

Plat Name: Glen Hills
Plat #: 220100130

Location: Located on the north side of Circle Drive, 200 feet east of Newgate Road
Master Plan: Potomac
Plat Details: RE-1 zone; 1 lot
Community Water, Community Sewer
Applicant: Robert Carpenter

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.

LOT 20
SECTION 3
GLEN HILLS
P. B. 33 P. 2186

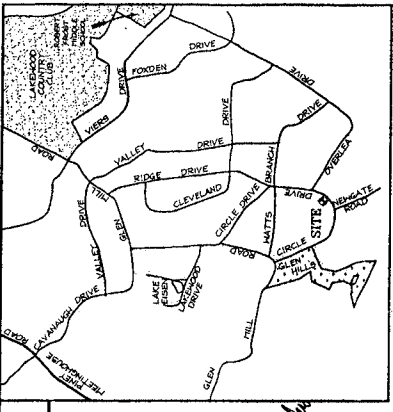
LOT 13
SECTION 3
GLEN HILLS
P. B. 33 P. 2186

PART OF
SECTION 3
LOT 14
GLEN HILLS
P. B. 33 P. 2186

LOT 15
SECTION 3
GLEN HILLS
P. B. 33 P. 2186

LOT 33
SECTION 3
GLEN HILLS
P. B. 33 P. 2186

LOT 34
34,632.8 SQ. FT.



VICINITY MAP
ADC MAP 37TH EDITION
ADC MAP PAGE 28, GRID 9-E
SCALE: 1" = 2000'

PLAT NO.

OWNER'S CERTIFICATE:

I, ROBERT J. CARPENTER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND ESTABLISH THE TEN (10) FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON AS TO THE PLE FOR THE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITIES EASEMENTS" RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THERE ARE NO LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAN OF SUBDIVISION.

DATE: 02/5/2009
Robert J. Carpenter
OWNER
Witness: Susan H. Hinton

GENERAL NOTES:

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE HEREBY INCORPORATED INTO THIS PLAN. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS PLAT CONFORMS WITH REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES A CONSOLIDATION OF PART OF A LOT INTO ONE LOT AS PROVIDED FOR IN SECTION 50-35A(2)(3).
3. THE LOT SHOWN HEREON COMPLIES WITH THE GRANDFATHER PROVISIONS FOR THE RE-1 ZONE AS SPECIFIED IN THE MONTGOMERY COUNTY ZONING ORDINANCE, SECTION 59-C-1.32 (FOOTNOTE 1).
4. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE THE EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
5. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
6. THIS PROPERTY IS CURRENTLY ZONED RE-1.
7. LOTS SHOWN HEREON APPEAR ON MONTGOMERY COUNTY TAX MAP GRID FQ-43 AND W.L.S.S.C. SHEET# 216 NW 10.

SURVEYOR'S CERTIFICATE:

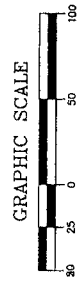
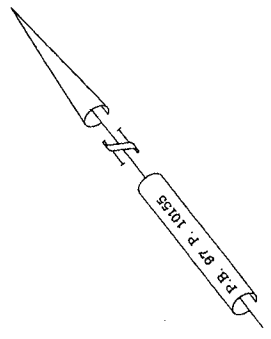
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RESUBDIVISION OF ALL THE LAND CONVEYED TO ROBERT J. CARPENTER, BY HERMAN H. AND LOUISE H. HINTON, HIS WIFE, BY DEED DATED JANUARY 16, 1964 AND RECORDED IN LIBER 3177, FOLIO 526; AND ALSO BEING KNOWN AS PART OF LOT 14, IN BLOCK 2, IN THE SUBDIVISION KNOWN AS "SECTION NO. 3, GLEN HILLS" AS RECORDED IN PLAT BOOK 33 AT PLAT 2186; ALL BEING RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT PROPERTY CORNERS MARKED THIS ARE IN PLACE AS SHOWN HEREON. THE TOTAL AREA INCLUDED ON THIS PLAT OF SUBDIVISION IS 34,632.8 SQUARE FEET, NONE OF WHICH IS DEDICATED FOR PUBLIC USE.

DATE: 02/5/2009

Joseph E. Snider
PROFESSIONAL LAND SURVEYOR
MD. REG. #21229

M-NCPPC Record File No.:

Department of Permitting Services Montgomery County, Maryland	Recorded: _____ Plat No: _____ Job No: 09-25050	Drafted: _____ Checked: J.E.S. Job No: 09-25050	LEGEND I.P.F. = IRON PIPE FOUND I.P.S. = IRON PIPE SET
Director: _____ Date: _____		Area Tabulation Lot 34 = 34,632.8 S.F. or 0.7951 Acres Dedication Area = N/A Total Area = 34,632.8 S.F. or 0.7951 Acres	
Maryland National Capital Park and Planning Commission Montgomery County Planning Board		Chairman: _____ Asst. Secretary - Treasurer: _____	
Approved: _____ Date: _____			



RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Glen Hills Plat Number: 220100130
 Plat Submission Date: 8-24-09
 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 ok
 Plan # N/A Road/Alley Widths ok Easements ok Open Space N/A Non-standard
 BRLs N/A Adjoining Land ok Vicinity Map ok Septic/Wells N/A
 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>E. G. L. S. n</u>	<u>8/26/09</u>	<u>9-11-09</u>	<u>9-16-09</u>	<u>No REVISIONS</u> <u>ok</u>
Research	Bobby Fleury	↓	↓	<u>8-28-09</u>	
SHA	Doug Mills	↓	↓		
PEPCO	Steve Baxter	↓	↓		
Parks	Doug Powell	↓	↓		
DRD	Nellie Carey	↓	↓		

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:

Initial
SOS
SOS
SOS

Date
10/8/09
9/21/09
10/7/09

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

GS

10/22/09

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: N/A
- b) Part of lot created by deed prior to June 1 1958: YES (1953)

(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:
