



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

MCPB
Item # 1B
3-20-2014

MEMORANDUM

DATE: March 10, 2014

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 March 20, 2014

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:

220140200 Manor Oaks
220140800 Cabin John Park

Plat Name: Manor Oaks
Plat #: 220140200

Location: Located on the south side of Abbey Manor Circle, approximately 650 feet west of Abbey Manor Drive.
Master Plan: Olney Master Plan
Plat Details: RE-2/TDR zone; 1 lot
Community Water, Community Sewer
Applicant: Malik M. Imam

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. 11994084A (MCPB Resolution No. 13-113), 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.

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE RE-2/108 ZONE, AS OF THE DATE OF PLAT RECORDATION.
2. THE PROPERTY IS SHOWN ON TAX MAP HU 561, WSSC 200' SHEET 226 NW 03.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO BE ENFORCED BY THE MONTGOMERY COUNTY PLANNING BOARD. ANY VIOLATION OF THESE TERMS OR CONDITIONS SHALL BE SUBJECT TO THE ENFORCEMENT OF THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
4. RWMC = REMAIN WITH CAP.
5. THE PROPOSED LOT WILL BE SERVED BY PUBLIC WATER AND SEWER.
6. THE LOT SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY MONTGOMERY COUNTY ZONING ORDINANCES. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD APPROVAL.
7. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
8. PROPERTY LIES WITHIN ZONE X OF FEMA MAP # 24031002180 DATED SEPTEMBER 29TH 2006.
9. UPON RECORDATION OF THIS SUBDIVISION PLAT THE CATEGORY I CONSERVATION EASEMENT ESTABLISHED UPON LOT 21, BLOCK A BY PLAT NUMBER 20100 IS EXTINGUISHED AND RELEASED BY THE MONTGOMERY COUNTY PLANNING BOARD.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF MARYLAND. I HAVE BEEN EMPLOYED BY DAVID P. MOWATT & ASSOCIATES, INC., A PROFESSIONAL LAND SURVEYOR, AND I HAVE CONDUCTED THE SURVEY AND PREPARED THIS PLAT IN ACCORDANCE WITH THE MONTGOMERY COUNTY PLANNING BOARD. I HAVE ALSO BEEN EMPLOYED BY DAVID P. MOWATT & ASSOCIATES, INC., A PROFESSIONAL LAND SURVEYOR, AND I HAVE CONDUCTED THE SURVEY AND PREPARED THIS PLAT IN ACCORDANCE WITH THE MONTGOMERY COUNTY PLANNING BOARD. I HAVE ALSO BEEN EMPLOYED BY DAVID P. MOWATT & ASSOCIATES, INC., A PROFESSIONAL LAND SURVEYOR, AND I HAVE CONDUCTED THE SURVEY AND PREPARED THIS PLAT IN ACCORDANCE WITH THE MONTGOMERY COUNTY PLANNING BOARD.

DAVID P. MOWATT
MD. PROFESSIONAL LAND SURVEYOR #21136
DATE OF LICENSE EXPIRATION: 06-20-14

OWNERS CERTIFICATE

WE, MAZISH M. SALAHODDIN & MALIK M. IMAM, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON OTHER THAN LISTED BELOW.

MAZISH M. SALAHODDIN
WITNESS
MALIK M. IMAM
WITNESS

DEED OF TRUST DATED AUGUST 2012 AND RECORDED IN LIBER 44875 FOLIO 354 OF THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. WE HEREBY ASSENT TO THIS SUBDIVISION RECORD PLAT.
DATE: 02/25/14
VICAL STATION 160

AMY KICKIT, Assistant Secretary
PRINT NAME & TITLE
(SIGNING ON BEHALF OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.)

22014 0220

Department of Permitting Services
Montgomery County, Maryland

Approved: _____
Title: _____
Theresa

The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board

Approved: _____
Title: _____
Chairman

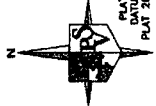
Approved: _____
Title: _____
Asst. Secretary - Planning

M.N.C.P. & P.C. Record File No.

PLAT No.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	220.50'	53.70'	53.57'	S 75°58'14" E
C2	14980.00'	59.85'	59.85'	N 72°49'33" W

ABBEE MANOR CIRCLE
(PREVIOUSLY DEDICATED 80' RIGHT OF WAY)
(PLAT 20100)



PLAT DATUM
PLAT 20100

LONG, TIMOTHY A. & R. L. LIBER 16028 FOLIO 300
LOT 22, BLOCK A
PLAT No. 20100

LOT 62
8,468 SQ. FT.

LAVORATA, SANTO V. & M. J. LIBER 16027 FOLIO 118
LOT 20, BLOCK A
MANOR OAKS
PLAT No. 20100

CONSERVATION ESM'T
PER PLAT 20100

CONSERVATION EASEMENT
RELEASED BY THIS PLAT
(SEE NOTE 9)

OWENS ROAD
(PREVIOUSLY DEDICATED VARIABLE WIDTH RIGHT OF WAY)
(PLAT 19813 AND SHW N/W PLAT 52120)



SUBDIVISION RECORD PLAT
MANOR OAKS
LOT 62, BLOCK A
A RESUBDIVISION OF
LOT 21
BLOCK A

OLNEY (8TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=20' OCTOBER 2013

POTOMAC VALLEY
SURVEYS
20010 FISHER AVENUE, SUITE F
POOLESVILLE, MARYLAND
1-888-349-5090

Recorded
Plat No.

RECORD PLAT REVIEW SHEET

Plat Name: MANDR OAKS Plat Number: 220140200
 Plan Name: Mandr Oaks Lot 21 A Plan Number: 119940841A
 Plat Submission Date: 9-9-2013
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: J. Kaye Checked: _____ Date _____

Background Review:

Signed Preliminary Plan - Date 8/28/13 Checked: Initial SSS Date 10-10-13
 Planning Board Resolution No. 13-113 Resolution Mailing Date 7-26-2013
 Site Plan Required? Yes _____ No X Verified By: SSS (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Planning Board Resolution No. _____
 Site Plan Reviewer Check: Initial _____ Date _____

Review Items: Lot # & Layout ☒ Lot Area ☒ Zoning ☒ Bearings & Distances ☒
 Coordinates OK Plan # OK Road/Alley Widths OK Easements OK Open Space N/A
 Non-standard BRLs N/A Adjoining Land OK Vicinity Map ☒ Septic/Wells N/A
 TDR note N/A Child Lo note N/A Surveyor Cert ☒ Owner Cert ☒ Tax Map ☒

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	9-11-13	9-27-13		Need Certificate of Comp. <u>OK</u>
Research	Bobby Fleury			9-12-13	OK
SHA	Corren Giles				
PEPCO					EX. FVE
Parks	Doug Powell				
DRD	Kelona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):
 Final Mylar & DXF/DWG Received:
 Final Mylar Review Complete:

Initial
SSS
SSS
SSS

Date
11-14-2013
3-5-2014
3-10-14

Board Approval of Plat:

Plat Agenda:

SSS

3-20-14

Planning Board Approval:

Chairman's Signature:

MCDPS Approval of Plat:

Consultant 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 Plat Books for Rest. Division:

Complete Reproduction:

Notify Consultant to Seal Plats:

Surveyor's Seal Complete:

Sent to Courthouse for Recordation:

Recordation Info Entered in Hansen

No. _____

Sheet 1 of 1
 Revisions
 1.1/2013



scale: 1" = 30'
 date: 1/4/2013

Boertling & Associates, Inc.
 8833 Sandy Creek Court
 Columbia, MD 21047
 (410) 948-0240

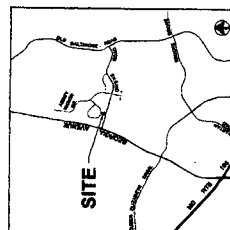


Manor Oaks: LOT 21, BLOCK A
 LIMITED PLAN AMENDMENT
 PRELIMINARY PLAN
 2822 ABBEY MANOR CIRCLE
 MONTGOMERY COUNTY, MARYLAND

RECEIVED
 MONTGOMERY COUNTY
 1/10/2013
 12:00 PM

PRELIMINARY PLAN #11994084A

VICINITY MAP
 SCALE: 1" = 2,000'

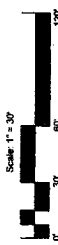
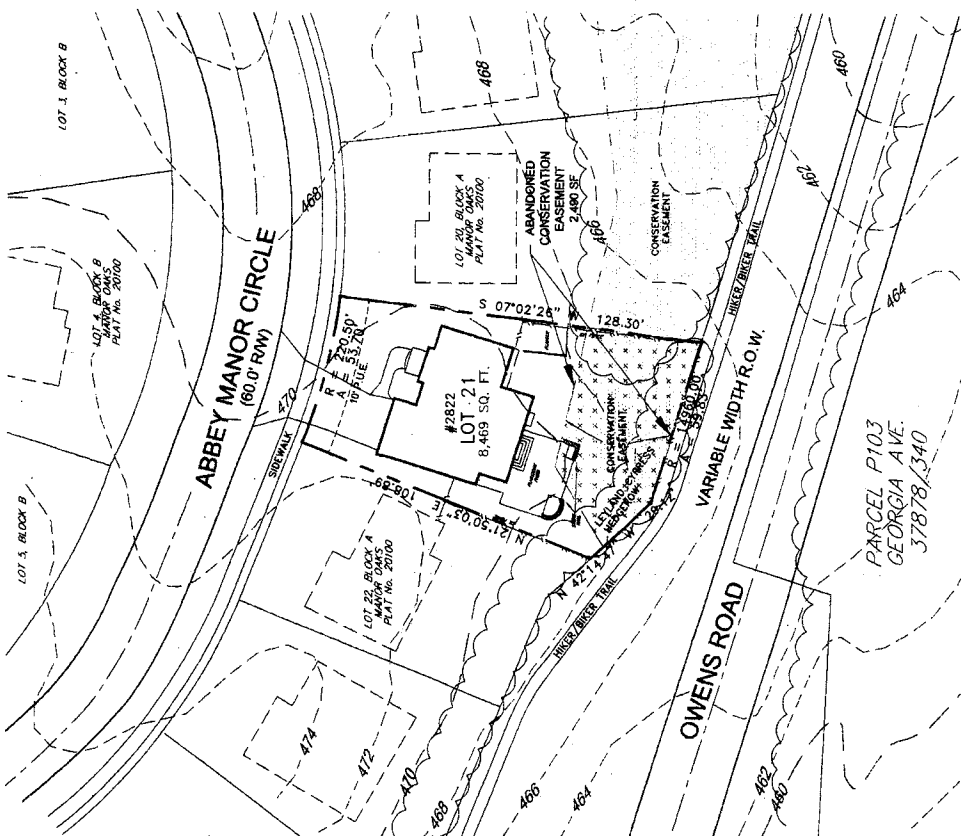
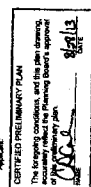


- NOTES:**
1. AREA OF PROPERTY - 8,469 SF (0.19 Ac.)
 2. EXISTING ZONING - RE-3 / TDR
 3. SITE IS SERVED BY PUBLIC SEWER AND WATER
 4. EXISTING SEWER & WATER SERVICE CATEGORIES: S-1, W-1
 5. LOCATED IN THE HAWKING RIVER WATERSHED
 6. PROPERTY LOCATED ON TAX MAP H081; WSSC SHEET 228HW03
 7. UTILITIES (as available): Washington Gas, Verizon, PEPCO
 8. EXISTING TOPOGRAPHY OBTAINED FROM MC MAPS
 9. SITE DETAILS FOR LOT 21 OBTAINED FROM A FIELD SURVEY PREPARED BY POTOMAC VALLEY SURVEYORS, 2013.
 10. ZONING STANDARDS FOR THE PROPERTY SUBJECT TO THE APPROVED SITE PLAN #819950040

- PRELIMINARY PLAN NOTES:**
1. THIS PLAN AMENDS THE APPROVED PRELIMINARY PLAN #119940840 FOR LOT 21 ONLY.
 2. THE AMENDMENT INCLUDES:
 a) REMOVAL OF 2,480 SQUARE FEET OF CATEGORY I CONSERVATION EASEMENT FROM LOT 21.

Approved Preliminary Subdivision Plan No. 11994084A
 MDCR Resolution No. 12-115
 After meeting of 1/10/13 per Planning Board Resolution dated 7/20/11:
 The Planning Board has approved the Preliminary Subdivision Plan No. 11994084A for the proposed subdivision of the property located at 2822 Abbey Manor Circle, Montgomery County, Maryland. The Planning Board's approval is subject to the following conditions:
 1. The applicant shall submit a complete set of final plans within 90 days of the date of this resolution.
 2. The applicant shall submit a complete set of final plans within 90 days of the date of this resolution.
 3. The applicant shall submit a complete set of final plans within 90 days of the date of this resolution.
 4. The applicant shall submit a complete set of final plans within 90 days of the date of this resolution.
 5. The applicant shall submit a complete set of final plans within 90 days of the date of this resolution.
 6. The applicant shall submit a complete set of final plans within 90 days of the date of this resolution.
 7. The applicant shall submit a complete set of final plans within 90 days of the date of this resolution.
 8. The applicant shall submit a complete set of final plans within 90 days of the date of this resolution.
 9. The applicant shall submit a complete set of final plans within 90 days of the date of this resolution.
 10. The applicant shall submit a complete set of final plans within 90 days of the date of this resolution.

OWNER:
**Malik Imam &
 Nazish Salahuddin**
 2822 Abbey Manor Circle
 Brookville, MD 20833



LEGEND:
 PROPERTY LINE
 EX. BUILDING
 CATEGORY I CONSERVATION EASEMENT
 ABANDONED CONSERVATION EASEMENT
 CATEGORY II
 CENTERLINE OF ROAD

BOUNDARY SURVEYOR:
 [Seal]
 [Signature]
 Date: 01-26-14
 Exp. Date: