



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

MCPB
Item # 1B
7-26-2012

MEMORANDUM

DATE: July 19, 2012

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
D.A.R.C. Division *CC*
(301) 495-4542

FROM: Stephen Smith, Senior Planner *SS*
D.A.R.C. Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for July 26, 2012

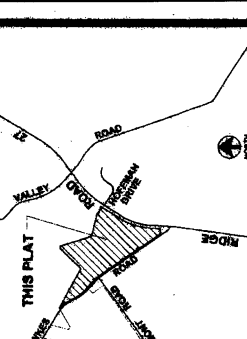
The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plats. The following plats are included:

220081030 **Piedmont Acres**
220121100 **Chevy Chase, Section 3**
220121110 **R. Holt Easley's Subdivision – Silver Spring**
220121340 - 220121350 **Clarksburg Village**
220121410 **H.M. Martin's Third Addition to Chevy Chase**
220121430 **Glen Echo Heights, Section One**
220121440 **Chevy Chase, Section 4**
220121620 **Huntington Terrace**
220121630 **Drummond Subdivision**
220121640 **Glen Vista**
220121700 - 220121720 **Brookeshire**

Plat Name: Piedmont Acres
Plat #: 220081030

Location: Located in the northern sector of the intersection of Ridge Road (MD 27) and Hawkes Road
Master Plan: Clarksburg
Plat Details: RDT and RC zones; 8 lots, 1 parcel
Community Water, Private Septic
Applicant: Roy Stanley, et al

This subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120061130 (MCPB Resolution No. 07-136), 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.



SURVEYOR'S CERTIFICATE
I hereby certify that the plat shown hereon is correct, that it is a true and correct copy of the original survey and that the same is a true and correct copy of the original survey and that the same is a true and correct copy of the original survey...

OWNER'S CERTIFICATE
The undersigned, owners of the property shown herein, hereby certify that this plat of subdivision, dedications, easements, and other matters shown hereon, was prepared by a duly licensed and bonded surveyor, and that the same is a true and correct copy of the original survey...

NOTES:
1. PROPERTY SHOWN HEREON IS SUBJECT TO REQUIREMENTS OF CHAPTER 28A...
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO REQUIREMENTS OF CHAPTER 28A...
3. ALL TERMS, CONDITIONS, AGREEMENTS, EASEMENTS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLANS, SITE PLAN, PROJECT PLAN, OR OTHER PLAN...

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PLAT NO.
CURVE TABLE

LINE	BEARING	CHORD DIST.	ARC DIST.	ARC	DELTA
1	N45°30'00"W	100.00	100.00	180°00'00"	180°00'00"
2	S15°30'00"W	100.00	100.00	180°00'00"	180°00'00"
3	N45°30'00"W	100.00	100.00	180°00'00"	180°00'00"

LINE	BEARING	CHORD DIST.	ARC DIST.	ARC	DELTA
4	S15°30'00"W	100.00	100.00	180°00'00"	180°00'00"
5	N45°30'00"W	100.00	100.00	180°00'00"	180°00'00"
6	S15°30'00"W	100.00	100.00	180°00'00"	180°00'00"

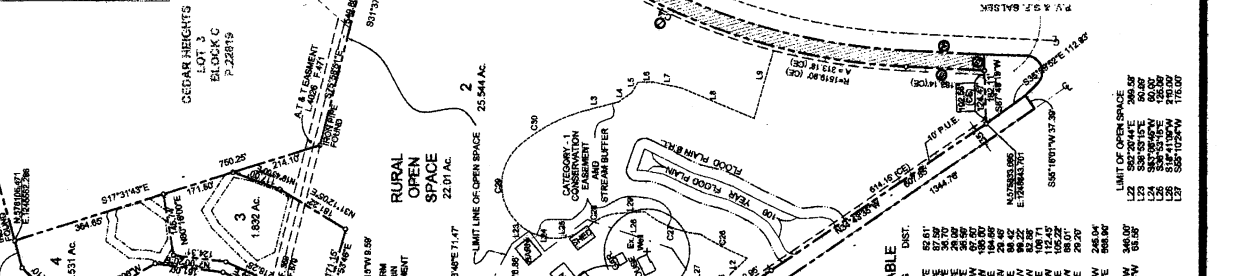
PLAT TOWNS
LOTS AND PARCELS 9
AREA OF LOTS AND PARCELS 42,600 ACS
AREA OF EASEMENT 44,968 ACS
TOTAL AREA SHOWN ON PLAT 48,568 ACS

DETAIL FOR SEPTIC AND CONSERVATION EASEMENTS SHOWN ON LOTS 6 & 7

WELL AND SEPTIC NOTES
LIMIT OF TOTAL NON-POLLUTION LIMIT
WELL SITE LIMIT

LINE TABLE

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L1	N45°30'00"W	100.00
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L42	S15°30'00"W	100.00
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L50	S15°30'00"W	100.00
L51	N45°30'00"W	100.00
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RECORD PLAT REVIEW SHEET

Plat Name: Piedmont Acres Plat Number: 220081030
 Plan Name: Nehouse Property Plan Number: 120061130
 Plat Submission Date: 12-14-07
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N. Bramstein Checked: NB Date 1/29/08

Initial DRD Review:

Signed Preliminary Plan – Date 12/10/07 Checked: Initial SJS Date 1/25/08
 Planning Board Opinion – Date 10-4-07 Checked: Initial SJS Date 1/25/08
 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
 Non-standard BRLs N/A Adjoining Land Vicinity Map Septic/Wells
 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>12/24/07</u>	<u>1/18/08</u>	<u>1-29-08</u>	<u>No REVISIONS</u>
Research	Bobby Fleury			<u>1/2/08</u>	<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				<u>N/A</u>
DRD	Nellie Carey			<u>1-10-08</u>	<u>Need St. Name approved</u>

Final DRD Review:

DRD Review Complete: Initial LM Date 6/9/08
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): Initial LM Date 0/4/08
 Final Mylar w/Mark-up & PDF Rec'd: Initial LM Date 7/10/12

Board Approval of Plat:

Plat Agenda: Initial LM Date 2/26/12

Planning Board Approval: _____ Date _____
 Chairman's Signature: _____ Date _____

DPS Approval of Plat:

Engineer Pick-up for DPS Signature: _____ Date _____
 Final Mylar for Reproduction Rec'd: _____ Date _____

Plat Reproduction:

Addressing: _____ Date _____
 File Card Update: _____ Date _____
 Final Zoning Book Check: _____ Date _____
 Update Address Books with Plat #: _____ Date _____
 Update Green Books for Resubdivision: _____ Date _____
 Notify Engineer to Seal Plats: _____ Date _____
 Engineer Seal Complete: _____ Date _____
 Complete Reproduction: _____ Date _____
 Sent to Courthouse for Recordation: _____ Date _____

No. _____



Scale: 1" = 100'

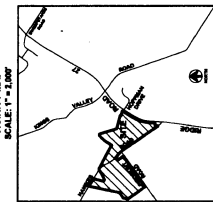
Date: Rev. 08/29/07

Design & Associates, Inc.
1833 South Chesapeake
Columbia, Maryland 21046
(410) 278-2877



PRELIMINARY PLAN
NEHOUSE PROPERTY
Montgomery County, Maryland

Lots 1-8 / Rural Cluster Zone



VICINITY MAP
SCALE: 1" = 1.000'

- NOTES:**
1. Area of property - 84.031 ac
 2. Existing zoning - RDT (S3.29 ac) / RC (M2.7006 ac)
 3. Proposed zoning - RDT (S3.29 ac) / RC (M2.7006 ac)
 4. Area of remainder - 48.998 ac
 5. Area of remainder within RDT zone - 48.998 ac
 6. Area of remainder within RC zone - 5.18 ac (no development rights remain in RDT)
 7. Number of lots permitted (RC zone) - 8
 8. Number of lots permitted (RDT zone) - 8
 9. Number of lots permitted (RDT zone) - 8
 10. Area dedicated to streets by the plan - 4.8 ac
 11. Net area in lots - 41.07 ac
 12. Net area in lots - 41.07 ac
 13. Net area in lots - 41.07 ac
 14. Open spaces provided - 22.01 ac (80% of net lot area in RC) - 22.01 ac
 15. Open spaces provided - 22.01 ac (80% of net lot area in RC) - 22.01 ac
 16. Open spaces provided - 22.01 ac (80% of net lot area in RC) - 22.01 ac
 17. Water service and water changes from M&D to W&S pending (WSSCR QA-C&C-02, subject to approval of customer)
 18. Existing sewer and water changes from M&D to W&S pending (WSSCR QA-C&C-02, subject to approval of customer)
 19. All of the RC zone to be served by public water and on-site septic systems. Lot 1 to be served by a well and on-site septic system.
 20. Located within LITTLE BENCH CREEK watershed (Class IV-F) and LITTLE BENNETT CREEK watershed (Class IV-F).
 21. Development Standards (RC Zone / Cluster Zones).
 22. Development Standards (RDT Zone / Cluster Zones).
 23. Proposed new street is an open-section facility. Width of sidewalk requirement requested.

Minimum lot size - 40,000 sq ft
 Frontage setback - 35'
 Side setback - 10'
 Rear setback - 10'
 Lot width @ building line - 125'
 Building height - 30' maximum

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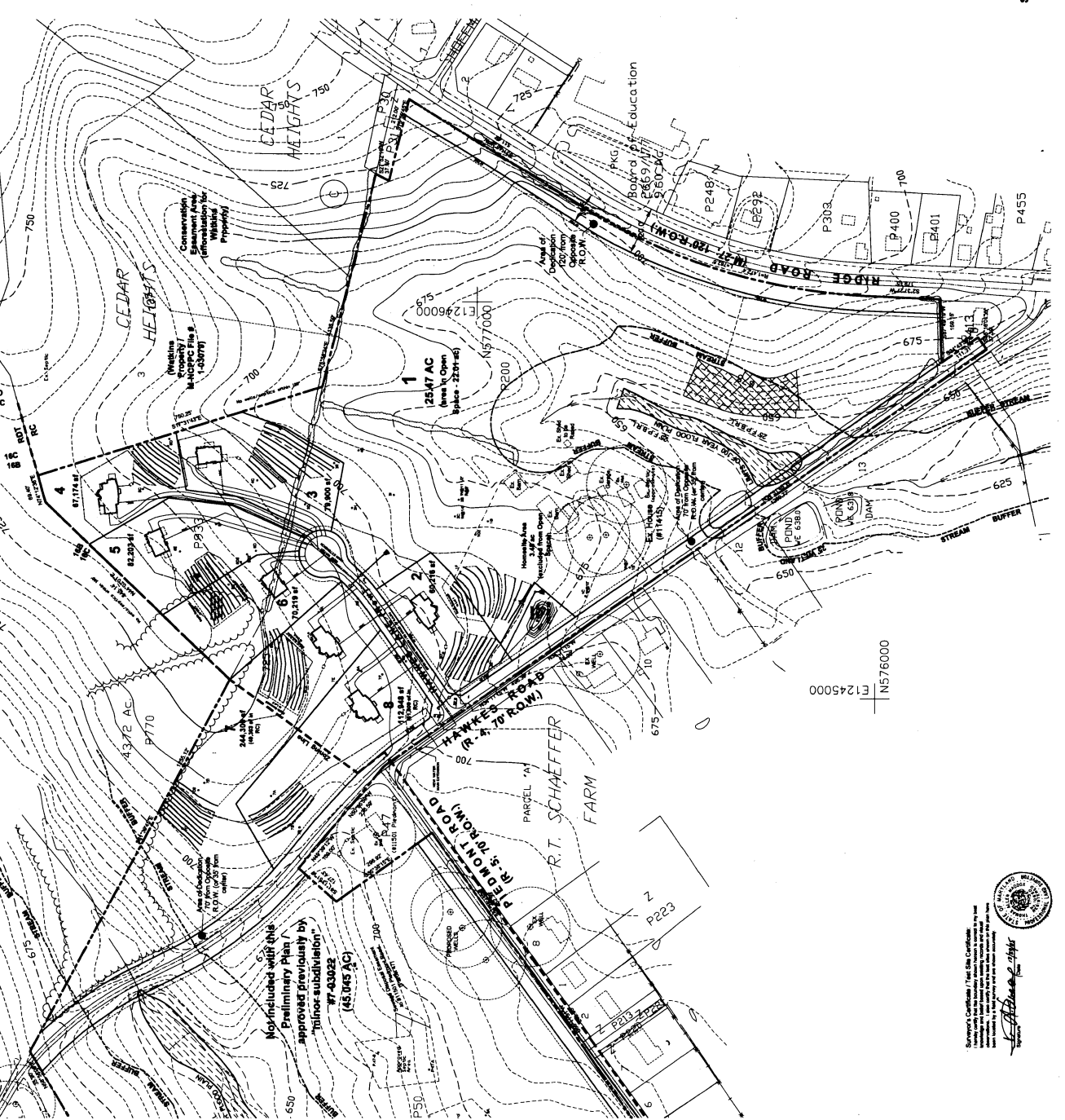
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E1245000

N576000

E1245000

N576000

Prepared for:
STANLEY ENTERPRISES
 DAMASCUS, MD 20872
 301-233-8875

Not included with this Preliminary Plan / Approval previously by "Business Subdivision" #7-43022 (45.045 AC)

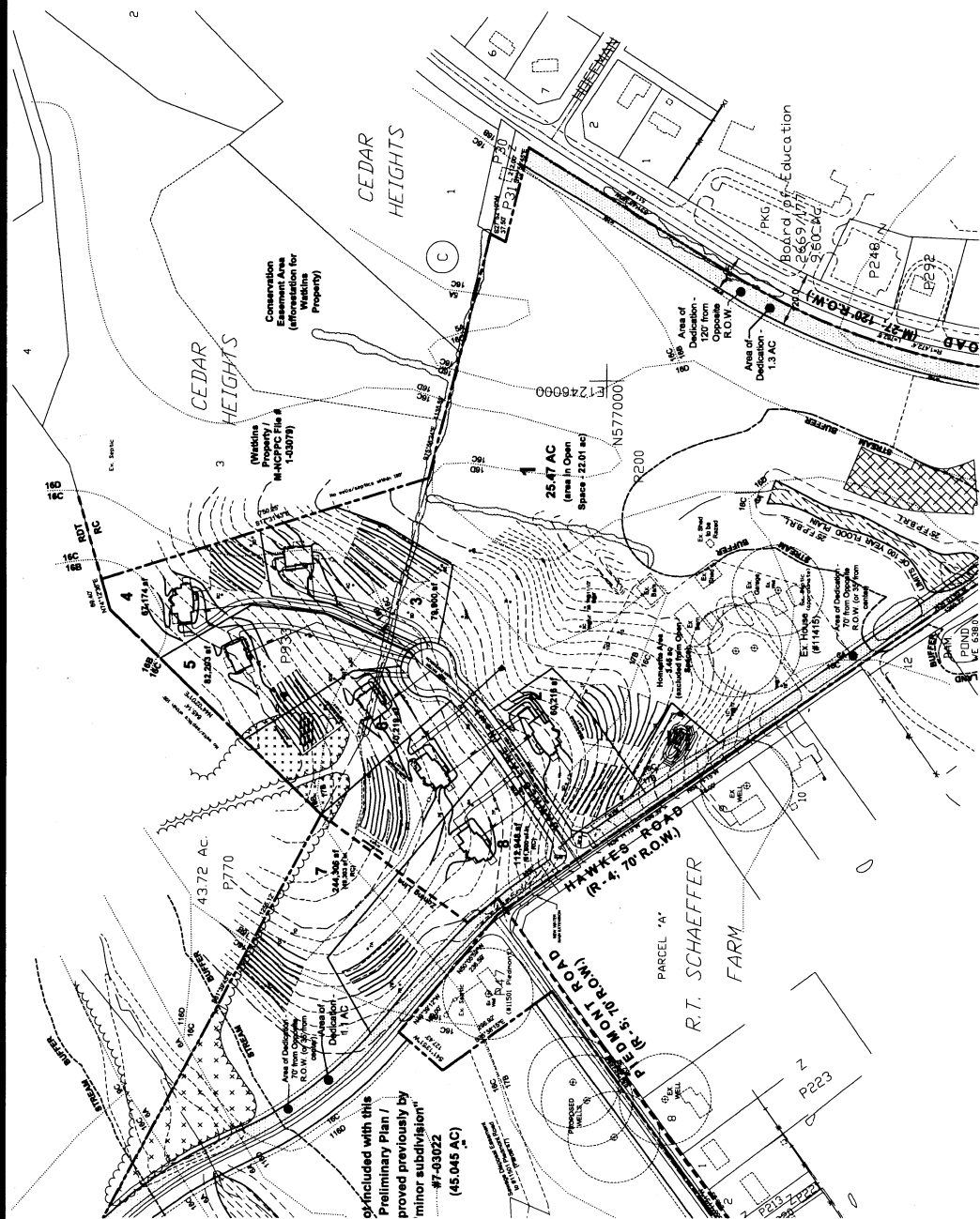


Sheet 2 of 2
Revisions

Lots 1-8 / Rural Cluster Zone



NOTE: ALL PROPERTY BOUNDARIES, TOPOGRAPHY, AND UTILITIES SHOWN ARE FOR INFORMATION ONLY AND DO NOT REPRESENT FIELD SURVEY DATA OR A CURRENT SURVEY. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION ONLY.



SEWAGE DISPOSAL SYSTEM - DESIGN DATA:

LOT #	Area (sq. ft.)	Total Time (min)	Depth of Storage (ft)	Time (min)	Average Flow Rate (gpm)	Low Flow Rate (gpm)	Initial Depth (ft)	Final Depth (ft)	Length of System (ft)
1	25.47	15	1.5	15	45.0	15.0	1.5	2.0	150
2	22.01	15	1.5	15	45.0	15.0	1.5	2.0	150
3	4.37	15	1.5	15	45.0	15.0	1.5	2.0	150
4	4.37	15	1.5	15	45.0	15.0	1.5	2.0	150
5	4.37	15	1.5	15	45.0	15.0	1.5	2.0	150
6	4.37	15	1.5	15	45.0	15.0	1.5	2.0	150
7	4.37	15	1.5	15	45.0	15.0	1.5	2.0	150
8	4.37	15	1.5	15	45.0	15.0	1.5	2.0	150
9	4.37	15	1.5	15	45.0	15.0	1.5	2.0	150
10	4.37	15	1.5	15	45.0	15.0	1.5	2.0	150

DESIGN NOTES:
Lot 1 - Total length of system based upon 5' depth of stone for initial and 1st recovery, 2' of stone for 2nd & 3rd recovery.
Lot 2 - Total length of system based upon 2.5' depth of stone for initial and 1st recovery, 2' of stone for 2nd & 3rd recovery.
Lot 3 - Total length of system based upon 2.5' depth of stone for initial and 1st recovery, 2.5' of stone for 2nd & 3rd recovery.
Lot 4 - Total length of system based upon 2.5' depth of stone for initial and 1st recovery, 2.5' of stone for 2nd & 3rd recovery.
Lot 5 - Total length of system based upon 2.5' depth of stone for initial and 1st recovery, 2.5' of stone for 2nd & 3rd recovery.
Lot 6 - Total length of system based upon 2.5' depth of stone for initial and 1st recovery, 2.5' of stone for 2nd & 3rd recovery.
Lot 7 - Total length of system based upon 2.5' depth of stone for initial and 1st recovery, 2.5' of stone for 2nd & 3rd recovery.
Lot 8 - Total length of system based upon 2.5' depth of stone for initial and 1st recovery, 2.5' of stone for 2nd & 3rd recovery.
Lot 9 - Total length of system based upon 2.5' depth of stone for initial and 1st recovery, 2.5' of stone for 2nd & 3rd recovery.
Lot 10 - Total length of system based upon 2.5' depth of stone for initial and 1st recovery, 2.5' of stone for 2nd & 3rd recovery.
*As noted and shown on plan, two different flow rates identified as "Lot #", "SC".

is included with this Preliminary Plan as provided previously by minor subdivision #7-833022 (45.045 AC)