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

MCPB
Item # 2
3/5/09

MEMORANDUM

DATE: February 23, 2009

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 March 5, 2009

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:

220090510 **Moore's addition to Woodburn**
220090520 **Woodside Park, Section 5**

Plat Name: **Moore's addition to Woodburn**
Plat #: **220090510**

Location:	Located on the east side of Wedgewood Road, 350 feet north of Goldsboro Road (MD 614)
Master Plan:	Bethesda-Chevy Chase
Plat Details:	R-60 zone, 2 lots Community Water, Community Sewer
Applicant:	Wedgewood S.E.L.

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 120080060 (MCPB Resolution 08-113, dated December 26, 2008), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plan.

PB date: 3/5/09

NOTES

1. TOTAL AREA INCLUDED ON THIS PLAT IS 16,017.30 SQUARE FEET, OF WHICH 59.48 SQ.FT. IS DEDICATED TO PUBLIC USE.

2. TOTAL AREA OF DEDICATION IS 59.48 SQUARE FEET.

3. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-60 ZONE, AS OF THE DATE OF PLAT RECORDATION.

4. THE PROPERTY IS SHOWN ON TAX MAP GN 561, WSSC 200' SHEET 208 NW 06

5. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

6. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-60 CLASSIFICATION

7. IPF = IRON PIPE FOUND/ RBWC = REBAR WITH CAP SET

8. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.

9. THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN No.120080060, ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD APPROVAL.

10. 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 AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

11. PROPERTY DOES NOT LIE WITHIN A FLOOD PLAIN PER FEMA MAP #24031C0435d DATED SEPTEMBER 29TH 2006.

12. THIS SUBDIVISION IS EXEMPT FROM THE FOREST CONSERVATION PLAN REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION LAW PER EXEMPTION No. 42008202E. THIS PROPERTY IS SUBJECT TO AN APPROVED TREE SAVE PLAN.

13. THE RESUBDIVISION SHOWN HEREON IS SUBJECT TO A FIRE LANE ESTABLISHMENT ORDER WITH THE MONTGOMERY COUNTY FIRE AND RESCUE SERVICE DATED MARCH 31, 2008. ALL TERMS OF WHICH SHALL REMAIN IN FULL EFFECT UNLESS OTHERWISE AMENDED BY MONTGOMERY COUNTY FIRE AND RESCUE SERVICE.

OWNERS CERTIFICATION

WE, WEDGEWOOD S.E.L., LLC OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE THE AREA AS SHOWN TO PUBLIC USE.

WE FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.E." TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGE, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT FOR THOSE LISTED BELOW.

FRANK M. BELL, PRESIDENT
BELL BUILDERS, INC. MEMBER OF WEDGEWOOD S.E.L., LLC.)

WITNESS _____ DATE 2-9-09

S. DONALD HARLAN III, MANAGER
(HARLAN ENTERPRISES,LLC MEMBER OF WEDGEWOOD S.E.L., LLC.)

WITNESS _____ DATE 2-13-09

WE, J. RICHARD SAAS, MARK S. TENENBAUM,STEPHAN D. HARLAN, AND M. JOAN HARLAN, HEREBY CONSENT TO THIS PLAN OF SUBDIVISION.

J. RICHARD SAAS (TRUSTEE) — WITNESS _____ DATE 2-11-09

MARK S. TENENBAUM (TRUSTEE) — WITNESS _____ DATE 2.11.09

STEPHEN D. HARLAN (BENEFICIARY) — WITNESS _____ DATE 2-13-09

M. JOAN HARLAN (BENEFICIARY) — WITNESS _____ DATE 2-13-09

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY BELL BUILDERS, INC. ONTO WEDGEWOOD S.E.L., LLC RECORDED IN LIBER 34627 AT FOLIO 227 DATED JULY 26TH, 2007 AND IN PART BEING A RESUBDIVISION OF LOT 9, BLOCK 3 AS SHOWN ON A PLAT OF SUBDIVISION KNOWN AS MOORE'S ADDITION TO WOODBURN AS RECORDED IN PLAT BOOK 41 AT PLAT 2940 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT ALL PROPERTY CORNERS MARKED THUS —◎— ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND. TOTAL AREA INCLUDED ON THIS PLAT IS 16,017.30 SQUARE FEET, OF WHICH 59.48 SQ.FT. IS DEDICATED TO PUBLIC USE.

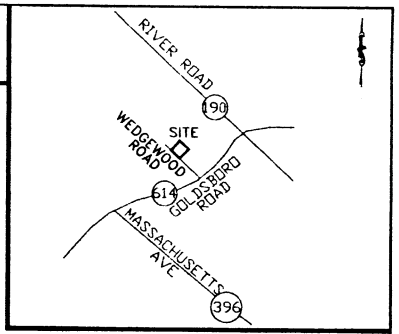
MD. PROFESSIONAL LAND SURVEYOR #21136
DAVID P. MOWATT

DATE 02/09/09

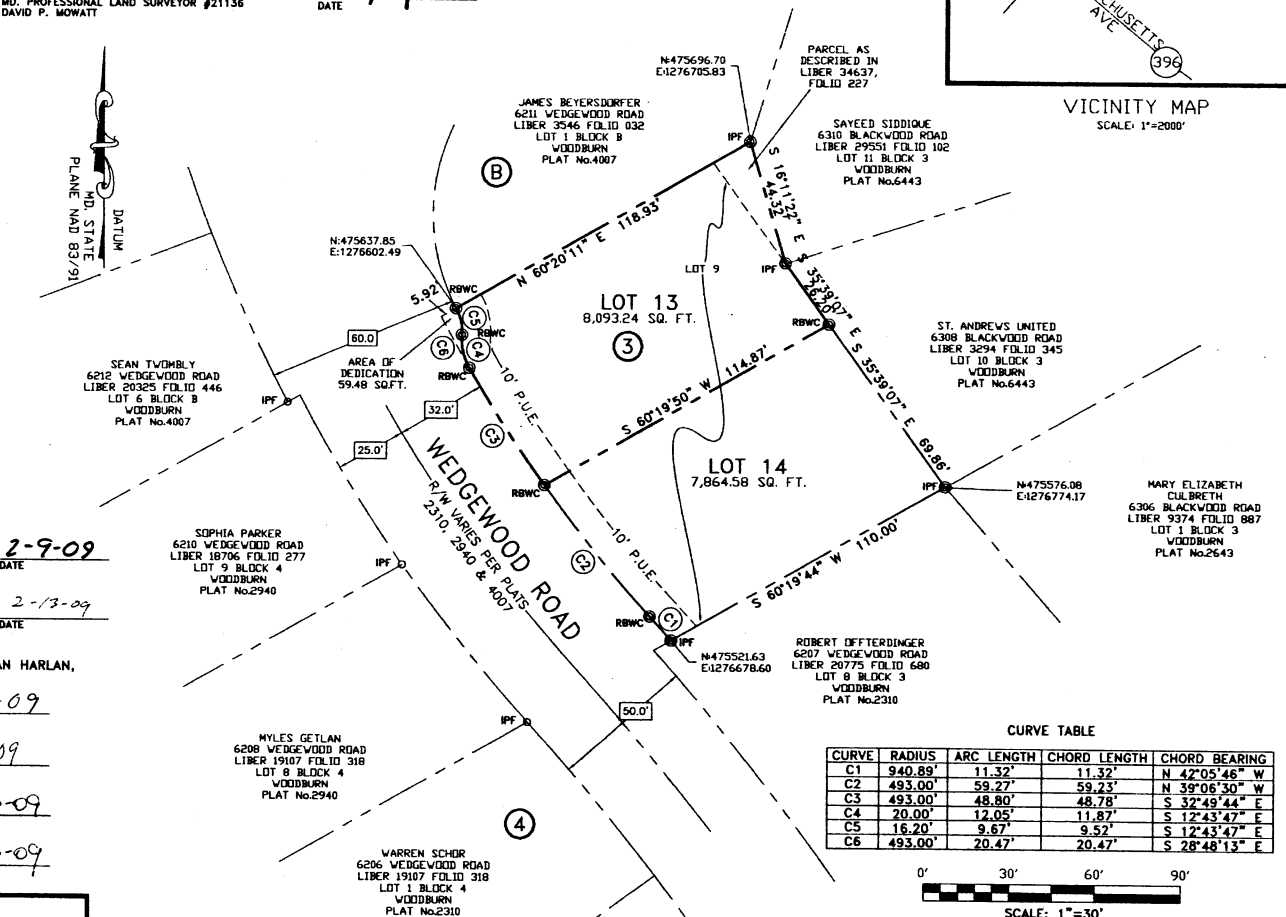
PLAT No.

PLAT TABULATION TABLE

NUMBER OF LOTS	=	2	
AREA OF LOTS	=	15,957.82	SQ. FT.
AREA OF STREET DEDICATION	=	59.48	SQ. FT.
TOTAL AREA	=	16,017.30	SQ. FT.
	OR	0.3677	ACRES



VICINITY MAP
SCALE: 1"=2000'



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	940.89'	11.32'	11.32'	N 42°05'46" W
C2	493.00'	59.27'	59.23'	N 39°06'30" W
C3	493.00'	48.80'	48.78'	S 32°49'44" E
C4	20.00'	12.05'	11.87'	S 12°43'47" E
C5	16.20'	9.67'	9.52'	S 12°43'47" E
C6	493.00'	20.47'	20.47'	S 28°48'13" E

0' 30' 60' 90'
SCALE: 1"=30'

Department of Permitting Services
Montgomery County, Maryland

Approved: _____ Date _____ Director

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

Approved: _____ Date _____ Chairman _____ Asst. Secretary - Treasurer

M.N.C.P. & P.C. Record File No.

Recorded _____

Plat No. _____

207051

POTOMAC VALLEY SURVEYS
P.O.BOX 627
(19960 FISHER AVENUE)
POOLESVILLE, MARYLAND
1-888-349-5090

SUBDIVISION RECORD PLAT
MOORE'S ADDITION TO
WOODBURN
LOTS 13-14, BLOCK 3
IN PART BEING A RESUBDIVISION OF LOT 9, BLOCK 3

BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=30' JANUARY 2009

Approved Preliminary Subdivision Plan No. 120080080
MCPB Resolution No. 08-113

At its meeting of 09/04/08 per Planning Board Resolution dated 12/26/08

Pursuant to the relevant provisions of Montgomery County Code Chapter 50, the Planning Board approved Preliminary Plan No. 120080080 to create 2 lots on a 0.37 acres of land located on the east side of Wedgewood Road, 300 feet more or less south of Goldsboro Road, in the Bethesda/Chevy Chase Master plan area, subject to the following conditions:

1) Approval under this Preliminary Plan is limited to 2 lots for 2 one-family detached residential dwelling units.
2) The Applicant must comply with the conditions of approval of the tree save plan. The applicant must satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (DPS/DPS) release of sediment and erosion control permits, as applicable.
3) The Applicant must dedicate right-of-way for Wedgewood Road as shown on the approved Preliminary Plan. A minimum of 50 feet of right of way from the opposite right-of-way line must be provided along the entire property frontage.
4) The record plat must reflect common ingress/egress and utility easements over all shared driveways.
5) The Applicant must comply with the conditions of the MCDPS stormwater management approval dated June 16, 2008.
6) The Applicant must comply with the conditions of the Montgomery County Department of Transportation (MCDOT) letter dated July 16, 2008, unless otherwise amended.
7) The Applicant must satisfy provisions for access and improvements as required by MCDOT prior to recordation of plat(s).
8) Before any building permits can be issued, the applicable school facilities payment required by the 2007-2009 Growth Policy must be paid to MCDPS.
9) The Adequate Public Facility (APF) review for the Preliminary Plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board resolution.
10) Other necessary easements must be shown on the record plat.
11) Prior to recording the plat, the Applicant must execute a covenant that the existing structure on the property has been conveyed.

This Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended). Prior to the expiration of this validity period, a final record plat for all property included on the approved preliminary plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed.

CERTIFIED PRELIMINARY PLAN

The Preparing conditions, and the plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.

Carl A. Cole — 2-18-09
NAME — DATE

ZONING INFORMATION

ZONING: R-60
MIN. LOT AREA = 6,000 SF
LOT WIDTH AT R/W = 25'
LOT WIDTH AT B.R.L. = 60'
FRONT B.R.L. = 25'
REAR B.R.L. = 20'
SIDE B.R.L. = 8' MIN. (18' TOTAL)

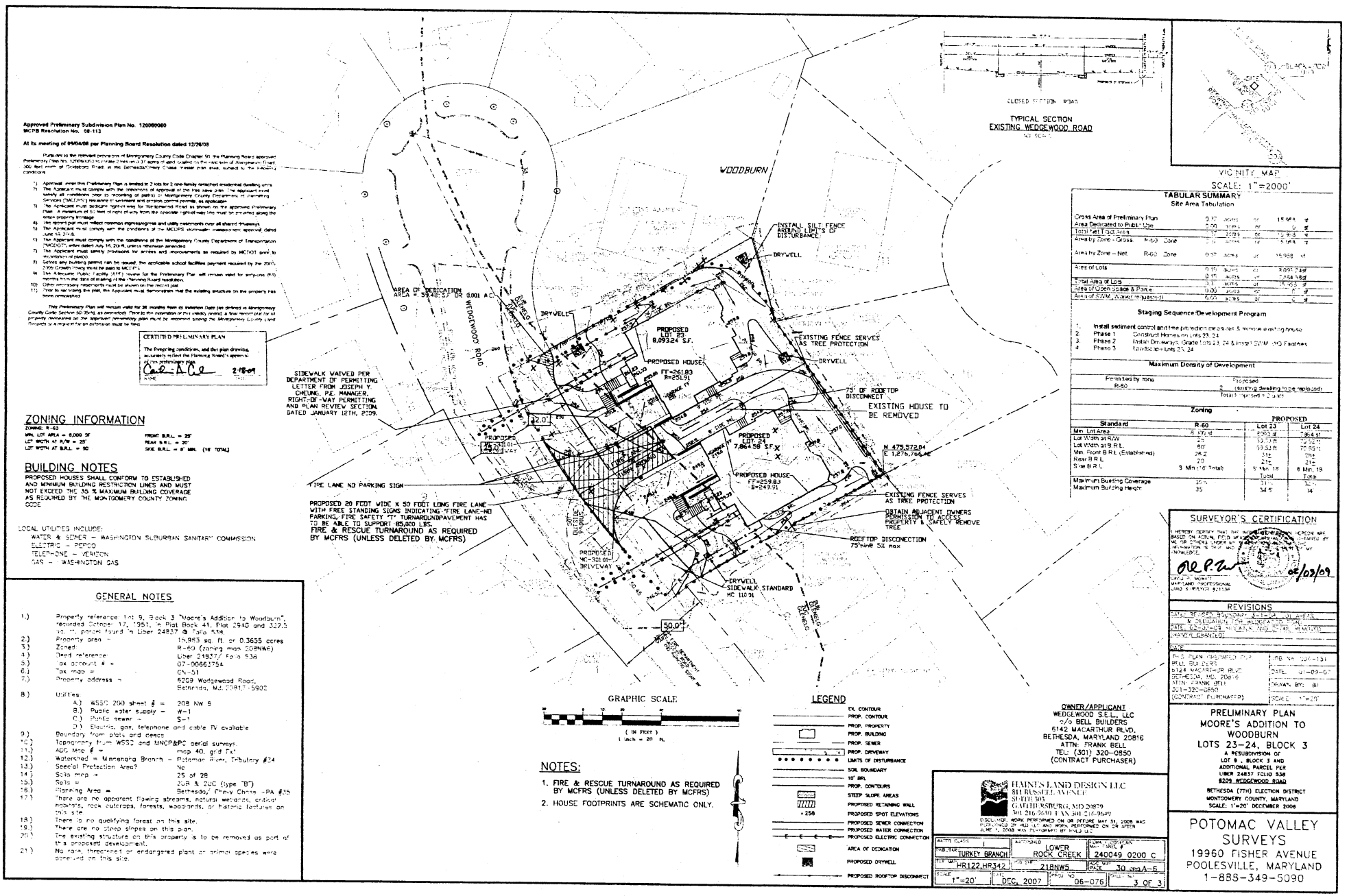
BUILDING NOTES

PROPOSED HOUSES SHALL CONFORM TO ESTABLISHED AND MINIMUM BUILDING RESTRICTION LINES AND MUST NOT EXCEED THE 35 % MAXIMUM BUILDING COVERAGE AS REQUIRED BY THE MONTGOMERY COUNTY ZONING CODE

LOCAL UTILITIES INCLUDE:
WATER & SEWER – WASHINGTON SUBURBAN SANITARY COMMISSION
ELECTRIC – PEPCO
TELEPHONE – VERIZON
GAS – WASHINGTON GAS

GENERAL NOTES

1.) Property reference: Lot 9, Block 3 "Moore's Addition to Woodburn", recorded October 17, 1951, in Plat Book 41, Plat 2940 and 322.5 sq. ft. parcel found in Liber 24837 @ Folio 538.
2.) Property area = 15,963 sq. ft. or 0.3655 acres
3.) Zoned: R-60 (zoning map 208NW6)
4.) Deed reference: Liber 24837, Folio 538
5.) Tax account # = 07-00661754
6.) Tax map = GN-51
7.) Property address = 6209 Wedgewood Road, Bethesda, Md. 20817-5902
8.) Utilities:
A.) WSSC 200 sheet # = 208 NW 6
B.) Public water supply = W-1
C.) Public sewer = S-1
D.) Electric, gas, telephone and cable TV available
9.) Boundary from plats and deeds.
10.) Topography from WSSC and MNCP&PC aerial surveys.
11.) ADC Map # = map 40, grid F4
12.) Watershed = Minnehaha Branch – Potomac River, Tributary #24
13.) Special Protection Area? No
14.) Soils map = 25 of 28
15.) Soils = 2UA & 2UC (type "B")
16.) Planning Area = Bethesda/ Chevy Chase –PA #35
17.) There are no apparent flowing streams, natural wetlands, critical habitats, rock outcrops, forests, woodlands, or historic features on this site.
18.) There is no qualifying forest on this site.
19.) There are no steep slopes on this plan.
20.) The existing structure on this property is to be removed as part of the proposed development.
21.) No rare, threatened or endangered plant or animal species were observed on this site.



TYPICAL SECTION
EXISTING WEDGEWOOD ROAD
NOT SCALE

VICINITY MAP
SCALE: 1"=2000'

TABULAR SUMMARY
Site Area Tabulation

Gross Area of Preliminary Plan	0.37 acres	or	15,963 sf
Area Dedicated to Public Use	0.00 acres	or	0 sf
Total Net Tract Area	0.37 acres	or	15,963 sf
Area by Zone - Gross R-60 Zone	0.37 acres	or	15,963 sf
Area by Zone - Net R-60 Zone	0.37 acres	or	15,958 sf
Area of Lots	0.19 acres	or	8,093.24sf
	0.18 acres	or	7,864.58sf
Total Area of Lots	0.37 acres	or	15,957.82 sf
Area of Open Space & Parks	0.00 acres	or	0 sf
Area of SWM, (Waiver requested)	0.00 acres	or	0 sf

Staging Sequence/Development Program

1 Install sediment control and tree protection measures & remove existing house
2 Phase 1 Construct Homes on Lots 23, 24
3 Phase 2 Install Driveways, Grade lots 23, 24 & Install SWM, MQ Facilities
4 Phase 3 Landscape Lots 23, 24

Maximum Density of Development

Permitted by Zone	Proposed
R-60	2 (existing dwelling to be replaced)
	Total Proposed = 2 Units

Zoning

Standard	R-60	PROPOSED Lot 23	PROPOSED Lot 24
Min. Lot Area	6,000 sf	8,093 sf	7,864 sf
Lot Width at R/W	25	53.10 ft	52.62 ft
Lot Width at B.R.L.	60'	53.10 ft	52.62 ft
Min. Front B.R.L.(Established)	28.2'	31±	29±
Rear B.R.L.	20	21±	21±
Side B.R.L.	8 Min.(18 Total)	9' Min.18 Total	8 Min. 18 Total
Maximum Building Coverage	35%	31%	34%
Maximum Building Height	35	34.5'	34

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

LEGEND
EX. CONTOUR
PROP. CONTOUR
PROP. PROPERTY
PROP. BUILDING
PROP. SEWER
PROP. DRIVEWAY
LIMITS OF DISTURBANCE
SOIL BOUNDARY
10' BRL
PROP. CONTOURS
STEEP SLOPE AREAS
PROPOSED RETAINING WALL
+ 258 PROPOSED SPOT ELEVATIONS
PROPOSED SEWER CONNECTION
PROPOSED WATER CONNECTION
PROPOSED ELECTRIC CONNECTION
AREA OF DEDICATION
PROPOSED DRYWELL
PROPOSED ROOFTOP DISCONNECT

NOTES:

1. FIRE & RESCUE TURNAROUND AS REQUIRED BY MCFRS (UNLESS DELETED BY MCFRS)
2. HOUSE FOOTPRINTS ARE SCHEMATIC ONLY.

OWNER/APPLICANT
WEDGEWOOD S.E.L., LLC
c/o BELL BUILDERS
6142 MACARTHUR BLVD.
BETHESDA, MARYLAND 20816
ATTN: FRANK BELL
TEL: (301) 320-0850
(CONTRACT PURCHASER)

HAINES LAND DESIGN LLC
811 RUSSELL AVENUE
SUITE 303
GAITHERSBURG, MD 20879
301.216.3650 FAX 301.216.3649

DISCLAIMER: WORK PERFORMED ON OR BEFORE MAY 31, 2008 WAS PERFORMED BY HLD LLC AND WORK PERFORMED ON 6/1 AFTER JUNE 1, 2008 WAS PERFORMED BY HLD LLC

WATER CLASS: I	WATERSHED: LOWER ROCK CREEK	FEMA/FIRM #: 240049 0200 C	
SUBSTRATE: TURKEY BRANCH			
BASE MAP: HR122,HP342	200 SCALE: 21BNW5	ADC MAP PAGE: 30 grid A-6	
SCALE: 1"=20'	DATE: DEC, 2007	PROJ. NO: 06-076	SHEET NO: 3 OF 3

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION HEREON ARE BASED ON ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND THAT THE MONUMENTATION IS TRUE AND CORRECT AS SHOWN HEREON.

Carl P. Zum — 02/02/09
CARL P. MOMOT
MARYLAND PROFESSIONAL LAND SURVEYOR #21534

REVISIONS

DATE: 07/2009 REVISIONS: ADD 1 LOT, ADD 1 AREA
DESCRIPTION: ADD 1 LOT, ADD 1 AREA
DATE: 02-02-09 REVISIONS: ADD 1 LOT, ADD 1 AREA
WAIVER GRANTED

DATE

THIS PLAN WAS PREPARED FOR:
BELL BUILDERS
6124 MACARTHUR BLVD
BETHESDA, MD. 20816
ATTN: FRANK BELL
301-320-0850
(CONTRACT PURCHASER)

JOB No. 06-131
DATE: 01-03-07
DRAWN BY: BH
SCALE: 1"=20'

PRELIMINARY PLAN
MOORE'S ADDITION TO WOODBURN
LOTS 23-24, BLOCK 3
A RESUBDIVISION OF
LOT 9, BLOCK 3 AND
ADDITIONAL PARCEL PER
LIBER 24837 FOLIO 538
6209 WEDGEWOOD ROAD
BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=20' DECEMBER 2006

POTOMAC VALLEY SURVEYS
19960 FISHER AVENUE
POOLESVILLE, MARYLAND
1-888-349-5090

RECORD PLAT REVIEW SHEET

Plat Name: Moore's addition to Woodburn Plat Number: 220090510
Plan Name: Moore's addition to Woodburn Plan Number: 120080060
Plat Submission Date: 10/27/08
DRD Plat Reviewer: S. Smyth
DRD Prelim Plan Reviewer: E. Grayson Checked: _____ Date _____

Initial DRD Review:
Signed Preliminary Plan – Date 2/18/09 Checked: Initial SDS Date 2/23/09
Planning Board Opinion – Date 12-28-08 Checked: Initial SDS Date 1/22/09
Site Plan Req'd for Development? Yes___ No X Verified By: SDS (initial)
Site Plan Name: — Site Plan Number: —
Planning Board Opinion – Date — Checked: Initial — Date —
Site Plan Signature Set – Date — Checked: Initial — Date —
Site Plan Reviewer Plat Approval: Checked: Initial — Date —

Review Items: 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_____

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	L. Shirley	10/29/08	11-14-08	11-10-08	REVISE NOTE
Research	Bobby Fleury			10/30/08	OK
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey				

Final DRD Review:	Initial	Date
DRD Review Complete: (All comments rec'd and incorporated into mark-up)	SDS	2/23/09
Engineer Notified (Pick up Mark-up):	SDS	1-22-09
Final Mylar w/Mark-up & PDF Rec'd:	SDS	2-20-09
Board Approval of Plat:		
Plat Agenda:	SDS	3/5/09
Planning Board Approval:	____	____
Chairman's Signature:	____	____
DPS Approval of Plat:		
Engineer 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 #:	____	____ No.____
Update Green Books for Resubdivision:	____	____
Notify Engineer to Seal Plats:	____	____
Engineer Seal Complete:	____	____
Complete Reproduction:	____	____
Sent to Courthouse for Recordation:	____	____