



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

MCPB
Item # 2
2/19/09

MEMORANDUM

DATE: February 5, 2009

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Subdivision Supervisor
Development Review Division *CC*
(301) 495-4542

FROM: Stephen Smith *SS*
Development Review Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for February 19, 2009

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:

220090450 **Glen Vista**

Plat Name: Glen Vista
Plat #: 220090450

Location: Located in the northwest quadrant of the intersection of South Glen Road and Edison Road
Master Plan: Potomac
Plat Details: RE-2 zone; 1 lot
Community Water, Community Sewer
Applicant: Balvinder Sangha

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.

PLAT NO:

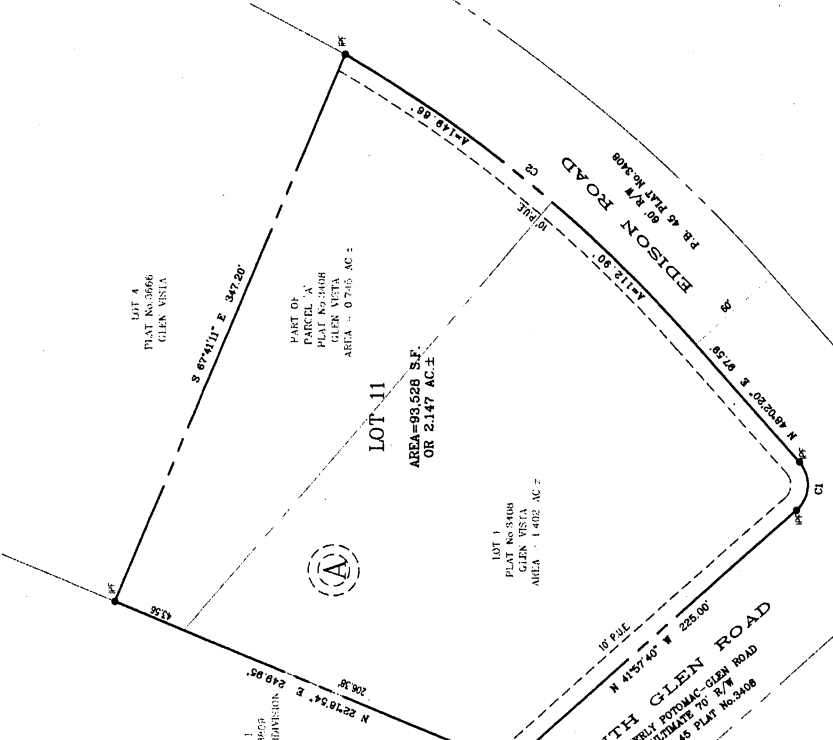
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.42'	20.00'	90.00000°	S 85°57'40" E	28.28'
C2	262.56'	840.00'	17°54'32"	N 39°05'05" E	251.19'



NOTES:
 1. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE NOR ANY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
 2. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND RESTRICTIONS, WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER INSTRUMENTS RELATING TO THIS PROPERTY, APPROVED BY MONTGOMERY COUNTY, INCLUDING ANY AMENDMENTS, ARE INTENDED TO SURVIVE AND NOT BE DISTINGUISHED BY RECORDING 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 AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
 3. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
 4. THIS PROPERTY IS ZONED REZ.
 5. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE REZ ZONE.
 6. THIS PROPERTY IS LOCATED ON TAX MAP GRID FQ31.
 7. THIS PLAT CONFORMS WITH THE REQUIREMENTS OF SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES CONSOLIDATION OF TWO OR MORE LOTS OR PARTS OF LOTS INTO ONE LOT AS PROVIDED FOR IN SECTION 50-35A(G)(3).

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL THE LAND OWNED BY ZELDA LVE, LLC INTO BALWINDER S, SANGHA AND CURPREET K, GULL-SANGHA, BALWINDER S, SANGHA AND CURPREET K, GULL-SANGHA, AS RECORDED SEPTEMBER 8th, 2008 AS RECORDED IN LIBER 36010, AT FOLIO 93 AND ALSO RECORDED IN PLAT 3408 AND PART OF PARCEL 'A' BLOCK A AS SHOWN ON A PLAT ENTITLED 'GLEN VISTA' OF PLAT BOOK 45 PLAT 3408, AND RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 I HEREBY CERTIFY THAT ONCE ENGAGED AS DESCRIBED IN THE OWNERS' CERTIFICATION HEREON, ALL MONUMENTS, PROPERTY MARKERS AND OTHER BOUNDARY MARKERS WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.
 THE TOTAL AREA OF LAND SHOWN ON THIS PLAT IS 93,528 SQUARE FEET OR 2.147 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

FOR PUBLIC WATER AND SEWER ONLY.
 ● IPF = IRON PIN FOUND
 THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED: _____
 CHAIRMAN
 ASST. SECRETARY-TREASURER
 M.N.C.P. & P.C. RECORD FILE NUMBER _____



CURVE TABLE

OWNER'S CERTIFICATION:

WE BALWINDER S. SANGHA AND CURPREET K. GULL-SANGHA, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT THE SUBDIVISION EASEMENT (P.U.E.) TO THE PARTIES NAMED IN THE DOCUMENT ENTITLED 'GLEN VISTA' OF PLAT BOOK 45 PLAT 3408, AND PART OF PARCEL 'A' BLOCK A AS SHOWN ON A PLAT ENTITLED 'GLEN VISTA' OF PLAT BOOK 45 PLAT 3408, AND RECORDED IN LIBER 3604 AT FOLIO 457, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

AS OWNERS OF THE PROPERTY WE CERTIFY THAT PROPERTY CORNERS OR OTHER MONUMENTATION WILL BE SET BY A REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SUIUS, ACTIONS, OR MORTGAGES AFFECTING THE PROPERTY SHOWN HEREON.

WITNESSES: Balwinder S. Sangha BALWINDER S. SANGHA
Curpreet K. Gull-Sangha CURPREET K. GULL-SANGHA
 DATE: 2/3/2009
 DATE: 2/3/2009

SUBDIVISION RECORD PLAT
LOT 11 BLOCK A
GLEN VISTA

Resubdivision of Lot 1 and Part of Parcel 'A' BLOCK A
 (10th) ELECTION DISTRICT
 Montgomery County, Maryland

1" = 50' September, 2008



1813 BELTON ROAD, ADDELPHI, MD. 20783
 TEL: (301) 648-2649 FAX: (301) 439-5636
 EMAIL: KRISCONSULTANT@VERIZON.NET

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND
 APPROVED: _____
 DIRECTOR

DATE: _____
 PLAT NO: _____

769045

KRIS CONSULTANTS, LLC

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Glen Vista Plat Number: 220090450
 Plat Submission Date: 10-6-08
 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 Coordinates
 Plan # N/A Road/Alley Widths OK Easements OK Open Space N/A Non-standard
 BRLs N/A Adjoining Land N/A Vicinity Map Septic/Wells N/A
 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		10-8-08	10-24-08		None OK
Research	Bobby Fleury	↓	↓	10-9-08	
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey	↓	↓	10/24/08	No Reviews

Final DRD Review:

DRD Review Complete: Initial SJS Date 2/5/09
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): SJS 1-14-09
 Final Mylar w/Mark-up & PDF Rec'd: SJS 2-3-09

Board Approval of Plat:

Plat Agenda: SJS 2/19/09

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: _____

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

(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:
