MEMORANDUM

DATE: April 29, 2019

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 May 9, 2019

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:

220190590  Spring Garden Estates
Plat Name: Spring Garden Estates
Plat #: 220190590

Location: Located on the south side of Oak Drive, 600 feet west of Ridge Road (MD 27).
Master Plan: Damascus Master Plan
Plat Details: R-200 zone; 1 lot
Owner: Richard and Kimberly Bosnic

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620190010, as approved by the Planning Director on October 24, 2018, and that any minor modifications reflected on the plat do not alter the intent of the previous approval of the aforesaid plan.
SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREIN IS CORRECT. THAT THE PLAT OF SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND. THAT IT IS A SUBDIVISION OF ALL THE LAND BOUNDARY LINES THEREOF AND THAT IT CONFORMS TO THE REQUIREMENTS OF THE STATE OF MONTGOMERY. MARYLAND.

I FURTHER CERTIFY THAT I ENGAGED AS DESIGNED IN THE OWNERS CERTIFICATE ABOVE ALL PROPERTY OWNERS AND OTHER PERSONS WITHIN 100 FEET OF THE PROPOSED SUBDIVISION ARE NOTIFIED OF THE PROPOSED SUBDIVISION WHICH IS SUBMITTED TO THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 32,207 SQUARE FEET OR 0.75 ACRES OF LAND OF WHICH 32,207 SQUARE FEET OR 0.75 ACRES IS DESIGNATED TO PUBLIC USE.

4/1/19

SINAI S. TAYE

PROFESSIONAL LAND SURVEYOR

MARYLAND REGISTRATION NO. 1099

TEMPORARY CONSTRUCTION EASEMENT FOR SIDEWALK

TEMPORARY CONSTRUCTION EASEMENT FOR EAGLES POINT ROAD

AREA DESIGNATED TO MONTGOMERY COUNTY, MARYLAND

AREA DESIGNATED TO MONTGOMERY COUNTY, MARYLAND

GENERAL NOTES

1. ALL TERMS CONDITION AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY MONTGOMERY COUNTY PUBLIC EASEMENT ARE SUBJECT TO AND MAY BE MODIFIED IN THE UNIVERSITY OF MONTGOMERY COUNTY. MARYLAND, WHICH IS SUBJECT TO AND MAY BE MODIFIED IN THE UNIVERSITY OF MONTGOMARY COUNTY. MARYLAND, WHICH MAY BE MODIFIED IN THE UNIVERSITY OF MONTGOMY COUNTY. MARYLAND. MARYLAND. MARYLAND. MARYLAND.

2. THE PLAT IS NOT INTENDED TO SHOW EVERY DETAIL OF THE SUBDIVISION. THE INSTRUCTIONS FOR REVIEW OF THE PLAN ARE INTENDED TO REPLACE AN EXAMINATION OF THE PLANNING AND LAND USE DIVISION OF THE MONTGOMERY COUNTY CODE.

3. THE PROPERTY SHOWN HEREIN IS LOCATED ON TAX MAP FR 544 AS Parcel 3375.

4. THIS PLAT IS EQUAL TO THE DESIGNS AND CONDITIONS AS REQUIRED BY MONTGOMERY COUNTY PLANNING COMMISSION AND THE MONTGOMERY COUNTY CODE.

5. THIS PROPERTY IS CURRENTLY ZONED R2-300.

6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICE.

7. OAK DRIVE IS AN URBAN 100 FEET OF 70 FEET WIDE.

8. WSSC ID Number 22206016.

9. THIS SURVEY IS IN THE MONTGOMERY COUNTY Coordinate System, MONTGOMERY COUNTY, MARYLAND, MARYLAND, MARYLAND, MARYLAND, MARYLAND, MARYLAND.

10. ESTATES MANAGEMENT RIGHT OF ENTRY RECORD IN MONTGOMERY COUNTY, MARYLAND, MONTGOMERY COUNTY, MARYLAND, MARYLAND, MARYLAND, MARYLAND.

SUBDIVISION RECORD PLAT

LOT 87, BLOCK A

SPRING GARDEN ESTATES

DAMASCUS (1324) ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 30' DATE: MARCH 19, 2019

AREA OF DEDICATION

APPROVED

CLSI

PLN.GR. R & P RECORD No. 16

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DRAWN:

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CHECKED:

CHECKED:

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