

Plat Name: Fairland Gardens
Plat #: 220141430

Location: Located in the northwest quadrant of the intersection of Greencastle Road and Old Columbia Pike.
Master Plan: Fairland Master Plan
Plat Details: R-200 zone; 2 lots
Community Water, Community Sewer
Applicant: Estate of John J. Ryan

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plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.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 this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(1) of the subdivision regulations and supports this subdivision record plat.

GENERAL NOTES:

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PERMITTING PLAN, SPECIFICALLY INCLUDING THE PROVISIONS OF THE MONTGOMERY COUNTY PLANNING BOARD, ARE INCORPORATED BY REFERENCE INTO THIS PLAT. ANY CHANGES TO THE PLAT MUST BE APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS PLAT CONFORMS WITH REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE AS PROVIDED FOR IN SECTION 50-35A(a)(1), WHICH INVOLVES A MINOR LOT LINE ADJUSTMENT BETWEEN TWO LOTS.
3. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER AFFECTING THE INTERESTS OF THE PARTIES TO THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE THE EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
4. THESE LOTS ARE SERVED BY PUBLIC WATER AND SEWER SERVICE.
5. THESE LOTS ARE CURRENTLY ZONED R-200.
6. THE LOTS SHOWN HEREON APPEAR ON MONTGOMERY COUNTY TAX MAP GRID K9-51 AND M S.C. SHEET NO. 220 NE 04.
7. PORTIONS OF THE LOTS SHOWN HEREON ARE LOCATED WITHIN THE ENVIRONMENTAL OVERLAY ZONE FOR THE UPPER PAINT BRANCH SPECIAL PROTECTION AREA PER MONTGOMERY COUNTY PLANNING DEPARTMENT INTERACTIVE MAP.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RESUBDIVISION OF ALL THE LAND CONVEYED TO JOHN J. RYAN, JR. BY JOHN J. RYAN, JR. AND PAMELA R. WILLIAMS, CO-TRUSTEES UNDER THE JOHN J. RYAN, SR. TRUST AGREEMENT BY DEED DATED DECEMBER 26, 2001 AS RECORDED IN LIBER 20445, AT FOLIO 647; SAID PROPERTY BEING KNOWN AS LOT 2, BLOCK A, IN THE SUBDIVISION KNOWN AS "FAIRLAND GARDENS" AS RECORDED IN PLAT BOOK 28 AT PLAT 1768 AND ALL THE LAND CONVEYED TO JOHN J. RYAN, JR. BY THE AFORESAID JOHN J. RYAN, JR. AND PAMELA R. WILLIAMS, CO-TRUSTEES UNDER THE JOHN J. RYAN, SR. TRUST AGREEMENT BY DEED DATED DECEMBER 26, 2001 AS RECORDED IN LIBER 20445, AT FOLIO 647; SAID PROPERTY BEING KNOWN AS LOT 1, BLOCK A AS SHOWN ON THE AFORESAID SUBDIVISION PLAT. ALL BEING RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

IN WITNESS WHEREOF, I HAVE HEREON SIGNED AND MARKED THIS PLAT IN PLACE AS SHOWN HEREON, THE TOP AREA INCLUDED ON THIS PLAT OF SUBDIVISION IS 55,041 SQUARE FEET OR 1.26356 ACRES OF LAND, NONE OF WHICH IS DEDICATED FOR PUBLIC USE.

7-21-14

DATE:

WAYNE F. AUBERTIN
PROFESSIONAL LAND SURVEYOR
M.D. REG. #21330
LICENSE EXPIRES 01-07-2015

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	TANGENT
1	64.83'	504.00'	S 71° 50' 11" W	64.83'
2	32.38'	252.00'	S 43° 46' 02" E	32.38'

M-NCPPC RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND		RECORDED: PLAT NO. _____	DRAFTED: E.H.
DIRECTOR: <i>Shawn R. Jones</i>		DATE: 8/6/14	CHECKED: W.F.A.
JANUARY 14, 2015		JOB NO.: 14-25048RP	
MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD			
APPROVED:	DATE	CHAIRMAN	ASSIST. SECRETARY - TREASURER

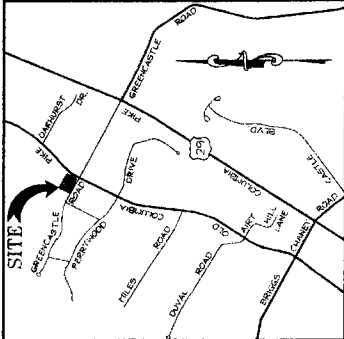
OWNER'S CERTIFICATE:

I, PAMELA R. WILLIAMS, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN J. RYAN, JR. (DECEASED), OWNER OF THE PROPERTIES SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND ESTABLISH THE TEN (10) FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON AS 10' P.U.E. FOR THE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

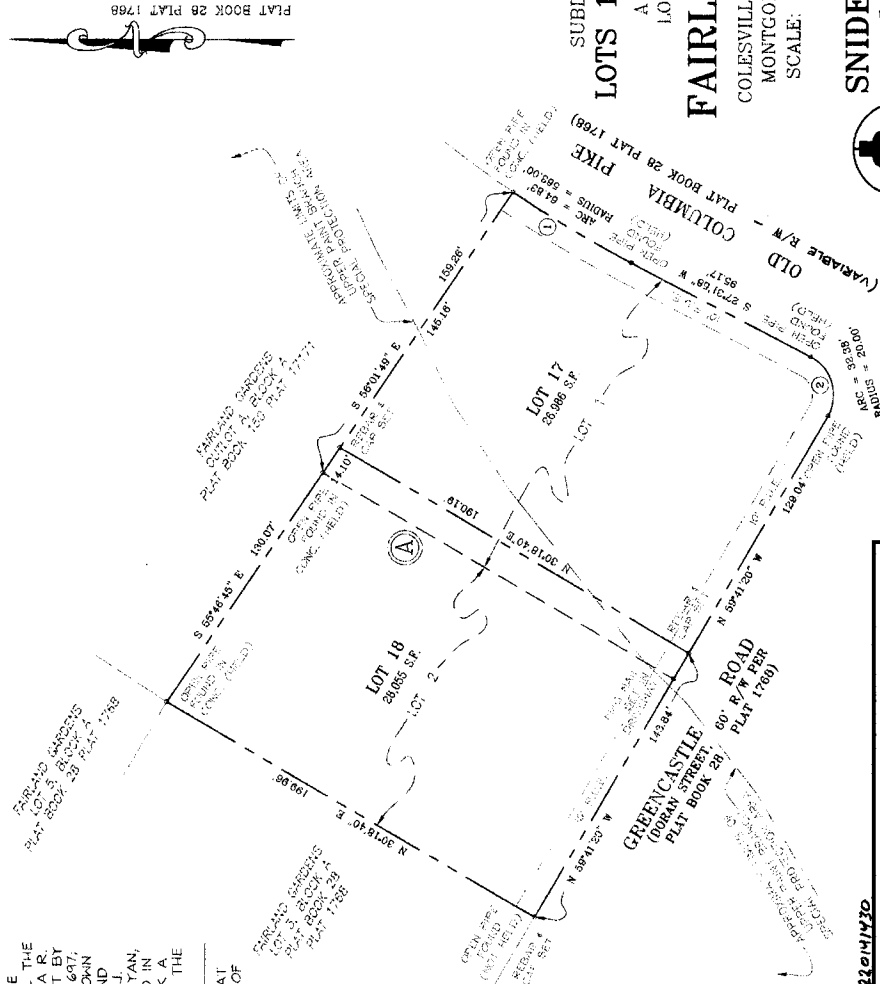
THERE ARE NO LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAT OF SUBDIVISION.

DATE: 7/24/14
PAMELA R. WILLIAMS
PERSONAL REPRESENTATIVE OF THE ESTATE
OF JOHN J. RYAN JR. (DECEASED)
WITNESS: *James Williams*

PLAT NO.



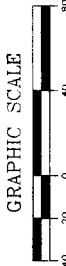
VICINITY MAP
ADC MAP 37 TH EDITION
ADC MAP PAGE 32, GRID C-4
SCALE: 1" = 2000'



SUBDIVISION RECORD PLAT
LOTS 17 & 18, BLOCK A
A RESUBDIVISION OF
LOTS 1 & 2, BLOCK A

FAIRLAND GARDENS
COLESVILLE (5th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40'
MAY, 2014

PREPARED BY
SNIDER & ASSOCIATES
LAND SURVEYORS
20270 GOLDENROD LANE, SUITE 110
GERMANTOWN, MARYLAND 20876
301/948-5100 Fax 301/948-1286



AREA TABULATION	
LOT 17 =	28,986 SF OR 0.61951 ACRES
LOT 18 =	28,986 SF OR 0.64405 ACRES
DEDICATION AREA =	N/A
TOTAL AREA =	55,041 SF OR 1.26356 ACRES

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Fairland Gardens Plat Number: 220141430
Plat Submission Date: 5-22-2014
Plat Reviewer: S. Smith
Prelim Plan Reviewer: N/A

*For category of minor subdivision see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. N/A Checked: Initial N/A Date N/A
Preliminary Plan No. N/A Checked: Initial N/A Date N/A
Planning Board Opinion - Date N/A Checked: Initial N/A Date N/A
Site Plan Name if applicable: N/A Site Plan Number: N/A
Planning Board Opinion - Date N/A Checked: Initial N/A Date N/A

Review Items: Refer the Plat Review Checklist

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	<u>5/28/14</u>	<u>6-13-14</u>		
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DARC	Keiona Clark				

Review:

Consultant Notified (Initial Mark-up):
Consultant Notified (Submit Mylar):
Final Mylar & DXF/DWG Received:
Final Mylar Review Complete:

Initial

SOS
SOS
SOS
SOS

Date

6/13/14
7-8-14
8-12-14
8-18-14

Board Approval of Plat:

Plat Agenda:

SOS

9-4-14

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 SJS
- b) No additional lots created: OK
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: yes OK
- d) Date sketch plan submitted: 4-22-14
- e) Sketch plan revised or denied within 10 business days: 4-28-14 OK
- f) Final record plat submitted within ninety days: yes
- g) Sketch shows following information:
 - i. proposed lot adjustment: ✓
 - ii. physical improvements within 15 feet of adjusted line: OK
 - iii. alteration to building setback: ✓
 - 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: _____