



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

MCPB
Item # 1B
10-17-2013

MEMORANDUM

DATE: October 9, 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

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for October 17, 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 plat. The following plats are included:

220131320 **Edgemoor**
220140150 **Al Marah**

Plat Name: Edgemoor
Plat #: 220131320

Location: Located in the northeast quadrant of the intersection of Montgomery Lane and West Lane
Master Plan: Bethesda CBD Sector Plan
Plat Details: TS-R zone; 1 lot
Community Water, Community Sewer
Owner: 4825 Montgomery Lane, 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. 120130120 (MCPB Resolution No. 13-103) and with Site Plan No. 820130150 (Certified Site Plan dated September 6, 2013), 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: EDGEWOOD Plat Number: 220131320
 Plan Name: 4825 Edgewood Lane Plan Number: 120130120
 Plat Submission Date: 5-7-2013
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: K. Reilly Checked: SOS Date 10-4-13

Background Review:

Signed Preliminary Plan - Date 8-27-2013 Checked: Initial SOS Date 10-4-13
 Planning Board Resolution No. 13-103 Resolution Mailing Date 7-23-13
 Site Plan Required? Yes X No Verified By: SOS (initial)
 Site Plan Name: EDGEWOOD Site Plan Number: 220130150
 Site Plan Signature Set - Date 9-6-2013 Checked: Initial SOS Date 10-8-13
 Planning Board Resolution No. 13-104
 Site Plan Reviewer Check: Initial Date

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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	5-2-13	5-17-13	5-16-13	REVISE NOTE ✓
Research	Bobby Fleury			5-7-13	OK
SHA	Corren Giles				
PEPCO					REVISE N/A
Parks	Doug Powell			N/A	N/A
DRD	Keiona Clark	✓	✓		

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SOS Date 10/4/13
 Final Mylar & DXF/DWG Received: Initial SOS Date 10/8/13
 Final Mylar Review Complete: Initial SOS Date 10/8/13

Board Approval of Plat:

Plat Agenda: Initial SOS Date 10-17-2013

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 Rest of Division: _____

Complete Reproduction: _____

Notify Consultant to Seal Plats: _____

Surveyor's Seal Complete: _____

Sent to Courthouse for Recordation: _____

Recordation Info Entered in o Hansen _____

No. _____

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Curt A. Schreffler

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- 1) DENSITY: MAXIMUM NUMBER OF DWELLING UNITS IS 4
- 2) BUILDING HEIGHT: MAXIMUM HEIGHT OF THE SHOP IS 4 FEET
 - A MAXIMUM HEIGHT TO THE TOP OF THE SIGNAGE SHALL BE 6 FEET
- 3) SETBACKS: MINIMUM SETBACKS SHALL BE 10 FEET FROM THE FRONT AND 5 FEET FROM THE SIDE
- 4) THE APPLICANT MUST PROVIDE DEDICATION ALONG THE PROPERTY'S FRONTAGE TO THE CITY OF CHICAGO
- 5) VOLUMES: ACCESS TO THE PROPERTY SHALL BE FROM WEST JANE

