



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


MCPB
Item # 1B
5-17-2012

MEMORANDUM

DATE: May 9, 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: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for May 17, 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:

220090600 **Northwest Park**
220121400 **H.M. Martin's 3rd addition to Chevy Chase**
220121420 **Potomac Hills, Section One**

Plat Name: Northwest Park
Plat #: 220090600

Location: Located in the northwest quadrant of the intersection of Woodmont Avenue and Battery Lane
Master Plan: Bethesda CBD Sector Plan
Plat Details: PD-75 zone, 1 lot
Community Water, Community Sewer
Owner: Children's Inn at NIH, Inc. et al

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.

GENERAL NOTES:

- 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 THE PROPERTY. THE SUBDIVISION RECORD PLAT IS INTENDED TO SHOW THE LIMITATION OF TITLE OR TO DEPOSIT OR NOTE ALL MATTERS AFFECTING TITLE.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTINGENT UPON THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND THE PROPERTY SHOWING HEREON IS SUBJECT TO THE BUSINESS RECORDS MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD AND THE PROPERTY SHOWING HEREON IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS BASED ON THE SMALL PROPERTY EXEMPTION.
- THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. THIS PLAT INVOLVES THE CONSOLIDATION OF TWO PARTS OF LOTS INTO A LOT AS PROVIDED FOR IN SECTION 50-35A(G)(3).
- THE PROPERTY SHOWING HEREON IS LOCATED ON TAX MAP H1123 AND RES-200 GRID SHEET 210 AND IS SUBJECT TO THE CONDITIONS AS REQUIRED BY APPROVED SITE PLANS #R02020280 AND #R02068010, ENTITLED "WOODMONT NEW".
- THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR COMMON OPEN SPACES RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND ON AUGUST 18, 2004 IN LIBER 28045 AT FOLIO 578.
- THE PROPERTY SHOWING HEREON IS SUBJECT TO A FUTURE DEDICATION AREA RECORDED IN A DEED DATED JULY 10, 2009 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 37655 AT FOLIO 141.
- THIS PLAT IS SUBJECT TO A PUBLIC IMPROVEMENTS AGREEMENT WITH MONTGOMERY COUNTY.

OWNER'S CERTIFICATE

BATTERY LANE, LLC AND CHILDREN'S INN AT NW, INC. OWNERS OF THE PROPERTY SHOWING HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND WILL CAUSE ALL PROPERTY OWNER MARKERS AND ANY OTHER REQUIRED MONUMENTS TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUIUS, ACTIONS, TRUSTS, DEEDS OR LEASES AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT A CERTAIN DEED OF TRUST, AND THE PARTIES IN INTEREST THEREIN HAVE INDICATED THEIR ASSENT BELOW.

FOR: BATTERY LANE, LLC
 BY: Paul Adams SENIOR VICE PRESIDENT
 WITNESS: Paul Adams
 DATE: 3-26-12

FOR: CHILDREN'S INN AT NW, INC.
 BY: Paul Adams SENIOR VICE PRESIDENT
 WITNESS: Paul Adams
 DATE: 4-2-12

PLAT No.

LOT 61, BLOCK 2
 NORTHWEST PARK
 PLAT NO. 23948

WOODMONT AVENUE

BATTERY LANE

LOT 62
 22,618 sq. ft. OR
 0.5192 AC.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THAT LAND CONVEYED BY 4811 BATTERY LANE, L.L.C. TO BATTERY LANE, L.L.C. BY DEED DATED SEPTEMBER 21, 2001 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 20463 AT FOLIO 671; ALL THAT LAND CONVEYED BY MONTGOMERY COUNTY, MARYLAND TO BATTERY LANE, L.L.C. BY DEED DATED SEPTEMBER 13, 2004 AND RECORDED AMONG AFORESAID LAND RECORDS IN LIBER 28543 AT FOLIO 782; AND ALSO ALL THAT LAND CONVEYED BY LAURENCE H. LIPNICK TO CHILDREN'S INN AT NW, INC. BY DEED DATED JULY 10, 2009 AND RECORDED AMONG AFORESAID LAND RECORDS IN LIBER 37655 AT FOLIO 141 AND ALSO BEING A RESUBDIVISION OF THE RESIDUE OF LOT 48, BLOCK 2 AS SHOWN ON MAP NO. 23948, ENTITLED "REVERSED PLAT OF NORTHWEST PARK" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 20463 AT FOLIO 671.

I HEREBY CERTIFY THAT ONCE ENCLOSED WITH THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 22,618 SQUARE FEET OR 0.5192 OF AN ACRE OF LAND. THERE IS NO LAND DEDICATED TO PUBLIC USE BY THIS PLAT.

DATE: 04 APR 2012
 FOR: GUISCHICK LITTLE & WEBER, P.A.
 DAVID SAMUEL WEBER
 PROFESSIONAL LAND SURVEYOR
 MD. REGISTRATION NO. 10852 (EXP. DATE: 04/05/2016)

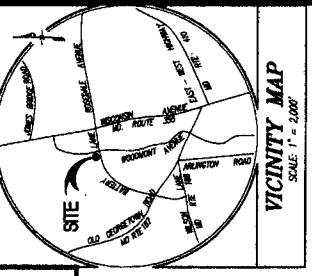
GRAPHIC SCALE



SUBDIVISION RECORD PLAT
 LOT 62, BLOCK 2
 NORTHWEST PARK
 BETHESDA ELECTION DISTRICT NO. 7
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=30' DECEMBER 2011

GLW GUISCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3000 NATIONAL AVENUE, SUITE 200 - BETHESDA OFFICE, PAK
 BETHESDA, MARYLAND 20814
 TEL: 301-491-4675 FAX: 301-491-4186
 MAIL: 40-580-150 D/C/VL 301-580-2524
 MDCPC FILE NO. 220600400

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	
RECORDED:	PLAT NO.:
APPROVED:	DATE:
CHAIRMAN:	ASST. SECRETARY/TREASURER:
M.N.C.P. & P.C. RECORD FILE NO. 01137	



RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Northwest Park Plat Number: 220090600
 Plat Submission Date: 11-20-08
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: _____

*For category of minor 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: Woodmont View Site Plan Number: 820090010
 Planning Board Opinion – Date SOS Checked: Initial SOS Date 4-13-12

Lot # & Layout Lot Area Zoning Bearings & Distances Coordinates dc
 Plan # dk Road/Alley Widths 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 dc
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>M. Fuster</u>	<u>11/26/08</u>	<u>12/12/08</u>	<u>12-2-08</u>	<u>Revise / Tree Save</u>
Research	Bobby Fleury			<u>12-1-08</u>	<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey				

Final DRD Review:

DRD Review Complete: SOS 12/29/08
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): SOS 12-29-08
 Final Mylar w/Mark-up & PDF Rec'd: SOS 4/13/12

Board Approval of Plat:

Plat Agenda: SOS 5/17/12

Planning Board Approval: _____
 Chairman's Signature: _____

DPS Approval of Plat:

Engineer 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: _____
 Notify Engineer to Seal Plats: _____
 Engineer Seal Complete: _____
 Complete Reproduction: _____
 Sent to Courthouse for Recordation: _____

No. _____

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-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

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot
Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

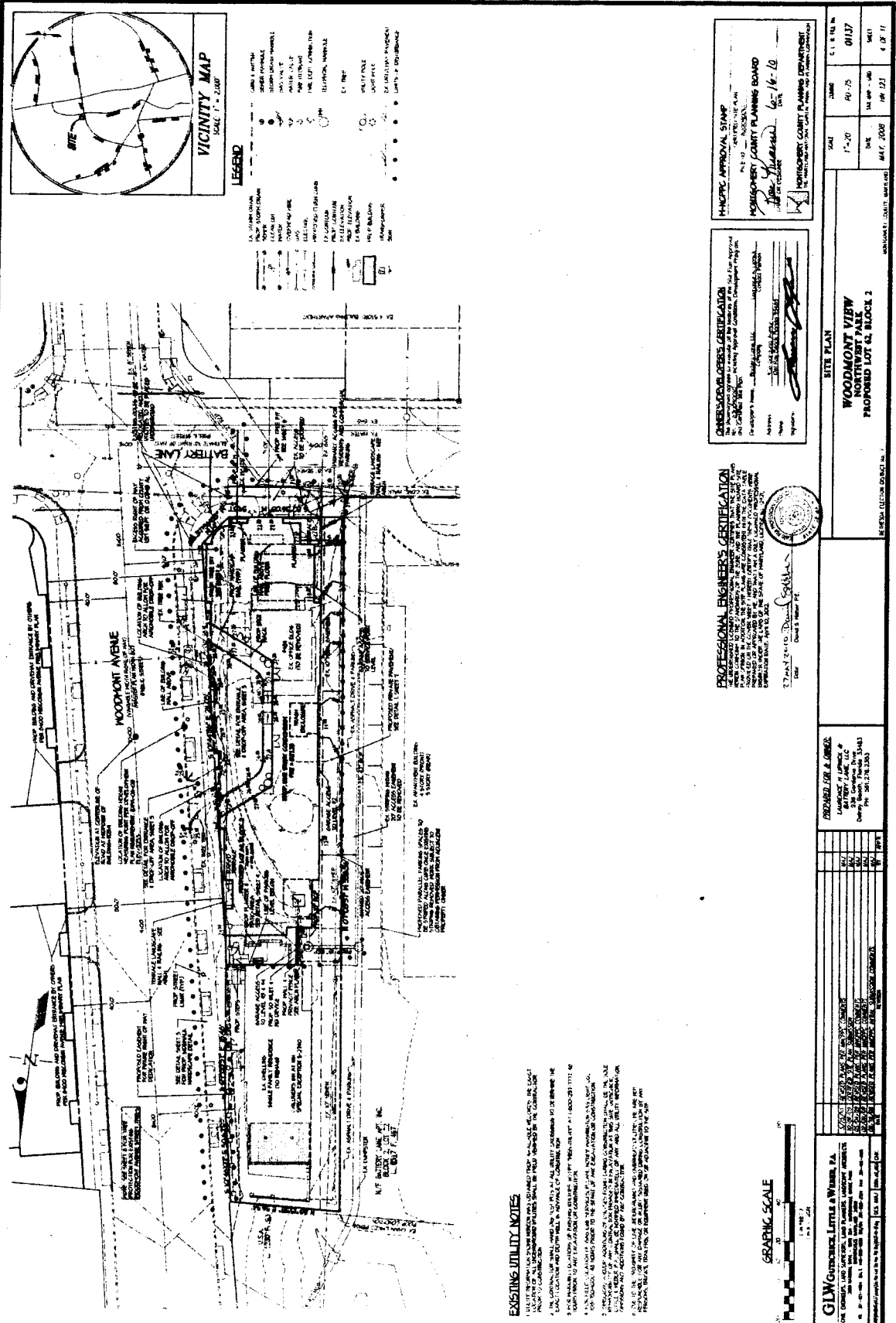
- a) All owners and trustees signed: _____
- b) Original Plat identified: _____

(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: _____



EXISTING UTILITY NOTES

1. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION OF UTILITIES IS APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
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GRAPHIC SCALE



PROFESSIONAL ENGINEER'S CERTIFICATION
 I, David S. Hester, P.E., a duly Licensed Professional Engineer in the State of Maryland, certify that the above is a true and correct copy of the original drawings as shown to me by the applicant and that I am not aware of any falsification of the same. My commission expires on 12/31/2008.
 State of Maryland, Department of Transportation, Division of State Highways, Baltimore, MD.



PREPARED FOR & CHECKED BY:
LAWRENCE A. JAMES, P.E.
 2000 Woodmont Drive, Suite 300
 Chevy Chase, MD 20815
 TEL: 301-951-1000

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MUNICIPAL APPROVAL STAMP
 APPROVED BY:
MONSIEUR COUNTY PLANNING BOARD
 DATE: 6/16/10
 MONSIEUR COUNTY PLANNING DEPARTMENT
 1000 MONSIEUR DRIVE, SUITE 200, MONSIEUR, MISSOURI 64503

<p>GLW/Conover Lewis & Wynn, P.A. 2000 Woodmont Drive, Suite 300 Chevy Chase, MD 20815 TEL: 301-951-1000</p>		<p>PREPARED FOR & CHECKED BY: <u>LAWRENCE A. JAMES, P.E.</u> 2000 Woodmont Drive, Suite 300 Chevy Chase, MD 20815 TEL: 301-951-1000</p>		<p>SITE PLAN WOODMONT VIEW COMMUNITY PARK PROPOSED LAYOUT BLOCK 2</p>		<p>SCALE 1" = 20'</p>		<p>C.I.T. No. 01137</p>	
<p>DATE 06/17/2008</p>		<p>DATE 06/17/2008</p>		<p>DATE 06/17/2008</p>		<p>DATE 06/17/2008</p>		<p>DATE 06/17/2008</p>	