



MEMORANDUM

DATE: October 3, 2024

TO: Montgomery County Planning Board

FROM: Stephen Smith, Intake & Regulatory Coordination Division (301)-495-4522 *SSS*
Jay Beatty, Intake & Regulatory Coordination Division (301)-495-2178 *JCB*

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for October 17, 2024

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:

220230050 & 220230110 Woodstock

220241190 Meadowsweet

Plat Name: Woodstock
Plat #: 220230050 & 220230110

Location: Located on the west side of Peach Tree Road, 650 feet south of Moore Road
Master Plan Agriculture and Rural Open Space Master Plan
Plat Details: AR zone; 3 lots
Owner: The Estate of Marian Maye Belt

These subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Plan No. 620210180, as approved by the Planning Director April 29, 2022, and that any minor modifications reflected on the plats do not alter the intent of the Director's approval of the aforesaid plan.

PLAT NO.



VICINITY MAP
SCALE: 1" = 2,000'
TAX MAP CU
PARCEL P125

LINE TABLE

LINE BEARING	DISTANCE
L01 N 71°19'34" W	125.38
L02 S 52°21'06" W	21.05
L03 S 47°20'37" W	44.85
L04 S 17°20'08" E	17.08
L05 S 29°18'34" E	54.85
L06 S 81°35'53" E	25.00
L07 S 81°35'53" E	33.36
L08 S 06°24'17" E	62.34
L09 S 23°38'39" W	28.07
L10 S 81°35'53" E	51.27

CURVE TABLE

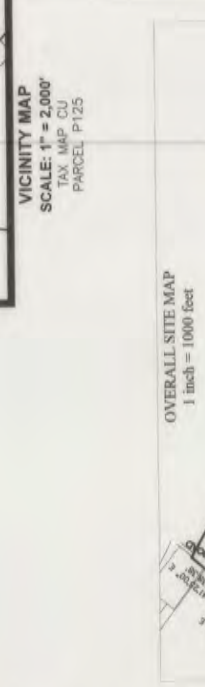
CURVE NO.	CHORD BEARING & DISTANCE	TANGENT DISTANCE	DELTA	CHORD BEARING & DISTANCE
C01	N 32°50'07" E 66.36	101.50	68.71	193°12' 34.69
C02	N 25°40'14" E 110.75	105.00	110.80	08°58'02" 55.46
C03	S 28°37'02" W 84.47	15,885.00	114.41	00°25'45" 57.81
C04	S 28°37'02" W 84.47	143.00	64.41	00°14'30" 32.21
C05	S 28°37'02" W 84.47	15,885.00	114.41	00°25'45" 57.81
C06	S 28°37'02" W 84.47	143.00	64.41	00°14'30" 32.21
C07	S 28°37'02" W 84.47	15,885.00	114.41	00°25'45" 57.81
C08	S 28°37'02" W 84.47	143.00	64.41	00°14'30" 32.21
C09	S 28°37'02" W 84.47	15,885.00	114.41	00°25'45" 57.81
C10	S 28°37'02" W 84.47	143.00	64.41	00°14'30" 32.21
C11	S 28°37'02" W 84.47	15,885.00	114.41	00°25'45" 57.81
C12	S 28°37'02" W 84.47	143.00	64.41	00°14'30" 32.21
C13	S 28°37'02" W 84.47	15,885.00	114.41	00°25'45" 57.81

APPROVAL INFORMATION CHART
TAX MAP GRID QJ52, WSSC DRD-227NWB, AS 02/02/0180
CERTIFIED ADMINISTRATIVE SUBDIVISION PLAN 6/02/02/0180
PRELIMINARY/FINAL FOREST CONSERVATION PLAN 6/02/02/0180

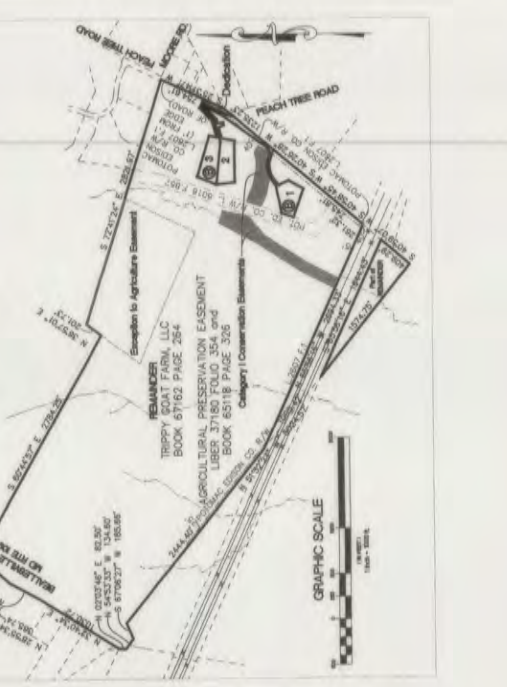
PLAT TOTALS
3 317,357 SF OR 7.2855 ACRES
15,159 SF OR 0.3480 ACRES
AREA OF DEDICATION
TOTAL AREA OF THE PLAT 332,516 SF OR 7.6335 ACRES

NOTES:
1) THE LOTS HEREON AND PARENT TRACT FOR THIS SUBDIVISION ARE LOCATED ON TAX MAP CU AND ARE ZONED AS OF THE DATE OF PLAT RECORDATION.
2) THE EXISTING SEWER & WATER SERVICE CATEGORIES S-6 & W-6
3) LOTS 1, 2, AND 3 ARE SERVED BY PRIVATE ON-SITE WELLS AND SEPTIC SYSTEMS ONLY. THE LOTS 4, 5, AND 6 ARE SERVED BY PRIVATE ON-SITE WELLS AND SEPTIC SYSTEMS ONLY. THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC SECTION, THE SEPTIC AREA FOR LOT 1 IS APPROVED FOR A FOUR BEDROOM HOUSE. THE SEPTIC AREAS FOR LOTS 2 AND 3 ARE APPROVED FOR SIX BEDROOM HOUSES.
4) THE HORIZONTAL DATUM IS BASED ON NAD83(91) MARYLAND STATE PLANE COORDINATES.
5) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO CORRECT ANY 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) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY ADMINISTRATIVE PLAN, PRELIMINARY PLAN, SITE PLAN, PROJECT 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 SUCH PLAN IS MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
7) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.A.N.P.C.P. CONSERVATION PLAN NO. 620220180, BOTH ENTITLED BELT PROPERTY, WELL & SEPTIC SECTION OF MDPS APPROVED THE ADMINISTRATIVE SUBDIVISION PLAN NO. 620220180 ON JUNE 10, 2024 BY MEMORANDUM DATED JUNE 27, 2024.
8) AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL RESERVE ("AR") ZONE. ALL AGRICULTURAL OPERATIONS SHALL BE PERMITTED AT ANY TIME, INCLUDING THE OPERATION OF FARM MACHINERY AND NO AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION BECAUSE IT INTERFERES WITH OTHER USES PERMITTED IN THE ZONE.
9) UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THE ADMINISTRATIVE PLAN AND HARDSCAPE WILL BE ILLUSTRATIVE ONLY. AT THE TIME OF ISSUANCE OF BUILDING PERMITS PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT.
10) THE PORTION OF DEDICATION AREA WITHIN PEACH TREE ROAD IS SUBJECT TO WHATEVER RIGHTS MONTGOMERY COUNTY OBTAINED BY AN ACT OF THE GENERAL ASSEMBLY AND RECORDED THE 20TH OF JANUARY 1874 IN LIBER ESP 17 FOLIO 154. PEACH TREE ROAD IS MAINTAINED BY MONTGOMERY COUNTY. THE REMAINDER OF PEACH TREE ROAD IS MAINTAINED BY MONTGOMERY COUNTY. THE REMAINDER OF PEACH TREE ROAD IS DESIGNATED AS A RUSTIC ROAD AND HAS A 70 FEET WIDE ULTIMATE RIGHT OF WAY PER MASTER PLAN.
11) THE BELT PROPERTY IS SUBJECT TO THE DEED OF AGRICULTURAL PRESERVATION EASEMENT RECORDED MAY 14, 2009 IN LIBER LDK 37180 AT FOLIO 354 AND THE DEED OF AGRICULTURAL PRESERVATION EASEMENT RECORDED JANUARY 25, 2022 IN BOOK 65116 AT PAGE 306.
12) ONE DEVELOPMENT RIGHT REMAINS AVAILABLE FOR EACH LOT CREATED BY THIS SUBDIVISION PER AN AFFIDAVIT SUBMITTED TO THE PLANNING DEPARTMENT DATED AUGUST 12, 2022.
13) THE BELT PROPERTY IS SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANT (FOR PARENT TRACT) CONCERNING EASEMENTS AND DEVELOPMENT RIGHTS AND RECORDED IN BOOK 68240 AT PAGE 253, AND TO THE "CONSERVATION DEED OF EASEMENT, CATEGORY 1" RECORDED IN BOOK 65116 PAGE 351.

OWNERS' CERTIFICATE
I, SANDRA M. WARD, REPRESENTATIVE OF THE ESTATE OF MARIAN MAE BELT, OWNER OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE THE STREETS SHOWN HEREON TO PUBLIC USE, AND GRANT TO POTOMAC EBERG COMPANY, SECTION, WASHINGTON GAS LIGHT COMPANY, AND TO POTOMAC EBERG COMPANY, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS A PUBLIC UTILITY EASEMENT, DESIGNATED HEREON AS "RECROCAL AGRICULTURE & PUBLIC UTILITY EASEMENT AND 10' P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS FOR PUBLIC UTILITY EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, UNDER 3834 AT FOLIO 457. SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE.
FURTHERMORE, I GRANT TO LOTS 1, 2, AND 3 AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DEDICATED AND DESIGNATED HEREON AS "RECROCAL AGRICULTURE & PUBLIC UTILITY EASEMENT".
FURTHERMORE, I AS OWNER OF THIS SUBDIVISION, MY SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A LICENSED SURVEYOR OR A LICENSED SURVEYOR OR IN ACCORDANCE WITH CHAPTER 80 SECTION 4-3.C OF THE MONTGOMERY COUNTY CODE.
THERE ARE NO SUILTS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAT.



Sandra M. Ward, Personal Representative of the Estate of Marian Mae Belt
Robert E. Marsh, Witness



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY DESCRIBED IN THE CONVEYANCE FROM MARY T. WEAVER AND MARY E. BELT BY DEED DATED GUARDIAN OF THE SEALS OF MONTGOMERY COUNTY, MARYLAND, LIBER 4550 AT FOLIO 580; AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS' DECLARATION HEREON, ALL PROPERTY MARKERS SHOWN ON THIS PLAT WERE SET IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 80 SECTION 4-3.C OF THE MONTGOMERY COUNTY CODE.
THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 332,516 SQUARE FEET OR 7.6335 ACRES OF LAND, MORE OR LESS, OF WHICH 15,159 SQUARE FEET OR 0.3480 ACRES IS DEDICATED TO PUBLIC USE.

STATE OF MARYLAND
PROFESSIONAL SURVEYOR
DANIEL T. DAYWOOD
MONTGOMERY COUNTY, MARYLAND
LICENSE RENEWAL NOVEMBER 14, 2024
DATE 09/08/2024

SHEET ONE OF TWO
SUBDIVISION RECORD PLAT
LOTS 1, 2, AND 3
BLOCK B
WOODSTOCK
ELECTION DISTRICT NO. 11
MONTGOMERY COUNTY, MARYLAND
JUNE, 2022
SCALE: AS SHOWN HEREON

W. WILMENSCH
CORP. LANDSCAPE ARCHITECTURE (S) 0001
Planning, Engineering, Surveying & Landscape Architecture
3204 Tower Oaks Blvd, Suite 200-A, Rockville, MD 20852
(T) 202-638-4040 www.WW-DC.com
R: V2005/006/05006 SURVEY.DWG (RP-1)

SEE SHEET TWO OF TWO
FOR DETAILED LOT DRAWING

RECORDED PLAT APPLICATION NUMBER 220230050

RECORDED DATE: 2023 0650
PLAT NO. 2023 0050

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

CHAIR: _____
MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER: _____
DIRECTOR: _____

M.N.C.P. & P.C. RECORD FILE NO.

