



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


MCPB
Item # 1B
4-10-2014

MEMORANDUM

DATE: April 2, 2014

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 April 10, 2014

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:

220131170 Grove Hill Farm Estates (Revision)
220131530 Parmjit and Saini Estates
220140830 West Chevy Chase Heights

Plat Name: Grove Hill Farm Estates (Revision)

Plat #: 220131170

Location: Located on the east side of New Hampshire Avenue (MD 650), approximately 1,400 feet northwest of Haviland Mill Road.

Master Plan: Sandy Spring-Ashton Master Plan

Plat Details: RC zone; 1 lot
Private Well, Private Septic

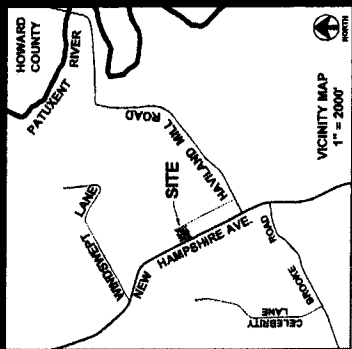
Applicant: Stanley Nadeus Jr.

Explanation of Revision

The subdivision plat was previously approved by the Board at its meeting on December 19, 2013. In the interim period, the mylar has been revised to address review comments made by the Montgomery County Department of Permitting Services. The revision is as follows:

- Added notation to allow access for well maintenance and connection within the Category I Conservation Easement.

Staff has reviewed the revised plat and has determined that the plat complies with Preliminary Plan No. 11988285A (MCPB Resolution No. 12-136), as approved by the Board, and supports approval of the revised mylar.



PLAT 18652
MERIDIAN

PLAT NO.

GROVE HILL FARM
ESTATES
LOT 14
PLAT 18279

GROVE HILL FARM
ESTATES
LOT 10
PLAT 18652

GROVE HILL FARM
ESTATES
LOT 11
PLAT 18652

GROVE HILL FARM
ESTATES
LOT 13
PLAT 18279

18
89900 SF

GROVE HILL FARM
ESTATES
LOT 12
PLAT 18652

NEW HAMPSHIRE AVENUE (MD)
80' ROW
PREVIOUSLY DEDICATED
BY PLAT 18652

NOTES

1. PROPERTY ZONED RC. THE PROPERTY SHOWN HEREON LIES WITHIN AN APPROVED CLUSTER DEVELOPMENT, SUBDIVISION OR RESUBDIVISION IS NOT PERMITTED AFTER THE PROPERTY IS DEVELOPED AND THAT DEVELOPMENT WILL BE PERMITTED IN ACCORDANCE WITH THE LAND USES INDICATED ON THE APPROVED PRELIMINARY PLAN AND/OR SITE PLAN.
2. LOT 12 IS TO BE SERVED BY PRIVATE WELL AND SEPTIC SYSTEM. WSSC CATEGORIES S4, W4.
3. 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 MONUMENTALIZATION OF THIS PROPERTY. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
4. 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 DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
5. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP 4J341, WSSC GRID Z28N01.
6. THE LOT SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS AS SPECIFIED IN THE SUBDIVISION PLAN AMENDMENT #118626A, ENTITLED "HOPKINS PROPERTY, LOT 12".
7. LOCATION OF WELLS AND ON-SITE SEPTIC SYSTEMS ARE REFLECTED FROM PREVIOUSLY RECORDED SUBDIVISION RECORD PLAT 18652. LOT 18 IS SUBJECT TO THE TERMS AND CONDITIONS AS PREVIOUSLY APPROVED FOR LOT 12 BY MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES, WELL AND BUILDING SECTION. LOT 18 IS PROPOSED FOR 6 BEDROOM HOUSE, SEPTIC BUILDING, AND GARAGE. ANY CHANGE WITH REAPPROVAL OF DEPARTMENT OF PERMITTING SERVICES.
8. LOT 18 BENEFITS FROM A SEPTIC EASEMENT OVER PART OF LOT 13 AS SHOWN ON PLAT 18279.
9. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 29A, MONTGOMERY COUNTY FOREST CONSERVATION PLAN, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN OR TREE SAVE PLAN AND APPROPRIATE AGREEMENT PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PLAN.
10. THOSE AREAS THAT ARE SITUATED WITHIN THE CONSERVATION EASEMENT ESTABLISHED BY LIBER 1608 AT PG. 10-10-563 LOCATED UPON LOT 12, AS PER THE TERMS AND CONDITIONS OF THE FOREST CONSERVATION EASEMENT, TO BE REPLACED BY THE CATEGORY 1 CONSERVATION EASEMENT SHOWN AND GRANTED HEREON.
11. VEHICULAR ACCESS DENIED ALONG NEW HAMPSHIRE AVENUE.
12. ACCESS TO ALL WELLS FOR MAINTENANCE AND CONNECTION TO THE EXISTING HOUSE IS PERMITTED THROUGH THE CONSERVATION EASEMENT.

OWNER'S CERTIFICATION

The undersigned owners of the property shown hereon, hereby adopt this plat of subdivision, Grant a Category 1 Conservation Easement as shown hereon, to the parties named in a document recorded in Liber 13176 at Page 412 of the Montgomery County Records, and certify that they are the owners of all property shown on said land records, subject to the terms and conditions hereon, and that all property corner markers and any other required measurement to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(c) of the Montgomery County Code.

There are no sales, liens, mortgages, or trusts, affecting the property included in this plat of subdivision.

Thomas A. Maddox
Date: 2/25/2013
Secretary / Notary, Jr.

David M. ...
Date: 2/25/2013
Witness

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct, that it is a subdivision of the land shown on the plat of Subdivision Record Plat 18652, as amended by Subdivision Record Plat 18279, and that the same is in accordance with the provisions of Section 50-24(c) of the Montgomery County Code. The total area included on this plat is 89900 square feet of land of which none is dedicated to the public use.

Thomas A. Maddox
DATE: 2/25/2013
THOMAS A. MADDOX - Registered Professional
Land Surveyor MD #10650 (EXP. 4/3/14)

PLAT TOTALS

NUMBER OF LOTS	1
AREA OF LOTS	89900 SF
AREA OF DEDICATION	NONE
TOTAL AREA SHOWN ON PLAT	89900 SF

2/25/2013

**THE MARYLAND-NATIONAL CAPITAL
PLANNING BOARD COMMISSION
MONTGOMERY COUNTY PLANNING BOARD**

APPROVED _____ DATE _____

CHAIRMAN ASST. - SECRETARY - TREASURER

M.N.C.P. & P.C. RECORD FILE NO.

**MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES**

APPROVED _____ DATE _____

DIRECTOR

PLAT

DATE

APPROVED

DATE

SUBDIVISION RECORD PLAT
LOT 18
GROVE HILL FARM
ESTATES
A RESUBDIVISION OF
LOT 12
ELECTION DISTRICT 8
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 40' JANUARY 2013

THOMAS A. MADDOX
PROFESSIONAL LAND SURVEYOR
8953 SHADY GROVE COURT
GAITHERSBURG, MARYLAND 20877
(301) 984-5804



RECORD PLAT REVIEW SHEET

Plat Name: Groves Hill Farms Estates Plat Number: 220131170
 Plan Name: Hopkins Property, Lot 12 Plan Number: 11988295A
 Plat Submission Date: 2/19/13
 DRD Plat Reviewer: H. Mugh
 DRD Prelim Plan Reviewer: J. Kaye Checked: WM Date 3/20/13

Background Review:

Signed Preliminary Plan - Date 1/28/13 Checked: Initial WM Date 3/20/13
 Planning Board Resolution No. 12-126 Resolution Mailing Date 12/19/2012
 Site Plan Required? Yes No Verified By: WM (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Planning Board Resolution No. _____
 Site Plan Reviewer Check: Initial _____ Date _____

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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>Evelyn Gibson</u>	<u>2/28/13</u>	<u>3/15/13</u>	<u>3/11/13</u>	<u>See Comments</u>
Research	<u>Bobby Fleury</u>			<u>3/14/13</u>	<u>OK</u>
SHA	<u>Corren Giles</u>				
PEPCO					
Parks	<u>Doug Powell</u>				
DRD	<u>Keiona Clark</u>				

Final DRD Review:

Consultant Notified (Final Mark-up):
 Final Mylar & DXF/DWG Received:
 Final Mylar Review Complete:

Initial
WM
WM
WM

Date
5/2/13
12/6/13
12/6/13

Revision
 SJS 3/17/14
 SJS 4-2-14

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

WM
SJS
JME

12/19/13
12-19-2013
12-19-13

SJS 4-10-14

MCDPS Approval of Plat:

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

SJS

12/23/2013

Plat Reproduction:

Addressing:
 File Card Update:
 Final Zoning Book Check:
 Update Address Books with Plat #:
 Update Plat Books for Resubdivision:
 Complete Reproduction:
 Notify Consultant to Seal Plats:
 Surveyor's Seal Complete:
 Sent to Courthouse for Recordation:
 Recordation Info Entered in Hansen

No. _____