



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


**MCPB**  
**Item # 1B**  
**6-28-2012**

**MEMORANDUM**

**DATE:** June 20, 2012

**TO:** Montgomery County Planning Board

**VIA:** Catherine Conlon, Supervisor  
D.A.R.C. Division  
(301) 495-4542

**FROM:** Stephen Smith, Senior Planner   
D.A.R.C. Division  
(301) 495-4522

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for June 28, 2012

---

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 plats. The following plats are included:

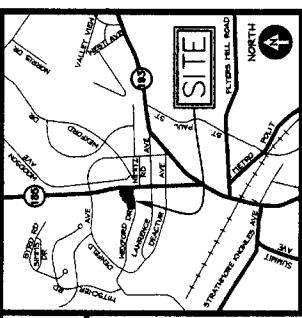
220110030 **Rock Creek Palisades, Section 5**  
220110830 **Springwood**  
220120620 **Littonville**

**Plat Name:** Rock Creek Palisades, Section 5  
**Plat #:** 220110030

**Location:** Located in the northwest quadrant of the intersection of Connecticut Avenue (MD 185) and Wexford Drive  
**Master Plan:** Kensington-Wheaton  
**Plat Details:** R-60 zone; 7 lots, 2 parcels  
Community Water, Community Sewer  
**Applicant:** Robert Conner, LLC

This subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120080270 (MCPB Resolution No. 10-01), 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.



### VICINITY MAP

ADC MAP 3/4, GRID D-2  
SCALE: 1" = 200'

### OWNER'S CERTIFICATE

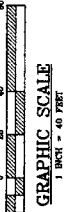
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND I HEREBY AUTHORIZE THE SURVEYOR TO LOCATE THE CORNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND TO MAKE SUCH NECESSARY ADJUSTMENTS AS MAY BE REQUIRED TO CORRECT THE RECORDS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND TO MAKE SUCH NECESSARY ADJUSTMENTS AS MAY BE REQUIRED TO CORRECT THE RECORDS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND TO MAKE SUCH NECESSARY ADJUSTMENTS AS MAY BE REQUIRED TO CORRECT THE RECORDS OF THE PROPERTY SHOWN AND DESCRIBED HEREON...

DATE: 6/5/12  
SURVEYOR: Robert Mahony

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF MARYLAND...

DATE: 6/4/2012  
SURVEYOR: David M. Jones



## ROCK CREEK PALISADES, SECTION 5

WHEATON (13TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 40'

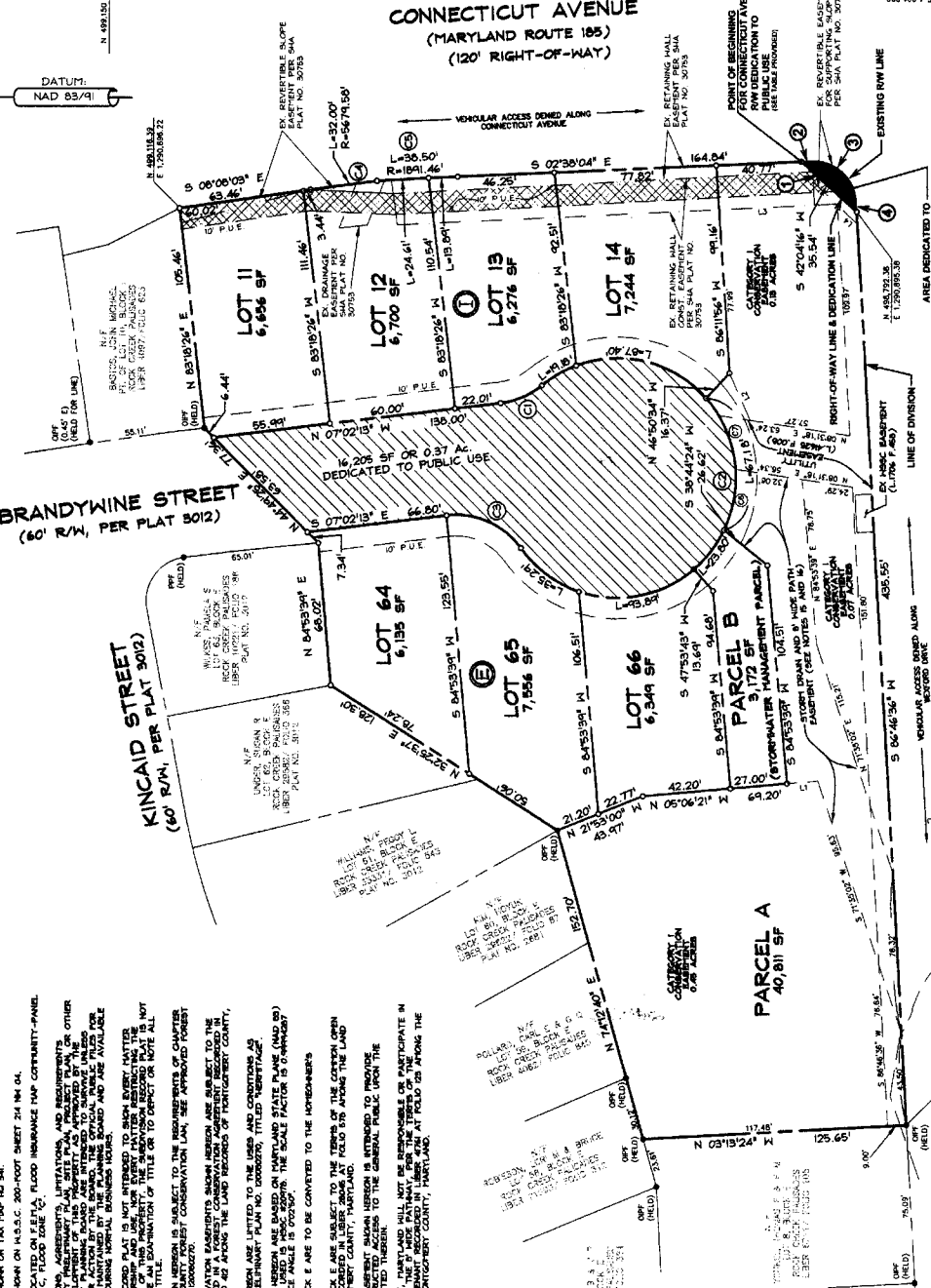
DATE: 6/4/2012  
SURVEYOR: David M. Jones

#### CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	DELTA ANGLE
C1	272.36	57.00'	N 85°10'26" E	105.46°
C2	40.40'	38.00'	N 85°10'26" E	105.46°
C3	31.00'	31.00'	N 85°10'26" E	105.46°
C4	28.00'	28.00'	N 85°10'26" E	105.46°
C5	27.04'	27.04'	N 85°10'26" E	105.46°

#### LINE TABLE

LINE	LENGTH	BEARING
L1	14.82'	S 07°02'19" E
L2	24.54'	N 84°53'38" E
L3	56.13'	S 07°02'19" E
L4	13.84'	S 07°02'19" E



#### CONNECTIONS TO PUBLIC USE

NO.	DESCRIPTION	AREA
1 <td>CONNECTION TO PUBLIC USE BY THE DEDICATION OF LOT 14</td> <td>0.006 ACRES ±</td>	CONNECTION TO PUBLIC USE BY THE DEDICATION OF LOT 14	0.006 ACRES ±
2 <td>CONNECTION TO PUBLIC USE BY THE DEDICATION OF LOT 13</td> <td>0.006 ACRES ±</td>	CONNECTION TO PUBLIC USE BY THE DEDICATION OF LOT 13	0.006 ACRES ±
3 <td>CONNECTION TO PUBLIC USE BY THE DEDICATION OF LOT 12</td> <td>0.006 ACRES ±</td>	CONNECTION TO PUBLIC USE BY THE DEDICATION OF LOT 12	0.006 ACRES ±
4 <td>CONNECTION TO PUBLIC USE BY THE DEDICATION OF LOT 11</td> <td>0.006 ACRES ±</td>	CONNECTION TO PUBLIC USE BY THE DEDICATION OF LOT 11	0.006 ACRES ±

#### PLAT TABULATION

DESCRIPTION	AREA
NUMBER OF LOTS	100
NUMBER OF PARCELS	100
AREA OF PARCEL(S)	4,900.50 SQ. FT. (11.08 AC.)
AREA OF STREET DEDICATION	0.006 ACRES ±
TOTAL AREA	4,906.50 SQ. FT. (11.18 AC.)

- ### NOTES
- THE LOTS ARE APPROVED FOR PUBLIC WATER AND SEWER.
  - THE CURVE TABLE IS THE RESULT OF THIS RECORD PLAT IS IN THE R-40 ZONE AS OF THE DATE OF PLAT RECORDATION.
  - NO UTILITIES OR RECORDS OF ANY KIND WERE FOUND TO AFFECT THIS PLAT.
  - THIS PROPERTY IS SHOWN ON TAX MAP 10 34.
  - THIS PROPERTY IS LOCATED ON H.S.C. 200-FOOT WIDE 24 IN. 04.
  - NATURAL SLOPE, FLOOD ZONE, FLOOD INSURANCE RATE COMMUNITY-PANEL, ALL STREETS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS, PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY AS APPROVED BY THE BOARD OF PUBLIC WORKS, AND THE RECORDS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND TO MAKE SUCH NECESSARY ADJUSTMENTS AS MAY BE REQUIRED TO CORRECT THE RECORDS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND TO MAKE SUCH NECESSARY ADJUSTMENTS AS MAY BE REQUIRED TO CORRECT THE RECORDS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND TO MAKE SUCH NECESSARY ADJUSTMENTS AS MAY BE REQUIRED TO CORRECT THE RECORDS OF THE PROPERTY SHOWN AND DESCRIBED HEREON...

CAS ENGINEERING  
CIVIL • SURVEYING • LAND PLANNING  
A Division of CAS ENTERPRISES, INC.  
108 West Ridgeway Boulevard, Suite 101, Mount Airy, Maryland 21771  
DC Metro (801) 607-8031 FAX (301) 804-8046  
2-2611000-30

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

# RECORD PLAT REVIEW SHEET

Plat Name: Duck Creek Palisades Plat Number: 220110030  
 Plan Name: Hermitage Plan Number: 120080270  
 Plat Submission Date: 7-12-2010  
 DRD Plat Reviewer: Patrick Butler  
 DRD Prelim Plan Reviewer: Patrick Butler Checked: [Signature] Date 1.11.11

**Initial DRD Review:**

Signed Preliminary Plan - Date 3-1-2010 Checked: Initial SOS Date 12/3/10  
 Planning Board Resolution - Date 2/1/10 Checked: Initial SOS Date 12/3/10  
 Site Plan Req'd for Development? Yes \_\_\_ No X Verified By: SOS (initial)  
 Site Plan Name: \_\_\_\_\_ Site Plan Number: \_\_\_\_\_  
 Planning Board Resolution - 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 OK Zoning  Bearings & Distances OK  
 Coordinates OK Plan # \_\_\_\_\_ Road/Alley Widths \_\_\_\_\_ Easements \_\_\_\_\_ Open Space N/A  
 Non-standard BRLs N/A Adjoining Land OK Vicinity Map  Septic/Wells N/A  
 TDR note N/A Child Lot note N/A Surveyor Cert  Owner Cert  Tax Map

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	7/14/10	7/30/10	7/29/10	Revise Plan II
Research	Bobby Fleury			7-19-10	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

**Final DRD Review:**

	Initial	Date
Consultant Notified (Final Mark-up):	<u>WM</u>	<u>4/1/11</u>
Final Mylar & DXF/DWG Received:	<u>WM</u>	<u>6/8/12</u>
Final Mylar Review Complete:	<u>WM</u>	<u>6/19/12</u>
<b>Board Approval of Plat:</b>		
Plat Agenda:	<u>WM</u>	<u>6/28/12</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
<b>MCDPS Approval of Plat:</b>		
Consultant Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
<b>Plat Reproduction:</b>		
Addressing:	_____	_____
File Card Update:	_____	_____
Final Zoning Book Check:	_____	_____
Update Address Books with Plat #:	_____	_____
Update Plat Books for Resubdivision:	_____	_____
Complete Reproduction:	_____	_____
Notify Consultant to Seal Plats:	_____	_____
Surveyor's Seal Complete:	_____	_____
Sent to Courthouse for Recordation:	_____	_____
Recordation Info Entered into Hansen	_____	_____

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

