



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

MCPB
Item # 1B
10-24-2019


MEMORANDUM

DATE: October 11, 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 October 24, 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:

220180690

Meadow Hill

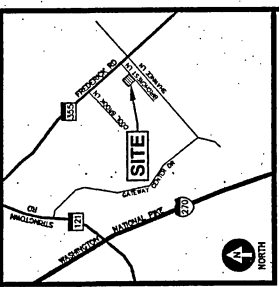
Plat Name: Meadow Hill
Plat #: 220180690

Location: Located on the north side of Birchcrest Lane, 270 feet west of Frederick Rd (MD-355)
Master Plan: Clarksburg Master Plan
Plat Details: R-200 zone; 1 lot
Owner: Sung Lee

Staff recommends approval of this minor subdivision plat pursuant to Section 50.7.1.C.1. of the Subdivision Regulations, which states:

- C. *Consolidation.* Adjoining properties in the Rural Residential or Residential Detached zones, not developed under cluster provisions, may be combined in the following ways:
1. by consolidating 2 or more lots into a single lot, consolidating lots and an outlot into a single lot, or consolidating a lot and an abandoned road right-of-way, if:
 - a. any conditions applicable to the original subdivision remain in effect;
 - b. the number of trips generated on the new lot do not exceed those permitted for the original lots; and
 - c. all required right-of-way dedication is provided.
 2. by consolidating an existing platted lot or part of a lot that contains a legally constructed detached house, with a piece of land created as a result of a deed, if:
 - a. the portion of land created by deed cannot itself be platted under the area and dimensional standards of the zone;
 - b. any conditions applicable to the existing lot remain in effect on the new lot;
 - c. any required road dedication is provided; and
 - d. the existing platted lot was not identified as an outlot on a plat.

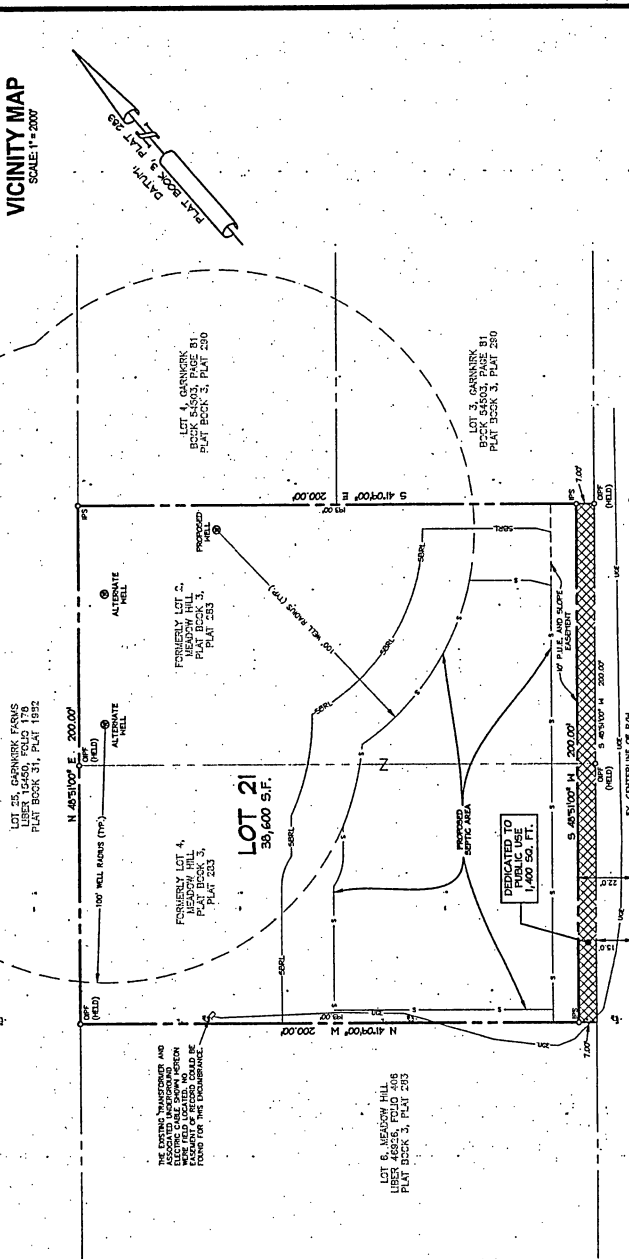
Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50.7.1.C.1. and supports this minor subdivision record plat.



PLAT No.

LEGEND

- WELL SITE
- 107 WELL BASINS
- SEPTIC RESERVE AREA
- SEPTIC BUILDING RESTRICTION LINE
- PUBLIC UTILITY EASEMENT
- UNDERGROUND ELECTRIC
- ROADWAY EASEMENT



BIRCHCREST LANE
(PER PLAT BOOK 3, PLAT 283)

SUBDIVISION RECORD PLAT
LOT 21
MEADOW HILL
A RESUBDIVISION OF LOTS 2 & 4
CLARKSBURG (2ND) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' SEPTEMBER, 2019

10 South Beards Street
Frederick, Maryland 21701
301-697-8001 office
301-697-8005 fax
info@csengineering.com



Recorded _____
Plat No. _____

- NOTES**
- THE PROPERTY IS SERVED BY A PRIVATE WELL AND ON-SITE SEPTIC SYSTEM.
 - THE PROPERTY IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-200 ZONE AS OF THE DATE OF PLAT RECORDED.
 - IPS - IRON PIPE WITH CAP SET OFF - OPEN IRON PIPE FOUND
 - THIS PROPERTY IS SHOWN ON TAX MAP 04 E 17.
 - THIS PROPERTY IS SHOWN ON M.S.C. 200-FOOT SHEET 232 N4 6 E 231 N4 03.
 - THIS PROPERTY IS SHOWN ON F.E.H.A. FLOOD HAZARD ZONING MAP 2010-00000.
 - ALL TERMS, CONDITIONS, AGREEMENTS, RESTRICTIONS, AND REQUIREMENTS ASSOCIATED WITH ANY INSTRUMENT, PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THE PROPERTY ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT. THE OFFICIAL RECORD OF THIS PLAT SHALL BE THE OFFICIAL RECORD OF THE PROPERTY. ANY INSTRUMENT, PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THE PROPERTY SHALL BE SUBJECT TO THE TERMS, CONDITIONS, AGREEMENTS, RESTRICTIONS, AND REQUIREMENTS OF THIS PLAT.
 - THIS PLAT CONFORMS TO THE REQUIREMENTS FOR PLAT RECORDED APPROVALS CONTAINED IN DIVISION 5-7 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 59 OF THE MONTGOMERY COUNTY CODE, AND TO THE REQUIREMENTS FOR PLAT RECORDED APPROVALS CONTAINED IN DIVISION 5-7 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 59 OF THE MONTGOMERY COUNTY CODE, AND TO THE REQUIREMENTS FOR PLAT RECORDED APPROVALS CONTAINED IN DIVISION 5-7 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 59 OF THE MONTGOMERY COUNTY CODE.
 - THIS SEPTIC AREA IS APPROVED FOR A MAXIMUM OF FOUR BEDROOMS.
 - 20-FOOT SEPTIC BUILDING RESTRICTION LINES ARE SHOWN THIS _____ FEET.
 - 20-FOOT SEPTIC BUILDING RESTRICTION LINES (ONES) ARE SUBJECT TO CHANGE WITH MONTGOMERY COUNTY DEPARTMENT OF PESTICIDE CONTROL AND PLANT INDUSTRY FOR ROAD IMPROVEMENTS RECORDED IN BOOK 283 AT PAGE 45, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

OWNER'S CERTIFICATE

I, SANG LEE, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY GRANT A 60-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREIN AS "PUBLIC UTILITY EASEMENT", TO THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC UTILITIES, AS DECLARED IN LOTS 283 AT PAGE 67 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I HEREBY GRANT A SLOPE EASEMENT AS SHOWN ACROSS LOT 21, TO THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC UTILITIES, AS DECLARED IN LOTS 283 AT PAGE 67 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THESE ARE NO OTHER ACTIONS AS INDICATED BELOW.

Sung Lee
DATE: 9/19/19
WITNESS: *Michael Romano* Branch Manager

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT, SHOWN HEREIN IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RESUBDIVISION OF ALL OF THE LAND SHOWN HEREIN, AND THAT THE SAME IS SUBJECT TO THE TERMS, CONDITIONS, AGREEMENTS, RESTRICTIONS, AND REQUIREMENTS OF THE VYVAN L. HUBBARD TRUST AGREEMENT, DATED MARCH 17, 2017, AND RECORDED APRIL 20, 2017, IN BOOK 283 AT PAGE 45, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA OF THE PROPERTY SHOWN HEREIN IS 30,600 SQUARE FEET. THE TOTAL AREA OF THE PROPERTY SHOWN HEREIN IS 30,600 SQUARE FEET. THE TOTAL AREA OF THE PROPERTY SHOWN HEREIN IS 30,600 SQUARE FEET. THE TOTAL AREA OF THE PROPERTY SHOWN HEREIN IS 30,600 SQUARE FEET. THE TOTAL AREA OF THE PROPERTY SHOWN HEREIN IS 30,600 SQUARE FEET.

Jeffrey A. Romano
DATE: 9/19/19
WITNESS: *Michael Romano* Branch Manager

PLAT TABULATION

Number of Lots	1
Number of Parcels	1
Area of Parcel(s)	30,600 SQ. FT.
Area of Street Easement	1,400 SQ. FT.
TOTAL AREA	(32,000 SQ. FT.)

Department of Planning and Zoning
Montgomery County, Maryland

Date: *9/19/19*
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. _____