



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

MCPB
Item # 2
1/8/09

MEMORANDUM

DATE: December 29, 2008

TO: Montgomery County Planning Board

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

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

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for January 8, 2009

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:

220090480 **Garrett Park – Section 2**

Plat Name: Garrett Park – Section 2
Plat #: 220090480

Location: Located on the east side of Kenilworth Avenue, 225 feet south of Oxford Street
Master Plan: North Bethesda/Garrett Park
Plat Details: R-90 zone; 1 lot
Community Water, Community Sewer
Applicant: Donald Gibbons & Karen Tincknell

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.

NOTES

- TOTAL AREA INCLUDED ON THIS PLAT IS 0.00 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.
- TOTAL AREA OF DEDICATION IS 0.00 SQUARE FEET.
- THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-90/ TOWN OF GARRETT PARK OVERLAY ZONE, AS OF THE DATE OF PLAT RECORDATION.
- THE PROPERTY IS SHOWN ON TAX MAP HQ 121, WSSC 200' SHEET 214 HW 05
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH THE SUBDIVISION RECORD PLAT, AS APPLICABLE TO THE PROPERTY, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SUPPLEMENT AND NOT CONFLICT WITH THE MONTGOMERY COUNTY ZONING ORDINANCE. ANY SUCH PLAT IS SUBJECT TO THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- ALL EXISTING AND PROPOSED DEVELOPMENT ON THE PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-90/ TOWN OF GARRETT PARK OVERLAY ZONE.
- R/C/F = REAR WITH CAR FLOOR
- THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
- THIS PLAT COMPLIES TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-30A OF MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES COMBINATION OF A LOT AND PART OF A LOT INTO ONE LOT AS PROVIDED FOR IN SECTION 50-30A(3)(C).
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE PROPERTY, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SUPPLEMENT AND NOT CONFLICT WITH THE MONTGOMERY COUNTY ZONING ORDINANCE. ANY SUCH PLAT IS SUBJECT TO THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- PROPERTY DOES NOT LIE WITHIN A FLOOD PLAIN PER FEMA MAP # 240310038D DATED SEPTEMBER 28TH 2006.

SURVEYOR'S CERTIFICATION

I, DAVID P. KOWATZ, M.P. PROFESSIONAL LAND SURVEYOR #21136, DATE 12/22/08

WE HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MARYLAND. I HAVE PERSONALLY EXAMINED THE PROPERTY SHOWN AND THE RECORDS THEREON, AND I HAVE FOUND THAT THE SAME ARE CORRECTLY DESCRIBED AND SHOWN ON THIS PLAN. I HAVE ALSO EXAMINED THE RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND I HAVE FOUND THAT THE SAME ARE CORRECTLY DESCRIBED AND SHOWN ON THIS PLAN. I HAVE ALSO EXAMINED THE RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND I HAVE FOUND THAT THE SAME ARE CORRECTLY DESCRIBED AND SHOWN ON THIS PLAN. I HAVE ALSO EXAMINED THE RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND I HAVE FOUND THAT THE SAME ARE CORRECTLY DESCRIBED AND SHOWN ON THIS PLAN.

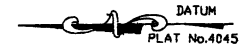
OWNERS CERTIFICATION

WE HEREBY CERTIFY THAT THE PROPERTY SHOWN AND THE RECORDS THEREON, AND I HAVE FOUND THAT THE SAME ARE CORRECTLY DESCRIBED AND SHOWN ON THIS PLAN. I HAVE ALSO EXAMINED THE RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND I HAVE FOUND THAT THE SAME ARE CORRECTLY DESCRIBED AND SHOWN ON THIS PLAN. I HAVE ALSO EXAMINED THE RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND I HAVE FOUND THAT THE SAME ARE CORRECTLY DESCRIBED AND SHOWN ON THIS PLAN.

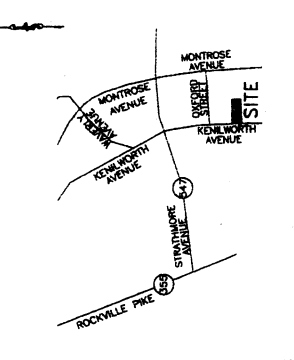
WITNESSES: Don. C. C. C. DATE 12-04-08
Don. C. C. C. DATE 12-04-08

Approved: _____
 The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board

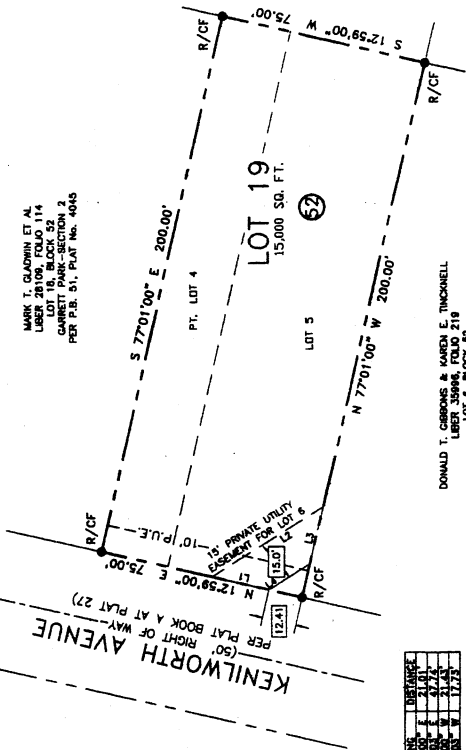
Approved: _____
 M.N.C.P. & P.C. Record File No. _____



PLAT No.



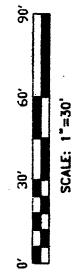
VICINITY MAP
SCALE: 1"=2000'



MARK T. GLADWIN ET AL
 LIBERT 28109, FOLIO 114
 GARRETT PARK-SECTION 2
 PER P.B. 51, PLAT No. 4045

DONALD T. GIBBONS & KAREN E. THORSELL
 LIBERT 30908, FOLIO 219
 GARRETT PARK-SECTION 2
 PER P.B. A, PLAT No. 27

LINE	BEARING	DISTANCE
1	N 77°01'00" W	200.00
2	S 77°01'00" E	200.00
3	N 77°01'00" W	200.00
4	S 77°01'00" E	200.00



SUBDIVISION RECORD PLAT
 GARRETT PARK- SECTION 2
 LOT 19, BLOCK 52
 A RESUBDIVISION OF
 PT. LOT 4 and LOT 5
 BLOCK 52
 ROCKVILLE (4TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=30' OCTOBER 2008

POTOMAC VALLEY
 SURVEYS
 P.O. BOX 627
 19860 FISHER AVENUE
 POOLESVILLE, MARYLAND
 1-888-348-5090

Recorded _____
 Plat Book _____
 Plat No. _____

2-91248

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Garrett Park - Section 2 Plat Number: 220090480
 Plat Submission Date: 10-6-08
 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 ok Bearings & Distances Coordinates ok
 Plan # N/A Road/Alley Widths ok Easements ok Open Space N/A Non-standard
 BRLs N/A Adjoining Land 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>Dr. Johnson</u>	<u>10-8-08</u>	<u>10/24/08</u>	<u>10/23/08</u>	<u>No Revisions</u>
Research	<u>Bobby Fleury</u>			<u>10/9/08</u>	<u>OK</u>
SHA	<u>Doug Mills</u>				
PEPCO	<u>Steve Baxter</u>				
Parks	<u>Doug Powell</u>				
DRD	<u>Nellie Carey</u>				

Final DRD Review:

DRD Review Complete: SOS 12/29/08
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): SOS 11-10-08
 Final Mylar w/Mark-up & PDF Rec'd: SOS 12-16-08

Board Approval of Plat:

Plat Agenda: SOS 1-8-09

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: yes

(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:
