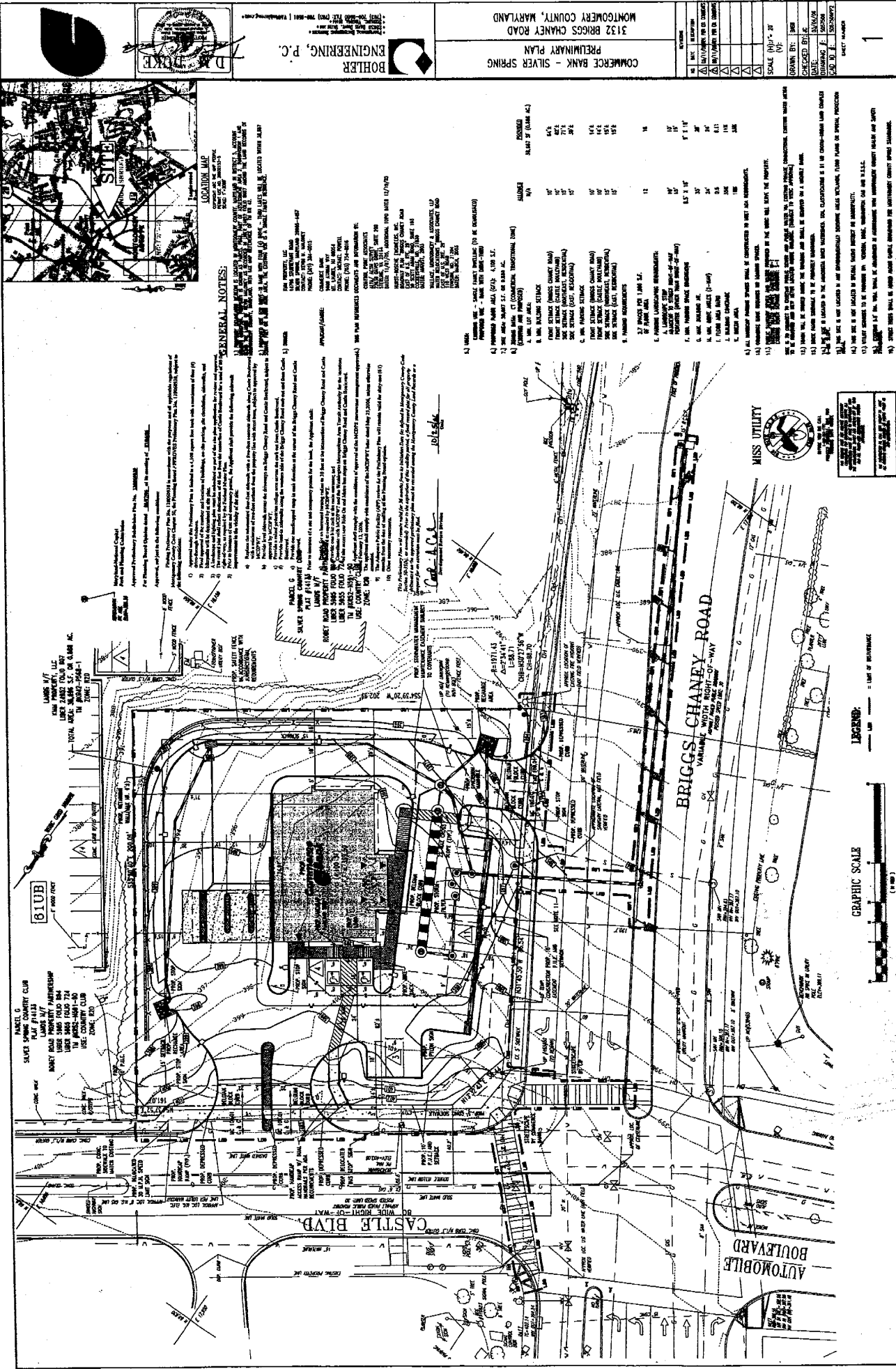
THERE ARE NO EASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

REYN F. STENHAUER
KME PROPERTY, LLC

SUBDIVISION RECORD PLAT
PARCEL "J"
SILVER SPRING
COUNTRY CLUB
5TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=50'
DATE: NOVEMBER 21, 2006

CONTROL POINT
ASSOCIATES, INC.
2420 DUNE DRIVE, SUITE 200
SEDLING, VIRGINIA 2014
703.944.9400 FAX 703.944.9797

505750688-PLAT



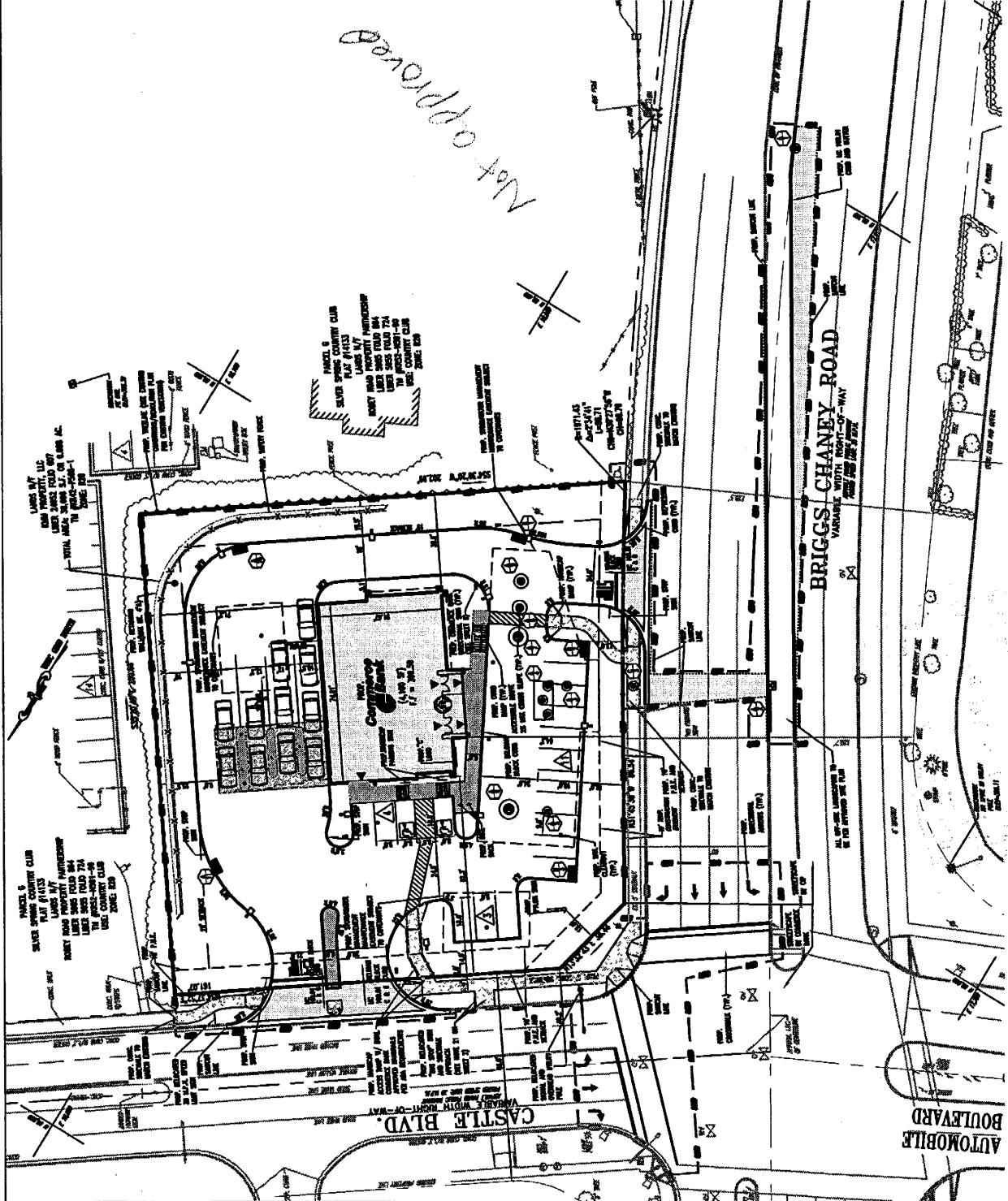
COMMERCE BANK - SILVER SPRING
PRELIMINARY PLAN
3132 BRIGGS CHANEY ROAD
MONTGOMERY COUNTY, MARYLAND

BOHLER
ENGINEERING, P.C.



NO.	DATE	REVISION
1	10/1/01	1
2	10/1/01	2
3	10/1/01	3
4	10/1/01	4
5	10/1/01	5
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55	10/1/01	55
56	10/1/01	56

GRAPHIC SCALE



M-NCPPC

**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING****THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION***8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org***Date Mailed: AUG - 7 2006****Action: Approved Staff Recommendation****Motion of Commissioner Wellington, seconded by Commissioner Purdue, with a vote of 3-0; Commissioners Berlage, Purdue, and Wellington voting in favor. Commissioners Bryant and Robinson absent.****MONTGOMERY COUNTY PLANNING BOARD****OPINION**

Preliminary Plan: 120060930
NAME OF PLAN: Commerce Bank- Silver Spring
Public Hearing Date: July 6, 2006

The date of this written opinion is AUG - 7 2006 (which is the date that this opinion is mailed to all parties of record). 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).

I. INTRODUCTION

On March 21, 2006, Commerce Bank ("Applicant") submitted an application for the approval of a Preliminary Plan for subdivision to create one (1) commercial lot in a Commercial Transit ("C-T") zone in order to construct a bank with four (4) drive-thru aisles ("Preliminary Plan" or "Plan"). The Preliminary Plan was designated Preliminary Plan No. 120060930. On July 6, 2006 Preliminary Plan No. 120060930 was brought before the Montgomery County Planning Board ("Planning Board" or "Board") for a public hearing along with corresponding site plan application. At the public hearing, the Planning Board heard testimony and received evidence submitted into the record on the Preliminary Plan application. Prior to the public hearing, Planning Board staff ("Staff")

Commerce Bank - Silver Spring
Preliminary Plan No. 120060930
Page 2

analyzed and provided recommendations regarding the Preliminary Plan in a memorandum sent to the Planning Board on June 16, 2006 ("Staff Report" or "Report").

The record for this application ("Record") closed at the conclusion of the public hearing, upon the taking of an action by the Planning Board. The Record includes: the information on the Preliminary Plan Application Form; the Planning Board Staff-generated minutes of the Subdivision Review Committee meeting(s) on the application; all correspondence and any other written or graphic information concerning the application received by the Planning Board or its Staff from the Applicant, public agencies and the community following submission of the application and prior to the Board's action at the conclusion of the public hearing; all correspondence and any other written or graphic information issued by Planning Board Staff, prior to the Board's action following the public hearing, concerning the application; and all evidence, including written and oral testimony and any graphic exhibits, presented to the Planning Board at the public hearing.

II. SITE DESCRIPTION

The property, identified as Parcel 568 ("Subject Property"), is located at the northeast quadrant of the intersection of Briggs Chaney Road and Automobile Boulevard. The Subject Property contains 0.89 acres and is in a C-T zone. A dwelling that currently exists on the property will be removed.

III. PLAN DESCRIPTION

This is a preliminary plan application to create one (1) lot for the construction of a 4,100 square foot bank with four (4) drive-thru aisles. Access to the site will be from Briggs Chaney Road and Castle Boulevard. Staff found that the property contains no environmental features and is exempt from general Forest Conservation Law requirements. The Subject Property will generate more than 30 vehicular peak hour trips and, therefore, a Local Area Traffic Review (LATR) is required.

MASTER PLAN COMPLIANCE

The 1997 Fairland Master Plan recommends one-family detached dwellings for the Subject Property, but states that it is appropriate for C-T zoning. The Master Plan also recommends that "transitional, small-scale, non-residential uses such as offices" be considered for the site. Staff found that the proposed preliminary plan complies with the recommendations adopted in the master plan in that it proposes a convenience commercial drive-thru bank.

PROPOSED LOT DIMENSIONS

In its Report, Staff presented the current size, width, shape and orientation of lots in the surrounding subdivision as well as the dimensions of the proposed lot under the Preliminary Plan. Staff found that the size, width, shape and orientation of the proposed lots are appropriate for the location of the subdivision and will conform to the minimum requirements of the C- T zone.

ADEQUATE PUBLIC FACILITIES - TRANSPORTATION

Site Locations and Pedestrian/Vehicular Access

The site is located at the northeast corner of Briggs Chaney Road and Castle Boulevard. The site will be provided with "right in and right out only" access points on both Briggs Chaney Road and full movement on Castle Boulevard. Five-foot sidewalks with tree panels will be provided on Briggs Chaney Road and Castle Boulevard. Lead-in sidewalks connect internal walkways to external sidewalks on both roadways at the site access points. Internal circulation and ingress and egress points are designed for safe vehicular and pedestrian access. An eight-foot wide shared-used path will be constructed by the County on the south side (opposite side of the proposed bank) of Briggs Chaney Road.

In its Report, Staff stated its opinion that vehicular and pedestrian access will be safe and sufficient upon implementation of recommended improvements stated for this application.

Roadway Classifications

Briggs Chaney Road is classified in the Fairland Master Plan as a four-lane arterial roadway in 120 feet of right-of-way with a five-foot sidewalk on the north side and a shared-used path on the south side.

Castle Boulevard is classified in the Fairland Master Plan as a four-lane (in front of the site) industrial roadway in 80 feet of right-of-way with five-foot sidewalks on both sides.

Local Area Transportation Review

A traffic study was submitted by the Applicant to satisfy Local Area Transportation Review (LA TR) and to determine the impact of the proposed development on area transportation systems ("Traffic Study"). Staff noted that the site is projected to generate 41 and 108 new trips, and 37 and 96 pass-by trips during the typical peak hours of the morning and evening peak periods, respectively. A total of one intersection and both access points were identified for analysis in the Traffic Study and site trips were added to the existing and background traffic (trips from approved, but

Commerce Bank - Silver Spring
Preliminary Plan No. 120060930
Page 4

unbuilt developments) to form the total traffic condition. Traffic was assigned to the three effected intersections, and the results show that all intersections will operate within the congestion standard of 1,500 Critical Lane Volume (CLV) for the Fairland/White Oaks Policy Area. Staff determined that public facilities will be adequate to support and service the subdivision proposed under the Preliminary Plan.

STAFF RECOMMENDATIONS

In its Report, Staff provided visual depictions of the surrounding lots in the current subdivision along with the dimensions of the proposed lot. Staff also provided the Board with a tabular summary of the C-T zone requirements and the proposed lot dimensions and attributes. Staff found that the proposed Preliminary Plan complies with Chapter 50 of the Montgomery County Code, Subdivision Regulations and Chapter 59, the Zoning Ordinance and recommended approval of the Preliminary Plan subject to conditions.

IV. Findings

Having given full consideration to the recommendations of its Staff, the recommendations of the applicable public agencies,¹ the Applicant's position, and other evidence contained in the Record, which is hereby incorporated in its entirety into this Opinion, the Montgomery County Planning Board finds, based on the uncontested evidence of record, and with the conditions of approval, that:

1. The proposed lot is appropriate for the location.
2. The proposed lot conforms to the minimum standards of an C-T zone.
3. The Preliminary Plan substantially conforms to the Fairland Master Plan.
4. The public facilities will be adequate to support and service the area of the Preliminary Plan's proposed subdivision.
5. The application satisfies all the applicable requirements for an exemption under the Forest Conservation Law contained in Montgomery County Code Chapter 22A.

¹ The application was referred to outside agencies for comment and review, including the Washington Suburban Sanitary Commission ("WSSC"), the Montgomery County Department of Public Works and Transportation ("MCDPWT"), the Montgomery County Department of Permitting Services ("MCDPS" or "DPS"), and the various public utilities. None of these agencies objected to approval of the application.

Commerce Bank - Silver Spring
Preliminary Plan No. 120060930
Page 5

6. The application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by MCDPS that the Stormwater Management Concept Plan meets MCDPS standards.
7. That any future objection, which may be raised concerning a substantive issue in this application, is waived.

V. CONDITIONS OF APPROVAL

Finding Preliminary Plan No. 120060930 in accordance with the purposes and all applicable regulations of Montgomery County Code Chapter 50, the Planning Board APPROVES Preliminary Plan No. 120060930, subject to the following conditions:

- 1) Approval under this Preliminary Plan is limited to a 4,100 square foot bank with a maximum of four (4) drive-through windows.
- 2) Final approval of the number and location of buildings, on-site parking, site circulation, sidewalks, and bikepaths will be determined at site plan.
- 3) A landscape and lighting plan must be submitted as part of the site plan application for review and approval.
- 4) The record plat shall reflect dedication of 40 feet from the centerline of Castle Boulevard for a total of 80 feet right-of-way, as required by the Fairland Master Plan.
- 5) Prior to issuance of use and occupancy permit, the Applicant shall provide the following sidewalk improvements in the vicinity of the site:
 - a) Replace the substandard four-foot sidewalk with a five-foot concrete sidewalk along Castle Boulevard with a minimum of two-foot setback from the property line with street trees, subject to approval by MCDPWT.
 - b) Provide level sidewalk across the driveways on Briggs Chaney Road and Castle Boulevard, subject to approval by MCDPWT.
 - c) Provide a raised pedestrian refuge area across the curb cut from Castle Boulevard.
 - d) Provide lead-in sidewalks along the western side of the Briggs Chaney Road curb cut and from Castle Boulevard.

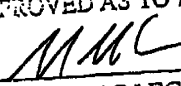
Commerce Bank - Silver Spring
Preliminary Plan No. 120060930
Page 6

- e) Provide one handicapped ramp in each direction at the corner of the Briggs Chaney Road and Castle Boulevard.
- 6) Prior to issuance of a use and occupancy permit for the bank, the Applicant shall:
 - a) Provide for an increased turning radius to 30 feet at the intersection of Briggs Chaney Road and Castle Boulevard as required by MCDPWT.
 - b) Provide one bike rack at the main entrance; and
 - c) Coordinate with MCDPWT and the Washington Metropolitan Area Transit Authority for the locations of site access near Ride On and Metro bus stops on Briggs Chaney Road and Castle Boulevard.
- 7) The Applicant shall comply with the conditions of approval of the MCDPS stormwater management approval dated February 13, 2006.
- 8) The applicant shall comply with conditions of the MCDPWT letter dated May 25, 2006, unless otherwise amended.
- 9) 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 opinion.
- 10) Other necessary easements.

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.

* * * * *

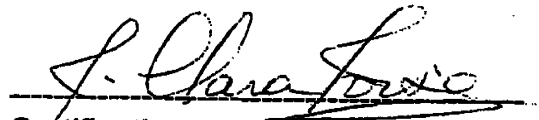
[CERTIFICATION OF BOARD VOTE ADOPTING OPINION ON FOLLOWING PAGE]

APPROVED AS TO LEGAL SUFFICIENCY

M-NCFPC LEGAL DEPARTMENT

Commerce Bank – Silver Spring
Preliminary Plan No. 120060930
Page 7

CERTIFICATION OF BOARD ADOPTION OF OPINION

At its regular meeting, held on **Thursday, July 27, 2006**, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, by unanimous consent, with four Commissioners present, and Commissioner Robinson abstaining, and Commissioner Byrant necessarily absent, **ADOPTED** the above Opinion which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for **Preliminary Plan No. 120060930, Commerce Bank – Silver Spring.**



Certification As To Vote of Adoption
M. Clara Moise, Technical Writer



MCPB Resolution No. 06-69
Site Plan No. 820060320
(Previously 8-06032)
Commerce Bank-Silver Spring

MONTGOMERY COUNTY PLANNING BOARD

RESOLUTION

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

WHEREAS, on March 29, 2006, a site plan application was submitted by Commerce Bank ("Applicant") to construct a one-story, 4,100 square-foot bank facility ("Site Plan"); and

WHEREAS, following review and analysis of the Site Plan application by Planning Board staff ("Staff") and the staffs of other governmental agencies, on July 6, 2006, Staff presented this application to the Planning Board at a public hearing for its review and action ("Hearing"); and

WHEREAS, prior to the Hearing, on June 23, 2006, Staff issued a memorandum to the Board setting forth its analysis of, and recommendation for approval of the application subject to certain conditions ("Staff Report" or "Report"); and

WHEREAS, the subject property of the Site Plan is located in the northeast quadrant of the intersection of Briggs Chaney Road and Castle Boulevard within the Greencastle/Briggs Chaney community and the Fairland Master Plan area ("Subject Property"); and

WHEREAS, the Fairland Master Plan states that the Subject Property is appropriate for C-T zoning and that "transitional, small-scale, non-residential uses such as offices" should be considered for the site; and

WHEREAS, the Subject Property was rezoned from C-2 Zone to the C-T Zone by Sectional Map Amendment G-747 on July 8, 1997; and

WHEREAS, Applicant's application for this Site Plan was designated Case No. 820060320 (Previously 8-06032), Commerce Bank- Silver Spring; and

WHEREAS, Preliminary Plan No. 120060930 for this project was heard concurrently with this Site Plan application and was approved by the Planning Board on July 6, 2006; and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on this Site Plan application and approved the application on the motion of Commissioner Wellington, seconded by Commissioner Perdue, with Commissioners Berlage, Perdue and Wellington voting in favor of the motion and Commissioners Bryant and Robinson absent, at its regular meeting held on July 6, 2006, in Silver Spring, Maryland.

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. 820060320 (Previously 8-06032), based on the uncontested evidence of record, with the following conditions:

1. The proposed development shall comply with the conditions of approval for Preliminary Plan 120060930.
2. Applicant shall provide details for the proposed retaining wall located along the eastern and southern boundary of the site.
3. Applicant shall modify the Lighting Plan as follows:
 - a. Revise the Lighting Plan to show that illumination levels on the site shall not exceed 0.5 footcandles (fc) at the property lines abutting the adjacent residential property and abutting Briggs Chaney Road and Castle Boulevard.
 - b. All light fixtures shall be full cut-off fixtures.
 - c. Reflectors shall be installed on all fixtures causing potential glare or excess illumination, especially on the perimeter fixtures abutting the adjacent residential properties.
 - d. The height of the light poles shall not exceed 18 feet including the mounting base.
4. Applicant shall comply with the following conditions of approval from M-NCPPC-Transportation Planning in the memorandum dated June 8, 2006:

- a. Limit the proposed development to 4,100 Square feet of bank with a maximum four drive-through banking lanes.
- b. Show clearly on the plan the dedication of 60 feet of right-of-way from the centerline or 120 feet from the opposite right-of-way line for Briggs Chaney Road required by Fairland Master Plan.
- c. Dedicate 40 feet from the centerline of Castle Boulevard for a total of 80 feet right-of-way as required by Fairland Master Plan.
- d. Provide the following sidewalk improvements in the vicinity of the site:
 - i. Replace the substandard four-foot sidewalk with a five-foot concrete sidewalk along Castle Boulevard with a minimum of two feet setback from the property line and street trees.
 - ii. Provide level sidewalks across the driveways on Briggs Chaney Road and Castle Boulevard.
 - iii. Provide a raised pedestrian refuge area across the curb cut from Castle Boulevard.
 - iv. Provide lead-in sidewalks along the western side of the Briggs Chaney Road curb cut and from Castle Boulevard.
 - v. Provide one handicapped ramp in each direction at the corner of Briggs Chaney Road and Castle Boulevard.
- e. Provide for an increased turning radius to 30 feet at the intersection of Briggs Chaney Road and Castle Boulevard as required by Department of Public Works and Transportation.
- f. Provide one bike rack at the main entrance.
- g. Coordinate with the Department of Public Works and Transportation and Washington Metropolitan Area Transit Authority for the locations of site access near Ride On and Metro bus stops on Briggs Chaney Road and Castle Boulevard.
- h. Satisfy all requirements of the Department of Public Works and Transportation and the State Highway Administration.
- i. All improvements referenced in a - h above shall be complete prior to issuance of a use and occupancy permit.

5. The proposed development is subject to Stormwater Management Concept approval conditions dated February 13, 2006 unless amended and approved by the Department of Permitting Services.
6. Applicant shall construct the proposed development in accordance with the Development Program. The Development Program shall be reviewed and approved by M-NCPPC staff prior to approval of signature set of site plan. The Development Program shall include a phasing schedule as follows:
 - a. The required sidewalk along Castle Boulevard shall be completed prior to issuance of an occupancy permit for the proposed bank building.
 - b. Street trees and on-site landscaping and lighting shall be completed prior to issuance of an occupancy permit for the proposed bank building.
 - c. Clearing and grading shall correspond to the construction phasing, to minimize soil erosion.
7. No clearing or grading prior to M-NCPPC approval of certified set of plans.
8. Prior to Certified Site Plan approval of site and landscape/lighting plans the following revisions shall be included and/or information provided, subject to Staff review and approval:
 - a. Development program, inspection schedule, and Site Plan Resolution.
 - b. Provide details of the proposed retaining wall along the eastern and southern boundary of the site.
 - c. Revised development standard table.
 - d. Addition street trees along Castle Boulevard.
 - e. Detail for the bike racks proposed.
 - f. Location and details of bus stops on Briggs Chaney Road and Castle Boulevard if required by the Department of Public Works and Transportation.

BE IT FURTHER RESOLVED THAT, the Planning Board's decision is based on the following findings proposed by Staff, which are supported by the uncontested evidence of record:

1. An approved development plan, diagrammatic plan, schematic development plan, or a project plan is not required for the subject development.
2. The Site Plan meets all of the requirements of the C-T Zone as demonstrated in the table below. An urban renewal plan is not applicable for the subject development.

Development Standard	Approved by the Board
Min. Tract Area (ac.):	.89 ac. (38,667 sf)
Proposed Floor Area (gsf.)	4,100 sf
Floor Area Ratio (F.A.R.)	0.11
Min. Building Setback (ft.)	
Front Setback (Briggs Chaney Road)	64
Front Setback (Castle Boulevard)	82
Side Setback (northeast, residential)	71
Side Setback (east, residential)	38
Min. Parking Setback	
Front Setback (Briggs Chaney Road)	13
Front Setback (Castle Boulevard)	14
Side Setback (northeast, residential)	15
Side Setback (east, residential)	15
Parking Requirements	
2.7 spaces/1,00 gsf of floor area	18
Parking Landscape Requirements (ft.)	
Landscape strip adjacent to street right-of-way	10
Perimeter (other than right-of-way)	15
Max. Building Height (ht)	28
Min. Drive Aisles (ft)	24
Building Coverage (%)	11
Open Space (%)	33

3. The location of the building and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.
 - a. Building

The proposed bank building is located in a manner that is adequate, safe and efficient with the surrounding development.

b. Open Spaces

The open space is adequate, safe and efficient with the surrounding development.

The proposed development provides 33% open space. Trees and other landscaping materials are included within the open space areas along the property boundaries.

c. Landscaping and Lighting

Landscaping and Lighting is adequate, safe and efficient with the surrounding development.

A good variety of landscaping materials are proposed for the site. The proposed landscaping consists of a mix of shade and flowering trees, shrubs and a retaining wall along the eastern and southern boundaries of the site. Flowering trees and evergreen shrubs will be placed in front of the parking areas facing Briggs Chaney Road and Castle Boulevard.

In addition to the lighting fixtures under the bank's pedestrian entrance canopy and the drive-thru canopy, shielded, pole-mounted lighting will be provided. The Lighting Plan will be revised to limit the illumination level at the site's property lines to 0.5 footcandles (fc).

d. Vehicular and Pedestrian Circulation

The proposed bank building is sited to provide an efficient circulation and parking pattern for banking patrons. The corner lot location will provide access points that are "right in, right out" only. Two lead sidewalks into the site and internal pedestrian crosswalks across the drive aisles will provide safe pedestrian access to the bank. Vehicular and pedestrian circulation is safe, adequate and efficient.

e. Recreation

There are no recreational requirements for this zone regarding this project.

4. The proposed bank is in conformance with the Master Plan and is compatible with the adjacent commercial and residential uses.

5. The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and other applicable laws.

The development is exempt from the requirements of forest conservation as stated by the Environmental Planning Division in a memorandum dated May 11, 2006. The Department of Permitting Services approved the stormwater management concept on February 13, 2006.

The proposed stormwater management concept consists of on-site channel protection measures via a waiver to the existing Montgomery Auto Park Regional Pond; on-site water quality control via installation of proprietary filtration units with hydrodynamic pretreatment; and onsite recharge via landscaped recharge areas.

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

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

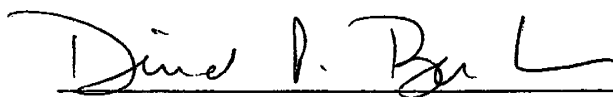
BE IT FURTHER RESOLVED, that the date of this resolution is AUG 31 2006 (which is the date that this resolution is mailed to all parties of record); and

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 resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

At its regular meeting, held on Thursday, July 27, 2006, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, by unanimous consent, with four Commissioners present, and Commissioner Robinson abstaining, and Commissioner Bryant necessarily absent, ADOPTED the above Resolution which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for Site Plan No. 820060320, Commerce Bank-Silver Spring.


Adopted by the Montgomery County Planning Board this 27th day of July,
2006.



Derick P. Berlage
Chair, Montgomery County Planning Board



Trudye M. Johnson
Executive Director

APPROVED AS TO LEGAL SUFFICIENCY

M-NCPPC LEGAL DEPARTMENT
DATE 7/31/06

PLAT No. 220070290

Woodmont

Located on Woodmont Ave. approximately 100 feet north of Cheltenham Drive

CBD-1 Zone; 1 Lot

Community Water, Community Sewer

Master Plan Area: Bethesda CBD

Woodmont Avenue, LLC, Applicant

Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(3)** of the Subdivision Regulations, which states:

Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for this lot (previously known as part of lots 513 and part of lot 514) and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(3) of the subdivision regulations and supports this minor subdivision record plat.

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Woodmont Lot 662 Plat Number: 220070290
 Plat Submission Date: 9/14/06
 DRD Plat Reviewer: PW/TA
 DRD Prelim Plan Reviewer: NA

*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. NX Checked: Initial _____ Date _____
 Preliminary Plan No. NA Checked: Initial _____ Date _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Name if applicable: NA Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____

Lot # & Layout ☒ Lot Area ☒ Zoning ☒ Bearings & Distances ☒ Coordinates ☒
 Plan # NA Road/Alley Widths ☒ Easements ☒ Open Space NA Non-standard
 BRLs NA Adjoining Land ☒ Vicinity Map ☒ Septic/Wells NA
 TDR note NA Child Lot note NA Surveyor Cert ☒ Owner Cert ☒ Tax Map ☒
 SPA NA

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>A. Lindsey</u>	<u>9/21/06</u>	<u>10/6/06</u>	<u>NC</u>	<u>NC</u>
Research	Bobby Fleury			<u>9/22/06</u>	<u>OK</u>
SHA	Doug Mills			<u>NC</u>	<u>NC</u>
PEPCO	Steve Baxter			<u>NC</u>	<u>NC</u>
Parks	Doug Powell			<u>NC</u>	<u>NC</u>
DRD	Steve Smith			<u>9/28/06</u>	<u>See plat</u>

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 TA Date 12/7/06
TA 10/12/06
TA 12/3/06

Board Approval of Plat:

Plat Agenda: TA 1/4/07

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. _____

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: _____ ✓
- b) Part of lot created by deed prior to June 1 1958: _____ ✓

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: _____
- b) Original Plat identified: _____

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____ •
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: _____
- b) Street dedication required: _____
- c) Forest conservation: _____
- d) Storm water management: _____
- e) Special Protection Area/Water Quality Plan: _____
- f) Landscaping and lighting plan including parking lot layout: _____

g) Approved Special Exception: _____

(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

a) Number of Lots: _____

b) Written MCDPS approval of proposed septic area: _____

c) Required street dedication: _____

d) Easement for balance of property noting density and TDRS: _____

e) Average lot size of 5 acres: _____

f) Forest Conservation requirements met: _____

[illegible]

N/F PROPERTY OF
BETHESDA LAND, LLC
LIBER 19051 FOLIO 281

WOODMONT AVENUE
FORMERLY ARINGTON AVENUE
(R/W WIDTH VARIES)
PREVIOUSLY DEDICATED TO PUBLIC USE BY PLAT BOOK 1 PLAT 4

PROPERTY IS ZONED CRD-1.
THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX MAP
MM-122, GRID MM-22
THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON W. S. C.
BASE SHEET 208-MM-05.

THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.

THE PROPERTY SHOWN ON THIS PLAT IS EXEMPT FROM CHAPTER 22A, FOREST CONSERVATION, PER EXEMPTION 4-08273E.

THIS PLAT CONFORMS WITH THE REQUIREMENTS OF SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES A CONSOLIDATION OF TWO OR MORE LOTS OR PART OF A LOT INTO ONE LOT AS PROVIDED FOR IN SECTION 50-35A(c)(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 THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY RECORDING THIS PLAN. UNLESS EXPRESSLY CONTINGENT UPON THE PLAN BEING APPROVED BY THE PLANNING BOARD, ALL PLANS ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

The Maryland-National Capital Park & Planning Commission Montgomery County Planning Board	Montgomery County, Maryland Department of Permitting Services
--	--

Approved

DATE _____

Approved

CHAIRMAN _____ ASST _____
M-N C B & B C Record File No. _____

CHAIRMAN ASST. SECRETARY-TREASURER

DIRECTOR

PLAT NO.

10

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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SCALE: 1"=10'

Phone: (301) 782-2377


NOVEMBER, 2001

SURVEYOR'S CERTIFICATE

PLAT TOTALS	
NUMBER OF LOTS	1
AREA OF LOT	0.96088 AC.
AREA OF STREET DEDICATION	0.00000 AC.
TOTAL AREA THIS PLAT	0.96088 AC.

[illegible]

FURTHER CERTIFY THAT, IF ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE OF TITLE, THE SURVEYOR HAS LOCATED ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THIS 0 WILL BE SET IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.


JAMES M. FOWLER, JR.
PROFESSIONAL LAND SURVEYOR

20/11

JAMES M. FOWLER, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 4214

RECORDED
PLAT NO.

Approved _____ DATE _____

Montgomery County Planning Board

Approved _____ DATE _____

CHAIRMAN _____ ASST. SECRETARY-TREASURER _____

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREIN, HEREBY ADVERTISE THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CHASE ALL PROPERTY COUNTERMARCHES AND ALL SURVEYING INSTRUMENTS WITH SECTION 90-241(4) OF THE LANDOWNERS COUNTY CODE PRIOR TO OCCUPANCY OF THE DWELLINGS TO BE CONSTRUCTED ON THE INDIVIDUAL LOTS SHOWN HEREIN.

THEREAS WE DO NOT RECOVER BUILT-UP ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION AND ALL PARTIES WITH AN INTEREST THEREIN HAVE INDICATED THEIR PLAT ASSENT HEREIN.

7800 WOODMONT AVENUE, LLC

Amey L. Williams

me (red) 11-22-6

SUBDIVISION RECORD PLAT

LOT 662

WOODMONT

A RESUBDIVISION OF
PART OF LOTS 513 AND 514, WOODMONT
AS RECORDED IN PLAT BOOK 1 AS PLAT NO. 4
BETHESDA ELECTION DISTRICT No. 7
MONTGOMERY COUNTY, MARYLAND

FOWLER ASSOCIATES, INC.
Civil Engineers • Land Surveyors • Planners
255 North Washington Street
Suite 300, Rockville, Md. 20850
Phone: (301) 762-2377

SCALE: 1"=10'

PLAT No. 220070310

Sligo Heights, Echo Maris Add. To Takoma Park
Located on Davis Avenue, east of Central Avenue
R-60 zone; 1 Lot
Community Water, Community Sewer
Master Plan Area: Tacoma Park
Denis J. & Suzanne A. McCarthy, Applicant

Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(3)** of the Subdivision Regulations, which states:

Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for this lot (previously known as part of lot 22) and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(3) of the subdivision regulations and supports this minor subdivision record plat.

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: SLIGO HEIGHTS Plat Number: 2 20070310
Plat Submission Date: 9/19/06
DRD Plat Reviewer: TA/PW
DRD Prelim Plan Reviewer: NA
*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. NA Checked: Initial _____ Date _____
Preliminary Plan No. NA Checked: Initial _____ Date _____
Planning Board Opinion – Date _____ Checked: Initial _____ Date _____
Site Plan Name if applicable: NA Site Plan Number: _____
Planning Board Opinion – Date _____ Checked: Initial _____ Date _____

Lot # & Layout ☒ Lot Area ☒ Zoning ☒ Bearings & Distances ☒ Coordinates ☒
Plan # NA Road/Alley Widths ☒ Easements ☒ Open Space NA Non-standard
BRLs NA Adjoining Land ☒ Vicinity Map ☒ Septic/Wells NA
TDR note NA Child Lot note NA Surveyor Cert ☒ Owner Cert ☒ Tax Map ☒
SPA NA

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	A. Lindsey	9/21/06	10/6/06	NC	
Research	Bobby Fleury			9/22/06	OK
SHA	Doug Mills			NC	NC
PEPCO	Steve Baxter			NC	OK
Parks	Doug Powell			NC	NC
DRD	Steve Smith			9/28/06	OK

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:

Board Approval of Plat:

Plat Agenda:

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:

Initial

TATATATATA

Date

12/7/0611/15/0612/6/061/4/07

No. _____

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: _____
- b) Part of lot created by deed prior to June 1 1958: _____

first deed 1889
deed 1937 acres 1/2 pk
cont

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: _____
- b) Original Plat identified: _____

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: _____
- b) Street dedication required: _____
- c) Forest conservation: _____
- d) Storm water management: _____
- e) Special Protection Area/Water Quality Plan: _____
- f) Landscaping and lighting plan including parking lot layout: _____

g) Approved Special Exception:

(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

a) Number of Lots:

b) Written MCDPS approval of proposed septic area:

c) Required street dedication:

d) Easement for balance of property noting density and TDRS:

e) Average lot size of 5 acres:

f) Forest Conservation requirements met:

PLAT NO.

OWNERS' CERTIFICATE

WE, DENIS J. & SUZANNE A. MCCARTHY, OWNERS OF THE PROPERTY, SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND ESTABLISH THE TEN (10) FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON AS 10' P.U.E. FOR THE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3834 AT FOLIO 437 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAN OF SUBDIVISION.

DATE 11-26-2006
DENIS J. MCCARTHY, OWNER

DATE 11-26-2006
SUZANNE A. MCCARTHY, OWNER

GENERAL NOTES

- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SUPPLEMENT THE SUBDIVISION RECORD PLAT. THE BOARD'S OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THIS PLAT CONFORMS WITH REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35 A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES A CONSOLIDATION OF TWO OR MORE LOTS OR PARTS OF LOTS INTO ONE LOT AS PROVIDED FOR IN SECTION 50-35 A (6)(5).
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR ANY MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE THE EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

- THERE IS NO ADDITIONAL DEDICATION TO PUBLIC USE PER THIS PLAT.
- THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
- THIS PROPERTY IS CURRENTLY ZONED R-60.
- ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-60 ZONE.
- LOTS SHOWN HEREON APPEAR ON MONTGOMERY COUNTY TAX MAP JMB2 AND W.S.S.C. SHEET #209NE01.
- THIS PROPERTY IS EXEMPT FROM THE CHAPTER 22A MONTGOMERY COUNTY FOREST CONSERVATION LAW.

SURVEYOR'S CERTIFICATE

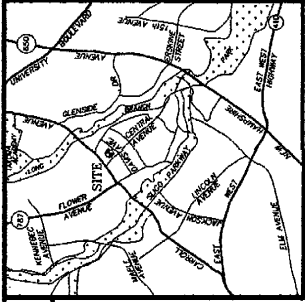
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS CONVEYED TO DENIS J. AND SUZANNE A. MCCARTHY KNOWN AS PART OF LOT 22, BLOCK B AS SHOWN ON A PLAT TITLED SLIGO HEIGHTS, ENOCH MARIS ADDITION TO TAKOMA PARK, AND BEING RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK A, PLAT No. 124 SAID LOT HAVING BEEN CONVEYED BY SYLVIA H. FORD, PERSONAL REPRESENTATIVE OF THE ESTATE OF DOROTHY W. FORD, BY DEED DATED MARCH 15, 2002, AS RECORDED IN LIBER 21387, FOLIO 403, AND DONALD S. FORD, BY DEED DATED MARCH 15, 2002, AS RECORDED IN LIBER 21387, FOLIO 400; AND THAT PROPERTY CORNERS MARKED THUS ARE IN PLACE AS SHOWN HEREON.

Joseph E. Snider
JOSEPH E. SNIDER
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. #21229

DATE 11/15/2006

Department of Permitting Services Montgomery County, Maryland	Drafted Checked Job No.	ALL W. J.E.S. 08-9030
Approved: Director:	Recorded Plat No.	
Maryland National Capital Park and Planning Commission Montgomery County Planning Board		
Approved:	Chairman	Asst. Secretary - Treasurer

Lot 27 = 7,295.3 S.F. OR 0.1675 Ac.
Dedication Area = N/A
Total Area = 7,295.3 S.F. OR 0.1675 Ac.

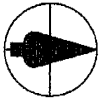


VICINITY MAP
ADC MAP PAGE 37 GRID F-11
SCALE: 1" = 2000'

SUBDIVISION RECORD PLAT
LOT 27, BLOCK B
SLIGO HEIGHTS
ENOCH MARIS ADDITION TO
TAKOMA PARK

13th ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' SEPTEMBER 2006

Prepared by
SNIDER & ASSOCIATES
SURVEYORS • ENGINEERS
LAND PLANNING CONSULTANTS
2 Professional Drive, Suite 216
Gaithersburg, Maryland 20879
301-948-5100



PLAT No. 220070360

English Village, Bradley Hills

Located on Aberdeen Place, approximately 100 feet south of Huntinton Parkway

R-90 zone; 1 Lot

Community Water, Community Sewer

Master Plan Area: Bethesda CBD

Carlos Fernandes, Applicant

Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(3)** of the Subdivision Regulations, which states:

Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for this lot (previously known as part of lot 11 and lot 39) and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(3) of the subdivision regulations and supports this minor subdivision record plat.

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: English Village, Brad Hills Plat Number: 220070360
 Plat Submission Date: 9/26/06
 DRD Plat Reviewer: TA/PW
 DRD Prelim Plan Reviewer: _____

*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. NA Checked: Initial _____ Date _____
 Preliminary Plan No. NA Checked: Initial _____ Date _____
 Planning Board Opinion - Date NA Checked: Initial _____ Date _____
 Site Plan Name if applicable: NA Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Lot # & Layout ☒ Lot Area ☒ Zoning ☒ Bearings & Distances ☒ Coordinates NA
 Plan # NA Road/Alley Widths ☒ Easements ☒ Open Space NA Non-standard
 BRLs NA Adjoining Land ☒ Vicinity Map ☒ Septic/Wells NA
 TDR note NA Child Lot note NA Surveyor Cert ☒ Owner Cert ☒ Tax Map ☒
 SPA NA

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>A Lindsey</u>	<u>10/6</u>	<u>10/27</u>	<u>10/</u>	<u>OK</u>
Research	Bobby Fleury	<u>10/1</u>		<u>10/27/06</u>	<u>OK</u>
SHA	Doug Mills			<u>NC</u>	<u>NC</u>
PEPCO	Steve Baxter			<u>NC</u>	<u>OK</u>
Parks	Doug Powell			<u>NC</u>	<u>NA</u>
DRD	Steve Smith			<u>10/20</u>	<u>none</u>

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:

Board Approval of Plat:

Plat Agenda:

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:

Initial _____

Date

12/7/0610/30/0612/14/061/4/06

No. _____

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: ✓
- b) Part of lot created by deed prior to June 1 1958: ✓ 1951, 1946 Plat
deed

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: _____
- b) Original Plat identified: _____

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: _____
- b) Street dedication required: _____
- c) Forest conservation: _____
- d) Storm water management: _____
- e) Special Protection Area/Water Quality Plan: _____
- f) Landscaping and lighting plan including parking lot layout: _____

g) Approved Special Exception:

(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

a) Number of Lots:

b) Written MCDPS approval of proposed septic area:

c) Required street dedication:

d) Easement for balance of property noting density and TDRS:

e) Average lot size of 5 acres:

f) Forest Conservation requirements met:

1. WATER CATEGORY: 1 SEWER CATEGORY: 1
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-40 ZONE AS OF THE DATE OF PLAT RECORDATION.
3. IPI = IRON PIPE FOUND
OIPF = OPEN IRON PIPE FOUND
IPS = IRON PIN SET
4. THE APPROVAL OF THIS RECORD PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
5. THIS PROPERTY IS SHOWN ON TAX MAP 416665.
6. THIS PROPERTY IS SHOWN ON M.L.S.C. 200-PLOT SHEET 21D NM 06.
7. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND SITE PLAN, REQUIREMENTS ASSOCIATED WITH ANY REGULATORY AGENCIES, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE REQUIRED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE PLANNING BOARD'S ACTION ON THE PLAT PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 30-2A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 80 OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES CONSOLIDATION OF TWO OR MORE LOTS OR PART OF A LOT INTO A LOT, AS PROVIDED FOR IN SECTION 30-2A OF THE CODE.
9. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY DETAIL OF THE PROPERTY, INCLUDING THE CHAINSHIP AND USE, NOR EVERY MATTER PERTAINING TO THE PROPERTY, INCLUDING THE CHAINSHIP AND USE. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
10. THE PROPERTY SHOWN HEREON IS NOT SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION LAW.

ME, HAYD R. FARAJI AND MINDY J. FARAJI, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADOPT THIS PLAN OF SUBDIVISION.

WE FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREIN AS "P.U.E." TO THOSE PARTIES PROVIDED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 864 AT FOLIO 467 AMONG THE PUBLIC RECORDS OF THE COUNTY OF LOS ANGELES, CALIFORNIA.

THERE ARE NO SUITS, ACTIONS, AT LAW, OR IN EQUITY, OR FORECLOSURES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREIN, EXCEPT AS INDICATED BELOW.

WE, COUNTRYWIDE HOME LOAN, HEREBY CONSENT TO THIS PLAN OF SUBDIVISION.

 Date _____

NUMBER OF LOTS.....1	12,412 S.F.
NUMBER OF PARCELS.....0	
AREA OF LOT.....0	
AREA OF PARCEL.....0	
AREA OF STREET DEDICATION.....0	
TOTAL AREA.....12,412 S.F. (0.285 AC.)	

**The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board**

1. **penjualan**

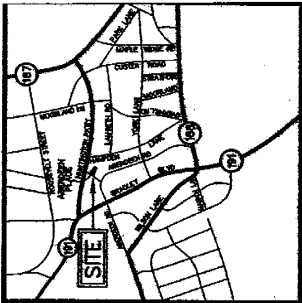
U.N.C.P. & P.C. Record File No.

Revised

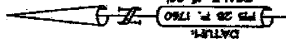
Plat No.

CAS
ENGINEERING
CIVIL • SURVEYING • LAND PLANNING
A DIVISION OF CAS ENTERPRISES, INC.
300 West Ridgeville Boulevard, Suite 101, Mount Airy, Maryland 21771

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA ANGLE
CI	24.66'	262.22'	24.64'	56°27'07.34"	64°23'45"



ICINITY MAP
SCALE: 1" = 2000'



SURVEYOR'S CERTIFICATE

[illegible]

DATE 12/12/2006

STEVEN R. PETERS
PROPERTY LINE SURVEYOR
MD REG. NO. 882
FOR GAS ENTERPRISES, INC.
MD REG. NO. 267

SUBDIVISION RECORD PLAT:
LOT 45, BLOCK 12

ENGLISH VILLAGE
BRADLEY HILLS

A RESUBDIVISION OF PART OF LOT 11, BLOCK L,
GREENWICH FOREST AND LOT 39, BLOCK 12,
ENGLISH VILLAGE, BRADLEY HILLS

BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' SEPTEMBER 2006

N/F
LUNDILIU, CHARLES R. JR & P.S.
8108 HAMPTON LANE
BETHESDA, MD 20814-1125
LOT 12, BLOCK L
GREENWICH FOREST
PLAT No. 22576

N/F
LEVY, HAROLD ET AL
8106 HAMPTDEN LANE
BETHESDA, MD 20814-1125
LOT 10, BLOCK L
GREENWICH FOREST
P.B. 10 PLAT 722
L 28535 F. 33

N/F
FERNANDEZ, CARLOS
8025 ABERDEEN ROAD
BETHESDA, MD 20814-1120
LOT 38, BLOCK 12
ENGLISH VILLAGE, BRADLEY HILLS
L. 25225 F. 249
P.B. 28 PLAT 1760

N/F.
HERDT, JEAN R. L. ET AL TR
5704 ABERDEEN ROAD
BETHESDA, MD 20814-1158
LOT 38, BLOCK 12
ENGLISH VILLAGE, BRADLEY HILLS
L. 21599 F. 758
P.B. 2B PLAT 1760

ABERDEEN PLACE
R.M. 21, 22, 23
PIER P. B. 1945-50

PLAT No. 220070370

Brookmont

Located on the northwest quadrant of Maryland Avenue and Broad Street

R-60 zone; 1 Lot

Community Water, Community Sewer

Master Plan Area: Bethesda-Chevy Chase

McNamara Brothers General Contractors, Inc., Applicant

Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(3)** of the Subdivision Regulations, which states:

Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- c. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- d. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for this lot (previously known as lots 47 to 51) and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(3) of the subdivision regulations and supports this minor subdivision record plat.

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Brookmont Plat Number: 2-20070370

Plat Submission Date: 10/3/06

DRD Plat Reviewer: TA/pw

DRD Prelim Plan Reviewer: NA

*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. NA Checked: Initial Date

Preliminary Plan No. NA Checked: Initial Date

Planning Board Opinion - Date NA Checked: Initial Date

Site Plan Name if applicable: Site Plan Number:

Planning Board Opinion - Date NA Checked: Initial Date

Lot # & Layout ✓ Lot Area ✓ Zoning ✓ Bearings & Distances ✓ Coordinates NA
 Plan # NA Road/Alley Widths ✓ Easements ✓ Open Space NA Non-standard
 BRLs NA Adjoining Land ✓ Vicinity Map ✓ Septic/Wells NA
 TDR note NA Child Lot note NA Surveyor Cert ✓ Owner Cert ✓ Tax Map ✓
 SPA NA

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>A. Lindsey</u>	<u>10/6</u>	<u>10/27</u>	<u>NC</u>	<u>NC</u>
Research	Bobby Fleury			<u>10/7/06</u>	<u>OK</u>
SHA	Doug Mills			<u>NC</u>	<u>NC</u>
PEPCO	Steve Baxter			<u>NC</u>	<u>OK</u>
Parks	Doug Powell			<u>NA</u>	<u>NA</u>
DRD	Steve Smith	<u>✓</u>	<u>✓</u>	<u>10/20</u>	<u>See plat</u>

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:

Board Approval of Plat:

Plat Agenda:

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:

Initial

Date

12/7/06

10/30/06

11/26/06

1/4/07

No.

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and APF satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: ✓
- b) Part of lot created by deed prior to June 1 1958: ✓ Plat 1903

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: _____
- b) Original Plat identified: _____

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: _____
- b) Street dedication required: _____
- c) Forest conservation: _____
- d) Storm water management: _____
- e) Special Protection Area/Water Quality Plan: _____
- f) Landscaping and lighting plan including parking lot layout: _____

g) Approved Special Exception: _____

(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

a) Number of Lots: _____

b) Written MCDPS approval of proposed septic area: _____

c) Required street dedication: _____

d) Easement for balance of property noting density and TDRS: _____

e) Average lot size of 5 acres: _____

f) Forest Conservation requirements met: _____

PLAT NO.

OWNERS' CERTIFICATE

WE, MAMAMARA BROTHERS GENERAL CONTRACTORS, INC., OWNER OF THE PROPERTY, SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND ESTABLISH THE TEN (10) FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON AS 10' P.U.E. FOR THE PARTIES NAMED IN THE 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. THERE ARE NO LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAN OF SUBDIVISION EXCEPT FOR A CERTAIN DEED OF TRUST HELD BY FIRST SAVINGS MORTGAGE CORP. AND THE PARTIES OF INTEREST THERE TO HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

11/28/06
DATE

ROBERT MAMAMARA, PRESIDENT
MAMAMARA BROTHERS
GENERAL CONTRACTORS, INC.

WITNESS

[Signature]

WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION:

11/28/06
DATE

FIRST SAVINGS MORTGAGE CORP.
Lender

WITNESS

[Signature]

GENERAL 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, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTIONS 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 PLAN CONFORMS WITH REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35 A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAN INVOLVES A CONSOLIDATION OF TWO OR MORE LOTS OR PARTS OF LOTS INTO ONE LOT AS PROVIDED FOR IN SECTION 50-35 A (c)(3).
3. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR ANY MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE THE EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
4. THERE IS NO ADDITIONAL DEDICATION TO PUBLIC USE PER THIS PLAT.
5. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
6. THIS PROPERTY IS CURRENTLY ZONED R-80.
7. LOTS SHOWN HEREON APPEAR ON MONTGOMERY COUNTY TAX MAP GM62 AND W.S.S.C. SHEET #208NW06.
8. THIS PROPERTY IS EXEMPT FROM CHAPTER 22A MONTGOMERY COUNTY FOREST CONSERVATION LAW.

CURVE DATA			
RADIUS	ARC LENGTH	DELTA	CHORD
C-1 20.00'	44.19'	126°35'57"	N 86°09'35" W 35.73'
C-2 515.08'	66.30'	7°22'30"	N 26°11'48" W 66.25'

SURVEYOR'S CERTIFICATE

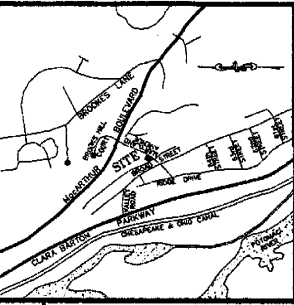
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RESUBDIVISION OF ALL OF THE LAND CONVEYED TO MAMAMARA BROTHERS GENERAL CONTRACTORS, INC. BY KAREN SIGEL BY DEED DATED SEPTEMBER 15, 2006 AS RECORDED IN LIBER 33036, FOLIO 743, BEING LOTS 47, 48, 49, 50 AND 51, BLOCK 2 AS SHOWN ON A PLAT OF SUBDIVISION KNOWN AS BROOKMONT, SECTION No. 1, PLAT BOOK 4, PLAT No. 305 IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND THAT PROPERTY CORNERS SHOWN THIS ARE IN PLACE AS SHOWN HEREON.

11-27-06
DATE

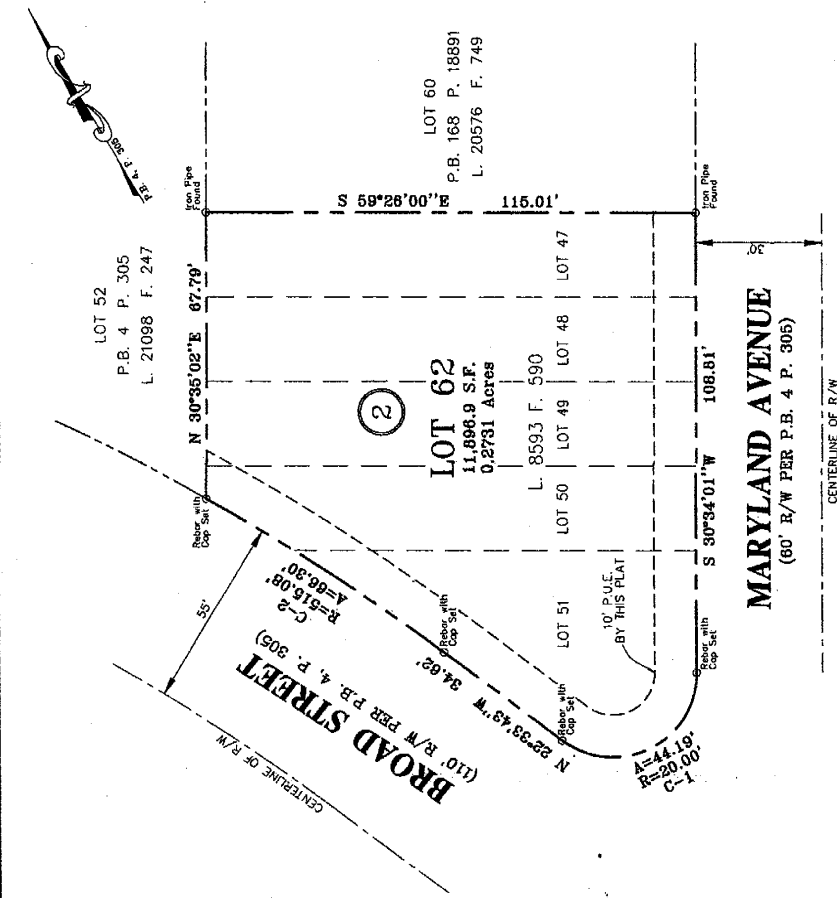
[Signature]
JEFFREY A. FOSTER
PROPERTY LINE SURVEYOR
MARYLAND REG. #587

Department of Permitting Services Montgomery County, Maryland	Drafted ALW	Checked JAE	Job No. 06-9039
Approved: Director:	Recorded	Plat No.	

Maryland National Capital Park and Planning Commission Montgomery County Planning Board		Area Tabulation
Approved:	Chairman	Lot 14 = 11,896.9 S.F. OR 0.2731 Ac.
	Asst. Secretary - Treasurer	Dedication Area N/A
		Total Area = 11,896.9 S.F. OR 0.2731 Ac.



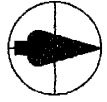
VICINITY MAP
ADC MAP PAGE 40 GRID G-8
SCALE: 1" = 1000'



SUBDIVISION RECORD PLAT
LOT 62, BLOCK 2
SECTION No. 1
A RESUBDIVISION OF
LOTS 47, 48, 49, 50 & 51, BLOCK 2
BROOKMONT

BETHESDA (7th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' JULY 2006

Prepared by
SNIDER & ASSOCIATES
LAND SURVEYORS
20270 Goldenrod Lane, Suite 110
Germantown, Maryland 20876
301-948-5100



207037

PLAT No. 220070580

Chevy Chase, Sec. 4

Located on Stanford Street, approximately 125 feet east of Maple Avenue

R-60 zone; 1 Lot

Community Water, Community Sewer

Master Plan Area: Bethesda-Chevy Chase

Stanford Street LLC, Applicant

Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(3)** of the Subdivision Regulations, which states:

Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- e. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- f. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for this lot (previously known as lot 3 and part of lot 4) and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(3) of the subdivision regulations and supports this minor subdivision record plat.

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Chevy Chase Sect. A Plat Number: 220070580
 Plat Submission Date: 10/26/02
 DRD Plat Reviewer: PW
 DRD Prelim Plan Reviewer: N/A

*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. NA Checked: Initial _____ Date _____
 Preliminary Plan No. NA Checked: Initial _____ Date _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Name if applicable: NA Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____

Lot # & Layout ☒ Lot Area ☒ Zoning ☒ Bearings & Distances ☒ Coordinates NA
 Plan # NA Road/Alley Widths ☒ Easements ☒ Open Space NA Non-standard
 BRLs NA Adjoining Land NA Vicinity Map ☒ Septic/Wells NA
 TDR note NA Child Lot note NA Surveyor Cert ☒ Owner Cert ☒ Tax Map ☒
 SPA NA

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>A. Lindsey</u>	<u>10/11/02</u>	<u>11/12/02</u>	<u>NC</u>	<u>NC</u>
Research	<u>Bobby Fleury</u>			<u>11/2/06</u>	<u>NC</u>
SHA	<u>Doug Mills</u>			<u>NC</u>	<u>NC</u>
PEPCO	<u>Steve Baxter</u>			<u>NC</u>	<u>OK</u>
Parks	<u>Doug Powell</u>			<u>NC</u>	<u>NA</u>
DRD	<u>Steve Smith</u>			<u>11/17/06</u>	<u>OK</u>

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:

Board Approval of Plat:

Plat Agenda:

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:

Initial

TA

TA

TA

TA

TA

TA

TA

TA

TA

TA

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TA

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TA

TA

TA

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TA

TA

TA

TA

Date

12/7/06

10/30/06

11/29/06

11/29/06

1/4/07

1/4/07

1/4/07

1/4/07

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1/4/07

1/4/07

1/4/07

1/4/07

No. _____

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: ☒ _____
- b) Part of lot created by deed prior to June 1 1958: ☒ Plat 1909
Feb 28 1957

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: _____
- b) Original Plat identified: _____

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: _____
- b) Street dedication required: _____
- c) Forest conservation: _____
- d) Storm water management: _____
- e) Special Protection Area/Water Quality Plan: _____
- f) Landscaping and lighting plan including parking lot layout: _____

g) Approved Special Exception:

(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

a) Number of Lots:

b) Written MCDPS approval of proposed septic area:

c) Required street dedication:

d) Easement for balance of property noting density and TDRS:

e) Average lot size of 5 acres:

f) Forest Conservation requirements met:

NOTES

1. WATER CATEGORY: 1 SEWER CATEGORY: 1
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD IS IN THE R-40 ZONE AS OF THE DATE OF PLAT RECORDATION.
3. (P)P/PS = IRON PIPE FOUND OR IRON PIPE SET.
4. THE APPROVAL OF THIS PLAT IS PRECEDENT ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
5. THIS PROPERTY IS SHOWN ON TAX MAP IN 542.
6. THIS PROPERTY IS SHOWN ON M.S.A.C. 200-FOOT SHEET 207 N4 CH.
7. ALL TERMS, CONDITIONS, AGREEMENTS, LITIGATIONS AND DISPUTES CONCERNING THIS PLAT OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY AS APPROVED BY THE BOARD OF PUBLIC UTILITIES SHALL BE SUBJECT TO THE BOARD'S DISCRETION. THE BOARD'S DISCRETION SHALL BE FINAL AND NOT SUBJECT TO APPEAL OR REVIEW BY ANY COURT OR BOARD. THE OFFICIAL PUBLIC FILE FOR ANY SUCH PLAN SHALL BE THE OFFICIAL PUBLIC FILE FOR ANY SUCH PLAN AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISIONS CONTAINED IN SECTION 50-2A OF THE MONTGOMERY COUNTY ZONING AND SUBDIVISIONS ACT, BEING CHAPTER 80 OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES THE CONSOLIDATION OF A LOT AND A SUBDIVISION OF A LOT, AS PROVIDED FOR IN SECTION 50-2A(4)(a).
9. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO AFFECT ANY MATTER AFFECTING THE OWNERSHIP AND USE, OR ANY MATTER AFFECTING THE OWNERSHIP AND USE, OF ANY PART OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO RESOLVE AN EXISTING TITLE OR TO DIRECT OR NOTE ALL MATTERS AFFECTING TITLE.
10. THE PROPERTY SHOWN HEREON IS NOT SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION LAW.

OWNER'S CERTIFICATE

WE, 4025 STANFORD STREET, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY CERTIFY THAT THIS PLAT OF SUBDIVISION, AS A "P" PLAT, IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MONTGOMERY COUNTY ZONING AND SUBDIVISIONS ACT, BEING CHAPTER 80 OF THE MONTGOMERY COUNTY CODE, AND THAT WE HAVE DECLARED TO THE PUBLIC UTILITIES COMMISSION, AS REQUIRED IN ORDER TO PLAT AND RECORD THIS PLAT, THAT THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR OTHER MATTERS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW.

DATE 11-30-06 Carlos Fernandez Managing Member
 DATE 12-01-06 James E. Plack Trustee
 DATE 12-01-06 John A. Wright Trustee

DATE 12-01-06 John A. Wright Trustee

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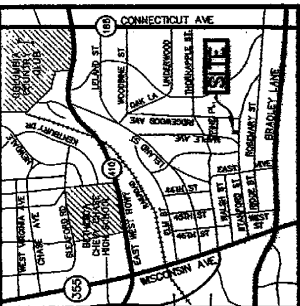
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PLAT No.



VICINITY MAP

ADC MAP 56, GRID B-12
 SCALE: 1" = 200'

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SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RE-SUBDIVISION OF ALL OF THE LANDS CONVEYED BY BARBARA HOWELL, PERSONAL REPRESENTATIVE OF THE ESTATE OF BARBARA HOWELL, TO STANFORD STREET, LLC BY A DEED DATED OCTOBER 4, 2006, AND RECORDED OCTOBER 24TH, 2006 IN LIBER 55219 AT FOLIO 381, ALSO BEING A RE-SUBDIVISION OF LOT 5 AND PART OF LOT 4, BLOCK 14, CHEVY CHASE, SECTION 4, AS RECORDED IN PLAT BOOK 2, PLAT 109, PAGES 109 AND 110, MONTGOMERY COUNTY, MARYLAND. ALL THE LANDS DESCRIBED HEREON HAVE BEEN EXAMINED BY ME AND ALL THE RECORDS HAVE BEEN RECORDED IN PLAT BOOK 2, PLAT 109, PAGES 109 AND 110, MONTGOMERY COUNTY, MARYLAND, IN ACCORDANCE WITH SECTION 50-2A(3) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE Dec. 15, 2006 David John Ritchie
 PROFESSIONAL LAND SURVEYOR
 MD REG. NO. 20172

SUBDIVISION RECORD PLAT LOT 31, BLOCK 14 CHEVY CHASE, SECTION 4

A RE-SUBDIVISION OF LOT 3
 AND PART OF LOT 4, BLOCK 14
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20'



EAS ENGINEERING
 100 Year Road, Suite 100, Rockville, Maryland 20850
 Tel: 301-761-1111 Fax: 301-761-1112
 www.eas-engineering.com

STANFORD STREET
 (60' R/W, P.B. 2, PLAT 109)
 FORMERLY ELY STREET

PLAT TABULATION

NUMBER OF LOTS 1
 NUMBER OF PARCELS 1
 AREA OF LOT 9,576 SF.
 AREA OF PARCEL 9,576 SF.
 AREA OF STREET DESIGNATION 0
 TOTAL AREA 9,576 SF.

Department of
 Permitting Services
 Montgomery County, Maryland
 Date: _____
 Approved: _____

The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board
 Approved: _____
 M.N.C.P. & P.C. Record File No. _____

Recorded
 Plat No. _____

PLAT No. 220070640

Woodmoor

Located on Woodmoor Circle, approximately 50 feet northeast of Colesville Road

R-60 zone; 1 Lot

Community Water, Community Sewer

Master Plan Area: Four Corners

Vicki Young Sook Yoo, Applicant

Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(3)** of the Subdivision Regulations, which states:

Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- g. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- h. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for this lot (previously known as part of lot 2) and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(3) of the subdivision regulations and supports this minor subdivision record plat.

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Woodmoor Plat Number: 220070640Plat Submission Date: 11/8/06DRD Plat Reviewer: Taslima AdamsDRD Prelim Plan Reviewer: NA

*For category of minor see pages 2 and 3

Initial DRD Review:Pre-Preliminary Plan No. NA Checked: Initial — Date —Preliminary Plan No. NA Checked: Initial — Date —Planning Board Opinion – Date NA Checked: Initial — Date —Site Plan Name if applicable: — Site Plan Number: —Planning Board Opinion – Date — Checked: Initial — Date —Lot # & Layout ☒ Lot Area ☒ Zoning ☒ Bearings & Distances ☒ Coordinates NAPlan # NA Road/Alley Widths ☒ Easements ☒ Open Space NA Non-standardBRLs NA Adjoining Land ☒ Vicinity Map ☒ Septic/Wells NATDR note NA Child Lot note NA Surveyor Cert ☒ Owner Cert ☒ Tax Map ☒SPA NA

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment		11/15/06	12/1/06	NC	NC
Research	Bobby Fleury			11/20/06	OK
SHA	Doug Mills			NC	NC
PEPCO	Steve Baxter			NC	NC
Parks	Doug Powell			NC	NC
DRD	Steve Smith			11/28/06	NC plat OK

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:

Board Approval of Plat:

Plat Agenda:

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:

Initial

TATATATATA————————————

Date

12/7/0612/9/0612/7/061/4/06—————————————No. —

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
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- a) Outlot not required for open space or otherwise constrained: _____
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