



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


MCPB
Item # 1B
10-13-2011

MEMORANDUM

DATE: October 5, 2011

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
Regulatory Coordination Division
(301) 495-4542

FROM: Stephen Smith, Senior Planner 
Regulatory Coordination Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for October 13, 2011

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**
220111050 **Cliftonbrook**
220111090 **Leesborough**

Plat Name: Wheaton Hills (Revision)

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

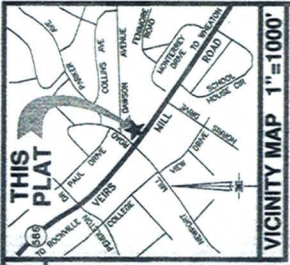
Explanation of Revision

The subject plat was previously approved by the Planning Board at its meeting of December 2, 2010. Subsequent to this approval, the property line for Lot 29 has been revised in order to keep the existing bus stop within the public right of way, as opposed to within an easement upon the applicant's lot as was originally proposed. Included herein are one copy of the previously approved plat, and a copy of the revised plat with the area in question noted. 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.

N 502.150
E 1,294.200

WHEATON HILLS
PLAT BOOK 32

LOT 13
DAWSON AVENUE
(60' WIDE R/W)
PREVIOUSLY DEDICATED TO PUBLIC USE BY
PLAT BOOK 32 PLAT 2087

NEWPORTR
MILL ROAD
(R/W WIDTH VARIES)
PREVIOUSLY DEDICATED TO PUBLIC USE BY
PLAT BOOK 43 PLAT 3186 AND
PLAT BOOK 32 PLAT 500

LOT 6
LOT 5
LOT 4

PLAT TOTALS	
NUMBER OF LOTS	1
AREA OF LOTS	0.29843 Ac.
AREA OF STREET DEDICATION	0.00000 Ac.
TOTAL AREA THIS PLAT	0.29843 Ac.

LOT 29
13,000 Sq. Ft.
or 0.29843 Ac.

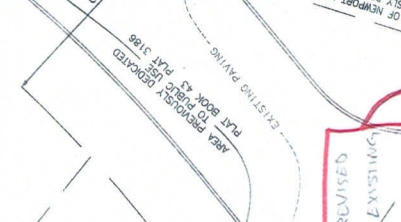
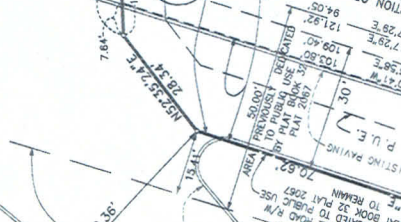
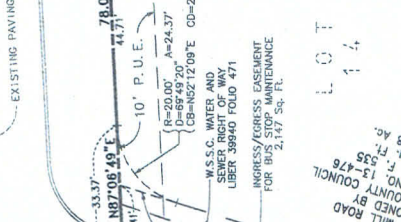
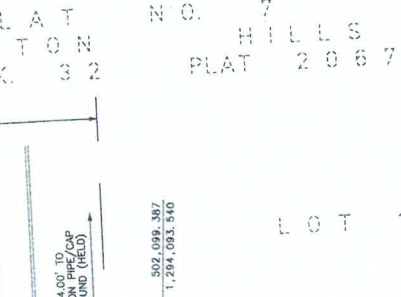
LOT 14
10,700 Sq. Ft.
or 0.24500 Ac.

LOT 10
10,700 Sq. Ft.
or 0.24500 Ac.

LOT 7
10,700 Sq. Ft.
or 0.24500 Ac.

LOT 3
10,700 Sq. Ft.
or 0.24500 Ac.

LOT 2
10,700 Sq. Ft.
or 0.24500 Ac.



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, I GRANT TO POTOMAC ELECTRIC POWER COMPANY, BELL ATLANTIC TELEPHONE COMPANY OF MARYLAND, WASHINGTON GAS LIGHT COMPANY, AND TO EACH OF THEIR SUCCESSORS AND ASSIGNS, A PUBLIC UTILITY EASEMENT, DESIGNATED HEREON AS "P.U.E.", TO INSTALL AND MAINTAIN OVER AND UNDER SUCH GRANT BEING THOSE SET FORTH IN A UTILITY EASEMENTS' AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, BY THIS INSTRUMENT.

FURTHER, I GRANT TO MONTGOMERY COUNTY, MARYLAND, THE "INGRESS/EGRESS EASEMENT FOR BUS STOP MAINTENANCE" AND ITS AGENTS ACCESS TO THE EXISTING BUS STOP FOR THE GENERAL PUBLIC SHALL NOT USE THIS EASEMENT FOR ACCESS TO ANY BUS STOP.

FURTHER, I GRANT TO MONTGOMERY COUNTY, MARYLAND, PERSONS BEING MAINTAINED HEREON AS "ACCESS" FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION AND RECONSTRUCTION OF EXISTING PUBLIC STORM DRAINAGE SYSTEMS AND ASSIGNS, WILL NEVER EXERCISE ANY PERMIT TO BE ERCTED OR PLANT HEREON WITHIN SAID EASEMENT AND NO OTHER WORK SHALL BE PERFORMED WITHIN SAID EASEMENT WITHOUT THE WRITTEN CONSENT OF THE DEPARTMENT OF PERMITTING SERVICES.

FURTHER, I AS THE OWNER OF THIS SUBDIVISION, MY SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET IN ACCORDANCE WITH SECTION 50-24(c) OF THE MONTGOMERY COUNTY CODE.

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

JANANT K. ADAMS, OWNER
Wendy Arty, 9-28-11
WITNESS

SUBDIVISION RECORD PLAT

LOT 29
BLOCK 36

WHEATON HILLS

A RESUBDIVISION OF LOT 14 AND NEWPORT MILL ROAD ABANDONMENT RESOLUTION #13-476

WHEATON ELECTION DISTRICT No. 13
MONTGOMERY COUNTY, MARYLAND



SCALE: 1"=20'
SEPTEMBER 2011

PLAT NO.

LOT 13

LOT 14

LOT 10

LOT 7

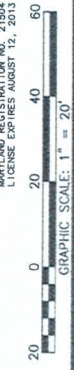
LOT 3

LOT 2

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A LICENSED SURVEYOR IN MARYLAND AS DESCRIBED IN A CONVEYANCE FROM HARRIS S. ARNEA AND JASWANT K. ARNEA TO LIBERTAS ARNEA, DATED MAY 27, 1991 AND RECORDED NOVEMBER 16, 1990 IN THE MONTGOMERY COUNTY RECORDS, VOLUME 100, PAGE 100. I AM A LICENSED SURVEYOR IN MONTGOMERY COUNTY, MARYLAND, UNDER LICENSE NO. 12, 2013. I AM A LICENSED SURVEYOR IN MONTGOMERY COUNTY, MARYLAND, UNDER LICENSE NO. 12, 2013. I AM A LICENSED SURVEYOR IN MONTGOMERY COUNTY, MARYLAND, UNDER LICENSE NO. 12, 2013. I AM A LICENSED SURVEYOR IN MONTGOMERY COUNTY, MARYLAND, UNDER LICENSE NO. 12, 2013.

DATE: 9/28/11
WENDY ARTY, SURVEYOR
PROFESSIONAL LAND SURVEYOR
MONTGOMERY COUNTY, MARYLAND
LICENSE EXPIRES AUGUST 12, 2013



PLAT TOTALS	
NUMBER OF LOTS	1
AREA OF LOTS	0.29843 Ac.
AREA OF STREET DEDICATION	0.00000 Ac.
TOTAL AREA THIS PLAT	0.29843 Ac.

PROPERTY LINE REVISED
TO ACCOMMODATE EXISTING
BUS STOP

NOTES:

THE PURPOSE OF THIS PLAN IS TO CORRECTivate THE PROPERTY SHOWN ON THIS PLAN IS LOCATED ON TAX MAP HD-582, GRID HD-52.
THE PROPERTY SHOWN ON THIS PLAN IS LOCATED ON W.S.S.C. USE SHEET 210-110-03.
STATE PLAN COMMISSION SYSTEM (GMD #1) BASED ON OBSERVATIONS USING W.S.S.C. CONTROL POINTS 2007, AND DISTANCES INTENDED FOR DIS PURPOSES ONLY AND DO NOT REFLECT SURFACE MEASUREMENTS. ALL DISTANCES SHOWN FACTOR TO CONVERT SURFACE DISTANCES TO GRID IS 0.99993155.
THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS. THIS SUBDIVISION PLAT CONFORMS WITH THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-58A OF MONTGOMERY COUNTY CODE. THE CONVEYANCE OF AN ABANDONED PORTION OF NEWPORT MILL ROAD WITH AN ADJOINING LOT PURSUANT TO SECTION 50-58A(1)(c).
ALL RECORDS THAT ARE NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF THE PROPERTY WILL BE SET FORTH IN THE RECORDS OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES. THE EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS OF THIS PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED UNLESS EXPRESSLY CONTRAILED BY THE PLAN AS APPROVED BY THE PLANNING BOARD. THE PUBLIC UTILITIES AND RECORDS OF THE PLANNING BOARD SHALL BE MAINTAINED FOR ANY SUCH PLAN ARE MAINTAINED FOR NORMAL BUSINESS HOURS.
AVAILABLE FOR PUBLIC REVIEW DURING

APPROVED: _____ DATE: _____
CHAIRMAN ASST. SECRETARY-TREASURER
M-M.N.C.P. & P.C. Record File No. _____

APPROVED: _____ DATE: _____
MONTGOMERY COUNTY, Maryland
Department of Permitting Services

APPROVED: _____ DATE: _____
DIRECTOR

APPROVED: _____ DATE: _____
MONTGOMERY COUNTY, Maryland
Department of Permitting Services

APPROVED: _____ DATE: _____
DIRECTOR

REVISOR: _____ DATE: _____
REVISOR

SCALE: 1"=20'
SEPTEMBER 2011

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	6/2/2005	6/17/05	—	—
Research	Bobby Fleury	↓	↓	—	—
SHA	Corren Giles	↓	↓	—	—
PEPCO	Bobbie Dickey	↓	↓	—	ok per letter
Parks	Doug Powell	↓	↓	—	—
DRD	_____ S. Smith	↓	↓	10/20/05	See Markup

Final DRD Review:

Consultant Notified (Final Mark-up):
 Final Mylar & DXF/DWG Received:
 Final Mylar Review Complete:

Initial

SJS
SJS
SJS

Date
11/5/2010
11/9/2010
11/22/10

REVISION

9-28-11
10-5-11

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

SJS
SJS
JMR

12/2/2010
12-2-2010
12-3-10

10-13-11

MCDPS Approval of Plat:

Consultant Pick-up for DPS Signature:
 Final Mylar for Reproduction Rec'd:

SJS

12/6/10

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
Aban. 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: _____