

Plat Name: Houlton's Subdivision

Plat #: 220090320

Location: Located on the south side of Brainard Avenue, 100 feet west of Warfield Street

Master Plan: Kensington

Plat Details: R-60 zone; 2 lots

Community Water, Community Sewer

Applicant: Carl Becker

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120070370 (MCPB Resolution 08-27), 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

RECORD PLAT REVIEW SHEET

Plat Name: Haultons Subdivision Plat Number: 220090320
 Plan Name: Haultons Subdivision Plan Number: 120070370
 Plat Submission Date: 8/22/08
 DRD Plat Reviewer: S. Saito
 DRD Prelim Plan Reviewer: R. Weaver Checked: RAW Date 10/2/08

Initial DRD Review:

Signed Preliminary Plan - Date 5-27-08 Checked: Initial SOS Date 9/22/08
 Planning Board Opinion - Date 4-21-08 Checked: Initial SOS Date 9/22/08
 Site Plan Req'd for Development? Yes ___ No X Verified By: SOS (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Site Plan Reviewer Plat Approval: Checked: Initial _____ Date _____

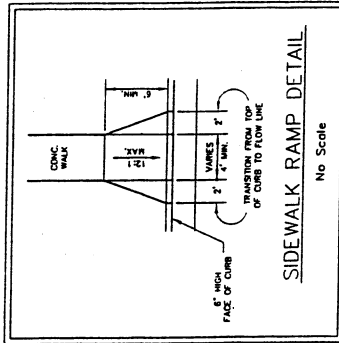
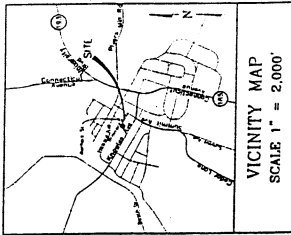
Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths Easements Open Space N/A
 Non-standard BRLs N/A Adjoining Land Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert OK Owner Cert OK Tax Map OK

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>L. Shirley</u>	<u>8/27/08</u>	<u>9/12/08</u>	<u>9/5/08</u>	<u>Revise Tree Save Note</u>
Research	<u>Bobby Fleury</u>			<u>8/28/08</u>	<u>OK</u>
SHA	<u>Doug Mills</u>			<u>N/A</u>	<u>N/A</u>
PEPCO	<u>Steve Baxter</u>			<u>N/A</u>	<u>N/A</u>
Parks	<u>Doug Powell</u>				
DRD	<u>Nellie Carey</u>			<u>N/A</u>	<u>N/A</u>

Final DRD Review:

DRD Review Complete:	Initial <u>SOS</u>	Date <u>11-13-08</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>SOS</u>	<u>9/22/08</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>SOS</u>	<u>11-7-08</u>
Board Approval of Plat:		
Plat Agenda:	<u>SOS</u>	<u>12-4-08</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
DPS Approval of Plat:		
Engineer Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
Plat Reproduction:		
Addressing:	_____	_____
File Card Update:	_____	_____
Final Zoning Book Check:	_____	_____
Update Address Books with Plat #:	_____	_____
Update Green Books for Resubdivision:	_____	_____
Notify Engineer to Seal Plats:	_____	_____
Engineer Seal Complete:	_____	_____
Complete Reproduction:	_____	_____
Sent to Courthouse for Recordation:	_____	_____

No. _____

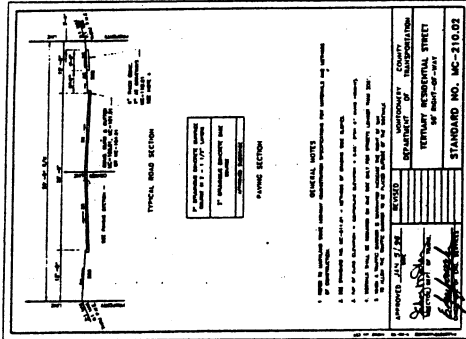


DEVELOPMENT STANDARDS (R-60, One Family Detached)
(Where Not Shown)

Item	Standard/Requirement	Proposed
Net Lot Area (SF-C-1.321)	6000 S.F. min.	7200 S.F. min.
Lot Width (SF-C-1.321)	25 ft. min.	35 ft. min.
Lot Depth (SF-C-1.321)	25 ft. min.	35 ft. min.
Minimum Front Street Setback (SF-C-1.321)	25 ft. min.	35 ft. min.
Minimum Side Street Setback (SF-C-1.321)	10 ft. min.	10 ft. min.
Minimum Rear Street Setback (SF-C-1.321)	10 ft. min.	10 ft. min.
Minimum Side Yard Setback (SF-C-1.321)	5 ft. min.	5 ft. min.
Minimum Rear Yard Setback (SF-C-1.321)	5 ft. min.	5 ft. min.
Lot Coverage (SF-C-1.321)	35%	35%

Area Regulation
 Gross Acreage = 14,400 sq. ft. (or 33 acres)
 Net Acreage = 14,400 sq. ft. (or 33 acres)
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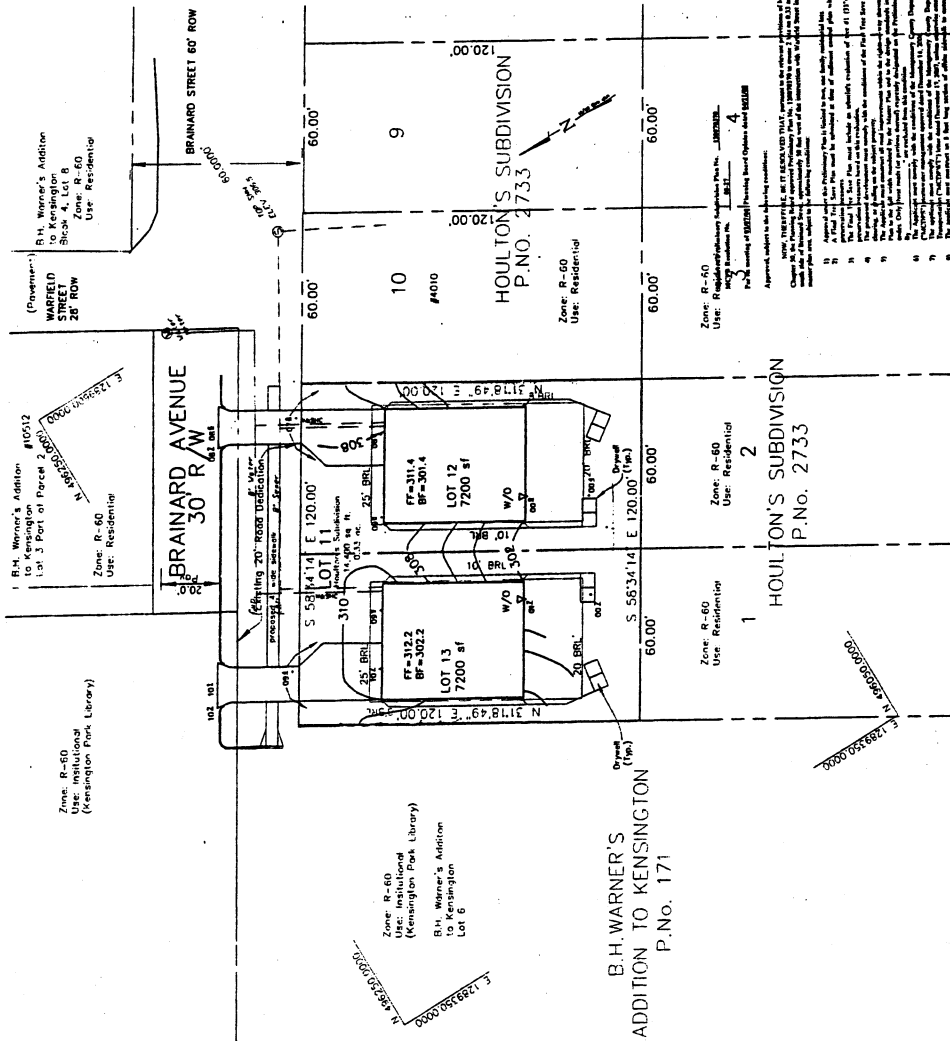
- NOTES
- Boundary and easement lines shall be shown by solid lines 1/8" thick.
 - Property lines shall be shown by dashed lines 1/8" thick.
 - Water and sewer easements shall be shown by solid lines 1/8" thick.
 - The plan is not for construction purposes.
 - Property lines and areas are subject to adjustment as per plat completion.
 - Setbacks are shown as minimum setbacks. Actual setbacks may vary.
 - The site is within the Lower Back Creek Watershed (Zone 1-1).
 - A Natural Resource Inventory Map/Forest Stand Inventory has been prepared by the Maryland Department of Planning, Reference No. 1-03-01.
 - Water and Sewer: WSC, M&D, and other utility companies shall be contacted for utility locations.
 - The location of existing underground utilities shall be shown by dashed lines 1/8" thick.
 - Utilities shall be shown as per utility company records. The street utility records shall be used for utility locations. The street utility records shall be used for utility locations.
 - The street utility records shall be used for utility locations.
 - The street utility records shall be used for utility locations.



Preliminary Subdivision Plan
 4014 Brainerd Avenue
HOULTON'S SUBDIVISION
 Lot 11 - Plat No. 3945
 13TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG
 Macris, Hendricks & Gibcock, P.A.
 Landscape Architects - Surveyors
 8200 Waggoner Road, Suite 100
 Montgomery Village, Maryland
 20884-1171
 Phone: 301.883.0040
 Fax: 301.844.0083
 www.mhga.com

Reg. No. B-10
 VSR
 Date: 01/12/08
 Scale: 1"=20'
 Project No. 0008-185-10
 Sheet: 1 of 1



APPROVED BY THE BOARD OF PLANNING AND ZONING
 MONTGOMERY COUNTY
 STANDARD NO. MC-210.02

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2	01/12/08	Final Design	[Signature]

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