




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


MCPB
Item # 1B
4/7/2011

MEMORANDUM

DATE: March 30, 2011

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor 
Regulatory Coordination Division
(301) 495-4542

FROM: Stephen Smith, Senior Planner 
Regulatory Coordination Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for April 7, 2011

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:

220100690 **Potomac Park Estates**
220100920 **Bauer Tract**
220110280 – 220110290 **Hoyles Mill Village**
220110680 **West Chevy Chase Heights**

Plat Name: Potomac Park Estates
Plat #: 220100690

Location: Located on the east side of Montevideo Road, approximately 2,000 feet south of Sugarland Road
Master Plan: Agriculture and Rural Open Space
Plat Details: RDT zone, 2 lots
Private Well, Private Septic
Applicant: Thomas Gaspard

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. 120090390 (MCPB Resolution No. 09-148), 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.

NOTES

- All laws, conditions, agreements, facilities and requirements associated with any preliminary plans, site plan, project plan or other plan, including development of this property, as approved by Montgomery County Planning Board are intended to survive unless modified by further action by the Board. The official public files for any such plan are maintained by the Planning Board and are available for public review during normal business hours.
- This Subdivision Record Plat is not intended to show every matter affecting the community and use, nor every matter restricting the use of the property. The Subdivision Record Plat is not intended to show every matter affecting the use of the property, nor every matter restricting the use of the property. The Subdivision Record Plat is not intended to show every matter affecting the use of the property, nor every matter restricting the use of the property.
- The property that is the subject of this record plat is in the (R) zone, as of the date of plat recording.
- The Map Legation is:
- The lots shown hereon are limited to uses and conditions as required by Preliminary Plan 00099599, entitled "Potomac Estates".
- Septic building restriction lines are subject to change, with Montgomery County Department of Permitting Services approval.
- Each lot is to be served by a private sand mound septic system and a private well. Each lot has been approved for a 2 bedroom house.
- The property shown hereon is subject to the requirements of the Chapter 22A, Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- Agriculture is the preferred use in the Rural Density Transfer Zone. All agricultural operations shall be permitted at any time, and the operation of farm machinery and no agricultural use shall be restricted or restricted because it interferes with other uses permitted in the Zone.
- One Transferable Development Right (TDR) is retained for each single-family lot shown hereon from this plat, parent tract, described in L. 79A.4. 689 as noted in a ~~1989~~ ~~1988~~ ~~1987~~ ~~1986~~ ~~1985~~ ~~1984~~ ~~1983~~ ~~1982~~ ~~1981~~ ~~1980~~ ~~1979~~ ~~1978~~ ~~1977~~ ~~1976~~ ~~1975~~ ~~1974~~ ~~1973~~ ~~1972~~ ~~1971~~ ~~1970~~ ~~1969~~ ~~1968~~ ~~1967~~ ~~1966~~ ~~1965~~ ~~1964~~ ~~1963~~ ~~1962~~ ~~1961~~ ~~1960~~ ~~1959~~ ~~1958~~ ~~1957~~ ~~1956~~ ~~1955~~ ~~1954~~ ~~1953~~ ~~1952~~ ~~1951~~ ~~1950~~ ~~1949~~ ~~1948~~ ~~1947~~ ~~1946~~ ~~1945~~ ~~1944~~ ~~1943~~ ~~1942~~ ~~1941~~ ~~1940~~ ~~1939~~ ~~1938~~ ~~1937~~ ~~1936~~ ~~1935~~ ~~1934~~ ~~1933~~ ~~1932~~ ~~1931~~ ~~1930~~ ~~1929~~ ~~1928~~ ~~1927~~ ~~1926~~ ~~1925~~ ~~1924~~ ~~1923~~ ~~1922~~ ~~1921~~ ~~1920~~ ~~1919~~ ~~1918~~ ~~1917~~ ~~1916~~ ~~1915~~ ~~1914~~ ~~1913~~ ~~1912~~ ~~1911~~ ~~1910~~ ~~1909~~ ~~1908~~ ~~1907~~ ~~1906~~ ~~1905~~ ~~1904~~ ~~1903~~ ~~1902~~ ~~1901~~ ~~1900~~ ~~1899~~ ~~1898~~ 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RECORD PLAT REVIEW SHEET

Plat Name: Potomac Park Estates Plat Number: 220100690
 Plan Name: Potomac Estates Plan Number: 120090390
 Plat Submission Date: 3-2-2010
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: R. Weaver Checked: PNW Date 3/22/11

Initial DRD Review:

Signed Preliminary Plan - Date 1-8-10 Checked: Initial SS Date 4-6-10
 Planning Board Resolution - Date 1-29-09 Checked: Initial SS Date 4-6-10
 Site Plan Req'd for Development? Yes No Verified By: SJS (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Planning Board Resolution - Date _____ Checked: Initial _____ Date _____
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Site Plan Reviewer Plat Approval: Checked: Initial _____ Date _____

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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	3/3/10	3/19/10	3-22-10	Check Easement Amount
Research	Bobby Fleury			3-9-10	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):	<u>SS</u>	Date <u>9-30-2010</u>
Final Mylar & DXF/DWG Received:	<u>SS</u>	<u>3-9-11</u>
Final Mylar Review Complete:	<u>SS</u>	<u>3/21/2011</u>
Board Approval of Plat:		
Plat Agenda:	<u>SS</u>	<u>4/7/2011</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
MCDPS Approval of Plat:		
Consultant 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 #:	_____	No. _____
Update Plat Books for Resubdivision:	_____	_____
Complete Reproduction:	_____	_____
Notify Consultant to Seal Plats:	_____	_____
Surveyor's Seal Complete:	_____	_____
Sent to Courthouse for Recordation:	_____	_____
Recordation Info Entered into Hansen	_____	_____

