



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

MCPB
Item #
05/24/07

MEMORANDUM

DATE: May 9, 2007

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor *CC*
Development Review Division
(301) 495-4542

FROM: Stephen Smith *SS*
Development Review Division
(301) 495 - 4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for May 24, 2007

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 plat drawings for the record plat. The following plats are included:

220070220 – Tolson Center (1)

PLAT NO. 220070220

Tolson Center

Located in the southeast quadrant, intersection of Old Georgetown Road and Executive Boulevard

C-2 zone; 1 Lot

Community Water, Community Sewer

Master Plan Area: North Bethesda/Garrett Park

Chevy Chase FSB, Applicant

Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(4)** of the Subdivision Regulations, which states:

Further Subdivision of a Commercial, Industrial or Multi-Family Residential Lot to Reflect a Change in Ownership, Deed, Mortgage or Lease Line. The creation of deed, mortgage or lease line within a commercial, industrial or multi-family residential lot does not require the approval of a new subdivision plan. At the owner's discretion, the creation or deletion of internal lots to reflect a new deed, mortgage or lease line may be platted under the minor subdivision procedure. All prior conditions of approval for the original subdivision remain in full force and effect and the number of trips generated on any new lot will not exceed those permitted for the original lot or as limited by an Adequate Public Facilities agreement. Any necessary cross-easements, covenants or other deed restrictions necessary to perpetuate previous approvals must be executed prior to recording the record plat.

Staff applied the above-noted minor subdivision criteria for this lot (previously known as part of lot 6) and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(4) of the subdivision regulations and supports this minor subdivision record plat, subject to the conditions specified by Adequate Public Facilities Review (APF) case number APF200701.

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Tolson Center Plat Number: 220070220
 Plat Submission Date: 8/3/06
 DRD Plat Reviewer: PW
 DRD Prelim Plan Reviewer: N/A
 *For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. N/A Checked: Initial — Date —
 Preliminary Plan No. N/A Checked: Initial — Date —
 Planning Board Opinion - Date — Checked: Initial — Date —
 Site Plan Name if applicable: N/A Site Plan Number: —
 Planning Board Opinion - Date — Checked: Initial — Date —
 Lot # & Layout ✓ Lot Area ✓ Zoning ✓ Bearings & Distances ✓ Coordinates ✓
 Plan # N/A Road/Alley Widths ✓ Easements OK Open Space N/A Non-standard
 BRLs N/A Adjoining Land ✓ Vicinity Map OK Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert ✓ Owner Cert ✓ Tax Map ✓
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment		<u>8/9/06</u>	<u>8/25/06</u>		<u>No Comments</u>
Research	Bobby Fleury				<u>No Comments</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Steve Smith			<u>8-23-06</u>	<u>See PLAT</u>

Final DRD Review:

DRD Review Complete:

(All comments rec'd and incorporated into mark-up)

Engineer Notified (Pick up Mark-up):

Final Mylar w/Mark-up & PDF Rec'd:

Board Approval of Plat:

Plat Agenda:

Planning Board Approval:

Chairman's Signature:

DPS Approval of Plat:

Engineer 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:

Notify Engineer to Seal Plats:

Engineer Seal Complete:

Complete Reproduction:

Sent to Courthouse for Recordation:

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No. —

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-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: _____

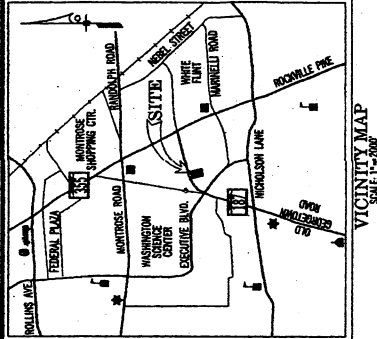
(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- 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:
- b) Written MCDPS approval of proposed septic area:
- c) Required street dedication:
- d) Easement for balance of property noting density and TDRS:
- e) Average lot size of 5 acres:
- f) Forest Conservation requirements met:

PLAT NO

SUBDIVISION NOTES

1. 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 THE REVISIONS AND AMENDMENTS TO THIS PLAN. ANY REVISIONS OR AMENDMENTS NOT PRESENTED OR RELATED BY THE PLAN OR ANY AMENDMENT HERETO AS APPROVED OR SUBSEQUENTLY APPROVED, THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO 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 SEGMENT CUTOVER PERMIT. A COPY OF THE APPROVED PLAN MAY BE REVIEWED AT 8787 GEORGIA AVENUE, SILVER SPRING, MD.
3. PUBLIC WATER AND SEWER EXIST AT THIS PROPERTY.
4. THIS PROPERTY IS ZONED C2
5. TITLE INFORMATION STATEMENT: THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW ANY OTHER MATTER AFFECTING OWNERSHIP OR USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP OR USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPEND ON OR NOTE ALL MATTERS AFFECTING TITLE.
6. TAX MAP REFERENCE: TAX MAP Q082 PARCEL H575
7. THIS PLAT CONFORMS WITH THE REQUIREMENTS OF SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATION, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES A CHANGE IN OWNERSHIP AND DEED LINE AS PROVIDED FOR IN SECTION 50-35A(4).
8. THIS PLAT IS IN THE DATED LINE OF THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD83(10), BASED ON NGS STATION "USPO" (IPD NO. A77403) AND NGS STATION H462 (IPD NO. A34467) WITH A COMBINED SCALE FACTOR OF 0.99984150.
9. THE PROPERTY, ADJACENT WATERSHED IS SUBJECT TO ADJACENT PUBLIC FACILITIES RAINFALL ONE PLAT, INTERSECTION

SURVEYOR'S CERTIFICATE

[illegible]

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 40,000 SQUARE FEET OR 0.9183 ACRES OF LAND. THERE IS NO ROAD DEDICATION BY THIS PLAT.

W. Joseph Hines
DATE 04/30/07

OWNER'S CERTIFICATE

WE, CHEVY CHASE FSB, OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE BUILDING RESTRICTION LINES.

FURTHER, WE GRANT TO THE PARTIES NAMED IN A DOCUMENT TITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS," AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN LIBER 3834 AT FOLIO 4571: THE PUBLIC UTILITY EASEMENTS, SHOWING HEREON AS "0' P.U.E.", SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS, AGENTS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 90-24(E) OF THE MONTGOMERY COUNTY CODE

THERE ARE NO RECORDED SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAY OF SUBDIVISION.

JOSEPH B. PEARSON, JR.
4-12-07

**VICE PRESIDENT
REAL ESTATE DEVELOPMENT**

FOR PUBLIC WATER AND SEWER SYSTEMS

**Maryland National Capital Park & Planning Commission
Montgomery County Planning Board**

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ipalmorby

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Recorded

GREENHORNE & O'MARA INC.

ENGINEERS-PLANNERS-SURVEYORS
20410 CENTURY BOULEVARD, SUITE 200
GERMANTOWN, MARYLAND 20874
PHONE (301) 444-8282 FAX (301) 444-8191

DATE=4/16/2003 DGN=\\N071282\071282 PIA ref TRF=\\P:\Work\Bentley\MapInfo\Montgomery\AUSurvey.dwg SCALE=50 ROT=0
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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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 TDR note N/A Child Lot note N/A Surveyor Cert ✓ Owner Cert ✓ Tax Map ✓
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
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Research	Bobby Fleury				No Comments
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Steve Smith			5-23-06	See PLAT

Final DRD Review:

DRD Review Complete:

(All comments rec'd and incorporated into mark-up)

Engineer Notified (Pick up Mark-up):

Final Mylar w/Mark-up & PDF Rec'd:

Board Approval of Plat:

Plat Agenda:

Planning Board Approval:

Chairman's Signature:

DPS Approval of Plat:

Engineer 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:

Notify Engineer to Seal Plats:

Engineer Seal Complete:

Complete Reproduction:

Sent to Courthouse for Recordation:

Initial

SJS

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RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

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- d) Storm water management: _____
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(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

a) Number of Lots:

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c) Required street dedication:

d) Easement for balance of property noting density and TDRS:

e) Average lot size of 5 acres:

f) Forest Conservation requirements met:

PLAT NO



AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS, AGENTS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24(E) OF THE MONTGOMERY COUNTY CODE.

4-16-07

JOSEPH B. PEARSON, JR.
VICE PRÉSIDENT
REAL ESTATE DEVELOPMENT

FOR PUBLIC WATER AND SEWER SYSTEMS	Maryland National Capital Park & Planning Commission Montgomery County Planning Board Montgomery County, Maryland, Department Of Permitting Services
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Approved: _____

Chairman	Secretary/Treasurer	Director

MINCPAC File No.	PIA No.
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1. 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 THE REVISIONS AND AMENDMENTS TO THIS PLAN. ANY REVISIONS OR AMENDMENTS SUBMITTED OR FILED BY THE PLAN OR ANY AMENDMENT HERETO AS APPROVED OR SUBSEQUENTLY APPROVED, THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO 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 SEDIMENT CONTROL PERMIT. A COPY OF THE APPROVED PLAN MAY BE REVIEWED AT 9757 GEORGIA AVENUE, SILVER SPRING, MD.
3. PUBLIC WATER AND SEWER EXIST AT THIS PROPERTY.
4. THIS PROPERTY IS ZONED C2
5. TITLE INFORMATION STATEMENT: THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OWNERSHIP OR USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP OR USE OF THE PLAT OR ANY PART THEREOF. THE PLAT IS INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DENY OR NOTE ALL MATTERS AFFECTING TITLE.
6. TAX MAP REFERENCE: TAX MAP 0002 PARCEL N575
7. THIS PLAT CONFORMS WITH THE REQUIREMENTS OF SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATION, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES A CHANGE IN OWNERSHIP AND DEED LINE AS PROVIDED FOR IN SECTION 50-35A(4).
8. THIS PLAT IS IN THE DUTY OF THE MARYLAND STATE PLANNING COMMISSION NAGB3(P), BASED ON NGS STATION "US90" (PID NO. A7402) AND NGS STATION HA62 (PID NO. A34467) WITH A COMBINED SCALE FACTOR OF 0.99894150.
9. THE PROPERTY SHOWN HEREON IS SUBJECT TO ADJACENT PUBLIC FACILITIES REVIEW

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE ABOVE SHOWN HEREON IS CORRECT, AND THAT IT IS A SUBDIVISION OF PART OF THAT PARCEL OR TRACT OF LAND KNOWN AS LOT 8 ON A PLAT OF SUBDIVISION TITLED "LOT 5 & 6, BLOCK 1, TOLSON CENTER," RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AS PLAT NO. 9232.

I HEREBY CERTIFY THAT, SINCE ENGAGED AS DESCRIBED IN THE OWNERS' CERTIFICATE HEREON, ALL PROPERTY OWNERS AND MARINERS SHOWN THUS ~~ON~~ WILL BE SET DELINEATED HEREON, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(I) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 40,000 SQUARE FEET OR 0.9183 ACRES OF LAND. THERE IS NO ROAD DEDICATION BY THIS PLAT.

W. JOSEPH HINES
04/30/67
DATE

**SUBDIVISION RECORD PLAT
TOLSON CENTER
LOT 10, BLOCK 1**

A RESUBDIVISION OF

PART OF LOT 6, BLOCK 1

WHEATON (13th) ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=50' APRIL, 2007

GREENHORNE & O'MARA INC.

ENGINEERS-PLANNERS-SURVEYORS
20410 CENTURY BOULEVARD, SUITE 200
GERMANTOWN, MARYLAND 20874
PHONE (301) 444-8282 FAX (301) 444-8181