



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

MCPB
Item # 1B
11-7-2013

MEMORANDUM

DATE: October 24, 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 November 7, 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:

220131250 James N. Barnsley's Addition to Olney

Plat Name: James N. Barnsley's Addition to Olney
Plat #: 220131250

Location: Located on the north side of Morningwood Drive, 400 feet west of Georgia Avenue.

Master Plan: Olney Master Plan

Plat Details: MXTC zone; 2 lots & 1 outlot
Community Water, Community Sewer

Applicant: Morningwood Drive, 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. 120120150 (MCPB Resolution No. 12-150) and with Site Plan No. 820120110 (Certified Site Plan dated April 11, 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: James N. Bernoley's Add. to Olney Plat Number: 220131250
 Plan Name: Goddard School - Olney Plan Number: 120120150
 Plat Submission Date: 4/1/2013
 DRD Plat Reviewer: W. Mayhew
 DRD Prelim Plan Reviewer: R. Weaver Checked: WM Date 4/24

Background Review:

Signed Preliminary Plan - Date 1/23/13 Checked: Initial WM Date 4/24
 Planning Board Resolution No. 12-150 Resolution Mailing Date 1/23/13
 Site Plan Required? Yes ✓ No _____ Verified By: WM (initial)
 Site Plan Name: Goddard School - Olney Site Plan Number: 820120110
 Site Plan Signature Set - Date 10/24/13 Checked: Initial WM Date 10/24/13
 Planning Board Resolution No. 12-151
 Site Plan Reviewer Check: Initial WM Date 10/24/13

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	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	4/4/13	4/19/13	4/4/13	See Comments
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): WM 10/4/13
 Final Mylar & DXF/DWG Received: WM 10/13/13
 Final Mylar Review Complete: WM 10/24/13

Board Approval of Plat:

Plat Agenda: WM 11/4/13

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: _____

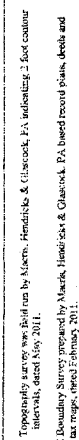
Notify Consultant to Seal Plats: _____

Surveyor's Seal Complete: _____

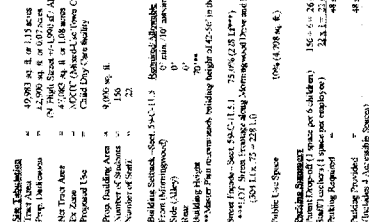
Sent to Courthouse for Recordation: _____

Recordation Info Entered into Hansen _____

No. _____



- Boundary Survey prepared by Morris, Hendricks & Glancz, P.A. listed recent plats, deeds and tax maps, dated February 2011.
- Topography survey was field run by Morris, Hendricks & Glancz, P.A. indicating 2 foot contour intervals, dated May 2011.
- The property is zoned MUTC. The property primary Land Use is a Child Day Care facility.
- Number of lots proposed in this plan: Two lots and One Outlot.
- A Master and Resource Inventory Map From Small Detached House has been approved by MNCPC's Environmental Planning Board, AED11750, approved May 17, 2011.
- This site is within Outer River Creek Watershed.
- The site is located to the Upper Rock Creek Watershed. The State of Maryland has designated this portion of the watershed as Class B Waters.
- Property lines and areas are subject to adjustment at final plat completion.
30. Providing utility companies include:
- Water & Sewer: Public Water and Sewer (MWSO)
Electric: PERCO
Telephone: Verizon
Natural Gas: Washington Gas
31. There is the County rights of way, easement and spacing to be in accordance with the applicable state standards.
32. MNCPC staff shall inspect all fire-safety areas and protection devices prior to existing and grading.
33. A Pre-Construction Meeting shall be held with Montgomery County 12% Site Plan Enforcement Inspectors to commence work.
34. The Building footprint shown on the Site Plan are illustrative. Final Building location will be determined by the County Inspectors from the site evaluation for the development.
35. Standards, such as setback, building restrictions, etc. shall be in accordance with the County's site development, may be included in the conditions of the Planning Board approval.
36. The Development is anticipated to be completed in one phase, Site Development Program (Concept Study).

[illegible]

SP-1

GODDARD SCHOOL-OLNEY

PARCELS N277, N259, N280, A and C
ELECTION DISTRICT No. 8 - MONTGOMERY COUNTY - MAR

EMC

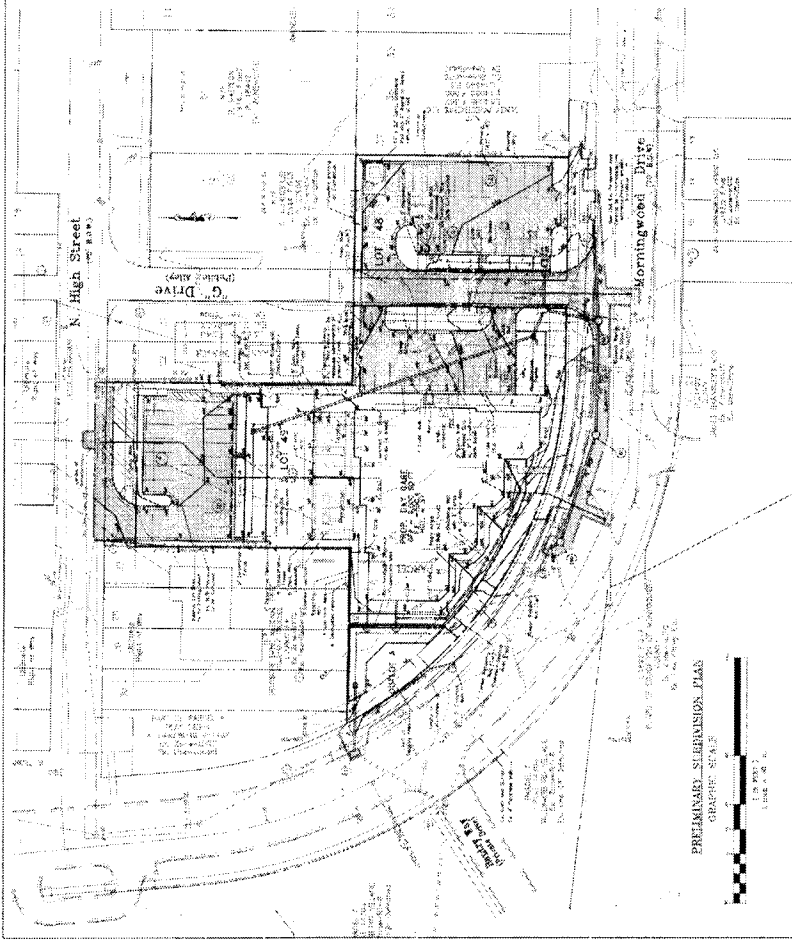
2220 Wyckham Road, Suite 120
Montgomery Village, Maryland
301-461-1278

Abstract

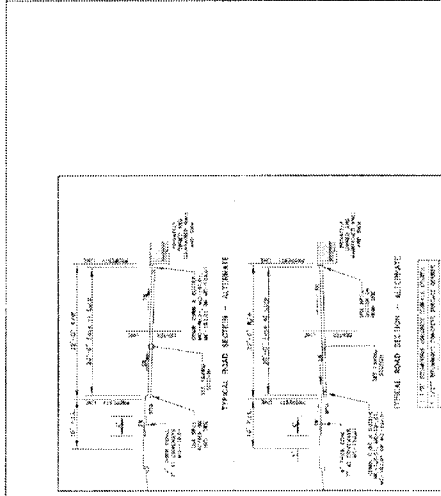
GRAPHIC SCALE

(3M' FACT)
: 1000h = 20 \$L

Call "Miss Utility"
Telephone 1-800-257-7777
for Utility Locations At
least 48 Hours Before
Beginning Construction

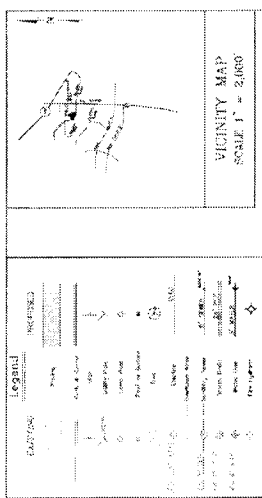


PRELIMINARY SUBDIVISION PLAN
GRAPHIC SCALE
1" = 40' 0"



GENERAL NOTES	
1. THE PROPOSED SUBDIVISION IS SUBJECT TO THE REVIEW AND APPROVAL OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MONTGOMERY, MARYLAND.	
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NOTE: PLAN IS FOR THE
CONNECTION BETWEEN STATION 0+00 AND 1+60
THE POSSIBLE FUTURE ALLEY
CONNECTION BY OTHERS WILL BE
FROM STATION 1+60 TO 2+00. IT
TO BE REMOVED, AND THE ALLEY
EXTENDED IN-USE AND AT GRADE.



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PROPOSED SUBDIVISION	
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PRELIMINARY SUBDIVISION PLAN

GODDARD SCHOOL-OLNEY

Parcel N227, N269, A, and E

ELECTRIC SUBSTATION - MONTGOMERY COUNTY - MARYLAND

MHC

Montgomery County, Maryland

1234567890

SUBDIVISION CERTIFICATE

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