

**PLAT NO. 220080070**

**Montgomery Hills Forest**

Located on the south side of Seminary Road, at the intersection of Fraser Avenue

R-60 zone; 2 lots

Community Water, Community Sewer

Master Plan Area: North & West Silver Spring

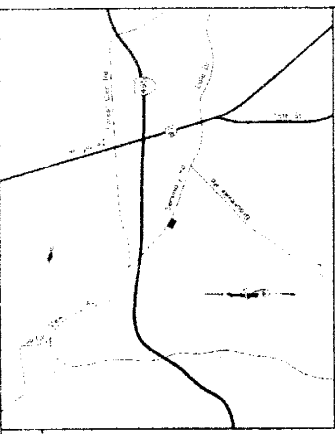
Sean Murphy, Applicant

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.



VICINITY MAP  
DATE: 11/19/08

- NOTES**
- The subdivision of this plat is shown on pages 1-4 of this plat.
  - This property is subject to the easement shown on the plat.
  - This property is subject to easement 8-6-08.
  - This subdivision record plat is not intended to show any other property boundaries or interests in the property, but only the boundaries and interests shown on this plat. It is not intended to create or extinguish any interests in the property, but only to show the boundaries and interests shown on this plat.
  - This plat conforms with the requirements of Section 5-10-2(b)(2) of the Montgomery County Code.
  - This property plat is not subject to Chapter 27B, 2008 Montgomery County Forest Conservation Code.

**OWNERS DEDICATION**  
 I, Michael Cleveland, owner of the property shown herein, hereby dedicate to the public use of the County of Montgomery the easement shown on this plat for the purpose of providing access to the public use of the property shown herein. I hereby certify to the facts stated herein and to the accuracy of the plat shown herein.

Michael Cleveland 3/26/08  
 Witness: Michael Cleveland 3/26/08  
Sean Heltig 7/9/08  
 Witness: Sean Heltig 7/9/08  
Barbara J. E. Eskow 3/11/08  
 Witness: Barbara J. E. Eskow 3/11/08  
Chris Richmond 7/19/08  
 Witness: Chris Richmond 7/19/08

Michael Cleveland 7/19/08  
 Witness: Michael Cleveland 7/19/08

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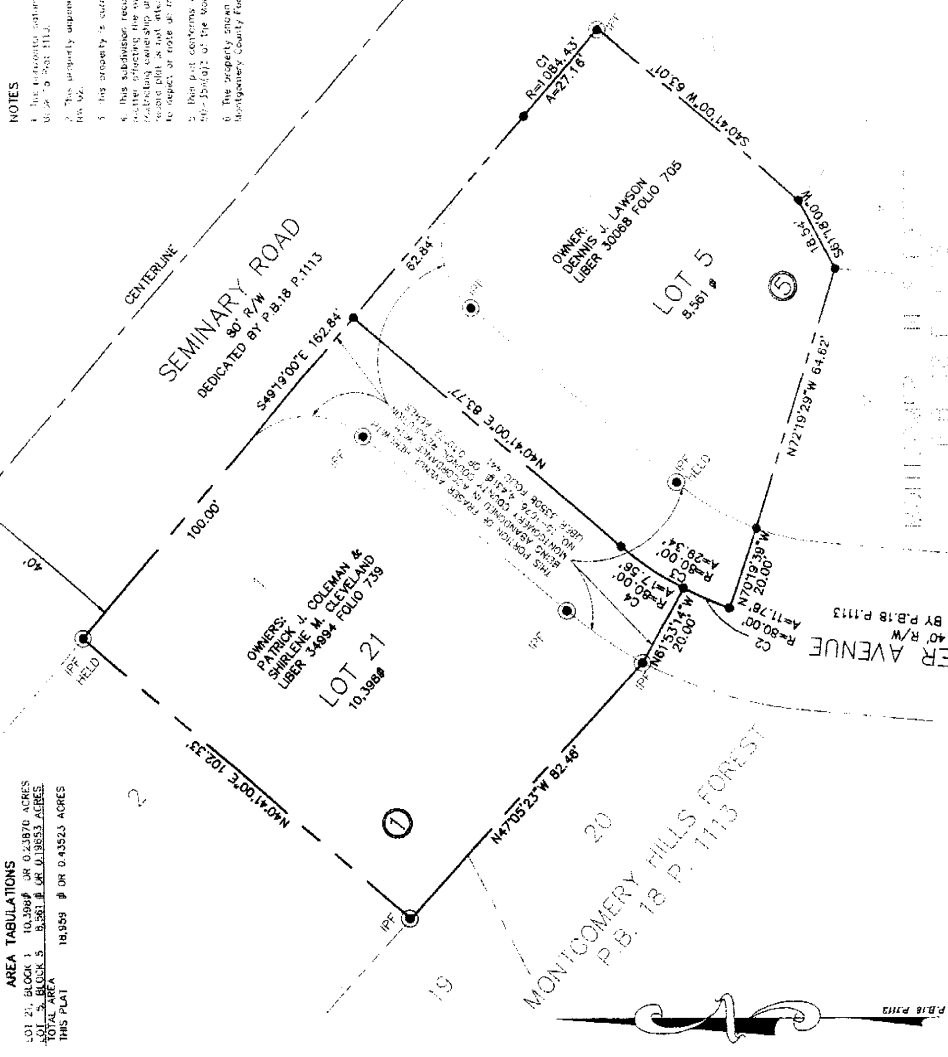
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Michael Cleveland 3/26/08  
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Chris Richmond 7/19/08  
 Witness: Chris Richmond 7/19/08



**AREA TABULATIONS**

LOT 21, BLOCK 1	10.9964 ACRES
LOT 5, BLOCK 5	3.8811 ACRES
TOTAL AREA	14.8775 ACRES
THIS PLAT	14.8775 ACRES

**CURVE TABLE**

NO.	RADIUS	ARC	CHORD	CHORD BEARING	CHORD ANGLE
1	100.00	17.70	17.70	90.0000°	180.0000°
2	100.00	17.70	17.70	90.0000°	180.0000°
3	100.00	17.70	17.70	90.0000°	180.0000°
4	100.00	17.70	17.70	90.0000°	180.0000°

**SURVEYORS CERTIFICATE**  
 I, the undersigned, being duly sworn, depose and say that I am a duly licensed and qualified surveyor in the State of Maryland, and that I am the author of the foregoing plat, and that the same is a true and correct representation of the facts as shown by the survey and as the same appears on the ground.

Stephen J. ...  
 Surveyor

Stephen J. ...  
 Surveyor

Stephen J. ...  
 Surveyor

Stephen J. ...  
 Surveyor

Stephen J. ...  
 Surveyor

Stephen J. ...  
 Surveyor

Stephen J. ...  
 Surveyor

Stephen J. ...  
 Surveyor

FOR PUBLIC WATER AND SEWER ONLY  
 DEPARTMENT OF PERMITTING SERVICES  
 MONTGOMERY COUNTY, MD.  
 DATE: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
 CHAIRMAN ASST. SECRETARY - TREASURER  
 M.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_

DATE: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
 CHAIRMAN ASST. SECRETARY - TREASURER  
 M.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_

SUBMISSION RECORD PLAT  
 LOT 21, BLOCK 1 & LOT 5, BLOCK 5  
 MONTGOMERY HILLS FOREST  
 ELECTION DISTRICT NO. 13  
 MONTGOMERY COUNTY, MARYLAND  
 MAY, 2007 SCALE: 1" = 20'

MERIDIAN SURVEYS, INC.  
 8711 ...  
 ...

GRAPHIC SCALE  
 (IN FEET)  
 1 inch = 20 ft

PLAT NO. \_\_\_\_\_  
 DATE: \_\_\_\_\_

**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name: Montgomery Hills Forest Plat Number: 220080070

Plat Submission Date: 7-13-07

DRD Plat Reviewer: S. Smith

DRD Prelim Plan Reviewer: N/A

\*For category of minor 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 ok Coordinates ok  
 Plan # N/A Road/Alley Widths ok Easements ok Open Space N/A Non-standard  
 BRLs N/A Adjoining Land  Vicinity Map  Septic/Wells N/A  
 TDR note N/A Child Lot note  Surveyor Cert  Owner Cert  Tax Map ok  
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>EP</u>	<u>7-26-07</u>	<u>8-10-07</u>	_____	_____
Research	<u>Bobby Fleury</u>	↓	↓	<u>7-30-07</u>	<u>ok</u>
SHA	<u>Doug Mills</u>	↓	↓	_____	_____
PEPCO	<u>Steve Baxter</u>	↓	↓	<u>12/19/07</u>	<u>PVE waived per email</u>
Parks	<u>Doug Powell</u>	↓	↓	_____	_____
DRD	<u>Steve Smith</u>	↓	↓	<u>8-3-07</u>	<u>OK</u>

*N. Comy*

**Final DRD Review:**

DRD Review Complete:

(All comments rec'd and incorporated into mark-up)

Engineer Notified (Pick up Mark-up):

Final Mylar w/Mark-up & PDF Rec'd:

**Board Approval of Plat:**

Plat Agenda:

Planning Board Approval:

Chairman's Signature:

**DPS Approval of Plat:**

Engineer 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:

Notify Engineer to Seal Plats:

Engineer Seal Complete:

Complete Reproduction:

Sent to Courthouse for Recordation:

Initial

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SJS

SJS

SJS

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Date

8/28/08

8-23-07

8-21-08

9-11-08

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

**RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-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: \_\_\_\_\_

ok  
ok

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