



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

**MCPB**  
**Item # 2**  
**12/04/08**

**MEMORANDUM**

**DATE:** November 21, 2008

**TO:** Montgomery County Planning Board

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

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

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for December 4, 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:

220070060 **Fairland Heights**  
220081320 – 220081360 **Kruhm's Addition to Burtonsville**  
220081630 **Hunter's Forest**  
220082130 **Spring Lake Park – Halpine Subdivision**  
220090320 **Houlton's Subdivision**

**Plat Name:** Fairland Heights  
**Plat #:** 220070060

**Location:** Located on the north side of Fairland Road, 550 feet west of Westwind Drive  
**Master Plan:** White Oak  
**Plat Details:** R-200 zone; 3 lots  
Community Water, Community Sewer  
**Applicant:** Jagdish Mitter

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120050510 (MCPB Opinion dated January 24, 2006), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

**SURVEYOR'S CERTIFICATION**

I hereby certify that the plan shown herein is correct, to the best of my professional knowledge and belief, that it is a subdivision of all of the land contained in a deed from Gary J. Kemp and Gayle Kemp, his wife, to Jagdish Mitter and Usha R. Mitter, his wife, recorded on December 17, 1991 in Liber 10077 at Folio 557 and also all of the land contained in a deed from Gary Kemp and Gayle Kemp, his wife, to Jagdish Mitter and Usha Mitter, his wife, recorded on April 14, 1993 in Liber 11289 at Folio 214 all among the land records of Montgomery County, Maryland. I further certify that once engaged as described in the owner's certification, all monumentation including property markers and other boundary markers will be set as delineated herein in accordance with the provisions of Section 50-24(e) of the Montgomery County Code.

The total area included on this plat is 82,528 square feet or 1.8946 acres of which 0.690 square feet or 0.1536 acres is dedicated to public use.

Date: 11/10/08  
 Thomas A. Maddox - Registered Professional  
 Land Surveyor MD #10850

**OWNER'S CERTIFICATION**

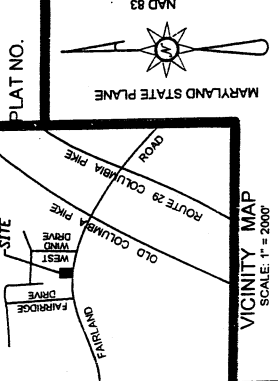
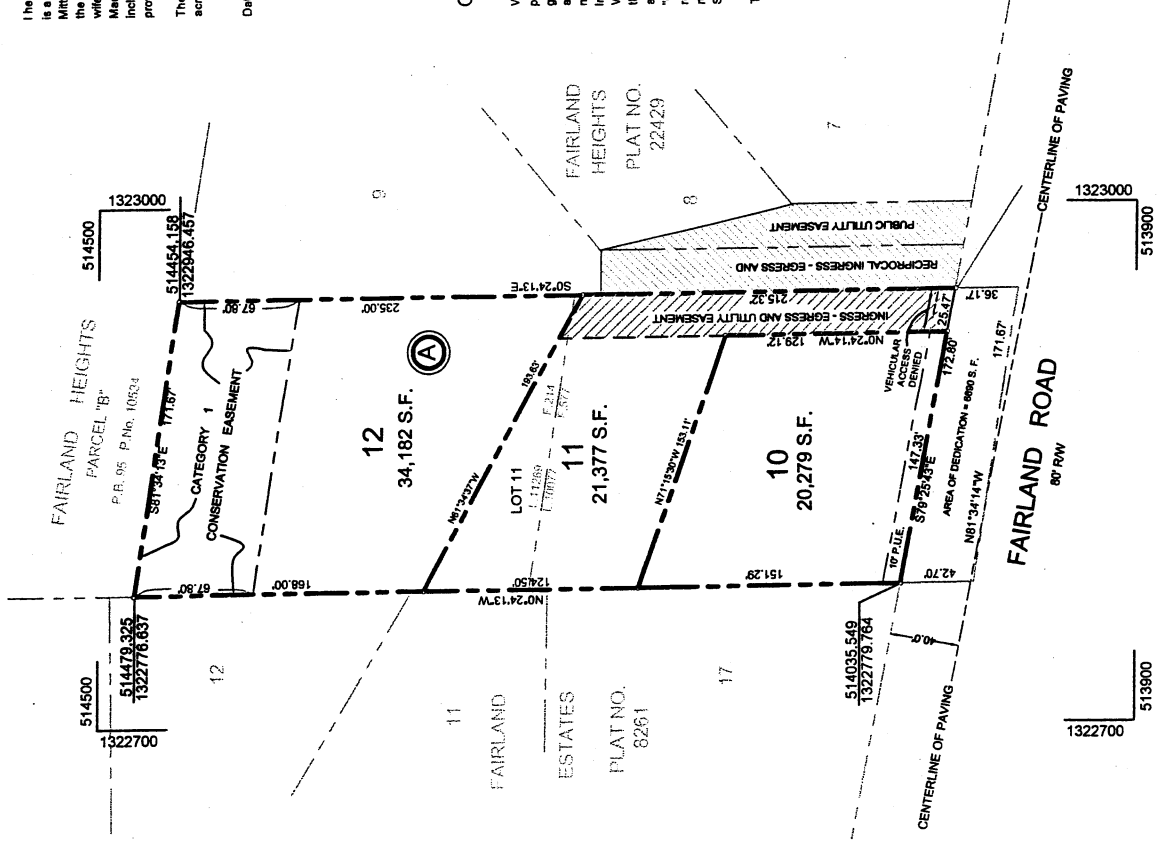
We, Jagdish Mitter and Usha R. Mitter owners of the property shown and described herein hereby adopt this plan of subdivision, grant the area of dedication, adjacent to Fairland Road, as shown hereon to public use; grant a 25' temporary slope easement parallel and adjacent to Fairland Road. Such slope easement shall be automatically extinguished after all public improvements have been lawfully completed and accepted for maintenance by Montgomery County, Maryland or other public entity. We further hereby establish and grant the ingress - egress and utility easement as shown hereon for the use and benefit of the owners of Lots 11 & 12. We further grant a 10' foot wide Public Utility Easement, shown hereon as "P.U.E.", to the parties named in the document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 at Folio 457 and further grant the Conservation Easement, shown hereon, to the parties named in the document entitled "Conservation Easement Agreement, Category 1" as recorded in Liber 13176 at Folio 412 all among the land records of Montgomery County, Maryland subject to the terms set forth therein. We will cause all property markers and other required monumentation to be set by a Registered Maryland Surveyor. In accordance with Section 50-24(e) of the Montgomery County Code.

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

Witness: *Jagdish Mitter* Date: 11/17/08  
 Witness: *Usha R. Mitter* Date: 10-17-08

**SUBDIVISION RECORD PLAT**  
**LOTS 10 THRU 12**  
**BLOCK A**  
**FAIRLAND HEIGHTS**  
 ELECTION DISTRICT 5  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE 1" = 50' AUGUST 2008

**THOMAS A. MADDOX**  
 PROFESSIONAL LAND SURVEYOR  
 8933 SHADY GROVE COURT  
 GAITHERSBURG, MARYLAND 20877  
 (301) 984-8804



- NOTES**
1. PROPERTY ZONED R-200 AT DATE OF RECORDATION. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING CODE.
  2. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY SUBDIVISION PLAN NO. 4024, SUBMITTED TO MONTGOMERY COUNTY. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
  3. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS. EXISTING SEWER AND WATER LINES AND THE LOCATION OF NEW LINES TO BE PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC SEWER AND WATER.
  4. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER FOLLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, SHALL BE BINDING AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE COVENANTS, EASEMENTS AND OTHER MATTERS SET FORTH IN THE PLANS SHALL BE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
  5. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE RIGHTS OF THE OWNER OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPECT ON NOTE ALL MATTERS AFFECTING TITLE.
  6. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP RR 32, W.S.S.C. GRID 218E09.
  7. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION PLAN AND APPROPRIATE APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT.
  8. LOTS 11 AND 12 ARE TO BE ACCESSED ONLY THROUGH THE "RECIPROCAL EGRESS AND PUBLIC UTILITY EASEMENT" SHOWN ON THE PLAT ENTITLED "TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED AT PLAT NO. 22429 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

<b>PLAT TOTALS</b>	
NUMBER OF LOTS	3
AREA OF LOTS	75,839 S.F.
AREA OF DEDICATION	6,690 S.F.
TOTAL AREA SHOWN ON PLAT	82,529 S.F.

LIKE MARYLAND-RATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD APPROVED: _____ DATE _____ CHAIRMAN ASST.-SECRETARY-TREASURER	MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES APPROVED: _____ DATE _____ DIRECTOR
PLAT _____ DATE _____	PLAT _____ DATE _____

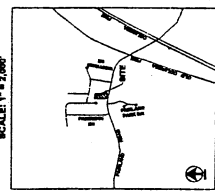




Scale: 1" = 50'  
Date: November 2004  
Rm. 52605



PRELIMINARY PLAN  
MITTER PROPERTY  
Montgomery County, Maryland



- NOTES:**
- AREA OF PROPERTY - 18,828 sf
  - EXISTING ZONING - R-30A
  - NUMBER OF LOTS SHOWN - 3
  - SITE TO BE SERVED BY PUBLIC WATER AND SEWER
  - EXISTING SEWER & WATER SERVICE CATEGORIES - S-1, W-1
  - EXISTING UTILITIES TO BE MAINTAINED WITHIN THE PAINT BRANCH WATERSHED (BPA)
  - DEVELOPMENT STANDARDS:
    - Frontyards - 40'
    - Backyards - 25' Total (15' MIN)
    - Sideyards - 5'
    - Rearyards - 5'
    - Lot Area - 50,000 SF
  - PROPERTY LOCATED ON TAX MAP K032; W&O ORD. SHEET 24883
  - UTILITY SERVICE PROVIDED BY: VERIZON, PEPCO & WASHINGTON GAS

**Impervious Area Calculations:**  
 Area of Property - 78, 829 sf  
 Area in right-of-way (between property line and street parking) - 8, 100 sf  
 Total project area - 61,029 sf

**COMMON AREAS:**  
 Public Sidewalk - 684 sf  
 Common driveway route area - 186 sf  
 Total for common areas - 869 sf

**LOT 1:**  
 Existing House (includes porch area) - 2,000 sf\*  
 Existing Driveway - 1,100 sf  
 Total for Lot 1 - 3,100 sf

**LOT 2:**  
 Proposed House - 1,468 sf\*  
 Proposed Driveway @ 15' wide - 211.8' x 8' = 83 sf  
 Proposed Porch @ 15' wide - 172.3' x 8' = 216 sf  
 Proposed Garage @ 15' wide - 172.3' x 8' = 216 sf  
 Total for Lot 2 - 1,875 sf

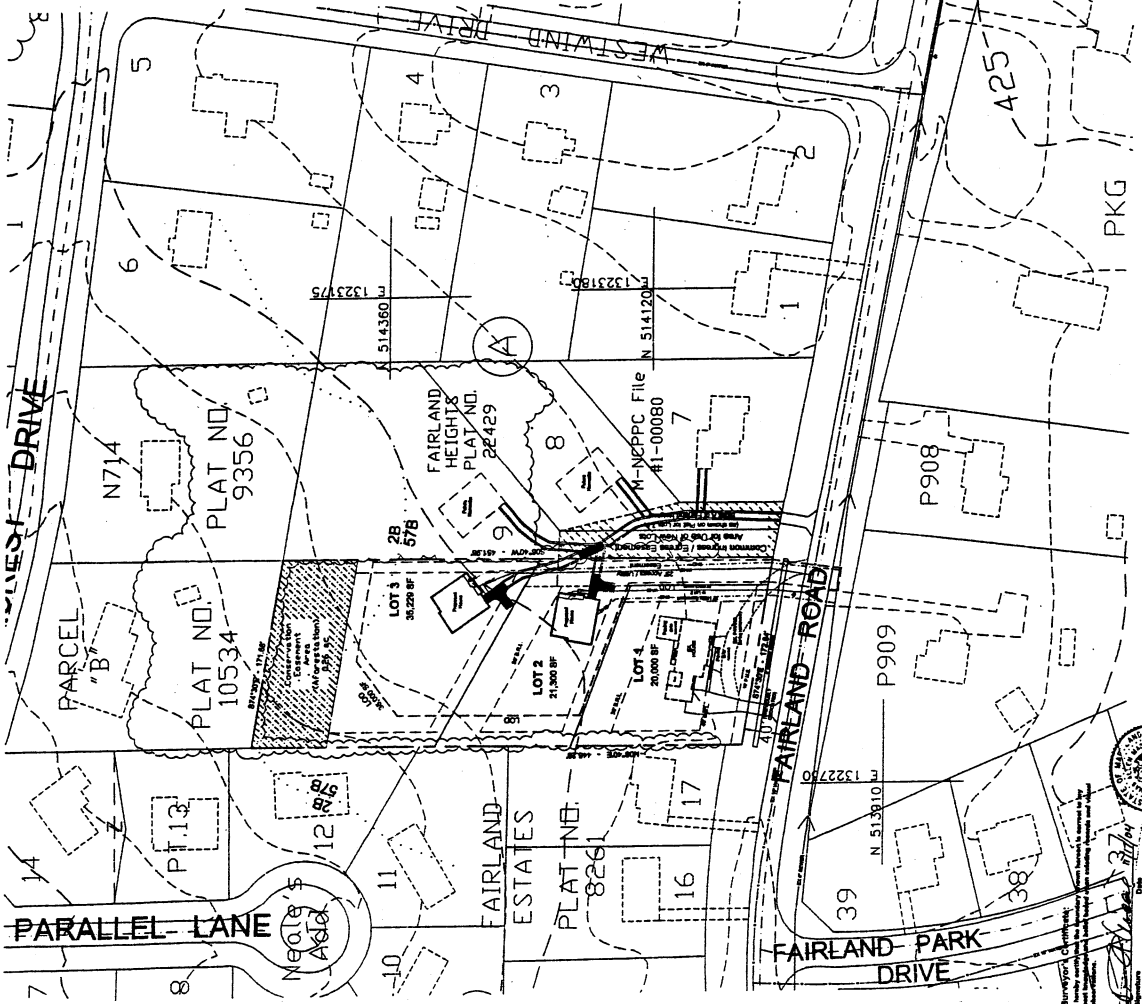
**LOT 3:**  
 Proposed House - 1,468 sf\*  
 Proposed Driveway @ 15' wide - 172.3' x 8' = 216 sf  
 Proposed Garage @ 15' wide - 172.3' x 8' = 216 sf  
 Total for Lot 3 - 1,875 sf

**Total Impervious Area Proposed - 8, 182 sf**  
 Impervious % Proposed - 8,182/61,029 = 0.99%  
 \* If existing house is razed and replaced at time of construction of new house, total house footprint possible is 1,000 sf per lot

Professional Engineer  
 Approved Professional Seal No. 14833  
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- 1) The proposed subdivision is shown in black on the attached map and is shown in red on the attached map.
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- 20) The proposed subdivision is shown in black on the attached map and is shown in red on the attached map.

**JAGDISH MITTER**  
 2300 Fairland Road  
 Silver Spring, Maryland 20904  
 301-384-1483



Professional Engineer  
 Approved Professional Seal No. 14833  
 Approved Professional Seal No. 14833