



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

MCPB
Item # 1B
10-18-2018

MEMORANDUM

DATE: October 9, 2018

TO: Montgomery County Planning Board

FROM: Stephen Smith, Senior Planner *SS*
Jay Beatty, Planner *JRB*
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 October 18, 2018

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:

- 220180850** Ashley Hollow
- 220181070** B.F. Leightons addition to Woodside

Plat Name: Ashley Hollow

Plat #: 220180850

Location: Located on the west side of Shadowridge Drive, 350 feet north of Lindenwood Drive.

Master Plan: Olney Master Plan

Plat Details: R-90 zone; 1 lot

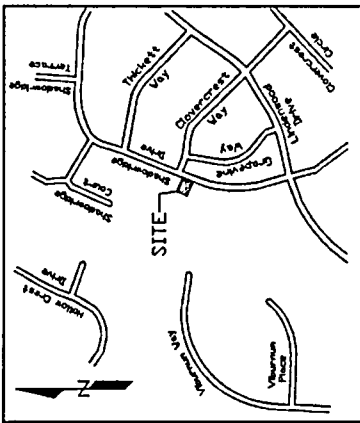
Owner: Tony and Sharise Gilbert

Staff recommends approval of this minor subdivision plat pursuant to **Section 50.7.1.F** of the Subdivision Regulations, which states:

F. Plat of correction. A plat of correction may be used for any of the following:

1. to correct inaccurate or incomplete information shown on a previously recorded plat, such as drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; 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 identify the original plat and contain a note identifying the nature of the correction;
2. to revise easements to reflect a Board action;
3. to improve clarity and legibility, the owner of any lands shown on a record plat may record an exact copy of the plat, except for necessary change of scale and the addition of any other necessary elements to make the plat conform to the requirements of this Chapter. The new plat must indicate that it is an exact copy of the original plat except for the changes made under this Subsection

Staff notes for the Board that the subject plat has been submitted to revise the extent of the conservation easement in accordance with Site Plan Amendment No. 81992023A, as approved by the Board. Staff supports this plat of correction.

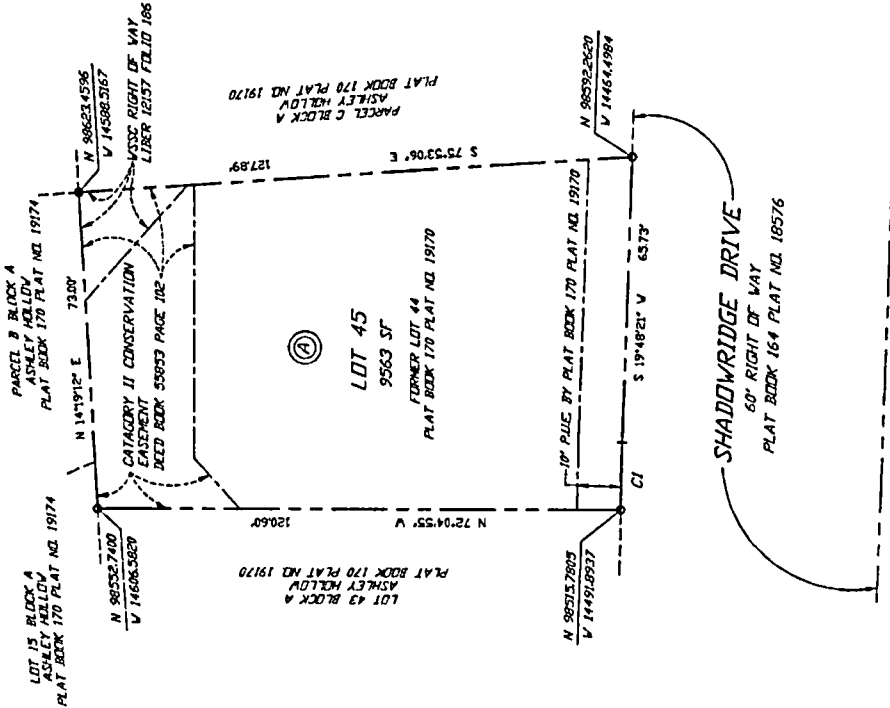


VICINITY MAP 1"=1000'

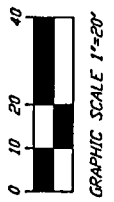


CURVE TABLE

CI	RADIUS	ARC DELTA	CHORD BRG. DISTANCE
1	475.00	15.65	1°57'23" N 18°51'41" E 15.65



SHADOWRIDGE DRIVE
60' RIGHT OF WAY
PLAT BOOK 164 PLAT NO. 18576



SUBDIVISION RECORD PLAT
LOT 45, BLOCK A
ASHLEY HOLLOW
ELECTION DISTRICT NO. 8
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=20' MAY 2018

- GENERAL NOTES**
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, RECORD PLAT, OR SUBDIVISION RECORD PLAT SHALL BE DEEMED TO HAVE BEEN ACCEPTED BY THE PROPERTY OWNERS AND APPLICANTS AND SHALL BE ENFORCEABLE AS IF THEY HAD BEEN SPECIFICALLY SET FORTH IN THIS PLAT. APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTAINED BY THIS PLAT. THE MONTGOMERY COUNTY PLANNING BOARD HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT IS IN THE PUBLIC INTEREST TO RECORD THIS PLAT AND THAT IT IS IN COMPLIANCE WITH ALL APPLICABLE LAWS, REGULATIONS, AND ORDINANCES. THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
 - PROPERTY MARKERS IN PLACE ARE SHOWN THIS - O -.
 - THIS 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 REPORT OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
 - THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
 - THIS PROPERTY IS ZONED R90 AND IS SHOWN ON TAX MAP HT563.
 - THIS PROPERTY IS SHOWN ON VSSIC 800 SHEET 8900040.
 - THIS PROPERTY LIES WITHIN ZONE X PER FEMA FLOOD MAPS, COMMUNITY PANEL NO. 240308268A, EFFECTIVE DATE 9/29/2006.
 - COORDINATES SHOWN HEREIN ARE BASED UPON THE PLAT OF SUBDIVISION RECORDED IN PLAT BOOK 170 PLAT 19170.
 - THIS PLAT IS BEING PREPARED UNDER THE MONTGOMERY COUNTY HOME SUBDIVISION PROCESS FOR A PLAT OF CORRECTION IN COMPLIANCE WITH COUNTY CODE SECTION 50-21.2 IN ORDER TO REVISE THE CONSERVATION EASEMENT IN ACCORDANCE WITH AMENDMENT NO. 805002A.
 - THE SUBJECT PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS, AND RESTRICTIONS SET FORTH IN PRELIMINARY PLAT 1-95041 AND SITE PLAN 8-19282.

OWNER'S CERTIFICATE

WE, TONY GILBERT AND SHARISE ELIZABETH GILBERT, OWNERS OF THE PROPERTY SHOWN HEREIN, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES SUBJECT TO CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE, AND LOCAL GOVERNMENT AGENCIES. FURTHER, THE OWNERS HAVE CAUSED ALL PROPERTY CORNERS TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-4.3 OF THE MONTGOMERY COUNTY CODE.

IN WITNESS WHEREOF, THE SIGNED, TRUST LIENS OR LEASES AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION HAVE BEEN EXAMINED AND FOUND TO BE CORRECTLY RECORDED IN THE LAND RECORD OF MONTGOMERY COUNTY, MARYLAND, IN DEED BOOK 18230 AT FOLIO 001, AND THE PARTIES IN INTEREST HERETO ASSENT TO THIS PLAT OF SUBDIVISION.

OWNERS:

8/24/18 DATE
8/24/18 DATE

TONY GILBERT
SHARISE ELIZABETH GILBERT

WE HEREBY ASSENT TO THIS PLAT OF RESUBDIVISION FOR VELS FARGO BANK, P.A.

9/19/18 DATE
9/19/18 DATE

Leana E. Valentine
ATTORNEY AT LAW, LEANA E. VALENTINE & ASSOCIATES, P.C.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE PLAT SHOWN HEREIN IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THE LAND ACQUIRED BY TONY GILBERT AND SHARISE ELIZABETH GILBERT, BY DEED DATED OCTOBER 19, 2017, AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN DEED BOOK 55213 AT PAGE 238 AND I FURTHER CERTIFY THAT ALL PROPERTY CORNERS SHOWN THIS - O - HAVE BEEN FOUND AS DELINEATED HEREIN IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-4.3 OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA OF THIS PLAT IS 9,563 SQUARE FEET OR 0.2195 ACRES OF LAND OF WHICH 0.00 SQUARE FEET IS DEDICATED TO PUBLIC USE.

8/29/18 DATE
8/29/18 DATE

STEPHEN L. WENTHOLD
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 10767
EXPIRES 2-10-2020

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

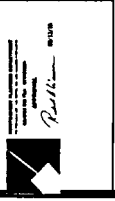
DIRECTOR: *Deanne Jones*
DATE: 9/20/18

NATIONAL NATIONAL CAPITOL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____ DATE: _____ CHAIRMAN
ASST. SECRETARY TREASURER

FILED: 9/20/18
RECORDED: _____ PLAT NUMBER: _____

PREPARED BY:
MERIDIAN SURVEYS, INC.
P.L. BOOK 549 MARYLAND 21704
CSD 721-9400
EMAIL: surveys@meridiansurveys.com
PST NO. 17-1083



GILBERT RESIDENCE

AMENDED FINAL FOREST CONSERVATION PLAN

2801 SHADOWRIDGE DRIVE, OLNEY, MARYLAND 20832

CERTIFIED SITE PLAN AMENDMENT # 81992023A

Montgomery County Planning Board
 1000 Rockville Pike, Suite 200
 Rockville, MD 20852
 (301) 797-1000
 www.montgomerycountymd.gov

FD-11-018

1. The Planning Board is pleased to announce that the Planning Board has approved the Amended Final Forest Conservation Plan for the Gilbert Residence, 2801 Shadowridge Drive, Olney, Maryland 20832. The Planning Board's decision is based on the following findings:

- The Amended Final Forest Conservation Plan is in compliance with the requirements of the Montgomery County Code, Title 27, Subtitle 02, Chapter 27-02.01, and the Montgomery County Planning Board's policies regarding forest conservation.
- The Amended Final Forest Conservation Plan provides for the protection and preservation of the forest resources on the subject property, including the protection of the forest canopy, the protection of the forest floor, and the protection of the forest's ecological and aesthetic values.
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[Signature]
 Planning Board Secretary

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[Signature]
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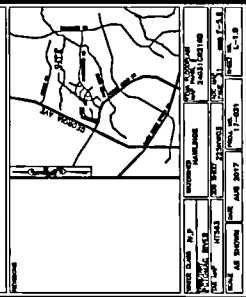
MNCPPC # 81992023A

AMENDED
 FINAL FOREST CONSERVATION
 PLAN
 COVER SHEET

FIRST MONTGOMERY HOUSING
 GILBERT RESIDENCE
 2801 SHADOWRIDGE DR

MR. AVI GILBERT
 2801 SHADOWRIDGE DR
 OLNEY, MD 20832

NORTON LAND DESIGN
 LANDSCAPE ARCHITECTURE • ENVIRONMENTAL PLANNING
 1000 ROCKVILLE PIKE, SUITE 200
 ROCKVILLE, MD 20852

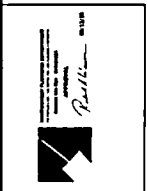


CERTIFICATION OF QUALIFIED PROFESSIONAL

[Signature]
 AVI GILBERT
 2801 SHADOWRIDGE DR
 OLNEY, MD 20832

03-20-18

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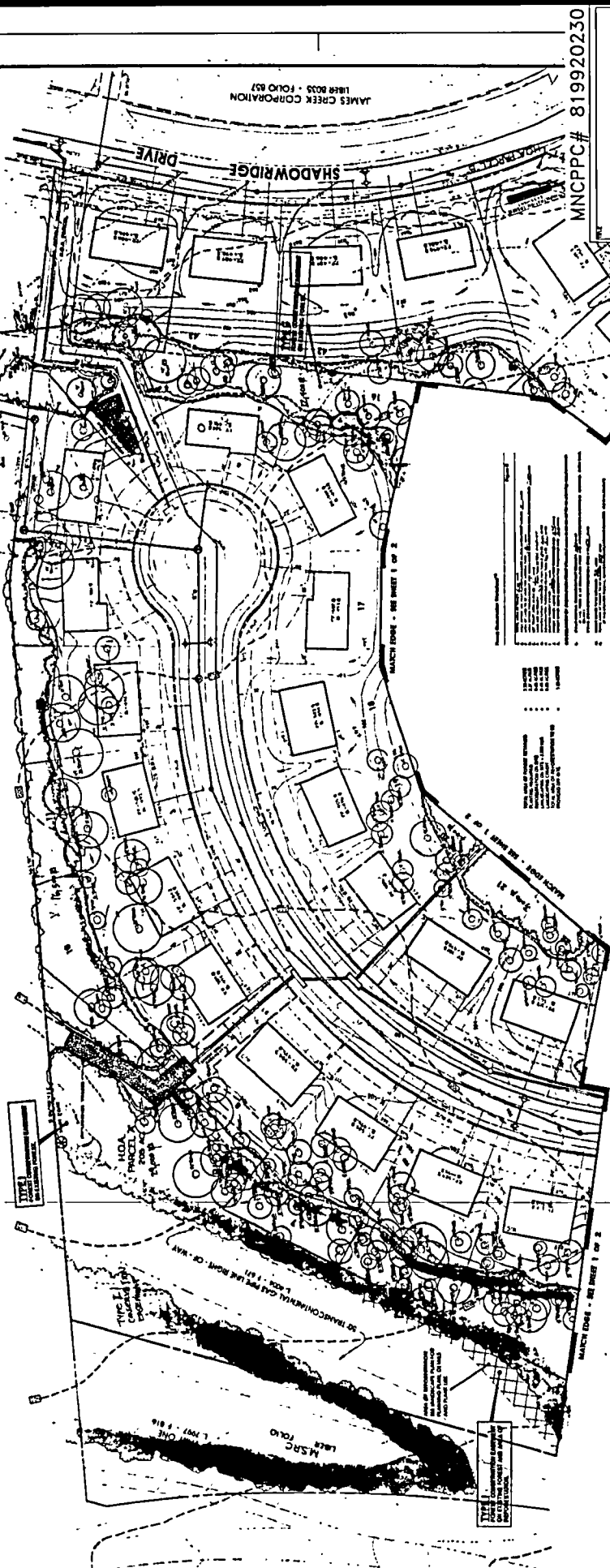
JOSEPH RICHARDS 3rd, et al
LINE R 9130 - FOLIO 789



JAMES CREEK CORPORATION
LINE R 8035 - FOLIO 857

RELOCATE
CONSERVATION EASEMENT

LOCATION MAP
SCALE: 1"=100'

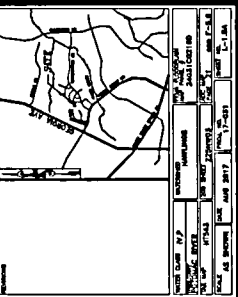


MNCPPC # 819920230

FOREST CONSERVATION PLAN
FIRST MONTGOMERY HOUSING
GILBERT RESIDENCE
2801 SHADOWRIDGE DR

MR. AVI GILBERT
2801 SHADOWRIDGE DR
OLNEY, MD 20832

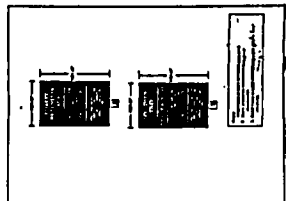
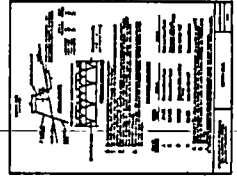
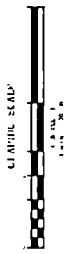
NORTON LAND DESIGN
LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING
1000 WOODBURN ROAD
FARMERS BRANCH, MD 21051



- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MNCPPC PERMITS AND CONDITIONS.
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LANDSCAPE ARCHITECTURE CERTIFICATE
DATE: 1/14/19

LANDSCAPE ARCHITECTURE CERTIFICATE
DATE: 1/14/19



THE PROTECTION MESSAGE

THESE TREES SHALL BE RETAINED
THE PROTECTION MESSAGE
CRITICAL ROOT ZONES SHALL BE MAINTAINED
CRITICAL ROOT ZONE

CERTIFICATION OF QUALIFIED PROFESSIONAL

Signature of the professional.

Professional seal and registration information.