



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

**MCPB**  
**Item # 1B**  
**9-7-2017**

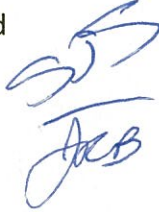
**MEMORANDUM**

**DATE:** August 23, 2017

**TO:** Montgomery County Planning Board

**FROM:** Stephen Smith, Senior Planner  
Jay Beatty, Planner  
D.A.R.C. Division  
(301) 495-4522 & (301) 495-2178

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for September 7, 2017



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

<b>220150740, 220150760</b>	<b>Lynwood</b>
<b>220160310</b>	<b>West Chevy Chase Heights</b>
<b>220160660</b>	<b>Guru Nanak Foundation</b>
<b>220161080, 220161090</b>	<b>Black Hill</b>
<b>220170810</b>	<b>Alta Vista</b>
<b>220170910</b>	<b>McAuley Park</b>
<b>220170960</b>	<b>Somerset Heights</b>
<b>220171020</b>	<b>Chevy Chase View</b>

**Plat Name:** Lynwood  
**Plat #:** 220150740 and 220150760

**Location:** Located in the area between Interstate 270 and Frederick Road (MD 355)  
opposite Prescott Road

**Master Plan:** Clarksburg Master Plan

**Plat Details:** RE-2 zone; 11 lots, 1 parcel

**Owner:** Lynwood Development, LLC

The subdivision plats have been reviewed by M-NCPPC staff and determined that the plats comply with Preliminary Plan No. 12006074A (MCPB Resolution No. 15-107) as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.

**PLAT NO.**

NO	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
C1	1309.38'	57.71'	08°52'00"	51.96'	S 41°39'00" E	187.61'
C2	1309.38'	57.71'	08°52'00"	51.96'	S 41°39'00" E	187.61'
C3	2238.83'	166.87'	08°52'00"	83.54'	S 41°39'00" E	366.57'
C4	1382.38'	166.87'	08°52'00"	83.54'	S 41°39'00" E	366.57'
C5	1382.38'	166.87'	08°52'00"	83.54'	S 41°39'00" E	366.57'
C6	1382.38'	166.87'	08°52'00"	83.54'	S 41°39'00" E	366.57'
C7	2238.83'	166.87'	08°52'00"	83.54'	S 41°39'00" E	366.57'
C8	1382.38'	166.87'	08°52'00"	83.54'	S 41°39'00" E	366.57'
C9	1382.38'	166.87'	08°52'00"	83.54'	S 41°39'00" E	366.57'
C10	1382.38'	166.87'	08°52'00"	83.54'	S 41°39'00" E	366.57'
C11	1382.38'	166.87'	08°52'00"	83.54'	S 41°39'00" E	366.57'
C12	1382.38'	166.87'	08°52'00"	83.54'	S 41°39'00" E	366.57'
C13	1382.38'	166.87'	08°52'00"	83.54'	S 41°39'00" E	366.57'
C14	1382.38'	166.87'	08°52'00"	83.54'	S 41°39'00" E	366.57'
C15	1382.38'	166.87'	08°52'00"	83.54'	S 41°39'00" E	366.57'
C16	1382.38'	166.87'	08°52'00"	83.54'	S 41°39'00" E	366.57'
C17	1382.38'	166.87'	08°52'00"	83.54'	S 41°39'00" E	366.57'

**LAND DEDICATED TO THE PURPOSES OF A PUBLIC ROAD**

NO	BEARING	DISTANCE
1	N 89°14'22" E	27.08'
2	S 48°04'00" E	214.13'
3	C.D. S 21°15'00" W	116.77'
4	C.D. S 41°39'00" E	187.61'
5	C.D. S 41°39'00" E	187.61'
6	C.D. S 41°39'00" E	187.61'
7	C.D. S 41°39'00" E	187.61'
8	C.D. S 41°39'00" E	187.61'
9	C.D. S 41°39'00" E	187.61'
10	C.D. S 41°39'00" E	187.61'
11	C.D. S 41°39'00" E	187.61'
12	C.D. S 41°39'00" E	187.61'
13	C.D. S 41°39'00" E	187.61'
14	C.D. S 41°39'00" E	187.61'

**PERPETUAL EASEMENT DEDICATED TO THE DRAINAGE FACILITY**

NO	BEARING	DISTANCE
1	S 41°39'00" E	187.61'
2	S 41°39'00" E	187.61'
3	S 41°39'00" E	187.61'
4	S 41°39'00" E	187.61'
5	S 41°39'00" E	187.61'
6	S 41°39'00" E	187.61'
7	S 41°39'00" E	187.61'
8	S 41°39'00" E	187.61'
9	S 41°39'00" E	187.61'
10	S 41°39'00" E	187.61'
11	S 41°39'00" E	187.61'
12	S 41°39'00" E	187.61'
13	S 41°39'00" E	187.61'
14	S 41°39'00" E	187.61'

**EASEMENT DEDICATED TO THE DRAINAGE FACILITY**

NO	BEARING	DISTANCE
1	S 41°39'00" E	187.61'
2	S 41°39'00" E	187.61'
3	S 41°39'00" E	187.61'
4	S 41°39'00" E	187.61'
5	S 41°39'00" E	187.61'
6	S 41°39'00" E	187.61'
7	S 41°39'00" E	187.61'
8	S 41°39'00" E	187.61'
9	S 41°39'00" E	187.61'
10	S 41°39'00" E	187.61'
11	S 41°39'00" E	187.61'
12	S 41°39'00" E	187.61'
13	S 41°39'00" E	187.61'
14	S 41°39'00" E	187.61'

**LEGEND**

PM - PROPOSED PERPETUAL WELL SITE  
 AW - PROPOSED ALTERNATE WELL SITE  
 TS - TEMPORARY SLOPE EASEMENT  
 SB.R.L. - SEPTIC BUILDING RESTRICTION LINE  
 (NR) - NON-RAZAL

**DEDICATED AREA**  
 16.464 SQ. FT. OR 0.379 ACRES ±  
 SHOWN THUS: [X]

**EASEMENT AREA**  
 1.965 SQ. FT. OR 0.045 ACRES ±  
 SHOWN THUS: [X]

# SURVEYOR'S CERTIFICATE

THE MONTGOMERY COUNTY ENGINEERING AND SURVEYING DEPARTMENT HAS REVIEWED THE RECORD DRAWING AND THE INFORMATION CONTAINED THEREON AND IS OF THE OPINION THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE MONTGOMERY COUNTY ZONING ORDINANCES AND THE SUBDIVISION RECORD ACT AND THE REQUIREMENTS OF THE MONTGOMERY COUNTY PLANNING DEPARTMENT. THE RECORD DRAWING IS FILED IN THE MONTGOMERY COUNTY PLANNING DEPARTMENT RECORDS UNDER FILE NO. [REDACTED]. THIS CERTIFICATE IS VALID FOR THE PERIOD OF 90 DAYS FROM THE DATE OF ISSUANCE. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE PLANNING DEPARTMENT AND THE ENGINEERING AND SURVEYING DEPARTMENT PRIOR TO SUBMISSION FOR RECORD.

**NOTES:**

- THIS PLAN IS SUBJECT TO THE CONDITIONS OF APPROVED PRELIMINARY PLAN #12000474A, ENTITLED "LYWOOD (CLEMENS EAST PROPERTY)".
- FOR PRIVATE ON-SITE WELL AND ON-SITE SEPTIC SYSTEMS ONLY.
- ACCESS DEIGNED ALONG ENTIRE FRONTAGE OF MD 355 - FREDERICK ROAD EXCEPT AT THE INTERSECTION WITH LYWOOD FARM COURT.
- SEPTIC BUILDING RESTRICTION LINES SHOWN HEREON AS "S.B.R.L." WERE ESTABLISHED ON THE APPROVED PRELIMINARY PLAN AND ARE SUBJECT TO THE DEPENDENCY OF THE EASEMENT RESTRICTION LINE SHOWN ON THIS PLAN.
- SEPTIC SYSTEMS FOR LOTS 1, 2, AND 18 ARE DESIGNED FOR A SIX (6) BEDROOM HOUSE MAXIMAL SEPTIC SYSTEM FOR LOTS 14 AND 16 ARE DESIGNED FOR A FOUR (4) BEDROOM HOUSE MAXIMAL SEPTIC SYSTEM.
- DRAIN SYSTEMS AND PRIVATE OPEN SPACES RECEIVED OCTOBER 11, 2016 IN BOOK 52861 AT PAGE 291 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST PRESERVATION LAW INCLUDING REMOVAL OF ALL UNLAWFUL FOREST CONVERSION PLANT AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SUBMITTAL CERTIFICATE.

**OWNER'S CERTIFICATE**

I, the undersigned, owner of the property described herein, hereby certify that the subdivision shown on this plat complies with all applicable zoning ordinances and that the dedication of the drainage facility, septic building restriction lines, and easements shown hereon are in full compliance with the requirements of the Montgomery County Planning Department and the Montgomery County Engineering and Surveying Department. I have read the terms and conditions of this subdivision and agree to be bound by them. I have read the Montgomery County Planning Department's Report of Analysis and find it satisfactory. I have read the Montgomery County Engineering and Surveying Department's Report of Review and find it satisfactory. I hereby certify that the information provided herein is true and correct to the best of my knowledge and belief. I have read the Montgomery County Planning Department's Report of Analysis and find it satisfactory. I have read the Montgomery County Engineering and Surveying Department's Report of Review and find it satisfactory. I hereby certify that the information provided herein is true and correct to the best of my knowledge and belief.

**PLAT TOTALS**

NUMBER OF LOTS	7
AREA OF LOTS	14.28828 AC.
AREA OF STREET DEDICATION	2.22987 AC.
TOTAL AREA THIS PLAT	16.51795 AC.

**APPROVED**

By [Signature] DATE [Date]

WITNESSES: [Signatures] DATE [Date]

By [Signature] DATE [Date]

By [Signature] DATE [Date]

**RECORDED**

Approved August 15, 2017

DATE

The Maryland-National Capital Park & Planning Commission  
 Montgomery County Planning Board

Approved \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ ASST. SECRETARY-TREASURER \_\_\_\_\_

M-N.C.P. & P.C. Record File No. \_\_\_\_\_

Montgomery County, Maryland  
 Department of Permitting Services

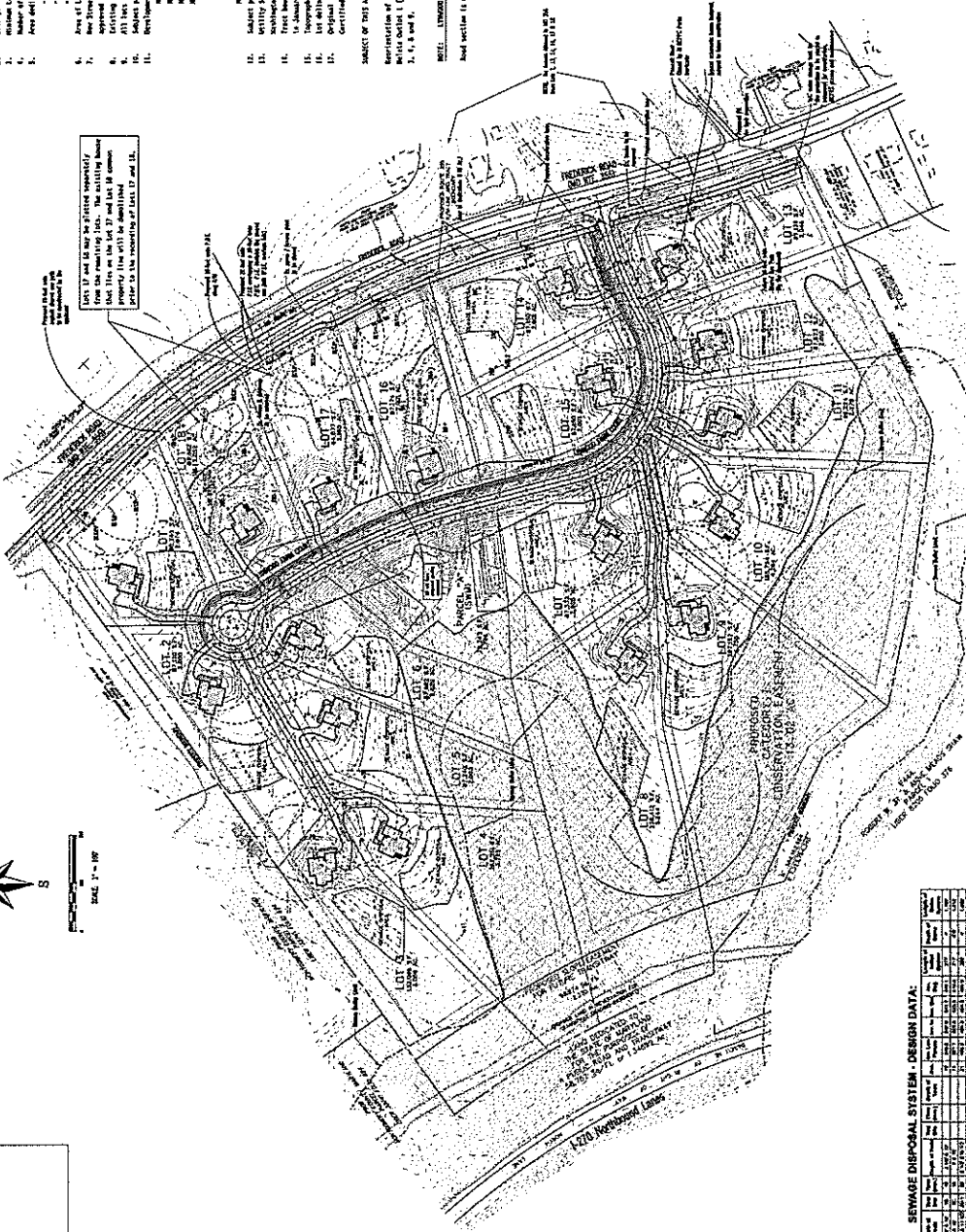
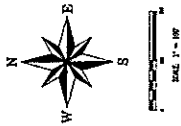
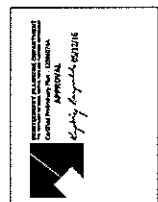
Approved August 15, 2017

DATE \_\_\_\_\_

RECORDED \_\_\_\_\_

PLAT NO. \_\_\_\_\_





Lot 17 and 18 are the former property of [Name] and are shown on the plat for [Name] dated [Date]. The lines on the lot 17 and 18 shown on this plan are to be deleted prior to the recording of Lot 17 and 18.

**NOTES**

1. Block Total Area: 83.34 Acres
2. Zoning: R-2
3. Maximum Lot Area: 2.0 Acres (50,000 sq. ft.)
4. Minimum Lot Area: 0.25 Acres (10,890 sq. ft.)
5. Area dedicated for street right-of-way: 3.00 Acres, or 100 feet wide
6. For Lots 1-5: 8.00 Acres
7. For Lots 6-10: 1.30 Acres
8. For Lots 11-15: 2.10 Acres
9. For Lots 16-18: 2.10 Acres
10. New Street Shows 1) an "Open Section Territory" (Ground from Court) with an approved street, approved street grade and 10' minimum right-of-way.
11. All lots are to be served by private sewer with 1) a septic system.
12. Easement shown for the 100-foot wide street (100' x 100').
13. Minimum Street Frontage - 25 feet
14. Minimum Street Frontage - 25 feet
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47. Minimum Street Frontage - 25 feet
48. Minimum Street Frontage - 25 feet
49. Minimum Street Frontage - 25 feet
50. Minimum Street Frontage - 25 feet

**WELL & SEPTIC REMOVAL NOTE:**  
 All existing wells are to be removed under the supervision of the Oklahoma Department of Environmental Quality. All existing septic systems are to be removed under the supervision of the Oklahoma Department of Environmental Quality. All existing wells and septic systems are to be removed and the property abandoned & sealed.

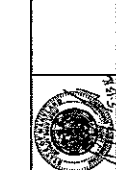
**WELL & SEPTIC REMOVAL NOTE:**

All existing wells are to be removed under the supervision of the Oklahoma Department of Environmental Quality. All existing septic systems are to be removed under the supervision of the Oklahoma Department of Environmental Quality. All existing wells and septic systems are to be removed and the property abandoned & sealed.

**SEWER DISPOSAL SYSTEM - DESIGN DATA:**

Lot No.	Area (Ac.)	Population	Flow (gpd)	Flow (mgd)	Flow (cfs)	Flow (gpm)	Flow (lpm)	Flow (m <sup>3</sup> /hr)	Flow (m <sup>3</sup> /day)	Flow (m <sup>3</sup> /year)
1	0.25	1	100	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
2	0.25	1	100	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
3	0.25	1	100	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
4	0.25	1	100	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
5	0.25	1	100	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
6	0.25	1	100	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
7	0.25	1	100	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
8	0.25	1	100	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
9	0.25	1	100	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
10	0.25	1	100	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
11	0.25	1	100	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
12	0.25	1	100	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
13	0.25	1	100	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
14	0.25	1	100	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
15	0.25	1	100	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
16	0.25	1	100	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
17	0.25	1	100	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
18	0.25	1	100	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001

AMENDED PRELIMINARY PLAN  
 LYNWOOD (CLIENT EAST PROPERTY)  
 LOTS 1-18, PARCEL A, BLOCK A,  
 SECTION 16, T12N, R10E, S12E,  
 OKLAHOMA COUNTY, OKLAHOMA



Lynwood Development, LLC  
 2000 W. 10th Street, Suite 100  
 Oklahoma City, Oklahoma 73106  
 (405) 241-1234

NO.	REVISION	DATE
1	Issue for Public Review	05-15-14
2	Issue for Public Review	05-15-14
3	Issue for Public Review	05-15-14
4	Issue for Public Review	05-15-14
5	Issue for Public Review	05-15-14
6	Issue for Public Review	05-15-14
7	Issue for Public Review	05-15-14
8	Issue for Public Review	05-15-14
9	Issue for Public Review	05-15-14
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24	Issue for Public Review	05-15-14
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27	Issue for Public Review	05-15-14
28	Issue for Public Review	05-15-14
29	Issue for Public Review	05-15-14
30	Issue for Public Review	05-15-14

**SVE SOLUTIONS, INC.**  
 2000 W. 10th Street, Suite 100  
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