



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

MCPB
Item # 1B
2-27-2020

MEMORANDUM

DATE: February 14, 2020

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator *SSS*
Jay Beatty, Senior Planner *JEB*
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 February 27, 2020

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:

- 220081280 McCormick's Addition to Horizon Hill**
- 220170130 Somerset Heights**
- 220200010 Glen Mill Knolls**

Plat Name: McCormick's Addition to Horizon Hill
Plat #: 220081280

Location: Located in the southwest quadrant of the intersection of Glen Mill Road and Red Barn Lane.

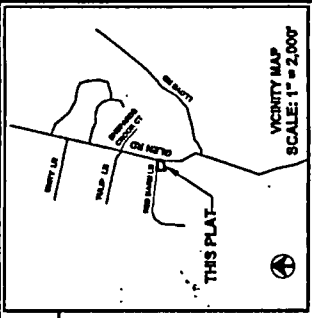
Master Plan: Potomac Subregion 2002 Master Plan

Plat Details: RE-2 zone; 2 lots

Owner: Estate of Anne Hale Johnson and Robert Do

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12007021A (MCPB Resolution No. 19-045), 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.

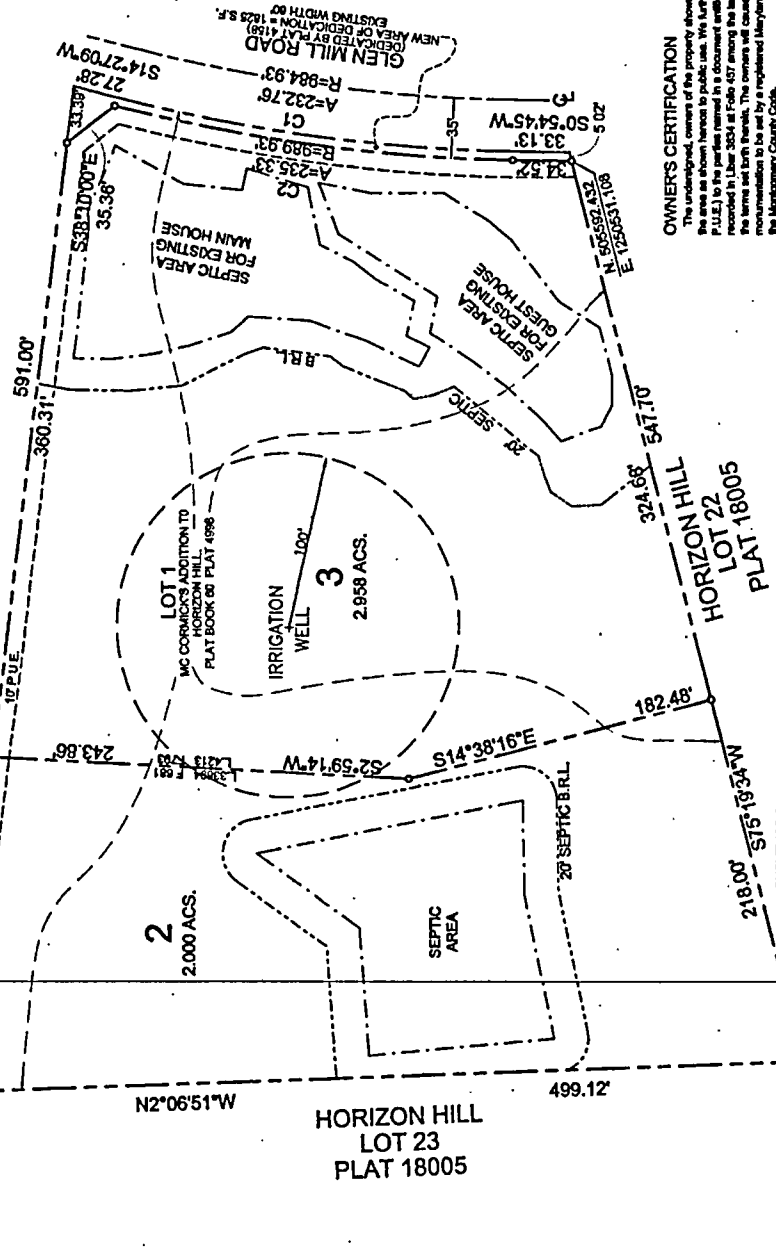
PLAT NO.



PLAT TOTALS	2
NUMBER OF LOTS	4.88 ACS
AREA OF SEPTIC AREAS	0.84 ACS
TOTAL AREA SHOWN ON PLAT	5.00 ACS

PARCELA (RED BARN LANE)
WIDE PRIVATE ROAD
INGRESS EGRESS EASEMENT
AND PLAT OF WAY
L 2370 F. 401, L 2408 F. 1 & L 4943 F. 288
PLAT 21481

CURVE TABLE			
CURVE	RADIUS	ARC CHORD BEARING	DELTA
C1	94.87	232.22	87°40'17"W
C2	98.97	235.37	87°43'22"W



- NOTES**
1. PROPERTY ZONED RE S.1 DATE OF RECORDED. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING CODE.
 2. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY SUBDIVISION PLAN NO. 12070701A, MCRS RESOLUTION 07-164, EMITTED MACORMICK'S ADDITION TO HORIZON HILL, PER PLANNING BOARD OPINION DATED 10/19/07 AT ITS MEETING OF 10/19/07. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
 3. LOTS ARE TO BE SERVED BY PRIVATE SEPTIC SYSTEMS AND PUBLIC WATER, EXISTING SEWER AND WATER CATEGORIES S.4, W.1.
 4. THE PROPERTY (HORIZON HILL) IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION PLAN WHICH INCLUDES APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENT PRIOR TO RESUBDIVISION OF THIS PROPERTY.
 5. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, SHALL APPLY TO THIS PLAT. THE TERMS AND CONDITIONS OF 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 DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.
 7. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP P.L. W.S.E.C. 216N/170.
 8. SEPTIC BUILDING RESTRICTION LINE SUBJECT TO CHANGE UPON REAPPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC SECTION.
 9. SEPTIC AREA ON LOT 2 APPROVED FOR 3 BEDROOM HOUSE.
 10. SEPTIC AREA ON LOT 3 APPROVED FOR 3 BEDROOM GUEST HOUSE.
 11. ALL ACCESS TO THE PROPERTY SHOWN HEREON VIA RED BARN LANE IS GRANTED BY THE TERMS AND CONDITIONS STATED BY THE FOLLOWING DEEDS: 1. DEED DATED JULY 26, 1972 AND RECORDED IN LIBER 2270 AT FOLIO 64.2, DEED DATED NOVEMBER 15, 1987 AND RECORDED IN LIBER 2408 AT FOLIO 71, 2. DEED DATED MAY 4, 1977 AND RECORDED IN LIBER 468 AT FOLIO 288 AND FURTHER DEFINED IN A "DECLARATION AND AGREEMENT" DATED FEBRUARY 3, 1987 AND RECORDED IN LIBER 1908 AT FOLIO 32, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 12. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE 70' ULTIMATE WIDTH OF GLENMILL ROAD AS SHOWN ON THE 1987 ZONING AND SUBDIVISION MAP AS RECORDED IN LIBER 4687 AT FOLIO 68.4.

OWNERS CERTIFICATION

The undersigned, owners of the property shown herein, hereby adopt the plan of subdivision, dedicate the area as shown herein to public use. We further grant a Public Utility Easement shown herein as (10' PLIES) to the parties named in a document entitled "Terms and Provisions of Public Utility Easement" as recorded in Liber 4687 at Folio 68.4, and as amended by the Declaration and Agreement dated February 3, 1987 and recorded in Liber 1908 at Folio 32, all as recorded in the land records of Montgomery County, Maryland, subject to the terms and conditions of said documents. This certificate shall constitute the entire agreement of the parties hereto and shall not be subject to any oral modification or to any modification to be set by a registered Maryland Land Surveyor, in accordance with Section 90-24(a) of the Montgomery County Code.

There are no adults, minors, infants, or trusts, affecting the property included in the plat of subdivision except for two certain Deeds of Trust affecting Lot 3 being recorded in L34340 at Folio 30 and L 34340 at Folio 31 among the land records of Montgomery County, Maryland and the party in interest thereon has herein indicated its assent.

As to Lot 2
Date: 9/21/18
Witness: Eric M. Core, Personal Representative of the Estate of Anne Hills Johnson

As to Lot 3
Date: 10/31/18
Witness: Robert J. Taylor

We hereby assent to this Plat of Subdivision:
Commonwealth Life Insurance Company a Florida Corporation, Trustee
By: Timothy E. Weeden, Vice President

SURVEYORS CERTIFICATION

I hereby certify that the plat shown herein is correct and that it is a subdivision of the land described in a deed from me and Judith-James to Anne Hills Johnson dated July 15, 1972, and recorded in Liber 4213 at Folio 793 and also a deed from Anne Hills Johnson to Anne Hills Johnson et al dated February 23, 2007, and recorded in Liber 33864 at Folio 811, in Anne Hills Johnson et al, Trustee, the trust's ADDITION TO HORIZON HILL as per plat recorded in Plat Book 60, Plat 4998, all among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the surveyor's certification herein, all monuments and all property markers and other boundary markers will be set as delineated herein in accordance with the provisions of Section 90-24(a) of Montgomery County Code. The total area included on the plat is 5,000 acres of land, of which 0.042 acres or 1,823 square feet is dedicated to the public use.

Thomas A. Mackoz
Registered Professional Land Surveyor
MD #10850 Expires 04/03/2020

Date: 1/23/2020

APPROVED: Thomas A. Mackoz DATE: 1-6-2020
DIRECTOR

MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED:

CHAIRMAN ASST.-SECRETARY-TREASURER
M.A.C.P. & P.L. RECORD FILE NO.

LEGEND



PLAT	DATE

SUBDIVISION RECORD PLAT
LOTS 2 & 3
McCORMICK'S ADDITION TO HORIZON HILL
RESUBDIVISION OF LOT 1

ELECTION DISTRICT 10
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 50' JANUARY 2020

THOMAS A. MADDOX
PROFESSIONAL LAND SURVEYOR
8833 SHALBY CROFT COURT
GAITHERSBURG, MARYLAND 20877
(301) 984-5804

DATE	NO. OF SHEETS
SEP 2008	1
NO. OF SHEETS	NO. OF SHEETS
1	1

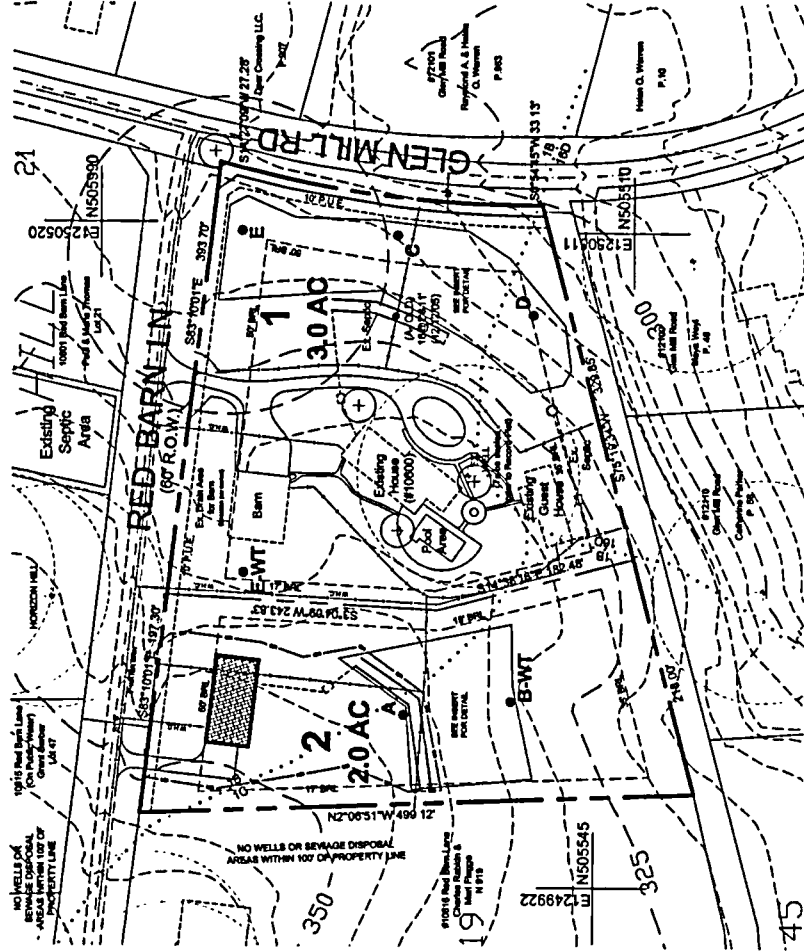
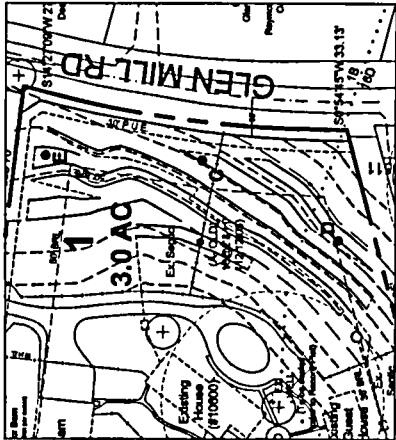
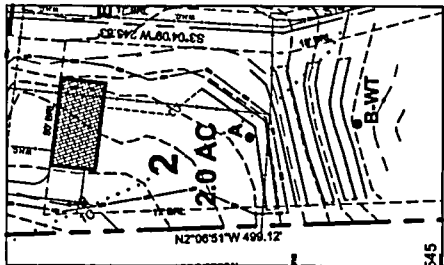


DATE: September 2008
SCALE: 1" = 50'

Bohling & Associates, Inc.
1970 South Chesapeake
P.O. Box 22277
Annapolis, MD 21402



PRELIMINARY PLAN
McCORMICK'S ADDITION TO HORIZON HILL
Montgomery County, Maryland



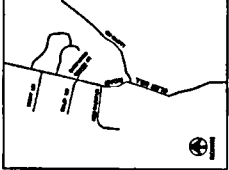
NOTICE TO THE BUYER: THIS PRELIMINARY PLAN IS PREPARED FOR THE BUYER'S INFORMATION ONLY. IT IS NOT A CONTRACT. THE BUYER SHOULD CONSULT WITH AN ATTORNEY AND AN ENGINEER BEFORE PURCHASING ANY INTEREST IN THIS PROPERTY. THE BUYER SHOULD ALSO CONSULT WITH THE APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AND ORDINANCES. THE BUYER SHOULD ALSO CONSULT WITH THE APPLICABLE ZONING REGULATIONS AND STANDARDS. THE BUYER SHOULD ALSO CONSULT WITH THE APPLICABLE ENVIRONMENTAL REGULATIONS AND STANDARDS. THE BUYER SHOULD ALSO CONSULT WITH THE APPLICABLE UTILITIES REGULATIONS AND STANDARDS. THE BUYER SHOULD ALSO CONSULT WITH THE APPLICABLE RECORDING REGULATIONS AND STANDARDS. THE BUYER SHOULD ALSO CONSULT WITH THE APPLICABLE TAX REGULATIONS AND STANDARDS. THE BUYER SHOULD ALSO CONSULT WITH THE APPLICABLE INSURANCE REGULATIONS AND STANDARDS. THE BUYER SHOULD ALSO CONSULT WITH THE APPLICABLE FINANCIAL REGULATIONS AND STANDARDS. THE BUYER SHOULD ALSO CONSULT WITH THE APPLICABLE LEGAL REGULATIONS AND STANDARDS. THE BUYER SHOULD ALSO CONSULT WITH THE APPLICABLE SOCIAL REGULATIONS AND STANDARDS. THE BUYER SHOULD ALSO CONSULT WITH THE APPLICABLE CULTURAL REGULATIONS AND STANDARDS. THE BUYER SHOULD ALSO CONSULT WITH THE APPLICABLE HISTORICAL REGULATIONS AND STANDARDS. THE BUYER SHOULD ALSO CONSULT WITH THE APPLICABLE ARCHITECTURAL REGULATIONS AND STANDARDS. THE BUYER SHOULD ALSO CONSULT WITH THE APPLICABLE ENGINEERING REGULATIONS AND STANDARDS. THE BUYER SHOULD ALSO CONSULT WITH THE APPLICABLE SURVEYING REGULATIONS AND STANDARDS. THE BUYER SHOULD ALSO CONSULT WITH THE APPLICABLE MAPPING REGULATIONS AND STANDARDS. THE BUYER SHOULD ALSO CONSULT WITH THE APPLICABLE PHOTOGRAPHY REGULATIONS AND STANDARDS. THE BUYER SHOULD ALSO CONSULT WITH THE APPLICABLE VIDEO REGULATIONS AND STANDARDS. THE BUYER SHOULD ALSO CONSULT WITH THE APPLICABLE AUDIO REGULATIONS AND STANDARDS. THE BUYER SHOULD ALSO CONSULT WITH THE APPLICABLE TELEVISION REGULATIONS AND STANDARDS. THE BUYER SHOULD ALSO CONSULT WITH THE APPLICABLE RADIO REGULATIONS AND STANDARDS. THE BUYER SHOULD ALSO CONSULT WITH THE APPLICABLE TELEPHONE REGULATIONS AND STANDARDS. THE BUYER SHOULD ALSO CONSULT WITH THE APPLICABLE CABLE REGULATIONS AND STANDARDS. THE BUYER SHOULD ALSO CONSULT WITH THE APPLICABLE INTERNET REGULATIONS AND STANDARDS. THE BUYER SHOULD ALSO CONSULT WITH THE APPLICABLE MOBILE REGULATIONS AND STANDARDS. THE BUYER SHOULD ALSO CONSULT WITH THE APPLICABLE WIRELESS REGULATIONS AND STANDARDS. THE BUYER SHOULD ALSO CONSULT WITH THE APPLICABLE SPACE REGULATIONS AND STANDARDS. THE BUYER SHOULD ALSO CONSULT WITH THE APPLICABLE AERIAL REGULATIONS AND STANDARDS. THE BUYER SHOULD ALSO CONSULT WITH THE APPLICABLE MARINE REGULATIONS AND STANDARDS. THE BUYER SHOULD ALSO CONSULT WITH THE APPLICABLE AVIATION REGULATIONS AND STANDARDS. THE BUYER SHOULD ALSO CONSULT WITH THE APPLICABLE SPACE REGULATIONS AND STANDARDS. THE BUYER SHOULD ALSO CONSULT WITH THE APPLICABLE AERIAL REGULATIONS AND STANDARDS. THE BUYER SHOULD ALSO CONSULT WITH THE APPLICABLE MARINE REGULATIONS AND STANDARDS. THE BUYER SHOULD ALSO CONSULT WITH THE APPLICABLE AVIATION REGULATIONS AND STANDARDS.

CERTIFIED PROFESSIONAL PLAN
This drawing was prepared by the undersigned professional engineer, architect, or other professional person, and it is a true and correct copy of the original drawing as shown to the undersigned professional engineer, architect, or other professional person.

ZONING STANDARDS:

ZONE: RE-2	Req.	Prov.
Lot Size	2.0 AC	2.0 AC or larger
Front Setback	50'	50' or more
Sideways	17 min., 35' total	17' or more
Rearyard	35'	35' or more
Building Height	50' Max.	50' or less
Lot Coverage	25% Max.	4%
Lot Width @ Building Line	150'	150' or more

PREPARED FOR:
AUBRE H. JOHNSON
1970 South Chesapeake
P.O. Box 22277
Annapolis, MD 21402



SEWAGE DISPOSAL SYSTEM DESIGN DATA:

LOT	Area (Ac)	Volume (GPD)	Flow (GPD)	Flow (MGD)	Flow (MGD)	Flow (MGD)	Flow (MGD)	Flow (MGD)	Flow (MGD)
1	3.0	10,800	10,800	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
2	2.0	7,200	7,200	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
3	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
4	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
5	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
6	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
7	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
8	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
9	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
10	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
11	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
12	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
13	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
14	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
15	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
16	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
17	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
18	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
19	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
20	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
21	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
22	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
23	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
24	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
25	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
26	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
27	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
28	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
29	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
30	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
31	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
32	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
33	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
34	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
35	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
36	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
37	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
38	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
39	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
40	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
41	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
42	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
43	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
44	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
45	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
46	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
47	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
48	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
49	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
50	1.0	3,600	3,600	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001

- NOTES:**
1. AREA OF PROPERTY - 6.00 acres
 2. EXISTING ZONING - RE-2
 3. NO. OF LOTS PERMITTED IN THE RE-2 ZONE - 2
 4. NO. OF LOTS SHOWN IN THE RE-2 ZONE - 2
 5. EXISTING SEWER & WATER SERVICE CATEGORIES: 8-4, W-1
 6. SITE TO BE SERVED BY PUBLIC WATER AND SEPTIC SYSTEMS
 7. LOCATED IN SPECIAL PROTECTION AREA - FINNEY BRANCH OF WAITS BRANCH
 8. DEVELOPMENT STANDARDS (RE-2):
Sideways - 35' total 17' minimum
Rearyards - 35'
 9. UTILITIES TO BE PROVIDED BY: Washington Gas, Verizon, Potomac Edison

LEGEND:

Significant Tree: (Symbol)
Limits of Disturbance: (Symbol)
Water House Connection: (Symbol)
Utility Pole: (Symbol)
Solid Divide: (Symbol)

NOTE:
SOURCE OF TWO FOOT CONTOUR INTERVAL
TOPOGRAPHY:
THOMAS A. MAUDOX, PLS
8933 SHADY GROVE CT
CANTERSBURG, MD 20617
301-864-3804

Bohling & Associates, Inc.
1970 South Chesapeake
P.O. Box 22277
Annapolis, MD 21402
301-864-3804