

PLAT NO. 220081410

Needwood Knolls

Located on the west side of Muncaster Mill Road (MD 115), 100 feet north of Needwood Road

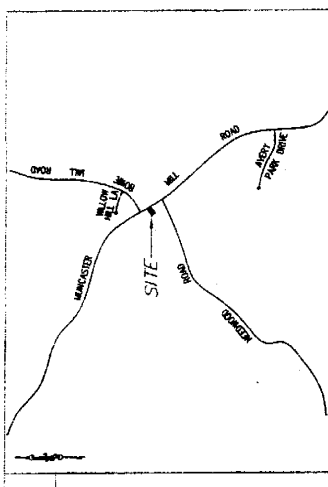
R-200 zone; 1 lot

Community Water, Community Sewer

Master Plan Area: Upper Rock Creek

Erika Velasquez, Applicant

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 120080010, as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.



VICINITY MAP
SCALE: 1" = 2000'

PLAT TABULATION

LOT AREA	= 20,037 SQ.FT.
DEDICATION AREA	= 662 SQ.FT.
TOTAL AREA	= 20,699 SQ.FT.

LOT 6
20,037 SF. OR
0.4600 AC.

OWNER: ZIDE ANANI
BOOK 1872, P. 158
L. 1872, P. 158

OWNER: ZIDE ANANI
BOOK 1872, P. 158
L. 1872, P. 158

OWNER: ZIDE ANANI
BOOK 1872, P. 158
L. 1872, P. 158

OWNER'S CERTIFICATE

I, ERIKA VELASQUEZ, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THE PLAT OF SUBDIVISION AND DEDICATE THE STREET TO PUBLIC USE. AS OWNER OF THE PROPERTY SHOWN HEREON, I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY THE FOLLOWING CONVEYANCE AS RECORDED AMONG THE RECORDS OF MONTGOMERY COUNTY, MARYLAND: ALL OF THE LAND CONVEYED BY MONTGOMERY COUNTY AND ESTD. JUDIA TO ERIKA VELASQUEZ BY DEED DATED 21st DAY OF JANUARY, 2005 AND RECORDED IN LIBER 28175, FOLIO 450.

WE HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY THE FOLLOWING CONVEYANCE AS RECORDED AMONG THE RECORDS OF MONTGOMERY COUNTY, MARYLAND: ALL OF THE LAND CONVEYED BY MONTGOMERY COUNTY AND ESTD. JUDIA TO ERIKA VELASQUEZ BY DEED DATED 21st DAY OF JANUARY, 2005 AND RECORDED IN LIBER 28175, FOLIO 450.

WE HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY THE FOLLOWING CONVEYANCE AS RECORDED AMONG THE RECORDS OF MONTGOMERY COUNTY, MARYLAND: ALL OF THE LAND CONVEYED BY MONTGOMERY COUNTY AND ESTD. JUDIA TO ERIKA VELASQUEZ BY DEED DATED 21st DAY OF JANUARY, 2005 AND RECORDED IN LIBER 28175, FOLIO 450.

DATE: 4/25/08

ERIKA VELASQUEZ

DATE: 4/22/08

MONYAK BANK

DATE: 4/22/08

MONYAK BANK

DATE: 4/22/08

MONYAK BANK

DATE: 4/22/08

MONYAK BANK

DATE: 4/22/08

MONYAK BANK

NOTES:

- THIS PROPERTY IS ZONED R-200.
- REQUIREMENTS OF CHAPTER 22A OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW FEE EXEMPTION § 4-0722E.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PROJECT PLAN, OR SUBDIVISION PLAN, INCLUDING ANY REQUIREMENTS IMPOSED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTAINED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR PRELIMINARY PLANS, SITE PROJECT PLANS, AND SUBDIVISION PLANS ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- TAX MAP GRID: G7B1, WSSC SHEET 223 NW 06.
- THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THIS OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REFLECT ON AND USE OF THE PROPERTY IN ANY MANNER OTHER THAN THAT REFLECTED BY TITLE.
- THE LOT SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS OF PRELIMINARY PLAN # 1200B0010, ENTITLED NEEDWOOD KNOLLS.

DATE: 4/25/08

ERIKA VELASQUEZ

DATE: 4/22/08

MONYAK BANK

DATE: 4/22/08

MONYAK BANK

DATE: 4/22/08

MONYAK BANK

DATE: 4/22/08

MONYAK BANK

DATE: 4/22/08

MONYAK BANK

FOR PUBLIC WATER AND SEWER ONLY 2008141

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____ SECRETARY-TREASURER

APPROVED: _____ DIRECTOR

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

DATE: _____ Plot No. _____

DATE: 4/25/08

ERIKA VELASQUEZ

DATE: 4/22/08

MONYAK BANK

DATE: 4/22/08

MONYAK BANK

DATE: 4/22/08

MONYAK BANK

DATE: 4/22/08

MONYAK BANK

DATE: 4/22/08

MONYAK BANK

DATE: 4/25/08

ERIKA VELASQUEZ

DATE: 4/22/08

MONYAK BANK

DATE: 4/22/08

MONYAK BANK

DATE: 4/22/08

MONYAK BANK

DATE: 4/22/08

MONYAK BANK

DATE: 4/22/08

MONYAK BANK

DATE: 4/22/08

MONYAK BANK

DATE: 4/22/08

MONYAK BANK

SUBDIVISION RECORD PLAT
LOT 6
NEEDWOOD KNOLLS
ELECTION DISTRICT No. 4
MONTGOMERY COUNTY
MARYLAND
SCALE: 1" = 20'

TOTAL ENGINEERING SERVICES
PLANNING & SURVEYING
P.O. BOX 10123
SILVER SPRING, MD 20914
TEL (301) 515 1514 FAX (301) 515 5060

RECORD PLAT REVIEW SHEET

Plat Name: Needwood Knolls Plat Number: 220081410
 Plan Name: Needwood Knolls Plan Number: 120080010
 Plat Submission Date: 2-27-08
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: E. Grayson Checked: EG Date 4/18/08

Initial DRD Review:

Signed Preliminary Plan - Date 2-4-08 Checked: Initial SOS Date 4-2-08
 Planning Board Opinion - Date 11-19-07 Checked: Initial SOS Date 4-1-08
 Site Plan Req'd for Development? Yes No Verified By: SOS (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 _____

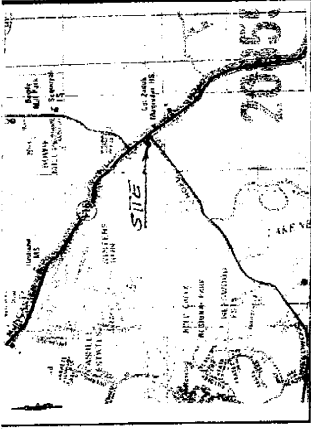
Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths OK Easements OK Open Space N/A
 Non-standard BRLs N/A Adjoining Land Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>C. Bunnag</u>	<u>2-27-08</u>	<u>3-12-08</u>	_____	<u>Exemption</u>
Research	<u>Bobby Fleury</u>	↓	↓	<u>2-28-08</u>	<u>OK</u>
SHA	<u>Doug Mills</u>	↓	↓	_____	_____
PEPCO	<u>Steve Baxter</u>	↓	↓	_____	_____
Parks	<u>Doug Powell</u>	↓	↓	_____	_____
DRD	<u>Nellie Carey</u>	↓	↓	<u>2/29/08</u>	<u>No Revisions</u>

Final DRD Review:

	Initial	Date
DRD Review Complete:	<u>SOS</u>	<u>4/24/08</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>SOS</u>	<u>4-18-08</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>SOS</u>	<u>4-24-08</u>
Board Approval of Plat:		
Plat Agenda:	<u>SOS</u>	<u>5-8-08</u>
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. _____



VICINITY MAP
SCALE: 1" = 2000'

- NOTES:**
- 1- THIS PROPERTY IS ZONED R-200.
 - 2- THE MONTGOMERY COUNTY FOREST PRESERVATION LAW OF 1985 (ART. 102) APPLY TO THIS LOT BY SECTION 272A-4 OF THE MONTGOMERY COUNTY CODE.
 - 3- ALL TERMS, CONDITIONS, ACCELERATIONS, IMPOSITIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE IMPROVEMENT PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE PLANNING BOARD, SHALL APPLY TO THIS PROPERTY. ANY SUCH PLAN SHALL BE CONTINGENT UPON THE APPROVAL OF THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
 - 4- THIS PLAN IS NOT INTENDED TO SHOW EXISTING UTILITIES. THE OWNER/PLANNING BOARD IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THIS PLAN IS NOT INTENDED TO BE A SUBSTITUTE FOR A UTILITY ENGINEER'S REPORT OR NOTE ALL MATTERS AFFECTING THE PROPERTY.
 - 5- A FORMAL STORMWATER MANAGEMENT PLAN HAS NOT BEEN SUBMITTED TO THE COUNTY DEPARTMENT OF PERMITTING SERVICES.

Development Standards (R-200) Residential (one family)

Requirement	Approved/Permitted	Proposed for Approval
Lot Area (59-C-1.122(a))	74,191 sq. ft. min.	20,199 sq. ft. min.
Setback From Street (59-C-1.123(a))	40 ft. min.	40 ft. *
Yard Requirements (59-C-1.124(a))	12 ft. (20% lot area)	12 ft. min.
Side	30 ft.	30 ft. min.
Back	100 ft.	100 ft. min.
Lot Width of Building Line	25 ft.	10 ft. min.
Lot Width at Street	25 ft.	10 ft. min.
Lot Coverage (59-C-1.129)	25% max.	25% max.

* subject to established building line

Area Tabulation

Category	Area (sq. ft.)	Area (Acres)
Gross Track Area (GTA)	20,199	0.464
Dedication to Public Use	0	0.000
Net Track Area	20,199	0.464

PRELIMINARY SUBDIVISION PLAN
LOT 6
NEEDWOOD KNOLLS
4TH ELECTION DISTRICT
MONTGOMERY COUNTY - MARYLAND

ATLAS
TOTAL ENGINEERING SERVICES
P.O. BOX 10713
BETHESDA, MD 20814
TEL: 301-954-4400 FAX: 301-954-4401

Prep. Map: [Signature] Designer: [Signature]
Date: 10/29/07 Scale: 1" = 30'
Prep. #/ Rev: [Blank] Sheet: 1 of 1

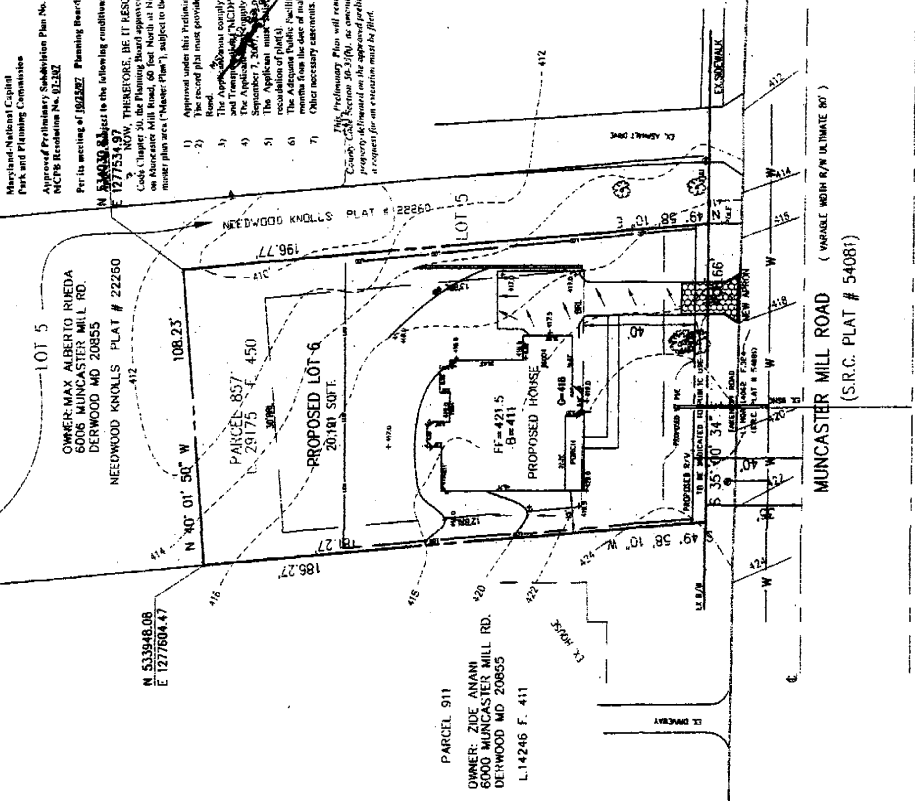
Maryland National Capital Park and Planning Commission
Approved Preliminary Subdivision Plan No. L14246
NCPB Resolution No. 10282Z Planning Board Opinion dated 10/29/07

Per the meeting of 10/29/07, the following conditions:

- 1) The Applicant must provide for a minimum 10-foot wide easement for Muncaster Mill Road.
- 2) The Applicant must provide for a minimum 10-foot wide easement for Muncaster Mill Road.
- 3) The Applicant must provide for a minimum 10-foot wide easement for Muncaster Mill Road.
- 4) The Applicant must provide for a minimum 10-foot wide easement for Muncaster Mill Road.
- 5) The Applicant must provide for a minimum 10-foot wide easement for Muncaster Mill Road.
- 6) The Applicant must provide for a minimum 10-foot wide easement for Muncaster Mill Road.
- 7) Other necessary easements.

CERTIFIED PRELIMINARY PLAN
The foregoing conditions, and this plan, do not constitute a final approval of this preliminary plan. The Planning Board's approval is required for the final plan to be recorded.

[Signature] DATE: 10/29/07



PARCEL: P000
OWNERS: EXBERGE DEVELOPMENT
600 KETTERSON PLAZA # 405
ROCKVILLE MD, 20852

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY THE FOLLOWING CONVEYANCE AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND: ALL OF THE LAND CONVEYED BY ERIKA VELASQUEZ BY DEED DATED 31 DAY OF JANUARY, 2005 AND RECORDED IN LIBER 29175 FOLIO 450.

[Signature] DATE: 10/9/07

ERIKA VELASQUEZ
6004 MUNCASTER MILL RD
DERWOOD, MD, 20855

M. NAJIB ROSHANI, L.S.
MD. REG. # 11049

NO.	DATE	DESCRIPTION
1	10-1-07	F.H. LOCATION ADDED
2	10-5-07	BRL ADDED
3	10-5-07	EX. WSHVC ADDED
4	10-5-07	EX. DRWY FOR PARCEL 911 ADDED



MONTGOMERY COUNTY PLANNING BOARD
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

NOV 19 2007

MCPB No. 07-207
Preliminary Plan No. 120080010
Needwood Knolls
Date of Hearing: October 25, 2007

MONTGOMERY COUNTY PLANNING BOARD

RESOLUTION¹

WHEREAS, pursuant to Montgomery County Code Chapter 50, the Montgomery County Planning Board ("Planning Board" or "Board") is vested with the authority to review preliminary plan applications; and

WHEREAS, on July 17, 2007, Erika Velasquez ("Applicant"), filed an application for approval of a preliminary plan of subdivision of property that would create 1 lot on 0.48 acres of land located on Muncaster Mill Road, 60 feet North of Needwood Road ("Property" or "Subject Property"), in the Upper Rock Creek master plan area ("Master Plan"); and

WHEREAS, Applicant's preliminary plan application was designated Preliminary Plan No. 120080010, Needwood Knolls ("Preliminary Plan" or "Application"); and

WHEREAS, Planning Board staff ("Staff") issued a memorandum to the Planning Board, dated October 12, 2007, setting forth its analysis, and recommendation for approval, of the Application subject to certain conditions ("Staff Report"); and

WHEREAS, following review and analysis of the Application by Staff and the staffs of other governmental agencies, on October 25, 2007, the Planning Board held a public hearing on the Application (the "Hearing"); and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

APPROVED AS TO LEGAL SUFFICIENCY

[Signature]
 M-NCPPC LEGAL DEPARTMENT

DATE: 11/13/07

¹ This Resolution constitutes the written opinion of the Board on this matter and satisfies any requirement under the Montgomery County Code for a written opinion.

Approved as to
 Legal Sufficiency:

8787 Georgia Avenue, Silver Spring, Maryland 20910 Chairman's Office: 301.495.4605 Fax: 301.495.1320

www.MCParkandPlanning.org E-Mail: mcp-chairman@mncppc.org

WHEREAS, on October 25, 2007, the Planning Board approved the Application subject to certain conditions, on motion of Commissioner Lynch; seconded by Commissioner Hansen; with a vote of 5-0, Commissioners Bryant, Cryor, Hansen, Lynch and Robinson voting in favor.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 50, the Planning Board approved Preliminary Plan No. 120080010 to create 1 lot on 0.48 acres of land located on Muncaster Mill Road, 60 feet North of Needwood Road ("Property" or "Subject Property"), in the Upper Rock Creek master plan area ("Master Plan"), subject to the following conditions:

- 1) Approval under this Preliminary Plan is limited to 1 lot for 1 one-family residential dwelling unit.
- 2) The record plat must provide for right-of-way dedication of 40 feet from the centerline for Muncaster Mill Road.
- 3) The Applicant must comply with the conditions of the Montgomery County Department of Public Works and Transportation ("MCDPWT") letter dated September 11, 2007, unless otherwise amended.
- 4) The Applicant must comply with the conditions of the State Highway Administration ("SHA") letter dated September 7, 2007, unless otherwise amended.
- 5) The Applicant must satisfy provisions for access and improvements as required by SHA prior to recordation of plat(s).
- 6) The Adequate Public Facility ("APF") review for this Preliminary Plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board Resolution.
- 7) Other necessary easements.

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff, which the Board hereby adopts and incorporates by reference, and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that:

1. *The Preliminary Plan substantially conforms to the master plan.*

The Upper Rock Creek Master Plan does not specifically identify the Subject Property but does make general recommendations regarding zoning and land use. The Master Plan recommends that R-200 zoning be maintained. The Planning Board finds that the subdivision complies with the recommendations adopted in the Master Plan in that the Application proposes residential use in compliance with the standards of the R-200 zone.

- 2. Public facilities will be adequate to support and service the area of the proposed subdivision.*

Roads and Transportation

The lots do not generate 30 or more vehicle trips during the morning or evening peak-hours. Therefore, the Application is not subject to Local Area Transportation Review. Muncaster Mill Road is an arterial road, requiring 80 feet of right-of-way. The Applicant proposes to dedicate additional right-of-way to provide 40 feet from the centerline as required. The Subject Property is located along the Alternative Route for the Intercounty Connector ("ICC") bike path. The Applicant is not required, however, to construct a portion of the path because of the small amount of frontage along Muncaster Mill Road and because the Preliminary Plan includes only one replacement dwelling unit. A driveway along the Property frontage will serve the lot. The Planning Board finds that vehicle and pedestrian access for the subdivision will be safe and adequate with the public and private improvements.

Other Public Facilities and Services

Other public facilities and services are available and will be adequate to serve the dwelling unit. The Property will be served by public sewer and water. The Application has been reviewed by the Montgomery County Fire and Rescue Service who have determined that the Property has appropriate access for fire and rescue vehicles. Other public facilities and services, such as schools, police stations, firehouses and health services are currently operating within the standards set by the Growth Policy Resolution currently in effect. Gas, electrical and telecommunications services are also available to serve the Property. The Planning Board finds that public facilities and services will be adequate to serve the subdivision.

- 3. The size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.*

The Application has been reviewed for compliance with the Montgomery County Code, Chapter 50, Subdivision Regulations. The Application meets all applicable sections. Access and public facilities will be adequate to support the lots and uses. The lot size, width, shape and orientation are appropriate for the location of the subdivision.

- 4. The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.*

The Preliminary Plan is exempt from the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law) because the Property qualifies as a "Small Property", where activity occurring on a tract less than or equal to 1 acre in size will not result in the clearing of more than 30,000 square feet of existing forest, or any specimen or champion trees, and reforestation requirements would be less than 10,000 square feet.

- 5. 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.*

The MCDPS Stormwater Management Section did not require a formal Stormwater Management Concept Plan for this Preliminary Plan.

BE IT FURTHER RESOLVED, that 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) and that 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; and

BE IT FURTHER RESOLVED, that the date of this Resolution is NOV 19 2007 (which is the date that this Resolution is mailed to all parties of record); and

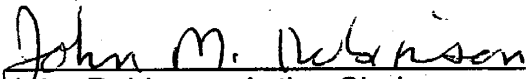
BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

At its regular meeting, held on Thursday, November 15, 2007, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, on motion of Commissioner Bryant, seconded by Commissioner Lynch, with Acting Chairman Robinson and Commissioners Bryant, Cryor, and Lynch voting in favor, and Chairman Hanson absent, ADOPTED the above Resolution, which constitutes the final decision of the Planning Board and memorializes

MCPB No. 07-207
Preliminary Plan No. 120080010
Needwood Knolls
Page 5

the Board's findings of fact and conclusions of law for Preliminary Plan No. 120080010,
Needwood Knolls.


John Robinson, Acting Chairman
Montgomery County Planning Board