




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


MCPB
Item # 1B
7/21/2011

MEMORANDUM

DATE: July 11, 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 July 21, 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:

220081690 **Quince Orchard Estates**
220110350 **Spring Lake Park – Halpine Subdivision**
220110410 **E. Brooke Lee’s addition to Silver Spring**
220110530 – 220110580 **Clarksburg Village**
220110760 **Stonecrest North**

Plat Name: Quince Orchard Estates
Plat #: 220081690

Location: Located on the south side of Quince Valley Drive, 140 feet west of Fellowship Way
Master Plan: Potomac
Plat Details: R-200 zone; 2 lots
Community Water, Community Sewer
Applicant: Handy and Snyder, LLC

The subdivision 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. 120070250 (MCPB Resolution No. 08-11), 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 plan.

RECORD PLAT REVIEW SHEET

Plat Name: Quince Orchard Estates Plat Number: 220081690
 Plan Name: Quince Orchard Estates Plan Number: 120070250
 Plat Submission Date: 4-23-08
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: D. Kinney Checked: EJA Date 8/26/10
E. Grayson

Initial DRD Review:

Signed Preliminary Plan – Date 2/4/08 Checked: Initial SJS Date 6/3/08
 Planning Board Opinion – Date 1-16-08 Checked: Initial SJS Date 6-2-08
 Site Plan Req'd for Development? Yes ___ No X Verified By: SJS (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 Open Space N/A
 Non-standard BRLs N/A Adjoining Land 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>D. Johnson</u>	<u>4/23/08</u>	<u>5-7-08</u>	<u>4-29-08</u>	<u>OK</u>
Research	Bobby Fleury			<u>4-28-08</u>	<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey			<u>5-8-08</u>	<u>OK</u>

Final DRD Review:

DRD Review Complete: Initial SJS Date 7/7/2011
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): Initial SJS Date 8/12/10
 Final Mylar w/Mark-up & PDF Rec'd: Initial SJS Date 7-8-2011

Board Approval of Plat:

Plat Agenda: Initial SJS Date 7-21-2011

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. _____

REVISION	DATE	BY	SCALE
1	11/18/96	ADD OFFICE DETAILS	1" = 30'
2	01/16/97	ADD SWM & GRADING	
3	03/16/97	ADD NOTES & AMEND	
4	04/10/97	ADD FIRE HYDRANT	
5			
6			
7			
8			
9			
10			
11			
12			

APPLICANT
HANDY & SONNER, L.L.C.
1800-A SHADY GROVE ROAD
ROCKVILLE, MD 20850

SURVEYOR'S CERTIFICATION

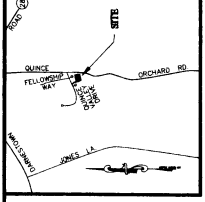
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS ACCURATE AND CORRECT ACCORDING TO EXISTING SURVEYS, VISUAL OBSERVATIONS, AND RECORDS.

DATE: 01-22-98
RUSSELL F. FREEST - MARYLAND NO. 11014

GENERAL NOTES

- THIS PROPERTY IS AN EXISTING PARCEL (P997) AND A RECORDED OUTLOT (OUTLOT A) IS THE LOCATION OF TWO BUILDING LOTS AT PLOTTED FOR THE PURPOSE OF THIS PLAN.
- TOTAL AREA: PARCEL P997 = 43,500 S.F.
OUTLOT A = 5,878 S.F.
NET AREA = 49,378 S.F.
- ZONING = RESIDENTIAL R 200
- DEVELOPMENT/ZONING STANDARDS:

REQUIREMENTS	PROPOSED
LOT AREA	22,000 SQUARE FEET
LOT WIDTH AT R.R.L.	100 FEET
FRONT SETBACK	40 FEET
REAR SETBACK FROM ADJ. LOT	25 FEET
BUILDING COVERAGE	25 PERCENT
- A REVISION HAS BEEN APPROVED BY THE MONROE PLANNING BOARD. THE PROPERTY IS EXEMPT FROM FIRST CONSERVATION LAW AS A SMALL PROPERTY.
- PROPOSED USE OF PROPERTY: SINGLE FAMILY RESIDENCES.
- METHOD OF SPURVEY: CONSIDERATION TO EXISTING PUBLIC WATER MAIN, EX. WATER CATEGORY W-1, EX. WATER CATEGORY W-1.
- THE EXISTING CONSERVING SHOWN HEREON IS BASED ON A SURVEY BY MADDOX ENGINEERS AND SURVEYORS, INC. DATED NOVEMBER, 2000.
- 220 NW 12 AND 221 NW 12.
- A STORM WATER MANAGEMENT CONCEPT IS BEING SUBMITTED FOR THE USE OF ON-SITE DRY WELLS.
- A PRE-APPLICATION PLAN (7-1000B130) WAS PROCESSED FOR CONSIDERATION BY THE PLANNING BOARD.
- THE PROPOSED LOTS WILL SHARE A 20-FOOT WIDE PRIVATE DRIVEWAY (SECTION 30.280(12) OF THE SUBDIVISION REGULATIONS IS BEING REQUESTED).

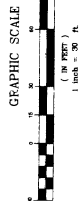
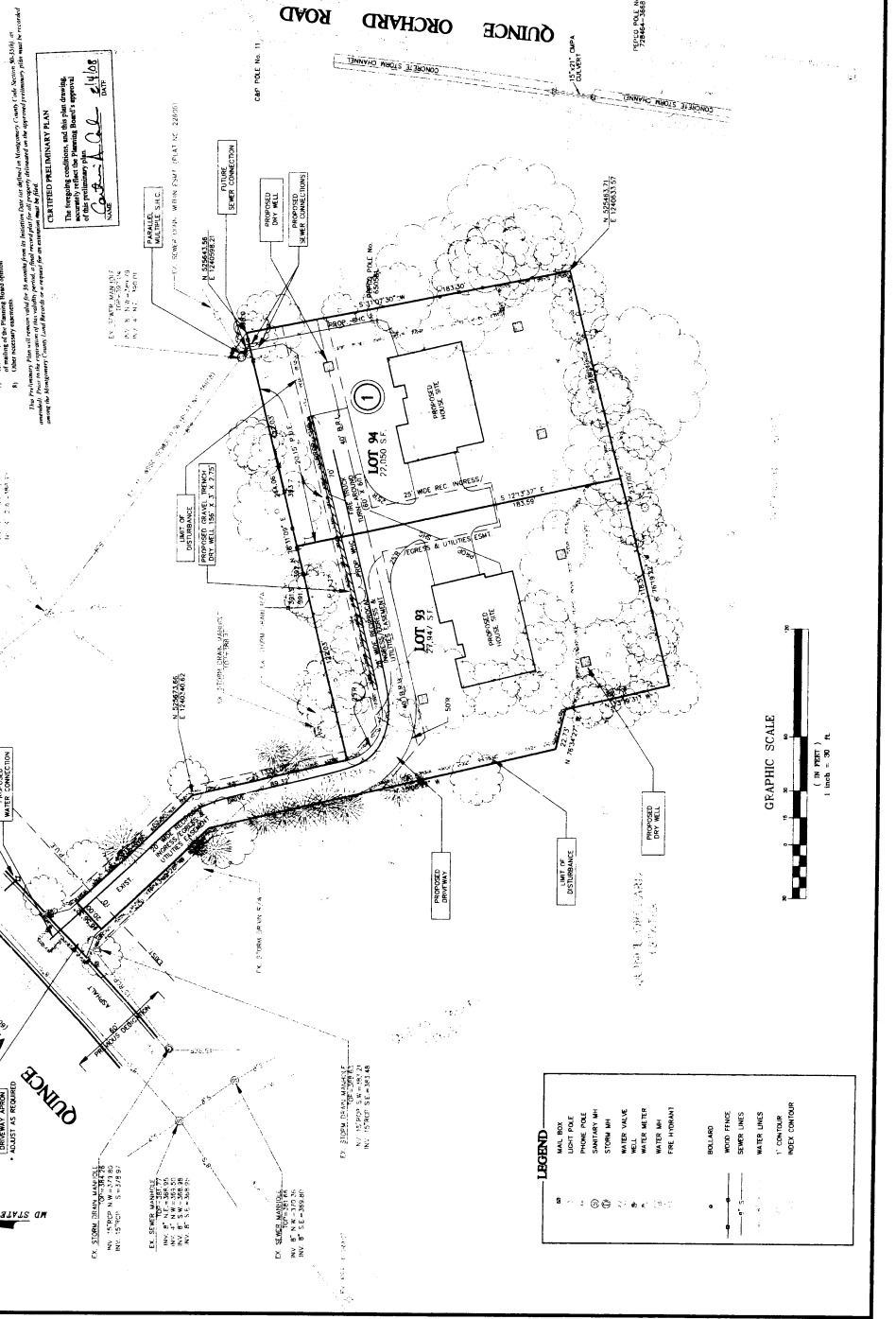


PROPOSED LOT 93
77,500 S.F.

PROPOSED LOT 94
77,500 S.F.

CERTIFIED PRELIMINARY PLAN
The foregoing conditions and stipulations concerning the proposed subdivision of the above premises into the lots shown on this preliminary plan are hereby agreed to by the applicant and the undersigned surveyor.

APPROVED AND CERTIFIED TRUE AND CORRECT:
RUSSELL F. FREEST, SURVEYOR
MADDOX ENGINEERS & SURVEYORS, INC.



LEGEND

□	LOT POLE
○	PHONE POLE
⊙	SANITARY MH
⊚	STORM MH
⊛	WATER VALVE
⊜	WATER METER
⊝	WATER MH
⊞	FIRE HYDRANT
●	BOLLARD
—	WOOD FENCE
—	STEEL LINKS
—	WATER LINES
—	1" CONTOUR
—	INDEX CONTOUR

MD STATE PLANNING
COMMISSION
GIVEN BY RUSSELL FREEST
DATE: 01-22-98