



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

MCPB
Item #
2/14/08

MEMORANDUM

DATE: February 6, 2008

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor *CAC*
Development Review Division
(301) 495-4542

FROM: Stephen Smith *SS*
Development Review Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for February 14, 2008

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:

220080330 **Muncaster Manor**
220080750 **Garrett Park, Section 2**
220080760 **Leesborough**

PLAT NO. 220080330

Muncaster Manor

Located on the south side of Rolling Drive, approximately 1,500 feet west of Muncaster Road

RE-1 zone; 2 lots

Private Well, Private Septic

Master Plan Area: Upper Rock Creek

Richard Mills and Sheila Sugrue, Applicants

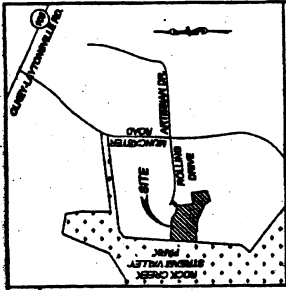
Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(1)** of the Subdivision Regulations, which states:

- (1) **Minor Lot line Adjustment.** The sale or exchange of part of a lot between owners of adjacent lots for the purpose of small adjustments in boundaries; provided:
 - a. The total area of the adjustments does not exceed five percent of the combined area of the lots affected by the adjustment;
 - b. No additional lots are created;
 - c. The adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved; and,
 - d. The owner submits a sketch plan for review and approval by the Planning Board staff. The sketch plan may be a copy of the existing record plan and must contain the following information:
 - i. proposed lot line adjustment as a dashed line;
 - ii. any buildings, driveways, or other physical improvements located within fifteen feet of the proposed adjusted lot line;
 - iii. any minimum building setback that would be altered by the minor lot line adjustment; and
 - iv. the amount of lot area affected by the minor lot line adjustment.

The sketch plan must be approved, approved with revision or denied, in writing, within ten business days after the plan is submitted or the sketch plan is deemed approved, provided requirements i through iii, above, are met. A final record plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.

- e. Any minor lot line adjustment between properties that occurred prior to May 19, 1997, remains as an exception to platting as provided in Section 50-9(d).

Staff applied the above-noted minor subdivision criteria for these lots and concludes that the proposed lot line adjustment complies with the criteria of Section 50-35A(a)(1) of the subdivision regulations and supports this minor subdivision record plat.



VICINITY MAP
SCALE: 1"=500'

OWNERS' CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE INDIVIDUAL BOUNDING LINES, AND HEREBY CERTIFY THAT WE ARE THE LEGAL AND SOLE OWNERS OF THE PROPERTY DESCRIBED HEREON, AND THAT WE HAVE THE FULL AND COMPLETE POWER TO CONVEY THE SAME TO WHOMSOEVER WE MAY SEE FIT. WE HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS NOT SUBJECT TO ANY MORTGAGE, DEED OF TRUST, OR OTHER ENCUMBRANCE, AND THAT WE HAVE THE FULL AND COMPLETE POWER TO CONVEY THE SAME TO WHOMSOEVER WE MAY SEE FIT. WE HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS NOT SUBJECT TO ANY MORTGAGE, DEED OF TRUST, OR OTHER ENCUMBRANCE, AND THAT WE HAVE THE FULL AND COMPLETE POWER TO CONVEY THE SAME TO WHOMSOEVER WE MAY SEE FIT. WE HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS NOT SUBJECT TO ANY MORTGAGE, DEED OF TRUST, OR OTHER ENCUMBRANCE, AND THAT WE HAVE THE FULL AND COMPLETE POWER TO CONVEY THE SAME TO WHOMSOEVER WE MAY SEE FIT.

WE, AS OWNERS OF THE ABOVE PROPERTY, OUR SUCCESSORS AND ASSIGNS, WILL CHAIN ALL THE LOTS AND RECORDS HEREON AT LAW LINE LEVEL, SUBJECT TO THE TERMS AND CONDITIONS OF THE DEED OF TRUST AND MORTGAGE AND ACCORDANCE WITH SECTION 5-103 OF THE MONTGOMERY COUNTY CODE FROM TO COMPLY WITH THE REQUIREMENTS OF THE INDIVIDUAL LOTS HEREON.

WE HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS NOT SUBJECT TO ANY MORTGAGE, DEED OF TRUST, OR OTHER ENCUMBRANCE, AND THAT WE HAVE THE FULL AND COMPLETE POWER TO CONVEY THE SAME TO WHOMSOEVER WE MAY SEE FIT.

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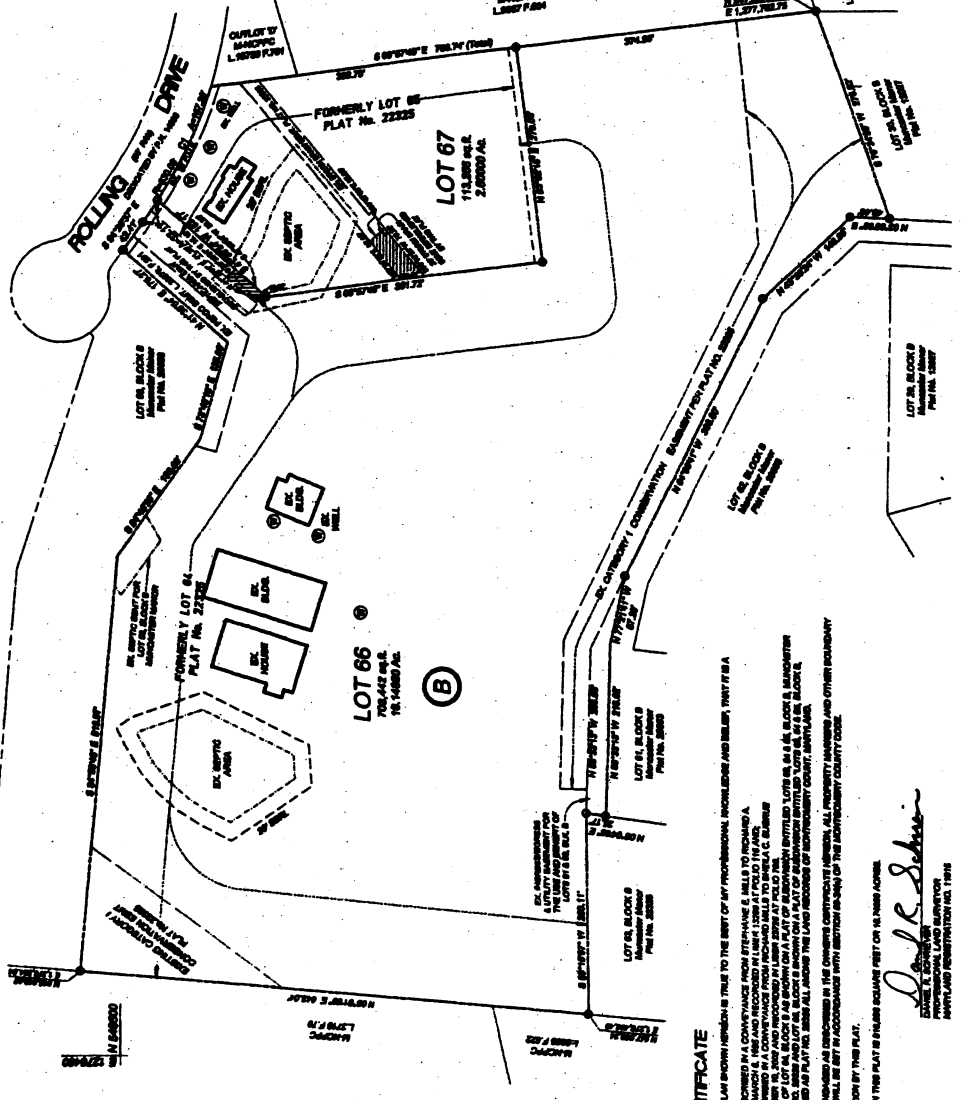
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PLAT NO.

IN 66880
11-27-07

PLAT TOTALS	
NUMBER OF LOTS	2
NUMBER OF LOTS PROCESSED	2
NUMBER OF LOTS APPROVED	2
NUMBER OF LOTS DENIED	0
NUMBER OF LOTS WITHDRAWN	0



SURVEYOR'S CERTIFICATE

THE TOTAL AREA INCLUDED ON THIS PLAT IS 14,188.00 SQ. FT. OR 0.324 ACRES.
11-29-07
DATE

John R. Schmitt
PROFESSIONAL LAND SURVEYOR
MONTGOMERY COUNTY, MARYLAND
REGISTRATION NO. 118

NOTES

1. THIS PLAT COMPLETES THE REQUIREMENTS FOR SUBDIVISION APPROVAL CONTAINED IN SECTION 5-103 OF THE MONTGOMERY COUNTY SUBDIVISION AND RECORDS ACT, BEING CHAPIN 20 OF THE COUNTY CODE.
2. THE SUBDIVISION RECORDS PLAT IS NOT INTENDED TO BE A FINAL MATTER. ANY MATTER ARISING FROM THIS PLAT IS THE RESPONSIBILITY OF THE SUBDIVISION APPLICANT AND NOT THE SURVEYOR.
3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS DESCRIBED ON THIS PLAT AND THAT THE PROPERTY IS NOT SUBJECT TO ANY MORTGAGE, DEED OF TRUST, OR OTHER ENCUMBRANCE.
4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS DESCRIBED ON THIS PLAT AND THAT THE PROPERTY IS NOT SUBJECT TO ANY MORTGAGE, DEED OF TRUST, OR OTHER ENCUMBRANCE.
5. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS DESCRIBED ON THIS PLAT AND THAT THE PROPERTY IS NOT SUBJECT TO ANY MORTGAGE, DEED OF TRUST, OR OTHER ENCUMBRANCE.

MONTGOMERY COUNTY, MARYLAND
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____
DATE: _____

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____
DATE: _____

SUBDIVISION RECORD PLAT
LOTS 66 & 67, BLOCK B
MUNCASTER MANOR
A RESUBDIVISION OF

LOTS 64 & 65, BLOCK B
ELECTION DISTRICT NO. 1
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=100' NOVEMBER, 2007
A. MORTON THOMAS AND ASSOCIATES, INC.

CONSULTING ENGINEERS
5750 TIMBERCROCK PARKWAY, ROCKVILLE, MARYLAND 20857
301-981-9665 (TELE) 301-981-0943 (FAX)
JOB NO. 00-008

CURVE TABLE			
NO.	RADIUS	CHORD	CHORD BEARING
1	100.00'	100.00'	90° 00' 00"
2	100.00'	100.00'	90° 00' 00"



11-29-07

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Munclaster Manor Plat Number: 220080330
 Plat Submission Date: 8-20-07
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N/A
 *For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Name if applicable: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____

Lot # & Layout Lot Area Zoning Bearings & Distances Coordinates
 Plan # OK Road/Alley Widths Easements OK Open Space N/A Non-standard
 BRLs N/A Adjoining Land OK Vicinity Map Septic/Wells OK TDR notes N/A
 Child Lot note N/A Surveyor Cert Owner Cert Tax Map OK SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>D. Johnson</u>	<u>9-5-07</u>	<u>9-21-07</u>	<u>9-10-07</u>	<u>OK</u>
Research	<u>Bobby Fleury</u>	<u>↓</u>	<u>↓</u>	<u>9-10-07</u>	<u>OK</u>
SHA	<u>Doug Mills</u>	<u>↓</u>	<u>↓</u>	<u>—</u>	<u>—</u>
PEPCO	<u>Steve Baxter</u>	<u>↓</u>	<u>↓</u>	<u>—</u>	<u>—</u>
Parks	<u>Doug Powell</u>	<u>↓</u>	<u>↓</u>	<u>—</u>	<u>—</u>
DRD	<u>Nellie Carey</u>	<u>↓</u>	<u>↓</u>	<u>9-17-07</u>	<u>OK</u>

Final DRD Review:

DRD Review Complete:	<u>SJS</u>	<u>1/30/08</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>SJS</u>	<u>9/24/07</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>SJS</u>	<u>1/10/08</u>
Board Approval of Plat:		
Plat Agenda:	<u>SJS</u>	<u>2/14/08</u>
Planning Board Approval:	<u>—</u>	<u>—</u>
Chairman's Signature:	<u>—</u>	<u>—</u>
DPS Approval of Plat:		
Engineer Pick-up for DPS Signature:	<u>—</u>	<u>—</u>
Final Mylar for Reproduction Rec'd:	<u>—</u>	<u>—</u>
Plat Reproduction:		
Addressing:	<u>—</u>	<u>—</u>
File Card Update:	<u>—</u>	<u>—</u>
Final Zoning Book Check:	<u>—</u>	<u>—</u>
Update Address Books with Plat #:	<u>—</u>	<u>—</u>
Update Green Books for Resubdivision:	<u>—</u>	<u>—</u>
Notify Engineer to Seal Plats:	<u>—</u>	<u>—</u>
Engineer Seal Complete:	<u>—</u>	<u>—</u>
Complete Reproduction:	<u>—</u>	<u>—</u>
Sent to Courthouse for Recordation:	<u>—</u>	<u>—</u>

No. _____

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: ok
- b) No additional lots created: ok
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: 8-20-07
- e) Sketch plan revised or denied within 10 business days: ✓
- f) Final record plat submitted within ninety days: ok
- g) Sketch shows following information:
 - i. proposed lot adjustment: ok
 - ii. physical improvements within 15 feet of adjusted line: N/A
 - iii. alteration to building setback: ✓
 - iv. amount of lot area affected: ok

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: _____
- b) Part of lot created by deed prior to June 1 1958: _____

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: _____
- b) Original Plat identified: _____

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: _____
- b) Street dedication required: _____
- c) Forest conservation: _____
- d) Storm water management: _____
- e) Special Protection Area/Water Quality Plan: _____
- f) Landscaping and lighting plan including parking lot layout: _____

g) Approved Special Exception:

(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

a) Number of Lots:

b) Written MCDPS approval of proposed septic area:

c) Required street dedication:

d) Easement for balance of property noting density and TDRS:

e) Average lot size of 5 acres:

f) Forest Conservation requirements met:
