

RECORD PLAT REVIEW SHEET

Plan Name: Barnesville Road Plan Number: 1-06069
 Plat Name: Boyds Farm Estates Plat Number: 22006.071
 Plat Submission Date: 9/30/05
 DRD Plat Reviewer: Dolores Kinney
 DRD Prelim Plan Reviewer: Dolores Kinney

Initial DRD Review:

Signed Preliminary Plan – Date 9/22/05 Checked: Initial DK Date 10/7/05
 Planning Board Opinion – Date 7/27/05 Checked: Initial DK Date 10/7/05
 Site Plan Req'd for Development? Yes No ✓ Verified By: DK (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 ✓
 Non-standard BRLs ✓ Adjoining Land ✓ Vicinity Map ✓ Septic/Wells ✓
 TDR note ✓ 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>M. Pfaffner</u>	<u>10/10/05</u>	<u>10/24/05</u>	<u>10/24/05</u>	<u>No comments</u>
Research	<u>Bobby Fleury</u>			<u>10/11/05</u>	
SHA	<u>Doug Mills</u>				
PEPCO	<u>Jose Washington</u>				
Parks	<u>Doug Powell</u>				
DRD	<u>Steve Smith</u>			<u>10/8/05</u>	

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial DK Date 10/24/05
DK 10/24/05
DK 12/2/05

Board Approval of Plat:

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. _____



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Board Approval Date: June 16, 2005

Date Mailed: JUL 27 2005

Action: Approved Staff

Recommendation

**Motion of Commissioner Bryant,
seconded by Commissioner Perdue,
with a vote of 5-0;**

**Chairman Berlage and Commissioners
Bryant, Perdue, Wellington, and
Robinson voting in favor.**

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-05069

NAME OF PLAN: Barnesville Road

The date of this written opinion is JUL 27 2005 (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

INTRODUCTION

On 2/3/05, Wolf's Cow, LLC ("Applicant") submitted an application for the approval of a preliminary plan of subdivision of property in the RE-1 zone. The application proposed to create 1 lot on 5 acres of land located on the south side of Barnesville Road, approximately 2,000 feet west of the intersection with White Ground Road, in the Boyds Master Plan area ("Subject Property"). The application was designated Preliminary Plan 1-05069 ("Preliminary Plan"). On 6/16/05, the Preliminary Plan was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Planning Board heard testimony and received evidence submitted in the record on the application.

The record for this application ("Record") closed at the conclusion of the public hearing, upon the taking of an action by the Planning Board. The Record includes: the information on the Preliminary Plan Application Form; the Planning Board staff-generated minutes of the Subdivision Review Committee meeting(s) on the application; all correspondence and any other written or graphic information concerning the application received by the Planning Board or its staff following submission of the application and prior to the Board's action at the conclusion of the public hearing, from the Applicant, public agencies, and private individuals or entities; all correspondence and any other written or graphic information issued by Planning Board staff concerning the application; all evidence, including written and oral testimony and any graphic exhibits, presented to the Planning Board at the public hearing.

SITE DESCRIPTION

The Subject Property, Parcel 899, is located on the south side of Barnesville Road, approximately 2,000 feet west of the intersection with White Ground Road and also approximately 1,800 feet west of the Boyds MARC Station (Attachment A). It is zoned RE-1 and contains 5 acres.

PROJECT DESCRIPTION

This is a preliminary plan of subdivision to create one (1) lot and one (1) outlot. The Subject Property will be served by private well and standard private septic. Access to the proposed lots will be directly from Barnesville Road.

MASTER PLAN COMPLIANCE

The Boyds Master Plan does not specifically identify the Subject Property for discussion but does give general guidance and recommendations to maintain the rural residential character. Staff's review of the Preliminary Plan found that the plan conforms to the recommendations of the Boyds Master Plan. The proposed Preliminary Plan is consistent with the master plan goal to maintain the area's rural residential character.

STAFF RECOMMENDATION

Staff's review of the Preliminary Plan found that the plan conforms to the recommendations of the Boyds Master Plan. Staff also found that the proposed Preliminary Plan complies with Chapter 50 of the Montgomery County Code, Subdivision Regulations, in that public facilities, including private water and septic facilities, will be adequate to support and service the area of the proposed subdivision. Staff further found that the size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision. Staff concluded that the Preliminary Plan conforms to the Boyds Master Plan and meets all necessary requirements of the Subdivision Regulations. As such, Staff recommended approval of the Preliminary Plan.

PLANNING BOARD HEARING

At the Planning Board hearing, the Applicant was represented by its engineer who testified that the Applicant had no objections to the Staff's recommendations. No other speakers testified at the hearing.

FINDINGS

Having given full consideration to the recommendations of its Staff; the recommendations of the applicable public agencies¹; the Applicant's position; and other evidence contained in the Record, which is hereby incorporated in its entirety into this Opinion, the Montgomery County Planning Board finds that, with the conditions of approval:

- a) Preliminary Plan No. 1-05069 substantially conforms to the Boyds Master Plan.
- b) Public facilities will be adequate to support and service the area of the proposed subdivision.
- c) The size, width, shape, and orientation of the proposed lot are appropriate for the location of the subdivision.
- d) The application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.
- e) The application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.
- f) The Record of this application does not contain any contested issues; and, therefore, the Planning Board finds that any future objection, which may be raised concerning a substantive issue in this application, is waived.

¹ The application was referred to outside agencies for comment and review, including the Washington Suburban Sanitary Commission, the Department of Public Works and Transportation, the Department of Permitting Services and the various public utilities. All of these agencies recommended approval of the application.

CONDITIONS OF APPROVAL

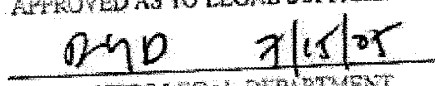
Finding Preliminary Plan No. 1-05069 in accordance with the purposes and all applicable regulations of Montgomery County Code Chapter 50, the Planning Board approves Preliminary Plan No. 1-05069, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to one (1) lot and one (1) outlot.
- 2) Compliance with the conditions of approval for the preliminary forest conservation plan. The Applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
- 3) Record plat to reflect a Category I easement over all onsite afforestation areas.
- 4) Applicant to construct a split rail fence to protect and delineate the planting areas.
- 5) Compliance with conditions of MCDPWT letter dated, June 6, 2005 unless otherwise amended.
- 6) Access and improvements as required to be approved by MDSHA prior to issuance of access permits.
- 7) The Applicant shall dedicate all road rights-of-way shown on the approved preliminary plan to the full width mandated by the Master Plan unless otherwise designated on the preliminary plan.
- 8) Record plat to reflect common ingress/egress and utility easements over all shared driveways.
- 9) Compliance with the conditions of the MCDPS stormwater management approval dated February 22, 2005.
- 10) Compliance with conditions of the MCDPS (Health Dept.) septic approval.
- 11) Other necessary easements.

This Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed.

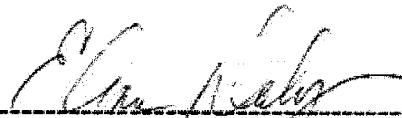
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[CERTIFICATION OF BOARD VOTE ADOPTING OPINION ON FOLLOWING PAGE]

APPROVED AS TO LEGAL SUFFICIENCY

M-NCPPC LEGAL DEPARTMENT

CERTIFICATION OF BOARD ADOPTION OF OPINION

At its regular meeting, held on **Thursday, July 21, 2005**, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, on a motion of Commissioner Bryant, seconded by Commissioner Robinson, with Chairman Berlage and Commissioner Wellington absent, unanimously voted to **ADOPT** the above Opinion which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for **Preliminary Plan 1-05069, Barnesville Road**.



Certification As To Vote of Adoption
E. Ann Daly, Technical Writer

The following record plat is recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plans and site plans if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code.

PLAT NO. 220060870

The John Hopkins University Belward Research Campus
In the northeast quadrant of Muddy Branch Road and Darnestown Road
R&D Zone, 1 Lot
Community Water, Community Sewer
Master Plan Area: Gaithersburg and Vicinity
Johns Hopkins University, Applicant

The record plat has been reviewed by MNCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 119961100 formerly 1-96110, 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 preliminary plan.

RECORD PLAT REVIEW SHEET

Plan Name: The Johns Hopkins Belward Plan Number: 1-96110
 Plat Name: The Johns Hopkins Univ Belward Plat Number: 220060870
 Plat Submission Date: Research Campus 2-06087
 DRD Plat Reviewer: TA
 DRD Prelim Plan Reviewer: _____ ?

Initial DRD Review:

#7 Signed Preliminary Plan - Date 3/11/97 ^{1 96110} Checked: Initial CAC Date 11/17/05
 Planning Board Opinion - Date 11/7/96 Checked: Initial TA Date 11/7/05
 Site Plan Req'd for Development? Yes _____ No Verified By: CAC (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 CAC Lot Area CAC Zoning CAC Bearings & Distances CAC
 Coordinates CAC Plan # CAC Road/Alley Widths CAC Easements CAC Open Space na
 Non-standard BRLs na Adjoining Land CAC Vicinity Map CAC Septic/Wells na
 TDR note na Child Lot note na Surveyor Cert CAC Owner Cert CAC Tax Map CAC

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	M. PFEFFERLE	10/29/05	11/8/05	10/27/05	Need FCE Shown
Research	Bobby Fleury			10/27/05	Need corner coordinates
SHA	Doug Mills			11/2/05	to whom DEDICATION MADE TO
PEPCO	Jose Washington				
Parks	Doug Powell				
DRD	Steve Smith			10/31/05	Add Notes + correct plat #

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial CAC Date 11/17/05
CAC 11/17/05
TA 12/7/05

Board Approval of Plat:

Plat Agenda: _____
 Planning Board Approval: _____
 Chairman's Signature: _____

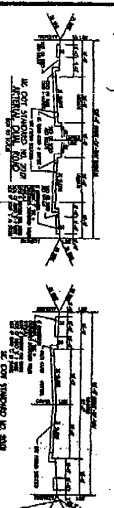
DPS Approval of Plat:

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. _____



PLAN SCALE: 1" = 40'

DATE: 11/15/67

PROJECT: THE JOHNS HOPKINS BELWARD RESEARCH CAMPUS

DESIGNER: OVE-1 ENGINEERING CORPORATION

SCALE: 1" = 40'

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DATE: 11/15/67

PROJECT: THE JOHNS HOPKINS BELWARD RESEARCH CAMPUS

DARKESTOWN ROAD
MARKLAND ROUTE 28
1/4 MI

THE JOHNS HOPKINS BELWARD RESEARCH CAMPUS

PRELIMINARY PLAN OF SUBDIVISION

DATE: 11/15/67

DESIGNER: OVE-1 ENGINEERING CORPORATION

SCALE: 1" = 40'

DATE: 11/15/67

PROJECT: THE JOHNS HOPKINS BELWARD RESEARCH CAMPUS

DESIGNER: OVE-1 ENGINEERING CORPORATION

SCALE: 1" = 40'

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DESIGNER: OVE-1 ENGINEERING CORPORATION

SCALE: 1" = 40'

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN OF SUBDIVISION	11/15/67	OVE-1
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		
6	REVISION		
7	REVISION		
8	REVISION		
9	REVISION		
10	REVISION		

- GENERAL NOTES**
1. THIS PLAN IS FOR THE BELWARD RESEARCH CAMPUS AT THE JOHNS HOPKINS UNIVERSITY, BELWARD CAMPUS, BALTIMORE, MARYLAND.
 2. THE TOTAL AREA OF THE BELWARD RESEARCH CAMPUS IS 100 ACRES.
 3. THE BELWARD RESEARCH CAMPUS IS DIVIDED INTO 100 LOTS.
 4. THE BELWARD RESEARCH CAMPUS IS BOUND BY DARKESTOWN ROAD TO THE NORTH, MARKLAND ROUTE 28 TO THE WEST, AND GATHERSBURG ROAD TO THE EAST.
 5. THE BELWARD RESEARCH CAMPUS IS BOUND BY WEST AVENUE TO THE SOUTH.
 6. THE BELWARD RESEARCH CAMPUS IS BOUND BY THE JOHNS HOPKINS UNIVERSITY CAMPUS TO THE NORTHWEST.
 7. THE BELWARD RESEARCH CAMPUS IS BOUND BY THE JOHNS HOPKINS UNIVERSITY CAMPUS TO THE SOUTHWEST.
 8. THE BELWARD RESEARCH CAMPUS IS BOUND BY THE JOHNS HOPKINS UNIVERSITY CAMPUS TO THE SOUTHEAST.
 9. THE BELWARD RESEARCH CAMPUS IS BOUND BY THE JOHNS HOPKINS UNIVERSITY CAMPUS TO THE NORTH.
 10. THE BELWARD RESEARCH CAMPUS IS BOUND BY THE JOHNS HOPKINS UNIVERSITY CAMPUS TO THE WEST.

UNAPPORTIONED CORNER
1" = 40'

