




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


MCPB
Item # 1B
7/29/10

MEMORANDUM (REVISED)

DATE: ~~July 21, 2010~~ July 28, 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 July 29, 2010

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:

220090310 **Homestead Farm**
220090610 **J.C. Wilson Estate – Silver Spring**
220100820 **Clarksburg Town Center**
220090910 **Woodmont**
220101070 **Village of Clopper's Mill**
220101080 **Chevy Chase, Section 3**
220100620 **Washington Adventist University (Added: July 28, 2010)**

Plat Name: Homestead Farm
Plat #: 220090310

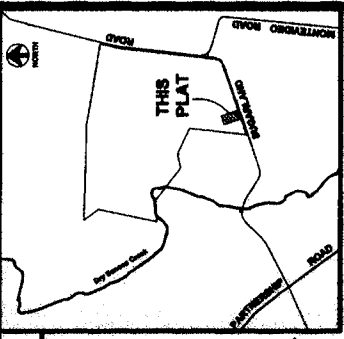
Location: Located on the north side of Sugarland Road, approximately 2,000 feet west of Montevideo Road
Master Plan: Agriculture and Rural Open Space
Plat Details: RDT zone, 1 lot
Private Well, Private Septic
Applicant: Benoni Allnut Jr.

Staff recommends approval of this minor subdivision submitted pursuant to Section **50-35A(a)(8)** of the Subdivision Regulations, which states:

Plats for Certain Residential Lots located in the Rural Density Transfer Zone. Up to five lots are permitted under the minor subdivision procedure in the RDT zone provided that a pre-preliminary plan is submitted and approved by either the Planning Board or Planning Board staff, in accordance with the procedures for submission and approval of a pre-preliminary plan of subdivision. In addition:

- a. Written approval for a proposed septic area must be received from the Montgomery County Department of Permitting Services, Well and Septic Section prior to recordation of the plat;
- b. Any required street dedications along the frontage of the proposed lots must be shown on the record plat;
- c. An easement must be recorded for the balance of the property noting that density and TDRs have been utilized for the new lots. Reference to this easement must be reflected on the record plat for the lots; and
- d. Lots created in the RDT Zone through the minor subdivision procedure must not exceed an average lot size of five (5) acres in size unless approved by the Planning Board in the review of a pre-preliminary plan of subdivision.
- e. Forest conservation requirements must be satisfied prior to recording the plat

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)(8) of the subdivision regulations, and with Pre-Preliminary Plan No. 720060530 and supports this minor subdivision record plat.



PLAT NO.

OWNER'S CERTIFICATION

The undersigned, owners of the property shown hereon, hereby adopt this plan of subdivision, dedicate the area as shown hereon to public use. We further grant a Public Utility Easement shown hereon as (TUP P.U.E.) to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3824 at Folio 457 among the said records of Montgomery County, Maryland, subject to the terms and conditions therein. We further grant the Septic Easement as shown hereon to the owners of Lot 1, and the easement for the Septic System as shown hereon to the owners of Lot 1, and any other easement necessary to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(e) of the Montgomery County Code.

There are no suits, liens, mortgages, or trusts, affecting the property including in this plat of subdivision.

John D. Alnutt *Maureen Alnutt*
 Date: 6-18-2010 Date: 6-18-2010
 Witness: Witness:

NOTES

1. PROPERTY ZONED RUT AT DATE OF RECORDED. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER THE MONTGOMERY COUNTY ZONING ORDINANCE.
2. LOT TO BE SERVED BY PRIVATE WELL AND PRIVATE SEPTIC SYSTEM. EXISTING SEWER AND WATER CATEGORIES: S&W, M&L.
3. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A BEMDENT CONTROL PERMIT.
4. 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 INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDED OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
5. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DISPECT ANY MATTER AFFECTING TITLE.
6. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP DS, W.8.S.C. SHEET Z00NWT1.
7. SEPTIC FIELD BUILDING RESTRICTION LINE SUBJECT TO CHANGE UPON REAPPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC SECTION.
8. LOT 1 APPROVED FOR 8 BEDROOM HOUSE.
9. LOT 1 IS BEING CREATED IN ACCORDANCE WITH SECTION 50-24(b)(3) OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. THIS PLAT CONFORMS TO PRELIMINARY PLAN NO. 7200000 TITLED "ALLNUTT PROPERTY", APPROVED.
10. THE PROPERTY SHOWN HEREON IS SUBJECT TO AN EASEMENT FOR SEPTIC SYSTEM RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3029 AT FOLIO 08.
11. THE LOT SHOWN HEREON IS BEING CREATED UNDER A WARTO-AND AGRICULTURAL LAND PRESERVATION FOUNDATION EASEMENT PROGRAM FOR THE USE OF THE PROPERTY OWNER AND CHILDREN OF THE OWNER.
12. THIS LOT IS SUBJECT TO A DECLARATION OF RESTRICTIVE COVENANTS/EASEMENT RELATING TO DENSITY FROM THE PARENT PARCEL RECORDED IN LIBER 3069 AT FOLIO 08.
13. ONE TRANSFERABLE DEVELOPMENT RIGHT (TDR) REMAINS AVAILABLE FOR THE CREATION OF THE SINGLE FAMILY LOT SHOWN HEREON, PER APPROVAT DATED JANUARY 8, 2008.
14. THE INITIAL BUILDING PERMIT FOR CONSTRUCTION OF A ONE FAMILY RESIDENCE ON THIS LOT MUST BE ISSUED IN THE NAME OF THE OWNER IDENTIFIED IN THE OWNERS CERTIFICATE ON THIS PLAT.

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct, that it is a subdivision of part of the land conveyed in a deed from Benoni D. Alnutt, III, Trustee of the Benoni D. Alnutt, III Revocable Trust, and Sarah T. Alnutt, Trustee, of the Sarah T. Alnutt Revocable Trust, to Benoni D. Alnutt, Jr. and Maureen Alnutt dated March 1, 1991 and recorded in Liber 0700 at Folio 516, said land being described in a deed from Wm. Wallace Poole to Robert Alnutt dated August 26, 1895 and recorded in Liber 49 at Folio 498 all among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set in accordance with the provisions of Section 50-24(e) of Montgomery County Code. The total area included on this plat is 1.257 ac. of land, of which 1.1,189 square feet or 0.257 acres of land is dedicated to the public use.

Thomas A. Maddox Date: 6-21-2010
 Registered Professional Land Surveyor
 MD #10850

DEPARTMENT OF PERMITTING SERVICES

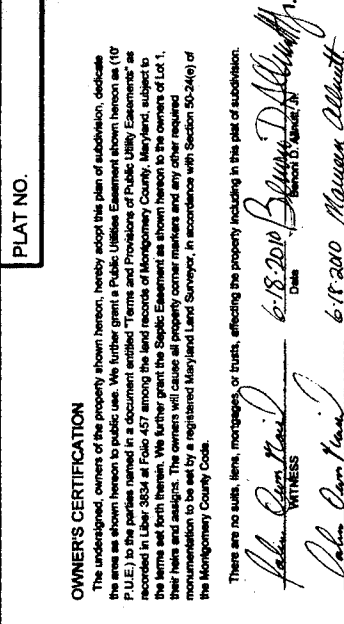
APPROVED _____ DATE _____

DIRECTOR

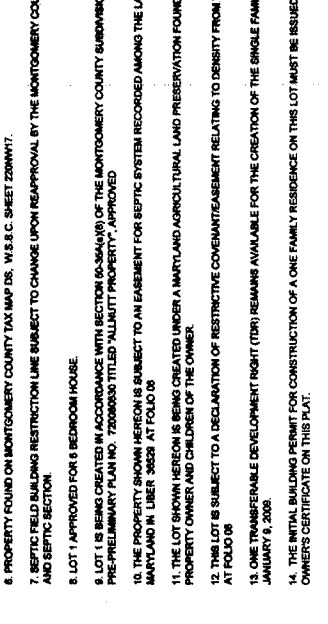
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED _____ DATE _____

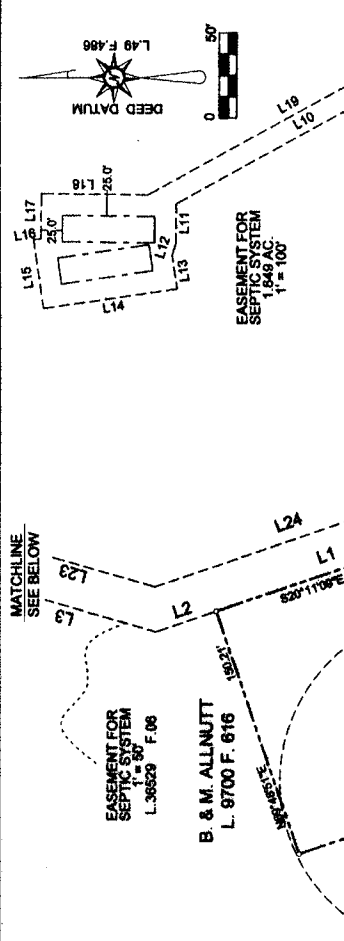
CHAIRMAN ASST.-SECRETARY-TREASURER



LINE	BEARING	HORIZ DIST
L1	N20°11'00"W	377.20
L2	N20°11'00"W	360.87
L3	N14°50'35"E	17.40
L4	S90°00'25"W	17.40
L5	N74°44'00"E	150.00
L6	N42°15'15"W	63.00
L7	N47°44'00"E	150.00
L8	S42°15'15"E	38.98
L9	S89°28'31"W	44.43
L10	N30°09'23"W	369.34
L11	S89°28'31"W	45.84
L12	N73°44'00"W	14.43
L13	N87°20'17"E	187.40
L14	N87°20'17"E	60.50
L15	S89°28'31"E	6.79
L16	S90°00'17"E	6.79
L17	S90°00'17"E	124.18
L18	S30°00'20"E	383.89
L19	S14°50'35"W	183.47
L20	S14°50'35"W	23.22
L21	S47°44'00"W	430.89
L22	S14°50'35"W	176.32
L23	S00°00'00"W	25.00
L24	S00°40'51"W	25.00



PLAT TOTALS	1
NUMBER OF LOTS, OUTLOTS, PARCELS	1,000 ACS
AREA OF LOTS, OUTLOTS, PARCELS	0.257 ACS
AREA OF DEDICATION	1,257 ACS
TOTAL AREA SHOWN ON PLAT	1,257 ACS



B. & M. ALLNUTT
 L. 9700 F. 616

B. & M. ALLNUTT
 L. 9700 F. 616

1.000 AC

SUGARLAND BOARD

APPROVED _____ DATE _____

DIRECTOR

WELL & SEPTICS LEGEND

25 SAND MOUND B.R.L.

100' NON-POLLUTION RADIUS

WELL

WELL PRE-CONCRETE END OF THE SYSTEM L. 46 F. 406

NOT TO SCALE

APPROVED _____ DATE _____

DIRECTOR

DEPARTMENT OF PERMITTING SERVICES

APPROVED _____ DATE _____

DIRECTOR

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED _____ DATE _____

CHAIRMAN ASST.-SECRETARY-TREASURER

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Homestead Farm Plat Number: 220090310
 Plat Submission Date: 8/20/08
 DRD Plat Reviewer: S Smith
 DRD Prelim Plan Reviewer: E. Grayson
 *For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. 720060530 Checked: Initial ED Date 7/19/10
 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 OK Open Space N/A Non-standard
 BRLs N/A Adjoining Land Vicinity Map Septic/Wells OK
 TDR note Child Lot note Surveyor Cert Owner Cert Tax Map
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	J. P. ...	8/21/08	9/12/08	9-12-08	OK at SC Permit
Research	Bobby Fleury			8/28/08	OK
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey				

Final DRD Review:

DRD Review Complete:	Initial <u>SS</u>	Date <u>7/19/10</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>SS</u>	<u>3-4-09</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>SS</u>	<u>6/30/10</u>
Board Approval of Plat:		
Plat Agenda:	<u>SS</u>	<u>7/29/10</u>
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: _____

(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: _____ 1
- b) Written MCDPS approval of proposed septic area: _____ yes
- c) Required street dedication: _____ ok
- d) Easement for balance of property noting density and TDRS: _____ ✓
- e) Average lot size of 5 acres: _____ 1 acre ok
- f) Forest Conservation requirements met: _____ yes 4/17/08

