

**Plat Name: Old Farm**  
**Plat #: 220100200**

Location: Located on the north side of Hitching Post Lane, 825 feet west of Farmland Drive  
Master Plan: North Bethesda/Garrett Park  
Plat Details: R-90 zone; 2 lots  
Community Water, Community Sewer  
Applicant: Joel Faden ,et al

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plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.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

**OWNER'S CERTIFICATE:**

WE, RICHARD E. AND BETTY H. SEIDELL, OWNERS OF PART OF LOT 9, AND JOEL S. AND VIVIAN B. FADEN, OWNERS OF LOT 10 AND PART OF LOT 9, SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND ESTABLISH THE PARTIES WANTED IN THE UTILITY EASEMENT SHOWN HEREON AS TO P.U.E. FOR THE PARTIES WANTED IN THE DOCUMENT ENTITLED "DECLARATION OF TOLLIS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3884 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

HERE ARE NO UNPAID TAXES OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAN OF SUBDIVISION. THERE ARE NO LIENS OR CERTAIN DEEDS OF TRUST HELD BY BANK OR MEMBER OF AND THE PARTIES OF INTEREST THERETO HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

DATE: 10/22/09  
 SIGNATURE: Richard E. Seidell  
 RICHARD E. SEIDELL, OWNER  
 WITNESS: J.S. Faden

DATE: 10/22/09  
 SIGNATURE: Betty H. Seidell  
 BETTY H. SEIDELL, OWNER  
 WITNESS: J.S. Faden

DATE: 10/22/09  
 SIGNATURE: Joel S. Faden  
 JOEL S. FADEN, OWNER  
 WITNESS: R.E. Seidell

DATE: 10/22/09  
 SIGNATURE: Vivian B. Faden  
 VIVIAN B. FADEN, OWNER  
 WITNESS: J.S. Faden

WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

DATE: 11/01/09  
 SIGNATURE: James Swetman  
 James Swetman, Assistant Vice President  
 Chevy Chase Bank & Division of Capital One NA  
 WITNESS: Richard E. Seidell

**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 PARTS OF LOT 9, CONVEYED TO RICHARD E. AND BETTY H. SEIDELL, AND LOT 10, CONVEYED TO JOEL S. AND VIVIAN B. FADEN, BY DEED DATED NOVEMBER 14, 2009, RECORDED IN LIBER 3878, FOLIO 278, AND PART OF LOT 9, CONVEYED TO JOEL S. AND VIVIAN B. FADEN BY DEED DATED MARCH 20, 1977, AS RECORDED IN LIBER 4849, FOLIO 451, AND BY RICHARD E. AND BETTY H. SEIDELL BY DEED DATED MARCH 26, 2009, AS RECORDED IN LIBER 37035, FOLIO 102, ALSO FORMERLY BEING KNOWN AS ALL OF LOTS 9 AND LOT 10 IN BLOCK J IN THE SUBDIVISION KNOWN AS "SECTION NO. 7, OLD FARM" AS RECORDED IN PLAT BOOK 73 AT PLAT 701; ALL BEING PROPERTY 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 PLAN OF SUBDIVISION IS 22,887.6 SQUARE FEET, NONE OF WHICH IS DEDICATED FOR PUBLIC USE.

DATE: 11/23/2009

*Joseph E. Snider*  
 JOSEPH E. SNIDER  
 PROFESSIONAL LAND SURVEYOR  
 MD. REG. #21224

M-NCCPC Record File No.:

Department of Permitting Services  
 Montgomery County, Maryland

Director: \_\_\_\_\_  
 Date: \_\_\_\_\_

Recorded: \_\_\_\_\_  
 Plat No: \_\_\_\_\_

Drafted: C.W.I.  
 Checked: J.E.S.  
 Job No.: 09-25053

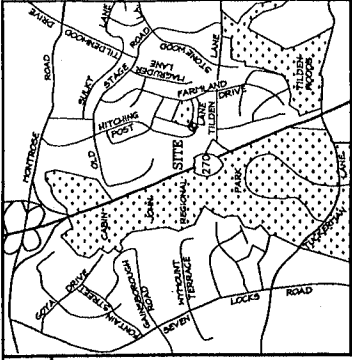
Maryland National Capital Park and Planning Commission  
 Montgomery County Planning Board

Chairman: \_\_\_\_\_  
 Asst. Secretary - Treasurer: \_\_\_\_\_

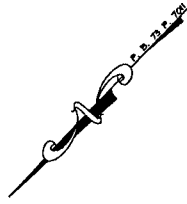
Approved: \_\_\_\_\_

CURVE TABLE			
CURVE	RADIUS	ARC	BEARING
C-1	E-270.0'	A=102.94'	N 32°16'17" W
C-2	E-270.0'	A=107.01'	N 54°28'09" W
Area Tabulation			
Lots 18 & 19 =		22,887.6 S.F. or 0.5264 Acres	
Dedication Area =		N/A	
Total Area =		22,887.6 S.F. or 0.5264 Acres	

**GRAPHIC SCALE**



**VICINITY MAP**  
 ADC MAP 3778 EDITION  
 ADC MAP PAGE 29, GRID C-13  
 SCALE: 1" = 2000'



- GENERAL NOTES:**
- 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 FILE FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
  - 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 MINOR LOT LINE ADJUSTMENT AS PROVIDED FOR IN SECTION 50-35A(g)(1).
  - 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.
  - THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
  - THIS PROPERTY IS CURRENTLY ZONED R-90.
  - ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-90 ZONE.
  - THE LOTS SHOWN HEREON APPEAR ON MONTGOMERY COUNTY TAX MAP GRID 60-42 AND M.S.S.C. SHEET# 215 NW 07.

**SUBDIVISION RECORD PLAT**  
**LOTS 18 AND 19, BLOCK J**  
**OLD FARM**  
 SECTION 7

ROCKVILLE (4th) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 30' SEPTEMBER 2009

Prepared by  
**SNIDER & ASSOCIATES**  
**LAND SURVEYORS**

20270 Goldenrod Lane, Suite 110  
 Germantown, Maryland 20876  
 301/948-5100 Fax 301/948-1286



**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name: Old Farm Plat Number: 220100200  
 Plat Submission Date: 9-30-09  
 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 OK  
 Plan # N/A Road/Alley Widths  Easements OK Open Space N/A Non-standard  
 BRLs N/A Adjoining Land  Vicinity Map  Septic/Wells N/A  
 TDR notes N/A Child Lot notes 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	<u>E. Gibson</u>	<u>10/1/09</u>	<u>10/16/09</u>	<u>10/14/09</u>	<u>NO REVISIONS</u>
Research	Bobby Fleury	↓	↓	<u>10-5-09</u>	<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell	↓	↓		
DRD	Nellie Carey				

**Final DRD Review:**

DRD Review Complete: SJS 12/4/09  
 (All comments rec'd and incorporated into mark-up)  
 Engineer Notified (Pick up Mark-up): SJS 10/15/09  
 Final Mylar w/Mark-up & PDF Rec'd: SJS 11-24-09

**Board Approval of Plat:**

Plat Agenda: SJS 12-17-09

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: August 26, 2009
- e) Sketch plan revised or denied within 10 business days: ok, 9-1-09
- f) Final record plat submitted within ninety days: yes, 9-30-09
- 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:

\_\_\_\_\_