




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


**MCPB**  
**Item # 1B**  
**1/6/11**

**MEMORANDUM**

**DATE:** December 21, 2010

**TO:** Montgomery County Planning Board

**VIA:** Catherine Conlon, Subdivision Supervisor  
Development Review Division   
(301) 495-4542

**FROM:** Stephen Smith   
Development Review Division  
(301) 495-4522

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for January 6, 2011

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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:

220110370 **West Chevy Chase Heights**  
220110380 **Rock Spring Park**  
220110400 **Glen Echo Heights**

**Plat Name:** West Chevy Chase Heights  
**Plat #:** 220110370

**Location:** Located on the south side of Maple Avenue, 150 feet east of Maryland Avenue  
**Master Plan:** Bethesda-Chevy Chase  
**Plat Details:** R-60 zone; 1 lot  
Community Water, Community Sewer  
**Applicant:** Douglas Construction Group, LLC

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:

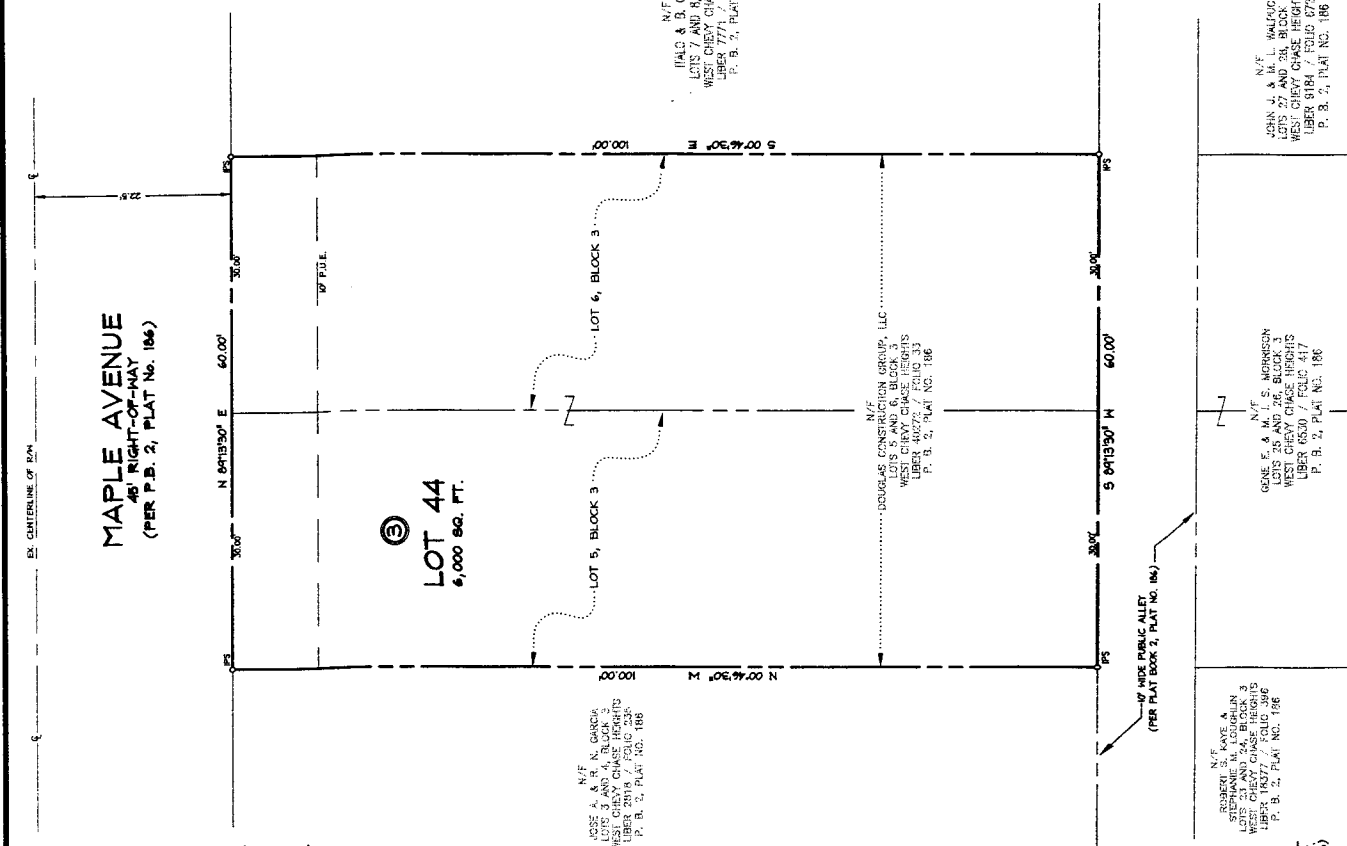
- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may 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 this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.



**VICINITY MAP**  
 ADC MAP 5407, GRID F-2  
 SCALE: 1" = 200'

PLAT No.



**MAPLE AVENUE**  
 48' RIGHT-OF-WAY  
 (PER P.B. 2, PLAT NO. 186)

**LOT 44**  
 4,000 SQ. FT.

SUBDIVISION RECORD PLAT  
 LOT 44, BLOCK 3  
**WEST CHEVY CHASE HEIGHTS**  
 A RESUBDIVISION OF LOTS 5 AND 6, BLOCK 3  
 BETHESDA (7TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 10' SEPTEMBER, 2010

- NOTES**
- THE PROPERTY SHOWN HEREON IS APPROVED FOR PUBLIC WATER AND SEWER. WATER CATEGORY: 1 - SEWER CATEGORY: 1
  - THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-40 ZONE AS OF THE DATE OF PLAT RECORDATION.
  - BOF - REBAR AND CAP FOUND  
 IFF - IRON PIPE FOUND  
 IFS - IRON PIPE WITH CAP SET
  - THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
  - THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 141 348.
  - THE PROPERTY SHOWN HEREON IS LOCATED ON M.S.S.C. 200-FOOT SHEET 210 N4 04.
  - ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER INSTRUMENT OF SERVICE, INCLUDING ANY AMENDMENTS, SUPPLEMENTS, OR MODIFICATIONS, SHALL BE INCORPORATED INTO THIS PLAT UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY INSTRUMENT OF SERVICE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
  - THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-20A OF THE MONTGOMERY COUNTY SUBDIVISION PLAT ACT AND THE REQUIREMENTS FOR THE CONSIDERATION OF TWO LOTS INTO A LOT, AS PROVIDED FOR IN SECTION 50-20A(G)(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 A GUARANTEE OF THE COMBINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.

**OWNER'S CERTIFICATE**

I, DOUGLAS CONSTRUCTION GROUP, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION. I HEREBY GRANT A 60 FOOT BROAD UTILITY EASEMENT, SHOWN HEREON AS 1/2" WIDE, TO THOSE PARTIES NAMED IN THE PUBLIC UTILITY ENTITLED, "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENT," WHICH IS A PART OF THIS PLAT. I HEREBY CERTIFY THAT THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SHOW THAT THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW.

DOUGLAS CONSTRUCTION GROUP, LLC  
 \_\_\_\_\_  
 DOUG MORSEY, PRESIDENT  
 DATE: 12/16/10  
 \_\_\_\_\_  
 WITNESS

ME, EAGLEBANK, HEREBY CONSENT TO THIS PLAN OF SUBDIVISION.  
 \_\_\_\_\_  
 VICE PRESIDENT,  
 COMMERCIAL REAL ESTATE LENDING  
 DATE: 12/16/10  
 \_\_\_\_\_  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RESUBDIVISION OF ALL THE LOTS COMPREHENSIVE BY NEIL B. CARSON AND PIERRE J. CARSON, AS SHOWN ON PLAT NO. 186, RECORDED OCTOBER 24, 2006 IN LIBER 40272 AT FOLIO 83, ALSO BEING A RESUBDIVISION OF LOT 5 AND LOT 6, BLOCK 3, WEST CHEVY CHASE HEIGHTS, MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 6,000 SQUARE FEET. THE TOTAL AREA INVOLVED IN THIS PLAT IS 6,000 SQUARE FEET. THE CONSIDERED MATTERS ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50-2(A)(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

12/13/10  
 \_\_\_\_\_  
 JEFFREY ALLEN HAYWOOD  
 SURVEYOR  
 MD REG. NO. 2018

Department of Permitting Services Montgomery County, Maryland	PLAT TABULATION
Date: _____	NUMBER OF PAGES: 2
Approved: _____	AREA OF LOTS: 6,000 S.F.
Director	AREA OF STREET DEDICATION: 0
	TOTAL AREA: 6,000 SQ. FT. (0.136 ACRES)

The Maryland National Capital Park and Planning Commission  
 Montgomery County Planning Board  
 Approved: \_\_\_\_\_  
 M.N.C.P. & P.C. Record File No. \_\_\_\_\_

**CAS ENGINEERING**  
 CIVIL & SURVEYING LAND PLANNING  
 A DIVISION OF CAS ENTERPRISES, INC.  
 108 West Ridge Road, Suite 101, Mount Airy, Maryland 21771  
 DC Metro (301) 407-8031 FAX (301) 407-8045

Recorded  
 Plat No. \_\_\_\_\_

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: WEST CHEVY CHASE HEIGHTS Plat Number: 220110370  
 Plat Submission Date: 9-27-2010  
 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 # N/A Road/Alley Widths ok Easements ok Open Space N/A Non-standard  
 BRLs N/A Adjoining Land ok Vicinity Map ok Septic/Wells N/A  
 TDR note N/A Child Lot note N/A Surveyor Cert  Owner Cert  Tax Map ok  
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	9/29/2010	10/13/2010	10/11/10	NO REVISIONS OK
Research	Bobby Fleury			10-4-10	
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up): SOS 12-1-10  
 Final Mylar & DXF/DWG Received: SOS 12-16-10  
 Final Mylar Review Complete: SOS 12/17/10

## Board Approval of Plat:

Plat Agenda: SOS 1-6-11

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: ok  
N/A

**(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: \_\_\_\_\_