



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

MCPB
Item # 1B
9-11-2014

MEMORANDUM

DATE: September 2, 2014

TO: Montgomery County Planning Board

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

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

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for September 11, 2014

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:

220121380 Woodhaven
220141280 Montgomery Hills Forest
220141420 Edgemoor

Plat Name: Woodhaven
Plat #: 220121380

Location: Located in the northwest quadrant of the intersection of Wilson Lane (MD 188) and Whittier Boulevard.
Master Plan: Bethesda-Chevy Chase Master Plan
Plat Details: R-90 zone; 1 lot
Community Water, Community Sewer
Owner: John Class

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(10)** of the Subdivision Regulations, which states:

Combining a lot and adjoining property. Except in agricultural zones, the Planning Board may approve plats under the minor subdivision process to consolidate an existing platted lot and a partition of land created as a result of a deed, provided:

- a. In a one-family residential zone, the partition of land created by deed cannot itself be platted under the area and dimensional standards of the zone;
- b. Any conditions applicable to the existing lot remain in full force and effect on the new lot;
- c. Any required street dedication is provided; and
- d. The subject lot was not identified as an outlot on a plat.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(10) and supports this minor subdivision record plat.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A LICENSED SURVEYOR UNDER THE MARYLAND PROFESSIONAL LAND SURVEYOR ACT, CHAPTER 10, TITLE 10, SUBTITLE 1, OF THE MARYLAND CODE, AS AMENDED. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE PLAN IS BASED ON THE RECORDS OF THE MARYLAND DEPARTMENT OF PERMITTING SERVICES, MONTGOMERY COUNTY, MARYLAND, AND THE RECORDS OF THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION, MONTGOMERY COUNTY PLANNING BOARD. THE PLAN IS BASED ON THE RECORDS OF THE MARYLAND DEPARTMENT OF PERMITTING SERVICES, MONTGOMERY COUNTY, MARYLAND, AND THE RECORDS OF THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION, MONTGOMERY COUNTY PLANNING BOARD. THE PLAN IS BASED ON THE RECORDS OF THE MARYLAND DEPARTMENT OF PERMITTING SERVICES, MONTGOMERY COUNTY, MARYLAND, AND THE RECORDS OF THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION, MONTGOMERY COUNTY PLANNING BOARD.

DATE: 12/11/13

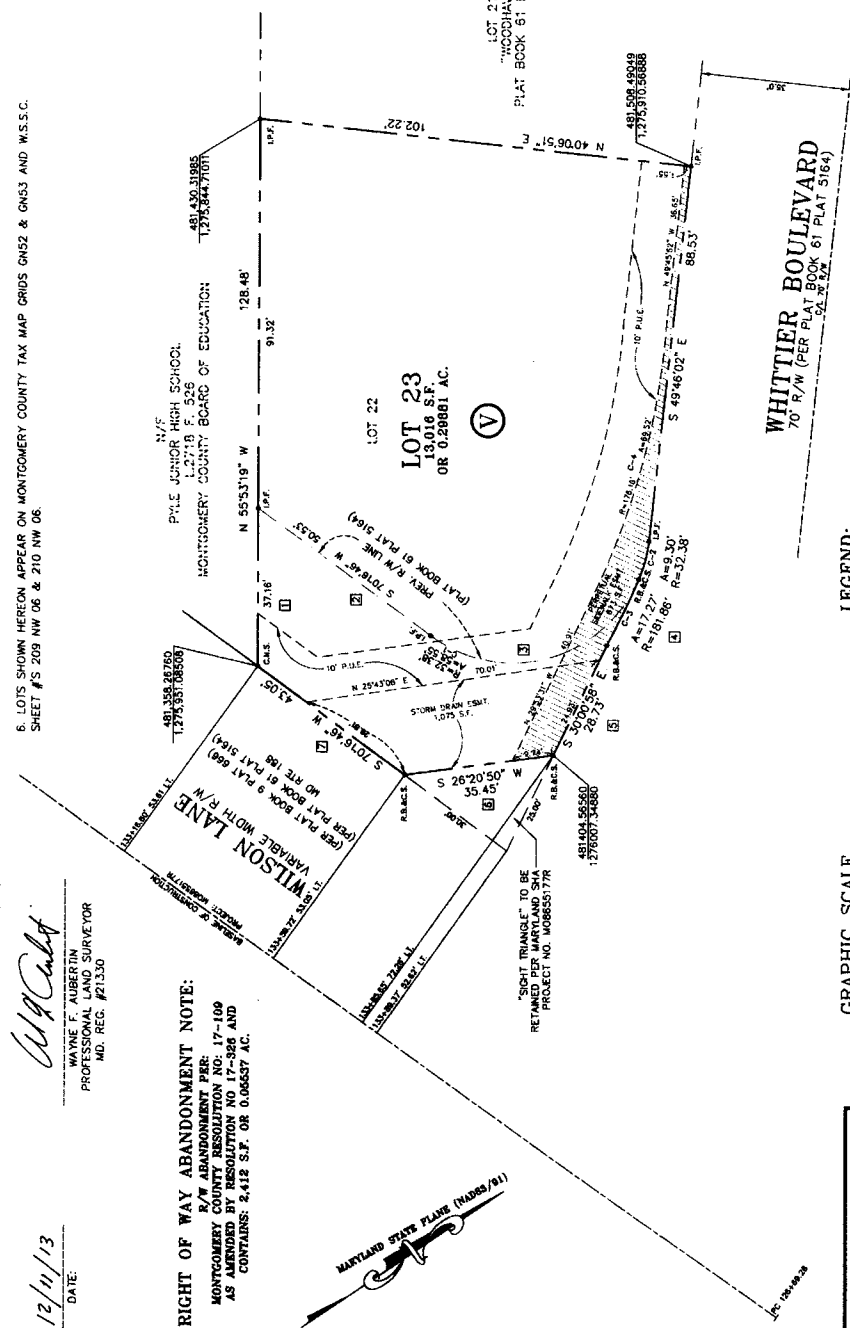
WAYNE F. AUBERTIN
PROFESSIONAL LAND SURVEYOR
MD. REG. #21330

RIGHT OF WAY ABANDONMENT NOTE:
R/W ABANDONMENT PER:
MONTGOMERY COUNTY RESOLUTION NO. 17-109
AS AMENDED BY RESOLUTION NO. 17-326 AND
CONTAINS: 2,412 S.F. OR 0.06537 AC.

GENERAL NOTES:

1. 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 BOARD OF ELECTIONS AND THE MONTGOMERY COUNTY BOARD OF EDUCATION, SHALL BE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS PLAN CONFORMS WITH REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS IN CHAPTER 50-35A OF THE MONTGOMERY COUNTY CODE. THIS PLAN INVOLVES THE CONSOLIDATION OF AN EXISTING LOT WITH AN ABANDONED RIGHT-OF-WAY AS PROVIDED FOR IN SECTION 50-35A(10)(I) AND IN ACCORDANCE WITH REQUIREMENTS OF MONTGOMERY COUNTY COUNCIL RESOLUTION NO. 17-109 AND 17-326.
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. THIS LOT SERVED BY PUBLIC WATER AND SEWER ONLY.
5. THIS PROPERTY IS CURRENTLY ZONED R90.
6. LOTS SHOWN HEREON APPEAR ON MONTGOMERY COUNTY TAX MAP GRIDS QN52 & QN53 AND W.S.S.C. SHEET #S 209 NW 06 & 210 NW 06.

WAYNE F. AUBERTIN
PROFESSIONAL LAND SURVEYOR
MD. REG. #21330



GRAPHIC SCALE



LEGEND:

- C.N.S. = NAIL SET
- I.P.F. = IRON PIPE FOUND
- R.B.&C.S. = REBAR AND CAP SET

220121380

M-NCPPC RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES

MONTGOMERY COUNTY, MARYLAND

DIRECTOR: *Shirley K. Hester*

DATE: 12-15-2014

PLAT NO.:

APPROVED: _____

DATE: _____

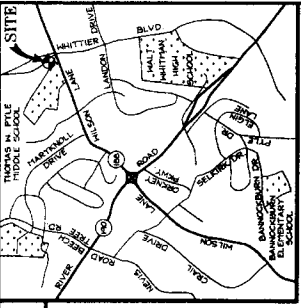
CHURMAN: _____

ASST. SECRETARY - TREASURER: _____

LINE	COURSE	DISTANCE
1	N 55°53'19" W	37.16'
2	N 70°16'40" E	50.53'
3	R=32.38' A=56.55' C=50.89'	
4	R=181.86' A=17.27' C=17.27'	
5	S 30°16'53" E	28.75'
6	S 20°20'50" W	35.45'
7	S 70°16'40" W	43.05'
ABANDONMENT AREA		
2,412 S.F. OR 0.06537 AC.		

CURVE TABLE

CURVE	RADIUS	ARC	BEARING	DISTANCE	DELTA
C-1	R=32.38'	A=56.55'	N 18°46'05" E	50.89'	108°36'29"
C-2	R=32.38'	A=9.30'	S 41°15'40" E	9.27'	16°27'03"
C-3	R=181.86'	A=17.27'	S 30°16'53" E	17.27'	5°26'32"
C-4	R=176.16'	A=69.53'	N 40°44'56" W	69.07'	22°36'42"
LOT 23 = AREA TABULATION					
DEDICATION AREA = 13,016 S.F. OR 0.29881 ACRES					
TOTAL AREA = 13,016 S.F. OR 0.29881 ACRES					



VICINITY MAP
ADC MAP 37TH EDITION
ADC MAP PAGE 35, GRID F-10
SCALE: 1" = 2000'

OWNER'S CERTIFICATE:

WE, MARGARET M. GLASS AND JOHN S. GLASS, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISHES AND GRANTS TO MONTGOMERY COUNTY, MARYLAND THE STORM DRAIN EASEMENT AND GRANTS TO MONTGOMERY COUNTY, MARYLAND 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, SUIITS, ACTIONS OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAN OF SUBDIVISION EXCEPT FOR A CERTAIN DEED OF TRUST RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THE PARTIES OF INTEREST HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

DATE: 12/11/13 *Margaret M. Glass* MARGARET M. GLASS, OWNER

DATE: 12/11/13 *John S. Glass* JOHN S. GLASS, OWNER

WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

DATE: 12/11/13 *Gregory R. Jaeger* GREGORY R. JAEGER, USAA FEDERAL SAVINGS BANK

DATE: 12/11/13 *Gregory R. Jaeger* GREGORY R. JAEGER, USAA FEDERAL SAVINGS BANK

SUBDIVISION RECORD PLAT
LOT 23, BLOCK "V"
WOODHAVEN

A RESUBDIVISION OF LOT 22, BLOCK "V" AND A PORTION OF THE PUBLIC RIGHTS-OF-WAY FOR WILSON LANE, MD. RTE. 186 & WHITTIER BOULEVARD BETHESDA (7th) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' AUGUST 2013

SNIDER & ASSOCIATES

LAND SURVEYORS
20270 GOLDENROD LANE, SUITE 110
GERMANTOWN, MARYLAND 20876
301/948-5100 Fax 301/948-1286



MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: WOODHAVEN Plat Number: 220121380
Plat Submission Date: 3-6-2012
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 _____
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	3-8-12	3-23-12	3-19-12	No REVISIONS
Research	Bobby Fleury			3-13-12	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey			3-19-12	REVISE PUE
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):

Initial

Date

Final Mylar & DXF/DWG Received:

SS

11/22/2013

Final Mylar Review Complete:

SS

8-22-14

SS

8-25-14

Board Approval of Plat:

Plat Agenda:

SS

7-11-14

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. _____

(8) *Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum*

- a) Number of Lots: _____
- b) Written MCDPS approval of proposed septic area: _____
- c) Required street dedication: _____
- d) Easement for balance of property noting density and TDRS: _____
- e) Average lot size of 5 acres: _____
- f) Forest Conservation requirements met: _____

(9) *Parcels satisfying the provisions of Section 59-B-8.1 of Zoning Ordinance*

- a) Any required street dedication: _____
- b) Adequate sewerage/water service to the property: _____

(10) *Combining an existing lot with adjoining property created by deed*

- a) Property is not located in an Agricultural Zone ok ✓
- b) Partition of land is unable to be platted on its own ok ✓
- c) Applicable conditions for existing lot remain in effect ok ✓
- d) Required street dedication yes ✓

(11) *Creation of Lot from part of a lot*

- a) Property contains legal one-family dwelling _____
- b) Subject property located in a one-family residential zone _____
- c) Conditions creating the original recorded lot remain _____