



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

MCPB
Item # **2**
3/13/08

MEMORANDUM

DATE: February 28, 2008

TO: Montgomery County Planning Board

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

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

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for March 13, 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:

220080550 Merry-Go-Round Farm
220081100 Rollingwood
220081120 Bonifant Heights
220081160 Huntington Terrace
220081170 Bradley Hills, Section 2

PLAT NO. 220080550

Merry-Go-Round Farm

Located on the east side of Luvie Court, approximately 1,000 feet south of Luvie Lane
RE-2C zone; 2 lots

Community Water, Community Sewer

Master Plan Area: Potomac

Wood Visions Construction, Inc., Applicant

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

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 adjustment 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 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 minor subdivision complies with the criteria of Section 50-35A(a)(1) of the subdivision regulations and supports this minor subdivision record plat.

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Merry-go-round Farm Plat Number: 220080550Plat Submission Date: 9-14-07DRD Plat Reviewer: S. SmithDRD 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 ok Zoning ok Bearings & Distances ok Coordinates okPlan # ok Road/Alley Widths ok Easements ok Open Space N/A Non-standardBRLs N/A Adjoining Land ✓ Vicinity Map ✓ Septic/Wells N/A TDR note N/AChild 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>T. Penn</u>	<u>9-24-07</u>	<u>10-12-07</u>	<u> </u>	<u>N/A</u>
Research	<u>Bobby Fleury</u>	<u> </u>	<u> </u>	<u>9-26-07</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>10-18-07</u>	<u>P.U.E. Shown ok</u>
Parks	<u>Doug Powell</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
DRD	<u>Nellie Carey</u>	<u>✓</u>	<u>✓</u>	<u>10-18-07</u>	<u>No Comments</u>

Final DRD Review:

DRD Review Complete:

(All comments rec'd and incorporated into mark-up)

Engineer Notified (Pick up Mark-up):

Final Mylar w/Mark-up & PDF Rec'd:

Board Approval of Plat:

Plat Agenda:

Planning Board Approval:

Chairman's Signature:

DPS Approval of Plat:

Engineer Pick-up for DPS Signature:

Final Mylar for Reproduction Rec'd:

Plat Reproduction:

Addressing:

File Card Update:

Final Zoning Book Check:

Update Address Books with Plat #:

Update Green Books for Resubdivision:

Notify Engineer to Seal Plats:

Engineer Seal Complete:

Complete Reproduction:

Sent to Courthouse for Recordation:

Initial

SOSSOSSOSSOSSOSSOS

Date

2/27/081-25-082/25/082/25/082/25/083-13-08 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: ✓
 - ii. physical improvements within 15 feet of adjusted line: ok
 - iii. alteration to building setback: ok
 - 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: _____