



MEMORANDUM

DATE: January 24, 2025

TO: Montgomery County Planning Board

FROM: Stephen Smith, Intake & Regulatory Coordination Division (301)-495-4522
Jay Beatty, Intake & Regulatory Coordination Division (301)-495-2178

SSS
JCB

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for February 6, 2025

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:

220250210 Section Three, Manor Park

220250310 thru 220250370 Parkland Trace

Plat Name: Section Three, Manor Park

Plat #: 220250210

Location: Located on the south side of Great Oak Road, 950 feet east of Holly Road

Master Plan Aspen Hill Master Plan

Plat Details: R-200 zone; 1 lot

Owner: Robert and Pamela Little

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.C.2.** of the Subdivision Regulations; which state:

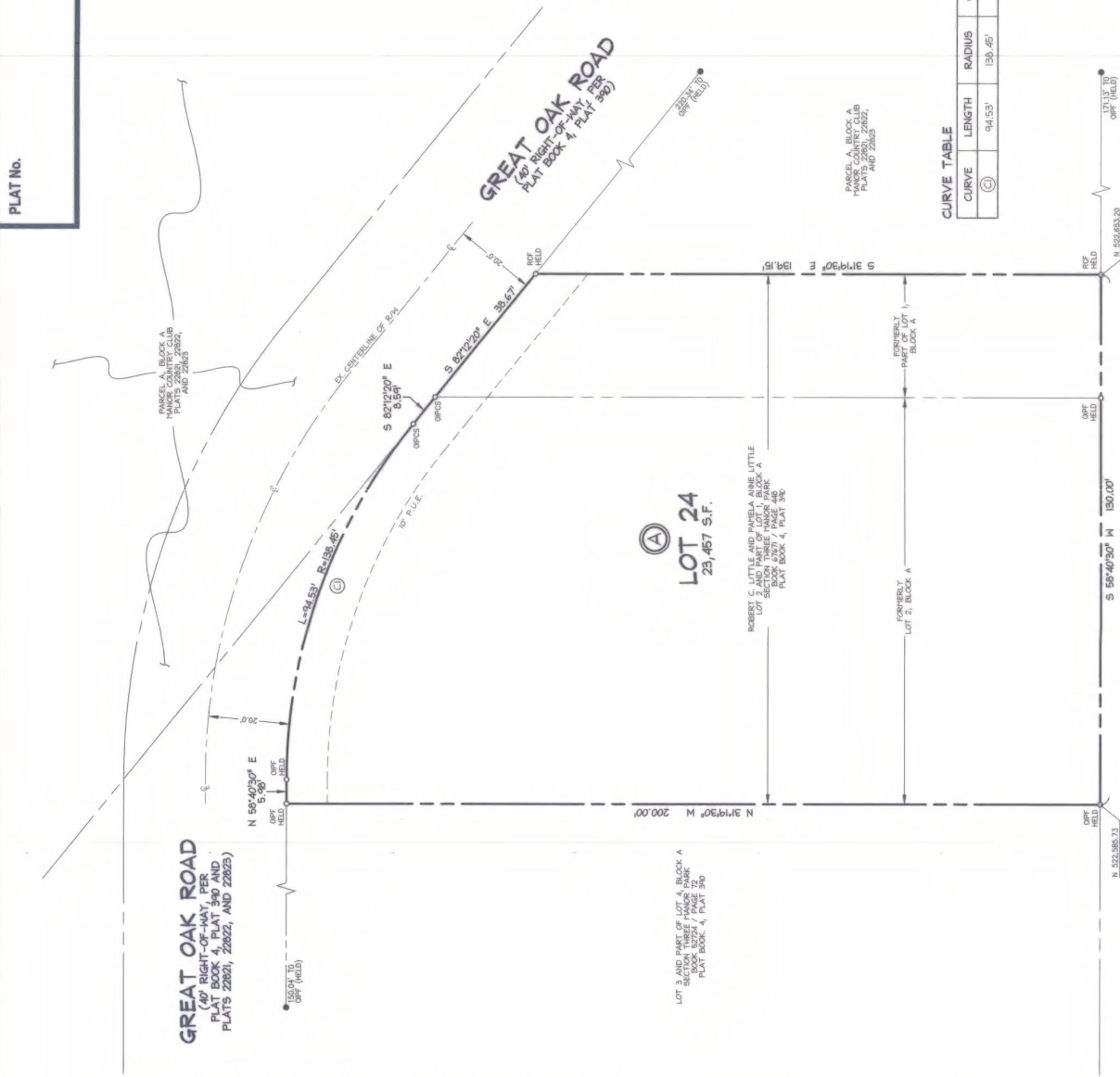
- C. *Consolidation.* Adjoining properties in the Rural Residential or Residential Detached zones, not developed under cluster provisions, may be combined in the following ways:
1. by consolidating 2 or more lots into a single lot, consolidating lots and an outlot into a single lot, or consolidating a lot and an abandoned road right-of-way, if:
 - a. any conditions applicable to the original subdivision remain in effect;
 - b. the number of trips generated on the new lot do not exceed those permitted for the original lots; and
 - c. all required right-of-way dedication is provided.
 2. by consolidating an existing platted lot or part of a lot that contains a legally constructed detached house, with a piece of land created as a result of a deed, if:
 - a. the portion of land created by deed cannot itself be platted under the area and dimensional standards of the zone;
 - b. any conditions applicable to the existing lot remain in effect on the new lot;
 - c. any required road dedication is provided; and
 - d. the existing platted lot was not identified as an outlot on a plat.

This minor subdivision application proposes to consolidate a lot and a part of a lot into a recorded lot in order to facilitate the issuance of a building permit upon the property. With this action, an underlying lot line will be eliminated; there is no change to the perimeter boundary of the tract by this subdivision. Staff concludes that the proposed subdivision complies with the requirements of Section 50.7.1.C.2. and recommends approval of the subdivision record plat.



VICINITY MAP
SCALE: 1" = 200'

PLAT No.

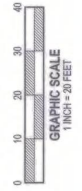


CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
(C)	94.53'	138.46'	92.70'	N 70° 4' 05" E	39° 07' 10"

**SUBDIVISION RECORD PLAT
LOT 24, BLOCK A
SECTION THREE MANOR PARK
A RESUBDIVISION OF LOT 2 AND PART OF LOT 1, BLOCK A**

WHEATON (13TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' JANUARY, 2025



10 South Bentz Street
Frederick, Maryland 21701
301-807-8031 office
www.caseengineering.com
info@caseengineering.com



- NOTES**
- This property is served by public water and sewer services only.
 - The property that is the subject of this record plat is in the R-2000 zone as of the date of plat recordation.
 - OIFCS = Open Iron Pipe with Cap Set
OIFP = Open Iron Pipe Found
RCF = Rebar and Cap Found
 - The property shown herein is located on Tax Map HRS41.
 - This property is located on F.E.M.A. Flood Insurance Map Community-Panel Number 240310055D, flood zone "X".
 - All terms, conditions, agreements, limitations, and requirements associated with any easements, covenants, and restrictions shown on this plat are intended to survive unless modified by further action by the board. The official public files for any such plan are maintained by the Montgomery County Planning Board and are available for public review during normal business hours.
 - This plat conforms to the requirements for minor subdivision approvals contained in Section 50.14.3 of the Montgomery County Code. This plat involves the consolidation of a lot and a part of a lot into one lot, as provided for in Section 50.1.1.C.2.
 - 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. This subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.

OWNERS' CERTIFICATE

We, Robert C. Little and Pamela Anne Little, owners of the property shown and described herein, do hereby certify that the information contained herein is true and correct to the best of our knowledge and belief. We further grant a 10-foot Public Utility Easement shown herein as "10' P.U.E." to those parties named in the document entitled "Declaration of Terms and Provisions of Public Utility Easements", as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland.

There are no suits, actions at law, leases, liens, mortgages, or trusts affecting the property shown herein, except as indicated below.

1/9/2025 *Robert C. Little*
Date Robert C. Little
Witness *Pamela Anne Little*
Date Pamela Anne Little

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown herein is correct to the best of my knowledge and belief; that it is a resubdivision of all or the lands conveyed by Patricia Lowe-Copple, Trustee of Patricia Lowe-Copple Trust, to Robert C. Little and Pamela Anne Little, as recorded in Liber 3834 at Folio 457, and also being a resubdivision of Lot 2 and Part of Lot 1, Block A, Section Three Manor Park, as recorded in Plat Book 4, Plat 380, among the Land Records of Montgomery County, Maryland, and that the total area involved in this plat is 23,457 square feet, none of which is dedicated to public use, and that the same is in place as shown herein in accordance with Section 50.14.3 of the Subdivision Regulations of Montgomery County, Maryland.

1/10/2025 *Jeffrey Alan Hammond*
Date Jeffrey Alan Hammond
Professional Land Surveyor
MD Reg. No. 21615
Expiration Date: 07/13/2025



PLAT TABULATION

Number of Lots	1
Number of Parcels	0
Area of Lots	23,457 sq. ft.
Area of Parcels	0 sq. ft.
Area of Street Dedication	0 sq. ft.
Total Area	23,457 sq. ft. (0.538 Acres)

Department of Permitting Services
Montgomery County, Maryland

Date: 1-16-2025
Approved: *Robert C. Little*
Director

The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board

Approved: _____
Chair
Montgomery PM Signatory
for Secretary - Treasurer

Recorded
Plat No. _____

M.N.C.P. & P.C. Record File No. _____