



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

MCPB
Item # 1B
9-26-2013

MEMORANDUM

DATE: September 18, 2013

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 September 26, 2013

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:

220131340 – 220131350 **Brookeshire**
220131450 **West Chevy Chase Heights**

Plat Name: Brookeshire
Plat #: 220131340 - 220131350

Location: Located on the south side of Old Baltimore Road, approximately 1,700 feet southwest of Olney - Sandy Spring Road.
Master Plan: Olney Master Plan
Plat Details: RNC zone; 6 lots
Community Water, Community Sewer
Applicant: Toll MD XI Limited Partnership

Staff recommends approval of this minor subdivision plat pursuant to **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.

CURVE TABLE



AREA TABULATION	
0T 50 AREA	7344 SF. OR 0.19774 ACRES
0T 51 AREA	8653 SF. OR 0.19487 ACRES
0T 52 AREA	8441 SF. OR 0.14786 ACRES
0T 53 AREA	7201 SF. OR 0.16531 ACRES
TOTAL AREA OF PLAT	23,049 SF. OR 0.68778 ACRES

LINE TABLE[illegible][illegible]


MICHAEL J. BOYCE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21228
FOR EASTERN STATES ENGINEERING
LICENSE #21228 EXPIRATION DATE JANUARY 8, 2015

FOR AND SEWER ONLY	ANNING COMMISSION G BOARD
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RY - TREASURER

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. FURTHER WE, AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MAPLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50-24 (c) OF THE MONTEZUMA COUNTY CODE.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUST ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAN.

TOLL NO. XI LIMITED PARTNERSHIP
J. H. Harris
JOHN HARRIS
MANSON VICE PRESIDENT

220131340

LOTS 50, 51, 52, AND 53 BLOCK "A"

BROOKESHIRE
RESUBDIVISION OF LOTS 30&31 AND LOTS 35&36, BLOCK "A"
8TH ELECTION DISTRICT

MONTEGOMERY COUNTY, MARYLAND
SCALE: 1" = 50' DATE: JULY, 2013

ESI
Land Planning
Engineering
Land Surveying

ESE Consultants Inc.
7154 Columbia Gateway Dr.
Suite 203
Columbia, MD 21046
TEL: 410-872-9105
FAX: 410-872-4870

AREA TABULATION

5,802 SF. OR 0.13318 ACRES	LOT 26 AREA
5,892 SF. OR 0.12975 ACRES	LOT 27 AREA
11,464 SF. OR 0.26294 ACRES	TOTAL AREA OF PLAT

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	29.55'	65.00'	26°02'38"	N 35°34'56" W	29.29'
C2	23.29'	65.00'	20°31'38"	N 58°50'41" W	23.16'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 22°31'34" E	15.29'

NOTES:

[illegible]

SURVEYOR'S CERTIFICATE

[illegible]

08.19.17

MICHAEL J. BOITE
PROFESSIONAL LAND SURVEYOR
LAND NO. 21328
FOR: EASTERN STATES ENGINEERING
LICENSE #21328 EXPIRATION DATE JANUARY 8, 2015

FOR PUBLIC WATER AND SEWER ONLY

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN

C.P. & P.C. RECORD FILE NO.:

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. FURTHER WE, AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A SURVEYOR AND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 32-24 (A) OF THE MONTGOMERY COUNTY CODE.

THESE ARE NO SITE ACTIONS-AT-LAW. LEASES OR TRUST ON THE PROPERTY INCLUDED IN THIS SUPERVISION PLAN.

TOLL MOBILE LIMITED PARTNERSHIP

8-19-13

100% Pure
100% Pure
100% Pure

SUBDIVISION RECORD PLAT

LOTS 26 AND 27 BLOCK "B"

BROOKESHIRE

RESUBDIVISION OF LOTS 20&21 BLOCK "B"
8TH ELECTION DISTRICT

8TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 40' DATE: JULY, 2013

ESE Consultants Inc.

Land Planning
7164 Columbia Gateway

Engineering
Suite 203
Columbia MD 21046

Land Surveying
 TEL: 410-872-9105

FAX: 410-872-4870

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Brookshire Plat Number: 220131340-220131350

Plat Submission Date: 5/6/13

DRD Plat Reviewer: W. Mayach

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 # _____ Road/Alley Widths _____ Easements _____ Open Space _____ Non-standard _____

BRLs _____ Adjoining Land _____ Vicinity Map _____ Septic/Wells _____

TDR note _____ Child Lot note _____ Surveyor Cert _____ Owner Cert _____ Tax Map _____

SPA _____

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	5-8-13	5-24-13	—	N/A
Research	Bobby Fleury	↓	↓	—	ok
SHA	Corren Giles	↓	↓	—	ok
PEPCO	Bobbie Dickey	↓	↓	—	ok
Parks	Doug Powell	↓	↓	—	N/A
DRD	Keiona Clark	↓	↓	—	N/A

Final DRD Review:

Consultant Notified (Final Mark-up):

Initial

Date

Final Mylar & DXF/DWG Received:

WM

9/2/13

Final Mylar Review Complete:

WM

9/6/13

Board Approval of Plat:

Plat Agenda:

WM

9/26/13

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: ok
- b) No additional lots created: ok
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: ok
- d) Date sketch plan submitted: 5-3-13
- e) Sketch plan revised or denied within 10 business days: yes
- f) Final record plat submitted within ninety days: ok
- g) Sketch shows following information:
 - i. proposed lot adjustment: ✓
 - ii. physical improvements within 15 feet of adjusted line: ✓
 - iii. alteration to building setback: ok
 - iv. amount of lot area affected: ok

(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: _____