



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

MCPB
Item # 2
7/3/08

MEMORANDUM

DATE: June 20, 2008

TO: Montgomery County Planning Board

VIA: Richard Weaver, Subdivision Coordinator *RW*
Development Review Division
(301) 495-4542

FROM: Stephen Smith *SS*
Development Review Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for July 3, 2008

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:

220070410 **Widow's Purchase**
220070440 **Seneca Highlands**
220080310 **Greenway Village (Revision)**
220081420 **Glen Cove**
220081450 **Seven Locks Hills**
220081480 **Brookmont**
220081550 **Damascus Hills**
220081560 **Edgemoor**
220081570 **H.M. Martins 3rd addition to Chevy Chase**
220081580 **Marwood**
220081610 **West Chevy Chase Heights**

PLAT NO. 220070410

Widow's Purchase

Located in the southeast quadrant of the intersection of Prescott Road and Lewisdale Road

RDT zone; 1 lot

Private Well, Private Septic

Master Plan Area: Agriculture and Rural Open Space

Nancy Nootenboom, Applicant

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 120070710 (MCPB Resolution 07-211, dated December 13, 2007), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plan.

OWNER'S CERTIFICATION

The undersigned, owners of the property shown hereon, hereby adopts this plan of subdivision, dedicates the area shown hereon to public use, establishes and grants a temporary slope easement to the front building restriction line or as shown hereon, said temporary slope easement to be automatically extinguished following the lawful completion of a public improvement to the satisfaction, establishment and payment of a 10' wide Public Utility Easement (P.U.E.) to those parties named in the document entitled "Terms and Promissory for Public Utility Easement" recorded at Liber 3834 at Folio 457 and further grant a Conservation Easement, as shown hereon, to the parties named in a document entitled "Conservation Easement Agreement, Category I" as recorded at Liber 13170 at Folio 412, all among the Land Records of Montgomery County, Maryland. 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, mortgages, or trusts, affecting the property including in this plat of subdivision.

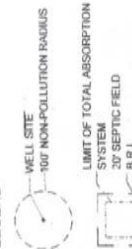
John P. Dunbar
 WITNESS
 DATE *10/18/08*
John P. Dunbar
 WITNESS
 DATE *10/18/08*
Ruth Katherine Ganley
 WITNESS
 DATE *10/18/08*
Ruth Katherine Ganley
 WITNESS
 DATE *10/18/08*

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 James Paul Hease, surviving tenant by the entirety of Esther Elizabeth Hease to Nancy Carroll Nolenboom and Ruth Katherine Ganley dated October 29, 1982 and recorded in Liber 6028 at Folio 263 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 5.711 acres of land of which 5.45221 square feet or 0.126 acres is dedicated to public use by this plat.

Thomas A. Maddox
 DATE *10/18/08*
 THOMAS A. MADDOX - Registered
 Professional Land Surveyor No. P10650

LEGEND



PLAT TOTALS

NUMBER OF LOTS/OUTLOTS/PARCELS	1
NUMBER OF LOTS	5.585 AC.
AREA OF DEDICATION	0.126 AC.
TOTAL AREA SHOWN ON PLAT	5.711 AC.

CURVE DATA

CURVE CHORD	DIST	RADIUS	ARC	DELTA
C1	S17°59'59"E	212.32	399.72	213.34
C2	N15°27'55"W	103.33	394.74	103.34
				0°28'22"

APPROVED _____ DATE _____

CHAIRMAN _____ ASST. - SECRETARY - TREASURER _____

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

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND
 APPROVED _____ DATE _____

DIRECTOR _____

CATEGORY I CONSERVATION EASEMENT

BEARING	H. DIST.
L1	N86°37'00"W 413.30'
L2	N42°27'36"W 76.16'
L3	S86°00'00"E 384.00'
L4	S52°50'00"W 382.00'
L5	S17°59'55"W 67.00'
L6	S4°12'00"E 147.00'
L7	N15°27'55"W 327.25'
L8	N15°27'55"W 327.25'
L9	S17°59'55"W 67.00'
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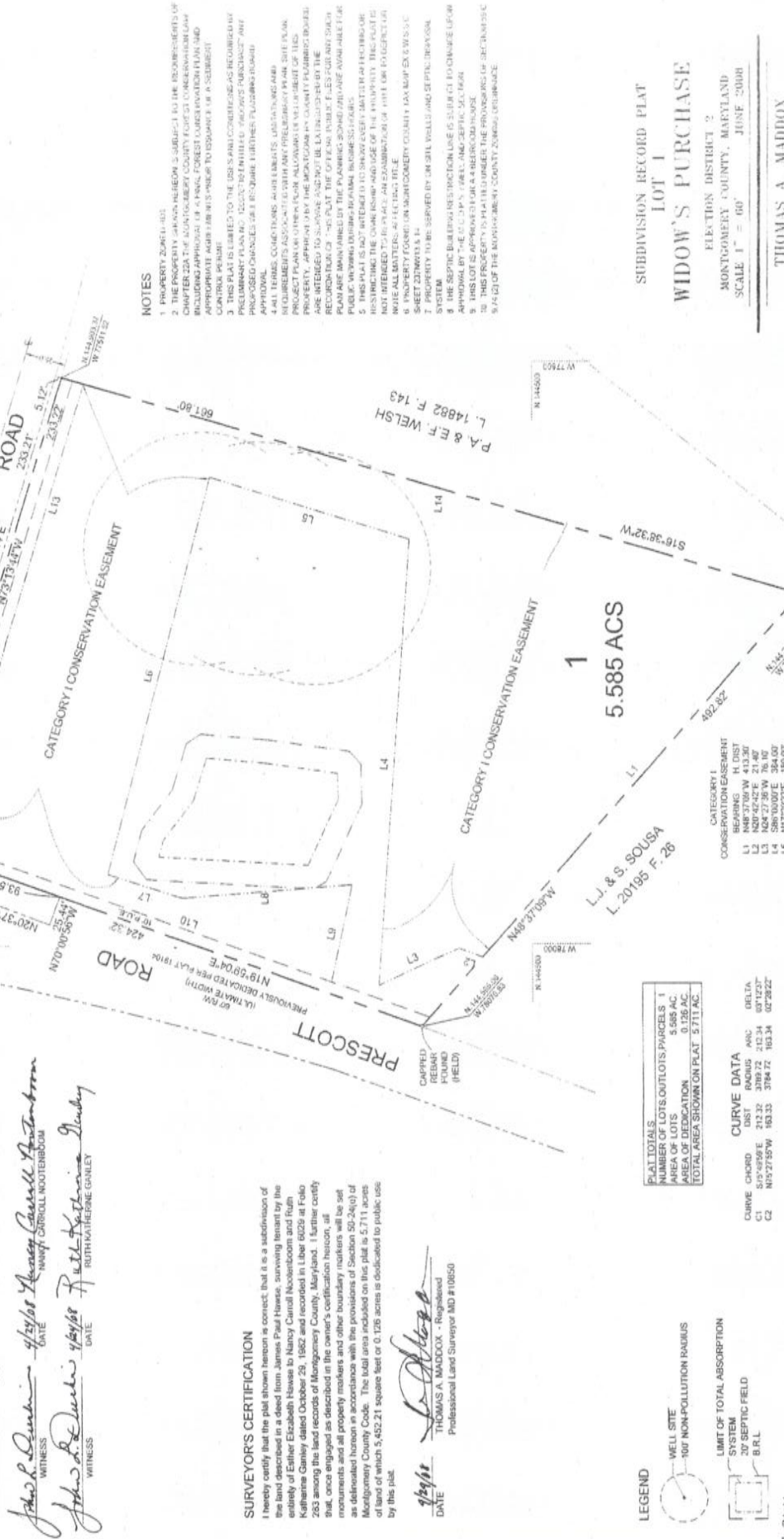
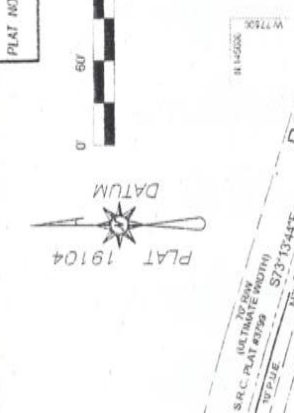
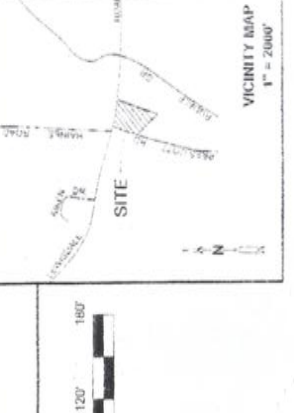
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NOTES

1. PROPERTY 20611-001
2. THE PROPERTY HEREON IS SUBJECT TO THE RESTRICTIONS OF CHAPTER 23-11, MONTGOMERY COUNTY FOREST CONSERVATION PLAN, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS TO ESQUIRE TO A FOREST CONSERVATION PLAN.
3. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRECEDENT PLANNING, LEGISLATION, REGULATIONS, ORDINANCES AND APPLICABLE PROVISIONS OF THE MONTGOMERY COUNTY ZONING ORDINANCE.
4. ALL TERMS, CONDITIONS, AGREEMENTS, UTILITIES AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLANNING, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING OR WITH THE OBJECT OF THE FOREST CONSERVATION PLAN, SHALL BE SUBJECT TO THE FOREST CONSERVATION PLAN AND SHALL BE SUBJECT TO THE FOREST CONSERVATION PLAN.
5. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR INTERESTING IN THE PROPERTY, BUT ONLY THOSE MATTERS WHICH ARE NECESSARY TO THE UNDERSTANDING OF THE FOREST CONSERVATION PLAN.
6. THE PROPERTY IS LOCATED IN MONTGOMERY COUNTY, MARYLAND.
7. PROPERTY TO BE SERVED BY ON-LOT WELLS AND SEPTIC SYSTEMS.
8. THE SEPTIC BUILDING RESTRICTIONS ARE SUBJECT TO CHANGE UPON APPROVAL BY THE U.S.D.P.A., F.A.R., AND SEPTIC, SECTION.
9. THIS LOT IS APPROVED FOR A RESIDUAL HOUSE.
10. THIS PROPERTY IS PLATTED UNDER THE PROVISIONS OF SECTION 50-24 OF THE MONTGOMERY COUNTY ZONING ORDINANCE.

SUBDIVISION RECORDED PLAT
 LOT 1
WIDOW'S PURCHASE
 ELECTION DISTRICT 2
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 60'
 THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 8933 SHADY GROVE COURT
 GAITHERSBURG, MARYLAND 20877
 (301) 984-5804



PLAT 19104
 DATUM
 0 60' 120' 180'

PLAT
 DATE

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

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND

APPROVED _____ DATE _____

APPROVED _____ DATE _____

APPROVED _____ DATE _____

PLAT 19104
 DATUM
 0 60' 120' 180'

RECORD PLAT REVIEW SHEET

Plan Name: Widow's Purchase Plan Number: 1 20031090
 Plat Name: Widow's Purchase Plat Number: 2 20070410
 Plat Submission Date: 10/4/06
 DRD Plat Reviewer: PAFTA
 DRD Prelim Plan Reviewer: Clonlon

Initial DRD Review:

Signed Preliminary Plan – Date 7/21/06 Checked: Initial NB Date 6/4/08
 Planning Board Opinion – Date 10/29/07 Checked: Initial PL Date 10/24/06
 Site Plan Req'd for Development? Yes No Verified By: SJS (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 ok Plan # ok Road/Alley Widths Easements ok Open Space N/A
 Non-standard BRLs N/A Adjoining Land Vicinity Map Septic/Wells
 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>J. Pen</u>	<u>10/6/06</u>	<u>10/27/06</u>	<u>3-1-07</u>	<u>Need Approved FCP</u>
Research	Bobby Fleury				
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Steve Smith				<u>See Mark up</u>

Final DRD Review:

	Initial	Date
DRD Review Complete:	<u>SJS</u>	<u>4/11/08</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>SJS</u>	<u>5/23/08</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>SJS</u>	<u>6-5-08</u>
Board Approval of Plat:		
Plat Agenda:	<u>SJS</u>	<u>7/3/08</u>
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:	_____	_____

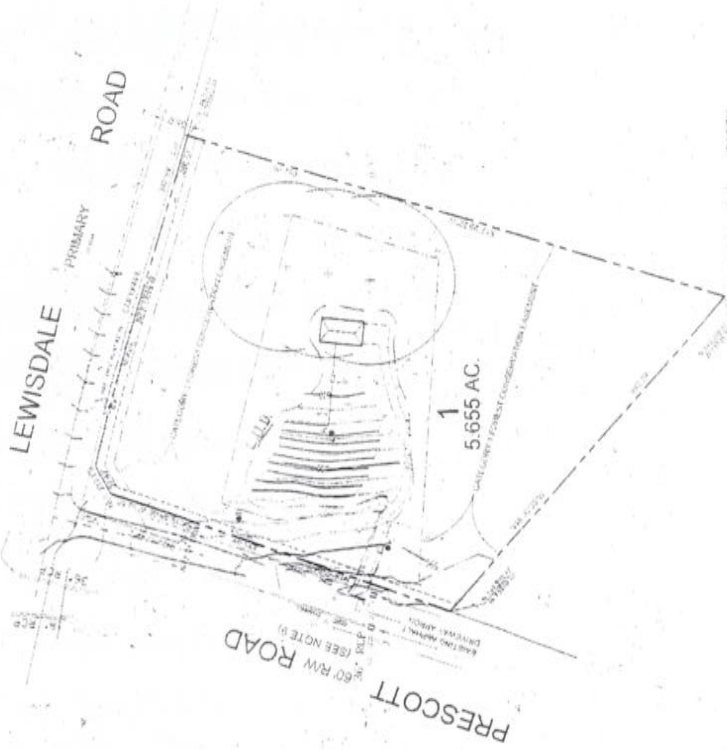
No. _____

THOMAS A. MADDON
PROFESSIONAL LAND SURVEYOR
8888 SHADY GROVE COURT
GAINESVILLE, FL 32609
(352) 384-8888

WIDOWS PURCHASE

SEWAGE DISPOSAL SYSTEM - DESIGN DATA

Lot	Area	Time	Depth of Tank	Test	Flow	Average	Min. Flow
(sq. ft.)	(min.)	(min.)	(ft.)	(gpm)	(gpm)	(ft./min.)	(gpm)
1	4	30	4.5	24	4.0	0.15	0.15
2	4	30	4.5	24	4.0	0.15	0.15



Approved Preliminary Subdivision Plan No. _____
M.C.P. Resolution No. _____

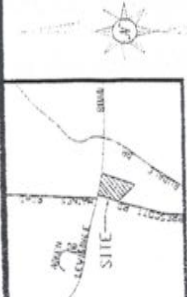
For an overview of [REDACTED] Planning Board's opinion on this plan.

Approval, subject to the following conditions:

1. THE SUBJECT LOT IS TO BE USED FOR RESIDENTIAL PURPOSES.
2. THE SUBJECT LOT IS TO BE USED FOR RESIDENTIAL PURPOSES.
3. THE SUBJECT LOT IS TO BE USED FOR RESIDENTIAL PURPOSES.
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6. THE SUBJECT LOT IS TO BE USED FOR RESIDENTIAL PURPOSES.
7. THE SUBJECT LOT IS TO BE USED FOR RESIDENTIAL PURPOSES.

This Preliminary Plan and its contents shall be subject to the provisions of the Florida Statutes, Chapter 170, and the rules of the State Board of Professional Land Surveyors, Chapter 170, Florida Statutes, and the rules of the State Board of Professional Land Surveyors, Chapter 170, Florida Statutes.

CERTIFIED PRELIMINARY PLAN
The State and its officials, and the Planning Board, approve this preliminary plan.



VICINITY MAP

NOTES:

- 1) ZONING - RDT
- 2) MIN. LOT AREA - 1 AC.
MIN. FRONT SETBACK - 50'
MIN. REAR YARD - 35'
MIN. SIDE YARD - 20' MIN. / 40' TOTAL
- 3) OWNERS:
NANCY C. MOJENBOM
BETH K. GANLEY
C/O NANCY C. MOJENBOM
38739 S. DESERT BLUFF DRIVE
TUCSON, ARIZONA 85739-2164
- 4) LOT AREA (NET) - 5.655 ACRES
- 5) NO. OF LOTS - 1
- 6) LOTS TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS AND PRIVATE WELLS
- 7) SUBJECT PROPERTY SHOWN ON TAX MAP EX23 - P. 808
- 8) SOURCE OF TOPO M.N.C.P. & P.C. 5' CONTOUR MAP BY [REDACTED] IN 1987. THE SUBJECT PROPERTY IS LOCATED WITHIN THE PROPOSED SEPTIC FIELD AND HOUSE SITE.
- 9) OTHER THAN AS SHOWN ON THIS PLAN THERE ARE NO SEPTIC AREAS OR WELLS ON ADJACENT PROPERTIES WITHIN 100' OF THE SUBJECT PROPERTY
- 10) PRESCOTT ROAD DEDICATED PER PLAT OR RECORDATION RECORDED IN PLAT BOOK 170 AT PLAT 19104.

Surveyor's Certificate:

I hereby certify that the boundary shown hereon is correct to my best knowledge and belief based upon existing records and visual observations. That septic test holes as shown were located by actual survey measurements.

Signature: Thomas A. Maddox
Date: 10/18/12
Title: Professional Land Surveyor
MFLS 10882

