

**Plat Name: Darnestown at Travilah**

**Plat #: 220111140**

Location: Located on the north side of Darnestown Road, 400 feet west of Travilah Road

Master Plan: Great Seneca Science Corridor

Plat Details: RT-8 zone; 39 lots, 2 parcels  
Community Water, Community Sewer

Applicant: Fifty, LLC

The subdivision plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120100230 (MCPB Resolution No. 10-111) and with Site Plan No. 820100070 (Certified Site Plan dated September 7, 2011), 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 plans.

**Surveyor's Certification**

I hereby certify that the information shown hereon is correct, that it is a subdivision of the property acquired by Fifty LLC by six (6) conveyances; the first (1st) from David W. Parish, et ux, by deed dated May 27, 2004 and recorded among the Land Records of Montgomery County, Maryland in Liber 27602 at Folio 010; the second (2nd) from Joan Romerz, et al., by deed dated May 25, 2004 and recorded among the aforesaid Land Records in Liber 27709 at Folio 391; the third (3rd) from Cortez General Cleaning Service, by deed dated June 25, 2004 and recorded among the aforesaid Land Records in Liber 28026 at Folio 635 and re-recorded in Liber 33994 at Folio 462; the fourth (4th) from Joseph Simon, Trustee of the Mildred W. Weaver Revocable Trust, by deed dated November 30, 2010 and recorded among the aforesaid Land Records in Liber 41296 at Folio 098; the fifth (5th) from JR Group I, LLC, a Maryland limited liability company, by deed dated June 19, 2011 and recorded among the aforesaid Land Records in Liber 41788 at Folio 026; the sixth (6th) from JR Group II, LLC, a Maryland limited liability company, by deed dated June 9, 2011 and recorded among the aforesaid Land Records in Liber 41871 at Folio 268.

I also certify that, if engaged, I will set all property corner markers in accordance with Section 50-24(e) of the Subdivision Regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 228,447 square feet or 5.2444 acres of land, of which 15,080 square feet or 0.3462 of an acre of land is dedicated to public use.

Date: 11/3/11

Daniel F. Dabolt  
Registered Property Line Surveyor  
Maryland No. 526  
Exp. 2/17/13

Scale: 1" = 50'

Maryland State Plane  
NAD 83 (NRS 5 2007)

**Owner's Certification**

We, 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; Dedicate to street widening to public use; Grant to Montgomery County, Maryland, a Slope Easement ten (10) feet wide, adjacent, contiguous and parallel to the street right of way line, said Slope Easement shall be extinguished after all public improvements abutting said easement have been lawfully completed and accepted for public maintenance; Grant to the general public the "Common Access Easement" as shown hereon and described in Note #12; Grant a Public Utility Easement as shown hereon and labeled "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 Montgomery County Land Records in Liber 3834 at Folio 457, which said terms and provisions are incorporated herein by this reference; Establish a Private Storm Drainage Easement as shown hereon and labeled "S.D.E." and with the terms and provisions being set forth in that certain document entitled "Declaration of Private Storm Drainage Easements" and recorded among the Montgomery County Land Records in Liber 3834 at Folio 457, which said terms and provisions are incorporated herein by this reference; Establish the Conservation Easement, Category "1" and recorded among the terms and provisions of said easements being set forth in that certain document entitled "Conservation Easement, Category '1'" and recorded among the aforesaid Land Records in Liber 13178 at Folio 412; Subject to all current and applicable regulations of all Federal, State and Local Governing Agencies.

We certify that a Maryland Registered Land Surveyor will be engaged to set all property corner markers in accordance with Section 50-24(e) of the Subdivision Regulations of Montgomery County, Maryland.

There are no suits, actions at law, leases, liens, mortgages or trusts affecting the property shown hereon except that certain deed of trust recorded in Liber 41871 at Folio 272 and the parties in interest therein have below indicated their assent.

Date: 11/7/11

Attest: *[Signature]*  
Fifty, LLC  
By: *[Signature]* Michael A. Postal, Manager

We hereby assent to this plan of subdivision.  
Sandy Spring Bank

Date: 11-7-11  
*[Signature]* Trustee

Coordinate Data

1	N 52°18'44.32" E 125°29'54.90"	9	N 52°15'17.48" E 125°10'08.58"
2	N 52°17'07.34" E 125°37'39.59"	10	N 52°14'56.99" E 125°31'25.75"
3	N 52°17'36.17" E 125°50'30.71"	11	N 52°14'49.04" E 125°30'11.14"
4	N 52°16'29.25" E 125°57'35.39"	12	N 52°14'10.21" E 125°16'54.50"
5	N 52°16'25.18" E 125°59'03.69"	13	N 52°14'11.34" E 125°19'49.81"
6	N 52°16'32.01" E 125°59'12.24"	14	N 52°14'11.34" E 125°19'49.81"
7	N 52°16'32.01" E 125°59'12.24"	15	N 52°14'11.34" E 125°19'49.81"
8	N 52°14'52.78" E 125°36'52.20"	16	N 52°13'24.78" E 125°36'52.71"

Notes: (cont.)

7. This development is subject to the terms and conditions pursuant to MNC&PC Site Plan No. E20100070 entitled "Darnestown at Travilah".

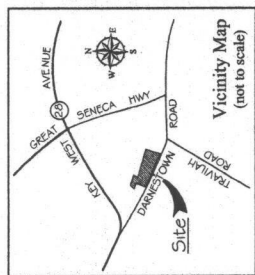
8. This development conforms with the requirements of Chapter 25(A) of the Montgomery County Code to provide Modernly Priced Dwelling Units.

9. Parcels A & B, Block A are subject to a Declaration of Common Access Easement recorded among the Land Records of Montgomery County, Maryland in L. \_\_\_\_\_ at F. \_\_\_\_\_

10. W.S.S.C. 200 scale reference: 219 NW 10 & 220 NW 10

11. This property is zoned RT-8.

Plat No.:



Notes:

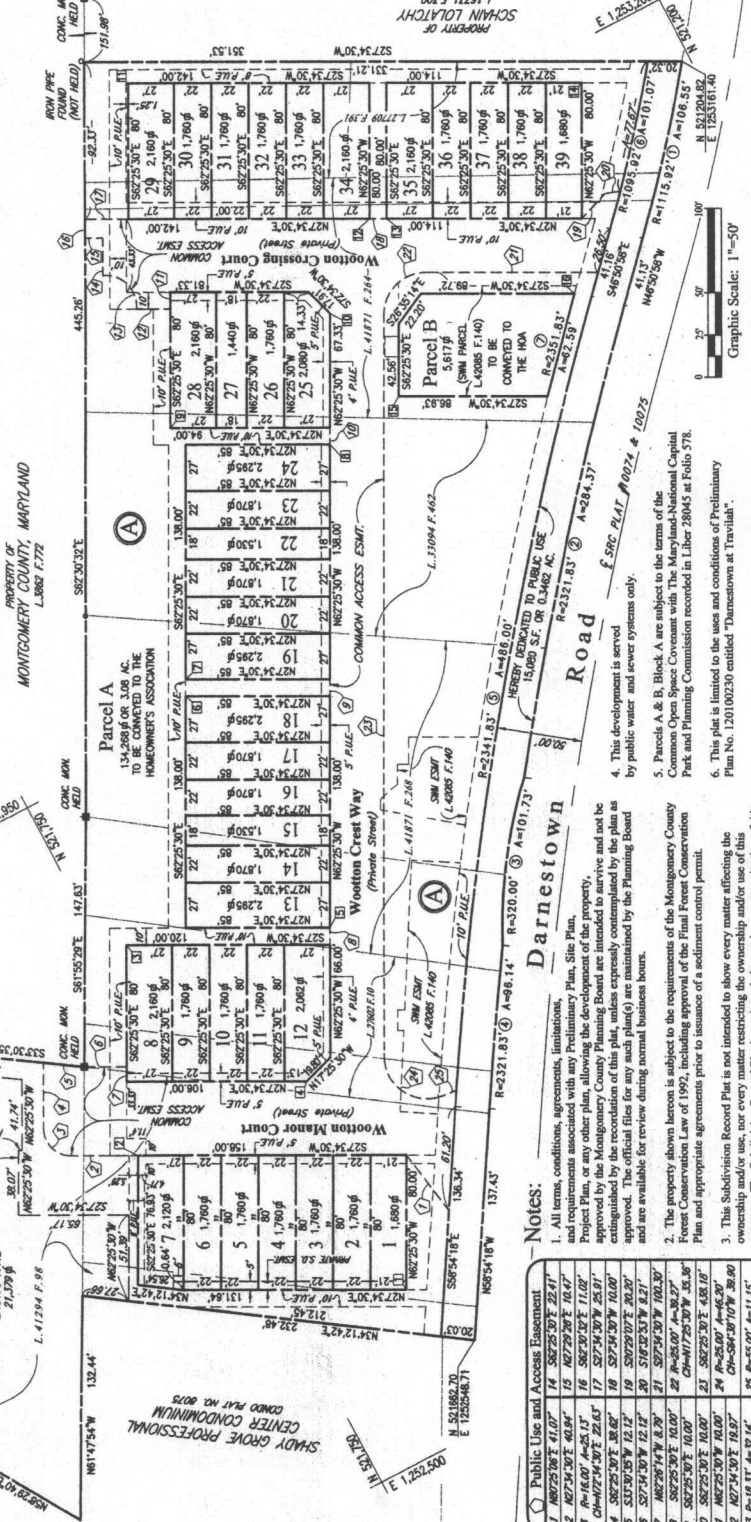
12. Parcel A, Block A is subject to a Common Access Easement delineated hereon, over Wootton Manor Court, Wootton Crest Terrace and Wootton Crossing Court, all private streets, and is subject to a Public Utility Easement, as shown hereon, and access to the general public in, over and throughout the roads and sidewalks within said easement area, with reasonable restrictions to be established by the Homeowners Association, said restrictions shall in no manner be in conflict with the intended purposes for Common Access Easement and the accessibility requirements for the private roads as described in Section 50-29(a)(2) of the Montgomery County Code. The public access of this area shall remain in effect until such time as the property is redeveloped and the easement is extinguished, which shall be the intent of this Subdivision Record Plat. Said Access Easement excludes all parking areas designated for the purpose of serving the Homeowners Association members and their guests. Montgomery County, Maryland will not participate in the maintenance of these private facilities.

13. This property is subject to a Declaration of Covenants reflecting the proposed development, including but not limited to the Schematic Development Plan, recorded among the Land Records of Montgomery County, Maryland in L.36788 at F.478.

Subdivision Record Plat  
Lots 1 Through 39 and  
Parcels A & B, Block A  
**Darnestown  
at Travilah**

Gaithersburg (9TH) District  
Montgomery County, Maryland  
June, 2011 Scale: 1" = 50'

**CPJ** Charles P. Johnson & Associates, Inc.  
Civil and Environmental Engineering • Planning • Landscape Architecture • Surveying  
10000 Greenway Drive, Suite 200 • Gaithersburg, MD 20878 • Phone: 301-983-3333 • Fax: 301-983-3334  
www.cpjinc.com



Notes:

1. All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan, Site Plan, Project Plan, or any other plan, following 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 being subject to termination or modification 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 convey matter affecting the ownership of the land shown hereon, including the township 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 development is served by public water and sewer systems only.

5. Parcels A & B, Block A are subject to the terms of the Common Open Space Covenant with The Maryland-National Capital Park and Planning Commission recorded in Liber 28045 at Folio 578.

6. This plat is limited to the area and conditions of Preliminary Plan No. 120100230 entitled "Darnestown at Travilah".

Area Tabulation

Curve	Radius	Arc	Delta	Tangent	Chord
1	1115.52	106.55	57.2814	53.31	146.52
2	231.83	294.37	70.1037	142.36	152.31
3	320.00	101.73	19.1259	51.30	105.15
4	231.83	98.16	22.2211	45.08	107.43
5	231.83	406.00	175.5278	243.08	182.97
6	250.25	101.07	51.1103	31.30	107.49
7	250.25	62.59	31.596	31.30	107.49

Loss: 73,483 ± sq. ft. or 1.6870 Ac.  
Parcels: 139,885 ± sq. ft. or 3.1212 Ac.  
Dedication: 15,080 ± sq. ft. or 0.3462 Ac.  
Total: 228,447 ± sq. ft. or 5.2444 Ac.

39 Lots 2 Parcels  
Tax Map Ord. # FS 31, FS 41, FR 43

Recorded: \_\_\_\_\_  
Plat No: \_\_\_\_\_

Department of Permitting Services,  
Montgomery County Planning Board

Approved: \_\_\_\_\_ Date \_\_\_\_\_  
Chairman

Approved: \_\_\_\_\_ Date \_\_\_\_\_  
Asst. Secretary-Treasurer

Director

Approved: \_\_\_\_\_ Date \_\_\_\_\_  
Chairman

Approved: \_\_\_\_\_ Date \_\_\_\_\_  
Asst. Secretary-Treasurer

Director

MNC&PC Record File No: \_\_\_\_\_

# RECORD PLAT REVIEW SHEET

Plat Name: Darnestown at Travilah Plat Number: 22011400  
 Plan Name: Darnestown at Travilah Plan Number: 120100230  
 Plat Submission Date: 6-8-2011  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: R. Weaver Checked: SSB Date 11/28/11

## Background Review:

Signed Preliminary Plan - Date 5-4-11 Checked: Initial SSB Date 8/16/11  
 Planning Board Resolution No. 10-111 Resolution Mailing Date 9/27/2010  
 Site Plan Required? Yes  No  Verified By: SSB (initial)  
 Site Plan Name: Darnestown at Travilah Site Plan Number: 820100070  
 Site Plan Signature Set - Date 9/7/2011 Checked: Initial SSB Date 11-28-11  
 Planning Board Resolution No. 10-112  
 Site Plan Reviewer Check: Initial \_\_\_\_\_ Date \_\_\_\_\_

Review Items: Lot # & Layout  Lot Area  Zoning  Bearings & Distances   
 Coordinates  Plan #  Road/Alley Widths  Easements  Open Space   
 Non-standard BRLs N/A Adjoining Land  Vicinity Map  Septic/Wells N/A  
 TDR note N/A Child Lot note N/A Surveyor Cert  Owner Cert  Tax Map

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	6-9-11	6-22-11	7-8-11	Add SF of CAT IV
Research	Bobby Fleury	↓	↓	6-22-11	check datum
SHA	Corren Giles	↓	↓		
PEPCO	J. Schn	↓	↓		
Parks	Doug Powell	↓	↓		
DRD	Keiona Clark	↓	↓		Street Names OK

## Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>WM</u>	<u>8/16/2011</u>
Final Mylar & DXF/DWG Received:	<u>WM</u>	<u>11/8/2011</u>
Final Mylar Review Complete:	<u>WM</u>	<u>11/28/2011</u>

## Board Approval of Plat:

Plat Agenda: SSB 12-8-11

Planning Board Approval: \_\_\_\_\_

Chairman's Signature: \_\_\_\_\_

## MCDPS Approval of Plat:

Consultant 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 Plat Books for Resubdivision: \_\_\_\_\_

Complete Reproduction: \_\_\_\_\_

Notify Consultant to Seal Plats: \_\_\_\_\_

Surveyor's Seal Complete: \_\_\_\_\_

Sent to Courthouse for Recordation: \_\_\_\_\_

Recordation Info Entered into Hansen \_\_\_\_\_

No. \_\_\_\_\_

