



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

MCPB
Item # 1B
4/28/2011

MEMORANDUM

DATE: April 20, 2011
TO: Montgomery County Planning Board
VIA: Catherine Conlon, Supervisor
Regulatory Coordination Section
FROM: Stephen J. Smith, Senior Planner
Regulatory Coordination Section
(301)-495-4522
SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for April 28, 2011

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:

- 220110900 **The Orchards of Sandy Spring**
- 220111030 **Glen Mar Park**

Approval signatures

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Plat Name: The Orchards of Sandy Spring
Plat #: 220110900

Location: Located on the east side of Oakwood Manor Drive at the intersection of Towering Beech Court
Master Plan: Sandy Spring - Ashton
Plat Details: RNC zone; 7 lots, 1 parcel
Community Water, Community Sewer
Applicant: SM Sandy Spring LLC

Staff recommends approval of the this minor subdivision plat pursuant to Section **50-35A(a)(5)**, which states:

Plat of Correction. A plat may be recorded under the minor subdivision procedure to correct inaccurate or incomplete information shown on a previously recorded subdivision plat. The plat may correct drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; and/or other information normally required to be shown on a recorded plat. All owners and trustees or the land affected by the correction must sign the revised plat. In addition, the plat of correction must clearly identify the original plat that is being replaced and contain a note identifying the nature of the correction.

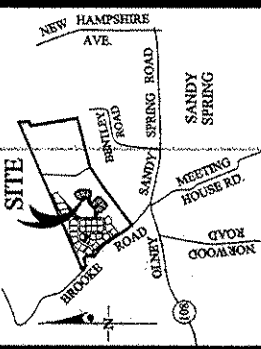
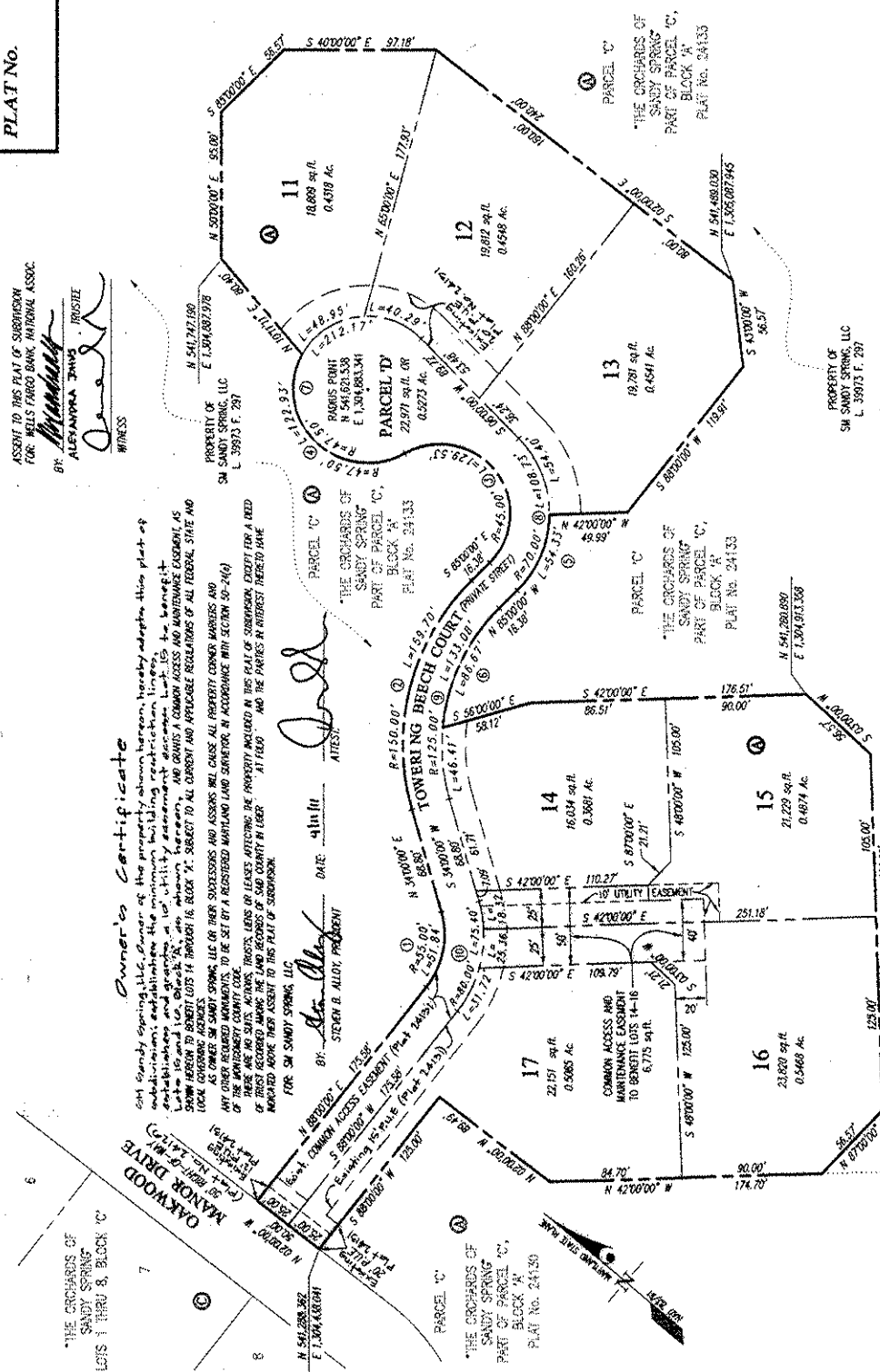
Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the criteria of Section 50-35A(a)(5) of the subdivision regulations, and supports this minor subdivision record plat.

PLAT No.

ASSENT TO THIS PLAT OF SUBDIVISION FOR: MILLS FARGO BANK, NATIONAL ASSOC. BY: Alexandra Shaw Prostitute

Owner's Certificate
I, the undersigned, being the owner of the property shown hereon, hereby declare that this plat of subdivision is in accordance with the provisions of the laws of the State of Maryland...

BY: STEVEN B. ALLOTT, PRESIDENT
DATE: 04/11/11
WITNESSES: [Signatures]



SCALE 1"=500'

- 1. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW ENERGY MATTER AFFECTING THE OWNERSHIP AND USE...
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A...

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS CORRECT...
DATE: 13 APRIL 2011

Table with 3 columns: CURVE, LENGTH, BEARING. Rows 1-10.

APPROVED FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS ONLY. THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTEREY COUNTY DEPARTMENT OF PLANNING SERVICES

GLW GUTSCHICK LITTLE & WEBBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS... 3000 NATIONAL WARE HOUSE, SUITE 100, WASHINGTON, MARYLAND 20005

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Archards of Sandy Spring Plat Number: 220110900
 Plat Submission Date: 3-1-2011
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: _____

*For category of minor subdivision 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 # Road/Alley Widths Easements bc Open Space N/A Non-standard
 BRLs N/A Adjoining Land 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	Evelyn Gibson	3-9-11	3/25/11	3-23-11	NO REVISIONS
Research	Bobby Fleury			3-10-11	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey			3-15-11	Check adjoining PUE Volc
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SOS Date 4/5/2011
 Final Mylar & DXF/DWG Received: Initial SOS Date 4/10/11
 Final Mylar Review Complete: Initial SS Date 4/20/11

Board Approval of Plat:

Plat Agenda: Initial SOS Date 4/20/11

Planning Board Approval: _____

Chairman's Signature: _____

MCDPS Approval of Plat:

Consultant 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: _____

Complete Reproduction: _____

Notify Consultant to Seal Plats: _____

Surveyor's Seal Complete: _____

Sent to Courthouse for Recordation: _____

Recordation Info Entered into Hansen _____

No. _____

MINOR SUBDIVISION SECTION 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: _____

(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: _____

Plat Name: Glen Mar Park
Plat #: 220110980

Location: Located on the east side of Nahant Street, 25 feet north of Madawaska Road
Master Plan: Bethesda - Chevy Chase
Plat Details: R-60 zone, 1 lot
Community Water, Community Sewer
Applicant: Judi Sperber

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 provided:

- a. The outlot is not required open space or otherwise constrained so as to prevent it from being converted into a buildable 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 the 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, conservation easement 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 areas requirements and guidelines, including 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.

Staff applied the above-noted minor subdivision criteria for this application, which is consolidating a record lot and an outlot into a lot, and concludes that the proposed subdivision complies with the criteria of Section 50-35A(a)(2) of the subdivision regulations and supports this minor subdivision record plat.

PLAT NO.

OWNER'S CERTIFICATE:

ME, DUANE STILLWELL AND JUDI KAY SPERBER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND ESTABLISH THE TEN (10) FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON AS 10' P.U.E. FOR THE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAN OF SUBDIVISION EXCEPT FOR A CERTAIN DEED OF TRUST HELD BY THE SANDY SPRING BANK, AND THE PARTIES OF INTEREST THERETO HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

4/15/11 DATE *[Signature]* DUANE STILLWELL, OWNER WITNESS *[Signature]* AVE
 4/15/11 DATE *[Signature]* JUDI KAY SPERBER, OWNER WITNESS *[Signature]* AVE
 4/15/11 DATE *[Signature]* JACQUELINE F. GERIART SANDY SPRING BANK WITNESS *[Signature]* AVE

ME HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

GENERAL NOTES:

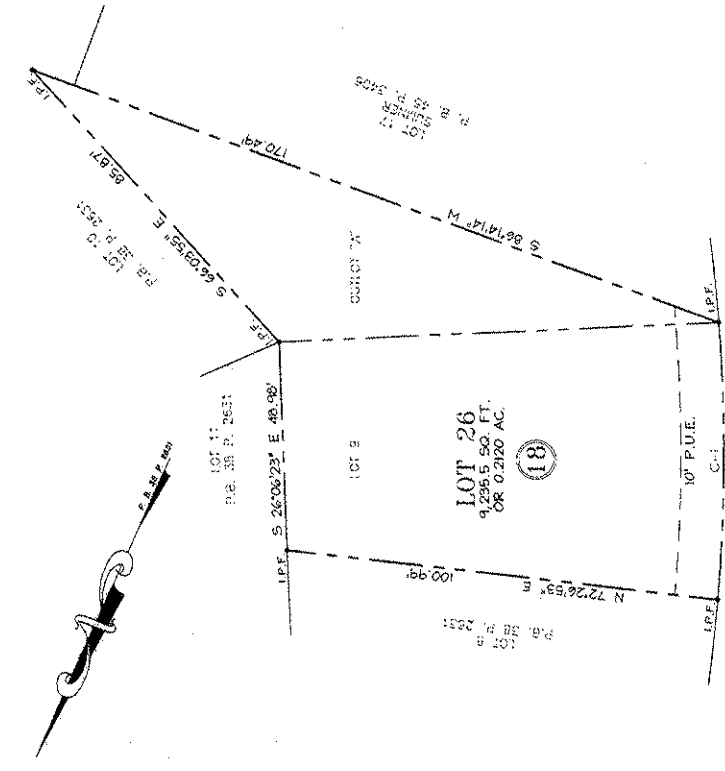
1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTIONS BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS PLAN CONFORMS WITH REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAN INVOLVES A CONSOLIDATION OF A LOT AND AN OUTLOT INTO ONE LOT AS PROVIDED FOR IN SECTION 50-35A(a)(2).
3. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE THE EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
4. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-60 ZONE.
5. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
6. LOTS SHOWN HEREON APPEAR ON MONTGOMERY COUNTY TAX MAP GR563 AND W.S.S.C. SHEET # 207 N44 06.
7. THIS PROPERTY IS CURRENTLY ZONED R-60.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RESUBDIVISION OF ALL THE LAND CONVEYED TO DUANE STILLWELL AND JUDI KAY SPERBER, BY ROBERT W. MCCLUSKIE AND CAROL LEE RAND, BY DEED DATED AUGUST 24, 2001 AND RECORDED IN LIBER 19040, FOLIO 048, AND ALSO BEING KNOWN AS LOT 9 & OUTLOT "A", IN BLOCK 18, IN THE SUBDIVISION KNOWN AS "GLEN MAR PARK" AS RECORDED IN PLAT BOOK 38 AT PLAT 2631; ALL BEING RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT PROPERTY CORNERS MARKED THIS ARE IN PLACE AS SHOWN HEREON. THE TOTAL AREA INCLUDED ON THIS PLAT OF SUBDIVISION IS 9,235.5 SQ. FT. OR 0.2120 AC. OF LAND, NONE OF WHICH IS DEDICATED FOR PUBLIC USE.

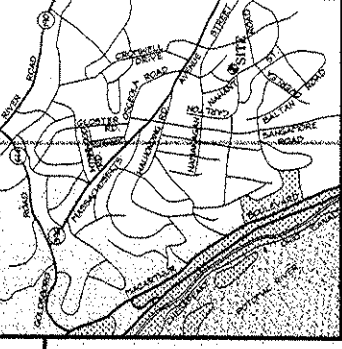
[Signature]
 JOSEPH E. SNIDER
 PROFESSIONAL LAND SURVEYOR
 MD. REG. #21224

4/15/2011 DATE



NAHAUT STREET

50' R/W
 PREVIOUSLY DEDICATED
 BY P. B. 25 P. 1440



VICINITY MAP
 ADC MAP 37 TH EDITION
 ADC MAP PAGE 40, GRID G-3
 SCALE: 1" = 2000'

SUBDIVISION RECORD PLAT
LOT 26, BLOCK 18
GLEN MAR PARK
 A RESUBDIVISION OF
 LOT 9 & OUTLOT "A", BLOCK 18
 BETHESDA (7th) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20' MARCH 2011

PREPARED BY
SNIDER & ASSOCIATES
 LAND SURVEYORS
 20270 GOLDENROD LANE, SUITE 110
 GERMANTOWN, MARYLAND 20876
 301/948-5100 Fax 301/948-1286



M-NCPPC RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND	DRAPED: C.W.I.	CURVE TABLE		DETA
	RECORDED: _____	ARC	BEARING	DISTANCE
DIRECTOR: _____	CHECKED: J.E.S.	C-1	R=406.05	A=65.13
DATE: _____	JOB NO: 04-0528RP	N 23°44'51" W		65.00'
MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	PLAT NO: _____	AREA TABULATION		9°07'53"
	CHAIRMAN: _____	9,235.5 S.F. OR 0.2120 ACRES		N/A
APPROVED: _____	DATE: _____	TOTAL AREA = 9,235.5 S.F. OR 0.2120 ACRES		
ASST. SECRETARY - TREASURER: _____				

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Glen Mar Park Plat Number: 220111030
 Plat Submission Date: 3-22-2011
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N/A

*For category of minor subdivision 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 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 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	Evelyn Gibson	3/23/11	4-8-11	3/24/11	NO REVISIONS N-ARROW / DATUM
Research	Bobby Fleury			3-28-11	
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):
 Final Mylar & DXF/DWG Received:
 Final Mylar Review Complete:

Initial
SSS
SSS
SSS

Date
4-5-11
4-19-11
4-20-2011

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

SSS

4/28/2011

MCDPS Approval of Plat:

Consultant 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:
 Complete Reproduction:
 Notify Consultant to Seal Plats:
 Surveyor's Seal Complete:
 Sent to Courthouse for Recordation:
 Recordation Info Entered into Hansen

No. _____

MINOR SUBDIVISION SECTION 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: _____
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 - 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: ok _____
- b) Adequate sewerage and water service/public or private: ok _____
- 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: _____
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(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: _____
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- c) Forest conservation: _____
- d) Storm water management: _____
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- g) Approved Special Exception: _____