



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

**MCPB**  
**Item # 1B**  
**12-20-2018**

**MEMORANDUM**

**DATE:** December 11, 2018

**TO:** Montgomery County Planning Board

**FROM:** Stephen Smith, Coordinator  
Jay Beatty, Senior 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 December 20, 2018

*SS*  
*JCB*

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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:

**220180320 - 220180330 Ridgeview**

**220190150 Glen Echo Heights**

**220190300 West Chevy Chase**

**Plat Name:** Ridgeview  
**Plat #:** 220180320 - 220180330

**Location:** Located on the west side of Ridge Road (MD 27), 250 feet north of Beall Avenue.

**Master Plan:** Damascus Master Plan

**Plat Details:** RNC/TDR zone; 19 lots, 5 parcels

**Owner:** Friend Indeed, LLC

The subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120120010 (MCPB Resolution No. 17-048) and with Site Plan No. 820120010 (Certified Site Plan dated August 11, 2017), 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 plans.



**OWNERS CERTIFICATION**

The undersigned owners of the property shown hereon, hereby adopt the plat of subdivision, establish and grant to Montgomery County, Maryland, a 17' temporary easement parallel and adjacent to the dedicated street right of way line. Such easement shall be automatically nullified after all public improvements have been lawfully completed and accepted for maintenance by Montgomery County, Maryland and grant a Public Utility Easement hereon as (10' P.U.E.) to the parties named in a document entitled "Terms and Conditions of Public Utility Easement" as recorded in Liber 3034 at Folio 457. Further Grant the Highway Easement and Utility Easement as shown to the owners of Lots 15, 16 & 17 and also Lots 18 & 19 as shown hereon. Further Establish and Grant the Private Storm Drain Property shown on the southern property boundary to Lane Drive Limited Partnership, its heirs and assigns. The owners will cause all property to be shown on the plat to be properly surveyed and recorded in the public records of Montgomery County, Maryland.

There are no suits, liens, mortgages, or trusts, affecting the property including in the past of subdivision except for a certain Deed of Trust recorded in Book 55159 at Page 220 and the party in interest therein has hereon indicated its consent to this plat.

STANLEY ENTERPRISES, MANAGING MEMBER OF FREMCO INDEXED, LLC  
 Date: 11/25/18  
 Witness: [Signature]

We hereby consent to this plat of subdivision, CRAFTMARK HOMES, INC.  
 Date: 11/25/18  
 Witness: [Signature]

NOTES  
 1. PROPERTY ZONED IN ACCORDANCE WITH THE ZONING AND SUBDIVISION DEVELOPMENT ACT OF MONTGOMERY COUNTY, MARYLAND.  
 2. THE LAND CONTAINED HEREON IS WITHIN AN APPROVED CLUSTER DEVELOPMENT AND SUBDIVISION ON REVISION IS NOT PERMITTED AFTER THE PROPERTY IS DEVELOPED.  
 3. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER SYSTEM EXISTING SEWER AND WATER CATEGORIES A, B, & C.  
 4. THIS PLAN IS LIMITED TO THE USES AND CONDITIONS AS INCULCATED BY PRELIMINARY PLAN NO. 157034A, 157034B, 157034C, 157034D, 157034E, 157034F, 157034G, 157034H, 157034I, 157034J, 157034K, 157034L, 157034M, 157034N, 157034O, 157034P, 157034Q, 157034R, 157034S, 157034T, 157034U, 157034V, 157034W, 157034X, 157034Y, 157034Z, 157035A, 157035B, 157035C, 157035D, 157035E, 157035F, 157035G, 157035H, 157035I, 157035J, 157035K, 157035L, 157035M, 157035N, 157035O, 157035P, 157035Q, 157035R, 157035S, 157035T, 157035U, 157035V, 157035W, 157035X, 157035Y, 157035Z, 157036A, 157036B, 157036C, 157036D, 157036E, 157036F, 157036G, 157036H, 157036I, 157036J, 157036K, 157036L, 157036M, 157036N, 157036O, 157036P, 157036Q, 157036R, 157036S, 157036T, 157036U, 157036V, 157036W, 157036X, 157036Y, 157036Z, 157037A, 157037B, 157037C, 157037D, 157037E, 157037F, 157037G, 157037H, 157037I, 157037J, 157037K, 157037L, 157037M, 157037N, 157037O, 157037P, 157037Q, 157037R, 157037S, 157037T, 157037U, 157037V, 157037W, 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