

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

MCPB
Item # 1B
2/9/2012

MEMORANDUM

DATE: January 27, 2012

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
D.A.R.C. Division *CAC*
(301) 495-4542

FROM: Stephen Smith, Senior Planner *SS*
D.A.R.C. Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for February 9, 2012

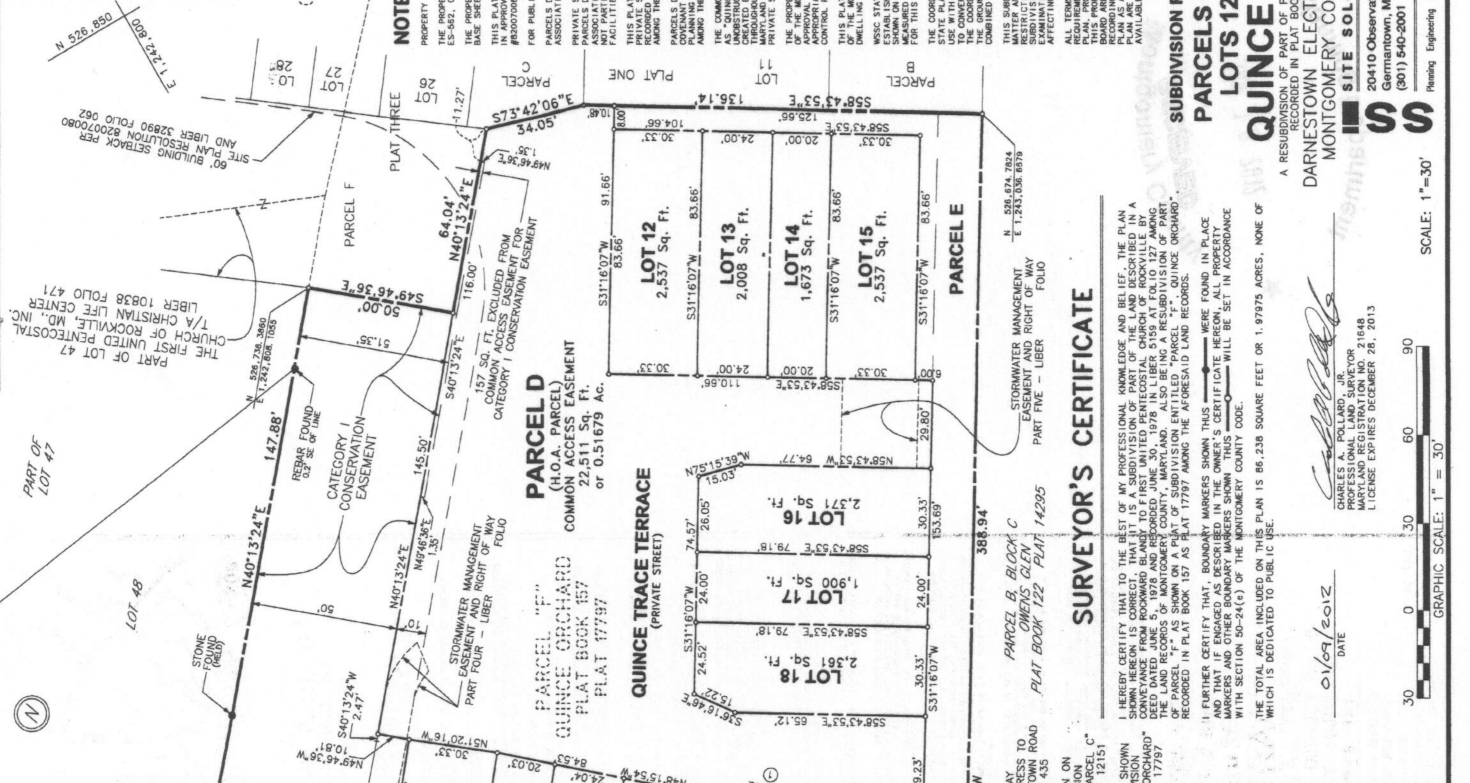
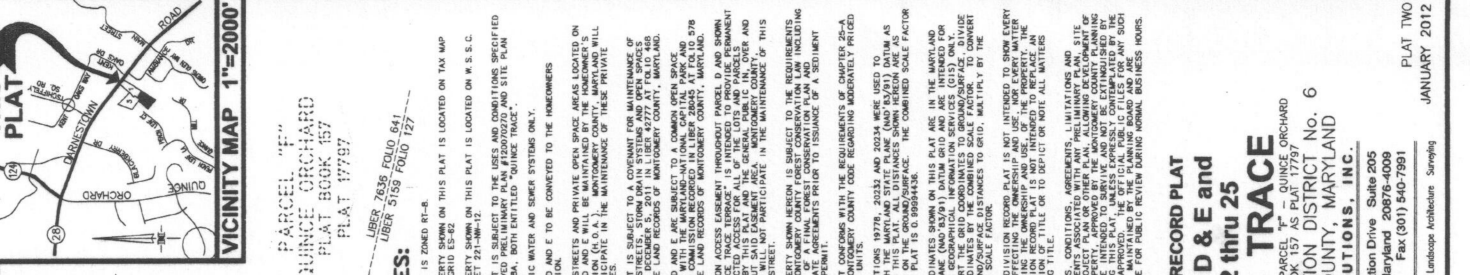
The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220111250 - 220111270 **Quince Trace**
220120250 **Ketcham's Subdivision**
220120260 - 220120300, 220120830 **Batchellors Forest**

Plat Name: Quince Trace
Plat #: 220111250 - 220111270

Location: Located on the south side of Darnestown Road, approximately 200 feet northwest of Kent Oaks Drive
Master Plan: Potomac Subregion
Plat Details: RT-8 zone; 45 lots, 7 parcels
Community Water, Community Sewer
Owner: First United Pentecostal Church of Rockville

The subdivision plats have been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 120070270 (MCPB Resolution No. 07-71) and with Site Plan No. 82007008A (Certified Site Plan dated November 1, 2011), 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.



OWNER'S CERTIFICATE

WE, THE FIRST UNITED PENTECOSTAL CHURCH OF ROCKVILLE, MD, INC. T/A CHRISTIAN LIFE CENTER OF MONTGOMERY COUNTY, INC., OWNERS OF THE PROPERTY DESCRIBED HEREIN, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTIONS LISTED BELOW.

FURTHER, WE ESTABLISH THE "COMMON ACCESS EASEMENT" AS SHOWN HEREON, BEING PARTS AND PARCELS CREATED BY THIS PLAN, AND PLATS ONE AND THREE TO BE RECORDED CONCURRENTLY HERewith, AS NOTED HEREON.

FURTHER, WE ESTABLISH THE "CONSERVATION EASEMENT AS SHOWN HEREON, BEING PARTS AND PARCELS CREATED BY THIS PLAN, AND PLATS ONE AND THREE TO BE RECORDED CONCURRENTLY HERewith, AS NOTED HEREON.

WE, THE SIGNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MANIFESTATION TO BE SET BY ENGAGING A LICENSED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24(c) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO RECORDED SUILTS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR ENCUMBRANCES OF ANY KIND, RECORDS OR UNRECORDED, AGAINST THE PROPERTY AND AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND ALL OTHER AGENCIES WITH AN INTEREST THEREIN DATE, INDICATED IN THE ASSENT BELOW.

DATE: 1/13/12 BY: Ronald E. Libby, Senior Pastor

DATE: 1/12/12 BY: [Signature] WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR OF MARYLAND, MONTGOMERY COUNTY, AND THAT I AM THE SURVEYOR OF THIS SUBDIVISION. I HAVE CONDUCTED A FIELD SURVEY OF THIS PROPERTY AND HAVE FOUND THAT THE CORNER MARKERS AND OTHER BOUNDARY MARKERS SHOWN ON THIS SUBDIVISION PLAN CONFORM WITH THE RECORDS OF MONTGOMERY COUNTY, MARYLAND AND ALL OTHER AGENCIES WITH SECTION 50-24(c) OF THE MONTGOMERY COUNTY CODE.

DATE: 01/09/2012 BY: [Signature]

DATE: 1/17/12 BY: George H. Monticolas WITNESS

DATE: 1/13/12 BY: Charles Skandalis WITNESS

PARCELS D & E and LOTS 12 thru 25 QUINCE TRACE

A RESUBDIVISION OF PART OF PARCEL QUINCE ORCHARD DARNESTOWN ELECTION DISTRICT No. 6 MONTGOMERY COUNTY, MARYLAND

SITE SOLUTIONS, INC.

20410 Observation Drive, Suite 205
 Germantown, Maryland 20876-4009
 (301) 540-2001 Fax (301) 540-7991

Engineering Landscape Architecture Surveying

PLAT TWO JANUARY 2012

PLAT NO. _____ SCALE: 1" = 30'

RECORDED _____ PLAT NO. _____

DATE _____ DIRECTOR _____

Approved _____ ASST. SECRETARY-TREASURER _____

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

Approved _____ DATE _____

Montgomery County, Maryland
 Department of Permitting Services

Approved _____ DATE _____

CHAIRMAN _____ ASST. SECRETARY-TREASURER _____

M-N.C.P.& P.C. Record File No.:

NO	RADIUS	ARC	DELTA	TANGENT	CHORD	BEARING	CHORD
1	326.67'	17.52'	03° 04' 22"	8.76'	N 49° 48' 05" W	17.52'	

PLAT TOTALS
NUMBER OF LOTS/PARCELS 14/2
AREA OF LOTS & PARCELS 1.97975 Ac.
AREA OF STREET DEDICATION 0.00000 Ac.
TOTAL AREA THIS PLAT 1.97975 Ac.

PLAT NO.



VICINITY MAP 1"=2000'

OWNER'S CERTIFICATE

WE, THE FIRST UNITED PENTECOSTAL CHURCH OF ROCKVILLE, MD, INC. (THE CHURCH), AS THE OWNER OF THE PROPERTY DESCRIBED HEREIN, HEREBY CERTIFY THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE MONTGOMERY COUNTY ZONING AND SUBDIVISION LAWS AND REGULATIONS...

Witnessed by Pastor Ronald E. Libby, Senior Pastor of the First United Pentecostal Church of Rockville, MD, Inc. on 1/13/12.

Witnessed by George H. Whittaker, Trustee of the First United Pentecostal Church of Rockville, MD, Inc. on 1/17/12.

Witnessed by Charles Skomkals, Surveyor on 1/17/12.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE PLAN SHOWN HEREON IS CORRECT. THAT IT IS A SUBDIVISION OF THE LAND DESCRIBED IN THE FOLLOWING THREE (3) CONVEYANCES...

DATE: 01/17/2012

DATE: 01/17/2012

DATE: 01/17/2012

SUBDIVISION RECORD PLAT

PARCELS F & G and LOTS 26 thru 45

QUINCE TRACE

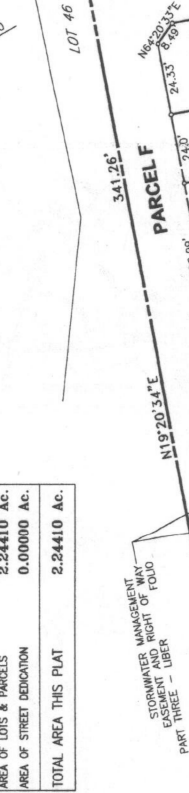
A RESUBDIVISION OF PART OF PARCEL "F" - QUINCE ORCHARD AND PART OF LOT 47, BLOCK N 157, QUINCE ORCHARD, KNOXES DARNESTOWN ELECTION DISTRICT NO. 6

MONTGOMERY COUNTY, MARYLAND

SITE SOLUTIONS, INC. 20410 Observation Drive, Suite 205 Germantown, Maryland 20878-4009 (301) 540-2001 Fax (301) 540-7991

PLANNING ENGINEERING LANDSCAPE ARCHITECTURE SURVEYING

Table with 2 columns: NUMBER OF LOTS/PARCELS, AREA OF LOTS & PARCELS, AREA OF STREET DEDICATION, TOTAL AREA THIS PLAT.



PARCEL F COMMON ACCESS EASEMENT 14,505 Sq. Ft. or 0.33300 AC.

PARCEL "F" QUINCE ORCHARD PLAT BOOK 157 PLAT 17797

PARCEL F LOT 30 2,656 Sq. Ft.

PARCEL F LOT 29 2,021 Sq. Ft.

PARCEL F LOT 28 1,632 Sq. Ft.

PARCEL F LOT 27 1,848 Sq. Ft.

PARCEL F LOT 26 2,431 Sq. Ft.

PARCEL F LOT 25 2,457 Sq. Ft.

PARCEL F LOT 31 1,984 Sq. Ft.

PARCEL F LOT 32 1,984 Sq. Ft.

PARCEL F LOT 33 1,984 Sq. Ft.

PARCEL F LOT 34 1,984 Sq. Ft.

PARCEL F LOT 35 1,984 Sq. Ft.

PARCEL F LOT 36 1,984 Sq. Ft.

PARCEL F LOT 37 1,984 Sq. Ft.

PARCEL F LOT 38 2,489 Sq. Ft.

PARCEL F LOT 39 2,507 Sq. Ft.

PARCEL F LOT 40 2,008 Sq. Ft.

PARCEL F LOT 41 2,008 Sq. Ft.

PARCEL F LOT 42 2,008 Sq. Ft.

PARCEL F LOT 43 2,008 Sq. Ft.

PARCEL F LOT 44 2,008 Sq. Ft.

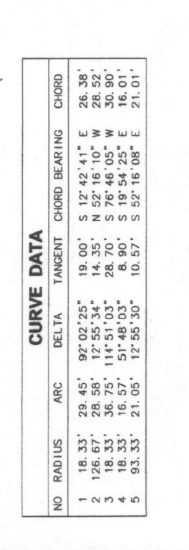
PARCEL F LOT 45 2,499 Sq. Ft.

PARCEL C

PARCEL B

PARCEL A

Table with 5 columns: NO, RADIUS, ARC, DELTA, TANGENT, CHORD BEARING, CHORD.



NOTES: PROPERTY IS ZONED RT-4. THIS PLAT IS LOCATED ON THE MONTGOMERY COUNTY ZONING AND SUBDIVISION LAWS AND REGULATIONS...

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY. PARCELS F AND G TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION...

PARCELS F AND G TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION. THESE ARE PRIVATE OPEN SPACE AREAS LOCATED ON PARCELS F AND G...

THIS PLAT IS SUBJECT TO A COVENANT FOR MAINTENANCE SPACES RECORDED REDEEMER 5, 2011 IN LIBER 4777 AT MONTGOMERY COUNTY, MARYLAND...

PARCELS F AND G ARE SUBJECT TO A COMMON OPEN SPACE COVENANT WITH THE MARYLAND-NATIONAL CAPITAL PARK AND PLAZA AUTHORITY...

THIS PLAT CONFORMS WITH THE REQUIREMENTS OF CHAPTER 22-A OF THE MONTGOMERY COUNTY CODE REGARDING SUBDIVISION RECORD PLAT...

THE COORDINATES SHOWN ON THIS PLAT ARE IN THE NAD 83 DATUM. THE SUBDIVISION RECORD PLAT IS NOT TO BE USED FOR ANY OTHER PURPOSE...

THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY AFFECTING INTEREST OR ENCUMBRANCE. THE PROPERTY OWNER IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE PLAT...

APPROVED: DATE: DIRECTOR

APPROVED: DATE: ASST. SECRETARY-TREASURER

APPROVED: DATE: CHAIRMAN

APPROVED: DATE: W-N.C.P. & P.C. Record File No.:

RECORDED PLAT NO. 90 0 30 60 90 GRAPHIC SCALE: 1" = 30'

PLAT THREE JANUARY 2012

RECORD PLAT REVIEW SHEET

Plat Name: Quince Trace Plat Number: 220111250-1270
 Plan Name: Quince Trace Plan Number: 170070270
 Plat Submission Date: 5-12-2011
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: M. Bramstein Checked: SJS Date 7-1-2011

Background Review:

Signed Preliminary Plan - Date 11/9/07 Checked: Initial SJS Date 7-1-2011
 Planning Board Resolution No. 07-71 Resolution Mailing Date 6/28/07
 Site Plan Required? Yes No Verified By: SJS (initial)
 Site Plan Name: Quince Trace Site Plan Number: 82007008A
 Site Plan Signature Set - Date 11-1-2011 Checked: Initial SJS Date 11-17-2011
 Planning Board Resolution No. 07-128
 Site Plan Reviewer Check: Initial _____ Date _____

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths Easements Open Space OK
 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	<u>5/13/11</u>	<u>5/27/11</u>	<u>6-2-11</u>	<u>OK - Check Lot #s</u>
Research	Bobby Fleury			<u>5-18-11</u>	<u>OK</u>
SHA	Corren Giles				
PEPCO	<u>K. Schumaker</u>			<u>5-19-11</u>	<u>See Markup - Utilities</u> <input checked="" type="checkbox"/>
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SJS Date 11-17-2011
 Final Mylar & DXF/DWG Received: Initial SJS Date 1-18-2012
 Final Mylar Review Complete: Initial SJS Date 1/19/12

Board Approval of Plat:

Plat Agenda: Initial SJS Date 2-9-12
 Planning Board Approval: _____
 Chairman's Signature: _____

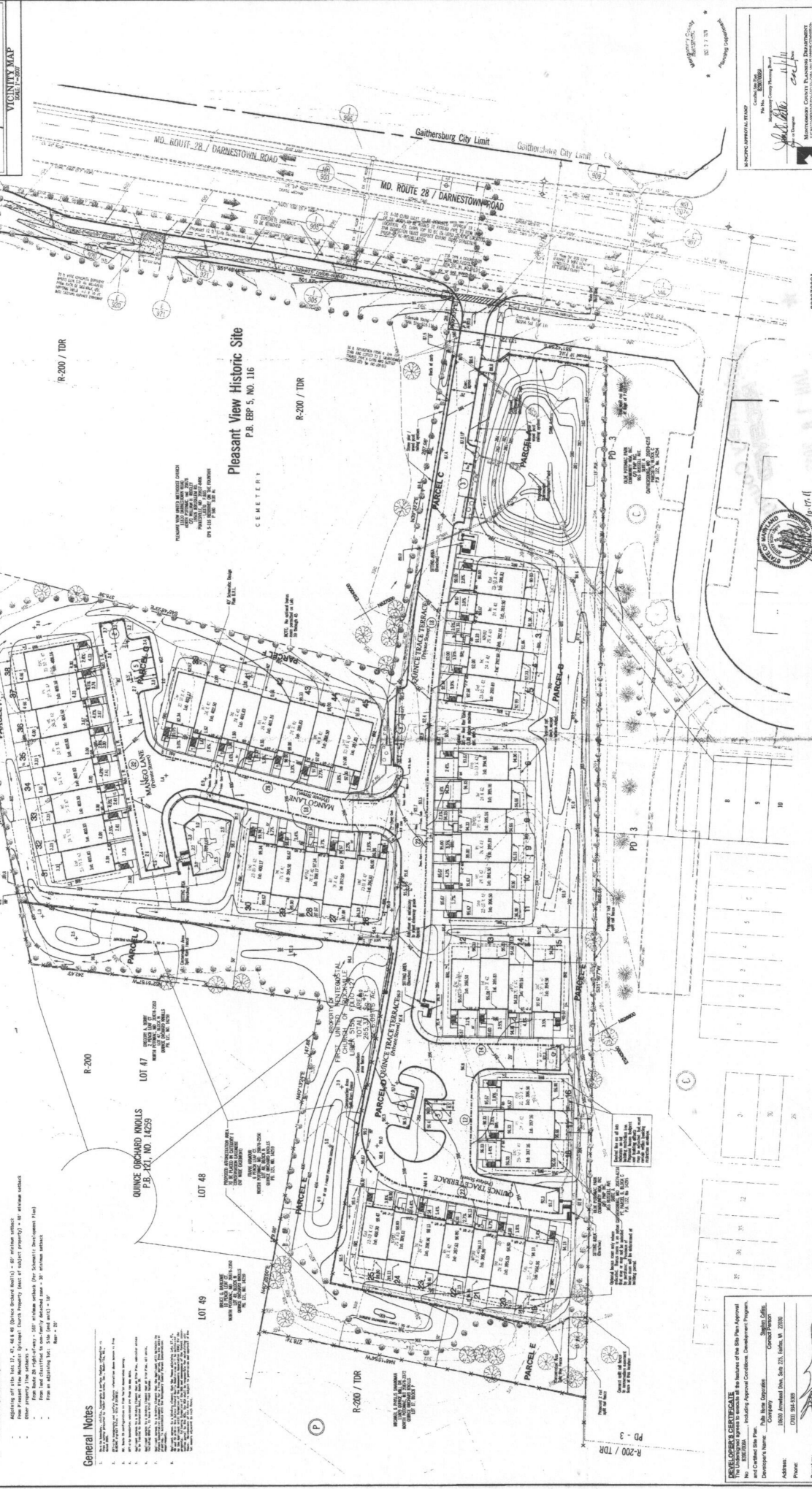
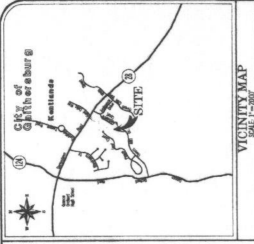
MCDPS Approval of Plat:

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. _____



DEVELOPMENT STANDARDS

STANDARD	REQUIREMENT / COMMENTS	REMARKS
1. Tract Area	6.00 Acres	
2. Total Lot Area	25,000 sq. ft.	6.00 Acres
3. Number of Units	45	
4. Type of Units	Single-Family	
5. Minimum Lot Area	800 sq. ft.	
6. Minimum Lot Width	30 ft.	
7. Minimum Front Setback	10 ft.	
8. Minimum Side Setback	5 ft.	
9. Minimum Rear Setback	5 ft.	
10. Maximum Height	35 ft.	
11. Maximum Floor Area Ratio (FAR)	0.35	
12. Maximum Density	1.5 units per acre	

SITE DATA

1. Existing Tract Area: 6.00 Acres
2. Existing Zoning: R-200 / TDR
3. Proposed Zoning: R-200 / TDR
4. Number of Units: 45
5. Type of Units: Single-Family
6. Minimum Lot Area: 800 sq. ft.
7. Minimum Lot Width: 30 ft.
8. Minimum Front Setback: 10 ft.
9. Minimum Side Setback: 5 ft.
10. Minimum Rear Setback: 5 ft.
11. Maximum Height: 35 ft.
12. Maximum Floor Area Ratio (FAR): 0.35
13. Maximum Density: 1.5 units per acre

General Notes

1. All dimensions are in feet and inches.
2. All setbacks are measured from the exterior face of the foundation.
3. All easements are shown in red.
4. All utility lines are shown in blue.
5. All existing structures are shown in grey.
6. All proposed structures are shown in black.
7. All proposed parking spaces are shown in white.
8. All proposed streets are shown in black.
9. All proposed landscaping is shown in green.
10. All proposed lighting is shown in yellow.
11. All proposed signage is shown in red.
12. All proposed fencing is shown in black.
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82007008A

CERTIFIED SITE PLAN AMENDMENT

QUINCE TRACE

1800 DARNESTOWN ROAD, NORTH POTOMAC, MARYLAND COUNTY, MARYLAND, 20838

JANUARY 11, 2011

1" = 30'

1 of 1

SHEET 3

1778 E.

CONTRACT PURCHASER:

PULTE HOME CORPORATION

10000 ARROWHEAD DRIVE

FANESVILLE, VA 22039

TEL: 703-534-3300

FAX: 703-534-3300

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