



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

**MCPB**  
**Item # 1B**  
**5/20/10**

**MEMORANDUM**

**DATE:** May 12, 2010

**TO:** Montgomery County Planning Board

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

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

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for May 20, 2010

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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:

220100140 **Avery Lodge**  
220100710 **Olney Acres**  
220100760 **Piney Spring**

**Plat Name: Avery Lodge**  
**Plat #: 220100140**

Location: Located on the east side of Avery Road at the intersection with Southlawn Drive  
Master Plan: Upper Rock Creek  
Plat Details: RE-2 zone; 1 lot  
Community Water, Private Septic  
Applicant: Robert P. Bucklin

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. 120070360 (MCPB Resolution No. 08-47), 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.

**OWNERS CERTIFICATE:**

I, ROBERT PAGE BUCKLIN, SOLE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING LINES, DISTANCES TO LAUREL STREET TO A DISTANCE OF FIFTY (50) FEET OR AS SHOWN HEREON, AND GRANT TO A FURTHER GRANT PUBLIC UTILITY EASEMENTS, SHOWN HEREON AS 10' P.U.E. TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED, "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER ESTABLISH A CONSERVATION EASEMENT IN ACCORDANCE WITH THE DOCUMENT ENTITLED "CONSERVATION EASEMENT CATEGORY 1", AS RECORDED BY COUNTY OF MARYLAND, 412 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

AS OWNER OF THIS PROPERTY, I, MY SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A REGISTERED MARYLAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE PRIOR TO OCCUPANCY OF ANY NEW HOMES.

THESE TERMS AND PROVISIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

4/9/10 DATE  
 Robert Page Bucklin  
 ROBERT PAGE BUCKLIN

**NOTES:**  
 CONTINUED

THE PROPERTY SHOWN AS LOT 1, BLOCK 7, AVERY LODGE IS SUBJECT TO THE REQUIREMENTS OF A COVENANT TO PARTICIPATE IN THE FUTURE CONSTRUCTION COSTS FOR ROADWAY IMPROVEMENTS ON LAUREL STREET, RECORDED IN LIBER 38784 FOLIO 147.

**CURVE TABLE**

CURVE LENGTH	RADIUS	DELTA TANGENT/CHORD BEARING	& DISTANCE
C1	141.01'	58.00° 48' 53.24"	185.04' N. 78.5333° E. 150.44'
C2	18.77'	15.00° 00' 00.00"	9.44' S. 45° 00' 00.00" E. 18.00'
C3	18.77'	15.00° 00' 00.00"	9.44' S. 45° 00' 00.00" E. 18.00'
C4	61.86'	55.00° 18' 26.31"	34.86' S. 48° 55' 52" E. 58.65'

**SURVEYORS CERTIFICATE:**

I, HERBERT GERTY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THAT LAND CONVEYED BY DONALD TEFLER UNTO ROBERT PAGE BUCKLIN, SOLE OWNER BY DEED DATED JULY 26, 2002 AND RECORDED IN LIBER 22873 AT FOLIO 432 AND THAT IT ALSO A RE-SUBDIVISION OF PART OF THE "20 ACRE LOT, AVERY LODGE", AS SHOWN IN PLAT BOOK B, ON PLAT 019, BOTH AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

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

THE TOTAL AREA SHOWN ON THIS PLAN OF SUBDIVISION IS 121,641 SQUARE FEET OR 2.7925 ACRES. THERE ARE LESS THAN ONE (1) ACRE WHICH 5,397 SQUARE FEET OR 0.1239 ACRES IS DEDICATED TO PUBLIC USE.

4/9/10 DATE  
 Robert E. Marsh  
 ROBERT E. MARSH, REGISTERED PROFESSIONAL LAND SURVEYOR,  
 MD NO. 21393

AREA TABULATION

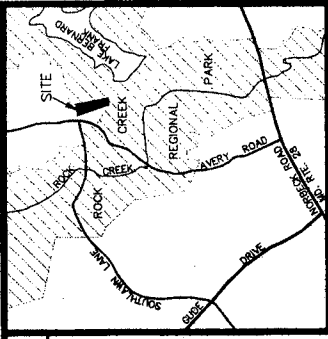
TOTAL NUMBER OF LOTS	= 1
TOTAL AREA OF LOTS	= 0
TOTAL AREA OF LOTS	= 116,244 SQUARE FEET OR 2.6686 ACRES
TOTAL AREA OF DEDICATION	= 5,397 SQUARE FEET OR 0.1239 ACRES
TOTAL AREA OF PLAT	= 121,641 SQUARE FEET OR 2.7925 ACRES

DATE: 4/9/10  
 PLAT: 229160156

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD  
 APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ ASST. SECRETARY - TREASURER \_\_\_\_\_  
 M.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES  
 APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
 DIRECTOR \_\_\_\_\_



**VICINITY MAP**  
 SCALE: 1" = 2000'

NOTES: CONDITIONS, LIMITATIONS AND REQUIREMENTS ALL SHOWN IN THIS PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY APPROVED BY THE MONTGOMERY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT UNLESS EXPRESSLY CONTAINED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

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 THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REFLECT ANY MATTER OF TITLE OR TO DEFICIENCY OR NOTE ALL MATTERS AFFECTING TITLE.

THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOREST CONSERVATION PLAN REQUIREMENTS OF CHAPTER 22A OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW. THIS SUBDIVISION IS SUBJECT TO THE FOREST CONSERVATION PLAN, NO. 2007/030A, A COPY OF THE APPROVED M/FSD OR FOREST CONSERVATION PLAN MAY BE VIEWED AT 8787 GEORGIA AVENUE, SILVER SPRING, MARYLAND.

THIS PLAT IS SUBJECT TO THE LIMITATIONS AND CONDITIONS OF PRELIMINARY PLAN NO. 120070360.

THE PROPERTY SHOWN HEREON EXISTS AS THE REMAINING PART OF THE "20 ACRE LOT, AVERY LODGE", PLAT BOOK B, PLAT NO. 019 AS DESCRIBED IN THE DEED IN LIBER 22873 FOLIO 434. BOTH RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THE SEPTIC FIELD BUILDING RESTRICTION LINE (S.B.R.L.) SHOWN HEREON ARE SUBJECT TO CHANGE UPON RE-APPROVAL BY THE WELL AND SEPTIC SECTION OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES.

THIS LOT IS APPROVED FOR A SIX BEDROOM HOUSE.  
 FOR PUBLIC WATER SUPPLY & PRIVATE SEWAGE SYSTEMS ONLY.  
 PROPERTY ZONED: RE-2  
 TAX MAP NO. GS 581; PARCEL N310  
 WSSC GRID: 220 NW 06

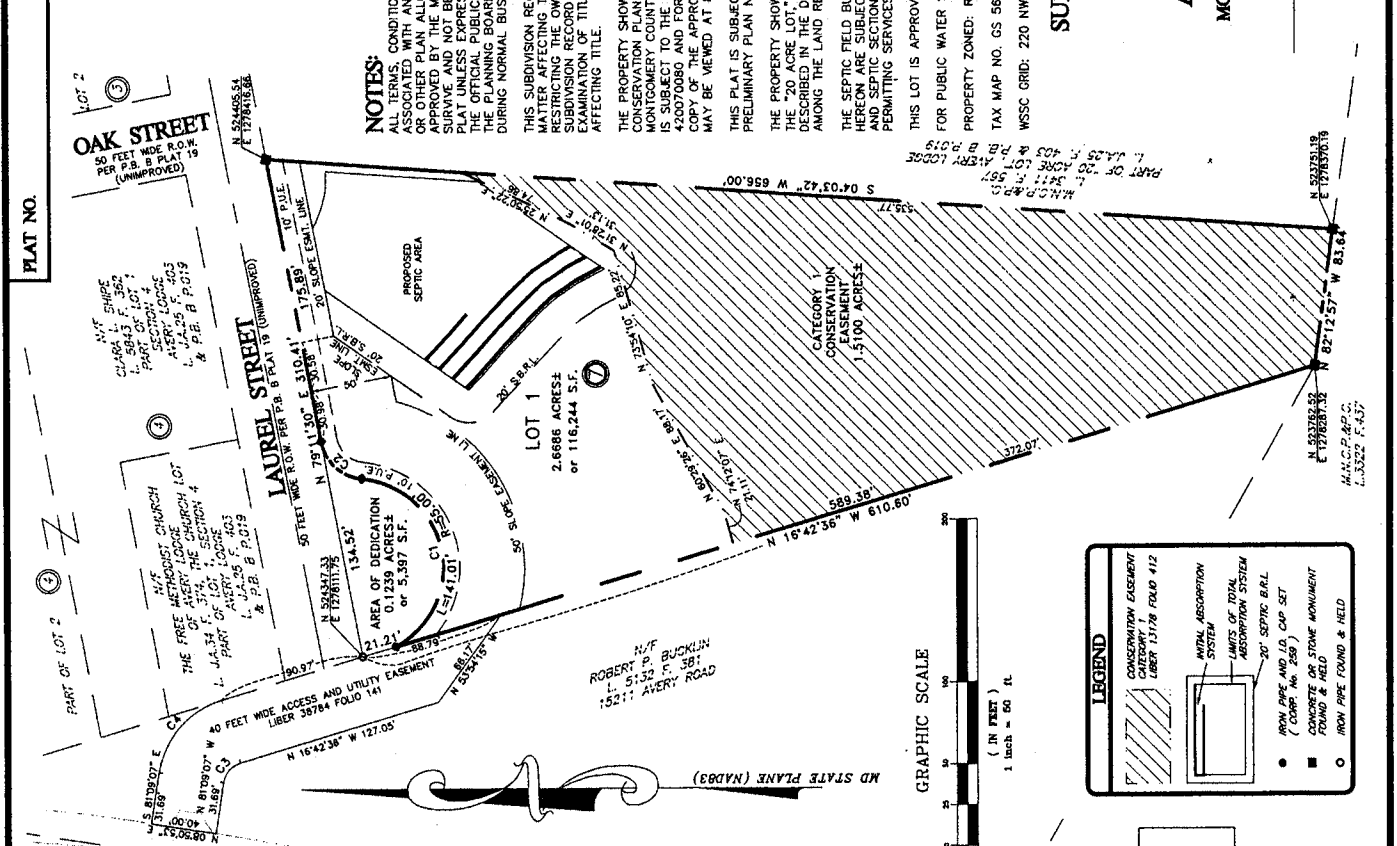
**SUBDIVISION RECORD PLAT**  
**LOT 1, BLOCK 7**  
 A Re-Subdivision of Part of "20 Acre Lot" Plat Book B, Plat 19

**AVERY LODGE**  
 ELECTION DISTRICT NO. 4  
 MONTGOMERY COUNTY, MARYLAND  
 JUNE, 2009 SCALE: 1" = 50'

**MADDOX**  
 INCORPORATED  
 ENGINEERS • SURVEYORS

105 PARK AVENUE  
 ROCKVILLE, MARYLAND 20850-2889  
 (301) 762-9001

400004 PROJ. 06031  
 06031705



**LEGEND**

- CONSERVATION EASEMENT (LIBER 13178 FOLIO 412)
- WATER ABSORPTION SYSTEM
- LIMITS OF TOTAL ABSORPTION SYSTEM
- 20' SEPTIC BALL
- IRON PIPE AND I.D. CAP SET (COMP. NO. 289)
- CONCRETE OR STONE MONUMENT FOUND & HELD
- IRON PIPE FOUND & HELD

**GRAPHIC SCALE**  
 (IN FEET)  
 1 inch = 60 ft

MD STATE PLANE (NAD83)

**RECORD PLAT REVIEW SHEET**

Plat Name: Avery Lodge Plat Number: 220900140  
 Plan Name: Avery Lodge Plan Number: 120070360  
 Plat Submission Date: 8-28-09  
 DRD Plat Reviewer: S. S. S. S. S.  
 DRD Prelim Plan Reviewer: E. Grayson Checked: ES Date 4/5/10

**Initial DRD Review:**

Signed Preliminary Plan - Date 5-18-09 Checked: Initial SJS Date 3/31/10  
 Planning Board Opinion - Date 3-26-08 Checked: Initial SJS Date 3/31/10  
 Site Plan Req'd for Development? Yes \_\_\_ No X Verified By: SJS (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  Plan #  Road/Alley Widths  Easements  Open Space N/A  
 Non-standard BRLs  Adjoining Land  Vicinity Map  Septic/Wells   
 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>E. G. Larson</u>	<u>8/26/09</u>	<u>9-11-09</u>	<u>9-16-09</u>	<u>Revise MRI #</u>
Research	<u>Bobby Fleury</u>			<u>8-28-09</u>	<u>Add Corner Coordinates</u>
SHA	<u>Doug Mills</u>				
PEPCO	<u>Steve Baxter</u>				
Parks	<u>Doug Powell</u>				
DRD	<u>Nellie Carey</u>				

**Final DRD Review:**

DRD Review Complete: Initial SJS Date 3/31/10  
 (All comments rec'd and incorporated into mark-up)  
 Engineer Notified (Pick up Mark-up): SJS 3/31/2010  
 Final Mylar w/Mark-up & PDF Rec'd: SJS 4/21/10  
**Board Approval of Plat:** SJS 5/29/2010  
 Plat Agenda: \_\_\_\_\_  
 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. \_\_\_\_\_

