



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

**MCPB**  
**Item # 3**  
**11/02/06**

**MEMORANDUM**

**DATE:** October 17, 2006

**TO:** Montgomery County Planning Board

**FROM:** Catherine Conlon, Supervisor *CC*  
Development Review Division  
(301) 495-4542

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for November 2, 2006

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The following two record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plans and site plans, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plat drawings for the record plats. The following plats are included:

220070010 Towns of Dogwood  
220070130 Chevy Chase, Section 2

**PLAT NO. 220070010**

Towns of Dogwood

Located on east quadrant, intersection of Dogwood Drive and Snow Cloud Lane

RT-8 zone, 15 Lots, 2 parcels

Community Water, Community Sewer

Master Plan Area: Fairland

Ruppert O'Brian, Applicant

Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(5)** of the Subdivision Regulations, which states:

Plat of Correction. A plat may be recorded under the minor subdivision procedure to correct inaccurate or incomplete information shown on a previously recorded subdivision plat. The plat may correct drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; and/or other information normally required to be shown on a recorded plat. All owners and trustees of the land affected by the correction must sign the revised plat. In addition, the plat of correction must clearly identify the original plat that is being replaced and contain a note identifying the nature of the correction. In this case, the plat is being corrected to conform to an amended site plan, to adjust lot lines.

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

Plat Name: Town of Dogwood  
Plat Number: 220070016  
Plat Submission Date: 7/13/06  
DRD Plat Reviewer: P. Weiss

**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*

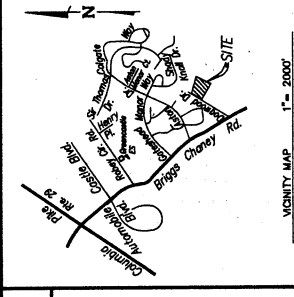
- a) Deed(s) submitted: \_\_\_\_\_
- b) Developable with only one single family detached unit: \_\_\_\_\_

**(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: \_\_\_\_\_
- 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: \_\_\_\_\_



TAX MAP NO. KR 561 & 562  
VICINITY MAP 1" = 200'

PLAT NO.

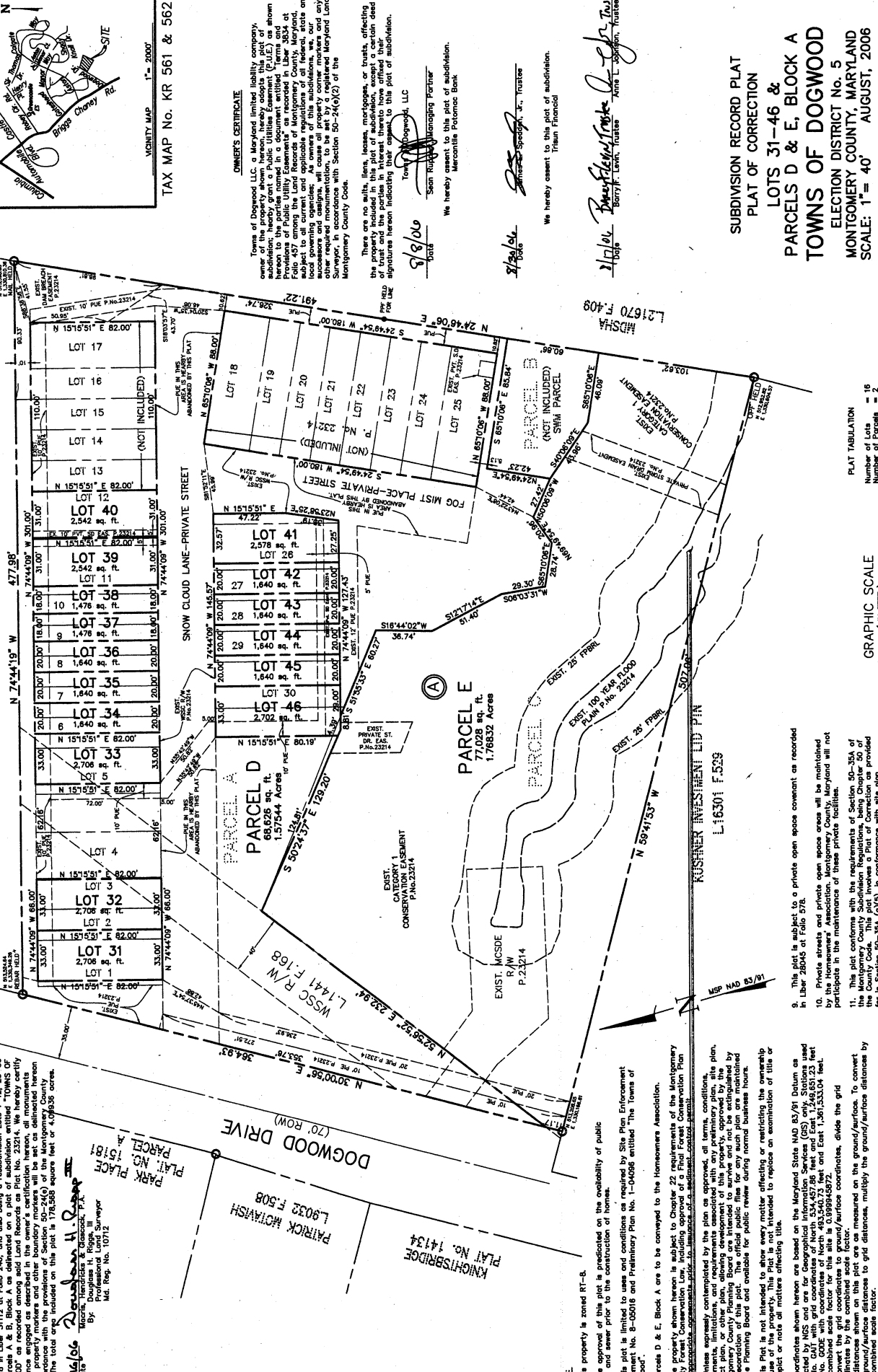
PARCEL A  
ALPINE FOREST  
PLAT NO. 16116  
N 74°44'19" W

PARCEL D  
WSSC R/W  
L 1441 F.168

PARCEL E  
7,028 sq. ft.  
1.76532 Acres

PARCEL F  
EXIST. MGSDE  
R/W  
P.23214

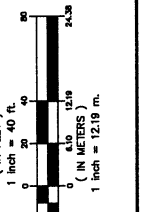
PARCEL G  
KUSHNER INVESTMENT LID PIN  
L 16301 F.559



**OWNER'S CERTIFICATE**  
Towns of Dogwood LLC, a Maryland limited liability company, owner of the property shown hereon, hereby adopts this plat of subdivision and the provisions of the Public Utility Easements as recited herein to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3854 at page 42 among the Land Records of Montgomery County, Maryland. As owners of this subdivision, we, our successors and assigns, will cause all property corner markers and any other monuments to be placed in accordance with Section 50-24(a)(2) of the Montgomery County Code.  
There are no utility lines, easements, mortgages, or trusts, affecting the property shown hereon, which are not shown on this plat. The signatures herein indicating their assent to this plat of subdivision, are those of the following persons:  
Towns of Dogwood, LLC  
Scott H. Hines, Managing Partner  
Merconite Potomac Bank  
I hereby assent to this plat of subdivision.  
Tinaun Phanobol  
I hereby assent to this plat of subdivision.  
Aimee L. Goffman, Trustee  
I hereby assent to this plat of subdivision.  
Barry J. Lavin, Trustee  
I hereby assent to this plat of subdivision.  
Aimee L. Goffman, Trustee

**PLAT TABULATION**

Number of Lots	= 16
Number of Parcels	= 2
Area of Lot 1	= 742.64 sq. ft.
Area of Lot 2	= 742.64 sq. ft.
Area of Lot 3	= 742.64 sq. ft.
Area of Lot 4	= 742.64 sq. ft.
Area of Lot 5	= 742.64 sq. ft.
Area of Lot 6	= 742.64 sq. ft.
Area of Lot 7	= 742.64 sq. ft.
Area of Lot 8	= 742.64 sq. ft.
Area of Lot 9	= 742.64 sq. ft.
Area of Lot 10	= 742.64 sq. ft.
Area of Lot 11	= 742.64 sq. ft.
Area of Lot 12	= 742.64 sq. ft.
Area of Lot 13	= 742.64 sq. ft.
Area of Lot 14	= 742.64 sq. ft.
Area of Lot 15	= 742.64 sq. ft.
Area of Lot 16	= 742.64 sq. ft.
Area of Lot 17	= 742.64 sq. ft.
Area of Lot 18	= 742.64 sq. ft.
Area of Lot 19	= 742.64 sq. ft.
Area of Lot 20	= 742.64 sq. ft.
Area of Lot 21	= 742.64 sq. ft.
Area of Lot 22	= 742.64 sq. ft.
Area of Lot 23	= 742.64 sq. ft.
Area of Lot 24	= 742.64 sq. ft.
Area of Lot 25	= 742.64 sq. ft.
Area of Lot 26	= 742.64 sq. ft.
Area of Lot 27	= 742.64 sq. ft.
Area of Lot 28	= 742.64 sq. ft.
Area of Lot 29	= 742.64 sq. ft.
Area of Lot 30	= 742.64 sq. ft.
Area of Lot 31	= 742.64 sq. ft.
Area of Lot 32	= 742.64 sq. ft.
Area of Lot 33	= 742.64 sq. ft.
Area of Lot 34	= 742.64 sq. ft.
Area of Lot 35	= 742.64 sq. ft.
Area of Lot 36	= 742.64 sq. ft.
Area of Lot 37	= 742.64 sq. ft.
Area of Lot 38	= 742.64 sq. ft.
Area of Lot 39	= 742.64 sq. ft.
Area of Lot 40	= 742.64 sq. ft.
Area of Lot 41	= 742.64 sq. ft.
Area of Lot 42	= 742.64 sq. ft.
Area of Lot 43	= 742.64 sq. ft.
Area of Lot 44	= 742.64 sq. ft.
Area of Lot 45	= 742.64 sq. ft.
Area of Lot 46	= 742.64 sq. ft.
Total Area	= 12,082.24 acres



**SURVEYOR'S CERTIFICATE**  
I, the undersigned, being a duly licensed and sworn Surveyor of the State of Maryland, do hereby certify that the plat shown hereon is correct, that it is a subdivision of the lands conveyed by Abney M. Fennell to the Towns of Dogwood, LLC, as shown on the Tax Map of Montgomery County, Maryland in Liber 3112 at Folio 246, and also being a resubdivision of Lots 1-12, 28-30 and Parcels A & B, Block A, as delineated on a plat of subdivision entitled "TOWNS OF DOGWOOD" as recorded among the Land Records of Montgomery County, Maryland in Liber 3854 at page 42, and that the same are being subdivided in accordance with the provisions of Section 50-24(a) of the Montgomery County Code. The total area included on this plat is 17,653.24 square feet or 4.03632 acres.  
10/16/06  
Tinaun Phanobol, Surveyor  
Douglas H. Riggs, III  
Richard L. Lippert  
Md. Reg. No. 10712

**NOTICE**  
1. This property is zoned RT-B.  
2. The approval of this plat is predicated on the availability of public water and sewer prior to the construction of homes.  
3. This plat is limited to uses and conditions as required by Site Plan Enforcement Agreement No. 8-0018 and Preliminary Plan No. 1-04096 entitled "The Towns of Dogwood".  
4. Parcels D & E, Block A are to be conveyed to the Homeowners Association.  
5. The property shown hereon is subject to Chapter 22 requirements of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate easements prior to issuance of a subdivision control permit.  
6. Unless expressly contemplated by the plan as approved, all terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan or other plan, including any easements, shall remain in effect and shall be enforceable by the Planning Board and available for public review during normal business hours.  
7. 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.  
8. Coordinates shown hereon are based on the Maryland State NAD 83/91 Datum as projected by NGS and are for Geographical Information Services (GIS) only. Stations used for this project are identified by their station ID, UTM Easting, Northing, and Zone. The combined scale factor for this site is 0.999945872.  
To convert the grid coordinates to ground/surface coordinates, divide the grid coordinates by the scale factor.  
The distances shown on this plat are as measured on the ground/surface distances by the combined scale factor.  
FOR PUBLIC WATER AND SEWER ONLY

**APPROVED:** \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIRMAN  
SECRETARY-TREASURER  
M.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_

**APPROVED:** \_\_\_\_\_ DATE \_\_\_\_\_  
DIRECTOR

**APPROVED:** \_\_\_\_\_ DATE \_\_\_\_\_  
MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PERMITTING SERVICES

**APPROVED:** \_\_\_\_\_ DATE \_\_\_\_\_  
MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PERMITTING SERVICES

**APPROVED:** \_\_\_\_\_ DATE \_\_\_\_\_  
MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PERMITTING SERVICES

**APPROVED:** \_\_\_\_\_ DATE \_\_\_\_\_  
MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PERMITTING SERVICES

**APPROVED:** \_\_\_\_\_ DATE \_\_\_\_\_  
MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PERMITTING SERVICES

9. This plat is subject to a private open space covenant as recorded in Liber 28045 at Folio 578.  
10. Private streets and private open space areas will be maintained by the Homeowners Association, Montgomery County, Maryland will not participate in the maintenance of these private facilities.  
11. This plat conforms with the requirements of Section 50-35A of the Montgomery County Subdivision Regulations, including those provided for in Section 50-35A (G)(5), in conformance with site plan amendment 8-05016A.

**DEVELOPER'S CERTIFICATE**

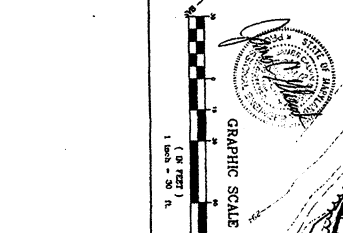
THE UNDERSIGNED AGREES TO SECURE ALL THE PERMITS AND APPROVALS NECESSARY TO OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES, INCLUDING APPROVAL OF THE SITE PLAN, CONSTRUCTION PERMITS, AND THE NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES, INCLUDING APPROVAL OF THE DEVELOPMENT PROGRAM AND THE SEPARATE SET OF THE SITE PLAN.

DATE: 10/20/11  
 Sean Rickett  
 The Towns of Dogwood LLC

APPROVED SITE PLAN  
 AT NO. 5, 07/06/11  
 MONTGOMERY COUNTY COMMISSION BOARD

APPROVED SITE PLAN  
 AT NO. 5, 07/06/11  
 MONTGOMERY COUNTY COMMISSION BOARD

COURTNEY D. RESORSE



REGARD FOR:  
 The Towns of Dogwood LLC  
 4388 Montford Village Road  
 P.O. Box 100  
 PINE BLUFF, MD 20706  
 PHONE: 301-577-5887  
 FAX: 301-577-5885

NO.	DATE	DESCRIPTION
1	10/20/11	REVISED SITE PLAN
2	10/20/11	REVISED SITE PLAN
3	10/20/11	REVISED SITE PLAN
4	10/20/11	REVISED SITE PLAN
5	10/20/11	REVISED SITE PLAN
6	10/20/11	REVISED SITE PLAN
7	10/20/11	REVISED SITE PLAN
8	10/20/11	REVISED SITE PLAN
9	10/20/11	REVISED SITE PLAN
10	10/20/11	REVISED SITE PLAN

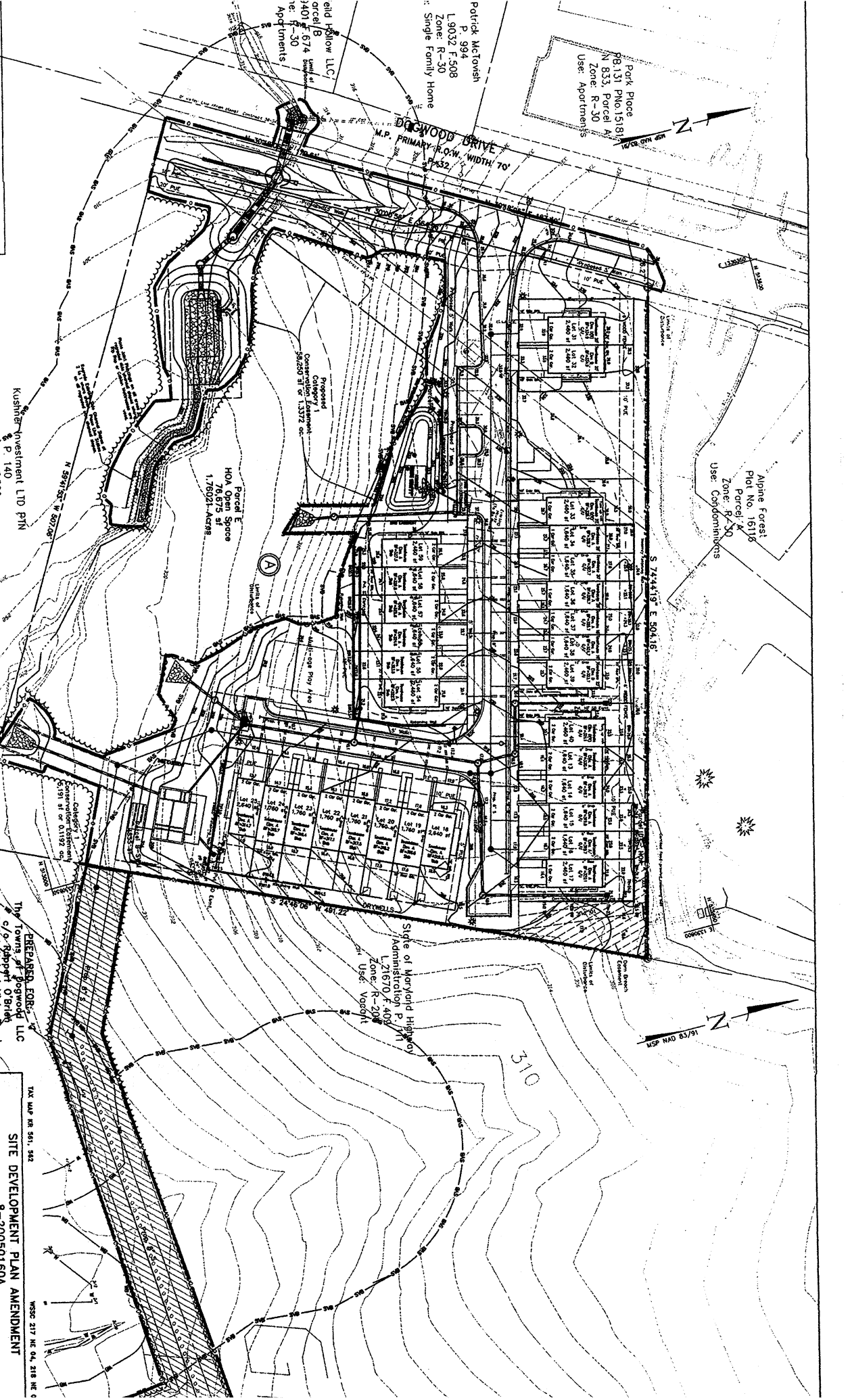
TAX MAP NO. 591, 592  
 WSSJ 217 NE Q4, 218 NE C

**THE TOWNS OF DOGWOOD**  
 8-20050160A  
 Lots 31-59

5TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

**EMHG** Maoris, Hendricks & Glascock, P.A.  
 Engineering & Architecture  
 3000 Valley Forge Lane, Suite 100  
 Montgomery, Virginia 22061-2779  
 Phone: 301.548.0380  
 Fax: 301.548.0383  
 www.emhg.com

Prof. - Mr. J. Maoris  
 Date: Jan 2009  
 Project No. 03-248  
 Scale: 1" = 30'



**Plat No. 220070130**

Chevy Chase Section 2

Located on the north side of Melrose Street, approximately 200 feet east of Route 185

R-60 zone, 1 lot

Community Water, Community Sewer

Master Plan Area: Chevy Chase

John Ridenour III, Applicant

Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(3)** of the Subdivision Regulations, which states:

Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for this lot (previously known as part of lot 2 and part of lot 1) and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(3) of the subdivision regulations and supports this minor subdivision record plat.

**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name: Cherry Chase, Sec. 2 Plat Number: 220070130

Plat Submission Date: 7/26/06

DRD Plat Reviewer: T. Alam

DRD Prelim Plan Reviewer: N/A

\*For category of minor see pages 2 and 3

**Initial DRD Review:**

Pre-Preliminary Plan No. N/A 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 #  Road/Alley Widths  Easements  Open Space NA Non-standard  
 BRLs NA Adjoining Land  Vicinity Map  Septic/Wells NA  
 TDR note NA Child Lot note NA Surveyor Cert  Owner Cert  Tax Map   
 SPA NA

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>A. Lindsey</u>	<u>7/27/06</u>	<u>8/11/06</u>	<u>NC</u>	<u>NC</u>
Research	<u>Bobby Fleury</u>			<u>7/31/06</u>	<u>OK</u>
SHA	<u>Doug Mills</u>			<u>NC</u>	<u>NC</u>
PEPCO	<u>Steve Baxter</u>			<u>NC</u>	<u>NC OK</u>
Parks	<u>Doug Powell</u>			<u>NC</u>	<u>NC</u>
DRD	<u>Steve Smith</u>			<u>8/8/06</u>	<u>OK</u>

**Final DRD Review:**

DRD Review Complete: Initial PW Date 8/9/06 10/16/06

(All comments rec'd and incorporated into mark-up)

Engineer Notified (Pick up Mark-up): Initial TA Date 8/8/06

Final Mylar w/Mark-up & PDF Rec'd: Initial TA Date 10/13/06

**Board Approval of Plat:**

Plat Agenda:      Date 11/2/06

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.



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:

\_\_\_\_\_

