

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

MCPB
Item # 1B
2-9-2017

MEMORANDUM

DATE: February 1, 2017

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
D.A.R.C. Division
(301) 495-4542

FROM: Stephen Smith, Senior Planner
Jay Beatty, Planner
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for February 9, 2017

SSJ
JRB

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:

220091130

Finlandia

Plat Name: Finlandia
Plat #: 220091130

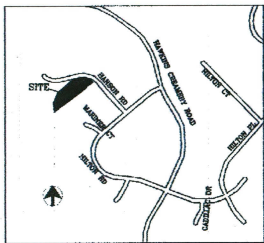
Location: Located on the west side of Hanson Road, 1,000 feet north of Hilton Road
Master Plan: Damascus Master Plan
Plat Details: RE-2 zone; 2 lots
Applicant: Neal and Teri King

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 120080380 (MCPB Resolution No. 09-14), 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.

SURVEYOR'S CERTIFICATE

PLAT NO.

LEGEND



VICINITY MAP
SCALE 1" = 2000'

I HEREBY CERTIFY THAT THE PLAT SHOWN HERON IS CORRECT. THAT IT IS A SUBDIVISION OF ALL OF THE LAND DESCRIBED IN A DEED FROM MAXIMO ALBERTA PIEROLA AND ZENITH PIEROLA TO NEAL H. KING AND TERI L. KING BY DEED DATED MARCH 14, 2002 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 20815 AT FOLIO 359, AND ALSO A RESUBDIVISION OF LOT 17, BLOCK A AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED, "BLOCK A LOTS 5 TO 17, FINLANDIA" AND RECORDED AMONG THE AFORESAID LAND RECORDS AS PLAT NO. 16249. I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATION HERON, ALL MONUMENTS AND ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS WILL BE SET AS DELINEATED HERON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(e) OF MONTGOMERY COUNTY CODE. THE TOTAL AREA OF THIS PLAT IS 435605 SQUARE FEET OR 10.0077 ACRES OF LAND, OF WHICH 0.00 ACRES IS DEDICATED TO PUBLIC USE.

4/27/15
DATE

Mitchell E. Goode
MITCHELL E. GOODE
PROPERTY LINE SURVEYOR
MARYLAND REG. NO. 444
LIC. EXP. 12-10-18

NOTES

1. PROPERTY ZONED RE-2 AT DATE OF RECORDATION ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING.
2. ALL LOTS ARE TO BE SERVED BY PRIVATE WELLS AND PRIVATE SEPTIC SYSTEM EXISTING SEWER AND WATER CATEGORIES: S-6, W-6.
3. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 120080560 ENTITLED "FINLANDIA" ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
4. THE PROPERTY SHOWN HERON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF SEDIMENT CONTROL PERMIT.
5. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
6. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
7. SEPTIC FIELD BUILDING RESTRICTION LINE IS SUBJECT TO CHANGE UPON REAPPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC SECTION.
8. CATEGORY 1 CONSERVATION EASEMENT AREAS INCLUDE STREAM BUFFERS AND FLOODPLAINS. SEE REFERENCED PRELIMINARY PLAN FOR MORE INFORMATION.
9. SEPTIC AREA FOR LOT 16 IS DESIGNED FOR A 5 BEDROOM HOUSE & SEPTIC AREA FOR LOT 19 IS DESIGNED FOR A 6 BEDROOM HOUSE.
10. THE PROPERTY SHOWN HERON IS LOCATED ON TAX MAP GW 123

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HERON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH MINIMUM BUILDING RESTRICTION LINES AS PRESCRIBED BY THE MONTGOMERY COUNTY ZONING CODE.

WE CERTIFY THAT PROPERTY MARKERS WILL BE SET IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS OF LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HERON, EXCEPT FOR A CERTAIN DEED OF TRUST AND THE PARTY IN INTEREST THERE TO HAS HERON INDICATED THEIR ASSENT.

* RECORDED IN LIBER 29719 AT FOLIO 246 & LIBER 31746 AT FOLIO 123

Elizabeth A. Leaf
WITNESS

07/29/15
DATE

Neal H. King
NEAL H. KING

Elizabeth A. Leaf
WITNESS

7/29/15
DATE

Teri L. King
TERI L. KING

FOR NATIONAL CITY MORTGAGE WE HEREBY ASSENT TO THE PLAN OF SUBDIVISION

05/27/11
DATE

James B. King
JAMES B. KING
LAWYERS TITLE INSURANCE SERVICE, LLC
VVA LAWYERS TITLE SERVICE, INC.
37 Cannonsville, P.C.
TRUSTEE

William A. Rowland
WITNESS

DATE

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

APPROVED:

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

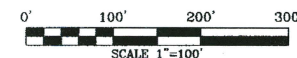
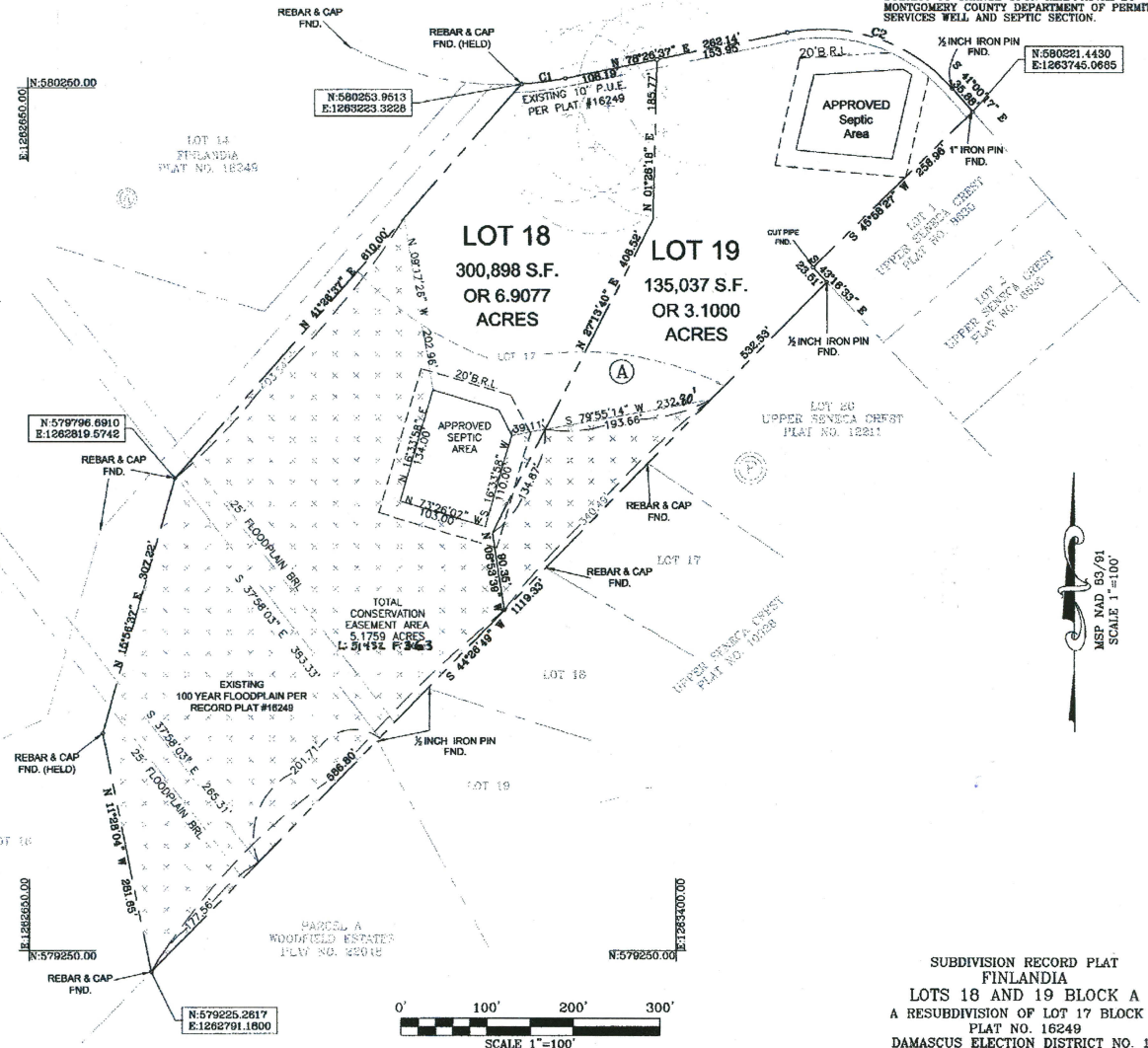
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: *January 14, 2017*

DIRECTOR

DATE:

PLAT NO.



CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	375.00'	50.89'	07°46'30"	25.48'	50.85'	N 82°19'52" E
C2	200.00'	211.37'	60°33'12"	116.76'	201.67'	S 71°16'45" E

SUBDIVISION RECORD PLAT
FINLANDIA
LOTS 18 AND 19 BLOCK A
A RESUBDIVISION OF LOT 17 BLOCK A
PLAT NO. 16249
DAMASCUS ELECTION DISTRICT NO. 12
MONTGOMERY COUNTY, MARYLAND
MAY 2009 SCALE 1"=100'

GOODE SURVEYS, LLC
P.O. BOX 509
DAMASCUS, MD 20872
PHONE: (301) 368-3700
FAX: (301) 368-3703

10/28/08



date: 04/07/08

scale: 1" = 100'

Betta Goode & Associates, Inc.
 8753 Shady Grove Court
 Gaithersburg, MD 20877
 (301)774-7900



PRELIMINARY PLAN
FINLANDIA
 (RESUBDIVISION OF LOT 17, BLOCK A)
 Montgomery County, Maryland

NOTES:

1. AREA OF PROPERTY - 10.008 ACRES
2. EXISTING ZONING - RE-2
3. NUMBER OF LOTS SHOWN - 2
4. SITE TO BE SERVED BY PRIVATE WELLS & ON-SITE SEPTIC SYSTEMS
5. EXISTING SEWER & WATER SERVICE CATEGORIES: S-6, W-6
6. LOCATED IN GREAT SENECA CREEK WATERSHED
7. LOCATED ON TAX MAP GW 123; WSSC GRID SHEET 234NW08
8. UTILITIES TO BE PROVIDED BY: Washington Gas, Verizon, Potomac Edison

ZONING STANDARDS:

ZONE: RE-2	Req.	Prov.
Lot Size	2.0 AC	3.1 AC or larger
Front Setback	50'	50' or more
Sideways	17' min., 35' total	17' or more
Rearyard	35'	35' or more
Building Height	50' Max.	50' or less
Lot Coverage	25% Max.	2.3%
Lot Width @ Building Line	150'	201' or more

Approved Preliminary Subdivision Plan No. 13800000
 MCFP Resolution No. 08-54

At its meeting of 1/08/08 per Planning Board Resolution dated 3/16/08

Pursuant to the latest provisions of Montgomery County Code Chapter 25, the Planning Board approved Preliminary Plan No. 13800000 to create 2 lots on 10.008 acres of land located on the south side of Harwood Road, approximately 700 feet northeast of Hillon Road, in the Damascus master plan area, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to two lots for two one-family detached dwelling units.
- 2) This applicant must comply with the conditions of approval for the preliminary forest conservation plan prior to installing a lot at Montgomery County Department of Permitting Services (MCDPS).
- 3) Issuance of subdivision and erosion control permit, as applicable.
- 4) The record plat(s) must reflect a Category I Conservation Easement over the entire stream valley buffer and the 5 to 6 acres of related forest.
- 5) The easement must comply with the conditions of the MCDPS streamer management concept approved dated June 4, 2008. These conditions may be amended by MCDPS, as long as the amendments do not conflict with other conditions of the preliminary plan approval.
- 6) This applicant must comply with the conditions of the MCDPS Wet and Shaded Section approved dated October 24, 2008. These conditions may be amended by MCDPS, as long as the amendments do not conflict with other conditions of the preliminary plan approval.
- 7) The applicant must comply with the conditions of the Montgomery County Department of Transportation (MCDOT) letter dated July 15, 2008. These conditions may be amended by MCDOT, as long as the amendments do not conflict with other conditions of the preliminary plan approval.
- 8) The applicant must satisfy provisions for access and improvements as required by MCDOT prior to installation of plat.
- 9) This Adequate Public Facility (APF) notice for the preliminary plan will remain valid for sixty-one (61) months from the date of making of the Planning Board resolution.

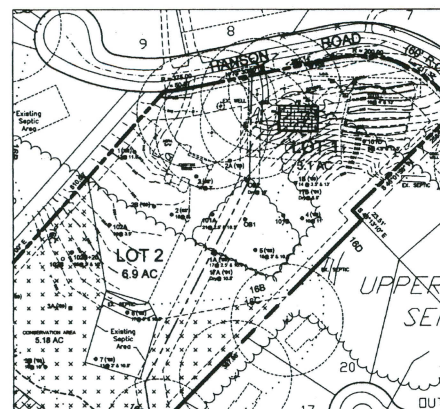
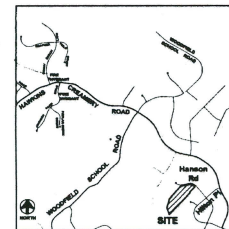
This Preliminary Plan will remain valid for 36 months from its initiation date (as defined in Montgomery County Code Section 25-202A), as amended. Prior to the expiration of the validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed.

CERTIFIED PRELIMINARY PLAN

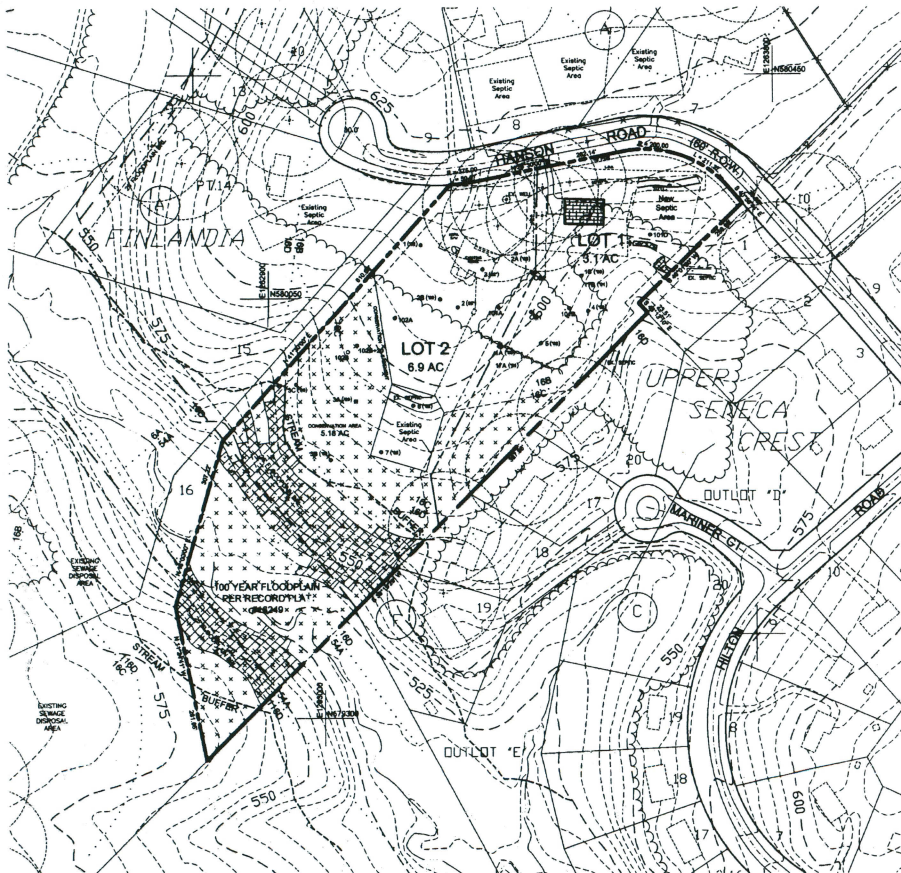
The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval.
 [Signature] 4.9.08
 DATE DATE

PREPARED FOR:
NEAL H. KING
 P.O. BOX 536
 DAMASCUS, MD 20872
 301-774-7900

VICINITY MAP
 SCALE: 1" = 2,000'



DETAIL VIEW: LOT 1 & LOT 2
 1" = 100'



SEWAGE DISPOSAL SYSTEM DESIGN DATA:

LDT	# Bedrms.	Test Site	Time (min)	Depth	Test Site	Time (min)	Depth	Test Site	Time (min)	Depth	Ave. Rate	Inv. Low Fixture	Inv. In	Inv. Out	Inv. Sep.	Length Initial	Depth of Stone	Total Length	Usable Area
1	6	181C	16	4 & 12"	181D	9	4.5 & 12.5'	---	---	---	13	614.5	618.9	618.6	629.3	217'	4"	866'	10,000 SF
2	5	6	17	3 & 10.5"	7	11	3 & 10.5'	---	---	---	14	Ex. House	Existing Tank	Existing Tank	Ex. Field	274'	3.5'	1,096'	10,000 SF

Note:

Old water table and percolation tests are shown from a plan by Betta Goode & Associates, Inc. dated February 2002 and revised May 2, 2002 for Finlandia Lot 17, Block "A". Official test results were found in Montgomery County Well & Septic records.

Surveyor's Certificate:

I hereby certify that the boundary shown herein is correct to my best knowledge and belief based upon existing records and visual observations. I also certify that the new test sites shown on this plan have been field surveyed and are shown accurately.

[Signature] 10/22/07
 Date



LEGEND:

- 100-YEAR FLOODPLAIN
- CONSERVATION AREA
- SIGNIFICANT TREE
- SLOPES >25% OR GREATER
- STREAM BUFFER
- SOIL DIVIDE

