



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

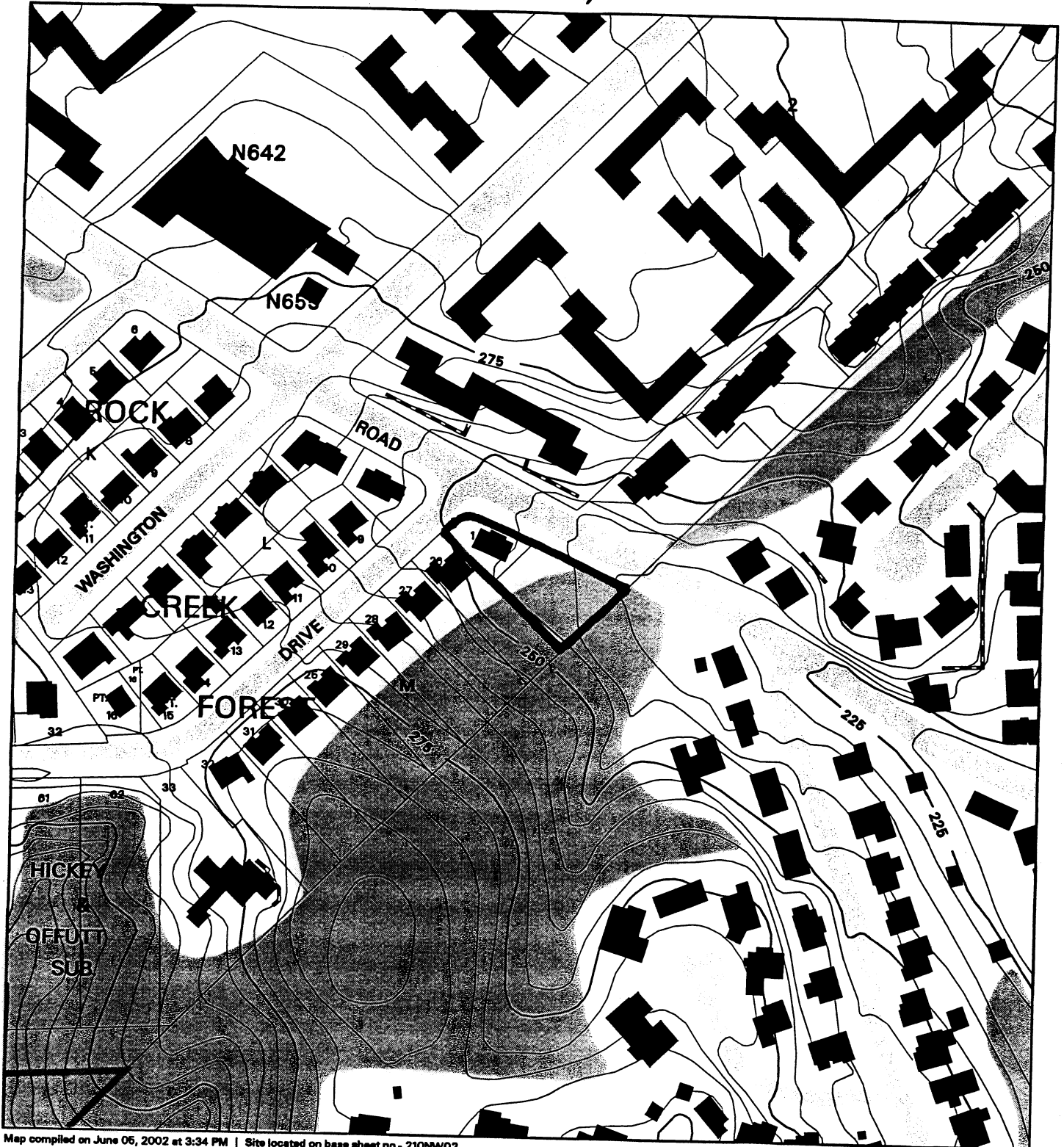
DATE: July 03, 2002
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Development Review Division
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for July 11, 2002.

Attached are copies of plan drawings for Items #07, #08, #09, #10, #11. These subdivision items are scheduled for Planning Board consideration on July 11, 2002. The items are further identified as follows:

- Agenda Item #07 - Preliminary Plan 1-98092E
Rock Spring Center (Camalier/Davis)
- Agenda Item #08 - Preliminary Plan 1-02073
Yetley Property
- Agenda Item #09 - Preliminary Plan 1-02015
Linthicum Property
- Agenda Item #10 - Preliminary Plan 1-02100
~~Muncaster Manor~~
- Agenda Item #11 - Subdivision Regulation Waiver SRW-02011
Rock Creek Forest

Attachment

VICINITY MAP FOR
ROCK CREEK FOREST (SRW-02011)



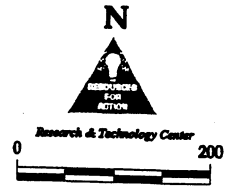
Map compiled on June 06, 2002 at 3:34 PM | Site located on base sheet no - 210NW02

NOTICE

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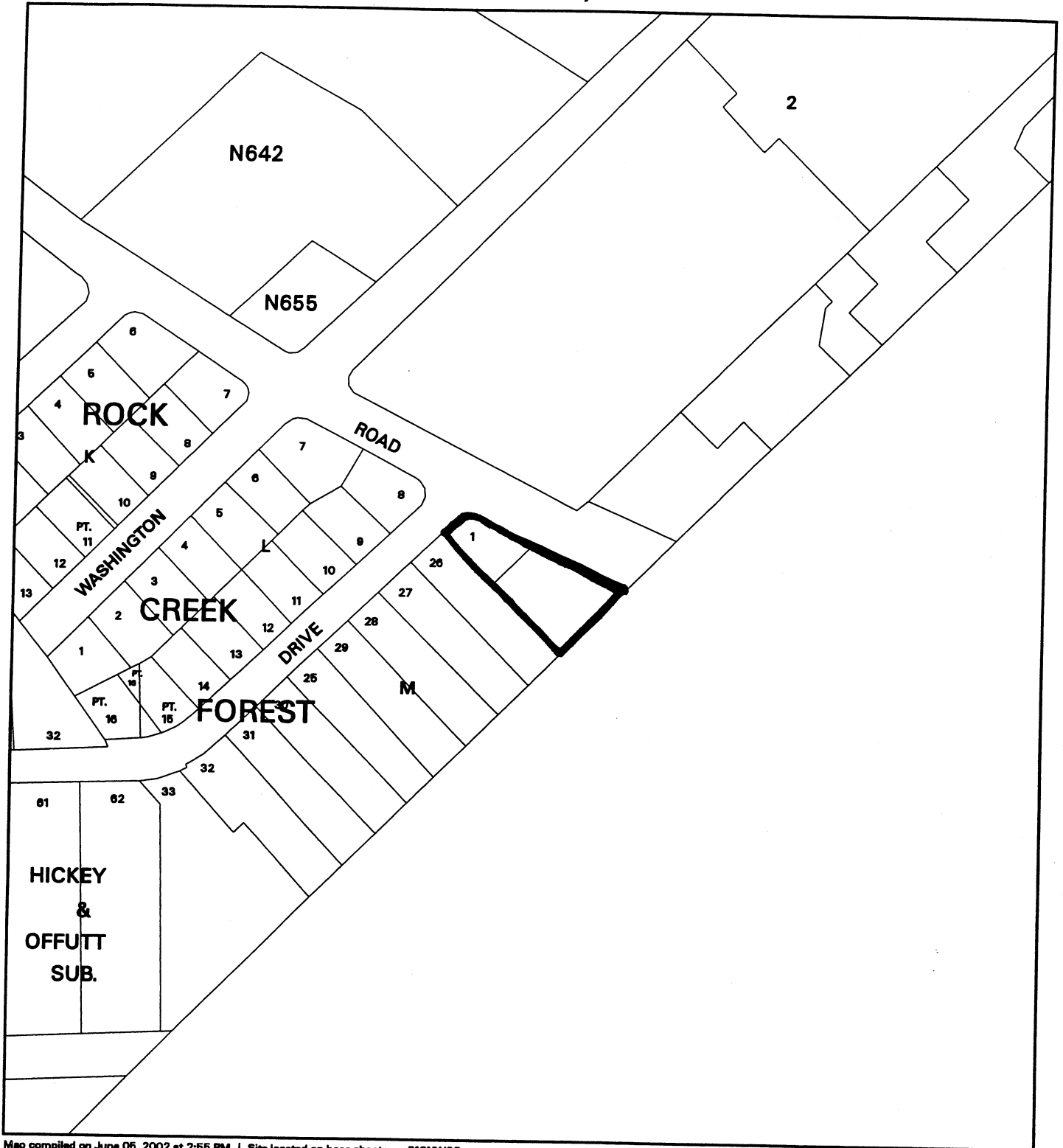
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998



VICINITY MAP FOR

ROCK CREEK FOREST (SRW-02011)



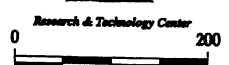
Map compiled on June 06, 2002 at 2:55 PM | Site located on base sheet no - 210NW02

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1 : 2400

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AND THAT IT IS A RESUBDIVISION OF LOT 1 AND THE ABUTTING PORTION OF WESTERN AVENUE ASSEMBLED BY MONTGOMERY COUNTY PLANNING BOARD RESOLUTION NO. 99-1448 IN BLOCK M IN A SUBDIVISION OF ROCK CREEK FOREST AS PLAT NO. 2550 AS PLAT NO. 2550 AS ACQUIRED BY JOHN E. MAGEE AND PATRICIA P. CAPERONES AS PLAT NO. 2550; IT IS ALSO THE LAND AMONG THE AFORESAID LAND RECORDS AND THAT PROPERTY MAPS SHOWING THIS RESUBDIVISION ACCORDANCE WITH SECTION 50-24 OF THE MONTGOMERY COUNTY CODE. THERE IS NO STREET DEDICATION BY THIS PLAN.

DATE: 9/21/02
 RICHARD H. KEHR, PROFESSIONAL LAND SURVEYOR 4930

OWNER'S CERTIFICATION

PATRICIA P. CAPERONES, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS PLAN OF RESUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT THE FIFTY (50) FOOT WIDE TYPE I CONSERVATION EASEMENT AS SHOWN, HEREON WITH THE TERMS AND PROVISIONS OF SUCH GRANT TO THE LAND RECORDS OF THE MONTGOMERY COUNTY, MARYLAND IN LIBER 1317B AT FOLIO 412 AND GRANT TO THE FIFTY (50) FOOT WIDE TYPE II CONSERVATION EASEMENT AS SHOWN HEREON THE TERMS AND PROVISIONS OF SUCH GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 1317B AND GRANT TO THE POTOMAC ELECTRIC POWER COMPANY AND TO THE RESPECTIVE SUCCESSORS AND ASSIGNS WITH THE TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 457, SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY REFERENCE AND GRANT THE EASEMENT FOR INGRESS AND EGRESS FOR PARK ACCESS AS SHOWN HEREON.

THERE ARE NO SUILTS, ACTIONS AT LAW, LEASES, LIENS OR TRUSTS AFFECTING THE PROPERTY.

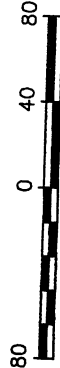
WITNESS: PATRICIA P. CAPERONES, OWNER

NOTES:

1. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW ANY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR DEPICT OR NOTE ALL MATTER AFFECTING TITLE.
2. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE SECTION 59-C-1.32 R-60 ZONE CLASSIFICATION.
3. THIS PROPERTY IS SHOWN ON TAX MAP NO. JN-123.
4. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN AUTHORITY DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDED OF THIS PLAN, UNLESS EXPRESSLY CONTINGENTED BY THE PLANNING BOARD. THE OFFICIAL PUBLIC FILES FOR AND SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
5. THIS PLAT IS FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.
6. THIS PLAT CONFORMS WITH REQUIREMENTS OF SECTION 50-35A OF THE COUNTY CODE.
7. THE EXISTING SINGLE FAMILY DWELLING ON THE LOT DEPICTED BY THIS RECORD PLAT CONFORMS TO THE REQUIREMENTS OF SECTION 50-8-5.1 OF THE MONTGOMERY COUNTY ZONING ORDINANCE. THE EXISTING DWELLING MAY BE ALTERED, RENOVATED, EXTENDED, OR REPLACED BY A NEW DWELLING BY APPLYING THE ZONING DEVELOPMENT STANDARDS IN EFFECT AT THE TIME OF THE ORIGINAL LOT(S) RECORDATION. THIS PROVISION DOES NOT PREVENT THE SUBJECT PROPERTY FROM MEETING ANY OTHER LEGAL REQUIREMENTS IMPOSED BY OTHER GOVERNMENT AGENCIES FOR REVIEW AND APPROVAL OF RESIDENTIAL DEVELOPMENT.
8. THIS SUBDIVISION WAS APPROVED UNDER PRELIMINARY PLAN #1-97084 ON SEPT. 11, 1997.

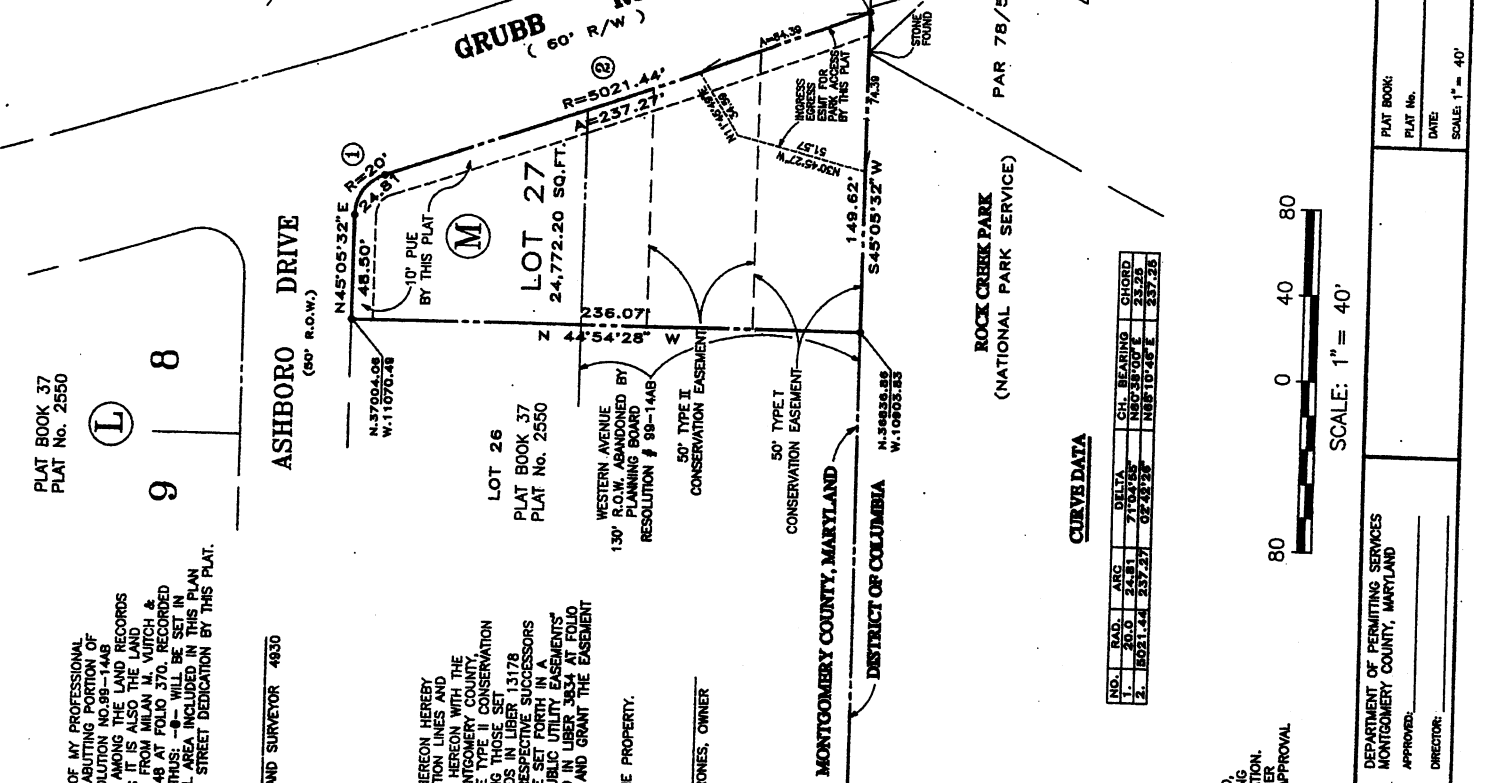
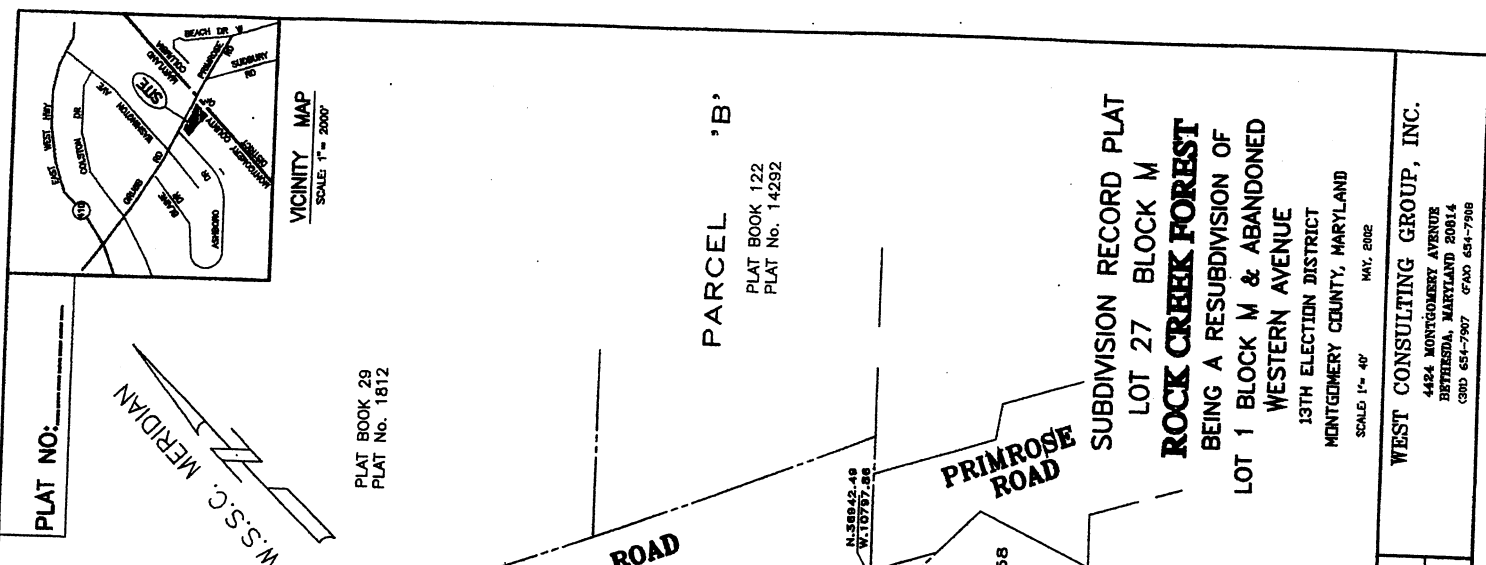
MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY, PLANNING BOARD. APPROVED: _____
 SECRETARY - TREASURER
 CHAIRMAN: _____
 M.N.C.P. & P.C. RECORD FILE NO. _____

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND
 APPROVED: _____
 DIRECTOR: _____



CURVE DATA

NO.	RAD.	ARC	DELTA	CH. BEARING	CHORD
1.	30.0	41.81	78.42	N86°35'00"E	23.28
2.	6531.44	237.21	67.43	N85°10'48"E	357.25



PARCEL 'B'
 PLAT BOOK 122
 PLAT No. 14292

SUBDIVISION RECORD PLAT
 LOT 27 BLOCK M
ROCK CREEK FOREST
 BEING A RESUBDIVISION OF
 LOT 1 BLOCK M & ABANDONED
 WESTERN AVENUE
 13TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

SCALE 1" = 40'
 MAY, 2002
WEST CONSULTING GROUP, INC.
 4424 MONTGOMERY AVENUE
 BETHESDA, MARYLAND 20814
 (301) 654-7907 FAX: 654-7908

PLAT BOOK:
 PLAT No.
 DATE:
 SCALE: 1" = 40'