



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

MCPB
Item # 2
3/12/09

MEMORANDUM
REVISED

DATE: ~~March 2, 2009~~ **March 5, 2009**

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Subdivision Supervisor
Development Review Division *CC*
(301) 495-4542

FROM: Stephen Smith *SS*
Development Review Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for March 12, 2009

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220061060 Chas. L. Duvall Farm (Added on March 5, 2009)
220081460 Burtonsville Shopping Center
220081510 Goshen Manor
220090390 Wheel of Fortune
220090460 Takoma Park

Plat Name: Chas. L. Duvall Farm
Plat #: 220061060

Location: Located on the north side of Duvall Road, 500 feet west of Duvall Hill Court

Master Plan: Fairland

Plat Details: R-200 zone; 2 lots
Community Water, Community Sewer

Applicant: M. Andrew Franklin

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. 120040750 (MCPB Opinion dated February 23, 2006), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plan.

RECORD PLAT REVIEW SHEET

Plan Name: Franklin Property Plan Number: 1-04075 (120040750)
 Plat Name: Duval Form Plat Number: 220061060
 Plat Submission Date: 11/14/05
 DRD Plat Reviewer: TA
 DRD Prelim Plan Reviewer: Richard Weaver

Initial DRD Review:

Signed Preliminary Plan - Date 3/16/07 Checked: Initial RW Date 1/6/09
 Planning Board Opinion - Date 2-23-06 Checked: Initial SJS Date 1-6-09
 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 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. Runyan</u>	<u>11/21/05</u>	<u>12/19/06</u>		<u>Impervious Agreement</u>
Research	<u>Bobby Fleury</u>			<u>11/23/05</u>	<u>Need 1 more corner coordinate</u>
SHA	<u>Doug Mills</u>				
PEPCO	<u>Jose Washington</u>			<u>1-11-06</u>	<u>Hold Utility Easement</u>
Parks	<u>Doug Powell</u>				
DRD	<u>Steve Smith</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>12-9-05</u>	<u>Hold INGRESS/EGRESS</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 SJS Date 3/5/09
SJS 2-3-09
SJS 3-4-09

Board Approval of Plat:

Plat Agenda: SJS 3/12/09
 Planning Board Approval: _____
 Chairman's Signature: _____

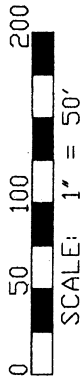
DPS Approval of Plat:

Engineer Pick-up for DPS Signature: _____
 Final Mylar for Reproduction Rec'd: _____

Plat Reproduction:

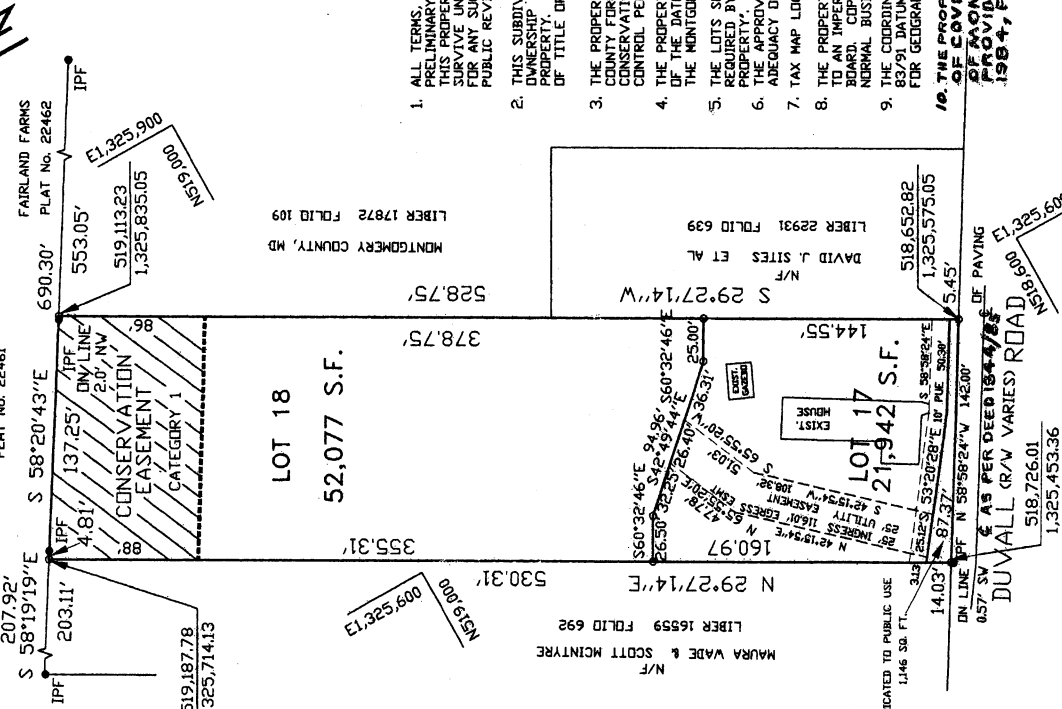
Addressing: _____
 File Card Update: _____
 Final Zoning Book Check: _____
 Update Address Books with Plat #: _____
 Update Green Books for Resubdivision: _____
 Notify Engineer to Seal Plats: _____
 Engineer Seal Complete: _____
 Complete Reproduction: _____
 Sent to Courthouse for Recordation: _____

No. _____



SCALE: 1" = 50'
GRAPHIC SCALE

PARCEL B, BLOCK E
FAIRLAND FARMS
PLAT NO. 22461



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

APPROVED DATE _____
CHAIRMAN _____
M.N.C.P. & P.C. RECORD FILE NO. _____

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____ DATE _____
DIRECTOR _____

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY CERTIFY THAT WE OR SUBDIVISION HAVE DEDICATED THE STREETS SHOWN HEREON TO PUBLIC USE. WE HAVE FILED THE NECESSARY RECORDS WITH THE REGISTERED MARYLAND SURVEYOR AS DESCRIBED IN THE INSTRUMENTS AND UTILITY EASEMENT AS SHOWN TO SERVE LOT 18 AND GRANT TO THE PARTIES NAMED IN A DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOR THE PUBLIC UTILITY EASEMENT (GUES) AS SHOWN HEREON. ESTABLISH A 50' UTILITY EASEMENT TO SERVE LOT 18.

SUBJECT TO EASEMENTS AND/OR RIGHTS-OF-WAYS AS RECORDED. THERE ARE NO SUITS OF ACTION, LEASES OR TRUSTS ON THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT CERTAIN LIENS OF TRUST, AND ALL PARTIES OF INTEREST THERETO HAVE BELLOW INDICATED THEIR ASSENT.

AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS, AGENTS AND ASSIGNS, WILL CAUSE PROPERTY SURVEYORS CERTIFICATE HEREON.

Date: 3-3-09 Michael A. Franklin Witness M. A. Franklin

Date: 3-3-09 Jaclyn R. Franklin Witness M. A. Franklin

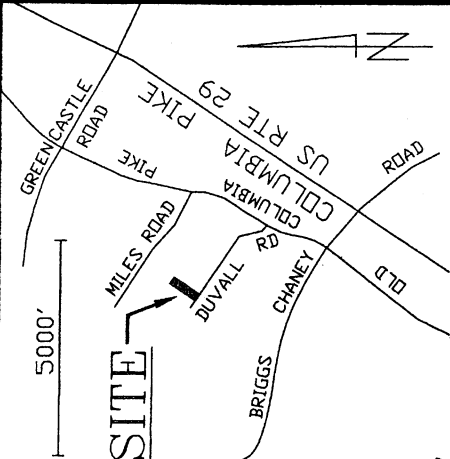
We assent to this plan of subdivision:

Date: 2-27-09 Ellen B. Shaw & Scottie Ann Trustee Witness M. A. Franklin

Date: 4-27-09 Karen L. Siffel & Karen L. Siffel, P.P. Trustee Witness M. A. Franklin

P. N. C. Frank, As successor by merger to Metropolitan Petroleum Bank Witness M. A. Franklin

PLAT NO.



VICINITY MAP
SCALE: 1" = 2,000'

SURVEYOR'S CERTIFICATE

I hereby certify that this plan of subdivision is correct, that it is all of the land conveyed by GERALDINE M. FRANKLIN, sole owner by deed dated September 15, 2005, and recorded in Liber 30944 at Folio 385, among the Land Records of Montgomery County, Maryland, and that once engaged as described in the Owner's Certificate hereon, property corner markers shown thus "o" will be set to the finished grade in accordance with the requirements of Section 50-24(E) of the Montgomery County Code.

The total area included within this plan of subdivision is 75,165 square feet or 1.7256 acres, of which there is 1.146 square feet or 0.04573 acres of street dedication.

Date: 3-03-09
William L. Poppe
Professional Land Surveyor
MD Registration No. 8620

SUBDIVISION RECORD PLAT
LOTS 17 & 18
CHAS. L.

DUVALL FARM

5th ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50'
FEBRUARY 2009

LANIER POPPE ENGINEERING
ENGINEERING + SURVEYING + PLANNING
224 North Adams Street
Rockville, MD 20850
TEL. 301-251-6730 FAX 703-971-7927

NOTES

- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THE PROPERTY SHOWN AND DESCRIBED HEREON, INCLUDING BUT NOT LIMITED TO THE PUBLIC FILES SURVEY UNLESS MODIFIED BY FURTHER ORDINANCE, SHALL BE SUBJECT TO THE FINAL PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT.
- THE PROPERTY WHICH IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-200 ZONE AS OF THE DATE OF PLAT RECORDED, AND IS SUBJECT TO THE R-200 STANDARDS UNDER THE MONTGOMERY COUNTY ZONING ORDINANCE.
- THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 1-04075 ENTITLED "FRANKLIN PROPERTY".
- THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY, AND ADEQUACY OF PUBLIC WATER AND SEWER.
- TAX MAP LOCATION - KR 343, PARCEL 603.
- THE PROPERTY WHICH IS THE SUBJECT OF THIS RECORD PLAT IS SUBJECT TO AN IMPERVIOUS AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD. COPIES OF THIS AGREEMENT ARE AVAILABLE FOR REVIEW DURING NORMAL BUSINESS HOURS.
- THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE NAD 83/91 DATUM IN AGREEMENT WITH THE ADJOINING PLAT NO. 22461, AND ARE FOR GEOGRAPHICAL INFORMATION SERVICES (GIS) USE ONLY.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE DECLARATION OF COVENANTS AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY IN LIBER 3834 AT FOLIO 457, AS PROVIDED IN CHAPTER 4-9, MONTGOMERY COUNTY CODE 19B-17, FOR DUVALL ROAD.

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.

206106

AFFORESTATION TABULATION

- 8 - Arrowwood (Viburnum dentatum), 1-3 Gal. Cont.
- 10 - Redbud (Cercis canadensis), 1-3 Gal. Cont.
- 11 - American Holly (Ilex Opaca), 1-3 Gal. Cont.
- 5 - Tulip Poplar (Liriodendron Tulipifera)
- 2 - Caliper
- 10 - Red Maple (Acer rubrum), 2" Caliper
- 5 - Willow Oak (Quercus phellos), 2" Caliper

SOIL INFORMATION:

- B - Mdb3 - Manor Silt Loam - 3 to 8% Slope
- B - Mdb3 - Manor Silt Loam - 8 to 15% Slope
- B - Mdb3 - Manor Silt Loam - 15 to 25% Slope
- B - Mdb3 - Manor Silt Loam - 0 to 3% Slope
- B - Chb3 - Chester Silt Loam - 3 to 8% Slope

SHET INDEX:

- 1 OF 5 PRELIMINARY PLAN
- 2 OF 5 ECP PLAN
- 3 OF 5 PROPOSED DRIVEWAY & CALCS
- 4 OF 5 PRELIMINARY NOTES & DETAILS
- 5 OF 5 SC & SM PLAN NOTES & DETAILS

SITE TABULATION

AREA PARCEL 603 = 1725 AC. = 75,168 SF

AREA FOR PROPOSED LOT 17 = 23,089 SF

AREA FOR PROPOSED LOT 18 = 23,089 SF

AREA DEDICATED TO PUBLIC USE = 0 SF

AREA DISTURBED = 14,290 SF = 688 AC

LOT WIDTH = 100' MIN

LOT = 2, AVG DENSITY = 1 PER 37,284 SF.

ALLOWABLE IMPERVIOUS AREA = 10675.16875757 SF.

12' SIDE GRASS TOTAL (BOTH SIDES)

TAX MAP KR-43, ZONING R-200

NOTES:

Stormwater discharge by grass swarded areas flow.

Stormwater Management by roof top disconnects infiltration pits.

This site is in the Upper Point Branch Special Protection Area.

This site is in the Fairwood/Manor Special Protection Area.

This site is in the Point Branch Watershed.

Water and sewer category V-1 & S-1

Boundary from field survey by LFE

ENGINEERS CERTIFICATE

WE HEREBY CERTIFY THAT THE DRAWINGS, SPECIFICATIONS AND ALL INFORMATION CONTAINED THEREON WERE PREPARED BY US OR UNDER OUR CLOSE PERSONAL SUPERVISION AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS.

DATE: 10/26/04

Signature: [Signature]

Professional Engineer, No. 6769

IMPERVIOUS AREAS

Structure = 1900 SF

Front Stoop & Value = 200 SF

Front Stoop & Walk = 200 SF

Driveway Stairs = 200 SF

Subtotal = 2500 SF

Existing (Co. Branch) = 1800 SF

Ret Top = 50 SF

Side Stoop & Walk = 200 SF

Front Stoop & Walk = 100 SF

Stairs = 50 SF

Subtotal = 2500 SF

Grand Total = 7505 SF

UD = 75,168 SF = 7,537 SF

VICINITY MAP

SCALE: 1" = 2,000'

Tree Inventory Table

Tree ID	Species	DBH (in)	Height (ft)	Health	Remarks
T01	Red Maple	8.0	12.0	Good	...
T02	Red Maple	6.0	10.0	Good	...
T03	Red Maple	4.0	8.0	Good	...
T04	Red Maple	2.0	4.0	Good	...
T05	Red Maple	1.0	2.0	Good	...
T06	Red Maple	0.8	1.5	Good	...
T07	Red Maple	0.7	1.4	Good	...
T08	Red Maple	0.6	1.3	Good	...
T09	Red Maple	0.5	1.2	Good	...
T10	Red Maple	0.4	1.1	Good	...
T11	Red Maple	0.3	1.0	Good	...
T12	Red Maple	0.2	0.9	Good	...
T13	Red Maple	0.1	0.8	Good	...
T14	Red Maple	0.1	0.8	Good	...
T15	Red Maple	0.1	0.8	Good	...
T16	Red Maple	0.1	0.8	Good	...
T17	Red Maple	0.1	0.8	Good	...
T18	Red Maple	0.1	0.8	Good	...
T19	Red Maple	0.1	0.8	Good	...
T20	Red Maple	0.1	0.8	Good	...
T21	Red Maple	0.1	0.8	Good	...
T22	Red Maple	0.1	0.8	Good	...
T23	Red Maple	0.1	0.8	Good	...
T24	Red Maple	0.1	0.8	Good	...
T25	Red Maple	0.1	0.8	Good	...
T26	Red Maple	0.1	0.8	Good	...
T27	Red Maple	0.1	0.8	Good	...
T28	Red Maple	0.1	0.8	Good	...
T29	Red Maple	0.1	0.8	Good	...
T30	Red Maple	0.1	0.8	Good	...
T31	Red Maple	0.1	0.8	Good	...
T32	Red Maple	0.1	0.8	Good	...
T33	Red Maple	0.1	0.8	Good	...
T34	Red Maple	0.1	0.8	Good	...
T35	Red Maple	0.1	0.8	Good	...
T36	Red Maple	0.1	0.8	Good	...
T37	Red Maple	0.1	0.8	Good	...
T38	Red Maple	0.1	0.8	Good	...
T39	Red Maple	0.1	0.8	Good	...
T40	Red Maple	0.1	0.8	Good	...
T41	Red Maple	0.1	0.8	Good	...
T42	Red Maple	0.1	0.8	Good	...
T43	Red Maple	0.1	0.8	Good	...
T44	Red Maple	0.1	0.8	Good	...
T45	Red Maple	0.1	0.8	Good	...
T46	Red Maple	0.1	0.8	Good	...
T47	Red Maple	0.1	0.8	Good	...
T48	Red Maple	0.1	0.8	Good	...
T49	Red Maple	0.1	0.8	Good	...
T50	Red Maple	0.1	0.8	Good	...
T51	Red Maple	0.1	0.8	Good	...
T52	Red Maple	0.1	0.8	Good	...
T53	Red Maple	0.1	0.8	Good	...
T54	Red Maple	0.1	0.8	Good	...
T55	Red Maple	0.1	0.8	Good	...
T56	Red Maple	0.1	0.8	Good	...
T57	Red Maple	0.1	0.8	Good	...
T58	Red Maple	0.1	0.8	Good	...
T59	Red Maple	0.1	0.8	Good	...
T60	Red Maple	0.1	0.8	Good	...

Standard condition warranties

The dominant trees on this lot are the silver maples (Acer saccharinum). Some of the trees are large, although they are probably only 30-40 years of age. Many of these trees are multiple stemmed individuals with stem diameters considerably smaller than the trunk diameter. These trees are in excellent health and are well maintained. Most of the silver maples are found in the first yard, to the east of the house and along the western boundary.

The growth rate for the silver maples is quite high which is to be expected for this species. There were no signs of insect or disease problems, although there are many trees in the canopy and most trees would benefit from crown thinning and cabling treatments. The trees in the first yard are in excellent health and are well maintained.

Most of the trees are in good to fair condition with plenty of deadwood that is a property boundary and are in excellent health and are well maintained. Along the western property boundary an ornamental shrub, likely a Japanese quince, is in poor health. This shrub has a dieback and is a sign of a more serious problem. This dieback is likely to be a fungal infection. This disease can prove to be fatal due to the large canopy that form on the stems.

There are no shrubs, ornamentals, understory growing along the fence line, however there are some shrubs and ornamentals growing in the first yard. There are some Japanese hollyhocks, geraniums, peonies, and many other plants. This block of trees will limit the reproductive of any native hardwood tree species. Therefore, the shrubs and hollyhocks.

There were no potential or intermittent streams identified on this property.

Important natural or cultural features

There were no rare, threatened and endangered species, or critical habitats identified on this parcel. Furthermore, there were no important cultural or historic features identified.

Thank you for the opportunity to conduct this tree inventory and natural resource inventory. Please feel free to call us with any other questions you may have.

Sincerely,

Kevin C. Jankoff
ISA Certified Arborist, MA-0178

OWNER / DEVELOPER:

Geraldine M. Franklyn
M. Andrew Franklyn
2800 Burtonville, MD 20866
Phone: 301-974-7400
Fax: 301-476-7402

Pitchford and Associates
Certified Arborist
Kevin C. Pitchford
MA-0178, MID-RPF #675
2613 40th Place, N.W., #1
Washington, D.C., 20007
Phone: 202-333-3851

PRELIMINARY PLAN &

LOTS 17 AND 18

FRANKLIN PROPERTY

MILES TRACT

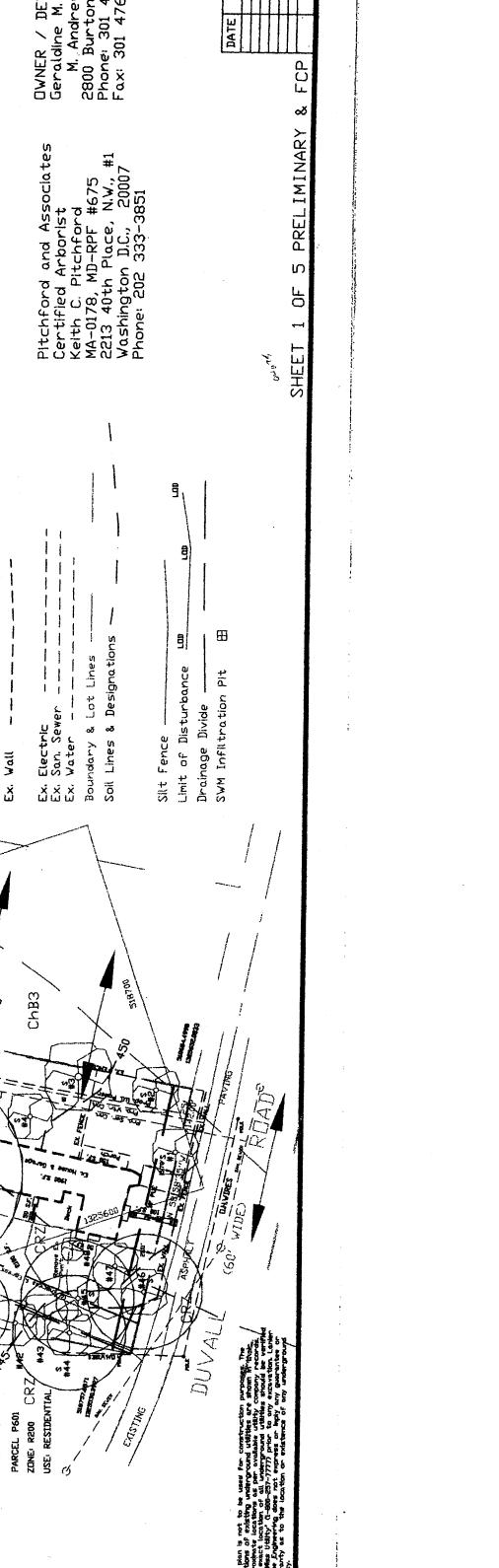
TAX MAP KR43 PARCEL P603
5TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30'
APRIL 2005

DATE: _____

REVISION: _____

DATE: _____

REVISION: _____



SHEET 1 OF 5 PRELIMINARY & FCP