MCPB Item #1B 12-17-2020

MEMORANDUM

DATE: December 7, 2020

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator

Jay Beatty, Senior Planner

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 December 17, 2020

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:

220200230 Randolph Farms

Plat Name: Randolph Farms
Plat #: 220200230

Location: Located on the east side of Putnam Road, 300 feet south of Randolph

Road.

Master Plan: White Flint 2 Sector Plan Plat Details: THD zone; 2 lots, 1 parcel Owner: Winchester Homes, Inc.

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

- A. *Minor lot line adjustment*. The sale or exchange of part of a lot between owners of adjoining lots for the purpose of small adjustments in boundaries, if:
 - 1. the total area of the adjustment is 5 percent or less of the combined area of the lots affected by the adjustment;
 - 2. additional lots are not created;
 - 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;
 - 4. the owner submits a scaled drawing for review and approval by the Director. The drawing may be a copy of the existing record plat and must contain the following information:
 - a. proposed lot line adjustment as a dashed line;
 - any buildings, driveways, or other improvements located within
 feet of the proposed adjusted lot line;
 - any minimum building setback that would be altered by the minor lot line adjustment; and
 - d. the amount of lot area affected by the minor lot line adjustment;
 - 5. The drawing is approved, revised, or denied by the Director in writing within 10 days after the drawing is submitted or it is deemed approved.

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.A. and supports this minor subdivision record plat.

OWNER'S CERTIFICATE

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SURVEYOR'S CERTIFICATE

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11/13/2020

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PARCEL A

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72

"RANDOLPH FARMS"
PLAT NO. 25459
71 | PARCEL D

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PARCEL E

GENERAL NOTES:

W.S.S.C. CONTROL STATIONS
W.S.S.C. CONTROL STATIONS
STATION No. 20165 — N. 518,855,355 E. 1,292,942,286
STATION No. 20166 — N. 518,825,355 E. 1,292,942,286
COMBINED SCALE FACINE. 0,99994159

770.44' 153.82' 77.16' 153.56' S 8743'21" E 11'26'20"

RADIUS LENGTH TANGENT CHORD BEARING

CURVE

LEGEND

LONGSTONE WAY (PRIVATE STREET)

PARCEL L

CURVE TABULATION

MAP

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RANDOLPH FARMS SUBDIVISION RECORD PLAT PARCEL M, BLOCK 2 LOTS 137 & 138 AND

A RESUBDIVISION OF LOTS 109 & 110 AND PARCEL G, BLOCK 2

ROCKVILLE ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND NOVEMBER, 2020 SCALE: 1" = 30"



INSET 'B' SCALE: 1" = 30' GRAPHIC SCALE "RANDOLPH FARMS" PLAT No. 6931 IPF HELD) PARCEL Z N 504,633.027 E 1,283,401.935 L=17.2.59' EXISTING 10' P.U.E. PLAT NO. 25461 PART SEVEN EASEMENT AREA BOOK 57235 PAGE 37 EXISTING 6' P.U.E. -122 1=153.82 13 120 (3) DRAWN BY: CHECKED BY: GLW FILE NO.: RECORDED: PARCEL PLAT NO .: MACON ROAD Muri (on behalf of 117 (60' RICHT-OF-WAY) PLAT No. 1718 MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES 11.25.2020 STORMWATER MANAGEMENT EASEMENT AND RIGHT-OF-WAY PART SIX — BOOK 56449 PAGE 166 Approved BY: / ASST. SECRETARY TREASURER 115 THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD 114 112 113 3,249 sq.ft. 13,757 sq.ft. 17,006 sq.ft. AREA TABULATION R&C (HELD) N 504,664.257 E 1,283,114.073 TOTAL AREA OF PLAT Approved

135

130

SEE INSET 'A' FOR P.U.E. DETAIL

131

129

OF 1,789 sq.ft.

N 02'37'26" W

PUTNAM ROAD

(60' RIGHT-OF-WAY) PLAT Nos. 1718, 9574 & 18000

134

INSET 'A' SCALE: 1" = 20"

133

RANDOLPH FARMS" PLAT NO. 25461

132 (~)

107

S 02*37*26 40.50*

N 504,887.203

PARCEL H