



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


**MCPB**  
**Item # 1B**  
**6-18-2015**

**MEMORANDUM**

**DATE:** June 10, 2015

**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 June 18, 2015

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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:

**220141570** Hardings Subdivision  
**220150440** Chandlee Estates  
**220150450** Spring Arbor  
**220151030** West Side at Shady Grove Metro

**Plat Name:** Hardings Subdivision  
**Plat #:** 220141570

**Location:** Located on the north side of Sagebrush Terrace, 400 feet east of Wildwood Drive.

**Master Plan:** Fairland Master Plan

**Plat Details:** R-200 zone; 1 lot

**Applicant:** Chang Kyung Yang

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(2)** of the Subdivision Regulations, which states:

**Conversion of an Outlot into a Lot.** An outlot may be converted into a lot under the minor subdivision procedures provide:

- a. The outlot is not required open space or otherwise constrained so as to prevent it being converted into a building lot;
- b. There is adequate sewerage and water service to the property, which may be either public service and/or approved private septic system/private well;
- c. All applicable requirements and/or agreements that may be relevant, in accordance with provisions for adequate public facilities, as contained in Section 50-35(k) and the Annual Growth Policy, are satisfied prior to recordation of the plat;
- d. All applicable conditions and/or agreements applicable to the original subdivision approval creating the outlot will also apply to the new lot. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement or building restriction lines; and
- e. If the outlot is located within a special protection area , as shown on an approved and adopted master plan, all applicable special protection area requirements and guidelines, including the approval of a water quality plan, are satisfied prior to recordation of the plat.

An outlot may be incorporated into an adjoining lot resulting in a larger lot without having to satisfy Subsections (a) and (b) above.

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

**OWNER'S CERTIFICATION**  
 The undersigned, owners of the property shown hereon, hereby adopt this part of subdivision. The undersigned also grants a Public Utility Easement (P.U.E.) as shown hereon to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 at Folio 457 among the land records of Montgomery County, Maryland, their successors and assigns. The owner will cause all property corner markers and any other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(e) of the Montgomery County Code.

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

*Daniel W. McLee* 11/8/14 Date  
 Witness

**SURVEYOR'S CERTIFICATION**  
 I hereby certify that the plat shown hereon is correct; that it is a subdivision of the land described in a deed from Jung Hyun Kim and Doe Han Cho to Doe Han Cho, dated November 4, 2009 and recorded in Liber 3875 at Folio 473 among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and corner locations shown on this plat of subdivision are true and correct. The total area included on this plat is 37785 square feet of land. There is no dedication to the public use.

*Thomas A. Maddox* DATE: 5/25/2015  
 THOMAS A. MADDOX - Registered Professional Land Surveyor MD #10850 (EXP. 4/31/16)

**PLAT TOTALS**

NUMBER OF LOTS	1
AREA OF LOTS	37785 SF
AREA OF DEDICATION	NONE
TOTAL AREA SHOWN ON PLAT	37785 SF

**MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES**  
 APPROVED *Macca* 3/12/15  
 DIRECTOR

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

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
 CHAIRMAN ASST. - SECRETARY - TREASURER

M.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_

**CURVE TABLE**

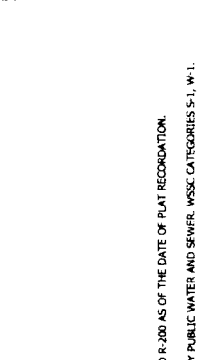
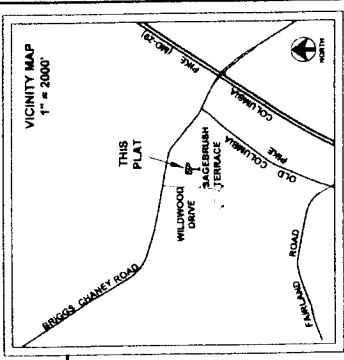
BEARING	CHORD	RADIUS	ARC	DELTA
C1 S66°18'00"W	12.82'	190.06'	12.82'	3°51'51"
C2 S66°07'12"W	15.37'	250.09'	15.38'	3°31'22"

**GRAPHIC SCALE**

0' 30' 60'

**PLAT**

DATE



**NOTES**

- PROPERTY ZONED R-200 AS OF THE DATE OF PLAT RECORDATION.
- LOT IS SERVED BY PUBLIC WATER AND SEWER. WSSC CATEGORIES S-1, W-1.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN, INCLUDING BUT NOT LIMITED TO ANY PLANS, SPECIFICATIONS, AND NOT BE ENTITLED TO BE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
- THIS PLAT IS NOT INTENDED TO SHOW 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 DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP K042, WSSC GRID 218683.
- THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES THE CONVERSION OF AN OUTLOT INTO A LOT AS PROVIDED FOR IN SECTION 50-35A(g)(2).

**SUBDIVISION RECORD PLAT**  
**LOT 54**  
**HARDINGS**  
**SUBDIVISION**  
 A RESUBDIVISION OF  
 OUTLOT E  
 ELECTION DISTRICT 5  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE 1" = 30' OCTOBER 2014

**THOMAS A. MADDOX**  
 PROFESSIONAL LAND SURVEYOR  
 8943 SHADY GROVE CUNKT  
 GAITHERSBURG, MARYLAND 20877  
 (301) 944-5804

**PLAT NO.**

**PLAT 17260**  
**MERIDIAN**

**54**  
 (FORMER OUTLOT E)  
 37785 SF  
 0.8674 ACRES

**54**  
 (FORMER OUTLOT E)  
 37785 SF  
 0.8674 ACRES

**18191 PLAT**