




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


MCPB
Item # 1B
2/9/2012

SUPPLEMENTAL MEMORANDUM

DATE: February 2, 2012

TO: Montgomery County Planning Board

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

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

SUBJECT: **Additional Record Plat for consideration by the Planning Board for the February 9, 2012 Consent Agenda**

Staff is requesting that the Board consider the plat listed below in addition to the record plats previously included in a memorandum dated, January 27, 2012.

The following record plat is 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 plat is included in this supplemental memorandum:

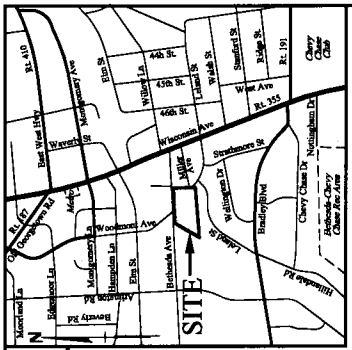
220111100 – **Millers addition to Bethesda**

Plat Name: Millers addition to Bethesda
Plat #: 220111100

Location: Located on the south side of Bethesda Avenue, at the intersection of Woodmont Avenue
Master Plan: Bethesda CBD
Plat Details: TS-M zone; 1 lot
Community Water, Community Sewer
Owner: Montgomery County, MD

The subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 12007069A (MCPB Resolution 12-01) and with Site Plan No. 820070180 (Certified Site Plan dated 12/14/2010) and Site Plan Amendment 82007018A (MCPB Resolution No. 11-57), 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.

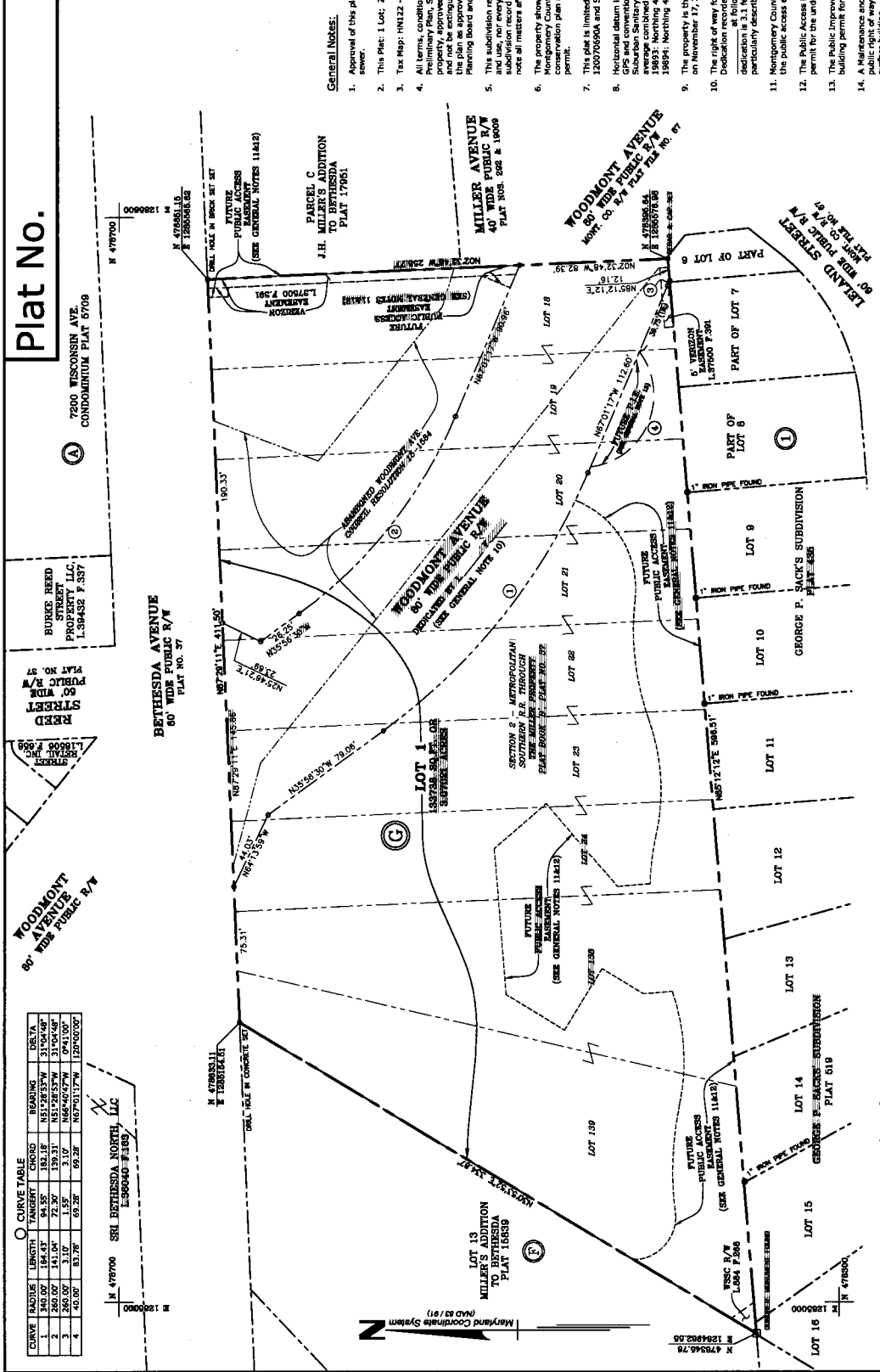
Staff notes the attached record plat has not been signed by the property owner (Montgomery County, MD) or the surveyor as of the date of this memorandum. However, staff from both M-NCPPC and MCDPS have reviewed the attached plat and deemed it ready for mylar submission. Staff expects to have the signed mylar in hand well in advance of the meeting date and will not request Chair Carrier's signature on the mylar until all requisite signatures have been obtained.



Vicinity Map: 1" = 1000'

General Notes:

1. Approval of this plat is predicated on the adequacy and availability of public water and sewer.
2. This Plat: 1" = 1000'; Zoned: TSM.
3. Tax Map: HH122 - WSSC 200 Sheet No. 209NWS.
4. All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plan, including development of this property, approved by the Montgomery County Planning Board are intended to survive and shall not be extinguished by the recording of this plat, unless expressly contemplated by the Planning Board and available for public review during normal business hours.
5. The subdivision record plat is not intended to alter any matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
6. The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a final forest preservation plan and appropriate agreements prior to issuance of a subdivision control permit.
7. This plat is limited to the uses and conditions of Amended Preliminary Plan No. 120070089A and Site Plan No. 82070180A, entitled "Lot 31/2A, 31A, Bethesda".
8. Horizontal datum is Maryland Coordinate System (MADCS91), U.S. survey feet, based on the National Survey of the Earth and Space Information Systems, Conterminous United States, NAD 83, datum, datum scale/elevation factor for the state is 0.999949366. The 1983 datum is 1.48 feet above the 1988 datum. The 1988 datum is 1.48 feet above the 1983 datum. The 1983 datum is 1.48 feet above the 1988 datum. The 1988 datum is 1.48 feet above the 1983 datum.
9. The property is the subject of an approved N/UDS (N-CRPC Ref. #4-06087) approved on November 17, 2005.
10. The right of way for relocated Woodmont Avenue was previously dedicated by a Deed of Dedication recorded among the Land Records of Montgomery County, Maryland in Liber 1285678, folio 55. The lower portion of the relocated Woodmont Avenue is 3.3 feet below the top of the existing Woodmont Avenue as more particularly described in the Deed of Dedication. The vertical datum is NGVD29.
11. Montgomery County, Maryland will not participate in the maintenance of amenities within the public access easements shown hereon.
12. The Public Access Easement (PAE) must be recorded prior to issuance of the building permit for the underground parking garage.
13. The Public Improvements Easement (P.I.E.) must be recorded prior to issuance of the building permit for the underground parking garage.
14. A Maintenance and Liability Agreement for privately maintained amenities within the public right of way must be recorded prior to issuance of the building permit for the first surface building.
15. A Maintenance and Liability Agreement for the retaining walls to be constructed within the right of way of Woodmont Avenue and Lot C - George Sacks Subdivision must be recorded prior to issuance of the storm drain and parking permit.
16. Due to the shallow vertical separation between Woodmont Avenue and the underground parking garage, the proposed underground parking garage shall be constructed within the Montgomery County, Maryland Department of Permitting Services.
17. The storm drain and parking permit must be issued and the applicable bond must be posted prior to issuance of the building permit for the underground parking garage.



Area Tabulation

1 Lot(s) 133739 sq. ft. or 3.07021 Acres
Street Dedication 133739 sq. ft. or 3.07021 Acres
Total Area 133739 sq. ft. or 3.07021 Acres

Surveyor's Certificate

I hereby certify that the data shown hereon is correct; that is a resubdivision of Lots 18 through 24 and Lots 138 and 139 as shown on a plat of subdivision entitled "Section 2, Miller's Addition to Bethesda" recorded in Montgomery County, Maryland in Plat Book 37, being all of the property acquired by Montgomery County, Maryland, a Body Corporate and Politic, from Elsieger Hill and Montgomery County, Inc., a Maryland Corporation, in Liber 2312, folio 154, and Liber 2312, folio 155, and the property shown hereon as described in the owners dedication hereon, all property markers shown thus "O" will be set as delineated hereon in accordance with the provisions of Section 50-24 (e) of the Montgomery County Code, subject to the Deed of Dedication, including a lower vertical limit, recorded among the aforementioned Land Records in Liber _____ at folio _____.

Owner's Certificate

We, the undersigned, owners of the property described hereon, adopt this plat of subdivision; establish the minimum building restriction lines; and guarantee compliance with the provisions of section 50-24 of the subdivision regulations.

As owners of this subdivision we, our successors and assigns, will cause all property corner markers and any survey monuments to be set and maintained in accordance with the provisions of Section 50-24 (e) of the Montgomery County Code prior to the acceptance of public streets for maintenance.

There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon.

By: Rodgers Consulting, Inc.
 Timothy Paul Quinn
 Professional Land Surveyor
 Maryland Registration No. 000005
 (Licensed Expiration Date: 09-20-2012)

Date: _____

By: Ramona Bell-Pearson,
 Assistant Chief Administrative Officer

Date: _____

RODGERS CONSULTING
 Surveying • Geomatics • Planning • Water

DRAWN	TRQ
CHECKED	TRQ
Date	Recorded
Plot No.	

APPROVED: _____
 MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____
 MONTGOMERY COUNTY PLANNING BOARD

CHAIRMAN: _____
 ASST. SECRETARY-TREASURER: _____
 DIRECTOR: _____

Montgomery County, Maryland

Subdivision Record Plat
 Lot 1, Block G
MILLER'S ADDITION TO BETHESDA
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 40' APRIL, 2011

REC Job No. 98844
 MNCPPC Plat No. 22011100

RECORD PLAT REVIEW SHEET

Plat Name: Miller's Addn to Bethesda Plat Number: 220111100
 Plan Name: Lot 31 / 31A Bethesda Plan Number: 120070690
 Plat Submission Date: 4/13/2011
 DRD Plat Reviewer: S. SMITH
 DRD Prelim Plan Reviewer: C. CONLON Checked: _____ Date _____
N. BRAUNSTEIN

Initial DRD Review:

Signed Preliminary Plan - Date 11/24/10 Checked: Initial SOS Date 6-7-2011
 Planning Board Resolution ~~Date~~ 12-01 Checked: Initial SOS Date 2-2-2012
 Site Plan Req'd for Development? Yes X No _____ Verified By: SOS (initial)
 Site Plan Name: Lot 31 / 31A Site Plan Number: 820070180
 Planning Board Resolution - Date 10/20/10 Checked: Initial SOS Date 6-7-2011
 Site Plan Signature Set - Date 12/14/10 Checked: Initial SOS Date 12-8-2011
 Site Plan Reviewer Plat Approval: Checked: Initial _____ Date _____

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # OK Road/Alley Widths Easements OK Open Space N/A
 Non-standard BRLs N/A Adjoining Land OK Vicinity Map OK 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	4-13-11	4-29-11	5-5-11	Need Fee in Liev
Research	Bobby Fleury			4-14-11	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):	Initial <u>SOS</u>	Date <u>1/31/12</u>
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 #:	_____	_____
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. _____

