



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

MCPB
Item # 1B
12-15-2011

MEMORANDUM

DATE: December 7, 2011

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
D.A.R.C. Division *CC*
(301) 495-4542

FROM: Stephen Smith, Senior Planner *SS*
D.A.R.C. Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for December 15, 2011

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:

220110050 **Friends Aplenty**
220110710 - 220110740 **Clarksburg Village (4)**

Plat Name: Friends Aplenty
Plat #: 220110050

Location: Located on the east side of Bucklodge Road, 800 feet north of Darnestown Road
Master Plan: Agriculture & Rural Open Space
Plat Details: RDT zone; 1 lot
Private Well, Private Septic
Applicant: Patricia Smith

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. 720090100 (MCPB Resolution No. 10-42) and supports this minor subdivision record plat.

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Friends Apartly Plat Number: 220110050
 Plat Submission Date: 7/12/2010
 DRD Plat Reviewer: P. Butler
 DRD Prelim Plan Reviewer: P. Butler

*For category of minor subdivision see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. 720090100 Checked: Initial P.B. Date 11/1/10
 Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Planning Board Opinion - Date 5/4/10 Checked: Initial P.B. Date 11/1/10
 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	7-14-10	7-30-10	7/29/10	PLP # SC2009014 OK
Research	Bobby Fleury			7/19/10	
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial WS Date 2/25/11
 Final Mylar & DXF/DWG Received: Initial WM Date 11/17/2011
 Final Mylar Review Complete: Initial WM Date 1/20/11

Board Approval of Plat:

Plat Agenda: Initial WS Date 12/15/2011

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 #: _____

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 _____

No. _____

(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: ok 11-18-2009
- c) Required street dedication: ok
- d) Easement for balance of property noting density and TDRS: yes
- e) Average lot size of 5 acres: N/A 720090100
- f) Forest Conservation requirements met: yes