



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


MCPB
Item # 1B
5/5/2011

MEMORANDUM

DATE: April 27, 2011

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
Regulatory Coordination Division
(301) 495-4542

FROM: Stephen Smith, Senior Planner 
Regulatory Coordination Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for May 5, 2011

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:

220110780 **Great Falls Estates**

Plat Name: Great Falls Estates
Plat #: 220110780

Location: Located on the north side of Skipwith Lane, approximately 1,100 feet west of Belmart Road
Master Plan: Potomac Subregion
Plat Details: RE-2 zone, 2 lots
Community Water, Private Septic
Applicant: June S. Trone

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) of the subdivision regulations and supports this subdivision record plat.

OWNERS' CERTIFICATE

We, the undersigned, owners of the property shown herein and described in the Surveyor's Certificate, hereby agree this plat of subdivision and establish the Minimum Building Restriction Lines;

We certify that a licensed land surveyor will be engaged to set all property corner markers in accordance with Section 50-24(g) of the Montgomery County Code.

There are no suits, leases, liens or trusts on our respective properties included in this Subdivision Record Plat, except certain Deeds of Trust of which the parties in interest thereto have below indicated their assent.

Date: 4/22/11

Witness: Betsy Gies

Witness: Betsy Gies

Date: 3/29/11

Witness: June S. Trone

Witness: June S. Trone

We hereby assent to this Plat of subdivision.

Deed of Trust - Lot 31, Block C

National Federal Mortgage Corporation

L.17128 F.38 & L.29684 F.747

Trustee: Vincent V. Keszler

Trustee: ANTHONY R. ACHS

Deed of Trust - Lot 31, Block C

Wells Fargo Bank, N.A.

L.77993 F.69

Trustee: [Signature]

Trustee: N/A

TMS-LL, INC.

Trustee: [Signature]

Trustee: [Signature]

NOTES:

- This Subdivision Record Plat is not intended to show every matter affecting 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 plat conforms to the requirements for Minor Subdivision Approvals contained in Section 50-35A of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat involves a minor lot line adjustment between adjacent lots as provided for in Section 50-35A(a)(1).
- All terms, conditions, agreements, limitations, and requirements associated with any Preliminary 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 are available for public review during normal business hours.
- MANPCRC Preliminary Plan No. 1-94253 Approved April 11, 1985.
- The lots shown herein have been approved for 6 bedroom houses.
- Septic Building Restriction Lines are subject to change and re-approval by the Montgomery County Department of Permitting Services.
- The Septic Easement, shown on Plat No. 14833 has been modified by a Quitclaim Deed of Release Terminating Easement recorded in Liber 38479 Folio 003.
- This property is served by public water and private septic systems.
- WHSR: 200 sheet 211 NW 11 Water/Sewer Categories: W1/S6
- This property is zoned RE-2.
- This property is shown on Tax Map Grid FPI1
- IPP: Iron Pipe Round
- S.B.A.: Septic Reserve Area // S.B.R.L.: Septic Building Restriction Line

SURVEYOR'S CERTIFICATE

I hereby certify that the information shown herein is correct; that it is a subdivision of all of the property owned by Thomas P. and Lucy G. Gies, husband and wife, from 1995 to 2006, and also, all of the property acquired by June S. Trone by two (2) deeds, the first (188) from Roberto and Pauline Beck Dasino, husband and wife, dated June 28, 1999 and recorded among the aforesaid Land Records in Liber 17351 at Folio 203 and the second (2nd) from Thomas P. and Lucy G. Gies, husband and wife, dated June 26, 2010 and recorded among the aforesaid Land Records in Liber 39684 at Folio 095; that it is also all of Lots 31 and 32, Block C, as shown on a subdivision record plat entitled "Subdivision Record Plat, Lots 31 & 32, Block C, a Resubdivision of Lots 31 & 32, Block C, Great Falls Estates" and recorded among the aforesaid Land Records at Plat Number 24104.

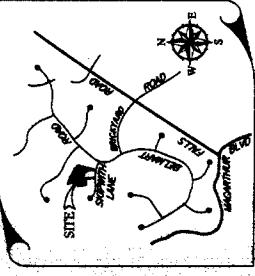
I further certify that, if engaged, I will set all property corner markers in accordance with Section 50-24(g) of the Subdivision Regulations of Montgomery County, Maryland.

The total area included in this Subdivision Record Plat is 383,473 square feet or 8.8034 acres of land, there is no dedication to public use by this plat.

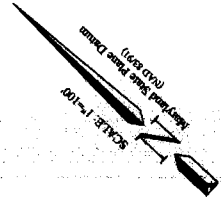
Date: 3/22/11

[Signature]
Daniel F. DeBoit
Registered Property Line Surveyor
Maryland No. 576

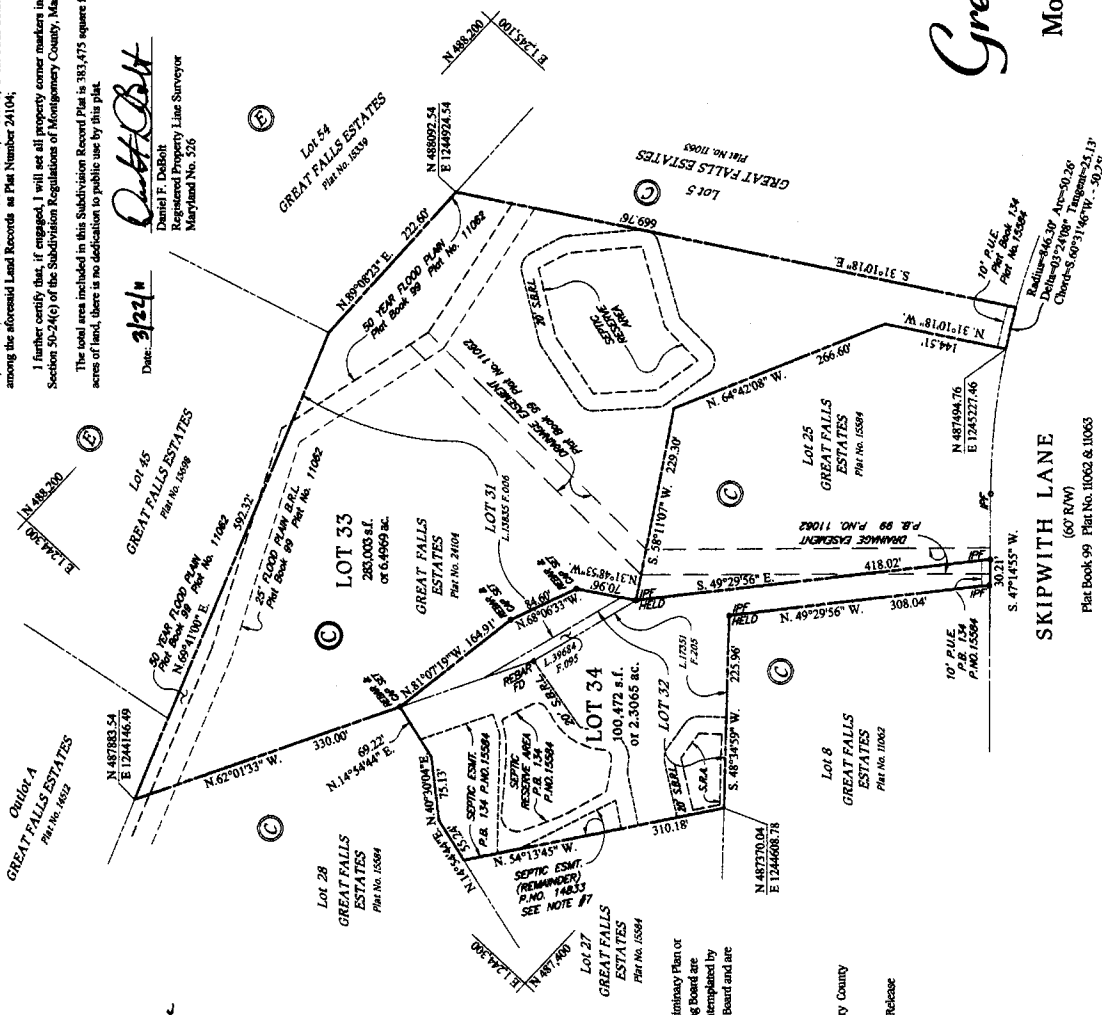
Plat No.:



VICINITY MAP
(Not to Scale)



Graphic Scale



Subdivision Record Plat
Lots 33 & 34, Block C
a Resubdivision of
Lots 31 & 32, Block C

Great Falls Estates

Potomac (10th) District
Montgomery County, Maryland
Scale: 1"=100' March, 2011

CPJ Charles P. Johnson & Associates, Inc.
OFFICE: 10000 Rockville Pike, Suite 200, Rockville, MD 20850
RESIDENTIAL: 10000 Rockville Pike, Suite 200, Rockville, MD 20850
COMMERCIAL: 10000 Rockville Pike, Suite 200, Rockville, MD 20850
www.cpj.com • Odontsburg, MD • Frederick, MD • Silver Spring, MD • Fairfax, VA

Recorded: _____
Plat No.: _____

2 Lots
Tax Map Grid FPI1
220110780

Department of Permitting Services Montgomery County	
Approved: _____	Date: _____
Approved: _____	Date: _____
Chairman: _____	Asst. Secretary-Treasurer: _____
MANPCRC Record File No.:	

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Great Falls Estates Plat Number: 220110780
 Plat Submission Date: 1-19-11
 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 # OK Road/Alley Widths OK Easements OK Open Space N/A Non-standard
 BRLs OK Adjoining Land Vicinity Map Septic/Wells
 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	Evelyn Gibson	1/20/11	2-4-11	2-7-11	Check Exemption No. <input checked="" type="checkbox"/>
Research	Bobby Fleury	1/20/11		1/24/2011	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>SB</u>	<u>3/15/11</u>
Final Mylar & DXF/DWG Received:	<u>SB</u>	<u>4/25/11</u>
Final Mylar Review Complete:	<u>SB</u>	<u>4/27/11</u>
Board Approval of Plat:		
Plat Agenda:	<u>SB</u>	<u>5/5/11</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
MCDPS Approval of Plat:		
Consultant 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:	_____	_____
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: ok
- b) No additional lots created: ok
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: ok
- d) Date sketch plan submitted: 11-19-10
- e) Sketch plan revised or denied within 10 business days: ok 11/22/10
- f) Final record plat submitted within ninety days: yes 1-19-11
- 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: see
- 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: _____