



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

MCPB
Item # 1B
10-25-2018

MEMORANDUM

DATE: October 12, 2018

TO: Montgomery County Planning Board

FROM: Stephen Smith, Senior Planner *SS*
Jay Beatty, Planner *JEB*
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 October 25, 2018

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:

220140870 - 220140880 Brigham's addition to Ashton

220190080 Alta Vista

Plat Name: Brigham's addition to Ashton
Plat #: 220140870 - 220140880

Location: Located on the north side of Ashton Road (MD 108), approximately 1,200 feet east of Ashland Drive.

Master Plan: Sandy Spring / Ashton Master Plan

Plat Details: RC zone; 5 lots, 1 outlot

Applicant: Gladys B. Bingham Revocable Trust et al

The subdivision plats have been reviewed by M-NCPPC and MCDPS staff and determined to be in compliance with Preliminary Plan No. 120110050 (MCPB Resolution No. 12-103), 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.

Staff notes for the Board that the subject plats have been submitted without the recording references for the documents and the signatures listed below:

- MCFRS Public Safety Water Supply Easement
- Category I Conservation Easement
- Modified Category I Conservation Easement
- Temporary Permission to Use Easement Road (exhibit for reference)

- Signature of Mortgagees' Consent
- Signature of Mortgage Beneficiary and Substitute Trustee, and the respective notary certifications as may be necessary

The applicant has encountered unforeseen complications in securing the above noted items, and therefore, is requesting that the Board take action on the plats at this time. The applicant is hopeful that the staff recommendation presented herein will assist in completing the above items, and the recordation of the plats to effectuate the Board's approval of Preliminary Plan No 120110050. With consideration to the aforesaid, Staff recommends approval of the plats, subject to the conditions enumerated below:

1. Obtainment of all outstanding signatures of parties noted on the plat mylars or otherwise authorized subsequently.
2. Necessary easements to be recorded and noted on the plat mylars by the Book and Page reference.
3. Plat mylars shall be signed by the Director of MCDPS.

Upon completion of the above the plat mylars are to be returned to MNCPPC for signature by the Planning Board Chair.

PLAT NO.

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD PARCEL 1

LINE	COURSE	DISTANCE
1	S 45°11'17" E	21.35'
2	S 58°43'32" W	172.67'
3	S 58°42'43" W	57.79'
4	N 44°11'17" W	21.35'
5	S 58°45'08" E	10.76'
6	R=1050.00'	L=274.22'
	CHD. N64°52'11" E	223.80'

DEDICATION AREA
3,617 SQ. FT. OR 0.0830 ACRES±

SHOWN THUS:

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD PARCEL 2

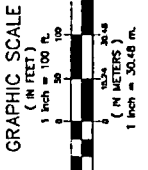
LINE	COURSE	DISTANCE
1	S 03°31'31" E	17.64'
2	R=710.24'	L=164.03'
3	CHD. S65°19'40" W	163.66'
4	S 58°42'43" W	57.79'
5	N 44°11'17" W	21.35'
6	S 58°45'08" E	10.76'
	R=1050.00'	L=274.22'
	CHD. N64°52'11" E	223.80'

DEDICATION AREA
4,132 SQ. FT. OR 0.0948 ACRES±

SHOWN THUS:

RELAT. TABULATION

Number of Lots	= 5
Area of Lots	= 639,29 sq. ft.
Area of Streets	= 58,174 sq. ft.
Total Area	= 697,463 sq. ft.
	= 16,032 square feet
	or 366,816 square feet



LOT 12, BLK. A
PLAT NO. 18901
MONTGOMERY COUNTY

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 58°42'43" W	57.79'
L2	N 44°11'17" W	21.35'
L3	S 58°45'08" E	10.76'
L4	R=710.24'	L=164.03'
L5	CHD. S65°19'40" W	163.66'
L6	S 03°31'31" E	17.64'
L7	N 44°11'17" W	21.35'
L8	S 58°42'43" W	57.79'
L9	N 44°11'17" W	21.35'
L10	S 58°45'08" E	10.76'
L11	N 28°12'50" W	52.79'
L12	N 28°12'50" W	52.79'
L13	N 28°12'50" W	52.79'
L14	N 28°12'50" W	52.79'
L15	N 28°12'50" W	52.79'
L16	N 28°12'50" W	52.79'
L17	N 28°12'50" W	52.79'
L18	N 28°12'50" W	52.79'
L19	N 28°12'50" W	52.79'
L20	N 28°12'50" W	52.79'
L21	N 28°12'50" W	52.79'
L22	N 28°12'50" W	52.79'
L23	N 28°12'50" W	52.79'
L24	N 28°12'50" W	52.79'
L25	N 28°12'50" W	52.79'
L26	N 28°12'50" W	52.79'
L27	N 28°12'50" W	52.79'
L28	N 28°12'50" W	52.79'
L29	N 28°12'50" W	52.79'
L30	N 28°12'50" W	52.79'
L31	N 28°12'50" W	52.79'
L32	N 28°12'50" W	52.79'
L33	N 28°12'50" W	52.79'
L34	N 28°12'50" W	52.79'
L35	N 28°12'50" W	52.79'
L36	N 28°12'50" W	52.79'
L37	N 28°12'50" W	52.79'
L38	N 28°12'50" W	52.79'
L39	N 28°12'50" W	52.79'
L40	N 28°12'50" W	52.79'
L41	N 28°12'50" W	52.79'
L42	N 28°12'50" W	52.79'
L43	N 28°12'50" W	52.79'
L44	N 28°12'50" W	52.79'
L45	N 28°12'50" W	52.79'
L46	N 28°12'50" W	52.79'
L47	N 28°12'50" W	52.79'
L48	N 28°12'50" W	52.79'
L49	N 28°12'50" W	52.79'
L50	N 28°12'50" W	52.79'
L51	N 28°12'50" W	52.79'
L52	N 28°12'50" W	52.79'
L53	N 28°12'50" W	52.79'
L54	N 28°12'50" W	52.79'
L55	N 28°12'50" W	52.79'
L56	N 28°12'50" W	52.79'
L57	N 28°12'50" W	52.79'
L58	N 28°12'50" W	52.79'
L59	N 28°12'50" W	52.79'
L60	N 28°12'50" W	52.79'
L61	N 28°12'50" W	52.79'
L62	N 28°12'50" W	52.79'
L63	N 28°12'50" W	52.79'
L64	N 28°12'50" W	52.79'
L65	N 28°12'50" W	52.79'
L66	N 28°12'50" W	52.79'
L67	N 28°12'50" W	52.79'
L68	N 28°12'50" W	52.79'
L69	N 28°12'50" W	52.79'
L70	N 28°12'50" W	52.79'
L71	N 28°12'50" W	52.79'
L72	N 28°12'50" W	52.79'
L73	N 28°12'50" W	52.79'
L74	N 28°12'50" W	52.79'
L75	N 28°12'50" W	52.79'
L76	N 28°12'50" W	52.79'
L77	N 28°12'50" W	52.79'
L78	N 28°12'50" W	52.79'
L79	N 28°12'50" W	52.79'
L80	N 28°12'50" W	52.79'
L81	N 28°12'50" W	52.79'
L82	N 28°12'50" W	52.79'
L83	N 28°12'50" W	52.79'
L84	N 28°12'50" W	52.79'
L85	N 28°12'50" W	52.79'
L86	N 28°12'50" W	52.79'
L87	N 28°12'50" W	52.79'
L88	N 28°12'50" W	52.79'
L89	N 28°12'50" W	52.79'
L90	N 28°12'50" W	52.79'
L91	N 28°12'50" W	52.79'
L92	N 28°12'50" W	52.79'
L93	N 28°12'50" W	52.79'
L94	N 28°12'50" W	52.79'
L95	N 28°12'50" W	52.79'
L96	N 28°12'50" W	52.79'
L97	N 28°12'50" W	52.79'
L98	N 28°12'50" W	52.79'
L99	N 28°12'50" W	52.79'
L100	N 28°12'50" W	52.79'

CURVE TABLE

CURVE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	104.03'	710.24'	131.56'
C2	224.22'	1050.00'	124.90'
C3	218.50'	500.00'	114.35'
C4	271.27'	300.00'	145.67'
C5	278.46'	300.00'	148.92'

LOT 1
115,197 Sq. Ft.
2,672,111 Acres

LOT 2
125,513 Sq. Feet
2,881,338 Acres

LOT 3
130,224 Sq. Ft.
2,989,555 Acres

LOT 4
171,160 Sq. Feet
3,929,230 Acres

LOT 5
95,835 Sq. Feet
2,200,077 Acres

OUTLOT A
596,179 Sq. Feet
13,732,19 Acres

(PRIVATE NON-DEVELOPMENT EASEMENT GRANTED TO STEVEN J. KANSORICON & SUSAN C. MYFF L12651 F.209 L138078 F.001 L1373219 ACRES)

(MODIFIED CATEGORY 1, CONSERVATION EASEMENT L. B. SALVENDI P. 13,732,19 ACRES)

OPEN SPACE
154,82' x 101,82' x 103,453' W

SEPTIC AREA FOR LOT 1

SEPTIC AREA FOR LOT 2

SEPTIC AREA FOR LOT 3

SEPTIC AREA FOR LOT 4

SEPTIC AREA FOR LOT 5

LOT 12, BLK. A
PLAT NO. 18901
MONTGOMERY COUNTY

LOT 12, BLK. A
PLAT NO. 18901
MONTGOMERY COUNTY

LOT 12, BLK. A
PLAT NO. 18901
MONTGOMERY COUNTY

LOT 12, BLK. A
PLAT NO. 18901
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LOT 12, BLK. A
PLAT NO. 18901
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LOT 12, BLK. A
PLAT NO. 18901
MONTGOMERY COUNTY

LOT 12, BLK. A
PLAT NO. 18901
MONTGOMERY COUNTY

LOT 12, BLK. A
PLAT NO. 18901
MONTGOMERY COUNTY

OWNERS CERTIFICATE

(SEE SHEET 1 OF 2 FOR OWNERS CERTIFICATE)

(THIS SHEET 2 OF 2 IS SUBJECT TO THE CONTENTS OF THE ATTACHED SHEET 1 OF 2, ALL OF WHICH ARE FULLY INCORPORATED HEREIN BY REFERENCE.)

Richard Paul Karamonavi
Date: 8/20/18
Richard Paul Karamonavi, Trustee of the Delya B. Brigham Revocable Trust U/D March 31, 2003

Serge Palmara
Date: 8/20/18
Serge Palmara

Steven J. Karamonavi
Date: 8/20/18
Steven J. Karamonavi, Mortgagee

Mira & Stobodis P.A.
Date: 8/20/18
Mira & Stobodis P.A., Deed of Trust and Security Agreement Recorded in L. 46347 F.091

NOTES

(SEE SHEET 1 OF 2 FOR ALL NOTES)

(THIS SHEET 2 OF 2 IS SUBJECT TO THE CONTENTS OF THE ATTACHED SHEET 1 OF 2, ALL OF WHICH ARE FULLY INCORPORATED HEREIN BY REFERENCE.)

SUBDIVISION RECORD PLAT

SHEET 2 OF 2

LOTS 1-5 & OUTLOT A

BRIGHAM'S ADDITION TO ASHTON

ELECTION DISTRICT No. 8

MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 100' DECEMBER, 2017

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN

SECRETARY-TREASURER

APPROVED: _____

DIRECTOR

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN

SECRETARY-TREASURER

DATE: _____

PLAT NO. _____

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN

SECRETARY-TREASURER

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

MHG

Macris, Hendricks & Glascock, P.A.

8200 Hopewell Road, Suite 120

Montgomery Village, Maryland

20886-1278

Phone: 301.878.0800

Fax: 301.848.0503

www.mhga.com

LEGEND

--- EASEMENT

--- IRON PIPE FOUND

--- OPEN PIPE FOUND

--- REBAR WITH CAP

DATE: _____

PLAT NO. _____

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

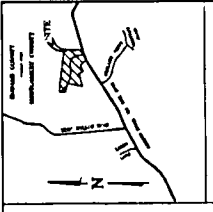
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN

SECRETARY-TREASURER

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



VICINITY MAP
SCALE 1" = 2,000'

- NOTES**
1. Property lines shown are based on a recent survey of the property.
 2. Boundary lines are shown as dashed lines and old surveys as solid lines.
 3. All areas are shown as to be used for residential purposes.
 4. The proposed use is as follows:
 5. The proposed use is as follows:
 6. The proposed use is as follows:
 7. The proposed use is as follows:
 8. The proposed use is as follows:
 9. The proposed use is as follows:
 10. The proposed use is as follows:
 11. The proposed use is as follows:
 12. The proposed use is as follows:
 13. The proposed use is as follows:
 14. The proposed use is as follows:

LEGEND

- Proposed Subdivisions
- Proposed Lots
- Proposed Streets
- Proposed Right-of-Way
- Proposed Easements
- Proposed Encroachments
- Proposed Setbacks
- Proposed Buffers
- Proposed Utilities
- Proposed Landmarks
- Proposed Boundaries
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- Proposed Boundaries

PROPERTY INFORMATION

Parcel No.	Area (Ac.)	Owner
1	1.423	PEPCO R/W
2	3.9	PEPCO R/W
3	14.23	PEPCO R/W
4	3.9	PEPCO R/W
5	2.2	PEPCO R/W

APPROVALS

APPROVED BY: [Signature]

DATE: [Date]

PRELIMINARY PLAN OF SUBDIVISION

P-250 & Pl. of P-400

ASHTON

L. 37973 F. 180 & L. 27579 F. 776

8TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG

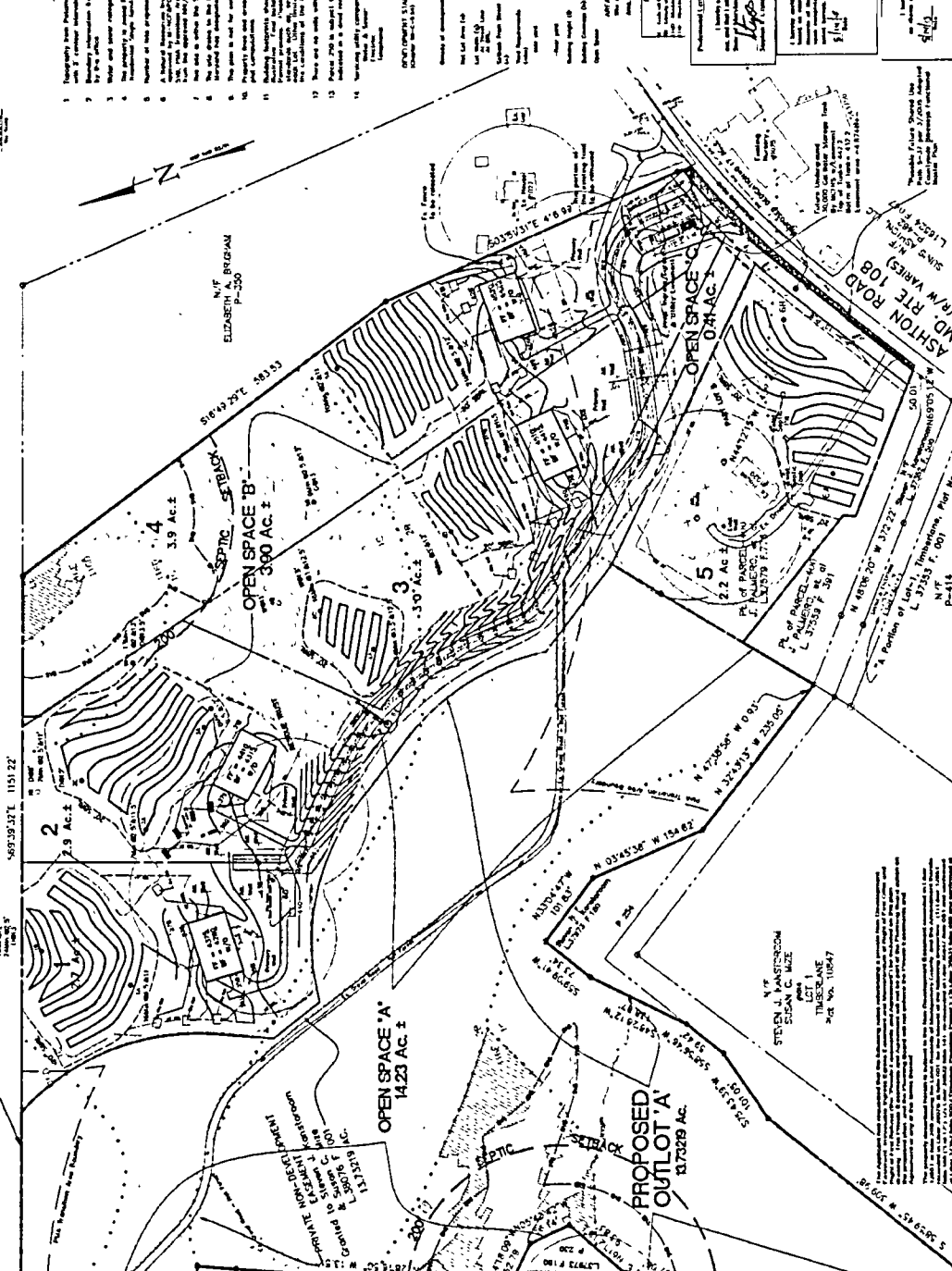
Montgomery & Harford Counties, P.A.

License No. [Number]

Exp. Date [Date]

LEGEND

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- Proposed Boundaries

PREPARED FOR

The Brighton Trust & Co.

c/o Miss & Stockbridge, P.C.

11 N. Washington Street, Ste. 700

Rockville, MD 20850

PH: 301-721-1800

LEGEND

- Proposed Subdivisions
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INVERT TABLE

Station	Invert	Ground	Proposed
1+00	100.00	100.00	100.00
2+00	100.00	100.00	100.00
3+00	100.00	100.00	100.00
4+00	100.00	100.00	100.00
5+00	100.00	100.00	100.00

SEPTIC DESIGN CHART

Lot Area (Ac.)	Septic Tank Capacity (Gals)	Septic Tank Length (ft)	Septic Tank Width (ft)
1.0	1000	10	4
2.0	2000	20	4
3.0	3000	30	4
4.0	4000	40	4
5.0	5000	50	4

NOTES

1. This plan is based on a recent survey of the property.
2. The proposed use is as follows:
3. The proposed use is as follows:
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19. The proposed use is as follows:
20. The proposed use is as follows: