

Plat Name: Olney Mill
Plat #: 220130060

Location: Located at the terminus of Clover Hill Court, 150 feet north of Clover Hill Lane
Master Plan: Olney Master Plan
Plat Details: R-200 zone; 2 lots
Community Water, Community Sewer
Applicant: Glenn Orletsky

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

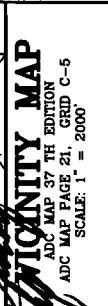
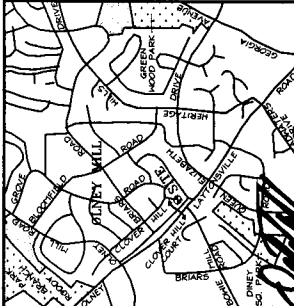
Minor Lot line Adjustment. The sale or exchange of part of a lot between owners of adjacent lots for the purpose of small adjustments in boundaries; provided:

- 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plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.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.



OWNER'S CERTIFICATE:
 ME, COSTAS T. NATHENAS AND GEORGIA P. NATHENAS, HIS WIFE OWNERS OF LOT 18, NOW LOT 27 AND GLENN E. ORLETSKY AND MARTHA L. ORLETSKY HIS WIFE OWNERS OF LOT 19, NOW LOT 26, 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 ALONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAN OF SUBDIVISION.

FOR LOT 18, NOW LOT 27
 DATE 9-12-12 Costas T. Nathenas OWNER
 WITNESS Glenn E. Orletsky
 DATE 9-11-12 Georgia P. Nathenas OWNER
 WITNESS Glenn E. Orletsky
 DATE 9-11-12 Glenn E. Orletsky OWNER
 WITNESS Martha L. Orletsky
 DATE 9-11-12 Martha L. Orletsky OWNER
 WITNESS Glenn E. Orletsky

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 50-55A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAN INVOLVES A THINER PROPERTY LINE ADJUSTMENT AS PROVIDED FOR IN SECTION 50-55A(g)(7).
 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. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
 5. THIS PROPERTY IS CURRENTLY ZONED R-200 AND IS INCLUDED IN A DENSITY CONTROL DEVELOPMENT. RESUBDIVISION STRICTLY CONTROLLED.
 6. LOTS SHOWN HEREON APPEAR ON MONTGOMERY COUNTY TAX MAP GRID HT-43 AND M.S.S.C. SHEET # 225 NW 04.

SUBDIVISION RECORD PLAT
LOT'S 26 AND 27 BLOCK 3
 A RESUBDIVISION OF
 LOTS 18 & 19 BLOCK 3
OLNEY MILL
 OLNEY (8th) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30'
 JULY 2012

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

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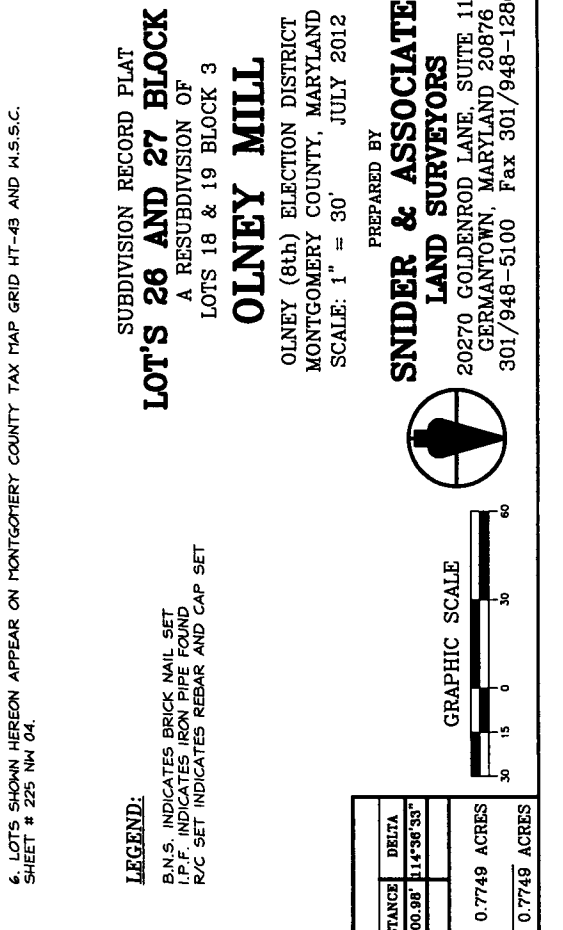
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PREPARED BY
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 20270 GOLDENROD LANE, SUITE 110
 GERMANTOWN, MARYLAND 20876
 301/948-5100 Fax 301/948-1286



LEGEND:
 B.N.S. INDICATES BRICK NAIL SET
 I.P.F. INDICATES IRON PIPE FOUND
 R/C SET INDICATES REBAR AND CAP SET

CURVE TABLE			
CURVE	RADIUS	ARC BEARING	DISTANCE DELTA
C-1	B=60.0'	A=120.00° S 61°27'19" E	100.98' 114°36'33"

AREA TABULATION	
LOT 26 AND 27 =	33,754.6 S.F. OR 0.7749 ACRES
DEDICATION AREA =	N/A
TOTAL AREA =	33,754.6 S.F. OR 0.7749 ACRES

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 LOTS 18 AND 19 IN THE SUBDIVISION KNOWN AS "PLAT FOUR; PART OF BLOCKS 3, 4, 5, 6 & 7; OLNEY MILL," AS RECORDED IN PLAT BOOK 77 AT PLAT 7701. LOT 18 HAVING BEEN CONVEYED TO COSTAS T. NATHENAS AND GEORGIA P. NATHENAS HIS WIFE BY DEED DATED JUNE 2, 1971 AS RECORDED IN LIBER 4078, FOLIO 009 AND LOT 19 HAVING BEEN CONVEYED TO GLENN E. ORLETSKY AND MARTHA L. ORLETSKY HIS WIFE BY DEED DATED MARCH 5, 1971 AS RECORDED IN LIBER 4049, FOLIO 315; ALL BEING RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT PROPERTY CORNERS MARKED THUS ARE IN PLACE AS SHOWN HEREON. THE TOTAL AREA INCLUDED ON THIS PLAT OF SUBDIVISION IS 33,754.6 SQUARE FEET OR 0.7749 ACRES, NONE OF WHICH IS DEDICATED FOR PUBLIC USE.

DATE: 9/11/12
 MAYNE F. AUBERTIN
 PROFESSIONAL LAND SURVEYOR
 PID. REG. #21350
 EXPIRES 01-07-2015

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND

RECORDED: _____
 CHECKED: W.F.A.
 JOB NO: 12-25066

PLAT NO: _____

DATE: _____

CHAIRMAN _____ ASSIST. SECRETARY - TREASURER _____

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

M - NCPPC RECORD FILE NO.: _____

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: OLNEY MILL Plat Number: 220130060
 Plat Submission Date: 7/25/2012
 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
 Plan # Road/Alley Widths Easements Open Space Non-standard
 BRLs Adjoining Land Vicinity Map Septic/Wells
 TDR note Child Lot note Surveyor Cert Owner Cert Tax Map
 SPA

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	7/25/12	8/10/12	8-6-12	NO REVISIONS
Research	Bobby Fleury			7-31-12	OK
SHA	Corren Giles				N/A
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				N/A

Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>SSS</u>	<u>8/13/12</u>
Final Mylar & DXF/DWG Received:	<u>SSS</u>	<u>8-14-12</u>
Final Mylar Review Complete:	<u>SSS</u>	<u>9-27-12</u>

Board Approval of Plat:

Plat Agenda:	<u>SSS</u>	<u>10/11/12</u>
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: 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: 5-24-12
- e) Sketch plan revised or denied within 10 business days: ok 6-4-12
- f) Final record plat submitted within ninety days: yes 7/25/12
- g) Sketch shows following information:
 - i. proposed lot adjustment: ok
 - ii. physical improvements within 15 feet of adjusted line: ok
 - iii. alteration to building setback: ok
 - iv. amount of lot area affected: ok

(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: _____