




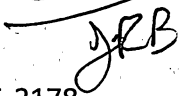
MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 1B
12-19-2019

MEMORANDUM

DATE: December 9, 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 December 19, 2019

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:

220141350 Cedar Knolls Farm

Plat Name: Cedar Knolls Farm
Plat #: 220141350

Location: Located on the north side of Ednor Road, 100 feet west of Haw Lane.
Master Plan Sandy Spring - Ashton Master Plan
Plat Details: RC zone; 1 lot
Owner: Pedro and Maria Fuentes

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120100050 (MCPB Resolution No. 11-24), 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.

- NOTES**
1. PROPERTY ZONED RC AT DATE OF RECORDATION. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS OF THE MONTGOMERY COUNTY ZONING ORDINANCE.
 2. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND ON SITE SEPTIC DISPOSAL SYSTEM. EXISTING SEWER AND WATER CATEGORIES: S-4, W-1.
 3. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES APPROVAL. CEDAR KNOLLS FARM PERMITTING BOARD REVIEW AND APPROVAL WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
 4. THIS PROPERTY IS EXEMPT FROM THE FOREST CONSERVATION PLAN REQUIREMENTS OF CHAPTER 22A PER THE TERMS OF EXEMPTION NO. 42080935E.
 5. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR PERMITTING BOARD REVIEW SHALL BE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD. ANY CHANGES TO THESE PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
 6. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
 7. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP R1 21, W.S.C. GRID Z23NE02.
 8. SEPTIC BUILDING RESTRICTION LINES ARE SUBJECT TO CHANGE WITH THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES APPROVAL.
 9. SEPTIC AREA IS DESIGNED FOR A 8 BEDROOM HOUSE PER PRELIMINARY PLAN NO. 120100600.
 10. EDNOR ROAD IS 90' ULTIMATE RIGHT OF WAY.

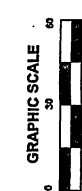
B. L. & A. J. ALLNUTT
L. 19826 F. 440

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct; that it is a subdivision of all of the land described in a deed from Paul Michael Smoot and Judith A. Smoot, Successor to Accessor Revocable Trust, dated June 6, 2017 and recorded in Book 5-652 to Page 324 of the Montgomery County Records. I am a duly licensed and bonded surveyor in the State of Maryland. All measurements and all property markers and other boundary markers will be set as delineated hereon in accordance with the provisions of Section 5.4.3.G of Montgomery County Code. The total area included on this plat is 44507 square feet of land or 1.02 acres of land, of which 3694 square feet is dedicated to the public use.

*** to Peter A. Francis and Maria F. Francis

THOMAS A. MADDOX, Registered Professional Land Surveyor MD #10850 (EXP. 4/2/20)



PLAT TOTALS	
NUMBER OF LOTS	1
AREA OF LOTS	40823 SF
AREA OF DEDICATION	3694 SF
TOTAL AREA SHOWN ON PLAT	44507 SF

APPROVED _____ DATE _____

CHAIRMAN ASST. SECRETARY-TREASURER

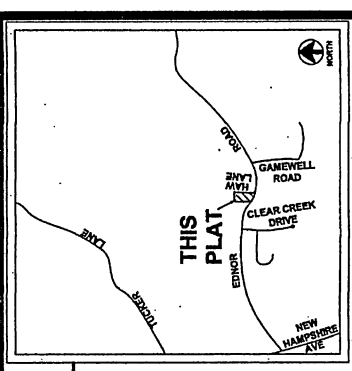
APPROVED 11-18-2019 DATE

Peter A. Francis DIRECTOR

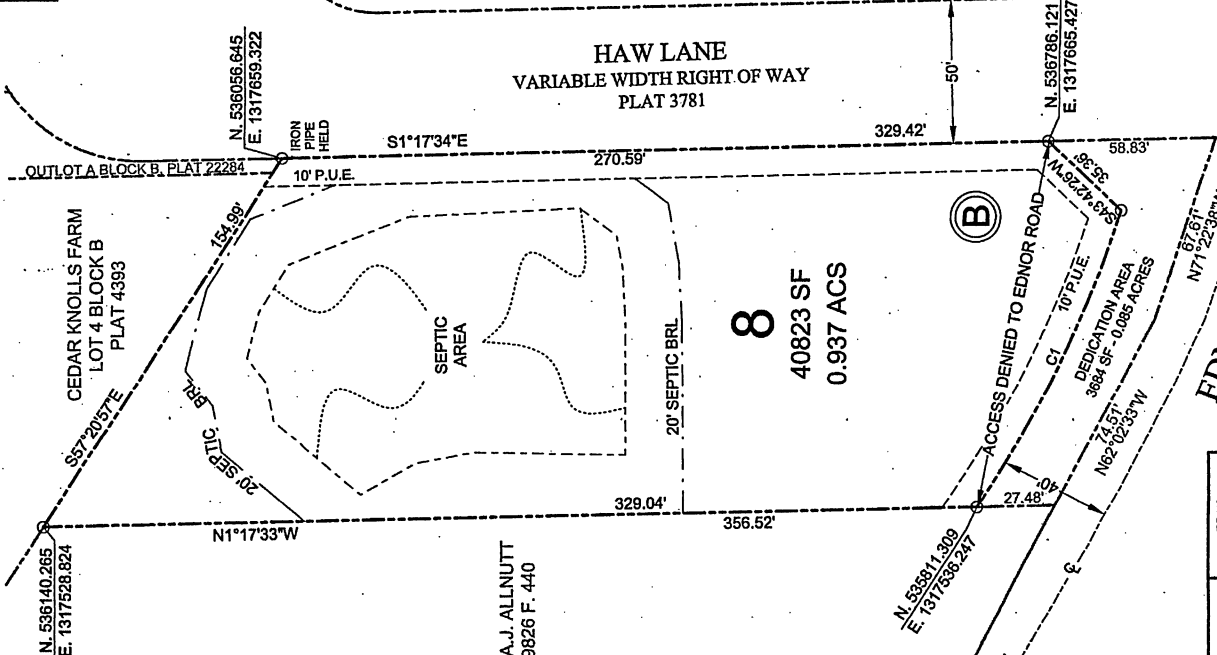
PLAT

RECORDING DATE

EDNOR ROAD
72' RIGHT OF WAY
PLAT 5209



PLAT NO.



CURVE TABLE	C1
BEARING	N64°09'02"W
CHORD	116.39'
RADIUS	420.51'
ARC	116.77'
DELTA	15°54'36"

OWNER'S CERTIFICATION

We, the undersigned owners of the property shown hereon, hereby adopt this plat of subdivision, establish the building restriction lines and dedicate Ednor Road as shown hereon to the public use, establish and grant a 40' temporary slope easement parallel and adjacent to the easement (as shown on the plat), and agree to be bound by the terms and conditions of this plat. We also establish and grant a Public Utility Easements shown hereon as (10' P.U.E.) to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland, subject to the terms set forth therein. The owners will cause all property corner markers and any other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50.4.3.G of the Montgomery County Code.

There are no subs, liens, mortgages, or trusts, affecting the property included in this plat of subdivision.

Witness: *Peter A. Francis* (11/19/19) Date
Witness: *Maria F. Francis* (11/19/19) Date

SUBDIVISION RECORD PLAT
LOT 8, BLOCK B
CEDAR KNOLLS FARM
ELECTION DISTRICT 8
MONTGOMERY COUNTY, MARYLAND
SCALE 1"=30' OCTOBER 2019

THOMAS A. MADDOX
PROFESSIONAL LAND SURVEYOR
8933 SHADY GROVE COURT
GAITHERSBURG, MARYLAND 20877
(301) 984-5884

