



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


MCPB
Item # 1B
12-13-2012

MEMORANDUM

DATE: December 5, 2012

TO: Montgomery County Planning Board

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

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

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for December 13, 2012

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 plats. The following plats are included:

220121650 **Shultz Tract**
220130170 **Glen Meadows**
220130190 **Whitehall Manor**
220130200 **English Village, Bradley Hills**
220130390 **B.F. Gilberts Addition to Takoma Park**

Plat Name: Shultz Tract
Plat #: 220121650

Location: Located on the north side of Fawsett Road, approximately 1,500 feet east of MacArthur Boulevard.
Master Plan: Potomac Subregion
Plat Details: R-200 zone; 2 lots
Private Well, Community Sewer
Applicant: Howard Dickler

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:

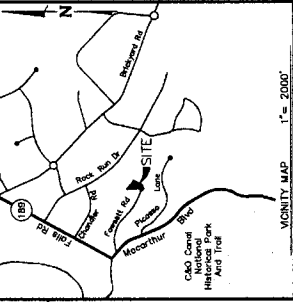
- a. The total area of the adjustment does not exceed five percent of the combined area of the lots affected by the adjustment;
- b. No additional lots are created;
- c. The adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, 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 the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(1) and supports this minor subdivision record plat.

PLAT No.



TAX MAP No. FNT123

- Notes:
- This property is zoned R-200.
 - Unless expressly completed by the plan as approved, all requirements associated with any preliminary plan, site plan, project plan, or other plan, showing development of this property shall be in accordance with the applicable zoning Board and any other laws, rules and regulations of the Planning Board or other public files for the recordation of this plan. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
 - This plan conforms with the requirements of Section 30-24(e) of the Montgomery County Code. This plan involves a minor lot line adjustment as provided for in Section 50-35A (e)(1).
 - This Plan is not intended to show every matter affecting or restricting the ownership and use of the property. This Plan is not intended to replace an examination of title or to depict or note all matters affecting title.
 - The source of the 100 year Flood Plain shown herein is the Floodplain Atlas for Montgomery County, Maryland, prepared by Morris, Hendricks & Glascock, P.A. and approved by the Department of Permitting Services in a letter dated June 19, 2008; Flood Plain study No. 233814.

OWNER'S CERTIFICATE

Howard Dickler, et al., and Ana I. Martinez, owners of the property shown hereon, hereby adopt this plat of re-subdivision; hereby grant a Public Utilities Easement (P.U.E.) as shown hereon, to the parties named in a document entitled "Terms and Provisions of Public Utilities Easement" and subject to all current and applicable regulations of all federal, state, and local governing agencies; As owners of this subdivision, we, our successors and assigns, will cause all property corners markers and other boundary markers to be set in accordance with the provisions of Section 50-24(e)(2) of the Montgomery County Code.

There are no suits, liens, leases, mortgages, or trusts, affecting the property included in this plat, and no other interests in the property shown hereon, which are not indicated hereon. We have affixed their signatures hereon indicating their assent to this plat of re-subdivision:

11/12/12 Date
Howard B. Dickler
Ana I. Martinez

We hereby assent to this plat of re-subdivision.
NH Federal Credit Union
Jennifer Duval, Trustee

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	20.00'	28.84'	75.3349°	15.88'	S 76.1527° W	24.87'
C2	60.00'	143.57'	136.5714°	132.14'	N 74.5255° W	111.83'
C3	997.10'	386.00'	227.051°	195.45'	N 46.1626° E	383.90'

SURVEYOR'S CERTIFICATE

We hereby certify that the plat shown hereon is correct; that it is a subdivision of the lands conveyed to Howard Dickler & Ana I. Martinez by the following Conveyances as recorded in the Land Records of Montgomery County, Maryland: Plat No. 1638 dated August 7, 1987 and recorded in Liber 7852 of Folio 135, and

2. All of the land conveyed by Dennis C. Clarke by deed dated August 7, 1987 and recorded in Liber 7852 of Folio 135, and

3. All of the land conveyed by Dennis C. Clarke by deed dated August 7, 1987 and recorded in Liber 7852 of Folio 135, and

4. All of the land conveyed by Dennis C. Clarke by deed dated August 7, 1987 and recorded in Liber 7852 of Folio 135, and

5. The source of the 100 year Flood Plain shown herein is the Floodplain Atlas for Montgomery County, Maryland, prepared by Morris, Hendricks & Glascock, P.A. and approved by the Department of Permitting Services in a letter dated June 19, 2008; Flood Plain study No. 233814.

11/15/12 Date
Dennis C. Clarke
Morris, Hendricks & Glascock, P.A.
Professional Land Surveyor
Md. Reg. No. 21135
Expiration Date: June 21, 2014

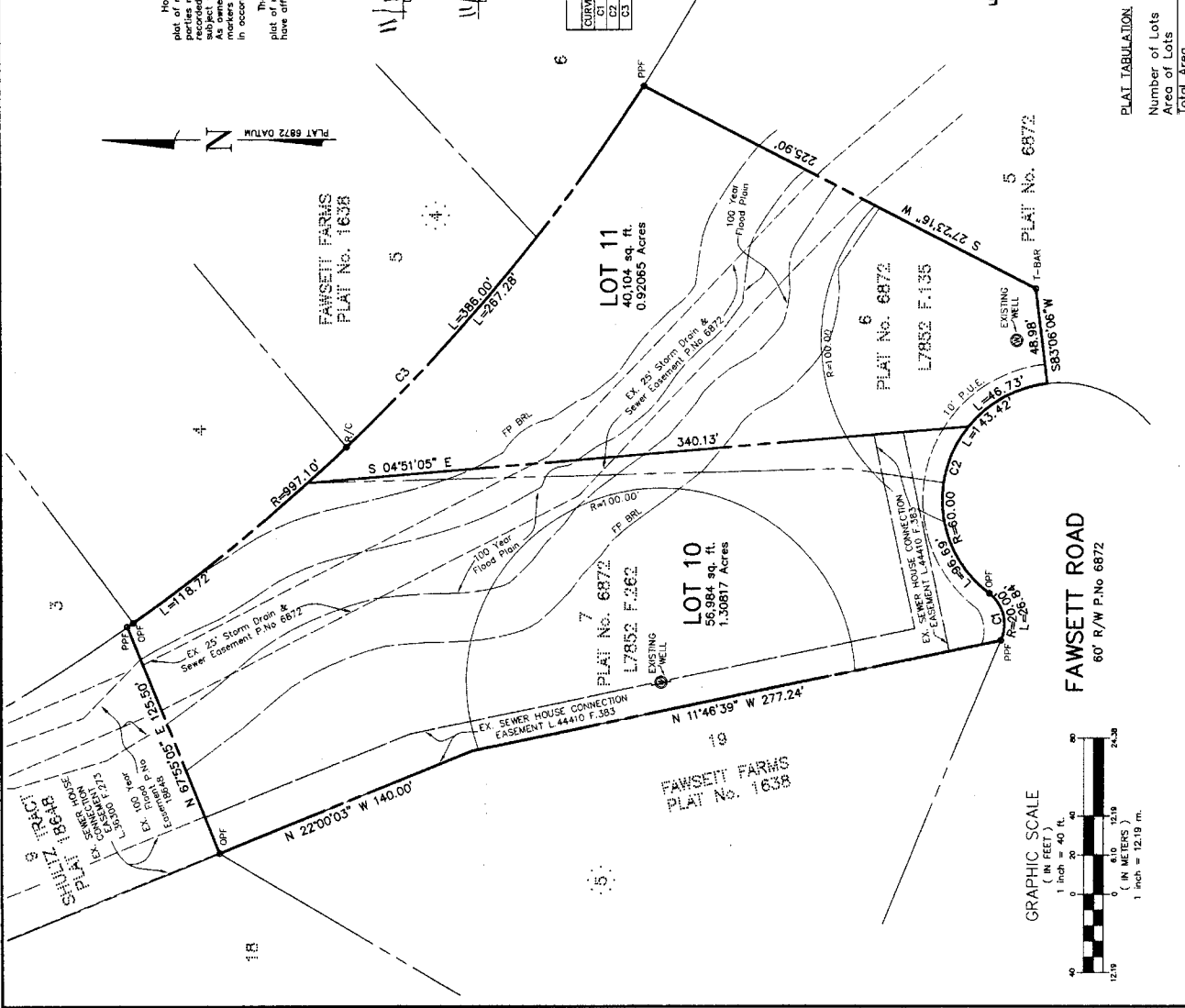
- Legend: --- = Iron Pipe Found
- = Pinned Pipe Found
- = Open Pipe Found
- R/C = Rebar with Cap

SUBDIVISION RECORD PLAT
LOTS 10 & 11
A RESUBDIVISION OF LOTS 6 & 7
SCHULTZ TRACT
ELECTION DISTRICT No. 10
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40'
NOVEMBER, 2012



MHG
Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors
9200 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279
Phone: 301.670.0940
Fax: 301.948.0883
www.mhgpa.com

JOB NO. 2004.289



PLAT TABULATION:

Number of Lots	= 2	sq. ft.
Area of Lots	= 97,088	sq. ft.
Total Area	= 97,088	square feet
	= 2,22684	acres

FOR PUBLIC SEWER AND PRIVATE WELL ONLY
THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED: _____

CHAIRMAN _____ SECRETARY-TREASURER _____
DIRECTOR _____
DATE: _____ Pat No: _____

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Shultz Tract Plat Number: 220121650
 Plat Submission Date: 4-25-2012
 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 N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	4/25/12	5/11/12	5/9/12	Remove Note [Edit]
Research	Bobby Fleury			4-30-12	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): SOS 5/31/12
 Final Mylar & DXF/DWG Received: SOS 11-16-12
 Final Mylar Review Complete: SOS 12-5-12

Board Approval of Plat:

Plat Agenda: SOS 12/13/12
 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. _____

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: yes
- d) Date sketch plan submitted: 4-9-12
- e) Sketch plan revised or denied within 10 business days: ok 4/11/12
- f) Final record plat submitted within ninety days: ok 4-25-12
- g) Sketch shows following information:
 - i. proposed lot adjustment: ok
 - ii. physical improvements within 15 feet of adjusted line: ok
 - iii. alteration to building setback: ok
 - iv. amount of lot area affected: ok

(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: _____