

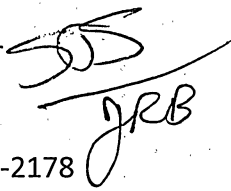

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 1B
6-27-2019

MEMORANDUM

DATE: June 14, 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 June 27, 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:

220190630 Hamilton Farms

Plat Name: Hamilton Farms

Plat #: 220190630

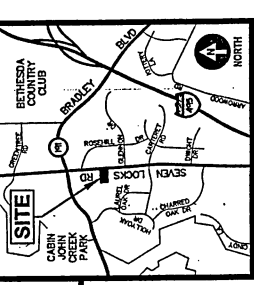
Location: Located on the west side of Seven Locks Road, 450 feet north of Glennon Drive.

Master Plan: Potomac Subregion 2002 Master Plan

Plat Details: R-200 zone; 2 lots

Owner: Christopher Japp, Jenny Japp, and Wesley Japp

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620180040, as approved by the Planning Director on May 11, 2018, and that any minor modifications reflected on the plat do not alter the intent of the previous approval of the aforesaid plan.



VICINITY MAP
SCALE: 1" = 200'

PLAT No.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RESUBDIVISION OF ALL OF THE LOTS COMPREHEIVED BY LON PROPERTIES, LLC INTO CHRISTOPHER H. JAPP, JENNY T. JAPP AND NEELEY J. JAPP, BY A DEED DATED APRIL 24, 2017, AND RECORDED MAY 4, 2017, IN THE OFFICE OF THE CLERK OF COURTS, MONTGOMERY COUNTY, MARYLAND. HAMILTON FARMS WAS RECORDED IN PLAT BOOK 45, PLAT 3433. AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 66,235.5 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE. THE PLAT IS IN ACCORDANCE WITH SECTION 80-43.3 OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE: 5/12/19
 SURVEYOR: [Signature]
 PROFESSIONAL LAND SURVEYOR
 MD REG. NO. 2855
 EXPIRATION DATE: JULY 19, 204

OWNERS' CERTIFICATE

WE, CHRISTOPHER H. JAPP, JENNY T. JAPP AND NEELEY J. JAPP, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADAPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE PUBLIC UTILITY EASEMENTS, SHOWN HEREON AS TO PUBLIC UTILITY EASEMENTS, TO THESE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED IN PLAT BOOK 45, PLAT 3433, IN THE OFFICE OF THE CLERK OF COURTS, MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 66,235.5 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE. THE PLAT IS IN ACCORDANCE WITH SECTION 80-43.3 OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

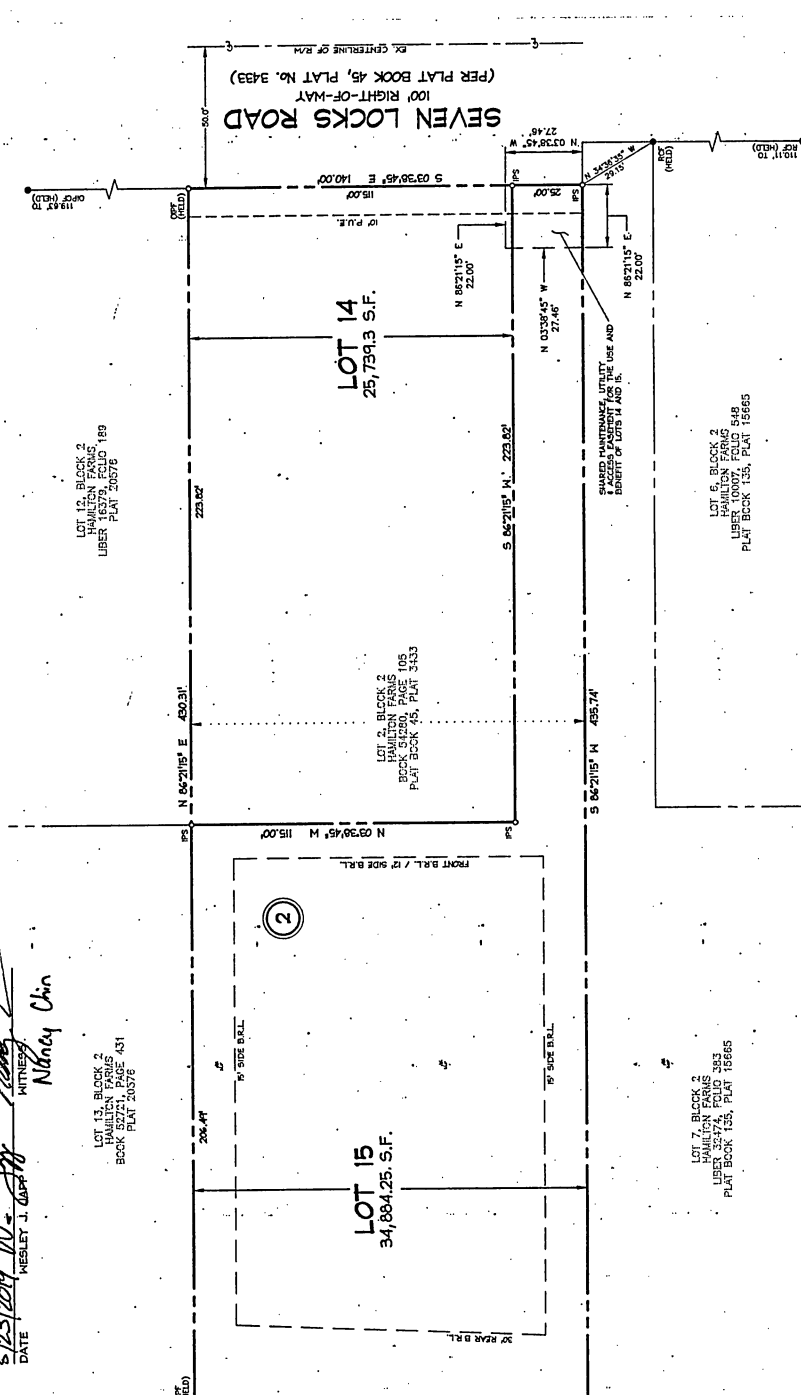
DATE: 5/23/2019
 OWNER: [Signature]
 WITNESS: Nancy Chin

DATE: 5/23/2019
 OWNER: [Signature]
 WITNESS: Nancy Chin

DATE: 5/23/2019
 OWNER: [Signature]
 WITNESS: Nancy Chin

NOTES

1. THE PROPERTY SHOWN HEREON IS SERVED BY PUBLIC WATER AND SEWER.
2. THE PROPERTY SHOWN IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-200 ZONE AS OF THE DATE OF PLAT RECORDATION.
3. OPEN - OPEN IRON PIPE WITH CAP FOUND
 OPEN - OPEN IRON PIPE WITH CAP SET
 OPEN - OPEN IRON PIPE FOUND
 OPEN - REBAR AND CAP FOUND
4. THIS PROPERTY IS SHOWN ON TAX MAP GP 121.
5. THIS PROPERTY IS SHOWN ON M.D.S.C. 200-FOOT SHEET 211 M 05.
6. FLOOD ZONE "X" PER F.E.H.A. FIRST FLOOD, CONTINITY PANEL NUMBER 2460009-6D.
7. THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY THE ADMINISTRATIVE SUBDIVISION PLAN (2009004), HAMILTON FARMS.
8. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING PLANNING BOARD ACTION ARE INTENDED TO SURVIVE UNLESS ACCORDED BY FURTHER ACTION BY THE BOARD.
9. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
10. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL PARTIES AFFECTING TITLE.



HAMILTON FARMS
 A RESUBDIVISION OF LOT 2, BLOCK 2
 POTOMAC (10TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30'
 FEBRUARY, 2019

10 South Bentz Street
 Gaithersburg, Maryland 20878
 301-607-2003
 301-607-8045 fax
 www.casengr.com
 info@casengr.com

COES ENGINEERING

Recorded _____
 Plat No. _____

GRAPHIC SCALE
 1 INCH = 31 FEET

PLAT TABULATION

NUMBER OF LOTS	2
AREA OF LOTS	60,623.55 SQ. FT.
AREA OF PARCELS	0
AREA OF STREET DEDICATION	0
TOTAL AREA	60,623.55 SQ. FT. (1,392 ACRES)

Department of Permitting Services
 Montgomery County, Maryland

Date: 5-5-2019
 Approved: [Signature]
 Director

The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board

Approved: _____
 Chairman

M.N.C.P. & P.C. Record File No. _____
 Asst. Secretary - Treasurer

CERTIFIED ADMINISTRATIVE SUBDIVISION PLAN

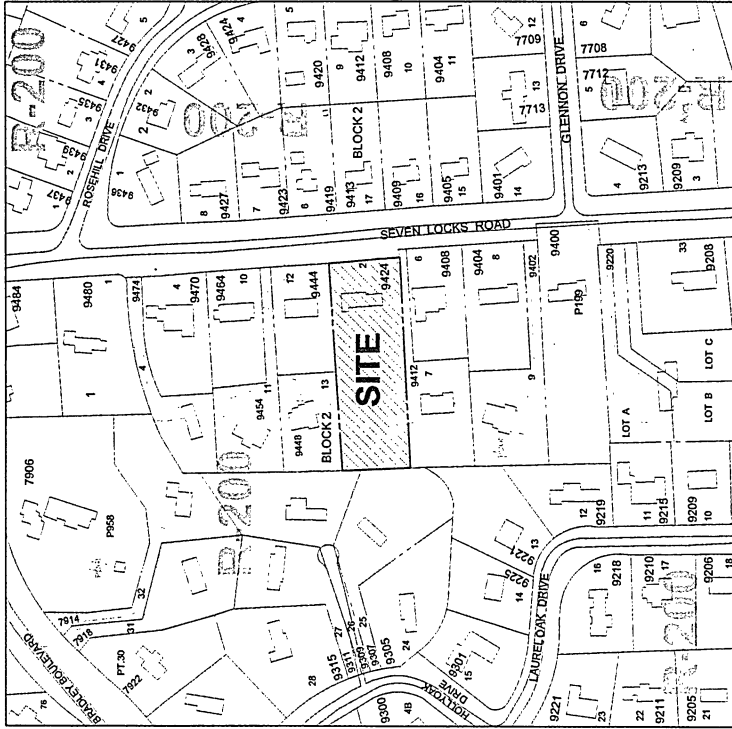
HAMILTON FARMS

9424 SEVEN LOCKS ROAD MNC&PC No. 620180040



GENERAL NOTES

1. Existing structures and site conditions are shown as they appear on the survey.
2. All dimensions are in feet and inches.
3. Property is located at the intersection of SEVEN LOCKS ROAD and LAUREL OAK DRIVE.
4. The proposed subdivision is shown on the plat as shown on the plat.
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LOCAL AREA MAP
SCALE 1" = 100'

SITE ZONING DATA

CROSS SITE AREA: 60,822 SQ. FT. (1.39 ACRES)
 PROPOSED DEVELOPMENT: 0 SQ. FT. (0.00 ACRES)
 PROPOSED LOT AREA: 60,822 SQ. FT. (1.39 ACRES)

REQUIREMENT	REQUIRED	PROPOSED	COMPLIANCE
LOT AREA	30,000 SQ. FT.	30,000 SQ. FT.	100%
LOT WIDTH	115.00 FEET	115.00 FEET	100%
MINIMUM FRONT YARD SETBACK	5.00 FEET	5.00 FEET	100%
MINIMUM SIDE YARD SETBACK	5.00 FEET	5.00 FEET	100%
MINIMUM REAR YARD SETBACK	5.00 FEET	5.00 FEET	100%
MAXIMUM BUILDING FOOTPRINT COVERAGE	30%	30%	100%
MAXIMUM BUILDING HEIGHT	35 FEET	35 FEET	100%
MAXIMUM NUMBER OF UNITS PER LOT	1	1	100%

ADMINISTRATIVE SUBDIVISION PLAN NOTE:

1. THE SUBDIVISION IS SHOWN AS SHOWN ON THE PLAT.
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33. THE SUBDIVISION IS SHOWN AS SHOWN ON THE PLAT.

UTILITY INFORMATION

UTILITY	DEPTH	LOCATION	STATUS
WATER	48"	UNDER SEVEN LOCKS ROAD	EXISTING
SEWER	48"	UNDER SEVEN LOCKS ROAD	EXISTING
ELECTRIC	48"	UNDER SEVEN LOCKS ROAD	EXISTING
TELEPHONE	48"	UNDER SEVEN LOCKS ROAD	EXISTING
CABLE TV	48"	UNDER SEVEN LOCKS ROAD	EXISTING

INDEX OF DRAWINGS

NO.	TITLE
1	ADMINISTRATIVE SUBDIVISION PLAN
2	LOCAL AREA MAP
3	EXISTING CONDITIONS
4	PROPOSED DEVELOPMENT
5	PROPOSED LOT LAYOUT
6	PROPOSED LOT LAYOUT
7	PROPOSED LOT LAYOUT
8	PROPOSED LOT LAYOUT
9	PROPOSED LOT LAYOUT
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30	PROPOSED LOT LAYOUT
31	PROPOSED LOT LAYOUT
32	PROPOSED LOT LAYOUT
33	PROPOSED LOT LAYOUT

9424 Seven Locks Road
Lot 2, Block 2, Hamilton Farms
Proposed Lots A & B
Cover Sheet

OWNER/SUBMITTANT
 Chris A. Schmitt, L.P.E.
 9424 Seven Locks Road
 Bethesda, Maryland 20814
 (301) 987-8001
 schmitt@cas-engineering.com

CAS ENGINEERING
 Frederick, Maryland 21704
 301-697-8001 Phone
 schmitt@cas-engineering.com
 www.cas-engineering.com

DATE: 02/21/18
 DRAWING NO.: 17-298

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9424 Seven Locks Road
 Bethesda, Maryland 20817
 Plat Book 45, Plat No. 3433, Recorded Circa 1933
 Potomac (10th) Election District, Montgomery County, MD

Lot 2, Block 2, Hamilton Farms
 Plat Book 45, Plat No. 3433, Recorded Circa 1933
 Potomac (10th) Election District, Montgomery County, MD

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 Professional Engineer in the State of Maryland
 No. 12742

AP - 1

