



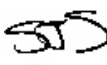

**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MCPB**  
**Item #1B**  
**9-30-2021**

**MEMORANDUM**

**DATE:** September 16, 2021

**TO:** Montgomery County Planning Board

**FROM:** Stephen Smith, Coordinator   
Jay Beatty, Senior Planner   
IRC Division  
(301) 495-4522 & (301) 495-2178

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for September 30, 2021

---

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:

**220200480 Polo Club Estates**

**220210430 Brighton Knolls**

**220210760 Meehan's Addition to Cresthaven**

**Plat Name:** Polo Club Estates  
**Plat #:** 220200480

**Location:** Located on the east side of Query Mill Road, 2500 feet southwest of Turkey Foot Road  
**Master Plan** Potomac Sub-Region 2002 Master Plan  
**Plat Details:** RE-2 zone; 7 lots and 1 outlot  
**Owner:** Jeffrey Robert Priddy

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120170160 (MCPB Resolution No. 18-133), 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.

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct, that it is a subdivision of part of the land described in a deed from Caroline M. Priddy, Personal Representative of the Estate of Robert R. Priddy, to Caroline M. Priddy, et al. dated May 12, 2010 and recorded in Liber 39365 at Folio 088, part of which is also known as Polo Club Estates, Lot 3, as recorded as Subdivision Record Plat 5836 among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers not delineated hereon will be set in accordance with the provisions of Section 50.4.3.G of the Montgomery County Code. The total area included on this plat is 117,760.6 square feet of land of which 64,559 square feet is dedicated to Montgomery County for the public roads.

Thomas A. Maddox  
Registered Professional Land Surveyor  
MD #10650 - Expires 04-03-2022

Date 9-7-2021

OWNER'S CERTIFICATION

We, the undersigned owners of the property shown hereon, hereby adopt this plat of subdivision, dedicate the areas shown hereon to public use, and establish and grant to Montgomery County, Maryland, temporary easements, 50' wide, parallel and adjacent to the Quarry Mill Road and Blair Creek Court right of way lines. Such easements shall be automatically extinguished after all public improvements have been lawfully completed and accepted for maintenance by Montgomery County, Maryland or other acceptable public agency and grant a Public Utility Easement hereon as 10' P.U.E. to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 at Folio 457. Further Grant an Ingress / Egress and Utility Easements as shown to (1) the owners of the lots 19, 20, 21 and (2) the owners of the lots 22, 23 and 24 to the 17' Access Easement as shown to the owners of Lot 23 & Outlot A. Further Grant Storm Drain Easements as shown over parts of lots 17 & 24 to the Montgomery County, Maryland, for the use of the County for the purpose of the County's storm water management system as required by the Montgomery County Code.

There are no suits, liens, mortgages, or trusts, affecting the property including in this plat of subdivision, Except for certain trusts and the party in interest thereto has hereon indicated their assent.

Witness  
Date  
Signature of Robert R. Priddy  
Signature of Caroline M. Priddy  
Signature of Robert R. Priddy  
Signature of Caroline M. Priddy  
Signature of Robert R. Priddy  
Signature of Caroline M. Priddy

PLAT NO.

SCALE  
1" = 100'

MARYLAND STATE  
PLANE DATUM

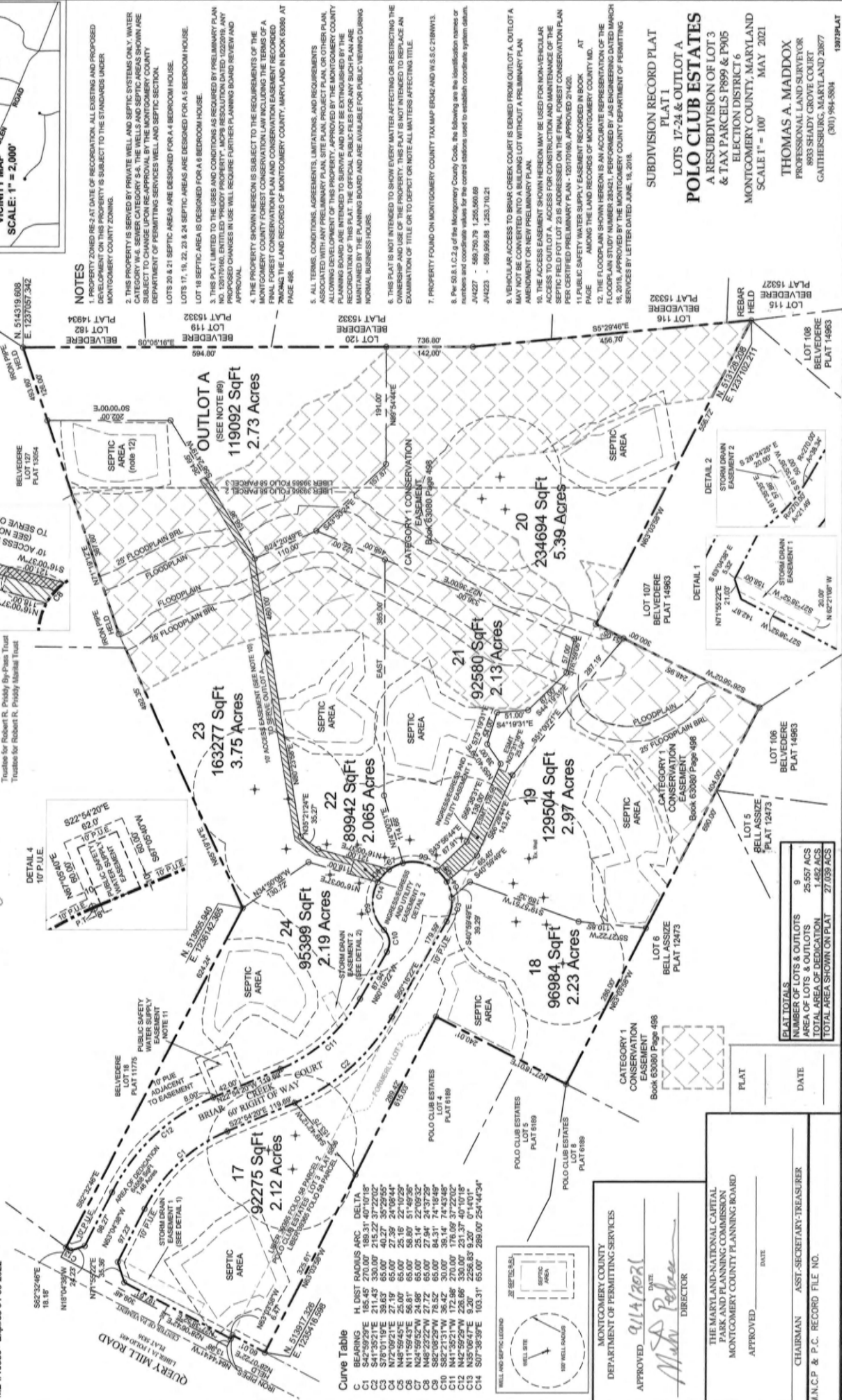
NAD 83

THIS PLAT  
VICINITY MAP  
SCALE: 1" = 2,000'

NOTES

1. Easements Zoned RE-2 AT DATE OF RECONSTRUCTION. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING.
2. THIS PROPERTY IS SERVED BY PRIVATE WELL AND SEPTIC SYSTEMS ONLY. WATER SUPPLY AND SEPTIC SYSTEMS ARE SHOWN ON THIS PLAT. ANY CHANGES TO THE SEPTIC SYSTEMS SHALL BE SUBJECT TO CHANGE UPON REPAIRS TO THE SEPTIC SYSTEMS BY THE SEPTIC SYSTEMS DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC SECTION.
3. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 13017166, ENTITLED "PROVIDE PROPERTY". MOPR RESOLUTION DATED 10/20/2019. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION PLAN INCLUDING THE TERMS OF THE FINAL FOREST CONSERVATION PLAN AND CONSERVATION EASEMENT RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 63086 AT PAGE 468.
5. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECONSTRUCTION OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE THE RECORDS OF THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
6. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDING TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
7. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP F04K2 AND W.S.C.218WV13.
8. Per 50.4.1.2.3 of the Montgomery County Code, the following are the identification names or numbers and coordinate values for the control stations used to establish coordinate system datum.  
JN4227 - 589,750.79 1,255,550.68  
JN4228 - 589,995.88 1,253,710.21
9. VEHICULAR ACCESS TO BRIAR CREEK COURT IS DENIED FROM OUTLOT A, OUTLOT A MAY NOT BE CONVERTED INTO A BUILDING LOT WITHOUT A PRELIMINARY PLAN AMENDMENT OR NEW PRELIMINARY PLAN.
10. THE ACCESS EASEMENT SHOWN HEREON MAY BE USED FOR NON-VEHICULAR ACCESS TO THE PROPERTY SHOWN HEREON. THE ACCESS EASEMENT IS NOT A SEPTIC FIELD LOT LOT 20 IS ADDRESSED ON THE FINAL FOREST CONSERVATION PLAN PER CERTIFIED PRELIMINARY PLAN - 10/10/2019, APPROVED 2/14/2020.
11. PUBLIC WATER SUPPLY EASEMENT RECORDED IN BOOK 63086 AT PAGE 468.
12. THE FLOODPLAIN SHOWN HEREON IS AN ACCURATE REPRESENTATION OF THE FLOODPLAIN STUDY NUMBER 283421, PERFORMED BY JAS ENGINEERING DATED MARCH 15, 2019, APPROVED BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES BY LETTER DATED JUNE 18, 2019.

SUBDIVISION RECORD PLAT  
PLAT 1  
LOTS 17-24 & OUTLOT A  
POLO CLUB ESTATES  
A RESUBDIVISION OF LOT 3  
& TAX PARCELS P899 & P905  
ELECTION DISTRICT 6  
MONTGOMERY COUNTY, MARYLAND  
SCALE 1" = 100' MAY 2021  
THOMAS A. MADDOX  
PROFESSIONAL LAND SURVEYOR  
8933 SHADY GROVE COURT  
GAITHERSBURG, MARYLAND 20877  
(301) 984-5804  
13032PLAT





THE UNIVERSITY OF CHICAGO PRESS  
50 EAST LAKE STREET, CHICAGO, ILL. 60601  
1987

ZONING STANDARDS:			
ZONE: RE-2	Req.	Prov.	
Lot Size	2 Acres	2 Acres	
Front Setback	50'	50'	
Side Setback	17'	>17'	
Sum of Two Sides	35'	>35'	
Rear Setback	35'	>35'	
Building Height	50' Max.	<50'	
Lot Coverage	25% Max.	~4%	
Lot Width @ Building Line	150'	150'	
Lot Width at Front Lot Line	25'	25'	

side of road.  
way width by 7'  
; and 2-foot  
14'.  
ditch to  
e.

**LEGEND:**

— 667

86

7

1

1

1

L