

Plat Name: Potomac Farm Estates
Plat #: 220091100

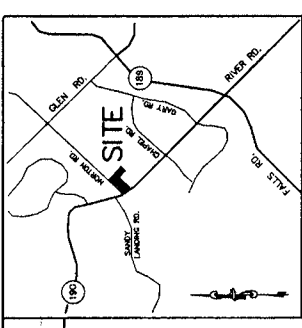
Location: Located in the northeast quadrant of the intersection of River Road (MD Route 190) and Norton Road
Master Plan: Potomac
Plat Details: RE-2 zone; 1 lot
Community Water, Community Sewer
Applicant: Frank Islam

Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A (a)(3)** of the Subdivision Regulations, which states:

Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

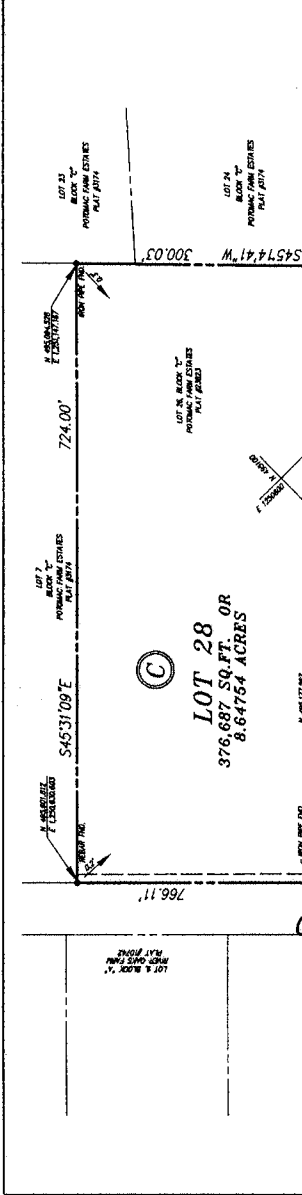
Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.



PLAT NO.

AREA TABULATION

LOT 28 376,687 SQ. FT. OR 8.64754 ACRES
 DEDICATION 0 SQ. FT. OR 0.00000 ACRES
 TOTAL AREA OF THIS PLAT 376,687 SQ. FT. OR 8.64754 ACRES



OWNERS CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND MONUMENTS TO BE PLACED AND MAINTAINED IN ACCORDANCE WITH SECTION 50-24 (4) OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LENS, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAN.

Frank Islam DATE: 07/10/09 WITNESS: *Zia Abbas*
 FRANK ISLAM DATE: 07/10/09 WITNESS: *Zia Abbas*
Debbie Driesman DATE: 7/10/09 WITNESS: *Zia Abbas*
 DEBBIE DRIESMAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF ALL OF THE PROPERTY ACQUIRED BY FRANK ISLAM AND DEBBIE DRIESMAN IN THE FOLLOWING TWO CONVEYANCES: 1) FROM CHONG P. ONG AND MARLA ONG BY DEED DATED FEBRUARY 16, 2007 AND RECORDED IN LIBER 33874 AT FOLIO 323; 2) FROM JAMES P. CHANDLER, II, BY DEED DATED FEBRUARY 16, 2007 AND RECORDED IN LIBER 33874 AT FOLIO 323. THE PROPERTY IS ZONED "R-2".

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATION HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN, THUS ———, HAVE BEEN FOUND OR WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24 (4) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA OF THIS PLAN OF SUBDIVISION IS 376,687 SQUARE FEET OR 8.64754 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

DATE: *June 19, 2009* *David F. Unger, II*
 DAVID F. UNGER, II
 MARYLAND PROFESSIONAL LAND SURVEYOR # 21236



NOTES:

- 1) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. P5A3.3. THE PROPERTY IS ZONED "R-2".
- 2) THE HORIZONTAL DATUM IS BASED ON MARYLAND STATE COORDINATE SYSTEM (MDAL94/91-140 1900).
- 3) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- 4) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE SUPERSEDED OR MODIFIED BY THIS RECORD PLAT. THE PLANNING BOARD HAS REVIEWED THIS PLAN AND HAS ISSUED AN OFFICIAL PUBLIC FILE FOR ANY SUCH PLAN USE 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 50-30A OF THE MONTGOMERY COUNTY CODE REGARDING MINOR SUBDIVISIONS. THIS PLAT INVOLVES A CONSOLIDATION OF TWO LOTS INTO ONE LOT AS PROVIDED FOR IN SECTION 50-30A(G)(3).
- 7) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF AN APPROVED FINAL FOREST CONSERVATION PLAN, FILE NO. SC2009008.

SUBDIVISION RECORD PLAT

LOT 28, BLOCK "C"

POTOMAC FARM ESTATES

BEING A RESUBDIVISION OF LOTS 26 & 27, BLOCK "C"

10TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 100' DATE: JUNE 19, 2009

CHAIRMAN: _____ SECRETARY: _____
 M.N.C.P. & P.C. RECORD FILE NO.: _____

FOR PUBLIC WATER AND SEWER ONLY 2091110

DEPARTMENT OF PERMITTING
 MONTGOMERY COUNTY, MARYLAND

APPROVED: _____ DIRECTOR

DATE: _____
 PLAT NO.: _____

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN: _____ SECRETARY: _____
 M.N.C.P. & P.C. RECORD FILE NO.: _____

NO. 1. RADIUS 2208.36 CHORD BEARING N02°53'10"W DISTANCE 301.44' BEARING 75.00°
 TANGENT 151.07

CURVE TABLE

GRAPHIC SCALE
 (IN FEET)
 1 inch = 100 ft.

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Potomac Farms Estates Plat Number: 220091100
 Plat Submission Date: 5-26-09
 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 # N/A Road/Alley Widths ok Easements ok 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>E. Gibson</u>	<u>5/27/09</u>	<u>6/12/09</u>	<u>6-11-09</u>	<u>Revisions/Tree Save</u>
Research	Bobby Fleury			<u>5/28/09</u>	<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey				

Final DRD Review:

DRD Review Complete: SJS 7-16-09
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): SJS 6-18-09
 Final Mylar w/Mark-up & PDF Rec'd: SJS 7/7/09
Board Approval of Plat:
 Plat Agenda: SJS 7-30-09
 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: _____

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: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- 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: ok ✓
N/A

(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:
