



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

**MCPB**  
**Item # 1B**  
**1-19-2012**

**MEMORANDUM**

**DATE:** January 5, 2012

**TO:** Montgomery County Planning Board

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

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

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for January 19, 2012

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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:

220101090 **Aigner Property**

**Plat Name: Aigner Property**  
**Plat #: 220101090**

Location: Located on the east side of Old Hundred Road (MD 109), approximately 3,800 feet north of Comus Road (MD 95)  
Master Plan: Agriculture and Rural Open Space  
Plat Details: RDT zone; 2 lots, 1 parcel, 1 outlot  
Private Well, Private Septic  
Applicant: Hans Aigner

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 5 acres in size unless approved by the Planning Board in the review of a pre-preliminary plan of subdivision and;
- 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. 720090110 (MCPB Resolution No. 10-89) and supports this minor subdivision record plat.

**NOTES**

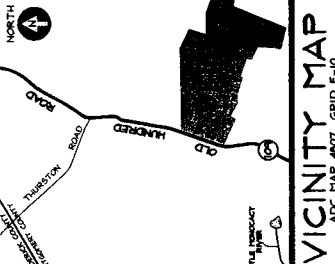
1. THE LOTS ARE APPROVED FOR PRIVATE WELLS AND SEPTIC WATERS CATEGORY 6 - BOWEN CATEGORY 6
2. THE PROPERTY IS SHOWN ON TAX MAP 20.
3. THIS PROPERTY IS LOCATED ON FEDERAL ROAD, PARCEL 8888, WHICH IS PART OF THE 100' WIDE ROAD PLANNED BY THE PRE-PLANNING PLAN FOR THE DEVELOPMENT OF THE PROPERTY.
4. THE PROPERTY IS LOCATED ON FEDERAL ROAD, PARCEL 8888, WHICH IS PART OF THE 100' WIDE ROAD PLANNED BY THE PRE-PLANNING PLAN FOR THE DEVELOPMENT OF THE PROPERTY.
5. THE PROPERTY IS LOCATED ON FEDERAL ROAD, PARCEL 8888, WHICH IS PART OF THE 100' WIDE ROAD PLANNED BY THE PRE-PLANNING PLAN FOR THE DEVELOPMENT OF THE PROPERTY.
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9. THE PROPERTY IS LOCATED ON FEDERAL ROAD, PARCEL 8888, WHICH IS PART OF THE 100' WIDE ROAD PLANNED BY THE PRE-PLANNING PLAN FOR THE DEVELOPMENT OF THE PROPERTY.
10. THE PROPERTY IS LOCATED ON FEDERAL ROAD, PARCEL 8888, WHICH IS PART OF THE 100' WIDE ROAD PLANNED BY THE PRE-PLANNING PLAN FOR THE DEVELOPMENT OF THE PROPERTY.

**SANDMOUND NOTES**

1) THE SANDMOUND NOTES ARE SUBJECT TO THE PROVISIONS OF THE PRE-PLANNING PLAN FOR THE DEVELOPMENT OF THE PROPERTY, AND TO THE PROVISIONS OF THE SUBDIVISION RECORD PLAT FOR LOTS 1 AND 2, OUTLOT A AND PARCEL A AND PARCEL B. THESE NOTES ARE TO BE READ IN CONJUNCTION WITH THE SAID PRE-PLANNING PLAN AND SAID SUBDIVISION RECORD PLAT.

2) THE SANDMOUND NOTES ARE SUBJECT TO THE PROVISIONS OF THE PRE-PLANNING PLAN FOR THE DEVELOPMENT OF THE PROPERTY, AND TO THE PROVISIONS OF THE SUBDIVISION RECORD PLAT FOR LOTS 1 AND 2, OUTLOT A AND PARCEL A AND PARCEL B. THESE NOTES ARE TO BE READ IN CONJUNCTION WITH THE SAID PRE-PLANNING PLAN AND SAID SUBDIVISION RECORD PLAT.

3) THE SANDMOUND NOTES ARE SUBJECT TO THE PROVISIONS OF THE PRE-PLANNING PLAN FOR THE DEVELOPMENT OF THE PROPERTY, AND TO THE PROVISIONS OF THE SUBDIVISION RECORD PLAT FOR LOTS 1 AND 2, OUTLOT A AND PARCEL A AND PARCEL B. THESE NOTES ARE TO BE READ IN CONJUNCTION WITH THE SAID PRE-PLANNING PLAN AND SAID SUBDIVISION RECORD PLAT.



**VICINITY MAP**  
ADC MAP 4807, GRID F-10  
SCALE: 1" = 200'

**EASEMENT-CURVE TABLE**

CURVE	LENGTH	RADIUS	CURVED BEARING	DELTA ANGLE
C1	165.27	464.33	57°32'54"E	207°47'47"
C2	111.10	42.70	51°30'00"E	107°03'54"
C3	208.66	208.16	56°59'58"W	85°07'16"
C4	271.56	109.77	52°03'59"E	319°42'37"
C5	62.30	90.14	57°00'00"E	107°03'54"
C6	184.47	464.33	57°32'54"E	207°47'47"
C7	165.27	464.33	57°32'54"E	207°47'47"

**PROPERTY LINE-CURVE TABLE**

CURVE	LENGTH	RADIUS	CURVED BEARING	DELTA ANGLE
C1	165.27	464.33	57°32'54"E	207°47'47"
C2	111.10	42.70	51°30'00"E	107°03'54"
C3	208.66	208.16	56°59'58"W	85°07'16"
C4	271.56	109.77	52°03'59"E	319°42'37"
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C7	165.27	464.33	57°32'54"E	207°47'47"

**OWNER'S CERTIFICATE**

I, the undersigned, being the owner of the property shown and described herein, hereby certify that the plan of subdivision, subdivision record plat and the subdivision map and subdivision map legend are true and correct copies of the original as recorded in the office of the Montgomery County Clerk of the Circuit Court and that the same have been duly recorded in the office of the Montgomery County Clerk of the Circuit Court and that the same are subject to the provisions of the Subdivision Record Act of 1964 (Public Law 209-188), as amended, and that the same are subject to the provisions of the Subdivision Record Act of 1964 (Public Law 209-188), as amended, and that the same are subject to the provisions of the Subdivision Record Act of 1964 (Public Law 209-188), as amended.

DATE: 12/22/11  
NAME: HANS JACOB  
ADDRESS: HAGERSTOWN, MARYLAND

DATE: 12-23-2011  
NAME: OLGA JACOB  
ADDRESS: HAGERSTOWN, MARYLAND

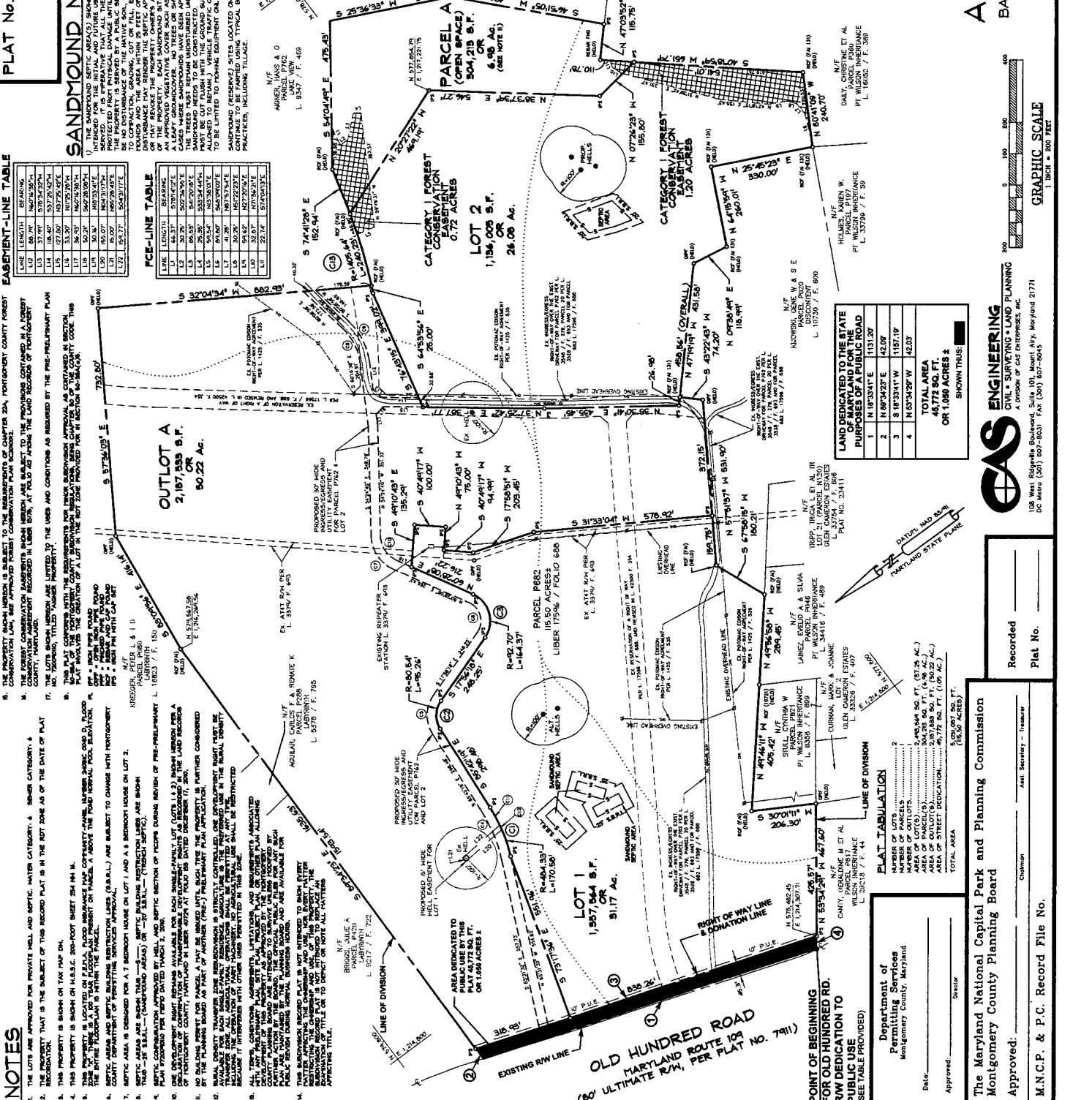
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREIN IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A SUBDIVISION OF ALL OF THE LANDS SHOWN ON SAID PLAN, AND THAT THE SAID PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS RECORDED IN THE OFFICE OF THE MONTGOMERY COUNTY CLERK OF THE CIRCUIT COURT AND THAT THE SAID PLAN IS SUBJECT TO THE PROVISIONS OF THE SUBDIVISION RECORD ACT OF 1964 (PUBLIC LAW 209-188), AS AMENDED, AND THAT ALL NECESSARY CONSENTS HAVE BEEN OBTAINED FROM THE APPLICABLE AGENCIES AND OFFICIALS OF THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND THAT ALL NECESSARY CONSENTS HAVE BEEN OBTAINED FROM THE APPLICABLE AGENCIES AND OFFICIALS OF THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS.

DATE: 12/21/11  
NAME: DAVID JOHN BOGGS  
ADDRESS: 16525 WOODBURN DRIVE, WASHINGTON, DC 20032

**SUBDIVISION RECORD PLAT**  
LOTS 1 AND 2, OUTLOT A AND PARCEL A AND PARCEL B

**AIGNER PROPERTY**  
BARNESVILLE (ITH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 200' JUNE, 2010



Department of Public Works  
Montgomery County, Maryland

Date: \_\_\_\_\_

Approved: \_\_\_\_\_ Director

The Maryland National Capital Park and Planning Commission  
Montgomery County Planning Board

Approved: \_\_\_\_\_ Chairman

M.N.C.P. & P.C. Record File No. \_\_\_\_\_

Recorded \_\_\_\_\_ Plat No. \_\_\_\_\_

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Aigner Property Plat Number: 220101090  
 Plat Submission Date: 6-29-2010  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: R. Weaver

\*For category of minor subdivision see pages 2 and 3

## Initial DRD Review:

Pre-Preliminary Plan No. 720090110 Checked: Initial SJS Date 9/14/10  
 Preliminary Plan No. \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Planning Board Opinion - Date 7/13/10 Checked: Initial SJS Date 9/14/10  
 Site Plan Name if applicable: \_\_\_\_\_ Site Plan Number: \_\_\_\_\_  
 Planning Board Opinion - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Lot # & Layout  Lot Area  Zoning  Bearings & Distances  Coordinates ok  
 Plan #  Road/Alley Widths  Easements  Open Space  Non-standard  
 BRLs  Adjoining Land  Vicinity Map  Septic/Wells   
 TDR note  Child Lot note N/A Surveyor Cert ok Owner Cert  Tax Map ok  
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	7/9/10	7/21/10	8/9/10	OK vs. Prelim FCP OK
Research	Bobby Fleury			7/12/10	
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up): Initial SJS Date 10/29/10  
 Final Mylar & DXF/DWG Received: Initial SJS Date 1-4-2012  
 Final Mylar Review Complete: Initial SJS Date 1-5-2012

## Board Approval of Plat:

Plat Agenda: Initial SJS Date 1-19-2012  
 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:   | <u>2</u>   |
| b) Written MCDPS approval of proposed septic area:           | <u>ok</u>  |
| c) Required street dedication:                               | <u>ok</u>  |
| d) Easement for balance of property noting density and TDRS: | <u>N/A</u> |
| e) Average lot size of 5 acres:                              | <u>N/A</u> |
| f) Forest Conservation requirements met:                     | <u>ok</u>  |