MEMORANDUM

DATE: March 25, 2006

TO: Montgomery County Planning Board

FROM: Catherine Conlon, Supervisor
Development Review Division
(301) 495-4542

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board Agenda for May 11, 2006

The following record plats are 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. Attached are specific recommendations and copies of plat drawings for the record plats. Two of the plats depict creation of lots through the minor subdivision process. The other two plats are associated with Preliminary Plan approvals and the approved plans are attached.
PLAT NO. 220061490

Clubbs Farm
Located on the northwest quadrant of Darnestown-Germantown Road (MD 118) and Darnestown Road (MD 28)
RC Zone, 3 Lots
Private Well, Private Septic
Master Plan Area: Potomac
Black Rock Development, Applicant

The record plats have been reviewed by MNCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 120050930, formerly 1-05093, 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: Chubb's Farm  Plan Number: 120050930
Plat Name: Chubb's Farm  Plat Number: 206149
Plat Submission Date: 1/17/06
DRD Plat Reviewer: 
DRD Prelim Plan Reviewer: Dolores Kinney

Initial DRD Review:
Signed Preliminary Plan – Date 1/17/06  Checked: Initial  Date 3/25/06
Planning Board Opinion – Date 1/26/05  Checked: Initial  Date
Site Plan Req’d for Development? Yes  No  Verified By: (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 BRs  Adjacent Land  Vicinity Map  Septic/Wells
TDR note  Child Lot note  Surveyor Cert  Owner Cert  Tax Map

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Final DRD Review:
DRD Review Complete: Initial  Date 4/20/06
(All comments rec’d and incorporated into mark-up)
Engineer Notified (Pick up Mark-up): 4/20/06
Final Mylar w/Mark-up & PDF Rec’d:

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:
Public Hearing Date: September 15, 2005
Date Mailed: DEC 16 2005
Action: Approved Staff Recommendation
Motion of Commissioner Perdue, seconded by Commissioner Robinson, with a vote of 5-0;
Chairman Berlage and Commissioners Perdue, Bryant, Wellington, and Robinson voting in favor

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 120050930
NAME OF PLAN: Clubbs Farm

The date of this written opinion is DEC 16 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 of Court – State).

On April 28, 2005, the applicant, William Magruder ("Applicant"), submitted an application for the approval of a preliminary plan of subdivision of property in the RC zone. The application proposed to create 3 lots on 19 acres of land located at the northwest quadrant of the intersection of Darnestown Road (MD 28) and Darnestown-Germantown Road (MD 118), in the Potomac master plan area ("Property or Subject Property"). The application was designated Preliminary Plan 120050930 (formerly 1-05093) ("Application" or "Preliminary Plan"). On September 15, 2005, the Preliminary Plan was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County 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, prior to the Board's action following the public hearing; 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 860, consists of 19 acres located at the northwest quadrant of the intersection of Darnestown Road (MD 28) and Darnestown-Germantown Road (MD 118). Currently vacant, the property is zoned RC.

PROJECT DESCRIPTION:

Application for a preliminary plan of subdivision to create three (3) lots for the construction of three (3) one-family detached dwelling units. The proposed lots will be served by private well and standard private septic. Access to the proposed lots will be via a shared private driveway. The Property will be subject to forest conservation requirements.

BACKGROUND

Master Plan Compliance

The Potomac Master Plan does not specifically identify the Subject Property for discussion but does give general guidance and recommendations to retain and reconfim the existing zoning for all developed, underdeveloped, and undeveloped land in the subregion except those specifically recommended for change. The Subject Property was not recommended for change.

Issues

The record includes correspondence from neighboring citizens. One letter, dated February 25, 2005, had been submitted by certain adjoining property owners to the Development Review Division and the Montgomery County Department of Permitting Services ("DPS") as a part of a pre-application review\(^1\) of the subject

\(^1\) Prior to submission of the instant preliminary plan application, and pursuant to Montgomery County Code § 50-33, the Applicant had submitted a pre-application plan for review and comment by Planning Staff and the subdivision review committee. The application, captioned as Pre-Preliminary Plan No. 7-05036
proposal. That letter expressed concern regarding the pre-preliminary plan, including the adequacy of stormwater management, topography, drainage, location and adequacy of the septic field, and house site location. The record includes a letter from Planning Board Staff to the senders addressing the neighbors' concerns as follows:

1. Stormwater Management, Runoff, and Drainage Issues

Staff informed the Residents that Montgomery County Department of Permitting Services ("MCDPS") would complete review and approval of the stormwater management concept pursuant to Chapter 19 of the Montgomery County Code. Staff informed the residents that the MCDPS had proposed mitigation measures for stormwater runoff in its evaluation of the stormwater management concept, and that detailed review of the stormwater management computations would occur prior to the issuance of permits. Staff indicated that storm drainage for the Preliminary Plan was under review by the Department of Public Works and Transportation ("MCDPWT").

Staff further indicated that residents could communicate their concerns regarding the Preliminary Plan to Staff prior to the Board's public hearing on the Preliminary Plan; to DPWT during their review of storm drainage; and to the Board at the public hearing on the Preliminary Plan.

The Planning Board received no additional correspondence or public hearing testimony expressing concern over these aspects of the proposed development.

2. Topography

Staff informed the residents that in response to their concerns regarding the topographical data in the pre-preliminary plan, the Applicant's engineer would be providing an updated topographic map for review by the appropriate reviewing agency, as indicated in the engineer's letter to Staff, which is included in the record of the application.

The Planning Board received no additional correspondence or public hearing testimony expressing concern over these aspects of the proposed development.

sought input from staff concerning the layout of the proposed lots and the proposed common driveway.
3. Septic Field

Citing to a letter from the Applicant’s engineer, Staff informed the residents that the Applicant had relocated the proposed septic field on Proposed Lot 1 further from the residents’ properties, approximately 100 to 180 feet from adjacent properties, and at a higher elevation than that proposed in the pre-preliminary plan. Further, Staff communicated the favorable results of MCDPS review of the proposed septic and reserve drain fields.

The Planning Board received no additional correspondence or public hearing testimony expressing concern over these aspects of the proposed development.

4. Location of Proposed Development

Staff informed the residents that Proposed Lot 1 had been reconfigured to address the residents’ concerns regarding the location of Proposed Lot 1 in relation to the Subject Property. Staff further informed the residents that the proposed lots meet or exceed the requirements for lot size and setbacks in the RC zone. The Board notes that it is not within the authority of the Planning Board to regulate the size or location of homes through a preliminary plan of subdivision.

The Planning Board received no additional correspondence or public hearing testimony expressing concern over these aspects of the proposed development.

The relevant public agencies have reviewed the application and have recommended its approval.

A second letter was submitted by the owner of a lot confronting the Subject Property on the east side of Darnestown-Germantown Road (MD 118). Although that property owner expressed his support for the proposed subdivision, he noted his preference that the access point for the proposed common driveway be located to the northern end of the subdivision, as originally proposed in the pre-preliminary plan; and, he also expressed concern that the addition of the common driveway serving the three proposed lots would exacerbate the traffic congestion on MD 118.

In a responding letter, Staff explained that the proposed private driveway location complies with the sight distance requirements regulated by the State Highway Administration (SHA); and, as such, the location of the access is considered safe and adequate. Staff also noted that the Transportation Planning Division had reviewed the application and that only three weekday peak-hour trips would be generated from the proposed subdivision. Staff added that there existed capacity for additional trips on MD 118 and commented that the proposed development would have a minimal impact on existing traffic volumes.
PUBLIC HEARING TESTIMONY

Development Review Staff ("Staff") recommended approval of the Application in its memorandum dated September 9, 2005 ("Staff Report"). Staff testified at the public hearing, presenting its findings consistent with the Staff Report. Staff advised the Board that the Application as conditioned complies with subdivision regulations and recommended approval of the Preliminary Plan. Staff also brought to the attention of the Board an error in the Preliminary Plan Data Table and Checklist, which was attached to the Staff Report. Staff clarified that the zoning ordinance sets the maximum height for dwelling units in the RC Zone at 50 feet.

The Applicant appeared at the hearing represented by legal counsel and indicated its concurrence with the Staff recommendations. No other speakers testified at the public hearing.

FINDINGS

Having given full consideration to the recommendations of its Staff, which the Board hereby adopt and incorporate by reference; the recommendations of the applicable public agencies; 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:

a) The Preliminary Plan No. 120050930 (formerly 1-05093) substantially conforms to the Potomac Subregion 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 lots 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. This finding is subject to the applicable condition(s) of approval.

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2 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.
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 MCDPS that the Stormwater Management Concept Plan meets MCDPS' standards, as memorialized in the MCDPS letter dated June 3, 2005.

f) Any future objection concerning a substantive issue that was not raised prior to the closing of the Record is waived.

CONDITIONS OF APPROVAL

Finding Preliminary Plan No. 120050930 (formerly 1-05093) in accordance with the purposes and all applicable regulations of Montgomery County Code Chapter 50, the Planning Board approves Preliminary Plan No. 120050930 (formerly 1-05093), subject to the following conditions:

1) Approval under this preliminary plan is limited to three (3) lots.
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 areas of stream valley buffers and forest conservation.
5) Access and improvements as required to be approved by MDSHA prior to issuance of access permits.
6) 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.
7) Record plat to reflect common ingress/egress and utility easements over all shared driveways.
8) Compliance with the conditions of the MCDPS stormwater management approval dated June 2, 2005.
9) Compliance with conditions of the MCDPS (Health Dept.) septic approval dated (forthcoming).
10) 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.

[CERTIFICATION OF BOARD VOTE ADOPTING OPINION ON FOLLOWING PAGE]
CERTIFICATION OF BOARD VOTE ADOPTING OPINION

At its regular meeting, held on Thursday, December 15, 2005, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, by unanimous consent, ADOPTED 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 Clubbs Farm, Preliminary Plan No. 120050930. Commissioner Bryant was absent.

[Signature]
Certification As To Vote of Adoption
Technical Writer
PLAT NO. 220061820

Kenilworth
Located on the west side of Kensington Parkway, approximately 200 feet south of
Inverness Drive
R-90 Zone, 1 Lot
Community Water, Community Sewer
Master Plan Area: Bethesda-Chevy Chase
Miller & Smith, Applicant

The record plats have been reviewed by MNCPPC staff and other applicable agencies as
documented on the attached Plat Review Checklist. Staff has determined that the plats
comply with Preliminary Plan No. 120051110, formerly 1-05111, 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:** Kenilworth  
**Plat Name:** Kenilworth  
**Plat Submission Date:** 3/18/06  
**DRD Plat Reviewer:** Debra O. Inman

### Initial DRD Review:
- **Signed Preliminary Plan – Date:** 3/14/06  
- **Planning Board Opinion – Date:** 2/17/06  
- **Site Plan Req’d for Development?** Yes  
- **Site Plan Name:** None  
- **Planning Board Opinion – Date:**  
- **Site Plan Signature Set – Date:**  
- **Site Plan Reviewer Plat Approval:** Checked: Initial  

#### 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  
- Surveyor Cert  
- Owner Cert  
- Tax Map

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- **DRD Review Complete:** Initial TA Date 4/16/06
- **Engineer Notified (Pick up Mark-up):** Initial TA Date 4/16/06
- **Final Mylar w/Mark-up & PDF Rec’d:** Initial TA Date 4/19/06

### Board Approval of Plat:
- **Plat Agenda:** Initial TA Date 5/11/06
- **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 Recorrdation:** No.

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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-953-4500, www.mncppc.org

Board Approval Date: Oct. 10, 2005
Date Mailed: FEB 16 2006

Action: Approved Staff Recommendation.
Motion of Commissioner Robinson, seconded by Commissioner Perdue, with a vote of 4-0; Chairman Berlage and Commissioners Perdue, Robinson and Wellington voting in favor. Commissioner Bryant absent.

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 12004105A (formerly 1-04105A)
NAME OF PLAN: Roberts Landing

The date of this written opinion is FEB 16 2006 (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 of Court - State).

On 6/17/05, Classic Community Development Corporation ("Applicant") submitted an application for the approval of a preliminary plan of subdivision of property in the R-200 zone. The application proposed to create 7 lots on 78.47 acres of land located on the north side of Turkey Foot Road approximately 125 feet west of Jones Lane, in the Potomac master plan area. The application was designated Preliminary Plan 12004105A (formerly 1-04105A). On 10/10/05, Preliminary Plan 1-04105A was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application.

FEB 20 2006
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, prior to the Board’s action following the public hearing; all evidence, including written and oral testimony and any graphic exhibits, presented to the Planning Board at the public hearing.

**PUBLIC HEARING TESTIMONY**

At the public hearing, Staff recommended approval of the application, including a waiver to permit a sidewalk on only one side of proposed public roads, subject to the revised conditions it issued subsequent to its memorandum dated 9/29/05 ("Staff Report"). The Applicant, represented by its engineer, concurred in the Staff recommendation.

The Board heard testimony from an adjacent property owner who expressed his concern that the Applicant’s project would restrict ingress/egress to his property. The adjacent property owner claimed that the Applicant’s development would render him landlocked, insofar as his only other means of achieving ingress/egress would involve access through an apparent stream valley buffer. Both Staff and the Applicant stated that they were previously unaware of the adjacent property owner’s concern, and further noted that the property owner has access to road frontage via an adjoining parcel in common ownership by the adjacent property owner. The Board also noted that the property in question does not abut the project before the Board at the instant public hearing, and as a result, the Board determined that they did not have authority to amend the instant application in any way to mitigate the situation.

No other testimony was received on the application and the record contains no correspondence or other evidence submitted in opposition to the application.

**FINDINGS**

Having given full consideration to the recommendations of its Staff; the recommendations of the applicable public agencies; the Applicant’s position; and other

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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.
evidence contained in the Record, which is hereby incorporated in its entirety into this Opinion, the Montgomery County Planning Board finds that:

a) The uncontested evidence of record demonstrates that Preliminary Plan No. 12004105A (formerly 1-04105A) substantially conforms to the Potomac master plan.

b) The uncontested evidence of record demonstrates that public facilities will be adequate to support and service the area of the proposed subdivision.

c) The preponderance of the evidence in the record demonstrates that the size, shape and orientation of the proposed lots are appropriate for the location of the subdivision. The uncontested evidence in the record demonstrates that the waiver of sidewalk along one side of public roads is appropriate.

d) The uncontested evidence of record demonstrates that the application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A. This finding is subject to the applicable condition(s) of approval.

e) The uncontested evidence of record demonstrates that 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) Aside from the access issue raised by the adjoining property owner, the Record of this application contains no other 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.

CONDITIONS OF APPROVAL

Finding Preliminary Plan No. 12004105A (formerly 1-04105A) in accordance with the purposes and all applicable regulations of Montgomery County Code Chapter 50, the Planning Board approves Preliminary Plan No. 12004105A (formerly 1-04105A), including a waiver pursuant to §50-26(h)(3) to permit sidewalk on only one side of proposed public roads (extension of Talley Lane, Pilots Landing Way and Navigators Way), and subject to the following conditions:

1) Approval under this preliminary plan amendment is limited to 7 additional dwelling units for a total of 33 dwelling units within the subdivision.
2) Compliance with conditions of MCDPS (Health Dept.) septic approval dated July 12, 2005.

3) Prior to any clearing and grading, applicant shall install tree protection or superfilt fence along the proposed limit of disturbance for Lots 30 and 31. The fencing shall be maintained during construction to ensure protection of trees.

4) Applicant to dedicate proposed Parcel E to M-NCPPC for stream valley parkland. Dedicated parkland to be transferred by time of record plat, free of trash and unnatural debris, and the boundaries and corners marked and identified to delineate between parkland and private property. Design and location of boundary markers and signs to be approved by M-NCPPC staff.

5) All other previous conditions included in Planning Board opinion dated February 24, 2005 remain in full force and effect.

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.

*[CERTIFICATION OF BOARD VOTE ADOPTING OPINION ON FOLLOWING PAGE]*
CERTIFICATION OF BOARD ADOPTION OF OPINION

At its regular meeting, held on Thursday, February 9, 2006, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, by unanimous consent ADOPTED 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 No. 1-2004105A (formerly 1-04105A), Roberts Landing. Commissioner Bryant abstained.

Certification As To Vote of Adoption
E. Ann Daly, Technical Writer
English Village-Bradley Hills
Located on the east side of Aberdeen Road, approximately 200 feet south of York Lane
R-90 Zone, 1Lot
Community Water, Community Sewer
Master Plan Area: Bethesda-Chevy Chase
Paul & Sheri Edenbaum, Applicant

Staff recommends approval of this minor subdivision plat pursuant to section **50-35A**
(a)(3) of the Subdivision Regulations, which states:

Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more
than one lot into a single lot is permitted under the minor subdivision procedure provided:

a. Any conditions applicable to the original subdivision remain in full force and
effect and the number of trips generated on the new lot do not exceed those
permitted for the original lots or as limited by an Adequate Public Facilities
agreement.
b. Any consolidation involving a part of a lot may occur under the minor
subdivision process if the part of a lot was created by deed recorded prior to
June 1, 1958

Staff applied the above-noted minor subdivision criteria for this lot (previously known as
part of lot 40 and part of lot 12) and concludes that the proposed minor subdivision
complies with the criteria of Section 50-35A (a)(3) of the subdivision regulations and
supports this minor subdivision record plat.
PLAT NO. 220061770

Ridgewood Village
Located on the south side of Greenvale Street, approximately 200 feet east of Western Avenue
R-60 Zone, 1 Lot
Community Water, Private Septic
Master Plan Area: Bethesda-Chevy Chase
David Noll & Diane Robertson, Applicant

Staff recommends approval of this minor subdivision plat pursuant to section 50-35A (a)(3) of the Subdivision Regulations, which states:

Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

c. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
d. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for this lot (previously known as lot 4 and part of lot 1 and 2) and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(3) of the subdivision regulations and supports this minor subdivision record plat.