



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

**MCPB**  
**Item # 1B**  
**1-12-2012**

**MEMORANDUM**

**DATE:** December 20, 2011

**TO:** Montgomery County Planning Board

**VIA:** Catherine Conlon, Supervisor  
D.A.R.C. Division *CAC*  
(301) 495-4542

**FROM:** Stephen Smith, Senior Planner *SSS*  
D.A.R.C. Division  
(301) 495-4522

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for January 12, 2012

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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:

220100670 **Potomac Manors**  
220110090 **Burtonsville Industrial Park**  
220110590 **Shirkey's Addition to Fairland Acres**  
220111120 **Poplar Run**  
220111210 **West Chevy Chase Heights**  
220111280 **Willerburn Acres**  
220120160 **Burning Tree Valley, Section 2**  
220120330 **Chevy Chase, Section 5**  
220120500 **Harry M. Martin Tract**

**Plat Name: Potomac Manors**

**Plat #: 220100670**

Location: Located on the north side of Burbank Drive, 1,000 feet west of Falls Road (MD 189)

Master Plan: Potomac Subregion

Plat Details: RE-2 zone; 3 lots  
Community Water, Community Sewer

Applicant: Gladys Antezana

The subdivision plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120050100 (MCPB Opinion dated June 15, 2005), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

**PLAT NO.**

**NOTES**

The property included in this subdivision plat is currently zoned RE-2. The property included in this subdivision is intended for public water and sewer service.

This plat and the subject property is limited to the uses and conditions as approved by Preliminary Plan No. 120060100 filed Potomac Manor.

This subdivision record plat is not intended to, and may not, show every matter affecting or restricting the exercise and use of the subject property. A subdivision record plat is not intended to replace an examination of the plat or to note all matters affecting title.

All terms, conditions, agreements, restrictions, and requirements associated with any subdivision, agreement, easement, or other instrument affecting development of the property included on this plat, as approved by the Montgomery County Planning Board, are intended to survive and not be extinguished by the recording of this plat, unless expressly contemplated by the plat as approved. The official public files for any such plan are maintained by the Planning Board and are available for public review during their normal business hours.

The property included hereon is subject to the requirements of the Montgomery County Forest Conservation Law, Chapter 22A, including approval of a final Forest Conservation Plan and associated agreements prior to the issuance of a Subdivision Consent Permit.

The boundary indicated on this plat is based on a boundary survey completed by the surveyor. Property corner markers found as part of this field survey. Property corners not indicated hereon, are shown solely to comply with Section 50-28-03(a) of the Montgomery County Code. The markers shown do not represent the total body of evidence used in establishing the site boundaries. Anyone, group, or entity relying solely on the property marker data indicated hereon to establish boundary lines without verification under the COMMONWEALTH Standards, does so at their/its own risk.

**OWNER'S CERTIFICATION**

We, ALVIC 116, LLC and 1438 CHAPIN ST. NW LIMITED PARTNERSHIP, owners of the property shown and included hereon hereby:

adopt the plan of subdivision;

grant the 10' and 20' wide Public Utility Easement areas, as shown hereon, to the parties named in a document titled "Terms and Provisions of a Public Utility Easement" as recorded among the Land Records of Montgomery County, Maryland in Liber 3624 at Folio 457, subject to all applicable regulations of all Federal, state, and local governing agencies;

establish and grant the 25 foot wide "Ingress, Egress and Utility Easement", as shown hereon, for the use and benefit of the Owners, their agents, successors and assigns, of Lots 37, 38 and 39, included hereon, the terms and conditions of said easement being set forth in a document to be recorded among the Land Records of Montgomery County, Maryland; and

establish and grant the 10' wide "Public Improvements Easement", as shown hereon, to Montgomery County Maryland, with the terms and conditions of said easement being set forth in that certain document titled "Declaration of Easement", as recorded among the Land Records of Montgomery County, Maryland in Liber 3624 at Folio 457, subject to all applicable regulations of Montgomery County, Maryland; and

incorporated by the reference.

We, our successors and assigns, will cause property corner markers to be set by a Maryland Licensed Land Surveyor, in accordance with Section 50-24(a) of the Montgomery County Code;

There are no suits, liens, leases, mortgages or trusts affecting the property included in this plan of subdivision.

Date: 11-29-11 ALVIC 116, LLC  
*Gladys Antoniaz*  
 Gladys Antoniaz, Registered Manager

and  
 1438 CHAPIN ST. NW LIMITED PARTNERSHIP  
*Gladys Antoniaz*  
 Gladys Antoniaz, General Partner

**SURVEYOR'S CERTIFICATION**

I hereby certify:

that the survey information shown hereon is correct;

that the plat of subdivision has been prepared in accordance with the Montgomery County, Maryland, Subdivision Regulations;

that this plat is a subdivision of that real property conveyed by Basis Development, LLC to ALVIC 116, LLC and 1438 CHAPIN ST. NW LIMITED PARTNERSHIP by deed, dated March 16, 2004, recorded among the Land Records of Montgomery County, Maryland in Liber 28835 at Folio 636; a portion of said real property being Lot 5 and part of Lot 4, Block B, as shown and included on a Subdivision Record Plat of Section 1, Potomac Manor, which is recorded among said Land Records, in Plat 34 at Plat 2304;

that, as engaged, property corner markers will be set in accordance with Section 50-24(a) of the Montgomery County Code.

The total area included in the plat of subdivision is 304,578 square feet or 6.9921 acres. There is no area being dedicated to public use by the plat.

Date: 11/29/11

*John R. Withner*  
 JOHN R. WITHNER  
 Professional Land Surveyor  
 Maryland No. 10868  
 This record was made on 11/29/11

**THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION**  
**THE MONTGOMERY COUNTY PLANNING BOARD**

APPROVED: \_\_\_\_\_

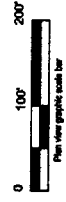
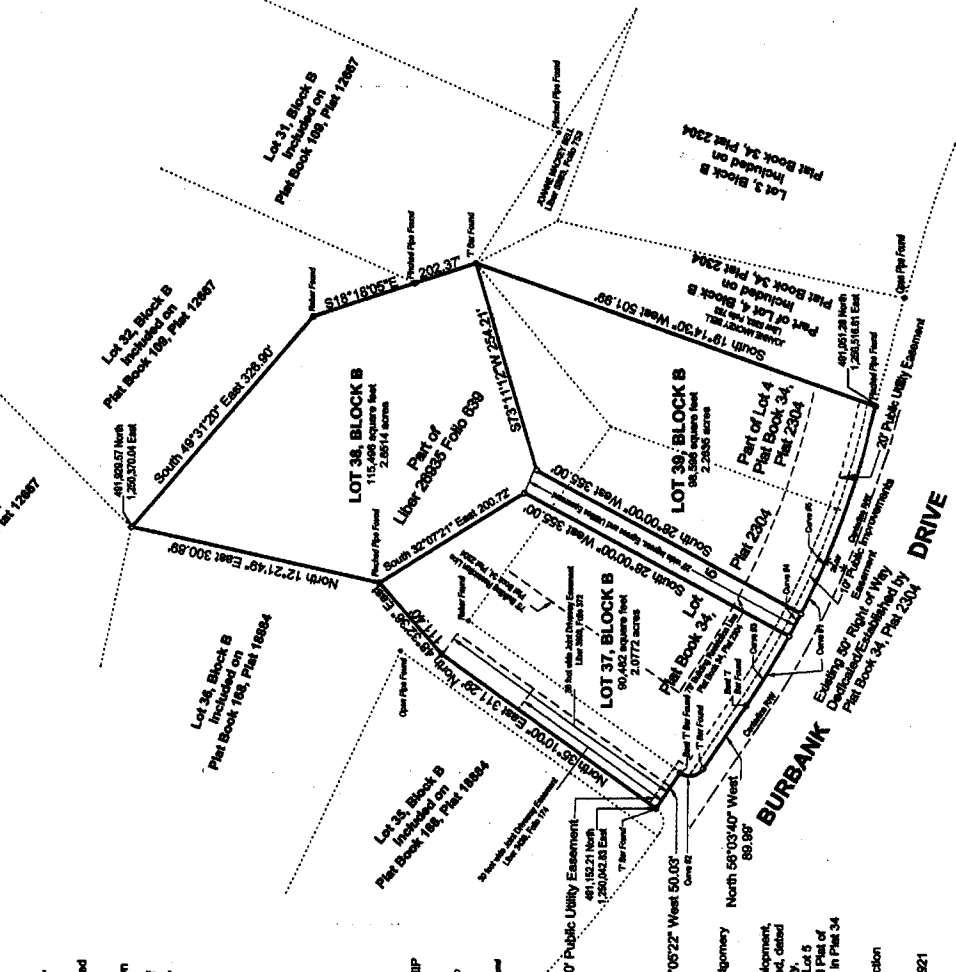
CHAIRMAN SECRETARY-TREASURER

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

**MONTGOMERY COUNTY, MARYLAND**  
**DEPARTMENT OF PERMITTING SERVICES**

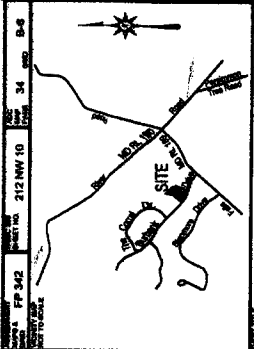
APPROVED: \_\_\_\_\_

BY: \_\_\_\_\_ DIRECTOR



**CURVE DATA**

Curve #	Radius	Chord Length	Chord Bearing	Point of Beginning	Point of Curvature	Point of Tangency	Curve Length
1	1,019.72	285.76	21° 49' 34"	185.23	North 68° 53' 56" West	383.48	271.99
2	19.59	31.18	91° 15' 19"	20.01	North 10° 25' 42" West	37.98	56.47
3	1,019.72	95.50	05° 21' 57"	47.76	North 58° 44' 38" West	30.00	30.00
4	1,019.72	30.00	01° 41' 06"	15.00	North 62° 16' 11" West	30.00	30.00
5	1,019.72	260.26	14° 37' 26"	130.95	North 70° 25' 29" West	259.59	



**SUBDIVISION RECORD PLAT**

LOTS 37, 38 and 39, BLOCK B

A subdivision including the portions of Lot 1, Block A, Potomac Manor, as of Lot 5, Block B, Potomac Manor and of Lot 20005 of Block 200 of Potomac Manor, Potomac Manor, Montgomery County, Maryland

**POTOMAC MANORS**  
 MONTGOMERY COUNTY, MARYLAND

WITNER ASSOCIATES, LLC  
 10000 Rockville Pike, Suite 1000  
 Rockville, MD 20850  
 Tel: (301) 761-1500 Fax: (301) 761-1501  
 www.witner.com

DATE: Jan. 2008 9:00:00 AM

1" = 100'

# RECORD PLAT REVIEW SHEET

Plat Name: Potomac Manors Plat Number: 220100670  
 Plan Name: Potomac Manors Plan Number: 120050100  
 Plat Submission Date: 2/24/10  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: C. Conlon Checked: \_\_\_\_\_ Date \_\_\_\_\_

## Initial DRD Review:

Signed Preliminary Plan - Date 6-17-05 Checked: Initial SJS Date 3/29/10  
 Planning Board Resolution - Date 6-15-05 Checked: Initial SJS Date 3/29/10  
 Site Plan Req'd for Development? Yes \_\_\_ No X Verified By: SJS (initial)  
 Site Plan Name: \_\_\_\_\_ Site Plan Number: \_\_\_\_\_  
 Planning Board Resolution - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Signature Set - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Reviewer Plat Approval: Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Review Items: Lot # & Layout  Lot Area  Zoning  Bearings & Distances ok  
 Coordinates ok Plan #  Road/Alley Widths  Easements  Open Space N/A  
 Non-standard BRLs  Adjoining Land  Vicinity Map  Septic/Wells N/A  
 TDR note N/A Child Lot note N/A Surveyor Cert  Owner Cert  Tax Map

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	2-24-10	3-12-10	3/15/10	Add Note FCP
Research	Bobby Fleury			3-1-10	Add Datum
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):		
Final Mylar & DXF/DWG Received:	<u>SJS</u>	<u>12/7/11</u>
Final Mylar Review Complete:	<u>SJS</u>	<u>12-19-2011</u>
<b>Board Approval of Plat:</b>		
Plat Agenda:	<u>SJS</u>	<u>1-12-2012</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
<b>MCDPS Approval of Plat:</b>		
Consultant Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
<b>Plat Reproduction:</b>		
Addressing:	_____	_____
File Card Update:	_____	_____
Final Zoning Book Check:	_____	_____
Update Address Books with Plat #:	_____	_____
Update Plat 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. \_\_\_\_\_

Maryland-National Capital  
Park and Planning Commission  
Approved Preliminary Subdivision Plan No. L06010  
At its meeting of 05/18/05

Approval, subject to the following conditions:

- 1) Approval under the preliminary plan is limited to three (3) one-family dwelling units.
- 2) The conditions set forth in the preliminary plan shall be approved in the final subdivision plan, and the applicant shall provide to the Planning Commission a detailed site plan and utility assessments for all shared driveways.
- 3) Compliance with conditions of MCDPMT letter dated March 11, 2004 unless otherwise indicated.
- 4) Other necessary amendments.

This preliminary plan will remain valid for 90 months from the effective date (as defined in Montgomery County Code Section 80-2010(a), as amended). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be filed with the Montgomery County Land Records for a request for a subdivision plat to be filed.

*[Signature]*  
Development Review Division

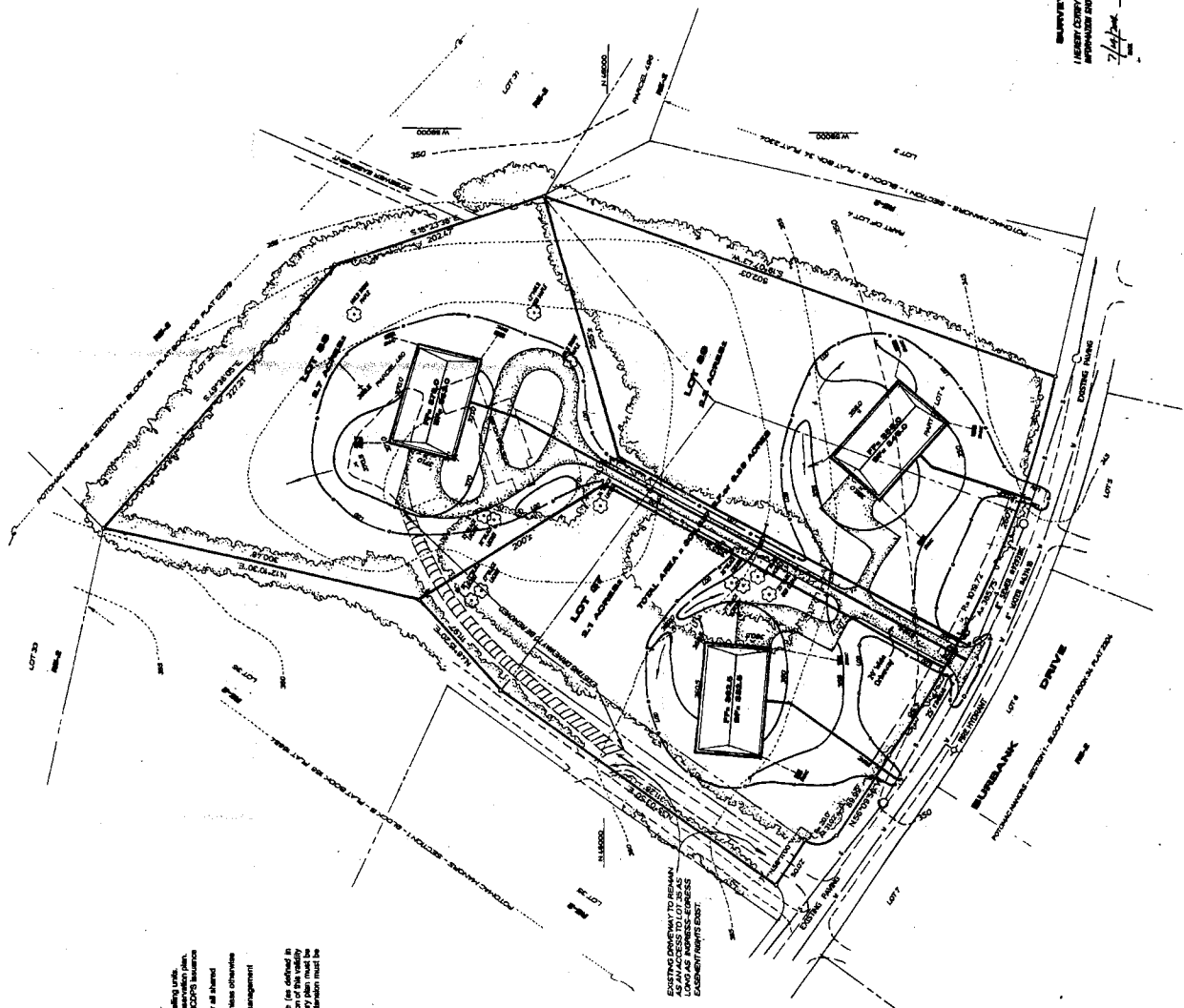
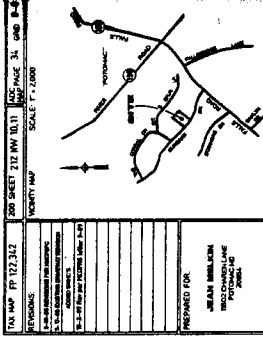
**NOTES**

1. Boundary, as shown, compiled and graphically reproduced from deeds and plats recorded among the Land Records of Montgomery County, Maryland.
2. 2007 aerial photograph from MDCP/DC aerial photography.
3. Existing zoning is RE-2.
4. Lot area is 3.78 acres, or 163,874 sq. ft. or 6.09 acres.
5. Planning Area 29: Potomac Master Plan.
6. Subdivision is subject to the provisions of the MDCP/DC Master Plan.
7. Subdivision is subject to the provisions of the MDCP/DC Master Plan.
8. Subdivision is subject to the provisions of the MDCP/DC Master Plan.
9. Subdivision is subject to the provisions of the MDCP/DC Master Plan.
10. There are no streams, flood plains or non-tidal wetlands on or within 200' of the property.
11. There are no wetland or endorheic plain or wetland species were observed on the property.
12. Tax I.D. No. 10-0081023
13. Address of subject house is 10811 Burbank Drive
14. Certain details are shown for record and subject to revision at time of final survey or record plat.

**EXISTING REQUIREMENTS:**

EXISTING ZONING RE-2  
MINIMUM LOT AREA 3.0 ACRES  
MINIMUM LOT SIZE 2 ACRES  
MINIMUM FRONT YARD SETBACK 10 FT.  
MINIMUM REAR YARD SETBACK 10 FT.  
MINIMUM SIDE YARD SETBACK 5 FT.  
MINIMUM FRONT SETBACK 10 FT.  
MINIMUM REAR SETBACK 10 FT.  
MINIMUM SIDE SETBACK 5 FT.

MINIMUM COVERAGE 20%  
ALL LOTS SHALL BE IN COMPLIANCE WITH THE ABOVE REQUIREMENTS



**SUBDIVISION'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE BOUNDARY AND DIMENSIONS APPROXIMATE SHOWN AND ENTERED HEREIN ARE CORRECT.  
*[Signature]*  
DATE: 05/18/05  
BY: [Name]  
ADDRESS:  
10811 Burbank Drive, Silver Spring, MD 20901  
Tel: 301-477-1001 Fax: 301-477-1002

**PRELIMINARY PLAN OF SUBDIVISION**  
PARCEL: 450  
LOT 1 BLOCK 30  
**POTOMAC MANORS**  
POTOMAC TOWN SUBDIVISION DISTRICT  
MONTGOMERY COUNTY MARYLAND

DATE: JULY 2005  
SHEET NO. 1  
SCALE: 1" = 50'

NO.	DESCRIPTION
1	EXISTING ZONING RE-2
2	MINIMUM LOT AREA 3.0 ACRES
3	MINIMUM LOT SIZE 2 ACRES
4	MINIMUM FRONT YARD SETBACK 10 FT.
5	MINIMUM REAR YARD SETBACK 10 FT.
6	MINIMUM SIDE YARD SETBACK 5 FT.
7	MINIMUM FRONT SETBACK 10 FT.
8	MINIMUM REAR SETBACK 10 FT.
9	MINIMUM SIDE SETBACK 5 FT.