MCPB Item # 1B 3/11/10

### **MEMORANDUM**

DATE:

February 26, 2010

TO:

Montgomery County Planning Board

VIA:

Catherine Conlon, Subdivision Supervisor

Development Review Division

(301) 495-4542

FROM:

Stephen Smith

Development Review Division

(301) 495-4522

**SUBJECT:** 

Informational Maps and Summary of Record Plats for the Planning Board

Agenda for March 11, 2010

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:

220100560 Chevy Chase, Section 2

Plat Name: Chevy Chase, Section 2

Plat #: 220100560

Location: Located on the south side of West Irving Street, 500 feet west of Magnolia

Parkway

Master Plan: Bethesda-Chevy Chase

Plat Details: R-60 zone; 1 lot

Community Water, Community Sewer

Applicant: MZA Properties, LLC

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.

PB date: 3/11/2010

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**SECTION** 

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SUBDIVISION RECORD PLAT LOT 23, BLOCK 29

GRAPHIC SCALE

A RESUBDIVISION OF PART OF LOT 13 AND PART OF LOT 14, BLOCK 29

BETHESDA (7TH) ELECTION DISTRICT MONTGONERY COUNTY, MARYLAND SCALE: 1" = 20' DECEMBER, 2009

## NOTES

- MATER CATEGORY: 1 SEMER CATEGORY: 1
- THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-60 ZONE AS OF THE DATE OF PLAT RECORDATION.
- IPF = IRON PIPE FOUND IPS = IRON PIN WITH CAP SET
- THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEMER.
- 5. THIS PROPERTY IS SHOWN ON TAX MAP HN 341.
- TERRY, CONTICHOS, AGREEMENTS, LINTATORS, AND REQUISEMENTS ASSOCIATED WITH TANK PROLIFIC PLAN, OR ASSOCIATED WITH ANY PROLIFICIANA PROLIFIC PLAN, OR THE EXPROPRIENT OF PROPERTY PROVIDED WITH PROPERTY PROVIDED WITH ARRIVANCE OF THE PARKING BOARD AND ARE AVAILABLE FOR ANY ARE MAINTAINED BY THE PLANKING BOARD AND ARE AVAILABLE FOR PASIC REVIEW DIRECTION DIRECTOR PROJECT REVIEW DIRECTOR PURSO. 6. THIS PROPERTY IS SHOWN ON M.S.S.C. 200-POOT SHEET 208 NW 04.
- THIS PLAT CONFORTS TO THE REQUIREMENTS OF THICKS REQUIREMENT SERVINGS WERE REQUIREMENT BECTION BO-SM OF THE PROPROGRETY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER SO OF THE PONTGOTHERY COUNTY OF THE PONTGOTHERY COUNTY OF THE TOWNSTON THE COMPLICATION OF THIS PONTGOTHERY COUNTY ALTO, AS PROVIDED FOR IN SECTION BO-SMALO(\$)(\$)(\$).
  - THIS GUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW BURRY INATTER REPRESENTS THE COMMENSHIP NOT USE, WAS REPRESENTED WITH SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHEALCE MEDALINITION OF TITLE OR TO DEPICT OR NOTE ALL INATTERS AFFICING THATE.

(0.33' S.) (0.03' E.)

NZA PROPERITES, LLC L. 38772. / F. 420

WEST IRVING STREET

EX. CENTERLINE OF RAM

60' RIGHT-OF-WAY (PER PLAT BOOK 2, PLAT No. 106)

WEST 70.00 O P.U.E.

V 202.79' TO PF (HELD)

# SURVEYOR'S CERTIFICATE

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FEES. B. GOLD.

## OWNER'S CERTIFICATE

WE, TEX PROPERTIES, LIC, GANESS OF THE PROPERTY SHOWN AND DESKRIED HERSON, HERSON, AND THE PLAN OF SUBDIVISION.

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6 Jacobans Mush R Mank 2/15/10 DATE ME, BANK OF GEORGETOWN, HEREBY CONSENT TO THIS PLAN OF SUBDIVISION.

Ascellant WITNESS 2/17/10 DATE

PLAT TABULATION Department of Permitting Services Montgomery County, Maryland Date

M.N.C.P. & P.C. Record File No.

Approved:

(0.20 ACRES) The Maryland National Capital Park and Planning Commission Montgomery County Planning Board ,750 SQ. FT.

Recorded Plat No. Asst. Secretary - Treasurer

ENGINEERING
CVIL - SURVETNIC - LAND PLANNING
A OMSON OF CAS ENTERPRISES, WC. 108 West Ridgeville Boulevard, Suite 101, Mount Ary, Maryland 21771 DC Metro (301) 607-8031 FAX (301) 607-8045

F S DISTRICT OF COLUMBIA VICINITY MAP CHEVY CHASE COUNTRY CLUB SITE PLAT No

<del>6 Z</del> -(801 TAJP , S. 8.F (

N/F
WILLAMS, DAMD F & C K
PT. LOT 14 + PT. LOT 15,
BLOCK 29
CHEY CHASE, SECTION 2
L. 14112 / F. 305
PLAT No., 106

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INGRAM, GREGORY K & E S LOT 22, BLOCK 29 CHEY CHASE, SECTION 2, L. 5503 / F. 655 PLAT No. 197

LOT 23 8,750 SF

HTMO

5.₹ 5 PT. OF LOT 13, BLOCK 29 CHEVY CHASE, SECTION 2

N/F SCHURMAN, USEPH R ET AL REV. TRUST LOT 3 & PT. LOT 2, BLOCK 29 CHEY CHORS SECTION 2 L. 12912, F. 302 P.Aff No. 106

N/F WENNER, POSS & MELKE ONCU LOT 4, BLOCK 29 CHEY, CHASE, SECTION 2 L. 35446, F. 637 PLAT NO. 106

N/F LIVELY, JOHN J 3RD & SUISAN LOT S, BLOCK 29 CHEVY CHASE, SECTION 2 FL. 34977 , F 1 PLAT No. 106

#### (This form contains 3 pages) Sec. Z Plat Number: 220100560 Plat Submission Date: DRD Plat Reviewer: DRD Prelim Plan Reviewer: \*For category of minor subdivision see pages 2 and 3 Initial DRD Review: Pre-Preliminary Plan No. Checked: Initial Date Preliminary Plan No. Checked: Initial Date Checked: Initial Date Planning Board Opinion - Date Site Plan Name if applicable: Site Plan Number: Planning Board Opinion - Date Checked: Initial Date Bearings & Distances 🤼 Coordinates **D**C Lot # & Layout Zoning \ Lot Area \ Plan # MA Road/Alley Widths Easements OF Open Space MA Non-standard BRLs NA Adjoining Land Vicinity Map Septic/Wells NA TDR note NA Child Lot note NA Surveyor Cert Owner Cert SPA Agency Reviews Reviewer Date Sent **Due Date** Date Rec'd Comments Req'd Evelyn Gibson Environment 2010 204151015 Research **Bobby Fleury** -8-10 SHA Corren Giles **PEPCO Bobbie Dickey Parks** Doug Powell Keiona Clark DRD **Final DRD Review:** Initial **Date** Consultant Notified (Final Mark-up): Final Mylar & DXF/DWG Received: Final Mylar Review Complete: **Board Approval of Plat:** Plat Agenda: Planning Board Approval: Chairman's Signature: **MCDPS Approval of Plat:** Consultant 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 #: No. Update Green Books for Resubdivision: Complete Reproduction: Notify Consultant to Seal Plats: Surveyor's Seal Complete: Sent to Courthouse for Recordation:

Recordation Info Entered into Hansen

MINOR SUBDIVISION PLAT REVIEW SHEET

### MINOR SUBDIVISION SECTION 50-35A Select which Category of Minor Subdivision and fill information as required

Require	ements under Sec 50-35A (A)	
(1) Mino	or Lot Adjustment	
	<ul> <li>a) Total area does not exceed 5% of combined area affected:</li> </ul>	
	b) No additional lots created:	
	<ul> <li>Adjusted line is approximately parallel/does not significantly change lots:</li> </ul>	shape of the
	d) Date sketch plan submitted:	
	e) Sketch plan revised or denied within 10 business days:	
	f) Final record plat submitted within ninety days:	<del></del>
	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:	
	TV. WITHOUTE OF TOT GIVE A COLOR	
(2) Con	version 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) Cons	solidation Of Two of More Lots	
	a) Any prior subdivision conditions:	1
	b) Part of lot created by deed prior to June 1 1958:	<del></del>
(4) Furtl	her Subdivision of Commercial/Industrial/Multi-Family Lot	
	Any subdivision/conditions; APF agreement satisfied:	
•		
(5) Plat	of Correction	
	a) All owners and trustees signed:	
	Original Plat identified:	
(6) Plats	s 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 i	for Existing Places of Worship, Private Schools, Country Club, Private Ins	titution, and
Similar U	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:	