



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


MCPB
Item # 1B
6-13-2013

MEMORANDUM

DATE: June 5, 2013

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 13, 2013

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:

Jerusalem – Plat No. 220090920
Briars Acres – Plat No. 220100320 (Revision)
Seneca Springs – Plat No. 220100570 - 220100580
Somerset Heights – Plat No. 220131210
Alta Vista Terrace – Plat No. 220131280

Plat Name: Jerusalem
Plat # 220090920

Location: Located at the terminus of Jerusalem Church Terrace, approximately 1,100 feet northwest of Jerusalem Church Road.

Master Plan: Agriculture and Rural Open Space

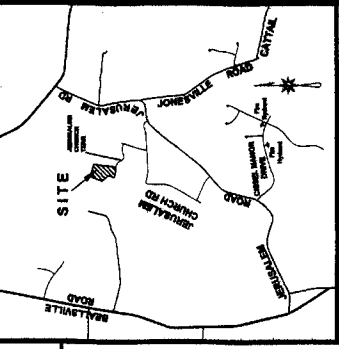
Plat Details: RMH-200 zone, 3 lots
Private Well, Private Septic & Community Sewer

Applicant: Florence Prather

The 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. 120070680 (MCPB Resolution No. 08-149), 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.

MARYLAND STATE
NAD83/91 DATUM

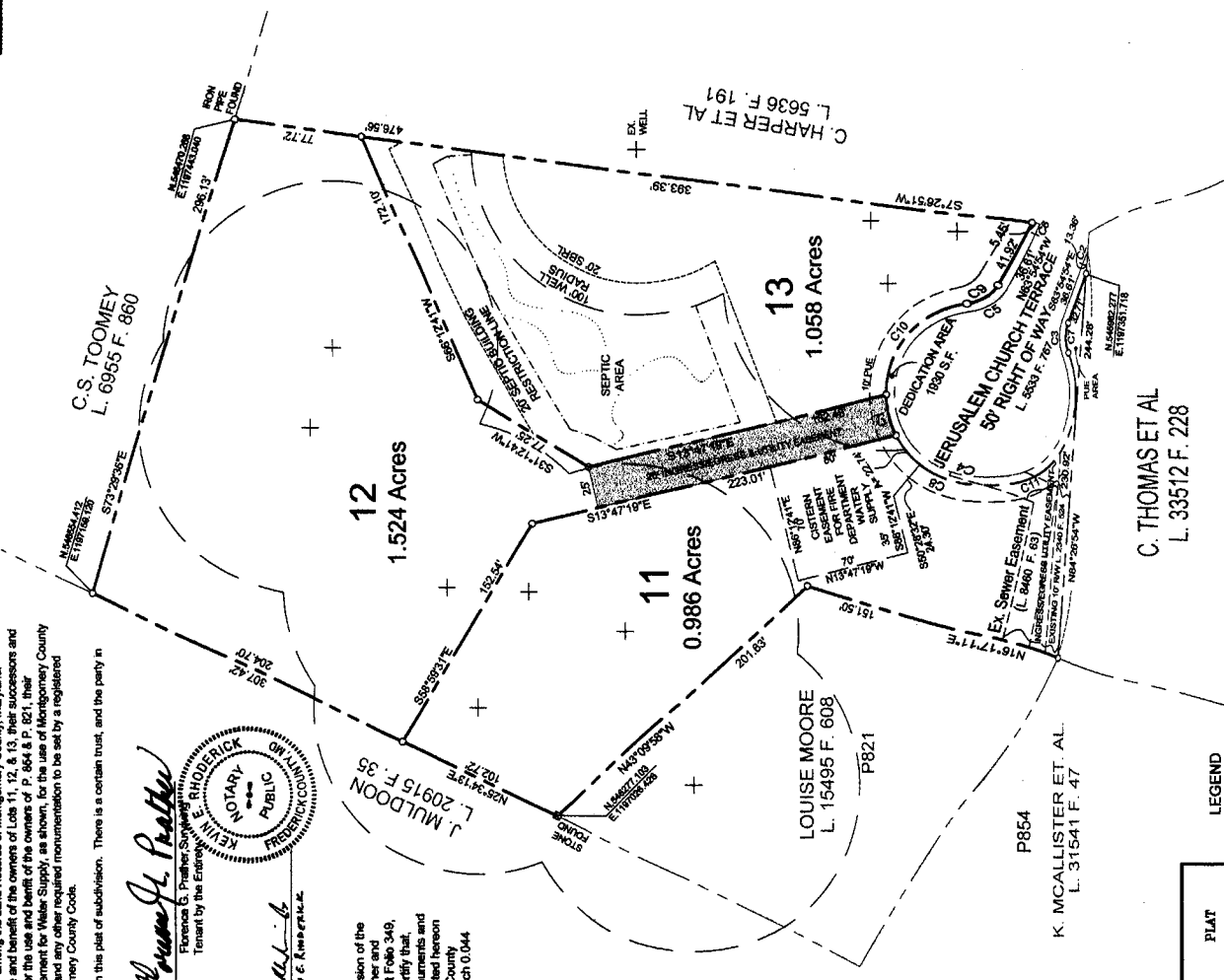


- NOTES**
1. PROPERTY ZONED RMH-300 AT DATE OF RECORDATION. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING CODE.
 2. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY SUBDIVISION PLAN NO. 12017680. MAP RESOLUTION DATED 08/14/08. ENTITLED "PRAIRIE PROPERTY". PER PLANNING BOARD RESOLUTION DATED 12/10/08. AT ITS MEETING OF 1/12/09. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
 3. LOTS 11, 12 & 13 TO BE SERVED BY PUBLIC SEWER AND INDIVIDUAL WELL. LOT 13 TO BE SERVED BY PRIVATE SEPTIC SYSTEM AND INDIVIDUAL WELL. EXISTING SEWER AND WATER CATEGORIES S-3, W-5.
 4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW INCLUDING APPROVAL OF A FINAL CONSERVATION PLAN AND AN APPROPRIATE AGREEMENT PRIOR TO ISSUANCE OF A SEWAGE CONTROL PERMIT.
 5. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, SHALL APPLY TO THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
 6. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.
 7. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP GRID CT 343, W.S.S.C. GRID 2280W115.
 8. SEPTIC FIELD BUILDING RESTRICTION LINE SUBJECT TO CHANGE UPON REAPPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC SECTION.
 9. SEPTIC AREA SERVING LOT 13 IS APPROVED FOR A 3 BEDROOM HOUSE.
 10. LOT 11 IS SUBJECT TO THE EASEMENT SHOWN HEREON FOR THE PLACEMENT OF A WATER SUPPLY BY THE MONTGOMERY COUNTY FIRE DEPARTMENT.

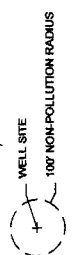
SUBDIVISION RECORD PLAT
LOTS 11, 12 & 13
JERUSALEM
 ELECTION DISTRICT 3
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 50'
DECEMBER 2009

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 1000 W. WOODLAND ROAD
 GAITHERSBURG, MARYLAND 20877
 (301) 994-5804

1844642A



PLAT TOTALS	
NUMBER OF LOTS	3
AREA OF LOTS	3.568 ACS
AREA OF DEDICATION	0.044 ACS
TOTAL AREA SHOWN ON PLAT	3.812 ACS



OWNER'S CERTIFICATION
 The undersigned, owner of the property shown hereon, hereby adopts this plan of subdivision. Dedicate the area adjacent to Jerusalem Church Terrace to the public use, grant a public utility easement, shown hereon, to those parties named in the document entitled "Declaration of Terms and Provisions of Public Utility Easements" as recorded in Liber 3534 at Folio 457 among the Land Records of Montgomery County, Maryland. Establish an Ingress/Egress & Utility easement over part of Lot 12 for the use and benefit of the owners of Lots 11, 12, & 13, their successors and assigns. Establish an Ingress/Egress & Utility easement over part of Lot 11 for the use and benefit of the owners of P. 864 & P. 821, their successors and assigns. Establish and grant to Montgomery County an Easement for Water Supply, as shown, for the use of Montgomery County Fire and Rescue Services. The owner will cause all property corner markers and any other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(e) of the Montgomery County Code.

There are no suits, liens, or mortgages, affecting the property including in this plat of subdivision. There is a certain trust, and the party in interest thereto has hereon indicated its assent.

Thomas A. Maddox
 Witness
 Date: 03-10-13

Kevin E. Prather
 Notary Public
 Florence G. Prather, Surveyor
 Tenant by the Entirety

Lauren E. Valentine
 Mortgage Electronic Registration Systems, Inc.
 Date: 5/13/13

SURVEYOR'S CERTIFICATION
 I hereby certify that the plat shown hereon is correct; that it is a subdivision of the land described in a deed from Florence G. Prather to Florence G. Prather and Glenn D. Prather, dated June 30, 1987, and recorded in Liber 15205 at Folio 349, among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set as delineated hereon in accordance with the provisions of Section 50-24(e) of Montgomery County Code. The total area included on this plat is 3.812 acres of land, of which 0.044 acres of 1900 square feet is dedicated to the public use.

Thomas A. Maddox
 Thomas A. Maddox
 Registered Professional Land Surveyor
 MD #10860 - Expires 4/30/2014

CURVE TABLE

BEARING	CHORD	RAD. ARC	DELTA
C1	S70°20'46"W	25.07	50.07
C2	N82°25'54"E	25.07	25.07
C3	N88°51'12"E	22.36	23.16
C4	S26°45'05"W	60.00	240.91
C5	N37°21'00"W	22.36	23.16
C6	N62°35'33"W	7.05	152.77
C7	N66°31'27"E	17.89	20.00
C8	N28°10'00"E	66.00	50.00
C9	N37°21'00"E	17.89	20.00
C10	N50°38'04"W	70.51	56.00
C11	S26°45'04"E	110.00	55.00

APPROVED	DATE
DIRECTOR	
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION	
MONTGOMERY COUNTY PLANNING BOARD	
CHAIRMAN	ASST. SECRETARY-TREASURER
DATE	DATE

220090120

RECORD PLAT REVIEW SHEET

Plat Name: Jerusalem Plat Number: 220090920
 Plan Name: Prather Property Plan Number: 120070680
 Plat Submission Date: 3-5-09
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: P. Weaver Checked: PAW Date 9/29/09

Initial DRD Review:

Signed Preliminary Plan - Date 1-7-09 Checked: Initial SSS Date 4-2-09
 Planning Board Opinion - Date 10/10/08 Checked: Initial SSS Date 4-2-09
 Site Plan Req'd for Development? Yes No Verified By: SSS (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 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>E. Gibson</u>	<u>3-11-09</u>	<u>3-27-09</u>	<u>3-25-09</u>	<u>No REVISIONS</u>
Research	Bobby Fleury	↓	↓		
SHA	Doug Mills	↓	↓		
PEPCO	Steve Baxter	↓	↓		
Parks	Doug Powell	↓	↓		
DRD	Nellie Carey	↓	↓	<u>3-12-09</u>	<u>OK</u>

Final DRD Review:

DRD Review Complete: Initial SSS Date 6-4-2013
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): Initial SSS Date 9-9-2009
 Final Mylar w/Mark-up & PDF Rec'd: Initial SSS Date 5-22-2013

Board Approval of Plat:

Plat Agenda: Initial SSS Date 6-13-2013

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. _____



Scale: 1" = 50'

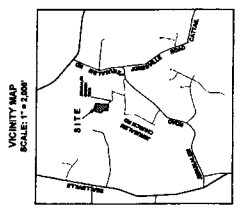
Date: March 2007

Bentley & Associates, Inc.
Land Surveyors/Engineers
(Certified in MD 2007)



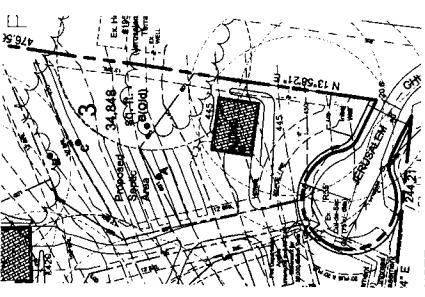
PRELIMINARY PLAN
PRATHER PROPERTY
Montgomery County, Maryland

PREPARED FOR
FLORENCE PRATHER
PO BOX 57
POOLESVILLE, MD 20837
301.872.8684



ZONING STANDARDS:

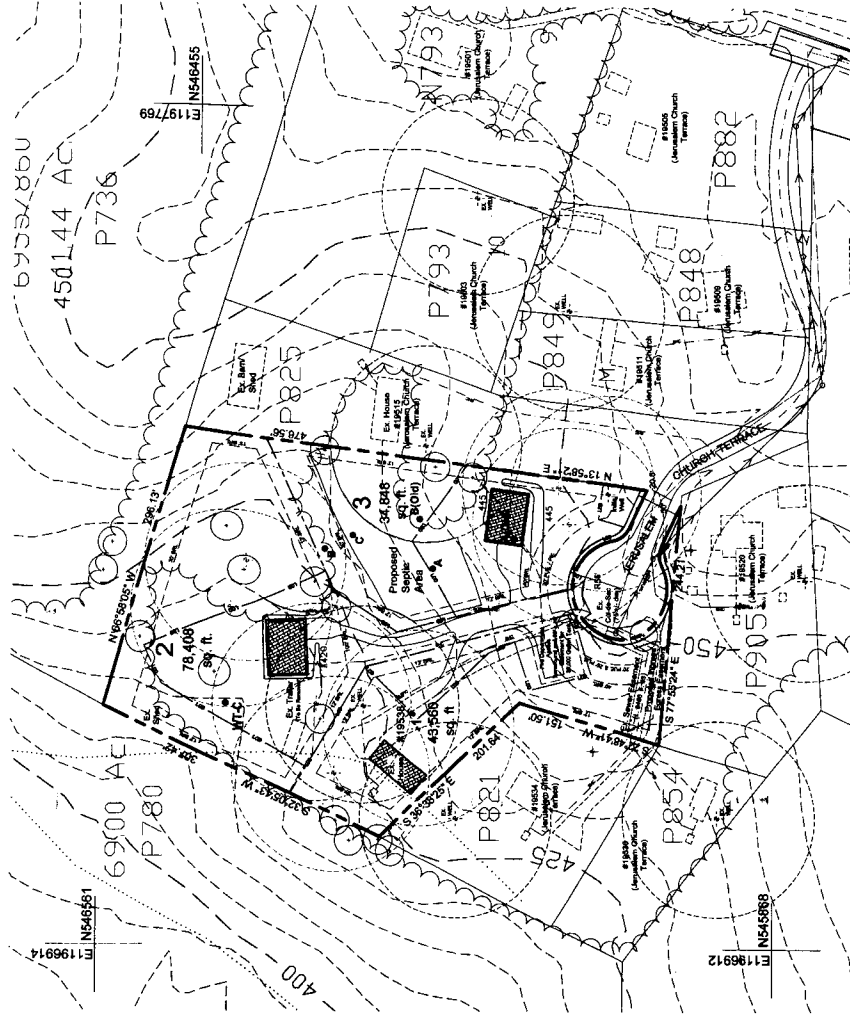
ZONE	Required	Provided
RE-200	Minimum 20,000 sq. ft.	34,000 sq. ft. or larger
Front Setback	40'	40' or more
Sideways	12' min., 25' total	12' or more
Rearyard	30'	30' or more
Building Height	50' Max.	50' or less
Lot Coverage	25% Max.	Lot 2 28%, Lot 3 30%
Lot Width	100'	100' or more



NOTE:
SOURCE OF TWO FOOT CONTOUR INTERVAL
TOPOGRAPHY:
THOMAS A. MADDOX, PLS
8007 SOUTHWIND DRIVE CT
BANDS SEVEN, MD 20877
301-884-5904

NOTES:

1. AREA OF PROPERTY - 3.8 acres
2. EXISTING ZONING - R-200 THE R-200 ZONE - 3
3. EXISTING SEWER & WATER SERVICE CATEGORIES - S-3 W-4
4. TWO LOTS TO BE SERVED BY INDIVIDUAL WELLS AND PUBLIC SEWER
5. ONE LOT TO BE SERVED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS
6. DEVELOPMENT STANDARDS (R-200)
7. FRONTIERS - 40'
8. REARYARDS - 25' min 12' minimum
9. MINIMUM Lot area - 20,000 sq ft
10. UTILITIES TO BE PROVIDED BY: WSSC, Washington Gas, Verizon, Potomac Edison



SEWAGE DISPOSAL SYSTEM DESIGN DATA:

LOT	Area (sq. ft.)	Volume (cu. ft.)	Flow (gpd)	Flow (mgd)	Flow (cfs)	Flow (gpm)
1	45,144	1,354,320	1,354	0.0031	0.0001	1.35
2	43,388	1,299,540	1,299	0.0030	0.0001	1.30
3	43,388	1,299,540	1,299	0.0030	0.0001	1.30

CERTIFIED PROFESSIONAL PLAN
The Engineering Profession Act, Article 22, Section 2-201
I, **Thomas A. Maddox**, PLS
Professional Engineer
No. 10010
Date: 3/20/07

NOTES:

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