



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

MCPB
Item # 2
1/29/09

MEMORANDUM

DATE: January 14, 2009

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Subdivision Supervisor *CC*
Development Review Division
(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 January 29, 2009

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:

220081250 **Spring Meadows**
220090140 **Russell Property**
220090560 **Muncaster Manor**

Plat Name: Spring Meadows
Plat #: 220081250

Location: Located on the west side of Spring Meadows Drive, approximately 1,500 feet south of Natchez Drive
Master Plan: Potomac
Plat Details: RC zone; 1 lot
Private Well, Private Septic
Applicant: Darnestown Swim & Racquet Club

Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(7)** of the Subdivision Regulations, which states:

Plats for Existing Places of Worship, Private Schools, Country Clubs, Private Institutions and Similar Uses Located on Unplatted Parcels. A plat may be recorded under the minor subdivision procedure provided:

- a. The requirements for adequate public facilities, under Sec. 50-35(k), are satisfied prior to plat recordation;
- b. Any required street dedications are shown on the record plat;
- c. Forest conservation and stormwater management requirements, if applicable, are satisfied prior to recording the plat;
- d. If located in a special protection area, as shown on the approved and adopted master plan, all applicable special area protection requirements and guidelines, including the approval of a water quality plan, are satisfied prior to recordation of the plat; and
- e. A landscaping and lighting plan including the parking lot layout is submitted for staff approval prior to recording the plat
- f. If the property is the subject of an approved special exception, all conditions of the special exception approval remain in full force and effect.

Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(7) and supports this minor subdivision record plat.

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THAT LAND CONVEYED BY W.C. AND A.N. MILLER DEVELOPMENT COMPANY INTO THE MOUNTAIN VIEW SUBDIVISION, PLAT NO. 11189, RECORDS OF MONTGOMERY COUNTY, MARYLAND, ALSO BEING A RESUBDIVISION OF PART OF PARCEL B, BLOCK C, SPRING MEADOWS, PARCEL B IS SHOWN ON A SUBDIVISION RECORD PLAT ENTITLED BLOCK C, PARCEL B, SPRING MEADOWS, AND RECORDED AS PLAT 11189 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I HEREBY CERTIFY THAT ONCE ENGAGED AS DESCRIBED IN THE OWNERS' CERTIFICATE, THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA SHOWN ON THIS PLAN OF SUBDIVISION IS 16.0038 ACRES OF LAND, OF WHICH 3271 SQUARE FEET ARE DEDICATED TO PUBLIC USE.

Robert E. Marsh
 DATE: _____
 ROBERT E. MARSH, REGISTERED PROFESSIONAL LAND SURVEYOR, MD NO. 21393

NOTES:

ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR CONVEYANCE INSTRUMENT ARE HEREBY INCORPORATED BY REFERENCE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAN UNLESS EXPRESSLY CONTAINED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS, AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

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 DEPEND ON NOTE. ALL MATTERS AFFECTING TITLE.

THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF SPECIAL EXCEPTION CASE NUMBER S-447-A.

THE PROPERTY SHOWN HEREON IS EXEMPT FROM THE FOREST CONSERVATION LAW PER EXEMPTION NUMBER 42807938E.

PROPERTY ZONED: RURAL CLUSTER

FOR PRIVATE WATER SUPPLY & PRIVATE SEPTIC SYSTEMS ONLY.

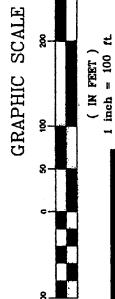
THIS PLAT WAS APPROVED BY THE WELL & SEPTIC SECTION OF THE DISTRICT OF COLUMBIA DEPARTMENT OF ENVIRONMENTAL & NATURAL RESOURCES, MARYLAND BY MEMORANDUM DATED AUGUST 08, 2008.

THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-33A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE.

THIS PLAT INCLUDES THE RECORDATION OF A PLAT FOR AN EXISTING SWIM CLUB AS PROVIDED FOR IN SECTION 50-35(a)(7).

LEGEND

- IRON PIPE FOUND
- PROPERTY MARKER SET



DATE: _____
 PLAT BOOK: _____
 PAGE: _____

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

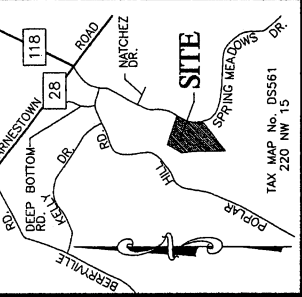
CHAIRMAN _____ ASST. SECRETARY - TREASURER _____
 M.N.C.P. & P.C. RECORD FILE NO. _____

MONTGOMERY COUNTY
 DEPARTMENT OF
 PERMITTING SERVICES
 APPROVED _____ DATE _____
 DIRECTOR _____

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
CL	445.87'	6392.00'	36.55501°	230.598'	S 97°08'59" W	4392.80'
					S 07°08'59" W	4392.80'

PLAT NO.



OWNERS' CERTIFICATE:

WE, THE DANDESTOWN SWIM & RACQUET CLUB INC., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE EASEMENTS PARALLEL, ADJACENT AND CONTIGUOUS TO SPRING MEADOWS DRIVE TO A DISTANCE OF FIFTY (50) FEET FOR THE CONSTRUCTION, RECONSTRUCTION AND MAINTENANCE OF A PUBLIC UTILITY CONDUIT, AND HEREBY AUTHORIZE THE EXTINGUISHMENT OF ALL PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE APPROPRIATE PUBLIC AGENCY.

WE, THE DANDESTOWN SWIM & RACQUET CLUB INC., OWNERS OF THIS PROPERTY, DO HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE EASEMENTS PARALLEL, ADJACENT AND CONTIGUOUS TO SPRING MEADOWS DRIVE TO A DISTANCE OF FIFTY (50) FEET FOR THE CONSTRUCTION, RECONSTRUCTION AND MAINTENANCE OF A PUBLIC UTILITY CONDUIT, AND HEREBY AUTHORIZE THE EXTINGUISHMENT OF ALL PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE APPROPRIATE PUBLIC AGENCY.

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JAY POWNEY
 PRESIDENT, THE DANDESTOWN SWIM & RACQUET CLUB, INC.
 DATE: 12/18/08

WITNESS: _____ DATE: _____

WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION:

LONDON L. AVIS, III, TRUSTEE FOR GRESTAR BANK
 DATE: 12/24/2008

WITNESS: _____ DATE: 12/24/08

SUBDIVISION RECORD PLAT
LOT 81
BLOCK C
A RESUBDIVISION OF
PART OF PARCEL B, BLOCK C
SPRING
MEADOWS

ELECTION DISTRICT NO. 06
 MONTGOMERY COUNTY, MARYLAND
 NOVEMBER, 2007 SCALE: 1" = 100'

MADDOX
 INCORPORATED
 ENGINEERS & SURVEYORS

100 PARK AVENUE
 ROCKVILLE, MARYLAND 20860-2699
 (301) 768-9601

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Spring Meadows Plat Number: 220081250
 Plat Submission Date: 1-22-08
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N/A
 *For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Planning Board Opinion – Date _____ Checked: Initial _____ Date _____
 Site Plan Name if applicable: _____ Site Plan Number: _____
 Planning Board Opinion – Date _____ Checked: Initial _____ Date _____

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	J. Penn	1/24/08	2/7/08	2-6-08	EXEMPTION
Research	Bobby Fleury			1-28-08	OK
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell			N/A	N/A
DRD	Nellie Carey			2-8-08	No. REVISIONS

Final DRD Review:

DRD Review Complete:	Initial <u>SJS</u>	Date <u>1/13/09</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>SJS</u>	<u>5-5-08</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>SJS</u>	<u>1-2-09</u>
Board Approval of Plat:		
Plat Agenda:	<u>SJS</u>	<u>1/29/09</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. _____

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: _____
- b) Part of lot created by deed prior to June 1 1958: _____

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: _____
- b) Original Plat identified: _____

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: _____ *ok*
- b) Street dedication required: _____ *ok*
- c) Forest conservation: _____ *ok*
- d) Storm water management: _____ *ok*
- e) Special Protection Area/Water Quality Plan: _____ *N/A*
- f) Landscaping and lighting plan including parking lot layout: _____ *yes*

g) Approved Special Exception:

OK S-447-A

(8) *Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum*

a) Number of Lots:

b) Written MCDPS approval of proposed septic area:

c) Required street dedication:

d) Easement for balance of property noting density and TDRS:

e) Average lot size of 5 acres:

f) Forest Conservation requirements met:

Plat Name: Russell Property
Plat #: 220090140

Location: Located on the south side of Whites Ferry Road (MD 107), approximately 1,200 feet west of Sugarland Road
Master Plan: Agriculture and Rural Open Space
Plat Details: RDT zone; 1 lot
Private Well, Private Septic
Applicant: Edward and Patricia Russell

Staff recommends approval of this minor subdivision plat pursuant to Section 50-35A (a)(8) of the Subdivision Regulations, which states:

Plats for Certain Residential Lots located in the Rural Density Transfer Zone. Up to five lots are permitted under the minor subdivision procedure in the RDT zone provided that a pre-preliminary plan is submitted and approved by either the Planning Board or Planning Board staff, in accordance with the procedures for submission and approval of a pre-preliminary plan of subdivision. In addition:

- a. Written approval for a proposed septic area must be received from the Montgomery County Department of Permitting Services, Well and Septic Section prior to recordation of the plat;
- b. Any required street dedications along the frontage of the proposed lots must be shown on the record plat;
- c. An easement must be recorded for the balance of the property noting that density and TDRs have been utilized for the new lots. Reference to this easement must be reflected on the record plat for the lots; and
- d. Lots created in the RDT Zone through the minor subdivision procedure must not exceed an average lot size of five (5) acres in size unless approved by the Planning Board in the review of a pre-preliminary plan of subdivision.
- e. Forest conservation requirements must be satisfied prior to recording the plat

Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(8) of the subdivision regulations, and with Pre-Preliminary Plan No. 720080100 (MCPB Resolution No. 08-81), and supports this minor subdivision record plat.

NOTES

1. WATER CATEGORY 1, SEWER CATEGORY 1, AND SWALLOWED SEPTIC SYSTEMS ONLY.
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-OT ZONE AS OF THE DATE OF PLAT RECORDATION.
3. IPS - IRON PIN WITH CAP SET
4. THIS PROPERTY IS SHOWN ON TAX MAP GRID D628.
5. THIS PROPERTY IS SHOWN ON M.B.S.C. 200-FOOT SHEET 222 IN 17.
6. SEPTIC BUILDING RESTRICTION LINES (S.B.R.L.) ARE SUBJECT TO THE SUBDIVISION DISTRICT COUNTY DEPARTMENT OF PERMITTING SERVICES APPROVAL.
7. SEPTIC AREAS ARE DESIGNATED FOR A FIVE (5) BEDROOM HOUSE.
8. 25' SEPTIC BUILDING RESTRICTION LINES ARE SHOWN THIS --- 15' --- 25' ---
9. THE CONTINUITY-PANEL NUMBER 5436C(6)D, FLOOD ZONE 2A, DATED SEPTEMBER 29, 2006.
10. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND OBLIGATIONS OF ANY PLAN, PROJECT PLAN, OR OTHER PLAN ALLOCATING DEVELOPMENT OF THIS PROPERTY AS APPROVED BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES, THE ORIGINAL PUBLIC UTILITIES FOR ASSESSMENT MAP ARE MAINTAINED BY THE BOUNDARY SURVEYOR AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
11. RURAL DENSITY TRANSFER ZONE REMEDIATION IS STRICTLY CONTROLLED. AGRICULTURE IS THE PREFERRED USE IN THE RURAL ZONE. NO AGRICULTURE SHALL BE PERMITTED IN THIS ZONE. NO AGRICULTURE SHALL BE PERMITTED IN THIS ZONE IF IT INTERFERES WITH OTHER USES PERMITTED IN THIS ZONE.
12. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE CHANGES AND CONDITIONS OF THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN AFFECTING TITLE.
13. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY WETLAND CONSERVATION PLAN, AND DEVELOPMENT AGREEMENTS PAK TO BOUNDARY OF A SEDIMENT CONTROL PLAN.
14. THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRE-PRELIMINARY PLAN 720000100, ENTITLED "RUSSELL PROPERTY".
15. SUBDIVISION APPROVAL HAS BEEN OBTAINED IN SECTION 50-3(A) OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50-3(A)(6).
16. ONE DEVELOPMENT RIGHT REMAINS AVAILABLE FOR THE CREATION OF AN ADDITIONAL LOT DEPICTED HEREON PER APPROVAL DATED JULY 27, 2006.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO ALL OF THE LANDS CONNECTED BY EDWARD B. RUSSELL UNTO EDWARD ROBERT BEACH, JR. AND PATRICIA KELLEY RUSSELL, BY A DEED DATED SEPTEMBER 2, 1989, AND RECORDED SEPTEMBER 17, 1989 IN LIBER 10213, PARCEL 356. I HAVE CONDUCTED A SURVEY OF THE TOTAL AREA INVOLVED IN THIS PLAT, AND I HAVE FOUND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 501,481.93 SQUARE FEET, 27,049 SQUARE FEET OF WHICH IS DEDICATED TO PUBLIC USE, AND THAT ALL PROPERTY CORNERS MARKED THIS DATE ARE CORRECTLY LOCATED AND IDENTIFIED. I AM A LICENSED SURVEYOR OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE: Dec. 29, 2006
 SURVEYOR: DAVID J. BARKER, LICENSED SURVEYOR
 MD REG. NO. 2172

SAND MOUND NOTE

THE SAND MOUND SEPTIC AREA(S) SHOWN ON THIS PLAT ARE TO BE MAINTAINED AND KEPT OPEN AT ALL TIMES. IT IS IMPERATIVE THAT ALL THE SAND MOUND SITES BE PROTECTED FROM PHYSICAL DAMAGE UNTIL SUCH TIME, IF ANY, THAT THE PROPERTY IS SERVED BY A PUBLIC SEWER, SUCH AS INCLUDING BUT NOT LIMITED TO CONSTRUCTION, GRADING, CUT OR FILL, ETC. FOR THE AREA OF THE MOUNDS AND THE AREA WITHIN 25 FEET OF EACH MOUND. ANY SUCH DISTURBANCE OR DAMAGE IS ALLOWED, EXISTING TREES MUST BE MAINTAINED UNTIL SUCH TIME THAT THE SAND MOUND NEEDS TO BE CONSTRUCTED. AT THAT TIME, THE TREES MUST BE CUT TO REMAIN. VEHICLE TRAFFIC OVER THE SAND MOUND IS LIMITED TO HOVING EQUIPMENT ONLY.

VEHICULAR ACCESS TO RD. ROUTE 07 IS DENIED, EXCEPT FOR THE APPROVED DRIVEWAY, UNLESS THE DRIVEWAY IS PRE-PRELIMINARY PLAN 720000100.

N/E LORETO VENTURES INC. PARCEL 356 LIBER 18213 / FOLD 473

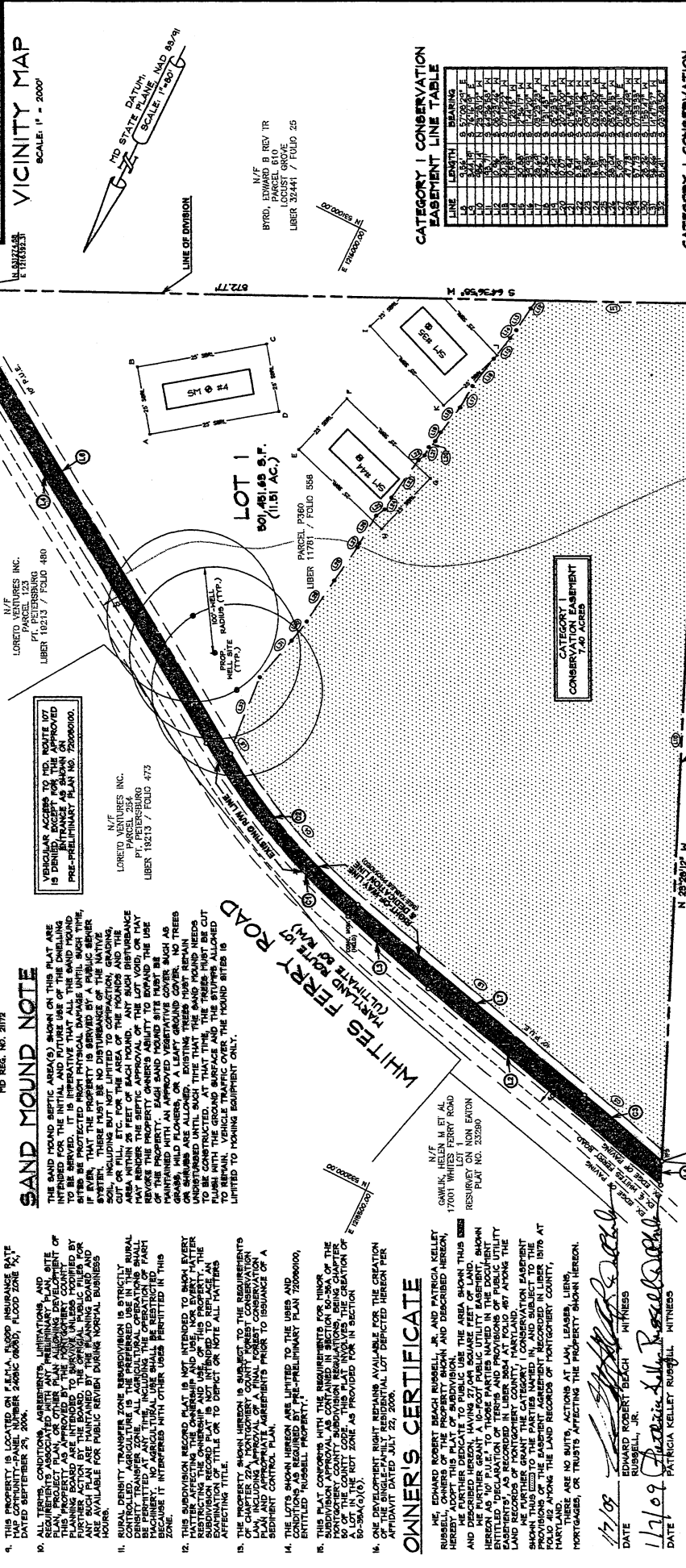
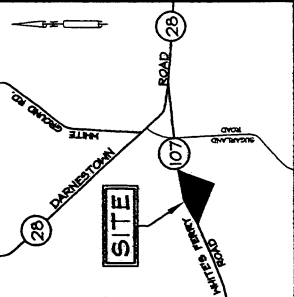
VEHICULAR ACCESS TO RD. ROUTE 07 IS DENIED, EXCEPT FOR THE APPROVED DRIVEWAY, UNLESS THE DRIVEWAY IS PRE-PRELIMINARY PLAN 720000100.

N/E LORETO VENTURES INC. PARCEL 153 LIBER 10213 / FOLD 480

AREA DEDICATED TO PUBLIC USE

LINE/CURVE NUMBER	LINE/CURVE LENGTH	RADIUS	CHORD BEARING	DELTA ANGLE	CHORD LENGTH
L1	28.15'	-	N 23°28'12" W	-	-
L2	354.91'	-	S 78°00'30" E	-	-
L3	125.95'	-	S 74°23'28" E	-	-
L4	280.93'	-	S 65°52'05" E	17°02'40"	280.93'
L5	614.78'	-	S 57°20'45" E	-	-
L6	24.80'	-	S 64°39'55" W	-	-
L7	628.64'	-	N 57°05'25" W	-	-
L8	230.33'	-	N 65°42'24" W	19°07'50"	230.26'
L9	344.24'	-	N 78°18'19" W	-	-
L10	118.85'	-	N 78°23'08" W	02°44'36"	118.84'

TOTAL AREA: 27,049 SQ. FT. OR 0.02 ACRES
 SHOWN THIS: []



CATEGORY I CONSERVATION EASEMENT LINE TABLE

LINE	LENGTH	BEARING
L1	28.15'	N 23°28'12" W
L2	354.91'	S 78°00'30" E
L3	125.95'	S 74°23'28" E
L4	280.93'	S 65°52'05" E
L5	614.78'	S 57°20'45" E
L6	24.80'	S 64°39'55" W
L7	628.64'	N 57°05'25" W
L8	230.33'	N 65°42'24" W
L9	344.24'	N 78°18'19" W
L10	118.85'	N 78°23'08" W

CATEGORY I CONSERVATION EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	DELTA ANGLE	CHORD LENGTH
C1	277.01'	476.95'	S 68°35' 00" W	184°42'23" W	197'05" W
C2	111.0'	508.42'	N 11°00' 00" E	57°50'44" E	7'05" E

SEPTIC B.S.L. POINTS

POINT	NORTHING	EASTING	ELEVATION
1	5118.48	11888.48	4.18
2	5118.48	11888.48	4.18
3	5118.48	11888.48	4.18
4	5118.48	11888.48	4.18
5	5118.48	11888.48	4.18
6	5118.48	11888.48	4.18
7	5118.48	11888.48	4.18
8	5118.48	11888.48	4.18
9	5118.48	11888.48	4.18
10	5118.48	11888.48	4.18

OWNER'S CERTIFICATE

I, EDWARD ROBERT BEACH, JR. AND PATRICIA KELLEY RUSSELL, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADAPT THIS PLAT OF SUBDIVISION. THE AREA SHOWN THIS DATE IS 501,481.93 SQUARE FEET OF LAND. WE FURTHER GRANT A 12-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS 10' WIDE, TO THOSE AND THROUGH THOSE PUBLIC UTILITY EASEMENTS AS RECORDED IN LIBER 32441 AT FOLD 487 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. WE HEREBY SHOW THIS DEED TO THE PARTIES NAMED IN, AND SUBJECT TO THE PROVISIONS OF THE EASEMENT AGREEMENT RECORDED IN LIBER 1876 AT MONTGOMERY COUNTY, MARYLAND. THERE ARE NO BURNS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

DATE: 12/09
 EDWARD ROBERT BEACH, JR.
 PATRICIA KELLEY RUSSELL
 WITNESSES

PLAT TABULATION

Number of Lots: 10
 Area of Lot(s): 501,481.93 SQ. FT.
 Area of Lot(s) to be Deducted: 27,049 SQ. FT.
 Area of Street Dedication: 27,049 SQ. FT.
 TOTAL AREA: 501,481.93 SQ. FT. (27,049 ACRES)

Department of Permitting Services
 Montgomery County, Maryland
 Date: _____ Approved: _____
 Director

The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board
 Approved: _____
 M.N.C.P. & P.C. Record File No. _____

RIGHT-OF-WAY NOTES

1. NO DEED ON PLAT COULD BE FOUND FOR THE EXISTING RIGHT-OF-WAY ON WHITES FERRY ROAD.
2. WHITES FERRY ROAD IS MAINTAINED BY THE MARYLAND STATE HIGHWAY ADMINISTRATION (MD SHA).

OAS ENGINEERING
 CIVIL • SURVEYING • LAND PLANNING
 A Division of OAS Enterprises, Inc.
 108 West Riggsville Boulevard, Suite 101, Mount Airy, Maryland 21771
 DC Metro (301) 607-8031 FAX (301) 607-8045

RUSSELL PROPERTY
 POLESVILLE (3RD) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 80'
 JUNE, 2008

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Russell Property Plat Number: 220090140
 Plat Submission Date: 7-14-08
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: Erin Grayson

*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. 720080100 Checked: Initial SS Date 8/27/08
 Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Planning Board Opinion – Date _____ Checked: Initial _____ Date _____
 Site Plan Name if applicable: _____ Site Plan Number: _____
 Planning Board Opinion – Date _____ Checked: Initial _____ Date _____

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	J. Pean	7/16/08	8-1-08	8-21-08	Easement OK
Research	Bobby Fleury			7-21-08	OK
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey			8/14/08	OK

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial SSS Date 1/14/09
SSS 8/27/08
SSS 1-8-09

Board Approval of Plat:

Plat Agenda: SSS 1-29-09
 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: 16800 White's Ferry _____
 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. _____

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: _____
- b) Part of lot created by deed prior to June 1 1958: _____

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: _____
- b) Original Plat identified: _____

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: _____
- b) Street dedication required: _____
- c) Forest conservation: _____
- d) Storm water management: _____
- e) Special Protection Area/Water Quality Plan: _____
- f) Landscaping and lighting plan including parking lot layout: _____

g) Approved Special Exception: _____

(8) *Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum*

- | | |
|--|-------|
| a) Number of Lots: | _____ |
| b) Written MCDPS approval of proposed septic area: | _____ |
| c) Required street dedication: | _____ |
| d) Easement for balance of property noting density and TDRS: | _____ |
| e) Average lot size of 5 acres: | _____ |
| f) Forest Conservation requirements met: | _____ |

1

yes

ok

N/A

N/A

ok

Plat Name: Muncaster Manor

Plat #: 220090560

Location: Located on the south side of Rolling Drive, approximately 1,300 feet west of Muncaster Road

Master Plan: Upper Rock Creek

Plat Details: RE-1 zone; 3 lots
Private Well, Private Septic

Applicant: Richard Mills

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. 120070660 (MCPB Resolution 08-126), 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.

RECORD PLAT REVIEW SHEET

Plat Name: Muncaster Manor Plat Number: 220090560
 Plan Name: Muncaster Manor Plan Number: 120070660
 Plat Submission Date: 11-14-08
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: R. Weaver Checked: RAW Date 12/19/08

Initial DRD Review:

Signed Preliminary Plan – Date 10/31/08 Checked: Initial SJS Date 12-16-08
 Planning Board Opinion – Date 12/22/08 Checked: Initial SJS Date 12/16/08
 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 Easements Open Space NA
 Non-standard BRLs N/A Adjoining Land Vicinity Map Septic/Wells
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>D. Johnson</u>	<u>11-19-08</u>	<u>12-5-08</u>	<u>12/2/08</u>	<u>No Revisions</u>
Research	<u>Bobby Fleury</u>	↓	↓	<u>11-20-08</u>	<u>OK</u>
SHA	<u>Doug Mills</u>	↓	↓	<u>N/A</u>	<u>N/A</u>
PEPCO	<u>Steve Baxter</u>	↓	↓		<u>No Comments</u>
Parks	<u>Doug Powell</u>	↓	↓		<u>No Comments</u>
DRD	<u>Nellie Carey</u>	↓	↓	<u>N/A</u>	<u>N/A</u>

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial SJS Date 1/14/09
SJS 12/30/08
SJS 1-9-09

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

SJS 1/29/09

DPS Approval of Plat:

Engineer Pick-up for DPS Signature:
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Plat Reproduction:

Addressing:
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 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. _____

