



MEMORANDUM

DATE: May 5, 2023

TO: Montgomery County Planning Board

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

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for May 18, 2023.

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:

220220020 Long Corner

220230430 Edgemoor

220230810 Willis-Slater Addition to Luxmanor

Plat Name: Long Corner

Plat #: 220220020

Location: Located on the east side of Long Corner Road, approximately 2,500 feet north of Damascus Road (MD 108)

Master Plan: Damascus Master Plan

Plat Details: AR zone; 1 lot

Owner: Roy and Kathy Stanley

The subdivision plat has been reviewed by the M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620190040, as approved by the Planning Director (with a Decision Mailing Date of February 16, 2021), and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plan.

Revisions

NO.	DESCRIPTION	DATE



date: 10/26/18
scale: 1" = 50'

Bentley & Associates, Inc.
Lead Planning Consultant
8989 Stoney Creek Court
Cockeysville, MD 21037
(410) 498-0240

B&A

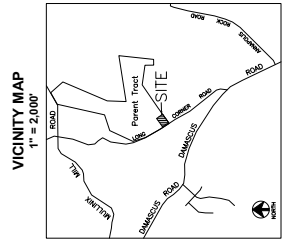
ADMINISTRATIVE SUBDIVISION PLAN
25801 Long Corner Road
(P464 & P465 - Tax Map GX 22)
Montgomery County, Maryland

WSP/CSD DRAWING
TAX MAP 01/12
MANUSCRIPT FILE NO.
DATE
SHEET 1 OF 4

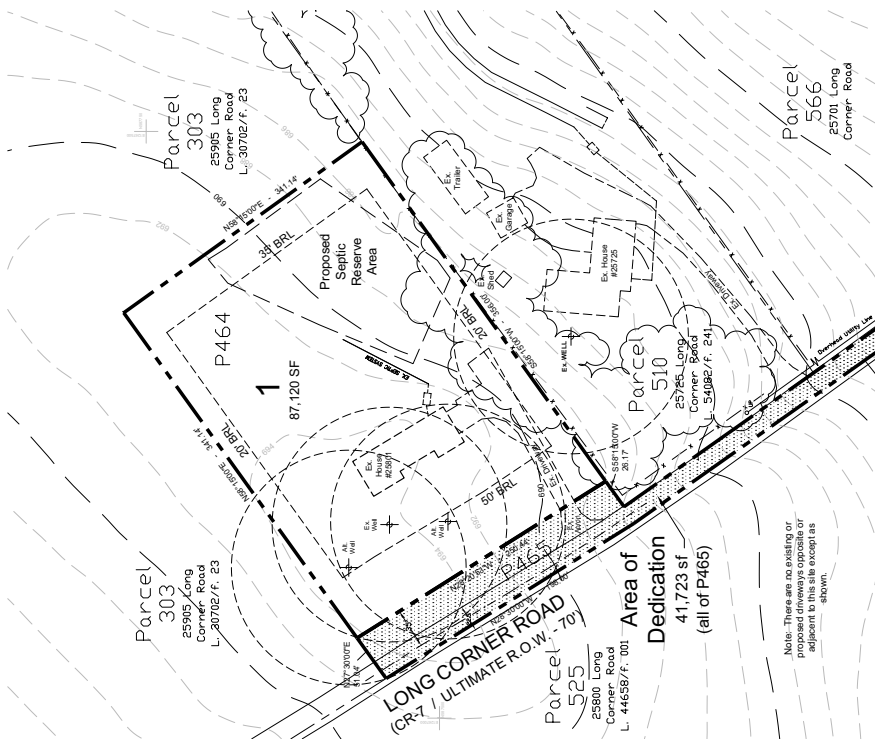
ZONING STANDARDS:

ZONE	AR	Required	Provided
Lot Area	40,000 SF	87,120 SF	87,120 SF
Lot Size	One Child Lot	One Child Lot	One Child Lot
Lot Density	One Child Lot	One Child Lot	One Child Lot
Front Setback	50'	50'	92'
Side Setback	20'	20'	75'
Rear Setback	35'	35'	215'
Building Height	50' Max.	50' Max.	50' for Lens
Lot Coverage	10% Max.	10% Max.	3.5%
Lot Width @ Building Line	125'	125'	250'
Lot Width @ Front Lot Line	25'	25'	250'

Note:
Unless specifically noted on the plan drawing or otherwise, the proposed site plan shall conform to the following standards: building heights, on-site parking, site circulation, and sidewalks shown on the plan. The final location of buildings, structures and landscaping shall be determined at the time of construction. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot. Other limitations for site development may also be included in the conditions of approval.



Prepared for:
Roy E. Stanley & Kathy A. Stanley
P.O. Box 877
Damascus, MD 20872
(301) 253-1075



Note: There are no existing or proposed easements or encroachments shown.

- GENERAL NOTES:**
- AREA OF PROPERTY (P464 & P465) = 128,843 SF (2.95 AC)
 - AREA OF PROPOSED 1
 - AREA OF PROPOSED 2
 - THE LOT PROPOSED AS A 'CHILD LOT' IN ACCORDANCE WITH SECTION 59-4.2.1 ET AL. OF THE MONTGOMERY COUNTY ZONING ORDINANCE.
 - PARCEL P464 WAS CONVEYED FROM PARENT TO CHILD ON NOVEMBER 10, 2008 BY DEED PER LIBER. 33422/F.O.LO. 482.
 - LOT TO BE SERVED BY A PRIVATE WELL & ON-SITE SEPTIC SYSTEM.
 - PROPERTY IS LOCATED WITHIN THE UPPER PATUXENT RIVER WATERSHED (CLASS IUP) SERVICE CATEGORY (S 54).
 - LOCATED IN UPPER PATUXENT RIVER WATERSHED (CLASS IUP) SERVICE CATEGORY (S 54).
 - NO PART OF THE PROPERTY IS LOCATED WITHIN THE PRIMARY MANAGEMENT AREA (PMA) OF THE PATUXENT RIVER WATERSHED.
 - PROPERTY CONTAINS NO PRIME AGRICULTURAL SOILS.
 - NO PART OF THE PROPERTY IS LOCATED WITHIN THE SUBJECT PROPERTY AREAS SHOWN PER AVAILABLE RECORDS.
 - PROPERTY IS LOCATED WITHIN THE SURVEY COMPLETED BY THOMAS A. HANCOCK, PROFESSIONAL LAND SURVEYOR.
 - UTILITIES AS AVAILABLE: Potomac Edison, Verizon
 - SOURCE OF TWO-FOOT INTERVAL TOPOGRAPHY: M-NGPCC SHEET 238NW08.
 - LONG CORNER ROAD IS IDENTIFIED AS A 'COUNTRY ROAD' IN THE DAMASCUS MASTER PLAN (2006) WITH AN ULTIMATE RIGHT-OF-WAY OF 70'.

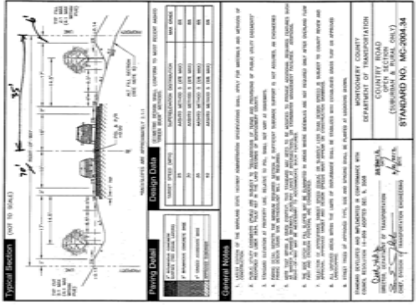
Lot	Max. Elevation	Elevation	Time (min)	Depth (ft)	Depth (ft)	Total Time (min)	SERVISE DISPOSAL SYSTEM DESIGN DATA FOR REPLACEMENT SYSTEMS		Total Area Shown	Total Length (ft)	Total Length (ft)	
							Inch. Dia.	Inch. Dia.				Inch. Dia.
1	6	5A	11	3.5	4	13	3.5	4	13	217	680	17,000 SF

Signatures, Certificates:
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer registered to practice in the State of Maryland.

Signature: _____ Date: 04-03-2022 Exp. Date: _____

Professional Certification:
I certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer registered to practice in the State of Maryland.

Signature: _____ Date: 02-16-2021 Exp. Date: _____



Note: This section has been modified for the subject property and is not to be used for any other project. Right-of-way area from the center of the road (35 feet total per lane).

LEGEND:

- Existing Buildings
- Proposed Septic Drainfield
- Septic Reserve Area
- Existing / Proposed Property Line
- Existing / Proposed Well
- Ex. Septic Tank
- Existing Topographic Contour
- Building Restriction Line
- Canopy Coverage
- Area of Proposed Dedication

APPROVAL:

MONTEREY PLANNING DEPARTMENT
Circled Plan: 03/30/20
04/03/21

