



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

**MCPB**  
**Item # 1B**  
**2-11-2016**

**MEMORANDUM**

**DATE:** February 3, 2016

**TO:** Montgomery County Planning Board

**VIA:** Catherine Conlon, Supervisor  
D.A.R.C. Division  
(301) 495-4542

**FROM:** Stephen Smith, Senior Planner *SS*  
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 February 11, 2016

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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:

**220160070 Spring Lawn Farm**

**Plat Name:** Spring Lawn Farm

**Plat #:** 220160070

**Location:** Located at the terminus of Crystal Spring Terrace, 75 feet east of Crystal Spring Drive.

**Master Plan:** Sandy Spring - Ashton Master Plan

**Plat Details:** R-200 zone, 3 lots

**Applicant:** Daniel & Jacqueline McGroaty

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 120140140 (MCPB Resolution No. 15-52), 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.



**ZONING STANDARDS:**

ZONE: R-200	Req.	Prov.
Lot Size	20,000 sf	38,000 sf
Front Setback	45' or EBL, whichever is greater	40' or more
Sideways	12' min., 25' total	12' or more
Rearyard	30'	30' or more
Building Height	45' to roof peak or 40' to mean height	Will Meet Requirements
Lot Coverage	25% Max.	<25%
Lot Width @ Building Line	100'	200'+
Frontage	25'	75'



- LEGEND:**
- Property Line
  - Proposed House
  - Lot Line
  - Sewer House Connection
  - Water House Connection
  - Existing Category I Conservation Easement
  - New Public Road
  - Proposed Conservation Easement



Surveyor's Certificate  
 I, Daniel & Jacqueline McGroarty, Licensed Professional Surveyors, certify that the above information was obtained from a survey conducted by us or under our direct supervision and control on the date indicated below.  
 Daniel & Jacqueline McGroarty  
 17750 New Hope Mills Avenue  
 Ashton, MD 20881  
 301-908-1160

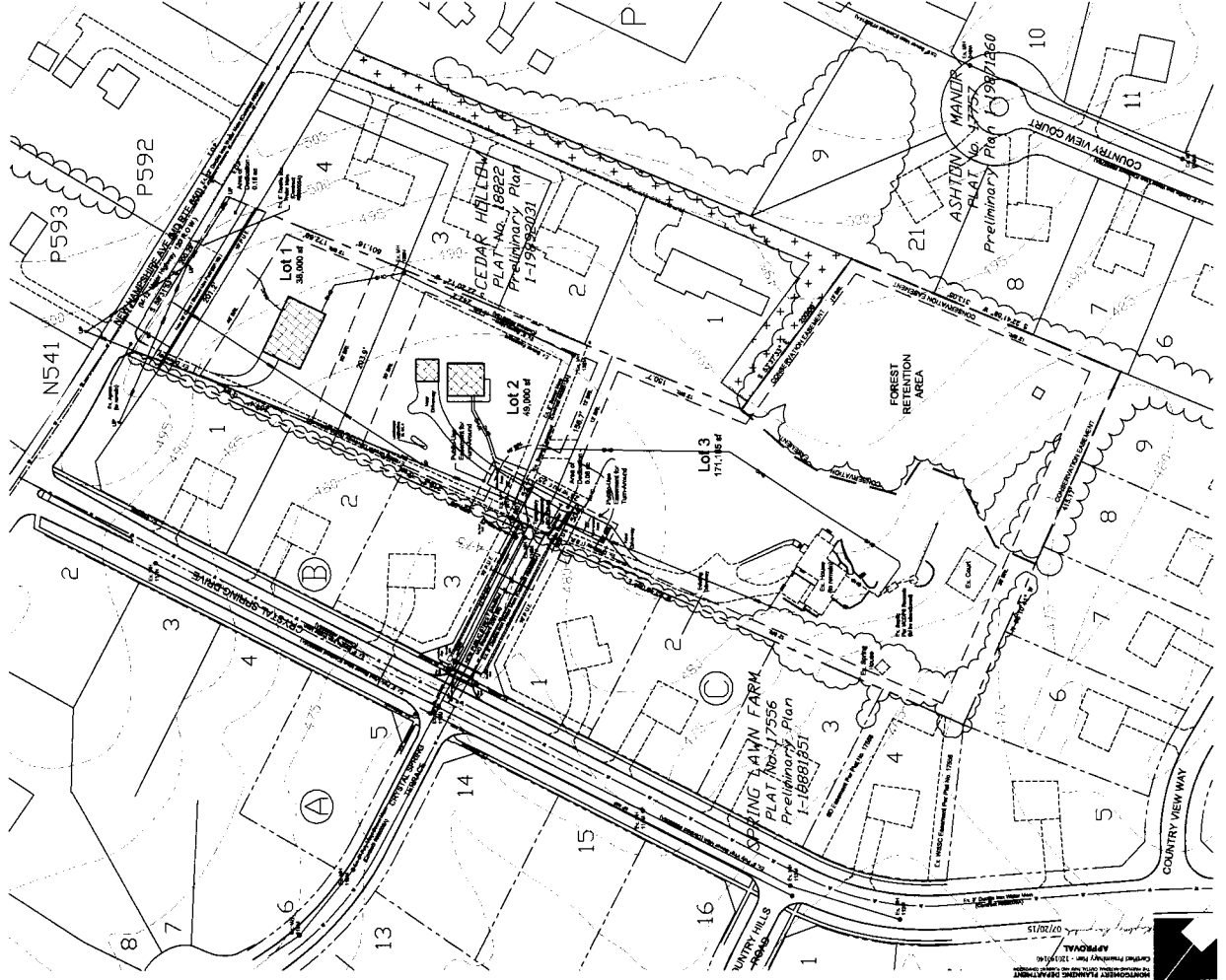
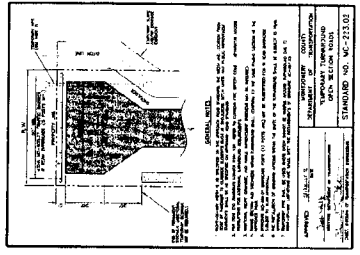
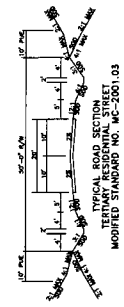
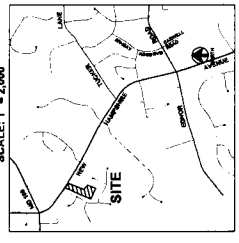
**NOTES:**

1. AREA OF PROPERTY: 6.17 Ac. (269,765 sf)
2. EXISTING ZONING: R-200
3. NO. OF LOTS PROPOSED: 3
4. AREA OF LAND TO BE DEDICATED TO ROADS: 0.22 Ac.
5. LOT 1: 30,000 sf
6. LOT 2: 40,000 sf
7. LOT 3: 111,765 sf
8. LOTS TO BE SERVED BY PUBLIC UTILITIES: W-1, W-1
9. UTILITIES TO BE PROVIDED BY: Washington Gas, Verizon, Potomac Electric Power, and National Grid
10. PROPERTY IS LOCATED IN THE Northwest Branch WATERSHED
11. LOCATED ON TAX MAP GP92, WSSC GRID SHEET 22ANW01, 22AN01.
12. FIVE-FOOT CONTOUR INTERVAL OBTAINED FROM MNCPPC.
13. BOUNDARY SHOWN FROM A SURVEY CONDUCTED BY: GORDON SURVEY, LLC PO BOX 989 DUMMERSVILLE, MD 20622
14. Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the preliminary plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of issuance of building permits. Please refer to the zoning data table for development coverage for each lot. Other lot numbers for development may also be included in the conditions of the Planning Board's approval.



Browning & Associates, Inc.  
 1933 Shady Grove Court  
 Gaithersburg, MD 20878  
 (301) 984-4240

**PRELIMINARY PLAN  
 INGLETSIDE  
 P836; Tax Map JT342  
 Montgomery County, Maryland**



APPROVAL  
 Certified Professional Plan - 12/15/14  
 07/20/15

prepared by:  
**Daniel & Jacqueline McGroarty**  
 17750 New Hope Mills Avenue  
 Ashton, MD 20881  
 301-908-1160