



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


**MCPB
Item # 1B
2-5-2015**

MEMORANDUM

DATE: January 27, 2015

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
D.A.R.C. Division
(301) 495-4542

FROM: Stephen Smith, Senior Planner 
D.A.R.C. Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for February 5, 2015

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:

220141230 Fari Estates
220141490 Damascus Hills
220150120 Mill Creek South

Plat Name: Fari Estates
Plat #: 220141230

Location: Located on the south side of East Randolph Road, 900 feet east of Fairland Road.

Master Plan: Fairland Master Plan

Plat Details: R-90 zone; 7 lots

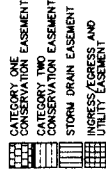
Owners: Everlake, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined that the plat complies with Preliminary Plan No. 120050120 (MCPB Resolution No. 06-124), 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.

PLAT No.

Chord	Length	Radius	Delta	Chord Bearing	Chord
C1	633.28'	1169.23'	31.7015°	S 53.2015° E	625.56'
C2	660.02'	1169.23'	32.3215°	S 52.3547° E	651.18'
C3	124.08'	147.50'	48.710°	S 04.4137° W	120.47'
C4	92.64'	147.50'	28.011°	N 17.0809° E	91.72'
C5	37.46'	147.50'	14.3370°	N 21.3110° E	37.36'
C6	27.15'	1162.23'	01.2019°	S 49.0903° E	27.15'
C7	32.21'	1162.23'	01.3517°	S 47.4215° E	32.21'
C8	34.34'	1162.23'	01.4134°	S 50.5447° E	34.34'

LEGEND:



VICINITY MAP
SCALE: 1"=200'
WESC 200' SHEET NO. 217 NE 01

GENERAL NOTES

1. WATER CATEGORY IS W-1 & SEWER CATEGORY IS S-1.
2. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.
3. VEHICULAR ACCESS IS DENIED ALONG THE EAST RANDOLPH ROAD PROPERTY FRONTAGE EXCEPT IN APPROVED INGRESS/EGRESS AND UTILITY EASEMENTS AS SHOWN ON THIS PLAN.
4. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND BE ENFORCED BY THE COURT OF APPEALS OF THIS STATE, UNLESS EXPRESSLY CONTRADICTED BY THE PLAN OR APPROVED BY THE PUBLIC WORKS DEPARTMENT. SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
5. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF MONTGOMERY COUNTY FOREST CONSERVATION PLAN OF 1980, INCLUDING THE PROVISIONS OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO THE ISSUANCE OF A SEDIMENT CONTROL PERMIT.
6. 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 THIS PROPERTY. THE SUBMISSION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPECT OR NOTE ALL MATTERS AFFECTING TITLE.
7. THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF PRELIMINARY PLAN NO. 120050120, ENTITLED "FAR ESTATES".
8. THE PROPERTY SHOWN HEREON IS ZONED R-90.
9. THIS PROPERTY IS CURRENTLY KNOWN AS PARCEL "P235" ON TAX MAP #P561.
10. THIS PROPERTY IS LOCATED IN ZONE (X) OR ARE OF 0.2% ANNUAL CHANCE OF FLOOD AS PER FEMA INSURANCE RATE MAP PANEL NO. 240310C0300, DATED SEP. 29, 2006.
11. THE COORDINATES ON THIS PLAT ARE TIED TO MD STATE PLANE NAD83/91 COORDINATE SYSTEM 2011 (N 511122.360, E 151193.665) AND 2016 (N 513134.861, E 1511702.288).

SURVYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVERTED TO EVERLEAKE, LLC. FROM STEVEN D. SOTO, ESQ., BY DEED DATED OCTOBER 27, 2009 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 38389 AT FOLIO 5.

I ALSO HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL MONUMENTS AND ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA ON THIS PLAT IS 123,281 SQUARE FEET OR 2.8301 ACRES OF WHICH 5,251 SQUARE FEET OR 0.1205 ACRES IS DEDICATED TO PUBLIC USE.

[Signature]
M. NAIR ROUSHAN, L.S.
MD. REG. # 11049
EXPIRATION DATE: 2-10-2015

DATE: 08/07/14

OWNER'S CERTIFICATE

WE, EVERLEAKE, LLC, OWNERS HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT TO MONTGOMERY COUNTY, MARYLAND A PUBLIC STORM DRAIN EASEMENT, DESIGNATED HEREON, FOR THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, AND OPERATION OF PUBLIC STORM DRAIN SYSTEMS WITHIN SAID EASEMENT AND THAT WE, THE OWNERS, CO-OWNERS, PARTNERS, OFFICERS, MANAGERS AND ASSIGNS, WILL NEVER ERECT NOR PERMIT TO BE ERECTED ANY BUILDING OR STRUCTURE OF ANY NATURE WHATSOEVER NOR PLANT EXCAVATE OR PLANT TREES WITHIN SAID EASEMENT AND RIGHT-OF-WAY WITHOUT THE WRITTEN CONSENT OF THE DEPARTMENT OF PERMITTING SERVICES.

FURTHER, EVERLEAKE, LLC, HEREBY GRANT CATEGORY 1/1 CONSERVATION EASEMENTS SHOWN HEREON TO PARTIES NAMED IN, AND SUBJECT TO THE DOCUMENTS RESPECTIVELY RECORDED IN LIBER 13778 AT FOLIO 412 AND LIBER 15192 AT FOLIO 421 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

WE, EVERLEAKE, LLC, HEREBY GRANT INGRESS/EGRESS & UTILITY EASEMENTS, AND GRANT THE PUBLIC UTILITY EASEMENT (P.U.E.) AS SHOWN HEREON, TO THOSE PARTIES NAMED IN THE DOCUMENT RESPECTIVELY RECORDED IN LIBER 13778 AT FOLIO 412 AND LIBER 15192 AT FOLIO 421 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

AS A CONDITION OF THIS SUBDIVISION, WE OUR SUBDIVISION CO-OWNERS, PARTNERS, OFFICERS, MANAGERS AND ASSIGNS MAY NOT, WITHOUT THE WRITTEN CONSENT OF THE MONTGOMERY COUNTY LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(c)(2) OF THE MONTGOMERY COUNTY CODE, REMOVE OR ALTER ANY PROPERTY MARKERS OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

DATE: September 8, 2014
SUSAN CHANG, PRESIDENT
EVERLEAKE, LLC

WITNESS: *[Signature]*

PLAT TABULATION

NUMBER OF LOTS: 20
AREA OF LOTS: 118,030 SQ. FT.
TOTAL AREA OF STREET DEDICATION: 5,251 SQ. FT.
TOTAL AREA OF THIS PLAT: 123,281 SQ. FT.

FOR PUBLIC WATER AND SEWER ONLY

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

APPROVED: *[Signature]*
CHAIRMAN SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE NO. _____

APPROVED: *[Signature]*
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: November 6, 2014

[Signature]
DIRECTOR

DATE: _____ Plat No. _____

SCALE: 1"=50'

SCALE: 1"=200'

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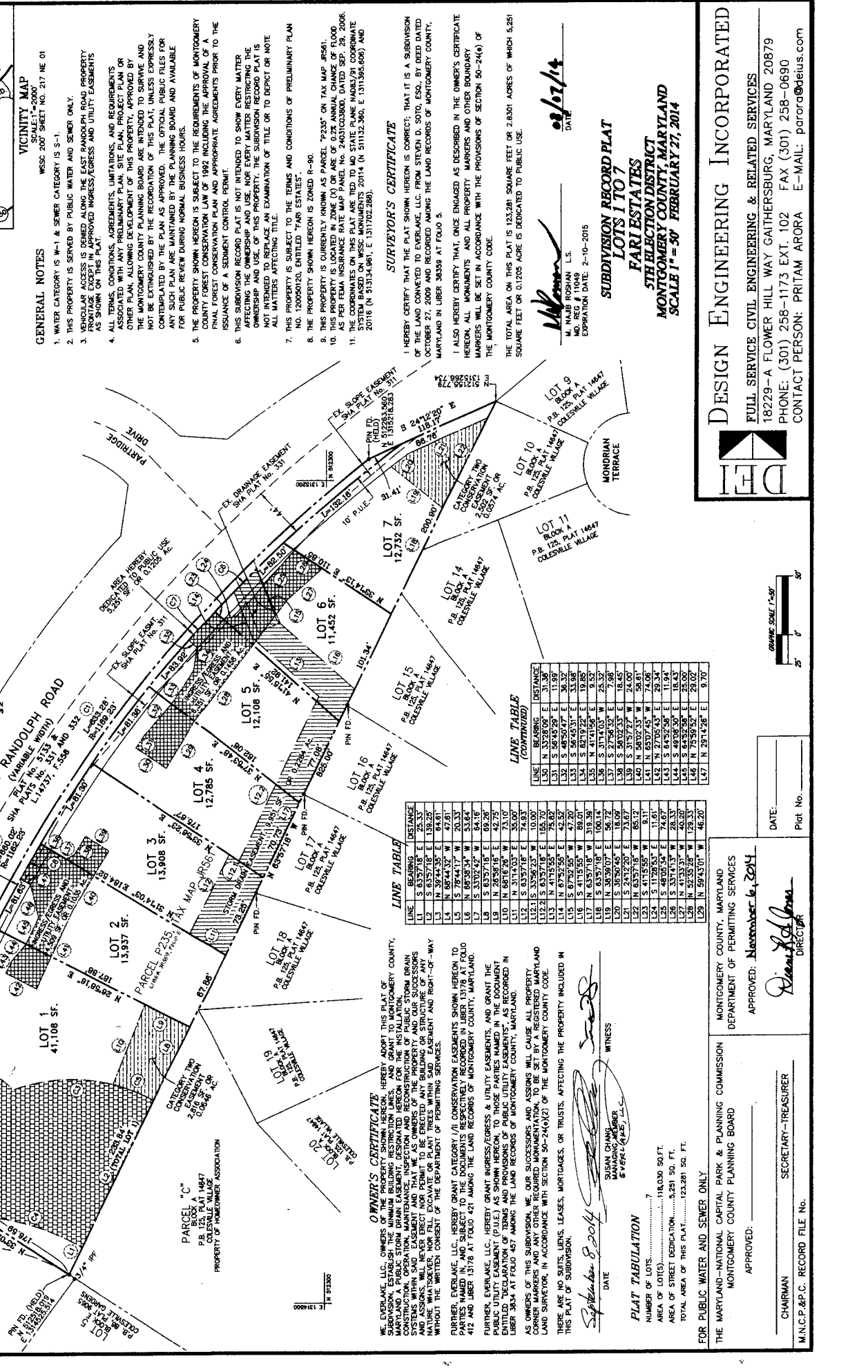
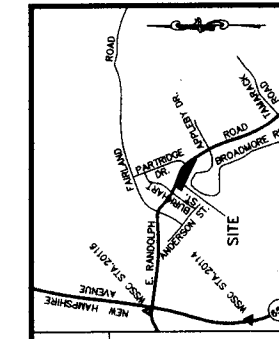
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CURVE TABLE

No.	Length	Radius	Delta	Chord Bearing	Chord
C1	633.28'	1169.23'	31.7015°	S 53.2015° E	625.56'
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LINE TABLE

LINE	Bearing	Distance
L1	N 35.2810° E	31.30'
L2	S 65.9452° E	11.99'
L3	S 48.5047° E	36.32'
L4	S 56.4531° E	33.98'
L5	S 47.1222° E	9.65'
L6	S 31.1403° W	25.32'
L7	S 27.5632° E	7.98'
L8	S 50.0235° E	18.45'
L9	S 31.5777° W	24.00'
L10	N 58.0737° W	56.61'
L11	N 27.0545° E	20.34'
L12	S 64.5258° E	11.94'
L13	S 64.5258° E	18.45'
L14	S 64.5258° E	25.00'
L15	S 64.5258° E	25.00'
L16	S 64.5258° E	25.00'
L17	N 29.1426° E	9.70'

LINE TABLE (CONTINUED)

LINE	Bearing	Distance
L18	N 35.2810° E	31.30'
L19	S 65.9452° E	11.99'
L20	S 48.5047° E	36.32'
L21	S 56.4531° E	33.98'
L22	S 47.1222° E	9.65'
L23	S 31.1403° W	25.32'
L24	S 27.5632° E	7.98'
L25	S 50.0235° E	18.45'
L26	S 31.5777° W	24.00'
L27	N 58.0737° W	56.61'
L28	N 27.0545° E	20.34'
L29	S 64.5258° E	11.94'
L30	S 64.5258° E	18.45'
L31	S 64.5258° E	25.00'
L32	S 64.5258° E	25.00'
L33	S 64.5258° E	25.00'
L34	S 64.5258° E	25.00'
L35	N 29.1426° E	9.70'

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L9	S 31.5777° W	24.00'
L10	N 58.0737° W	56.61'
L11	N 27.0545° E	20.34'
L12	S 64.5258° E	11.94'
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L29	S 64.5258° E	11.94'
L30	S 64.5258° E	18.45'
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L33	S 64.5258° E	25.00'
L34	S 64.5258° E	25.00'
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