

Plat Name: Cliftonbrook
Plat #: 220111050

Location: Located on the east side of Pinebrook Drive at the intersection of
Pinebrook Court
Master Plan: Sandy Spring - Ashton
Plat Details: RC zone; 1 lot
Community Water, Private Septic
Applicant: Riba Land Corporation

Staff recommends approval of this subdivision plat as directed by the Planning Board at its meeting of September 15, 2011, pursuant to Section **50-35A(a)(2)** of the Subdivision Regulations, which states:

Conversion of an Outlot into a Lot. An outlot may be converted into a lot under the minor subdivision procedures provided:

- a. The outlot is not required open space or otherwise constrained so as to prevent it from being converted into a buildable lot;
- b. There is adequate sewerage and water service to the property, which may be either public service and/or approved private septic system/private well;
- c. All applicable requirements and/or agreements that may be relevant, in accordance with provisions for adequate public facilities, as contained in Section 50-35(k) and the Annual Growth Policy, are satisfied prior to the recordation of the plat;
- d. All applicable conditions and/or agreements applicable to the original subdivision approval creating the outlot will also apply to the new lot. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement, conservation easement or building restriction lines; and
- e. If the outlot is located within a special protection area, as shown on an approved and adopted master plan, all applicable special protection areas requirements and guidelines, including approval of a water quality plan, are satisfied prior to recordation of the plat.

An outlot may be incorporated into an adjoining lot resulting in a larger lot without having to satisfy Subsections (a) and (b) above.

Staff has reviewed the submitted mylar and has determined that it complies with the requisite sections of Subdivision Regulations and recommends approval of this plat.

SUBDIVISION NOTES

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY OR FINAL PLAT MUST BE REVIEWED BY THE MONTGOMERY COUNTY PLANNING BOARD AND NOT BE ESTABLISHED BY THE RECORDATION OF THIS PLAT UNLESS EXPRESSLY CONTEMPLATED IN THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAT AS APPROVED OR SUBSEQUENTLY APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAT ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER.
3. THIS PROPERTY IS ZONED RC (RURAL CLUSTER); THE LOT SHOWN COMPLES WITH THE REQUIREMENTS OF SECTIONS 59-C-9.7.3 AND 59-C-9.7.4 OF THE MONTGOMERY COUNTY ZONING ORDINANCE, ORIGINAL OUTLOT RECORDED JANUARY 22, 1952 UNDER R-R STANDARDS.
4. TITLE INFORMATION STATEMENT: THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OWNERSHIP OR USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP OR TITLE OR TO DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.
5. TAX MAP REFERENCE: TAX MAP ORD. 4761
6. THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR AN OUTLOT INTO A LOT AS PROVIDED FOR IN SECTION 50-3(b)(4)(C).
7. THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR AN OUTLOT INTO A LOT AS PROVIDED FOR IN SECTION 50-3(b)(4)(C).
8. SEPTIC BUILDING RESTRICTION LINES ARE SUBJECT TO CHANGE UPON APPROVAL BY MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES, WELL AND SEPTIC SECTION.
9. SEPTIC AREA IS APPROVED FOR A 4 BEDROOM HOUSE.

OWNERS' CERTIFICATE

WE, RIBA LAND CORPORATION, AS OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE BUILDING RESTRICTION LINES. FURTHER, WE GRANT TO THE PARTIES NAMED IN A DOCUMENT TITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 437; THE PUBLIC UTILITY EASEMENTS, AS DESCRIBED IN SAID DOCUMENT, TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

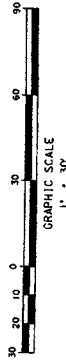
AS OWNERS OF THE SUBDIVISION, WE, OUR SUCCESSORS, AGENTS AND ASSIGNS, WILL CAUSE ALL PROPERTY INTERESTS TO BE REGISTERED WITH THE REGISTERED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 40-3(a)(2) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO RECORDED SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

Albert Pretzinger DATE *09-26-11*
 PRESIDENT

CURVE TABLE

CURVE	RADIUS	ARC	ANGLE	DELTA	CHORD
C1	840.00'	103.17'	51.67°	09° 13' 51"	113' 26' 35" W
					103.00'



SURVEYOR'S CERTIFICATE

HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAT SHOWN HEREON IS CORRECT AND THAT IT IS A SUBDIVISION OF THE FOLLOWING PARCEL OR TRACT OF LAND:

ALL OF THAT PARCEL OR TRACT OF LAND COMPLETED TO RIBA LAND CORPORATION BY JUDSON PRELANZA JR. AND ALBERTA MARIA PRELANZA IN A DEED RECORDED DECEMBER 18, 1973 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 4814 AT FOLIO 541, SAID PARCEL OR TRACT ALSO SHOWN AS OUTLOT 1, BLOCK 'E' ON A PLAT OF SUBDIVISION TITLED "CLIFTONBROOK", RECORDED AMONG SAID LAND RECORDS IN PLAT BOOK 77, PLAT NO. 7661.

I FURTHER CERTIFY THAT, ONCE ENGAGED, AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS SHOWN THIS PLAT WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(c) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 27,917 SQUARE FEET OR 0.6409 ACRES OF LAND, NONE OF WHICH IS TO BE DEDICATED TO PUBLIC USE.

Christopher S. Adams DATE *09-26-11*
 SURVEYOR
 MARYLAND REGISTRATION NO. 8249
 LICENSE EXPIRES: 06-29-2012

LOT 20
 P.B. 77 PLAT NO. 7661



N/F
 DESTINY INVESTMENT
 COMPANY, LLC
 L. 20626 F. 554

LOT 21
 27,917 SQ. FT. OR 0.6409 AC.



LOT 7
 P.B. 68 PLAT NO. 6478



LOT 17
 P.B. 68 PLAT NO. 6375



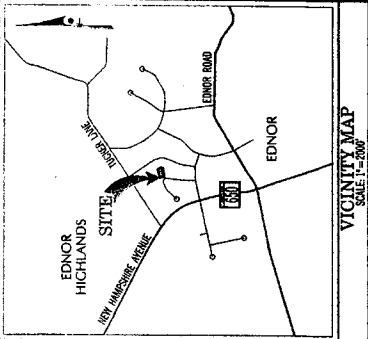
LOT 8



PINEBROOK DRIVE
 (60' R/W)
 P.B. 68 PLAT NO. 6375

PINEBROOK COURT
 (30' R/W)

PLAT NO



**SUBDIVISION RECORD PLAT
 CLIFTONBROOK
 LOT 21, BLOCK 'E'
 A RESUBDIVISION OF OUTLOT ONE, BLOCK 'E'
 ELECTION DISTRICT NO. 8
 MONTGOMERY COUNTY, MARYLAND**

Scale: 1" = 30'

DATE: SEPTEMBER, 2011

AREA TABLE

LOT	AC.	OR	SQ. FT.
LOT 21	0.6409	AC.	OR 27,917
DEDICATION	0	AC.	OR 0
TOTAL AREA	0.6409	AC.	OR 27,917

FOR PUBLIC WATER SYSTEMS AND PRIVATE SEPTIC SYSTEMS

Maryland National Capital Park & Planning Commission
 Montgomery County Planning Board

Montgomery County, Maryland,
 Department of Permitting Services

Chairman _____
 Secretary Treasurer _____
 Director _____

Approved: _____
 Date: _____

PLA No. _____

MNC&PC File No. _____

GREENHORNE & OMARA INC.
 GENERAL CIVIL TRANSPORTATION, ENVIRONMENTAL, GEOSPATIAL SERVICES
 20410 CENTURY BOWLEND, SUITE 200
 GERMANTOWN, MARYLAND 20874
 (301) 444-8882

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Cliftonbrook Plat Number: 220111050
 Plat Submission Date: 3-28-2011
 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. 1-69204 Checked: Initial SSS Date 9-16-2011
 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 OK
 Plan # Road/Alley Widths OK Easements OK Open Space: N/A Non-standard
 BRLs N/A Adjoining Land Vicinity Map Septic/Wells OK
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map
 SPAN N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	<u>3/30/11</u>	<u>4-13-11</u>	<u>4-7-11</u>	<u>Check FCP Note</u>
Research	Bobby Fleury			<u>3-31-11</u>	<u>OK</u>
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):

Initial

Date

Final Mylar & DXF/DWG Received:

SSS

9/16/2011

Final Mylar Review Complete:

SSS

9-29-2011

Board Approval of Plat:

SSS

10/5/2011

Plat Agenda:

SSS

10/13/2011

Planning Board Approval:

Chairman's Signature:

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 #:

No. _____

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

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: _____
- 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: ok
- b) Adequate sewerage and water service/public or private: ok
- c) Adequate public facilities and AGP satisfied: ok
- d) Any conditions/agreements of original subdivision: ok
- e) Special Protection Area, Water Quality Plan required: N/A

(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: _____