



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



MCPB
Item # 1B
9-10-2015

MEMORANDUM

DATE: September 1, 2015

TO: Montgomery County Planning Board

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

FROM: Stephen Smith, Senior Planner 
Jay Beatty, Planner 

D.A.R.C. Division
(301) 495-4522 & (301)-495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for September 10, 2015

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:

220151430 Luxmanor
220151520 Garrett Park

Plat Name: Luxmanor
Plat #: 220151430

Location: Located on the east side of Huntover Drive, opposite Huntover Lane.
Master Plan: North Bethesda-Garrett Park Master Plan
Plat Details: R-200 zone; 1 lot
Applicants: Christopher Albina

Staff recommends approval of this minor subdivision plat pursuant to **Sections 50-35A(a) (3) and (11)** of the Subdivision Regulations, which state:

Section 50-35A(a)(3) - 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

Section 50-35A(a)(11) - Creation of a Lot from Part of a Lot. A part of a previous recorded lot that created as a result of a deed transfer of land from the lot, and which contains a legally constructed one-family dwelling, may be converted into a lot under the minor subdivision procedures if:

- a. the part of lot is located in a one family residential zone; and
- b. all applicable conditions or agreements applicable to the subdivision approval creating the original lot will also apply to the new. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement, conservation easement or building restriction lines.

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)(3) and (11) and supports this minor subdivision record plat.

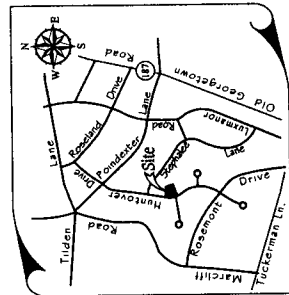
Surveyor's Certificate

I hereby certify that the information shown hereon is correct, that it is a subdivision plat of the property acquired by Christopher A. Albina, from Mary T. Abolton, Successor Trustee by deed dated April 27, 2015 and recorded among the Land Records of Montgomery County, Maryland in Liber 30301 at Folio 421; that it is also part of Lots 2 and 3, Block J as shown on a subdivision record plat entitled "Parts of Blocks 'H', 'J' & 'P', Willis - Slater Addition to Lux Manor" and recorded among the aforesaid land records as Plat No. 4709;

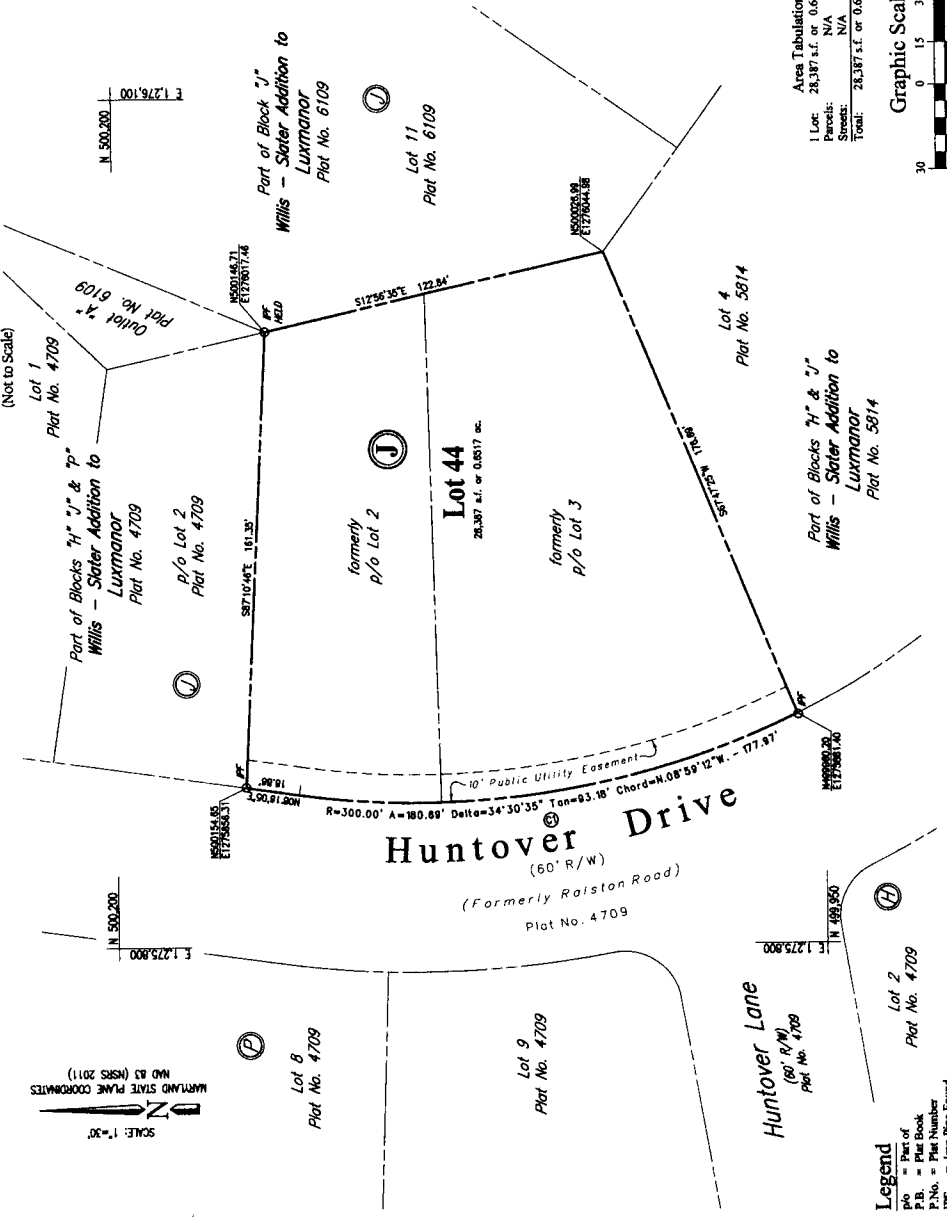
I also certify that if engaged, I will set all property owner markers in accordance with Section 50-24(c) of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 28,387 square feet or 0.6517 of an acre of land; there is no street dedication by this plat.

Date: 8/17/15
 Daniel F. DeBoer
 Property Line Surveyor
 Maryland Reg. No. 256
 Exp.: 02/17/2017



Vicinity Map
(Not to Scale)



Legend
 PL = Plat of Lot
 PB = Plat Block
 P.No. = Plat Number
 I.P.F. = Iron Pipe Found
 R/W = Right of Way

Plat No.:

Owner's Certificate
 The undersigned, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopts this Subdivision Record Plat, establishes the minimum building restrictions, zoning set, Public Utility Easement as shown hereon to the parties to the Public Utility Easement, and provides for the Land Records of Montgomery County, Maryland in Liber 3854 at Folio 457, which said terms and provisions are incorporated herein by this reference, subject to all current and applicable regulations of all federal, state and local governing agencies.

We further certify that a Maryland registered land surveyor will be engaged to set all property owner markers in accordance with section 50-24(c) of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon except a certain deed of trust recorded among the aforesaid Land Records in Liber 30301 at Folio 453 and the parties in interest therein have below signed their assent.

Date: 8/17/15
 Witness

We hereby assent to this plan of subdivision:

Date: 8/10/15
 Reverse Bank
 By: [Signature]
 M&P Planning, Inc.
 By: [Signature]
 Steven Zurek, Trustee

Notes

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, including the terms and conditions of the property, approved by the Montgomery County Planning Board and not be extinguished by the recordation of this plat, unless specifically stated otherwise on the plan as approved. The official files for any such plat(s) are maintained by the Planning Board and are available for review during normal business hours.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- This property is served by public water and sewer systems only.
- The property shown hereon is zoned R-200.
- W.S.S.C. 200 scale reference: 214 NW 06.
- This plat conforms to the requirements for Minor Subdivision Approvals contained in Section 50-35A of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat involves creation of a lot from a part of a lot and the incorporation of part of an adjacent lot as provided for in Section 50-35A(6)(11) and Section 50-35A(6)(3).
- Water/Sewer Categories: W/S
- This property is shown on Tax Map GQ561.
- Coordinates shown hereon were established using Trimble's Real-Time Keynotes and their Virtual Reference Station System (VRSS) and are based on Maryland State Plane coordinates NAD 83 (NRS 2011). The average scale factor for the subject property is 0.999953931. The average property elevation based upon NAVD83 vertical datum is 154 feet for an elevation factor of 0.999988057. The combined factor for the subject property is 0.999941988. All bearings and distances shown are based on grid coordinates.

Subdivision Record Plat

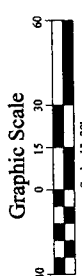
Lot 44, Block J
 a resubdivision of part of Lots 2 and 3, Block J

Willis - Slater Addition to Lux Manor

Rockville (4th) District
 Montgomery County, Maryland
 August, 2015 Scale: 1" = 30'

CPJ ASSOCIATES, INC.
 Charles P. Johnson & Associates, Inc.
 Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
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 www.cpjassoc.com • 1000 Greenleaf Way • Gaithersburg, MD • 20878 • 301 766 6666

Area Tabulation
 1 Lot: 28,387 s.f. or 0.6517 ac.
 Parcels: N/A
 Streets: N/A
 Total: 28,387 s.f. or 0.6517 ac.



CURVE	POINTS	ARC	DELTA	TANGENT	BEARING	CHORD
C1	300.00	180.08	34°30'35"	93.18	N08°59'12"W	177.87

220151430

Recorded: _____
 Plat No.: _____

Department of Permitting Services
 Montgomery County

Approved: 8/24/15
 Diane Edgell, Director

The Maryland-National Capital Park and Planning Commission
 Montgomery County Planning Board

Approved: _____
 Chairman

Date: _____
 Asst. Secretary / Recorder

MD-NCPB-RC Record File No. _____