



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

**MCPB**  
**Item # 1B**  
**1-7-2016**

**MEMORANDUM**

**DATE:** December 28, 2015

**TO:** Montgomery County Planning Board

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

**FROM:** Stephen Smith, Senior Planner *SSS / gRB*  
Jay Beatty, Planner  
D.A.R.C. Division  
(301) 495-4522 & (301) 495-2178

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for January 7, 2016

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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:

<b>220150720</b>	<b>Sunridge South</b>
<b>220151100</b>	<b>Woodside Park – Section Seven</b>
<b>220151580</b>	<b>Arcola</b>
<b>220160030</b>	<b>Cloverleaf Center</b>

**Plat Name:** Sunridge South  
**Plat #:** 220150720

**Location:** located on the west side of Peach Tree Road 1500 feet south of the intersection with Comus Road;  
**Master Plan:** Agricultural and Rural Master Plan  
**Plat Details:** AR zone, 1 lot  
**Applicant:** Greener Pastures, LLC

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

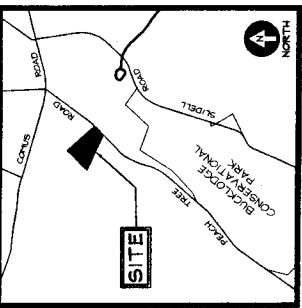
**50-35A(a)(2). Conversion of an Outlot into a Lot.** An outlot may be converted into a lot under the minor subdivision procedures provided:

- a. The outlot is not required open space or otherwise constrained so as to prevent it from being converted into a buildable 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 the 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, conservation easement 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 areas requirements and guidelines, including approval of a water quality plan, are satisfied prior to recordation of the plat.

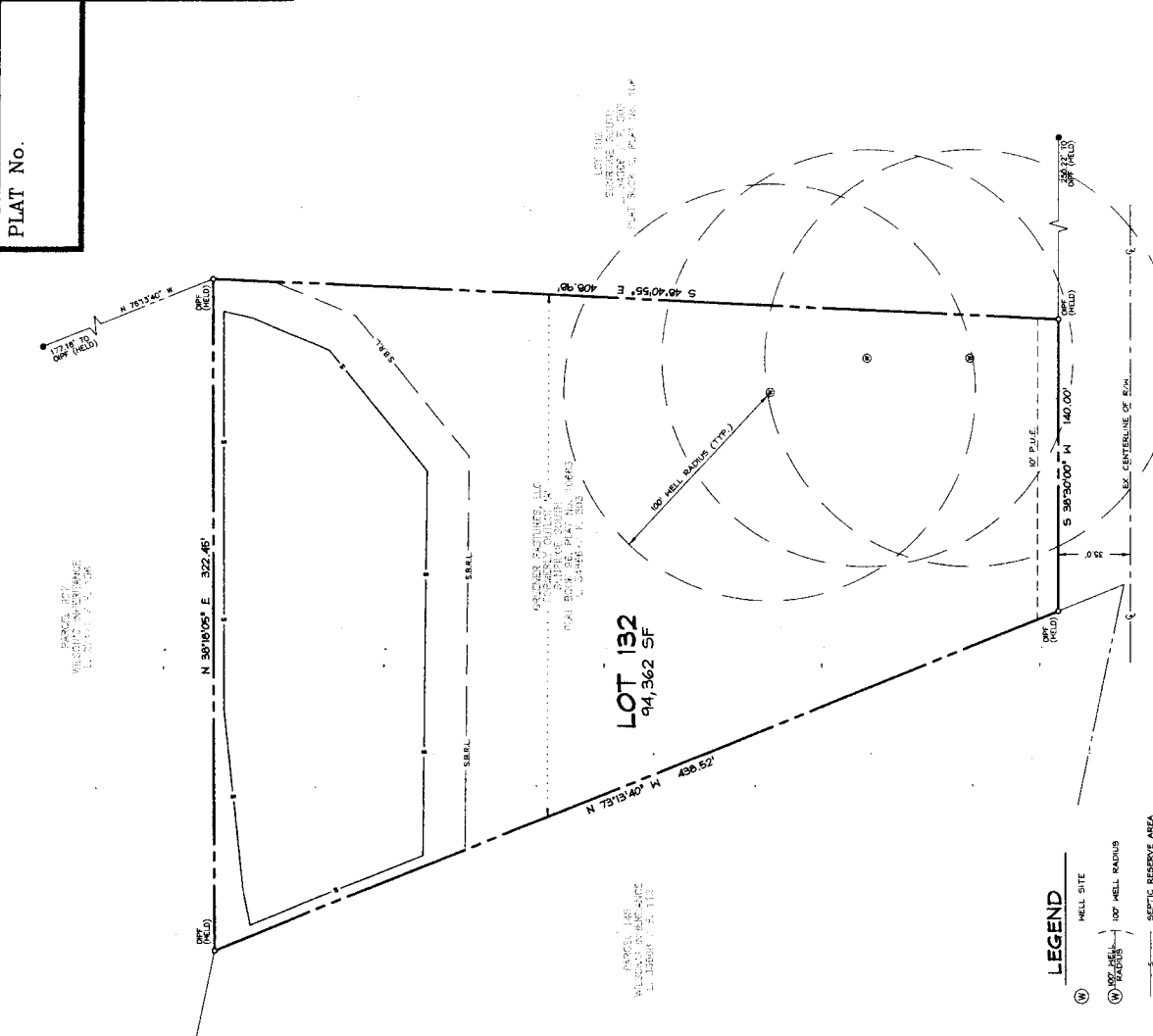
An outlot may be incorporated into an adjoining lot resulting in a larger lot without having to satisfy Subsections (a) and (b) above.

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.

PLAT No.



VICINITY MAP  
SCALE: 1" = 2000'



LOT 132  
94,362 SF

PEACH TREE ROAD  
FORMERLY RIDGE ROAD  
VARIABLE WIDTH R/W  
(PER PLAT BOOK #, PLAT No. 10663)

SUBDIVISION RECORD PLAT  
LOT 132  
**SUNRIDGE SOUTH**

A RESUBDIVISION OF OUTLOT 'A'  
BARNESVILLE (11TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 40' JANUARY, 2015

108 West Edgewood Blvd., Suite 101  
Mount Airy, Maryland 21771  
301-407-8331 office  
301-407-8045 fax  
info@cosengineering.com  
www.cosengineering.com



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

- NOTES**
1. THE PROPERTY TO BE SERVED BY ON-SITE WELL AND SEPTIC WATER CATEGORY 6 SENIOR CATEGORY 6.
  2. THIS PROPERTY IS SHOWN ON TAX MAP GRID DMI.
  3. THIS PROPERTY IS SHOWN ON M.S.S.C. 200-FOOT SHEET 232 NH 1K.
  4. FLOOD ZONE 1X PER F.E.I.M.A. FROM HAPS, COMMUNITY PANEL NUMBER 24031 C 036D.
  5. ALL TERMS, CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND OTHER MATTERS ALLOWED DEVELOPMENT OF THIS PROPERTY AS APPROVED BY THE MONTGOMERY COUNTY BOARD OF ZONING ADJUSTMENTS AND THE MONTGOMERY COUNTY BOARD OF BUSINESS AND PROFESSIONAL REGULATIONS AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
  6. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-23A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AND THE CONVERSION OF AN OUTLOT INTO A LOT, AS PROVIDED FOR IN SECTION 50-23A(G)(2).
  7. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE PROPERTY, BUT ONLY THOSE MATTERS SPECIFICALLY INTENTIONALLY INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DELECT OR NOTE ALL MATTERS AFFECTING TITLE.
  8. SEPTIC RESERVE AREA IS SHOWN THIS \_\_\_\_\_ S \_\_\_\_\_ SEPARATE \_\_\_\_\_
  9. SEPTIC RESERVE AREA IS APPROVED FOR HOUSE WITH MAXIMUM OF 6 BEDROOMS.
  10. SEPTIC RESERVE AREA IS SUBJECT TO CHANGE WITH MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES APPROVAL.

**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 REPRESENTATIVE FOR THE ESTATE OF KEVINSON J. VAN HORN AND GREENER PASTURES, LLC, BY A DEED DATED JULY 24, 2007 AND RECORDED SEPTEMBER 24, 2007 IN LIBER 34666 AT FOLIO 56B, ALSO IN PLAT BOOK #, PLAT 10640, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 94,362 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE. THE PLAT IS IN ACCORDANCE WITH SECTION 50-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

10/19/15 *Jeffrey Allen Hantford*  
DATE  
JEFFREY ALLEN HANTFORD  
PROFESSIONAL LAND SURVEYOR  
EXPIRATION DATE: JULY 19, 2017

**OWNERS' CERTIFICATE**

WE, GREENER PASTURES, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND WE FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON, TO THE PUBLIC UTILITY COMPANY ENTITLED "PUBLIC UTILITY ENTITLED DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED IN LIBER 3084 AT FOLIO 467 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND WE AGREE THAT THERE ARE NO MATTERS, INCLUDING MORTGAGES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

10-20-15 *Randy Johnson*  
DATE  
RANDY JOHNSON  
MANAGING MEMBER

**PLAT TABULATION**

NUMBER OF PARCELS	1
AREA OF LOT(S) (A)	94,362.50 FT.
AREA OF STREET DEDICATION	0
TOTAL AREA	94,362.50 FT. (2.14 ACRES)

Department of Planning and Zoning  
Montgomery County, Maryland  
Date: *December 11, 2015*  
Approved: *Janet D. Jones*

The Maryland National Capital Park and Planning Commission  
Montgomery County Planning Board  
Approved: \_\_\_\_\_  
M.N.C.P. & P.C. Record File No. \_\_\_\_\_