




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


MCPB
Item # 2
2/26/09

MEMORANDUM

DATE: February 13, 2009

TO: Montgomery County Planning Board

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

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

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for February 26, 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:

220081220 **Ridgeview Centre**
220081710 **Hernandez Acres**

Plat Name: Ridgeview Centre
Plat #: 220081220

Location: Located in the northeast quadrant of the intersection of Bethesda Church Road and Ridge Road (MD 27)
Master Plan: Damascus
Plat Details: PD-7 zone; 2 parcels
Community Water, Community Sewer
Applicant: Weis Markets, Inc.

Staff recommends approval of this subdivision plat pursuant to Section **50-35A(a)(4)** of the Subdivision Regulations, which states:

Further Subdivision of a Commercial, Industrial or Multi-Family Residential Lot to Reflect a Change in Ownership, Deed, Mortgage or Lease Line. The creation of deed, mortgage or lease line within a commercial, industrial or multi-family residential lot does not require the approval of a new subdivision plan. At the owner's discretion, the creation or deletion of internal lots to reflect a new deed, mortgage or lease line may be platted under the minor subdivision procedure. All prior conditions of approval for the original subdivision remain in full force and effect and the number of trips generated on any new lot will not exceed those permitted for the original lot or as limited by an Adequate Public Facilities agreement. Any necessary cross-easements, covenants or other deed restrictions necessary to perpetuate previous approvals must be executed prior to recording the record plat.

Staff applied the above-noted criteria for this property and concludes that the proposed subdivision complies with the criteria of Section 50-35A(a)(4) of the subdivision regulations and supports this minor subdivision record plat.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE PLAT SHOWN HEREON IS CORRECT, AND THAT IT IS A RE-SUBDIVISION OF THAT PARCEL OR TRACT OF LAND SHOWN AS "PARCEL A" ON A PLAT OF SUBDIVISION TITLED "PARCEL A, OUTLOT 'A' RIDGEVIEW CENTRE, MONTGOMERY COUNTY, MARYLAND AS PLAT BOOK 155 PLAT 17637.

FURTHER CERTIFY THAT ONCE ENCLOSED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS WILL BE SET AS ORICIZED HEREON, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24E OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 148,740 SQUARE FEET OR 10.3016 ACRES. THERE IS NO ROAD DEDICATION BY THIS PLAT.

W. JOSEPH IRISH
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 108377
 DATE: 01/26/09



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
C-1	740.00	15° 45' 30"	202.52	102.41	202.88	N 49° 16' 23" W

AREA TABULATION TABLE

PARCEL "B"	414,944 SQ. FT.	9.3258 ACRES
PARCEL "C"	33,796 SQ. FT.	0.7758 ACRES
TOTAL	448,740 SQ. FT.	10.3016 ACRES

SUBDIVISION NOTES

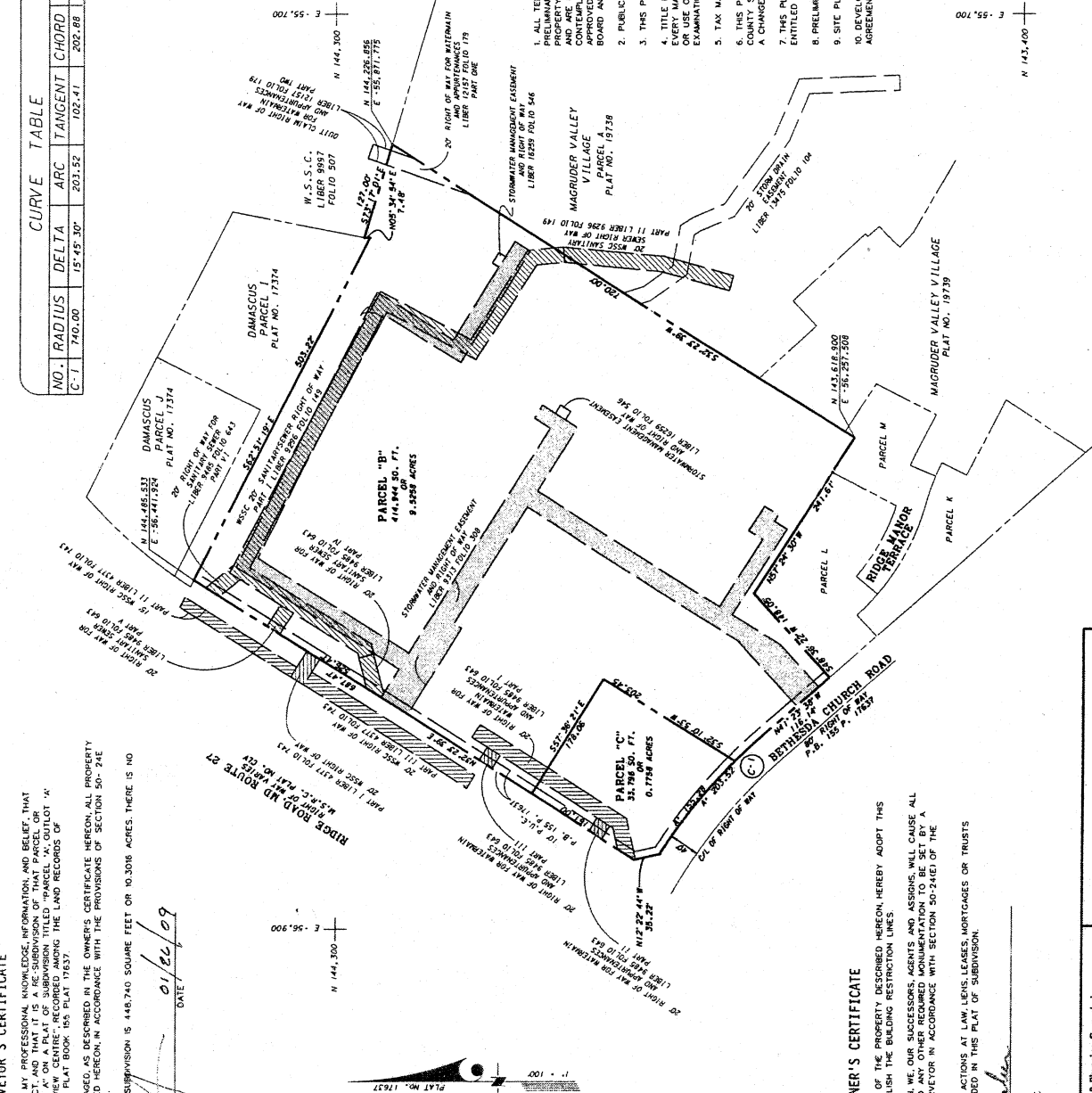
1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS, ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE THE REVISIONS AND AMENDMENTS TO THIS PLAT. ANY AMENDMENTS TO THIS PLAT MUST BE APPROVED BY THE PLANNING BOARD AND BE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. PUBLIC WATER AND SEWER EXISTS AT THIS PROPERTY.
3. THIS PROPERTY IS ZONED PD-7.
4. TITLE INFORMATION STATEMENT: THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OWNERSHIP OR USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP OR USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPECT ON NOTE ON MATTERS AFFECTING TITLE.
5. TAX MAP REFERENCE: TAX MAP FX343 CRD FX43 PARCEL N925
6. THIS PLAT CONFORMS WITH THE REQUIREMENTS OF SECTION 50-28A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATION, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES A CHANGE OF OWNERSHIP AND DEED LINE AS PROVIDED FOR IN SECTION 50-32A(6A4).
7. THIS PLAT IS IN THE DATUM OF THE U.S.C. COORDINATE SYSTEM REFERRED TO IN A PLAT ENTITLED "RIDGEVIEW CENTRE SUBDIVISION", P.B. 155 PLAT 17637.
8. PRELIMINARY PLAN REFERENCE NO. 1-87198
9. SITE PLAN REFERENCE NO. 8-88086
10. DEVELOPMENT UPON THE PROPERTY IS SUBJECT TO THE TERMS OF A SITE PLAN ENFORCEMENT AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD.

**SUBDIVISION RECORD PLAT
 RIDGEVIEW CENTRE
 PARCELS "B" AND "C"**

A RESUBDIVISION
 OF
 RIDGEVIEW CENTRE
 PARCEL "A"
 PLAT BOOK 155 PLAT 17637
 MONTGOMERY COUNTY, MARYLAND

GREENHORNE & OMARA, INC.
 GENERAL CIVIL, TRANSPORTATION - ENVIRONMENTAL - GEOGRAPHIC SERVICES
 20410 CENTURY BOULEVARD, SUITE 200
 GERMANTOWN, MARYLAND 20874
 (301) 444-5828

DATE: January, 2008
 SHEET #
 Comp. - Drafter
 PIA No.



OWNER'S CERTIFICATE

WE, WEIS MARKETS, INC., OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE BUILDING RESTRICTION LINES.

AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS, AGENTS AND ASSONS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24(E) OF THE MONTGOMERY COUNTY CODE.

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

WEIS MARKETS, INC.
 VICE PRESIDENT OF REAL ESTATE

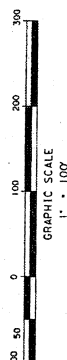
208102

Department of Permitting, Engineering
 Montgomery County, Maryland

Approved: _____ Date: _____ Director

Chairman: _____ Secretary/Treasurer: _____

MANCP&C File No. _____ PIA No. _____



RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Ridgeview Center Plat Number: 220081220
 Plat Submission Date: 1-16-08
 DRD Plat Reviewer: S Swift
 DRD Prelim Plan Reviewer: N/A
 *For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Name if applicable: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____

Lot # & Layout Lot Area Zoning Bearings & Distances Coordinates
 Plan # OK Road/Alley Widths ok Easements Open Space N/A Non-standard
 BRLs 1 Adjoining Land Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map ok
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>J. Penn</u>	<u>1/24/08</u>	<u>2/7/08</u>	<u>2-6-08</u>	<u>OK</u>
Research	<u>Bobby Fleury</u>			<u>1-28-08</u>	<u>DATUM incorrect</u>
SHA	<u>Doug Mills</u>				
PEPCO	<u>Steve Baxter</u>				
Parks	<u>Doug Powell</u>				
DRD	<u>Nellie Carey</u>			<u>2-8-08</u>	<u>No REVISIONS</u>

Final DRD Review:

DRD Review Complete: SJS 2-11-09
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): SJS 2/20/08
 Final Mylar w/Mark-up & PDF Rec'd: SJS 2-6-09

Board Approval of Plat:
 Plat Agenda: SJS 2/26/09

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. _____

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

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: ok

(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: _____

Plat Name: Hernandez Acres
Plat #: 220081710

Location: Located on the south side of Whites Ferry Road (MD 107), approximately 3,900 feet east of Partnership Road
Master Plan: Agriculture and Rural Open Space
Plat Details: RDT zone; 1 lot
Private Well, Private Septic
Applicant: Nelson Hernandez

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

Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(8) of the subdivision regulations, and with Pre-Preliminary Plan No. 720060590 (MCPB Resolution No. 08-49), and supports this minor subdivision record plat.

NOTES

1. WATER CATEGORY: 6 OTHER CATEGORY: 6
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE RDT ZONE AS OF THE DATE OF PLAT RECORDED.
3. IPF = IRON PIPE FOUND
IPS = IRON PIN WITH CAP SET
4. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP GRID C&S.
5. THE PROPERTY SHOWN HEREON IS LOCATED ON M.S.C. 200-FOOT SHEET 222 1M 1B.
6. THE PROPERTY SHALL BE SERVED BY PRIVATE WELL AND SANDPOND SEPTIC SYSTEMS ONLY.
7. SEPTIC BUILDING RESTRICTION LINES (B.R.L.) ARE SUBJECT TO CHANGE WITH MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES APPROVAL.
8. SEPTIC AREAS ARE DESIGNED FOR A SIX (6) BEDROOM HOUSE.
9. SEPTIC BUILDING RESTRICTION LINES ARE SHOWN THIS _____ FEET FROM THE INSIDE EDGE OF FLOOD ZONE 'X', DATED SEPTEMBER 24, 2006.
10. RURAL DENSITY TRANSFER ZONE SUBDIVISION IS STRICTLY CONTROLLED. ONE DEVELOPMENT RIGHT MUST BE MAINTAINED FOR EACH ACRE OF RURAL DENSITY TRANSFER ZONE. AGRICULTURE IS THE PREFERRED USE IN THE RURAL DENSITY TRANSFER ZONE. ALL AGRICULTURAL OPERATIONS SHALL BE PERMITTED AT ANY TIME, INCLUDING THE OPERATION OF A SEPTIC SYSTEM. THE RURAL DENSITY TRANSFER ZONE IS RESTRICTED BECAUSE IT INTERFERES WITH OTHER USES PERMITTED IN THIS ZONE.
11. THIS SUBDIVISION RECORDS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORDS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS PERTAINING TO TITLE.
12. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 17A, SUBCHAPTER 17-101, MONTGOMERY COUNTY ZONING REGULATIONS, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO THE ISSUANCE OF A SEDIMENT CONTROL PERMIT.
13. THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRE-REQUISITORY PLAN 72000900.
14. THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR MAJOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-3A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES THE CREATION OF A LOT IN THE RDT ZONE AS PROVIDED FOR IN SECTION 50-3B(A)(6), (7), (8) AND (9).
15. ONE DEVELOPMENT RIGHT REMAINS AVAILABLE FOR THE CREATION OF THE SINGLE-FAMILY RESIDENTIAL LOT SHOWN HEREON PER AFFIDAVIT DATED JULY 2, 2006.

OWNER'S CERTIFICATE

I, NELSON HERNANDEZ, OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS RECORD PLAT, HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON AS NOT P.L.E. TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED DECLARATION OF RIGHTS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS OF MONTGOMERY COUNTY, MARYLAND. I HEREBY GRANT THE CATEGORY I CONSERVATION EASEMENTS AS SHOWN FURTHER GRANT THE CATEGORY I CONSERVATION EASEMENTS AS PROVIDED IN THE EASEMENT AGREEMENT RECORDED IN LIBER 1876 AT FOLIO 40, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW.

DATE: 6-27-07

 NELSON HERNANDEZ
 WITNESS: _____

PLAT TABULATION

NUMBER OF LOTS	1
NUMBER OF PARCELS	1
AREA OF PARCELS (S.F.)	619,746 S.F.
AREA OF LOT(S)	619,746 S.F.
AREA OF STREET DEDICATION	0 S.F.
TOTAL AREA	619,746 S.F. (14.23 ACRES)

Department of Permitting Services
 Montgomery County, Maryland

Date: _____
 Approved: _____
 Title: _____

Checked: _____
 Title: _____

The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board

Approved: _____
 Title: _____

M.N.C.P. & P.C. Record File No. _____

SAND MOUND NOTE

THE SAND MOUND SEPTIC AREA(S) SHOWN ON THIS PLAT ARE TO BE SERVED. IT IS IMPERATIVE THAT ALL THE SAND MOUND SITES BE PROTECTED FROM PHYSICAL DAMAGE UNTIL SUCH TIME AS THEY ARE SERVED. THE SAND MOUND SITES ARE TO BE MAINTAINED, INCLUDING BUT NOT LIMITED TO COMPACTING, GRADING, CUT OR FILL, ETC. FOR THE AREA OF THE MOUNDS AND THE AREA WITHIN THE PERIMETER OF THE SAND MOUND. THE SAND MOUND SHALL BE MAINTAINED TO THE SATISFACTION OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES. THE PROPERTY OWNER'S ABILITY TO OBTAIN THE USE OF THE PROPERTY, EACH SAND MOUND SITE MUST BE MAINTAINED WITH FLOWERS, OR A LEAFY GRASS COVER. NO TREES OR SHRUBS ARE ALLOWED. EXISTING TREES MUST REMAIN UNDISTURBED UNTIL SUCH TIME THAT THE SAND MOUND NEEDS TO BE REPLACED. THE SAND MOUND SHALL BE MAINTAINED TO FLUSH WITH THE GROUND SURFACE AND THE SITES SHALL BE ALLOWED TO REMAIN. VEHICLE TRAFFIC OVER THE MOUND SITES IS LIMITED TO HOVING EQUIPMENT ONLY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT IT IS A SUBDIVISION OF THE PROPERTY SHOWN HEREON INTO LOTS, PARCELS, OR OTHER UNITS, AS SHOWN AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN LIBER 2399 AT FOLIO 510, AS NOW SURVEYED, AND THAT THE TOTAL FEET OF MARCH IS DEDICATED TO PUBLIC USE AND THAT ALL PROPERTY CORNERS MARKED THIS _____ ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50-24(F) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND. I ALSO HEREBY CERTIFY THAT THE 100-YEAR FLOOD PLAIN LIMITS ILLUSTRATED HEREON HAVE BEEN ACCURATELY DEDICTED AS PROVIDED IN THE FLOODPLAIN STUDY (NO. 224-90) CONDUCTED BY CAS ENGINEERING AND APPROVED BY FC-096 IN JULY 2006.

DATE: 6/27/07

 DAVID JOHN ATTACHE
 PROFESSIONAL LAND SURVEYOR
 MD REG. NO. 2172

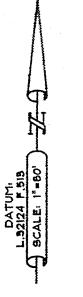
CAS ENGINEERING
 CIVIL & SURVEYING & LAND PLANNING
 A DIVISION OF CAS ENTERPRISES, INC.
 100 West Robinson Boulevard, Suite 101, Mount Airy, Maryland 21771
 301-461-6976 FAX: 301-461-6976

Recorded _____
 Plat No. _____

PLAT No.

PROPERTY LINE CURVE TABLE

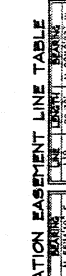
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA ANGLE
1	211.23	1567.81	211.03	S 75°24'05" E	07°37'19"



SEPTIC B.R.L. POINTS

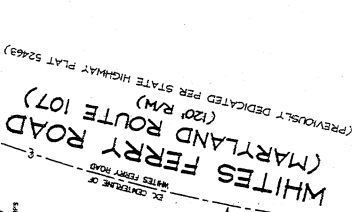
POINT	NORTHING	EASTING
A	5000.00	1000.00
B	5000.00	1000.00
C	5000.00	1000.00
D	5000.00	1000.00
E	5000.00	1000.00
F	5000.00	1000.00
G	5000.00	1000.00
H	5000.00	1000.00
I	5000.00	1000.00
J	5000.00	1000.00
K	5000.00	1000.00
L	5000.00	1000.00
M	5000.00	1000.00
N	5000.00	1000.00
O	5000.00	1000.00
P	5000.00	1000.00
Q	5000.00	1000.00
R	5000.00	1000.00
S	5000.00	1000.00
T	5000.00	1000.00
U	5000.00	1000.00
V	5000.00	1000.00
W	5000.00	1000.00
X	5000.00	1000.00
Y	5000.00	1000.00
Z	5000.00	1000.00

VICINITY MAP
 2006 ADC MAP 16, GRID J-12
 SCALE: 1" = 200'



CONSERVATION EASEMENT LINE TABLE

LINE	LENGTH	BEARING	MARKING	BEARING
1	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
2	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
3	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
4	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
5	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
6	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
7	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
8	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
9	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
10	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
11	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
12	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
13	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
14	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
15	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
16	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
17	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
18	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
19	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
20	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
21	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
22	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
23	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
24	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
25	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
26	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
27	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
28	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
29	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
30	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
31	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
32	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
33	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
34	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
35	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
36	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
37	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
38	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
39	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
40	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
41	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
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98	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E
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100	10.00	N 00°00'00" E	1" x 1" x 1" x 1"	N 00°00'00" E



RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Hernandez Aves Plat Number: 220081710
 Plat Submission Date: 4-25-08
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: C. Conlon

*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. 720060590 Checked: Initial CAC Date 10/8/08
 Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Name if applicable: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>J. Penn</u>	<u>4-30-08</u>	<u>5-14-08</u>	<u>5-1-08</u>	<u>REVISOR Easements</u> <u>ok</u>
Research	Bobby Fleury			<u>5-1-08</u>	<u>ok</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey			<u>5-6-08</u>	<u>OK</u>

Final DRD Review:

DRD Review Complete:	<u>SOS</u>	<u>2-11-09</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>SOS</u>	<u>10/7/08</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>SOS</u>	<u>2/3/09</u>
Board Approval of Plat:		
Plat Agenda:	<u>SOS</u>	<u>2/26/09</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. _____

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

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: | 1 |
| b) Written MCDPS approval of proposed septic area: | Yes |
| c) Required street dedication: | N/A |
| d) Easement for balance of property noting density and TDRS: | N/A |
| e) Average lot size of 5 acres: | PB OK |
| f) Forest Conservation requirements met: | OK |