

PLAT NO. 220061350

Allanwood

Located on Norbeck Road, approximately 150 feet northeast of Drury Road

R-200 Zone, 3 Lots

Community Water, Community Sewer

Master Plan Area: Olney

Alliance Norbeck, LLC, 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. 12002088, formerly 1-02088, 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.

This plat has been revised from its original submission. As a condition of approval of the preliminary plan, the final approved plan was to show an easement for future dedication to accommodate a future road to serve the subject property's 3 lots, and the adjacent property to the north at such a time as it was developed. Since the easement was to be shown on top of the approved lots, it would require re-platting of the lots when the easement was accepted for dedication by MCDPWT. This would be a burden placed on those future lot owners who would have to pay the fees to amend the plats.

Staff's proposal is to plat the area of future dedication as an outlot so that it could be conveyed to MCDPWT when needed as roadway. The outlot causes the lots to be exclusive of the dedication area and, therefore, not require re-platting. MCDPWT has agreed to this concept.

This is being brought to the Planning Board's attention since the outlot was not included in the Board's original approval. The outlot is not intended to be developable for a dwelling unit, only for future dedication. The outlot does not need to meet any specific dimensional and area requirements of the Zoning Ordinance but does need to be platted according to the Subdivision Regulations. The outlot appears in very much the same configuration as the original easement for future dedication. The end result of this proposal is identical to what would have occurred under the original easement for future dedication only that the future property owners would not need to pay the expenses for a new record plat.

RECORD PLAT REVIEW SHEET

Plan Name: Alanwood Subdivision Plan Number: 1-02088 / 20020880
 Plat Name: Alanwood Plat Number: 2-06135, 220061350
 Plat Submission Date: 12/20/05
 DRD Plat Reviewer: PWern
 DRD Prelim Plan Reviewer: R Wearn

Initial DRD Review:

Signed Preliminary Plan - Date 10/23/03 Checked: Initial RW Date 5/1/06
 Planning Board Opinion - Date 8/23/03 Checked: Initial RW Date 5/1/06
 Site Plan Req'd for Development? Yes No Verified By: TA (initial)
 Site Plan Name: N/A 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 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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>Candy Brown</u>	<u>12/27/05</u>	<u>1/13/06</u>	<u>1/11/06</u>	<u>Reforestation note</u>
Research	<u>Bobby Fleury</u>			<u>12/28/05</u>	<u>OK</u>
SHA	<u>Doug Mills</u>			<u>3/29/06</u>	<u>OK</u>
PEPCO	<u>Jose Washington</u>			<u>12/28/05</u>	<u>OK</u>
Parks	<u>Doug Powell</u>			<u>N/A</u>	<u>N/A</u>
DRD	<u>Steve Smith</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 RW Date 5/1/06
TA 4/25/06
TA 4/27/06

Board Approval of Plat:

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

TA 5/18/06
TA 5/18/06

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. _____

NOTES

- 1) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING THE DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE REFERRED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDING OF THIS PLAN UNLESS EXPRESSLY STATED OTHERWISE BY THE PLAN AS APPROVED. THE ORIGINAL PUBLIC FILES FOR THIS PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- 2) THE PROPERTY SHOWN HEREON IS TO BE SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
- 3) THE LAND HEREON IS ZONED R-20B.
- 4) THIS PLAN IS LIMITED TO THE USES AND CONDITIONS OF PRESENT ZONING LAWS.
- 5) THIS SUBDIVISION RECORDS PLAN IS NOT INTENDED TO SHOW EXISTING UTILITIES, THE OWNERSHIP AND USE. FOR EXISTING UTILITIES RESTRICTING THE CONVEYANCE AND USE OF THE PROPERTY, THE SUBDIVISION RECORDS PLAN IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DIRECT OR NOTE ALL MATTERS AFFECTING TITLE.
- 6) THE PROPERTY SHOWN HEREON IS CERTIFIED FOR TAXABLE USE AS PARCELS, NOT FOR MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEPARATE CONTROL PERMIT. A COPY OF THE APPROVED PLAN MAY BE VIEWED AT 8700 GEORGIA AVENUE, SILVER SPRING, MD.
- 7) ACCESS IS SHOWN TO NORBECK ROAD EXCEPT AT APPROVED LOCATIONS.
- 8) OUTLOT A, BROWN HEREON, IS FOR THE PURPOSE OF FUTURE DEDICATION TO MONTGOMERY COUNTY, AND THE ROAD THAT IS TO BE BUILT IN THE INDICATED AREA WILL BE FINANCED BY THE PROPERTY OWNERS OF THE LOTS SHOWN HEREON. ON APPROVAL BASIS AS DESCRIBED UNDER A GOVERNMENT WITH MONTGOMERY COUNTY. OUTLOT A WILL BE EXTINGUISHED THROUGH THE PLATTING OF THE OUTLOT WHEN THE FULL CUL-DE-SAC IS DEDICATED AS PART OF DEVELOPMENT ON ADJACENT LOTS OF MOYERS SUBDIVISION.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE BOUNDARY RESTRICTION LINES, INDICATE THE STREET TO PUBLIC USE, AND GRANT TO THE STATE HIGHWAY ADMINISTRATION, SLOPE EASEMENTS, TWENTY-FIVE (25) FEET WHEEL ADJACENT PARALLEL TO AND CONTIGUOUS TO THE DEDICATED SLOPE, SLOPE EASEMENTS SHALL BE ADJACENT TO THE DEDICATED SLOPE, AFTER ALL REQUIRED PUBLIC NOTICES AND ADJUTING THE ROAD HAS BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY.

WE HEREBY GRANT TO THOSE PARTIES LISTED IN THIS CERTAIN DECLARATION INCORPORATED IN LIBER 3004 AT PG 10-48 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, INCLUDING PUBLIC UTILITY EASEMENTS, DESIGNATED HEREON AS "P.U.I.E.", SUBJECT TO THE TERMS AND PROVISIONS FOR PUBLIC UTILITY EASEMENTS INDICATED WITH SAID DECLARATION.

WE HEREBY ESTABLISH EASEMENTS FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PRIVATE SANITARY SEWER HOUSE CONNECTION LINES AND PRIVATE WATER HOUSE CONNECTION LINES, RESPECTIVELY SHOWN HEREON AS "SAC" AND "WAC" EASEMENTS FOR THE USE OF THE INDICATED LOTS.

WE HEREBY ESTABLISH AN EASEMENT FOR FUTURE STREET DEDICATION WHICH COVERS ALL OF OUTLOT A HEREON.

WE HEREBY ESTABLISH AN EGRESS EASEMENT OVER OUTLOT A FOR THE USE OF THE LOTS HEREON, AND ALSO FOR THE USE OF ADJACENT LOT 2 OF MOYERS SUBDIVISION, PER PLAN NO. 4108.

AS CHANGES TO THIS SUBDIVISION BY THE SUCCESSORS AND ASSIGNS, SHALL CAUSE ANY PROPERTY OWNER HEREON TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 4-104(b) OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SLEETS, ACTIONS AT LAW, CLAIMS, LITIGATIONS OR TRUSTS ON THIS PROPERTY.

OWNER: *James R. Clayfield* DATE: *6-27-06*

WITNESS: *James R. Clayfield*

REGISTER: *James R. Clayfield, Jr.* OWNER: DATE: WITNESS:

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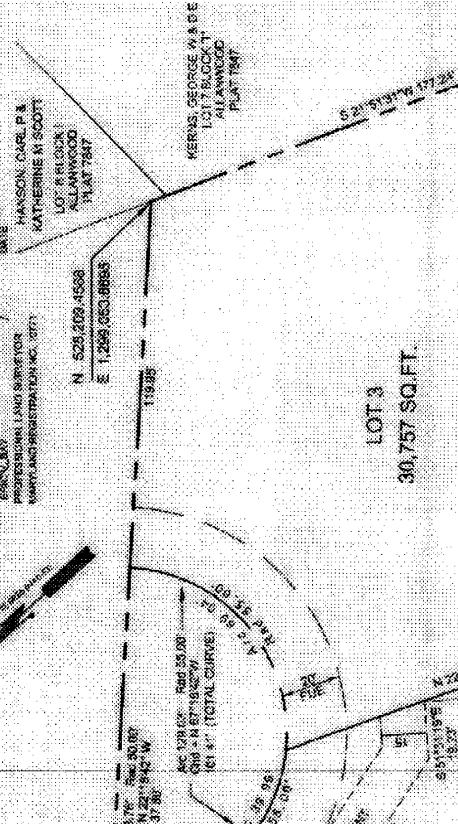
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CHAIRMAN		
ASST. SECRETARY TREASURER		
MONTGOMERY COUNTY PLANNING BOARD		
MONTGOMERY COUNTY MARYLAND DEPARTMENT OF PERMITTING SERVICES		
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PLAT NO.

AREA DEDICATED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION	ACRES
1. Cbk. S. 45° 27' 32" W.	11.96'
2. S. 45° 27' 32" W.	81.92'
3. N. 45° 37' 24" W.	25.33'
4. N. 45° 37' 24" W.	155.19'
5. R301° 15' 31" E.	266.12'
6. Cbk. N. 45° 20' 59" E.	126.06'
7. S. 44° 31' 07" E.	25.30'

FEE SIMPLE AREA = 4,664 SQ. FT. OR 0.112 ACRES +/- SHOWN THUS:

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SUBMITTED TO ME COMES TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND INFORMATION AND THAT I AM NOT PROVIDING ANY GUARANTEE AS TO THE ACCURACY OF THE INFORMATION PROVIDED TO ME BY THE CLIENT. I HAVE REVIEWED THE PLAN AND THE INFORMATION PROVIDED TO ME BY THE CLIENT AND I HAVE FOUND NO ERRORS OR OMISSIONS THAT WOULD AFFECT THE ACCURACY OF THE PLAN. I HAVE ALSO REVIEWED THE PLAN AND THE INFORMATION PROVIDED TO ME BY THE CLIENT AND I HAVE FOUND NO ERRORS OR OMISSIONS THAT WOULD AFFECT THE ACCURACY OF THE PLAN. I HAVE ALSO REVIEWED THE PLAN AND THE INFORMATION PROVIDED TO ME BY THE CLIENT AND I HAVE FOUND NO ERRORS OR OMISSIONS THAT WOULD AFFECT THE ACCURACY OF THE PLAN.

PROFESSIONAL LAND SURVEYOR MARYLAND REGISTRATION NO. 3877

WILSON, CARL P.A. LOT 1 BLOCK 1 ALLANWOOD PLAT 7847

KERNAS, GEORGE W.A.B.E. LOT 1 BLOCK 1 ALLANWOOD PLAT 7847

ARMHART, TACE FELIX PATIENCE LOT 15 BLOCK 1 ALLANWOOD PLAT NO. 8875

MORRIS, TAYLOR SUE BERRYHALL LOT 14 BLOCK 1 ALLANWOOD PLAT NO. 8875

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APPROVED

DATE

PLANNING BOARD

CHAIRMAN

ASST. SECRETARY TREASURER

MONTGOMERY COUNTY PLANNING BOARD

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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Date Mailed: August 19, 2003

**Action: Approved Staff Recommendation
Motion of Comm. Bryant, seconded by
Comm. Robinson with a vote of 4-0;
Comms. Bryant, Perdue, Robinson
and Wellington voting in favor**

**Chairman Berlage temporarily
absent**

MONTGOMERY COUNTY PLANNING BOARD CORRECTED OPINION

Preliminary Plan 1-02088

NAME OF PLAN: ALLANWOOD (RESUBDIVISION)

On 2/27/02, JAMES DAYHOFF submitted an application for the approval of a preliminary plan of subdivision of property in the R-200 zone. The application proposed to create 3 lots on 2.36 acres of land. The application was designated Preliminary Plan 1-02088. On 7/24/03, Preliminary Plan 1-02088 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. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-02088 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-02088. In order to approve the application for resubdivision, the Planning Board must find that the proposed lot(s) comply with all seven characteristics of the "Resubdivision Criteria" as set forth in Section 50-29 (b)(2) of the Subdivision Regulations:

Approval, Pursuant to the De Minimus Provisions of the FY 2004 Annual Growth Policy, Pursuant to Section 50-29 (b)(2), Montgomery County Subdivision Regulations and Subject to the Following Conditions:

- 1) 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
- 2) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Aspen Hill Master Plan unless otherwise designated on the preliminary plan
- 3) Record plat to provide for dedication of 120 feet of right-of-way (60ft. from centerline) for Norbeck Road
- 4) Record plat to reflect common ingress/egress and utility easements over all shared driveways
- 5) Compliance with the conditions of approval of the MCDPS stormwater management approval
- 6) Prior to issuance of building permits, applicant to submit an engineered sediment and erosion control plan to MCDPS for review and approval

- 7) Compliance with conditions of MCDPWT letter dated, July 7, 2003 unless otherwise amended
- 8) Access and improvements as required to be approved by MDSHA prior to issuance of access permits
- 9) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed
- 10) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- 11) In the event that a joint access easement between this applicant and the owner of parcel N227 cannot reach agreement for joint ingress/egress, the record plat for these three lots under 1-02088 must reflect access easement solely on the subject property
- 12) Other necessary easements

MS/12/23/03