



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

MCPB
Item # 2
11/20/08

MEMORANDUM

DATE: November 7, 2008

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Subdivision Supervisor
Development Review Division *CC*
(301) 495-4542

FROM: Stephen Smith *SS*
Development Review Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for November 20, 2008

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:

220090340 **Pollekoff Property**
220090370 **Chevy Chase, Section 3**

Plat Name: Pollekoff Property

Plat #: 220090340

Location: Located on the west side of Slidell Road, approximately 1,000 feet north of Barnesville Road

Master Plan: Boyds

Plat Details: RE-2 zone; 2 lots
Private Well, Private Septic

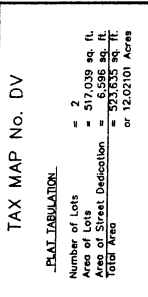
Applicant: David Janis

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120070600 (MCPB Resolution 08-40), 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.

PLAT No.

Notes:
 1. This property is zoned RE-2
 2. This plat is limited to uses and conditions as required by Preliminary Plan No. 120070600 entitled "POLLEKOFF PROPERTY".
 3. Septic Building Restriction Lines subject to change only with Montgomery County Department of Permitting Services approval.
 4. Septic areas for Lots 3 & 4 are approved for a 5 bedroom house each.
 5. The property shown hereon is subject to the requirements of Chapter 22A Final Forest Conservation Plan and appropriate amendments and approvals of a sediment control permit. This site is subject to a Final Forest Conservation Plan #1-03-03, approved 4/27/04 prepared by Patton, Harris, Rust & Associates, P.C.
 6. Unless expressly contemplated by the plan or approved, all terms, conditions, covenants, easements, restrictions, and other interests associated with this property, approved by the Montgomery County Planning Board are intended to remain in full force and effect and shall not be extinguished by the recording of this plat. The official public file and the official plat of the Montgomery County Planning Board are available for public review during normal business hours.
 7. This Plat is not intended to show any matter affecting or restricting the ownership and use of the property. This Plat is not intended to be a substitute for an examination of title or to depict or note of matters affecting title.
 8. Coordinates shown hereon are based on the Maryland State Plane (NAD 83) (GCS) only. Station used are No. GAIT with grid coordinates of North 534,454.90, East 483,440.73 feet and East 1,281,533.04 feet. The combined scale factor for this site is 0.999947148.
 To convert the grid coordinates to ground/surface coordinates, divide the grid coordinates by the combined scale factor.
 The distances shown on this plat are as measured on the ground/surface. To convert ground/surface distances to grid distances, multiply the ground/surface distances by the combined scale factor.

- PLAT TABULATION**
- Number of Lots = 2
 Area of Lots = 517,039 sq. ft.
 Area of Street Dedication = 532,535 sq. ft.
TOTAL Area = 1,049,574 sq. ft. or 24.02101 Acres



OWNER'S CERTIFICATE

David M. Janis and Lucy C. Janis, owners of the property shown hereon, hereby adopt this plat of resubdivision, dedicate the streets as shown hereon to public use; hereby grant a Public Utilities Easement (P.U.E.) as shown hereon; and hereby certify that the plat of resubdivision complies with the terms and provisions of Public Utility Easements as recorded in Liber 3834 of Folio 457 among the records of the County of Montgomery, Maryland. The plat of resubdivision complies with applicable regulations of all federal, state, and local governing agencies; hereby establish the ingress-egress and other easements shown hereon for the use and benefit of Lot 4, with terms for said easement to be determined by a written agreement between the parties to this plat of resubdivision. The plat of resubdivision and easements, will cause all property corner markers and any other required monuments, to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(e)(2) of the Montgomery County Code.

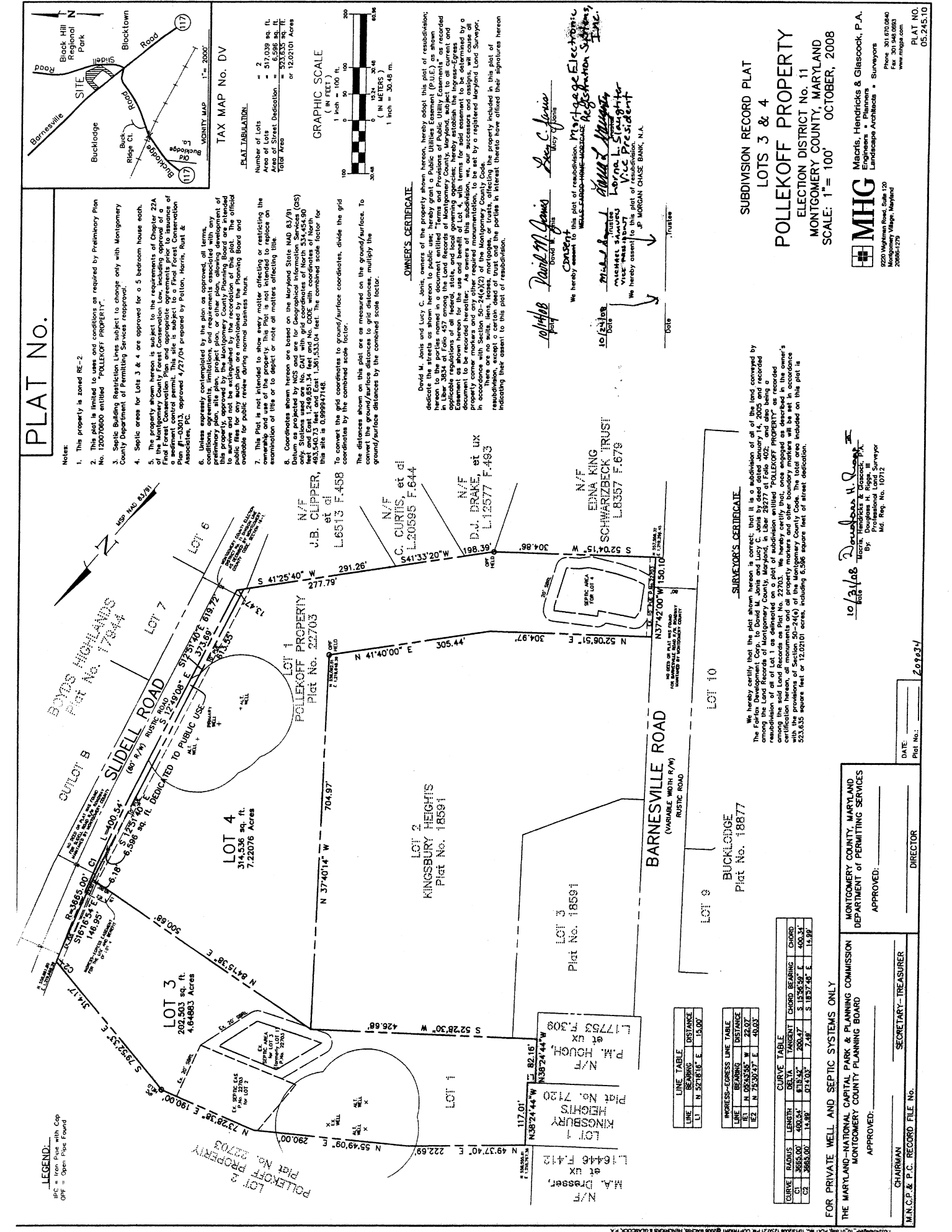
We, the undersigned, as the owners of the property shown hereon, do hereby certify that the parties in interest, thereto have included their signatures hereon indicating their consent to this plat of resubdivision.

SUBMISSION RECORD PLAT
LOTS 3 & 4
POLLEKOFF PROPERTY
 ELECTION DISTRICT No. 11
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 100' OCTOBER, 2008

MHG Macris, Hendricks & Glascock, P.A.
 Engineers - Planners
 Landscape Architects - Surveyors
 2200 Wilshire Road, Suite 200
 Montgomery Village, Maryland
 20886-1279
 Phone: 301.670.0840
 Fax: 301.670.0853
 www.mhg.com

FOR PRIVATE WELL AND SEPTIC SYSTEMS ONLY
 THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED: _____
 CHAIRMAN
 M.N.C.P. & P.C. RECORD FILE No. _____
 SECRETARY-TREASURER
 DIRECTOR

DATE: _____ Plat No.: 209937



RECORD PLAT REVIEW SHEET

Plat Name: Pallekoff Property Plat Number: 220090340
 Plan Name: Pallekoff Property Plan Number: 120070600
 Plat Submission Date: 8/22/08
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: E. Grayson Checked: EG Date 10/1/08

Initial DRD Review:

Signed Preliminary Plan - Date 4-29-08 Checked: Initial SJS Date 9/23/08
 Planning Board Opinion - Date 3/13/08 Checked: Initial SJS Date 9/23/08
 Site Plan Req'd for Development? Yes ___ No X Verified By: SJS (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Site Plan Reviewer Plat Approval: Checked: Initial _____ Date _____

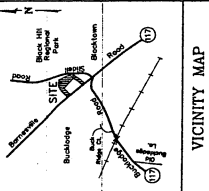
Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths ok Easements Open Space N/A
 Non-standard BRLs N/A Adjoining Land Vicinity Map Septic/Wells
 TDR note N/A Child Lot notes N/A Surveyor Cert Owner Cert Tax Map ok

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	J. Penn	8/27/08	9/12/08	8/28/08	Existing FED ok
Research	Bobby Fleury				ok
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell			9-10-08	No Comments
DRD	Nellie Carey				

Final DRD Review:

DRD Review Complete:	Initial <u>SJS</u>	Date <u>11/6/08</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>SJS</u>	<u>9-23-08</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>SJS</u>	<u>10-31-08</u>
Board Approval of Plat:		
Plat Agenda:	<u>SJS</u>	<u>11/20/08</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
DPS Approval of Plat:		
Engineer Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
Plat Reproduction:		
Addressing:	_____	_____
File Card Update:	_____	_____
Final Zoning Book Check:	_____	_____
Update Address Books with Plat #:	_____	_____
Update Green Books for Resubdivision:	_____	_____
Notify Engineer to Seal Plats:	_____	_____
Engineer Seal Complete:	_____	_____
Complete Reproduction:	_____	_____
Sent to Courthouse for Recordation:	_____	_____

No. _____



VICINITY MAP
SCALE 1" = 2,000'

SEPTIC DESIGN CHART

LINE	TYPE	DEPTH	SPACING	PERCENTAGE	PERIOD	PERIOD	PERIOD
1	18"	12"	12"	12"	12"	12"	12"
2	18"	12"	12"	12"	12"	12"	12"
3	18"	12"	12"	12"	12"	12"	12"
4	18"	12"	12"	12"	12"	12"	12"
5	18"	12"	12"	12"	12"	12"	12"

INVERT TABLE

LINE	STATION	INVERT	DEPTH	PERCENTAGE	PERIOD	PERIOD	PERIOD
1	0+00	100.0	12.0	12.0	12.0	12.0	12.0
2	0+25	100.3	12.0	12.0	12.0	12.0	12.0
3	0+50	100.6	12.0	12.0	12.0	12.0	12.0
4	0+75	100.9	12.0	12.0	12.0	12.0 </tr	

NOTES:

1. The proposed system is designed to serve 1.50 DWSY, with 7' head in the main line.
2. Boundary information from plat recorded against the land interest of Montgomery Co. is shown.
3. Area calculation: 104,500 sq. ft. = 2.38 AC.
4. Area of Best Substrate: 13,500 sq. ft.
5. Slope: 1%.
6. Head and cover: 18" and 12" respectively.
7. Material: 1/2" crushed stone.
8. Number of 18" pipes: 12.
9. Proposed bed: 12" single layer crushed limestone.
10. All lines are to be installed in 18" diameter PVC pipe.
11. The area to be installed is subject to the approval of the Board of Health.
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DEVELOPMENT STANDARDS (R-39)

Minimum lot area: 2.0 AC. (217,800 sq. ft.)
 Minimum front setback: 25 ft.
 Minimum side setback: 10 ft.
 Minimum rear setback: 10 ft.
 Minimum front yard: 10 ft.
 Minimum side yard: 10 ft.
 Minimum rear yard: 10 ft.

PERMISSIONS CERTIFICATE

I hereby certify that the foregoing information is correct and that the proposed system is in accordance with the applicable provisions of the Montgomery County Ordinance, Chapter 11, Article 1, Section 11-101, and that the proposed system is in accordance with the applicable provisions of the Montgomery County Ordinance, Chapter 11, Article 1, Section 11-102.

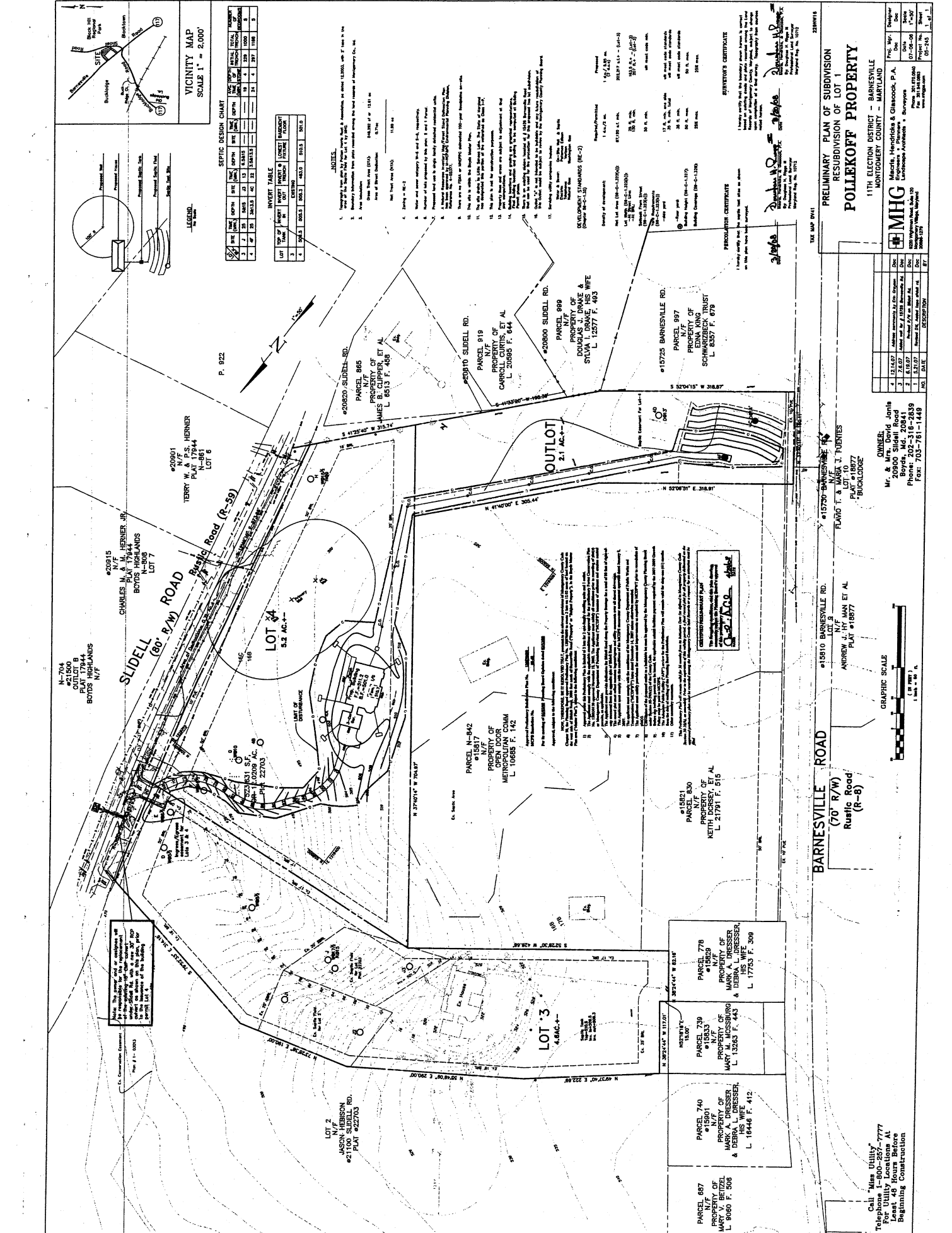
By: *[Signature]*
 Title: *[Title]*

OWNER:
 Mr. & Mrs. David Jones
 20900 Slidell Road
 Lot 10
 Rustic Road (R-8)
 Buck Lodge
 Phone: 703-318-2839
 Fax: 703-761-1449

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Call "Miss Utility"
 Telephone 1-800-257-7777
 For Utility Locations At
 least 48 hours Before
 Beginning Construction

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