




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


**MCPB**  
**Item # 2**  
**6/5/08**

**MEMORANDUM**

**DATE:** May 23, 2008

**TO:** Montgomery County Planning Board

**VIA:** Catherine Conlon, Subdivision Supervisor  
Development Review Division   
(301) 495-4542

**FROM:** Stephen Smith   
Development Review Division  
(301) 495-4522

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for June 5, 2008

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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:

220081020 **Glen Cameron Estates**  
220080440 **Traville**

**PLAT NO. 220081020**

**Glen Cameron Estates**

Located on the north side of Comus Road, 300 feet west of Sunridge Drive

RDT zone; 1 lot

Private Well, Private Septic

Master Plan Area: Agriculture and Rural Open Space

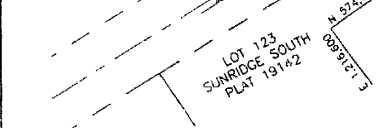
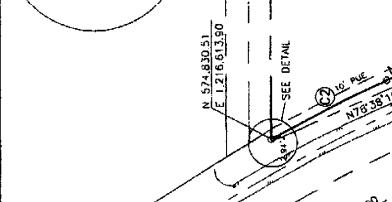
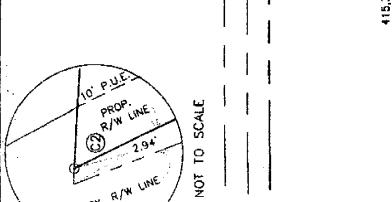
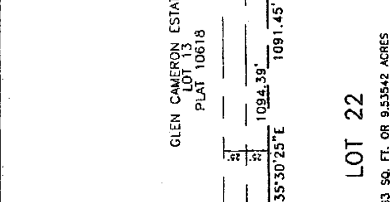
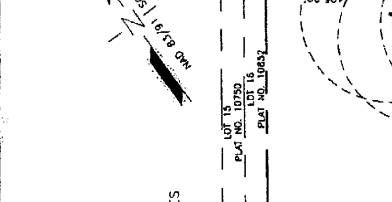
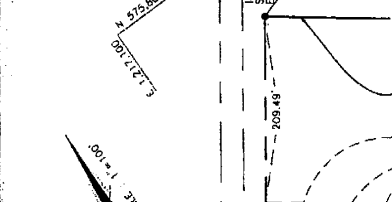
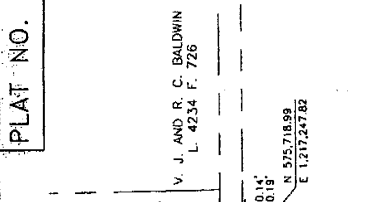
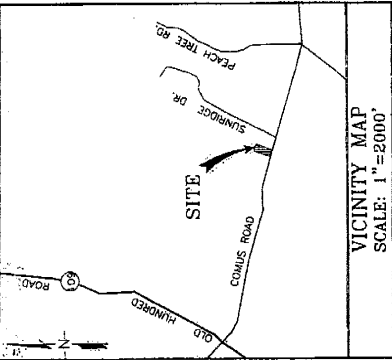
Lawrence Levy, Applicant

Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A (a)(8)** of the Subdivision Regulations, which states:

**Plats for Certain Residential Lots located in the Rural Density Transfer Zone.** Up to five lots are permitted under the minor subdivision procedure in the RDT zone provided that a pre-preliminary plan is submitted and approved by either the Planning Board or Planning Board staff, in accordance with the procedures for submission and approval of a pre-preliminary plan of subdivision. In addition:

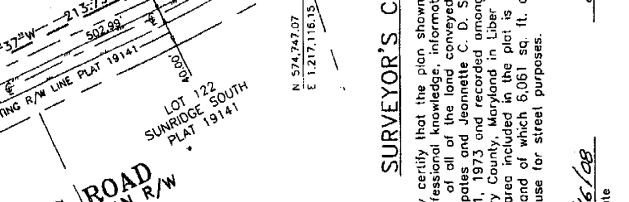
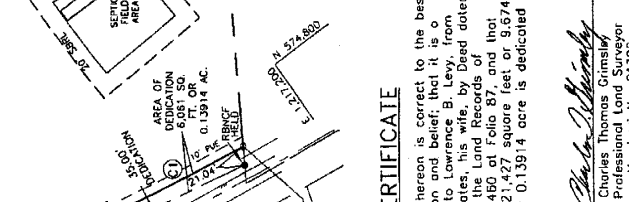
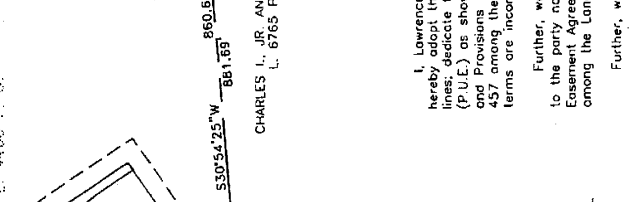
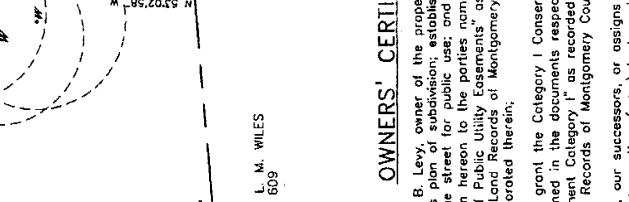
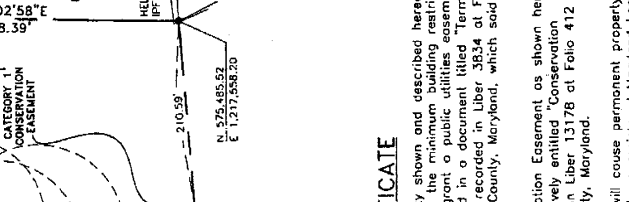
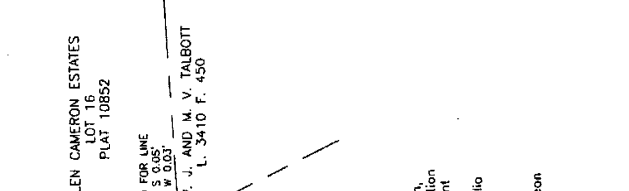
- a. Written approval for a proposed septic area must be received from the Montgomery County Department of Permitting Services, Well and Septic Section prior to recordation of the plat;
- b. Any required street dedications along the frontage of the proposed lots must be shown on the record plat;
- c. An easement must be recorded for the balance of the property noting that density and TDRs have been utilized for the new lots. Reference to this easement must be reflected on the record plat for the lots; and
- d. Lots created in the RDT Zone through the minor subdivision procedure must not exceed an average lot size of five (5) acres in size unless approved by the Planning Board in the review of a pre-preliminary plan of subdivision.
- e. Forest conservation requirements must be satisfied prior to recording the plat

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)(8), and with the conditions specified by Pre-Preliminary Plan No. 720070260 and MCPB Resolution 07-229 dated December 19, 2007, and supports this minor subdivision record plat.



**NOTES**

- All the 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 intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- This plat is limited to the uses and conditions of Pre-Application Plan No. 720070260 entitled Levy Property.
- The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to recording of this plat.
- This plat conforms with the requirements of Minor Subdivision approvals contained in Section 50-35A of Montgomery County, Maryland, Subdivision Regulations, being Chapter 50 of the County Code. This plat involves a residential lot located in the Rural Density Transfer Zone as provided in Section 50-35A(a)(8).
- 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 this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- The Zoning is RDT.
- Tax Map Grid DW42, WSSC Sheet No. 233NW16.
- The lot is to be served by private well and private septic systems only. Septic Building Restriction Lines subject to change with Montgomery County Department of Permitting Services approval. The septic system is approved for a house with a maximum of 6 (six) bedrooms.
- One Transferable Development Right (TDR) remains available for the single family lot shown hereon per affidavit dated April 10, 2008.



**OWNERS' CERTIFICATE**

I, Lawrence B. Levy, owner of the property shown and described hereon, hereby adopt this plan of subdivision; establish the minimum building restriction lines; dedicate the street for public use; and grant a public utilities easement (P.U.E.) as shown hereon to the parties named in a document titled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3634 of Folio 457 among the Land Records of Montgomery County, Maryland, which said terms are incorporated therein.

Further, we grant the Category I Conservation Easement as shown hereon to the party named in the documents respectively entitled "Conservation Easement Agreement Category I" as recorded in Liber 13178 at Folio 412 among the Land Records of Montgomery County, Maryland.

Further, we, our successors, or assigns will cause permanent property corner markers shown thus (⊙) to be set by a registered Maryland Land Surveyor in accordance with section 50-24(e)(2) of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions—of—law, leases, liens, mortgages or trusts affecting the property shown hereon.

*Lawrence B. Levy* Date *5/16/08*  
*Lawrence B. Levy* Witness  
 Lawrence B. Levy

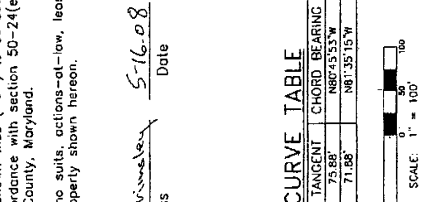
**SURVEYOR'S CERTIFICATE**

I hereby certify that the plan shown hereon is correct to the best of my professional knowledge, information and belief; that it is a subdivision of all of the land conveyed to Lawrence B. Levy, from John R. Spales and Jeannette C. D. Spales, his wife, by Deed dated October 31, 1973 and recorded among the Land Records of Montgomery County, Maryland in Liber 4480 at Folio 87, and that the total area included in the plat is 427,427 square feet or 9.6746 acres of land of which 6,061 sq. ft. or 0.13914 acre is dedicated to public use for street purposes.

*Charles Thomas Gimsley* Date *5/16/08*  
 Charles Thomas Gimsley  
 Professional Land Surveyor  
 Maryland No. 21392

**CURVE TABLE**

NO.	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD	DELTA
C1	4,265.00	151.74	73.88	N86°45'33"W	151.73	202.19
C2	2,235.00	143.72	71.88	N81°35'15"W	143.70	341.04



DEPARTMENT OF PERMITTING SERVICES  
 MONTGOMERY COUNTY, MARYLAND

APPROVED ON: \_\_\_\_\_  
 DIRECTOR: \_\_\_\_\_

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

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CHAIRMAN: \_\_\_\_\_ ASST. SECRETARY-TREASURER: \_\_\_\_\_

208102

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**LANDMARK ENGINEERING, INC.**

6110 EXECUTIVE BOULEVARD, SUITE 110 PHONE: (301) 530-5681  
 ROCKVILLE, MARYLAND 20852 FAX: (301) 530-5684

CONSULTING ENGINEERS PLANNERS SURVEYORS

RECORDED

DEPARTMENT OF PERMITTING SERVICES  
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**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name: Glen Cameron Estates Plat Number: 220081020  
 Plat Submission Date: 12-7-07  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: D. Kinney  
 \*For category of minor see pages 2 and 3

**Initial DRD Review:**

Pre-Preliminary Plan No. 720070260 Checked: Initial PS Date 5/6/08  
 Preliminary Plan No. \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Planning Board Opinion - Date 12-19-07 Checked: Initial SJS Date 5-2-08  
 Site Plan Name if applicable: \_\_\_\_\_ Site Plan Number: \_\_\_\_\_  
 Planning Board Opinion - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Lot # & Layout ok Lot Area ✓ Zoning ✓ Bearings & Distances ok Coordinates ✓  
 Plan # ok Road/Alley Widths ok Easements ok Open Space N/A Non-standard  
 BRLs N/A Adjoining Land ✓ Vicinity Map ✓ Septic/Wells ok  
 TDR note N/A Child Lot note N/A Surveyor Cert ✓ Owner Cert ✓ Tax Map ✓  
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>J. Penn</u>	<u>12-18-07</u>	<u>1-4-08</u>	<u>5-23-08</u>	<u>FCP Approved ✓</u>
Research	Bobby Fleury	↓	↓	<u>12-20-07</u>	<u>OK</u>
SHA	Doug Mills	↓	↓	_____	_____
PEPCO	Steve Baxter	↓	↓	_____	_____
Parks	Doug Powell	↓	↓	_____	_____
DRD	Nellie Carey	↓	↓	<u>1-9-08</u>	<u>OK</u>

**Final DRD Review:**

DRD Review Complete:	Initial <u>SJS</u>	Date <u>5-22-08</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>SJS</u>	<u>1-18-08</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>SJS</u>	<u>5-19-08</u>
<b>Board Approval of Plat:</b>		
Plat Agenda:	<u>SJS</u>	<u>6-5-08</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
<b>DPS Approval of Plat:</b>		
Engineer Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
<b>Plat Reproduction:</b>		
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:	_____	_____

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: \_\_\_\_\_

*(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:           | <u>OK S-1-08</u>  |
| c) Required street dedication:                               | <u>OK</u>         |
| d) Easement for balance of property noting density and TDRS: | <u>N/A</u>        |
| e) Average lot size of 5 acres:                              | <u>N/A</u>        |
| f) Forest Conservation requirements met:                     | <u>OK S-13-08</u> |