



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

**MCPB**  
**Item # 2**  
**5/15/08**

**MEMORANDUM**

**DATE:** May 2, 2008

**TO:** Montgomery County Planning Board

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

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

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for May 15, 2008

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

220080060 **Boyds Farm Estates**  
220080260 **Estates at Greenbriar Preserve**

**PLAT NO. 220080060**

**Boyds Farm Estates**

Located on the south side of Barnesville Road (MD 117), approximately 1,200 feet west of Clarksburg Road (MD 121)

C-1 zone; 1 parcel

Private Well, Private Septic

Master Plan Area: Boyds

William Dzyak, Applicant

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 120050670, as approved by the Board (MCPB Resolution 07-89, dated November 7, 2007), and that any minor modifications on the plat does not alter the intent of the Board's previous approval the aforesaid plans.

**NOTES**

1. WATER CATEGORY: 6 SEWER CATEGORY: 6
2. THE PROPERTY IS SERVED BY PRIVATE WELL AND SEPTIC SYSTEMS.
3. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE C-1 ZONE AS OF THE DATE OF PLAT RECORDATION.
4. PCS - BEAMS WITH CAP FOUND  
IPS - IRON PIN WITH CAP SET
5. THIS PROPERTY IS SHOWN ON TAX MAP DU GRID 62.
6. THIS PROPERTY IS SHOWN ON A.S.S.C. 200-FOOT SHEET 227 M4 B.
7. SEPTIC BUILDING RESTRICTION LINES (S.B.R.L.) ARE SUBJECT TO CHANGE WITH MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES APPROVAL.
8. SEPTIC EASEMENTS ARE SHOWN THIS DATE AS DICTATED BY THE SEPTIC BUILDING RESTRICTION LINES ARE SHOWN THIS DATE.
9. THIS PLAT IS SUBJECT TO REGULATION OF CONSENTS FOR SEPTIC IN SYSTEMS AS REQUESTED BY MONTGOMERY COUNTY, MARYLAND. THE SEPTIC EASEMENT AREA SHOWN HEREON IS APPROVED FOR A MAINTENANCE MASTER/MAINTENANCE DECLARATION.
10. THIS PLAT IS SUBJECT TO A DECLARATION OF CONSENTS FOR SEPTIC INSPECTION/MAINTENANCE OF SEPTIC SYSTEMS RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, JANUARY 17, 2008 IN LIBER 26266 AT FOLIO 33 AS RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
11. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER INSTRUMENTS AND RECORDS OF MONTGOMERY COUNTY, MARYLAND, UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD, THE OFFICIAL PUBLIC WORKS ENGINEER, AND THE BOARD OF PUBLIC UTILITIES, ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
12. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE PROPERTY, BUT ONLY THOSE MATTERS THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
13. THE PROPERTY SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 10066670 (FORMERLY 1-06667).
14. THE PROPERTY SHOWN HEREON IS EXEMPT FROM THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, CHAPTER 4-2006.
15. THE PROPERTY SHOWN HEREON LIES WITHIN THE BOUNDARY OF THE BOTTS HISTORIC DISTRICT AS SHOWN ON THE MAP OF THE DISTRICT AS RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. ANY PROPOSED CONSTRUCTION, ALTERATION, OR MODIFICATION TO THIS SITE IS SUBJECT TO REVIEW BY THE HISTORIC PRESERVATION COMMISSION.

**OWNERS' CERTIFICATE**

WE, SOARING EAGLE, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HAVING 4.0614 SQUARE FEET OF LAND AND A 10 FOOT TEMPORARY SLOPE EASEMENT SHOWN THIS DATE AND DESCRIBED HEREON, HAVING 2,078.66 SQUARE FEET OF LAND ADJACENT, PARALLEL, AND CONTIGUOUS TO THE DEDICATED RIGHT-OF-WAY LINE TO THOSE PARTIES NAMED HEREON AS "VARIABLE-WIDTH PUBLIC UTILITY EASEMENT, LABELED HEREON AS "VARIABLE-WIDTH P.U.E.", ALSO SHOWN THIS DATE AND DESCRIBED HEREON, HAVING 2,078.66 SQUARE FEET OF LAND ADJACENT, PARALLEL, AND CONTIGUOUS TO THE DEDICATED RIGHT-OF-WAY LINE TO THOSE PARTIES NAMED HEREON AS "PUBLIC UTILITY EASEMENTS", AS RECORDED IN LIBER AND FOLIO 467 ALONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

4-8-08 *William B. Blyskal* WILLIAM B. BLYSKAL, LLC WITNESS  
 4-8-08 *Kathy O. Dwyal* KATHY O. DWYAL, LLC WITNESS

**PLAT TABULATION**

NUMBER OF LOTS	0
NUMBER OF PARCELS	1
AREA OF PARCEL (S)	4.0614 S.F.
AREA OF DEDICATION	6,096.8 S.F.
TOTAL AREA	6,096.8 S.F. (0.1398 ACRES)

Department of Permitting Services  
 Montgomery County, Maryland

Date: \_\_\_\_\_  
 Approved: \_\_\_\_\_  
 Title: \_\_\_\_\_

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

Approved: \_\_\_\_\_  
 Title: \_\_\_\_\_

M.N.C.P. & P.C. Record File No. \_\_\_\_\_

**CAS ENGINEERING**  
 CIVIL SURVEYING & LAND PLANNING  
 A DIVISION OF CAS ENTERPRISES, INC.  
 100 West Ridgeville Boulevard, Suite 101, Mount Airy, Maryland 21771  
 DC Metro (301) 807-8031 FAX (301) 807-8045

N/E  
 CSX TRANSPORTATION, INC.  
 "RAILROAD TRACKS"  
 RIGHT OF WAY LAND ADJ./EASEMENT  
 JACKSONVILLE, FL 32202  
 1,817.7723  
 120.18 ACRES

AREA OF TEMPORARY SLOPE EASEMENT PUBLIC UTILITY EASEMENT (P.U.E.)	AREA OF PARCEL
E1 5 481100' E 238.60'	E1 5 481100' E 238.60'
E2 5 430941' W 10.00'	E2 5 430941' W 10.00'
E3 4 481100' W 61.39'	E3 4 481100' W 61.39'
E4 4 481100' W 26.17'	E4 4 481100' W 26.17'
E5 4 481100' W 26.17'	E5 4 481100' W 26.17'
E6 5 390949' W 8.37'	E6 5 390949' W 8.37'
E7 4 481100' W 150.38'	E7 4 481100' W 150.38'
E8 4 481100' W 10.05'	E8 4 481100' W 10.05'
3,170.28 S.F. OR 0.0728 ACRES	

SHOWN THIS DATE

AREA DEDICATED TO PUBLIC USE PARCEL 065	
1	N 36°20'58" E 25.11'
2	S 48°11'00" E 116.28'
3	S 37°25'54" W 25.07'
4	N 48°11'00" W 115.80'
TOTAL AREA: 2,900.87 SQ. FT. OR 0.0668 ACRES	
SHOWN THIS DATE	

AREA DEDICATED TO PUBLIC USE PARCEL 107	
1	N 48°11'00" W 123.87'
2	N 37°25'54" E 25.07'
3	S 48°11'00" E 123.84'
4	S 42°06'41" W 25.00'
TOTAL AREA: 3,115.44 SQ. FT. OR 0.0715 ACRES	
SHOWN THIS DATE	

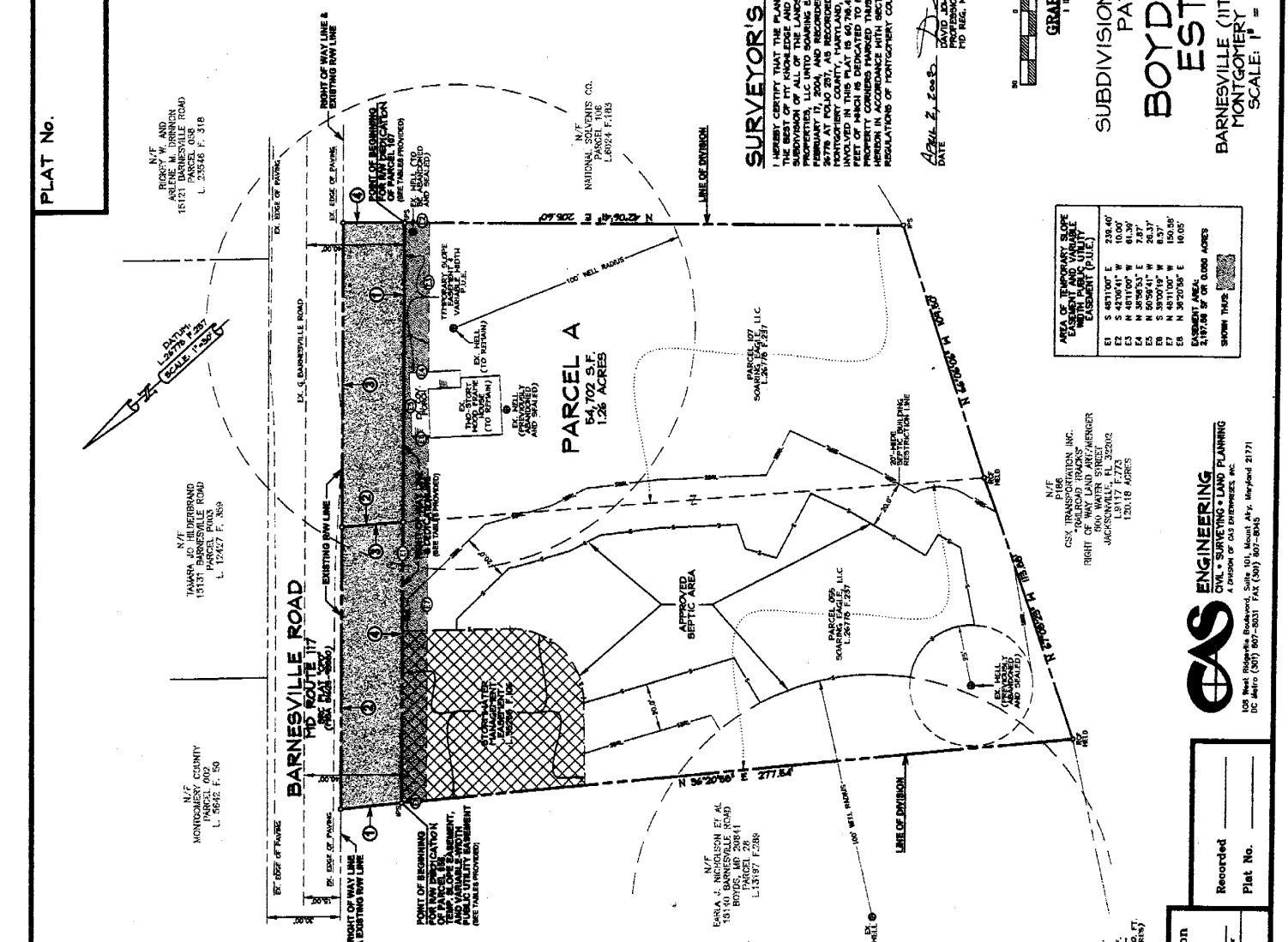
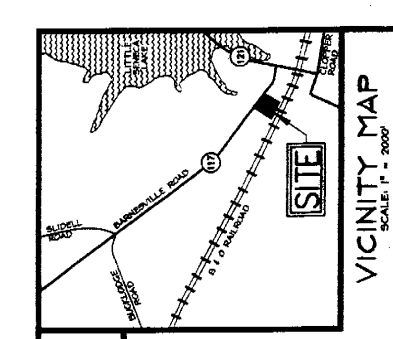
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HAVING 4.0614 SQUARE FEET OF LAND AND A 10 FOOT TEMPORARY SLOPE EASEMENT SHOWN THIS DATE AND DESCRIBED HEREON, HAVING 2,078.66 SQUARE FEET OF LAND ADJACENT, PARALLEL, AND CONTIGUOUS TO THE DEDICATED RIGHT-OF-WAY LINE TO THOSE PARTIES NAMED HEREON AS "VARIABLE-WIDTH PUBLIC UTILITY EASEMENT, LABELED HEREON AS "VARIABLE-WIDTH P.U.E.", ALSO SHOWN THIS DATE AND DESCRIBED HEREON, HAVING 2,078.66 SQUARE FEET OF LAND ADJACENT, PARALLEL, AND CONTIGUOUS TO THE DEDICATED RIGHT-OF-WAY LINE TO THOSE PARTIES NAMED HEREON AS "PUBLIC UTILITY EASEMENTS", AS RECORDED IN LIBER AND FOLIO 467 ALONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

April 2, 2008  
 DAVID JOHN STOKER  
 PROFESSIONAL LAND SURVEYOR  
 MD REG. NO. 2072

GRAPHIC SCALE  
 1 INCH = 50 FEET

**VICINITY MAP**  
 SCALE: 1" = 2000'



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

RECORDED \_\_\_\_\_

DATE \_\_\_\_\_

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**RECORD PLAT REVIEW SHEET**

Plan Name: DZYAK Property Plan Number: 120050670  
 Plat Name: Boyd's Farm Estates Plat Number: 220080060  
 Plat Submission Date: 7-12-07  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: E. Grayson

**Initial DRD Review:**

Signed Preliminary Plan - Date 1/23/08 Checked: Initial SS Date 2/8/08  
 Planning Board Opinion - Date 11-7-07 Checked: Initial SS Date 2-8-08  
 Site Plan Req'd for Development? Yes  No  Verified By: SS (initial)  
 Site Plan Name: \_\_\_\_\_ Site Plan Number: \_\_\_\_\_  
 Planning Board Opinion - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Signature Set - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Reviewer Plat Approval: Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	_____	<u>7-26-07</u>	<u>8-10-07</u>	_____	<u>EXEMPT</u>
Research	Bobby Fleury	↓	↓	<u>7-30-07</u>	<u>OK</u>
SHA	Doug Mills	↓	↓	_____	_____
PEPCO	Steve Baxter	↓	↓	<u>9-25-07</u>	<u>Modified PVE OK</u>
Parks	Doug Powell	↓	↓	_____	_____
DRD	Nellie Carey	↓	↓	<u>8-3-07</u>	<u>OK</u>

HPC J. S. Lee

PVE/Historic Porch

**Final DRD Review:**

DRD Review Complete:	Initial <u>SS</u>	Date <u>5-2-08</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>SS</u>	<u>4-18-08</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>SS</u>	<u>4-24-08</u>
<b>Board Approval of Plat:</b>		
Plat Agenda:	<u>SS</u>	<u>5-15-08</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
<b>DPS Approval of Plat:</b>		
Engineer Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
<b>Plat Reproduction:</b>		
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. \_\_\_\_\_

