



MEMORANDUM

DATE: September 19, 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
JCB

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for October 3, 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:

220240320 James E. Broadhursts Subdivision - Alta Vista

Plat Name: James E. Broadhursts Subdivision - Alta Vista

Plat #: 220240320

Location: Located in the northeast quadrant of the intersection of Lone Oak Drive and Hurst Street

Master Plan: North Bethesda - Garrett Park Master Plan

Plat Details: R-60 zone; 3 lots

Owners: Christopher Lunn, Amanda Young, Jeremy & Kelly Wong, 6013 Roosevelt Street LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620230180, as approved by the Planning Director on September 29, 2023, and that any minor modifications reflected on the plat do not alter the intent of the Planning Director's approval of the aforesaid plan.

LEGEND

EXISTING SIGNIFICANT TREE 24" AND 30" DBH

EXISTING SPECIMEN TREE $\leq 30''$

EXISTING PROPERTY BOUNDARY

ADJ PROPERTY BOUNDARY

LIMITS OF DISTURBANCE

EX. CONTOUR

PROPOSED CONTOUR

BUILDING RESTRICTION LINE (BRL)

PROPOSED UTILITIES

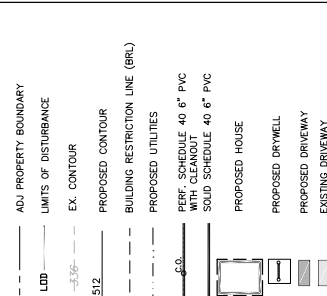
PERF. SCHEDULE 40 6" PVC WITH CLEANOUT

SOLID SCHEDULE 40 6" PVC

PROPOSED HOUSE

PROPOSED DRYWELL

EXISTING DRIVEWAY



NOTES:

1. CUSTOM UTILITY LOCATIONS ARE APPROXIMATE. THEY ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY. ALL RESIDENTIAL UTILITIES TO BE INSTALLED SHALL COMPLY WITH THE MONTGOMERY COUNTY STANDARDS NO. 100.000, 100.001, 100.002, 100.003, 100.004, 100.005, 100.006, 100.007, 100.008, 100.009, 100.010, 100.011, 100.012, 100.013, 100.014, 100.015, 100.016, 100.017, 100.018, 100.019, 100.020, 100.021, 100.022, 100.023, 100.024, 100.025, 100.026, 100.027, 100.028, 100.029, 100.030, 100.031, 100.032, 100.033, 100.034, 100.035, 100.036, 100.037, 100.038, 100.039, 100.040, 100.041, 100.042, 100.043, 100.044, 100.045, 100.046, 100.047, 100.048, 100.049, 100.050, 100.051, 100.052, 100.053, 100.054, 100.055, 100.056, 100.057, 100.058, 100.059, 100.060, 100.061, 100.062, 100.063, 100.064, 100.065, 100.066, 100.067, 100.068, 100.069, 100.070, 100.071, 100.072, 100.073, 100.074, 100.075, 100.076, 100.077, 100.078, 100.079, 100.080, 100.081, 100.082, 100.083, 100.084, 100.085, 100.086, 100.087, 100.088, 100.089, 100.090, 100.091, 100.092, 100.093, 100.094, 100.095, 100.096, 100.097, 100.098, 100.099, 100.100.

CONCEPTUAL LIMITS OF DISTURBANCE:
 LOD = 9,617 SF

SEQUENCE OF CONSTRUCTION:
 1. CONSTRUCT ON LOT 101

GRAPHIC SCALE
 1" = 10' 0"

NOTE:
 ALL UTILITY LOCATIONS ARE APPROXIMATE. THEY ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY. ALL UTILITY LOCATIONS MUST BE FIELD LOCATED.

ADMINISTRATIVE SUBDIVISION
 MNCPPC 620230180

PROJECT
 LONE OAK ADDITION
 PROPOSED LOT 100 & 101

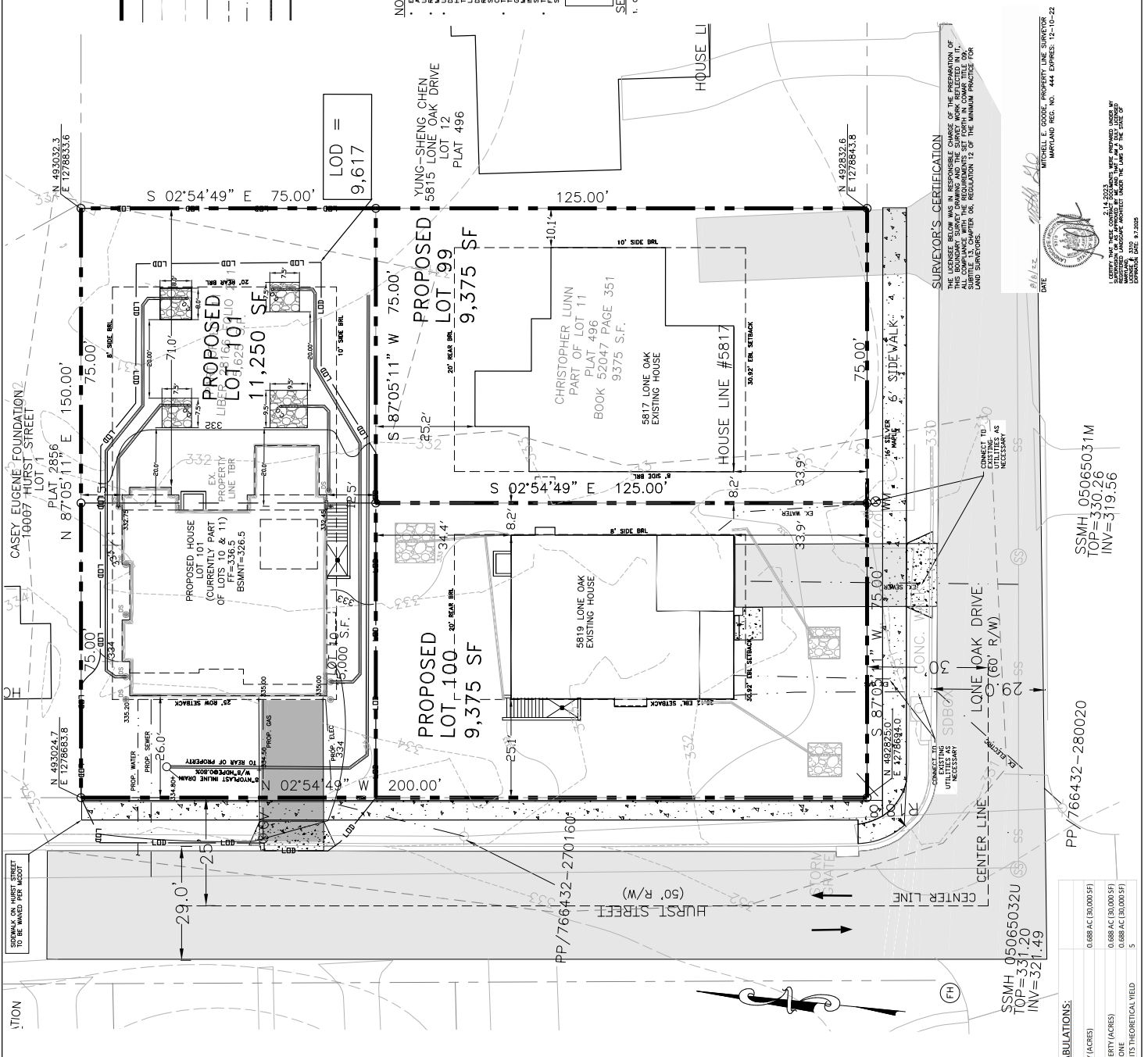
PREPARED FOR
 60113 ROOSEVELT STREET, LLC
 8306 MELODY COURT
 BETHESDA, MD 20817
 dani@spatialinteriordesign.com

NORTON LAND DESIGN
 LANDSCAPE ARCHITECTURE - ENVIRONMENTAL DESIGN
 14000 WOODBURN ROAD, SUITE 100
 BELLEVILLE, MO 63703
 WWW.NORTONLANDDESIGN.COM

DATE
 OCTOBER 2021

SCALE
 AS SHOWN

SHEET NO.
 1-11



GENERAL NOTES:

1) ZONE: R60

2) SETBACKS: FRONT - 25', SIDE - 5', REAR - 5'

3) EXISTING SIGNIFICANT TREES TO REMAIN: 24" AND 30" DBH

4) EXISTING SPECIMEN TREES TO REMAIN: $\leq 30''$

5) TOTAL TRACT AREA = 30,000 SF OR 0.68 AC.

6) PROPERTY SHOWN ON THE MAP IS APPROXIMATE.

7) PROPERTY SHOWN ON THE MAP IS APPROXIMATE.

8) PROPERTY SHOWN ON THE MAP IS APPROXIMATE.

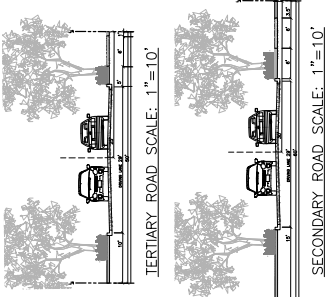
9) THERE IS NO 100 YEAR FLOODPLAIN ASSOCIATED WITH THE PROPERTY ADDRESSING TO THE FIRM FLOOD MAP COMPARISON PANEL, PLANTIC COLOR.

10) LOCAL UTILITIES INCLUDE:
 SEWER - MONTGOMERY SUBURBAN SANITARY COMMISSION & GRETE SEPTIC
 WATER - MONTGOMERY SUBURBAN SANITARY COMMISSION & GRETE SEPTIC
 ELECTRIC - MFCO

11) THERE ARE NO WELLS WITHIN 100 FEET OF THE PROPERTY.

12) PROPERTY ADDRESS: 10000 HURST STREET, BETHESDA, MD 20814

13) SHOWN ON MAP 100 YEAR FLOODPLAIN APPROX. #422202E



PLAN DATA

PLAN DATA	Required/Provided	Required/Provided	Required/Provided
1. Lot Area (Acres)	0.68 AC (30,000 SF)	0.68 AC (30,000 SF)	0.68 AC (30,000 SF)
2. Lot Area (S.F.)	30,000	30,000	30,000
3. Density (Units/Acre)	43.5	43.5	43.5
4. Coverage (Impervious)	30%	30%	30%
5. Coverage (Total)	30%	30%	30%
6. Impervious Area (S.F.)	9,000	9,000	9,000
7. Impervious Area (Acres)	0.207	0.207	0.207
8. Impervious Area (S.F.)	9,000	9,000	9,000
9. Impervious Area (Acres)	0.207	0.207	0.207
10. Impervious Area (S.F.)	9,000	9,000	9,000
11. Impervious Area (Acres)	0.207	0.207	0.207
12. Impervious Area (S.F.)	9,000	9,000	9,000
13. Impervious Area (Acres)	0.207	0.207	0.207
14. Impervious Area (S.F.)	9,000	9,000	9,000
15. Impervious Area (Acres)	0.207	0.207	0.207
16. Impervious Area (S.F.)	9,000	9,000	9,000
17. Impervious Area (Acres)	0.207	0.207	0.207
18. Impervious Area (S.F.)	9,000	9,000	9,000
19. Impervious Area (Acres)	0.207	0.207	0.207
20. Impervious Area (S.F.)	9,000	9,000	9,000
21. Impervious Area (Acres)	0.207	0.207	0.207
22. Impervious Area (S.F.)	9,000	9,000	9,000
23. Impervious Area (Acres)	0.207	0.207	0.207
24. Impervious Area (S.F.)	9,000	9,000	9,000
25. Impervious Area (Acres)	0.207	0.207	0.207
26. Impervious Area (S.F.)	9,000	9,000	9,000
27. Impervious Area (Acres)	0.207	0.207	0.207
28. Impervious Area (S.F.)	9,000	9,000	9,000
29. Impervious Area (Acres)	0.207	0.207	0.207
30. Impervious Area (S.F.)	9,000	9,000	9,000
31. Impervious Area (Acres)	0.207	0.207	0.207
32. Impervious Area (S.F.)	9,000	9,000	9,000
33. Impervious Area (Acres)	0.207	0.207	0.207
34. Impervious Area (S.F.)	9,000	9,000	9,000
35. Impervious Area (Acres)	0.207	0.207	0.207
36. Impervious Area (S.F.)	9,000	9,000	9,000
37. Impervious Area (Acres)	0.207	0.207	0.207
38. Impervious Area (S.F.)	9,000	9,000	9,000
39. Impervious Area (Acres)	0.207	0.207	0.207
40. Impervious Area (S.F.)	9,000	9,000	9,000
41. Impervious Area (Acres)	0.207	0.207	0.207
42. Impervious Area (S.F.)	9,000	9,000	9,000
43. Impervious Area (Acres)	0.207	0.207	0.207
44. Impervious Area (S.F.)	9,000	9,000	9,000
45. Impervious Area (Acres)	0.207	0.207	0.207
46. Impervious Area (S.F.)	9,000	9,000	9,000
47. Impervious Area (Acres)	0.207	0.207	0.207
48. Impervious Area (S.F.)	9,000	9,000	9,000
49. Impervious Area (Acres)	0.207	0.207	0.207
50. Impervious Area (S.F.)	9,000	9,000	9,000
51. Impervious Area (Acres)	0.207	0.207	0.207
52. Impervious Area (S.F.)	9,000	9,000	9,000
53. Impervious Area (Acres)	0.207	0.207	0.207
54. Impervious Area (S.F.)	9,000	9,000	9,000
55. Impervious Area (Acres)	0.207	0.207	0.207
56. Impervious Area (S.F.)	9,000	9,000	9,000
57. Impervious Area (Acres)	0.207	0.207	0.207
58. Impervious Area (S.F.)	9,000	9,000	9,000
59. Impervious Area (Acres)	0.207	0.207	0.207
60. Impervious Area (S.F.)	9,000	9,000	9,000
61. Impervious Area (Acres)	0.207	0.207	0.207
62. Impervious Area (S.F.)	9,000	9,000	9,000
63. Impervious Area (Acres)	0.207	0.207	0.207
64. Impervious Area (S.F.)	9,000	9,000	9,000
65. Impervious Area (Acres)	0.207	0.207	0.207
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67. Impervious Area (Acres)	0.207	0.207	0.207
68. Impervious Area (S.F.)	9,000	9,000	9,000
69. Impervious Area (Acres)	0.207	0.207	0.207
70. Impervious Area (S.F.)	9,000	9,000	9,000
71. Impervious Area (Acres)	0.207	0.207	0.207
72. Impervious Area (S.F.)	9,000	9,000	9,000
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75. Impervious Area (Acres)	0.207	0.207	0.207
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90. Impervious Area (S.F.)	9,000	9,000	9,000
91. Impervious Area (Acres)	0.207	0.207	0.207
92. Impervious Area (S.F.)	9,000	9,000	9,000
93. Impervious Area (Acres)	0.207	0.207	0.207
94. Impervious Area (S.F.)	9,000	9,000	9,000
95. Impervious Area (Acres)	0.207	0.207	0.207
96. Impervious Area (S.F.)	9,000	9,000	9,000
97. Impervious Area (Acres)	0.207	0.207	0.207
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99. Impervious Area (Acres)	0.207	0.207	0.207
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PROPERTY (ACRES)
 0.68 AC (30,000 SF)

NET PROPERTY (ACRES)
 0.68 AC (30,000 SF)

AREA BY ZONE
 0.68 AC (30,000 SF)

TOTAL UNITS THEORETICAL YIELD
 5

SITE TABULATIONS:

PROPERTY (ACRES)	NET PROPERTY (ACRES)	AREA BY ZONE	TOTAL UNITS THEORETICAL YIELD
0.68 AC (30,000 SF)	0.68 AC (30,000 SF)	0.68 AC (30,000 SF)	5

LIST OF DRAWINGS

SHEET #	DESCRIPTION
1-1	ADMINISTRATIVE SUBDIVISION
1-2	ADMINISTRATIVE SUBDIVISION PLAN - APPROVAL SHEET
1-3	ADMINISTRATIVE SUBDIVISION PLAN - APPROVAL SHEET

NOTES:

1. THE PROPERTY IS IN THE ZONE R60 AND IS SUBJECT TO DEVELOPMENT.

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