MEMORANDUM

DATE: October 12, 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 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.

Planning Board Agenda: October 25, 2018
OWNERS CERTIFICATE

Edward Paul Keesman, Trustee of the Grace B. Brigham Revocable Trust, U/A/5
March 31, 2005 and Jane Keesman, the present holder of the Interests of the Grace B. Brigham Revocable Trust, U/A/5, for the property located and described as follows:

Land in HOWARD COUNTY, MARYLAND, being approximately 5 acres upon the east side of HOWARD ROAD, on a lot more or less as shown upon the plat hereinby referred to as "LOT 1", in Township 4 North, Range 8 East of the 1st Principal Meridian, together with all appurtenances thereto.