





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

MCPB
Item # 1B
4-6-2017

MEMORANDUM

DATE: March 27, 2017

TO: Montgomery County Planning Board

FROM: Stephen Smith, Senior Planner 
Jay Beatty, Planner 
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for April 6, 2017

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:

220160100 Gladhill Farm

Plat Name: Gladhill Farm
Plat #: 220160100

Location: Located on the west side of Clarksburg Road, 800 feet south of Barnes Road
Master Plan: Damascus Master Plan
Plat Details: AR zone, 2 lots
Applicant: Larry Gladhill Revocable Trust, et al

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 the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(8) and with Pre-Preliminary Plan No. 720070270 (MCPB Resolution No. 15-32) and supports this minor subdivision record plat.

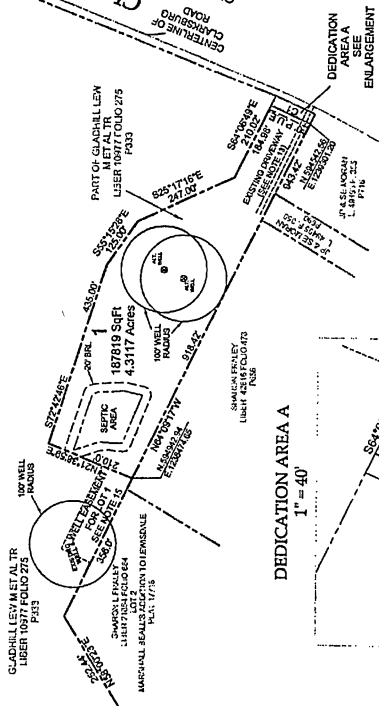
SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct; that it is a subdivision of part of the land described in a deed conveyed from Larry M. Gladhill and Goldie S. Gladhill to Larry M. Gladhill, Trustee Under Agreement dated 6th day of May, 1992. For the record, the deed is recorded in Liber 10977 at Folio 275, and also all of the land described in a deed conveyed from Larry M. Gladhill and Sharon M. Gladhill to Larry L. Gladhill and Sharon M. Gladhill, Trustees of the Sharon M. Gladhill Revocable Trust dated October 1, 2010, and recorded in Liber 42126 at Folio 000, among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereto, I have examined the property maps and other boundary matters not previously found and held valid by the State of Maryland, and that the 50-24(e) of Montgomery County Code. The total area included on this plat is 14,254 acres of land. 15844 square feet of land is dedicated to the public use.

Thomas A. Maddox 3/19/17
 Date
 Thomas A. Maddox -
 Registered Professional Land Surveyor
 MD # 10850
 EXPIRES 4/3/2018

CURVE TABLE

CHORD	HORIZ DIST	RADIUS	ARC	DELTA
CS 1227.8553 E	207.44'	2340.0'	20.751°	2.0433°
CS 1227.8553 E	207.44'	2340.0'	20.751°	2.0433°



OWNERS CERTIFICATION

We, the undersigned, owners of the property shown hereon, hereby adopt this plat of subdivision, dedicate the streets shown hereon to the public use. The undersigned also grants a Public Utility Easement (0' P.U.E.) as shown hereon to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3895 at folio 47 among the land records of Montgomery County, Maryland. The owner will cause all property corner markers and any other required monumentation to be set by a registered Maryland Land Surveyor in accordance with Section 26-24(f) of the Montgomery County Code.

220160100

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

APPROVED _____ DATE _____

CHAIRMAN ASST.-SECRETARY-TREASURER
 M.N.C.P. & P.C. RECORD FILE NO. _____

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

APPROVED *March 16, 2017* DATE _____

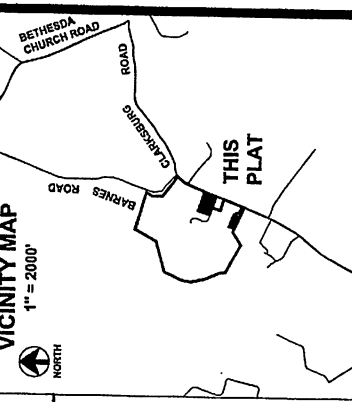
PLAT _____ DATE _____

J. Anne Conant Witness
J. Anne Conant Witness
J. Anne Conant Witness

Larry L. Gladhill Successor
 Date *3-16-17*
Larry L. Gladhill Successor
 Date *3-16-17*
Larry L. Gladhill Successor
 Date *3-16-17*

SUBDIVISION RECORD PLAT
 LOTS 1 & 2
GLADHILL FARM
 ELECTION DISTRICT 12
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 200' OCTOBER 2015

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 8933 SHADY GROVE COURT
 GAITHERSBURG, MARYLAND 20877
 (301) 984-5884



PLAT NO.

PLAT TOTALS	NUMBER OF LOTS	AREA OF LOTS	TOTAL AREA OF DEDICATION	TOTAL AREA SHOWN ON PLAT
	2	13,887 ACRES	0.3537 ACRES	14,254 ACRES

STATE PLANE NAD83 DATUM
 SCALE 0" = 200'
 NORTH

NOTES

1. THIS PLAT IS FORWARDED AS FORMERLY NOTED AT DATE OF RECONSTRUCTION. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS AND REGULATIONS OF THE MONTGOMERY COUNTY ZONING ORDINANCE. AGRICULTURE IS THE PREFERRED USE IN THE A-4 ZONE. ALL AGRICULTURE OPERATIONS SHALL BE PERMITTED AT ANY TIME, INCLUDING THE USE OF AGRICULTURAL MACHINERY AND NO AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION BECAUSE IT INTERFERES WITH OTHER USES PERMITTED IN THE ZONE.
2. THIS PROPERTY IS SERVED BY PRIVATE WELLS AND PRIVATE SEPTIC SYSTEMS EXISTING SEWER AND WATER CATEGORIES S-4, W-4. LOT 1 SEPTIC SYSTEM IS APPROVED FOR A 6 BEDROOM HOUSE. LOT 2 SEPTIC SYSTEM IS APPROVED FOR A 4 BEDROOM HOUSE.
3. THIS PLAT LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 2002070, ENTITLED "GLADHILL PROPERTY". A RESOLUTION NO. 15-32 DATED APRIL 18, 2015. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
4. 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 A FOREST MANAGEMENT PLAN. AN EASEMENT RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 52267 AT FOLIO 125 UPON THE PARENT TRACT.
5. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR NOT BE EXTENDING TO THE DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
6. THIS PLAT IS INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT EXTENDED TO REPLACE AN EXAMINATION OF TITLE OR DEPT OR NOTE OR ALL MATTERS AFFECTING TITLE.
7. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP BY, W.S.S.C. 23WV12.
8. SEPTIC BUILDING RESTRICTION LINE SUBJECT TO CHANGE UPON REAPPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC SECTION.
9. THIS PLAT OF SUBDIVISION IS APPROVED PURSUANT TO THE PROVISIONS FOR MINOR SUBDIVISIONS IN SECTION 58-54.5 OF THE SUBDIVISION REGULATIONS BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES THE CREATION OF 2 LOTS WITHIN THE RURAL DENSITY TRANSFER (RDT) ZONE AS PROVIDED FOR IN SECTION 58-54.6(b).
10. ONE (1) DEVELOPMENT RIGHT REMAINS AVAILABLE FOR EACH LOT SHOWN HEREON PER ANALYSIS LETTER PREPARED BY CLIFFORD, DEBELIUS, BOYNTON AND HAVIT, CHITD, DATED APRIL 18, 2016.
11. THE PARENT PARCEL REBANDER OF LIBER 0977 AT FOLIO 275, IS THE SUBJECT OF A DECLARATION OF RESTRICTIVE COVENANT/EASEMENT RELATING TO DENSITY AS RECORDED IN LIBER 2895 AT FOLIO 113 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
12. LOT 2 IS CREATED AS A CHILD LOT PURSUANT TO SECTION 96-C-04.1.01(f) OF THE ZONING ORDINANCE IN EFFECT PRIOR TO OCTOBER 31, 2014.
13. ACCESS FOR PARCELS 1906 & 2716 VIA EXISTING DRIVEWAY FEE COLLECTIVE DRIVEWAY EASEMENT AND MAINTENANCE AGREEMENT LIBER 634 FOLIO 5 SUCCESSORS AND ASSIGNS, RECORDED IN LIBER 65 AT FOLIO 79 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
14. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF A RIGHT OF WAY AGREEMENT WITH THE POTOMAC EDSON COMPANY, ITS SUCCESSORS AND ASSIGNS, RECORDED IN LIBER 65 AT FOLIO 79 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
15. THE WELL EASEMENT ON PARCEL P-333 IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT RECORDED IN LIBER 3316 AT FOLIO 39 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
16. CLARKSBURG ROAD IS AN EXISTING RIGHT OF WAY BY LIBER 513 FOLIO 403 THE DEDICATION AREAS SHOWN HEREON ARE DEDICATED TO FULL 60' WIDTH PER MONTGOMERY COUNTY MASTER PLAN.

