Plat Name: **Mount Prospect**
Plat #: **220170990**

Location: Located on the south side of McCrossin Lane, approximately 2,000 feet east of Travilah Road.
Master Plan: Potomac Subregion Master Plan
Plat Details: RE-2 zone; 3 lots
Owner: Piney Meeting House Investments Corporation

Staff recommends approval of this minor subdivision plat pursuant to **Section 50.7.1.F** of the Subdivision Regulations, which states:

F. *Plat of correction.* A plat of correction may be used for any of the following:

1. to correct inaccurate or incomplete information shown on a previously recorded plat, such as drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; or other information normally required to be shown on a recorded plat. All owners and trustees of the land affected by the correction must sign the revised plat. In addition, the plat of correction must identify the original plat and contain a note identifying the nature of the correction;

2. to revise easements to reflect a Board action;

3. to improve clarity and legibility, the owner of any lands shown on a record plat may record an exact copy of the plat, except for necessary change of scale and the addition of any other necessary elements to make the plat conform to the requirements of this Chapter. The new plat must indicate that it is an exact copy of the original plat except for the changes made under this Subsection

Staff notes for the Board that the subject plat application has been submitted solely to correct erroneous ownership representation on the previously recorded plat. This plat remains in conformance with the approved Preliminary Plan No. 120150900 and Staff supports this plat of correction.

PLAT No.

OWNER'S CERTIFICATE

Piney Meeting House Investments Corporation, a Maryland corporation, the owners of the property shown hereon, hereby adopt this plat of subdivision; dedicate the street to public use; establish and grant to Montgomery County, Maryland a public safety water supply easement as shown hereon; establish and grant to the owners of Lots 1, 2 & 3 an ingress-egress easement; establish and grant to Montgomery County, Maryland temporary slope and drainage easements fifty (50) feet wide over the lot shown hereon, adjacent, contiguous, and parallel to the street lines, the slope easement shall be extinguished after all required public improvements in adjacent roadways have been accepted for maintenance by Montgomery County, Maryland; hereby grant Public Utilities Easements as shown hereon and designated as P.U.E., to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said terms and provisions are incorporated herein by this reference, subject to all current and applicable regulations of all federal, state and local governing agencies. As owner of this subdivision, I, my successors and assigns, will cause all property corner markers and any other required monumentation to be set by a licensed Maryland Land Surveyor, in accordance with Section 50-24(e)(2) of the Montgomery County Code.

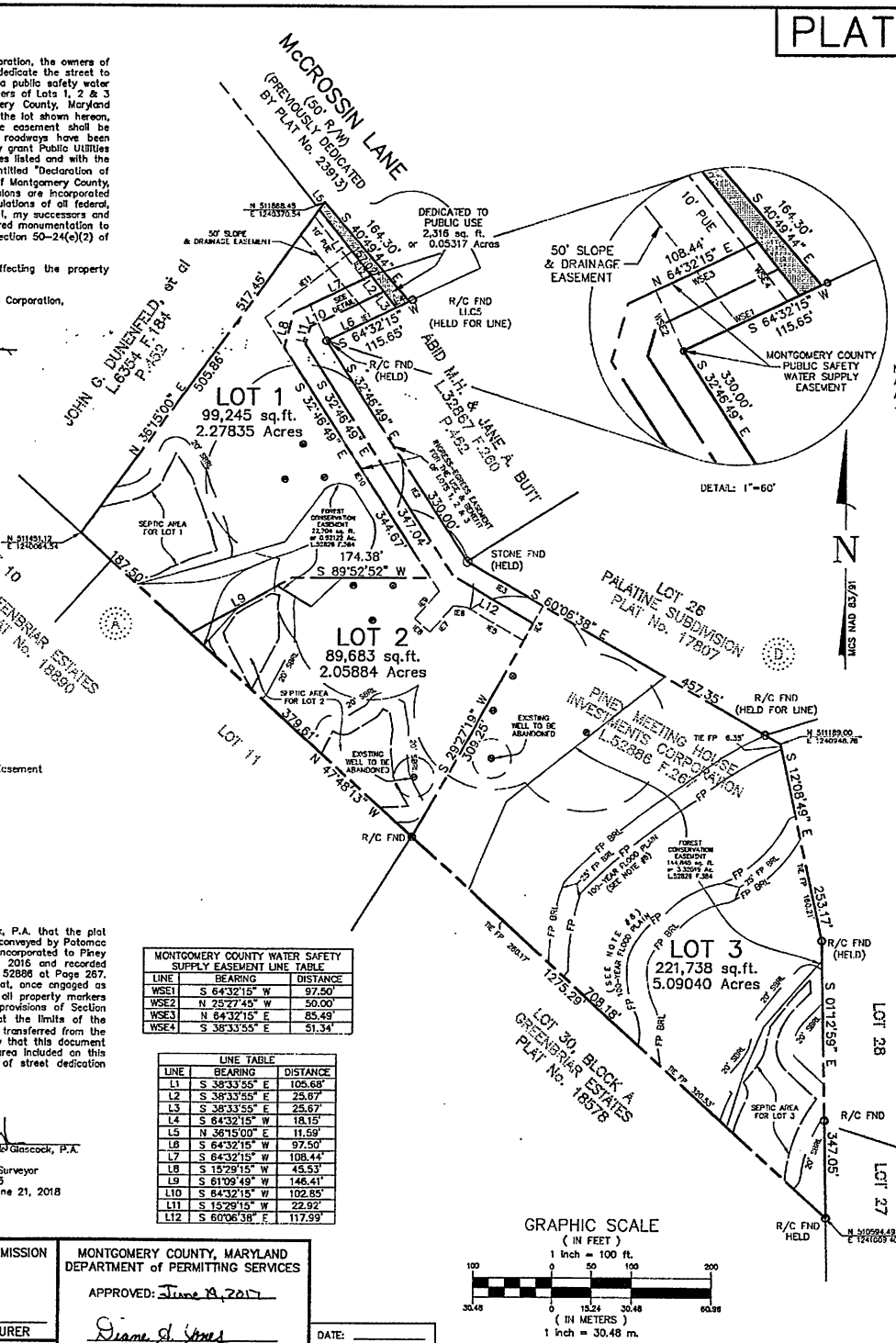
There are no suits, liens, leases, mortgages, or trusts, affecting the property included in this plat of subdivision.

Piney Meeting House Investments Corporation,

6/13/17 — Date

Dennis Fling, President

INGRESS-EGRESS EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
IE1	S 64°32'15" W	97.50'
IE2	S 32°46'49" E	330.00'
IE3	S 60°06'38" E	111.70'
IE4	S 29°27'19" W	50.00'
IE5	N 60°06'38" W	83.77'
IE6	N 84°24'28" W	17.15'
IE7	S 41°40'40" W	44.06'
IE8	N 48°19'20" W	25.43'
IE9	N 41°40'40" E	45.79'
IE10	N 32°46'49" W	409.41'
IE11	N 52°57'56" E	138.02'
IE12	S 38°33'55" E	90.01'



LEGEND:

- BRL = Building Restriction Line
- FC = Forest Conservation Easement
- FP = 100' Year Flood Plain
- IE = Ingress Egress Easement
- WSE = Montgomery County Public Safety Water Supply Easement
- R/C FND = Rebar & Cap Found
- SBRL = Septic Area Building Restriction Line
- ● = Well
- O = Rod & Cap
- ⊙ = Stone Found
- = Area Dedicated to Public Use

SURVEYOR'S CERTIFICATE

I hereby certify on behalf of Macris, Hendricks & Glascock, P.A. that the plat shown hereon is correct; that it is a subdivision of all of the land conveyed by Potomac Walton Gun Club, Chapter of the Izaak Walton League of America, Incorporated to Piney Meeting House Investments Corporation by deed dated August 3, 2016 and recorded among the Land Records of Montgomery County, Maryland, in Book 52886 at Page 267. I hereby certify on behalf of Macris, Hendricks & Glascock, P.A. that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set in accordance with the provisions of Section 50-24(e) of the Montgomery County Code. I hereby certify that the limits of the 100-year floodplain (FP), shown hereon is an accurate reflection as transferred from the floodplain study referenced elsewhere on this plan. I hereby certify that this document was prepared by me or under my responsible charge. The total area included on this plat is 412,982 square feet or 9.48076 acres. The total area of street dedication included on this plat is 2,316 square feet or 0.05317 acres.

6/13/17 — Date

Macris, Hendricks & Glascock, P.A.
By: Barry E. Hoyle
Professional Land Surveyor
MD. Reg. No. 21135
License Expires: June 21, 2018

MONTGOMERY COUNTY WATER SAFETY SUPPLY EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
WSE1	S 64°32'15" W	97.50'
WSE2	N 25°27'45" W	50.00'
WSE3	N 64°32'15" E	85.49'
WSE4	S 38°33'55" E	51.34'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 38°33'55" E	105.68'
L2	S 38°33'55" E	25.67'
L3	S 38°33'55" E	25.67'
L4	S 64°32'15" W	18.15'
L5	N 38°15'00" E	11.59'
L6	S 64°32'15" W	97.50'
L7	S 64°32'15" W	108.44'
L8	S 15°29'15" W	45.53'
L9	S 61°09'49" W	146.41'
L10	S 64°32'15" W	102.85'
L11	S 15°29'15" W	22.92'
L12	S 60°06'38" E	117.99'

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
100 0 50 100 200
30.48 0 15.24 30.48 60.96
(IN METERS)
1 inch = 30.48 m.

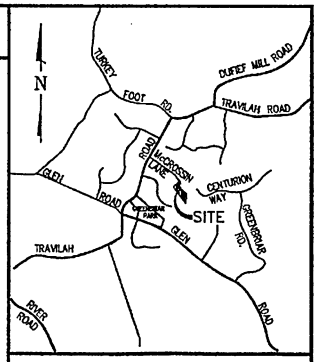
THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED: _____
CHAIRMAN — SECRETARY-TREASURER
M.N.C.P.& P.C. RECORD FILE No.

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT of PERMITTING SERVICES
APPROVED: June 19, 2017
Diane R. Jones
DIRECTOR

DATE: _____
Plat No.: _____

PLAT TABULATION

Number of Lots	=	3
Area of Lots	=	410,666 sq. ft.
Area of Street Dedication	=	2,316 sq. ft.
Total Area	=	412,982 square feet or 9.48076 acres



VICINITY MAP
SCALE 1" = 2,000'

TAX MAP No. ER561
WSSC 217 NW12

Notes:

1. This property shown hereon is currently zoned RE-2.
2. The property shown hereon is served by private well & septic only. Water & Sewer category W-6 & S-6, respectively.
3. Septic Building Restriction Lines are subject to change only with Montgomery County Department of Permitting Services reapproval. Septic areas for Lots 1 & 2 are designed for a maximum of four (4) bedroom dwellings and Lot 3 for a maximum of six (6) bedroom dwellings.
4. 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 examination of title or to depict or note all matters affecting title.
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, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
6. This plat is limited to uses and conditions as required by Preliminary Plan No. 120150090 entitled "Mount Prospect".
7. This property shown hereon is subject to the requirements of Chapter 22A, Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan.
8. The source of the 100 year floodplain shown hereon was taken from a floodplain study by FEMA, as shown on FEMA Flood Insurance Rate Map No. 24031C0310D, dated September 29, 2006.
9. Lots 1-3, as shown hereon are subject to a 50' ingress egress easement for the use and benefit of lots 1-3 and provide access to the public right of way (McCrossin Lane).
10. Lots 2 & 3, as shown hereon are subject to a 50' fire protection storage tank easement.
11. Coordinates shown hereon are based on the Maryland State NAD 83/91 Datum as projected by NGS and are for Geographical Information System (GIS) only. Stations used are No. GAIT with grid coordinates of North 534457.86 feet and East 1249651.23 feet and No. GODE with coordinates of North 493540.73 feet and East 1361533.03 feet. The combined scale factor for this site is 1.0000715456053.

****THE SOLE PURPOSE OF THIS PLAT IS TO REPLACE PLAT No. 25260, WHICH WAS ERRONEOUSLY RECORDED IN THE LAND RECORDS BY THE OWNER/ENTITY WHOM HAD CONVEYED AWAY THEIR INTEREST AND RIGHTS IN THE PROPERTY. PLAT No. 25260 HAS INCORRECT OWNER INFORMATION ON IT WHICH MAKES PLAT No. 25260 NULL AND VOID AND THEREFORE, BY THIS PLAT, IS REPLACED IN ITS ENTIRETY AND PROPERLY RECORDED WITH ALL THE INTERESTS AND RIGHTS OF THE CURRENT OWNER.****

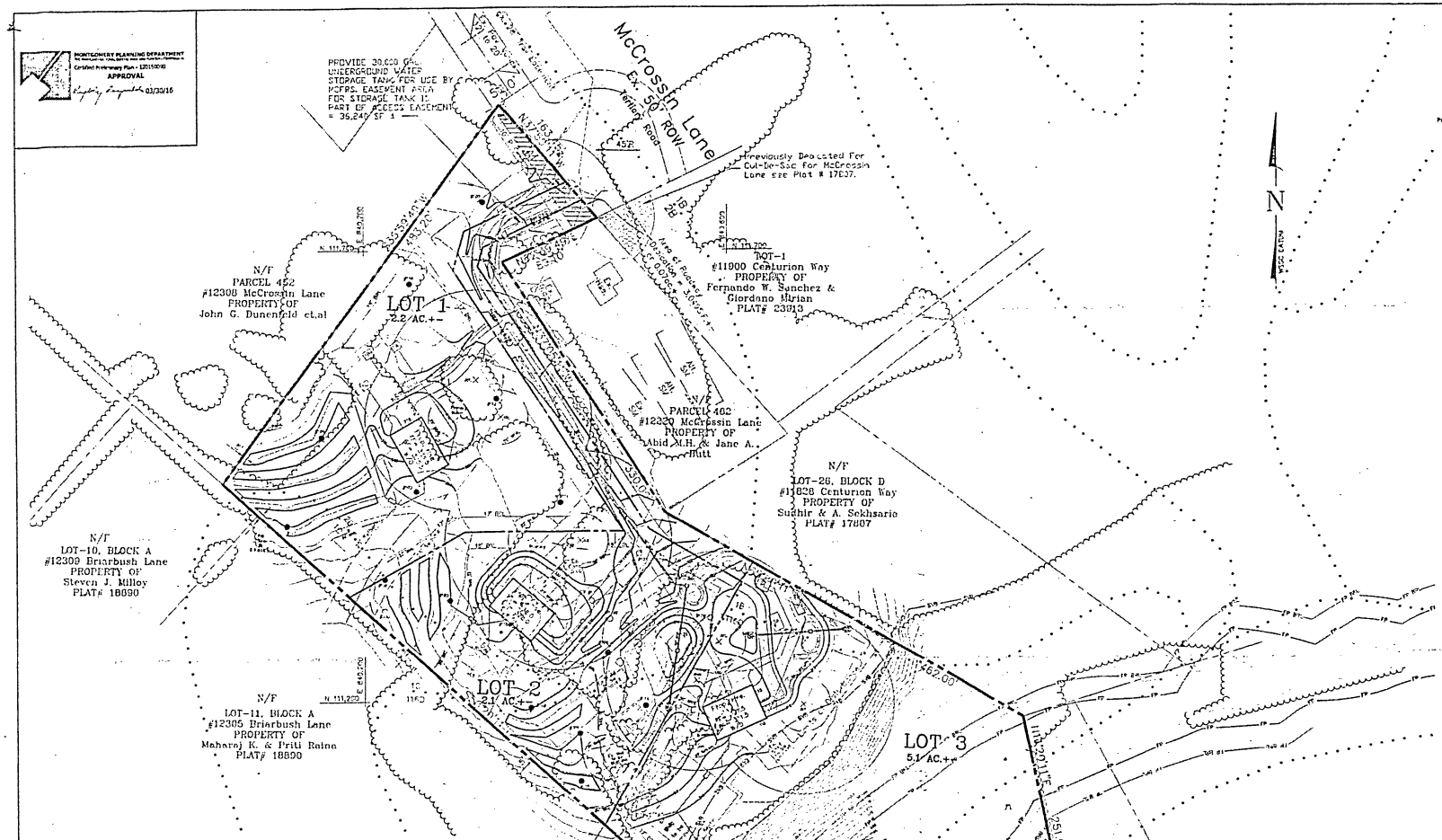
PLAT OF CORRECTION
SUBDIVISION RECORD PLAT
LOTS 1-3
MOUNT PROSPECT
ELECTION DISTRICT No. 6
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"= 100' JUNE, 2017

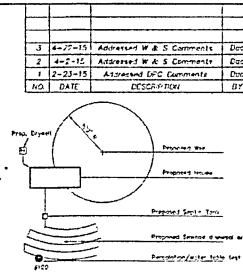
MHG Macris, Hendricks & Glascock, P.A.
Engineers ▪ Planners
Landscape Architects ▪ Surveyors
9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279
Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com

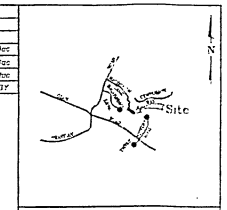
11.173.11

MONTGOMERY PLANNING DEPARTMENT
Certified Preliminary Plan - 120150040
APPROVAL
03/30/16

NO	DATE	DESCRIPTION	BY
3	4-27-15	Addressed W & S Comments	Doc
2	4-2-15	Addressed W & S Comments	Doc
1	2-23-15	Addressed DPC Comments	Doc







VICINITY MAP
SCALE 1" = 2,000'

LEGEND

- Limits of Disturbance
- Proposed Contours
- Existing Contours
- Boundary Subject Site
- Proposed Paving
- Proposed Deforestation
- Existing 25% Slopes

NOTES

1. Topography from M-NCPPC 200' sheet 217NW12, dated march 14, 2005, 5' contour intervals and 2' field run Topo by this office dated 11-19-2012
2. Boundary information from Montgomery County Tax Map page EP-561 and field survey this office
3. Water and sewer category W-6 and S-6, respectively
4. The property is zoned RE-2. The proposed land use is Residential
5. Number of lots proposed by this plan: 3
6. This site is within Potomac Master Plan area.
7. The site drains to the Watts Branch. The State of Maryland has designated this portion of the watershed as Class I-P.
8. This plan is not for construction purposes.
9. Property lines and areas are subject to adjustment at final plat computations.
10. Building footprints shown on this Preliminary Plan of Subdivision are illustrative. Final Building locations will be determined during the Building Permit process. Please refer to the zoning data table for development standards such as: setbacks, building restriction lines and lot coverage for each Lot. Other limitations for site development may also be included in the conditions of the Planning board's approval.
11. Prior to final record plat approval all existing wells and septic systems to be abandoned in accordance with Code of Maryland regulation. (26.04.04.10F)
12. All wells and septic systems within 100' of the property boundaries have been shown.
13. Source of the 100-year floodplain from FEMA MAP No. 24031C0310D.
14. Servicing utility companies include

Water & Sewer	On-Site Private Wells & Septic
Electric:	PEPCO
Telephone:	Verizon
Natural Gas.	Washington Gas

AREA TABULATION

Total Site Area	= 9.67 ac.+-
Area of Dedication	= 0.26 ac.+-
Net Tract Area	= 9.41 ac.+-

Building Height (59-4.4.4.3)	50 ft. max.	50 ft. max
Building Coverage (59-4.4.4.1)	25% max.	25% max.

DEVELOPMENT STANDARDS (RE-2)

(Chapter 59-Section 4.4.4)

	Required/Permitted	Proposed
Density of development.	1 du/2 ac. (4.5 du.s)	1 du/3 ac. (3 du.s)
Net Lot Area (59-4.4.4.1)	87,120 s.f. min.	87,120 s.f. min
Lot Width (59-4.4.4.1)		
-At Street Line.	25 ft. min.	25 ft. min
-At BRL.	125 ft. min.	125 ft. min
Setback from Street (59-4.4.4.2):	50 ft. min	50 ft. min
Yard Requirements (59-4.4.4.2)		
-Side yard	17 ft. min. one side 35 ft. min. total	17 ft. min. one side 35 ft. min. total
-Rear yard	35 ft. min	35 ft. min

WATER TABLE

TEST SITE	RESULTS	DATE
100	Dry @ 14'	2-23-12
101	Dry @ 15'	2-23-12
102	Dry @ 15'	2-23-12
103	Dry @ 15'	2-23-12
104	Dry @ 15'	2-23-12
105	Dry @ 6'	2-23-12
106	Dry @ 15'	2-23-12
200	Dry @ 12.5'	4-4-13
201	Dry @ 10'	4-4-13
202	Dry @ 13.5'	4-4-13
300	Dry @ 13'	4-10-14
400	G.W. @ 8'	4-10-14
401	Dry @ 15'	4-10-14

PERCOLATION

TEST SITE	RESULTS	DATE
100	24 Min. @ 13.5'	4-3-12
101	22 Min. @ 2.5' & 14.5'	4-3-12
102	30 Min. @ 2.5' & 14'	4-3-12
103	27 Min. @ 2.5' & 11'	4-3-12
104	24 Min. @ 15'	4-3-12
109	18 Min. @ 3' & 15.5'	4-3-12
110	17 Min. @ 14.5'	4-3-12
CB-1	PK @ 9'	4-3-12
CB-2	PK @ 9'	4-3-12
CB-3	PK @ 12'	4-3-12
100	20 Min. @ 4'	5-1-12
110	30 Min. @ 4.5'	5-1-12
111	25 Min. @ 3.5' & 15'	5-1-12

PERCOLATION

TEST SITE	RESULTS	DATE
104	20 Min. @ 4.5'	5-20-12
114	30 Min. @ 3'	5-20-12
115	24 Min. @ 2.5'	5-1-12
115	8 Min. @ 0.5'	5-20-12
116	11 Min. @ 4.5'	5-20-12
116	20 Min. @ 12.5'	7-31-12
200	25 Min. @ 2.5' & 12.5'	4-4-13
201	15 Min. @ 10'	4-4-13
202	30 Min. @ 3' & 13.5'	4-4-13
203	24 Min. @ 14'	4-4-13
204	13 Min. @ 15'	4-4-13
203	10 Min. @ 8'	4-10-14
204	20 Min. @ 7'	4-10-14
301	20 Min. @ 4' & 13'	4-10-14
401	14 Min. @ 5.5' & 15'	4-10-14
402	5 Min. @ 4.5' & 15'	4-10-14

SEPTIC DESIGN CHART

LOT	SITE	TAVE (M.N.)	DEPTH	SITE	TAVE (M.N.)	DEPTH	SITE	TAVE (M.N.)	DEPTH	AVG TAVE (M.N.)	DEPTH OF STONE	INITIAL TRENCH	TOTAL TRENCH	NUMBER OF REPERCOLATIONS
1	109	18	3&15.5	101	23	2.5&14.5	102	30	2.5&14	24	4	250'	1000'	4
2	103	27	2.5&14	116	18	4.5&12.5	104	22	4.5&15	22	4	250'	1000'	4
3	203	17	6&14	204	17	7&15	402	9	4.5&15	14	4	217'	1000'	6

INVERT TABLE

LOT	TOP OF TANK	INVERT IN	INVERT OUT	INVERT @ TRENCH	LOWEST FIXTURE	BASEMENT FLOOR
1	323.5	322.5	322.3	323.1	322.7	322.7 #
2	326.5	325.5	325.3	322.8	324.0	324.0 @
3	307.5	306.5	306.3	329.5	305.0	305.0 #

Whole house to be pumped to septic field
@ No gravity basement sewer

PERCOLATION CERTIFICATE

I hereby certify that the septic test sites as shown on this plan have been field surveyed

11/6/14
Date

Barry E. Harris
Professional Land Surveyor
MD Reg. No. 21135
Expiration Date: June 21st, 2016

PREPARED FOR:
Piney Meetinghouse Investments
14801 Clopper Road
Boyds MD, 20841
(301) 972-4997

04-19-16
Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland.
License No. 35405 Expiration Date 6/25/2016

TAX MAP ER 561

WSSC 217 NW 12

Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work.
The contractor shall notify all public utility companies with underground facilities in the area of proposed excavation and have their facilities located by the utility companies prior to commencing excavation. The contractor is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code

PRELIMINARY PLAN OF SUBDIVISION
PARCEL 570
MOUNT PROSPECT
L. 4461 F. 256

6TH ELECTION DISTRICT – MONTGOMERY COUNTY – MARYLAND

MHG
Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors
9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20879-1270
Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com

Proj. Mgr. Doc	Designer Doc
Date: Aug. 2015	Scale: 1"=50'
Project No. 2011.173.11	Sheet 2 of 2