

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

MCPB

Item #


4

06/01/06

MEMORANDUM

DATE: May 16, 2006

TO: Montgomery County Planning Board

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

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for June 6, 2006

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plans and site plans, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plat drawings for the record plats. One of the plats depicts creation of a lot through the minor subdivision process. The other three plats are associated with Preliminary Plan approvals and the approved plans are attached.

PLAT NO. 220061630

Rock Creek Palisades (Preliminary plan Rock Creek Palisades)

Located on the south side of Wexford Drive, approximately 175 feet west of Connecticut Avenue

R-60 Zone, 1 Lot

Community Water, Community Sewer

Master Plan Area: Kensington-Wheaton

Overton Homes, Inc., Applicant

The record plat has been reviewed by MNCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120050990, formerly 1-05099, 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 preliminary plan.

RECORD PLAT REVIEW SHEET

Plan Name: Rock Creek Palisade Plan Number: 12056990
 Plat Name: Rock Creek Palisades Plat Number: 220061630
 Plat Submission Date: 2/8/06
 DRD Plat Reviewer: RW
 DRD Prelim Plan Reviewer: R Weans

Initial DRD Review:

Signed Preliminary Plan - Date 3/29/06 Checked: Initial 4/20/06 Date 4/20/06
 Planning Board Opinion - Date 2/23/06 Checked: Initial RW Date 3/16/05
 Site Plan Req'd for Development? Yes No Verified By: RW (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
 Non-standard BRLs Adjoining Land Vicinity Map Septic/Wells
 TDR note Child Lot note Surveyor Cert Owner Cert Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	A. Lindsey	2/07/06	2/27/06	3/29/06	OK
Research	Bobby Fleury	2/07/06	2/27/06	2/28/06	
SHA	Doug Mills	2/07/06	2/27/06	N/A	N/A
PEPCO	Jose Washington	2/07/06	2/27/06	N/A	No comments
Parks	Doug Powell	2/07/06	2/27/06	N/A	N/A
DRD	Steve Smith	2/07/06	2/27/06	N/A	OK

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial RW Date 3/16/06
TA 4/20/06
TA 5/9/06
TA 6/1/06
TA 6/1/06

Board Approval of Plat:

Plat Agenda:
 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. _____

FLAT NO:

SECTION 17
ROCK CREEK PALISADES
PLAT 4155

9

8

N/F
PLEASANT-HEW SWIMMING POOL
ASSOCIATION
L. 2231 F. 69
PLAT 4636

AREA DEDICATED TO PUBLIC USE
PLAT 4838

AREA DEDICATED TO PUBLIC USE
PLAT 21655

AREA DEDICATED TO PUBLIC USE
PLAT 4185

WEXFORD DRIVE
(100' WIDE 100'-0'-00")

AREA OF CONSTRUCTION
3,884 S.F.
0.0884 ACRES

12
NORTH KENSINGTON
PLAT 21655

11

10

50
18,945 S.F.
0.4348 ACRES

47
SECTION 17
ROCK CREEK PALISADES
PLAT 11784

MARL J. GRIMM, JR.
L. 14633 F. 469
PART OF OUT OF A
SECTION 17 OF A
ROCK CREEK PALISADES
PLAT 2881



NOTES:

ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH THE DEVELOPMENT OF THIS PROJECT ARE SET FORTH IN THE OFFICIAL PLANS ALLOWING THE DEVELOPMENT OF THIS PROJECT AS NOTED IN THE OFFICIAL PLANS ALLOWING THE DEVELOPMENT OF THIS PROJECT UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE PROPERTY AND THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OF THE PROPERTY OR TO REFLECT OR NOTE ALL MATTERS OF TITLE.

THIS PROPERTY IS ZONED R-40

THIS PROPERTY IS FOR PUBLIC WATER AND SEWER SERVICE ONLY.

THIS PLAT IS LIMITED TO THE USES AND CONDITIONS OF PRELIMINARY PLAN NO. 1-8869 ENTITLED, "ROCK CREEK PALISADES"

THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT ENTITLED "DECLARATION OF COVENANTS (FOR ROAD IMPROVEMENT)" FOR THE CONSTRUCTION OR RECONSTRUCTION OF WEXFORD DRIVE DATED MARCH 31, 2008 AND RECORDED IN LIBER 3807 AT FOLIO 688 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THIS PROPERTY IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY CONSERVATION PLAN AND THE REQUIREMENTS OF A FINAL FOREST MANAGEMENT PLAN AND APPROPRIATE MEASUREMENTS PRIOR TO THE BEGINNING OF A FOREST MANAGEMENT PROGRAM.

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE TOTAL AREA SHOWN ON THIS PLAN OF SUBDIVISION IS 22,659 S.F. OR 0.5185 ACRES OF LAND, OF WHICH 3,884 S.F. OR 0.0884 ACRES ARE DEDICATED TO PUBLIC USE.

THE TOTAL AREA SHOWN ON THIS PLAN OF SUBDIVISION IS 22,659 S.F. OR 0.5185 ACRES OF LAND, OF WHICH 3,884 S.F. OR 0.0884 ACRES ARE DEDICATED TO PUBLIC USE.

OWNERS CERTIFICATE:

WE, THE OVERSEER BOARD, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT THE PLAN OF SUBDIVISION, EXCEPT WHERE SHOWN OTHERWISE, IS CORRECT AND ACCURATE AND THAT THE PROPERTY IS BEING OFFERED TO THE PUBLIC AND IS SUBJECT TO THE PUBLIC USE AND THAT THE PROPERTY IS BEING OFFERED TO THE PUBLIC AND IS SUBJECT TO THE PUBLIC USE AND THAT THE PROPERTY IS BEING OFFERED TO THE PUBLIC AND IS SUBJECT TO THE PUBLIC USE.

DATE: _____

DANIEL L. CONWAY
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 408

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.1	S 81°51'53" E	18.37
1.2	S 87°27'07" E	18.37
1.3	S 87°17'11" E	14.87
1.4	N 28°57'17" E	10.28
1.5	S 88°30'15" E	19.21
1.6	S 87°17'11" E	14.87
1.7	S 81°51'53" E	18.37
1.8	S 74°28'08" E	18.37
1.9	S 12°47'11" E	8.77
1.10	S 87°27'07" E	22.77

LEGEND

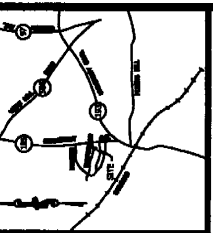
- IRON PIPE AND I.D. CAP SET COMP. NO. 258
- IRON PIPE FOUND

DATE: _____
PLAT BOOK: _____
PAGE: _____

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED

CHAIRMAN _____ ASST. SECRETARY - TREASURER _____
M.N.C.P. & P.C. RECORD FILE NO. _____

MONTGOMERY COUNTY
DEPARTMENT OF
PERMITTING SERVICES
APPROVED _____ DATE _____
DIRECTOR



VICINITY MAP
SCALE: 1" = 2000'
T.M. MAP, 19841

OWNERS CERTIFICATE:

WE, THE OVERSEER BOARD, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT THE PLAN OF SUBDIVISION, EXCEPT WHERE SHOWN OTHERWISE, IS CORRECT AND ACCURATE AND THAT THE PROPERTY IS BEING OFFERED TO THE PUBLIC AND IS SUBJECT TO THE PUBLIC USE AND THAT THE PROPERTY IS BEING OFFERED TO THE PUBLIC AND IS SUBJECT TO THE PUBLIC USE.

ATTEST: _____ **DATE:** _____ **DANIEL L. CONWAY**
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 408

ATTEST: _____ **DATE:** _____ **DAVID L. OWAN**
SECRETARY

WE HEREBY AGREE TO THIS PLAN OF SUBDIVISION

ATTEST: _____ **DATE:** _____ **MICHAEL L. MIDDLETON, TRUSTEE**
COMMUNITY BANK OF THE COUNTY

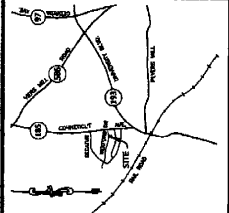
ROCK CREEK PALISADES
SECTION 17
BLOCK A
LOT 50
SUBDIVISION RECORD PLAT

MADDOX
ENGINEERS & SURVEYORS
100 W. WYOMING AVE.
ROCKVILLE, MARYLAND 20850-3898
(301) 758-9621

ELECTION DISTRICT NO. 13
MONTGOMERY COUNTY, MARYLAND
JANUARY, 2008 SCALE 1" = 30'

H. PROJECTS/ORDOONP/DWG

DATE	REVISION
10-20-05	ADDRESS RETRACTION FROM BOUNDARY
04-04-05	ADDRESS RETRACTION COMMENTS
02-03-05	ADDITIONAL DETAIL FROM BOUNDARY
10-13-05	ADD PROP. UTILITIES
10-05-05	REMOVE CURBS THROUGHOUT



GENERAL NOTES

1. SHOW TRACT AREA 6.5199 ACRES (DEARTH # 1).
2. PROPERTY ZONING P-40.
3. ONE SINGLE FAMILY LOT IS TO BE CREATED FROM THE EXISTING PART OF AN OUTLOT.
4. REQUIRED ZONING REQUIREMENTS:
5. MINIMUM LOT WIDTH: 60.00 FEET (EXISTING 50.00 FEET)
6. MINIMUM FRONT SETBACK: 25 FEET (EXISTING 10 FEET)
7. MINIMUM SIDE SETBACK: 10 FEET (EXISTING 5 FEET)
8. MINIMUM REAR SETBACK: 10 FEET (EXISTING 5 FEET)
9. THE PROPOSED LOT IS TO BE CREATED WITH STRIKE STREET REGULATION AND ADJUST THE REQUIREMENTS OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS.
10. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD-BASED SURVEY CONDUCTED BY THE ENGINEER IN 2005. THE DATA IS SUBJECT TO THE USUAL LIMITATIONS OF SUCH SURVEYS.
11. WATER AND SEWERAGE TO BE PROVIDED BY THE CITY.
12. THE MONTGOMERY COUNTY DEPARTMENT OF PERMITS SERVICES WITH ON-SITE WET WELL SYSTEM FOR WASTE QUALITY CONTROL.
13. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
14. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
15. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
16. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
17. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
18. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
19. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
20. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
21. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
22. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
23. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
24. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
25. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
26. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
27. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
28. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
29. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
30. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
31. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
32. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
33. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
34. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
35. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
36. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
37. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
38. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
39. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
40. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
41. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
42. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
43. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
44. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
45. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
46. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
47. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
48. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
49. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
50. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
51. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
52. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
53. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
54. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
55. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
56. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
57. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
58. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
59. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
60. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
61. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
62. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
63. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
64. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
65. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
66. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
67. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
68. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
69. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
70. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
71. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
72. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
73. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
74. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
75. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
76. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
77. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
78. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
79. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
80. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
81. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
82. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
83. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
84. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
85. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
86. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
87. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
88. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
89. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
90. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
91. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
92. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
93. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
94. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
95. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
96. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
97. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
98. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
99. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.
100. THE SUBJECT PROPERTY IS CURRENTLY PART OF AN OUTLOT, ORIGINALLY RECORDED IN PLAT NO. 1881.

APPLICANT

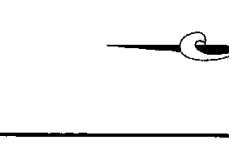
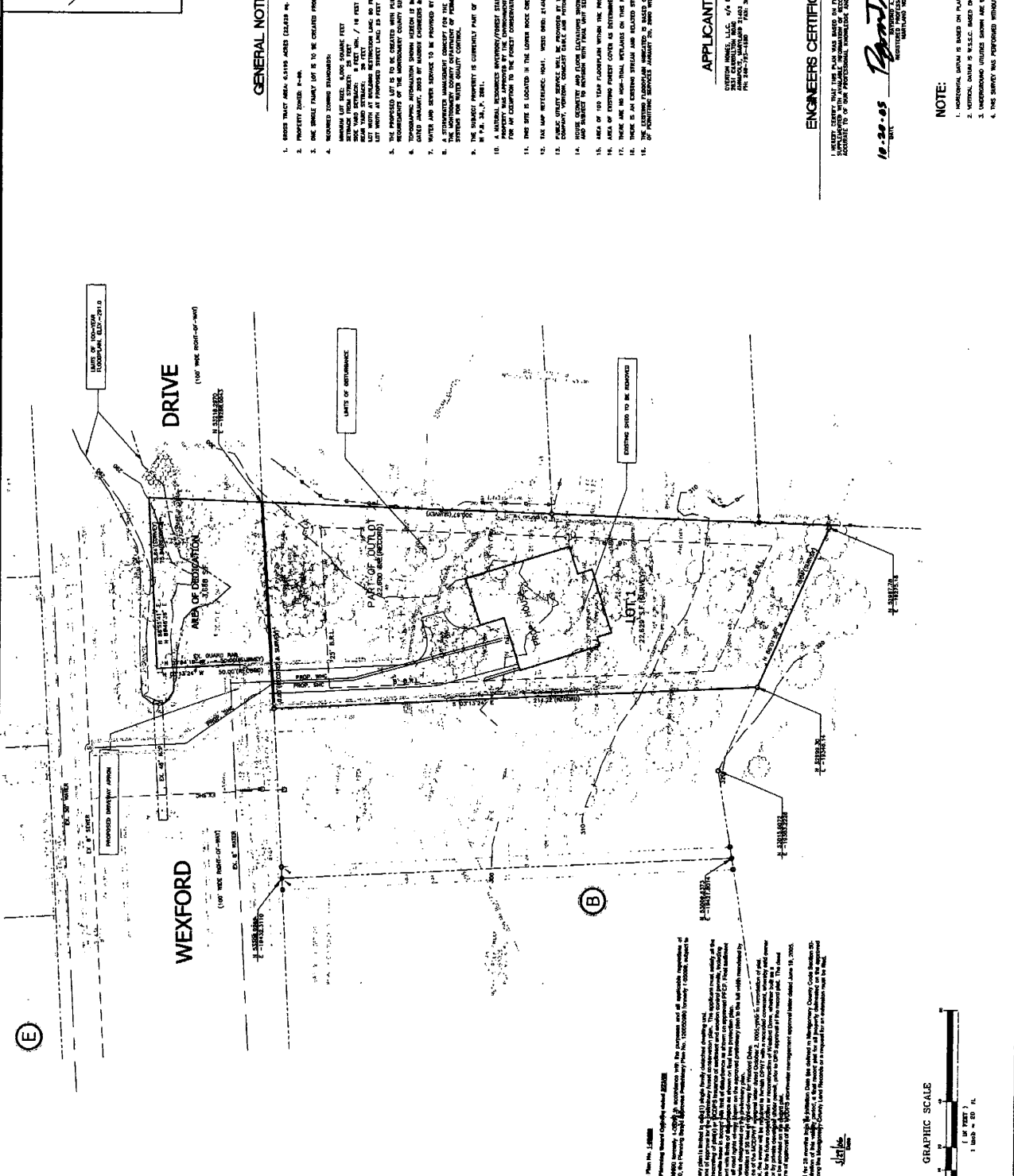
STATE OF MARYLAND, LLC
10000 WOODBURN DRIVE
ROCKVILLE, MARYLAND 20850
TEL: 301-775-1111 FAX: 301-775-0338

ENGINEERS CERTIFICATION

10-20-05
I, **John R. ...**, a duly licensed Professional Engineer in the State of Maryland, do hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Maryland.

NOTE:

1. MONTGOMERY COUNTY IS BASED ON PLAT OF BLOCK 17, NORTH ANDERSON ROAD PLAT NO. 1000.
2. MONTGOMERY COUNTY IS BASED ON W.L.S.C. BASED ON W.L.S.C. BOOK 23448 & 23449.
3. UNDERGROUND UTILITIES SHOWN ARE BASED ON AVAILABLE RECORDS.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.



PLAT 2681

Professional Engineer's Certificate

John R. ...
Professional Engineer
State of Maryland
No. 10000

Professional Engineer's Certificate

John R. ...
Professional Engineer
State of Maryland
No. 10000

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

Board Approval Date: Oct. 27, 2005

Date Mailed: FEB 23 2006

Action: Approved Staff Recommendation
Motion of Commissioner Wellington, seconded by
Commissioner Robinson, with a vote of 5-0;
Chairman Berlage and Commissioners Perdue,
Bryant, Wellington and Robinson voting in favor.

MONTGOMERY COUNTY PLANNING BOARD

OPINION

2 - 061639

Preliminary Plan 120050990 (formerly 1-05099)
NAME OF PLAN: Rock Creek Palisades

The date of this written opinion is FEB 23 2006 (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules of Court - State).

I. INTRODUCTION

On 5/16/05, Overton Homes, LLC ("Applicant") submitted an application for the approval of a preliminary plan of subdivision of property in the R-60 zone (residential use, minimum lot size of 6,000 square feet). The application proposed to create 1 lot on 0.52 acres of land located at on the south side of Wexford Drive, 1,600 feet east of Denfeld Avenue, in the Kensington-Wheaton master plan area. The application was designated Preliminary Plan No. 120050990 formerly No. 1-05099. On 10/27/05, Preliminary Plan No. 120050990 formerly No. 1-05099 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the

Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application.

The record for this application ("Record") closed at the conclusion of the public hearing, upon the taking of an action by the Planning Board. The Record includes: the information on the Preliminary Plan Application Form; the Planning Board staff-generated minutes of the Subdivision Review Committee meeting(s) on the application; all correspondence and any other written or graphic information concerning the application received by the Planning Board or its staff following submission of the application and prior to the Board's action at the conclusion of the public hearing, from the Applicant, public agencies, and private individuals or entities; all correspondence and any other written or graphic information issued by Planning Board staff concerning the application, prior to the Board's action following the public hearing; all evidence, including written and oral testimony and any graphic exhibits, presented to the Planning Board at the public hearing.

II. SITE AND PROJECT DESCRIPTION

The subject property is located on the south side of Wexford Drive approximately 200 feet west of Connecticut Avenue (Route 185) and is located in the Kensington/Wheaton Master Plan area. The property is comprised of 0.5195 acres, is zoned R-60 and is served by public water and sewer.

The subject property is located within the Lower Rock Creek Watershed (Use Classification I-P). There is a shed existing on the site. Approximately 0.48 acres of the 0.51-acre property is forested with numerous specimen trees. There is an existing stream buffer on the site that is related to an off-site stream located in the median of Wexford Drive.

The Applicant is requesting to plat the existing part of an outlet into one residential lot for one single-family unit. The proposal will create a 22,629 square foot lot. Access will be provided via a driveway from Wexford Drive. Existing water and sewer lines are located in Wexford Drive and will be brought onto the site in close proximity to the driveway.

Two significant areas of tree save will be preserved on the property. Special attention was given to the driveway turnaround location that saved additional trees located in the stream valley buffer.

III. TRANSPORTATION

Staff concludes that the subject preliminary plan will provide safe and adequate access for vehicles and pedestrians. A traffic study was not required for the property because of the small number of trips that will be generated by the proposed house.

DPWT has required that the Applicant enter into an agreement to pay a proportionate share of future improvements to Wexford Drive, as required in Condition Number 6.

IV. ENVIRONMENTAL

The site contains 0.42 acres (18,300 square feet) of forest over the 0.52-acre (22,629 square foot) lot area. Approximately 0.23 acre (10,300 square feet) will be saved in the front and rear yard area of the lot. Due to the presence of the environmental buffer in the front, a Category I easement is recommended. A category II tree save easement is recommended in the rear of the lot to protect three large specimen scarlet oak trees.

Unavoidable and minimized encroachment into an unforested section of the environmental buffer for driveway and utilities has been offset with a comparable area of protected forest area contiguous to the buffer.

IV. STAFF'S ANALYSIS

Staff's review of Preliminary Plan No. 120050990 (formerly No. 1-05099), Rock Creek Palisades, indicates that the plan conforms to the recommendations of the Kensington/ Wheaton Master Plan. The master plan specifically recommends that the most appropriate form of development for this parcel would be as either a single-family residence or as an extension to either of the two adjoining special exception uses which are an elderly housing project and a private swim club. The Plan recommends that if the property develops without combining with other properties, it is appropriate for a single-family residence that could access Wexford Drive. The proposed preliminary plan is consistent with the master plan goal to maintain the area's single-family residential character.

Staff also recommended that the proposed preliminary plan complies with the public facilities requirements of Chapter 50 of the Montgomery County Code, Subdivision Regulations, that public water and sewer will be adequate to support and service the proposed lot. Staff further recommended that the Board find that the size, width, shape, and orientation of the proposed and future lots are appropriate for the location of the subdivision.

Staff finds that Preliminary Plan No. 120050990 (formerly No. 1-05099), Rock Creek Palisades, conforms to the Kensington/Wheaton Master Plan and meets all necessary requirements of the Subdivision Regulations. The lot is also in conformance with Chapter 59 of the Montgomery County Zoning Ordinance as illustrated on the preliminary plan checklist. As such, Staff recommends approval of the preliminary plan.

V. PUBLIC HEARING

Staff appeared and testified, summarizing the facts and recommended findings as detailed in its staff report, and recommending approval of the plan subject to conditions. Staff noted that a portion of the site will set aside for dedication for the potential expansion of Wexford Drive, which fronts the lot, if ever needed. Staff also noted that the single lot proposed is substantially larger than the minimum allowed by the zone, and highlighted the tree save areas on the site, and noted that the master plan expressly specifies residential use as appropriate for the subject property. The Applicant appeared and testified in support of staff's recommendation and the conditions of approval.

Neighbors appeared to testify regarding the application. Issues raised include generalized concern of the loss of trees (in particular on steep slopes), stormwater runoff, the size, location and sitting of the new home, and noise concerns. Specifically, the opposition testified that approximately 44% of the forest would be removed from the site, and that the disturbance of steep slopes and loss of trees results in an unacceptable loss of natural resources, as well as a concern that the loss of trees (in particular combined with the new development) would exacerbate an existing runoff problem in the neighborhood. There also was a concern that loss of forest would result in a loss of a visual and noise buffer to adjoining roads, Connecticut Avenue in particular. Several speakers expressed concern that the new home would be substantially larger and taller than existing homes in the neighborhood.

During rebuttal, the Applicant noted that while the plan is not subject to site plan review (during which the Board could control the location of the home, which is not the case during subdivision review), had identified the house footprint on the lot, in part to identify for staff the areas that would be disturbed, in order to minimize incursion into sensitive environmental areas such as stream buffers and steep slopes, and to maximize tree save areas. The Applicant also testified that as part of its stormwater concept plan, it will be required to install drywells on its site, to offset stormwater management runoff, and worked closely with the Commission's Environmental Planning staff to maximize the number of trees saved on the site.

VI. FINDINGS

Having given full consideration to the recommendations of its Staff; the recommendations of the applicable public agencies¹; the Applicant's position; and other evidence contained in the Record, which is hereby incorporated in its entirety into this Opinion, the Montgomery County Planning Board finds that:

¹ The application was referred to outside agencies for comment and review, including the Washington Suburban Sanitary Commission, the Department of Public Works and Transportation, the Department of Permitting Services and the various public utilities. All of these agencies recommended approval of the application.

- a) The uncontested evidence of record demonstrates that Preliminary Plan No. 120050990 (formerly No. 1-05099) substantially conforms to the Kensington-Wheaton master plan, and in fact expressly conforms to the specific recommendation that the lot be used for residential purposes. The Board also notes that it does not have jurisdiction over the size and location of the home, except to the extent that it can limit disturbance in stream buffers and forest as conditioned below.
- b) The uncontested evidence of record demonstrates that public facilities will be adequate to support and service the area of the proposed subdivision.
- c) The uncontested evidence of record demonstrates that the size, width, shape, and orientation of the proposed lot meet the dimensional standards required by the Zoning Ordinance and are appropriate for the location of the subdivision. The Board notes that it does not have jurisdiction to control the size or location of the residential dwelling, except to limit as provided herein the home's intrusion into the stream buffer.
- d) The Board finds by a preponderance of the evidence that the application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A, based upon the testimony of its staff. There is no evidence in the record that indicates the amount of clearing or the location of the clearing result in a lack of compliance with the Forest Conservation Law or Environmental Guidelines. This finding is subject to the applicable condition(s) of approval.
- e) The Board also finds by a preponderance of the evidence that the application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards, and based upon the testimony of the Applicant and its staff that the Concept Plan will address the stormwater runoff issues as required under its regulations. The Board notes that jurisdiction for regulating stormwater management rests with MCDPS.
- f) The Planning Board finds that any future objection, which may be raised concerning a substantive issue in this application, is waived.

VII. CONDITIONS OF APPROVAL

Finding Preliminary Plan No. 120050990 formerly No. 1-05099 in accordance with the purposes and all applicable regulations of Montgomery County Code Chapter 50, the Planning Board approves Preliminary Plan No. 120050990 (formerly No. 1-05099), subject to the following conditions:

- 1) Approval under this preliminary plan is limited to one (1) single family detached dwelling unit.
- 2) Compliance with the conditions of approval for the preliminary forest conservation plan. The Applicant must satisfy all the following conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits, including final tree protection plan for onsite trees in accord with limit of disturbance as shown on approved PFCP. Final sediment control plan must be consistent with limits of disturbance as shown on final tree protection plan.
- 3) The Applicant shall dedicate all road rights-of-way shown on the approved preliminary plan to the full width mandated by the Master Plan unless otherwise designated on the preliminary plan.
- 4) Record plat to provide for dedication of 50 feet of right-of-way for Wexford Drive.
- 5) Compliance with the conditions of the MCDPWT approval letter dated October 2, 2005, prior to recordation of plat.
- 6) Prior to the recordation of plat, the owner will be required to furnish DPWT with a recorded covenant, whereby said owner agrees to pay a pro-rata share for the future construction or reconstruction of Wexford Drive, whether built as a Montgomery County project or by private developer under permit, prior to DPS approval of the record plat. The deed reference for this document is to be provided on the record plat.
- 7) Compliance with the conditions of approval of the MCDPS stormwater management approval letter dated June 10, 2005.
- 8) Other necessary easements.

This Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed.

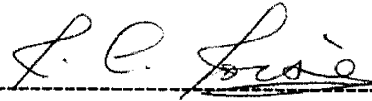
* * * * *

[CERTIFICATION OF BOARD VOTE ADOPTING OPINION ON FOLLOWING PAGE]

MR 2/9/06
Approved for legal sufficiency
MONTGOMERY COUNTY PLANNING AND ZONING COMMISSION
General Counsel

CERTIFICATION OF BOARD VOTE ADOPTING OPINION

At its regular meeting, held on **Thursday, February 16, 2006**, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission by unanimous consent, **ADOPTED** the above Opinion which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for **Preliminary Plan No. 120050990 (formerly 1-05099), Rock Creek Palisades.**



Certification As To Vote of Adoption
M. Clara Moise, Technical Writer

PLAT NO. 220061710

Merry-Go-Round Farm (Preliminary Plan Merry-Go-Round Farm)

Located at the end of Brass Ring Place, approximately 1,000 feet west of Luvie Lane

RE-2C Zone, 1 Lot

Community Water, Community Sewer

Master Plan Area: Potomac

Pierre Chao, Applicant

Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(3)** of the Subdivision Regulations, which states:

Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for this lot (previously known as lot 1 and lot 2) and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(3)a of the subdivision regulations and supports this minor subdivision record plat.

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Mary-Go-Round Farm Plat Number: 22006710

Plat Submission Date: 2/16/06

DRD Plat Reviewer: P. Weiss

DRD Prelim Plan Reviewer: N/A

*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. _____ Checked: Initial _____ Date _____

Preliminary Plan No. 1992084R Checked: Initial TA Date 5/16/06

Planning Board Opinion - Date 8/14/00 Checked: Initial TA Date 5/16/06

Site Plan Name if applicable: Mary-Go-Round Farm Site Plan Number: 819970250

Planning Board Opinion - Date 8/14/00 Checked: Initial TA Date 5/16/06

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 N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>M. Pfeiffer</u>	<u>2/27/06</u>	<u>3/17/06</u>	<u>3/24/06</u>	<u>OK</u>
Research	Bobby Fleury			<u>2/28/06</u>	<u>OK</u>
SHA	Doug Mills			<u>N/A</u>	<u>N/A</u>
PEPCO	Jose Washington			<u>3/6/06</u>	<u>OK</u>
Parks	Doug Powell			<u>N/A</u>	<u>N/A</u>
DRD	Steve Smith			<u>3/3/06</u>	<u>see plat</u>

Final DRD Review:

DRD Review Complete:

(All comments rec'd and incorporated into mark-up)

Engineer Notified (Pick up Mark-up):

Final Mylar w/Mark-up & PDF Rec'd:

Board Approval of Plat:

Plat Agenda:

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:

Initial

PW

TA

TA

TA

TA

Date

3/27/06

3/27/06

5/10/06

6/1/06

6/1/06

No. _____

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Plat Name: Mary-Go-Round Farm
Plat Number: 220061710
Plat Submission Date: 2/16/06
DRD Plat Reviewer: N/A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: Yes
- b) Part of lot created by deed prior to June 1 1958: No

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: _____
- b) Original Plat identified: _____

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____