



MEMORANDUM

DATE: August 22, 2024

TO: Montgomery County Planning Board

FROM: Stephen Smith, Intake & Regulatory Coordination Division (301)-495-4522
Jay Beatty, Intake & Regulatory Coordination Division (301)-495-2178

SS

JEB

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for September 5, 2024

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:

- 220230740 Long Looked For 2**
- 220240030 Potomac Station Estates**
- 220241020 H. M. Martins Addition to Chevy Chase View**
- 220241070 Hamer's Grove**
- 220241080 Bradley Hills**
- 220241210 Cabin Branch**

Plat Name: Long Looked For 2

Plat #: 220230740

Location: Located on the south side of Sugarland Road, approximately 2,000 feet west of Partnership Road

Master Plan Agriculture and Rural Open Space Master Plan

Plat Details: R-200 zone; 2 lots

Owner: Jennifer Freeman

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Plan No. 620190140 (MCPB Resolution No. 21-089), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plan. Staff notes that there are recordation blanks for a covenant document in Note #7 that will be filled in prior to obtaining the Chair's signature.

NOTES

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT OF THE PROPERTY, AS PROVIDED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO BE INCORPORATED INTO THIS PLAT. THE PLANNING BOARD'S COMMENTS AND REVISIONS TO THIS PLAT ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
2. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFLECT ON NOTE ALL MATTERS AFFECTING TITLE.
3. THE PROPERTY SHOWN ON THIS PLAT IS SERVED BY PRIVATE WELLS AND ON-SITE SEWAGE DISPOSAL SYSTEMS. WATER CATEGORY W-6, SEWER CATEGORY S-4.
4. THE CONSERVATION AREA SHOWN ON THIS PLAT INCLUDES STREAM BUFFERS, FOREST CONSERVATION.
5. THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO AN PUBLIC-SAFETY WATER SUPPLY EASEMENT RECORDED IN BOOK 68215 AT PAGE 320.
6. THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO A CATEGORY I FOREST CONSERVATION EASEMENT RECORDED IN BOOK 6780 AT PAGE 314.
7. THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO A DECLARATION FOR FUTURE RIGHT OF WAY DEDICATION RECORDED IN BOOK AT PAGE AT PAGE.
8. THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO A GRANT OF EASEMENT TO COMCAST OF POTOMAC, LLC RECORDED IN BOOK 5679 AT PAGE 391. EASEMENT OVER EXISTING WOODEN UTILITY POLES (WUP) AND WIRES ALONG NORTH PROPERTY LINE.
9. FOR 50% L.C.G. 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.

W0423 - 589750.79	1,255,500.69
W0422 - 589795.88	1,253,702.11

APPROVALS / INFORMATION SHEET

1. TAX MAP CS AND W.S.C. GRID NUMBER 208W18

2. ZONING CATEGORY R200

3. APPROVED ADMINISTRATIVE SUBDIVISION PLAN AND FOREST CONSERVATION PLAN NO. 0581616

OWNER'S CERTIFICATION

I, the owner of the above described property, hereby affirm that the plat of subdivision, dedications, easements, and grants is for Public Use and is in accordance with the provisions of the Montgomery County Code, Title 50, Chapter 2, Subchapter 10, Section 50-2-10. I further certify that Maryland. Further establish minimum building restriction lines as prescribed by the Montgomery County Code. I will cause all property corner markers and any other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50.4.3.G of the Montgomery County Code. There are no suits, liens, mortgages, or trusts affecting the property included in this plat of subdivision.

John C. Ward *01/29/2024* Date
 WITNESS *James Freeman* Jennifer Freeman

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct; that it is a subdivision of all of the land described in a deed from Kerry M. White to Jennifer Freeman dated February 1, 2016 and recorded in Liber 51577 at Folio 146 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 will be set in accordance with the provisions of Section 50.4.3.G of Montgomery County Code. The total area included on this plat is 333,514 acres of which 11650 Square Feet is dedicated to public use.

Michael T. Maddox *01/29/2024* Date
 Registered Professional Land Surveyor
 MD #22079 - Expires 10-12-2025

MONTGOMERY COUNTY
 DEPARTMENT OF PERMITTING SERVICES

APPROVED *Patricia A. Hall* *01-26-2024* DATE
 DIRECTOR

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

APPROVED: _____ DATE _____

CHAIR _____ Montgomery Plat Signatory
 for SECRETARY/TREASURER

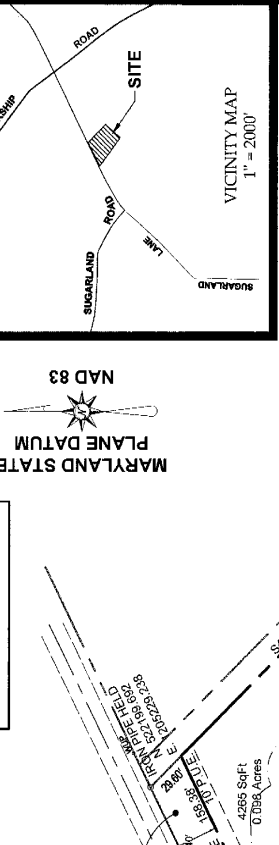
PLAT _____ DATE _____

MNCPFC RECORD FILE NO: _____

RIGHT OF WAY NOTE:

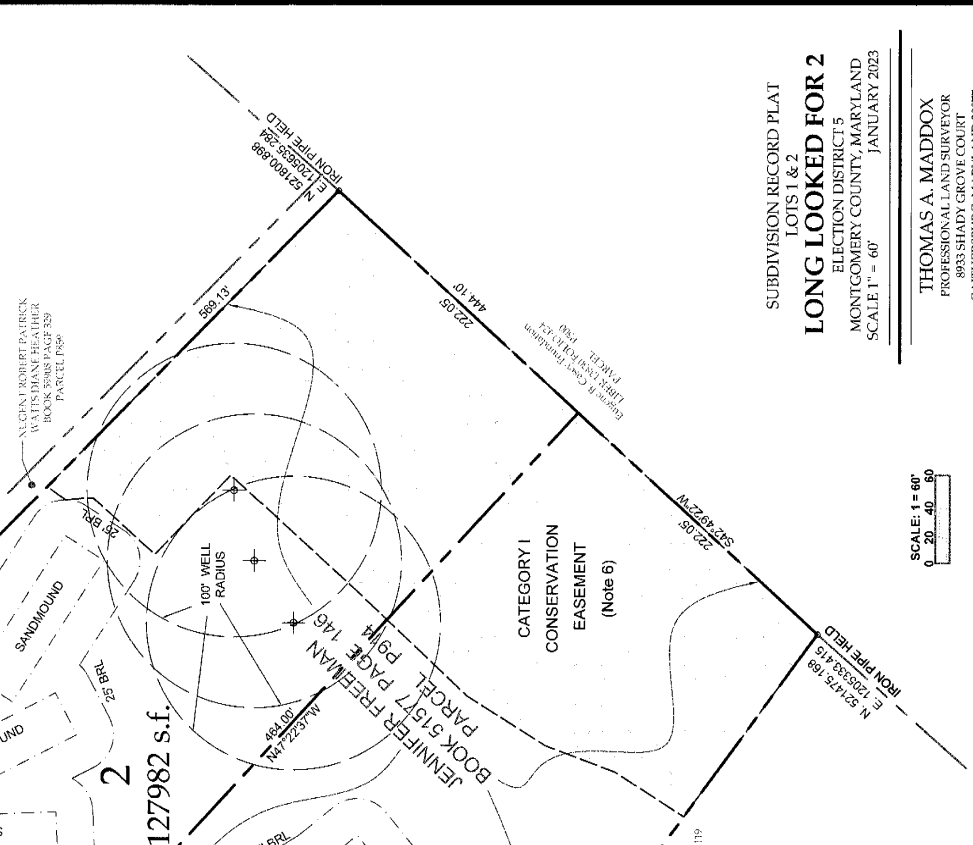
- 1) No deed or plat could be found that established the right of way for Sugarland Road
- 2) Sugarland Road is maintained by Montgomery County, Maryland

PLAT



PLAT TOTALS

LOTS	2
LOTS AREA	327,864 S.F.
TOTAL AREA OF DEDICATION	1,650 S.F.
TOTAL AREA SHOWN ON PLAT	333,514 S.F.



SCALE: 1" = 60'

0 20 40 60

SUBDIVISION RECORD PLAT
 LOTS 1 & 2
LONG LOOKED FOR 2
 ELECTION DISTRICT 5
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 60' JANUARY 2023

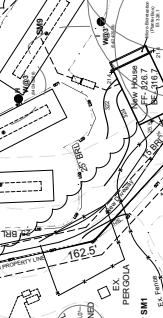
THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 8933 SHADY GROVE COURT
 GAITHERSBURG, MARYLAND 20877
 (301) 330-0812

ZONING STANDARDS:	
ZONE: R-200	
Req.	Lot 1
Lot Size	20,000 sf
Front Setback	15', 30' total
Side Setback	15', 30' total
Rear Setback	30'
Building Height	40' Max.
Lot Coverage	25% Max. (1.0% Showed)
Lot Width @ Building Line	100'
Lot Width @ Front Lot Line	25'

ZONING STANDARDS:	
Req.	Lot 1
Lot Size	193,814.7 sf
Front Setback	40'
Side Setback	15', 30' total
Rear Setback	30'
Building Height	40' Max.
Lot Coverage	25% Max. (1.0% Showed)
Lot Width @ Building Line	367.1'
Lot Width @ Front Lot Line	429.2'



- GENERAL NOTES:**
- ALL TO BE CONSTRUCTED TO MEET MINIMUM PERFORMANCE FOR MATERIALS AND METHODS.
 - SEE STANDARD SPEC. SECTION 401 - METHODS OF MEASURING AND TESTING.
 - THE ROAD SHALL BE FULL WIDTH AND ALL UTILITIES SHALL BE LAYED OUT AND DEEPTHS SHALL BE CHECKED IN THE FIELD PRIOR TO CONSTRUCTION.
 - SEE STANDARD SPEC. SECTION 602 - METHODS OF MEASURING AND TESTING.



APPROVED: _____

DESIGNED: _____

CHECKED: _____

DATE: 07/08/2021

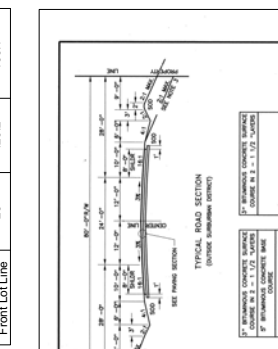
PROJECT: FREEMAN PROPERTY

ADDRESS: 14975 SUGARTOWN ROAD (P914 - TAX MAP CS61)

COUNTY: MONTGOMERY COUNTY

SECTION: APARTIAL ROAD OPEN SECTION

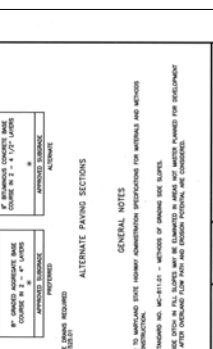
STANDARD NO.: MC-213.02



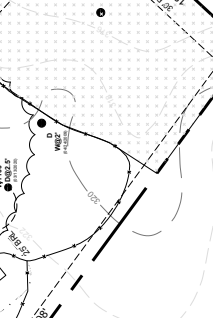
Prepared for:
Jon Miller Freeman
 Potomac, MD 20857
 (301) 377-4287

15' BIL.	15' BIL.
24" BIL.	24" BIL.
12" BIL.	12" BIL.
6" BIL.	6" BIL.
3" BIL.	3" BIL.
1.5" BIL.	1.5" BIL.

- LEGEND:**
- BUILDING SETBACK TOTAL LINE
 - EXISTING BUILDINGS
 - EXISTING FENCE
 - PROPOSED HOUSE
 - PROPERTY LINE
 - LIMITS OF DISTURBANCE
 - PROPOSED WELL
 - EXISTING WELL
 - PROPOSED SANDWICH
 - EXISTING SANDWICH
 - EXISTING CONCRETE
 - PROPOSED CONCRETE
 - EXISTING DRIVE
 - PROPOSED DRIVE
 - WALKWAY
 - EXISTING GARAGE



- NOTES:**
- EXISTING PROPERTY - 7.66 AC (TS 246.58)
 - EXISTING ZONING: R-200
 - NUMBER OF LOTS SHOWN - 2
 - AREA REMAINING IN LOTS - 7.4 AC (TS 246.58)
 - AREA REMAINING IN LOTS - 7.4 AC (TS 246.58)
 - SITE TO BE SERVED BY ON-SITE WELLS AND SEPTIC SYSTEMS.
 - EXISTING WELLS: 21B, 21C, 21D, 21E, 21F, 21G, 21H, 21I, 21J, 21K, 21L, 21M, 21N, 21O, 21P, 21Q, 21R, 21S, 21T, 21U, 21V, 21W, 21X, 21Y, 21Z, 21AA, 21AB, 21AC, 21AD, 21AE, 21AF, 21AG, 21AH, 21AI, 21AJ, 21AK, 21AL, 21AM, 21AN, 21AO, 21AP, 21AQ, 21AR, 21AS, 21AT, 21AU, 21AV, 21AW, 21AX, 21AY, 21AZ, 21BA, 21BB, 21BC, 21BD, 21BE, 21BF, 21BG, 21BH, 21BI, 21BJ, 21BK, 21BL, 21BM, 21BN, 21BO, 21BP, 21BQ, 21BR, 21BS, 21BT, 21BU, 21BV, 21BW, 21BX, 21BY, 21BZ, 21CA, 21CB, 21CC, 21CD, 21CE, 21CF, 21CG, 21CH, 21CI, 21CJ, 21CK, 21CL, 21CM, 21CN, 21CO, 21CP, 21CQ, 21CR, 21CS, 21CT, 21CU, 21CV, 21CW, 21CX, 21CY, 21CZ, 21DA, 21DB, 21DC, 21DD, 21DE, 21DF, 21DG, 21DH, 21DI, 21DJ, 21DK, 21DL, 21DM, 21DN, 21DO, 21DP, 21DQ, 21DR, 21DS, 21DT, 21DU, 21DV, 21DW, 21DX, 21DY, 21DZ, 21EA, 21EB, 21EC, 21ED, 21EE, 21EF, 21EG, 21EH, 21EI, 21EJ, 21EK, 21EL, 21EM, 21EN, 21EO, 21EP, 21EQ, 21ER, 21ES, 21ET, 21EU, 21EV, 21EW, 21EX, 21EY, 21EZ, 21FA, 21FB, 21FC, 21FD, 21FE, 21FF, 21FG, 21FH, 21FI, 21FJ, 21FK, 21FL, 21FM, 21FN, 21FO, 21FP, 21FQ, 21FR, 21FS, 21FT, 21FU, 21FV, 21FW, 21FX, 21FY, 21FZ, 21GA, 21GB, 21GC, 21GD, 21GE, 21GF, 21GG, 21GH, 21GI, 21GJ, 21GK, 21GL, 21GM, 21GN, 21GO, 21GP, 21GQ, 21GR, 21GS, 21GT, 21GU, 21GV, 21GW, 21GX, 21GY, 21GZ, 21HA, 21HB, 21HC, 21HD, 21HE, 21HF, 21HG, 21HH, 21HI, 21HJ, 21HK, 21HL, 21HM, 21HN, 21HO, 21HP, 21HQ, 21HR, 21HS, 21HT, 21HU, 21HV, 21HW, 21HX, 21HY, 21HZ, 21IA, 21IB, 21IC, 21ID, 21IE, 21IF, 21IG, 21IH, 21II, 21IJ, 21IK, 21IL, 21IM, 21IN, 21IO, 21IP, 21IQ, 21IR, 21IS, 21IT, 21IU, 21IV, 21IW, 21IX, 21IY, 21IZ, 21JA, 21JB, 21JC, 21JD, 21JE, 21JF, 21JG, 21JH, 21JI, 21JJ, 21JK, 21JL, 21JM, 21JN, 21JO, 21JP, 21JQ, 21JR, 21JS, 21JT, 21JU, 21JV, 21JW, 21JX, 21JY, 21JZ, 21KA, 21KB, 21KC, 21KD, 21KE, 21KF, 21KG, 21KH, 21KI, 21KJ, 21KK, 21KL, 21KM, 21KN, 21KO, 21KP, 21KQ, 21KR, 21KS, 21KT, 21KU, 21KV, 21KW, 21KX, 21KY, 21KZ, 21LA, 21LB, 21LC, 21LD, 21LE, 21LF, 21LG, 21LH, 21LI, 21LJ, 21LK, 21LL, 21LM, 21LN, 21LO, 21LP, 21LQ, 21LR, 21LS, 21LT, 21LU, 21LV, 21LW, 21LX, 21LY, 21LZ, 21MA, 21MB, 21MC, 21MD, 21ME, 21MF, 21MG, 21MH, 21MI, 21MJ, 21MK, 21ML, 21MM, 21MN, 21MO, 21MP, 21MQ, 21MR, 21MS, 21MT, 21MU, 21MV, 21MW, 21MX, 21MY, 21MZ, 21NA, 21NB, 21NC, 21ND, 21NE, 21NF, 21NG, 21NH, 21NI, 21NJ, 21NK, 21NL, 21NM, 21NN, 21NO, 21NP, 21NQ, 21NR, 21NS, 21NT, 21NU, 21NV, 21NW, 21NX, 21NY, 21NZ, 21OA, 21OB, 21OC, 21OD, 21OE, 21OF, 21OG, 21OH, 21OI, 21OJ, 21OK, 21OL, 21OM, 21ON, 21OO, 21OP, 21OQ, 21OR, 21OS, 21OT, 21OU, 21OV, 21OW, 21OX, 21OY, 21OZ, 21PA, 21PB, 21PC, 21PD, 21PE, 21PF, 21PG, 21PH, 21PI, 21PJ, 21PK, 21PL, 21PM, 21PN, 21PO, 21PP, 21PQ, 21PR, 21PS, 21PT, 21PU, 21PV, 21PW, 21PX, 21PY, 21PZ, 21QA, 21QB, 21QC, 21QD, 21QE, 21QF, 21QG, 21QH, 21QI, 21QJ, 21QK, 21QL, 21QM, 21QN, 21QO, 21QP, 21QQ, 21QR, 21QS, 21QT, 21QU, 21QV, 21QW, 21QX, 21QY, 21QZ, 21RA, 21RB, 21RC, 21RD, 21RE, 21RF, 21RG, 21RH, 21RI, 21RJ, 21RK, 21RL, 21RM, 21RN, 21RO, 21RP, 21RQ, 21RR, 21RS, 21RT, 21RU, 21RV, 21RW, 21RX, 21RY, 21RZ, 21SA, 21SB, 21SC, 21SD, 21SE, 21SF, 21SG, 21SH, 21SI, 21SJ, 21SK, 21SL, 21SM, 21SN, 21SO, 21SP, 21SQ, 21SR, 21SS, 21ST, 21SU, 21SV, 21SW, 21SX, 21SY, 21SZ, 21TA, 21TB, 21TC, 21TD, 21TE, 21TF, 21TG, 21TH, 21TI, 21TJ, 21TK, 21TL, 21TM, 21TN, 21TO, 21TP, 21TQ, 21TR, 21TS, 21TT, 21TU, 21TV, 21TW, 21TX, 21TY, 21TZ, 21UA, 21UB, 21UC, 21UD, 21UE, 21UF, 21UG, 21UH, 21UI, 21UJ, 21UK, 21UL, 21UM, 21UN, 21UO, 21UP, 21UQ, 21UR, 21US, 21UT, 21UU, 21UV, 21UW, 21UX, 21UY, 21UZ, 21VA, 21VB, 21VC, 21VD, 21VE, 21VF, 21VG, 21VH, 21VI, 21VJ, 21VK, 21VL, 21VM, 21VN, 21VO, 21VP, 21VQ, 21VR, 21VS, 21VT, 21VU, 21VV, 21VW, 21VX, 21VY, 21VZ, 21WA, 21WB, 21WC, 21WD, 21WE, 21WF, 21WG, 21WH, 21WI, 21WJ, 21WK, 21WL, 21WM, 21WN, 21WO, 21WP, 21WQ, 21WR, 21WS, 21WT, 21WU, 21WV, 21WW, 21WX, 21WY, 21WZ, 21XA, 21XB, 21XC, 21XD, 21XE, 21XF, 21XG, 21XH, 21XI, 21XJ, 21XK, 21XL, 21XM, 21XN, 21XO, 21XP, 21XQ, 21XR, 21XS, 21XT, 21XU, 21XV, 21XW, 21XX, 21XY, 21XZ, 21YA, 21YB, 21YC, 21YD, 21YE, 21YF, 21YG, 21YH, 21YI, 21YJ, 21YK, 21YL, 21YM, 21YN, 21YO, 21YP, 21YQ, 21YR, 21YS, 21YT, 21YU, 21YV, 21YW, 21YX, 21YY, 21YZ, 21ZA, 21ZB, 21ZC, 21ZD, 21ZE, 21ZF, 21ZG, 21ZH, 21ZI, 21ZJ, 21ZK, 21ZL, 21ZM, 21ZN, 21ZO, 21ZP, 21ZQ, 21ZR, 21ZS, 21ZT, 21ZU, 21ZV, 21ZW, 21ZX, 21ZY, 21ZZ.



Surveyor's Certificate:
 I, _____, a Professional Land Surveyor, do hereby certify that the foregoing plat and field notes upon existing records and actual observations, and that the plat is a true and correct representation of the actual conditions and locations of the water table and precipitation lines.
 Signature: _____
 Date: 07/08/2021
 07/08/2021 04:02:32Z
 Signature: _____
 Date: _____

Professional Land Surveyor

Professional Land Surveyor

Professional Land Surveyor

Professional Land Surveyor

Professional Land Surveyor

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