



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


MCPB
Item # 1B
4-18-2013


MEMORANDUM

DATE: April 11, 2013

TO: Montgomery County Planning Board

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

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

William Mayah, Principal Planning Technician 
D.A.R.C. Division
(301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for April 18, 2013

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:

Towns of Tanglewood - Plat No. 220110910
Clarksburg Village - Plat No. 220121930-220121960
Clarksburg Village - Plat No. 220130220-220130250
Sonoma - Plat No. 220130570
Little Falls Place - Plat No. 220130780

Plat Name: Towns of Tanglewood
Plat #: 220110910

Location: Located in the northeast quadrant of the intersection of Sheffield Manor Drive and Guilford Run Lane.

Master Plan: Fairland

Plat Details: RT-8 zone; 36 lots, 2 parcels
Community Water, Community Sewer

Owner: K. Hovnanian Homes of Maryland I, LLC

The 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. 120061090 (MCPB Resolution No. 07-208) and with Site Plan No. 820080110 (Certified Site Plan dated April 25, 2011), 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: Towns of Tanglewood Plat Number: 220110910
 Plan Name: Kushner Property Plan Number: 120061090
 Plat Submission Date: 3-1-2011
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: R. Weaver Checked: RLW Date 6.10.11

Initial DRD Review:

Signed Preliminary Plan – Date 4/18/08 Checked: Initial SOS Date 4-13-2011
 Planning Board Resolution – Date 11-19-07 Checked: Initial SOS Date 4-13-2011
 Site Plan Req'd for Development? Yes No Verified By: SOS (initial)
 Site Plan Name: Towns of Tanglewood Site Plan Number: 820080100
 Planning Board Resolution – Date 2-23-09 Checked: Initial SOS Date 5-24-2011
 Site Plan Signature Set – Date April 25, 2011 Checked: Initial SOS Date 5-24-2011
 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 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	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	3-9-11	3-25-11	3-23-11	NO REVISIONS
Research	Bobby Fleury			3-10-11	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				STREET NAMES

Final DRD Review:

Consultant Notified (Final Mark-up):	Initial <u>SOS</u>	Date <u>5/24/11</u>
Final Mylar & DXF/DWG Received:	<u>SOS</u>	<u>4-3-2013</u>
Final Mylar Review Complete:	<u>SOS</u>	<u>4-10-2013</u>
Board Approval of Plat:		
Plat Agenda:	<u>SOS</u>	<u>4-18-13</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 #:	_____	_____
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	_____	_____

No. _____

