

Plat Name: Travilah
Plat #: 220121500

Location: Located on the south side Travilah Road, at the intersection of River Road (MD190) and Goldsboro Road (MD614).

Master Plan: Potomac Subregion

Plat Details: RE-2 zone; 1 lot
Community Water, Community Sewer

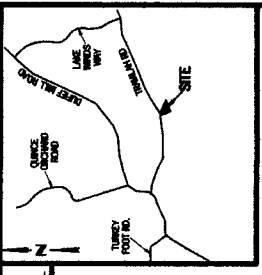
Applicant: Frank Yu

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A (a)(9)** of the Subdivision Regulations, which states:

Parcels that satisfy Section 59-B-8.1 of Chapter 59 may be platted under the minor subdivision procedure if:

- (A) Any required street dedications along the frontage of the proposed lots is shown on the record plat.
- (B) There is adequate sewerage and water service to the property, which may be either public service or approved private septic system/private well.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(9) and supports this minor subdivision record plat.



VICINITY MAP
NOT TO SCALE

PLAT NO.

NOTES

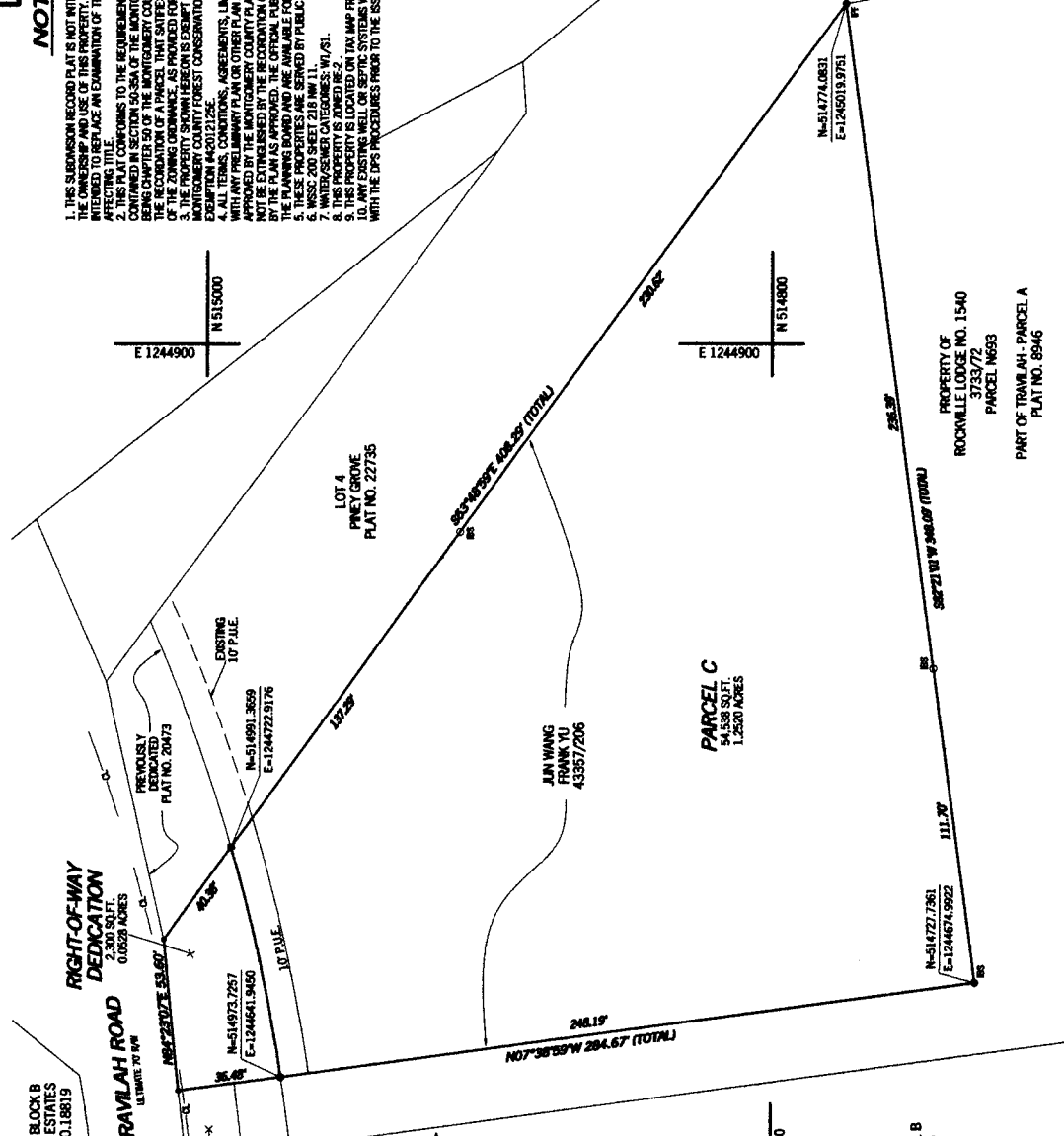
1. THIS SUBMISSION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBMISSION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
2. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBMISSION APPROVALS AS SET FORTH IN SECTION 50-3-201 OF THE MONTGOMERY COUNTY ZONING ORDINANCE, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE. THIS PLAT MAINTAINS THE RECORDATION OF A PARCEL THAT SATISFIES THE REQUIREMENTS OF SECTION 50-3-201.1 OF THE ZONING ORDINANCE, AS PROVIDED FOR IN SECTION 50-3-201.1.
3. THE PROPERTY SHOWN HEREON IS EXEMPT FROM THE REQUIREMENTS OF CHAPTER 22A OF THE MONTGOMERY COUNTY ZONING ORDINANCE, BEING SECTION 22A-01 OF THE MONTGOMERY COUNTY CODE.
4. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND BE ENFORCED AS PART OF THIS PLAT. THESE TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
5. THESE PROPERTIES ARE SERVED BY PUBLIC WATER AND SEWER SYSTEMS.
6. MANSD 200 SHEET 218 NW 11.
7. MANSD 200 SHEET 218 NW 11.
8. THIS PROPERTY IS LOCATED ON TAX MAP PR12.
9. ANY EXISTING WELL OR SEPTIC SYSTEMS WILL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE DPS PROCEDURES PRIOR TO THE ISSUANCE OF ANY NEW DEMOLITION OR BUILDING PERMIT.

OWNER'S CERTIFICATE

WE, JUN WANG AND FRANK YU, OWNERS OF THE PROPERTY SHOWN HEREON AND DECORATED IN THE SURVEYORS CERTIFICATE, HEREBY ADOPT THIS PLAN OF SUBMISSION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE THE STREETS OR STRIPS OF SUBDIVISION TO PUBLIC USE, GRANT A PUBLIC UTILITY EASEMENT, AS SHOWN HEREON AND DESCRIBED AS FOLLOWS: TO THE PARTS LISTED AND WITH THE TERMS AND PROVISIONS BEING SET FORTH IN THAT CERTAIN RECORDS OF MONTGOMERY COUNTY, MARYLAND AND IN LATER SEEN, AT THE PLACE WHERE SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN, BY THIS REFERENCE, WE CERTIFY THAT A LICENSED LAND SURVEYOR WILL BE ENGAGED TO SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 50-3-403 OF THE MONTGOMERY COUNTY CODE.

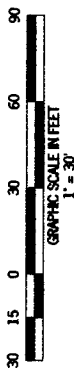
THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED AND THE PARTIES OF INTEREST THEREIN HAVE BELOW INDICATED THEIR ASSENT.

WITNESS: JUN WANG DATE: _____
 WITNESS: FRANK YU DATE: _____
 WITNESS: SUN TRUST MORTGAGE, INC. DATE: _____



SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS A SUBMISSION OF ALL OF THE PROPERTY ACQUIRED BY JUN WANG AND FRANK YU FROM ROCKNEY V. ANDERSON BY A DEED DATED DECEMBER 19, 2011 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND UNDER 43557 AT FOLD 206; FURTHER CERTIFY THAT IF ENGAGED, I WILL SET ALL CORNER MARKERS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MONTGOMERY COUNTY ZONING REGULATIONS OF MONTGOMERY COUNTY, MARYLAND. THE TOTAL AREA INDICATED ON THIS PLAT IS 56,838 S.F. OR 1.3048 ACRES, OF WHICH 2,300 S.F. OR 0.0528 ACRES IS DEDICATED TO PUBLIC USE.



PLAT TABULATION

PARCEL C	54,538 S.F.	1.2520 AC.
DEDICATION	2,300 S.F.	0.0528 AC.
TOTAL	56,838 S.F.	1.3048 AC.

BS= IRON BARS SET
 PP= IRON PIPE FOUND

DAVID M. MILLER
 PROFESSIONAL LAND SURVEYOR #21427
 LICENSE EXP. 12/28/12

DATE: _____

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY

RECORDED: _____
 APPROVED: _____ DATE: _____
 DIRECTOR

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

CHAIRMAN _____ ASST. SECRETARY/TREASURER _____

M.A.C.P. & P.C. RECORD FILE NO. _____



POINT TO POINT LAND SURVEYORS
 305 S. Main Street, Lower Level
 Mount Airy, MD 21771
 (p) 301-703-8319 (f) 301-703-8324
 (w) pointtopointsurvey.com

SUBMISSION RECORD PLAT
 TRAVLAH PARCEL C
 ROCKVILLE - 6TH DISTRICT
 MONTGOMERY COUNTY, MARYLAND

JANUARY 2012
 SCALE: 1"=30'

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Trevilch Plat Number: 220121500
 Plat Submission Date: 3/20/2012
 DRD Plat Reviewer: W. Mylar
 DRD Prelim Plan Reviewer: N/A

*For category of minor subdivision see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Name if applicable: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____

Lot # & Layout Lot Area Zoning Bearings & Distances Coordinates
 Plan # N/A Road/Alley Widths Easements Open Space N/A 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
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	4/11/12	4/13/12	3/20/12	Exemption Note
Research	Bobby Fleury	"	"	"	OK
SHA	Corren Gites	"	"	"	35' Dedication
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

resubmission area 3

Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>WM</u>	<u>6/7/12</u>
Final Mylar & DXF/DWG Received:	<u>WM</u>	<u>8/14/12</u>
Final Mylar Review Complete:	<u>WM</u>	<u>8/24/12</u>

Board Approval of Plat:

Plat Agenda:	<u>WM</u>	<u>9/12/12</u>
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 Green 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. _____

(8) *Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum*

- a) Number of Lots: _____
- b) Written MCDPS approval of proposed septic area: _____
- c) Required street dedication: _____
- d) Easement for balance of property noting density and TDRS: _____
- e) Average lot size of 5 acres: _____
- f) Forest Conservation requirements met: _____

(9) *Parcels satisfying the provisions of Section 59-B-8.1 of Zoning Ordinance*

- a) Any required street dedication: _____
- b) Adequate sewerage/water service to the property: yes
Public w/s

(10) *Combining an existing lot with adjoining property created by deed*

- a) Property is not located in an Agricultural Zone _____
- b) Partition of land is unable to be platted on its own _____
- c) Applicable conditions for existing lot remain in effect _____
- d) Required street dedication _____

(11) *Creation of Lot from part of a lot*

- a) Property contains legal one-family dwelling _____
- b) Subject property located in a one-family residential zone _____
- c) Conditions creating the original recorded lot remain _____