



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

MCPB
Item # **2**
5/22/08

MEMORANDUM

DATE: May 9, 2008

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Subdivision Supervisor
Development Review Division *CC*
(301) 495-4542

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

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for May 22, 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:

220070680 **Heritage Farm**
220071630 **North Takoma**
220080160 **Traville**
220080730-220080740 **Montevideo (2)**

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Monterey Plat Number: 220080730
 Plat Submission Date: 11-6-07 220080740
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N/A
 *For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. 719980210 Checked: Initial SJS Date 4-2-08
 Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Name if applicable: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>S. Feder</u>	<u>11-14-07</u>	<u>11-30-07</u>	<u>12-6-07</u>	<u>Easements Offsite</u>
Research	Bobby Fleury			<u>11-15-07</u>	<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey			<u>11-15-07</u>	<u>OK</u>

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial

SJS

Date

5-9-08SJS3-14-08SJS4-29-08**Board Approval of Plat:**

Plat Agenda:

SJS5-22-08

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. _____

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: _____
- b) Part of lot created by deed prior to June 1 1958: _____

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: _____
- b) Original Plat identified: _____

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

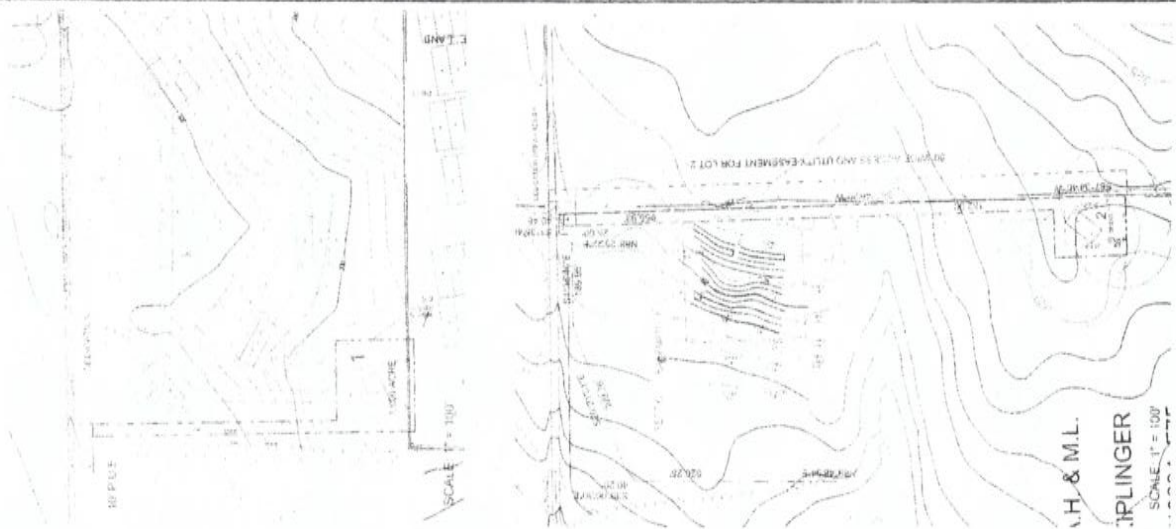
- a) Adequate Public Facilities satisfied: _____
- b) Street dedication required: _____
- c) Forest conservation: _____
- d) Storm water management: _____
- e) Special Protection Area/Water Quality Plan: _____

- f) Landscaping and lighting plan including parking lot layout: _____
g) Approved Special Exception: _____

(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

- a) Number of Lots: _____ 2 ✓
b) Written MCDPS approval of proposed septic area: _____ ✓
c) Required street dedication: _____ ok
d) Easement for balance of property noting density and TDRS: _____ ok
e) Average lot size of 5 acres: _____ ok
f) Forest Conservation requirements met: _____ ✓

date: 10/10/2010
time: 10:10



H. & M.L.

JPLINGER

SCALE: 1" = 100'



HOT 2: SEPTIC FIELD DESIGN

[illegible]

AUSTIN H. & MARY L. KIPLINGER
Clergy in
1885 RIVER ROAD
PO BOX 515, MARSHLAND 28027

Journal of Interpersonal
Medicine 1991; 111: 111-116
From the Department of
Psychiatry, University of
California, San Francisco, CA,
USA. Accepted for publication
22 July 1990.

Surveyor's Certificate:

[illegible]