

**Plat Name: Chas. L. Duvall Farm**  
**Plat #: 220090590**

Location: Located on the north side of Duvall Road, approximately 1,100 feet west of Duvall Hill Court

Master Plan: Fairland

Plat Details: R-200 zone; 2 lots  
Community Water, Community Sewer

Applicant: Scott McIntyre

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. 120080170 (MCPB Resolution No. 08-132), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plan.

**OWNER'S CERTIFICATE**

WE, MAURA MADE AND SCOTT MCINTIRE, OWNERS OF THIS PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADOPT THIS PLAN OF SUBDIVISION. WE HEREBY AGREE TO PUBLIC USE THE AREAS SHOWN IN THIS PLAN OF SUBDIVISION AS A 10-FOOT PUBLIC UTILITY EASEMENT. WE FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREIN AS 10' P.U.E., TO THOSE PARTIES NAMED IN THE PLAN OF SUBDIVISION. WE HEREBY AGREE TO PUBLIC USE ANY PART ATONCE THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. WE HEREBY GRANT A 10-FOOT INCREASE/DECREASE EASEMENT, SHOWN HEREIN AS 10' I.D.E./D.E., TO THOSE PARTIES NAMED IN THE PLAN OF SUBDIVISION. WE HEREBY GRANT A 10-FOOT INCREASE/DECREASE EASEMENT, SHOWN HEREIN AS 10' I.D.E./D.E., TO THOSE PARTIES NAMED IN THE PLAN OF SUBDIVISION. WE HEREBY GRANT A 10-FOOT INCREASE/DECREASE EASEMENT, SHOWN HEREIN AS 10' I.D.E./D.E., TO THOSE PARTIES NAMED IN THE PLAN OF SUBDIVISION. WE HEREBY GRANT A 10-FOOT INCREASE/DECREASE EASEMENT, SHOWN HEREIN AS 10' I.D.E./D.E., TO THOSE PARTIES NAMED IN THE PLAN OF SUBDIVISION.

10/26/2008 *Maura Made* MAURA MADE  
DATE WITNESS

11-4-2008 *Scott McIntire* SCOTT MCINTIRE  
DATE WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREIN IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVERTED BY JOHN H. EASTO AND DAVID J. EASTO INTO LOTS 19 AND 20 AND THAT THE RECORDS BY AND THROUGH ME AND MY PREDECESSORS, INCLUDING THE RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA OF THE LANDS SHOWN HEREIN IS 1.17704 ACRES. THE PROPERTY CORNERS MARKED THIS ARE IN PLACE AS SHOWN HEREIN IN ACCORDANCE WITH SECTION 90-24(a)(5) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

10/26/2008 *David Easto* DAVID EASTO  
DATE SURVEYOR  
PRO REG. NO. 20172

**PLAT TABULATION**

NUMBER OF LOTS ..... 2  
TOTAL AREA ..... 1.17704 AC. (51,400.00 SQ. FT.)  
TOTAL AREA ..... 1.17704 AC. (51,400.00 SQ. FT.)

N/E  
COE, ROGER L. & M/V  
CHARLES L. DUVALL FARM  
L. 1/588 F. 769  
PLAN 6797

**NOTES**

1. WATER CATEGORY: 1 SEWER CATEGORY: 1
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-250 ZONE AS OF THE DATE OF PLAT RECORDATION.
3. IPI - IRON PIPE FOUND IPI - IRON PIN WITH CAP SET
4. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
5. THE PROPERTY SHOWN HEREIN IS LOCATED ON TAX MAP KB3AS AND M.S.B.C. 200-FOOT SHEET 311 IN THE CO.
6. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH THE DEVELOPMENT OF THIS PROPERTY AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
7. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO AFFECT ANY RIGHTS OR INTERESTS IN THE PROPERTY AND USE, NOR ANY EASEMENTS, RESTRICTIONS, COVENANTS, OR CONDITIONS AS REQUIRED BY ANY INSTRUMENTS OF RECORD, INCLUDING BUT NOT LIMITED TO, THE PRELIMINARY PLAN 12006070, TITLED 'CHARLES L. DUVALL FARM'.
8. THE PROPERTY SHOWN HEREIN IS SUBJECT TO A DECLARATION OF COVENANTS FOR ROAD IMPROVEMENTS FOR DUVALL ROAD AS RECORDED IN LIBER 8700 AT FOLIO 100, AMONG THE RECORDS OF MONTGOMERY COUNTY, MARYLAND.
9. THE PROPERTY SHOWN HEREIN IS SUBJECT TO AN INTERVIVOS AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD FOR THE CONVEYANCE OF THIS PROPERTY AS APPROVED BY THE BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
10. (ROAD) MOUNTAIN STATIONS USED ARE CORNER STATIONS ESTABLISHED BY THE PRELIMINARY PLAN 12006070, TITLED 'CHARLES L. DUVALL FARM'.
11. THE LOTS SHOWN HEREIN ARE LIMITED TO THE LINES AND CONDITIONS AS REQUIRED BY ANY INSTRUMENTS OF RECORD, INCLUDING BUT NOT LIMITED TO, THE PRELIMINARY PLAN 12006070, TITLED 'CHARLES L. DUVALL FARM'.
12. THE PROPERTY SHOWN HEREIN IS SUBJECT TO A DECLARATION OF COVENANTS FOR ROAD IMPROVEMENTS FOR DUVALL ROAD AS RECORDED IN LIBER 8700 AT FOLIO 100, AMONG THE RECORDS OF MONTGOMERY COUNTY, MARYLAND.

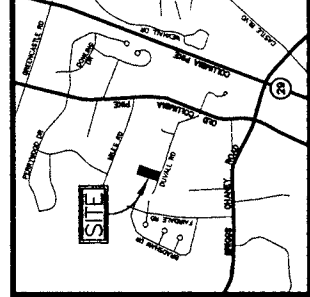
N/E  
FRANKLIN, MICHAEL A. & JOCKYN R.  
LOT 19, CHAS. L. DUVALL FARM  
L. 16559 F. 682  
PLAN 23854

N/E  
FRANKLIN, MICHAEL A. & JOCKYN R.  
LOT 19, CHAS. L. DUVALL FARM  
L. 16559 F. 682  
PLAN 23854

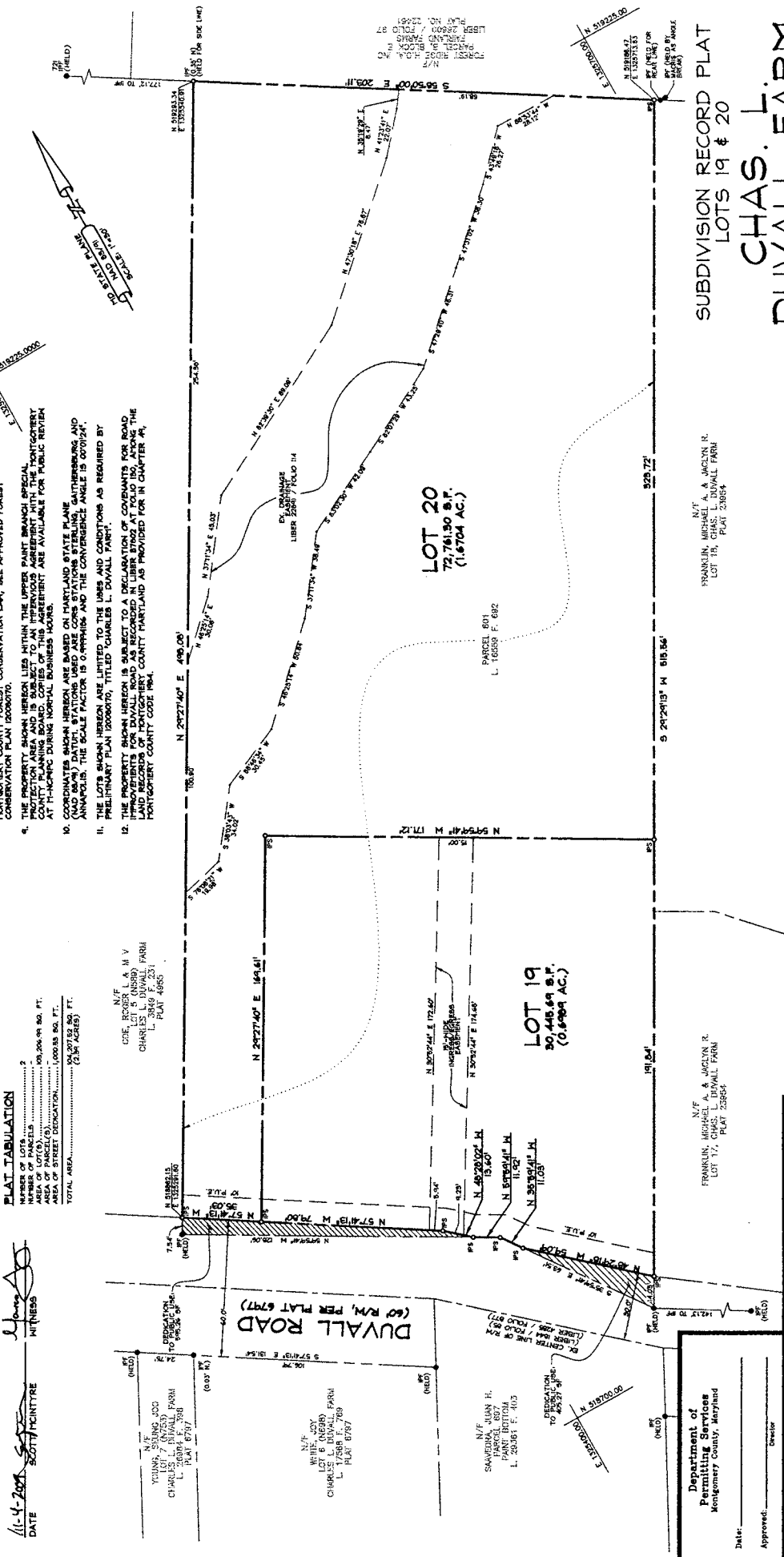
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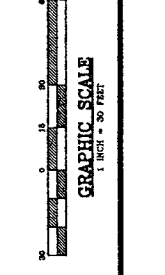
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LOT 19, CHAS. L. DUVALL FARM  
L. 16559 F. 682  
PLAN 23854



VICINITY MAP  
SCALE: 1" = 200'



**SUBDIVISION RECORD PLAT**  
LOTS 19 & 20  
**CHAS. L. DUVALL FARM**  
COLESVILLE (5TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 30'  
NOVEMBER, 2008



**CAS ENGINEERING**  
CIVIL SURVEYING & LAND PLANNING  
A DIVISION OF CAS ENTERPRISES, INC.  
108 West Ridgeville Boulevard, Suite 101, Mount Airy, Maryland 21771  
DC Metro (301) 607-8031 FAX (301) 607-8016

Recorded \_\_\_\_\_  
Plat No. \_\_\_\_\_

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

Department of  
Permitting and  
Montgomery County, Maryland  
Date: \_\_\_\_\_  
Approved: \_\_\_\_\_  
Director

**RECORD PLAT REVIEW SHEET**

Plat Name: Charles L. Duvall Farm Plat Number: 720090590  
 Plan Name: Charles L. Duvall Farm Plan Number: 120080170  
 Plat Submission Date: 11-17-08  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: N. Braunstein Checked: NB Date 8/26/09

**Initial DRD Review:**

Signed Preliminary Plan – Date 4-9-09 Checked: Initial SOS Date 8/17/09  
 Planning Board Opinion – Date 3-9-09 Checked: Initial SOS Date 8/17/09  
 Site Plan Req'd for Development? Yes \_\_\_ No X Verified By: SOS (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 ok Open Space N/A  
 Non-standard/BRLs N/A Adjoining Land  Vicinity Map  Septic/Wells N/A  
 TDR note N/A Child Lot note N/A Surveyor Cert  Owner Cert  Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>MJ Kichter</u>	<u>11-19-08</u>	<u>12-5-08</u>	<u>8/20/09</u>	<u>Offsite ID Required</u> <sup>ok</sup>
Research	Bobby Fleury	↓	↓	<u>11-20-08</u>	<u>OK</u>
SHA	Doug Mills	↓	↓		
PEPCO	Steve Baxter	↓	↓		
Parks	Doug Powell	↓	↓		
DRD	Nellie Carey	↓	↓		

**Final DRD Review:**

DRD Review Complete: Initial SOS Date 12/3/09  
 (All comments rec'd and incorporated into mark-up)  
 Engineer Notified (Pick up Mark-up): Initial SOS Date 8/17/09  
 Final Mylar w/Mark-up & PDF Rec'd: Initial SOS Date 11/17/09

**Board Approval of Plat:**

Plat Agenda: Initial SOS Date 12/17/09

Planning Board Approval: \_\_\_\_\_  
 Chairman's Signature: \_\_\_\_\_

**DPS Approval of Plat:**

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

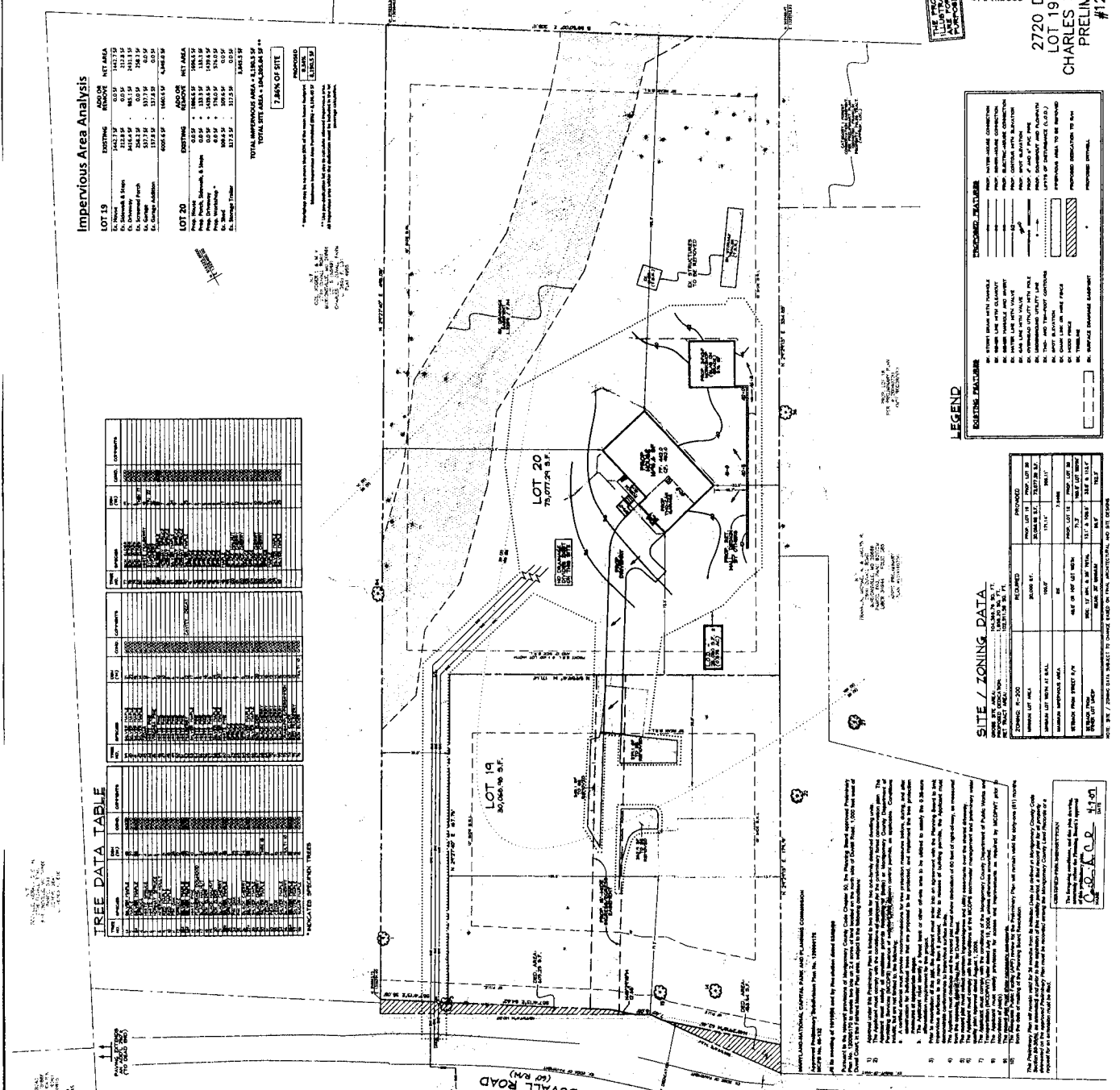
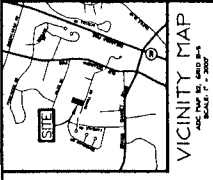
**Plat Reproduction:**

Addressing: \_\_\_\_\_  
 File Card Update: \_\_\_\_\_  
 Final Zoning Book Check: \_\_\_\_\_  
 Update Address Books with Plat #: \_\_\_\_\_  
 Update Green Books for Resubdivision: \_\_\_\_\_  
 Notify Engineer to Seal Plats: \_\_\_\_\_  
 Engineer Seal Complete: \_\_\_\_\_  
 Complete Reproduction: \_\_\_\_\_  
 Sent to Courthouse for Recordation: \_\_\_\_\_

No. \_\_\_\_\_

**CHARLES L. DUVAL FARM**  
 MONTGOMERY COUNTY, MARYLAND  
 LOT 19 AND LOT 20  
 2720 DUVAL ROAD  
 LIBER 1669 / FOLIO 49D  
 PRELIMINARY PLAN

DATE	BY	REVISION
08/23/08	JMO	PRELIMINARY PLAN SUBMITTED TO M-DC-PC
05/05/08	JMO	PRELIMINARY PLAN SUBMITTED TO M-DC-PC
04/22/08	JMO	PRELIMINARY PLAN SUBMITTED TO M-DC-PC
	JMO	PRELIMINARY PLAN SUBMITTED TO M-DC-PC
	JMO	PRELIMINARY PLAN SUBMITTED TO M-DC-PC



**Impervious Area Analysis**

EXISTING	ADDITIONAL	NET AREA
EXISTING IMPERVIOUS AREA		121,134 S.F.
ADDITIONAL IMPERVIOUS AREA	15,000 S.F.	15,000 S.F.
NET IMPERVIOUS AREA		136,134 S.F.
TOTAL IMPERVIOUS AREA - 2.18% OF TOTAL SITE AREA		136,134 S.F.

**7-BANK OF SITE**

EXISTING	ADDITIONAL	NET AREA
EXISTING IMPERVIOUS AREA		113,134 S.F.
ADDITIONAL IMPERVIOUS AREA	23,000 S.F.	23,000 S.F.
NET IMPERVIOUS AREA		136,134 S.F.

**TREE DATA TABLE**

NO.	SIZE	SPECIES	LOCATION
1	4" DBH	BUR OAK	...
2	6" DBH	RED BAY	...
3	8" DBH	WHITE OAK	...
4	10" DBH	PINE	...
5	12" DBH	DOGWOOD	...
6	14" DBH	LOCUST	...
7	16" DBH	FRAXINUS	...
8	18" DBH	FRAXINUS	...
9	20" DBH	FRAXINUS	...
10	22" DBH	FRAXINUS	...
11	24" DBH	FRAXINUS	...
12	26" DBH	FRAXINUS	...
13	28" DBH	FRAXINUS	...
14	30" DBH	FRAXINUS	...
15	32" DBH	FRAXINUS	...
16	34" DBH	FRAXINUS	...
17	36" DBH	FRAXINUS	...
18	38" DBH	FRAXINUS	...
19	40" DBH	FRAXINUS	...
20	42" DBH	FRAXINUS	...
21	44" DBH	FRAXINUS	...
22	46" DBH	FRAXINUS	...
23	48" DBH	FRAXINUS	...
24	50" DBH	FRAXINUS	...
25	52" DBH	FRAXINUS	...
26	54" DBH	FRAXINUS	...
27	56" DBH	FRAXINUS	...
28	58" DBH	FRAXINUS	...
29	60" DBH	FRAXINUS	...
30	62" DBH	FRAXINUS	...
31	64" DBH	FRAXINUS	...
32	66" DBH	FRAXINUS	...
33	68" DBH	FRAXINUS	...
34	70" DBH	FRAXINUS	...
35	72" DBH	FRAXINUS	...
36	74" DBH	FRAXINUS	...
37	76" DBH	FRAXINUS	...
38	78" DBH	FRAXINUS	...
39	80" DBH	FRAXINUS	...
40	82" DBH	FRAXINUS	...
41	84" DBH	FRAXINUS	...
42	86" DBH	FRAXINUS	...
43	88" DBH	FRAXINUS	...
44	90" DBH	FRAXINUS	...
45	92" DBH	FRAXINUS	...
46	94" DBH	FRAXINUS	...
47	96" DBH	FRAXINUS	...
48	98" DBH	FRAXINUS	...
49	100" DBH	FRAXINUS	...

**GENERAL NOTES**

- 1) WATER CATCHMENT - 1
- 2) SITE PLAN - SEE ATTACHED
- 3) ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED
- 4) TOTAL LOT AREA - 99,371 S.F. (2.38 AC)
- 5) PROPERTY LOCATED IN THE UPPER PART OF THE BLOCK
- 6) PROPERTY LOCATED IN THE LOWER PART OF THE BLOCK
- 7) ADJACENT PROPERTY ON MOUNTAIN VIEW ROAD IS OWNED BY M-DC-PC
- 8) ADJACENT PROPERTY ON MOUNTAIN VIEW ROAD IS OWNED BY M-DC-PC
- 9) ADJACENT PROPERTY ON MOUNTAIN VIEW ROAD IS OWNED BY M-DC-PC
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- 14) ADJACENT PROPERTY ON MOUNTAIN VIEW ROAD IS OWNED BY M-DC-PC
- 15) ADJACENT PROPERTY ON MOUNTAIN VIEW ROAD IS OWNED BY M-DC-PC
- 16) ADJACENT PROPERTY ON MOUNTAIN VIEW ROAD IS OWNED BY M-DC-PC
- 17) ADJACENT PROPERTY ON MOUNTAIN VIEW ROAD IS OWNED BY M-DC-PC
- 18) ADJACENT PROPERTY ON MOUNTAIN VIEW ROAD IS OWNED BY M-DC-PC
- 19) ADJACENT PROPERTY ON MOUNTAIN VIEW ROAD IS OWNED BY M-DC-PC
- 20) ADJACENT PROPERTY ON MOUNTAIN VIEW ROAD IS OWNED BY M-DC-PC

**PROPOSED IMPROVEMENTS**

- 1. RECONSTRUCT EXISTING ASPHALT DRIVE AND CONCRET SIDEWALK TO PROPERTY LINE.
- 2. INSTALL 2" DIA. WASTE PIPES TO PROPERTY LINE.
- 3. INSTALL 18" DIA. WASTE PIPES TO PROPERTY LINE.
- 4. INSTALL 24" DIA. WASTE PIPES TO PROPERTY LINE.
- 5. INSTALL 30" DIA. WASTE PIPES TO PROPERTY LINE.
- 6. INSTALL 36" DIA. WASTE PIPES TO PROPERTY LINE.
- 7. INSTALL 42" DIA. WASTE PIPES TO PROPERTY LINE.
- 8. INSTALL 48" DIA. WASTE PIPES TO PROPERTY LINE.
- 9. INSTALL 54" DIA. WASTE PIPES TO PROPERTY LINE.
- 10. INSTALL 60" DIA. WASTE PIPES TO PROPERTY LINE.
- 11. INSTALL 66" DIA. WASTE PIPES TO PROPERTY LINE.
- 12. INSTALL 72" DIA. WASTE PIPES TO PROPERTY LINE.
- 13. INSTALL 78" DIA. WASTE PIPES TO PROPERTY LINE.
- 14. INSTALL 84" DIA. WASTE PIPES TO PROPERTY LINE.
- 15. INSTALL 90" DIA. WASTE PIPES TO PROPERTY LINE.
- 16. INSTALL 96" DIA. WASTE PIPES TO PROPERTY LINE.
- 17. INSTALL 102" DIA. WASTE PIPES TO PROPERTY LINE.
- 18. INSTALL 108" DIA. WASTE PIPES TO PROPERTY LINE.
- 19. INSTALL 114" DIA. WASTE PIPES TO PROPERTY LINE.
- 20. INSTALL 120" DIA. WASTE PIPES TO PROPERTY LINE.

**LEGEND**

- 1. EXISTING DRIVE
- 2. EXISTING SIDEWALK
- 3. EXISTING PAVEMENT
- 4. EXISTING ASPHALT DRIVE
- 5. EXISTING CONCRET SIDEWALK
- 6. EXISTING CONCRET DRIVE
- 7. EXISTING CONCRET SIDEWALK
- 8. EXISTING CONCRET DRIVE
- 9. EXISTING CONCRET SIDEWALK
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- 25. EXISTING CONCRET SIDEWALK
- 26. EXISTING CONCRET DRIVE
- 27. EXISTING CONCRET SIDEWALK
- 28. EXISTING CONCRET DRIVE
- 29. EXISTING CONCRET SIDEWALK
- 30. EXISTING CONCRET DRIVE

**CLIENT**  
 CHARLES L. DUVAL FARM  
 2720 DUVAL ROAD  
 MOUNTAIN VIEW ROAD  
 MONTGOMERY COUNTY, MARYLAND  
 (910) 415-5000

**PROFESSIONAL ENGINEERS**  
 CERTIFICATION  
 07/20/08  
 DATE

**SITE / ZONING DATA**

REQUIREMENT	REQUIREMENT	PROPOSED	REQUIREMENT	REQUIREMENT
MINIMUM LOT AREA	10,000 S.F.	99,371 S.F.	MINIMUM LOT FRONT SETBACK	10 FT.
MINIMUM LOT FRONT SETBACK	10 FT.	15 FT.	MINIMUM LOT SIDE SETBACK	10 FT.
MINIMUM LOT SIDE SETBACK	10 FT.	15 FT.	MINIMUM LOT REAR SETBACK	10 FT.
MINIMUM LOT REAR SETBACK	10 FT.	15 FT.	MINIMUM LOT CORNER SETBACK	10 FT.
MINIMUM LOT CORNER SETBACK	10 FT.	15 FT.	MINIMUM LOT DRIVE	20 FT.
MINIMUM LOT DRIVE	20 FT.	20 FT.	MINIMUM LOT SIDEWALK	5 FT.
MINIMUM LOT SIDEWALK	5 FT.	5 FT.	MINIMUM LOT DRIVE WIDTH	20 FT.
MINIMUM LOT DRIVE WIDTH	20 FT.	20 FT.	MINIMUM LOT SIDEWALK WIDTH	5 FT.
MINIMUM LOT SIDEWALK WIDTH	5 FT.	5 FT.	MINIMUM LOT DRIVE AREA	100 S.F.
MINIMUM LOT DRIVE AREA	100 S.F.	100 S.F.	MINIMUM LOT SIDEWALK AREA	25 S.F.
MINIMUM LOT SIDEWALK AREA	25 S.F.	25 S.F.	MINIMUM LOT DRIVE PERCENT	2.0%
MINIMUM LOT DRIVE PERCENT	2.0%	2.0%	MINIMUM LOT SIDEWALK PERCENT	0.5%
MINIMUM LOT SIDEWALK PERCENT	0.5%	0.5%	MINIMUM LOT DRIVE PERCENTAGE	2.0%
MINIMUM LOT DRIVE PERCENTAGE	2.0%	2.0%	MINIMUM LOT SIDEWALK PERCENTAGE	0.5%
MINIMUM LOT SIDEWALK PERCENTAGE	0.5%	0.5%		