

Plat Name: Potomac Hills, Section One
Plat #: 220131110

Location: Located on the south side of Chapel Road, 200 feet west of Gary Road.
Master Plan: Potomac Subregion Master Plan
Plat Details: R-200 zone; 1 lot
Community Water, Community Sewer
Owner: Chapel Garden, LLC

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(10)** of the Subdivision Regulations, which states:

Combining a lot and adjoining property. Except in agricultural zones, the Planning Board may approve plats under the minor subdivision process to consolidate an existing platted lot and a partition of land created as a result of a deed, provided:

- a. In a one-family residential zone, the partition of land created by deed cannot itself be platted under the area and dimensional standards of the zone;
- b. Any conditions applicable to the existing lot remain in full force and effect on the new lot;
- c. Any required street dedication is provided; and
- d. The subject lot was not identified as an outlot on a plat.

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)(10) and supports this minor subdivision record plat.

OWNER'S CERTIFICATION

The undersigned, owners of the property shown herein, hereby adopt this plan of subdivision. The undersigned also adopts a Public Utility Easement (P.U.E.) as shown herein to the parties named in a document entitled, "Terms and Provisions of Public Utility Easements" as recorded in Liber 3854 at Folio 427 among the land records of Montgomery County, Maryland. Their successors and assigns. The owner will cause all property corner markers and any other required instrumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(c) of the Montgomery County Code.

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

For Chapel Garden, LLC

Witness: DMC Date: 1/25/2013 Dinesh Jain, Resident Agent

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown herein is correct; that it is a subdivision of the land described in a deed from Donald Karyen Dineen, Trustee of the Donald Karyen Dineen Trust Declaration in Chapel Garden LLC, a Maryland Limited Liability Company, by deed dated November 13, 2012 and recorded in Liber 46386 at Folio 241, also being a resubdivision of "Section One, Potomac Hills", Lot 22, Block C, as shown on a plat recorded in Plat Book 30 at Plat 1866, all among the land records of Montgomery County, Maryland. I further certify that, once adopted as described in the owner's certification herein, all instruments and all property interests shall be subject to the provisions of Section 50-24(c) of Montgomery County Code. The total area included on the plat is 37214 square feet of land of which none is dedicated to the public use.

THOMAS A. MADDOX - Registered Professional
Land Surveyor MD #10650 (EXP. 4/3/14) DATE: 5/16/2013

PLAT TOTALS	
NUMBER OF LOTS	1
AREA OF LOTS	37214 SF
AREA OF DEDICATION	NONE
TOTAL AREA SHOWN ON PLAT	37214 SF

MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____ DATE: _____

DIRECTOR

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

APPROVED: _____ DATE: _____

CHAIRMAN ASST. - SECRETARY - TREASURER

BOOK & PAGE NUMBER FILE NO.

PLAT NO.

PLAT 1866
MERIDIAN

CHAPEL ROAD
DEDICATED PER PLAT 1866
60' WIDE



VICINITY MAP
1" = 2000'

NOTES

1. PROPERTY ZONED R-200, AS OF THE DATE OF PLAT RECORDATION.
2. USE OF PRIVATE WELL AND SEPTIC SYSTEM IS ALLOWED SUBJECT TO APPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION SERVICE CATEGORIES 5-A, 1-A3.
3. 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 RECORDATION 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.
4. THIS PLAT IS NOT INTENDED TO SUCH 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 DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.
5. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP PP343, WSSC GRID 213NWH10.
6. THIS PLAT OF RESUBDIVISION IS APPROVED PURSUANT TO THE PROVISIONS FOR MINOR SUBDIVISIONS IN SECTION 50-35A OF THE SUBDIVISION REGULATIONS. THIS PLAT INVOLVES THE CONSOLIDATION OF A LOT AND ADJOINING PROPERTY AS PROVIDED FOR IN SECTION 50-35A(b)(5).
7. LOT 4 SEPTIC FIELD IS APPROVED FOR A 4.5 BEDROOM HOUSE.

SUBDIVISION RECORD PLAT
LOT 4, BLOCK C
SECTION ONE
POTOMAC HILLS

A RESUBDIVISION OF
LOT 22, BLOCK C & PARCEL P.648
ELECTION DISTRICT 10
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 30' JANUARY 2013

THOMAS A. MADDOX
PROFESSIONAL LAND SURVEYOR
5633 SHADY GROVE COURT
GAITHERSBURG, MARYLAND 20877
(301) 964-3864

GRAPHIC SCALE



22,013,1100

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: POTOMAC HILLS Plat Number: 220131100
Plat Submission Date: 2-6-2013
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 _____ 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	2/7/13	2/22/13	2-11-13	No Comments OK
Research	Bobby Fleury			2-11-13	
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): _____ Initial _____ Date 4-8-2013
Final Mylar & DXF/DWG Received: _____ SOS 8-9-2013
Final Mylar Review Complete: _____ SOS 8-15-2013

Board Approval of Plat:

Plat Agenda: _____ SOS 9-4-2013

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: _____
- 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: _____
- b) Written MCDPS approval of proposed septic area: _____
- c) Required street dedication: _____
- d) Easement for balance of property noting density and TDRS: _____
- e) Average lot size of 5 acres: _____
- f) Forest Conservation requirements met: _____

(9) *Parcels satisfying the provisions of Section 59-B-8.1 of Zoning Ordinance*

- a) Any required street dedication: _____
- b) Adequate sewerage/water service to the property: _____

(10) *Combining an existing lot with adjoining property created by deed*

- a) Property is not located in an Agricultural Zone
- b) Partition of land is unable to be platted on its own
- c) Applicable conditions for existing lot remain in effect
- d) Required street dedication

ok R-200

ok

ok

N/A

(11) *Creation of Lot from part of a lot*

- a) Property contains legal one-family dwelling
- b) Subject property located in a one-family residential zone
- c) Conditions creating the original recorded lot remain