

Plat Name: Clarksburg Heights
Plat #: 220090400

Location: Located on the west side of Frederick Road (MD 355), 300 feet south of Running Brook Drive

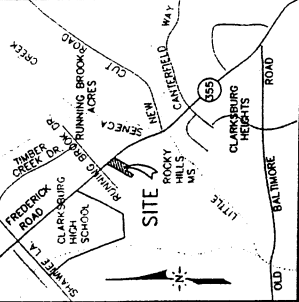
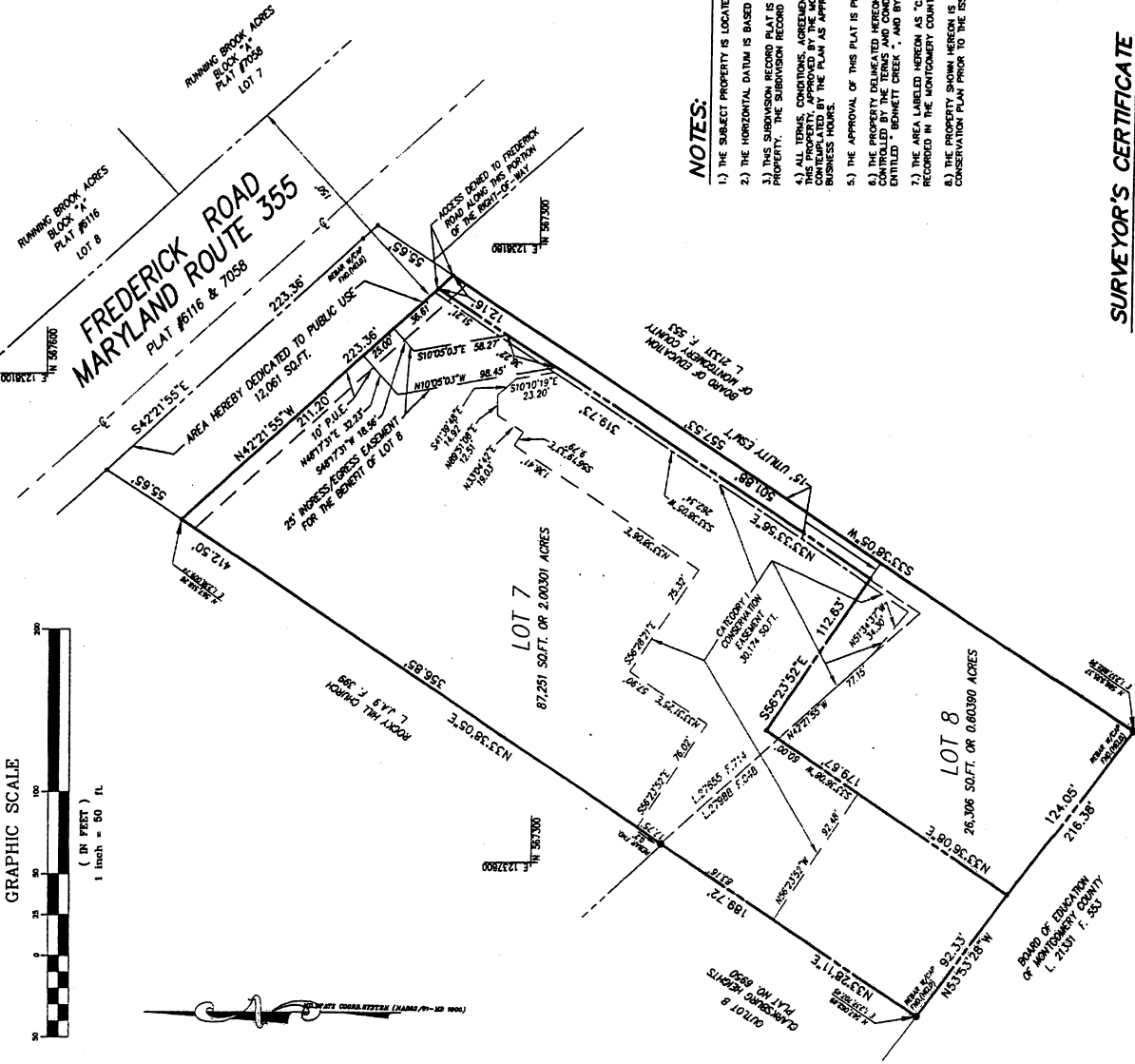
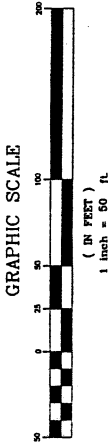
Master Plan: Clarksburg

Plat Details: R-200; 2 lots

Community Water, Community Sewer

Applicant: Jeffrey Walcoff

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120080130 (MCPB Resolution 08-52), 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.



PLAT NO. _____

AREA TABULATION

LOT 7	87,291 SQ.FT. OR 2.00301 ACRES
LOT 8	26,306 SQ.FT. OR 0.60390 ACRES
TOTAL AREA OF THIS PLAT	113,597 SQ.FT. OR 2.60691 ACRES

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE UNLAWFUL BUILDING RESTRICTIONS, GRANT THE CATEGORY I CONSERVATION EASEMENT TO THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION (SEE SHOWING HEREON TO PUBLIC USE), GRANT THE 25' WIDENESS/ADDRESS EASEMENT FOR THE USE AND BENEFIT OF LOT 8 AND DEDICATE THE AREA HEREBY DEDICATED TO PUBLIC USE.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER MONTGOMERY COUNTY TO BE SET BY A MARYLAND PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24 (c) OF THE SUBDIVISION ACT AND FURTHER, WE GRANT TO POTOMAC ELECTRIC POWER COMPANY, BELL ATLANTIC-MD, WASHINGTON GAS LIGHT COMPANY, AND TO THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS A PUBLIC UTILITY EASEMENT, DESIGNATED HEREON AS "PUBLIC UTILITY EASEMENT" AND RECORDED ALONG WITH THIS PLAN, AND WE SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN LIBER 3834 AT FOLIO 457. THERE ARE NO JUDICIAL ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAN.

Jeffrey B. Walcott
JEFFREY B. WALCOTT
DATE: 10/11/08
WITNESS: *Will R. Hull*

Sheila Dearybury Walcott
SHEILA DEARYBURY WALCOTT
DATE: 10/11/08
WITNESS: *Will R. Hull*

NOTES:

- 1) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. "EV", GRID E.V.3. THE PROPERTY IS ZONED "R-200".
- 2) THE HORIZONTAL DATUM IS BASED ON MARYLAND STATE COORDINATE SYSTEM (MADRS/91-AD 1900).
- 3) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.
- 4) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THE PROPERTY, INCLUDING ANY REQUIREMENTS OF THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE, AND NOT BE EXTINGUISHED BY THE RECORDED OF THIS PLAT, UNLESS SPECIFICALLY COMPLETED 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.
- 5) THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
- 6) THE PROPERTY DELINEATED HEREON IS SUBJECT TO THE ZONING REGULATIONS AS SET FORTH IN CHAPTER 39 OF THE MONTGOMERY COUNTY CODE. DEVELOPMENT OF THE PROPERTY IS CONTROLLED BY THE ZONING REGULATIONS AS SET FORTH IN CHAPTER 39 OF THE MONTGOMERY COUNTY PLANNING BOARD OF PRELIMINARY PLAN NO. 120080130, AS AMENDED TO DATE, ENTITLED "BENNETT CREEK", AND BY APPROVAL OF BOARD OF APPEALS SPECIAL EXCEPTION CASES 5-2658 AND 5-2660.
- 7) THE AREA LABELED HEREON AS "CATEGORY I CONSERVATION EASEMENT" REFLECTS AN AREA THAT HAS RESTRICTIONS ON THE LAND AND NATURAL FEATURES AS DESCRIBED IN A DOCUMENT RECORDED IN THE MONTGOMERY COUNTY LAND RECORDS IN LIBER 13716 AT FOLIO 412. TOTAL AREA OF THE "CATEGORY I CONSERVATION EASEMENT" IS 30,174 SQUARE FEET.
- 8) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION LAW INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN PRIOR TO THE ISSUANCE OF A SEGMENT CONTROL PERMIT.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF ALL OF THE PROPERTY AS SHOWN BY THE PLAT OF JEFFREY B. WALCOTT AND SHEILA DEARYBURY WALCOTT IN THE FOLLOWING TWO CONVEYANCES: 1) FROM MARY B. WALKER TO JEFFREY B. WALCOTT, BY DEED DATED DECEMBER 3, 2003 AND RECORDED IN LIBER 27855 AT FOLIO 714; 2) FROM KENNETH KORBUS TO JEFFREY B. WALCOTT, BY DEED DATED JULY 28, 2004 AND RECORDED IN LIBER 27868 AT FOLIO 048. ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THIS PLAT ARE CORRECT AND TRUE TO THE SHOWING THEREON. THE TOTAL AREA OF STREET DEDICATION INCLUDED IN THIS PLAN OF SUBDIVISION IS 12,061 SQUARE FEET OR 0.27868 ACRES, AND THE TOTAL AREA OF THIS PLAN OF SUBDIVISION IS 113,597 SQUARE FEET OR 2.60691 ACRES OF LAND.

Matthew C. Hull
MATTHEW C. HULL
MARTLAND PROFESSIONAL LAND SURVEYOR # 21232
DATE: 10/11/08
MNCPPC#208040

DATE: _____

FOR PUBLIC WATER AND SEWER ONLY

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED:

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

DEPARTMENT OF PERMITTING
MONTGOMERY COUNTY, MARYLAND

APPROVED:

DIRECTOR

SUBDIVISION RECORD PLAT

LOTS 7 AND 8

CLARKSBURG HEIGHTS

2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 50' DATE: OCTOBER, 2008

VIA

ENGINEERS & PLANNERS & LANDSCAPE ARCHITECTS & SURVEYORS & GPS SERVICES
2008 CONROY BUILDING, 100 WASHINGTON BLVD., SUITE 200, CLARKSBURG, MD 21550
(301) 271-1111 FAX: (301) 271-1112

RECORD PLAT REVIEW SHEET

Plat Name: Bennett Creek Plat Number: 220090400
 Plan Name: Bennett Creek Plan Number: 120080130
 Plat Submission Date: 9/11/08
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: E. Grayson Checked: ES Date 10/8/08

Initial DRD Review:

Signed Preliminary Plan - Date 8-6-08 Checked: Initial SOS Date 10/6/08
 Planning Board Opinion - Date 6/9/08 Checked: Initial SOS Date 10/6/08
 Site Plan Req'd for Development? Yes No X Verified By: SOS (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 ok Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths Easements Open Space N/A
 Non-standard BRLs N/A Adjoining Land Vicinity Map Septic/Wells N/A
 TDR notes N/A Child Lot note N/A Surveyor Cert: Owner Cert OK Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>D. Johnson</u>	<u>9/17/08</u>	<u>10/3/08</u>	<u>10-1-08</u>	<u>No REVISIONS</u>
Research	<u>Bobby Fleury</u>	<u> </u>	<u> </u>	<u>9-18-08</u>	<u>OK</u>
SHA	<u>Doug Mills</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
PEPCO	<u>Steve Baxter</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Parks	<u>Doug Powell</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
DRD	<u>Nellie Carey</u>	<u> </u>	<u> </u>	<u>9/23/08</u>	<u>No Comments</u>

Final DRD Review:

DRD Review Complete: Initial SOS Date 10/31/08
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): Initial SJS Date 10/6/08
 Final Mylar w/Mark-up & PDF Rec'd: Initial SJS Date 10/31/08

Board Approval of Plat:

Plat Agenda: Initial SOS Date 11/13/08

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.

