MEMORANDUM

DATE:        November 9, 2020

TO:          Montgomery County Planning Board

FROM:        Stephen Smith, Coordinator
             Jay Beatty, Senior Planner
             D.A.R.C. Division
             (301) 495-4522 & (301) 495-2178

SUBJECT:     Informational Maps and Summary of Record Plats for the Planning Board
             Agenda for November 19, 2020

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:

220200500 - 220200510  Layhill View

220200710  Hill-Crest

220200790  Whetstone Professional Center – Montgomery Village
Plat Name: Layhill View
Plat #: 220200500 - 220200510

Location: Located on each side of Alderton Road, 225 feet north of Night Sky Drive.
Master Plan: Kensington – Wheaton Master Plan
Plat Details: R-200 zone; 12 lots, 2 parcels
Applicant: Oxbridge Development

The subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120180080 (MCPB Resolution No. 18-130) and with Site Plan No. 820200020 (Certified Site Plan dated May 4, 2020), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board’s previous approval of the aforesaid plans.
Surveyor's Certificate

I hereby certify that the information shown herein is correct, that it is a subdivision of part of the property acquired by Mertha Ellen Bierleck and Timothy J. Reulbach, from Donald E. Reulbach, by deed dated August 25, 1995 and recorded among the Land Records of Montgomery County, Maryland in Book 1399 at Folio 292, and also, part of the property acquired by Orbridge Development at Adamon, LLC, a Maryland Limited Liability Company, from Deborah B. Peterson-Tallman, Trustee of the Joseph Peterson Family Trust F/B/O Deborah B. Peterson-Tallman, Deborah B. Peterson-Tallman, Trustee of the Joseph Peterson Family Trust F/B/O Deborah B. Peterson-Tallman, Deborah B. Peterson-Tallman, and Deborah B. Peterson-Tallman, individually, by deed dated September 18, 2019 and recorded among the aforementioned Land Records in Book 3815 at Page 406.

I also certify that, if engaged, I will set all property corner markers in accordance with Section 50.4.3.G of the subdivision regulations of Montgomery County, Maryland.

Further certify that the total area included in this Subdivision Record Plat is 147.114 square feet or 4.2955 acres of land. There is no street dedication by this plat.

Owner's Certificate

The undersigned owners of the property shows herein and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat: Establish the minimum building restrictions hereinafter set forth being Public Utility Easements as shown herein and designated P.U.E. on the plat and with the terms and provisions being as set forth in certain documents entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Book 3814 at Folio 457. Grant to Montgomery County, Maryland, Temporary Slope Easements, 25 feet wide, adjacent, contiguous and parallel to all street right of way lines, said Slope Easements shall be extinguished after all public improvements serving said easements have been accepted for public maintenance. Grant to Montgomery County, Maryland Public Improvement Easements, as shown herein and designated "P.I.E." with the terms and provisions of said easements being set forth in that certain document entitled "Declaration of Easements" and recorded among the aforementioned Land Records in Book 4096 at Folio 84 and said provisions are incorporated herein by this reference. Establish the ingress / egress Use & Maintenance Easement, as shown herein and with the terms and conditions of said easements being set forth in the Homeowners Association Documents, to be recorded among the aforementioned Land Records. Subject to all current and applicable regulations of all federal, state and local governing agencies.

We further certify that a Maryland Registered Land Surveyor will be engaged to set all property corners in accordance with Section 50.4.3.G of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, suits, causes of action, mortgages or trusts affecting the property shown herein except that certain Deed of Trust recorded among the Land Records of Montgomery County, Maryland in Book 3853 at Page 44 and the parties in interest thereunder have indicated their assent.

Notes

1. All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plat, Site Plan, Project Plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plans as approved. The official size for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.

2. The property shown herein is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a removal control permit.

3. This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.

4. This property is served by public water and sewer systems only.

5. See Plat entitled "Layhill View, Lots 28 through 31, and Parcel A, Block 4" the extinguishment of private road right of way and for dedication of public street.

Information Chart

| Tax Map | 01123 |
| W/SCC 200 Scale Reference | 218 W/00 |
| Zoning Category | R-200 |
| Preliminary Plan No. | 13018800 |
| Preliminary Plan No. | Poplar Points |
| Site Plan No. | 82000200 |
| Site Plan No. | Poplar Points |
| Forest Conservation Plan | 82000200 |

Grade Scale

| 100% | 50% |
| AREA TABULATION | 107.080 s.f. |
| 147.114 s.f. | 107.080 s.f. |

Subdivision Record Plat
Lots 1 through 8, and Parcel A, Block 16 Layhill View
Weaton (13th) District
Montgomery County, Maryland
August, 2020
Scale: 1" = 50'
Surveyor's Certificate

I hereby certify that the information shown herein is correct, that it is a subdivision of part of the property acquired by Martha Ellen Starnick and Timothy James Reinemach, from Donald E. Phalen, by deed dated August 30, 1995 and recorded among the Land Records of Montgomery County, Maryland in Liber 13599 at Folio 282, and also part of the property acquired by Outbridge Development at Alderton, LLC, a Maryland Limited Liability Company, from Deborah B. Ponomario-Talman, Trustees of the Joseph Ponomario Trust, T/B/A Deborah B. Ponomario-Talman, Deborah B. Ponomario-Talman, Trustees of the Joseph Ponomario Trust, T/B/A Deborah B. Ponomario-Talman, Deborah B. Ponomario-Talman, Trustees of the Daily Ponomario Family Trust T/B/A Deborah B. Ponomario-Talman, and Deborah B. Ponomario-Talman, individually, by deed dated September 18, 2019 and recorded among the Real Property Records in Book 9225 at Page 426.

I also certify that, if engaged, I will set all property corner markers in accordance with Section 50.4.3.G of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this Subdivision Record Plat is 86,923 square feet or 1.9955 acres of land, of which 26,139 square feet or 0.0001 of an acre of land are dedicated to public use.

Legend

P.S. & P.N. - Plat Book & Plat Number
L. & T. - Liber & Folio
R/W - Right of Way
BF/F - Intervenors Found

CURVE TABLE

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<tr>
<th>Curve No.</th>
<th>Block</th>
<th>Street</th>
<th>Radius</th>
<th>Delta</th>
<th>Bearings</th>
<th>Chords</th>
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Notes

1. All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan, Site Plan, Project Plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the cancellation of this plat, unless expressly contemplated by the plan as approved. The official file for any such plan(s) is maintained by the Planning Board and are available for review during normal business hours.

2. The property shown herein is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a sewer connection certificate.

3. This Subdivision Record Plat is not intended to show every matter affecting the ownership and use of every property, nor are any matters restricting the ownership and/or use of any property beyond the limitations imposed by the Subdivision Record Plat.

4. This property is served by public water and sewer systems only.

5. All bearings and distances shown are on grid coordinates.

6. Parcel A, Block 9 is subject to a Declaration of Restrictive Covenants (for Private Roads, Private Parks, Private Open Spaces, and Private Storm Drain Systems), recorded among the Land Records of Montgomery County, Maryland in Book 95292 at Page 42.

7. Parcel A, Block 9 is subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 21264 at Page 42.

8. The land contained herein is within an approved cluster development and subdivision or rezoning is not permitted after the property is developed.

Owner's Certificate

The undersigned, owners of the property shown herein and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat. Establish all necessary building regulation lines and dedicate the street to public use. Grant to Montgomery County, Maryland, a Temporary Slope Easement, 25 foot wide, adjacent, contiguous and suitable to all street right of way lines, said slope easement shall be extinguished after all public improvements shall be accepted for public maintenance. Grant Public Utility Easements as shown herein and designated P.U.E., to the parties listed and with the terms and provisions being set forth in the certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland, in Liber 3824 at Folio 415. Grant to Montgomery County, Maryland, Public Improvement Easement, as shown herein, and designated "P.I.E." with the terms and provisions of said easement being set forth in the certain document entitled "Declaration of Easement" and recorded among the aforementioned Land Records in Book 95292 at Page 84, said terms and provisions are incorporated herein, by this reference. Establish the Stagnia / Eggers Lane / Maintenance Easement, as shown herein, with the terms and conditions of said easement being set forth in the Homeowners Association Document, to be recorded among the aforementioned Land Records. Subject to all current and applicable regulations of all federal, state and local governing agencies.

We hereby release and extinguish our rights in the shown 25 foot wide private road right of way as recorded in Liber 6566 Folio 5 and recorded in Liber 13599 Folio 282.

We further certify that a Maryland Registered Land Surveyor will be engaged to set all property owners' marks in accordance with Section 50.4.3.G of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, claims, mortgages or trusts affecting the property shown herein except the Deeds of Trust recorded in Book 39151 at Page 644 and the party in interest therein have brokers indicated their assets.

Information Chart

<table>
<thead>
<tr>
<th>Town Map</th>
<th>WSCC 200 Scale Reference</th>
<th>Zoning Category</th>
<th>Preliminary Plan No.</th>
<th>Preliminary Plan Name</th>
<th>Site Plan No.</th>
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AREA TABULATION

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Graphic Scale

Scale 1" = 50'
CERTIFIED PRELIMINARY PLAN
POPLAR POINTE
NO. 120180080

GENERAL NOTES
1. THIS SITE IS LOCATED ON THE WEST end OF THE GENERAL PLAN DISTRICT. THE SITE IS LOCATED BETWEEN HANFORD AVENUE AND BALDWIN AVENUE, AND BETWEEN ELM STREET AND MILITARY AVENUE.
2. THE SITE IS LOCATED WITHIN THE GENERAL PLAN DISTRICT, WHICH IS SUBJECT TO THE REQUIREMENTS OF THE GENERAL PLAN.
3. THE SITE IS LOCATED WITHIN THE GENERAL PLAN DISTRICT, WHICH IS SUBJECT TO THE REQUIREMENTS OF THE GENERAL PLAN.
4. THE SITE IS LOCATED WITHIN THE GENERAL PLAN DISTRICT, WHICH IS SUBJECT TO THE REQUIREMENTS OF THE GENERAL PLAN.

NOTE: SPECIFICALLY NOTES ON THE PLAN DRAWING OR IN THE PLANNING BOARD CONSENT OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THE PRELIMINARY PLAN ARE TO BE CONSIDERED AS TEMPORARY, AND MAY BE MODIFIED AT THE TIME OF PLANNING APPROVAL. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS BUILDING RESTRICTIONS, BUILDING HEIGHT, AND LOT COVERAGE. THESE REQUIREMENTS MAY BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.

DRAWING INDEX
No. DESCRIPTION
1 COVER SHEET
2 APPROVAL SHEET
3 PRELIMINARY PLAN - SHEET 1 OF 2
4 PRELIMINARY PLAN - SHEET 2 OF 2

SCALE: 1" = 2000'