



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

MCPB
Item # 2
7/31/08

MEMORANDUM

DATE: July 21, 2008

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Subdivision Supervisor
Development Review Division *CC*
(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 July 31, 2008

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:

220071580 **Hendry Estates**
220080080 **Allanwood**
220080700 **Marywood**
220081440 **Belvedere**
220081620 **Kramer's addition to Colesville**
220081640 **Sutton's addition to Palatine**
220082010 **Sellar's addition to Glen Cove**

PLAT NO. 220071580

Hendry Estates

Located on the south side of Wilmett Road, 525 feet east of Lindale Drive

R-60 zone; 1 lot

Community Water, Community Sewer

Master Plan Area: Bethesda-Chevy Chase

John and Brianna Moore, Applicants

Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A (a)(3)** of the Subdivision Regulations, which states:

Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

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)(3) and supports this minor subdivision record plat.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AND THAT IT IS A RESUBDIVISION OF LOT 12 AND THE 10' WALK WAY WEST OF LOT 12 IN BLOCK 8 (EIGHT) IN THE SUBDIVISION KNOWN AS "HENDRY ESTATES" AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN PLAT BOOK 33 AT PLAT 1955. IT IS ALSO THE LAND ACQUIRED BY JOHN M. MOORE, III, AND BRIANNA M. MOORE BY DEED RECORDED IN LIBER 30973 AT FOLIO 694, AND PART OF THE 10 FT. WALK WAY AS ABANDONED BY COUNTY COUNCIL RESOLUTION NO. 15-1538 AND RECORDED IN LIBER 32979 FOLIO 460 AMONG THE APPEARANCE AND RECORDS AND THAT PROPERTY MARKER SHOWN THUS: ● ARE SET IN ACCORDANCE WITH SECTION 50-24 OF THE MONTGOMERY COUNTY CODE. TOTAL AREA OF THIS PLAN OF RESUBDIVISION IS 80.00 SQUARE FEET OR 0.185 ACRES. THERE IS NO STREET DEDICATION BY THIS PLAT.

DATE: _____
 ANDREW A. HUSBANDS, PROFESSIONAL LAND SURVEYOR 21188

OWNER'S CERTIFICATION

WE, JOHN M. MOORE III, AND BRIANNA M. MOORE, TENANTS BY THE ENTIRETY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS PLAN OF RESUBDIVISION AND ESTABLISH THE MINIMAL BUILDING RESTRICTION LINE.

WE FURTHER GRANT A 10' FOOT WIDE PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.C." TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED: "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENT," AS RECORDED IN LIBER 30973 AT FOLIO 698 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS OR TRUSTS AFFECTING THIS PROPERTY, EXCEPT A CERTAIN DEED OF TRUST RECORDED IN LIBER 30973 AT FOLIO 698, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, THOSE HAVING AN INTEREST THEREIN HAVE ASSENTED THERETO BY SIGNING HEREON.

WITNESSES:
 Alexander t. foto
 Alexander t. foto
 JOHN M. MOORE, III, OWNER, DATE: 06/01/2008
 BRIANNA M. MOORE, OWNER, DATE: 06/01/2008

WE HEREBY CONSENT TO THIS PLAN OF RESUBDIVISION.
 Wells Fargo Bank, N.A.
 Loan Officer: [Signature]
 Witness: Alden Breiter
 Witness: [Signature]
 Contract Complete, Assistant Secretary DATE: 6-10-08

NOTES:
 1. 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 THE PROPERTY. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO AN EXAMINATION OF TITLE OR DEPRIC OR NOTE ALL MATTER AFFECTING TITLE.
 2. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY ARE SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE N-60 ZONE CLASSIFICATION.
 3. THIS PROPERTY IS SHOWN ON TAX MAP NO. GP551, WSSC GRID 211 NW 6.
 4. 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 AND NOT BE FULCIPHERED BY THE RECOGNITION OF THIS PLAT UNLESS EXPRESSLY CONTAINED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR AND SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
 5. THIS PLAT IS FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.
 6. 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 INCLUDES A CONSOLIDATION OF ONE LOT AND AN ABANDONED 10' WALK WAY INTO ONE LOT AS PROVIDED FOR IN SECTION 50-35A(6)(3), COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND RESOLUTION NO. 15-1538 RECORDED IN LIBER 32979 @ FOLIO 460.

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD, APPROVED: _____
 SECRETARY - TREASURER

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND
 APPROVED: _____
 DIRECTOR

2-27158

WCG CONSULTANTS
 4200 FORBES BLVD #203
 LANSHAM, MARYLAND 20706
 301-429-1250 FAX 301-429-1252

PLAT NO.:

WILMETT ROAD
 50' ROW (P.B. 31 PLAT 1931)

LOT 25
 8050 S.F.

LOT 11
 HENDRY ESTATES
 PLAT 1955
 BLOCK 8

LOT 13
 HENDRY ESTATES
 PLAT 1955
 BLOCK 8

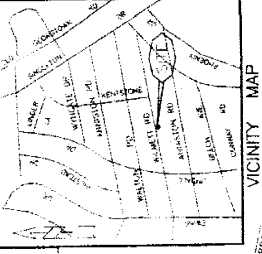
LOT 12
 ALTA VISTA TERRACE
 PLAT NO. 1889
 BLOCK F

LOT 13
 ALTA VISTA TERRACE
 PLAT NO. 1889
 BLOCK F

LOT 11
 ALTA VISTA TERRACE
 PLAT NO. 1889
 BLOCK F

SUBDIVISION RECORD PLAT
 LOT 25
 BLOCK 8

HENDRY ESTATES
 BEING A RESUBDIVISION OF
 LOT 12 & PART OF 10' WALK, BLOCK 8
 7TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20'
 MAY 2007



RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Henndry Estates Plat Number: 220071580
 Plat Submission Date: 6-13-07
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N/A

*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. _____ Checked: Initial _____ Date _____
 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 # N/A Road/Alley Widths OK Easements OK Open Space N/A Non-standard
 BRLs N/A Adjoining Land OK Vicinity Map 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>4/27/07</u>	<u>7/13/07</u>	—	—
Research	Bobby Fleury	↓	↓	<u>7-2-07</u>	<u>OK</u>
SHA	Doug Mills	↓	↓	—	—
PEPCO	Steve Baxter	↓	↓	—	—
Parks	Doug Powell	↓	↓	—	—
DRD	Nellie Carey	↓	↓	<u>7-13-07</u>	<u>No Comments</u>

Final DRD Review:

DRD Review Complete: _____ Initial SBS Date 7/17/08
 (All comments rec'd and incorporated into mark-up)

Engineer Notified (Pick up Mark-up): _____ Initial SBS Date 7-18-07
 Final Mylar w/Mark-up & PDF Rec'd: _____ Initial SBS Date 6/23/08

Board Approval of Plat:

Plat Agenda: _____ Initial SBS Date 7-31-07
 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: _____

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: ok ok Cancel Abandonment 15-1538

(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: _____