



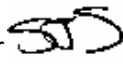
MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item #1B
11-19-2020

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

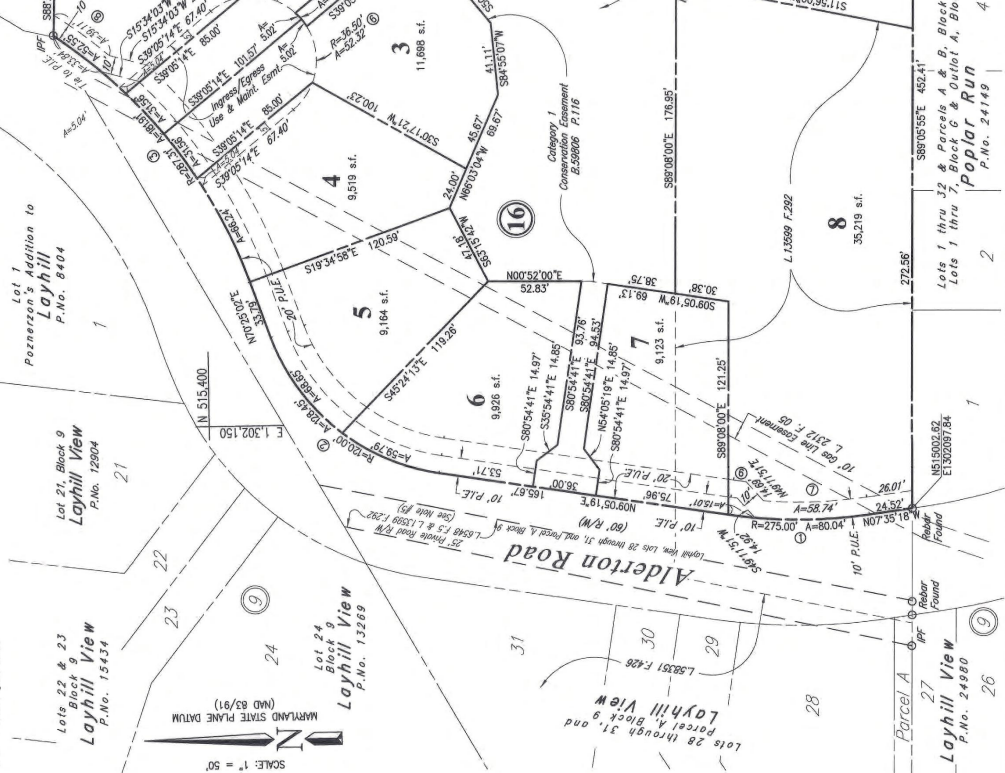
I hereby certify that the information shown herein is correct, that it is a subdivision of part of the property acquired by Martha Ellen Barrick and Timothy James Reenack, from Donald E. Replahn, by deed dated August 30, 1995 and recorded among the Land Records of Montgomery County, Maryland in Liber 13599 at Folio 292, and also, part of the property acquired by Oxbridge Development at Alderton, LLC, a Maryland Limited Liability Company, from Deborah B. Poznerzon-Tallman, Trustee of the Joseph Poznerzon-Tallman Family Trust FBO Max L. Poznerzon, Deborah B. Poznerzon-Tallman, Trustee of the Joseph Poznerzon-Tallman Family Trust FBO Deborah B. Poznerzon-Tallman, Trustee of the Dolly Poznerzon Family Trust FBO Deborah B. Poznerzon-Tallman, Trustee of the Dolly Poznerzon Family Trust FBO Max L. Poznerzon, Deborah B. Poznerzon-Tallman, Trustee of the Dolly Poznerzon Family Trust FBO Deborah B. Poznerzon-Tallman, Trustee of the Dolly Poznerzon Family Trust FBO Max L. Poznerzon, Deborah B. Poznerzon-Tallman, individually, by deed dated September 16, 2019 and recorded among the aforesaid Land Records in Book 58351 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 187,114 square feet or 4.2955 acres of land. There is no street dedication by this plat.

Legend
P.B. & P.No. : Plat Book & Plat Number
L & F. : Liber & Folio
P/W : Right of Way
IPF : Iron Pipe Found

Date: 9/10/2020
Daniel F. DeBolt
Property Line Surveyor
Maryland No. 526
Exp. 02/17/2021



Owner's Certificate

The undersigned, owners of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat. Establish the minimum building restriction lines; Grant Public Utility Easements as shown hereon and designated P.U.E., to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 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 abutting said easements have been accepted for public maintenance; Grant to Montgomery County, Maryland, Public Improvement Easement, as shown hereon, and designated "P.I.E.", with the terms and provisions being set forth in that certain document entitled "Declaration of Easement" and recorded among the aforesaid Land Records in Book 60609 at Page 84, said terms and provisions are incorporated herby, by this reference; Establish the Egress / Egress Use and Maintenance Easement, as shown hereon, with the terms and conditions of said easement being set forth in the Homeowners Association Document, to be recorded among the aforesaid 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 corner markers in accordance with Section 50.4.3.G of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon except that certain Deed of Trust recorded among the Land Records of Montgomery County, Maryland in Book 58351 at Page 444 and the parties in interest thereto have hereon indicated their assent.

Date: 8/18/20
Witness: [Signature]
Witness: [Signature]
By: [Signature]
Martha Ellen Barrick, Owner
By: [Signature]
Timothy James Reenack, Owner
Oxbridge Development at Alderton, LLC
a Maryland Limited Liability Company
Elliot R. Toth, Authorized Manager

We hereby assent to this Subdivision Record Plat

English
Trustee: [Signature]
Kym R. Traynor

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 recording of this plat, unless expressly contemplated by the plan as provided. The official files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.
2. The property shown hereon 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 sediment control permit.
3. This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting 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", Lot 28 through 31, and Parcel A, Block 9 for extinguishment of private road right of way and for dedication of public street.

Information Chart

Tax Map	JR122
WSSC 200 Scale Reference	218 NW 02
Zoning Category	R-200
Preliminary Plan No.	120180080
Preliminary Plan Name	Poplar Pointe
Site Plan No.	820200020
Site Plan Name	Poplar Pointe
Forest Conservation Plan	820200020

AREA TABULATION	
LOTS:	107,099 s.f. OR 2.4587 Ac.
PARCELS:	80,015 s.f. OR 1.8389 Ac.
STREETS:	N/A
TOTAL:	187,114 s.f. OR 4.2955 Ac.



Subdivision Record Plat

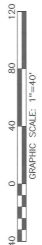
Lots 1 through 8, and
Parcel A, Block 16
Layhill View

Wheaton (13th) District
Montgomery County, Maryland
August, 2020
Scale: 1" = 50'

Charles P. Johnson & Associates, Inc.
CPJ ASSOCIATES
1400 Rockville Pike, Suite 100, Rockville, MD 20850
(301) 761-1000
Fax: (301) 761-1001
www.cpjassociates.com

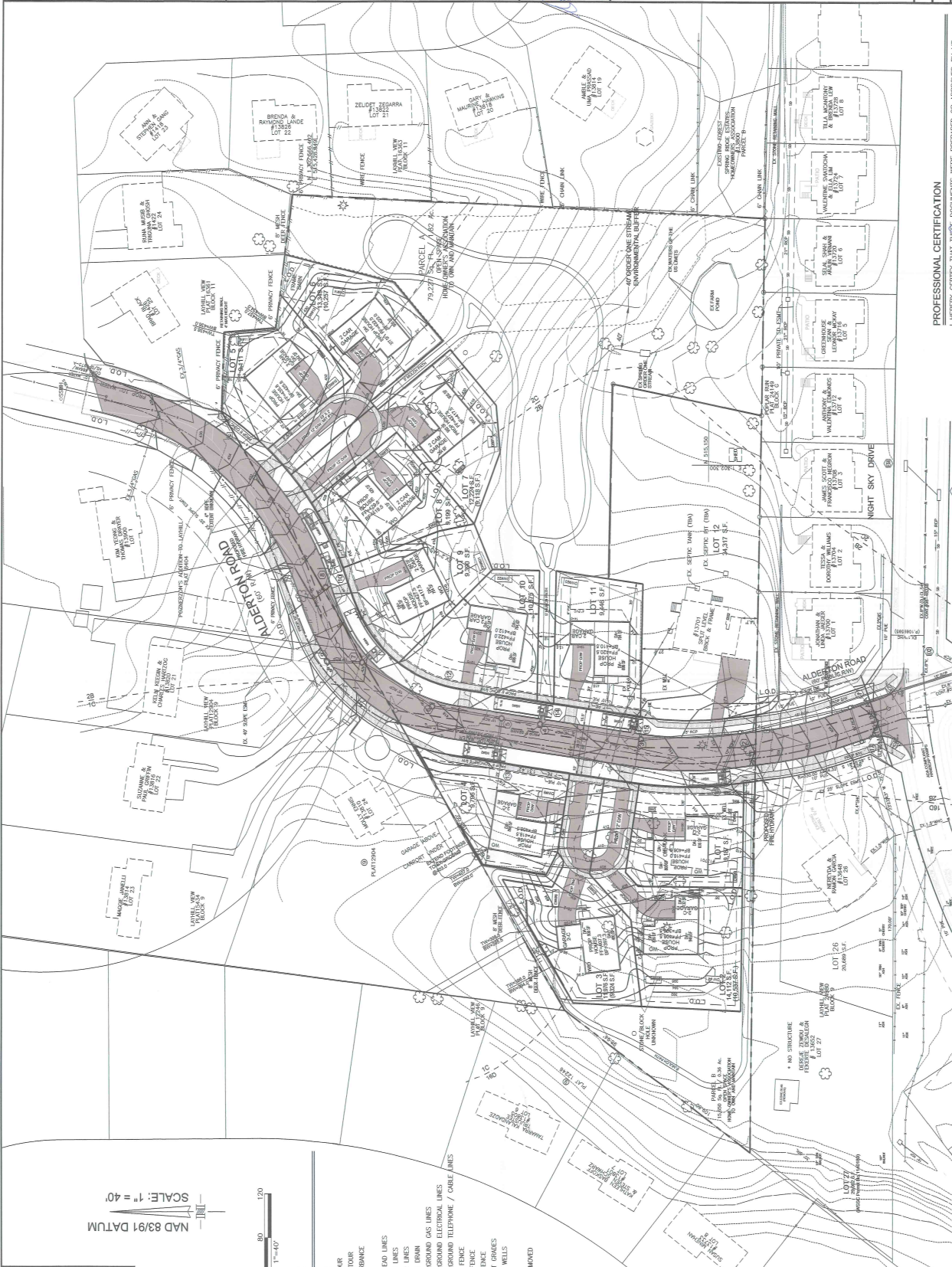


SCALE: 1" = 40'
NAD 83/91 DATUM



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- LIMIT OF DISTURBANCE
- TREE LINE
- EXISTING OVERHEAD LINES
- EXISTING WATER LINES
- EXISTING SANITARY LINES
- EXISTING UNDERGROUND GAS LINES
- EXISTING UNDERGROUND ELECTRICAL LINES
- EXISTING UNDERGROUND TELEPHONE / CABLE LINES
- EXISTING WOOD FENCE
- EXISTING WIRE FENCE
- EXISTING RAIL FENCE
- PROPOSED SPOT GRADES
- PROPOSED DRY WELLS
- SOIL TOWING
- TREE TO BE REMOVED



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, ON 08/10/2013.

DATE: 8/10/2013
SIGNATURE: [Signature]

SEAN THOMAS, P.E.

DATE	08/10/2013
REVISION	1-04/07
DATE	08/10/2013
REVISION	1-04/07

PRELIMINARY PLAN
PROPOSED LOTS 1 THROUGH 12
BEING ALL OF PARCELS 526, 582, 605 & 607
POPULAR POINT
WHEATON ELECTION DISTRICT NO. 13 MONTGOMERY COUNTY, MARYLAND
L. 44193 F. 284, L. 4089 F. 183, L. 41539 F. 155, L. 13599 F. 292



PACKARD & ASSOCIATES LLC.
CIVIL ENGINEERS & SURVEYORS * LAND PLANNERS
18220 FREDERICK ROAD, SUITE 300
GAITHERSBURG, MARYLAND 20877
PHONE (301) 208-0250 FAX (301) 208-1270

DATE	1/15/18
REVISION	1-01/2018