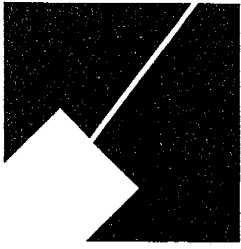


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

MCPB
Item # 10
3/23/06

MEMORANDUM

DATE: March 7, 2006

TO: Montgomery County Planning Board

FROM: Catherine Conlon, Supervisor
Development Review Division
(301) 495-4542

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for March 23, 2006

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plans and site plans if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plat drawings for the record plats. The two plats depict creation of lots through the minor subdivision process.

PLAT NO. 220060250

Freedom Forest

Located in the south side of Brink Rd., between Leaman Lane and Glendevon Court

RE-2 Zone, 1 Lot

Private Well, Private Septic

Master Plan Area: Agricultural & Rural Open Space

TWS Land Barons, LLP Applicant

Staff recommends approval of this minor subdivision plat pursuant to section 50-35A (a)(2) of the Subdivision Regulations, which states:

Conversion of an Outlot into a Lot. An outlot may be converted into a lot under the minor subdivision procedures provide:

- a. The outlot is not required open space or otherwise constrained so as to prevent it being converted into a building lot;
- b. There is adequate sewerage and water service to the property, which may be either public service and/or approved private septic system/private well;
- c. All applicable requirements and/or agreements that may be relevant, in accordance with provisions for adequate public facilities, as contained in Section 50-35(k) and the Annual Growth Policy, are satisfied prior to recordation of the plat;
- d. All applicable conditions and/or agreements applicable to the original subdivision approval creating the outlot will also apply to the new lot. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement or building restriction lines; and
- e. If the outlot is located within a special protection area, as shown on an approved and adopted master plan, all applicable special protection area requirements and guidelines, including the approval of a water quality plan, are satisfied prior to recordation of the plat.

An outlot may be incorporated into an adjoining lot resulting in a larger lot without having to satisfy Subsections (a) and (b) above.

In this case the applicant is incorporating an Outlot into a lot to create a larger lot without having to satisfy Subsections (a) and (b) above. The application satisfies all the above-mentioned criterion of the minor subdivision under section 50-35(a)(2) of the Subdivision Regulation. Therefore, staff recommends approval of this plat.

PLAT NO. 220061500

Gold Mine Crossing

Located on the east side of Georgia Avenue, across from Gold Mine Road

RE-2 Zone, 1 Lot

Private Well and Private Septic

Planning Area: Olney

Heller Enterprises, Inc., Applicant

Staff recommends approval of this minor subdivision plat pursuant to section 50-35A (a)(2) of the Subdivision Regulations, which states:

Conversion of an Outlot into a Lot. An outlot may be converted into a lot under the minor subdivision procedures provide:

- a. The outlot is not required open space or otherwise constrained so as to prevent it being converted into a building lot;
- b. There is adequate sewerage and water service to the property, which may be either public service and/or approved private septic system/private well;
- c. All applicable requirements and/or agreements that may be relevant, in accordance with provisions for adequate public facilities, as contained in Section 50-35(k) and the Annual Growth Policy, are satisfied prior to recordation of the plat;
- d. All applicable conditions and/or agreements applicable to the original subdivision approval creating the outlot will also apply to the new lot. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement or building restriction lines; and
- e. If the outlot is located within a special protection area, as shown on an approved and adopted master plan, all applicable special protection area requirements and guidelines, including the approval of a water quality plan, are satisfied prior to recordation of the plat.

An outlot may be incorporated into an adjoining lot resulting in a larger lot without having to satisfy Subsections (a) and (b) above.

The application satisfies all the above-mentioned criterion of the minor subdivision under section 50-35(a)(2) of the Subdivision Regulation. Therefore, staff recommends approval of this plat.

