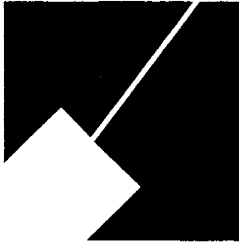


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

MCPB
Item # 3
06/29/06

MEMORANDUM

DATE: June 13, 2006

TO: Montgomery County Planning Board

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

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 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.

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: 220061850
 Plat Submission Date: 3/14/06
 DRD Plat Reviewer: R. 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
 Plat # 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 -

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>M. Pfefferle</u>	<u>3/20/06</u>	<u>4/7/06</u>	<u>3/24/06</u>	<u>No revision necessary</u>
Research	<u>Bobby Fleury</u>			<u>3/21/06</u>	<u>OK</u>
SHA	<u>Doug Mills</u>			<u>N/C</u>	<u>N/C</u>
PEPCO	<u>Jose Washington</u>				
Parks	<u>Doug Powell</u>				
DRD	<u>Steve Smith</u>				

Final DRD Review:

DRD Review Complete:	<u>TH</u>	<u>6/8/06</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>TH</u>	<u>4/7/06</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>TH</u>	<u>6/8/06</u>
Board Approval of Plat:		
Plat Agenda:	<u>TH</u>	<u>6/29/06</u>
Planning Board Approval:	<u>-</u>	<u>-</u>
Chairman's Signature:	<u>-</u>	<u>-</u>
DPS Approval of Plat:		
Engineer Pick-up for DPS Signature:	<u>-</u>	<u>-</u>
Final Mylar for Reproduction Rec'd:	<u>-</u>	<u>-</u>
Plat Reproduction:		
Addressing:	<u>-</u>	<u>-</u>
File Card Update:	<u>-</u>	<u>-</u>
Final Zoning Book Check:	<u>-</u>	<u>-</u>
Update Address Books with Plat #:	<u>-</u>	<u>-</u>
Update Green Books for Resubdivision:	<u>-</u>	<u>-</u>
Notify Engineer to Seal Plats:	<u>-</u>	<u>-</u>
Engineer Seal Complete:	<u>-</u>	<u>-</u>
Complete Reproduction:	<u>-</u>	<u>-</u>
Sent to Courthouse for Recordation:	<u>-</u>	<u>-</u>

No. -

RECORD 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 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: _____

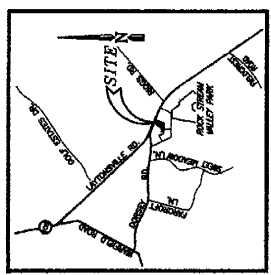
OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREBY ADMITS THIS SUBDIVISION RECORD, MINOR BUILDING RESTRICTIONS, ADJACENT, CONTIGUOUS, AND PARALLEL TO WALK COURT ROAD OF WAY LINES, AND SLOPE ESTIMATES SHALL BE ENFORCEABLE AFTER ALL PUBLIC IMPROVEMENTS, ADJUSTMENTS, AND CORRECTIONS HAVE BEEN ACCEPTED FOR PUBLIC MAINTENANCE, SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

WE FURTHER CERTIFY THAT A MARYLAND REGISTERED LAND SURVEYOR WILL BE ENGAGED TO SET ALL PROPERTY CORNERS MARKERS IN ACCORDANCE WITH SECTION 50-24(6) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT THAT CERTAIN DEED OF TRUST, AND THE PARTIES IN INTEREST THEREIN HAVE BELOW INDICATED THEIR ASSENT.

DATE: 5/25/2006
 OL L.C. A VIRGINIA LIMITED LIABILITY COMPANY
 DRAFTSMAN: Robert G. Mullen
 BY: Robert G. Mullen PRESIDENT

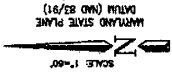


SURVEYOR'S CERTIFICATE

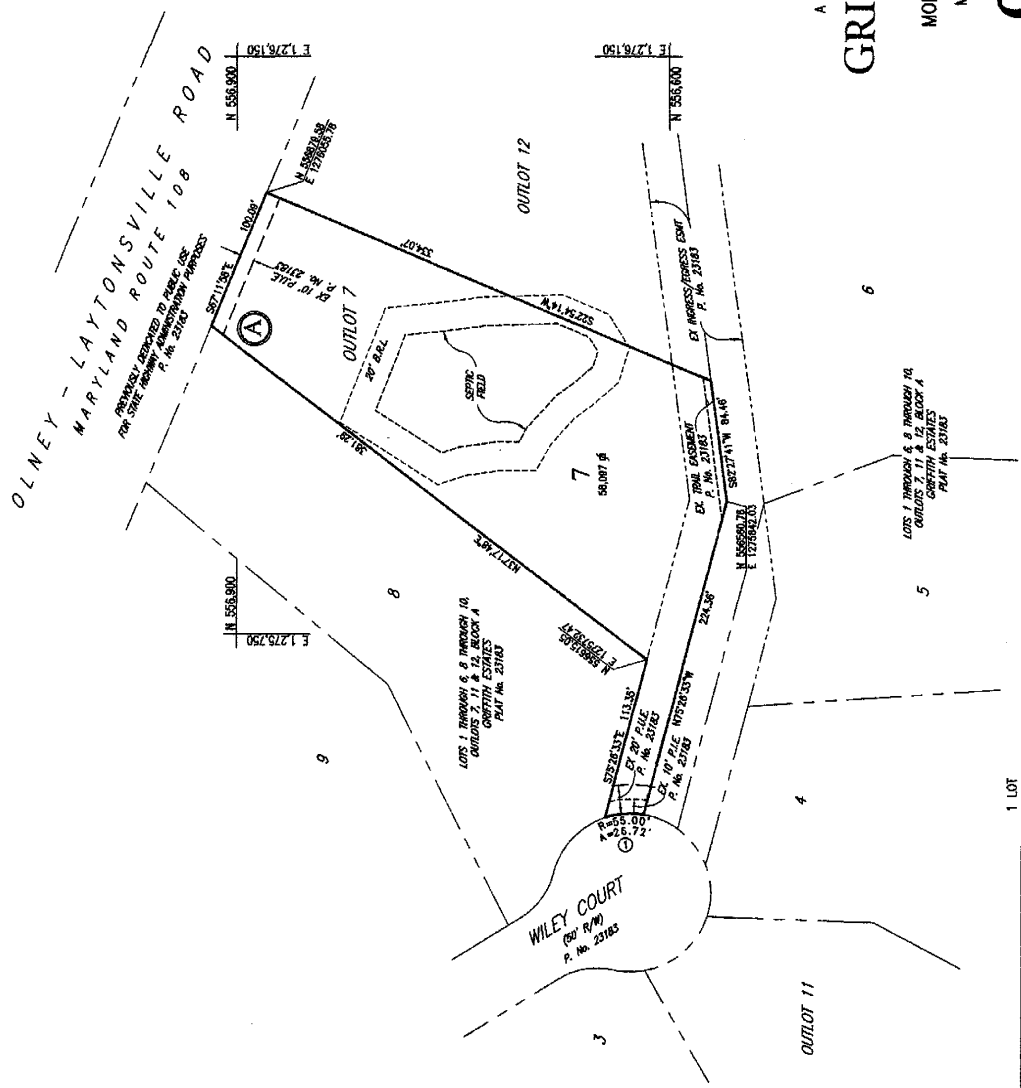
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY OL L.C. A VIRGINIA LIMITED LIABILITY COMPANY FROM WILEY COURT, GRIFFITH BY DEED DATED JUNE 27, 2005 AND RECORDED IN MONTGOMERY COUNTY RECORDS AS PLAT NO. 23183. THIS PLAT COMPLETES WITH CHAPTER 90-35A(2) OF THE MONTGOMERY COUNTY CODE (UNLESS THAT THE TOTAL AREA WOULD BE LESS THAN THE TOTAL AREA OF THE MONTGOMERY COUNTY CODE) AND THERE IS NO LAND REDUCED TO PUBLIC USE BY THIS PLAT.

DATE: 5/25/2006
 RONALD L. COLLIER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REG. NO. 20014

PLAT NO.:



AREA TABULATION
 LOTS: 50,007 SQ. FT. OR 1.13 AC.
 PARCELS: NONE
 STREETS: NONE
 TOTAL: 50,007 SQ. FT. OR 1.13 AC.



NOTES:

- THIS 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 TITLE OR TO DEPEND ON OR NOTE ALL MATTERS AFFECTING TITLE.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THE PROPERTY SHOWN HEREON, SHALL BE SUBJECT TO THE TERMS, CONDITIONS AND REQUIREMENTS OF SUCH PLAN AND SHALL BE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE REFORMATION OF THIS PLAT, UNLESS EXPRESSLY CONTAINED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN MAY BE VIEWED IN THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- SEPTIC BUILDING RESTRICTION LINES ARE SUBJECT TO CHANGE UPON APPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES, WELL & SEPTIC SECTION.
- FOR PRIVATE SEPTIC SYSTEMS AND PUBLIC WATER SYSTEMS ONLY.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO THE ISSUANCE OF A SEGMENT CONTROL PERMIT. A COPY OF THE APPROVED PLAN MAY BE VIEWED AT 6707 GEORGIA AVENUE, SILVER SPRING, MD.
- THE PROPERTY SHOWN HEREON IS ZONED RE-1.
- THIS PLAT IS LIMITED TO THE USES AND CONDITIONS OF THE PRELIMINARY PLAN NO. 1-03105 ENTITLED "GRIFFITH PROPERTY".
- THIS PROPERTY IS SHOWN ON TAX MAP G163, PARCEL 200.
- PROPERTY SUBJECT TO DECLARATION OF COVENANTS FOR OPEN SPACE RECORDED IN LIBER 20211 AT FOLD 518 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- INDEMNITY/RELEASE AGREEMENT TO SERVE LOT 7, BLOCK A WITH THE TERMS AND CONDITIONS OF SAID AGREEMENT TO BE HEREAFTER RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- VEHICULAR ACCESS ALONG LAYTONSVILLE ROAD (MD RTE 108) IS DENIED EXCEPT AT APPROVED INTERSECTIONS.
- THE SOLE PURPOSE OF THIS PLAT IS TO CORRECT OUTLOT 7, BLOCK A AS SHOWN ON PLAT NO. 23183 INTO A LOT PURSUANT TO CHAPTER 90-35A(2) OF THE MONTGOMERY COUNTY CODE.
- LOT 7, BLOCK A IS APPROVED FOR A 8 BEDROOM HOUSE.

CURVE	RADIUS	ARC	BETA	CHORD	BEARING	CHORD
1	55.00	26.72	177.5026	13.83	106.6241-97%	26.46

FOR PUBLIC WATER SYSTEM ONLY

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

APPROVED: _____ DATE _____
 CHAIRMAN ASST. SECRETARY-TREASURER
 MONTGAPC Record No. _____

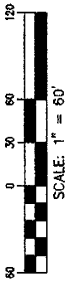
1 LOT
 TAX MAP G163

RECORDED: _____
 PLAT NO.: _____

DEPARTMENT OF PERMITTING
 SERVICES, MONTGOMERY COUNTY

APPROVED: _____ DATE _____
 DIRECTOR

GRIFFITH ESTATES
 SUBDIVISION RECORD PLAT
 LOT 7, BLOCK A
 A RESUBDIVISION OF OUTLOT 7, BLOCK A
 LAYTONSVILLE (146) DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 MAY, 2006 SCALE: 1" = 60'



2-06185

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: Hunting Hill Woods Lot 36/27/38/Block 3
 Plat Number: 220062000
 Plat Submission Date: 3/28/06
 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

- Previous Plat 223995... 49086*
- 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: 2/06/06
 - e) Sketch plan revised or denied within 10 business days: 11/8/05
 - f) Final record plat submitted within ninety days: 1/2/06 = No
 - 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:
