

Plat Name: The Landing
Plat #: 220130210

Location: Located on the east side of Glen Mill Road at the intersection of Red Barn Lane.
Master Plan: Potomac Subregion
Plat Details: RE-1 zone; 2 lots
Community Water, Community Sewer
Applicant: Steele Interests, LLC

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

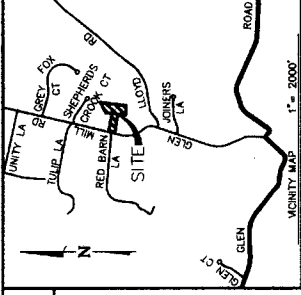
Minor Lot line Adjustment. The sale or exchange of part of a lot between owners of adjacent lots for the purpose of small adjustments in boundaries; provided:

- 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plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.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 the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(1) and supports this minor subdivision record plat.



TAX MAP No. FQ343

SURVEYOR'S CERTIFICATE.

We hereby certify that the plot shown herein is correct, that it is a resubdivision of all of the land conveyed by Deed Crossing, LLC to Steele interests, LLC, by deed dated April 27, 2012, and recorded among the Land Records of Montgomery County, Maryland, at 15:44:17, and that the same is subject to the easements shown on the attached plat, as delineated on a plat of subdivision entitled "The Landing", as recorded among the Land Records as Plat No. 23846. We hereby certify that, once engaged as described in the owner's certification herein, all monuments and all property markers and other items shown on this plat are in accordance with the applicable Maryland and Land Surveyor, in accordance with Section 50-24(a)(2) of the Montgomery County Code. The total area included on this plat is 218,191 square feet or 5.03194 acres. There is no street dedication by this plat.

Diane E. Hoke
 Diane E. Hoke
 Licensed Professional Surveyor
 Md. Reg. No. 21133
 Expiration Date: June 21, 2014

OWNER'S CERTIFICATE.

Steele interests, LLC, a Maryland limited liability company, owner of the property shown herein, hereby adopts this plat of resubdivision; establish the Ingress-Egress Easements shown on this plat and benefit of Lots 12 & 13, Block A, subject to and together with the easement established by Plat No. 23846 is hereby released upon recordation of this plat. As owners of this subdivision, we, our successors and assigns, will cause all property corner monuments to be set and the plat to be recorded with the appropriate Maryland Land Surveyor, in accordance with Section 50-24(a)(2) of the Montgomery County Code.

There are no suits, liens, leases, mortgages, or trusts, affecting the property included in this plat, and the undersigned, as owner of the property, have caused this plat to be prepared and have affixed their signatures hereon indicating their assent to this plat of resubdivision.

Steele interests, LLC

Christopher M. Brown
 Christopher M. Brown, Member

We hereby assent to this plat of resubdivision.
 Fulgon Bank, N.A.
 #4178 7,457

David P. Williams
 David P. Williams, Member
 Northern Virginia Region

SUBDIVISION RECORD PLAT
LOTS 12 & 13, BLOCK A
A RESUBDIVISION OF LOTS 10 & 11, BLOCK A
THE LANDING
ELECTION DISTRICT NO. 10
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50'
OCTOBER, 2012

MHG Macris, Hendricks & Glascock, P.A.
 Engineers • Planners
 Landscape Architects • Surveyors
 9220 Wiggam Road, Suite 120
 P.O. Box 1631860
 20898-1279
 www.mhga.com

2004.221.20

INGRESS-EGRESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	S 77°52'25" E	107.36'
E2	S 12°44'35" W	25.00'
E3	N 77°15'25" W	106.53'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	3398.75'	74.93'	1°15'47"	37.47'	N 1°40'34" E	74.93'
C2	3490.83'	25.90'	0°25'16"	12.90'	N 13°31'51" E	25.90'

PARCEL A
THE LANDING
P.No. 21034

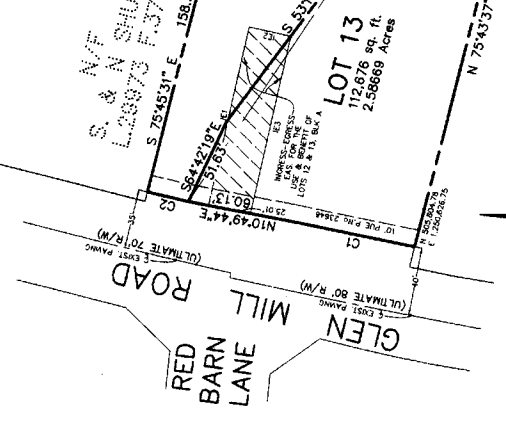
LOT 12
 106,519 sq. ft.
 2.44529 Acres

LOT 10
 P.No. 23846

LOT 11
 P.No. 23846

LOT 13
 112,676 sq. ft.
 2.58669 Acres

LOT 26
 HOLLIBRIDGE
 P.No. 15033



NOTES.

- This property is zoned RE-1.
 - 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 a minor lot line adjustment as provided for in Section 50-35A (b)(1).
 - This plat is limited to uses and conditions as required by Preliminary Plan No. 1-05071 entitled "GLEN MILL ROAD".
 - The source of the 100 year floodplain shown herein was taken from floodplain information from FEMA Panel 24031003170, dated 9/29/08 and referred to as PINEY BRANCH, and is subject to a 25' building Restriction Line (FBR).
 - Unless expressly contemplated by the plan as approved, 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 and not be extinguished by the recordation of this plat. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
 - This Plat is not intended to show every matter affecting or restricting the ownership and use of the property. This Plat is not intended to replace an examination of title or to depict or make all matters affecting title.
 - The property shown herein is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to the recordation of this plat. The property shown herein is also subject to the requirements of the Final Forest Conservation Plan dated January 25, 2007.
 - Coordinates shown herein are based on the Maryland State Plane NAD 83/98 Datum as projected by NAD 83 and not the Georgia State Plane S 83/98 Datum. Station No. CAT with grid coordinates of North 534457.86 feet and East 1249851.23 feet and No. COBE with coordinates of North 493540.73 feet and East 1361533.03 feet. The combined scale factor for this site is 0.999946025.
- To convert the grid coordinates to ground/surface coordinates, divide the grid coordinates by the combined scale factor. The distances shown on this plat are as measured on the ground/surface. To convert the ground/surface distances to grid distances, multiply the ground/surface distances by the combined scale factor.

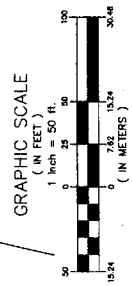
R.A. & H.O. WARREN, TR.
 L35433 F.306

FOR PUBLIC WATER AND SEWER ONLY
 THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____
 CHAIRMAN
 SECRETARY-TREASURER
 M.N.C.P. & P.C. RECORD FILE No. _____

APPROVED: _____
 MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____
 DIRECTOR



DATE: _____
 Plat No.: 22-013-0519

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: The Landing Plat Number: 220130210

Plat Submission Date: 8/12/12

DRD Plat Reviewer: W. Mylar

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
 SPAN

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	8/16/12	8/31/12	8-27-12	OK <input checked="" type="checkbox"/> GAS. EASEMENT
Research	Bobby Fleury			8-24-12	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):

Initial

Date

Final Mylar & DXF/DWG Received:

WIM

8/21/12

Final Mylar Review Complete:

SJS

10-12-12

SJS

10-24-12

Board Approval of Plat:

Plat Agenda:

SJS

11-1-12

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: _____
- d) Date sketch plan submitted: 8-4-2012
- e) Sketch plan revised or denied within 10 business days: 8-6-2012 OK
- f) Final record plat submitted within ninety days: yes 8/9/12
- 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: _____