



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

**MCPB**  
**Item #**  
**04/12/07**

**MEMORANDUM**

**DATE:** March 29, 2007

**TO:** Montgomery County Planning Board

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

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for April 12, 2007

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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 plat drawings for the record plat. The following plats are included:

220070760 – Shaare Tefila Congregation (1)  
220070980 – Yinger's Addition to Woodfield (1)  
220071020 – Potomac Hunt Acres (1)

**PLAT NO. 220070760**

Shaare Tefila Congregation (Preliminary Plan: Shaare Tefila Congregation)  
Located on Georgia Avenue, approximately 375 feet south of Taveneer Court  
R-200 zone; 1 Lot  
Community Water, Community Sewer  
Master Plan Area: Olney  
Trustees of Shaare Tefila, Applicant

The record plat has been reviewed by MNCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120060560, 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 preliminary plan.

**RECORD PLAT REVIEW SHEET**

Plan Name: Shaare Tefle Plan Number: 1 20060560  
 Plat Name: Shaare Tefle Plat Number: 22 0070760  
 Plat Submission Date: 11/30/06  
 DRD Plat Reviewer: pw/TA  
 DRD Prelim Plan Reviewer: Cathy London

**Initial DRD Review:**

Signed Preliminary Plan - Date 2/13/07 Checked: Initial CAC Date 2/16/07  
 Planning Board Opinion - Date 1/17/07 Checked: Initial pw Date 2/19/07  
 Site Plan Req'd for Development? Yes    No    Verified By: pw (initial)  
 Site Plan Name:                      Site Plan Number:                       
 Planning Board Opinion - 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    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   

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>A. Lindsey</u>	<u>12/7/07</u>	<u>12/22/07</u>	<u>NC</u>	<u>NC</u>
Research	<u>Bobby Fleury</u>	<u>  </u>	<u>  </u>	<u>12/22</u>	<u>  </u>
SHA	<u>Doug Mills</u>	<u>  </u>	<u>  </u>	<u>NC</u>	<u>NC</u>
PEPCO	<u>Steve Baxter</u>	<u>  </u>	<u>  </u>	<u>NC</u>	<u>NC</u>
Parks	<u>Doug Powell</u>	<u>  </u>	<u>  </u>	<u>NC</u>	<u>OK</u>
DRD	<u>Steve Smith</u>	<u>  </u>	<u>  </u>	<u>12/22</u>	<u>See plat</u>

**Final DRD Review:****DRD Review Complete:**

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

Engineer Notified (Pick up Mark-up):

Final Mylar w/Mark-up &amp; PDF Rec'd:

**Board Approval of Plat:**

Plat Agenda:

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:

Initial

TATATATA                      

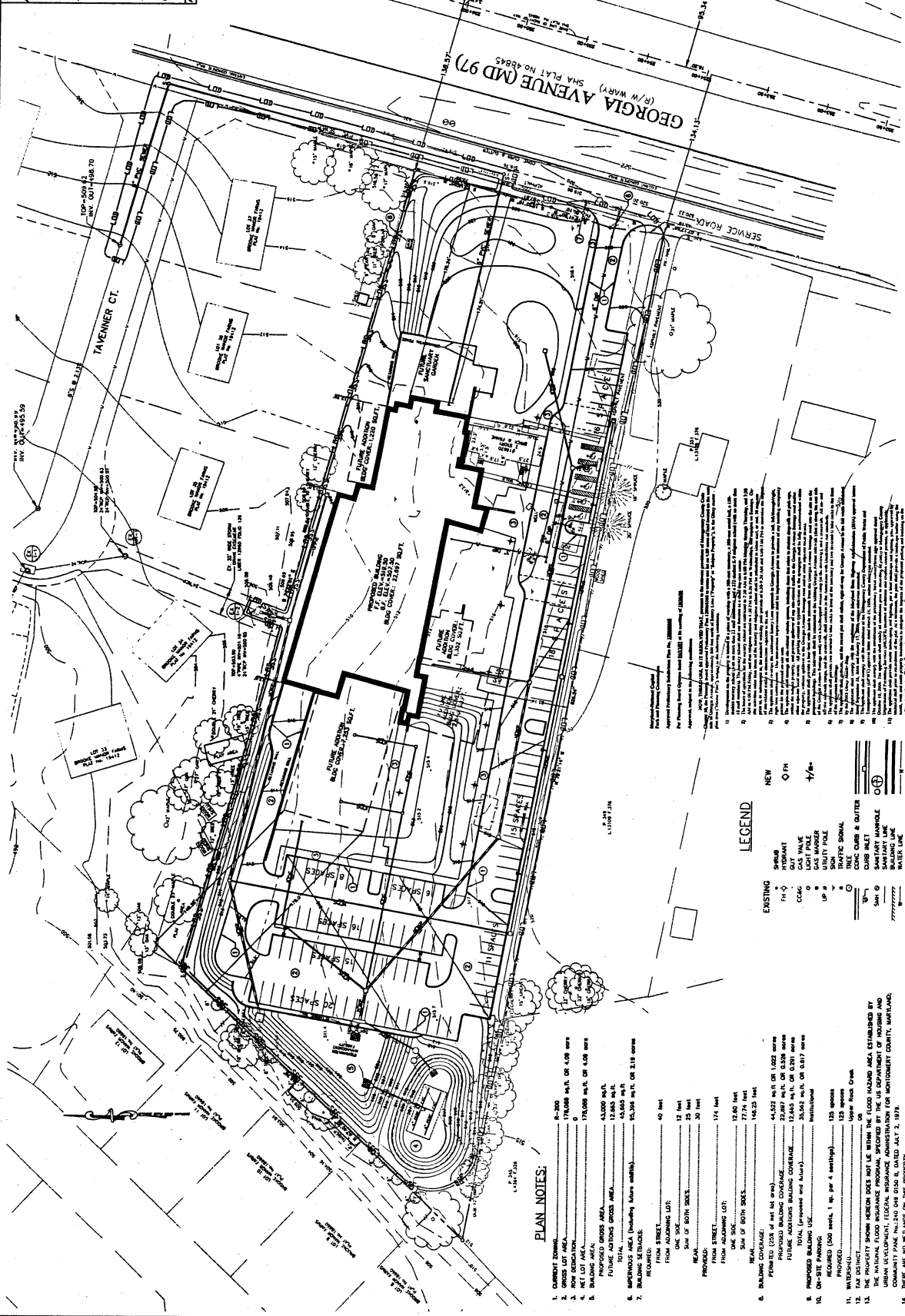
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3/23/072/23/073/22/074/12/07                      No.





VICINITY MAP  
SCALE: 1"=400'



KEY NOTES

1. PROPOSED OFFICE AND AUDITORIUM BUILDING
2. PROPOSED MONTGOMERY COUNTY SURFACE SAND FILTER
3. PROPOSED SANITARY SEWER
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LEGEND

- EXISTING
- 1. SHED
  - 2. HYDRAULIC
  - 3. GAS VALVE
  - 4. LIGHT POLE
  - 5. UTILITY POLE
  - 6. TREE
  - 7. CONC. CURB & GUTTER
  - 8. SANITARY MANHOLE
  - 9. SANITARY LINE
  - 10. WATER LINE
  - 11. STORM DRAIN LINE
  - 12. SPOT ELEVATION
  - 13. OVERHEAD ELECTRIC LINE
  - 14. INTERMEDIATE CONTINUED
  - 15. STORM DRAIN MANHOLE
  - 16. SANITARY CLEANOUT

- NEW
- 1. SHED
  - 2. HYDRAULIC
  - 3. GAS VALVE
  - 4. LIGHT POLE
  - 5. UTILITY POLE
  - 6. TREE
  - 7. CONC. CURB & GUTTER
  - 8. SANITARY MANHOLE
  - 9. SANITARY LINE
  - 10. WATER LINE
  - 11. STORM DRAIN LINE
  - 12. SPOT ELEVATION
  - 13. OVERHEAD ELECTRIC LINE
  - 14. INTERMEDIATE CONTINUED
  - 15. STORM DRAIN MANHOLE
  - 16. SANITARY CLEANOUT

PLAN NOTES:

1. CURRENT ZONING: R-200
2. GROSS LOT AREA: 17,000 sq. ft. OR 4.08 acs
3. GROSS BUILDING AREA: 17,000 sq. ft. OR 4.08 acs
4. BUILDING AREA: 17,000 sq. ft. OR 4.08 acs
5. PROPOSED GROSS AREA: 43,000 sq. ft.
6. FUTURE AUTOMOBILE GROSS AREA: 43,000 sq. ft.
7. IMPROVED AREA (including future additions): 43,000 sq. ft.
8. BUILDING SETBACKS: 40 feet
9. FROM ADJACENT LOT: 12 feet
10. FROM STREET: 25 feet
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A. MORTON THOMAS AND ASSOCIATES, INC.



COPY

**MONTGOMERY COUNTY PLANNING DEPARTMENT**

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

JAN 2007

MCPB No. 06-109  
Preliminary Plan No. 120060560  
Shaare Tefila Congregation  
Date of Hearing: 10/26/06

**MONTGOMERY COUNTY PLANNING BOARD**

**RESOLUTION<sup>1</sup>**

WHEREAS, pursuant to Montgomery County Code Chapter 50, the Montgomery County Planning Board ("Planning Board" or "Board") is vested with the authority to review preliminary plan applications; and

WHEREAS, on 11/16/05, Trustees of Shaare Tefila ("Applicant"), filed an application for approval of a preliminary plan of subdivision of property that would create one lot on 4.09 acres of land located on the west side of Georgia Avenue, approximately 800 feet north of Emory Lane ("Property" or "Subject Property"), in the Olney master plan area ("Master Plan"); and

WHEREAS, Applicant's preliminary plan application was designated Preliminary Plan No. 120060560, Shaare Tefila Congregation ("Preliminary Plan" or "Application"); and

WHEREAS, Staff issued a memorandum to the Planning Board, dated October 11, 2006, setting forth its analysis, and recommendation for approval, of the Application subject to certain conditions ("Staff Report"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and the staffs of other governmental agencies, on 10/26/06, the Planning Board held a public hearing on the Application (the "Hearing"); and

<sup>1</sup> This Resolution constitutes the written opinion of the Board in this matter and satisfies any requirement under the Montgomery County Code for a written opinion.

Approved as to  
Legal Sufficiency:

*DJD* *(TAS)* 1/5/07

8787 Georgia Avenue, Silver Spring, Maryland 20910 Director's Office: 301.495.4500 Fax: 301.495.1310

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WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on 10/26/06, the Planning Board approved the Application subject to certain conditions, on motion of Commissioner Bryant; seconded by Commissioner Robinson with a vote of 5-0, Commissioners Chairman Hanson and Commissioners. Bryant, Perdue, Robinson, and Wellington voting in favor.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 50, the Planning Board approved Preliminary Plan No. 120060560 to create one lot on 4.09 acres of land located on the west side of Georgia Avenue, approximately 800 feet north of Emory Lane ("Property" or "Subject Property"), in the Olney master plan area ("Master Plan"), subject to the following conditions:

- 1) Development on the property is limited to a place of worship with a 500-seat sanctuary, a 300-seat social hall, a 150-student nursery school (with no more than 23 staff members), and a 272-student K-9 religious school (with no more than 18 staff members). The nursery school shall not function as a child day care center.
- 2) The hours of operation for the nursery school are restricted to 7:30 AM to 6:00 PM, Monday through Thursday, and 7:30 AM to 4:00 PM Friday; and that of the religious school to 4:30 PM to 6:30 PM on Wednesdays, and anytime on Sundays. On-site activities other than those of the nursery and religious school shall be scheduled to either start, or end, 30 minutes prior to, or subsequent to, the standard weekday peak-periods of 6:30-9:30 AM and 4:00-7:00 PM to minimize the impact of site-related traffic at intersections adjacent to the site.
- 3) The applicant shall re-stripe the eastbound Emory Lane approach to Georgia Avenue to provide a left, left/through/right, right lane combination in place of the existing left, through/right, right lane combination. This intersection improvement shall be implemented prior to issuance of any building occupancy permit for the proposed on-site uses.
- 4) The applicant shall manage all site-related vehicle queues, including those that relate to student drop-offs and pick-ups, within the subject property; and prevent spillover of any site-related traffic to the Georgia Avenue frontage road and/or other adjacent local streets. All parking related to typical activities at the synagogue shall be fully accommodated within the property, without spillover to the Georgia Avenue frontage road and/or other adjacent local streets.
- 5) The applicant shall provide a four-foot wide lead-in sidewalk from the Georgia Avenue frontage road into the site to the proposed buildings. This sidewalk shall be connected to the existing Georgia Avenue sidewalk (that is along the east side of the Georgia Avenue frontage road) with a handicapped access ramp (at

- the driveway), and a crosswalk. All on- and off-site sidewalk ramps, and the crosswalk, shall conform to Americans with Disabilities Act standards.
- 6) The applicant shall provide two inverted-U bike racks in front of the sanctuary and two inverted-U bike racks in the front of the classroom buildings.
  - 7) The applicant shall dedicate, and the record plat shall reflect, right-of-way for Georgia Avenue to the full width mandated by the 2005 *Olney Master Plan*.
  - 8) The applicant shall comply with the conditions of the Maryland State Highway Administration (SHA) approval letters dated September 28, 2006 and January 17, 2006, unless otherwise amended.
  - 9) The applicant shall comply with the conditions of the Montgomery County Department of Public Works and Transportation (DPWT) approval letter dated March 24, 2006, unless otherwise amended.
  - 10) The applicant shall comply with the conditions of the preliminary forest conservation plan approval dated October 10, 2006. The applicant shall satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits, as applicable.
  - 11) The applicant shall provide onsite landscaping and lighting, per a final landscape and lighting, plan approved by technical staff prior to recordation of the plat. At a minimum, the plan shall provide a landscape buffer along the south, west and north property boundaries to mitigate the impacts of the proposed parking and building on the adjacent residences. This buffer may be supplemented by efforts to protect and retain existing trees.
  - 12) The applicant shall comply with the conditions of approval of the MCDPS stormwater management approval dated August 21, 2006, including collection of onsite stormwater runoff and redirection into the existing storm drain on Tavenner Court.
  - 13) Access and improvements as required to be approved by MDSHA prior to issuance of access permits.
  - 14) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.
  - 15) Other necessary easements shall be reflected on the record plat.

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff, which the Board hereby adopts and incorporates by reference (except as modified herein) and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that:



1. *The Preliminary Plan substantially conforms to the master plan.*

The proposed project is located within the area of the 2005 Olney Master Plan. The Plan does not have any specific guidance or comments about this property. The proposal is consistent with the goals and recommendations of the Plan, which recommends that, "Georgia Avenue between Norbeck Road and the Town Center should have an open semi-rural appearance to mark the transition from more densely populated areas south of Norbeck Road, to the low-density suburban character of Olney. A minimum of 100 foot setback for any dwelling or other structure along this stretch should be provided from the road right-of way. Additional landscaping and vegetation should also be used to make sure that main views along the road are trees and vegetation and not the houses and other buildings." The proposed project provides a front setback of approximately 174 feet from Georgia Avenue with landscaping in the front setback area. The Planning Board finds that the Preliminary Plan substantially conforms to the Olney Master Plan.

2. *Public facilities will be adequate to support and service the area of the proposed subdivision.*

Vehicular Access

Vehicular access to and from the site is proposed via a 20-foot driveway, off a Georgia Avenue service road along the eastern property boundary, that extends between Emory Lane and Emory Church Road (with no direct connection to either of these roads). The service road is approximately 24 feet wide and has a four-foot wide cement-concrete sidewalk on its east side. The service road is connected to Georgia Avenue (MD 97) at a curb cut approximately 500 feet south of Emory Church Road.

Local Area Transportation Review

- Site Generated Traffic

Shaare Tefila Congregation is planning to construct a place of worship, as well as certain ancillary uses on the property including, a 500-seat sanctuary, a 300-seat social hall, a 150-student nursery (with a staff of 23) and a 272-student religious school (with a staff of 18). Only the nursery and the religious schools were considered for Local Area Transportation Review (LATR) analysis, since these were the only on-site uses that were considered to generate peak-hour trips within the weekday peak-periods.

For analysis purposes, typical hours for the nursery school were considered to be 7:30 AM to 6:00 PM for Monday through Thursday, and 7:30 AM to 4:00 PM on Friday. Most of the nursery school children were expected to leave the school by 3:00 PM, prior to the beginning of the evening peak-period. The applicant indicated that only approximately 10% of the total students will be left at the school after 4:00 PM. These students were expected to leave the nursery school between 4:00 PM and 6:00 PM, within the evening peak-period. The applicant also indicated that the nursery school would not function as a child day care center. The hours of operation for the religious school, with students attending grades K-9, were considered to be from 4:30 PM to 6:30 PM on Wednesdays, and 9:30 AM to 12:15 PM on Sundays. On-site activities (other than that of the nursery and religious schools) shall either start, or end, 30 minutes prior to, or subsequent to, the standard weekday peak-periods of 6:30-9:30 AM and 4:00-7:00 PM, to minimize impact of site-related traffic at adjacent intersections during these peak-periods.

The nursery and religious schools together generate 57 and 202 "total" peak-hour trips (i.e., without any reduction for potential "pass-by" or "diverted" trips permitted for the proposed nursery use) during the weekday morning and evening peak-periods.

- Congestion Levels at Nearby Intersections

A traffic study was required for the subject development per the *Local Area Transportation Review (LATR) Guidelines* since the nursery and religious school components of the proposed development were estimated to generate 30 or more total peak-hour trips during the typical weekday morning and evening peak periods. Other weekday activities at the site were expected to occur outside of the above peak periods.

The applicant is required to implement a roadway improvement to mitigate its site traffic impact at the Georgia Avenue/Emory Lane intersection (re-stripe eastbound Emory Lane approach to Georgia Avenue to provide a left, left/through/right, right lane combination in place of existing left, through/right, right lane combination). With this mitigation improvement, the proposed development meets the *LATR Guidelines* requirements at another intersection (Georgia Avenue/Old Baltimore Road intersection in this study) where the amount of site-generated peak-hour traffic results in an impact of less than 5 CLV's (based on Section TL1 of the 2007 AGP).

The weekday peak-hour CLV analysis presented in the study indicated that the mitigated-build condition CLV values at the study intersections would be

either below the Olney Policy Area congestion standard of 1,475 mitigated, or within the threshold of CLV impact permitted under the current Annual Growth Policy when the applicant is providing a mitigation improvement. Thus, the Planning Board finds that this Preliminary Plan satisfies the LATR requirements of the Adequate Public Facilities test. The Planning Board further finds that the proposed vehicle and pedestrian access for the subdivision will be safe and adequate with the proposed public improvements.

3. *The size, width, shape, and orientation of the proposed lot is appropriate for the location of the subdivision.*

This Application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The Application meets all applicable sections. Access and public facilities will be adequate to support the proposed lot and uses. The proposed lot size, width, shape and orientation are appropriate.

The lot was reviewed for compliance with the dimensional requirements for the R-200 zone as specified in the Zoning Ordinance. The lot as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone. The Application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

4. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.*

The plan meets all applicable requirements of the county Forest Conservation Law. The property contains no existing forest, but there is a 0.61 acre afforestation requirement. The applicant proposes to meet the requirement by providing 0.12 acre of on-site landscape credit, and 0.49 acre of off-site reforestation, or payment of a fee-in-lieu.

There are 14 large trees on the site, some of which are specimens of their species. All of these trees will be removed as a consequence of the proposed development. Hedgerows containing smaller trees are present off-site along the three property boundaries with adjacent residential uses. Due to the grading required for the development, the proposed limit of disturbance is contiguous with the property line in a majority of places. As a consequence, a number of off-site trees will be impacted by the proposed development. The most significant of these trees are a 20" diameter at breast height (DBH) Colorado spruce, and an 18" DBH Norway spruce, both in good condition.

The applicant sent a registered letter and a plan to all surrounding property owners, informing them of the potential affects of the proposed development. The plan was prepared and signed by an ISA certified arborist and includes a detailed evaluation of each tree, down to 6" DBH, and recommendations for protection, based on the development plan and tree health. The applicant is working directly with neighbors to address their tree concerns, and the final forest conservation plan will reflect any additional tree protection measures that may be needed. Accordingly, the Planning Board finds that the Application satisfies all applicable requirements of the Forest Conservation Law.

5. *The Application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.*

The MCDPS Stormwater Management Section approved the stormwater management concept for the project on August 21, 2006 which includes onsite water quality and quantity control in a dry pond with a pre-treatment cell. Onsite stormwater management runoff will be directed via the onsite facility into an existing storm drain in Tavenner Court adjacent to the proposed development.

6. *The Application includes a proposed Landscape and Lighting Plan to meet the requirements for sites with parking facilities as contained in Sections 59-E-2.6 and 59-E-2.7 of the Zoning Ordinance, and to buffer the proposed use from existing residential dwellings.*

A preliminary landscape and lighting plan was submitted as part of the preliminary plan application. The plan includes a landscape buffer along the entire southern and western boundaries of the property. Along the northern property boundary, additional landscaping shall be provided for a buffer between the proposed synagogue and adjacent residential. The final details of the landscape and lighting plan will be reviewed and approved by MNCPPC staff prior to recordation of the plat.

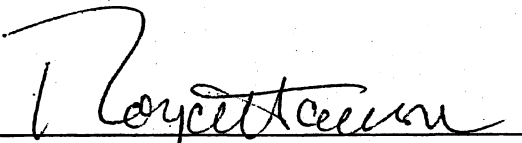
BE IT FURTHER RESOLVED, that this Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended) and that prior to the expiration of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed; and

BE IT FURTHER RESOLVED, that the date of this Resolution is  
JAN 17 2007 (which is the date that this Resolution is mailed to all parties  
of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an  
administrative appeal must initiate such an appeal within thirty days of the date of  
this Resolution, consistent with the procedural rules for the judicial review of  
administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

\* \* \* \* \*

At its regular meeting, held on Thursday, January 4, 2007, in Silver Spring,  
Maryland, the Montgomery County Planning Board of The Maryland-National Capital  
Park and Planning Commission, on motion of Commissioner Bryant, seconded by  
Commissioner Wellington, with Commissioners Hanson, Bryant, and Wellington voting  
in favor, and Commissioners Perdue and Robinson absent, ADOPTED the above  
Resolution, which constitutes the final decision of the Planning Board and memorializes  
the Board's findings of fact and conclusions of law for Preliminary Plan No. 120060560,  
Shaare Tefila Congregation.

  
\_\_\_\_\_  
Royce Hanson, Chairman  
Montgomery County Planning Board

**PLAT NO. 220070980**

Yinger's Addition To Woodfield (Preliminary Plan: Causey Property)  
Locate on Woodfield Road, approximately 900 feet northwest of Watkins Road  
RE-2 zone; 6 lots  
Community Water, Private Septic  
Master Plan Area: Damascus  
Ruffin Maddox/Rory Coakley, Applicant

The record plat has been reviewed by MNCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120061170, 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 preliminary plan.

**RECORD PLAT REVIEW SHEET**

Plan Name: Vingers/Causey Property Plan Number: 120061170  
 Plat Name: Vingers Addition Lot 2 21-26 Plan Number: 220070980  
 Plat Submission Date: 1/19/07  
 DRD Plat Reviewer: PW  
 DRD Prelim Plan Reviewer: CC

**Initial DRD Review:**

Signed Preliminary Plan - Date 3/6/07 Checked: Initial \_\_\_\_\_ Date 3/6/07  
 Planning Board Opinion - Date 1/23/07 Checked: Initial TA Date 3/23/07  
 Site Plan Req'd for Development? Yes \_\_\_\_\_ No \_\_\_\_\_ Verified By: \_\_\_\_\_ (initial)  
 Site Plan Name: \_\_\_\_\_ Site Plan Number: \_\_\_\_\_  
 Planning Board Opinion - 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 ✓ Easements ✓ Open Space NA  
 Non-standard BRLs NA Adjoining Land ✓ Vicinity Map ✓ Septic/Wells ✓  
 TDR note NA Child Lot note NA Surveyor Cert ✓ Owner Cert ✓ Tax Map ✓

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	MP	1/30/07	2/16/07	2/7	ok
Research	Bobby Fleury			2/7	
SHA	Doug Mills			NC	OK
PEPCO	Steve Baxter			NC	OK
Parks	Doug Powell			NC	NC
DRD	Steve Smith			2/7	see mark-up

**Final DRD Review:****DRD Review Complete:**

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

Engineer Notified (Pick up Mark-up):

Final Mylar w/Mark-up &amp; PDF Rec'd:

**Board Approval of Plat:**

Plat Agenda:

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:

Initial

Date

3/23/072/22/073/21/073/4/07No. \_\_\_\_\_

# **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 Hubert S. Yinger to James C. Yinger and Sharon Causey, Yinger dated July 11, 1979 and recorded in Liber 5363 at Folio 423 and also the land described in a deed from Michael Newlin Causey and Sharon Ann Yinger, Co-Personal Representatives of the Estate of Sylvester N. Causey to Michael Newlin Causey dated June 12, 1988 and recorded in Liber 8091 at Folio 255 all 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(a) of Montgomery County Code. The total area included on this plat is 14,004 acres of land of which 0.231 acres or 10,062 square feet is hereby dedicated to public use.

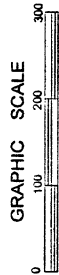
*Thomas A. Maddox*  
 Date  
 Registered Professional Land Surveyor  
 MD #10850

## **OWNER'S CERTIFICATION**

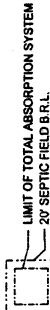
The undersigned, owners of the property shown hereon, hereby adopt this plan of subdivision, dedicate the area shown hereon to the State of Maryland and grant a temporary easement (25' wide) parallel and adjacent to the easement right of way line. Such easement shall be automatically extinguished after all public improvements have been fully completed and accepted for maintenance by the State of Maryland or other appropriate public agency. We further establish and grant a 10' wide Public Utility Easement shown hereon as 10' P.U.E. to the parties named in this document entitled "Terms and Provisions of Public Utility Easements" recorded in Liber 3034 at Folio 457, establish and grant a "Category 1 Conservation Easement as shown hereon to the parties named in the document entitled "Conservation Easement Agreement, Category 1" as recorded in Liber 13178 at Folio 412 all among the land records of Montgomery County, Maryland. We further hereby establish and grant to the owners of the land shown hereon a "Category 1 Conservation Easement as shown hereon to the parties named in the document entitled "Conservation Easement Agreement, Category 1" as recorded in Liber 13178 at Folio 412 all among the land records of Montgomery County, Maryland. The owners will cause all property corner markers and all other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(a) of the Montgomery County Code.

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

*Michael Newlin Causey*  
 Date  
 Michael Newlin Causey  
 Witness  
*Sharon Causey Yinger*  
 Date  
 Sharon Causey Yinger  
 Witness



## **LEGEND**



SEPTIC FIELD BUILDING RESTRICTION LINE  
 SUBJECT TO CHANGE UPON REAPPROVAL  
 BY THE MONTGOMERY COUNTY  
 DEPARTMENT OF PERMITTING SERVICES  
 WELL AND SEPTIC SECTION

THE MARYLAND-NATIONAL CAPITAL  
 PARK AND PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD  
 APPROVED \_\_\_\_\_

CHAIRMAN ASST.-SECRETARY-TREASURER  
 M.N.C.P. & P.C. RECORD FILE NO.

MONTGOMERY COUNTY  
 DEPARTMENT OF PERMITTING SERVICES  
 APPROVED \_\_\_\_\_  
 DATE \_\_\_\_\_

RECORDED  
 DATE \_\_\_\_\_

PLAT TOTALS	6
NUMBER OF LOTS	13,773 ACS
AREA OF LOTS	0.231 ACS
AREA OF DEDICATION	14,004 ACS
TOTAL AREA SHOWN ON PLAT	14,004 ACS

PLAT NO.

WOODFIELD  
 APPARENT PRESCRIPTIVE RIGHT OF WAY  
 (MD 124)  
 (MASTER PLAN 90' RW)

VICINITY MAP  
 1" = 200'

## **NOTES**

1. PROPERTY ZONED RES-2 AT DATE OF RECORDATION ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING.
2. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 1,2081170 ENTITLED "CAUSEY PROPERTY" APPROVED BY THE PLANNING BOARD ON OCTOBER 12, 2006. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
3. LOTS TO BE SERVED BY PUBLIC WATER AND ON SITE SEWAGE DISPOSAL SYSTEM S-4, W-3.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW CHAPTER 22A, INCLUDING THE REQUIREMENTS FOR THE INSTALLATION AND MAINTENANCE OF APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEGMENT CONTROL PERMIT.
5. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, OR OTHER PERMITTING DOCUMENTS AND DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE PLANNING BOARD AND THE 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 WATER 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.
7. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP PW561, W.S.C. 233W008.
8. LOT 21 APPROVED FOR A 4 BEDROOM HOUSE, LOTS 22, 23 & 24 ARE APPROVED FOR A 5 BEDROOM HOUSE, LOTS 25 AND 26 ARE APPROVED FOR A 6 BEDROOM HOUSE.

AREA DEDICATION TO THE MARYLAND STATE HIGHWAY ADMINISTRATION	
SH-1 N18°32'07"W - 504.38'	
SH-40 N43°35'53"E - 22.81'	
SH-18 N18°32'07"E - 504.37'	
SH-40 S43°35'53"W - 22.82'	
FEE SIMPLE AREA = 0.231 ACS ±	
SHOWN THUS -	

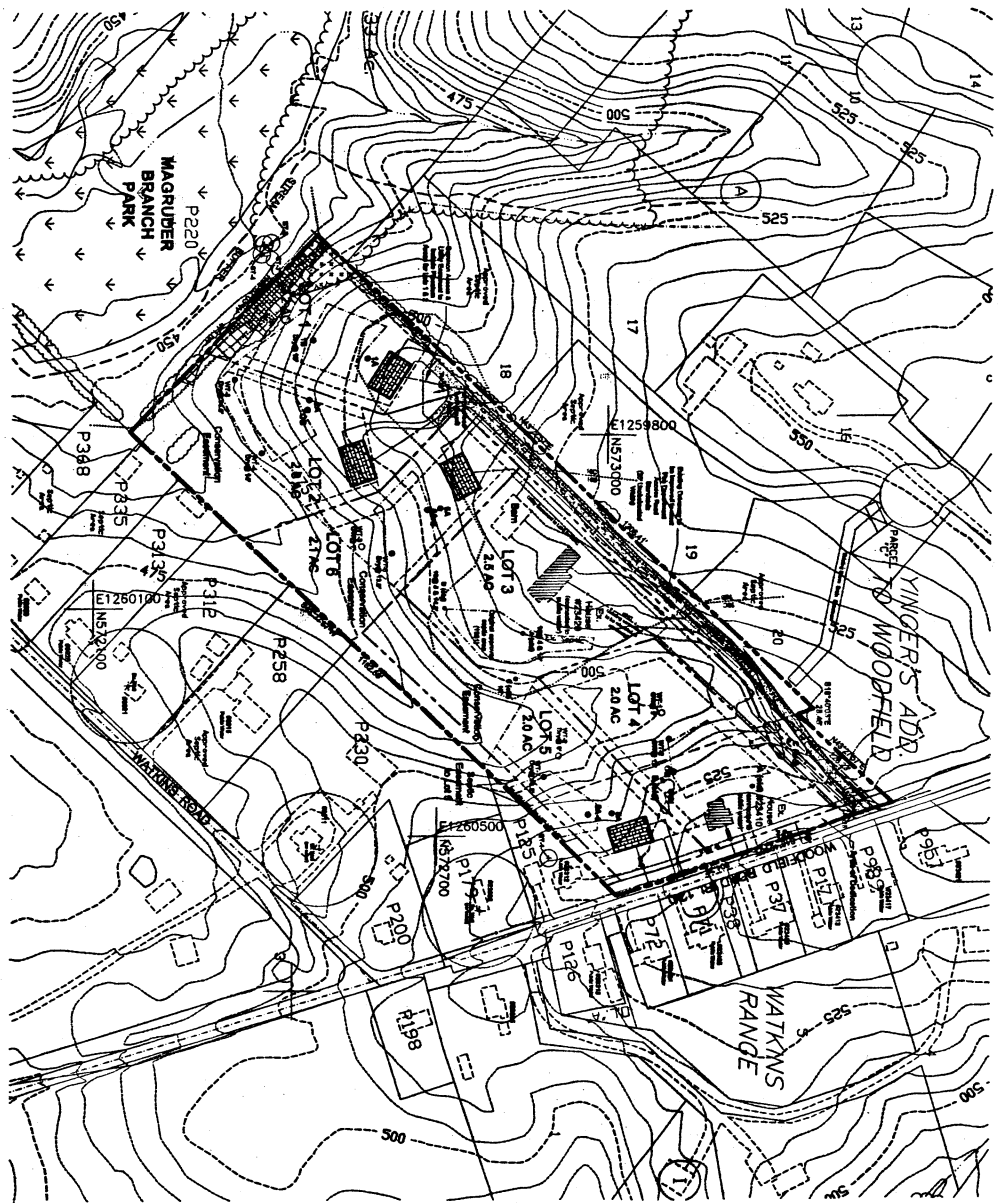
SUBDIVISION RECORD PLAT  
 LOTS 21 THRU 26, BLOCK A  
 YINGER'S ADDITION TO  
 WOODFIELD

ELECTION DISTRICT 12  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE 1" = 100' FEBRUARY 2007

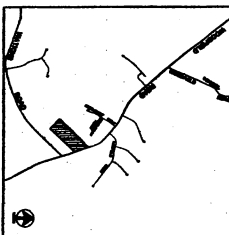
THOMAS A. MADDOX  
 PROFESSIONAL LAND SURVEYOR  
 6853 SHADY GROVE COURT  
 GAITHERSBURG, MARYLAND 20877  
 (301) 964-5904



ZONING STANDARDS:		
ZONE, RE-2	Required	Provided
Lot Size	80 AC	2.0 AC or larger
Front Setback	50'	50' or more
Sideyards	17' min., 33' total	17' or more
Rearyard	35'	35' or more
Building Height	50' Max.	50' or less
Lot Coverage	25% Max.	4%
Lot Width & Building Line	150'	150' or more



### VICINITY MAP



**PREPARED FOR:**  
**Ruffin Maddox /**  
**Rory Coakley**  
c/o Coakley Realty  
20 Courthouse Square - #106  
Rockville, MD 20860  
301-340-8700

**NOTES:**

1. AREA OF PROPERTY - 14 ACRES
2. EXISTING ZONING - R-2-S
3. NUMBER OF LOTS SHOWN - 6
4. SITE TO BE SERVED BY PUBLIC WATER & ON-SITE SEPTIC SYSTEMS
5. EXISTING SEWER & WATER SERVICE CANNOT REPAIR; S-3, W-1 (2425-0) & W-2 (2425-1) TO BE ABANDONED
6. SUBJECT TO A PENDING SERVICE CONTRACT CHANGE FROM W-2 TO W-3
7. LOCATED IN GREENBELT SERVICE AREA, WATERBURY
8. AREA DEDICATED TO STREETS - 0.24 AC
9. UTILITIES TO BE PROVIDED BY Washington, Potomac Edison
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**CONSTITUTED PRIMARY/SECONDARY PLAN**

The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.

*Carl A. Cole*  
NAME \_\_\_\_\_ DATE 3/6/07

[illegible]

Approved Preliminary Substitution Form No. 123046173  
 20279 Vancouver Rd. #245  
 For Pending Board Opinion about ELL2027 of the asset  
 Approval subject to the following conditions

PRELIMINARY PLAN  
CAUSEY PROPERTY  
Montgomery County, Maryland



**Benning & Associates, Inc.**  
Land Planning Consultants  
8933 Shady Grove Court  
Gaithersburg, MD 20877  
(301)948-0240

date: 09/11/08

**scale: 1" = 100'**



**SHEET 1 OF 1**



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

**MCPB No. 06-96**

**Preliminary Plan No. 120061170**

**Causey Property**

**Date of Hearing: October 12, 2006**

**JAN 23 2007**

**MONTGOMERY COUNTY PLANNING BOARD**

**RESOLUTION<sup>1</sup>**

WHEREAS, pursuant to Montgomery County Code Chapter 50, the Montgomery County Planning Board ("Planning Board" or "Board") is vested with the authority to review preliminary plan applications; and

WHEREAS, on May 16, 2006, Coakley Realty ("Applicant"), filed an application for approval of a preliminary plan of subdivision of property that would create six lots on 14 acres of land located at the southwest side of Woodfield Road, approximately 920 feet northwest of Watkins Road ("Property" or "Subject Property"), in the Damascus Master Plan ("Master Plan") area; and

WHEREAS, Applicant's preliminary plan application was designated Preliminary Plan No. 120061170, Causey Property ("Preliminary Plan" or "Application"); and

WHEREAS, Staff issued a memorandum to the Planning Board, dated September 21, 2006, setting forth its analysis, and recommendation for approval, of the Application subject to certain conditions ("Staff Report"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and the staffs of other governmental agencies, on October 12, 2006, the Planning Board held a public hearing on the Application (the "Hearing"); and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

<sup>1</sup> This Resolution constitutes the written opinion of the Board in this matter and satisfies any requirement under the Montgomery County Code for a written opinion.

Approved as to  
Legal Sufficiency:

8787 Georgia Avenue, Silver Spring, Maryland 20910 Director's Office: 301.495.4500 Fax: 301.495.1310

**www.MontgomeryPlanning.org**

100% recycled paper

WHEREAS, on October 12, 2006, the Planning Board approved the Application subject to certain conditions, on motion of Commissioner Wellington; seconded by Commissioner Robinson; with a vote of 4-0, Commissioners Hanson, Perdue, Robinson, and Wellington voting in favor; Commissioner Bryant absent.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 50, the Planning Board approved Preliminary Plan No. 120061170 to create six lots on 14 acres of land located at the southwest side of Woodfield Road, approximately 920 feet northwest of Watkins Road ("Property" or "Subject Property"), in the Damascus master plan area ("Master Plan"), subject to the following conditions:

- 1) Approval under this preliminary plan is limited to six (6) lots for six (6) residential dwelling units.
- 2) The Applicant shall comply with the conditions of approval for the preliminary forest conservation plan. The Applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits, as applicable. Conditions include, but are not limited to:
  - a) Applicant to plant the afforestation area with a combination of large (1.5 to 2 inch) and small (3/4 to 1 inch) trees.
  - b) Applicant to construct a split rail fence on lots 1, 2, 3, 5, and 6 to delineate the forest conservation easement to future and adjacent property owners.
- 3) The Applicant shall comply with the conditions of the MCDPS storm water management approval dated June 29, 2006.
- 4) The Applicant shall dedicate all road rights-of-way shown on the approved preliminary plan to the full width mandated by the Damascus Master Plan unless otherwise designated on the preliminary plan. The dedication shall be reflected on the record plat.
- 5) The Applicant shall provide any necessary roadway improvements on Woodfield Road along the property frontage, to provide an on-road Class II or III bikeway.
- 6) The Applicant shall comply with conditions of the MCDPWT letter dated, June 13, 2006, unless otherwise amended.
- 7) The Applicant shall comply with the conditions of the MCDPS Well and Septic approval dated September 13, 2006.

- 8) Prior to the issuance of building permits for proposed Lots 1 and 2, the Applicant shall install park boundary posts along the southwestern boundaries of the lots to distinguish between adjacent parkland and private properties.
- 9) Record plat to reflect common ingress/egress and utility easements over all shared driveways.
- 10) Access and improvements as required to be approved by MDSHA prior to issuance of access permits.
- 11) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board resolution.
- 12) The record plat shall reflect other necessary easements.

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff, which the Board hereby adopts and incorporates by reference, and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that:

1. *The Preliminary Plan substantially conforms to the master plan.*

The proposed preliminary plan is subject to the recently adopted Damascus Master Plan, which does not specifically identify the subject property for discussion but gives general guidance and recommendations regarding zoning and land use. The Master Plan reconfirms the existing zoning and the residential land use consisting of one-family detached homes. The Planning Board finds that the proposed subdivision complies with the recommendations adopted in the Master Plan in that it is a request for residential development and is consistent with the Zoning Ordinance development standards for the RE-2 zone.

2. *Public facilities will be adequate to support and service the area of the proposed subdivision.*

Proposed vehicle and pedestrian access for the subdivision will be safe and adequate with the proposed public improvements. The proposed lots do not generate 30 or more vehicle trips during the morning or evening peak-hours. Therefore, the Application is not subject to Local Area Transportation Review. The proposed right-of-way dedication of an additional 25 feet along the property frontage, for a total of 40 feet from the centerline on Woodfield Road, and access via private driveways has been determined by the Planning Board to be adequate to serve the proposed lots. Sidewalk

construction is not required for this project, but the Applicant is required to provide any roadway improvements needed along the property frontage to provide an on-road bikeway.

3. *The size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.*

This Application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The Application meets all applicable sections. Access and public facilities will be adequate to support the proposed lots and uses. The proposed lot sizes, widths, shapes and orientation are appropriate for the location of the subdivision.

The lots were reviewed for compliance with the dimensional requirements for the RE-2 zone as specified in the Zoning Ordinance. The lots, as proposed, will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone. The Application has been reviewed by other applicable county agencies, all of whom have recommended its approval.

4. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.*

There is 0.18 acre of existing forest in the western corner of the property that is part of a larger forest area in adjacent parkland. The forest consists of mostly native hardwood trees dominated by moderate sized, tulip poplar species. The Application proposes to retain the existing forest and plant 2.62 acres of new forest on the subject site. The forest conservation plan shows the creation of a new forest at the back of lots 1, 2, 3, and 6. The planted forest is 100 feet in width, which exceeds the minimum 50 feet required by the Forest Conservation Law. The forest is entirely on the proposed lots, which requires the placement of Category I conservation easements on the lots.

The forest planting area is acceptable to the Planning Board because of its size (2.8-acres), its minimum width (approximately 100 feet), and the fact that the planting area will provide a buffer between the existing homes along Watkins Road and the new subdivision. To encourage early development of the planted area, a combination of larger and smaller stock trees will be planted. A split rail fence is also necessary to help delineate the forest conservation easement and protect the trees from encroachment from the future residents and the existing residents that are adjacent to the planting area. The proposed combination of forest retention and planting meets the requirements of the county Forest Conservation Law.

5. *The Application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is*

*Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS's standards.*

The MCDPS Stormwater Management Section approved a stormwater management concept for the subject property on June 29, 2006 which consists of on-site water quality control and recharge via nonstructural methods.

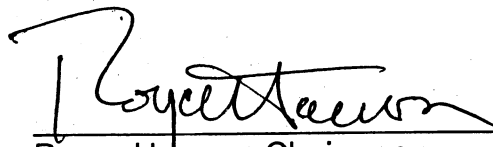
BE IT FURTHER RESOLVED, that this Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended) and that prior to the expiration of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed; and

BE IT FURTHER RESOLVED, that the date of this Resolution is JAN 23 2007 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

\* \* \* \* \*

At its regular meeting, held on Thursday, January 4, 2007, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, on motion of Commissioner Robinson, seconded by Commissioner Wellington, with Commissioners Hanson, Robinson, and Wellington voting in favor, with Commissioner Bryant abstaining and Commissioner Perdue absent, ADOPTED the above Resolution, which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for Preliminary Plan No. 120061170, Causey Property.

  
\_\_\_\_\_  
Royce Hanson, Chairman  
Montgomery County Planning Board

**PLAT NO. 220071020**

Potomac Hunt Acres

Locate on Admiral Away, approximately 1000 feet southwest of River Road

RE-2 zone; 1 lot

Private Well, Private Septic

Master Plan Area: Potomac

Wayne Cobb, 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 18) and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(3)b 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: Potomac Hunt Acres Plat Number: 220071020  
 Plat Submission Date: 1/23/07  
 DRD Plat Reviewer: T. Alam  
 DRD Prelim Plan Reviewer: NA

\*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 # NA Road/Alley Widths ☒ Easements ☒ Open Space NA Non-standard  
 BRLs NA Adjoining Land ☒ Vicinity Map ☒ Septic/Wells \_\_\_\_\_  
 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	M. Pfefferle	1/30/07	2/16/07	2/7/07	OK
Research	Bobby Fleury			1/31/07	OK
SHA	Doug Mills			NC	NC
PEPCO	Steve Baxter			NC	OK
Parks	Doug Powell			NC	NC
DRD	Steve Smith			2/12/07	see plat

## Final DRD Review:

DRD Review Complete:

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

Engineer Notified (Pick up Mark-up):

Final Mylar w/Mark-up & PDF Rec'd:

## Board Approval of Plat:

Plat Agenda:

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:

Initial

TA

FA

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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: \_\_\_\_\_

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 No.

# CURVE DATA

Sta.	Back Side	Angle	Delta	Tan	Chord	Bearing	Dist.
1	240.000'	124.42°	25.54° 30'	6.223'	N. 27° 34' 12" E.	72.441'	
2	310.000'	193.844°	35° 54' 30"	100.242'	N. 10° 07' 07" E.	190.707'	
3	1750.000'	132.299°	6° 42' 09"	66.225'	S. 36° 21' 05" W.	132.223'	

VICINITY MAP  
SCALE: 1" = 2000'

## GENERAL NOTES

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plans, site plan, project plan or other plan, including development of this property, approved by Montgomery County Planning Board are hereby incorporated into this plan, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- This Subdivision Record Plat is not intended to show any matter affecting the ownership and use, nor any matter restricting or affecting the use of the property. The Subdivision Record Plat is not intended to replace an examination of title or depict or note all matters affecting title.
- The property shown hereon is not subject to the requirements of the Montgomery County Forest Conservation Law of 1992.
- This property is zoned RE-2.
- This property is shown on Tax Map E0 Grid E061.
- There is no 100 year Flood Plain affecting this property.
- This plat conforms with requirements for Minor Subdivision approvals contained in of Section 50-35A of the Montgomery County Subdivision Regulations, being Chapter 50 of the County Code. This plat involves consolidation of a part of a lot into a lot as provided for in section 50-35A (a) (3).
- Horizontal datum was established from a part of subdivision entitled "Lots 1 thru 23, POTOMAC HUNT ACRES" recorded in Plat Book 42 as Plat 3119.
- All existing and proposed development on this property is subject to the standards under Montgomery County Zoning Ordinance RE-2 Zoning Classification.
- The creation of the lot shown on this plat does not constitute subdivision under the State of Maryland Regulation: COMAR 26.04.03. Any future subdivision would need to follow the prescribed procedure under the appropriate State and County requirements. The plan does not establish a septic reserve area for the existing dwelling.

## SUBDIVISION RECORD PLAT POTOMAC HUNT ACRES LOT 51

A RE-SUBDIVISION OF PART OF LOT 18

10TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 80' JANUARY 2007  
OYSTER, IMUS, & PETZOLD, INC.  
CIVIL ENGINEERS, LAND PLANNERS, LAND SURVEYORS  
11230-B GRANDVIEW AVENUE, SUITE 4  
WHEATON, MARYLAND 20992  
301-949-2011 FAX: 301-949-2013  
O.L.P. JOB No. 2660 A-1



## SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct that it is all of the land conveyed by Collins Arsen, Trustee of the Arsen Revocable Trust and Ruth M. Arsen, Trustee of the Ruth M. Arsen Revocable Trust, to the Oyster, Imus, & Petzold, Inc., as shown on the plat of subdivision entitled "POTOMAC HUNT ACRES" recorded in Plat Book 42 as Plat 3119, and also being a resubdivision of part of Lot 18 as shown on the plat of subdivision entitled "POTOMAC HUNT ACRES" recorded in Plat Book 42 as Plat 3119. All referenced deeds and plats are recorded among the Land Records of Montgomery County Maryland.

We also certify that once engaged as described in the Owner's Certificate hereon all monuments shown thus [ ] and all property markers and other boundary markers shown thus [ ] will set as delineated hereon in accordance with provisions of Section 50-24(e) of the Montgomery County Code.

*Philip A. Wilk*  
Professional Land Surveyor  
Maryland Registration No. 10797  
Date: FEB 15, 2007

## OWNER'S CERTIFICATE

I, Wayne D. Cobb, owner of the property shown hereon, hereby adopt this plan of re-subdivision, establish the minimum building restriction lines, hereby grant a Public Utilities Easement (P.U.E.) as shown hereon to Cable TV Montgomery and to the parties named in a document entitled "Transfer of Public Utilities Easement" as recorded in Liber 3834 of Folio 457 among the Land Records of Montgomery County, Maryland, subject to the applicable regulations of all federal, state, and local governing agencies, and as owners of the re-subdivision, we our successors, assigns, heirs, and assigns, do hereby agree to comply with the provisions of Section 50-24(e) of the Montgomery County Code.

There are no suits, actions, of law, liens, mortgages, or trusts, affecting the property included in this plan of re-subdivision, except for a deed of trust filed with ABN Amro Mortgage Group, Inc.

*Wayne D. Cobb*  
Date: 3/1/07  
Witness

We hereby assent to this plat of subdivision:  
ABN Amro Mortgage Group, Inc.

By: *Wayne D. Cobb*  
Date: 3/1/07  
ASSN. VICE PRESIDENT

FOR PRIVATE WELL & SEPTIC

THE MONTGOMERY-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: \_\_\_\_\_  
CHAIRMAN  
MNCPP & PC RECORD FILE No. \_\_\_\_\_  
APPROVED: \_\_\_\_\_  
ASST. SECRETARY TREASURER  
RECORDED: \_\_\_\_\_  
PLAT No. \_\_\_\_\_

MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PERMITTING SERVICES

RECORDED: \_\_\_\_\_  
BY: \_\_\_\_\_