MEMORANDUM

DATE:       June 13, 2006

TO:         Montgomery County Planning Board

FROM:       Catherine Conlon, Supervisor
            Development Review Division
            (301) 495-4542

SUBJECT:     Informational Maps and Summary of Record Plats for the Planning Board
             Agenda for June 29, 2006

The following two record plats are recommended for APPROVAL, subject to the
appropriate conditions of approval of the preliminary plans and site plans, if applicable,
and conditioned on conformance with all requirements of Chapter 50 of the Montgomery
County Code. Attached are specific recommendations and copies of plat drawings for the
record plats. The following plats are included:

220061850  Griffith Estates
220062000  Hunting Hill Woods
PLAT NO. 2200601850

Griffith Estates
Located at the east quadrant, at the intersection of Laytonsville Road and Wiley Court
RE-1 zone; 1 lot
Community Water, Private Septic
Master Plan Area: Upper Rock Creek
Craftmark Homes, Applicant

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 provided:

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
recording 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 recording of the plat.

Staff applied the above-noted minor subdivision criteria for this lot (previously known as
Outlot 7) and concludes that the proposed minor subdivision complies with the criteria of
Section 50-35A (a)(2) of the subdivision regulations and supports this minor subdivision
record plat.
RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET
(This form contains 3 pages)

Plat Name: Griffith Estates
Plat Number: 20061850
Plat Submission Date: 3/14/06
DRD Plat Reviewer: P Weiss
DRD Prelim Plan Reviewer: N/A

For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. N/A Checked: Initial Date
Preliminary Plan No. N/A 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
PL#: N/A Road/Alley Widths Easements Open Space N/A Non-standard
BRLs N/A Adjoining Land Vicinity Map Septic/Wells
TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map
SPA

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Final DRD Review:

DRD Review Complete: Initial Date
Engineer Notified (Pick up Mark-up): T/A 4/7/06
Final Mylar w/Mark-up & PDF Rec'd: T/A 6/18/06

Board Approval of Plat:

Plat Agenda:
Planning Board Approval:
Chairman's Signature:

DPS Approval of Plat:

Engineer 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:
Notify Engineer to Seal Plats:
Engineer Seal Complete:
Complete Reproduction:
Sent to Courthouse for Recordation:
RECON PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-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: NO

(3) Consolidation Of Two or 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: _______________________
PLAT NO. 220062000

Hunting Hill Woods
Located on Travilah Road, approximately 400 feet north of Nolan Drive
R-200 zone; 3 lots
Community Water, Community Sewer
Master Plan Area: Potomac
Brian Karafin et al, Applicant

Staff recommends approval of this minor subdivision plat pursuant to section 50-35A
(a)(1) of the Subdivision Regulations, which states:

(1) **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 adjustments 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.

Staff applied the above-noted minor subdivision criteria for this lot (shown as lots 33, 34,
and 35) and concludes that the proposed minor subdivision complies with the criteria of
Section 50-35A (a)(1) of the subdivision regulations and supports this minor subdivision record plat.
RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Plat Name: Huntington Hill Wood Lot 34/17/33/Lot 3
Plat Number: 2006/200
Plat Submission Date: 2/1/06
DRD Plat Reviewer: Pw

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: 3/06
   e) Sketch plan revised or denied within 10 business days: ✓
   f) Final record plat submitted within ninety days: 3/6/06 = ✓ 11/6/05
   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:

Development Review Division Check Sheet for Record Plats Under Minor Subdivision
Created 2005
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: 


PLAT NO.

NOTES

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 to be carried out and
not be bypassed by recording the plat unless expressly
contemplated by the plan as approved. The official public files for any
such plan are maintained by the Planning Board and are available
for public review during normal business hours.

The subdivision record plat is not intended to show every matter
affecting the ownership and use, nor every matter restricting the
ownership and use of the property. The subdivision record plat is
not intended to replace an examination of titles or to depict or
note all matters affecting title.

Zoning is R-200.

The property shown herein is subject to the requirements of the
Montgomery County Zoning Law, Chapter 124, including agreement
approval of a Forest Conservation Plan and appropriate agreements
prior to issuance of a site plan permit. A copy of the approved
plan may be viewed at 7933 Georgia Avenue, Silver Spring,

This plat conforms to the requirements of Section 50-254(a)(1) of
the Subdivision Regulations which provides for minor subdivisions.
This plat involves two minor lot adjustments.

Approval is for the use of public sewer and water systems only.

Site is located within the Riprap Branch Special Protection Area.