

Plat Name: Jones Manor
Plat #: 220130580

Location: Located on the south side of Whites Ferry Road, approximately 1,100 feet west of Morrow Road.
Master Plan: Agriculture and Rural Open Space
Plat Details: RDT zone; 1 lot
Private Well, Private Septic
Owner: Estate of Phyllis Jones

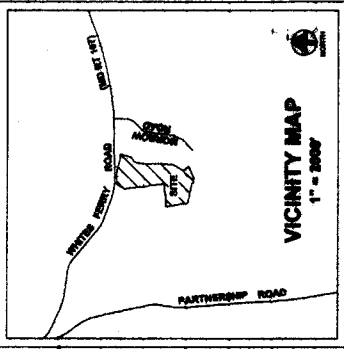
Staff recommends approval of this minor subdivision submitted pursuant to Section **50-35A(a)(8)** of the Subdivision Regulations, which states:

Plats for Certain Residential Lots located in the Rural Density Transfer Zone. Up to five lots are permitted under the minor subdivision procedure in the RDT zone provided that a pre-preliminary plan is submitted and approved by either the Planning Board or Planning Board staff, in accordance with the procedures for submission and approval of a pre-preliminary plan of subdivision. In addition:

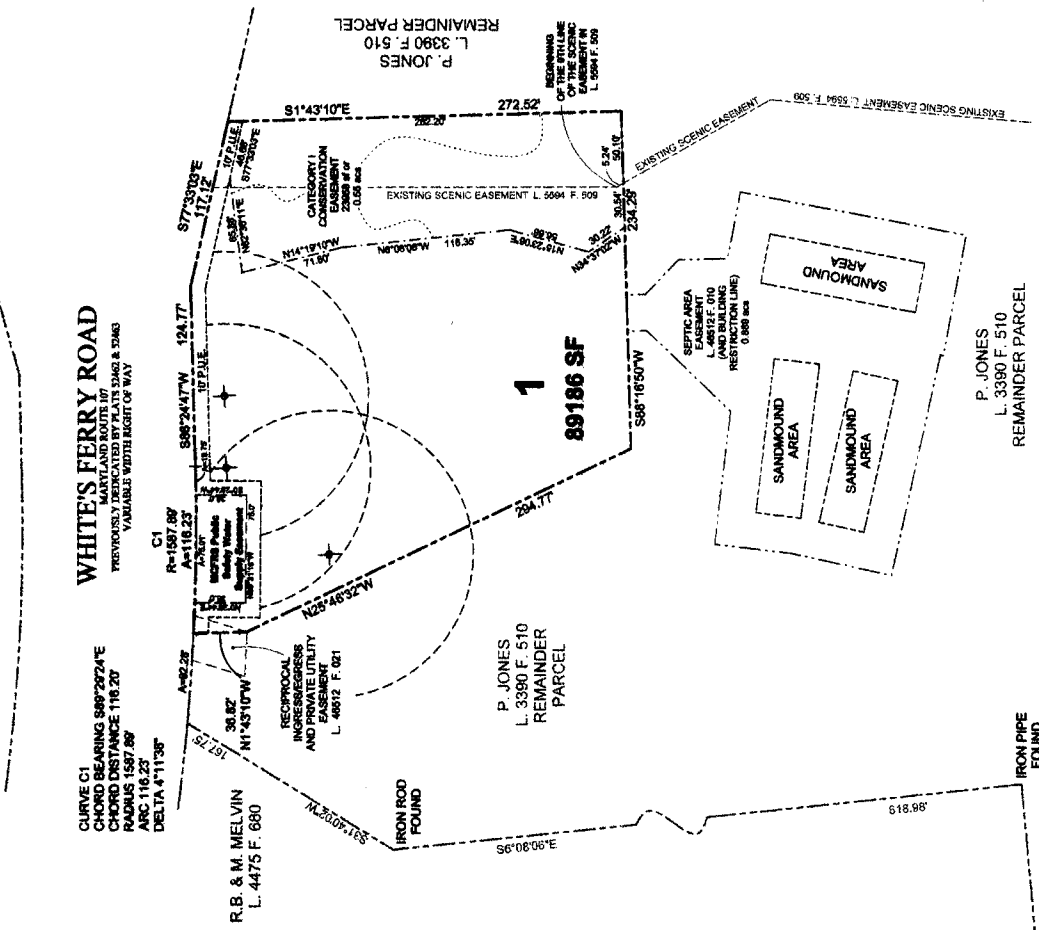
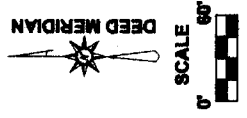
- a. Written approval for a proposed septic area must be received from the Montgomery County Department of Permitting Services, Well and Septic Section prior to recordation of the plat;
- b. Any required street dedications along the frontage of the proposed lots must be shown on the record plat;
- c. An easement must be recorded for the balance of the property noting that density and TDRs have been utilized for the new lots. Reference to this easement must be reflected on the record plat for the lots; and
- d. Lots created in the RDT zone through the minor subdivision procedure must not exceed an average lot size of 5 acres in size unless approved by the Planning Board in the review of a pre-preliminary plan of subdivision and;
- e. Forest conservation requirements must be satisfied prior to recording the plat.

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)(8) of the subdivision regulations, and with Pre-Preliminary Plan No. 720110010 (MCPB Resolution No. 12-28) and supports this minor subdivision record plat.

PLAT NO.



PLAT TOTAL ADJACENT LOTS	1
AREA OF LOT	2.047 ACS
AREA OF DESIGNATION	NONE
TOTAL AREA SHOWN ON PLAT	2.047 ACS



- NOTES**
- PROPERTY ZONED BUT AT DATE OF RECORDATION, ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE. AGRICULTURE IS THE PREFERRED USE IN THE RURAL DENSITY TRANSFER ZONE. ALL AGRICULTURAL OPERATIONS SHALL BE PERMITTED AT ANY TIME AND PLACE WITHIN THE ZONING DISTRICT AND AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION TECHNIQUES INTERFERED WITH OTHER USES PERMITTED IN THE ZONE.
 - THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRE-PRELIMINARY PLAT NO. 7 - 201006.
 - LOTS TO BE SERVED BY PRIVATE WELL AND ON SITE SEWAGE DISPOSAL SYSTEMS 5-4, W-4.
 - THE PROPERTY SHOWN HEREON 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 ISSUANCE OF A SEWAGE TREATMENT PERMIT.
 - 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 HEREBY SO DERIVATIVE AND NOT BE EXTENDED BY THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC RULES FOR ANY SUCH PLAN ARE HEREBY SO DERIVATIVE AND ARE AVAILABLE FOR PUBLIC VIEWING 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 DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
 - PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP GRID C563, W.S.S.C. 222N/W16.
 - SEPTIC SYSTEM ON LOT 1 IS APPROVED FOR A 6 BEDROOM HOUSE.
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO A "SCENIC EASEMENT". THE TERMS OF WHICH ARE DESCRIBED IN A DEED FROM CHARLES O. JONES AND PHYLLIS JONES TO THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES, DATED OCTOBER 12, 1988 AND RECORDED IN LIBER 394 AT FOLIO 489 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO A DECLARATION OF COVENANT REGARDING DEVELOPMENT RIGHTS. THE TERMS OF WHICH ARE DESCRIBED IN A DEED BY CHARLES O. JONES AND PHYLLIS JONES TO THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES, DATED OCTOBER 12, 1988 AND RECORDED IN LIBER 394 AT FOLIO 489 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 - SEPTIC FIELD BUILDING RESTRICTION LINE SUBJECT TO CHANGE UPON REAPPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC SECTION.
 - THIS PLAT OF SUBDIVISION IS APPROVED PURSUANT TO THE PROVISIONS FOR MINOR SUBDIVISIONS OF THE MONTGOMERY COUNTY ZONING ORDINANCE AND IS SUBJECT TO THE MONTGOMERY COUNTY ZONING ORDINANCE. THIS PLAT INCLUDES THE CREATION OF A LOT WITHIN THE RURAL DENSITY TRANSFER (RDT) ZONE AS PROVIDED FOR IN SECTION 90-26-04(b).
 - LOT 1 IS CREATED PURSUANT TO SECTION 90-26-04(b) AND IS SUBJECT TO THE REQUIREMENTS CONTAINED IN SECTION 90-26-04.1. OF THE MONTGOMERY COUNTY ZONING ORDINANCE. "Child Lots in the RDT Zone".

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	PLAT
APPROVED _____ DATE _____	DATE _____
DIRECTOR	
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION	
MONTGOMERY COUNTY PLANNING BOARD	
APPROVED _____ DATE _____	
CHAIRMAN	ASST. SECRETARY-TREASURER
M.N.C.P. & P.C. RECORD FILE NO. _____	

OWNERS CERTIFICATION
 The undersigned owner of the property shown hereon, hereby adopts a plan of subdivision, grants a Public Utilities Easement shown hereon as (UP P.U.E.) to the parties named in a document entitled "Terms and Provisions of Public Utility Easement" as recorded in Liber 3684 at Folio 497 among the Land Records of Montgomery County, Maryland, subject to the terms set forth therein. Further grants the MCFPS Public Safety Water Supply Easement as shown on Lot 1 to the Montgomery County Fire and Rescue Services. Further grants a Category C Conservation Easement to the parties named in a document entitled "Conservation Easement Agreement" recorded in Liber 3579 at Folio 343 among the Land Records of Montgomery County, Maryland. The owners will grant all property owner easements and any other required information to be set by a registered Maryland Land Surveyor, in accordance with Section 90-24(e) of the Montgomery County Code.

There are no suits, liens, mortgages, or trusts, affecting the property included in this plat of subdivision.

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 8933 SHADY GROVE COURT
 GAITHERSBURG, MARYLAND 20877
 (301) 964-5804

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct; that it is a subdivision of part of the land described in a deed from Benedict D. Alhurst, III, and Sarah T. Alhurst to Charles O. Jones and Phyllis Jones, dated July 29, 1985, and recorded in Liber 3940 at Folio 510, among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set as delineated hereon in accordance with the provisions of Section 90-24(e) of Montgomery County Code. The total area included on this plat is 89186 square feet of land, there is no dedication to the public use.

THOMAS A. MADDOX
 Registered Professional Land Surveyor
 MD 710690
 EXPIRES 4/9/2014

SUBDIVISION RECORD PLAT
 LOT 1
JONES MANOR
 ELECTION DISTRICT 3
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 60' SEPTEMBER 2013

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Jones Farm Plat Number: 220130580
 Plat Submission Date: 10/10/12
 DRD Plat Reviewer: W. Morgan
 DRD Prelim Plan Reviewer: N/A

*For category of minor subdivision see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. 720110010 Checked: Initial WJM Date 11/27/12
 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	10/15/12	11/2/12	10/25/12	NO REVISIONS
Research	Bobby Fleury			10/18/12	
SHA	Corren Giles				OK
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>SJS</u>	<u>9-11-13</u>
Final Mylar & DXF/DWG Received:	<u>SJS</u>	<u>11-4-13</u>
Final Mylar Review Complete:	<u>SJS</u>	<u>11-25-13</u>

Board Approval of Plat:

Plat Agenda:	<u>SJS</u>	<u>12-5-13</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: _____
- 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: _____

(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

- a) Number of Lots: 1
- b) Written MCDPS approval of proposed septic area: OK
- c) Required street dedication: N/A
- d) Easement for balance of property noting density and TDRS: OK
- e) Average lot size of 5 acres: less than/OK
- f) Forest Conservation requirements met: yes

(9) Parcels satisfying the provisions of Section 59-B-8.1 of Zoning Ordinance

- a) Any required street dedication: _____
- b) Adequate sewerage/water service to the property: _____

(10) Combining an existing lot with adjoining property created by deed

- a) Property is not located in an Agricultural Zone _____
- b) Partition of land is unable to be platted on its own _____
- c) Applicable conditions for existing lot remain in effect _____
- d) Required street dedication _____

(11) Creation of Lot from part of a lot

- a) Property contains legal one-family dwelling _____
- b) Subject property located in a one-family residential zone _____
- c) Conditions creating the original recorded lot remain _____

