



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

MCPB
Item # 2
9/24/09

MEMORANDUM

DATE: September 15, 2009

TO: Montgomery County Planning Board

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

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

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for September 24, 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:

220090620 - 220090630 **Patuxent Farm**
220091080 **Somerset Heights**
220091170 **Winterset**
220100010 **Woodmont**
220100020 **Rock Spring Park**

Plat Name: Patuxent Farm
Plat #: 220090620 - 220090630

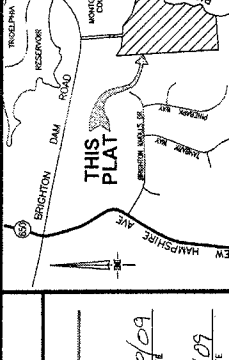
Location: Located on the south side of Brighton Dam Road, approximately 4,700 feet east of New Hampshire Avenue (MD 650)

Master Plan: Olney

Plat Details: RC zone; 1 parcel
Private Well, Private Septic

Owner: Girl Scouts Council of the Nations Capital

The record plat has 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 plat complies with Preliminary Plan No. 11988167A (MCPB Resolution No. 08-65), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plan.



VICINITY MAP 1"=2000'

NOTE: THE PROPERTY LINES BETWEEN POINTS ARE THE CENTERLINE OF THE PATUXENT RIVER. THE CENTERLINE OF THE PATUXENT RIVER IS SHOWN IN 1989'S PER PLAT BOOK 126 PLAT 17931.

PLAT NO.

OWNER'S CERTIFICATE

SEE SHEET 2 OF 2 FOR COMPLETE OWNER'S CERTIFICATE

SEE SHEET 2 OF 2 FOR BEARING/DISTANCE TABLES FOR EASEMENTS

SEE SHEET 2 OF 2 FOR ADDITIONAL NOTES

[Signature] DATE 7/20/09

[Signature] DATE 7/20/09

[Signature] WITNESS

[Signature] WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS TRUE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT IT IS A SUBDIVISION OF ALL OF THE LAND DESCRIBED IN THE FOLLOWING CONTINUED:

1) PARCEL 158 PLAT 17931 PER PLAT BOOK 95 PLAT 11085

2) FROM GEORGE W. THOMPSON AND ETHEL THOMPSON TO THE GIRL SCOUTS OF THE DISTRICT OF COLUMBIA, A CORPORATION IN LIBER 2733 AT FOLIO 101 AND AS CORRECTED BY DEED DATED JULY 25, 1967, AND RECORDED JULY 28, 1961 IN LIBER 2870 AT FOLIO 413;

ALSO BEING ALL OF PARCEL A AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "PARCEL A, PATUXENT FARM, RECORDED IN PLAT BOOK 158 AT PLAT NO. 17939, ALL RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT PROPERTY MARKERS SHOWN THIS PLAN WERE FOUND IN PLACE AND IF ENGAGED AS DESCRIBED BY THE PROPERTY MARKER SURVEYING INSTRUMENT MARKERS SHOWN THIS PLAN WILL BE SET IN ACCORDANCE WITH SECTION 50-2-1(1) OF THE MONTGOMERY COUNTY CODE.

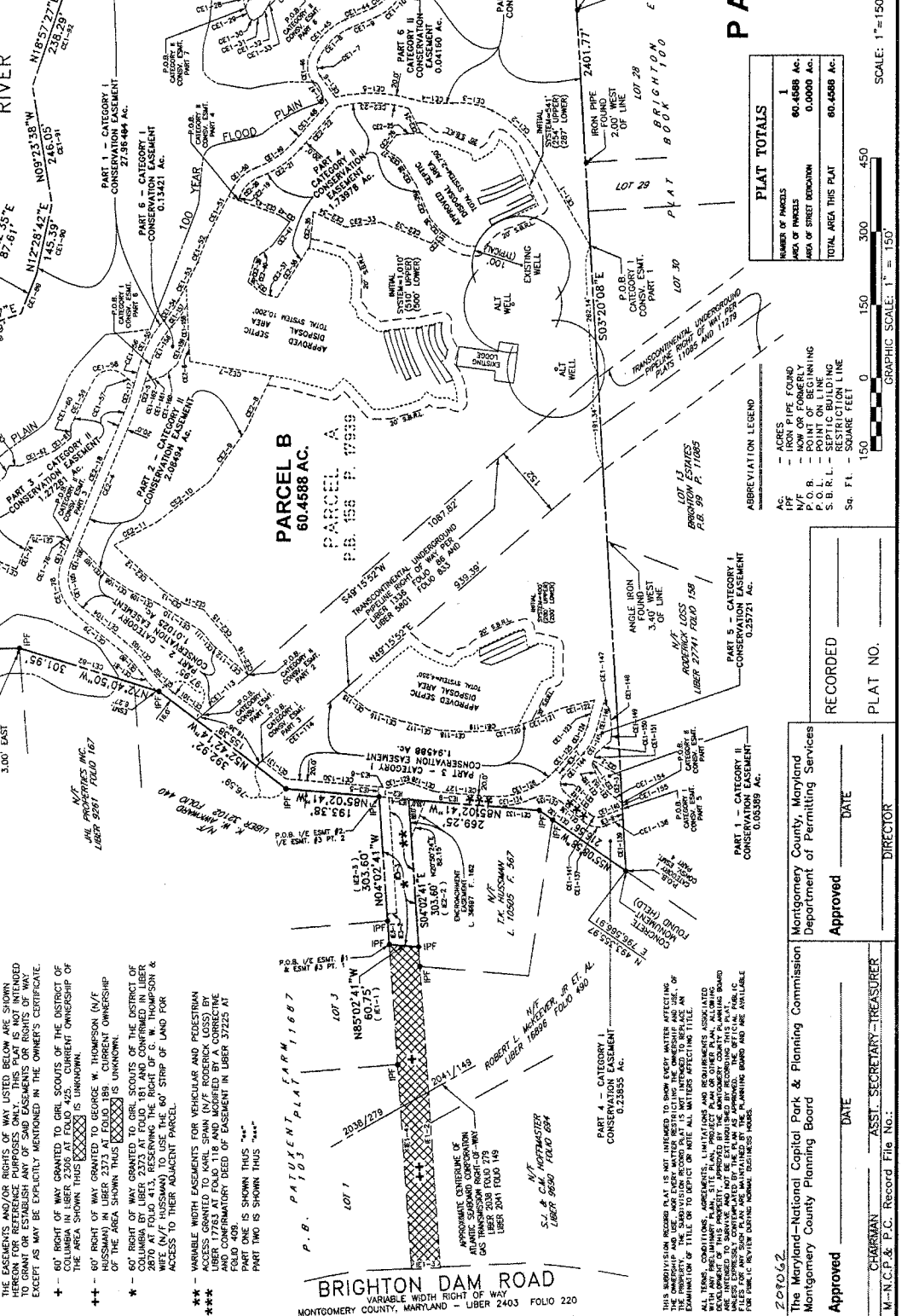
THE TOTAL AREA INCLUDED ON THIS PLAN IS 2,633,385 SQUARE FEET OR 60.4588 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

[Signature] DATE 6-17-2009

PROPERTY LINE SURVEY FOR NO. 514 MARYLAND-INDEPENDENT SURVEYING

THE EASEMENTS AND/OR RIGHTS OF WAY LISTED BELOW ARE SHOWN HEREON FOR REFERENCE PURPOSES ONLY. THIS PLAT IS NOT INTENDED TO GRANT OR ESTABLISH ANY OF SAID EASEMENTS OR RIGHTS OF WAY EXCEPT AS MAY BE EXPLICITLY MENTIONED IN THE OWNER'S CERTIFICATE.

- 60' RIGHT OF WAY GRANTED TO GIRL SCOUTS OF THE DISTRICT OF COLUMBIA IN LIBER 2306 AT FOLIO 425. CURRENT OWNERSHIP OF THE AREA SHOWN THIS PLAN IS UNKNOWN.
- 60' RIGHT OF WAY GRANTED TO GEORGE W. THOMPSON (N/F HUSSMAN) IN LIBER 2373 AT FOLIO 139. CURRENT OWNERSHIP OF THE AREA SHOWN THIS PLAN IS UNKNOWN.
- 60' RIGHT OF WAY GRANTED TO GIRL SCOUTS OF THE DISTRICT OF COLUMBIA IN LIBER 413, RESERVING THE RIGHT OF G. W. THOMPSON & WIFE (N/F HUSSMAN) TO USE THE 60' STRIP OF LAND FOR ACCESS TO THEIR ADJACENT PARCEL.
- VARIABLE WIDTH EASEMENTS FOR VEHICULAR AND PEDESTRIAN ACCESS GRANTED TO KARL SPAIN (N/F RODERICK LOSS) BY LIBER 17783 AT FOLIO 118 AND MODIFIED BY A CORRECTIVE FOLIO 409. INSTRUMENTARY DEED OF EASEMENT IN LIBER 37225 AT FOLIO 409.
- PART ONE IS SHOWN THIS PLAN.
- PART TWO IS SHOWN THIS PLAN.



PARCEL B

PATUXENT FARM

SUBDIVISION RECORD PLAT SHEET 1 OF 2

OLNEY ELECTION DISTRICT No. 8 MONTGOMERY COUNTY, MARYLAND

SITE SOLUTIONS, INC.

20410 Observation Drive Suite 205 Germantown, Maryland 20876-4009 (901) 540-2001 Fax (901) 540-7981

Planning Engineering Landscape Architecture Surveying

PLAT TOTALS	
NUMBER OF PARCELS	1
AREA OF PARCEL	60.4588 AC.
AREA OF STREET EASEMENT	0.0000 AC.
TOTAL AREA THIS PLAT	60.4588 AC.

ABBREVIATION LEGEND

AC.	- ACRES
IPF	- IRON PIPE FOUND
N/F	- NON-FERROUS
P.O.L.	- POINT ON LINE
S.B.R.L.	- SEPTIC BUILDING
Sq. Ft.	- SQUARE FEET

RECORDED _____ PLAT NO. _____

DATE _____

APPROVED _____

CHAIRMAN _____

ASSL. SECRETARY-TREASURER _____

DIRECTOR _____

209062

The Maryland-National Capital Park & Planning Commission
Montgomery County Planning Board

Approved _____

DATE _____

CHAIRMAN _____

ASSL. SECRETARY-TREASURER _____

DIRECTOR _____

M-N.C.P. & P.C. Record File No. _____

RECORD PLAT REVIEW SHEET

Plat Name: Patuxent Farm Plat Number: 220090620
 Plan Name: Girl Scouts Council Plan Number: 11988167A
 Plat Submission Date: 12-5-08
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: C. Conlon Checked: CAC Date 4/24/09

Initial DRD Review:

Signed Preliminary Plan – Date 8-14-08 Checked: Initial SOS Date 1-8-09
 Planning Board Opinion – Date 7/21/08 Checked: Initial SOS Date 1-8-09
 Site Plan Req'd for Development? Yes No Verified By: SOS (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 N/A
 Non-standard BRLs N/A Adjoining Land OK Vicinity Map OK 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. Bunnag</u>	<u>12-10-08</u>	<u>12-26-08</u>	<u>12-17-08</u>	<u>Revise Easement Areas</u> ✓
Research	Bobby Fleury			<u>12-15-08</u>	<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey				

Final DRD Review:

DRD Review Complete: Initial SOS Date 9-15-09
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): Initial SOS Date 8-26-09
 Final Mylar w/Mark-up & PDF Rec'd: Initial SOS Date 9-15-09
Board Approval of Plat:
 Plat Agenda: Initial SOS Date 9-25-09
 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. _____

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 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. _____

