



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

**MCPB**  
**Item # 1B**  
**11-15-2018**


**MEMORANDUM**

**DATE:** November 6, 2018

**TO:** Montgomery County Planning Board

**FROM:** Stephen Smith, Senior Planner  
Jay Beatty, Planner  
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 November 15, 2018



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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:

**220190040** Potomac Hills

**220190070** Hampshire Knolls, Section 3

**Plat Name:** Potomac Hills  
**Plat #:** 220190040

**Location:** Located immediately northwest of the intersection of Falls Road (MD - 189) and Ronald Drive  
**Master Plan:** Potomac Sub -Region Master Plan  
**Plat Details:** R-200 zone; 2 lots  
**Applicant:** Terrier Falls, LLC

The subdivision plat has been reviewed by M-NCPPC and MCDPS staff and determined to be in compliance with Administrative Plan No. 620180030 (MCPB Resolution No. 18-043), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plan.

# PLAT NO.

NO.	CHORD	ARC	ANGLE	PLAT	CHORD BEARING & DIST.
1	107.71	20.00	9.47°	S 72°45'07" E 202.97'	S 72°45'07" E 202.97'
2	107.71	20.00	9.47°	S 72°45'07" E 202.97'	S 72°45'07" E 202.97'
3	107.71	20.00	9.47°	S 72°45'07" E 202.97'	S 72°45'07" E 202.97'

## VICINITY MAP

SCALE 1" = 200'

### NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of the site or to depict or note all matters affecting title.
- This property is subject to the terms and conditions of Certified Administrative Subdivision Plat No. 620180030 listed "10202 FALLS ROAD", as amended.
- Lots 22 and 23, Block D, shown hereon are subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Book 56553 at Page 175.
- This property appears on Montgomery County Tax Map PP 343 in Tax Grid FF 43, WSSC Grid 213 NW 10
- This property is served by public water and sewer systems only
- This property shown hereon is Zoned R-200.

### OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, and establish the minimum building restriction lines.

Further, we hereby establish a metrolot ingress/egress and utility easement in, through, over and across part of Lot 23, Block D, as delineated hereon for the benefit of Lot 22 and 23, Block D, subject to the terms and conditions set forth in an instrument to be recorded hereafter.

All owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50.4.3 G of the Montgomery County Code.

There are no recorded suits actions at law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision.

TERRER FALLS, LLC, a Maryland limited liability company

By: [Signature] Date: 10-29-18  
 Victor Kuznetsov, Authorized Person  
 Witness/Agent

### SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, that it is a subdivision of Lot 8, Block D, as shown on a subdivision record plat titled "SECTION ONE, POTOMAC HILLS" and recorded in Plat Book 30 as Plat 1866, and that the property is being subdivided in compliance with the provisions of the Uniform Act for the Registration of Land Records, Title 10, Subtitle 2, Chapter 23, of the Code of Maryland Annotated, and that the subdivision is in accordance with the provisions of the Land Records of Montgomery County, Maryland.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus ----- will be set as delineated hereon in accordance with the provisions of Section 50.4.3 G of the Montgomery County Code.

The total area included in this subdivision record plat is 49,517 square feet or 1.1367 acres of land, there is no street dedication by this plat

By: [Signature] Date: 10/29/2018  
 Brian L. Wood  
 Professional Land Surveyor  
 Maryland Registration No. 10685  
 License Expires 03/02/20

### AREA TABULATION

Lot 22, Block D.....24,570 Square Feet or 0.5640 Acres  
 Lot 23, Block D.....24,947 Square Feet or 0.5717 Acres  
 Total by this plat.....49,517 Square Feet or 1.1367 Acres

APPROVED - [Signature] DATE 10-23-2018  
 SECRETARY

APPROVED - \_\_\_\_\_ DATE \_\_\_\_\_  
 CHAIRMAN SECRETARY TREASURER

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

MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES

RECORDED PLAT

DATE 10-23-2018

APPROVED - [Signature]  
 DIRECTOR

RECORDED PLAT

DATE 10-23-2018

APPROVED - \_\_\_\_\_ DATE \_\_\_\_\_  
 CHAIRMAN SECRETARY TREASURER

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

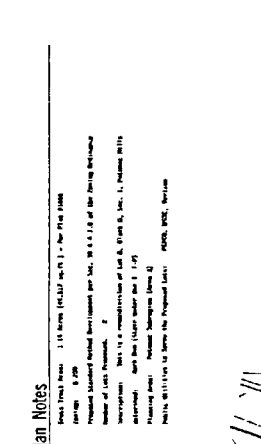
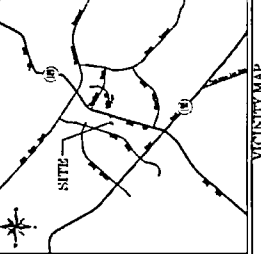
MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES

RECORDED PLAT

DATE 10-23-2018

APPROVED - [Signature]  
 DIRECTOR

M.N.C.P. & P.C. RECORD FILE NO. -



### LEGEND

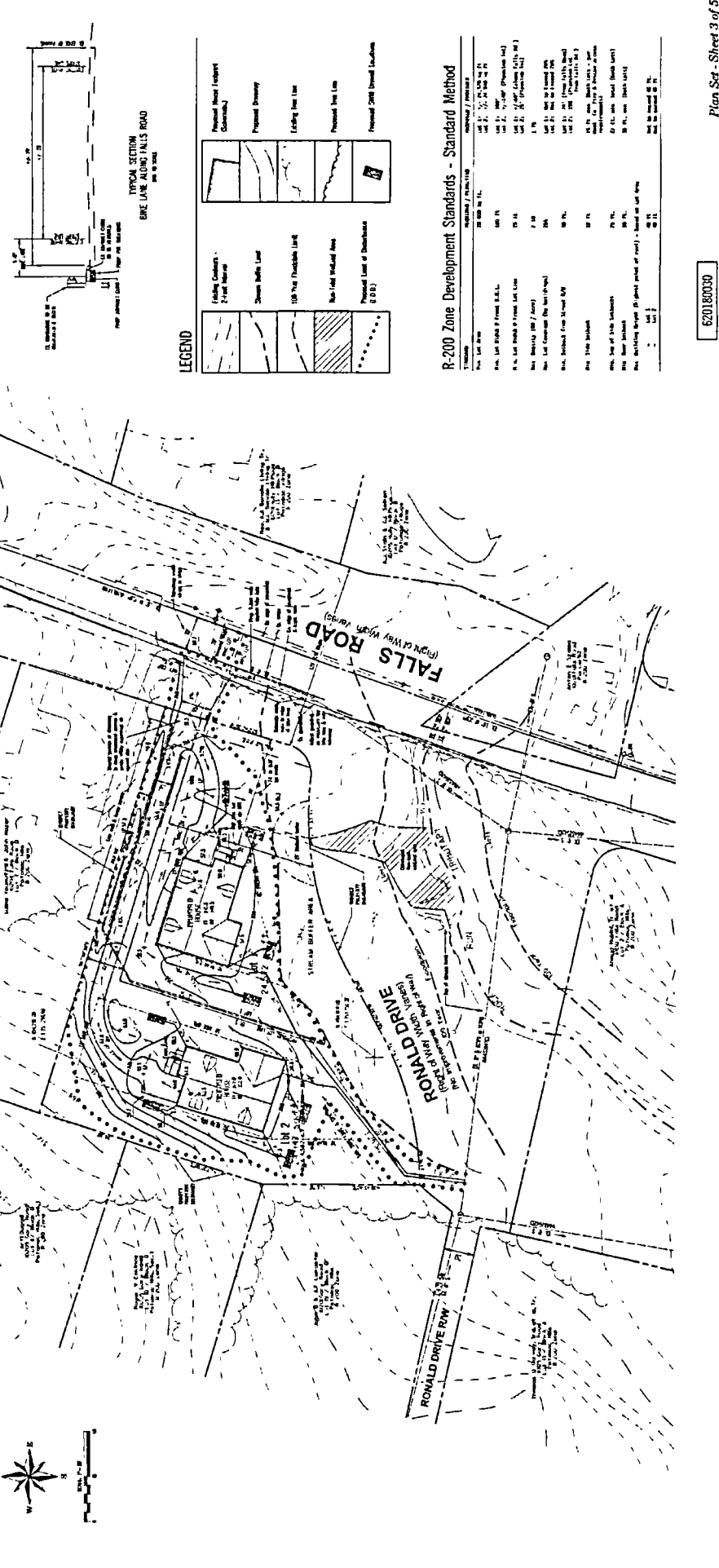
[Symbol]	Utility Curbcut - 2' to 4' Above	[Symbol]	Proposed Street (Unimproved/General)
[Symbol]	Storm Sewer Line	[Symbol]	Proposed Driveway
[Symbol]	10' to 12' Placable Lane	[Symbol]	Existing Fire Lane
[Symbol]	5' to 7' Placable Lane	[Symbol]	Proposed Fire Lane
[Symbol]	Proposed Limit of Disturbance (LOD)	[Symbol]	Proposed 20' Street Elevation

### R-200 Zone Development Standards - Standard Method

MINIMUM	MAXIMUM / NOTES
Fire Lane	10' to 12'
Storm Sewer	2' to 4' Above
Proposed Street (Unimproved/General)	10' to 12'
Proposed Driveway	10' to 12'
Existing Fire Lane	10' to 12'
Proposed Fire Lane	10' to 12'
Proposed 20' Street Elevation	10' to 12'

**Plan Notes**

1. 1/4" = 1' Scale. 1/4" = 1' Scale.
2. Proposed Standard Method Development per 10202 Falls Road.
3. 10202 Falls Road.
4. 10202 Falls Road.
5. 10202 Falls Road.
6. 10202 Falls Road.
7. 10202 Falls Road.



### Administrative Subdivision Plan

## 10202 FALLS ROAD

Lot & Block B, Plat 48, Sec. 1, Township 35N, Range 8E, Monticello Twp., Montgomery County, Maryland

**APPLICANT:**  
Tennis Park, LLC  
3333 Route 283  
Rockville, MD 20850

**DATE:** JUN 16 2011  
**BY:** [Signature]  
**CHECKED:** [Signature]

NO.	REVISION	DATE	BY	CHKD.

**SITE SOLUTIONS, INC.**  
 10300 ROCKHILL AVENUE SUITE 100  
 ROCKVILLE, MD 20850  
 (301) 544-1111 FAX (301) 544-1111  
 (301) 544-1111 FAX (301) 544-1111  
 Planning • Landscape Architecture • Engineering • Surveying