




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


**MCPB**  
**Item # 1B**  
**5/27/10**

**MEMORANDUM**

**DATE:** May 17, 2010

**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 May 27, 2010

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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:

220100590 **Great Falls Estates**

**Plat Name: Great Falls Estates**  
**Plat #: 220100590**

Location: Located on the north side of Skipwith Lane, approximately 1,100 feet west of Belmart Road  
Master Plan: Potomac  
Plat Details: RE-2 zone; 2 lots  
Community Water, Private Septic  
Applicant: June Trone

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

**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 this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(1) of the subdivision regulations and supports this subdivision record plat.

**OWNERS' CERTIFICATE**

We, the undersigned, owners of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this plat of subdivision and establish the Minimum Building Restriction Lines.

We certify that a licensed land surveyor will be engaged to set all property corner markers in accordance with Section 50-24(c) of the Montgomery County Code.

There are no suits, actions at law, leases, liens or trusts on our respective properties included in this Subdivision Record Plat, except certain Deeds of Trust of which the parties in interest thereto have below indicated their assent.

Date: 3/24/2010  
 Witness: [Signature]  
 Witness: [Signature]

Date: 3/23/2010  
 Witness: [Signature]  
 Witness: [Signature]

We hereby assent to this plan of subdivision.

Deed of Trust - Lot 24, Block C  
 Associated Federal Mortgage Corporation  
 L17128 F.38 & L.29084 F.742

Trustee: [Signature]  
 (print name) **ANTHONY R. BOBBI, Trustee**

Deed of Trust - Lot 24, Block C  
 Wabavaria Bank, National Assoc.  
 L27955 F.69

Trustee: [Signature]  
 (print name) **Julie Sneed, Trustee**  
**Chris Sneed, Trustee**  
**Kate Sneed, Vice President**

**NOTES:**

- This Subdivision Record Plat is not intended to show every matter affecting the ownership and use of this property. The Subdivision Record Plat is not intended to replace a continuation of title or to depict or note all matters affecting title.
- This plat conforms to the requirements for Minor Subdivision Approvals contained in Section 50-30A of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat involves a minor lot line adjustment between adjacent lots as provided for in Section 50-35A(1)(i).
- All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan or other plan allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be distinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and are available for public review during normal business hours.
- MANCP&C Preliminary Plan No. 1-4253 Approved April 11, 1985.
- The lots shown hereon have been approved for 6 bedroom houses.
- Septic Building Restriction Lines are subject to change and re-approval by the Montgomery County Department of Permitting Services.
- The Septic Easement shown on Plat No. 14833 has been modified by a Quitclaim Deed of Release Terminating Easement recorded in Liber: 98479 Folio 003.
- This property is served by public water and private septic systems.
- WSSC-200 sheet 211 NW 11 Water/Sewer Categories: W/56
- This property is zoned RE-2.
- This property is shown on Tax Map Grid FPII
- IPP: Iron Pipe Found
- S.R.A.: Septic Reserve Area // S.B.R.L.: Septic Building Restriction Line

**SURVEYOR'S CERTIFICATE**

I hereby certify that the information shown hereon is correct; that it is a subdivision of all of the property acquired by Thomas P. and Lucy G. Giles, Husband and Wife, from Leland E. Johnson and Judith E. Johnson, Husband and Wife, by deed dated December 6, 1995 and recorded among the Land Records of Montgomery County, Maryland, in Liber: 13489 Folio 200 and also acquired by Thomas P. and Lucy G. Giles, Husband and Wife, by deed dated June 28, 1999 and recorded among the Land Records in Liber: 17351 Folio 205; that it is also all of Lots 24 and 26, Block C as shown on a subdivision record plat entitled "Plat of Resubdivision, Lots 24, 25, 26, 27 and 28, Block C, Great Falls Estates" and recorded among the aforesaid Land Records in Plat Book 134 as Plat Number 15584;

I further certify that, if engaged, I will set all property corner markers in accordance with Section 50-24(c) of the Subdivision Regulations of Montgomery County, Maryland.

The total area included in this Subdivision Record Plat is 383,475 square feet or 8.8034 acres of land, there is no dedication to public use by this plat.

Date: 3/15/10  
 Daniel F. DeBolt  
 Registered Property Line Surveyor  
 Maryland No. 526

Deed of Trust - Lot 24, Block C  
 Associated Federal Mortgage Corporation  
 L17128 F.38 & L.29084 F.742

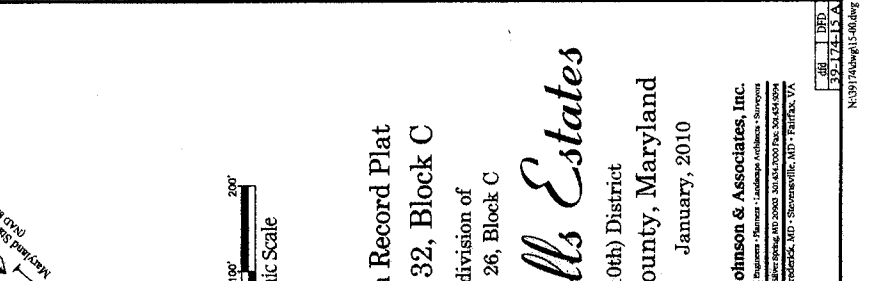
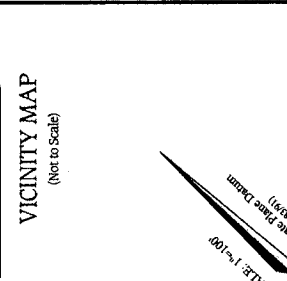
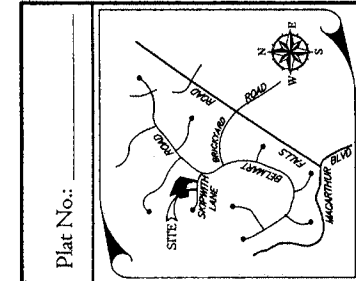
Trustee: [Signature]  
 (print name) **ANTHONY R. BOBBI, Trustee**

Deed of Trust - Lot 24, Block C  
 Wabavaria Bank, National Assoc.  
 L27955 F.69

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**Kate Sneed, Vice President**

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Subdivision Record Plat  
 Lots 31 & 32, Block C  
 a Resubdivision of  
 Lots 24 & 26, Block C

*Great Falls Estates*

Potomac (10th) District  
 Montgomery County, Maryland  
 Scale: 1"=100' January, 2010

**CPJ Charles F. Johnson & Associates, Inc.**  
 Civil and Environmental Engineers - Planners - Landscape Architects - Surveyors  
 921 Green Rd., Ste. 300 Silver Spring, MD 20910, USA (301) 583-8400  
 www.cfpj.com • Gaitheersburg, MD • Frederick, MD • Stevensonville, MD • Fairfax, VA

Approved: _____ Chairman Approved: _____ Asst. Secretary/Treasurer Approved: _____ Date Director	Department of Permitting Services, Montgomery County
Recorded: _____ Tax Map Grid FPII 2 Lots 220100590	Plat No.: _____

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: GREAT FALLS ESTATES Plat Number: 220100590  
 Plat Submission Date: 1/13/2010  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: N/A

\*For category of minor subdivision 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 #  Road/Alley Widths  Easements  Open Space  Non-standard  
 BRLs  Adjoining Land  Vicinity Map  Septic/Wells   
 TDR note  Child Lot note  Surveyor Cert  Owner Cert  Tax Map   
 SPA

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	1/13/2010	1/29/2010	1/20/10	No REVISIONS OK
Research	Bobby Fleury			1-14-10	
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up):  
 Final Mylar & DXF/DWG Received:  
 Final Mylar Review Complete:

Initial  
SJS  
SJS  
SJS

Date  
2-1-10  
4/30/10  
5-13-2010

## Board Approval of Plat:

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

SJS  
 \_\_\_\_\_  
 \_\_\_\_\_

5/27/2010  
 \_\_\_\_\_  
 \_\_\_\_\_

## MCDPS Approval of Plat:

Consultant 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:  
 Complete Reproduction:  
 Notify Consultant to Seal Plats:  
 Surveyor's Seal Complete:  
 Sent to Courthouse for Recordation:  
 Recordation Info Entered into Hansen

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No. \_\_\_\_\_

**MINOR SUBDIVISION SECTION 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: OK
- d) Date sketch plan submitted: 12/18/09
- e) Sketch plan revised or denied within 10 business days: YES 12/18/09
- f) Final record plat submitted within ninety days: YES 1-13-10
- 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: \_\_\_\_\_