



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


MCPB
Item # 1B
2-21-2013

MEMORANDUM

DATE: February 13, 2013

TO: Montgomery County Planning Board

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

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

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for February 21, 2013

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 plats. The following plats are included:

Big Woods Manor - Plat No. 220111230
Fairland Park - Plat No. 220120070 - 220120140, 220120520 - 220120570, 220120890 - 220120940
Brookeville Preserve - Plat No. 220130020 - 220130040
Griffith Estates - Plat No. 220130460
Wheaton Forest - Plat No. 220130790

Plat Name: Big Woods Manor
Plat #: 220111230

Location: Located on the north side of Big Woods Road, approximately 2,600 feet west of Beallsville Road (MD 109)
Master Plan: Agriculture and Rural Open Space
Plat Details: R-200 zone; 1 lot
Private Well, Private Septic
Owner: Andrew Grove

Staff recommends approval of this subdivision plat pursuant to the conditions of SRW201101 (MCPB Resolution No. 12-133) and Section **50-35A(a)(6)** of the Subdivision Regulations, which states:

Plats for Certain Residentially Zoned Parcels Created by Deed prior to June 1 1958. While recognizing the single residential parcel exemption of Sec. 50-9(e), an owner may voluntarily submit a plat to record such a parcel under the minor subdivision procedure provided that the parcel is developable for only one single-family, detached dwelling unit.

- NOTES**
- TOTAL AREA INCLUDED ON THIS PLAT IS 113,006 SQUARE FEET, OF WHICH 4,782 SQUARE FEET IS DEDICATED TO PUBLIC USE.
 - TOTAL AREA OF DEDICATION IS 4,782 SQUARE FEET.
 - THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-200 ZONE, AS OF THE DATE OF PLAT RECORDEMENT.
 - THE PROPERTY IS SHOWN ON TAX MAP CV 341, WSSC 2007 SHEET 220 NW 19
 - ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PRELIMINARY PLAT, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR THIS PROPERTY ARE AVAILABLE TO THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
 - ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-200 CLASSIFICATION.
 - R/W/C = REBAR WITH C&P SET
 - PROPERTY TO BE SERVED BY A PRIVATE WELL AND A PRIVATE SEPTIC SYSTEMS.
 - THE SEPTIC BUILDING RESTRICTION LINES (S.B.R.L.) SHOWN HEREON ARE SUBJECT TO CHANGE WITH THE APPROVAL OF MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES.
 - SEWAGE DISPOSAL AREA APPROVED FOR A HOUSE WITH A MAXIMUM OF 6 BEDROOMS
 - THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, AS AMENDED AND RECORDED IN ACCORDANCE WITH SECTION 50-35A(1)(C), AND SUBDIVISION REGULATIONS W/AVENUE 2007 08/11/001.
 - THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE PROPERTY, THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPOSIT OR NOTE ALL MATTERS AFFECTING TITLE.
 - PROPERTY LIES WITHIN ZONE X OF FEMA MAP # 24031001340 DATED SEPTEMBER 28TH 2006.
 - THE PROPERTY INCLUDES HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION LAW INCLUDING THE TERMS AND CONDITIONS OF APPROVED FOREST CONSERVATION PLAN NO. SC2012017

OWNERS CERTIFICATION

WE, ANDREW GROVE AND KRISTINA GROVE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADJOBT THIS PLAN OF SUBDIVISION, AND INDICATE THE STREETS AS SHOWN

WE FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.E.", TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED IN LIBER 3834 AT FOLD 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

WE FURTHER GRANT TWO FOREST CONSERVATION EASEMENTS, SHOWN HEREON AS AREA #1 & AREA #2, TO THE MONTGOMERY COUNTY FOREST CONSERVATION EASEMENT AGREEMENT, CATEGORY 1, AS RECORDED IN LIBER 13179 AT FOLD 412 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

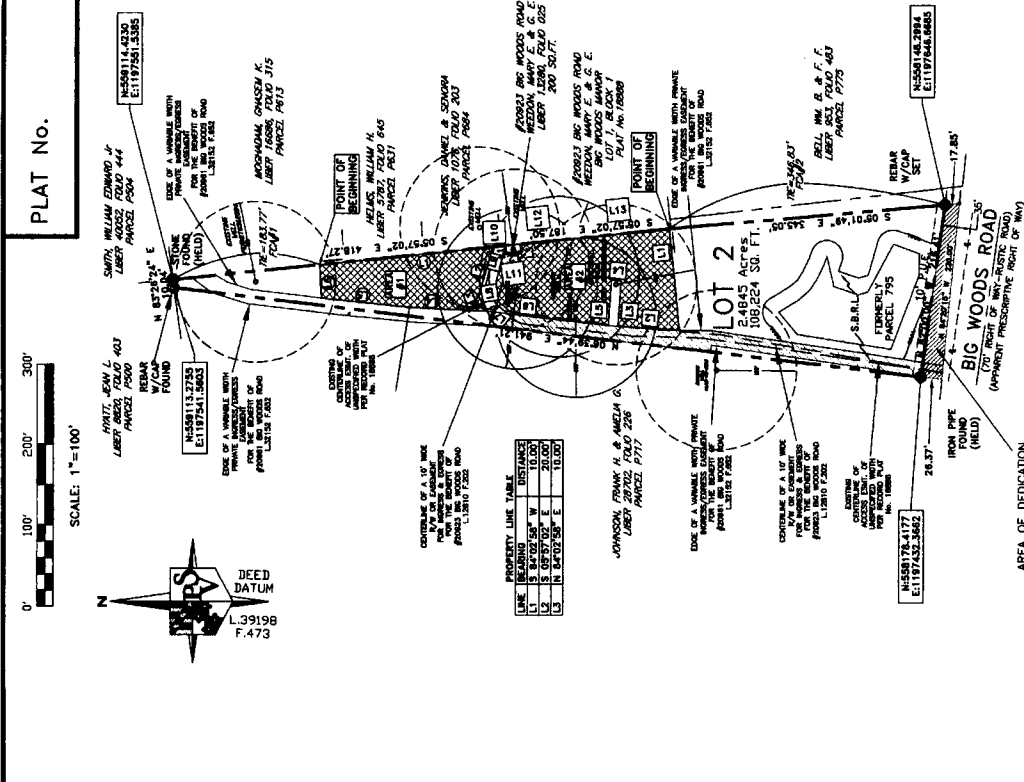
THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

Andrew Grove *[Signature]* 1/23/13 DATE
 Andrew Grove WITNESS
 Kristina Grove *[Signature]* 1/29/13 DATE
 Kristina Grove WITNESS

Department of Permitting Services
 Montgomery County, Maryland

Approved: _____
 Title: _____
 The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board

Approved: _____
 Title: _____
 M.N.C.P. & P.C. Record File No. _____

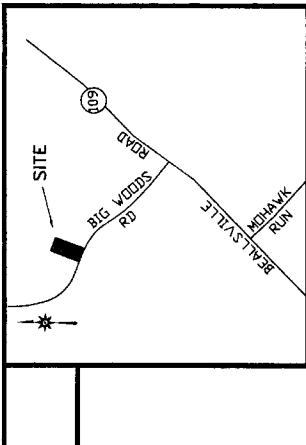


AREA TABULATION

1. LOT, 108,224 Sq. Ft. or 2.4845 Ac.
 STREET DEDICATION, 4,782 Sq. Ft. or 0.1098 Ac.

TOTAL AREA OF THIS PLAT, 113,006 Sq. Ft. or 2.5843 Ac.

Recorded _____
 Plat Book _____
 Plat No. _____



VICINITY MAP
SCALE: 1"=2000'

FOREST CONSERVATION AREA #1

LINE	BEARING	DISTANCE
L1	S 05°57'02" E	218.02
L2	N 05°33'55" E	78.70
L3	S 65°30'32" W	21.18
L4	N 02°31'40" E	86.04
L5	N 05°55'47" E	110.97
L6	N 88°01'28" E	41.51

AREA #1 = 0.28 ACRES

FOREST CONSERVATION AREA #2

LINE	BEARING	DISTANCE
L1	S 84°01'11" W	128.82
L2	N 05°33'55" E	78.70
L3	S 65°30'32" W	21.18
L4	N 04°15'38" E	12.00
L5	N 85°48'24" W	58.39
L6	N 05°30'28" E	118.07
L7	N 05°55'47" E	110.97
L8	N 84°43'15" E	24.48
L9	S 79°43'31" E	48.85
L10	S 84°02'58" W	10.00
L11	S 84°02'58" W	10.00
L12	S 84°02'58" W	10.00
L13	S 05°57'02" E	218.02
L14	S 05°57'02" E	218.02

AREA #2 = 0.30 ACRES

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS RECORDED IN LIBER 40298 AT FOLD 071 RECORDED DECEMBER 8TH, 2010 AND BEING ALL OF PARCEL 795 AS DESCRIBED IN SCHEDULE "A" OF A DEED RECORDED IN COUNTY 40998 AT FOLD 071, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE LANDS SHOWN AND MARKED ON THIS PLAN ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50-24(C) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND. THIS PLAN IS 113,006 SQUARE FEET, OF WHICH 4,782 SQUARE FEET IS DEDICATED TO PUBLIC USE.

DAVID P. MOWAT
 M.D. PROFESSIONAL LAND SURVEYOR #21138
 LICENSE EXPIRES 04-30-14

DATE: 01/29/13

SUBDIVISION RECORD PLAT
BIG WOODS MANOR
 LOT 2, BLOCK 1
 A SUBDIVISION OF
 PARCEL 795, TAX MAP CV341
 BARNESVILLE (11TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=100' JANUARY 2013

POTOMAC VALLEY SURVEYS
 20010 FORBES AVENUE SUITE F
 POOLESVILLE, MARYLAND
 1-888-349-5090

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: BIG WOODS MANOR ~~Woods Manor~~ ^(SSS) Plat Number: 220111230
 Plat Submission Date: 5-9-2011
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: R. Weaver

*For category of minor subdivision see pages 2 and 3

Initial DRD Review:

SRW
~~Pre-Preliminary Plan No.~~ SRW 201101 Checked: Initial SSS Date 1/23/13
 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 # Road/Alley Widths Easements Open Space N/A Non-standard
 BRLs Adjoining Land Vicinity Map Septic/Wells OK
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	5/13/11	5/27/11	5/27/11	NO REVISIONS
Research	Bobby Fleury			5/16/11	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey			5-19-11	NO COMMENTS
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):

Initial

Date

Final Mylar & DXF/DWG Received:

SSS

1-23-2013

Final Mylar Review Complete:

SSS

2-5-2013

Board Approval of Plat:

SSS

2-12-2013

Plat Agenda:

SSS

2-21-2013

Planning Board Approval:

Chairman's Signature:

MCDPS Approval of Plat:

Consultant 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 #:

No. _____

Update Green Books for Resubdivision:

Complete Reproduction:

Notify Consultant to Seal Plats:

Surveyor's Seal Complete:

Sent to Courthouse for Recordation:

Recordation Info Entered into Hansen

MINOR SUBDIVISION SECTION 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: SRW201101

(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: _____