**MEMORANDUM**

DATE: May 12, 2006

TO: Montgomery County Planning Board

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

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for May 25, 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. One of the plats depicts creation of a lot through the minor subdivision process. The other two plats are associated with Preliminary Plan approvals and the approved plans are attached.

PLAT No. 220061600

Sun Kissed Farm (Pre-preliminary Plan Sanctuary Farm)
Located on Bethesda Church Road, approximately 3000 feet east of Clarksburg Road
RDT Zone, 2Lots
Private Well, Private Septic
Master Plan Area: Damascus
George & Gayle Conard, Applicant

Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(8)** of the Subdivision Regulations, which states:

Plats for Certain Residential Lots located in the Rural Density Transfer Zone. Up to five lots are permitted under the minor subdivision procedure in the RDT zone provided that a pre-preliminary plan is submitted and approved by either the Planning Board or Planning Board staff, in accordance with the procedures for submission and approval of a pre-preliminary plan of subdivision. In addition:

- a. Written approval for a proposed septic area must be received from the Montgomery County Department of Permitting Services, Well and Septic Section prior to recordation of the plat;
- b. Any required street dedications along the frontage of the proposed lots must be shown on the record plat;
- c. An easement must be recorded for the balance of the property noting that density and TDRs have been utilized for the new lots. Reference to this easement must be reflected on the record plat for the lots; and
- d. Lots created in the RDT Zone through the minor subdivision procedure must not exceed an average lot size of five (5) acres in size unless approved by the Planning Board in the review of a pre-preliminary plan of subdivision.
- e. Forest conservation requirements must be satisfied prior to recording the plat

This 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 Pre-preliminary Plan No. 720050150, formerly 7-05015, as approved by the Board per (8)d above; and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the plan.

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Plat Name: Sun Kissed Farm
Plat Number: 220061600: ~~20061600~~
Plat Submission Date: 1/31/06
DRD Plat Reviewer: Richard Wear Plan Name: Sanctuary Farm

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: _____
- b) Part of lot created by deed prior to June 1 1958: _____

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: _____
- b) Original Plat identified: _____

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: _____
- b) Street dedication required: _____
- c) Forest conservation: _____
- d) Storm water management: _____
- e) Special Protection Area/Water Quality Plan: _____
- f) Landscaping and lighting plan including parking lot layout: _____

g) Approved Special Exception: _____

(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: _____

Other 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
 TDR note Child Lot note N/A Surveyor Cert Owner Cert Tax Map _____
 SPA _____

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	M. Pfeiffer	2/7/06	2/21/06	3/14/06	No comments
Research	Bobby Fleury	"	"	2/25/06	OK
SHA	Doug Mills	"	"	N/A	No comments
PEPCO	Jose Washington	"	"	2/29/06	OK
Parks	Doug Powell	"	"	N/A	N/A
DRD	Steve Smith	"	"	2/14/06	

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:

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:

Initial

4/14/06 PW
5/1 TA
TA

Date

4/14/06
5/4/05
5/4/06
5/25/06
5/25/06

No. _____

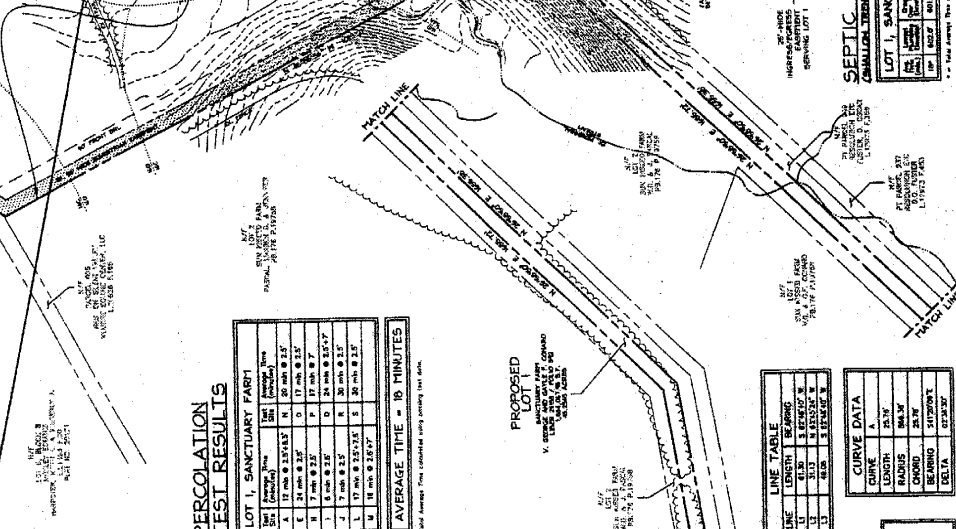
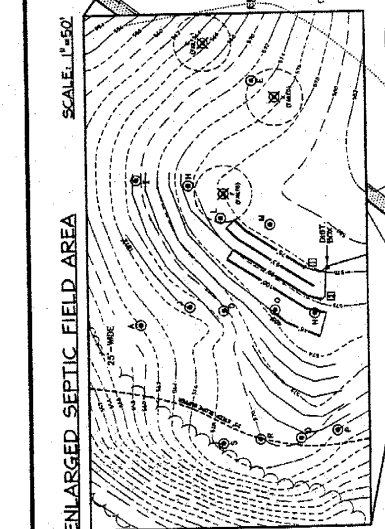
11413 BETHESDA CHURCH RD
 PROPOSED LOT 1
 SANCTUARY FARM
 PRE-APPLICATION CONCEPT PLAN

OWNER/APPLICANT:
 GEORGE AND BATTLE CONARD
 11413 BETHESDA CHURCH ROAD
 DANASCUS, MARYLAND 20752
 (301) 942-8877 PHONE

DATE: 08/20/05
 PROJECT: 94075B
 SHEET: 1 OF 1

SCALE: 1"=100'

DATE: 08/20/05
 PROJECT: 94075B
 SHEET: 1 OF 1



GENERAL NOTES

- 1) FRONT SETBACK - 40.00 FT. SIDE SETBACK - 20.00 FT. REAR SETBACK - 20.00 FT. TOTAL SETBACK - 80.00 FT.
- 2) WATER CATEGORY - 4 SEWER CATEGORY - 4
- 3) SOILS - INTERMEDIATE BASED ON A SURVEY PERFORMED BY [Name]
- 4) TOPOGRAPHIC DATA BASED ON AN AERIAL PHOTOGRAPH, DATED SEPTEMBER 2000.
- 5) TOTAL AREA INCLUDED ON THIS PLAN IS 1.00 ACRES (43,560 SQ. FT.). TOTAL AREA OF LOT 1 IS 1.00 ACRES (43,560 SQ. FT.).
- 6) PROPERTY BOUNDARIES ON TAX MAP # [Number].
- 7) PROPERTY BOUNDARIES ON MDC 2002 SHEET 200-114 AND 200-115.
- 8) ALL UTILITIES SHOWN ARE BASED ON MDC 2002 SHEET 200-114 AND 200-115.
- 9) FLOOD ZONES "A" AND "V" PER FEMA FIRM MAP, CONTAINING PANEL NO. 20000-0105.
- 10) SITE IS LOCATED IN THE BARNETT CO. UNINCORPORATED AREA. THE BARNETT CO. UNINCORPORATED AREA IS SUBJECT TO FEDERAL AND STATE REGULATIONS. THE BARNETT CO. UNINCORPORATED AREA IS SUBJECT TO FEDERAL AND STATE REGULATIONS.

PERCOLATION TEST RESULTS

LOT 1, SANCTUARY FARM	DATE	TESTER
1	17 MAR 03	17 MAR 03
2	17 MAR 03	17 MAR 03
3	17 MAR 03	17 MAR 03
4	17 MAR 03	17 MAR 03
5	17 MAR 03	17 MAR 03
6	17 MAR 03	17 MAR 03
7	17 MAR 03	17 MAR 03
8	17 MAR 03	17 MAR 03
9	17 MAR 03	17 MAR 03
10	17 MAR 03	17 MAR 03
11	17 MAR 03	17 MAR 03
12	17 MAR 03	17 MAR 03
13	17 MAR 03	17 MAR 03
14	17 MAR 03	17 MAR 03
15	17 MAR 03	17 MAR 03
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28	17 MAR 03	17 MAR 03
29	17 MAR 03	17 MAR 03
30	17 MAR 03	17 MAR 03
31	17 MAR 03	17 MAR 03
32	17 MAR 03	17 MAR 03
33	17 MAR 03	17 MAR 03
34	17 MAR 03	17 MAR 03
35	17 MAR 03	17 MAR 03
36	17 MAR 03	17 MAR 03
37	17 MAR 03	17 MAR 03
38	17 MAR 03	17 MAR 03
39	17 MAR 03	17 MAR 03
40	17 MAR 03	17 MAR 03
41	17 MAR 03	17 MAR 03
42	17 MAR 03	17 MAR 03
43	17 MAR 03	17 MAR 03
44	17 MAR 03	17 MAR 03
45	17 MAR 03	17 MAR 03
46	17 MAR 03	17 MAR 03
47	17 MAR 03	17 MAR 03
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83	17 MAR 03	17 MAR 03
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85	17 MAR 03	17 MAR 03
86	17 MAR 03	17 MAR 03
87	17 MAR 03	17 MAR 03
88	17 MAR 03	17 MAR 03
89	17 MAR 03	17 MAR 03
90	17 MAR 03	17 MAR 03
91	17 MAR 03	17 MAR 03
92	17 MAR 03	17 MAR 03
93	17 MAR 03	17 MAR 03
94	17 MAR 03	17 MAR 03
95	17 MAR 03	17 MAR 03
96	17 MAR 03	17 MAR 03
97	17 MAR 03	17 MAR 03
98	17 MAR 03	17 MAR 03
99	17 MAR 03	17 MAR 03
100	17 MAR 03	17 MAR 03

AVERAGE TIME = 10 MINUTES

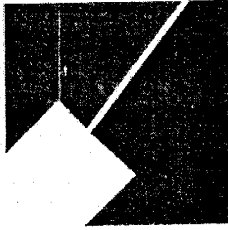
ZONING DATA

LOT 1, SANCTUARY FARM	REQUIRED	PROPOSED
MIN. ZONE	RES-10	RES-10
MIN. LOT AREA AT FRONT B.L.	10,000 SQ. FT.	10,000 SQ. FT.
MIN. LOT AREA AT REAR B.L.	10,000 SQ. FT.	10,000 SQ. FT.
MIN. LOT WIDTH AT FRONT/REAR	25 FT.	25 FT.
MIN. FRONT B.L.	25 FT.	25 FT.
MIN. SIDE B.L. (ONE SIDE)	25 FT.	25 FT.
MIN. SIDE B.L. (BOTH SIDES)	25 FT.	25 FT.
MIN. REAR B.L.	25 FT.	25 FT.
MIN. LOT COVERAGE	25 FT.	25 FT.
MIN. BUILDING HEIGHT	25 FT.	25 FT.
MIN. LOT AREA	10,000 SQ. FT.	10,000 SQ. FT.
MIN. LOT WIDTH	25 FT.	25 FT.
MIN. LOT DEPTH	25 FT.	25 FT.
MIN. LOT AREA (MINIMUM)	10,000 SQ. FT.	10,000 SQ. FT.
MIN. LOT WIDTH (MINIMUM)	25 FT.	25 FT.
MIN. LOT DEPTH (MINIMUM)	25 FT.	25 FT.

MISS UTILITY

FOR LOCATION OF UTILITIES, CALL MISS UTILITY AT 800-955-7777. OR LOC OR MISS UTILITY AT 800-955-7777. THE EXCAVATION MUST NOTIFY ALL PUBLIC UTILITIES OPERATING WITHIN THE PROJECT AREA PRIOR TO EXCAVATION. THE EXCAVATION MUST BE COMPLETED PRIOR TO COMMENCING CONSTRUCTION. THE EXCAVATION MUST BE COMPLETED PRIOR TO COMMENCING CONSTRUCTION. THE EXCAVATION MUST BE COMPLETED PRIOR TO COMMENCING CONSTRUCTION.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

Board Approval Date: Oct. 10, 2005

Date Mailed: MAR 29 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

Pre-preliminary Plan No. 720050150 (formerly No. 7-05015)
NAME OF PLAN: Sanctuary Farm

The date of this written opinion is MAR 29 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).

I. Introduction

On 1/10/05, George and Gayle Conard ("Applicant") submitted an application for the approval of a pre-preliminary plan of subdivision of property in the RDT zone. The application proposed to create 1 lot on 43.18 acres of land located on the northeast side of Bethesda Church Road, approximately 3,000 feet east of Clarksburg Road, in the Damascus master plan area. The application was designated Preliminary Plan 720050150 (formerly 7-05015). On 10/10/05, Pre-preliminary Plan No. 720050150 (formerly No. 7-05015) 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 Pre-Preliminary Plan was brought before the Planning Board as a request to allow the lot to be platted under the minor subdivision process. Pursuant to Section 50-35A(a)(8) of the Subdivision Regulations, up to five (5) lots may be platted in the RDT zone through the minor subdivision process after Planning Staff or Planning Board approval of a pre-preliminary plan. Pursuant to Section 50-35A(a)(8)(d), these lots must not exceed an average lot size of five (5) acres in size unless approved by the Planning Board.

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.

II. SITE AND PROJECT DESCRIPTION

The subject property is located on the northeast side of Bethesda Church Road, approximately 3000 feet east of Clarksburg Road. The Subject Property contains 43 acres and is zoned Rural Density Transfer (RDT). The property is currently used for agricultural purposes. A number of tributary streams to the Little Bennett Creek traverse the site. An existing driveway currently provides access to the site from Bethesda Church Road.

This is a pre-preliminary plan application that seeks permission to proceed under the Minor Subdivision process. Under Chapter 50, Section 50-9(a)(2) this 43-acre parcel could be exempted from platting as an operating farm that is to be used concurrently for a related use (in this case residential) that requires the issuance of a building permit. However, while Montgomery County can exempt the property from platting, the Maryland COMAR Regulations requires parcels created after 1972 to be platted in order to receive septic approval, regardless of the County's exemption. This application is a request to plat by minor subdivision in order to meet the State requirement.

The authority for this property to be platted by minor subdivision is found in Section 50-35A(a)(8) of the Subdivision Regulations. Property owners located in the RDT Zone are permitted to create up to five (5) lots that average five (5) acres in size through use of the minor subdivision process; lots that exceed five acres in size require Planning Board approval. The instant application is a request to record the Subject Property under

the Minor Subdivision provisions as single 43-acre lot. The application is bound by the following requirements:

- a. Written approval for a proposed septic area must be received from the Montgomery County Department of Permitting Services, Well and Septic Section prior to recordation of the plat;
- b. Any required street dedication along the frontage of the proposed lots, must be shown on the record plat;
- c. An easement must be recorded for the balance of the property noting that density and TDRs have been utilized for the new lots. Reference to this easement must be reflected on the record plat for the lots;
- d. Lots created in the RDT Zone through the minor subdivision procedure must not exceed an average lot size of five (5) acres in size unless approved by the Planning Board in the review of a pre-preliminary plan of subdivision; and
- e. Forest conservation requirements must be satisfied prior to recording the plat.

Pursuant to "d" above, the Applicant has submitted this pre-preliminary plan requesting Planning Board approval to create a lot that exceeds five acres in size. The remainder of the requirements will be met as part of a plat application.

III. RELATIONSHIP TO THE MASTER PLAN

The Agricultural and Rural Open Space (AROS) Master Plan establishes agriculture as the preferred use for land in the RDT zone. The proposed plan creates one large lot. The proposed plan meets the goal of the master plan for agricultural preservation and the requirements for the RDT Zone. Location of one dwelling unit on the proposed lot will not significantly impact its use for agricultural purposes.

IV. PLANNING BOARD HEARING

At the public hearing, staff testified that Pre-preliminary Plan No. 720050150 ((formerly No. 7-05015), Sanctuary Farm, conforms to the Master Plan for Agriculture and Rural Open Space and complies with requirements of Section 50-35A(a)(8) of Subdivision Regulations for the reasons detailed in the staff report and summarized at the public hearing. Staff recommended approval of the proposed lot to be platted under the minor subdivision regulations, subject to the conditions noted below.

The Applicant appeared, represented by its engineer, and testified in support of staff's recommendation of approval and proposed conditions. There was no testimony in opposition to the plan.

V. 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) Prior to record plat, there will be written approval for a proposed septic area from the Montgomery County Department of Permitting Services, Well and Septic Section.
- b) There are no required street dedications along the frontage of the proposed lot.
- c) The proposed lot encompasses the entire property and may not be further subdivided.²
- d) The width, shape, and orientation of the proposed lot are appropriate for the location of the subdivision. The Planning Board expressly finds that the size of the proposed lot, which is greater than 5 acres, is appropriate for the location of the subdivision and that the lot may be platted through the minor subdivision process set forth in § 50-35A of Chapter 50 of the Montgomery County Code ("Subdivision Regulations").
- e) The application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.
- f) The Pre-Preliminary Plan No. 7-05009 substantially conforms to the Agricultural and Rural Open Space Plan Master Plan.
- g) The proposed lot has adequate frontage along a public road.

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.

² An easement pursuant to § 50-35A(a)(8)(c) is not required to be filed because there is no undeveloped remainder of the Subject Property.

VI. CONCLUSION

Finding Pre-preliminary Plan No. 7-05015 in accordance with the purposes and all applicable regulations, the Planning Board approves One (1) lot to be platted under the provisions of Section 50-35A(a)(8) of the Montgomery County Subdivision Regulations, subject to the following conditions:

- 1) Prior to recordation of plat comply with the requirements of the Montgomery County Forest Conservation law. (Agricultural Declaration of Intent will be requested.)
- 2) Prior to issuance of building permits, comply with requirements of MCDPS stormwater management regulations.
- 3) Compliance with conditions of the MCDPS, Well and Septic approval letter dated July 13, 2005.
- 4) Include in submission of record plat, verification of the availability of a TDR for the proposed dwelling unit. Include a note referencing the TDR verification on record plat.
- 5) All land shown on this pre-preliminary plan must be recorded by plat within 37 months from the date of issuance of the opinion for this pre-preliminary plan.
- 6) Other necessary easements.

* * * * *

[CERTIFICATION OF BOARD VOTE ADOPTING OPINION ON FOLLOWING PAGE]

MK 3.20.06
Approved for legal sufficiency
M-NCPPC Office of General Counsel

CERTIFICATION OF BOARD ADOPTION OF OPINION

At its regular meeting, held on **Thursday, March 23, 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 **Pre-preliminary Plan No. 720050150, Sanctuary Farm**. Commissioner Bryant abstained.



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

PLAT NO. 220061640

Bonifant Heights (Preliminary Plan Snowden Manor)
Located on southwest quadrant of the intersection of Old Bonifant Road and New
Hampshire Avenue
R-200 Zone, 2 Lots and 1 Outlot
Community Water, Community Sewer
Master Plan Area: Cloverly
Torcato Romano, 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. 120040860, formerly 1-04086, as approved by the Board; and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the preliminary plan.

RECORD PLAT REVIEW SHEET

Plan Name: Snowden Manor Plan Number: 1-04086/120040860
 Plat Name: Bonifant Heights Plat Number: 220061640
 Plat Submission Date: 2/9/06
 DRD Plat Reviewer: PW
 DRD Prelim Plan Reviewer: Peter Conway

Initial DRD Review:

Signed Preliminary Plan - Date 6/23/05 Checked: Initial Dmic Date 3/13/06
 Planning Board Opinion - Date 6/20/05 Checked: Initial Dmic Date 3/13/06
 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 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	Bunnay	2/21	3/10	3/24/06	Revision necessary
Research	Bobby Fleury	"	3/10	2/22/06	OK
SHA	Doug Mills R. Burns	"	3/16	6/8/06	No comments
PEPCO	Jose Washington	"	3/10	3/10/06	10' PUE
Parks	Doug Powell	"	3/10	N/A	N/A
DRD	Steve Smith	"	3/10	3/8/06	Change plat name

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	Date
<u>TH</u>	<u>5/5/06</u>
<u>TH</u>	<u>5/5/06</u>
<u>TH</u>	<u>5/25/06</u>
<u>TH</u>	<u>5/25/06</u>

Board Approval of Plat:

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

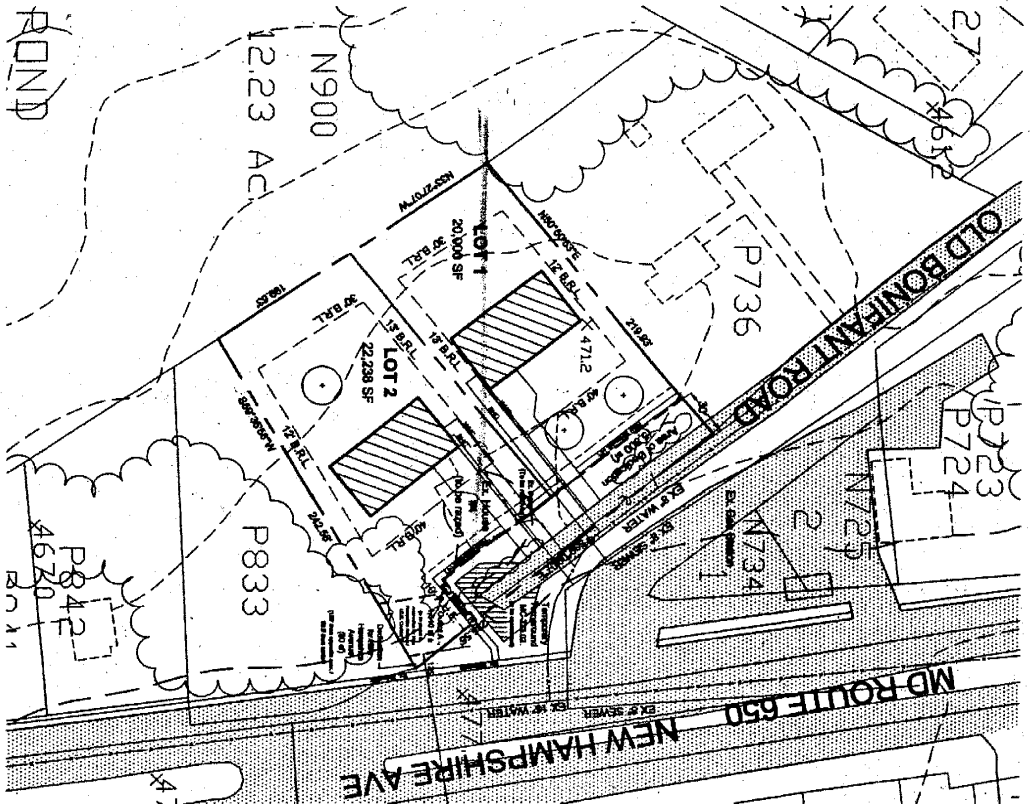
DPS Approval of Plat:

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. _____



Surveyor's Certificate:
 I hereby certify that the boundary shown hereon is correct to my knowledge and belief, and that the same is based upon reliable and correct measurements and computations.
 Date: 3-11-05
 Surveyor: [Signature]



PRELIMINARY PLAN
Snowden Manor
 (4 Old Bonifant Road)
 Montgomery County, Maryland

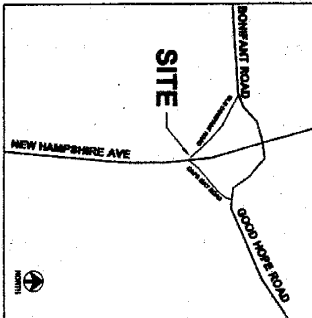


Beating & Associates, Inc.
 Land Planning Consultants
 8933 Shady Grove Court
 Gaithersburg, MD 20877
 (301) 948-4298

date: May 4, 2004
 Rev. 02/21/03
 scale: 1"=50'



- Approval, subject to the following conditions:
- 1) Approval under this preliminary plan is limited to two (2) one-family dwelling units.
 - 2) Final tree save plan to be submitted for review and approval prior to PRS issuance of sediment and erosion control permit. The tree save plan must include an evaluation and recommendations by a licensed arborist or arborist-in-training for the tree save trees on the site.
 - 3) Prior to issuance of building permit, a water table study by an arborist-in-training must be conducted to determine the water table depth and to identify any potential root impact areas of the trees on the site.
 - 4) Certification from an arborist-in-training that the building shell for residential dwelling units to be constructed within the proposed 66' RPA LRI must conform to standards set forth in the arborist-in-training report to the satisfaction of the arborist-in-training.
 - 5) The builder shall provide a signed commitment to construct the proposed utility in accordance with the arborist-in-training report. Any changes to the building shell construction that may affect the arborist-in-training report shall be approved by the arborist-in-training.
 - 6) The builder shall provide a signed commitment to construct the proposed utility in accordance with the arborist-in-training report. Any changes to the building shell construction that may affect the arborist-in-training report shall be approved by the arborist-in-training.
 - 7) Record plat to depict an area of reservation on the southeast corner of Lot 2 as the right-of-way alignment of the Intercommunity Connector (ICC) to agree.
 - 8) The applicant shall submit a final Record of Decision (ROD) to the Maryland State Highway Administration (SHA) under dated September 23, 2004. (Reservation Area) until the center of the road is established. The ROD shall be approved by the SHA, and that Record of Decision does not include the Reservation Area, or any portion thereof, when the final ROD is submitted.
 - 9) If SHA issues a final Record of Decision that includes the Reservation Area, the applicant should submit a revised Preliminary Plan that includes the Reservation Area, outside of the Reservation Area for site review, and should delineate the Reservation Area as right-of-way.
 - 10) Dedicate, and show on final record plat, easements right-of-way, along Old Bonifant Road to provide a minimum right-of-way of 50 feet from the right-of-way along New Hampshire Avenue to the centerline of the road.
 - 11) Provide a minimum right-of-way of 66.2 feet from the centerline of the road to the centerline of the road to provide a minimum right-of-way of 66.2 feet from the centerline of the road to the centerline of the road.
 - 12) Provide Montgomery County Department of Public Works and Transportation (DPWT) and Department of Permitting Services (DPS) required roadways/trailway improvements, including proper maintenance of Old Bonifant Road.
 - 13) Other necessary easements.
 - 14) Other necessary easements.



- NOTES:**
1. AREA OF PROPERTY - 49,989 sq ft
 2. AREA DEDICATED TO ROADS - 6,889 sq ft
 3. AREA TO BE PLACED IN RESERVATION (see plan) - 1,540 sq ft
 4. NET TRACT AREA - 42,238 sq ft
 5. EXISTING ZONING - R-308 (One-Family Detached Large Lot)
 6. NUMBER OF LOTS PERMITTED - 2
 7. NUMBER OF LOTS SHOWN - 2
 8. SITE TO BE SERVED BY PUBLIC WATER AND SEWER
 9. EXISTING SEWER & WATER SERVICE CATEGORIES - 8-4, W-4
 10. LOCATED IN NORTHWEST BRANCH WATERSEWER (CLASS M)
 11. DEVELOPMENT STANDARDS:
 - Frontyards - 40'
 - Sideyards - 25' Total (12' MIN)
 - Rearsyards - 30'
 - Minimum Lot Area - 29,000 sq ft
 12. PROPERTY LOCATED ON TAX MAP JRS; NMSC GRID SHEET 3119M01
 13. UTILITY SERVICE PROVIDED BY: VERIZON, PERCO & WASHINGTON GAS

PREPARED FOR:
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Development Review Division
 [Signature]