



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

**MCPB**  
**Item # 1B**  
**12/2/10**

**MEMORANDUM**

**DATE:** November 22, 2010

**TO:** Montgomery County Planning Board

**VIA:** Catherine Conlon, Subdivision Supervisor  
Development Review Division *CAC*  
(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 December 2, 2010

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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:

220052150 **Wheaton Hills**  
220101100 **Glen-Mar Park**

**Plat Name: Wheaton Hills**

**Plat #: 220052150**

**Location:** Located in the northeast corner of the intersection of Viers Mill Road (MD 586) and Newport Mill Road

**Master Plan:** Kensington-Wheaton

**Plat Details:** R-60 zone; 1 lot  
Community Water, Community Sewer

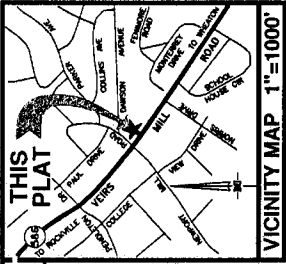
**Applicant:** Jaswant K. Arneja

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.



**PLAT NO.**

**OWNER'S CERTIFICATE**

I, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. FURTHER, WE GRANT TO POTOMAC ELECTRIC POWER COMPANY, BELL ATLANTIC TELEPHONE COMPANY OF MARYLAND, WASHINGTON GAS, LIGHT AND POWER COMPANY AND TO EACH OF THE PERSONS DESCRIBED AS A PUBLIC UTILITY EASEMENT DESTICATED HEREON AS FOLLOWS, WITH THE TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A UTILITY EASEMENTS' AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3624 AT FOLIO 457. SAID TERMS AND PROVISIONS BEING INCORPORATED THEREIN BY THIS REFERENCE.

WE GRANT TO THE MONTGOMERY SANITARY COMMISSION (M.S.C.) CONSTRUCTION OF, OPERATION, MAINTENANCE AND REPAIRS OF EXISTING SANITARY SEWERS AND/OR WATER MAINS AND THEIR APPURTENANCES WITHIN THE SEWER AND/OR WATER RIGHTS OF WAY CONTAINED IN A RIGHT OF WAY EASEMENT RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 39940 AT FOLIO 471.

FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, STORM DRAIN EASEMENTS, CONSTRUCTION OF, OPERATION, MAINTENANCE AND REPAIRS OF EXISTING STORM DRAIN SYSTEMS WITHIN SAID EASEMENTS, AND THAT WE AS OWNERS OF THE PROPERTY AND OUR HEIREES, SUCCESSORS, ASSIGNEES AND AGENTS, SHALL NOT BE HELD LIABLE FOR ANY BUILDING OR STRUCTURE OF ANY NATURE, WHATSOEVER, TO BE EXCAVATED OR PLACED WITHIN SAID EASEMENT AND FIRST-OF-WAY WITHOUT THE WRITTEN CONSENT OF THE DEPARTMENT OF PLANNING SERVICES.

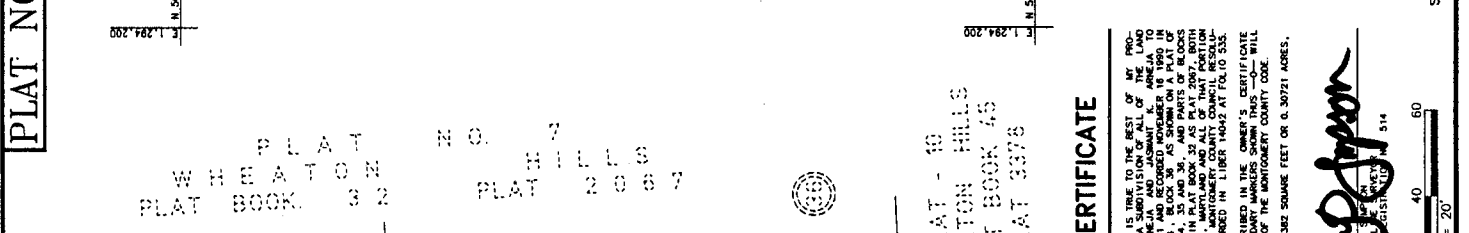
OUR INTENT IS THAT THE SURVEYOR, HIS SUCCESSORS AND AGENTS, SHALL CAUSE ALL PROPERTY OWNER MARKERS AND ANY OTHER REQUIRED MARKETS TO BE SET BY ENGAGING A LICENSED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-21(4) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO RECORDED SUILTS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR INTERESTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

*Jaswant K. Arora*  
JASWANT K. ARORA, OWNER

*James J. Arora*  
James J. Arora, WITNESS

DATE 8/16/2010



**PLAT TOTALS**

NUMBER OF LOTS	1
AREA OF LOTS	0.30721 Ac.
AREA OF STREET DEDICATION	0.00000 Ac.
TOTAL AREA THIS PLAT	0.30721 Ac.

**NOTES:**

THE PURPOSE OF THIS PLAN IS TO CORRECT THE SURVEY OF AN ABANDONED PORTION OF NEWPORT MILL ROAD ABANDONED BY MONTGOMERY COUNTY COUNCIL RESOLUTION 13-476, ADOPTED APRIL 2, 1986.

THE PROPERTY SHOWN ON THIS PLAN IS LOCATED ON TAX MAP MP-962, GRID 98-52.

THE PROPERTY IS ZONED R-40.

THE PROPERTY SHOWN ON THIS PLAN IS LOCATED ON W.S.S.C. BASE SHEET 210-98-93.

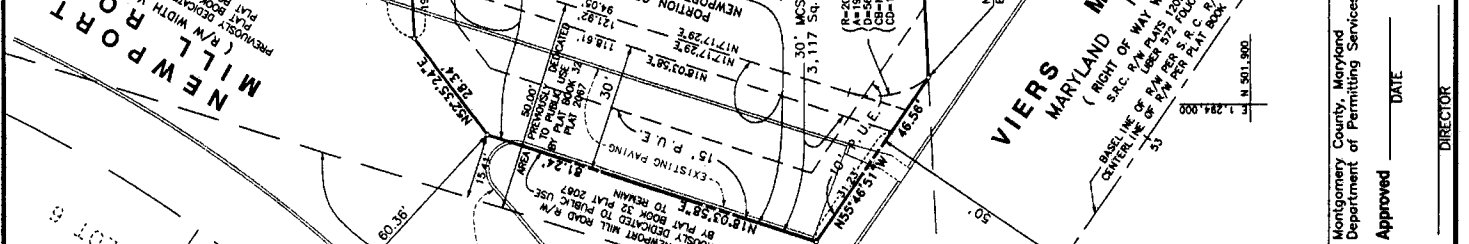
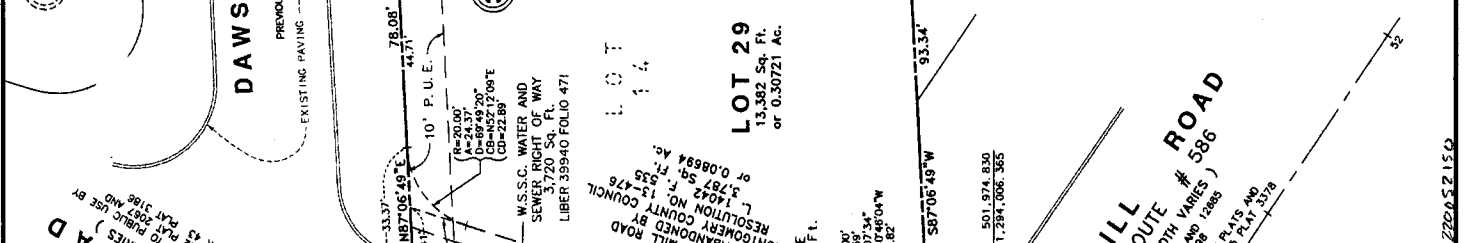
THE HORIZONTAL DATUM SHOWN HEREON IS IN THE MARYLAND STATE PLAN COORDINATE SYSTEM (MD 8741) BASED ON OBSERVATIONS USING TRIPLET STATIONING AND ORIGINATED BY THE STATE OF MARYLAND. THE ORIGIN POINT COORDINATES INTENDED FOR DIS PURPOSES ONLY AND ARE NOT TO BE USED AS A BASIS FOR ANY SURVEY. THE COMBINED SCALE FACTOR TO CONVERT SURFACE DISTANCES TO GRID IS 0.9993153.

THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS.

THIS SUBDIVISION PLAT CONFORMS WITH THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-5A OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES THE CONSOLIDATION OF AN ABANDONED PORTION OF NEWPORT MILL ROAD AND A PORTION OF VIER'S MILL ROAD TO SECTION 50-20A(1)(3).

THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW FEATY WATER AFFECTING THE OWNERSHIP AND USE OF ANY EXISTING WATER RIGHTS AND DOES NOT CONSTITUTE AN INTENTION TO REPLACE AN EXISTING SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXISTING EASEMENTS' OR TO DEFICIT OR NOTE ALL MATTERS AFFECTING TITLE.

AGENTS, SUCCESSORS, ASSIGNEES, HEIRS, LIENORS AND REQUIREMENTS OF THE MONTGOMERY COUNTY PLANNING AND ZONING COMMISSION AND OTHER P.L.A.N., ALLOWING DEVELOPMENT OF THIS PROPERTY TO SHORTE AND NOT BE EXTINGUISHED BY RECORDING THIS PLAT. UNLESS EXPRESSLY CONTAINED BY THE PLAN AS APPROVED. THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.



**WHEATON HILLS**  
A RESUBDIVISION OF LOT 14 AND NEWPORT MILL ROAD ABANDONMENT #13-476

**WHEATON HILLS**  
MONTGOMERY COUNTY, MARYLAND

**WHEATON HILLS**  
SITE SOLUTIONS, INC.  
20410 Observation Drive Suite 205  
Germantown, Maryland 20876-4009  
(301) 540-7980 Fax (301) 540-7981

SCALE: 1"=20'

PLANNING ENGINEERING LANDSCAPE ARCHITECTURE SURVEYING

**APPROVED**

Montgomery County Planning Board & Planning Commission  
Montgomery County Planning Board

Montgomery County, Maryland  
Department of Permitting Services

Approved \_\_\_\_\_ DATE \_\_\_\_\_

Approved \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ ASST. SECRETARY-TREASURER \_\_\_\_\_  
M.-N.C.P.& P.C. Record File No.: 220252152

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Wheaton Hills Plat Number: 220052150

Plat Submission Date: \_\_\_\_\_

DRD Plat Reviewer: T. Alan

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 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 ok  
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	<u>6/3/2005</u>	<u>6/17/05</u>	—	—
Research	Bobby Fleury	↓	↓	—	—
SHA	Corren Giles	↓	↓	—	—
PEPCO	Bobbie Dickey	↓	↓	—	<u>ok per letter</u>
Parks	Doug Powell	↓	↓	—	—
DRD	<u>S. Smith</u>	↓	↓	<u>10/20/05</u>	<u>See Markup</u>

## Final DRD Review:

Consultant Notified (Final Mark-up): Initial SJS Date 11/5/2010

Final Mylar & DXF/DWG Received: Initial SJS Date 11/9/2010

Final Mylar Review Complete: Initial SJS Date 11/22/10

## Board Approval of Plat:

Plat Agenda: Initial SJS Date 12/2/2010

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: ok  
Apun. R/W 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: \_\_\_\_\_