




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

MCPB
Item # 1B
9-13-2012


MEMORANDUM

DATE: August 28, 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

William Mayah, Principal Planning Technician 
D.A.R.C. Division (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for September 13, 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 plats. The following plats are included:

220121140 **Woodburn**
220121500 **Travilah**
220121610 **Jenkins Addition to Hunting Hill**
220121660 **West Chevy Chase Heights**
220121990 **Chevy Chase View**

Plat Name: Woodburn
Plat #: 220121140

Location: located in the western quadrant of the intersection of River Road (MD 190) and Goldsboro Road (MD 614)
Master Plan: Bethesda-Chevy Chase
Plat Details: R-60 zone; 2 lots
Community Water, Community Sewer
Applicant: John N. Gallagher

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A (a)(1)** of the Subdivision Regulations, which states:

Minor Lot line Adjustment. The sale or exchange of part of a lot between owners of adjacent lots for the purpose of small adjustments in boundaries; provided:

- a. The total area of the adjustment does not exceed five percent of the combined area of the lots affected by the adjustment;
- b. No additional lots are created;
- c. The adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved; and,
- d. The owner submits a sketch plan for review and approval by the Planning Board staff. The sketch plan may be a copy of the existing record plan and must contain the following information:
 - i. proposed lot line adjustment as a dashed line;
 - ii. any buildings, driveways, or other physical improvements located within fifteen feet of the proposed adjusted lot line;
 - iii. any minimum building setback that would be altered by the minor lot line adjustment; and
 - iv. the amount of lot area affected by the minor lot line adjustment.

The sketch plan must be approved, approved with revision or denied, in writing, within ten business days after the plan is submitted or the sketch plan is deemed approved, provided requirements i through iii, above, are met. A final record plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.

- e. Any minor lot line adjustment between properties that occurred prior to May 19, 1997, remains an exception to platting as provided in Section 50-9(d)

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)(1) of the subdivision regulations and supports this subdivision record plat.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE PLAT BEING HEREBY SUBMITTED IS CORRECT, THAT IT IS A TRUE AND FAITHFUL COPY OF THE ORIGINAL RECORDING, AND THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MONTGOMERY COUNTY PLANNING BOARD AND THE MONTGOMERY COUNTY PLANNING BOARD RESOLUTIONS. I HAVE BEEN DULY QUALIFIED AS A SURVEYOR BY THE BOARD OF SURVEYORS AND MAPS OF MONTGOMERY COUNTY, MARYLAND, AND I HAVE BEEN DULY LICENSED BY THE BOARD OF SURVEYORS AND MAPS OF MONTGOMERY COUNTY, MARYLAND, AND I HAVE BEEN DULY LICENSED BY THE BOARD OF SURVEYORS AND MAPS OF MONTGOMERY COUNTY, MARYLAND, AND I HAVE BEEN DULY LICENSED BY THE BOARD OF SURVEYORS AND MAPS OF MONTGOMERY COUNTY, MARYLAND.

THE TOTAL AREA INCLUDED IN THIS SUBDIVISION RECORDING PLAT IS 16532 SQUARE FEET OR 0.37952 ACRES OF LAND AND THERE IS NO LAND RESERVED FOR PUBLIC USE.

DATE: 7/15/12
 DAVID S. SHANK
 REGISTERED PROFESSIONAL SURVEYOR, MD 318
 EXPRESS BY 212

RIVER ROAD
 MARYLAND ROUTE 198
 807.74' 10.00'

LOT 1 BLOCK 1
 "WOODBURN"
 PLAT NO. 2007

LOT 2 BLOCK 1
 "WOODBURN"
 PLAT NO. 2007

LOT 21
 8034 SQ. FT.

LOT 22
 8498 SQ. FT.

LOT 14 BLOCK 1
 PLAT NO. 2042

LOT 15 BLOCK 1
 PLAT NO. 2042

LOT 16 BLOCK 1
 PLAT NO. 2042

LOT 17 BLOCK 1
 PLAT NO. 2042

LOT 18 BLOCK 1
 PLAT NO. 2042

LOT 19 BLOCK 1
 PLAT NO. 2042

LOT 20 BLOCK 1
 PLAT NO. 2042

LOT 21 BLOCK 1
 PLAT NO. 2042

LOT 22 BLOCK 1
 PLAT NO. 2042

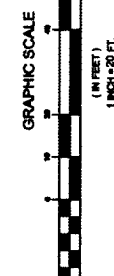
LOT 23 BLOCK 1
 PLAT NO. 2042

LOT 24 BLOCK 1
 PLAT NO. 2042

LOT 25 BLOCK 1
 PLAT NO. 2042

LOT 26 BLOCK 1
 PLAT NO. 2042

PLAT TOTALS	
LOTS	2
AREA OF LOTS	16532 Sq. Ft.
STREET DEDICATION	0.37952 Ac.
TOTAL AREA	16532 Sq. Ft. or 0.37952 Ac.



PLAT NO.

OWNERS CERTIFICATE
 WE, JOHN H. GALLAGHER and CHERYL L. GALLAGHER, OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, FURTHER, WE GRANT TO MRCO, MONTGOMERY GAS AND LIGHT COMPANY, AND ITS SUCCESSORS, AGENTS, AND ASSIGNEES, AN EASEMENT TO RUN OVER THE LAND HEREON DESCRIBED AS A TEN FOOT PUBLIC UTILITY EASEMENT, DEMONSTRATED HEREON AS TO ALL UTILITIES AND PROVISIONS OF SUCH A GRANT BEING SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENT" AND RECORDED UNDER THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 1681-1687. SAID TEN FOOT PUBLIC UTILITY EASEMENT IS HEREBY SET FORTH IN THE INSTRUMENT. WE HEREBY AGREE TO THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

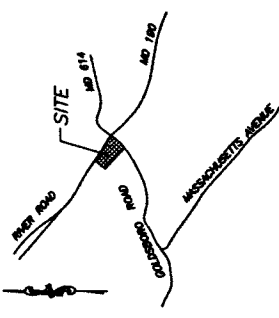
DATE: 07/30/2012
 DATE: 07/30/2012
 WE HEREBY AGREE TO THIS SUBDIVISION RECORDING PLAT OF RESUBDIVISION CERTAIN DEDICATED TO THE PUBLIC AND THE PARTIES HERETO HAVE BELIEVED INDICATED THEIR ASSENT.

John Gallagher
 Cheryl L. Gallagher
 CHERYL L. GALLAGHER
 WELLS FARGO BANK, N.A.
 ATTEST: [Signature]
 COUNTY CLERK

DATE: 7/10/2012
 BY: [Signature]
 MARYLAND VICE PRESIDENT



VICINITY MAP
 1"=200'



NOTES:

- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THE PROPERTY APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE REFERRED TO SURVIVE AND NOT BE SUPERSEDED BY THIS PLAT. THE MONTGOMERY COUNTY PLANNING BOARD'S APPROVAL OF THIS PLAT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THIS PROPERTY IS ZONED RES - ONE FAMILY RESIDENTIAL.
- THIS PROPERTY IS SHOWN ON TAX MAP 0881.
- THIS PROPERTY IS LOCATED AT WELLS FARGO BANK N.A.
- THE PLAT CONFORMS TO THE AREA REQUIREMENTS FOR MRCO SUBDIVISIONS APPROVED IN SECTION 10.04 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, MRCO CHAPTER 10 OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES A MINOR LOT LINE ADJUSTMENT BETWEEN TWO LOTS.
- THE SURVEY CONTROL POINTS SHOWN ON THIS PLAT ARE THE SAME AS THE SURVEY CONTROL POINTS SHOWN ON THE SURVEY MAPS OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DIRECT ALL MATTERS OF TITLE.
- FOR PUBLIC WATER AND SEWER ONLY.

SUBDIVISION RECORD PLAT
LOTS 21 AND 22, BLOCK 1
WOODBURN
 A RESUBDIVISION OF LOTS 2 AND 3, BLOCK 1
 7TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 JANUARY, 2012 SCALE: 1 IN. = 20 FT.



APPROVED: _____
 MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

RECORDED: _____
 PLAT NO. _____
 BY: _____
 DIRECTOR

CHAIRMAN _____ ASST. SECRETARY - TREASURER _____
 M-HCPMPC RECORDING PLAT FILE NO. _____

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Woodson Plat Number: 220121140
 Plat Submission Date: 2/2/2012
 DRD Plat Reviewer: W. Meyer
 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
 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	2/5/12	2/17/12	2/9/12	NO REVISIONS
Research	Bobby Fleury	"	"	2/7/12	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>WM</u>	<u>5/23/12</u>
Final Mylar & DXF/DWG Received:	<u>WM</u>	<u>8/2/12</u>
Final Mylar Review Complete:	<u>WM</u>	<u>2/17/12</u>
Board Approval of Plat:		
Plat Agenda:	<u>WM</u>	<u>9/12/12</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: _____

(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: _____