




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

MCPB
Item # 1B
12-6-2018

MEMORANDUM

DATE: November 27, 2018

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 December 6, 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:

220180140	Deer Woods Manor
220180940	Friends House

Plat Name: Deer Woods Manor
Plat #: 220180140

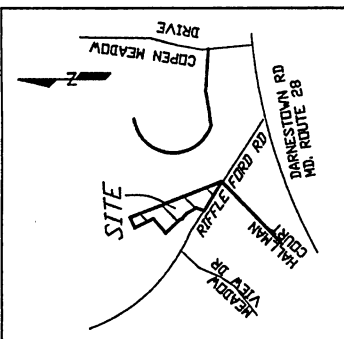
Location: Located on the north side of Riffle Ford Road at the intersection of Hallman Court

Master Plan: Potomac Subregion Master Plan

Plat Details: R-200 zone; 6 lots, 4 Outlots

Owners: CK technologies, LLC.

The subdivision plat has been reviewed by M-NCPPC and MCDPS staff and determined to be in compliance with Preliminary Plan No. 120160140 (MCPB Resolution No. 17-028), 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 plan.



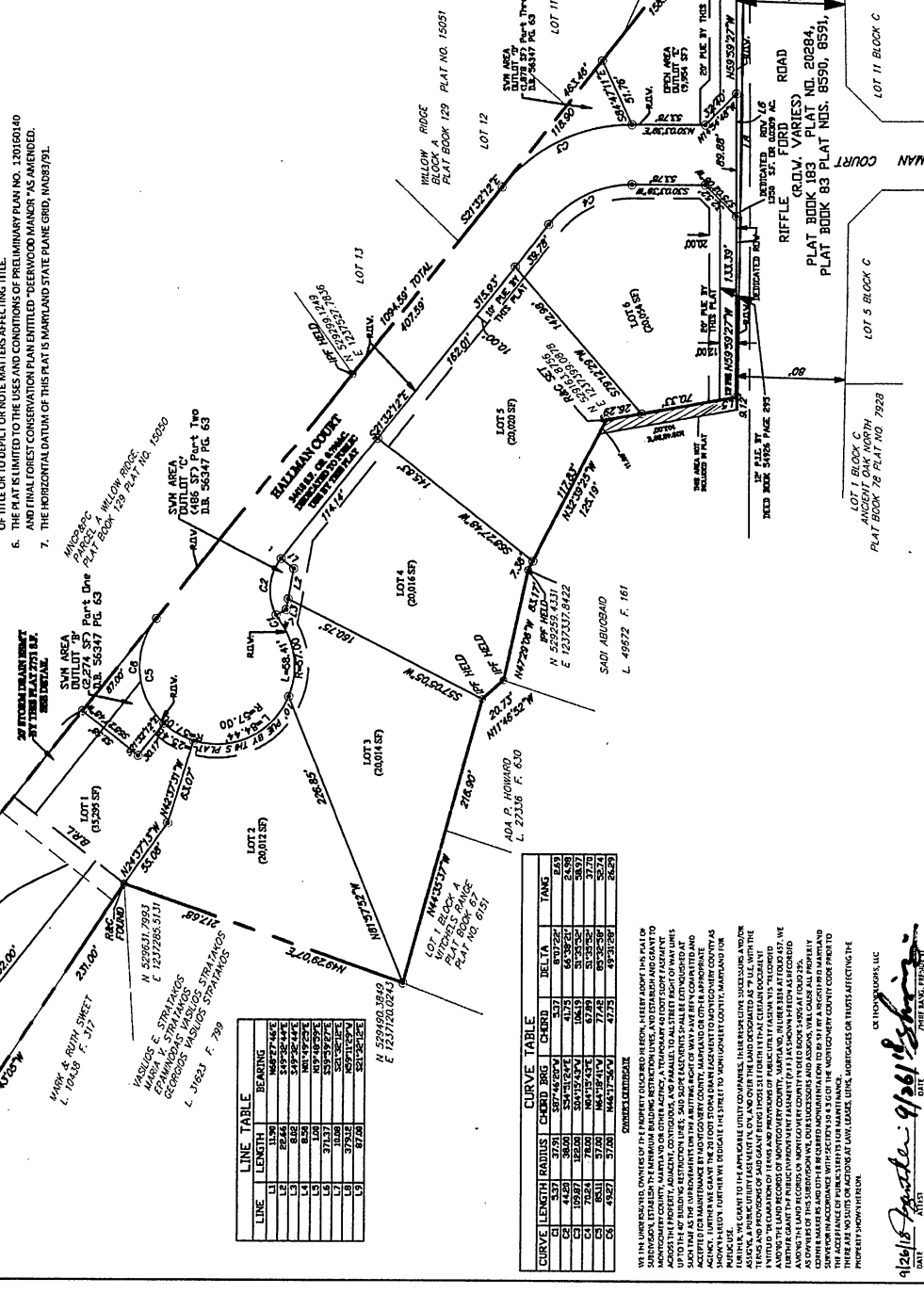
VICINITY MAP - SCALE 1"=1000'

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND ACQUIRED BY CK TECHNOLOGIES, LLC, BY DEED DATED JUNE 24, 2015, AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND UNDER 200929 AT FOLIO 384. THE AREA OF THIS PLAT IS 135,770 SQUARE FEET OR 3.10 ACRES. THIS PLAT IS BEING SUBMITTED TO THE MONTGOMERY COUNTY PLANNING BOARD FOR REVIEW AND APPROVAL. THE SURVEYOR'S CERTIFICATE AND THE CONCORDERS SHOWN HEREON WILL BE SET AS DELIMITED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-4.3.G OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA OF THIS PLAT IS 135,770 SQUARE FEET OR 3.10 ACRES. THE TOTAL AREA OF THIS PLAT IS 135,770 SQUARE FEET OR 3.10 ACRES IS DEDICATED TO PUBLIC USE.

DATE: 8/14/18
 SURVEYOR'S CERTIFICATE
 MEDERIAN SURVEYS, INC.
 STEPHEN J. WEATHOLD
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REG. NO. 10767
 EXPIRES 2-10-2020

PLAT NO.

- GENERAL NOTES:
1. THIS DEVELOPMENT IS SERVED BY PUBLIC WATER AND SEWER.
 2. THIS PLAT CONTAINS LOTS AND A CURVE TABLE, TANGENT, CHORD, AND BEARING.
 3. TAX MAPS ES42 AND ES43, WSCC 200 SKET NO. 2214W13.
 4. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE ETIMISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTAINED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC VIEW DURING NORMAL BUSINESS HOURS.
 5. 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 THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE MATTERS AFFECTING TITLE.
 6. THE PLAT IS LIMITED TO THE USES AND CONDITIONS OF PRELIMINARY PLAN NO. 120160140 AND FINAL FOREST CONSERVATION PLAN ENTITLED "DEERWOOD MANOR," AS AMENDED.
 7. THE HORIZONTAL DATUM OF THIS PLAT IS MARYLAND STATE PLANE GRID, NAD83/91.



AREA TABULATION
 AREA OF 8 LOTS - 135411 S.F. OR 3.10 AC.
 AREA OF RIFFLE FORD ROAD - 1550 S.F. OR 0.035 AC.
 AREA OF RIFFLE FORD ROAD DEDICATION - 34418 S.F. OR 0.780 AC.
 TOTAL AREA - 185770 S.F. OR 4.265 AC.

SCALE 1 inch = 60 ft.
 0 30 60 120 240

PREPARED BY:
 MERIDIAN SURVEYS, INC.
 611 BOX 549
 FREDERICK MARYLAND 21704
 C-303 781-9400
 EMAIL: steve@meridiansurveys.com
 MST NO. 17-1286

RECORDED: _____
 PLAT NUMBER: _____

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND
 DIRECTOR: *Debra Jones*
 DATE: 8/14/2018
 MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED: _____ DATE: _____
 CHAIRMAN: _____
 ASST. SECRETARY/TREASURER: _____

LINE TABLE

LINE	LENGTH	BEARING
L1	11.91	M52°44'44"E
L2	30.71	S74°52'44"W
L3	6.82	S33°27'44"W
L4	8.51	S10°42'44"W
L5	11.91	N10°42'44"W
L6	31.10	N89°57'44"W
L7	11.91	S74°52'44"W
L8	31.10	N10°42'44"W
L9	31.10	N89°57'44"W
L10	31.10	N10°42'44"W
L11	31.10	N89°57'44"W
L12	31.10	N10°42'44"W
L13	31.10	N89°57'44"W
L14	31.10	N10°42'44"W

CURVE TABLE

CURVE LENGTH	RADIUS	CHORD	DELTA	TANG
11.91	11.91	11.91	90°00'00"	0.00
30.71	30.71	30.71	90°00'00"	0.00
6.82	6.82	6.82	90°00'00"	0.00
8.51	8.51	8.51	90°00'00"	0.00
11.91	11.91	11.91	90°00'00"	0.00
31.10	31.10	31.10	90°00'00"	0.00
11.91	11.91	11.91	90°00'00"	0.00
31.10	31.10	31.10	90°00'00"	0.00
11.91	11.91	11.91	90°00'00"	0.00
31.10	31.10	31.10	90°00'00"	0.00
11.91	11.91	11.91	90°00'00"	0.00
31.10	31.10	31.10	90°00'00"	0.00

ON BEHALF OF THE PROPERTY OWNERS, I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A LICENSED SURVEYOR IN THE STATE OF MARYLAND AND I AM NOT PROVIDING THIS INFORMATION FOR ANY OTHER PURPOSE. I AM NOT PROVIDING THIS INFORMATION FOR ANY OTHER PURPOSE. I AM NOT PROVIDING THIS INFORMATION FOR ANY OTHER PURPOSE.

9/26/18
 DATE
 MERIDIAN SURVEYS, INC.
 STEPHEN J. WEATHOLD
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REG. NO. 10767
 EXPIRES 2-10-2020

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND
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LEGEND
 ● REBAR & CAP TO BE SET
 ○ REBAR FOUND OR
 REBAR FOUND FIELD
 SF SQUARE FEET
 RELIABILITY OF WAY
 L.F. LIBER FIELD
 D.B. PG. DEED BOOK PAGE

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22,918 0110

REVISIONS	
NO	DATE DESCRIPTION
1.	
2.	
3.	
4.	

TITLE	
DATE	DESCRIPTION
JUNE 19, 2017	PRELIMINARY PLAN

CHECKED: KH	DESIGNED: BW	DRAWN: BW
CPP-4 of 7	SHEET	SCALE 1"=40'

GENERAL NOTES & ZONING ANALYSIS

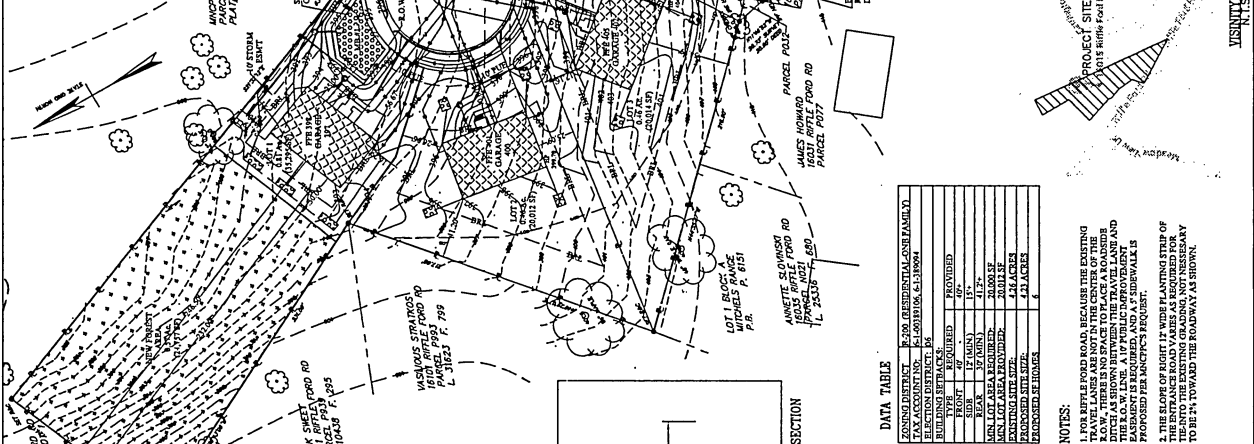
- PROJECT NAME: DEERWOOD MANOR, MONTGOMERY COUNTY, MARYLAND
- OWNER/DEVELOPER: C&T TECHNOLOGIES LLC, 1294 GRANITE ROCK ROAD, SUITE 401, GAINESBURG, MD 20878, PHONE: (301) 987-8776, FAX: (301) 987-8777
- CIVIL ENGINEER: ENDESCO, INC., 436 NORTH FREDERICK AVE. SUITE 458, GAINESBURG, MD 20878, PHONE: (301) 987-8776, FAX: (301) 987-8777
- LEGAL DESCRIPTION: MICHELLE KANIG, LIBER 4754, FOLIO 739, PARCEL 101 (TAX MAP NO. 28 42)
- SURVEY: ORIGINAL TOPOGRAPHIC SURVEY PREPARED BY ARTHUR W. WILSON, CIVIL ENGINEER, 1979
- PROPOSED USE: SINGLE FAMILY - DETACHED DWELLING
- MIN. LOT WIDTH REQUIRED AT FRONT BLDG. LINE: 100'
- MIN. LOT WIDTH REQUIRED AT REAR BLDG. LINE: 100'
- MIN. LOT WIDTH REQUIRED AT STREET LINE: 37.00'
- MIN. LOT WIDTH REQUIRED AT SIDE LINE: 37.00'
- CONFORMANCE WITH PUBLIC RIGHT-OF-WAY: ONE ENTRANCE ROAD AND UTILITY CONNECTIONS
- STORMWATER MANAGEMENT: STORMWATER MANAGEMENT IS BEING PROVIDED IN ACCORDANCE WITH MDGP REQUIREMENTS.
- NOTIFY MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION AND MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES 48 HOURS BEFORE BEGINNING CONSTRUCTION OF PROPOSED IMPROVEMENTS.
- WSSC 300 SCALE SHEET NO. 211N13
- NEI / FSD PLAN # R16000
- PUBLIC UTILITY COMPANIES: WATER AND SANITARY SERVICE: WSSC, PH: 302-831-6146, PERCO, PH: 302-831-1500, ELECTRICITY: PERCO, PH: 302-831-1500, NATURAL GAS: WASHINGTON GAS, PH: 703-751-1000
- WATERBESHED: LOWER GREAT POTOMAC CREEK
- THE ROADWAY IS PER MCDOT STANDARD MC-2001.01
- FOR LOT 4 NO DRIVEWAY IS ALLOWED ON RIFLE FORD ROAD.

SITE IMPROVEMENT LEGEND

- NEW FOREST AREA
- 10' WIDE PUBLIC IMPROVEMENT EASEMENT
- NEW STORMWATER BMP FACILITY
- NEW SINGLE FAMILY HOME
- DEDICATED ROW AREA
- LIMIT OF DISTURBANCE
- PROPERTY LINE/ROW/LOT LINE
- BUILDING RESTRICT LINE
- 10' EUB
- 10' WIDE PUBLIC UTILITY EASEMENT
- TYPE 'F' CURB AND GUTTER PER MC-1001.01
- HC RAMP PER ADA STANDARD
- NEW WATER LINE
- NEW CL. SINK LINE
- NEW ELEC. POWER LINE
- NEW NATURAL GAS LINE

NOTE:

UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE NOTES, ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MCDOT STANDARD MC-2001.01 AND THE MCDOT STANDARD MC-1001.01. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



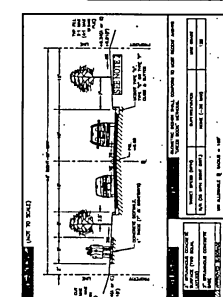
DATA TABLE

ITEM	REQUIRED	PROVIDED
MIN. LOT AREA REQUIRED	20,000 SQ FT	20,000 SQ FT
MIN. LOT AREA PROVIDED	20,000 SQ FT	20,000 SQ FT
PROPOSED USE	24 LOTS	24 LOTS
PROPOSED # OF HOMES	24	24

NOTES:

- FOR RIFLE FORD ROAD, BECAUSE THE EXISTING TRAVEL LANES ARE NOT IN THE CENTER OF THE ROADWAY, THE EXISTING TRAVEL LANES WILL BE DITCH AS SHOWN BETWEEN THE TRAVEL LANE AND THE TRAVEL LANE. THE EXISTING TRAVEL LANES WILL BE DITCH AS SHOWN BETWEEN THE TRAVEL LANE AND THE TRAVEL LANE. THE EXISTING TRAVEL LANES WILL BE DITCH AS SHOWN BETWEEN THE TRAVEL LANE AND THE TRAVEL LANE.
- THE EASEMENT IS BEING PROVIDED AS SHOWN ON THIS PLAN. THE EASEMENT IS BEING PROVIDED AS SHOWN ON THIS PLAN. THE EASEMENT IS BEING PROVIDED AS SHOWN ON THIS PLAN.

RIFLE FORD ROAD INTERIM DEVELOPMENT TYPICAL SECTION



ENTRANCE ROAD TYPICAL SECTION

