



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

MCPB
Item # 1B
3-7-2019

MEMORANDUM

DATE: February 22, 2019

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator *SS*
Jay Beatty, Senior Planner *JRB*
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for March 7, 2019

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:

220180970 Highlands of Darnestown

220180980 R. Holt Easley's Subdivision

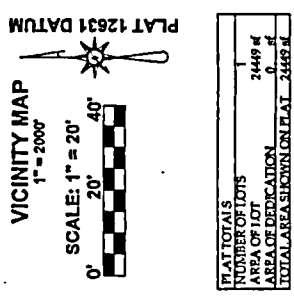
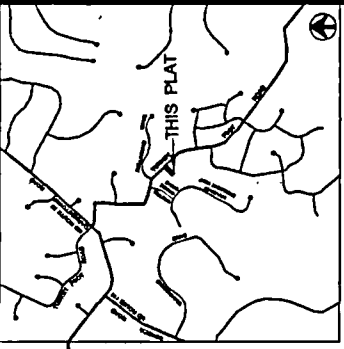
Plat Name: Highlands of Darnestown
Plat #: 220180970

Location: Located on the south side of Turkey Foot Road, 650 feet east of Gretna Green Drive
Master Plan: Potomac Subregion Master Plan
Plat Details: RE-2 zone; 1 lot
Owner: Matthew Wade

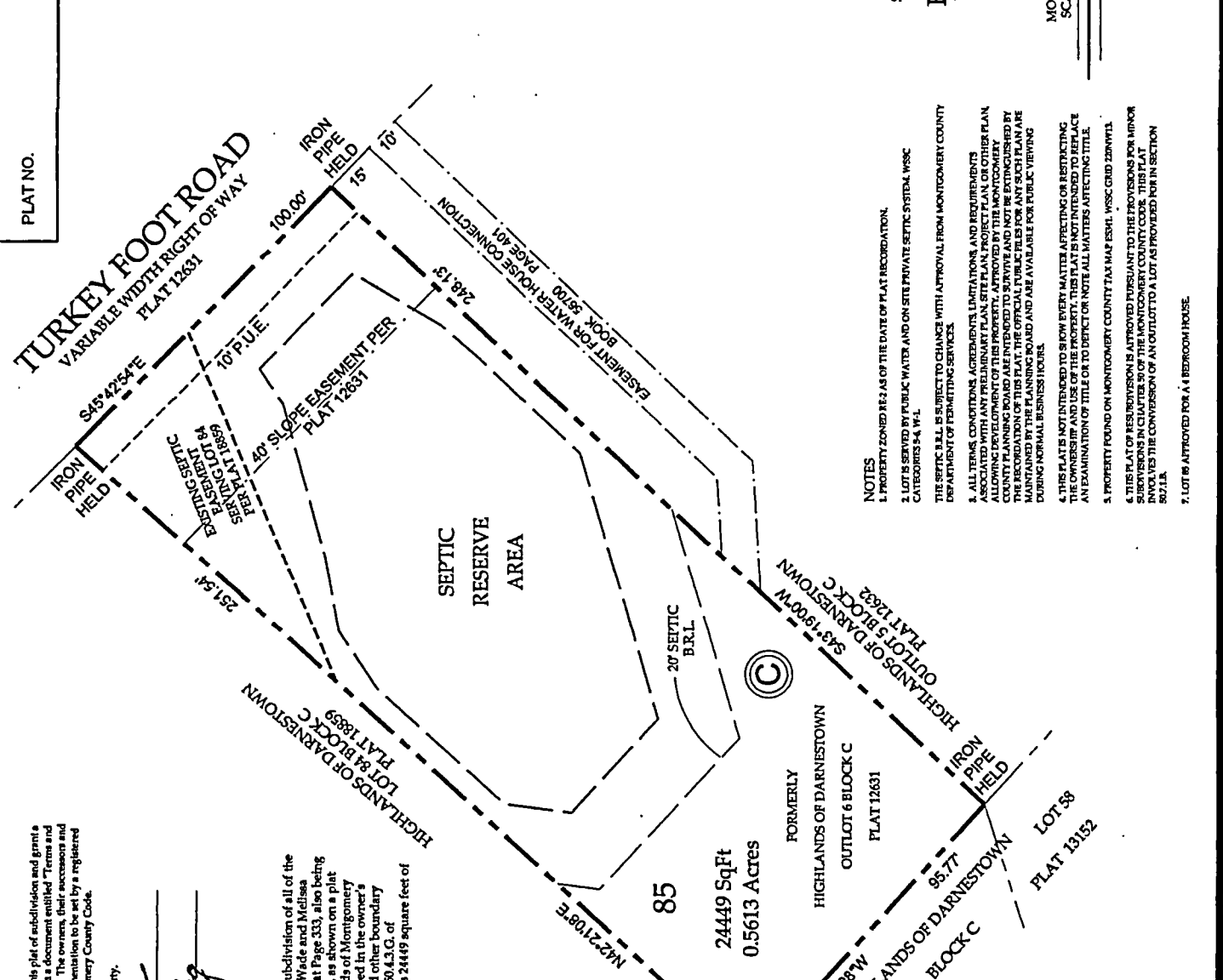
Staff recommends approval of this minor subdivision plat pursuant to Section 50.7.1.B of the Subdivision Regulations which states:

- B. *Conversion of an outlot into a lot.* An outlot may be converted into a lot if:
1. the outlot is not required for open space or green area, or is otherwise constrained in a manner that prevents it being converted into a buildable lot;
 2. there is adequate sewerage and water service to accommodate development on the lot;
 3. all applicable requirements or agreements under the Adequate Public Facilities Ordinance in Subsection 4.3.J and the Subdivision Staging Policy are satisfied before recording the plat;
 4. all applicable conditions or agreements applicable to the original subdivision approval creating the outlot 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
 5. if the outlot is located within a special protection area, all applicable special protection area requirements and guidelines, including the approval of a water quality plan, are satisfied before recording the plat.

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 50.7.1.B and supports this minor subdivision record plat.



PLAT TOTALS	
NUMBER OF LOTS	14449.4
AREA OF LOTS	0
AREA OF DEDICATION	0
TOTAL AREA SHOWN ON PLAT	24449.4



OWNERS CERTIFICATION
 We, the undersigned owners of the property shown hereon, hereby adopt this plat of subdivision and grant a Public Utility Easement as shown hereon in (10' P.U.E.) to the parties named in a document entitled "Terms and Provisions of Public Utility Easement" recorded in 18c-3654 of Folio 657. The owners, their successors and assigns will cause all property corner marks and any other monuments and monuments to be set by a registered Maryland Land Surveyor, in accordance with Section 50.4.3.G. of the Montgomery County Code.

There are no sales, mortgages, leases, liens or trust affecting the subject property.

Witness: *Matthew R. Wade* Date: *01-21-2019*
 Witness: *Melissa Burroughs King* Date: *01-21-2019*

SURVEYOR'S CERTIFICATION
 I hereby certify that the plat shown hereon is correct; that it is a subdivision of all of the land described in a Deed from Matthew R. Wade to Matthew R. Wade and Melissa Burroughs King, dated July 7, 2017, and recorded in Book 54704 at Page 333, also being a subdivision of "Highlands of Darnestown", Outlot 6, Block C, as shown on a plat recorded in Plat Book 109 at Plat 12631, all 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 in accordance with the provisions of Section 50.4.3.G. of Montgomery County Code. The total area included on this plat is 24449 square feet of land. There is no dedication to the public use.

Thomas A. Maddox Date: *1/20/2019*
 Registered Professional Land Surveyor
 MD #10850
 Exp. 4/3/20

PLAT NO. _____

NOTES

- PROPERTY ZONED AS OF THE DATE OF PLAT RECORDED.
- LOT IS SERVED BY PUBLIC WATER AND ON-SITE PRIVATE SEPTIC SYSTEM. WSC CATEGORIES SA, W1.
- THE SEPTIC B.K.L. IS SUBJECT TO CHANGE WITH APPROVAL FROM MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, 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 RECORDED OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD 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 ES341, WSC GRID Z20W113.
- THIS PLAT OF RESUBDIVISION IS APPROVED PURSUANT TO THE PROVISIONS FOR MINOR SUBDIVISIONS IN CHAPTER 50 OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES THE CONVERSION OF AN OUTLOT TO A LOT AS PROVIDED FOR IN SECTION 50.11A.
- LOT IS APPROVED FOR A 4 BEDROOM HOUSE.

APPROVED *February 7, 2019*
 Director

APPROVED _____ DATE _____
 CHAIRMAN ASST. SECRETARY-TREASURER

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

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
 PLAT _____ DATE _____

M.N.C.P. & P.C. RECORD FILE NO. _____

SUBDIVISION RECORD PLAT
LOT 85 BLOCK C
HIGHLANDS OF DARNESTOWN
 A RESUBDIVISION OF
 OUTLOT 6 BLOCK C
 Plat Book 109 Plat 12631
 ELECTION DISTRICT 6
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 20'
 JUNE 2018

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 8933 STADY GROVE COURT
 GAITHERSBURG, MARYLAND 20877
 (301) 944-5904