



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

MCPB
Item # 1B
2-16-2012

MEMORANDUM

DATE: February 8, 2012

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 February 16, 2012

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:

220120440 Alta Vista

Plat Name: Alta Vista
Plat #: 220120440

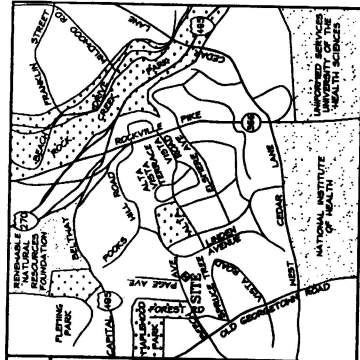
Location: Located on the south side of Beech Avenue, approximately 300 feet southwest of Wildoak Drive
Master Plan: Bethesda-Chevy Chase
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Applicant: M. Williams Ventures, LLC

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 the lot included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.



VICINITY MAP
 ADC MAP 37TH EDITION
 ADC MAP PAGE 35, GRID H-7
 SCALE: 1" = 2000'

PLAT NO.

OWNER'S CERTIFICATE:

ME, M. WILLIAMS VENTURES, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, DEDICATE THE STREET, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND ESTABLISH THE TEN (10) FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON AS 10' P.U.E. FOR THE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAN OF SUBDIVISION.

11/20/12 DATE
 M. WILLIAMS VENTURES, LLC
 M. WILLIAMS VENTURES, LLC
 WITNESS

APPARENT GAP NOTE:

THE APPARENT GAP SHOWN HEREON IS BASED UPON REBAR AND CAPS FOUND, SHOWN AS "REBAR C.F." FOR LOTS 42 THRU 46, BLOCK 4 "ALTA VISTA" AS RECORDED IN PLAT BOOK 156 AT PLATS 17919 AND 17920 AND IRON PIPES FOUND, SHOWN AS "I.P.F." FOR SUBJECT PROPERTY RECORDED IN LIBER 41991 AT FOLIO 108, AS DESCRIBED AND CALLED FOR IN LIBER 1436 AT FOLIO 226, ALL BEING RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

GENERAL NOTES:

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTIONS BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS PLAT CONFORMS WITH REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES A CONSOLIDATION OF TWO PARTS OF LOTS INTO ONE LOT AS PROVIDED FOR IN SECTION 50-35A(a)(3)(b).
3. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY 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 THE EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
4. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
5. LOT SHOWN HEREON APPEAR ON MONTGOMERY COUNTY TAX MAP GRID HP-12 AND M.S.C. SHEET# 212 NW 05.
6. THIS PROPERTY IS CURRENTLY ZONED R-40.

SURVEYOR'S CERTIFICATE:

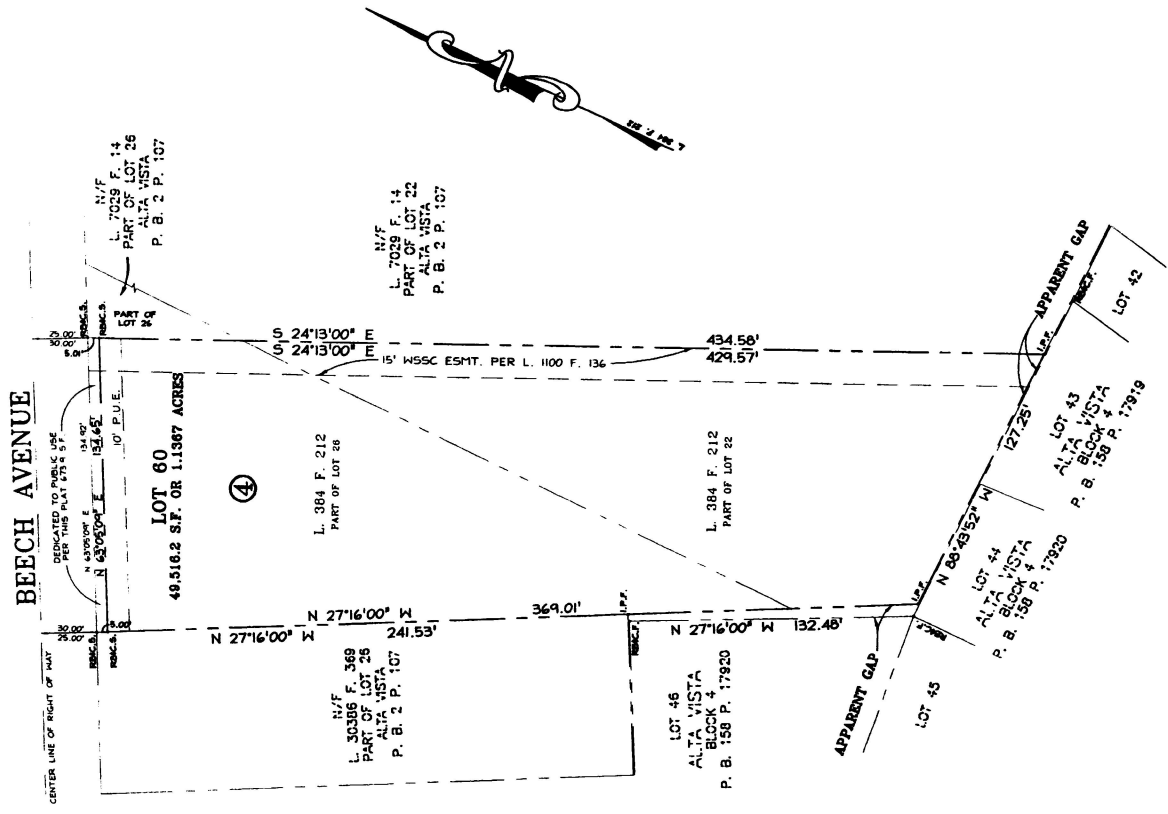
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RESUBDIVISION OF ALL THE LAND CONVEYED TO M. WILLIAMS VENTURES, LLC BY STEPHEN D. CAHNMANN, CATHERINE H. CAHNMANN AND VIVIAN D. FRANCESCO, BY DEED DATED JULY 21, 2011 AND RECORDED IN LIBER 41991, FOLIO 108; AND ALSO BEING KNOWN AS PARTS OF LOTS 22 AND 26, IN THE SUBDIVISION KNOWN AS "ALTA VISTA" AS RECORDED IN PLAT BOOK 2 AT PLAT 107; ALL BEING RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT PROPERTY CORNERS MARKED THUS ARE IN PLACE AS SHOWN HEREON. THE TOTAL AREA, INCLUDED IN THIS PLAT OF SUBDIVISION IS 50,190.1 SQUARE FEET OR 1.1522 AC., OF WHICH 673.9 S.F. IS DEDICATED FOR PUBLIC USE.

11/19/2012 DATE
 JOSEPH E. SNIDER
 PROFESSIONAL LAND SURVEYOR
 LICENSE EXPIRES 1-19-2013

SUBDIVISION RECORD PLAT
LOT 60 BLOCK 4
ALTA VISTA

A RESUBDIVISION OF PART OF
 LOT 22 AND PART OF LOT 26
 BETHESDA (7th) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 40' OCTOBER 2011

PREPARED BY
SNIDER & ASSOCIATES
LAND SURVEYORS
 20270 GOLDENROD LANE, SUITE 110
 GERMANTOWN, MARYLAND 20876
 301/948-5100 Fax 301/948-1286



M-NCPPC RECORD FILE NO.:

AREA TABULATION
 LOT 60 = 49,516.2 S.F. OR 1.1367 ACRES
 DEDICATION AREA = 673.9 S.F. OR 0.0155 ACRES
 TOTAL AREA = 50,190.1 S.F. OR 1.1522 ACRES

DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND	DRAFTED: C.W.T. CHECKED: J.E.S. JOB NO: 11-02382RP
DIRECTOR: _____ DATE: _____	PLAT NO: _____
MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	
APPROVED: _____ DATE: _____	CHAIRMAN _____ ASST. SECRETARY - TREASURER _____

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Alta Vista Plat Number: 220120440
 Plat Submission Date: 10-19-2011
 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 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
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	10/20/11	11/4/11	11-1-11	N/A REVISIONS
Research	Bobby Fleury			11-24-11	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Kelona Clark				

Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>SJS</u>	<u>1-3-2012</u>
Final Mylar & DXF/DWG Received:	<u>WM</u>	<u>1/25/12</u>
Final Mylar Review Complete:	<u>WM</u>	<u>1/25/12</u>
Board Approval of Plat:		
Plat Agenda:	<u>WM</u>	<u>2/16/12</u>
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
Yes 1933

(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: _____