



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

**MCPB**  
**Item # 1B**  
**5-18-2017**

**MEMORANDUM**

**DATE:** May 8, 2017

**TO:** Montgomery County Planning Board

**FROM:** Stephen Smith, Senior Planner *SJS*  
Jay Beatty, Planner *JRB*  
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 May 18, 2017

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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:

**220170450 Kentsdale Estates**

**Plat Name:** Kentsdale Estates  
**Plat #:** 220170450

**Location:** Located on the east side of Willowbrook Drive, 400 feet north of Paytley Bridge Lane

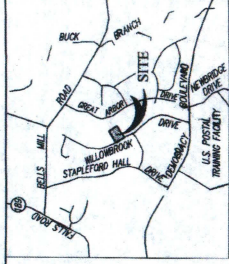
**Master Plan:** Potomac Subregion Master Plan

**Plat Details:** RE-2 zone; 1 lot

**Owner:** Diana Ely Epstein Revocable Trust

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 11997056B (MCPB Resolution No. 16-095), 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.





VICINITY MAP NIS

**OWNER'S CERTIFICATE**

The undersigned agrees to receive all the benefits of this Final Survey and to be bound by the same, including the location, dimensions, and area of the property.

Owner's Name: Diana Epstein  
 Address: 10501 Willowbrook Drive  
 Potomac, MD 20854  
 Phone: (301) 553-2211  
 Signature: *[Signature]*

**General Notes**

1. This plan is a limited amendment to Preliminary Plan 11997056B, approved by the Planning Board (resolution mailed May 22, 2017). Lot 38, Block D, is the subject of this amendment.
2. The source of boundary information shown herein is based on a boundary survey prepared by Rodgers Consulting, Inc. in April, 2016.
3. There are no Wetlands, Waters of the U.S., and/or 100-year floodplain within Lot 38, Block D.
4. No trees, treatment, or endangered species were observed on the property.
5. The proposed easement is shown in yellow.
6. Forest Conservation Law requirements are met through off-site banking.
7. The limited amendment to Preliminary Plan 11997056B is limited to the release of the Category I Conservation Easement as shown herein. The information presented on this plan has been deemed by the Montgomery County Planning Department and Planning Board to be sufficient for the purpose of this plan and application.
8. The proposed easement is not intended to be a fee.
9. Topographic information and additional property lines are from Montgomery County GIS.
10. The fencing, lighting, irrigation, masonry materials and site furniture within the proposed Category I Conservation Easement are to remain within this tree save area. The maintenance of these features is to be done in a manner that does not harm existing trees.
11. Soil maps from MDCDC (2011).
12. The plan is intended for use for the Limited Preliminary Plan Amendment.
13. Landscape Architect Seal is provided for Forest Conservation Plan Amendment.

**Limitable Estates Lot 38, Block D, Limited Preliminary Plan Amendment Summary**

Area of Category I Easement to be Released	Area of Category I Easement (Cat I) Provided 2.1 Acres (Cat II)	Area of Category I Easement (Cat I) Provided 2.1 Acres (Cat II)
56,304 SF (1.29 AC)	35,989 SF (0.40)	95,699 SF (2.20 AC)

**SITE DATA**

- TOTAL AREA OF PROPERTY: 121,638 sf
- TOTAL AREA OF EXISTING CATEGORY I CONSERVATION EASEMENT AREA TO BE RELEASED: 66,394 SF
- TOTAL AREA OF PROPOSED CATEGORY I CONSERVATION EASEMENT AREA: 16,849 SF

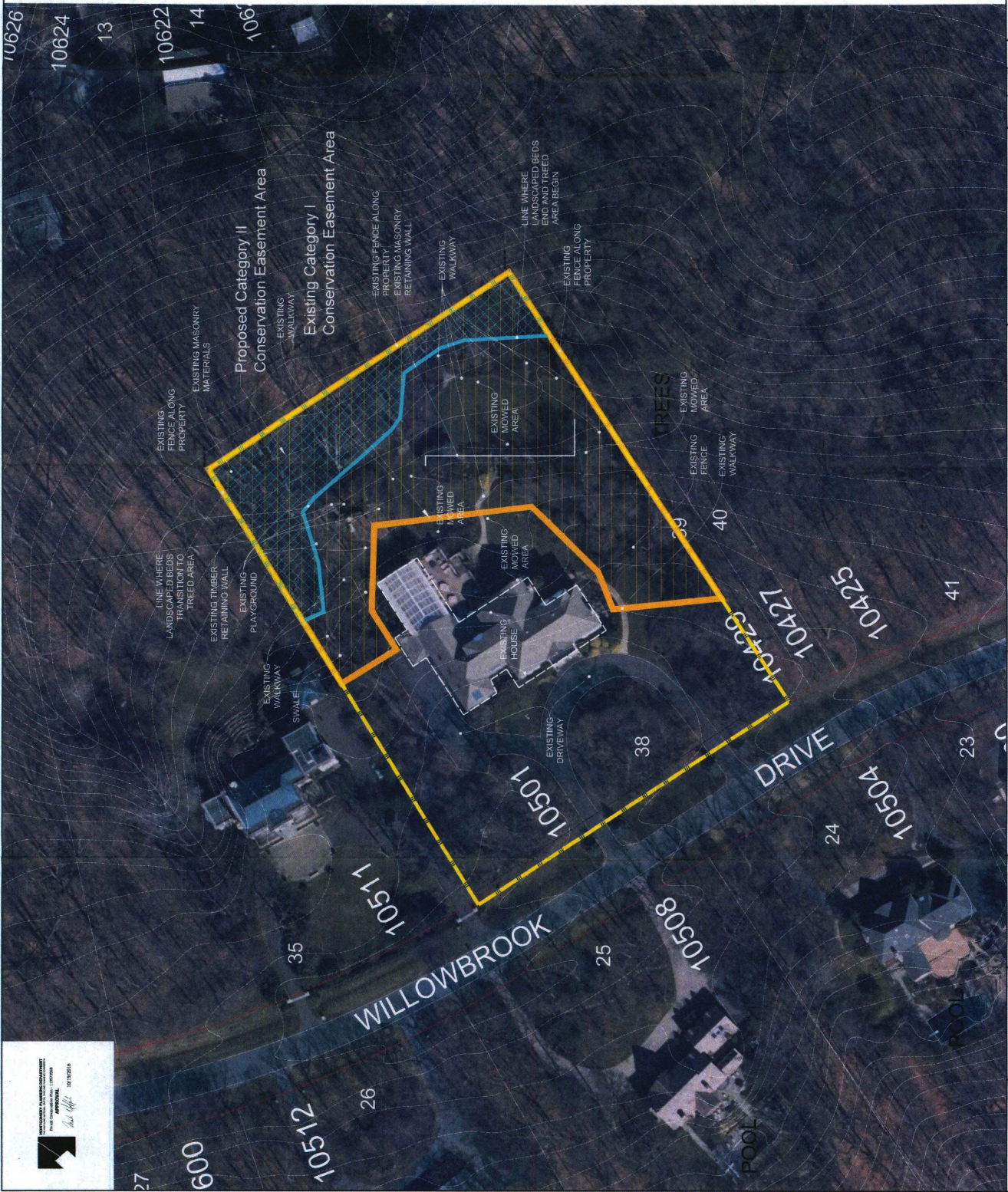
**Surveyor's Certification**

I hereby certify to the best of my knowledge and belief, that the accuracy of the boundary lines shown on this plan was determined by a survey conducted by Rodgers Consulting, Inc. in August 2016. This boundary survey of the property was prepared under my direct responsible charge in accordance with COMPT Title 10, Subtitle V, Chapter 69, Paragraph 12.

9, 2016 - 2, 0, 16  
 D.M.  
 Timothy Paul Dorn  
 Professional Land Surveyor  
 License No. 192002  
 License Expires 9-30-2018

GRAPHIC SCALE  
 1" = 200.00 FT

**KENTSDALE ESTATES**  
 LOT 38, BLOCK D  
 L. 31764 F. 00252  
 ELECTION DISTRICT NO. 10  
 MONTGOMERY COUNTY, MARYLAND



**RODGERS CONSULTING**  
 Surveying • Engineering • Planning

DATE	REVISION	DATE	REVISION	DATE	REVISION

RELEASE FOR:

**LIMITED PRELIMINARY PLAN & FOREST CONSERVATION PLAN AMENDMENT NO. 11997056B**

**OWNER:**  
 DIANA EPSTEIN  
 10501 WILLOWBROOK DRIVE  
 POTOMAC, MARYLAND 20854

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