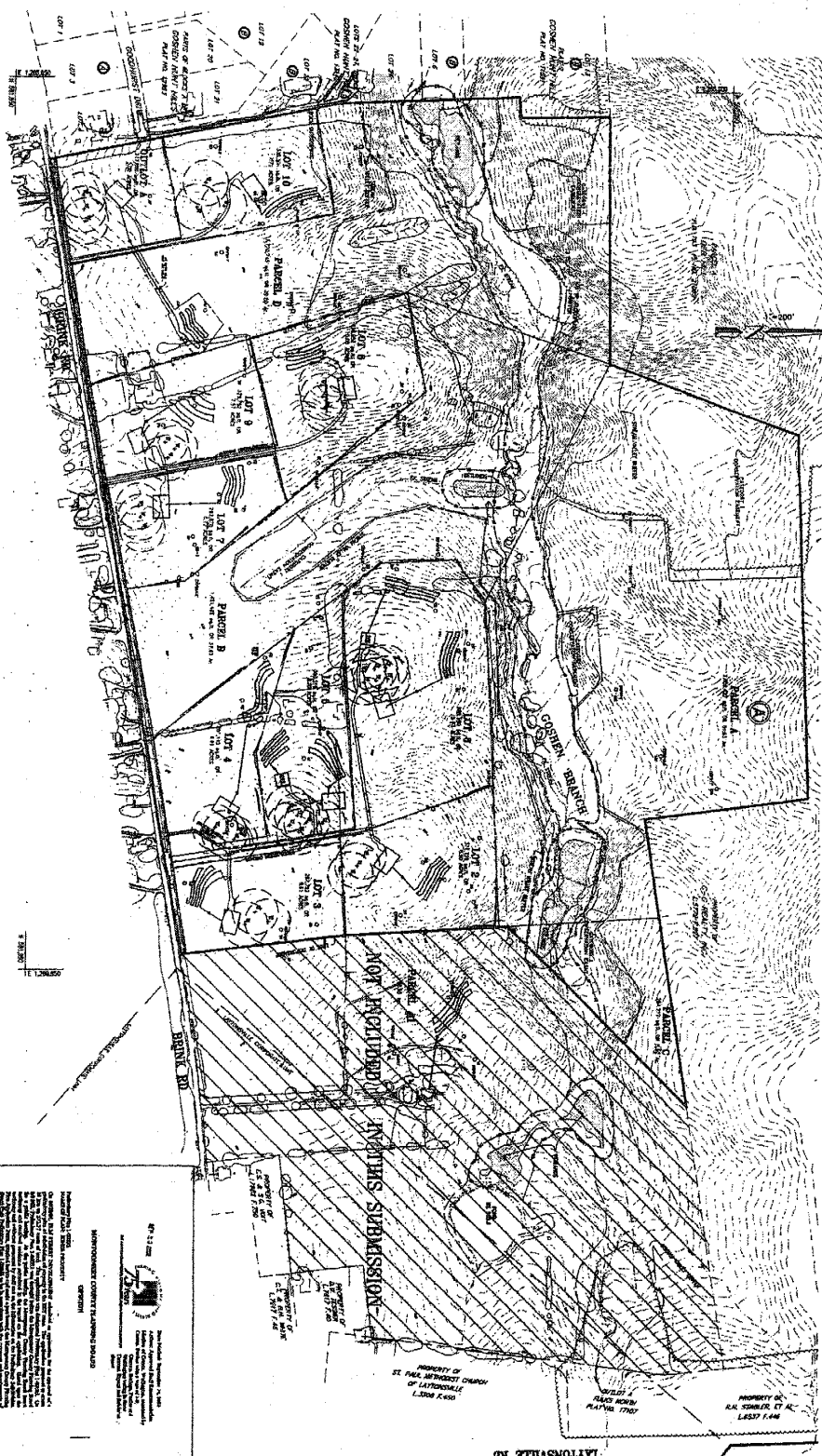


LOT	AREA	OWNER	REMARKS	DATE
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4	0.12
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6	0.12
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93	0.12
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98	0.12
99	0.12
100	0.12



Attachment D

NOT RECORDED
ADJUTANT'S SUBMISSION

PROPERTY OF ST. PAUL'S EPISCOPAL CHURCH OF LAYTONSVILLE, LEASE # 450

PROPERTY OF K.K. SHAWLER, ET AL, LESSY # 446

PROPERTY OF K.K. SHAWLER, ET AL, LESSY # 446

NOT RECORDED
ADJUTANT'S SUBMISSION

PROPERTY OF ST. PAUL'S EPISCOPAL CHURCH OF LAYTONSVILLE, LEASE # 450

PROPERTY OF K.K. SHAWLER, ET AL, LESSY # 446

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PROPERTY OF K.K. SHAWLER, ET AL, LESSY # 446

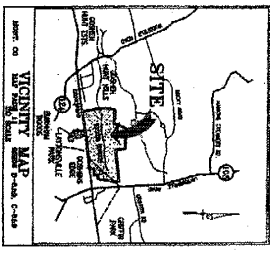
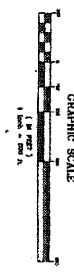
PROPERTY OF K.K. SHAWLER, ET AL, LESSY # 446

NOT RECORDED
ADJUTANT'S SUBMISSION

PROPERTY OF ST. PAUL'S EPISCOPAL CHURCH OF LAYTONSVILLE, LEASE # 450

PROPERTY OF K.K. SHAWLER, ET AL, LESSY # 446

PROPERTY OF K.K. SHAWLER, ET AL, LESSY # 446



NO.	DATE	DESCRIPTION
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PRELIMINARY PLAN
JONES PROPERTY
 LAYTONSVILLE (16) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

CPI Associates
 Charles P. Johnson & Associates, Inc.
 14 ANDERSON DRIVE, SILVER SPRING, MARYLAND 20910
 PHONE: (301) 590-1100 FAX: (301) 590-1101
 WWW: www.cpiassociates.com

TOWN OF LAYTONSVILLE

INCORPORATED 1892
Montgomery County, Maryland

CHARLES W. OLAND
Mayor

CATHRYN D. BUIT
Clerk

CHRISTINE WILKINSON
Treasurer

February 22, 2005

Jody S. Kline, Esq.
Miller, Miller & Canby
200-B Monroe Street
Rockville, MD 20850

Re: Annexation Resolution #R-1-05

Dear Jody:

As requested, we have ~~mailed~~ a copy of the above Resolution along with a copy of the new Zoning Map to the below entities:

Mr. Derick Berlage
Maryland-National Capital Park & Planning Commission

Ms. Georgeanne Carter
Maryland Department of Legislative Services

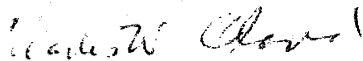
Ms. Molly Ruhl
Clerk of the Circuit Court – Montgomery County

Charter Department
Maryland State Department of Assessments & Taxation

We are enclosing a copy of the letters for your files.

We are also enclosing a copy of the new Zoning Map for your records.

Sincerely,



Charles W. Oland
Mayor

CWO/cdb

RESOLUTION NO. 1-05

**RESOLUTION ANNEXING TO
THE TOWN OF LAYTONSVILLE, MARYLAND 27.36 ACRES OF LAND,
KNOWN AS THE JONES FARM PROPERTY**

ANNEXATION X-01-05

WHEREAS, Section 19(a) of Art. 23A of the Annotated Code of Maryland, 1957 Edition (1981 Replacement Volume) provides that the legislative body of a municipal corporation in Maryland may enlarge the corporate boundaries thereof in accordance with the requirements therein provided; and

WHEREAS, the Mayor and Council of the Town of Laytonsville have received a petition filed by Jones Farm, LC, requesting the enlargement of the corporate boundaries of the Town of Laytonsville, so as to include the property described below; and

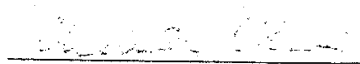
WHEREAS, the signatures of the said petition for annexation have been verified and it has been ascertained that the persons signing said petition are owners of not less than twenty-five percent (25%) of the assessed valuation of the real property located in the area to be annexed, and constitute not less than twenty-five percent (25%) of the persons who reside in the area to be annexed and who are registered as voters in County elections in the precincts in which the territory to be annexed is located; and

WHEREAS, the Mayor and Town Council authorized consideration of the annexation by Resolution No.1-05 and caused notice of the proposed annexation to be published in a newspaper of general circulation in the Town of Laytonsville as required by law and transmitted copies of Resolution No.1-05 to be delivered to the agencies and instrumentalities identified therein; and

WHEREAS, the Town has conducted public meetings on the annexation application on July 6, 2004 and on November 2, 2004.


NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Town of Laytonsville, pursuant to Resolution No.1-05 that the corporate boundaries of the Town of Laytonsville be, and they hereby are, enlarged by including therein the area known as the Jones Farm Property as described in Schedule A and shown on the sketch (Schedule B) attached hereto containing 27.36 acres of land.

ADOPTED by the Town Council this 4th day of January 2005



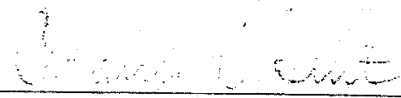
CHARLES W. OLAND
MAYOR

DELIVERED to the Mayor of the Town of Laytonsville, Maryland, this 29th day of December, 2004. Approved by the Mayor of the Town of Laytonsville this 4th day of January, 2005.



CHARLES W. OLAND, MAYOR

THIS IS TO CERTIFY that the foregoing Resolution was adopted by the Town Council of the Town of Laytonsville in public meeting assembled on the 4th day of January, 2005 and that the same was approved by the Mayor of the Town of Laytonsville on the 4th day of January, 2005. This Resolution will become effective on the 18th day of February, 2005.



Cathryn D. Buit, TOWN CLERK

Charles P. Johnson & Associates, Inc.
Planners Engineers Landscape Architects Surveyors
Silver Spring, MD Frederick, MD Fairfax, VA



**DESCRIPTION OF
PART OF THE PROPERTY OF**

**JONES FARM, L.C.
A VIRGINIA LIMITED LIABILITY COMPANY**

TO BE ANNEXED TO

THE TOWN OF LAYTONSVILLE

Being part of the property acquired by Jones Farm, L.C., a Virginia limited liability company, from James Netterstrom, et al., by deed dated December 3, 2002 and recorded among the land records of Montgomery County, Maryland in Liber 22599 as Folio 161, and being more particularly described in the Maryland State Plane Datum (NAD83/96) as follows


Beginning at a point at the intersection of the existing, north-westerly, Corporate Limits of the Town of Laytonsville, and the northerly side of Brink Road, said point being also on the twelfth (12th) or South 80°01'51" West, 2,079.00 feet line of said deed recorded in Liber 22599 at Folio 161, distant, 242.72 feet from the beginning thereof, and running thence with and binding on said northerly side of Brink Road and said twelfth (12th) deed line, the following course and distance

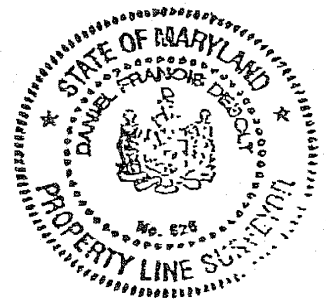
1. South 80°01'51" West, 89.97 feet to a point at the southerly end of the easterly or South 06°55'35" East, 744.60 feet line as shown on a subdivision record plat entitled "Subdivision Record Plat, Lots 2 through 6 and Parcels A & C, Block A, Jones Farm" and recorded among the aforesaid land records as Plat No. 25568 and running thence, reversely with and binding on said plat line, the following course and distance
2. North 06°55'35" West, 25.45 feet to a point, thence running in, through, over and across the property acquired by Jones Farm, L.C., the following six (6) courses and distances
3. North 36°59'18" East, 36.04 feet to a point, thence
4. North 06°55'35" West, 656.78 feet to a point of curvature
5. 793.86 feet along the arc of a tangent curve, deflecting to the right, having a radius of 625.00 feet and a chord bearing and distance of North 29°27'41" East, 741.56 feet to a point, thence with a tangent line

DESCRIPTION OF
PART OF THE PROPERTY OF
JONES FARM, L.C.
TO BE ANNEXED TO
THE TOWN OF LAYTONSVILLE

Page 2 of 2

6. North $65^{\circ}50'57''$ East, 1,597.69 feet to a point of curvature, thence
7. 58.23 feet along the arc of a tangent curve, deflecting to the left, having a radius of 505.00 feet and a chord bearing and distance of North $62^{\circ}32'45''$ East, 58.20 feet to a point on the aforesaid existing, north-westerly, Corporate Limits of the Town of Laytonsville, and running thence with a non-tangent line and binding on said existing, north-westerly, Corporate Limits of the Town of Laytonsville, the following course and distance
8. South $40^{\circ}32'36''$ West, 2,653.77 feet to the point of beginning, containing 1,191,862.29 square feet or 27.36 acres of land.


Daniel F. DeBolt
Registered Property Line Surveyor
Maryland No. 526



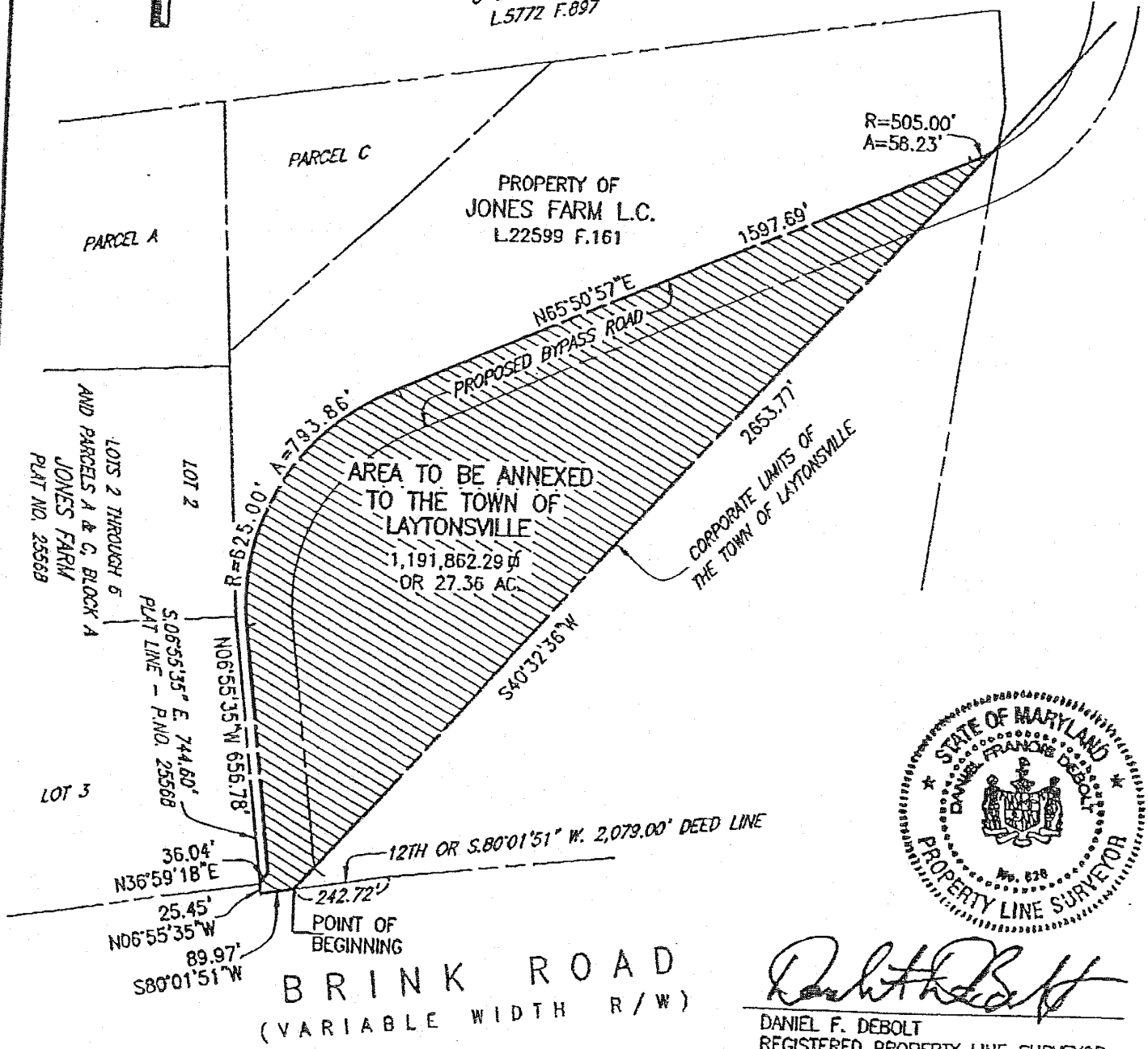
SCHEDULE B

SKETCH OF
PART OF THE PROPERTY OF
JONES FARM, L.C.
TO BE ANNEXED TO
THE TOWN OF
LAYTONSVILLE
SCALE: 1"=400' MAY, 2004

SCALE: 1"=400'



N/F
C-C REALTY, INC.
L5772 F.897

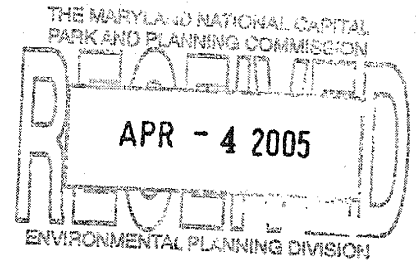


Daniel F. Debolt

DANIEL F. DEBOLT
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND NO. 526

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS - ENGINEERS - LANDSCAPE ARCHITECTS - SURVEYORS
185 ELMWOOD ROAD SUITE 200 BELLE HARBOR, MARYLAND 20616
Phone: (301) 454-2300 E-mail: cpj@cpj.com

AGENCY CORRESPONDENCE



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

April 1, 2005

Robert C. Hubbard
Director

Mr. Brian Davila
Charles P. Johnson & Associates
1751 Elton Farm Road
Silver Spring, MD 20878

Re: Stormwater Management **CONCEPT** Request
for Jones Property
Preliminary Plan #: 1-02032
SM File #: 209081
Tract Size/Zone: 225/RDT
Total Concept Area: 22.9ac
Lots/Block: 2-11/A
Watershed: Great Seneca Creek

Dear Mr. Davila:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept revision to add proposed lot # 11 for the above mentioned site is **acceptable**. The stormwater management concept consists of water quality control and onsite recharge via environmentally sensitive development credit. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

The following **items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. Site grading should utilize the use of sheetflow instead of swales for conveyance.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.



If you have any questions regarding these actions, please feel free to contact Thomas Weadon at 240-777-6309.

Sincerely,



Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RRB:dm CN209081

cc: R. Weaver
S. Federline
SM File # 209081

QN - ON SITE; Acres: 27.9ac
QL - ON SITE; Acres: 27.9ac
Recharge is provided



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

MEMORANDUM

July 29, 2005

TO: Ms. Cathy Conlin, Development Review,
Maryland National Capital Park and Planning Commission

FROM: Robert Hubbard, Director
Department of Permitting Services

SUBJECT: Status of Preliminary Plan: #1-02032

Jones Property, Lot 11 (formerly
Outlot A, Block A)

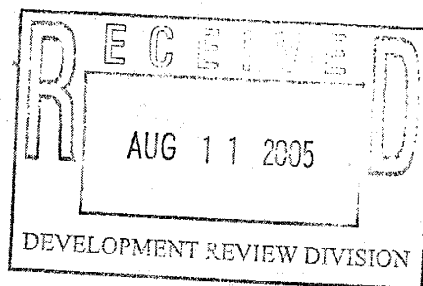
This is to notify you that the status of the plan received in this office on January 21, 2005, is as follows:

Approved with the following reservations:

1. The record plat must be at the same scale as the preliminary plan, or submit an enlargement of the plat to match the preliminary plan.
2. The septic easement previously recorded on the Outlot must remain unchanged.

If you have any questions, contact Gene von Gunten at (240) 777-6319.

cc: Owner
Surveyor
File



EPD Recommendation to Dev Rev Div: Approve

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS

TO: Richard Weaver
Development Review Division

SUBJECT: Plan # 1-02032A, Name Jones Property
DRC date: Monday June 6, 2005

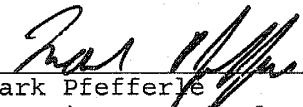
The above-referenced plan has been reviewed to determine if it meets requirements of the Guidelines for Environmental Management of Development in Montgomery County, and other county regulations that may apply. The following recommendations are made for the DRC meeting:

SUBMITTAL ADEQUACY
Plan is complete.

EPD RECOMMENDATIONS:
Approval.

1. All environmental buffers and preserved forest to be placed into a category I forest conservation easement.

SIGNATURE:



Mark Pfeffer
Environmental Planning
Countywide Planning Division

DATE: June 3, 2005

cc: Les Powell

Reminder: Address your submissions/revisions to the Reviewer who completed the Comments sheet.
Put the Plan numbers on your cover/transmittal sheets.

DRCRPinWord; rev 4/20/04

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOREST CONSERVATION PLAN RECOMMENDATIONS

TO: Richard Weaver
Development Review Division

SUBJECT: Plan # 1-02032A, Name Jones Property
DRC date: Monday June 6, 2005

The subject Forest Conservation Plan has been reviewed by Environmental Planning to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). The following determination has been made:


SUBMISSION ADEQUACY
Adequate as submitted

RECOMMENDATIONS

Approve subject to the following conditions:

1. Required site inspections by M-NCPPC monitoring staff (as specified in "Trees Technical Manual")
2. Approval of the planting plan by M-NCPPC staff prior to DPS issuance of the sediment and erosion control permit
3. Submittal of financial security to M-NCPPC prior to clearing or grading.
4. Record plat to show appropriate notes and/or easements. Agreements must be approved by M-NCPPC staff prior to recording plats.
5. Maintenance agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas.

SIGNATURE: _____


Mark Pfefferle
Environmental Planning
Countywide Planning Division

DATE: June 3, 2005

cc: Les Powell

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850-4153

Date: June 3, 2005

MEMO TO: Catherine Conlon, Acting Supervisor for
Development Review Committee, MNCPPC

FROM: David Kuykendall, Senior Permitting Services Specialist
Division of Land Development Services, MCDPS

SUBJECT: Stormwater Management Concept Plan/Floodplain Review
Preliminary Plan 1-02032A; Jones Property
Subdivision Review Meeting June 6, 2005 SWM File # 209081

The subject plan has been reviewed to determine if it meets the requirements of Executive Regulation 7-02AM for stormwater management and Executive Regulation 108-92 AM for Floodplain. The following summarizes our findings:

SM CONCEPT PLAN PROPOSED:

- On-site: CPv WQv Both
 CPv < 2cfs, not required
 Waiver: CPv WQv Both
 On-site/Joint Use Central (Regional): waived to
 Existing Concept: Approved Date, April 1, 2005
 Other

Type Proposed:

- Infiltration Retention Surface Detention Wetland Sand Filter
 Separator Sand Filter Underground Detention Non Structural Practices Other

FLOODPLAIN STATUS: 100-Year Floodplain On-Site Yes No Possibly

- Provide the source of the 100-Year Floodplain Delineation for approval:
 Source of the 100-Year Floodplain is acceptable.
 Submit drainage area map to determine if a floodplain study (>or equal to 30 acres) is required.
 Dam Breach Analysis Approved Under Review
 100 yr. floodplain study Approved Under Review

SUBMISSION ADEQUACY COMMENTS:

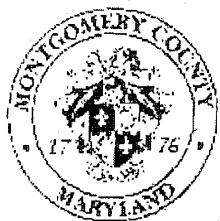
- Downstream notification is required.
 The following additional information is required for review: _____

RECOMMENDATIONS:

- Approve as submitted with conditions (see approval letter).
 Incomplete; recommend not scheduling for Planning Board at this time.
 Hold for outcome of the SWM Concept review.
 Comments/Recommendations: _

cc: Steve Federline, Environmental Planning Division, MNCPPC

bill:DRC.3/03



**MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERSHED MANAGEMENT DIVISION**

Rockville Center - 255 Rockville Pike, Suite 120 - Rockville, Maryland 20850-4166
Telephone No. 240-777-7700 - FAX No. 240-777-7715

**SUBDIVISION PLAN REVIEW: MNCPPC Development Review Committee (DRC)
Comprehensive Water Supply and Sewerage Systems Plan Issues**

MNCPPC File Number: **1-02032**

DRC Meeting Date: **06/06/2005** **10/22/2001** **02/26/2001**

Subdivision Plan Name: **Jones Property**

Proposed Development: **10 single-family houses**

Watershed: **Great Seneca Creek**

Zoning: **RDT**

Planning Area: **Goshen-Woodfield-Cedar Grove**

Site Area: **273.37 acres**

Location: **Brink Road**

Engineer: **Loiederman Soltesz Associates, Inc. 301-948-2750**

Water Supply and Sewerage Systems (as specified on the subject subdivision plan or plan application)

Proposed Water Supply:

Proposed Wastewater Disposal:

Individual (private) system-WELL(S)

Individual (private) system-SEPTIC(S)

Existing Service Area Categories: Water: **W - 6**

Sewer: **S - 6**

Water/Sewer Plan Map Amendment:

Water Supply Comments:

Sewerage System Comments:

Yes; the water supply system is consistent with the existing water service area category

Yes; the sewerage system is consistent with the existing sewer service area category

***Additional Comments:**

1-02032A (6/6/05 DRC): lot added; no comment

1-02032 (10/22/01 DRC): Prior pre-application plan 7-01031. ++ The portion of the site covered by this preliminary plan is outside the Town of Laytonsville and therefore is not affected by general water/sewer map amendment 00G-LYT-01 for public water service to the town. -- 10/18/01

Prepared by: **Alan Soukup/Dorothy Pecson**

Date prepared:

MCDPWT DRC Notes for JUNE 6, 2005

1-02032A

JONES PROPERTY

1. Show all existing planimetric and topographic details...(#1)
2. Necessary dedication for future widening...(#2)
3. Grant necessary slope and drainage easements. (#5)
4. Record plat to reflect a reciprocal ingress, egress, and public utilities easement. (#22)
5. Construct sidewalks.(#37)
6. The owner will be required to submit a recorded covenant... for the operation and maintenance of private streets, storm drain systems, and/or open space areas...(#52)
7. The owner will be required to furnish...a recorded covenant whereby...owner agrees to pay a prorata share for...future construction or reconstruction of _____...(#53)
8. Access and improvements along _____ (MD ____) as required by the MSHA. (#55)
9. Relocation of utilities...shall be the responsibility of the applicant. (#58)
10. All costs associated with relocation of signs, marking and/or street lights shall be the responsibility of the applicant... (#59)
11. Public Improvements Agreement (PIA)...details...determined at the record plat stage...will include...the following improvements... (#62)
12. Permit & bond...required...for...MCDPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements... (#63)

Reciprocal access easement for Lots10 and 11's driveway..

RECEIVED FOR APPLICANT AT JUNE 6, 2005 DRC MEETING

SIGNATURE

PRINTED NAME

21