

**Plat Name:** Warbling Meadows  
**Plat #:** 220170740

**Location:** Located on the north side of Warfield Road, approximately 800 feet west of Doubleland Road.

**Master Plan:** Agriculture and Rural Open Space Master Plan

**Plat Details:** RE-2 zone; 1 lot

**Owner:** Jeffery and Theresa Schramm

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120150140 (MCPB Resolution No. 16-087), 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 plans.

PLAT NO.

**GENERAL NOTES:**

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY INCLUDED ON THIS PLAT, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTIONS BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. 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 THE EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
3. THIS PROPERTY SHOWN HEREON IS ON MONTGOMERY COUNTY TAX MAP G0223
4. THIS PROPERTY SHOWN HEREON IS ON W.S.C. SHEET 228HW08.
5. THE LOT SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. #120150140, ENTITLED THE "SCHRAMM PROPERTY"
6. THIS PROPERTY IS CURRENTLY ZONED RE-2.
7. THIS PROPERTY IS SERVED BY PUBLIC SEWER SERVICE ONLY AND PRIVATE WELL.
8. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF MONTGOMERY COUNTY FOREST CONSERVATION LAW CHAPTER 22A, INCLUDING THE TERMS OF FINAL FOREST CONSERVATION PLAN #120150140
9. NO DEED OR PLAT COULD BE FOUND THAT ESTABLISHES THE RIGHT-OF-WAY FOR THE EXISTING WARFIELD ROAD. WARFIELD ROAD IS MAINTAINED BY MONTGOMERY COUNTY.

**OWNER'S CERTIFICATE:**

WE, JEFFERY C. SCHRAMM AND TERESA R. SCHRAMM, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADVERTISE THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DESIGNATE THE STREET FOR PUBLIC USE AND GRANT A TEMPORARY SLOPE EASEMENT; TWENTY (20) FEET WIDE, PARALLEL AND CONTIGUOUS TO THE DEDICATED RIGHT-OF-WAY LINE. THE SLOPE EASEMENT SHALL BE AUTOMATICALLY EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ADJUTING ROAD HAVE BEEN LAINTALLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND. (10) FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON AS 10' P.U.E. TO THE PARTIES NAMED THEREIN. THE PARTIES NAMED HEREON HEREBY CERTIFY THAT ALL PUBLIC UTILITY EASEMENTS RECORDED IN LIBER 3814 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND THERE ARE NO LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAT OF SUBDIVISION.

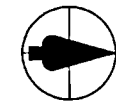
DATE: 3/13/19  
 JEFFERY C. SCHRAMM  
 DATE: 3/13/19  
 TERESA R. SCHRAMM

**SURVYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A SUBDIVISION OF ALL THE LAND COMEVED BY MARCEL CANARY AND BEYERLE H. CANARY, HUSBAND AND WIFE, IN LIBER 3814 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE PLAT IS IN LIBER 4638 AT FOLIO 343 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I ALSO CERTIFY THAT PROPERTY CORNERS MARKED THIS ARE IN PLACE IN ACCORDANCE WITH SECTION 50-24(6) OF THE MONTGOMERY COUNTY CODE. SUBDIVISION REGULATIONS. THE TOTAL AREA INCLUDED ON THIS PLAT OF SUBDIVISION IS 118,321 SQUARE FEET OR 2.7163 ACRES OF LAND, 3,834 SQUARE FEET OR 0.09 ACRES OF WHICH IS DEDICATED FOR PUBLIC USE.

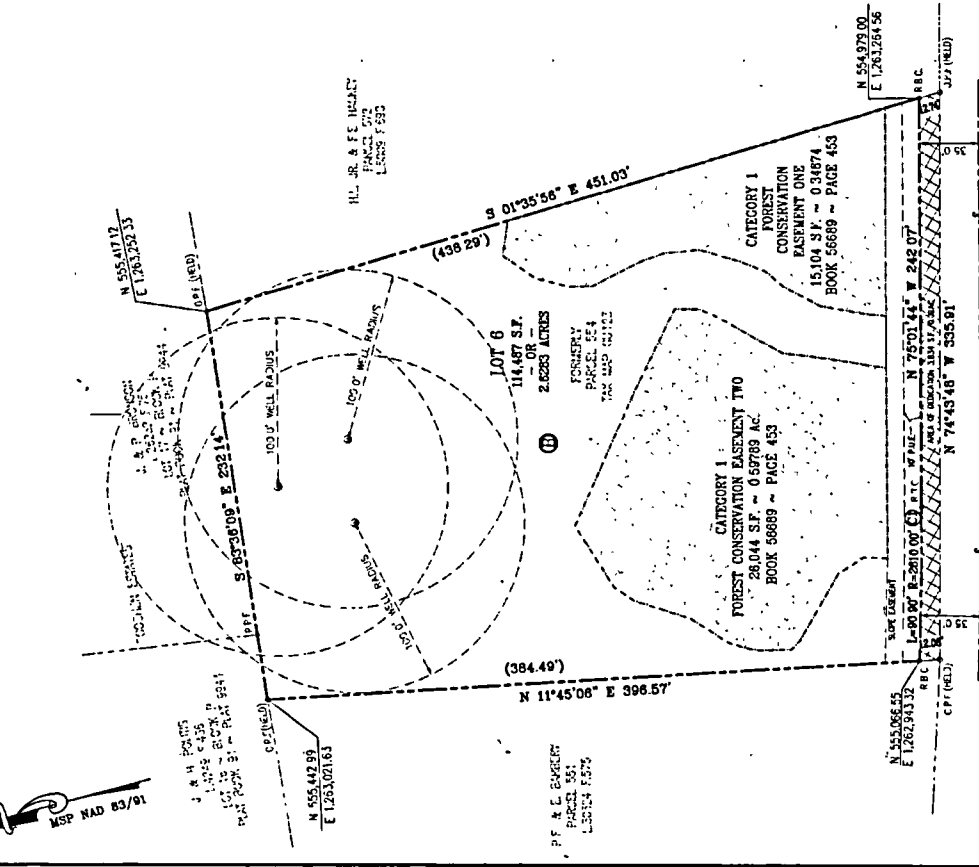
DATE: 3-13-19  
 WAYNE F. AUGERTIN  
 PROFESSIONAL LAND SURVEYOR  
 AND REG. #1430  
 LICENSE EXPIRES 01-07-2021

SUBDIVISION RECORD PLAT  
 LOT 6, BLOCK "B"  
 WARBLING MEADOWS  
 LAYTONSVILLE (1st) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 50'  
 PREPARED BY  
**SNIDER & ASSOCIATES**  
 LAND SURVEYORS  
 19544 AMARANTH DRIVE  
 GERMANTOWN, MARYLAND 20874  
 301/948-5100 Fax 301/948-1286



**LEGEND:**  
 (C) INDICATES PROPOSED WELL  
 O.P.F. INDICATES OPEN PIPE FOUND  
 P.P.F. INDICATES FINCHED PIPE FOUND  
 R.B.C. INDICATES REBAR & CAP SET  
 R/W INDICATES RIGHT OF WAY

CURVE TABLE			
TIER	RADIUS	LENGTH	CHORD
1	2610.00	90.80	101.59
2	90.89	7.27	50.01
3	71.45	4.46	45.46



**GRAPHIC SCALE**  
 1" = 50'

**AREA TABULATION**

LOT 6 =	114,487 S.F. OR 2.6283 ACRES
DEDICATION AREA =	3,834 S.F. OR 0.09 ACRES
<b>TOTAL AREA =</b>	<b>118,321 S.F. OR 2.7163 ACRES</b>

M-NCPPC RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES  
 MONTGOMERY COUNTY, MARYLAND  
 DIRECTOR: *Blaine Davis*  
 DATE: *March 13, 2019*

RECORDED: \_\_\_\_\_  
 CHECKED: W.F.A.  
 JOB NO. 13-25089PP

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

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

APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_

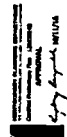
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 ASST. SECRETARY - TREASURER: \_\_\_\_\_

APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_





**LEGEND**  
 EXISTING TREE CROWN  
 EXISTING SIGNIFICANT TREE 24" DBH OR LARGER  
 EXISTING SPECIMEN TREE 3.07081  
 PROPERTY BOUNDARY  
 SCUBIA AREA  
 FOREST BOUNDARY  
 SOIL BOUNDARY  
 LIMITS OF SURVEY  
 EX CENTERLINE  
 PROP. CONTOUR  
 PROP. PROPERTY  
 PROP. HOUSE  
 BUILDING RESTRICTION LINE (BRL)  
 WELL LOCATION  
 LIMITS OF DISTURBANCE  
 PROPOSED STORMWATER MANHOLE IN  
 PROP. HOPE STOP/WATER STORAGE PIPE  
 FOREST SINK AREA  
 FOREST CLEARING AREA  
 CATEGORY 1 CONSERVATION EASEMENT

STANDARD	REQUIREMENT	LOT 1
LOT AREA (SQ. FT.)	81,120	114,400
LOT WIDTH AT R.L.L. (MIN.)	150'	210'
LOT WIDTH AT R.L.L. (MAX.)	30'	230'
LOT DEPTH (MIN.)	30'	230'
LOT DEPTH (MAX.)	150'	230'
SOIL R.L.L. SLOPE (MIN.)	25%	230'
SOIL R.L.L. SLOPE (MAX.)	35%	230'
MINIMUM COVER (MIN.)	25%	230'
MINIMUM COVER (MAX.)	25%	230'

**CONCEPTUAL LIMITS OF DISTURBANCE:**  
 LOD = 48,966 SF

**GENERAL NOTES**  
 1) SEE SHEET FOR CONCEPTUAL LIMITS OF DISTURBANCE AND CONCEPTUAL SITE PLAN.  
 2) ALL DISTURBANCE SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.  
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**SOILS**  
 THIS SITE IS CLASSIFIED AS A FOREST BLDG. DISTURBANCE.  
 THE SOILS ARE HEAVY CLAY, HEAVY SAND AND LOESS.  
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**SITE AREA TABULATION**  
 CONSERVATION EASEMENT  
 CATEGORY 1  
 0.59 ACRES  
 CONSERVATION EASEMENT  
 CATEGORY 2  
 48,966 SQ. FT.

**OWNER INFORMATION**  
 SCHRAMM PROPERTY  
 8365 WARFIELD ROAD  
 PARCEL 554, TAX MAP GUTS  
 LIBER 8669 - FOLIO 238  
 K.D. & B.H. CANADAY  
 BETTELY C. & TERESA B. SCHRAMM  
 8307 FRONTWELL CIRCLE  
 MONTGOMERY VILLAGE, MD 20888

**PRELIMINARY PLAN**  
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**NORTON LAND DESIGN**  
 LANDSCAPE ARCHITECTURE & ENVIRONMENTAL PLANNING  
 1000 PINE RIDGE DRIVE  
 FARMERSVILLE, MD 21031  
 TEL: 410-326-1100 FAX: 410-326-1101

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**SHEET 2 OF 2**  
 PRELIMINARY PLAN # 120150140

**DATE:** 10/11/16

**BY:** [Signature]

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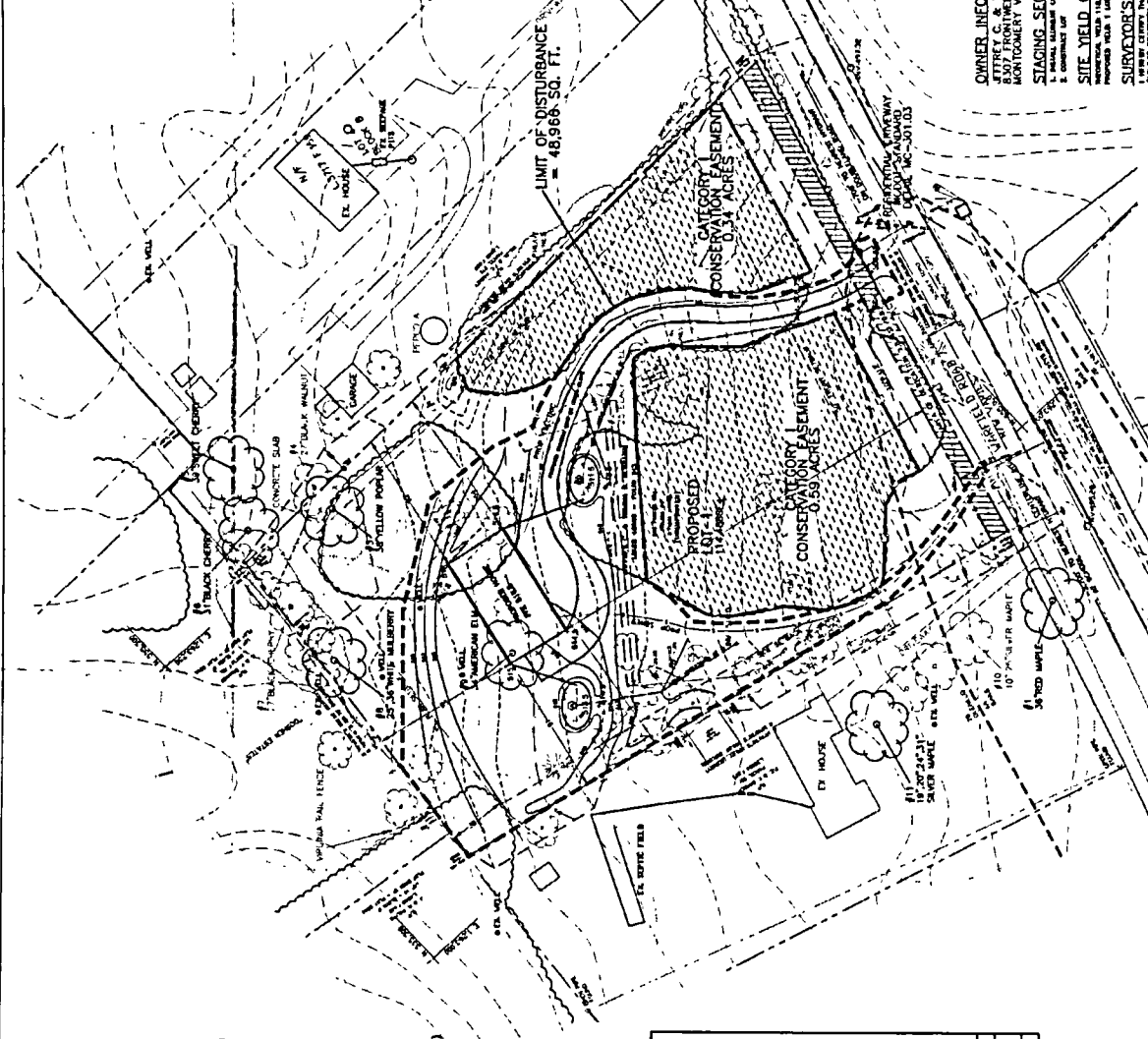
**DATE:** 10/11/16

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**NOTE:**  
 THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS ERRORS OR OMISSIONS. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE RESULTS OF ANY TESTS OR ANALYSES CONDUCTED BY OTHER PROFESSIONALS.

**MISS UTILITY**  
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