



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


MCPB
Item # 1B
10-10-2013

MEMORANDUM

DATE: October 2, 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 October 10, 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 plat. The following plats are included:

220110690 **Kilmarnock Farm (Revision)**
220120740 – 220120750 **Clarksburg Village**
220131370 **Sonoma**
220140020 **Bedfordshire**
220140090 **Ridgewood Village**
220140130 **Bradley Woods**

Plat Name: Kilmarnock Farm (Revision)
Plat #: 220110690

Location: Located on the north side of Barnesville Road (MD 117), 800 feet west of Ganley Road.
Master Plan: Boyds
Plat Details: R-200 zone; 3 lots
Private Well, Private Septic
Applicant: James and Karen Rhea

Explanation of Revision

The subject plat was previously approved by the Board at its meeting on July 28, 2011. In the interim period since that approval, the consultant has re-struck a mylar to satisfy comments made by the Department of Permitting Services, the revisions are as follows:

- Added label of existing well location
- Noted specific lot numbers and associated septic approval limitation
- Clarified offsite (easement on adjoining lot) sewerage disposal for Lot 7

The revised mylar contains no other alterations from the originally approved plat and Staff recommends approval of the revised plat as it complies with Preliminary Plan No. 120090220 (MCPB Resolution No. 10-44), 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.

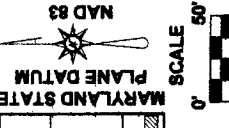
SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct; that it is a subdivision of the land described in a deed from David A. Bingham and Kathy L. Bingham to James Carroll Rhee and Karen Dubois Rhee, dated March 24, 1983, and recorded in Liber 6841 at Folio 785, among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set as delineated hereon in accordance with the provisions of Section 50-24(e) of Montgomery County Code. The total area included on this plat is 5.346 acres of land, of which 10,015 square feet is dedicated to the public use.

Thomas A. Maddox
 7/15/2011 Date
 Registered Professional Land Surveyor
 MD #18650
 Current registration renewal date 4/3/2014

PLAT TOTALS	3
NUMBER OF LOTS	6.117 ACS
AREA OF LOT	0.230 ACS
AREA OF DEDICATION	5.347 ACS
TOTAL AREA SHOWN ON PLAT	5.347 ACS

LINE BEARING	H. DIST
L1	S3°28'36"W 67.27
L2	N65°47'46"E 33.05
L3	N84°32'27"W 508.98
L4	N12°53'53"W 38.22
L5	M40°52'20"E 20.54
L6	N83°44'00"E 220.00
L7	S80°34'00"E 171.85
L8	M69°34'09"W 83.87
L9	S44°35'12"W 96.80
L10	S8°16'57"E 94.45
L11	N31°40'47"W 45.14
L12	N58°19'13"E 20.51
L13	N85°58'29"E 54.25
L14	N88°58'29"E 30.71

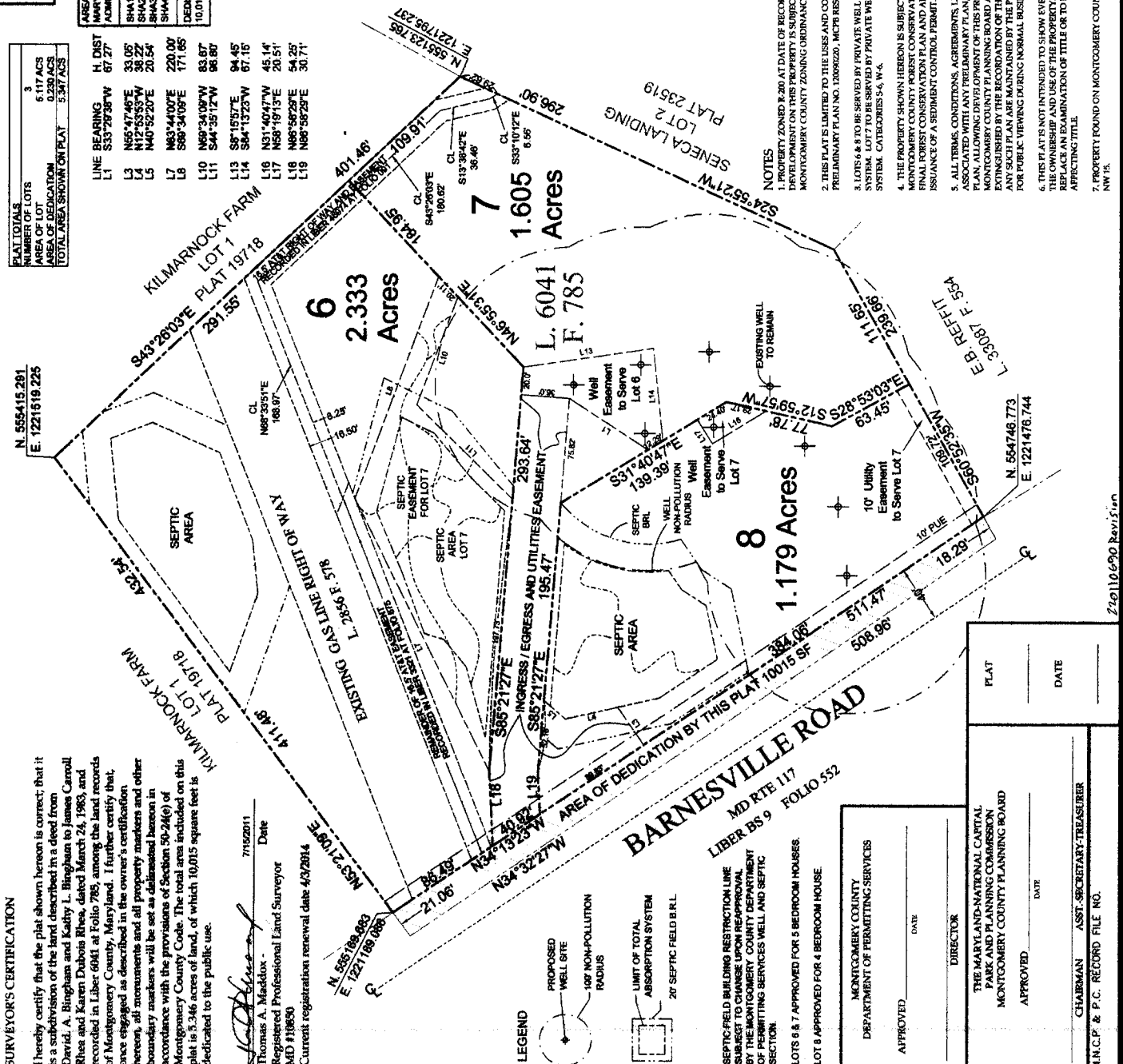


OWNER'S CERTIFICATION

The undersigned, owners of the property shown hereon, hereby adopt this plan of subdivision, dedicate the road to, and hereby subject to Barnesville Road to public use. Establish a 40' slope easement adjacent to Barnesville Road. Such slope easement to be extinguished upon final completion of interest to Barnesville Road. The undersigned also grant a Public Utility Easement (P.U.E.) as shown hereon to the public in Liber 882 at Folio 421 (the "Agreement and Provisions of Public Utility Easement"). This undivided Easement (P.U.E.) being the land records of Montgomery County, Maryland. The undersigned Easement (P.U.E.) being the land records of Montgomery County, Maryland. (2) Septic Easement(s); (3) Well Easement(s); (4) 10' Utility Easement (or part of Lot 8, all as shown hereon to the future owners of Lots 6, 8, the successors and assigns. The owner will cause all property corner markers and any other required monuments to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(e) of the Montgomery County Code.

There are no suba, mortgages, leases, liens or trust affecting the subject property.

James Carroll Rhee
 7/14/11 Date
 James Carroll Rhee
 Witness
Karen Dubois Rhee
 7/14/11 Date
 Karen Dubois Rhee
 Witness



- NOTES**
1. PROPERTY ZONED R-200 AT DATE OF RECORDATION. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE.
 2. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 1088220, MCRS RESOLUTION NO. 10-46, DATED 9/9/10.
 3. LOTS 6 & 8 TO BE SERVED BY PRIVATE WELL AND ON SITE SEWAGE DISPOSAL SYSTEM. LOT 7 TO BE SERVED BY PRIVATE WELL AND OFF SITE SEWAGE DISPOSAL SYSTEM. CATEGORIES 5 & 6, W-4.
 4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF A MONTGOMERY COUNTY FOREST CONSERVATION PLAN, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT.
 5. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS OF ANY FOREST CONSERVATION PLAN OR OTHER PLAN, INCLUDING LIMITATIONS ON THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
 6. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
 7. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP GRID DU. S. W.S.S.C. 298 NW 15.

APPROVED	DATE
DIRECTOR	
MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	
APPROVED	DATE
CHAIRMAN	
ASST. SECRETARY/TREASURER	
M.N.C.P. & P.C. RECORD FILE NO.	

220110690 Revision

RECORD PLAT REVIEW SHEET

Plat Name: Kilmarnock Farms Plat Number: 220110690
 Plan Name: Rhea Property Plan Number: 120090220
 Plat Submission Date: 1-12-2011
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: P. Butler Checked: SSS Date 7/19/11

Initial DRD Review:

Signed Preliminary Plan - Date 6-18-10 Checked: Initial SSS Date 3/11/2011
 Planning Board Resolution - Date 5/19/10 Checked: Initial SSS Date 3/11/2011
 Site Plan Req'd for Development? Yes ___ No X Verified By: SSS (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Planning Board Resolution - 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 OK Adjoining Land Vicinity Map Septic/Wells OK
 TDR notes N/A Child Lot notes N/A Surveyor Cert Owner Cert Tax Map

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	1/19/11	2/2/11	2-9-11	NO REVISIONS OK
Research	Bobby Fleury			1-29-11	
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SSS Date 6/29/11 REVISION
 Final Mylar & DXF/DWG Received: Initial SSS Date 7/15/2011
 Final Mylar Review Complete: Initial SSS Date 7-19-2011 10-2-2013

Board Approval of Plat:

Plat Agenda: Initial SSS Date 7-28-11 10-10-2013
 Planning Board Approval: Initial SSS Date 7/28/2011
 Chairman's Signature: Initial JMA Date 8-1-11

MCDPS Approval of Plat:

Consultant Pick-up for DPS Signature: Initial SSS Date 8/2/11

Plat Reproduction:

Addressing: _____
 File Card Update: _____
 Final Zoning Book Check: _____
 Update Address Books with Plat #: _____ No. _____
 Update Plat Books for Resubdivision: _____
 Complete Reproduction: _____
 Notify Consultant to Seal Plats: _____
 Surveyor's Seal Complete: _____
 Sent to Courthouse for Recordation: _____
 Recordation Info Entered into Hansen: _____