




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

**MCPB**  
**Item #1B**  
**12-3-2020**

**MEMORANDUM**

**DATE:** November 20, 2020

**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 3, 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:

220111220 **Rosewood Estates**

220200290 **Butler Farm**

220200810 **Sunnyside**

**Plat Name:** Rosewood Estates  
**Plat #:** 220111220

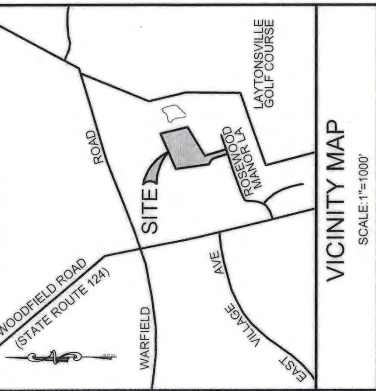
**Location:** Located on the north side of Rosewood Manor Lane, approximately 1,200 feet east of Woodfield Road (MD 124).

**Master Plan:** Upper Rock Creek Master Plan

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

**Owner:** Elizabeth A. Ross Trust

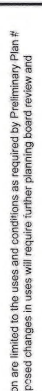
The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12006102A (MCPB Resolution No. 20-077), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.



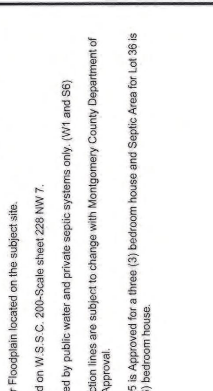
**VICINITY MAP**  
SCALE: 1" = 100'

**GENERAL NOTES**

- 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 the property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- 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 extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official public ties for any such plat, are maintained by the planning board and available for public review during normal business hours.
- Property markers located in field marked thus: ●, property markers to be set shown thus: ○
- Zoned: RE-1
- Tax Map: GU23
- The lots shown hereon are limited to the uses and conditions as required by Preliminary Plan # 12006102A. Any proposed changes in uses will require further planning board review and approval.
- As Ingress, Egress, Utility and Maintenance Easement across part of Parcel P24, and Parcel P40-C, as shown hereon is to benefit Lots 35 & 36, for the purpose of Ingress, Egress and installation and maintenance of utilities has been recorded in Book 5792-4, Page 2, P. 2.
- There is no 100-Year Floodplain located on the subject site.
- Subject site is located on U.S.C. 200-Scale sheet 228 NW 7.
- This property is served by public water and private septic systems only. (W1 and S6)
- Septic building restriction lines are subject to change with Montgomery County Department of Permitting Services Approval.
- Septic Area for Lot 35 is Approved for a three (3) bedroom house and Septic Area for Lot 36 is Approved for a six (6) bedroom house.



**PLAT No.**



**OWNER'S CERTIFICATE**

I, Alban Salaman, Personal Representative of the Estate of Elizabeth A. Ross, (surviving tenant by the entirety of Daniel M. Ross who died on October 1, 1999) owner of the properties shown herein, hereby adopt this Plat of Subdivision and establish the Minimum Building Restriction Lines.

I further grant a Utility and Maintenance Easement for Parcel P244 designated herein, subject to terms and provisions to be set forth in a document to be recorded among the land records of Montgomery County, Maryland hereafter.

I further grant to those parties listed in that certain declaration recorded in Liber 3834 at Folio 117,117,118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**LEGEND**

- UTILITY AND MAINTENANCE EASEMENT FOR PARCEL P244
- INGRESS, EGRESS, UTILITY EASEMENT FOR LOTS 35 & 36
- 10' PUBLIC UTILITY EASEMENT (P.U.E.)
- CATEGORY 1 CONSERVATION
- EXISTING 10' PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING EGRESS EASEMENT FOR LOTS 15 & 16
- 25' INGRESS, EGRESS EASEMENT FOR LOTS 15 & 16 ON AS PLAT 17588

**SURVEYOR'S CERTIFICATE**

I hereby certify the plat shown herein is correct, that it is a subdivision of the land shown herein, that the same is recorded among the Land Records of Montgomery County, Maryland in Liber 5792-4, Page 448.

I hereby certify that, once engaged as described in the Owner's Certificate to all proposed easements and other boundary matters as shown thus: ○ will be set in accordance with the requirements of Section 39-4.3.G of the Montgomery County Code.

The total area included in this Subdivision Plat is 342,786 Square Feet or 7.8686 Acres, none of which is to be dedicated to public use.

**RECORDED**

9-14-2020

Approved: *[Signature]* Director

**PLAT NUMBER**

200992 REC PLAT 1 OF 1

**DATE**

June 27, 2019

**DESIGNED**

CMR

**DRAWN**

TBI / JAC / JUC

**CHECKED**

TMH

**FILE**

200992 REC PLAT 1 OF 1

**SHEET**

1 OF 1

**Colbert Matz Rosenfelt**  
Engineers \* Surveyors \* Planners  
2835 Smith Avenue, Suite G  
Baltimore, Maryland 21209  
Telephone: (410) 653-3838  
Facsimile: (410) 653-7953

**Montgomery County Department of Permitting Services**

Approved: *[Signature]* Director

Assistant Secretary/Treasurer

**Montgomery County Planning Board**

Approved: *[Signature]* Chairman

Assistant Secretary/Treasurer

**Subdivision Record Plat**  
**ROSEWOOD ESTATES**  
**LOTS 35 AND 36, BLOCK 1**

1st ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

NON-CONFORMING PLANNING DEPARTMENT  
 Certified Plan # 12006102A  
**APPROVAL**  
*Carrie Sandhu* 302220

# ROSEWOOD MANOR ESTATES

## BLOCK 1, LOTS 35 & 36

### CERTIFIED PRELIMINARY PLAN #12006102A

## PRELIMINARY PLAN

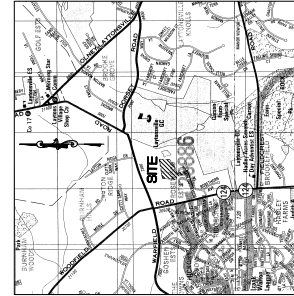


DEPARTMENT OF PERMITTING SERVICES  
 July 8, 2020  
 RE: **COMBINED PRELIMINARY AND FINAL WATER QUALITY PLANS/SITE SPECIFIC STORMWATER MANAGEMENT PLAN NO. 120061020**  
 SMI # 120061020  
 Total Concept Area 7.97 acres  
 Parcel(s) 35 and Sublot 1  
 Parcel(s) N/A  
 Watershed: Upper Rock Creek SPA

Dear Mr. Darby:  
 Based on a review by the Department of Permitting Services Review Staff, the Preliminary and Final Water Quality Plan for the above-referenced site is **acceptable**. This Preliminary and Final Water Quality Plan includes the required stormwater management gains via rooftop and non-roadway disconnections and dry wells.  
 The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:  
 1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.  
 2. An engineered sediment control plan must be submitted for this development.  
 This list may not be all-inclusive and may change based on available information at the time.  
 Payment of a stormwater management contribution is, in accordance with Section 2.0 of the Stormwater Management Regulation 450 is **not required**. A Special Protection Area stream monitoring and other monitoring fees will be required.  
 The proposed approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way. If you have any questions regarding these actions, please feel free to contact Lee Galanis at 246-771-6242.

Maria Ehrlich  
 County Executive  
 315 Rockville Pike, 2nd Floor, Rockville, Maryland 20860 | 246-771-6011  
 3155 Rockville Pike, 2nd Floor, Rockville, Maryland 20860 | 246-771-6033

MCE: mg  
 CC: N. Braunstein  
 SMI Plan # 280246  
 ESO: Rockville/Howard, 2.686 of 12.064 ft  
 PE: Joseph/Howard, 1.0711 ft  
 WARDEN: 9.6.



**OWNER**  
 ELIZABETH A. ROSS TRUST  
 C/O ALBAN SALAMAN  
 800 17TH STREET, NW  
 WASHINGTON, DC 20006

**APPLICANT**  
 ALLEN ROY BUILDERS  
 CONTACT: JIM UNGER  
 P. O. BOX 188  
 CLARKSVILLE, MD 20871

- SHEET INDEX**  
 SHEET 1: TITLE SHEET\*  
 SHEET 2: PLANNING BOARD RESOLUTION\*  
 SHEET 3: PRELIMINARY PLAN SHEET 1 OF 1  
 (ORIGINALLY APPROVED PRELIMINARY PLAN  
 UPDATED FOR OWNERSHIP INFORMATION)  
 (\*SHEETS ADDED TO THIS AMENDMENT\*)

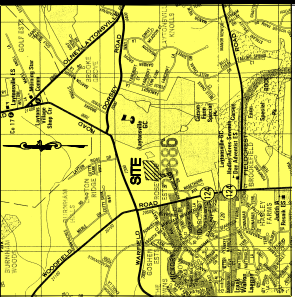
**NOTE:**  
 THIS AMENDMENT IS FOR VALIDITY  
 EXTENSION

**Robert Metz Rosenfelt**  
 Engineers & Surveyors, P.A.  
 500 North Washington Street  
 Baltimore, Maryland 21209  
 Telephone: (410) 653-3638  
 Facsimile: (410) 653-7953

SCALE: 1"=50'  
 DATE: 9/17/19  
 DRAWN: JLR/RS  
 CHECKED: JLR  
 DESIGNED: JLR  
 SIGNED: JLR/RS  
 5. 9.27.20 FOR CERTIFICATION  
 4. 8.24.20 PLANNING BOARD RESOLUTION  
 2. 11.03.19 PLANNING BOARD COMMENTS  
 1. 8.13.19 INITIAL REVIEW COMMENTS

NO.	DATE	REVISIONS	BY
1	8/13/19	INITIAL REVIEW COMMENTS	JLR
2	11/03/19	PLANNING BOARD COMMENTS	JLR
3	8/24/20	PLANNING BOARD RESOLUTION	JLR
4	9/27/20	FOR CERTIFICATION	JLR
5	9/27/20	FOR CERTIFICATION	JLR

PLANNING BOARD RESOLUTION  
 I hereby certify that the above information is true and correct as approved by me, and that I am a duly licensed Professional Engineer in the State of Maryland.  
 License No. 12311  
 Expiration Date: 02-09-21



### CERTIFIED PRELIMINARY PLAN

## ROSEWOOD MANOR ESTATES

### BLOCK 1, LOTS 35 & 36

TAX MAP GUIS3 - PARCELS 356 & 465  
1ST ELECTION DISTRICT - MONTGOMERY COUNTY, MARYLAND

GRAPHIC SCALE  
1 inch = 40 ft.

Professional Engineer Seal: **Colbert Matz Roerfelt, Inc.**  
Engineers & Surveyors  
12000 GAITHERSBURG ROAD, SUITE 100  
BALTIMORE, MARYLAND 21286  
TELEPHONE: (410) 653-3838  
FACSIMILE: (410) 653-7953

#### SITE ANALYSIS:

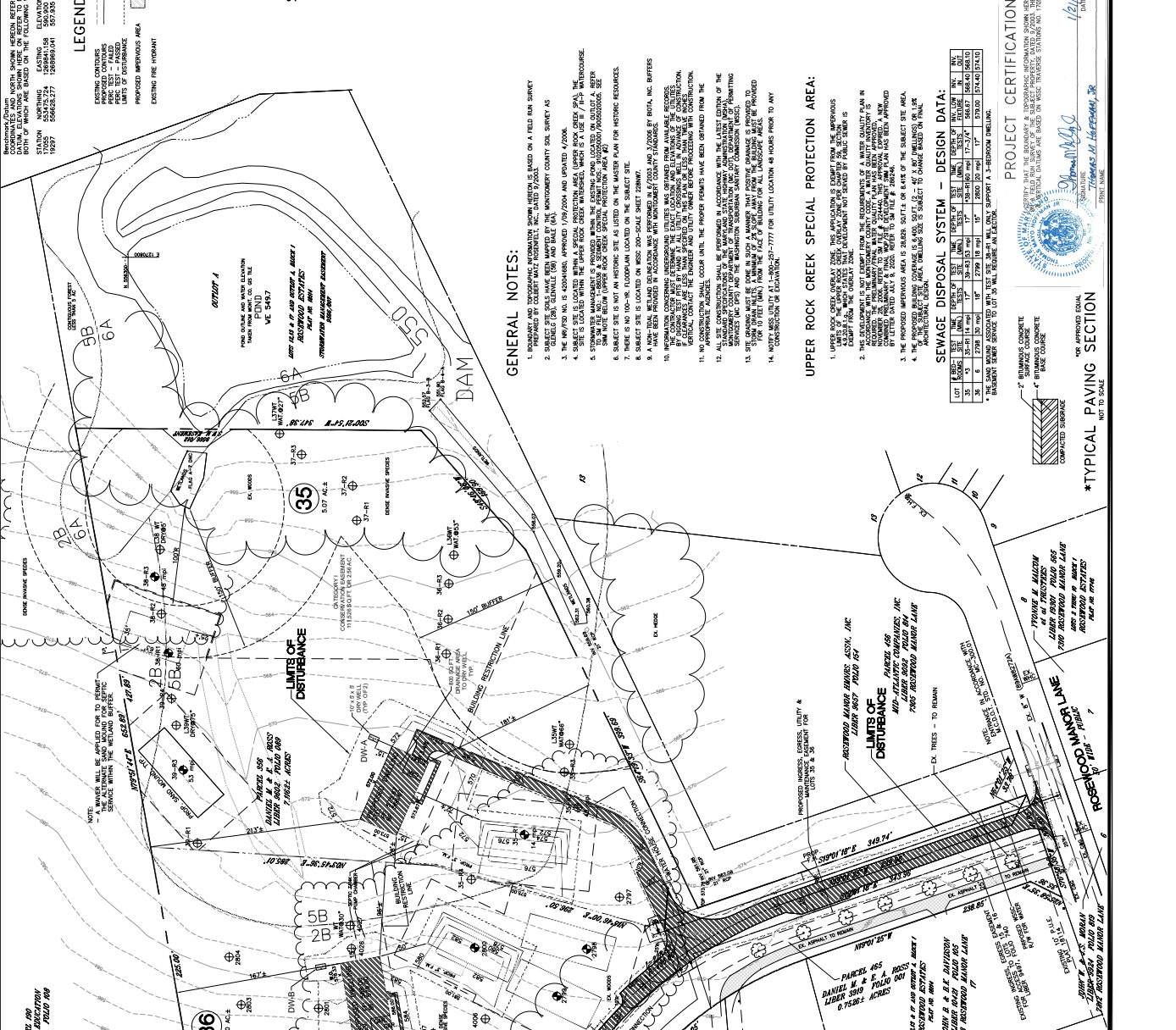
- OWNER: **CARL M. & E.A. ROOS**  
21035 LIBERTY ROAD #200  
ROSEWOOD MANOR ESTATES - 1206
- APPLICANT: **ROSEWOOD MANOR ESTATES**  
12035 LIBERTY ROAD #200  
ROSEWOOD MANOR ESTATES - 1206
- DATE: 1/21/80
- PROJECT: 2.577 ACRES
- TYPE: RESIDENTIAL DEVELOPMENT
- STREET: LIBERTY ROAD
- SECTION: 36
- TAX MAP: GUIS3, PARCEL 465
- TAX ACT. NO.: 01-0008222
- DEED REC.: 8/17/01
- DEED NO.: 152345
- DEED REC.: 9/22/01
- DEED NO.: 152345
- TAX MAP: GUIS3, PARCEL 356
- TAX ACT. NO.: 01-0008344
- DEED REC.: 8/17/01
- DEED NO.: 152345
- DEED REC.: 9/22/01
- DEED NO.: 152345

#### GENERAL NOTES:

1. SUBJECT SITE IS LOCATED WITHIN THE UPPER ROCK CREEK SPECIAL PROTECTION ZONE (SPZ) AS SHOWN ON THE MONTGOMERY COUNTY ZONING MAP.
2. SUBJECT SITE IS LOCATED WITHIN THE UPPER ROCK CREEK SPECIAL PROTECTION ZONE (SPZ) AS SHOWN ON THE MONTGOMERY COUNTY ZONING MAP.
3. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY ZONING MAP AND THE UPPER ROCK CREEK SPECIAL PROTECTION ZONE (SPZ) REGULATIONS.
4. SUBJECT SITE IS LOCATED WITHIN THE UPPER ROCK CREEK SPECIAL PROTECTION ZONE (SPZ) AS SHOWN ON THE MONTGOMERY COUNTY ZONING MAP.
5. STORMWATER MANAGEMENT IS PROVIDED BY THE EXISTING FLOOD CONTROL SYSTEM LOCATED ON OUTLOT A, SEE P. 15.
6. SUBJECT SITE IS NOT AN HISTORIC SITE AS LISTED ON THE MASTER PLAN FOR HISTORIC RESOURCES.
7. THERE IS NO 100-FEET FLOODPLAIN LOCATED ON THE SUBJECT SITE.
8. SUBJECT SITE IS LOCATED ON ROAD 200-SCALE STREET ZONING.
9. A WATER MAIN AND SANITARY MAIN ARE LOCATED UNDER THE SUBJECT SITE.
10. THE UPPER ROCK CREEK SPECIAL PROTECTION ZONE (SPZ) REGULATIONS REQUIRE THAT ALL DEVELOPMENT BE DESIGNED TO BE REVERSIBLE AND TO PROVIDE FOR THE PROTECTION OF THE NATURAL AND CULTURAL VALUES OF THE ZONE.
11. THE UPPER ROCK CREEK SPECIAL PROTECTION ZONE (SPZ) REGULATIONS REQUIRE THAT ALL DEVELOPMENT BE DESIGNED TO BE REVERSIBLE AND TO PROVIDE FOR THE PROTECTION OF THE NATURAL AND CULTURAL VALUES OF THE ZONE.
12. STANDARD SPECIFICATIONS OF THE MONTGOMERY STATE HIGHWAY ADMINISTRATION APPLY TO ALL PAVING AND CONSTRUCTION WORK ON THE SUBJECT SITE.
13. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY ZONING MAP AND THE UPPER ROCK CREEK SPECIAL PROTECTION ZONE (SPZ) REGULATIONS.
14. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY ZONING MAP AND THE UPPER ROCK CREEK SPECIAL PROTECTION ZONE (SPZ) REGULATIONS.

#### SEWAGE DISPOSAL SYSTEM - DESIGN DATA:

LOT NO.	AREA (SQ. FT.)	DEPTH (FT.)	MIN. INLET DIAMETER (IN.)	MIN. INLET SPACING (FT.)	MIN. INLET AREA (SQ. IN.)	MIN. INLET VELOCITY (FT./MIN.)
35	35,410	17"	24"	10'	471	5.0
36	27,900	17"	24"	10'	471	5.0
37	27,900	17"	24"	10'	471	5.0
38	27,900	17"	24"	10'	471	5.0



#### SEWAGE DISPOSAL SYSTEM - DESIGN DATA:

SEWAGE DISPOSAL SYSTEM IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY ZONING MAP AND THE UPPER ROCK CREEK SPECIAL PROTECTION ZONE (SPZ) REGULATIONS.

THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY ZONING MAP AND THE UPPER ROCK CREEK SPECIAL PROTECTION ZONE (SPZ) REGULATIONS.

FOR APPROVED EXEMPT FROM DEVELOPMENT

DATE: 1/21/80

DESIGNED BY: COLBERT MATZ ROERFELT, INC.

PROJECT: 2.577 ACRES

STREET: LIBERTY ROAD

SECTION: 36

TAX MAP: GUIS3, PARCEL 465

TAX ACT. NO.: 01-0008222

DEED REC.: 8/17/01

DEED NO.: 152345

DEED REC.: 9/22/01

DEED NO.: 152345

#### PROJECT CERTIFICATION

I CERTIFY THAT THE DOCUMENT AND INFORMATION SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE DESIGN AND CONSTRUCTION OF THE PROJECT.

DATE: 1/21/80

DESIGNED BY: COLBERT MATZ ROERFELT, INC.

#### \*TYPICAL PAVING SECTION

FOR APPROVED EXEMPT FROM DEVELOPMENT

DATE: 1/21/80

DESIGNED BY: COLBERT MATZ ROERFELT, INC.

FOR APPROVED EXEMPT FROM DEVELOPMENT

DATE: 1/21/80

DESIGNED BY: COLBERT MATZ ROERFELT, INC.

REVISIONS:

NO.	DATE	REVISIONS:
1		PRELIMINARY
2		REVISIONS
3		REVISIONS