



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

**MCPB**  
**Item # 2**  
**4/9/09**

**MEMORANDUM**

**DATE:** March 30, 2009

**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 April 9, 2009

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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:

220080030 - 220080040 **Dorsey Hills**  
220090640 **Overlook Hill**

**Plat Name: Dorsey Hills**  
**Plat #: 220080030 – 220080040**

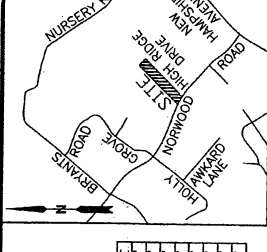
Location: Located on the north side of Norwood Road, approximately 750 feet east of Crimson Spire Court

Master Plan: Cloverly

Plat Details: RE-2 zone; 3 lots  
Community Water, Private Septic

Applicant: Arshad Qureshi

The record plats have been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plats comply with Preliminary Plan No. 120060050 (MCPB Opinion dated October 2, 2006), as approved by the Board, and that any minor modifications on the plats do not alter the intent of the Board's previous approval the aforesaid plan.



**VICINITY MAP**  
SCALE: 1"=200'

DORSEY HILLS  
LOT 5  
ARSHAD H. QURESHI, ET. AL. &  
SHAMSUL ISLAN KHAN, ET. AL.  
PARCEL 717  
L. 5871 F. 341

**PLAT NO.**

**INGRESS & EGRESS EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
LE1	N 52°58'49" W	35.07'
LE2	N 40°33'25" E	454.02'
LE3	N 49°26'35" E	41.73'
LE4	N 40°33'25" W	30.00'
LE5	S 49°26'35" E	383.19'
LE6	S 49°26'35" E	35.00'
LE7	N 49°26'35" W	905.08'

**LOT LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 52°58'49" W	30.07'
L2	N 52°58'49" W	27.51'

**DEDICATION LINE TABLE**

LINE	BEARING	DISTANCE
DP1	N 40°33'25" E	10.13'
DP2	S 52°58'49" E	57.58'
DP3	S 40°33'25" W	10.02'
DP4	N 52°58'49" W	56.96'

**LOT CURVE TABLE**

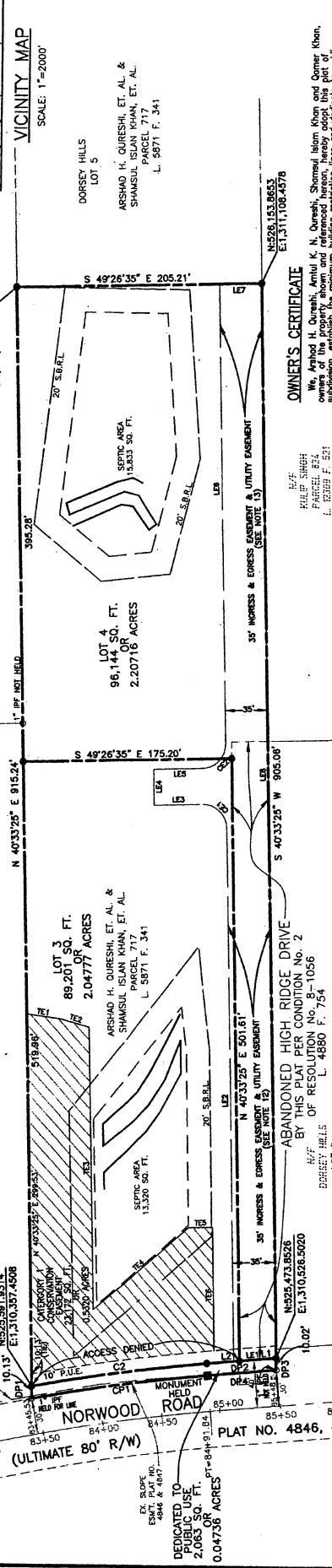
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C2	1472.39'	146.74'	S 55°52'27" E	148.68'	05°47'17"	74.44'

**INGRESS & EGRESS EASEMENT CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
CE1	20.00'	31.42'	N 04°26'35" W	28.28'	90°00'00"	20.00'
CE2	20.00'	31.42'	N 85°33'25" E	28.28'	90°00'00"	20.00'

**DEDICATION CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
CP1	1482.39'	148.39'	N 39°54'23" W	149.31'	05°51'09"	74.75'



**OWNERS CERTIFICATE**  
We, Arshad H. Qureshi, Amal K. N. Qureshi, Shamsul Islam Khan and Gomer Khan, owners of the property shown and referenced herein, hereby certify that we have subdivided, established the minimum building restriction lines and dedicate to public use the area shown on this plat. We further grant a 10 foot Public Utility Easement shown hereon as PLUE and a 35 foot Utility Easement, to those parties named in the documents entitled "Declaration of Arshad H. Qureshi, Amal K. N. Qureshi, Shamsul Islam Khan and Gomer Khan" recorded in Liber 3832 of Folio 457 and "Provision of Public Utility Easements" as recorded in Liber 3832 of Folio 457 and "Conservation Easement" as shown hereon, subject to the terms and conditions of the easement document recorded in Liber 1378 of Folio 412 in the Land Records of Montgomery County, Maryland. We, the undersigned, execute this plat for the use and benefit of Lots 3, 4 and Parcel 824. Our successors, heirs and assigns will cause the same to be recorded in the Land Records of Montgomery County, Maryland. We, the undersigned, are duly qualified and duly sworn Maryland Land Surveyors in accordance with Section 50-24(a)(2) of the Montgomery County Code. There are no suits, actions at law, leases, liens, mortgages, or trusts affecting the property shown hereon.

**GENERAL NOTES**  
1. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan or other planning instrument for this property, approved by the Montgomery County Planning Board, are intended to survive unless modified by further actions by the board. The official public file for any such plan is maintained by the Planning Board and are available for public review during normal business hours.  
2. 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 this property. The plat is not intended to replace the examination of the title or to depict or note all matters affecting title.  
3. The approval of this plat is predicated on the adequacy and availability of public water and private sewer.

**SURVEYOR'S CERTIFICATE**  
I hereby certify that the plan shown hereon is correct to the best of my professional judgment and that the lots shown hereon are correctly shown in accordance with the records of the Land Records of Montgomery County, Maryland in Liber 5871 of Folio 457 and Liber 3832 of Folio 457. I am duly qualified and duly sworn Maryland Land Surveyor in accordance with Section 50-24(a) of the Montgomery County Code. The total area included in this plat of subdivision is 4,302.30 acres, of which 2,063 sq. ft. or 0.04736 acres is hereby dedicated to public use.

**DATE 27 2009**  
Arshad H. Qureshi, Amal K. N. Qureshi, Shamsul Islam Khan, Gomer Khan, Witnesses  
**DATE 27 2009**  
Arshad H. Qureshi, Amal K. N. Qureshi, Shamsul Islam Khan, Gomer Khan, Witnesses  
**DATE 27 2009**  
Arshad H. Qureshi, Amal K. N. Qureshi, Shamsul Islam Khan, Gomer Khan, Witnesses

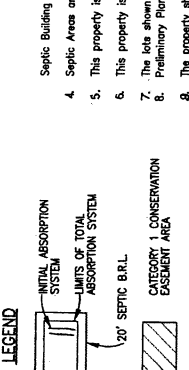
**GENERAL NOTES**  
1. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan or other planning instrument for this property, approved by the Montgomery County Planning Board, are intended to survive unless modified by further actions by the board. The official public file for any such plan is maintained by the Planning Board and are available for public review during normal business hours.  
2. 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 this property. The plat is not intended to replace the examination of the title or to depict or note all matters affecting title.  
3. The approval of this plat is predicated on the adequacy and availability of public water and private sewer.

**CATEGORY 1 CONSERVATION EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
TE1	S 40°33'25" E	27.91'
TE2	S 32°03'12" E	24.85'
TE3	S 40°24'37" W	235.04'
TE4	S 85°54'28" E	105.08'
TE5	S 49°27'33" E	20.69'
TE6	S 40°52'27" W	102.61'

**LEGEND**  
INITIAL ABSORPTION SYSTEM  
LIMITS OF TOTAL ABSORPTION SYSTEM  
20' SEPTIC B.R.L.  
CATEGORY 1 CONSERVATION EASEMENT AREA  
CONCRETE MONUMENT FOUND  
IRON PIPE FOUND  
PF

Septic Building Restriction Line = S.B.R.L. 20' S.B.R.L.  
Septic Areas are shown thus: [Symbol]  
4. This property is currently Zoned RE-2.  
5. This property is shown on W.S.S.C. 200-foot Sheet 221 NE 01, AND TAX MAP JS62  
6. The lots shown hereon are limited to the uses and conditions as required by  
7. Preliminary Plan #120060050.  
8. The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law, including approval of Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.  
9. Septic building restriction lines are subject to change, with Montgomery County Department of Permitting Services approval.  
10. Septic areas are designed for a 3 bedroom house.  
11. Septic areas and Utility Easement shown hereon will provide access for and use to Parcel 824 in the event that property is developed.  
12. This property shown hereon is subject to a Declaration of Covenants (For Road Improvements) of Norwood Road, as recorded in Liber 3592 of Folio 370 among the Land Records of Montgomery County, Maryland.



**M.N.C.P. & P.C. Record File No.** \_\_\_\_\_  
**Recorded Date** \_\_\_\_\_  
**Plat No.** \_\_\_\_\_

**SUBMISSION RECORD PLAT**  
LOTS 3 & 4  
AND AN ABANDONMENT OF A PORTION OF  
**DORSEY HILLS**  
HIGH RIDGE DRIVE  
COLESVILLE (5th) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 60' JUNE, 2007

Department of Permitting Services  
Montgomery County, Maryland  
**Approved** \_\_\_\_\_  
**Director** \_\_\_\_\_

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD  
**Approved** \_\_\_\_\_  
**Chairman** \_\_\_\_\_

*Lenny Bayan Schurba Schurba*  
Lenny Bayan, Surveyor  
Maryland Registration No. 589  
**DATE 25 2009**



**RECORD PLAT REVIEW SHEET**

Plan Name: Qureshi Property Plan Number: 120060050  
 Plat Name: Dorsey Hills Plat Number: 220080030  
 Plat Submission Date: 7-10-07  
 DRD Plat Reviewer: S Smith  
 DRD Prelim Plan Reviewer: C. Conlan

**Initial DRD Review:**

Signed Preliminary Plan – Date 10/10/06 Checked: Initial CA Date 12/12/07  
 Planning Board Opinion – Date 10-2-07 Checked: Initial SJS Date 10/15/07  
 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 ok Open Space N/A  
 Non-standard BRLs N/A Adjoining Land  Vicinity Map  Septic/Wells ok  
 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>C. Brung</u>	<u>7-26-07</u>	<u>8-10-07</u>	<u>9-14-07</u>	<u>Revisions Needed</u> <sup>ok 10/16/07</sup>
Research	<u>Bobby Fleury</u>			<u>7-30-07</u>	<u>OK</u>
SHA	<u>Doug Mills</u>				
PEPCO	<u>Steve Baxter</u>				
Parks	<u>Doug Powell</u>				
DRD	<u>Nellie Carey</u>			<u>8-3-07</u>	<u>OK</u>

**Final DRD Review:**

DRD Review Complete: Initial SJS Date 3/30/09  
 (All comments rec'd and incorporated into mark-up)  
 Engineer Notified (Pick up Mark-up): SJS 10-15-07  
 Final Mylar w/Mark-up & PDF Rec'd: SJS 3/11/09  
**Board Approval of Plat:**  
 Plat Agenda: SJS 4-9-09  
 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: \_\_\_\_\_  
 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**

Plan Name: Qureshi Property Plan Number: 120060050  
 Plat Name: Daisy Hills Plat Number: 220080040  
 Plat Submission Date: 7-10-07  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: C. Conlon

**Initial DRD Review:**

Signed Preliminary Plan - Date 10/10/06 Checked: Initial CAC Date 12/12/07  
 Planning Board Opinion - Date 10-2-06 Checked: Initial SJS Date 10-15-07  
 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 Wjdths ok Easements ok Open Space N/A  
 Non-standard BRLs N/A Adjoining Land ok Vicinity Map ok Septic/Wells   
 TDR note N/A Child Lot note N/A Surveyor Cert  Owner Cert  Tax Map ok

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>C. Bunnag</u>	<u>7-20-07</u>	<u>8-10-07</u>	<u>9-14-07</u>	<u>Revisions Needed</u>
Research	Bobby Fleury	↓	↓	<u>7-30-07</u>	<u>ok</u>
SHA	Doug Mills	↓	↓		
PEPCO	Steve Baxter	↓	↓		
Parks	Doug Powell	↓	↓		
DRD	Nellie Carey	↓	↓	<u>7-3-07</u>	<u>ok</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 3/30/09  
SJS 10-15-07  
SJS 3/11/09

**Board Approval of Plat:**

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

SJS 4-9-09  
 \_\_\_\_\_  
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**DPS Approval of Plat:**

Engineer Pick-up for DPS Signature:  
 Final Mylar for Reproduction Rec'd:

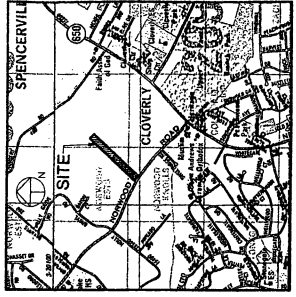
\_\_\_\_\_  
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**Plat Reproduction:**

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:

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No. \_\_\_\_\_



- LEGEND**
- EXISTING 2' CONTOUR
  - EXISTING 10' CONTOUR
  - 15-25% SLOPES ON ERODIBLE SOIL
  - 25%+ SLOPES ON ERODIBLE SOIL
  - EXISTING WATER LINE
  - EXISTING EASEMENT
  - EXISTING SOIL LINE
  - EXISTING WOODS
  - PROPERTY LINE
  - EXISTING PROPERTY LINE
  - EXISTING PAVING
  - STREAM BANK
  - PROPOSED LOT LINE
  - PROPOSED DRIVEWAY
  - PROPOSED BRIDGE
  - PROPOSED TREE LINE
  - PROPOSED DRAINAGE FIELD
  - PROPOSED LIMIT OF DISTURBANCE
  - EXISTING TREE
  - STREAM CENTERLINE
  - 125' STREAM BUFFER
  - PROPOSED PAVING

- PLAN NOTES**
1. PARCEL: 717, L5871/F.341
  2. ZONING: RE-2
  3. AREA: J5562, PARCEL 717
  4. ADJACENT TRACT AREA: 9.3767 AC.
  5. ADJACENT TRACT AREA: 9.9251 AC.
  6. NET TRACT AREA: 19.3018 AC.
  7. NUMBER OF PROPOSED LOTS: 3
  8. MIN. PROPOSED LOT SIZE: 2 ACRES
  9. THERE ARE NO EXISTING WELLS ON THIS SITE.
  10. THERE ARE NO HISTORIC RESOURCES, CULTURAL RESOURCES OR CELEBRITIES WITHIN OR IMMEDIATELY ADJACENT TO THE SITE.
  11. WASTE MANAGEMENT PLAN: COLORED PA 28
  12. WATER SEWER DIV.: W-3 & S-6
  13. SERVICE AREA: NORTHEAST BRANCH
  14. STORMWATER CONCEPT APPROVED: 3/25/05 MC. DIPS

**STAGING SCHEDULE**

RECORD PLAN AND ENGINEERING FOR LOTS 2005  
 CONSTRUCT ROAD AND UTILITIES 2006  
 CONSTRUCT TWO HOUSES 2006  
 CONSTRUCT ONE HOUSE 2007

**SOIL DATA**

1B - GMA SILT LOAM, 2 TO 8 PERCENT SLOPES; HIGHLY ERODIBLE  
 2B - GMA SILT LOAM, 3 TO 8 PERCENT SLOPES  
 2C - GMA SILT LOAM, 3 TO 8 PERCENT SLOPES  
 3A - GENWILE SILT LOAM, 0 TO 3 PERCENT SLOPES

**SEPTIC DESIGN CHART**

LOT / BAY	TIME (MIN)	DEPTH (IN)	SITE	TIME (MIN)	DEPTH (IN)	TIME (MIN)	DEPTH (IN)	TIME (MIN)	DEPTH (IN)	TIME (MIN)	DEPTH (IN)	TIME (MIN)	DEPTH (IN)	TIME (MIN)	DEPTH (IN)	TIME (MIN)	DEPTH (IN)	TIME (MIN)	DEPTH (IN)
1A	25	4.8	15.5	1B	17	6.6	15.5	1C	17	6.6	15.5	1D	17	6.6	15.5	1E	17	6.6	15.5
2	14	2.2	8.13	2E	14	2.2	8.13	2F	14	2.2	8.13	2G	14	2.2	8.13	2H	14	2.2	8.13
3	20	4.8	17.5	3A	20	4.8	17.5	3B	20	4.8	17.5	3C	20	4.8	17.5	3D	20	4.8	17.5

**GENERAL NOTES**

1. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL EXISTING ENCUMBRANCES ON THE PROPERTY.
2. THE BASE AND THE TOPOGRAPHY WAS PROVIDED BY KEPHART AND COMPANY, CIVIL ENGINEER AND LAND SURVEYOR.

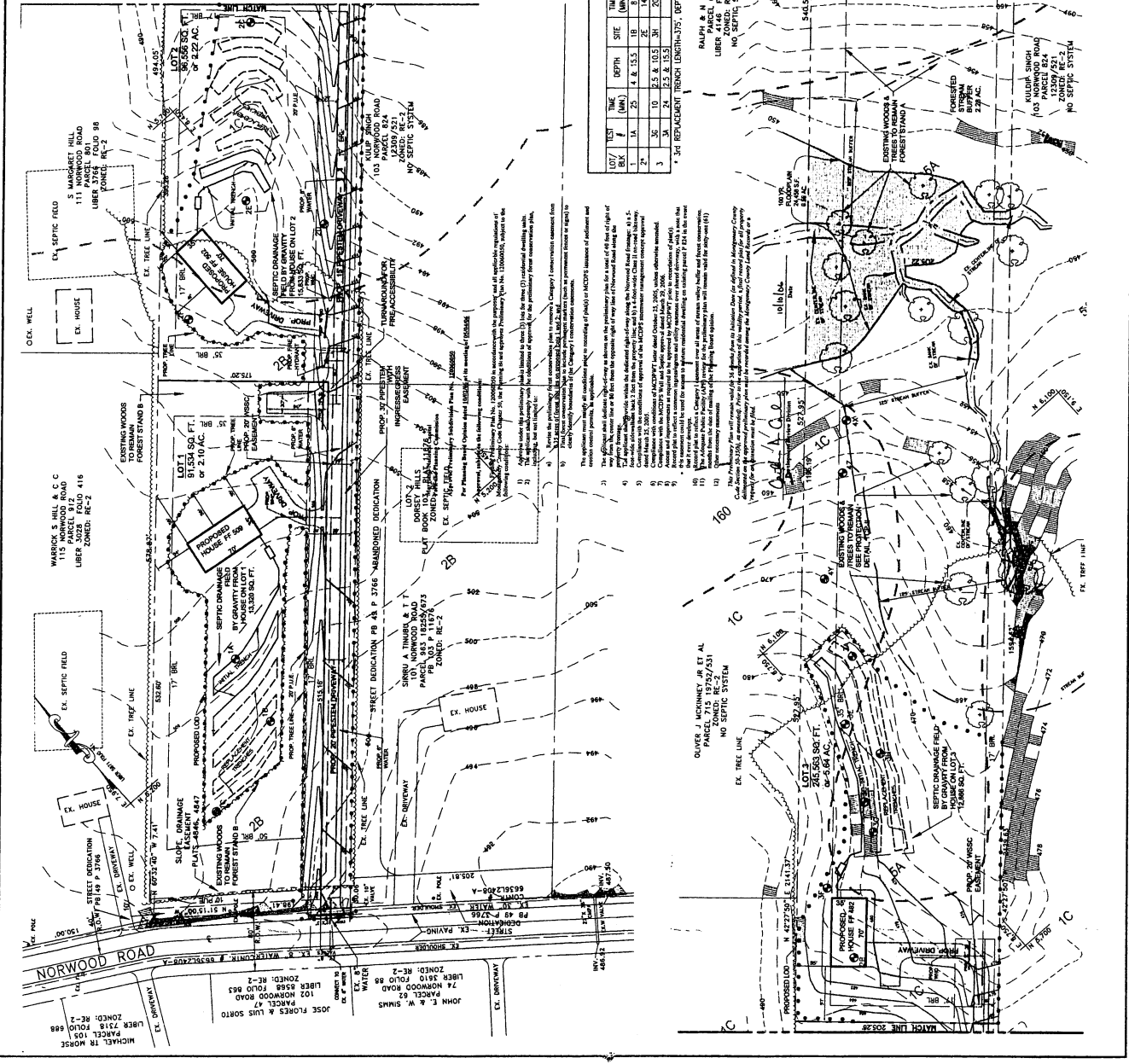
**PRELIMINARY PLAN**  
**OURSH PROPERTY**  
 MONTGOMERY COUNTY  
 COLLETSVILLE, (STW) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

**MORRIS & RITCHE ASSOCIATES, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 14280 PARK CENTER DRIVE, SUITE A  
 LAUREL, MARYLAND 20707  
 (410) 752-9799 or (301) 778-1880  
 FAX: (410) 752-1880

**DATE REVISIONS**

NO.	DATE	DESCRIPTION
1	7-2-05	DRW TO BE USED TO PLAN
2	8-18-05	STREET VALLEY BARRIERS ADJUSTED PER COUNTY COMMENTS
3	12-22-05	STREET VALLEY BARRIERS ADJUSTED PER DEPT. OF PAVING
4	3-11-06	SEPTIC REVISIONS PER MONTGOMERY CO. DEPT. OF PERMITTING AND PER M&R COMMENTS

DATE: 05/17/05  
 DRAWN BY: RSC/DSC  
 CHECKED BY: RSC/DSC  
 SCALE: 1" = 50'



Scale 1" = 50'