



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

**MCPB**  
**Item # 1B**  
**9-12-2019**


**MEMORANDUM**

**DATE:** August 30, 2019

**TO:** Montgomery County Planning Board

**FROM:** Stephen Smith, Coordinator  
Jay Beatty, Senior 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 12, 2019

Handwritten initials, possibly "SS" and "JB", in black ink.

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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:

- 220190250 Peterson's Subdivision**
- 220190340 Lake Normandy Estates**

**Plat Name:** Peterson's Subdivision  
**Plat #:** 220190250

**Location:** Located on the east side of Norwood Road, 1215 feet north of Norbeck Road (MD-28)  
**Master Plan:** Cloverly Master Plan  
**Plat Details:** RE-2C zone; 1 lot  
**Owner:** Fernando Gomes

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 is being submitted solely to effectuate Condition No. 6 of Preliminary Plan Resolution 18-056 for Preliminary Plan 11991045C which requires a new Record Plat to reference and graphically delineate the amended Conservation Easement.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50.7.1.F. and supports this minor subdivision record plat.

**NOTES**

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLANNING, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES OF THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. BPT = IRON PIPE FOUND. / BENC = BENCH WITH CAP.
3. THIS LOT IS SERVED BY PRIVATE WATER AND SEWER SYSTEMS ONLY.
4. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50.7.1 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE, AND TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50.7.1.2 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE. THIS PLAT IS BEING RECORDED IN LIBER 18728 FOLIO 310 AND SHOWN ON RECORD PLAT 18128 AS PER SECTION 50.7.1.2.
5. THE SUBDIVISION RECORD PLAT IS HEREBY INTENDED TO SHOW EVERY MATTER AFFECTING THE PROPERTY AND USE, AND FOR EVERY MATTER AFFECTING THE PROPERTY, THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPECT OR NOTE ALL MATTERS AFFECTING TITLE.
6. PROPERTY LIES WITHIN ZONE X OF FEMA MAP # 24031C0340D DATED SEPTEMBER 20TH 2004.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF MARYLAND. I AM NOT PROVIDING THIS CERTIFICATE TO ANY OTHER PARTY AND I AM NOT PROVIDING THIS CERTIFICATE TO ANY OTHER PARTY. I AM NOT PROVIDING THIS CERTIFICATE TO ANY OTHER PARTY. I AM NOT PROVIDING THIS CERTIFICATE TO ANY OTHER PARTY.

*David P. Morant*  
 DAVID P. MORANT  
 M.D. PROFESSIONAL LAND SURVEYOR #21136  
 DATE OF LICENSE EXPIRATION: 06-30-20

**OWNER'S CERTIFICATE**

I, ESTERHARD CONKES, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION RECORD PLAT.  
 THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.  
 I, ESTERHARD CONKES, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION RECORD PLAT.  
 DATE: 07/26/19

*Estherhard Conkes*  
 ESTERHARD CONKES, OWNER  
 DATE: 07/26/19

Department of Permitting Services  
 Montgomery County, Maryland

Approved: *8-8-2019*  
 Director

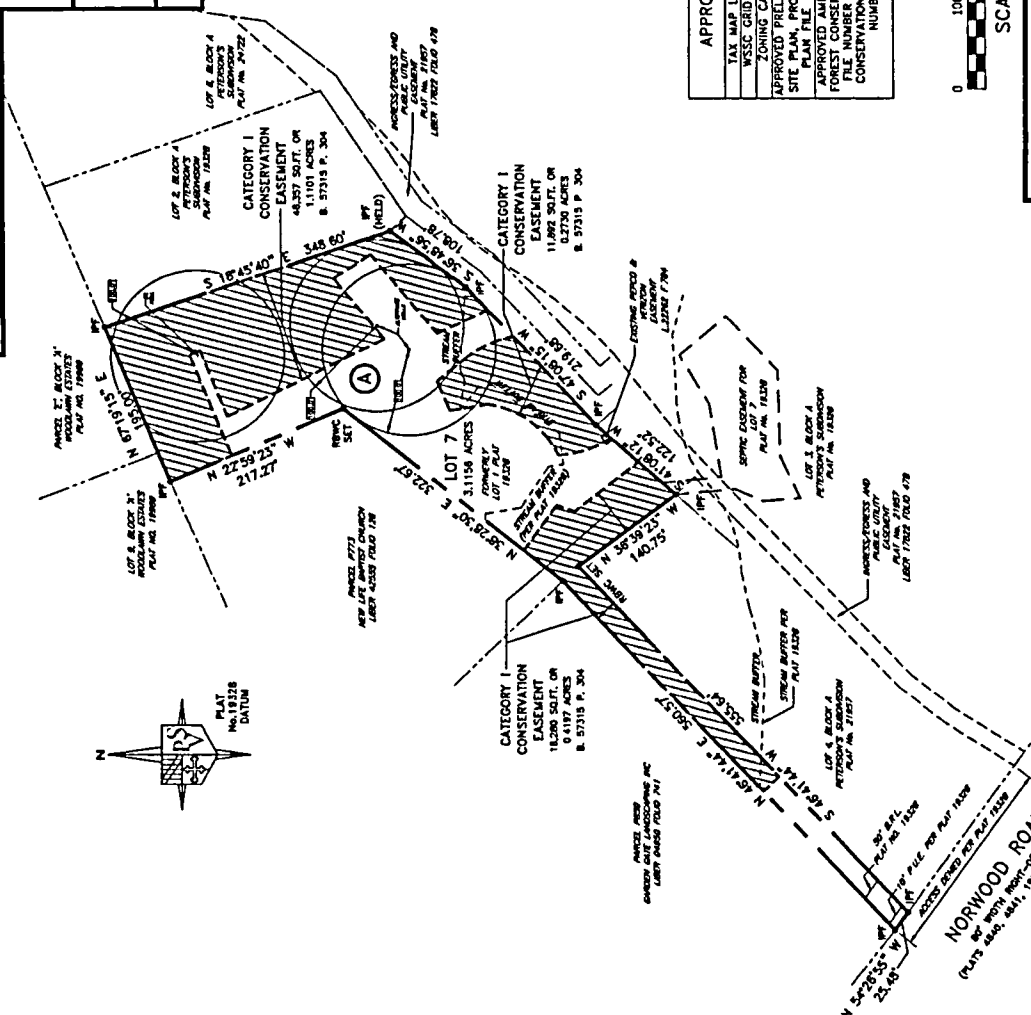
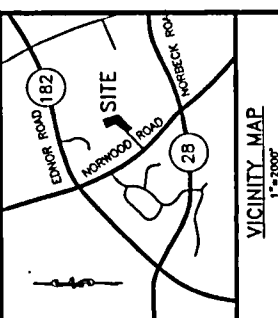
The Maryland National Capital Park and Planning Commission  
 Montgomery County Planning Board

Approved: \_\_\_\_\_  
 Chairman

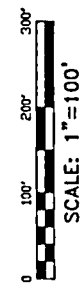
Approved: \_\_\_\_\_  
 Asst. Secretary - Treasurer

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

Recorded \_\_\_\_\_  
 Plat No. \_\_\_\_\_



TAX MAP LOCATION:	JS 343
WSSC GRID NUMBER:	2328W01
ZONING CATEGORY:	RE-2C
APPROVED PRELIMINARY PLAN SITE PLAN, PROJECT/SKETCH PLAN FILE NUMBER:	119870450
APPROVED AMENDED FINAL FOREST CONSERVATION PLAN FILE NUMBER:	11991045C
CONSERVATION EASEMENT NUMBER:	



**SUBDIVISION RECORD PLAT  
 PETERSON'S SUBDIVISION  
 LOT 7, BLOCK A**

COLESVILLE (5TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=100' JUNE 2019

PLAT TABULATION	
LOT 7:	133,716 SQ. FT. OR 3.1156 ACRES
DEDICATION TO PUBLIC USE:	0 SQ. FT. OR 0.0000 ACRES
TOTAL AREA:	133,716 SQ. FT. OR 3.1156 ACRES

**POTOMAC VALLEY  
 SURVEYS**  
 20010 FISHER AVENUE, SUITE F  
 POOLESVILLE, MARYLAND  
 1-888-347-5920

**SITE CATEGORY 1 & 2 EASEMENT TABULATIONS**

DESCRIPTION	ACRES	PERCENT
Category 1	15.8	3.4
Category 2	1.2	0.3
<b>TOTAL</b>	<b>17.0</b>	<b>3.7</b>

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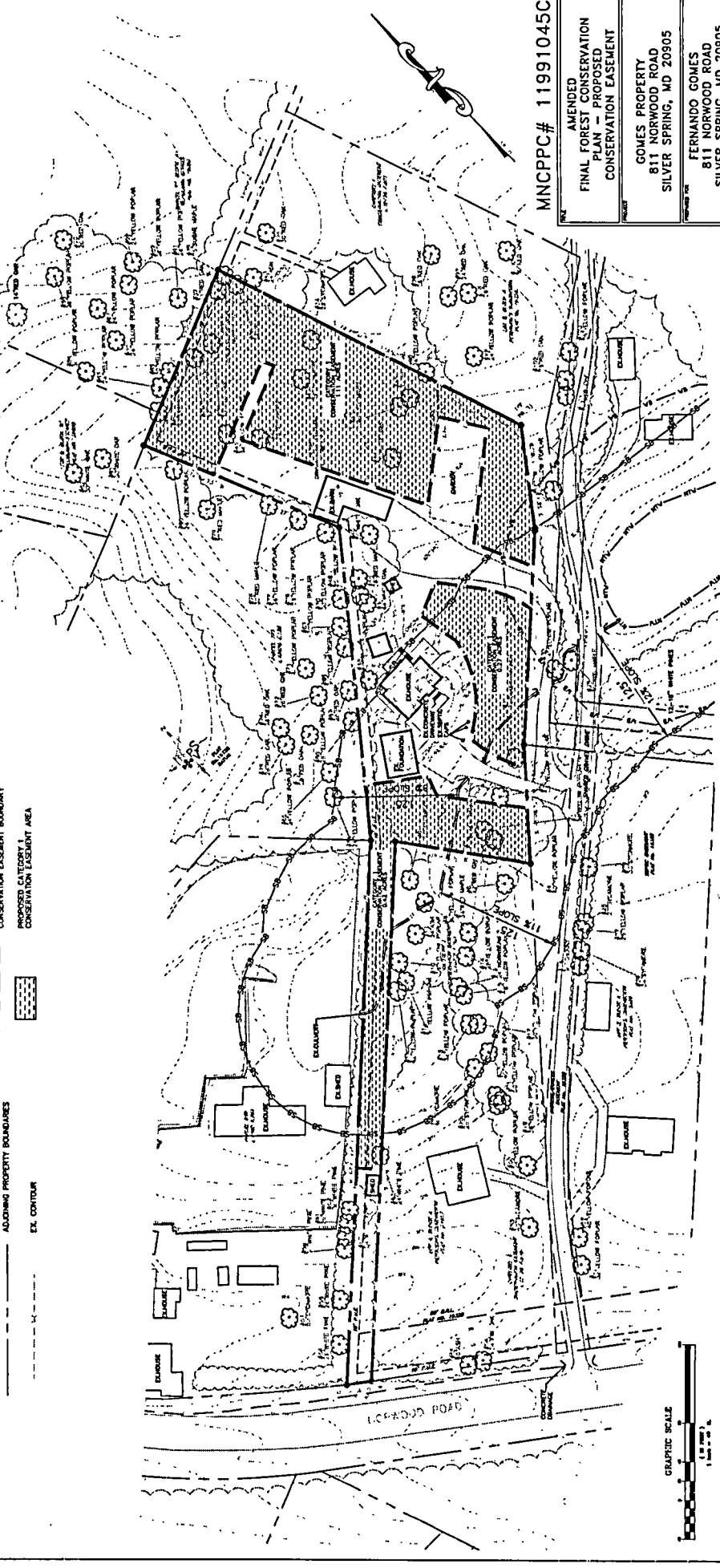
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**LEGEND**

REGULATED STREAM  
 EX-FENCE  
 EX-WALL  
 WETLANDS  
 100' WETLANDS BUFFER  
 125' STREAM BUFFER  
 PROPOSED CATEGORY 1 CONSERVATION EASEMENT BOUNDARY  
 PROPOSED CATEGORY 1 CONSERVATION EASEMENT AREA

LEGEND

EXISTING SPECIMEN TREE 24" DBH  
 EXISTING SPECIMEN TREE 3.5' TONN  
 FOREST MEDIANE  
 NON-FOREST CANOPY  
 SUBJECT PROPERTY BOUNDARY  
 ADJOINING PROPERTY BOUNDARIES  
 EX. CONTOUR



**SITE TABULATIONS**

ACRES OF TRACT REMAINING IN AGRICULTURE, FOREST, OR OPEN SPACE THAT WILL NOT BE MARKED AS PART OF SOV APPLICATION	312
ACRES OF EX. FOREST	0
ACRES OF TOTAL FOREST RETENTION	0.18
LAND USE CATEGORY	NR
ATTORNEY'S THRESHOLD	NR
ACRES OF FOREST RETAINED, CLEARED, AND PLANTED WITHIN WETLANDS, CLEARED, AND PLANTED WITHIN 150-YEAR FLOODPLAIN	0.00/0.00/0.00
ACRES OF FOREST RETAINED, CLEARED, AND PLANTED WITHIN 100-YEAR FLOODPLAIN	0.00/0.00/0.00
ACRES OF FOREST RETAINED, CLEARED, AND PLANTED WITHIN PRIORITY AREAS	0.00/0.00/0.00
LINEAR FEET OF INCREASE WIDTH OF STREAM BUFFER	670'
TOTAL DBH INCHES OF SPECIMEN TREE #1 REMOVED	34
# OF DBH INCHES OF SPECIMEN TREE #1 REMOVED	8
TOTAL CUBIC YARDS OF SPECIMEN TREE REMOVAL	8

**CERTIFICATION OF QUALIFIED PROFESSIONAL**

I, Neil M. ..., a duly licensed Professional Engineer, do hereby certify that the information shown on this plan is true and correct to the best of my knowledge and belief.

DATE: 01-23-18

Signature: Neil M. ...

**AMENDED FINAL FOREST CONSERVATION PLAN - PROPOSED CONSERVATION EASEMENT**

**GOMES PROPERTY**  
 811 NORWOOD ROAD  
 SILVER SPRING, MD 20905

**FERNANDO GOMES**  
 811 NORWOOD ROAD  
 SILVER SPRING, MD 20905

**NORTON LAND DESIGN**  
 10000 WOODBURN AVENUE, SUITE 100  
 SILVER SPRING, MD 20905

**MNCPPC # 11991045C**

**DEVELOPER'S CERTIFICATE**

The information shown on this plan is true and correct to the best of my knowledge and belief.

DATE: 01-23-18

Signature: Neil M. ...

**GRAPHIC SCALE**

