




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


MCPB
Item # 2
7/24/08

MEMORANDUM

DATE: July 10, 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 July 24, 2008

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:

220080600 **Bradley Farms**
220081770 **Crestview**
220081980 **Boys Highlands**

PLAT NO. 220080600

Bradley Farms

Located on the west side of Harrington Drive, approximately 1300 feet north of River Road (MD 190)

RE-2 zone; 2 lots

Community Water, Private Septic

Master Plan Area: Potomac

Harry & Susan Belin and Abdul Khanu, Applicants

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

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 adjustment 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.

- e. Any minor lot line adjustment between properties that occurred prior to May 19, 1997, remains an exception to platting as provided in Section 50-9(d)

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

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AND THAT IT IS A RESUBDIVISION OF LOT 10 AND LOT 24 IN BLOCK 9 (RNL) IN THE SUBDIVISION KNOWN AS "BRADLEY FARMS" AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN PLAT BOOK 127 AT PLAT 14821 AND PLAT BOOK 130 AT PLAT 15177. IT IS ALSO THE LAND ACQUIRED BY HARRY LAMMOT BELIN AND SUSAN LLOYD LENOARD BELIN BY DEED RECORDED IN LIBER 26428 AT FOLIO 662 AND HARRY LAMMOT BELIN AND SUSAN LLOYD LENOARD BELIN TRUST A AND THE 9212 HARRINGTON DRIVE TRUST B BY DEED RECORDED IN LIBER 35542 AT FOLIO 414, SHOWN AND DESCRIBED HEREON. HEREBY ADJUDG THIS PLAN OF RESUBDIVISION, THIS PLAN INVOLVES A MINOR LOT LINE ADJUSTMENT PROVIDED FOR IN SECTION 50-35A(9)(X1) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, EJECTA OR TRUSTS AFFECTING THIS PROPERTY, EXCEPT A CERTAIN DEED OF TRUST RECORDED IN LIBER 14578 AT FOLIO 218, IN REGARD TO EXISTING LOT 10 GRANTED BY HARRY LAMMOT BELIN AND SUSAN LLOYD LENOARD BELIN, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, THOSE HAVING AN INTEREST THEREIN HAVE ASSENTED THERETO BY SIGNING HEREON.

DATE: _____
 ANDREW A. HUSBANDS, PROFESSIONAL LAND SURVEYOR 21188

OWNER'S CERTIFICATION

WE, HARRY LAMMOT BELIN AND SUSAN LLOYD LENOARD BELIN, BEING THE OWNERS OF EXISTING LOT 10 AND LOT 24 AS TENANTS BY THE ENTIRETY, PER DEED RECORDED IN LIBER 26428 AT FOLIO 662 AND DOUGLAS M. BREGMAN TRUSTEE UNDER THE 9212 HARRINGTON DRIVE TRUST A AND THE 9212 HARRINGTON DRIVE TRUST B, BEING THE OWNERS OF EXISTING LOT 23, BLOCK 9, PER DEED RECORDED IN LIBER 35542 AT FOLIO 414, SHOWN AND DESCRIBED HEREON, HEREBY ADJUDG THIS PLAN OF RESUBDIVISION, THIS PLAN INVOLVES A MINOR LOT LINE ADJUSTMENT PROVIDED FOR IN SECTION 50-35A(9)(X1) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, EJECTA OR TRUSTS AFFECTING THIS PROPERTY, EXCEPT A CERTAIN DEED OF TRUST RECORDED IN LIBER 14578 AT FOLIO 218, IN REGARD TO EXISTING LOT 10 GRANTED BY HARRY LAMMOT BELIN AND SUSAN LLOYD LENOARD BELIN, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, THOSE HAVING AN INTEREST THEREIN HAVE ASSENTED THERETO BY SIGNING HEREON.

WITNESS: *Harry Lammot Belin* HARRY LAMMOT BELIN, OWNER DATE: 2/17/08
 WITNESS: *Susan Lloyd Lenoard Belin* SUSAN LLOYD LENOARD BELIN, OWNER DATE: 5/21/08

WITNESS: *Douglas M. Bregman* DOUGLAS M. BREGMAN, TRUSTEE DATE: 4/23/08
 WITNESS: *Douglas M. Bregman* DOUGLAS M. BREGMAN, TRUSTEE DATE: 4/23/08

WITNESS: *James M. Up* JAMES M. UP, OWNER DATE: _____
 WITNESS: _____ COMPANY: UNITED BANK

WE HEREBY ASSENT TO THIS PLAN OF RESUBDIVISION
 WITNESS: *James M. Up* JAMES M. UP, OWNER DATE: _____
 WITNESS: _____ COMPANY: UNITED BANK

NOTES:
 1. 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. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR DEPICT OR NOTE ALL MATTER AFFECTING TITLE.
 2. THE PROPERTY IS ZONED RE2.
 3. THIS PROPERTY IS SHOWN ON TAX MAP NO. FP 561 WSSC GRID 211NW 09
 4. 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 INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDED OF THIS PLAN, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR AND SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
 5. THIS PLAT CONFORMS WITH THE REQUIREMENTS OF SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATION BEING CHAPTER 40 OF THE COUNTY CODE. THIS PLAT INVOLVES A MINOR LOT LINE ADJUSTMENT AS PROVIDED FOR IN SECTION 50-35 A(G)(1).

CHURMAN: _____ SECRETARY: _____ TREASURER: _____
 MONTGOMERY COUNTY, PLANNING BOARD. APPROVED: _____
 DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND

WCG ENGINEERS SURVEYORS CONSULTANTS
 4200 FORBES BLVD #203
 LANHAM, MARYLAND 20706
 (301) 429-1750 FAX: (301) 429-1751

PLAT NO. _____
 SUBDIVISION RECORD PLAT
 LOT 31 AND LOT 32
 BLOCK 9
 BRADLEY FARMS
 BEING A RESUBDIVISION OF
 LOT 19 & 23, BLOCK 9
 10TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 50' MAY 2007

Scale 1" = 50'
 GRAPHIC SCALE: 0 50 100 150

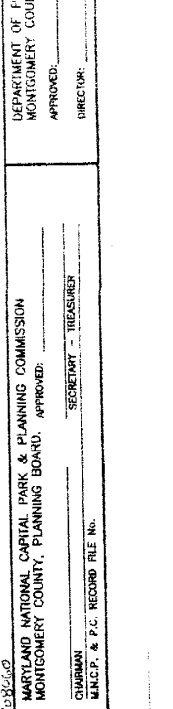
LOT 15
 BLOCK 9
 BRADLEY FARMS
 PLAT 4282

LOT 32
 AREA: 119,465 SQ.F.T.
 OR 2.7425 AC

LOT 31
 AREA: 89,657 SQ.F.T.
 OR 2.058 AC.

LOT 18
 BLOCK 9
 BRADLEY FARMS
 PLAT 4282

LOT 27
 BLOCK 9
 BRADLEY FARMS
 PLAT 2712



PREVIOUSLY DEPICTED PLAT B: 23 PLAT 1450 & 1473
 (100' PUBLIC R.O.W.)

HARRINGTON DRIVE

-RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Bradley Farms Plat Number: 220080600
 Plat Submission Date: 10-3-07
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N/A

*For category of minor see pages 2 and 3

Initial DRD Review:

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>N/A</u>	<u>10-9-07</u>	<u>10-21-07</u>	_____	_____
Research	Bobby Fleury	↓	↓	<u>10-11-07</u>	<u>ok</u>
SHA	Doug Mills	↓	↓	_____	_____
PEPCO	Steve Baxter	↓	↓	<u>10-16-07</u>	<u>P.V.E.</u>
Parks	Doug Powell	↓	↓	_____	_____
DRD	Steve Smith	↓	↓	<u>10/11/07</u>	<u>see plat Mark-up?</u>

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial
SJS
SJS
SJS

Date
7/9/08
10-29-07
6-4-08

Board Approval of Plat:

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

SJS

7/24/08

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:

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: yes
- b) No additional lots created: OK
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: yes
- d) Date sketch plan submitted: 9-8-07
- e) Sketch plan revised or denied within 10 business days: yes (8-9-07)
- f) Final record plat submitted within ninety days: yes (10-3-07)
- 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:
