



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

**MCPB**  
**Item # 2**  
**9/17/09**

**MEMORANDUM**

**DATE:** September 8, 2009

**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 September 17, 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:

220090980 **Edgemoor**  
220091030 **Wildwood Manor Shopping Center**  
220091180 **Chevy Chase, Section 4-B**

**Plat Name: Chevy Chase, Section 4-B**  
**Plat #: 220091180**

Location: Located on the west side of Meadow Lane, 150 feet south of East-West Highway (MD 410)  
Master Plan: Bethesda – Chevy Chase  
Plat Details: R-60 zone; 2 lots  
Community Water, Community Sewer  
Applicant: Edward Toro, et al

Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A (a)(1)** of the Subdivision Regulations, which states:

**Minor Lot line Adjustment.** The sale or exchange of part of a lot between owners of adjacent lots for the purpose of small adjustments in boundaries; provided:

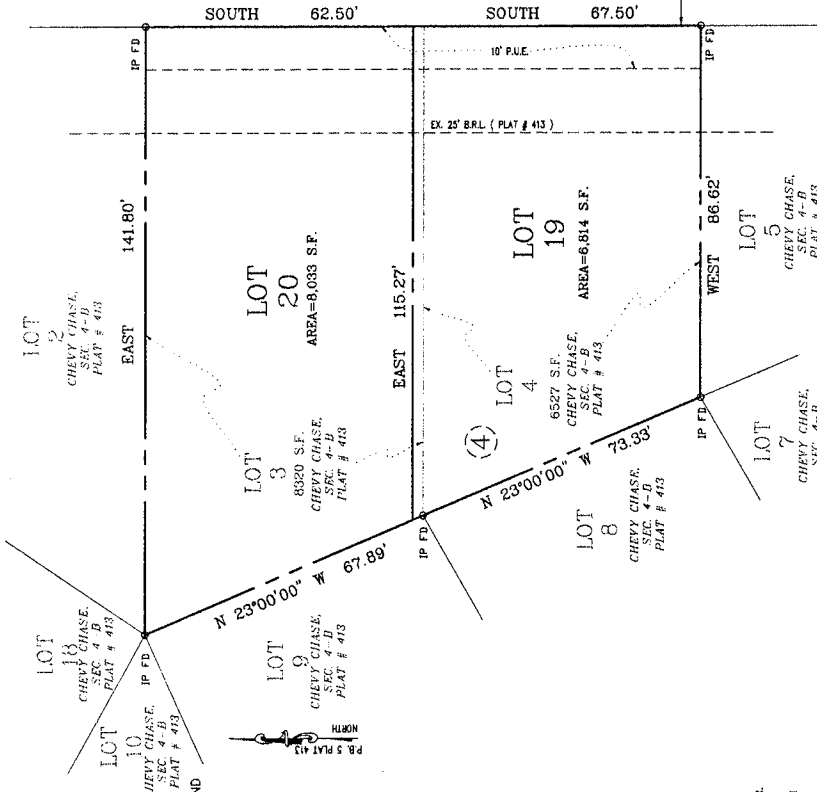
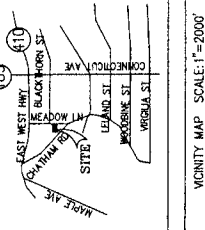
- a. The total area of the adjustment does not exceed five percent of the combined area of the lots affected by the adjustment;
- b. No additional lots are created;
- c. The adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved; and,
- d. The owner submits a sketch plan for review and approval by the Planning Board staff. The sketch plan may be a copy of the existing record plan and must contain the following information:
  - i. proposed lot line adjustment as a dashed line;
  - ii. any buildings, driveways, or other physical improvements located within fifteen feet of the proposed adjusted lot line;
  - iii. any minimum building setback that would be altered by the minor lot line adjustment; and
  - iv. the amount of lot area affected by the minor lot line adjustment.

The sketch plan must be approved, approved with revision or denied, in writing, within ten business days after the plan is submitted or the sketch plan is deemed approved, provided requirements i through iii, above, are met. A final record plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.

- e. Any minor lot line adjustment between properties that occurred prior to May 19, 1997, remains an exception to platting as provided in Section 50-9(d)

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)(1) of the subdivision regulations and supports this subdivision record plat.

PLAT NO:



**OWNER'S CERTIFICATION:**  
 WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT THE PUBLIC UTILITY EASEMENT (P.U.E.) TO THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THE LOCATION OF EASEMENTS AND CONDITIONS OF PUBLIC UTILITY EASEMENTS, MONTGOMERY COUNTY, MARYLAND, AT FOLIO 457, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. AS OWNERS OF THE PROPERTY WE CERTIFY THAT PROPERTY CORNERS OR OTHER MONUMENTATION WILL BE SET BY A REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(c), MONTGOMERY COUNTY CODE. THERE ARE NO SUITS, ACTIONS OR LIENS OR MORTGAGES AFFECTING THE PROPERTY SHOWN HEREON.

*Edward Jones*  
 EDWARD JONES  
 (FOR NEWLY CREATED LOT 19)

*Deborah Virgil*  
 DEBORAH VIRGIL  
 (FOR NEWLY CREATED LOT 19)

*Katherine Cox Jones*  
 KATHERINE COX JONES  
 (FOR NEWLY CREATED LOT 20)

**SUBDIVISION RECORD PLAT**  
**LOTS 19 & 20 BLOCK 4**  
**CHEVY CHASE, SECTION 4-B**  
 Resubdivision of Lot 3 and Lot 4 Block 4  
 (7th) ELECTION DISTRICT  
 Montgomery County, Maryland  
 1" = 20' JUNE, 2009



**KRIS CONSULTANTS, LLC**  
 1815 ELTON ROAD, ADELPHI, MD. 20783  
 TEL: (301) 648-2849 FAX: (301) 439-6636  
 EMAIL: KRISCONSULTANT@VERIZON.NET

- 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. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
  2. 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 MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY RECORDING THIS PLAT UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS INTENDED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
  3. THE APPROVAL OF THIS PLAT IS DEDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
  4. THIS PROPERTY IS ZONED R-60.
  5. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-60 ZONE.
  6. THIS PROPERTY IS LOCATED ON TAX MAP GRID HM42.
  7. THIS PLAT CONFORMS WITH THE REQUIREMENTS OF SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES A MINOR LOT LINE ADJUSTMENT AS PROVIDED FOR IN SECTION 50-35A(g)(1).
  8. THERE IS NO DEDICATION TO PUBLIC USE PER THIS PLAT.

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE PLAN SHOWN HEREON IS CORRECT. THE LAND CONVEYED BY WILLIAM TERRELL BERING, JR. UNTO EDWARD JONES AND DEBORAH VIRGIL BY DEED DATED JULY 20, 1993, AS RECORDED IN LIBER 17489, AT FOLIO 280 AND BEING LOT 4 BLOCK 4 AND BY VINCENT C. JONES UNTO KATHERINE COX JONES, BY DEED DATED OCTOBER 7th, 2004 AS RECORDED IN LIBER 18489, AT FOLIO 100, AS BEING LOT 3 AND LOT 4 BLOCK 4, PLAT BOOK 5 SUBDIVISION KNOWN AS CHEVY CHASE, SECTION FOUR-B AS RECORDED IN PLAT BOOK 5 AT PLAT 413 IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I HEREBY CERTIFY THAT ONCE ENGAGED AS DESCRIBED IN THE OWNERS' AGREEMENT, I HAVE REVIEWED ALL INSTRUMENTS, PROPERTY MARKERS AND OTHER BOUNDARY MONUMENTATION IN CONNECTION WITH THE PROVISIONS OF SECTION 50-24(c) OF THE MONTGOMERY COUNTY CODE.

SQUARE FEET OF LAND MORE OR LESS, THERE IS NO DEDICATION BY THIS PLAT.

*Matthew J. Jones*  
 MATTHEW J. JONES  
 REGISTERED LAND SURVEYOR  
 MARYLAND REG. NUMBER 560

● IP FD = IRON PIN FOUND

FOR PUBLIC WATER AND SEWER ONLY. 2-9-18  
 THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: \_\_\_\_\_  
 CHAIRMAN  
 ASST. SECRETARY-TREASURER \_\_\_\_\_

DEPARTMENT OF PERMITTING SERVICES  
 MONTGOMERY COUNTY, MARYLAND  
 APPROVED: \_\_\_\_\_  
 DIRECTOR

DATE: \_\_\_\_\_  
 PLAT NO: \_\_\_\_\_

M.A.C.P. & P.C. RECORD FILE NUMBER \_\_\_\_\_

**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name: Cherry Chase, SEC. 4-B Plat Number: 220091180

Plat Submission Date: 6-24-09

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 N/A Vicinity Map ok Septic/Wells   
 TDR note N/A Child Lot note N/A Surveyor Cert  Owner Cert  Tax Map ok  
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>E. Gibson</u>	<u>6-24-09</u>	<u>7-10-09</u>	<u>7-1-09</u>	<u>No REVISIONS</u>
Research	<u>Bobby Fleury</u>			<u>6-26-09</u>	<u>OK</u>
SHA	<u>Doug Mills</u>				
PEPCO	<u>Steve Baxter</u>				
Parks	<u>Doug Powell</u>				
DRD	<u>Nellie Carey</u>			<u>7-22-09</u>	<u>Ex. Address Applies</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:

Initial

SS

SOS

SOS

SOS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date

9/4/09

7-29-09

9/4/09

9/17/09

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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: ok
- b) No additional lots created: ok
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: ok
- d) Date sketch plan submitted: 5-19-09
- e) Sketch plan revised or denied within 10 business days: 5-28-09 ok
- f) Final record plat submitted within ninety days: ok 6/21/09
- g) Sketch shows following information:
  - i. proposed lot adjustment: ✓
  - ii. physical improvements within 15 feet of adjusted line: ✓
  - iii. alteration to building setback: ok
  - iv. amount of lot area affected: ok

*(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:

\_\_\_\_\_