




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


MCPB
Item # 1B
2/4/10

MEMORANDUM

DATE: January 22, 2010

TO: Montgomery County Planning Board

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

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

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for February 4, 2010

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:

220091020 **Black Hills Estates**
220100410 **Chevy Chase, Section 4**

Plat Name: Black Hills Estates
Plat #: 220091020

Location: Located on the north side of Black Hills Road, 900 feet east of Clarksburg Road (MD 121)
Master Plan: Boyds
Plat Details: RE-2 zone; 2 lots
Private Well, Private Septic
Applicant: Michael Gresalfi

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. 120090070 (MCPB Resolution No. 09-36), 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.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS CONVEYED BY PATRICK F. BROS AND EDWIN M. BROS TO MICHAEL J. GREALTI AND DEBORAH A. GREALTI, BY A DEED DATED MAY 1994, AND RECORDED MAY 21, 1994 IN LIBER 738 AT FOLIO 278; ALSO BEING A RESUBDIVISION OF LOT 61, BLOCK A, BLACK HILLS ESTATES, MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 198,412 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE, AND THAT ALL PROPER RECORDS WITH SECTION 40-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND,

DATE: 01-14-10
 DAVID JOHN MITCHELL
 PROFESSIONAL LAND SURVEYOR
 HD REG. NO. 2172

ASCOT SQUARE CT. (60) PLAT PER P.B. 150, PLAT 1808

INCREASING TO PER PLAT 17979
 PER PLAT 17979
 PER PLAT 17979
 PER PLAT 17979

1. MATTER CATEGORY: 6
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE RE-5 ZONE AS OF THE DATE OF PLAT RECORDATION.
3. RE-5: REBAR AND CAP FOUND
4. THE PROPERTY SHALL BE SERVED BY PRIVATE WELL AND SEPTIC.
5. THIS PROPERTY IS SHOWN ON TAX MAP EV.
6. THIS PROPERTY IS SHOWN ON H.S.C. 200-FOOT SHEET 224 1M
7. (S.A.) ARE SUBJECT TO CHANGE WITH MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES APPROVAL.
8. THE SEPTIC AREAS ON LOTS 60 AND 61 ARE EACH DESIGNED FOR A HOUSE WITH 5 BEDROOMS.
9. SEPTIC ALLOWANCE RESTRICTION LINES ARE SHOWN THIS --- OF LAL---
10. SEPTIC CONSTRUCTION APPROVED BY WELL AND SEPTIC ACTION OF 10/05 DURING REVIEW OF PRE-APPLICATION PLAN #70202240.
11. THIS PROPERTY IS LOCATED ON E.F.H.A. FLOOD INSURANCE MAP COMMUNITY-PANEL NUMBER 24004 0600 BY FLOOD ZONE "C".
12. FLOOD-PLAN SHOWN IS BASED ON THE APPROVED FLOOD-PLAN STUDY FOR ASCOT SQUARE CT. (60) PLAT PER P.B. 150, PLAT 1808, LETTER DATED NOVEMBER 5, 2008.
13. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND RESTRICTIONS SHOWN ON THIS PLAN OR ON OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY AS APPROVED BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES APPROVAL, SHALL BE ENFORCED BY FURTHER ACTION BY THE BOARD, THE OFFICIAL PUBLIC FILES AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
14. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW PROPERTY RESTRICTING THE CONVEYANCE AND USE OF THIS PLAT. IN THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW ANY RESTRICTIONS ON THE TITLE OR TO DERIVE ON NOTE ALL MATTERS AFFECTING TITLE.
15. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE CONVEYANCE PLAN CHALLENGE PROVISION OF A CHALLENGE TO A CONVEYANCE PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT.
16. COORDINATES AS SHOWN ON THIS PLAN WERE OBTAINED FROM THE BRITTLER "BLACK HILLS ESTATES".
17. COORDINATES SHOWN ARE ASSUMED.

OWNER'S CERTIFICATE

WE, MICHAEL J. GREALTI AND DEBORAH A. GREALTI, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND HEREBY GRANT TO THE PARTIES NAMED IN, AND SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN, AND SUBJECT TO THE FOLIO 42 AROUND THE LAND PARTITIONS OF MONTGOMERY COUNTY, MARYLAND, HEREBY GRANT A 37-FOOT INGRESS/EGRESS EASEMENT SHOWN HEREON TO THE PROPERTY SHOWN HEREON FOR THE USE AND BENEFIT OF LOT 60.

WE FURTHER GRANT A WELL EASEMENT SHOWN HEREON AS WELL EASEMENT FOR THE USE AND BENEFIT OF LOT 61 FOR THE USE AND BENEFIT OF LOT 60.

WE FURTHER GRANT A 10' WIDE PEDESTRIAN & EQUESTRIAN EASEMENT FOR THE USE OF LOT 61 FOR THE USE AND BENEFIT OF LOT 61.

OR TRUSTS AFFECTING THIS PROPERTY SHOWN HEREON.

01-14-10 *Michael J. Grealti* WITNESS
 DATE MICHAEL J. GREALTI
 01-14-10 *Deborah A. Grealti* WITNESS
 DATE DEBORAH A. GREALTI

GRAPHIC SCALE
 1" = 60 FEET

PLAT TABULATION

NUMBER OF LOTS	2
NUMBER OF PARCELS	2
AREA OF PARCEL (1)	89,844.90 SQ. FT.
AREA OF PARCEL (2)	107,046.90 SQ. FT.
TOTAL AREA	196,891.80 SQ. FT. (4.48 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. _____

PLAT No.

CATEGORY 1 CONSERVATION EASEMENT LINE TABLE

LINE LENGTH	BEARING
L1	100.00' S 89°59'57" E
L2	200.00' S 89°59'57" E
L3	100.00' S 89°59'57" E
L4	100.00' S 89°59'57" E
L5	100.00' S 89°59'57" E

97' WIDE INGRESS/EGRESS EASEMENT LINE TABLE

LINE LENGTH	BEARING
L1	100.00' S 89°59'57" E
L2	200.00' S 89°59'57" E
L3	100.00' S 89°59'57" E
L4	100.00' S 89°59'57" E
L5	100.00' S 89°59'57" E

10' WIDE PEDESTRIAN & EQUESTRIAN EASEMENT LINE TABLE

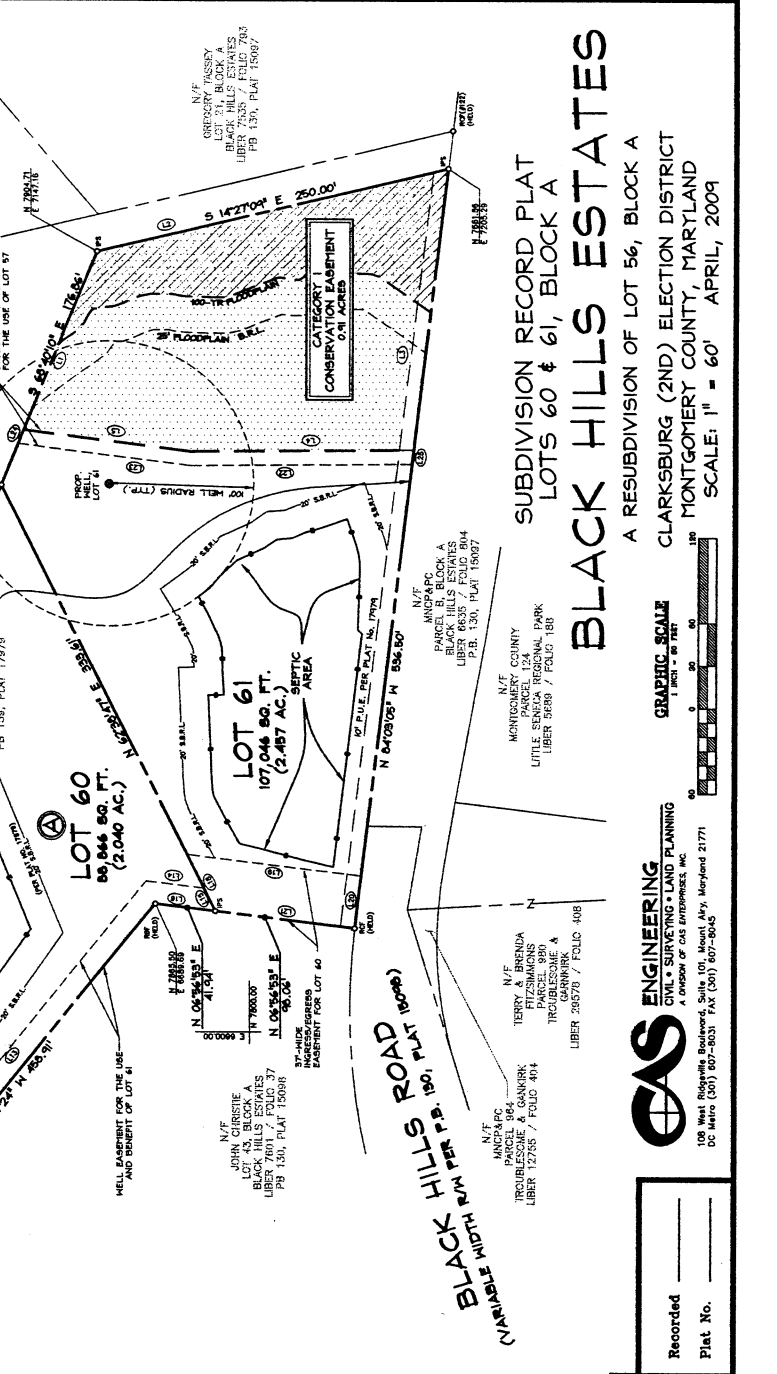
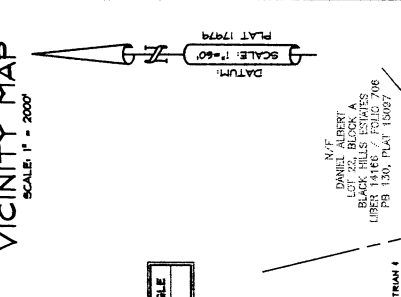
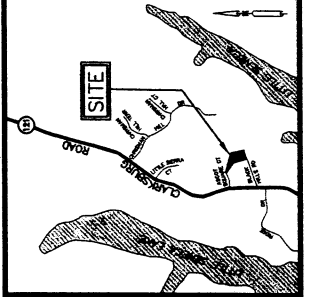
LINE LENGTH	BEARING
L1	100.00' S 89°59'57" E
L2	200.00' S 89°59'57" E
L3	100.00' S 89°59'57" E
L4	100.00' S 89°59'57" E
L5	100.00' S 89°59'57" E

PROPERTY LINE CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	DELTA ANGLE
C1	51.36'	60.00'	S 73°07' N 83°27'41" E	87°00'24"

WELL EASEMENT LINE TABLE

LINE LENGTH	BEARING
L1	100.00' S 89°59'57" E
L2	200.00' S 89°59'57" E
L3	100.00' S 89°59'57" E
L4	100.00' S 89°59'57" E
L5	100.00' S 89°59'57" E



BLACK HILLS ESTATES
 A RESUBDIVISION OF LOT 56, BLOCK A
 CLARKSBURG (2ND) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 60'
 APRIL, 2009

CAS ENGINEERING
 CIVIL SURVEYING & LAND PLANNING
 A DIVISION OF C&E ENTERPRISES, INC.
 108 West Ridgecrest Boulevard, Suite 101, Mount Airy, Maryland 21771
 DC Metro (301) 807-8031 FAX (301) 807-8045

Recorded _____
 Plat No. _____

RECORD PLAT REVIEW SHEET

Plat Name: Black Hills Estates Plat Number: 220091020
 Plan Name: Black Hills Estates Plan Number: 120090070
 Plat Submission Date: 4-28-09
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: P. Butler Checked: P.B. Date 10/8/09

Initial DRD Review:

Signed Preliminary Plan - Date 5/22/09 Checked: Initial SJS Date 9/17/09
 Planning Board Opinion - Date 4/28-09 Checked: Initial SJS Date 9/17/09
 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 OK 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 OK Owner Cert OK Tax Map OK

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>E. Gibson</u>	<u>4-29-09</u>	<u>5-15-09</u>	<u>5-15-09</u>	<u>Add Easement Language</u>
Research	<u>Bobby Fleury</u>			<u>4-30-09</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>5-20-09</u>	<u>Addresses Included</u>

Final DRD Review:

DRD Review Complete: Initial SJS Date 1/22/10
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): Initial SJS Date 9-17-09
 Final Mylar w/Mark-up & PDF Rec'd: Initial SJS Date 1/19/10

Board Approval of Plat:

Plat Agenda: Initial SJS Date 2/4/10

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. _____



ENGINEERING
ES ENGINEERING
A DIVISION OF CAS ENTERPRISES, INC.
108 West Ridge Road, Suite 101, Mount Airy, Maryland 21773
DC Mail (301) 607-9033 FAX (301) 607-9043

PRELIMINARY PLAN
BLACK HILLS ESTATES
CLARKEBURG (2ND) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
PLAT BOOK 154, PLAT 17974

REVISION TABLE

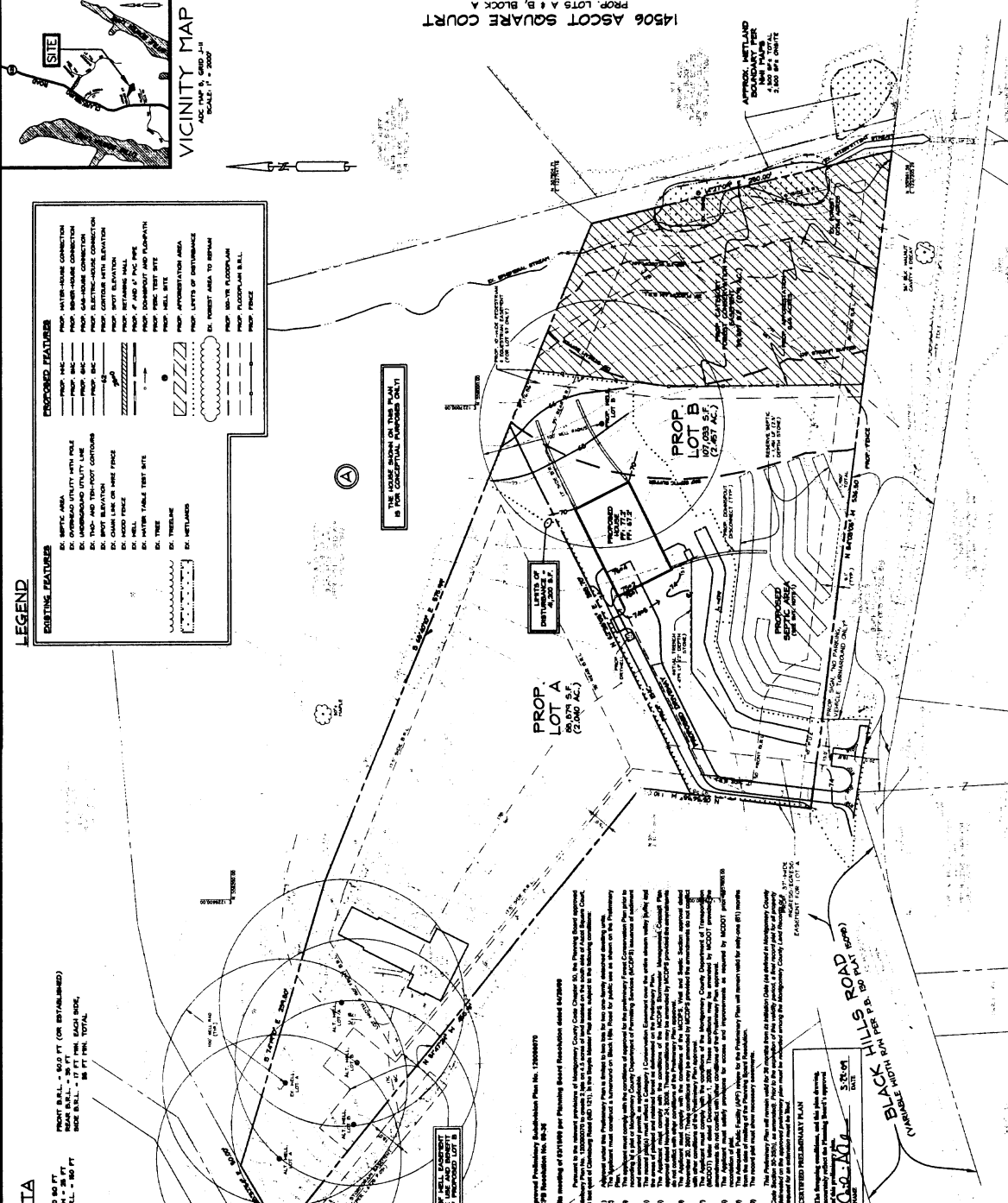


14506 ASCOT SQUARE COURT
PROP. LOTS A & B, BLOCK A
BLACK HILLS ESTATES
PRELIMINARY PLAN

APPLICANT
MICHAEL, GENERAL
108 WEST RIDGE ROAD
SUITE 101, MOUNT AIRY
MD 21773
(301) 607-9033 FAX
(301) 607-9043



CURVE TABLE



LEGEND

EXISTING FEATURES

Legend items for existing features including utility lines, easements, and property boundaries.

PROPOSED FEATURES

Legend items for proposed features including proposed lots, easements, and improvements.

ZONING DATA

- List of zoning data items including zoning district (R-2), lot area, and setbacks.

GENERAL NOTES

- General notes regarding survey data, easements, and property boundaries.

SHEET NOTES

- Notes regarding the use of the plan for conceptual purposes and other technical details.

PROFESSIONAL ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. MY EXPIRATION DATE IS 12/31/2013. THE CERTIFICATION WAS PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MD.

11/24/08 DATE
Curt A. Schreffler
Curt A. Schreffler, PE
CLARKEBURG, MD

SITE / ZONING DATA table with columns for ZONING, REQUIRED, and PROVIDED values for various site metrics.