



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

MCPB
Item # 2
4/23/09

MEMORANDUM

DATE: April 10, 2009

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 April 23, 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:

220090880 **Chevy Chase, Section 2**

Plat Name: Chevy Chase, Section 2
Plat #: 220090880

Location: Located on the south side of East Melrose Street, 100 feet east of Brookeville Road (MD 186)
Master Plan: Bethesda-Chevy Chase
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Applicant: Mark Weller

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

1. WATER CATEGORY, I - SENIOR CATEGORY, I
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-40 ZONE AS OF THE DATE OF PLAT RECORDATION.
3. IPT - IRON PIPE FOUND
IPB - IRON PIN WITH CAP FOUND
4. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
5. THIS PROPERTY IS SHOWN ON TAX MAP HHS4.
6. THIS PROPERTY IS SHOWN ON M.A.S.C. 200-FOOT SHEET 208 M4 04.
7. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROPERTY AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, AND ANY OTHER INSTRUMENTS, AND ANY OTHER INSTRUMENTS, ACTION BY THE BOARD, THE OFFICIAL PUBLIC FILES BY FURTHER INSTRUMENTS, AND ANY INSTRUMENTS, AND ANY INSTRUMENTS, FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
8. THIS PLAN CONFORMS TO THE REQUIREMENTS FOR FRANCHISE SUBDIVISION RECORD PLAT AS SET FORTH IN CHAPTER 80 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 80 OF THE MONTGOMERY COUNTY CODE, AND THE CONSOLIDATION OF TWO PARTS OF LOTS INTO A LOT, AS PROVIDED FOR IN SECTION 80-36A(4)(3)(b).
9. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER AFFECTING THE TITLE TO THE PROPERTY, NOR IS THIS SUBDIVISION RECORD PLAT INTENDED TO REPLACE AN INSTRUMENT, TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

OWNER'S CERTIFICATE

WE, MARC D. MELLER AND ELLEN F. MELLER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADOPT THIS PLAN OF SUBDIVISION.
 WE HEREBY GRANT A 60-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREIN, TO THE MONTGOMERY COUNTY PLANNING BOARD, AUTHORITY AS RECORDED IN LIBER 854 AT FOLD 87 ALONG THE LAND THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, EMBARGOS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREIN, EXCEPT AS INDICATED BELOW.

DATE 3-31-09 [Signature] WITNESS
 DATE 4/1/09 [Signature] WITNESS
 WE, BANK OF MONTGOMERY, HEREBY CONSENT TO THIS PLAN OF SUBDIVISION.

Department of Permitting Services
 Montgomery County, Maryland

Date: _____
 Approved: _____
 101088

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

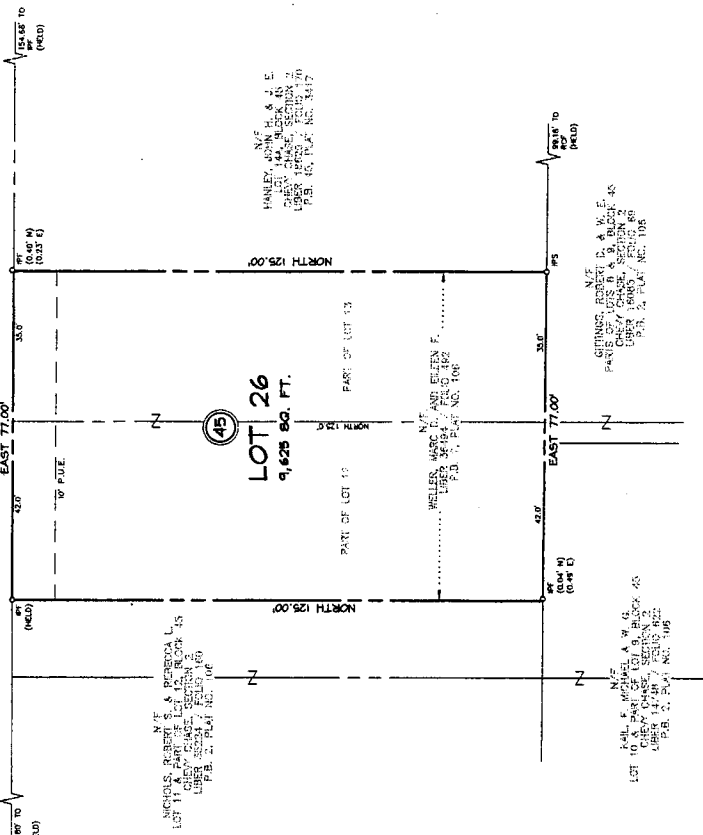
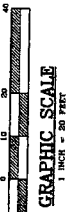
Approved: _____
 M.N.C.P. & P.C. Record File No. _____

PLAT TABULATION

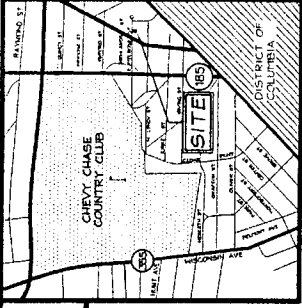
Number of Lots	1
Area of Lots (Acres)	4.628 09 50 FT.
Area of Parcel(s)	0.228 40 25 FT.
Total Street Dedication	0.228 40 25 FT.
Total Area	0.228 40 25 FT.

Recorded
 Plat No. _____

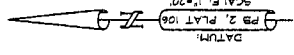
CAS ENGINEERING
 CIVIL • SURVEYING • LAND PLANNING
 A DIVISION OF CAS ENTERPRISES, INC.
 108 West Ridgeville Boulevard, Suite 101, Mount Airy, Maryland 21771
 DC Metro (801) 607-8031 FAX (301) 807-6044



PLAT No. _____



VICINITY MAP
 SCALE: 1" = 200'



SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND A REVISION OF ALL OF THE LANDS CONVEYED BY USE HEARD, TRUSTED TO MARC D. MELLER AND ELLEN F. MELLER, BY A DEED DATED JANUARY 5, 2009 AND RECORDED IN LIBER 854 AT FOLD 87 ALONG THE LAND THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, EMBARGOS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW.

DATE 3/9/09
 DAVID JOHN ANTOINE
 PROFESSIONAL LAND SURVEYOR
 PD REG. NO. 2172

SUBDIVISION RECORD PLAT
 LOT 26, BLOCK 45

CHEVY CHASE, SECTION 2

A RESUBDIVISION OF PARTS OF LOTS 12 & 13, BLOCK 45
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20' FEBRUARY, 2009

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Cherry Chase Section 2 Plat Number: 220090880
 Plat Submission Date: 2-17-09
 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 ok
 Plan # N/A Road/Alley Widths ok Easements ok Open Space N/A Non-standard
 BRLs _____ 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>E. G. Gosa</u>	<u>2-19-09</u>	<u>3-6-09</u>	<u>3-6-09</u>	<u>No Revisions</u>
Research	Bobby Fleury	↓	↓	<u>2-23-09</u>	<u>ok</u>
SHA	Doug Mills	↓	↓		
PEPCO	Steve Baxter	↓	↓		
Parks	Doug Powell	↓	↓		
DRD	Nellie Carey	↓	↓		

Final DRD Review:

DRD Review Complete:	<u>SJS</u>	<u>4/10/09</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>SJS</u>	<u>3-3-09</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>SJS</u>	<u>4-3-09</u>
Board Approval of Plat:		
Plat Agenda:	<u>SJS</u>	<u>4-23-09</u>
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 ✓

(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: _____