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.
NOTES:
1. This plat is subject to the provisions of the Maryland Subdivision Law, Article 67, Subtitle 4, and the regulations of the County Planning Commission.
2. This plat is subject to the provisions of the Zoning Ordinance of the County.
3. This plat is subject to the provisions of the Land Use Controls Ordinance of the County.
4. This plat is subject to the provisions of the Building Code of the County.
5. This plat is subject to the provisions of the Easements Ordinance of the County.
6. This plat is subject to the provisions of the Public Utility Regulations of the County.
7. This plat is subject to the provisions of the Conservation Ordinance of the County.
8. This plat is subject to the provisions of the Solid Waste Ordinance of the County.
9. This plat is subject to the provisions of the Drainage Ordinance of the County.
10. This plat is subject to the provisions of the Stormwater Management Ordinance of the County.
11. This plat is subject to the provisions of the Water Utility Regulations of the County.
12. This plat is subject to the provisions of the Electrical Ordinance of the County.
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17. This plat is subject to the provisions of the Parking Ordinance of the County.
18. This plat is subject to the provisions of the Architectural Control Ordinance of the County.
19. This plat is subject to the provisions of the Site Plan Ordinance of the County.
20. This plat is subject to the provisions of the Development Ordinance of the County.
21. This plat is subject to the provisions of the Environmental Ordinance of the County.
22. This plat is subject to the provisions of the Historic Preservation Ordinance of the County.
23. This plat is subject to the provisions of the Floodplain Ordinance of the County.
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25. This plat is subject to the provisions of the Solid Waste Ordinance of the County.
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59. This plat is subject to the provisions of the Water Utility Regulations of the County.
GENERAL NOTES:
1. AREA OF PROPERTY - 123.86 ACRES
2. EXISTING ZONING: RDP
3. METHOD OF DEVELOPMENT: MINOR SUBDIVISION (per Section 50-25A)
4. NO. OF LOTS PERMITTED - 6 + Child Lot (in accordance with Section 56-C-3.74A(3)(X))
5. NO. OF LOTS SHOWN - 1 Child Lot + Farm Remainder
6. AVERAGE LOT SIZE - 8.59 AC
7. AREA IN LOTS - 113.8 AC
8. AREA DEDICATED TO STREETS - 0.06 AC
9. REMAINDER AREA NOT INCLUDED IN SUBDIVISION - 10.75 AC
10. EXISTING SEWER & WATER SERVICE CATEGORIES: W-6, W-4
11. LOTS TO BE SERVED BY PRIVATE WELLS & ON-SITE SEPTIC SYSTEMS
12. LOCATED IN SOUTHERN DURANCE WATERSHED (CLASS I)
13. PROPERTY LOCATED ON TAX MAP 619
14. UTILITIES (as available): Washington Gas, Verizon, Potomac Edison
15. PROJECT SUBJECT TO FOREST CONSERVATION LAW; FARM REMAINDER EXEMPT FROM REQUIREMENTS FOR AGRICULTURAL PURPOSES

ZONING STANDARDS:

<table>
<thead>
<tr>
<th>ZONING CLASS</th>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Building Line</th>
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<tbody>
<tr>
<td>Lot Size</td>
<td>40,000 sq ft</td>
<td>40,000 sq ft</td>
<td>125'</td>
</tr>
<tr>
<td>Front Setback</td>
<td>50'</td>
<td>50' or more</td>
<td>50' or more</td>
</tr>
<tr>
<td>Sideyards</td>
<td>20' min., 40' total</td>
<td>20' or more</td>
<td>20' or more</td>
</tr>
<tr>
<td>Rearyard</td>
<td>35'</td>
<td>35' or more</td>
<td>35' or more</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>100% Max</td>
<td>100% or less</td>
<td>100% or less</td>
</tr>
<tr>
<td>Frontage</td>
<td>25'</td>
<td>25' or more</td>
<td>25' or more</td>
</tr>
</tbody>
</table>

LEGEND:
- Proposed Well Site
- Water Storage Structures
- Ponds/Tributary
- Conservation Easement
- Screen Buffer
- Stream - 500' Buffer
- 100 Yr Floodplain

SEWAGE DISPOSAL SYSTEM DESIGN DATA:

<table>
<thead>
<tr>
<th>LOT</th>
<th>Slop %</th>
<th>Type of Sewage Disposal System</th>
<th>Design Flow (GPD)</th>
<th>Capacity (GPD)</th>
<th>Slope</th>
<th>Effluent</th>
<th>Driveway</th>
<th>Roadway</th>
<th>Water Supply</th>
<th>Waste Treatment</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>6%</td>
<td>AERIAL</td>
<td>15,000 GPD</td>
<td>20,000 GPD</td>
<td>300'</td>
<td>90%</td>
<td>1.0</td>
<td>2</td>
<td>W</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>2</td>
<td>4%</td>
<td>AERIAL</td>
<td>15,000 GPD</td>
<td>20,000 GPD</td>
<td>300'</td>
<td>90%</td>
<td>1.0</td>
<td>2</td>
<td>W</td>
<td>3</td>
<td>4</td>
</tr>
</tbody>
</table>

* The requirement for the 8-foot buffer size is a buffer strip 8 feet in width of at least 25 feet in length (per 1993 edition)