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:

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 hereon is correct, that it is a subdivision of part of the property acquired by Martha Ellen Barrick and Timothy James Reachmeak, from Donale E. Rephann, by deed dated August, 201, 1953 and recorded among the Land Reaches of Montgomery County, Manyland in Liber 13599 at 1616 292, and side, part of the property acquired by Okbridge Development at Alderon, LLC, a Manyland Limited Liber 13599 at 1616 292, and side, part of the property acquired by Okbridge Development at Alderon, LLC, a Manyland Limited Liber 13599 at 1616 292, and side, part of the property acquired by Okbridge Development at Alderon, LLC, a Manyland Limited County, Manyland in Tonstee of the Dolly Pozarczon-Tallinan, Tonstee of the Dolly Pozarczon-Tallinan, Tonstee of the Dolly Pozarczon-Tallinan, and ERRO Max L. Pozarczon, Debonah B. Pozarczon-Tallinan, Trustee of the Dolly Pozarczon Family Trust FIRO Obborah B. Pozarczon-Tallinan, Trustee of the Dolly Pozarczon Family Trust FIRO Obborah B. Pozarczon-Tallinan, Trustee of the Dolly Pozarczon Family Trust FIRO Obborah B. Pozarczon-Tallinan, individually, by deed dated September 18, 2019 and recorded among the aforesaid and Records in Dock 2851 at Page 420.

I also certify that, if engaged, I will set all property comer 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

N515483.24 E1302444.88 388'27'55"E 71.48 6 Lot 1 Poznerzon's Addition to Layhill P.No. 8404 Property Line Surveyor Maryland No. 526 Exp. 02/17/2021 Layhill View P.No. 12904 P.B. & P.No. : Plat Book & Plat Number L. & F. : Liber & Folio R/W : Right of Way IPF : Iron Pipe Found Lots 22 # 23
Block 9
Layhill View
P.No. 15434

Owner's Certificate

entitled "Declaration of Easement" and recorded among the aforesaid Land Records in Book 60069 at Page 84, said terms and provision are incorporated herein, by this reference, Establish the Ingress / Egress Use & Maintenance Easement, as shown hereon, with the terms and conditions of said easement being set forth in the Homeowners Association Document, to be recorded and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457. Grant to Montgomery County, Maryland, Temporary Slope Essentiants, 57 feet wide, adjacent, conflictions and perfait of build to all street right of very lines, said Slope Essentents shall be exhigabled after all public improvements abuilding said essentents have been accepted for public maintenance, Cantant to Montgomery County, Maryland Public Improvement Essentent, as shown hereon, and designated 19.1.E. with the terms and provisions of said essentents being set forth in that certain document entitled "Declaration of Essentent" and recorded among among the aforesaid Land Records; Subject to all current and applicable regulations of all federal, state and local governing agencies. Plat No. 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 Eas

We further certify that a Maryland Registered Land Surveyor will be engaged to set all property corners markers in accordance with Section 50.4.5.6 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 Thust recorded among the Land Records of Montgomery County, Maryland in Book 38551 at Page 444 and the parties in interest thereto have hereon indicated their assent.

122.40 178.89

N00'45'00"E N39'45'10"E N52'16'42"E

16'40'37" 40.31 71.15 94.12

61'19'43" 36'16'39" 15.44'49"

128.45 181.91 10.03 52.32 52.32

287.31 4 36.50 36.50 265.00

S50'54'46"W

5.05

31.80

36.50

N36.41,02"E

12.42,01" 82.07,35"

39.11

297.31 255.00

3.57

We hereby assent to this Subdivision Record Plat

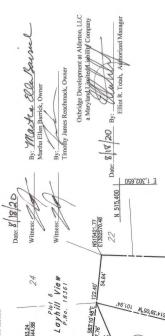
DELTA TANGENT BEARING CHORG

CURVE RADIUS ARC

275.00 120.00

CURVE TABLE

Vicinity Map



Maryland State Plane Coordinates NAD 83/91 Datum, based upon a Subdivision Record Plat entitled "Lots 1 thru 32 & Parcels A & B, Block C & Lots 1 thru 7, Block G, & Outlot A, Block F Poplar Run". and recorded among the Land Records of Montigomery County, Maryland as Elst number 24/4-17 in average scale factor for the Subject property is 0.999953596, the average elevation in the NOVID29 datum is 375 feet, for an elevation factor of 0.99998706, the combined factor of 0.99998706, the combined factor of 0.99998706, the combined factor for the subject property is 0.999943056. All beautigs and distances shown are based on girls coordinates. associated with any Pteliminary 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 recordation of tits plat, unless expressly contemplated by the proved. The official files for any such plant(s) are maintained by the Planning Board and are available for review during maintained by the Planning Board and are available for review during

I. All terms,

20

Notes

27

Jul 31 8 00'

N 515,400

9,519 s.f.

9,164 s.f.

Layhill View

(P)

MATYLAND STATE PLANE DATUM
(NAD 83/91)

were established using both GPS and

The property shown hereon is subject to the requirements of the Montgomery County Nersel Conservation Law of 1992, including approva of the Fital Preset Conservation Plant and appropriate agreements prior to issuance of a sediment control permit.

Parcel A, Block 16 is subject to a Declaration of Restrictive
Coverants (for Private Roads, Private Parks, Private Open Spaces,
Private Sorom Danie Systems), recorded among the Land
Records of Montgomery County, Maryland in Book 38258 at Page

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 3. This Subdivision Record Plat is not intended to show every matter affecting title.

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

VOY 1 1 VIEW 2 8888

L58351 F.426

80,015 S.F. or 1.8369 A.C.

Parcel A To be conveyed to the domeowners Association

(16)

10, PIE

580'54'41'E 93.76 -S35'54'41"E 14.85 -S80'54'41"E 14.97'

N54'05'19"E

(M/H ,09)

Alderton Road

377

30

LOIS 28 (hrough 31, View

See Plat entitled "Layhill View, Lots 28 through 31, and Parcel A, Block 9" for extinguishment of private road right of way and for dedication of public street.

development and subdivision or resubdivision is not permitted after the property is developed.

9. The land contained hereon is within an approved cluster

Parcel A, Block 16 is subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.

Subdivision Record Plat Lots 1 through 8, and Parcel A, Block 16

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

Layhill View Poplar Pointe Poplar Pointe 218 NW 02 120180080 R-200 Tax Map JR122 Information Chart Zoning Category Preliminary Plan No. Preliminary Plan Name Site Plan No. Site Plan Name WSSC 200 Scale Reference

Parcel B

85.981 W\*00'88'118

13599 F.292

**≫** 35,219 s.f.

N514995.50 F1302550.19

Rebar & Cap #181 Found

N 514,950

12 & Parcels A & B, Block C. 7, Block G & Outlot A, Block .

Lots 1 thru 32 Lots 1 thru 7.

N515002.62 F1302097.84

Layhill View 36

Parcel A

38

P.No. 24149

Department of Permitting Serv Montgonery County

The Maryland-National Capital Park and Planning G Montgomery County Planning Board

0.27-2020

Recorded: Plat No.:

Date of M. Heboern Director

W.

Asst. Secretary-Treasurer

N:\2019-1022\DWG\15-Cp Charles P. Johnson & Associates, Inc. LOTS: 107,099 s.f. OR 2.4587 PARCELS: 80,015 s.f. OR 1.8369 STREETS: N/A 187,114 s.f. OR 4.2955 AREA TABULATION 100, Graphic Scale 220200500

# Surveyor's Certificate

Owner's Certificate

I hereby certify that the information shown hereon is correct, that it is a subdivision of part of the property acquired by Martha Ellen Barrick and Timothy, James Reachmeak, from Donale E. Rephaim, by deed dated August 50, 1955 and the Land Rescorded almong the Land Rescords of Mongromery County, Manyland in Liber 13599 at 1616 202, and takes part of the property acquired by Oxbridge Development at Alderon, LLC, a Manyland Limited Liber 13599 at 1616 202, and takes part of the property acquired by Oxbridge Development at Alderon, LLC, a Manyland Limited Liber 13599 at 1616 202, and takes part of the property acquired by Oxbridge Development at Alderon, LLC, as Manyland B. Roznerzon-Tallana, Trustee of the Dolly Pozerzon Parally Trust FIRSO Debonah B. Poznerzon-Tallana, Deborah B. Poznerzon-Tallana, Trustee of the Dolly Pozerzon Family Trust FIRSO Oxbridge B. Poznerzon-Tallana, Trustee of the Dolly Pozerzon Family Trust FIRSO Debonah B. Poznerzon-Tallana, Trustee of the Dolly Pozerzon Family Trust FIRSO Deborah B. Poznerzon-Tallana, Trustee of the Dolly Pozerzon Family Trust FIRSO Deborah B. Poznerzon-Tallana, and Deborah B. Poznerzon-Tallana, and Pozon Page 18. Poznerzon-Tallana, and Pozon Page 2019 and recorded among the directed Land Records in Book 3851 at Page 426.

I also certify that, if engaged, I will set all property comer markers in accordance with Section 50.43.G of the subdivision regulations of Montgomery County, Maryland,

I further certify that the total area included in this Subdivision Record Plat is 86,922 square feet or 1.9955 acres of land, of which 26,139 square feet or 0.6001 of an acre of land are dedicated to public use.

Date: 8/10/2020

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

Property Line Surveyor Maryland No. 526 Exp. 02/17/2021

S52'16'42"W 178.89 S39'45'10"W 122.40 S00'45'00"W 79.76 N00'45'00"E 97.16 N14'27'16"E 33.67 TANGENT BEARING 16.91 40.31 94.12 71.15 49.10 CURVE TABLE 061'19'43" 016'40'37" 036'16'39" 016'40'37" 010'43'55" 181.91 128.45 80.04 CURVE RADIUS ARC 5 180.00 33.72 4 335.00 97.51 275.00 287.31 120.00

Lots 22 & 23
Block 9
Layhill View
P.No. 15434

24

0

Lot 24
Block 9
Layhill View
P.No. 13269 - N 58.105.1 3

0 5

> Layhill View 5

 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).
 Parcorded among the Land Records of Montgomery County, Maryland in Book 58268 at Page 42. 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 28045 at Folio 578.

 The land contained hereon is within an approved cluster development and subdivision or resubdivision i not permitted after the property is developed.

Subdivision Record Plat Lots 28 through 31, and

Layhill View Wheaton (13th) District

Montgomery County, Maryland Scale: 1'' = 50'August, 2020

Charles P. Johnson & Associates, Inc.

The undersigned, owners of the property shown hereon and described in the Surveyor's Certificate, hereby adoption Record Plat. Establish the minimum building restriction lines and dedicate the street to public uses, Grant to Mongamery County, Maryland, a Temporary Stope Essement, 25 feet wide, adjacent, consiguous and parted right of vay little, and the street of public improvements abuting said essement have adjacent, consiguous and parted right of vay little, said solp essements shall be exclusibles the article and with the terms and provisions being set fourth in that certain decument entitled "Declaration of Public Utility Essements" and recorded among the Land Records of Montgomery County, Maryland public improvement as shown thereon, and designated "P.L.", to the parties listed and with the terms and provisions of said essement being set forth in that certain document entitled "Declaration of Essement" and recorded among the afforesaid Land Records in Book 60009 at Page 84, said terms and provisions are incorporated benich, by this reference, Establish the Ingress / Egress Use & Maintenance Essement, as shown thereon, with the terms and conditions of said essement being set forth in the florowances Association Document, to be recorded among the afforesaid Land Records; Subject to all current and applicable regulations of all federal, state and local governing agencies.

Vicinity Map

We hereby released and extinguish our rights in the shown 25 foot wide private road right of way as recorded in Liber 6548 Folio 5 and recorded in Liber 1359 Folio 292. We further certify that a Maryland Registered Land Surveyor will be engaged to set all property corners 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, mongages or trusts affecting the property shown hereon expect the Deed of Trust recorded in Book 58551 at Page 444 and the parties in interest thereto have hereon indicated their assent.

0.62

S88'27'55"E

Layhill View

Marko Elle Barried othy James Reachmack, Owner Martha Ellen Barrick, Owner

We hereby assent to this Subdivision Record Plat

Oxbridge Develo

at Alderton, LLC

8 18 20

Date:

E 1'305'320 |

N 515,350

Silver Property and Property an

SCALE: 1" = 50"

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 Montgoment Orluny Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.

5. Coordinates shown thereon were established using both GPs and conventional observations in the Maryland State Plane Coordinates NAD 83.91 Datum, based upon State Plane Coordinates NAD 83.91 Datum, tased upon a Subdivision Record Plan tentified "Last Infm 3.2 & Parcels A & B., Blook C & Lost Intm 7, Blook G, & Ouflot A, Blook E, Poglin Rull" and recorded among the Land Records of Montgomery County, Maryland as Plan muther 2149. The average scale factor for the subject property is 0.5999/5569. He average cleantion in the NGVD29 datum is 375 feet, for an elevation factor of 0.9999/87066 the combined factor for the subject property is 0.5999/34036. All beautings and distances

shown are based on grid coordinates

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

Lots 1 through 8, Block Layhill View

0

2834 F. S. & L. 1868 F. 186.00 B. Frinch Rood P.W. (73.77) 1. F. Frinch Rood P.W. (73.77)

Alderton Road (60° R/W)
Hereby dedicated to Public Use SE1,39 s.f. or 0.6001 Ac.

S80'54'41"E 60.05"

31 11,574 s.f.

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 This Subdivision Record Plat is not intended to show matters affecting title.

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

13599 F.292

08.520 065,505,1 31

N80'54'41 W 60.80

28 9,011 s.f.

29 14,480 s.f.

6

(P)

N80'54'4" 79.91 N80'54'41"W 79.80'

30

N515174.80 E1301829.09 Rebar Found & Held

Ingress/Egress, Use & Maintenance Easement N80°54'41"W 96.21"

Parcel A, Block 9 Poplar Pointe Poplar Pointe 218 NW 02 120180080 820200020 R-200 Tax Map JR122 Information Chart Zoning Category Preliminary Plan No. Preliminary Plan Name WSSC 200 Scale Reference Site Plan No. Site Plan Name

N515002.62

vation Plan

100 Graphic Scale 50 25' 

20,

AREA TABULATION

LOTS: 47,564 st, OR 1.0819 Ac.
PARCELS: 13,279 st, OR 0.3035 Ac.
STREETS: 26,129 st, OR 0.8001 Ac.
TOTAL: 86,922 st, OR 1.8955 Ac.

Recorded: Plat No.:

MM Conhebatt a M. Reduced

Asst. Secretary-Treasurer

0202. 26.0

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board

27

0

36

N49'58'46'W

106.36 N89.05'55'W 206.68 338.30 N89'05'55'W 398.96'

Parcel A
To be conveyed to the Homeowners Association 13,219 S.F. or 0.3035 A.C.

Layhill View

24980

220200510



# CERTIFIED PRELIMINARY PLAN

POPLAR POINTE

NO. 120180080

MAP 2000

VICINITY SCALE: 1" =

# PACKARD & ASSOCIATES LLC

CNIL ENGINEERS \* SURVEYORS \* LAND PLANNERS

CHIT ENGINEERS \* SURVEYORS \* LAND PLANNERS

為豐

51425

ADRESIC

44192 E 584'F 44089 E 182' F 41629 E 122' F12289 E 585

PROPOSED LOTS 1 THROUGH 12

BEING ALL OF PARCELS SZ6, 582, 608 & 607

POPLAR POINTE

CENTACAL INVALVA INVAL R-200 OPTIONAL METHOD DEVELOPMENT STANDARD-CLUSTER DEVELOPMENT I SITE PLAN FROM STREET

LOT MESSIONS (MIN)
LOT MESSIONS (MIN)
LOT MOTH AT FROAT BI
MIN HOUSE SETBACK FF
FROATINGE ON STREET

SETBACK OF PRINCIPAL D. AT SITE PLAN MACHINETON CONTROL OF THE STATE OF THE STATE

40 FEET \$ 40 FEET 25 FEET HEIGHT PRINCIPAL BULLONG ACCESSORY STRUCTURE

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PROFESSIONAL CERTIFICATION
I HERBY CRRIFY HAT THEST DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT THE MIDL ULCURS PROFESSES WHO THAT THE MIDL ULCURS PROFESSES AND THAT THE MEST PREPARED OF THE MESTAGE OF WRITING, MESTAGE OF THE MESTAGE OF WRITING MESTAGE OF THE MESTAGE

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SITE

3

DESCRIPTION
COVER SHEET
APPROVAL SHEET
PRELIMINARY PLAN –SHEET 1 OF 2
PRELIMINARY PLAN – SHEET 2 OF 2

DRAWING INDEX
No. DESCRIPTION

ONE SIDE SUM OF SIDES REAR REAR AT BOUNDARY LINE OF SUBDIASION

5' REQUESTED 10' REQUESTED 5' REQUESTED 40 FEET

5 FEF

