

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Action: Approved Staff Recommendation
Motion of Comm. Richardson, seconded
by Comm. Holmes with a vote of 5-0;
Comm. Richardson, Holmes, Hussmann,
Bryant and Perdue voting in favor.

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-98050
NAME OF PLAN: NORTH GLEN HILLS

On 02-02-98, KEVIN SMART submitted an application for the approval of a preliminary plan of subdivision of property in the RE-1 zone. The application proposed to create 2 lots on 2.54 acres of land. The application was designated Preliminary Plan 1-98050. On 04-30-98, Preliminary Plan 1-98050 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-98050 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-98050, subject to the following conditions:

- (1) Compliance with the conditions of approval of the preliminary forest conservation plan. The applicant must meet all conditions prior to recording of plat(s), or MCDPS issuance of sediment and erosion control permit, or issuance of building permit, as appropriate
- (2) Access and improvements, as required by MCDPW&T, to be approved prior to recording of plats
- (3) Conditions of Health Department approval dated April 7, 1998
- (4) Record plat to reference common ingress/egress easement, if appropriate
- (5) Necessary easements
- (6) Prior to recording of plat(s), applicant and/or a representative and staff shall meet on site for the purpose of establishing the location of the common ingress/egress easement (driveway)
- (7) This preliminary plan will remain valid until June 6, 2001 (37 months from date of mailing, which is May 6, 1998). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed.