

**Plat Name: Olney Acres**  
**Plat #: 220100710**

Location: Located on the south side of Bready Road, 900 feet east of Bowie Mill Road  
Master Plan: Olney  
Plat Details: RE-2 zone; 1 lot  
Private Well, Private Septic  
Applicant: Cecil Edgar

Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A (a)(3)** of the Subdivision Regulations, which states:

**Consolidation of Two or More Lots or a Part of a lot into One Lot.** Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

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

PLAT No.:

GENERAL 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 intended to survive 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.
- This plat is served by private well and septic systems.
- 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.
- This property is zoned RE-1.
- This property is shown on Tax Map HT122.
- Horizontal datum is established from a plat of subdivision entitled "Olney Acres" as recorded among the Land Records of Montgomery County, Maryland, on Plat No. 2163. Coordinates are assumed.
- This plat conforms with requirements of Section 50-35A of the Montgomery County Subdivision Regulations, being Chapter 50 of the County Code. This plat involves Consolidation of Two Lots as provided for in section 50-35A(c)(3).
- There is no 100-year floodplain affecting this plat.
- Septic Building Restriction Lines are subject to change with Montgomery County Dept. of Permitting Services approval.
- Septic area designated for a four (4) bedroom house.

OWNER'S CERTIFICATION:

We, Cecil Wayne Edgar and MarjorieLou Edgar, owners of the property shown hereon, hereby adopt this plan of re-subdivision: establish the minimum building restriction lines; hereby grant a Public Utilities Easement (P.U.E.) as shown hereon to Cable TV Montgomery and to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland, subject to all current and applicable regulations of all federal, state, and local governing agencies; and as owners of this re-subdivision, we, our successors or assigns, will cause all property markers and any other required monumentation to be set by a registered Maryland Land Surveyor in accordance with the provisions of Section 50-24(e) of the Montgomery County Code.

There are no suits, actions of law, liens, leases, mortgages, or trusts affecting the property included in this plan of re-subdivision.

By: *Cecil Wayne Edgar* Date: April 24, 2010 Witness: *[Signature]*  
 By: *MarjorieLou Edgar* Date: April 24, 2010 Witness: *[Signature]*

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct; that it is all of the lands conveyed to Cecil Wayne Edgar and MarjorieLou Edgar, by Howard William Marrow, Frank P. Locantore, Jr. and Jaq G. Locantore, by deed dated April 6, 1973, in Liber 4360 at Folio 598 and also being also a re-subdivision of all of Lots 1 and 12, Block H, Olney Acres, on Plat 2163. All referenced documents recorded among the Land Records of Montgomery County, Maryland.

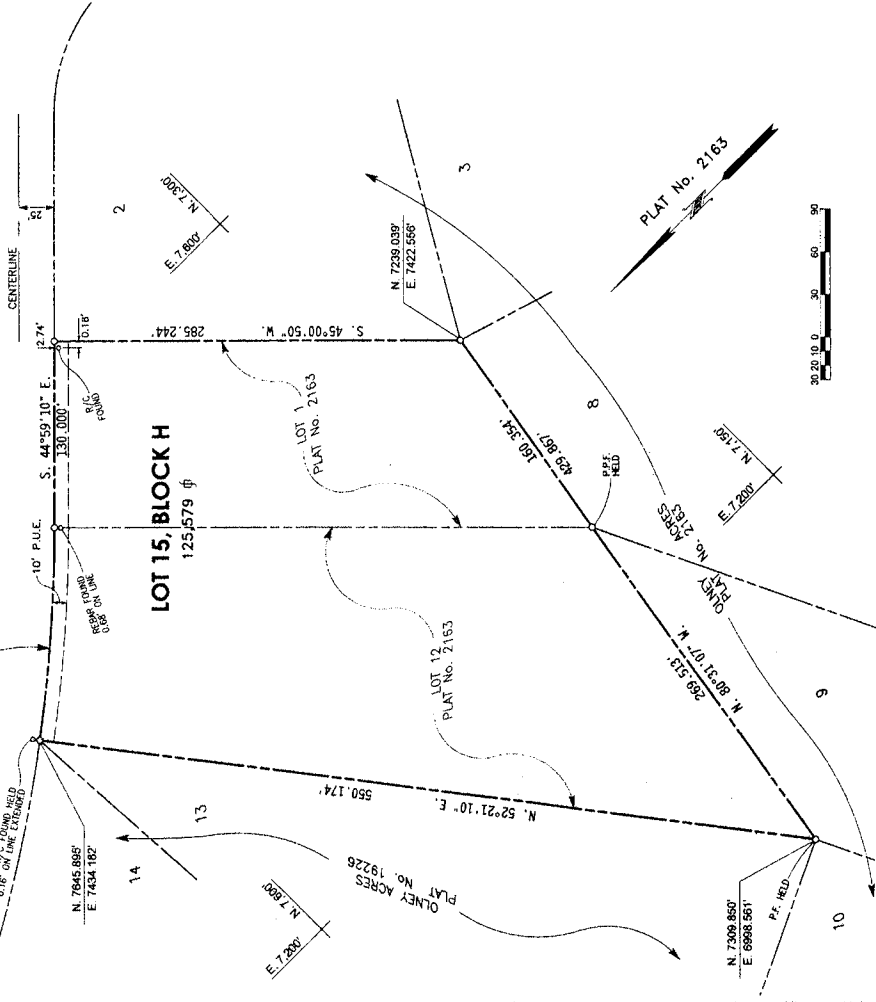
I also certify that once engaged as described in the Owner's Certificate hereon, all property markers and other boundary markers shown thus "O" will be set as delineated in accordance with the provisions of Section 50-24(e) of the Montgomery County Code.

There is 125,579 square feet or 2,882,900 acres of land included on this plat with no land dedicated to public use.

By: *[Signature]* Date: April 22, 2010  
 Philip A. Williams, P.S., Land Surveyor  
 Maryland Registration No. 10797

220100710

BREADY ROAD  
 50' RW - P.No. 2153



LEGEND

- (P) = PLAT
- P.B.-P.No. = PLAT BOOK - PLAT No.
- P.F. = PIPE FOUND
- P.P.F. = PINCHED PIPE FOUND
- P.U.E. = PUBLIC UTILITIES EASEMENT
- R/C = REBAR & CAP
- (S) = SURVEY

PLAT TABULATION

Number of Lots = 1  
 Number of Parcels = 0  
 Number of Outlots = 0  
 Area of Lots = 125,579 Sq. Ft.  
 Area of Street Dedication = 0  
 Total Area = 125,579 square feet or 2,882,900 acres

PLAT No.:

RECORDED:

DEPARTMENT OF PERMITTING SERVICES  
 Montgomery County, Maryland

APPROVED: DATE

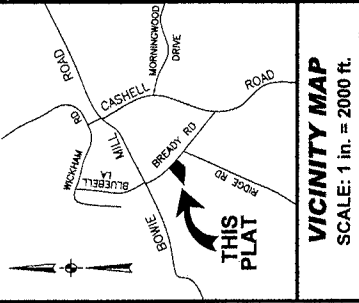
DIRECTOR: DATE

FOR PRIVATE WELL and SEPTIC SYSTEMS ONLY  
 THE MARYLAND-NATIONAL CAPITAL PARK and PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: DATE

CHAIRMAN ASST. SECRETARY

M-NC&PC RECORD FILE No.



SUBDIVISION RECORD PLAT  
 LOT 15, BLOCK H

OLNEY ACRES

RESUBDIVISION OF LOTS 1 and 12, BLOCK H  
 8TH ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1 in. = 60 ft. FEBRUARY, 2010

A.E.S. ASSOCIATES

Surveying, Land Planning, and Consulting Services  
 17631 Goose Creek Road  
 Olney, MD 20832-2169  
 301-570-0350 Fax: 301-570-3994  
 A.E.S. Job No. MC20K07.EDGR

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Olney Acres Plat Number: 220100710  
 Plat Submission Date: 3-5-2010  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: N/A

\*For category of minor subdivision 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 ✓  
 Plan # N/A Road/Alley Widths OK Easements ✓ Open Space N/A Non-standard  
 BRLs N/A Adjoining Land OK Vicinity Map ✓ Septic/Wells ✓  
 TDR notes N/A Child Lot notes 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	Evelyn Gibson	3/10/10	3/26/10	3/24/2010	NO REVISIONS
Research	Bobby Fleury			3-15-10	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up):	Initial <u>SOS</u>	Date <u>4-13-10</u>
Final Mylar & DXF/DWG Received:	<u>SOS</u>	<u>4-26-2010</u>
Final Mylar Review Complete:	<u>SOS</u>	<u>5-7-2010</u>
<b>Board Approval of Plat:</b>		
Plat Agenda:	<u>SOS</u>	<u>5/20/2010</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
<b>MCDPS Approval of Plat:</b>		
Consultant 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:	_____	_____
Complete Reproduction:	_____	_____
Notify Consultant to Seal Plats:	_____	_____
Surveyor's Seal Complete:	_____	_____
Sent to Courthouse for Recordation:	_____	_____
Recordation Info Entered into Hansen	_____	_____

No. \_\_\_\_\_

**MINOR SUBDIVISION SECTION 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: ✓  
N/A

**(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: \_\_\_\_\_