



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



MCPB
Item # 1B
10-29-2015

MEMORANDUM

DATE: October 20, 2015

TO: Montgomery County Planning Board

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

FROM: Stephen Smith, Senior Planner 
Jay Beatty, Planner 
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for October 29, 2015

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:

220131550 Hidden Hill

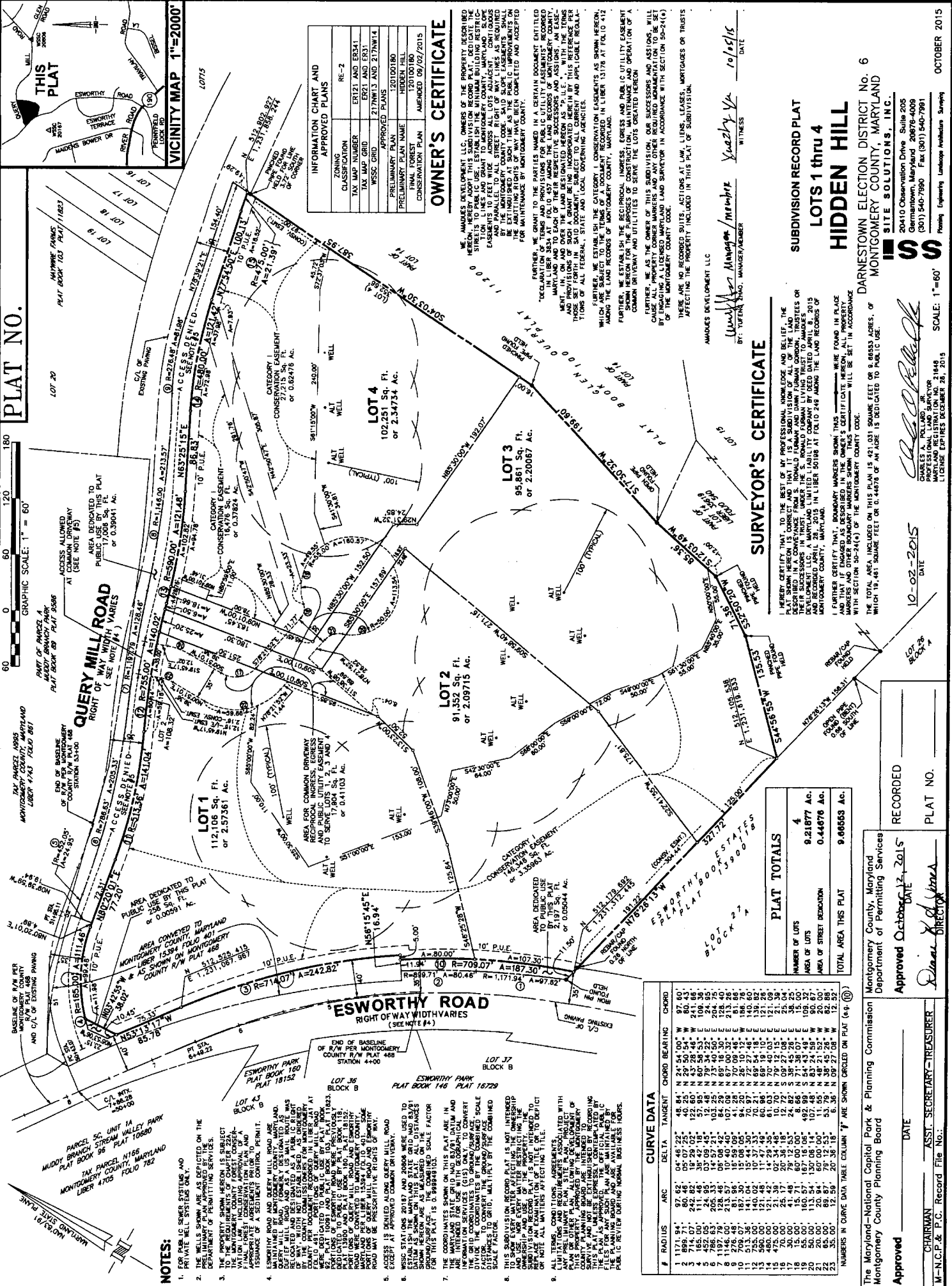
220150410 Clarksburg Village

220150530 Clarksburg Village

Plat Name: Hidden Hill
Plat #: 220131550

Location: located at the southeast quadrant of Query Mill Road and Esworthy Road
Master Plan: Potomac Sub-Region Master Plan
Plat Details: RE-2 zone; 4 lots
Applicants: Amadues Development, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined that the plat complies with Preliminary Plan No. 120100180 (MCPB Resolution No. 11-13), 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.



INFORMATION CHART AND APPROVED PLANS

TOWN	RE-2
CLASSIFICATION	
TAX MAP NUMBER	ER121 AND ER341
TAX MAP GRID	ER21 AND ER31
WSSC GRID	217NW13 AND 217NW14
APPROVED PLAN	120100180
PRELIMINARY PLAN NAME	HIDDEN HILL
FINAL FOREST CONSERVATION PLAN	120100180
AUTHOR	MICROED 08/09/2015

OWNER'S CERTIFICATE

WE, AMMOES DEVELOPMENT LLC, OWNERS OF THE PROPERTY DESCRIBED IN THE ATTACHED RECORDS, HEREBY ESTABLISH THE MINIMAL BUILDING RESTRICTIONS, EASEMENTS AND RIGHTS TO MOUNTAIN VIEW, MARYLAND, SLOPE AND PARALLEL TO ALL STREETS TO BE CONVEYED AS SHOWN HEREON, AND PARALLEL TO ALL STREETS TO BE CONVEYED AS SHOWN HEREON, BY THE MOUNTAIN VIEW, MARYLAND, SLOPE AND PARALLEL TO ALL STREETS TO BE CONVEYED AS SHOWN HEREON, TO THE PROPERTY TO BE SUBDIVIDED AS SHOWN HEREON, FOR MAINTENANCE BY MOUNTAIN VIEW, MARYLAND, SLOPE AND PARALLEL TO ALL STREETS TO BE CONVEYED AS SHOWN HEREON.

FURTHER, WE GRANT TO THE PARTIES NAMED IN A CERTAIN DOCUMENT ENTITLED "DEED TO MOUNTAIN VIEW, MARYLAND, SLOPE AND PARALLEL TO ALL STREETS TO BE CONVEYED AS SHOWN HEREON," TO EACH OF THE IR RESPECTIVE SUCCESSORS AND ASSIGNS, AN EASEMENT AND PROVISIONS OF SUCH A GRANT BEING INCORPORATED BY REFERENCE INTO THESE SET FORTH IN SAID DOCUMENT, SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

FURTHER, WE ESTABLISH THE CATEGORY I CONSERVATION EASEMENTS AS SHOWN HEREON, AND THAT IF ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY DESCRIBED HEREON SHALL REMAIN FOREVER UNDEVELOPED AND SHALL BE SET OFF BY ENJOINING A LICENSED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 28-241(C) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO UNRECORDED SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS SUBDIVISION.

WE, AMMOES DEVELOPMENT LLC, MANAGER/MEMBER OF THE BOARD OF MANAGERS, DO HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE DESCRIBED HEREON IS CORRECT AND THAT IT IS A SUBDIVISION OF ALL OF THE LAND DESCRIBED IN THE RECORDS REFERENCED IN THE OWNER'S CERTIFICATE HEREON, AND THAT THE TOTAL AREA, INCLUDING ON-LINE AREAS, IS AS SHOWN ON THESE RECORDS AND IS 19,481 SQUARE FEET OR 0.4478 OF AN ACRE, AS INDICATED ON THESE RECORDS.

SURVEYOR'S CERTIFICATE

I, Shailes A. Pollard, Jr., DO HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE DESCRIBED HEREON IS CORRECT AND THAT IT IS A SUBDIVISION OF ALL OF THE LAND DESCRIBED IN THE RECORDS REFERENCED IN THE OWNER'S CERTIFICATE HEREON, AND THAT THE TOTAL AREA, INCLUDING ON-LINE AREAS, IS AS SHOWN ON THESE RECORDS AND IS 19,481 SQUARE FEET OR 0.4478 OF AN ACRE, AS INDICATED ON THESE RECORDS.

OWNER'S CERTIFICATE

WE, AMMOES DEVELOPMENT LLC, OWNERS OF THE PROPERTY DESCRIBED IN THE ATTACHED RECORDS, HEREBY ESTABLISH THE MINIMAL BUILDING RESTRICTIONS, EASEMENTS AND RIGHTS TO MOUNTAIN VIEW, MARYLAND, SLOPE AND PARALLEL TO ALL STREETS TO BE CONVEYED AS SHOWN HEREON, AND PARALLEL TO ALL STREETS TO BE CONVEYED AS SHOWN HEREON, BY THE MOUNTAIN VIEW, MARYLAND, SLOPE AND PARALLEL TO ALL STREETS TO BE CONVEYED AS SHOWN HEREON, TO THE PROPERTY TO BE SUBDIVIDED AS SHOWN HEREON, FOR MAINTENANCE BY MOUNTAIN VIEW, MARYLAND, SLOPE AND PARALLEL TO ALL STREETS TO BE CONVEYED AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, Shailes A. Pollard, Jr., DO HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE DESCRIBED HEREON IS CORRECT AND THAT IT IS A SUBDIVISION OF ALL OF THE LAND DESCRIBED IN THE RECORDS REFERENCED IN THE OWNER'S CERTIFICATE HEREON, AND THAT THE TOTAL AREA, INCLUDING ON-LINE AREAS, IS AS SHOWN ON THESE RECORDS AND IS 19,481 SQUARE FEET OR 0.4478 OF AN ACRE, AS INDICATED ON THESE RECORDS.

PLAT TOTALS

NUMBER OF LOTS	4
AREA OF LOTS	9.21877 AC.
AREA OF STREET REDUCTION	0.44676 AC.
TOTAL AREA THIS PLAT	9.66553 AC.

CURVE DATA

#	RADIUS	ARC	DELTA	TANGENT	CHORD	BEARING	CHORD
1	1171.94'	97.88'	04° 45' 22"	48.84'	24.54 00"	N 24° 54' 00" E	97.88'
2	714.07'	242.82'	16° 29' 02"	122.60'	60.56 24"	N 60° 56' 24" E	242.82'
3	185.00'	111.48'	38° 42' 18"	57.89'	30.45 18"	N 30° 45' 18" E	111.48'
4	786.63'	206.35'	15° 27' 21"	103.24'	51.62 21"	N 51° 62' 21" E	206.35'
5	1197.78'	128.48'	08° 06' 42"	64.29'	32.18 30"	N 32° 18' 30" E	128.48'
6	726.48'	137.36'	11° 16' 06"	68.50'	34.25 06"	N 34° 25' 06" E	137.36'
7	709.07'	187.30'	15° 08' 06"	94.20'	47.10 06"	N 47° 10' 06" E	187.30'
8	713.06'	141.04'	10° 15' 39"	70.97'	35.48 39"	N 35° 48' 39" E	141.04'
9	490.00'	121.48'	11° 47' 48"	60.68'	30.34 48"	N 30° 34' 48" E	121.48'
10	700.00'	251.17'	20° 36' 18"	122.72'	61.36 18"	N 61° 36' 18" E	251.17'
11	30.00'	41.48'	78° 12' 53"	24.82'	12.50 53"	N 12° 50' 53" E	41.48'
12	50.00'	66.00'	89° 59' 54"	38.25'	19.12 54"	N 19° 12' 54" E	66.00'
13	50.00'	103.54'	130° 08' 14"	107.48'	8.54 24 58"	N 8° 54' 24 58" E	103.54'
14	50.00'	62.87'	111° 59' 11"	59.87'	29.21 52"	N 29° 21' 52" E	62.87'
15	35.00'	45.00'	90° 00' 00"	35.00'	35.00 00"	N 35° 00' 00" E	45.00'
16	35.00'	20.36'	20° 36' 18"	8.36'	09 27 08"	N 09° 27' 08" E	20.36'

NOTES:

- FOR PUBLIC POWER SYSTEMS AND PRIVATE WELLS SYSTEMS ONLY.
- THE WELLS SHOWN ARE AS LOCATED ON THE MOUNTAIN VIEW, MARYLAND, SLOPE AND PARALLEL TO ALL STREETS TO BE CONVEYED AS SHOWN HEREON, TO THE PROPERTY TO BE SUBDIVIDED AS SHOWN HEREON, FOR MAINTENANCE BY MOUNTAIN VIEW, MARYLAND, SLOPE AND PARALLEL TO ALL STREETS TO BE CONVEYED AS SHOWN HEREON.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY CODE, WHICH PROVIDES FOR THE PROTECTION OF WATERSHEDS AND STREAMS FROM POLLUTION AND OTHER HARMFUL ACTIVITIES. ANY APPROPRIATE AGREEMENTS FOR THE PROTECTION OF WATERSHEDS AND STREAMS SHALL BE OBTAINED PRIOR TO THE ISSUANCE OF A PERMIT TO EXCAVATE.
- ESWORTHY ROAD AND QUERY MILL ROAD ARE SHOWN AS EXISTING PAVED ROADS. THE DEED TO MOUNTAIN VIEW, MARYLAND, SLOPE AND PARALLEL TO ALL STREETS TO BE CONVEYED AS SHOWN HEREON, TO THE PROPERTY TO BE SUBDIVIDED AS SHOWN HEREON, FOR MAINTENANCE BY MOUNTAIN VIEW, MARYLAND, SLOPE AND PARALLEL TO ALL STREETS TO BE CONVEYED AS SHOWN HEREON, SHALL BE INCORPORATED BY REFERENCE INTO THESE RECORDS. THE DEED TO MOUNTAIN VIEW, MARYLAND, SLOPE AND PARALLEL TO ALL STREETS TO BE CONVEYED AS SHOWN HEREON, SHALL BE INCORPORATED BY REFERENCE INTO THESE RECORDS. THE DEED TO MOUNTAIN VIEW, MARYLAND, SLOPE AND PARALLEL TO ALL STREETS TO BE CONVEYED AS SHOWN HEREON, SHALL BE INCORPORATED BY REFERENCE INTO THESE RECORDS.
- ACCESS IS DENIED ALONG QUERY MILL ROAD EXCEPT AT APPROVED COMMON DRIVEWAYS.
- WSSC SECTION 20187 AND 20804 WERE USED TO SHOW HEREON AS MEASURED ON THE GROUND. THE COORDINATES SHOWN ON THIS PLAT ARE IN THE MOUNTAIN VIEW, MARYLAND, SLOPE AND PARALLEL TO ALL STREETS TO BE CONVEYED AS SHOWN HEREON, TO THE PROPERTY TO BE SUBDIVIDED AS SHOWN HEREON, FOR MAINTENANCE BY MOUNTAIN VIEW, MARYLAND, SLOPE AND PARALLEL TO ALL STREETS TO BE CONVEYED AS SHOWN HEREON.
- THE COORDINATES SHOWN ON THIS PLAT ARE IN THE MOUNTAIN VIEW, MARYLAND, SLOPE AND PARALLEL TO ALL STREETS TO BE CONVEYED AS SHOWN HEREON, TO THE PROPERTY TO BE SUBDIVIDED AS SHOWN HEREON, FOR MAINTENANCE BY MOUNTAIN VIEW, MARYLAND, SLOPE AND PARALLEL TO ALL STREETS TO BE CONVEYED AS SHOWN HEREON.
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO AFFECT ANY PREVIOUS RECORDS. THIS PROPERTY IS APPROVED BY THE MONTGOMERY COUNTY BOARD OF PLANNING AND ZONING. THIS PROPERTY IS APPROVED BY THE MONTGOMERY COUNTY BOARD OF PLANNING AND ZONING. THIS PROPERTY IS APPROVED BY THE MONTGOMERY COUNTY BOARD OF PLANNING AND ZONING.
- ANY PRELIMINARY PLAN, SITE PLAN, PROJECT OF CONSTRUCTION, OR OTHER DOCUMENTS DESCRIBED IN THIS SUBDIVISION RECORD PLAT SHALL BE EXTINGUISHED BY RECORDING THIS PLAT. ANY SUCH PLAN OR MAP MAINTAINED BY THE PROPERTY OWNER SHALL BE EXTINGUISHED BY RECORDING THIS PLAT. ANY SUCH PLAN OR MAP MAINTAINED BY THE PROPERTY OWNER SHALL BE EXTINGUISHED BY RECORDING THIS PLAT.

PLAT NO. 10-02-2015

RECORDED

DATE

Shailes A. Pollard, Jr. DIRECTOR

Montgomery County, Maryland Department of Permitting Services

Approved October 13, 2015

PLAT NO.

OWNER'S CERTIFICATE

WE, AMMOES DEVELOPMENT LLC, OWNERS OF THE PROPERTY DESCRIBED IN THE ATTACHED RECORDS, HEREBY ESTABLISH THE MINIMAL BUILDING RESTRICTIONS, EASEMENTS AND RIGHTS TO MOUNTAIN VIEW, MARYLAND, SLOPE AND PARALLEL TO ALL STREETS TO BE CONVEYED AS SHOWN HEREON, AND PARALLEL TO ALL STREETS TO BE CONVEYED AS SHOWN HEREON, BY THE MOUNTAIN VIEW, MARYLAND, SLOPE AND PARALLEL TO ALL STREETS TO BE CONVEYED AS SHOWN HEREON, TO THE PROPERTY TO BE SUBDIVIDED AS SHOWN HEREON, FOR MAINTENANCE BY MOUNTAIN VIEW, MARYLAND, SLOPE AND PARALLEL TO ALL STREETS TO BE CONVEYED AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, Shailes A. Pollard, Jr., DO HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE DESCRIBED HEREON IS CORRECT AND THAT IT IS A SUBDIVISION OF ALL OF THE LAND DESCRIBED IN THE RECORDS REFERENCED IN THE OWNER'S CERTIFICATE HEREON, AND THAT THE TOTAL AREA, INCLUDING ON-LINE AREAS, IS AS SHOWN ON THESE RECORDS AND IS 19,481 SQUARE FEET OR 0.4478 OF AN ACRE, AS INDICATED ON THESE RECORDS.

OWNER'S CERTIFICATE

WE, AMMOES DEVELOPMENT LLC, OWNERS OF THE PROPERTY DESCRIBED IN THE ATTACHED RECORDS, HEREBY ESTABLISH THE MINIMAL BUILDING RESTRICTIONS, EASEMENTS AND RIGHTS TO MOUNTAIN VIEW, MARYLAND, SLOPE AND PARALLEL TO ALL STREETS TO BE CONVEYED AS SHOWN HEREON, AND PARALLEL TO ALL STREETS TO BE CONVEYED AS SHOWN HEREON, BY THE MOUNTAIN VIEW, MARYLAND, SLOPE AND PARALLEL TO ALL STREETS TO BE CONVEYED AS SHOWN HEREON, TO THE PROPERTY TO BE SUBDIVIDED AS SHOWN HEREON, FOR MAINTENANCE BY MOUNTAIN VIEW, MARYLAND, SLOPE AND PARALLEL TO ALL STREETS TO BE CONVEYED AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, Shailes A. Pollard, Jr., DO HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE DESCRIBED HEREON IS CORRECT AND THAT IT IS A SUBDIVISION OF ALL OF THE LAND DESCRIBED IN THE RECORDS REFERENCED IN THE OWNER'S CERTIFICATE HEREON, AND THAT THE TOTAL AREA, INCLUDING ON-LINE AREAS, IS AS SHOWN ON THESE RECORDS AND IS 19,481 SQUARE FEET OR 0.4478 OF AN ACRE, AS INDICATED ON THESE RECORDS.

PLAT TOTALS

NUMBER OF LOTS	4
AREA OF LOTS	9.21877 AC.
AREA OF STREET REDUCTION	0.44676 AC.
TOTAL AREA THIS PLAT	9.66553 AC.

CURVE DATA

#	RADIUS	ARC	DELTA	TANGENT	CHORD	BEARING	CHORD
1	1171.94'	97.88'	04° 45' 22"	48.84'	24.54 00"	N 24° 54' 00" E	97.88'
2	714.07'	242.82'	16° 29' 02"	122.60'	60.56 24"	N 60° 56' 24" E	242.82'
3	185.00'	111.48'	38° 42' 18"	57.89'	30.45 18"	N 30° 45' 18" E	111.48'
4	786.63'	206.35'	15° 27' 21"	103.24'	51.62 21"	N 51° 62' 21" E	206.35'
5	1197.78'	128.48'	08° 06' 42"	64.29'	32.18 30"	N 32° 18' 30" E	128.48'
6	726.48'	137.36'	11° 16' 06"	68.50'	34.25 06"	N 34° 25' 06" E	137.36'
7	709.07'	187.30'	15° 08' 06"	94.20'	47.10 06"	N 47° 10' 06" E	187.30'
8	713.06'	141.04'	10° 15' 39"	70.97'	35.48 39"	N 35° 48' 39" E	141.04'
9	490.00'	121.48'	11° 47' 48"	60.68'	30.34 48"	N 30° 34' 48" E	121.48'
10	700.00'	251.17'	20° 36' 18"	122.72'	61.36 18"	N 61° 36' 18" E	251.17'
11	30.00'	41.48'	78° 12' 53"	24.82'	12.50 53"	N 12° 50' 53" E	41.48'
12	50.00'	66.00'	89° 59' 54"	38.25'	19.12 54"	N 19° 12' 54" E	66.00'
13	50.00'	103.54'	130° 08' 14"	107.48'	8.54 24 58"	N 8° 54' 24 58" E	103.54'
14	50.00'	62.87'	111° 59' 11"	59.87'	29.21 52"	N 29° 21' 52" E	62.87'
15	35.00'	45.00'	90° 00' 00"	35.00'	35.00 00"	N 35° 00' 00" E	45.00'
16	35.00'	20.36'	20° 36' 18"	8.36'	09 27 08"	N 09° 27' 08" E	20.36'

PLAT NO. 10-02-2015

RECORDED

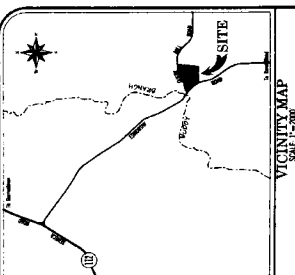
DATE

Shailes A. Pollard, Jr. DIRECTOR

Montgomery County, Maryland Department of Permitting Services

Approved October 13, 2015

PLAT NO.



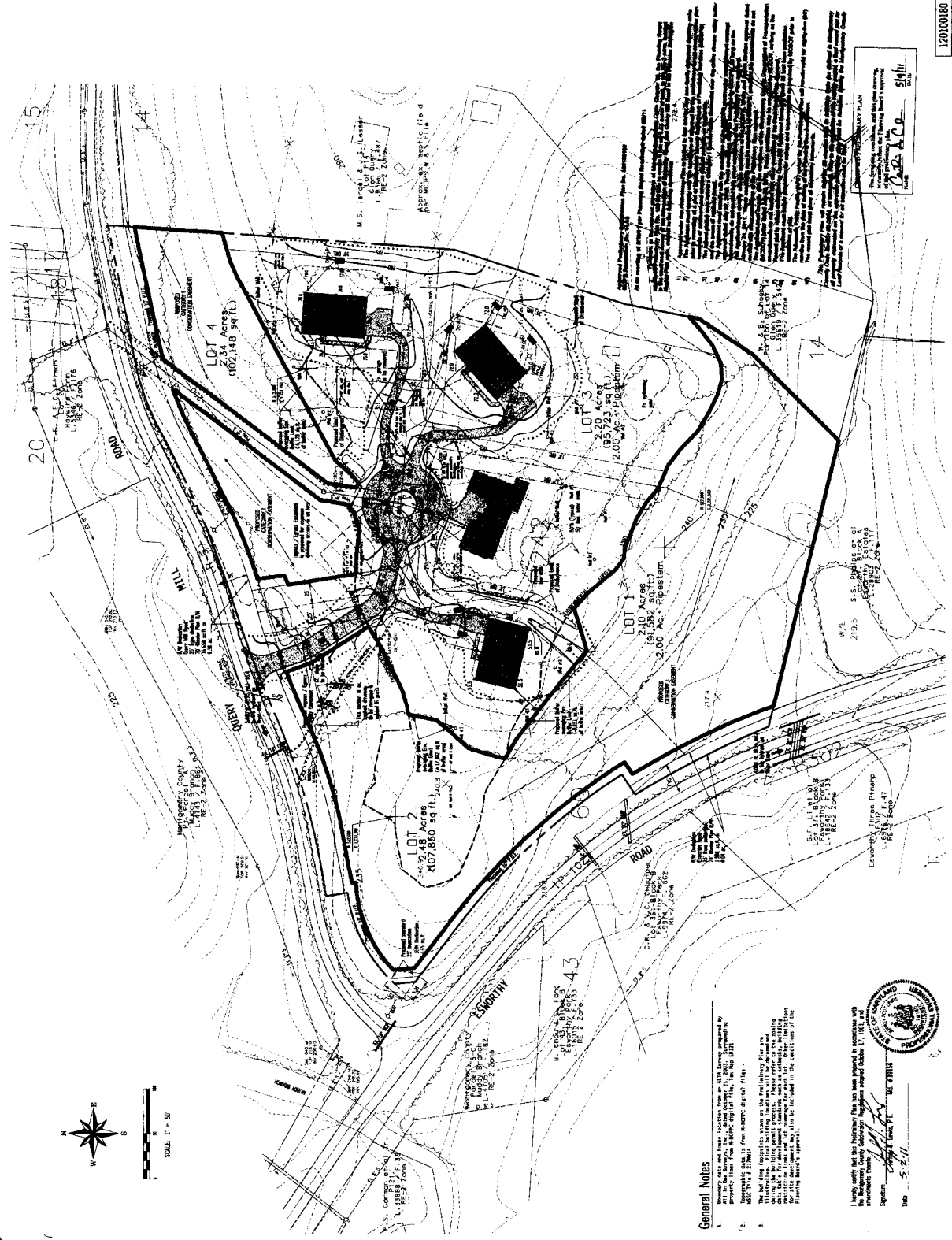
SITE DATA

RE-Z

1. Gross Tract Area: 5,008 AC. (64,408 AC (R.))
2. Net Tract Area: 0.43 AC. (10,797 AC (R.))
3. Net Tract Area: 0.12 AC. (29,700 AC (R.))
4. Net Tract Area: 0.12 AC. (29,700 AC (R.))
5. Net Tract Area: 0.12 AC. (29,700 AC (R.))
6. Net Tract Area: 0.12 AC. (29,700 AC (R.))
7. Net Tract Area: 0.12 AC. (29,700 AC (R.))
8. Net Tract Area: 0.12 AC. (29,700 AC (R.))
9. Net Tract Area: 0.12 AC. (29,700 AC (R.))
10. Net Tract Area: 0.12 AC. (29,700 AC (R.))
11. Net Tract Area: 0.12 AC. (29,700 AC (R.))
12. Net Tract Area: 0.12 AC. (29,700 AC (R.))

RE-2 DEVELOPMENT STANDARDS

STANDARD	REQUIRED	PROPOSED
Minimum Lot Area	2.0 Acres	2.0 Acres
Minimum Lot Width	100 Feet	100 Feet
Minimum Lot Depth	100 Feet	100 Feet
Minimum Setback From Street	50 Feet	50 Feet
Minimum Setback From Adjacent Lot	10 Feet	10 Feet
Minimum Setback From Right-of-Way	10 Feet	10 Feet
Minimum Setback From Other Structures	50 Feet	50 Feet
Minimum Building Coverage	35%	35%



120100180

PRELIMINARY PLAN
HIDDEN HILL
 132° ELECTION DISTRICT #5
 MONTGOMERY COUNTY, MARYLAND

General Notes

1. Boundary data and base location from an all-survey prepared by [Name] from [Date].
2. [Name] is the author of this plan.
3. [Name] is the author of this plan.

OWNER:
 S. Ronald Furman
 13211 Query Mill Road
 North Potomac, Md. 20878

DATE: 5-2-11

SCALE: 1" = 50'

LEGEND:

- 1. Survey made on [Date] for [Purpose]
- 2. [Name] is the author of this plan.
- 3. [Name] is the author of this plan.

NOTES:

The [Name] has been prepared in accordance with the [Code] of Montgomery County, Maryland.

DATE: 5-2-11

SCALE: 1" = 50'

LEGEND:

- 1. Survey made on [Date] for [Purpose]
- 2. [Name] is the author of this plan.
- 3. [Name] is the author of this plan.