



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

MCPB
Item # 18
12/3/09

MEMORANDUM

DATE: November 20, 2009

TO: Montgomery County Planning Board

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

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

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for December 3, 2009

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:

220090970 **Homecrest**
220091070 **Huntington Terrace**
220100080 **Montgomery Auto Sales Park**
220100270 **Chevy Chase, Section 4**

Plat Name: Homecrest
Plat #: 220090970

Location: Located on the north side of Bel Pre Road, approximately 800 feet west of Big Bear Court
Master Plan: Aspen Hill
Plat Details: R-200 zone; 4 lots, 1 outlot
Community Water, Community Sewer
Applicant: Tamara Corporation

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 12007043A (MCPB Resolution No. 08-139), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plan.

RECORD PLAT REVIEW SHEET

Plat Name: Homecrest Plat Number: 220090970
 Plan Name: Homecrest Phase II Plan Number: 12007043A
 Plat Submission Date: 3-25-09
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: R. Weaver Checked: RMW Date 3/23/09

Initial DRD Review:

Signed Preliminary Plan - Date 2-23-09 Checked: Initial SOS Date 4-13-09
 Planning Board Opinion - Date 12-22-08 Checked: Initial SOS Date 4-13-09
 Site Plan Req'd for Development? Yes No Verified By: SOS (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Site Plan Reviewer Plat Approval: Checked: Initial _____ Date _____

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths Easements OK Open Space N/A
 Non-standard BRLs N/A Adjoining Land OK Vicinity Map OK 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>E. Gibson</u>	<u>3/25/09</u>	<u>4-10-09</u>	<u>4-9-09</u>	<u>No Revisions</u>
Research	<u>Bobby Fleury</u>			<u>3-28-09</u>	<u>OK</u>
SHA	<u>Doug Mills</u>				
PEPCO	<u>Steve Baxter</u>				
Parks	<u>Doug Powell</u>				
DRD	<u>Nellie Carey</u>				

Final DRD Review:

DRD Review Complete: Initial SOS Date 11/20/09
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): Initial SOS Date 10/28/09
 Final Mylar w/Mark-up & PDF Rec'd: Initial SOS Date 11/2/09

Board Approval of Plat:

Plat Agenda: Initial SOS Date 12/3/09

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: _____

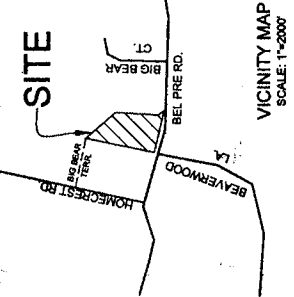
Sent to Courthouse for Recordation: _____

No. _____

PLAT NO.

C-1	Rad: 752.55 Chc: N 78°16'48"W Del: 15°45'34"	Ac: 206.887 206.34'
C-2	Rad: 500.00' Chc: S 82°14'31"E Del: 5°46'44"	Ac: 50.43 50.41'

1 LOTS	176,770 SQ. FT.
1 PARCEL	17,178 SQ. FT.
1 OUTLOT	17,194 SQ. FT.
1 DEDICATION	1,822 SQ. FT.
TOTAL AREA	= 203,071 OR 4,6819 AC.



OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE THE STREET TO PUBLIC USE, AND HEREBY GRANT TO THE PUBLIC THE RIGHT OF WAY FOR THE USE AND BENEFIT OF LOTS 73 THROUGH 78, AND PARCELS D, AND HOMECREST PLATS 23767, 23768, 23769, 23770, 23771, 23772, 23773, 23774, 23775, 23776, 23777, 23778, 23779, 23780, 23781, 23782, 23783, 23784, 23785, 23786, 23787, 23788, 23789, 23790, 23791, 23792, 23793, 23794, 23795, 23796, 23797, 23798, 23799, 23800, 23801, 23802, 23803, 23804, 23805, 23806, 23807, 23808, 23809, 23810, 23811, 23812, 23813, 23814, 23815, 23816, 23817, 23818, 23819, 23820, 23821, 23822, 23823, 23824, 23825, 23826, 23827, 23828, 23829, 23830, 23831, 23832, 23833, 23834, 23835, 23836, 23837, 23838, 23839, 23840, 23841, 23842, 23843, 23844, 23845, 23846, 23847, 23848, 23849, 23850, 23851, 23852, 23853, 23854, 23855, 23856, 23857, 23858, 23859, 23860, 23861, 23862, 23863, 23864, 23865, 23866, 23867, 23868, 23869, 23870, 23871, 23872, 23873, 23874, 23875, 23876, 23877, 23878, 23879, 23880, 23881, 23882, 23883, 23884, 23885, 23886, 23887, 23888, 23889, 23890, 23891, 23892, 23893, 23894, 23895, 23896, 23897, 23898, 23899, 23900, 23901, 23902, 23903, 23904, 23905, 23906, 23907, 23908, 23909, 23910, 23911, 23912, 23913, 23914, 23915, 23916, 23917, 23918, 23919, 23920, 23921, 23922, 23923, 23924, 23925, 23926, 23927, 23928, 23929, 23930, 23931, 23932, 23933, 23934, 23935, 23936, 23937, 23938, 23939, 23940, 23941, 23942, 23943, 23944, 23945, 23946, 23947, 23948, 23949, 23950, 23951, 23952, 23953, 23954, 23955, 23956, 23957, 23958, 23959, 23960, 23961, 23962, 23963, 23964, 23965, 23966, 23967, 23968, 23969, 23970, 23971, 23972, 23973, 23974, 23975, 23976, 23977, 23978, 23979, 23980, 23981, 23982, 23983, 23984, 23985, 23986, 23987, 23988, 23989, 23990, 23991, 23992, 23993, 23994, 23995, 23996, 23997, 23998, 23999, 24000.

FOR TAMARA CORPORATION

FOR ALLEN ROY BUILDERS, INC.
 JAMES W. UNGER
 10-19-08 DATE
 JAMES W. UNGER
 10-19-08 DATE

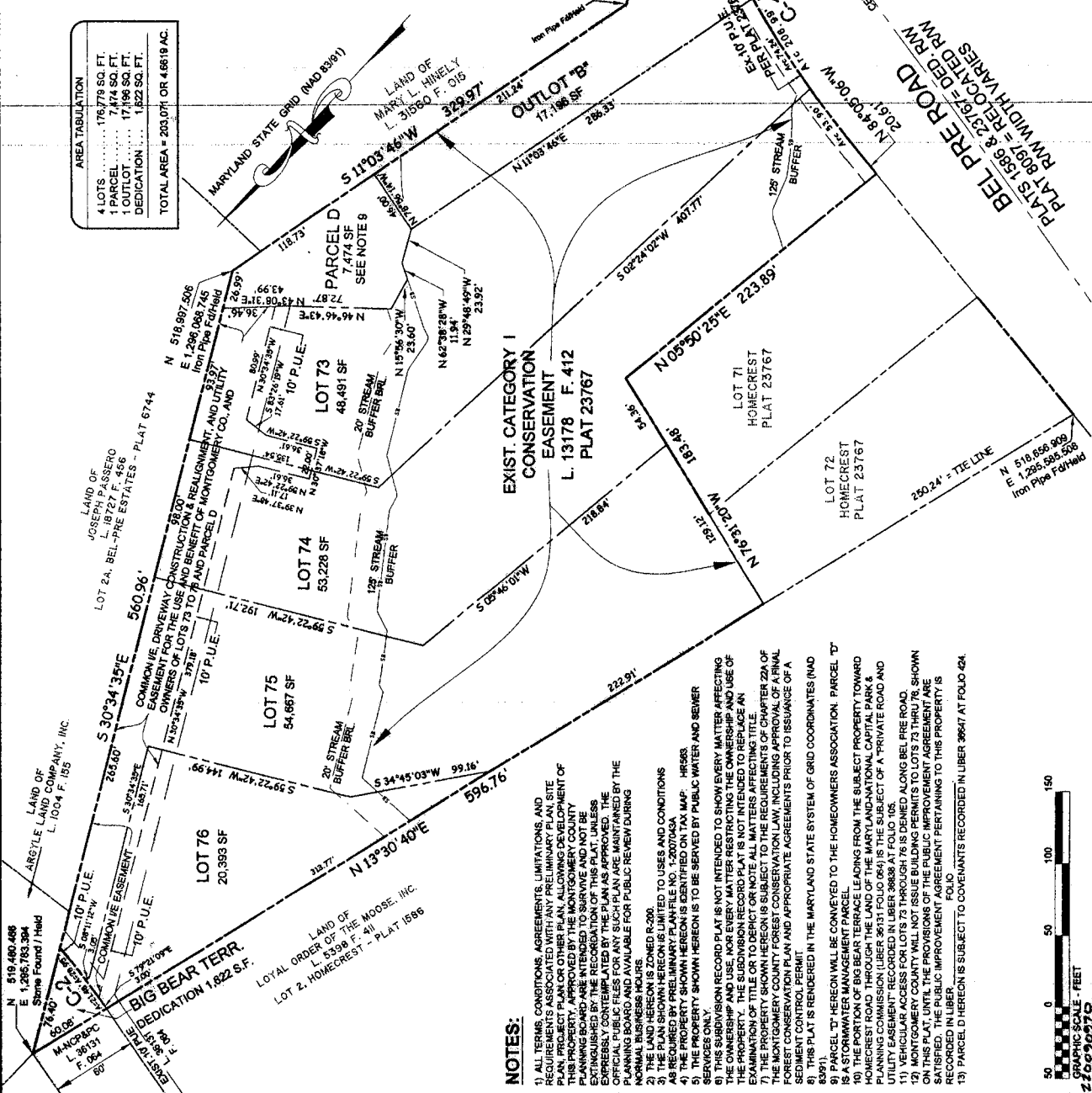
SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND INFORMATION, AND THAT IT IS A SUBDIVISION OF THE LANDS COVERED BY FRANK R. WEISS & SONS, INC., AND TAMARA CORPORATION, DATED OCTOBER 30th, 2006, RECORDED IN LIBER 38473 AT FOLIO 249 ALSO BEING A RE-SUBDIVISION OF OUTLOT OF A SUBDIVISION OF MONTGOMERY COUNTY, MARYLAND, RECORDED IN PLAT 23767 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY CORNERS WILL BE SET AS DELINEATED HEREON AND IN ACCORDANCE WITH SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE.

THE AREA AND PERCENTAGE PASSED BY THIS PLAN IS 291,071 SQUARE FEET, OR 4,6819 ACRES, OF WHICH 1,822 SQUARE FEET OR 0.0372 ACRES ARE DEDICATED TO PUBLIC USE BY THIS PLAN.

ERIC V. ZADAY
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO.: 10771



NOTES:

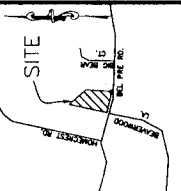
- 1) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THE PROPERTY, SHALL BE DEEMED TO HAVE BEEN ACCEPTED BY THE PLANNING BOARD AND EXTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAN, UNLESS EXPRESSLY CONTAINED 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 BUSINESS HOURS.
- 2) THE LAND HEREON IS ZONED R-200.
- 3) THE PLAN SHOWN HEREON IS LIMITED TO USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN FILE NO. 1-200705A.
- 4) THE PROPERTY SHOWN HEREON IS IDENTIFIED ON TAX MAP: HR-958.
- 5) THE PROPERTY SHOWN HEREON IS TO BE SERVED BY PUBLIC WATER AND SEWER.
- 6) 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 DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
- 7) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL SEDIMENT CONTROL PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A PARCEL 'D'.
- 8) THIS PLAN IS RENDERED IN THE MARYLAND STATE SYSTEM OF GRID COORDINATES (NAD 83).
- 9) PARCEL 'D' HEREON WILL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION (HMOA) AS A STORMWATER MANAGEMENT PARCEL.
- 10) THE PORTION OF BIG BEAR TERRACE LEADING FROM THE SUBJECT PROPERTY TOWARD PARCELS D, HOMECREST PLATS 23767, 23768, 23769, 23770, 23771, 23772, 23773, 23774, 23775, 23776, 23777, 23778, 23779, 23780, 23781, 23782, 23783, 23784, 23785, 23786, 23787, 23788, 23789, 23790, 23791, 23792, 23793, 23794, 23795, 23796, 23797, 23798, 23799, 23800, 23801, 23802, 23803, 23804, 23805, 23806, 23807, 23808, 23809, 23810, 23811, 23812, 23813, 23814, 23815, 23816, 23817, 23818, 23819, 23820, 23821, 23822, 23823, 23824, 23825, 23826, 23827, 23828, 23829, 23830, 23831, 23832, 23833, 23834, 23835, 23836, 23837, 23838, 23839, 23840, 23841, 23842, 23843, 23844, 23845, 23846, 23847, 23848, 23849, 23850, 23851, 23852, 23853, 23854, 23855, 23856, 23857, 23858, 23859, 23860, 23861, 23862, 23863, 23864, 23865, 23866, 23867, 23868, 23869, 23870, 23871, 23872, 23873, 23874, 23875, 23876, 23877, 23878, 23879, 23880, 23881, 23882, 23883, 23884, 23885, 23886, 23887, 23888, 23889, 23890, 23891, 23892, 23893, 23894, 23895, 23896, 23897, 23898, 23899, 23900, 23901, 23902, 23903, 23904, 23905, 23906, 23907, 23908, 23909, 23910, 23911, 23912, 23913, 23914, 23915, 23916, 23917, 23918, 23919, 23920, 23921, 23922, 23923, 23924, 23925, 23926, 23927, 23928, 23929, 23930, 23931, 23932, 23933, 23934, 23935, 23936, 23937, 23938, 23939, 23940, 23941, 23942, 23943, 23944, 23945, 23946, 23947, 23948, 23949, 23950, 23951, 23952, 23953, 23954, 23955, 23956, 23957, 23958, 23959, 23960, 23961, 23962, 23963, 23964, 23965, 23966, 23967, 23968, 23969, 23970, 23971, 23972, 23973, 23974, 23975, 23976, 23977, 23978, 23979, 23980, 23981, 23982, 23983, 23984, 23985, 23986, 23987, 23988, 23989, 23990, 23991, 23992, 23993, 23994, 23995, 23996, 23997, 23998, 23999, 24000.
- 11) VEHICULAR ACCESS FOR LOTS 73 THROUGH 78 IS DENIED ALONG BEL PRE ROAD.
- 12) MONTGOMERY COUNTY WILL NOT ISSUE BUILDING PERMITS TO LOTS 73 THRU 78, SHOWN ON THIS PLAN, UNTIL THE PROVISIONS OF THE PUBLIC IMPROVEMENT AGREEMENT ARE SATISFIED. THE PUBLIC IMPROVEMENT AGREEMENT PERTAINING TO THIS PROPERTY IS RECORDED IN LIBER 38473 AT FOLIO 249.
- 13) PARCEL D HEREON IS SUBJECT TO COVENANTS RECORDED IN LIBER 38647 AT FOLIO 464.

203 Perry Parkway, Suite 1
Gaithersburg, MD 20877-2169
301-948-8300 Fax: 301-258-7607

RECORDED	PA #
DATE	PLAT NO.

MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES	APPROVED:	BY:	DIRECTOR
MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	APPROVED:	BY:	ASST. SECRETARY/TREASURER
M-NCPPC RECORD PLAT FILE NO.		M-NCPPC RECORD PLAT FILE NO.	

SUBDIVISION RECORD PLAT
 (RESUBDIVISION OUTLOT A, HOMECREST)
HOMECREST
 LOTS 73 THROUGH 76, PARCEL D & OUTLOT B
 WHEATON (13th) ELECTION DISTRICT - MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=50' DATE: FEBRUARY 2009



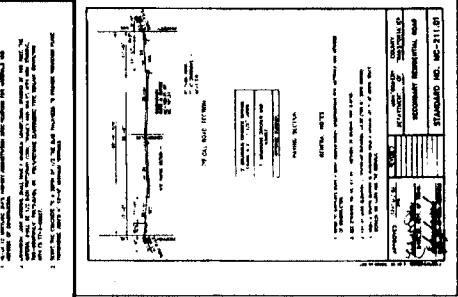
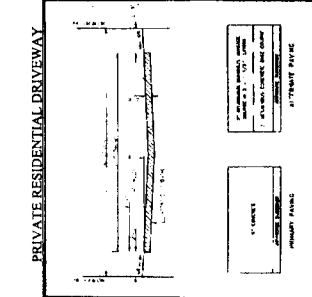
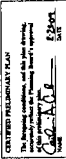
1. FEDERAL CORPORATION, 1000 EAST WASHINGTON, WASHINGTON, D.C. 20003
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19. FEDERAL CORPORATION, 1000 EAST WASHINGTON, WASHINGTON, D.C. 20003
20. FEDERAL CORPORATION, 1000 EAST WASHINGTON, WASHINGTON, D.C. 20003

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. YD.)
1	LOT 1	10,000	727.67
2	LOT 2	10,000	727.67
3	LOT 3	10,000	727.67
4	LOT 4	10,000	727.67
5	LOT 5	10,000	727.67
6	LOT 6	10,000	727.67
7	LOT 7	10,000	727.67
8	LOT 8	10,000	727.67
9	LOT 9	10,000	727.67
10	LOT 10	10,000	727.67
11	LOT 11	10,000	727.67
12	LOT 12	10,000	727.67
13	LOT 13	10,000	727.67
14	LOT 14	10,000	727.67
15	LOT 15	10,000	727.67
16	LOT 16	10,000	727.67
17	LOT 17	10,000	727.67
18	LOT 18	10,000	727.67
19	LOT 19	10,000	727.67
20	LOT 20	10,000	727.67

DEVELOPERS
 FEDERAL CORPORATION
 1000 EAST WASHINGTON
 WASHINGTON, D.C. 20003
 PHONE: 301-555-0000
 FAX: 301-555-0003

LANDSCAPE ARCHITECT
 LANDSCAPE ARCHITECTURE, PLLC
 1000 EAST WASHINGTON
 WASHINGTON, D.C. 20003
 PHONE: 301-555-0000
 FAX: 301-555-0003

DATE: 11/15/07
SHEET NO.: 1 OF 1
SCALE: AS SHOWN



LEGEND

- STRAIN
- STRAIN BUFFER
- EXISTING TREE (W/10'-0" R)
- TREE LINE
- LIMIT OF PHASE I
- LIMIT OF PHASE II
- LIMIT OF DISTURBANCE
- EXISTING CONVENTION
- PROPOSED CONVENTION
- PROPOSED LOT
- PROPOSED DRIVE
- PROPOSED FENCE

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR PERMIT	JJO	11/15/07
2	REVISED PER CITY COMMENTS	JJO	11/15/07
3	REVISED PER COUNTY COMMENTS	JJO	11/15/07
4	REVISED PER DEVELOPER COMMENTS	JJO	11/15/07