

Plat Name: Peterson's Subdivision
Plat #: 220140360

Location: Located on the east side of Norwood Road, approximately 850 north of Norbeck Road.

Master Plan: Cloverly Master Plan

Plat Details: RE-2C zone; 1 lot
Private Well, Private Septic

Owner: Christopher Lara

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. 11991045A (MCPB Resolution No. 13-39), 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 plans.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, GRANT A CONSERVATION EASEMENT, AS SHOWN HEREON TO THE PARTIES NAMED IN A DOCUMENT ENTITLED "CONSERVATION EASEMENT AGREEMENT, CATEGORY 1" AS RECORDED IN LIBER 1378 AT FOLD 412 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

AS OWNER, THE UNDERSIGNED OR THEIR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MARKERS TO BE MAINTAINED AND RECORDED IN ACCORDANCE WITH SECTION 30-24(f) OF THE MONTGOMERY COUNTY CODE.

WE, THE UNDERSIGNED OWNERS, HEREBY WARRANT AND GUARANTEE THAT THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION EXCEPT A CERTAIN FIELD OF 1800 SQ. FT. INTEREST THEREIN HAVE BELOW INDICATED THEIR ASSENT:

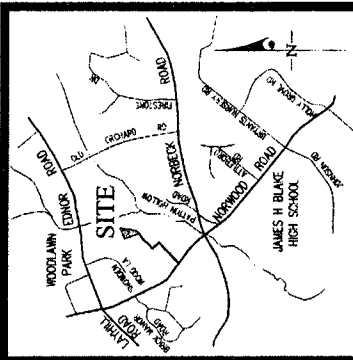
[Signature] DATE: 12-10-13
 CHRISTOPHER J. LARA
 ATTEST:

[Signature] DATE: 12-10-13
 OLIVIA LEYS
 ATTEST:

[Signature] DATE: 12-10-13
 ALLISON E. LARA
 ATTEST:

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION

[Signature]
 JEFFREY P. DUBOIS
 JEFFREY P. DUBOIS
 SIOGARDINE F. BOEHLER-TRUSTEE
 WITNESS



VICINITY MAP
SCALE 1"=2,000'

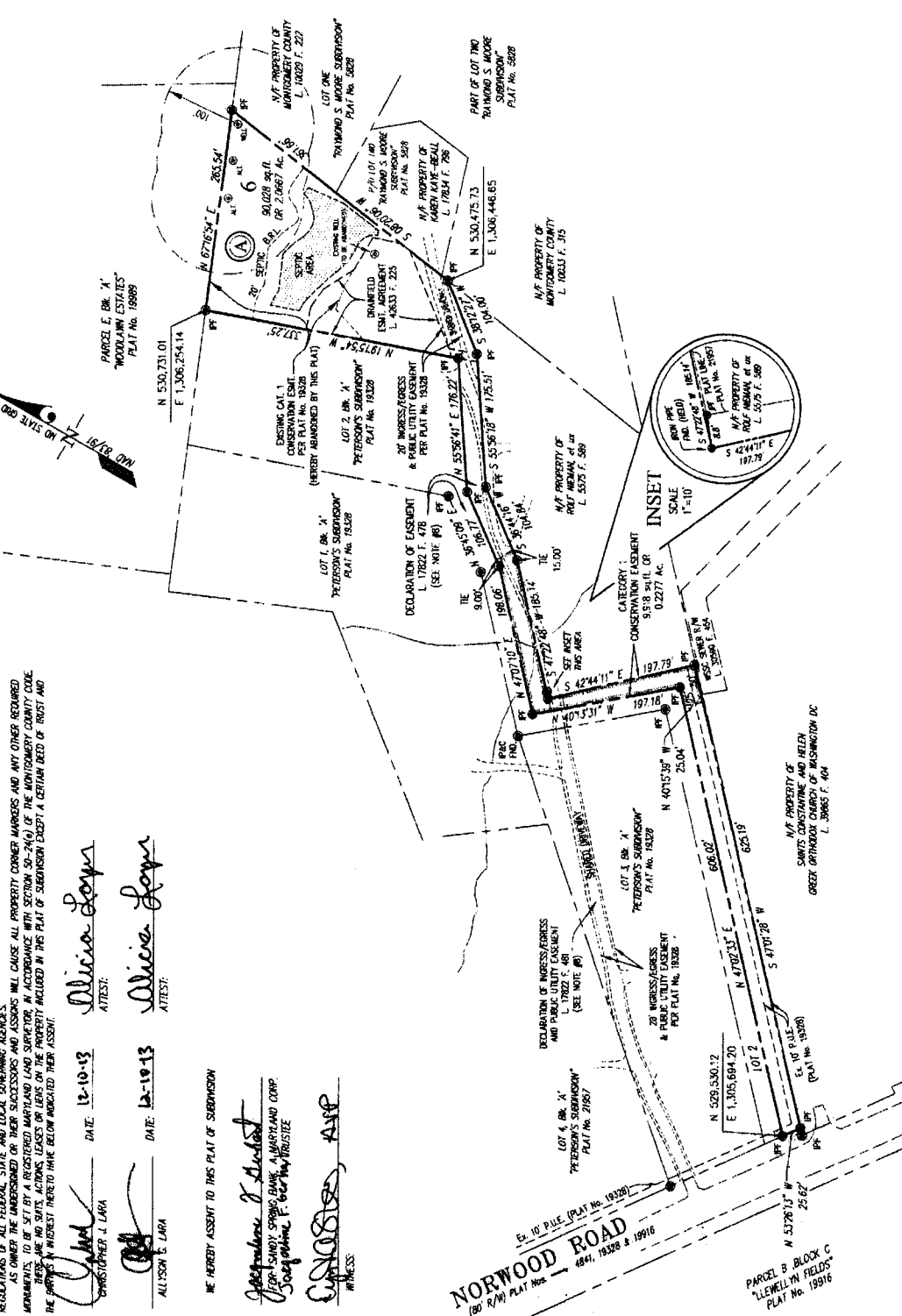
GENERAL NOTES:

1. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY 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 EXISTING PLAT OF TITLE OR TO DEPECT OR REMOVE ALL MATTERS AFFECTING TITLE.
2. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROTECTIVE PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT. ANY SUCH PLAN AS APPROVED, THE OFFICIAL PUBLIC RECORDS FOR ANY SUCH PLAN AS MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
3. PROPERTY MARKERS LOCATED IN THE FIELD AND HELD MARKED THEREON ARE TO BE MAINTAINED AND RECORDED IN ACCORDANCE WITH SECTION 30-24(f) OF THE MONTGOMERY COUNTY CODE.
4. CONSERVATION EASEMENTS ARE LIMITED TO THE USES AND ACTIVITIES SPECIFICALLY LISTED IN THE CONSERVATION EASEMENT AGREEMENT, CATEGORY 1, WHICH IS A PART OF THIS PLAT.
5. THIS SUBDIVISION PLAT IS TO CORRECT PROPERTY BOUNDARY LINES AND REVERSE THE CONSERVATION EASEMENT LIMITS IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN AMENDMENT.
6. THE PROPERTY SHOWN HEREON IS ZONED RE-2C AND IS LOCATED ON THE EAST SIDE OF NORWOOD ROAD, SITE FRONTAGE, EXCEPT AT THE INTERSECTION OF LOT 3, BLOCK "A", PETERSON'S SUBDIVISION PER PLAT NO. 19328.
7. THE PROPERTY SHOWN HEREON IS SUBJECT TO A DECLARATION OF ADDRESS/EGRESS AND PUBLIC UTILITY EASEMENT RECORDED IN LIBER 17827 AT FOLD 481 AND A DECLARATION OF EASEMENT RECORDED IN LIBER 17827 AT FOLD 478. SAID DECLARATIONS CAN NOT BE GRAPHICALLY DEPICTED DUE TO BOTH EASEMENT ATTACHMENTS BEING ESTABLISHED ON A PREVIOUS PLAT OF SUBDIVISION (PETERSON'S SUBDIVISION PER PLAT NO. 19328) AND THE EASEMENTS BEING ESTABLISHED ON THE APPROVED PRELIMINARY PLAN AND ARE SUBJECT TO CHANGE AT THE DISCRETION OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES (MOPS).
8. THE PROPERTY SHOWN HEREON IS SUBJECT TO A DECLARATION OF EASEMENT FOR A FIELD (S) BEDROOM HOUSE APPROVED FOR A FIELD (S) BEDROOM HOUSE UPON RECORRATION OF THIS SUBDIVISION PLAT THE CATEGORY 1 CONSERVATION EASEMENTS ORIGINALLY ESTABLISHED UPON OUTLOT B, LOT 4, PETERSON'S SUBDIVISION PER PLAT NO. 19328 ARE HEREBY REVERSED AND RELEASED BY THE MONTGOMERY COUNTY PLANNING BOARD.

SUBDIVISION RECORD PLAT
LOT 6, BLOCK "A"
PETERSON'S SUBDIVISION
 COLESVILLE ELECTION DISTRICT NO. 5
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=100'

GLW GUTSCHICK LITTLE & WEBBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3000 WATSON DRIVE, SUITE 202 - BETHESDA, MARYLAND
 TEL: 301-407-4024 FAX: 301-407-4025
 MOCPPS FILE NO. 220140360

PLAT No.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE SUBDIVISION RECORD PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THAT LAND COMPREHENDED BY LIBER 1378 AT FOLD 412, MONTGOMERY COUNTY, MARYLAND, DATED OCTOBER 10, 2012 AND RECORDED OCTOBER 16, 2013 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 4783 AT FOLD 489 ALSO BEING A RESUBDIVISION OF LOT 3, BLOCK "A", AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "SUBDIVISION RECORD PLAT LOTS 4 AND 3, BLOCK "A", PETERSON'S SUBDIVISION", AND RECORDED AMONG SAID LAND RECORDS AS PLAT NO. 21957.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 90,029 SQUARE FEET OR 2.0667 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

12/09/13
 DATE
[Signature]
 WILLIAM E. GUTSCHICK
 PROFESSIONAL LAND SURVEYOR
 MD REG. NO. 21542 (Exp./RENEWAL DATE: 12/31/2016)

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	
RECORDED:	PLAT NO.:
APPROVED	DATE:
BY:	DIRECTOR:
CHAIRMAN:	ASST. SECRETARY/TREASURER:
MAN, C.P. & P.C. RECORD FILE NO.	13-051

RECORD PLAT REVIEW SHEET

Plat Name: Petersons Subdivision Plat Number: 220140360
 Plan Name: Peterson Property Lot 5 Plan Number: 11991045A
 Plat Submission Date: 10-16-2013
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: J. Penn Checked: _____ Date _____

Background Review:

Signed Preliminary Plan - Date: 9-30-13 Checked: Initial SSS Date 12-4-13
 Planning Board Resolution No. 13-309 Resolution Mailing Date 9-13-13
 Site Plan Required? Yes _____ No X Verified By: _____ (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 ok
 Coordinates Plan # ok Road/Alley Widths Easements Open Space N/A
 Non-standard BRLs Adjoining Land Vicinity Map _____ Septic/Wells
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	10-18-13	11-1-13		
Research	Bobby Flaury			10-22-13	ok
SHA	Corren Giles				
PEPCO				10/21/13	check POE
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SSS Date 12-5-2013
 Final Mylar & DXF/DWG Received: Initial SSS Date 12/13/13
 Final Mylar Review Complete: Initial SSS Date 12/30/13

Board Approval of Plat:

Plat Agenda: Initial SSS Date 1/23/14
 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 of Division: _____
 Complete Reproduction: _____
 Notify Consultant to Seal Plats: _____
 Surveyor's Seal Complete: _____
 Sent to Courthouse for Recordation: _____
 Recordation Info Entered in Hansen: _____

No. _____

SYMBOL	DATE	BY	REVISION	NOTES
1	10/15/13	GLW	1	PREPARED FOR PERMITS
2	10/15/13	GLW	2	REVISED FOR PERMITS
3	10/15/13	GLW	3	REVISED FOR PERMITS
4	10/15/13	GLW	4	REVISED FOR PERMITS
5	10/15/13	GLW	5	REVISED FOR PERMITS
6	10/15/13	GLW	6	REVISED FOR PERMITS
7	10/15/13	GLW	7	REVISED FOR PERMITS
8	10/15/13	GLW	8	REVISED FOR PERMITS
9	10/15/13	GLW	9	REVISED FOR PERMITS
10	10/15/13	GLW	10	REVISED FOR PERMITS

THE SITE PLAN FOR THE PROPOSED DEVELOPMENT IS BASED ON THE ZONING MAP AND THE ZONING ORDINANCE. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE ZONING BOARD'S REVIEW AND APPROVAL. THE ZONING BOARD'S REVIEW IS BASED ON THE ZONING MAP AND THE ZONING ORDINANCE. THE ZONING BOARD'S REVIEW IS BASED ON THE ZONING MAP AND THE ZONING ORDINANCE.

GENERAL NOTES

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ZONING STANDARDS (REC-2)

REQUIREMENT	MINIMUM	MAXIMUM
LOT AREA	5,000	10,000
LOT WIDTH	50	100
LOT DEPTH	100	200
SETBACKS	10	20
HEIGHT	10	20
SCREENING	10	20
LANDSCAPING	10	20

TREE CONSERVATION

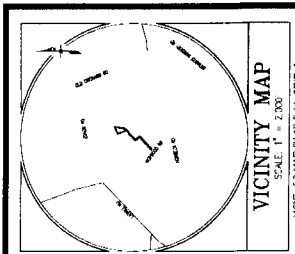
APPROVED TREE CONSERVATION PLAN AREA: 2.23 AC.
 TREE CONSERVATION AREA (TCA): 2.23 AC.
 TREE CONSERVATION AREA (TCA) FACTOR FOR EXISTING FOREST: 0.50 (1.00)
 TCA FACTOR FOR EXISTING FOREST: 0.50 (1.00)

STATEMENT OF JUSTIFICATION ITEMS

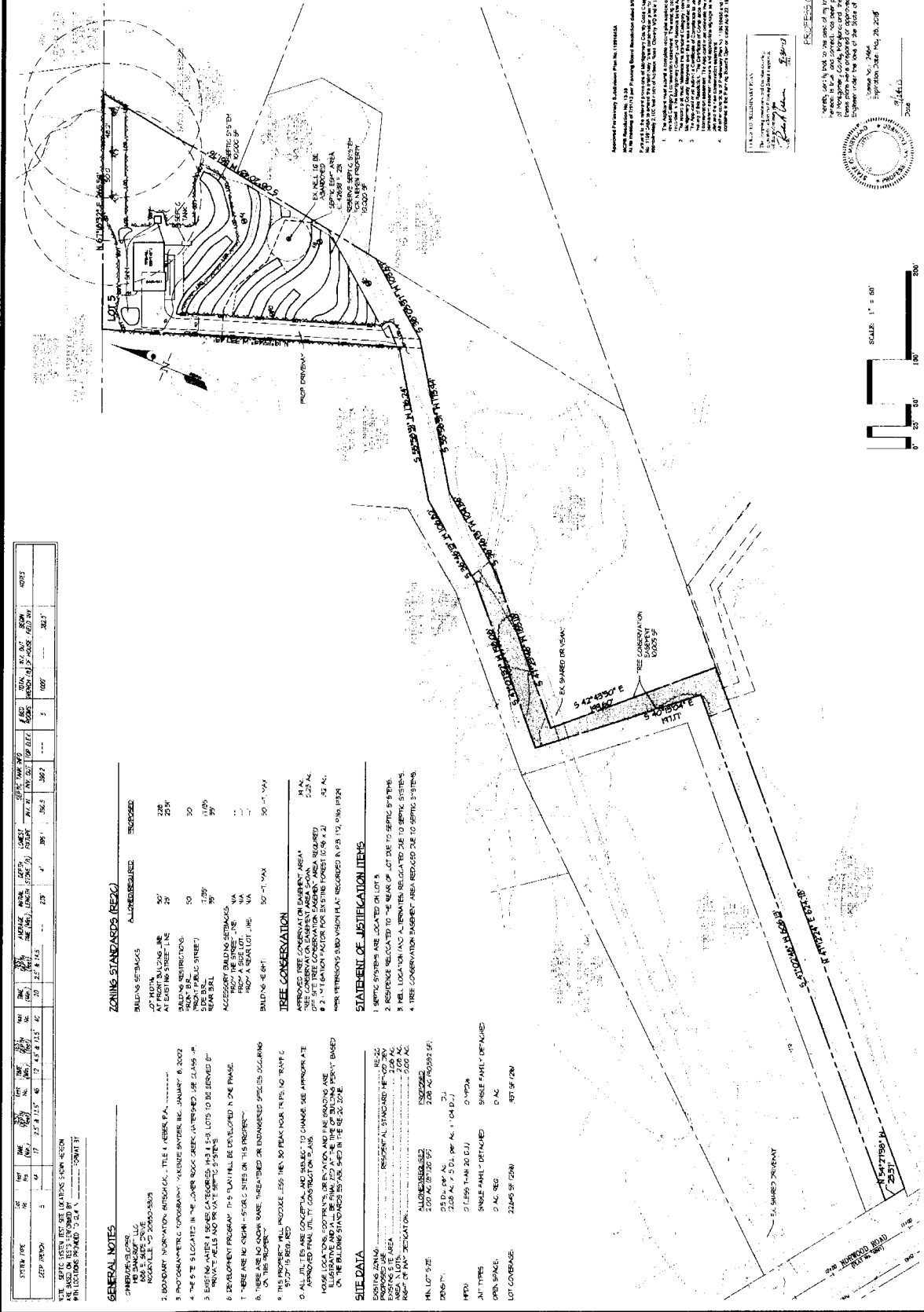
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SITE DATA

EXISTING ZONING: REC-2
 PROPOSED ZONING: REC-2
 AREA OF LOT: 10,000 SQ. FT.
 AREA OF TCA: 2.23 AC.
 TCA FACTOR FOR EXISTING FOREST: 0.50 (1.00)
 TCA FACTOR FOR EXISTING FOREST: 0.50 (1.00)



- LEGEND**
- EXISTING CONTOURS
 - EXISTING TREE LINE
 - PROPOSED TREE LINE
 - PROPOSED STRUCTURE
 - TREYAW
 - PROPOSED WELL LOCATION
 - PROPOSED WELL LOCATION



PREPARED FOR:
 WILSON ENGINEERING & ARCHITECTURE, P.A.
 100 W. 11th Street, Suite 200
 Raleigh, NC 27601

SCALE: 1" = 50'
 DATE: NOV. 2012

AMENDED PRELIMINARY PLAN FOR FOREST CONSERVATION EASEMENT AREA
PETROSON PROPERTY, LOT 5
LIBER 74106, FOLIO 71

DATE: NOV. 2012
 DRAWN BY: J.S.J.
 CHECKED BY: J.S.J.

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GLW Gutschick Little & Webber, PA
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, INSURANCE ADJUSTERS
 100 W. 11th Street, Suite 200, Raleigh, NC 27601
 TEL: 919-881-1111 FAX: 919-881-1111

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____

APPROVED FOR THE ZONING BOARD BY: _____
 DATE: _____

APPROVED FOR THE COUNTY COMMISSIONER BY: _____
 DATE: _____