

**PLAT NO. 220080430**

**Potomac Farm Estates**

Located in the northeast quadrant of the intersection of River Road (MD 190) and Norton Road

RE-2 zone; 2 lots

Community Water, Community Sewer

Master Plan Area: Potomac

Frank Isam and Debbie Driesman, Applicants

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plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.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.

## AREA TABULATION

|                              |                |    |               |
|------------------------------|----------------|----|---------------|
| LOT 26                       | 233,766 SQ.FT. | OR | 5.41318 ACRES |
| LOT 27                       | 140,889 SQ.FT. | OR | 3.23437 ACRES |
| STREET DEDICATION, RIVER RD. | 166 SQ.FT.     | OR | 0.00381 ACRES |
| STREET DEDICATION, RIVER RD. | 7,069 SQ.FT.   | OR | 0.16287 ACRES |
| TOTAL AREA OF THIS PLAT      | 383,992 SQ.FT. | OR | 8.81433 ACRES |

## OWNERS CERTIFICATE

[illegible]

|                                                               |                                                                   |
|---------------------------------------------------------------|-------------------------------------------------------------------|
| <p>Frank Islam</p> <p>01/26/08</p> <p>DATE</p> <p>WITNESS</p> | <p>Debbie Driesman</p> <p>01/26/08</p> <p>DATE</p> <p>WITNESS</p> |
|---------------------------------------------------------------|-------------------------------------------------------------------|

# SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF ALL OF THE PROPERTY ACQUIRED BY THE MONTGOMERY COUNTY BOARD OF SUPERVISORS, AND THAT THE SAME WAS FILED FOR RECORD IN THE CLERK'S OFFICE OF THE CLERK OF THE COUNTY OF MONTGOMERY, TEXAS, ON FEBRUARY 27, 2007, AND RECORDED IN LIVER 33874 AT FOLIO 323. FROM JAMES P. CHANDLER, JR. BY DEED DATED FEBRUARY 27, 2007, AND RECORDED IN LIVER 33935 AT FOLIO 5. SAID PROPERTY IS ALSO BEING AL OF LOTS 5 AND 6, BLOCK 10, "OAK HAVEN FARM ESTATES," RECORDED IN LIVER 34014 ALONG WITH THE MONUMENTAL RECORDS OF MONTGOMERY COUNTY, TEXAS, AND THE MONUMENTAL RECORDS OF THE COUNTY OF MONTGOMERY, TEXAS. NO OTHER DOCUMENTARY SHOWING THIS ———— HAS BEEN FOUND OR WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-2(a)(4) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THE PLAT OF SHURWORTH IS 3.285 SQUARE FEET OR 0.16278 ACRES, AND THE TOTAL AREA OF THE PLAT OF SHURWORTH IS 33,932 SQUARE FEET OR 0.8143 ACRES OF LAND.

Feb. 12, 2008 Diff. Eq. II  
DATE DAVID F. UNGER, II  
MARY AND PROFESSIONAL LAND SURVEYOR # 21

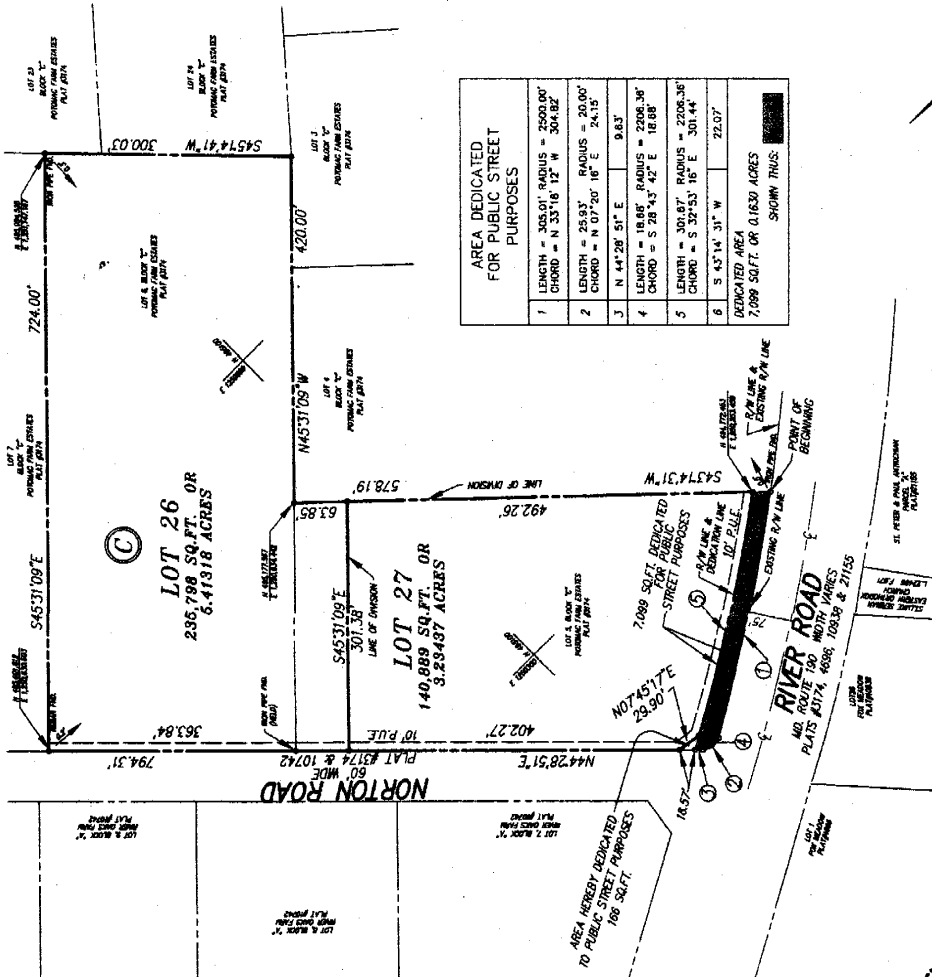
## SUBDIVISION RECORD PLAT

**LOT 26 AND 27, BLOCK "C"  
POTOMAC FARM ESTATES  
BEING A RESUBDIVISION OF LOTS 5 & 6, BLOCK "C"  
10TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 100' DATE: FEBRUARY 13, 2008**

**WIKI**

DANIELS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ DTP SERVICES

WAL INCORPORATED  
2025H CENTURY CHALLENGE-BLVD. #400 ■ CROFTON, MARYLAND 21114  
(301) 814-4400 ■ FAX (301) 844-2282



**NOTES:**

- 1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. PP-343. THE PROPERTY IS ZONED "R-2".
- 2.) THIS HORIZONTAL DATUM IS BASED ON MARTIN AND STATE COORDINATE SYSTEM (NAD83/01+00).
- 3.) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY WATER AFFECTING THE OWNERSHIP AND USE, NOR EVERY WATER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPECT OR NOTE ALL MATTERS AFFECTING TITLE.
- 4.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER INSTRUMENTATION SHALL BE INCORPORATED BY REFERENCE INTO THIS PLAT, UNLESS EXPRESSLY CONTRADICTION BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- 5.) THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
- 6.) THIS PLAT CONFORMS TO THE PROVISIONS OF SECTION 9-2-1 OF THE MISSISSIPPI COUNTY CODE REGARDING MINOR SUBDIVISIONS. THIS PLAT

DATE: \_\_\_\_\_

PLAT NO.: \_\_\_\_\_  
FOR PUBLIC WATER AND SEWER ONLY

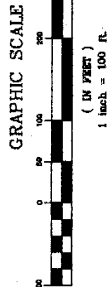
MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: \_\_\_\_\_

| CHAIRMAN | SECRETARY - TREASURER |
|----------|-----------------------|
|----------|-----------------------|

DIRECTOR

MNCPPC#208043



**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name: Potomac Farms Estates Plat Number: 220080430Plat Submission Date: 8-31-07DRD Plat Reviewer: S. Smith

DRD Prelim Plan Reviewer: \_\_\_\_\_

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

| Agency Reviews Req'd | Reviewer                                   | Date Sent      | Due Date       | Date Rec'd     | Comments   |
|----------------------|--------------------------------------------|----------------|----------------|----------------|------------|
| Environment          | <u>J. Penn</u>                             | <u>9-10-07</u> | <u>9-28-07</u> | _____          | <u>N/A</u> |
| Research             | Bobby Fleury                               | _____          | _____          | <u>9-12-07</u> | <u>OK</u>  |
| SHA                  | Doug Mills                                 | _____          | _____          | _____          | _____      |
| PEPCO                | Steve Baxter                               | _____          | _____          | _____          | _____      |
| Parks                | Doug Powell                                | _____          | _____          | _____          | _____      |
| DRD                  | <del>Steve Smith</del><br><u>N. Canale</u> | _____          | _____          | <u>9-18-07</u> | <u>OK</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 &amp; 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

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3-6-082/25/082-28-083-20-08

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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: 8-29-07
- 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: ✓
  - iii. alteration to building setback: ✓
  - iv. amount of lot area affected: ✓

#### (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:

\_\_\_\_\_