



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

MCPB
Item # 1B
4-5-2012

MEMORANDUM

DATE: March 27, 2012

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
D.A.R.C. Division *CC*
(301) 495-4542

FROM: Stephen Smith, Senior Planner *SSS*
D.A.R.C. Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for April 5, 2012

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:

- 220100290 **Western Breeze**
- 220120430 **Cashell Woods**
- 220120680 **Shady Grove Life Sciences Center**
- 220121080 **Brookmont**
- 220121120 **Huntington Terrace**

Plat Name: Western Breeze
Plat #: 220100290

Location: Located on the north side of River Road (MD 190) at the intersection with Luvie Lane

Master Plan: Potomac Sub-Region Master Plan

Plat Details: RE-2 zone; 11 lots, 2 parcels
Community Water, Private Septic

Applicant: WB Limited Partnership

The subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120061050 (MCPB Resolution No. 06-49), 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 aforesaid plan.

PLAT NO. 1000

GRAPHIC SCALE: 1" = 100'

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON, HEREIN, APPERT THIS DAY OF FEBRUARY, 2012, IS THE PROPERTY OF THE MONTEGOMERY COUNTY PLANNING BOARD, AND THE AREAS EXCEPTED HEREON ARE RESERVED TO THE PUBLIC USE FOR RIVER ROAD, MARLBOROUGH ROAD AND RIVER ROAD. I HAVE REVIEWED THE RECORDS OF THE PLANNING BOARD AND THE RECORDS OF THE PLANNING BOARD'S PREDECESSORS, SUCCESSORS AND ASSIGNS, EASEMENTS, ENCUMBRANCES, LIENS AND PROVISIONS OF SUCH A NATURE AS TO AFFECT THE TITLE TO THE PROPERTY DESCRIBED HEREON, AND I AM SATISFIED THAT THE RECORDS REFLECT ALL SUCH MATTERS AND THAT THE PROPERTY DESCRIBED HEREON IS FREE FROM ALL SUCH MATTERS, UNLESS OTHERWISE INDICATED IN THIS CERTIFICATE.

I HEREBY ESTABLISH THE COMMON EASEMENT OVER THE ENTIRE AREA OF PARCEL 'A' AS SHOWN HEREON FOR THE BENEFIT OF THE GENERAL PUBLIC AND ALL LOTS AND PARCELS CREATED BY THIS PLAT.

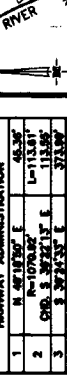
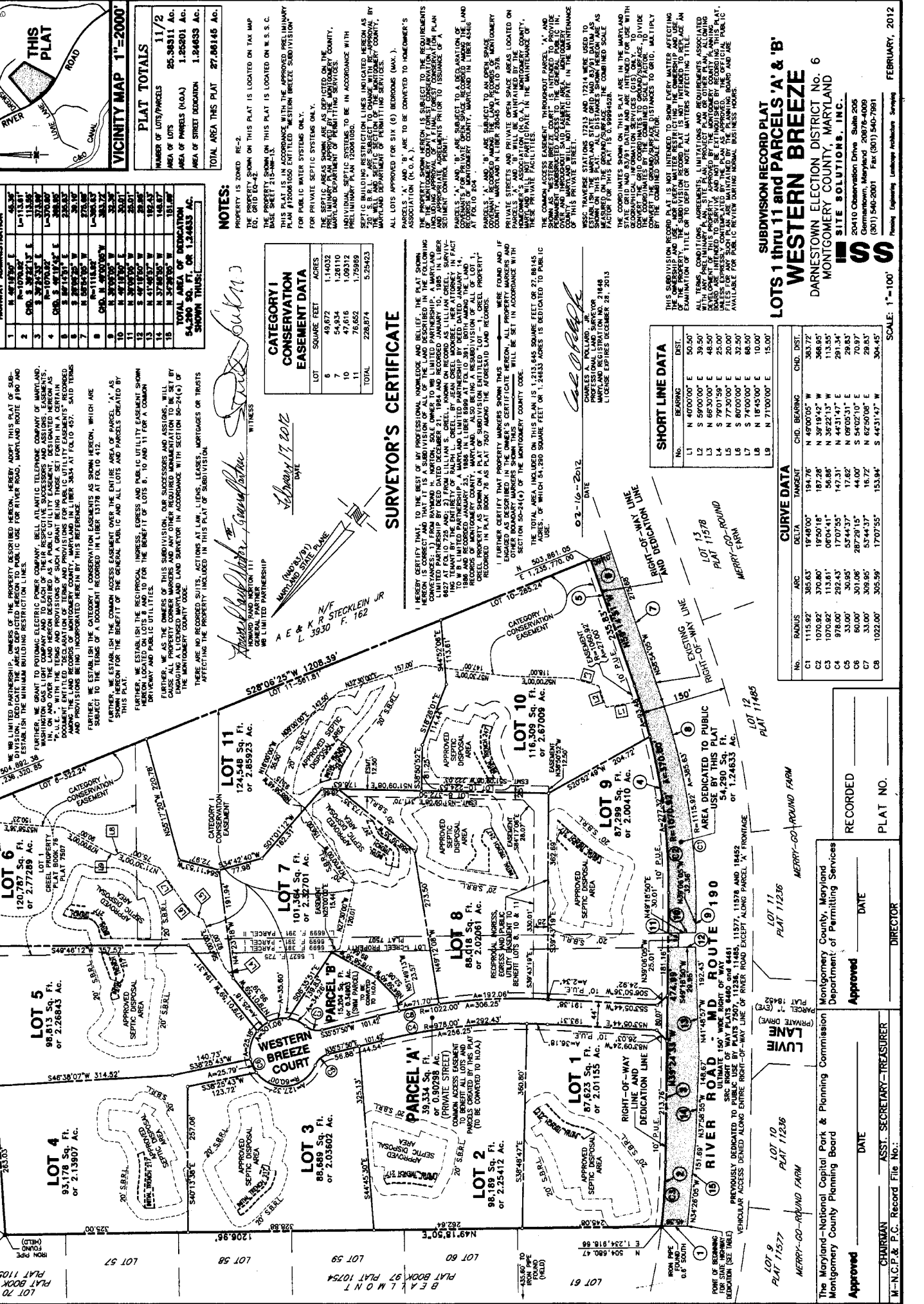
FURTHER, WE ESTABLISH THE RECORDING, INTEREST, EGRESS AND PUBLIC UTILITY EASEMENT SHOWN HEREON FOR THE BENEFIT OF LOTS 5, 10 AND 11 FOR A COMMON DRIVEWAY AND PUBLIC UTILITIES.

FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL ENGAGE ALL PROPERTY CONVEYANCE AND RECORDING AGENTS TO ENGAGE WITH SECTION 90-24(a) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO UNRECORDED SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

WITNESS MY HAND AND THE SEAL OF THE MONTGOMERY COUNTY PLANNING BOARD, THIS 27th DAY OF FEBRUARY, 2012.

[Signature]
 Howard Rand Westcott III
 PLANNING BOARD MEMBER



PLAT TOTALS

NUMBER OF LOTS/PARCELS	11/2
AREA OF LOTS	25,363.11 AC.
AREA OF PARCELS (N.O.A.)	1,292,901 AC.
AREA OF STREET DEDICATION	1,246,833 AC.
TOTAL AREA THIS PLAT	27,081,145 AC.

NOTES:

PROPERTY IS ZONED RE-2.

THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX MAP NO. 1, AS SHOWN ON THE RECENTLY ISSUED TAX MAP, AND IS LOCATED ON W.S.S.C. BASE SHEET 218-179-15.

THIS PLAT IS IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN #10001000 ENTITLED "WESTERN BREEZE SUBDIVISION" FOR PRIVATE SEPTIC SYSTEMS ONLY.

THE SEPTIC AREAS SHOWN ARE AS DEPICTED ON THE MARLBOROUGH ROAD DEPARTMENT OF PERMITTING SERVICES' PRELIMINARY PLAN 12001000.

INDIVIDUAL SEPTIC SYSTEMS TO BE IN ACCORDANCE WITH SEPTIC BUILDING RESTRICTION LINES INDICATED HEREON AS SHOWN ON THE PRELIMINARY PLAN 12001000.

THE WELL AND SEPTIC TRENCHES TO BE LOCATED BY THE MARLBOROUGH ROAD DEPARTMENT OF PERMITTING SERVICES.

ALL LOTS APPROVED FOR SIX (6) BEDROOMS (MAX.).

PARCELS 'A' AND 'B' ARE TO BE CONVEYED TO HOMEOWNER'S ASSOCIATION (H.O.A.).

IF THE MONTGOMERY COUNTY PUBLIC SAFETY DEPARTMENT HAS DETERMINED THAT THE PROPERTY IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FIRE DEPARTMENT AND THAT THE PROPERTY IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY POLICE DEPARTMENT, THE PROPERTY SHALL BE SUBJECT TO THE REQUIREMENTS OF SAID DEPARTMENTS.

PARCELS 'A' AND 'B' ARE SUBJECT TO A DECLARATION OF NEIGHBORHOOD HOMEOWNERS ASSOCIATION (N.O.A.) IN ACCORDANCE WITH THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES' PRELIMINARY PLAN 12001000.

PARCELS 'A' AND 'B' ARE SUBJECT TO AN OPEN SPACE REQUIREMENT OF NOT LESS THAN 5% OF THE TOTAL LOT AREA AND SHALL BE SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES' PRELIMINARY PLAN 12001000.

PARCELS 'A' AND 'B' ARE SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES' PRELIMINARY PLAN 12001000.

THE COMMON ACCESS EASEMENT, THROUGH PARCELS 'A' AND 'B', TO THE SEPTIC TRENCHES AND TO THE SEPTIC TRENCHES ARE LOCATED ON THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES' PRELIMINARY PLAN 12001000.

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CATEGORY I CONSERVATION EASEMENT DATA

LOT	SQUARE FEET	ACRES
6	40,672	1.14032
7	54,334	1.26110
10	47,616	1.09312
11	76,652	1.75989
TOTAL	229,374	5.25403

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE PLAT SHOWN HEREON IS CORRECT AND THAT IT IS A SUBDIVISION OF ALL OF THE LAND DESCRIBED IN THE FOLLOWING DESCRIPTION: A CERTAIN PARCEL OF LAND CONTAINING 27,081,145 SQUARE FEET, BEING PARCELS 'A' AND 'B', WITH AN AREA OF 1,292,901 SQUARE FEET, AS SHOWN ON THE RECORDED MAP OF THE MONTGOMERY COUNTY PLANNING BOARD, DATED FEBRUARY 17, 2012, AND RECORDED JANUARY 10, 2012, IN LIBER 8427 AT FOLIO 725 AND 2) FROM LILLIAN CREEK, KNOWN ON RECORD AS LILLIAN CREEK, SURVIVING AND PARTNERSHIP BETWEEN LILLIAN CREEK AND MONTGOMERY COUNTY PLANNING BOARD, DATED JANUARY 10, 2012, AND RECORDED JANUARY 23, 2012, IN LIBER 899 AT FOLIO 391, BOTH AMONG THE LAND AND INTERESTS OF THE MONTGOMERY COUNTY PLANNING BOARD, AND THE MONTGOMERY COUNTY PLANNING BOARD IS THE OWNER OF SAID PARCELS 'A' AND 'B' AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED 'LOT 1 - CREEK PROPERTY' RECORDED IN PLAT BOOK 78 AS PLAT 7507 AMONG THE DEFEASED LAND RECORDS.

I FURTHER CERTIFY THAT PROPERTY MARKERS SHOWN THIS DATE WERE FOUND AND IF ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS AND IF ANY PROPERTY MARKERS ARE FOUND TO BE IN THE WRONG PLACE OR POSITION, THE SURVEYOR WILL BE RESPONSIBLE THEREFOR.

THE TOTAL AREA INCLUDED ON THIS PLAT IS 2,233,646 SQUARE FEET OR 22.8845 ACRES, OF WHICH 81,290 SQUARE FEET OR 1.8622 ACRES IS DEDICATED TO PUBLIC USE.

[Signature]
 Cole O. Poff
 PROFESSIONAL LAND SURVEYOR
 MONTGOMERY COUNTY, MARYLAND
 LICENSE EXPIRES DECEMBER 31, 2013

SHORT LINE DATA

No.	BEARING	DIST.
L1	N 40'00'00" E	50.50'
L2	S 59'00'00" E	39.50'
L3	N 65'30'00" E	46.50'
L4	N 77'30'00" E	52.00'
L5	S 80'00'00" E	32.00'
L6	S 74'00'00" E	68.50'
L7	N 18'45'00" E	10.00'
L8	N 71'00'00" E	15.00'

CURVE DATA

No.	RADIUS	ARC	DELTA	TANGENT	CHD. DIST.	AREA
C1	1115.92'	385.63'	194.76'	N 47'00'00" W	363.72'	368.95'
C2	1070.92'	370.80'	187.28'	N 59'00'18" W	358.95'	363.72'
C3	978.00'	330.00'	167.34'	N 36'22'13" W	313.55'	313.55'
C4	978.00'	330.00'	167.34'	N 44'31'47" E	291.34'	291.34'
C5	600.00'	300.00'	150.00'	N 08'05'31" E	298.83'	298.83'
C6	600.00'	300.00'	150.00'	S 54'44'37" E	298.83'	298.83'
C7	33.00'	33.00'	16.72'	S 54'02'10" E	70.97'	70.97'
C8	1022.00'	305.59'	153.94'	N 62'50'08" E	298.83'	298.83'
C9	1022.00'	305.59'	153.94'	N 43'51'47" W	304.45'	304.45'

AREA DEDICATED TO PUBLIC USE TO THE MARLBOROUGH ROAD DEPARTMENT OF PERMITTING SERVICES

1	43,529
2	113,887
3	233,887
4	209,007
5	238,827
6	238,827
7	238,827
8	238,827
9	238,827
10	238,827
11	238,827
12	238,827
13	238,827
14	238,827
15	238,827

SUBDIVISION RECORD PLAT
LOTS 1 thru 11 and PARCELS 'A' & 'B'
WESTERN BREEZE
 DARNESTOWN ELECTION DISTRICT No. 6
 MONTGOMERY COUNTY, MARYLAND
 SITE SOLUTIONS, INC.

20410 Observation Drive Suite 206
 Germantown, Maryland 20876-4009
 (301) 340-2001 Fax (301) 340-7861
 Planning Engineering Landmark Immobile Services

SCALE: 1"=100'
 FEBRUARY, 2012

CHAIRMAN	DATE
ASST. SECRETARY-TREASURER	DATE
DIRECTOR	DATE

Approved _____
 Approved _____
 Approved _____
 Approved _____
 Approved _____
 Approved _____
 Approved _____

MONTGOMERY COUNTY, Maryland
 Department of Permitting Services

RECORD PLAT REVIEW SHEET

Plat Name: Western Breeze Plat Number: 220100290
 Plan Name: Western Breeze Plan Number: 120061050
 Plat Submission Date: 10/12/09
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: D. Kinney Checked: _____ Date _____

Initial DRD Review:

Signed Preliminary Plan - Date 4/17/07 Checked: Initial SSB Date 12/2/09
 Planning Board Opinion - Date 3-1-07 Checked: Initial SSB Date 12/3/09
 Site Plan Req'd for Development? Yes _____ No X Verified By: SSB (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 ok Plan # Road/Alley Widths Easements ok Open Space ok
 Non-standard BRLs Adjoining Land ok Vicinity Map Septic/Wells
 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>S. Federline</u>	<u>10-14-09</u>	<u>10-30-09</u>	<u>10/30/09</u>	<u>Revise Lead line</u>
Research	Bobby Fleury			<u>10-16-09</u>	<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey				

Final DRD Review:

	Initial	Date
DRD Review Complete:	<u>WM</u>	<u>2/10/12</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>WM</u>	<u>2/10/12</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>WM</u>	<u>2/13/12</u>
Board Approval of Plat:		
Plat Agenda:	<u>WM</u>	<u>4/5/12</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. _____

