

Plat Name: Goshen Manor

Plat #: 220081510

Location: Located on the west side of Cog Wheel Way, 500 feet south of Brink Road

Master Plan: Agriculture and Rural Open Space

Plat Details: RE-2 zone; 2 lots

Private Well, Private Septic

Applicant: Robert Olsen and Leslie Cappetta

Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A (a)(1)** of the Subdivision Regulations, which states:

Minor Lot line Adjustment. The sale or exchange of part of a lot between owners of adjacent lots for the purpose of small adjustments in boundaries; provided:

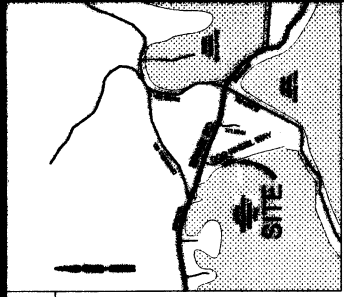
- a. The total area of the adjustment does not exceed five percent of the combined area of the lots affected by the adjustment;
- b. No additional lots are created;
- c. The adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved; and,
- d. The owner submits a sketch plan for review and approval by the Planning Board staff. The sketch plan may be a copy of the existing record plan and must contain the following information:
 - i. proposed lot line adjustment as a dashed line;
 - ii. any buildings, driveways, or other physical improvements located within fifteen feet of the proposed adjusted lot line;
 - iii. any minimum building setback that would be altered by the minor lot line adjustment; and
 - iv. the amount of lot area affected by the minor lot line adjustment.

The sketch plan must be approved, approved with revision or denied, in writing, within ten business days after the plan is submitted or the sketch plan is deemed approved, provided requirements i through iii, above, are met. A final record plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.

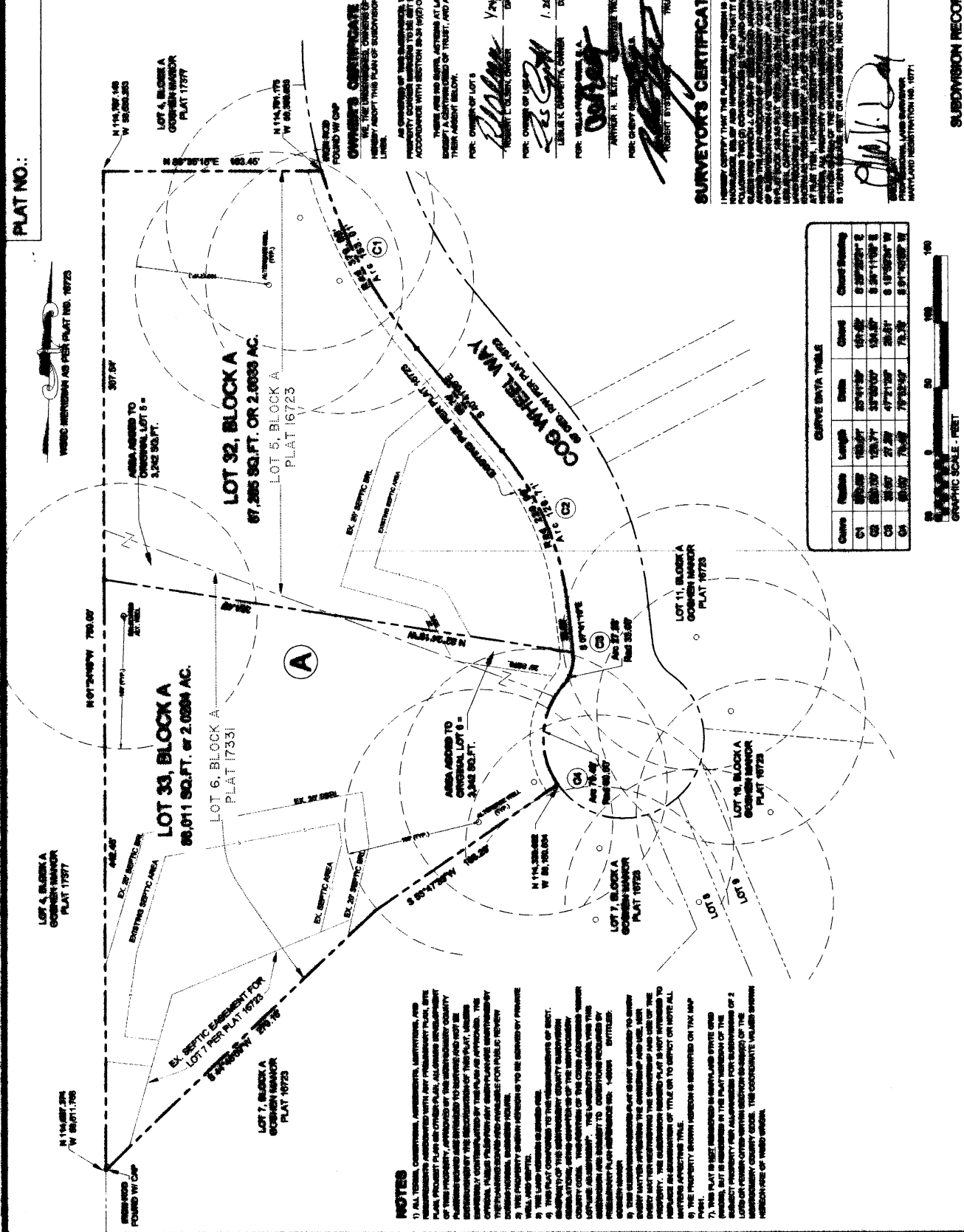
- e. Any minor lot line adjustment between properties that occurred prior to May 19, 1997, remains an exception to platting as provided in Section 50-9(d)

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)(1) of the subdivision regulations and supports this subdivision record plat.

PLAT NO.:



VICINITY MAP
1"=200'



AREA ADDED TO ORIGINAL LOT 6 - 3.242 SQ.FT.

AREA ADDED TO ORIGINAL LOT 6 - 3.242 SQ.FT.

NOTES

- 1) ALL TERMS, CONDITIONS, AGREEMENTS, MATTERS, AND PROVISIONS REFERENCED TO IN THIS PLAT SHALL BE DEEMED TO BE INCORPORATED INTO THIS PLAT AND SHALL BE ENFORCEABLE AS IF SET FORTH IN THIS PLAT.
- 2) THIS PLAT IS A PART OF THE SUBDIVISION AND SHALL BE CONSIDERED AS SUCH.
- 3) THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THIS PLAT.
- 4) THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THIS PLAT.
- 5) THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THIS PLAT.
- 6) THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THIS PLAT.
- 7) THIS PLAT IS A PART OF THE SUBDIVISION AND SHALL BE CONSIDERED AS SUCH.
- 8) THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THIS PLAT.
- 9) THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THIS PLAT.
- 10) THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THIS PLAT.

OWNER OF LOT 4
FOR: OWNER OF LOT 4
ROBERT E. GOSHEN, OWNER
DATE: 1/24/09

OWNER OF LOT 5
FOR: OWNER OF LOT 5
ROBERT E. GOSHEN, OWNER
DATE: 1/24/09

OWNER OF LOT 6
FOR: OWNER OF LOT 6
ROBERT E. GOSHEN, OWNER
DATE: 1/24/09

OWNER OF LOT 7
FOR: OWNER OF LOT 7
ROBERT E. GOSHEN, OWNER
DATE: 1/24/09

OWNER OF LOT 8
FOR: OWNER OF LOT 8
ROBERT E. GOSHEN, OWNER
DATE: 1/24/09

OWNER OF LOT 9
FOR: OWNER OF LOT 9
ROBERT E. GOSHEN, OWNER
DATE: 1/24/09

OWNER OF LOT 10
FOR: OWNER OF LOT 10
ROBERT E. GOSHEN, OWNER
DATE: 1/24/09

OWNER OF LOT 11
FOR: OWNER OF LOT 11
ROBERT E. GOSHEN, OWNER
DATE: 1/24/09

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SUBMITTED IN CONNECTION WITH THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MONTGOMERY COUNTY DEPARTMENT OF PLANNING AND ZONING ADMINISTRATION. I HAVE CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAVE FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THIS PLAT.

DATE: 1/24/09

Curve	Radius	Length	Start	End	Chord Bearing
C1	85.00'	100.00'	0+00.00'	0+100.00'	S 89° 58' 00" W
C2	85.00'	100.00'	0+100.00'	0+200.00'	S 89° 58' 00" W
C3	85.00'	100.00'	0+200.00'	0+300.00'	S 89° 58' 00" W
C4	85.00'	100.00'	0+300.00'	0+400.00'	S 89° 58' 00" W



SUBDIVISION RECORD PLAT



203 Perry Parkway, Suite 1
Gaithersburg, MD 20877-2169
301-948-8300 Fax: 301-258-7607

GOSHEN MANOR
LOTS 32 AND 33, BLOCK A
GANTHERSBURG (RM) ELECTION DISTRICT - MONTGOMERY COUNTY, MARYLAND
SCALE: 1"= 50' DATE: MARCH 2008

APPROVED: _____ DATE: _____

CHAIRMAN _____ ASST. SECRETARY/TREASURER _____

MONTGOMERY COUNTY PLANNING AND ZONING ADMINISTRATION
MONTGOMERY COUNTY DEPARTMENT OF PLANNING SERVICES

APPROVED: _____ DATE: _____

CHAIRMAN _____ ASST. SECRETARY/TREASURER _____

MONTGOMERY COUNTY PLANNING AND ZONING ADMINISTRATION
MONTGOMERY COUNTY DEPARTMENT OF PLANNING SERVICES

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Gushan Manor Plat Number: 220081510
 Plat Submission Date: 3-20-08
 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 ok Coordinates ok
 Plan # ok Road/Alley Widths Easements ok Open Space N/A Non-standard
 BRLs ok Adjoining Land ok Vicinity Map ok Septic/Wells ok
 TDR note N/A Child Lot note N/A 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>M. Pfeiffer</u>	<u>3-26-08</u>	<u>4-9-08</u>	<u>3-27-08</u>	<u>ok</u>
Research	Bobby Fleury			<u>3-27-08</u>	<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey			<u>4-7-08</u>	<u>OK</u>

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:

Initial _____ Date _____
SOS 2/24/09
SOS 4-30-08
SOS 2-24-09

Board Approval of Plat:

Plat Agenda: _____ Date 3/12/09
 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: ok ✓
- b) No additional lots created: ok ✓
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: ok ✓
- d) Date sketch plan submitted: 3-10-08
- e) Sketch plan revised or denied within 10 business days: ok 3/12/08
- f) Final record plat submitted within ninety days: ok 3/20/08
- 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: _____

(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: _____