



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

MCPB
Item # 1B
6/17/10

MEMORANDUM

DATE: June 8, 2010

TO: Montgomery County Planning Board

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

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

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for June 17, 2010

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:

220070960 **Tilden Woods**
220100520 **Fox Meadow**

Plat Name: Tilden Woods
Plat #: 220070960

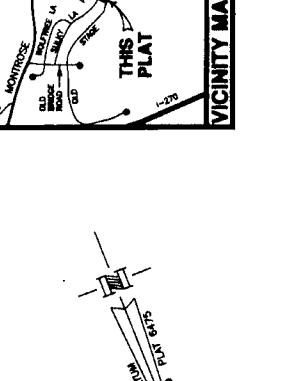
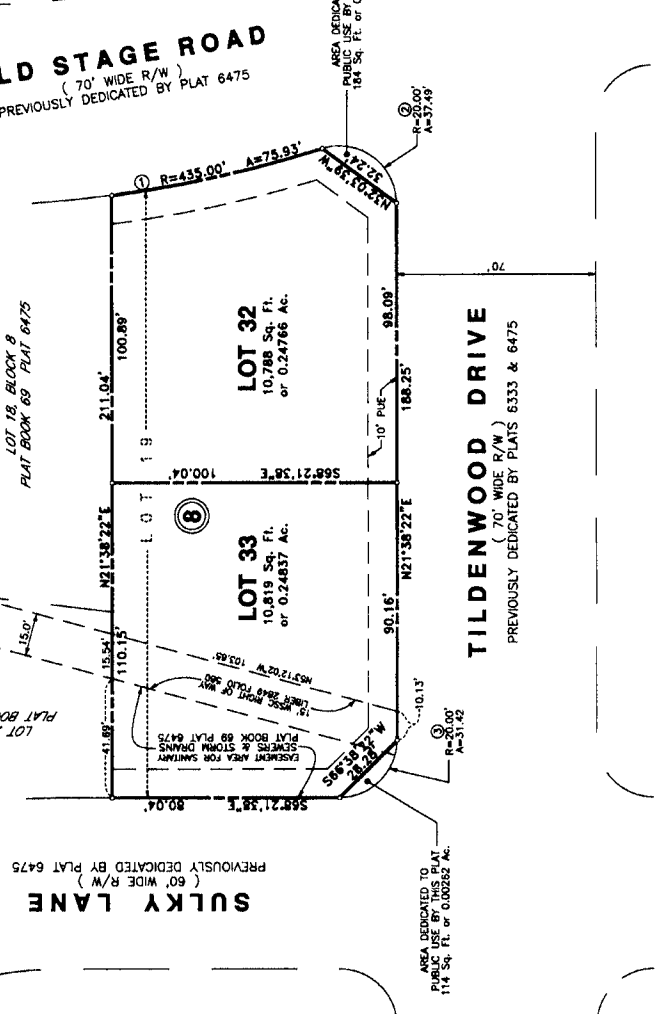
Location: Located in the northeast quadrant of the intersection of Old Stage Road and Tildenwood Drive
Master Plan: North Bethesda/Garrett Park
Plat Details: R-90 zone; 2 lots
Community Water, Community Sewer
Applicant: Miri and Alexander Livnat

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. 120060220 (MCPB Opinion dated November 2, 2006), 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.

PLAT NO.

PLAT TOTALS	
NUMBER OF LOTS	2
AREA OF LOTS	0.496003 AC.
AREA OF STREET DEDICATION	0.006864 AC.
TOTAL AREA THIS PLAT	0.502867 AC.

NO	RADIUS	ARC	DELTA	TANGENT	CHORD	BEARING	CHORD
1	435.00'	75.93'	107°00'11"	38.95'	N 89°44'38" W	75.93'	
2	20.00'	31°42'	90°00'00"	20.00'	N 86°38'22" E	28.28'	



OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADMIT THIS PLAT AND THE STREETS TO PUBLIC USE AND ESTABLISH THE NECESSARY BUILDING RESTRICTION LINES.

FURTHER, WE GRANT TO POTOMAC ELECTRIC POWER COMPANY, BELL ATLANTIC TELEPHONE COMPANY OF MARYLAND, WASHINGTON GAS LIGHT COMPANY AND TO EACH OF THEIR RESPECTIVE SUCCESSORS AND TO ANY OTHER PARTY WHO MAY IN THE FUTURE BE DESIGNATED AS SUCH IN THE U.S.C. WITH THE TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN THE RECORDS OF THE PUBLIC UTILITIES COMMISSION FOR THE DISTRICT OF COLUMBIA AND THE RECORDS OF THE MONTGOMERY COUNTY PUBLIC UTILITIES COMMISSION AND THE RECORDS OF THE DISTRICT OF MARYLAND COUNTY RECORDS IN LIBER BOOK 487 AT FOLIO 487. SAID TERMS AND PROVISIONS BEING INCORPORATED HEREBY BY THIS REFERENCE.

FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION OUR SUCCESSORS AND ASSIGNS WILL DEFEND AND HOLD HARMLESS THE PARTIES WHOSE RIGHTS IN THIS PLAT WE REPRESENT BY SETTING UP THESE RESTRICTIONS AND SURVEYORS IN ACCORDANCE WITH SECTION 28-104 OF THE MONTGOMERY COUNTY CODE. WE HEREBY AGREE TO HOLD THE SURVEYORS AND ENGINEERS OF THIS SUBDIVISION HARMLESS FROM ALL DAMAGES, LOSSES, MORTGAGES OR CLAIMS AFFECTING THE PROPERTY, INCLUDING IN THIS PLAT OF SUBDIVISION EXCEPT A CERTAIN UNRECORDED DEED OF TRUST AND ALL PARTIES WITH AN INTEREST THEREIN TO HAVE INCLUDED THEIR ASSENT BELOW.

ALEXANDER I. LYNAM, OWNER 3/15/2010 DATE

MIRIAM LYNAM, OWNER 3/15/2010 DATE

ACACIA FEDERAL SAVING BANK MRS. K. M. MORGAN

WITNESSES 3/15/2010 DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS TRUE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS IS A SUBDIVISION OF A PORTION OF A LOT OF LAND BEING IN A SECTION OF THE MONTGOMERY COUNTY RECORDS TO-WIT: TILDEN WOODS, MONTGOMERY COUNTY, MARYLAND. THE TOTAL AREA INCLUDED ON THIS PLAN IS 21,905 SQUARE FEET OR 0.502867 AN ACRE, OF WHICH 298 SQUARE FEET, OR 0.006864 AN ACRE IS DEDICATED TO PUBLIC USE.

I FURTHER CERTIFY THAT ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN ON THIS PLAN HAVE BEEN SET IN ACCORDANCE WITH SECTION 50-24(c) OF THE MONTGOMERY COUNTY CODE.

I HAVE BEEN SET IN ACCORDANCE WITH SECTION 50-24(c) OF THE MONTGOMERY COUNTY CODE.

Signed: *[Signature]* DATE: 3/15/2010

COURTNEY L. SWANSON
SURVEYOR
MONTGOMERY COUNTY, MARYLAND
REGISTERED PROFESSIONAL SURVEYOR NO. 514

SUBDIVISION RECORD PLAT
LOTS 32 & 33 - BLOCK 8
A RESUBDIVISION OF LOT 19, BLOCK 8
TILDEN WOODS
ROCKVILLE ELECTION DISTRICT NO. 4
MONTGOMERY COUNTY, MARYLAND

SITE SOLUTIONS, INC.
20410 Observation Drive Suite 205
Germentown, Maryland 20878-4009
(801) 540-7980 Fax: (801) 540-7981

Planning Engineering Landscape Architecture

NOTES:

PROPERTY IS ZONED R-90.

THIS SUBDIVISION IS LOCATED ON THIS PLAT IS LOCATED ON TAX MAP 00-542.

THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON W.S.C. BASE SHEET 215-486-07.

THIS PLAT IS IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN #1-5006220 ENTITLED "TILDEN WOODS".

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.

THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY DETAIL OF THE PROPERTY AND IS NOT INTENDED TO REPLACE AN EXISTING SURVEYING RECORD OR TO DEPICT OR NOTE ALL UTILITIES 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 PLAT, SHALL SURVIVE AND NOT BE EXTINGUISHED BY RECORDING THIS PLAT. THE DEVELOPER AND RECORDING AGENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDING ALL NECESSARY PLANNING BOND AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

Montgomery County, Maryland Department of Permitting Services	Approved _____ DATE _____	Recorded _____ DATE _____
Montgomery County Planning Board National Capital Park & Planning Commission	CHAIRMAN _____ DATE _____	ASST. SECRETARY-TREASURER _____
M-N-C-P-E. P.C. Record File No.:	DIRECTOR _____	PLAT NO. _____

RECORD PLAT REVIEW SHEET

Plan Name: Tilden Woods Plan Number: 120060220
 Plat Name: Tilden Woods Plat Number: 220070960
 Plat Submission Date: 11/11/07
 DRD Plat Reviewer: T. Alam
 DRD Prelim Plan Reviewer: C. Conlon

Initial DRD Review:

Signed Preliminary Plan – Date 12/26/06 Checked: Initial CAK Date 6/9/10
 Planning Board Opinion – Date 11/2/06 Checked: Initial TA Date 2/8/07
 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 _____

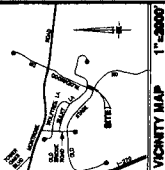
Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates OK Plan # OK Road/Alley Widths Easements OK Open Space N/A
 Non-standard BRLs N/A Adjoining Land OK Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment		<u>11/18/07</u>	<u>2/2/07</u>	<u>1/18/07</u>	<u>EXEMPT</u>
Research	Bobby Fleury				<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Steve Smith			<u>1/31/07</u>	<u>see plat</u>

Final DRD Review:

	Initial	Date
DRD Review Complete:	<u>SS</u>	<u>6/8/2010</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>SS</u>	<u>3-10-2009</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>SS</u>	<u>5/14/2010</u>
Board Approval of Plat:		
Plat Agenda:	<u>SS</u>	<u>6/17/2010</u>
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. _____



VICINITY MAP 1"=2000'

GENERAL NOTES AND DEVELOPMENT DATA

1. THESE LOTS, WITH THE EXCEPTED AREAS, ARE BEING SUBDIVIDED FROM THE UNDIVIDED PLAT OF LOT 19, BLOCK 8, TILDEN WOODS, AS SHOWN ON PLAT NO. MC-212.01, MCDOT STD. NO. MC-212.01, AND THE CASH, JOHN OREN WATERED, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025.
2. THE TOTAL AREA OF THIS SUBDIVISION IS 10,788 SQUARE FEET.
3. EXISTING ZONING IS R-40, WITH BUILDING RESTRICTION LINES AS FOLLOWS:
 3.1. TOTAL - 8 FEET ONE SIDE
 3.2. FRONT - 8 FEET
 3.3. REAR - 8 FEET
 3.4. SIDE - 8 FEET
4. THIS SITE IS SERVED BY PUBLIC WATER & SEWER. THE PROPOSED LOT WILL BE SERVED BY PUBLIC WATER AND SEWER.
5. BOUNDARY FROM PLAT NO. 6475 AND FIELD SURVEY BY THIS OFFICE.
6. TOTAL AREA OF THIS SUBDIVISION IS 10,788 SQUARE FEET.
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23. THE TOTAL AREA OF THIS SUBDIVISION IS 10,788 SQUARE FEET.

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified and licensed Professional Land Surveyor in the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original field notes and computations upon which this plan is based, and that the same were prepared under my supervision.

[Signature]
 PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 414

**PRELIMINARY PLAN OF SUBDIVISION
 PROPOSED LOTS 32 & 33 - BLOCK 8
 TILDEN WOODS**

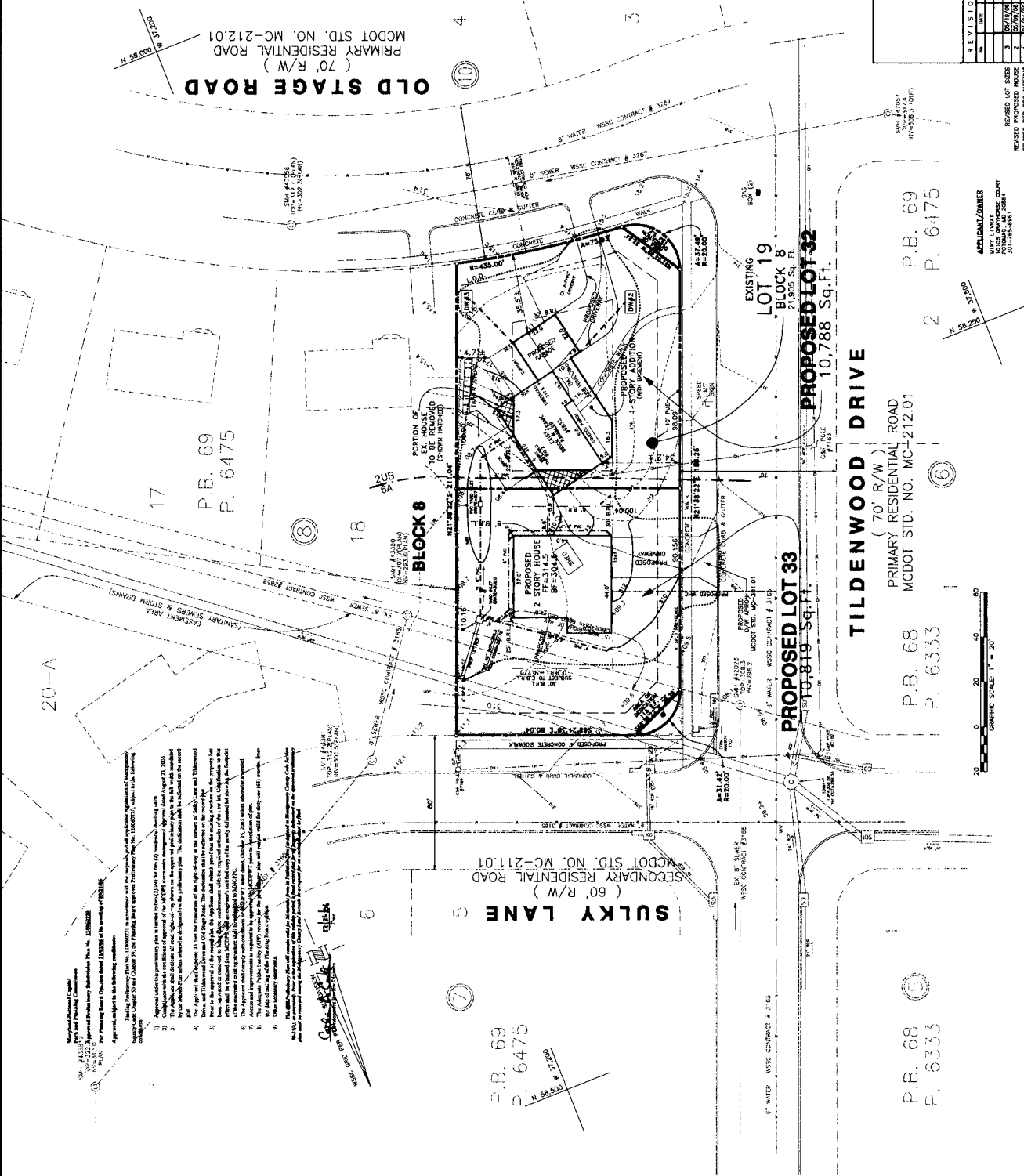
BEING A RESUBDIVISION OF LOT 19, BLOCK 8, TILDEN WOODS
 AS RECORDED IN PLAT BOOK 69 AT PLAT 6475

FOWLER ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS & PLANNERS
 295 NORTH WASHINGTON STREET, SUITE 300
 ANNAPOLIS, MARYLAND 21401
 (410) 427-4377

REVISIONS	
NO.	DATE
1	10/01/08
2	10/01/08
3	10/01/08
4	10/01/08
5	10/01/08
6	10/01/08
7	10/01/08
8	10/01/08
9	10/01/08
10	10/01/08

REVISED LOT SIZES
 REVISED PROPOSED HOUSE
 REVISED PERMITS

APPLICANT/OWNER
 MILES MARSHALL COUNTY
 3017915-0000



P.B. 69
 P. 6475

P.B. 68
 P. 6333

P.B. 69
 P. 6475

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