



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

MCPB
Item # 2
10/23/08

MEMORANDUM

DATE: October 9, 2008

TO: Montgomery County Planning Board

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

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

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for October 23, 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:

220090130 **Hollyoak**

Plat Name: HOLLYOAK
Plat #: 220090130

Location: Located on the south side of Tilden Lane at the eastern terminus of
Quaker Ridge Road
Master Plan: North Bethesda/Garrett Park
Plat Details: R-200 zone; 5 lots, 1 outlot
Community Water, Community Sewer
Owner: Tilden Lake, LLC

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120070180 (MCPB Resolution 07-125) and with Site Plan No. 820080050 (MCPB Resolution 08-50), 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.

RECORD PLAT REVIEW SHEET

Plat Name: Hollyoak Plat Number: 220090130
 Plan Name: Hollyoak Plan Number: 120070180
 Plat Submission Date: July 11, 2008
 DRD Plat Reviewer: S Smith
 DRD Prelim Plan Reviewer: R Weaver Checked: RS Date 10/3/08

Initial DRD Review:

Signed Preliminary Plan - Date 7-31-08 Checked: Initial SOS Date 10/3/08
 Planning Board Opinion - Date 9-14-08 Checked: Initial SOS Date 8/25/08
 Site Plan Req'd for Development? Yes X No Verified By: SOS (initial)
 Site Plan Name: Hollyoak Site Plan Number: 820080050
 Planning Board Opinion - Date 6/9/08 Checked: Initial SOS Date 8/25/08
 Site Plan Signature Set - Date 9/29/08 Checked: Initial SOS Date 10/3/08
 Site Plan Reviewer Plat Approval: Checked: Initial SP Date 10/9/2008

Review Items: 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 N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>M. Foster</u>	<u>7-16-08</u>	<u>8-1-08</u>	<u>7/29/08</u>	<u>Refreshments Note needed</u>
Research	<u>Bobby Fleury</u>	<u> </u>	<u> </u>	<u>7-21-08</u>	<u>OK</u>
SHA	<u>Doug Mills</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
PEPCO	<u>Steve Baxter</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Parks	<u>Doug Powell</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
DRD	<u>Nellie Carey</u>	<u> </u>	<u> </u>	<u>8-14-08</u>	<u>No Comments</u>

Final DRD Review:

DRD Review Complete: Initial SOS Date 10/9/08
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): SOS 8/25/08
 Final Mylar w/Mark-up & PDF Rec'd: SOS 10/1/08

Board Approval of Plat:

Plat Agenda: SOS 10/23/08

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:

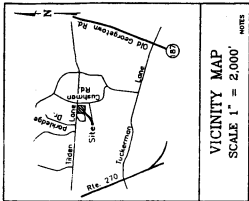
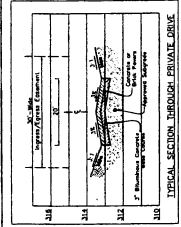
Notify Engineer to Seal Plats:

Engineer Seal Complete:

Complete Reproduction:

Sent to Courthouse for Recordation:

No.



- Boundary lines were verified by M&E since 7/20/08
- 2. The proposed subdivision is shown in accordance with the Maryland Subdivision Regulations.
- 3. The plan is subject to the approval of the Montgomery County Planning Board.
- 4. The plan is subject to the approval of the Montgomery County Board of Public Works.
- 5. The plan is subject to the approval of the Montgomery County Board of Health.
- 6. The plan is subject to the approval of the Montgomery County Board of Education.
- 7. The plan is subject to the approval of the Montgomery County Board of Social Services.
- 8. The plan is subject to the approval of the Montgomery County Board of Economic Development.
- 9. The plan is subject to the approval of the Montgomery County Board of Parks and Recreation.
- 10. The plan is subject to the approval of the Montgomery County Board of Public Safety.
- 11. The plan is subject to the approval of the Montgomery County Board of Public Works.
- 12. The plan is subject to the approval of the Montgomery County Board of Public Works.
- 13. The plan is subject to the approval of the Montgomery County Board of Public Works.
- 14. The plan is subject to the approval of the Montgomery County Board of Public Works.
- 15. The plan is subject to the approval of the Montgomery County Board of Public Works.
- 16. The plan is subject to the approval of the Montgomery County Board of Public Works.
- 17. The plan is subject to the approval of the Montgomery County Board of Public Works.
- 18. The plan is subject to the approval of the Montgomery County Board of Public Works.
- 19. The plan is subject to the approval of the Montgomery County Board of Public Works.
- 20. The plan is subject to the approval of the Montgomery County Board of Public Works.

Development Standards (B-300, Residential, one family)

Minimum Lot Area	20,000 sq. ft.
Minimum Lot Width	30 ft.
Minimum Front Yard Setback	10 ft.
Minimum Side Yard Setback	5 ft.
Minimum Rear Yard Setback	5 ft.
Maximum Building Height	35 ft.
Maximum Floor Area Ratio (FAR)	0.35
Maximum Number of Units per Acre	12
Minimum Lot Area (for 1 unit)	20,000 sq. ft.
Minimum Lot Width (for 1 unit)	30 ft.
Minimum Front Yard Setback (for 1 unit)	10 ft.
Minimum Side Yard Setback (for 1 unit)	5 ft.
Minimum Rear Yard Setback (for 1 unit)	5 ft.
Maximum Building Height (for 1 unit)	35 ft.
Maximum Floor Area Ratio (FAR) (for 1 unit)	0.35
Maximum Number of Units per Acre (for 1 unit)	12

NOTE: 1. The house types shown on the Hollyoak Site Development Plan are representative of houses that may be constructed within this subdivision. The actual house types to be constructed within this subdivision will be custom designed by the applicant. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate agencies to construct the houses shown on this plan. The applicant is also responsible for obtaining all necessary permits and approvals from the appropriate agencies to construct the houses shown on this plan. The applicant is also responsible for obtaining all necessary permits and approvals from the appropriate agencies to construct the houses shown on this plan.

Professional Certification: I hereby certify that these documents were prepared or approved by me, or under my direct supervision and control, in accordance with the laws of the State of Maryland, License No. 16903, Expiration Date: 02/21/2010.

Stephen E. Crum

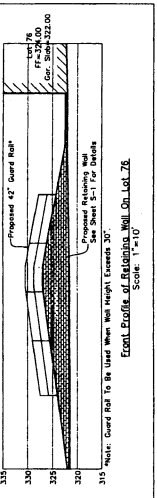
APPLICANT: Tilden Lane LLC
c/o Chase Communities, Inc.
7979 Old Georgetown Rd.
Suite 800
Bethesda, MD 20814
(301) 654-7041

CERTIFIED SITE PLAN
Site Plan No. 820080050
HOLLYOAK
LOTS 76-80, BLOCK A

4TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND
Macris, Hendricks & Glascock, P.A.
Engineers & Planners
1500 Republic Blvd, Suite 200
Rockville, MD 20850
Project No. 08-001-01
Sheet 2 of 3

APPROVED: [Signature]
DATE: 7/28/08

APPROVED: [Signature]
DATE: 7/28/08



CONTRACTOR'S CERTIFICATE: I, the undersigned, certify that the work shown on this plan was done in accordance with the laws of the State of Maryland, License No. 16903, Expiration Date: 02/21/2010.

Signature: [Signature]
Name: [Name]
Title: [Title]

M-DCPC APPROVAL STAMP
Contract Site Plan
File No. 820080050
Montgomery County Planning Board
Date: 7/28/08

Call "Miss Utility"
Telephone 1-800-257-7777
For Utility Locations At
Least 48 Hours Before
Beginning Construction