




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


MCPB
Item # 1B
9/30/10

MEMORANDUM

DATE: September 21, 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 September 30, 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:

220101020 **Kefauver Tract – Bradley Hills**
220110080 **Cabin John Park**

Plat Name: Kefauver Tract – Bradley Hills
Plat #: 220101020

Location: Located on the north side of Bradley Boulevard (MD 191), 600 feet west of Redwood Avenue
Master Plan: Bethesda-Chevy Chase
Plat Details: R-200 zone; 1 lot
Community Water, Community Sewer
Applicant: Hasnain Aslam

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, SEWER CATEGORY, I SEWER, LOT IS APPROVED FOR PUBLIC WATER AND SEWER.
2. THE RECORDING DATE OF THIS SUBDIVISION PLAT IS IN ACCORDANCE WITH THE DATE OF PLAT RECORDED.
3. IPS = IRON PIPE 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 GP54.
6. THIS PROPERTY IS SHOWN ON M.S.C. 200-FOOT SHEET 2H 04 07.
7. ALL NEIGHBORS ADJACENT TO THE BOUNDARIES OF THIS PLAT AND SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY HAVE BEEN NOTICED BY MAIL AND THE BOARD HAS REVIEWED THE OFFICIAL PUBLIC FILES FOR ANY SUCH ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH ACTION BY THE BOARD ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS. ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 90-24(C) OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES THE CONVERSION OF A PART OF A LOT INTO A LOT, AS PROVIDED FOR IN SECTION 90-24(A)(3).
9. THE SURVEYOR HAS NOT BEEN ADVISED TO CHECK ANY RECORDS AFFECTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SURVEYOR HAS NOT BEEN ADVISED TO CHECK ANY RECORDS AFFECTING THE EXAMINATION OF TITLE OR TO DEPEND ON NOTE ALL MATTERS AFFECTING TITLE.

OWNER'S CERTIFICATE

I, HASNAN ASLAM, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION. I HEREBY GRANT A 6-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON, TO THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION, A PUBLIC ENTITY, FOR THE INSTALLATION OF PUBLIC UTILITY EASEMENTS, AS RECORDED IN LIBER BOOK AT FOLIO 286. I, THE LAND RECORDED OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 27,600 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE, AND THAT ALL PROPERTY CORNERS ARE CORNERED AND THAT THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE: 05/13/2010
 HASNAN ASLAM
 WITNESS: [Signature]

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A LICENSED SURVEYOR OF ALL THE LINES COMPLETED BY RICHARD L. PINNACKE AT A DEED DATED MAY 20TH, 2010, AND RECORDED IN LIBER BOOK 2010 IN LIBER 2975 AT FOLIO 286. ALSO BEING A RESUBDIVISION OF PART OF LOT 12, BLOCK 1, KEFAUVER TRACT, BRADLEY HILLS, MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 27,600 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE, AND THAT ALL PROPERTY CORNERS ARE CORNERED AND THAT THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE: _____
 JEFFREY ALLAN HAYDON
 PROFESSIONAL LAND SURVEYOR
 MD REG. NO. 2816

Department of
 Permitting Services
 Montgomery County, Maryland

Date: _____
 Approved: _____
 Director

PLAT TABULATION
 NUMBER OF LOTS 1
 AREA OF LOTS 27,600 S.F.
 AREA OF PARCELS 0
 AREA OF STREET FRONTAGE 0
 TOTAL AREA 27,600 S.F.
 (0.631 ACRES)

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

Approved: _____
 Director

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

Recorded _____

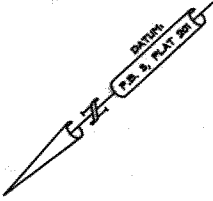
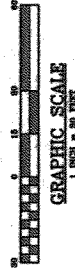
Plat No. _____

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 DC Metro (301) 607-6033, FAX (301) 607-6034

CAS ENGINEERING
 CIVIL SURVEYING • LAND PLANNING
 A Member of the Edmunds Group

BRADLEY BOULEVARD
 MD STATE HIGHWAY No. 191
 100' RIGHT-OF-WAY
 (PER PLAT BOOK 3, PLAT NO. 201)

SUBDIVISION RECORD PLAT
LOT 28, BLOCK 1
KEFAUVER TRACT,
BRADLEY HILLS
 A RESUBDIVISION OF PART OF LOT 12, BLOCK 1
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30' MAY, 2010



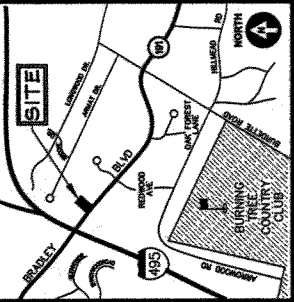
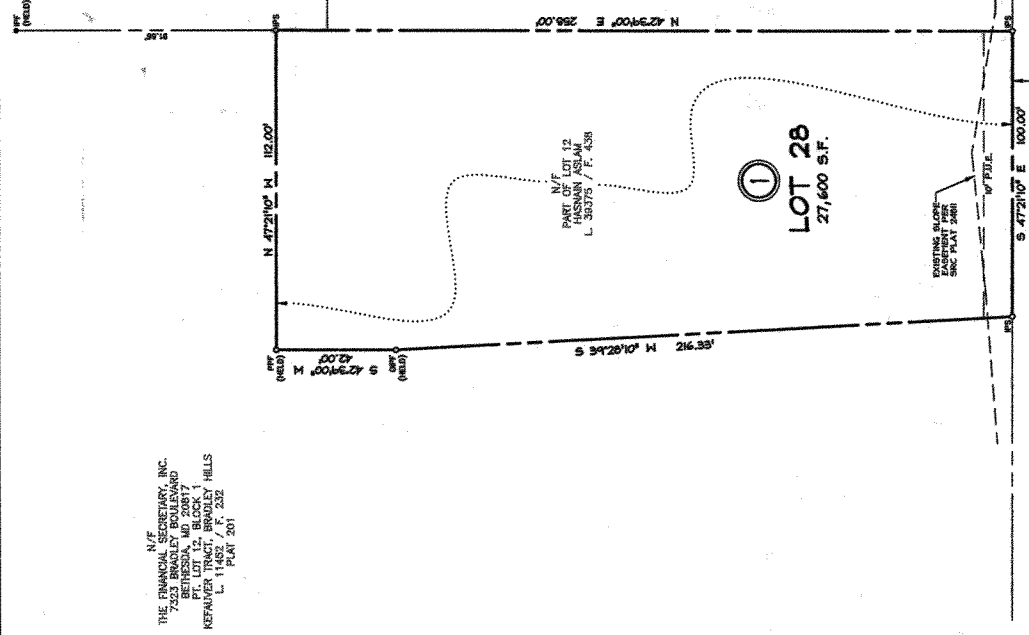
PLAT No.

N/E
 PINNACKE, JACK A TR
 7523 BRADLEY BOULEVARD
 BETHESDA, MD 20817
 PT. LOT 12, BLOCK 1
 KEFAUVER TRACT, BRADLEY HILLS
 L. 33299 / F. 514
 PLAT 201

N/E
 PINNACKE, JACK A TR
 BRADLEY BOULEVARD
 BETHESDA, MD 20817
 PT. LOT 12, BLOCK 1
 KEFAUVER TRACT, BRADLEY HILLS
 L. 33299 / F. 514
 PLAT 201

N/E
 PART LOT 12
 HASNAN ASLAM
 L. 38375 / F. 438

①
LOT 28
 27,600 S.F.



MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Kefauver Tract / Bradley Hills Plat Number: 220101020

Plat Submission Date: 5-25-2010

DRD Plat Reviewer: S. Smith

DRD Prelim Plan Reviewer: N/A

*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 _____

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 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 ok
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	5/26/10	6-11-10	6-10-10	No REVISIONS OK
Research	Bobby Fleury			5-27-10	
SHA	Corren Giles	↓	↓		
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SS Date 8/24/10

Final Mylar & DXF/DWG Received: Initial SS Date 9-1-10

Final Mylar Review Complete: Initial SS Date 9/21/10

Board Approval of Plat:

Plat Agenda: Initial SS Date 9/30/10

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 #: _____

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 _____

No. _____

MINOR SUBDIVISION SECTION 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 1952

(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: _____