



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

MCPB
Item # 1B
4-27-2017

MEMORANDUM

DATE: April 18, 2017

TO: Montgomery County Planning Board

FROM: Stephen Smith, Senior Planner *SS*
Jay Beatty, Planner *JCB*
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for April 27, 2017

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:

220121540	Haymanshire
220170320	Randolph Farms
220170440	Weitzer Farm
220170750	West Chevy Chase Heights

Plat Name: Haymanshire
Plat #: 220121540

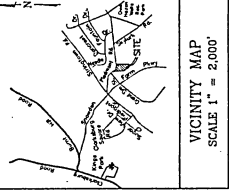
Location: Located on the south side of Piedmont Road, 800 feet west of Skylark Road

Master Plan: Clarksburg Master Plan

Plat Details: R-200/TDR zone, 4 lots

Applicant: Dale Hayman and Jean Hulse-Hayman

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 120090330 (MCPB Resolution No. 10-114), 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.



SITE DATA TABLE
 The property is zoned R-200 (Standard Residential).
 The property lies within the Clarksburg Master Plan, Planning Area #13.
 The number of lots proposed is 4.

DEVELOPMENT STANDARDS - R-200 (Standard Residential)
 Minimum Lot Area: 20,000 sq. ft.
 Minimum Front Yard Setback: 10 ft.
 Minimum Side Yard Setback: 5 ft.
 Minimum Rear Yard Setback: 5 ft.
 Maximum Building Height: 35 ft.
 Maximum Lot Coverage: 30%
 Maximum Floor Area Ratio: 0.30

AREA TABLE

Category	Area (sq. ft.)
Lot Area	20,000
Building Footprint	1,500
Driveway	1,000
Other	1,500
Total	4,000

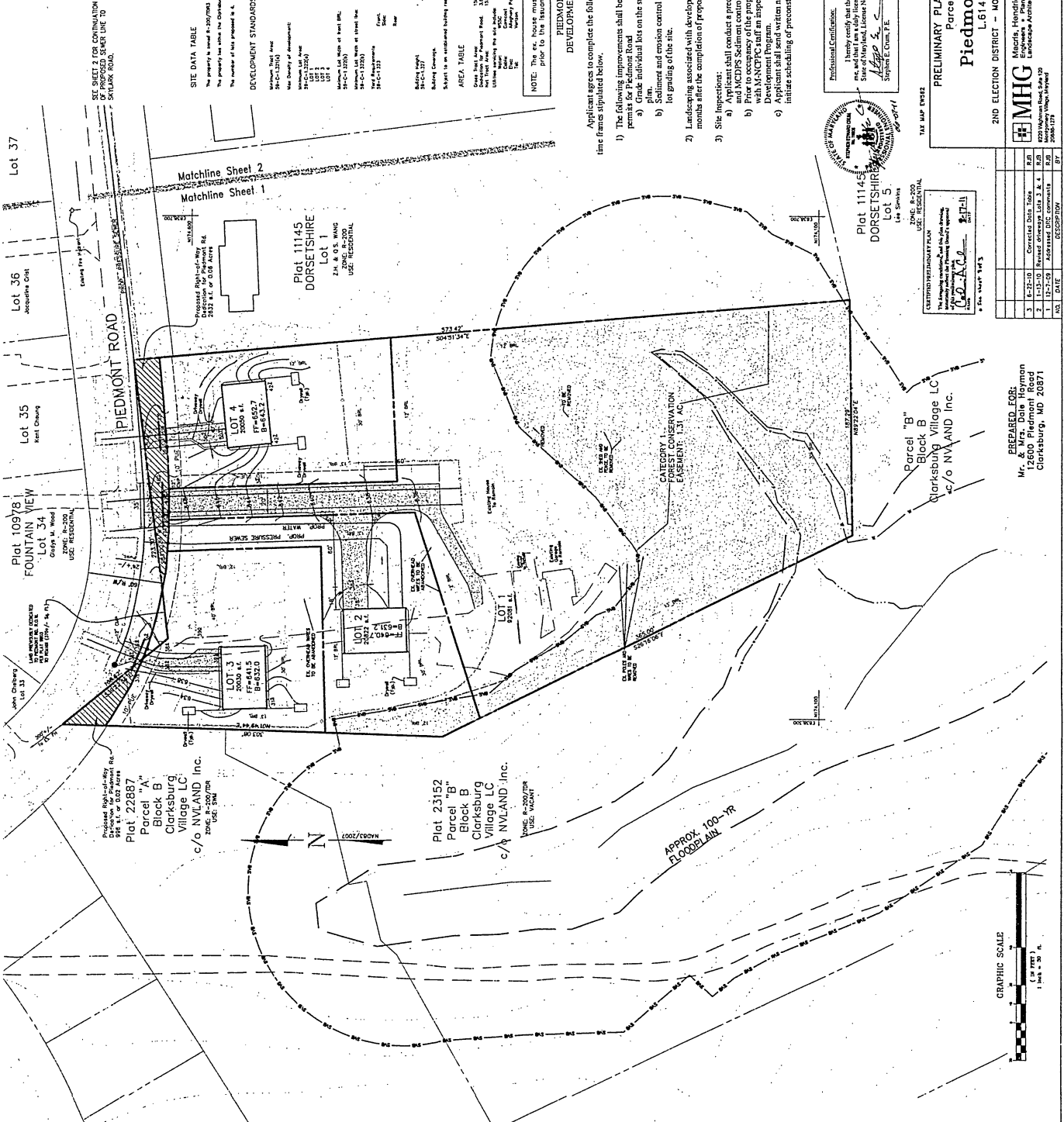
NOTE: The ex. house must be connected to public sewer prior to the issuance of new building permits.

DEVELOPMENT PROGRAM

- Applicant agrees to complete the following preliminary plan features within the time frames stipulated below.
- The following improvements shall be completed prior to the release of building permits for Piedmont Road
 - Grade individual lots on the subject site according to the approved site plan.
 - Sediment and erosion control shall be established as part of the individual lot grading of the site.
 - Landscaping associated with developments of lots shall be completed within 6 months after the completion of proposed building.
 - Site Inspections:
 - Applicant shall conduct a preconstruction meeting with M-NCPPC staff and MCDPS before commencing site clearing and grading.
 - Professional Engineer shall conduct a final inspection of the site in accordance with M-NCPPC staff an inspection to ensure compliance with this Development Program.
 - Applicant shall send written notice to M-NCPPC's Inspection Unit to initiate scheduling of presentation meetings and site inspections.

Professional Certification:
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 10895, Expiration Date: 4/21/2012.
 Signature: [Signature]
 State: MD, P.E.

PRELIMINARY PLAN OF SUBDIVISION
 Parcel #805
Piedmont Road
 L-6146 F.212
 2ND ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND
 MHC
 Metcalf, Handlicks & Glascock, P.A.
 Landscape Architects & Surveyors
 2000 Walden Road, Suite 200
 Clarksburg, MD 20841
 Phone: 301-670-9000
 Fax: 301-670-9001
 www.mhclandscape.com



LEGEND

EXISTING	PROPOSED
Lot Boundary	Proposed Lot Boundary
Proposed Building Footprint	Proposed Building Footprint
Proposed Driveway	Proposed Driveway
Proposed Easement	Proposed Easement
Proposed Right-of-Way	Proposed Right-of-Way
Proposed Street	Proposed Street
Proposed Utility Line	Proposed Utility Line
Proposed Flood Line	Proposed Flood Line
Proposed Forest Emblem	Proposed Forest Emblem
Proposed Survey Point	Proposed Survey Point
Proposed Survey Marker	Proposed Survey Marker
Proposed Survey Station	Proposed Survey Station
Proposed Survey Line	Proposed Survey Line
Proposed Survey Curve	Proposed Survey Curve
Proposed Survey Area	Proposed Survey Area
Proposed Survey Point	Proposed Survey Point
Proposed Survey Marker	Proposed Survey Marker
Proposed Survey Station	Proposed Survey Station
Proposed Survey Line	Proposed Survey Line
Proposed Survey Curve	Proposed Survey Curve
Proposed Survey Area	Proposed Survey Area

GRAPHIC SCALE
 1" = 30'

NOTE: The building footprints shown on the Preliminary Plan are illustrative. Final building locations and associated setbacks shall be determined during the building permit review process. Please refer to the zoning code table, books, building restriction lines, and lot coverage for each lot. Other limitations are shown in the conditions of the Planning Board's approval.

PREPARED FOR:
 Mr. [Name]
 12600 Piedmont Road
 Clarksburg, MD 20871

APPROVED FOR:
 [Signature]
 [Name]
 [Title]

APPROVED FOR:
 [Signature]
 [Name]
 [Title]

APPROVED FOR:
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