



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

MCPB
Item # 1B
7-24-2014

MEMORANDUM

DATE: July 10, 2014

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 July 24, 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:

220140040 – 220140050 Bethesda Mews
220140120 Bradley Farms
220140260 – 220140280 Cloverly Forest
220140760 Higgins Estate
220141040 Mid-Pike Plaza
220141170 Robins Crest
220141250 Palatine Subdivision
220141380 West Chevy Chase Heights (Revision)

Plat Name: Bethesda Mews
Plat #: 220140040 - 220140050

Location: Located in the southeast quadrant of the intersection of Old Georgetown Road (MD 187) and Alta Vista Road.
Master Plan: Bethesda-Chevy Chase Master Plan
Plat Details: RE-1 zone; 34 lots, 5 parcels
Community Water, Community Sewer
Owner: Bethesda Mews, LLC

The subdivision plats have been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 120070750 (MCPB Resolution No. 12-78) and with Site Plan No. 820130030 (Certified Site Plan dated October 11, 2013), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.

RECORD PLAT REVIEW SHEET

Plat Name: Bethesda News Plat Number: 220140040 → 220140050
 Plan Name: Alta Vista (ACC) Plan Number: 120070750
 Plat Submission Date: 2-9-2013
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N. Branski Checked: SOS Date 5/7/14

Background Review:

Signed Preliminary Plan - Date 10/5/12 Checked: Initial SOS Date 4-18-2014
 Planning Board Resolution No. 12-78 Resolution Mailing Date 3/6/13
 Site Plan Required? Yes ✓ No _____ Verified By: SOS (initial)
 Site Plan Name: Bethesda News Site Plan Number: 820130030
 Site Plan Signature Set - Date 10-11-13 Checked: Initial SOS Date 5-7-14
 Planning Board Resolution No. 13-52
 Site Plan Reviewer Check: Initial _____ Date _____

Review Items: Lot # & Layout ✓ Lot Area ✓ Zoning ✓ Bearings & Distances ok
 Coordinates ✓ Plan # ok Road/Alley Widths ✓ Easements ✓ Open Space ✓
 Non-standard BRLs ok Adjoining Land ✓ Vicinity Map ✓ Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert ✓ Owner Cert ✓ Tax Map ✓

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson				
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):
 Final Mylar & DXF/DWG Received:
 Final Mylar Review Complete:

Initial
SOS
SOS
SOS

Date
5/7/14
6-30-2014
7-7-14

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

SOS

7/24/14

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 Plat Books for Rest. Division:
 Complete Reproduction:
 Notify Consultant to Seal Plats:
 Surveyor's Seal Complete:
 Sent to Courthouse for Recordation:
 Recordation Info Entered in o Hansen

No. _____

VICINITY MAP
SCALE 1" = 2,000'

FOOTNOTES

1. *Idiosyncrasy* by Doreen W. J. Connor, *Idiosyncrasy*, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 26

SCALE 1" = 2,000'

Disposal	
1:4.7%	
3.45' dia. (3.4 units)	
5 units	
20' min. (Public St.)	
3" min.	
20' min.	
8" min.	
5,500' of min. "	
4,000' of min.	
1,000' of min.	

including all green space areas

25' min.
20' min.

40' max or 3 stories*

2 parking spaces/unit
60 parking spaces on-site
15 car spaces per parking spaces

SP-1
WSSC 211HW25

Proposed Porous Pavement
Curb & Gutter

Sanitary Sewer
Storm Drain
Water Line
Spot Elevation
Centour

Limits of Disturbance
Top and Bottom of Wall
Door Locations
Proposed Street Light

M-NOPPC staff must have protection devices provided

PREPARED FOR
Streetscape Partners, LLC
1420 Spring Hill Road
Suite 550
McLean, Va. 22101
Ph: 703-848-1600 Ex.104

[illegible]

Sanitary Sewer
Storm Drain
Water Line
Spot Elevation
Contour
Limits Of Disturbance
Top and Bottom of Wall
Door Locations
Proposed Street Light



AS-APPROVED APPROVAL STAMP
Certified Site Plan
Montgomery County Planning Board
File No. 20020002
Date: 10/11/15
Signature of Designer
Professional Engineer
The American Institute of Professional Surveyors
www.aipsurveyors.com

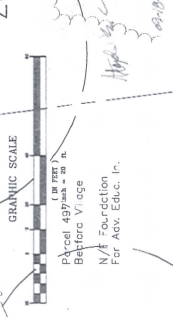
SP-4
WDC 3119925
TAX MAP #P31

SITE DEVELOPMENT PLAN
LOTS 1-34
BETHESDA MEWS
(Also Visto-ACC)
7TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND
Macris, Hendricks & Glascock, P.A.
Surveyors
Landscape Architects
www.mhgc.com
2000 Engineers Road, Suite 100
Bethesda, MD 20814
Phone: 301.461.7400
Fax: 301.461.7401
www.mhgc.com

CONVEYANCE CERTIFICATE
This is to certify that the above is a true and correct copy of the original as filed in the office of the Recorder of Deeds for the State of Maryland, on the 10th day of October, 2015.

NO.	DATE	DESCRIPTION
1	04/18/15	REVISION
2	04/18/15	REVISION
3	04/18/15	REVISION
4	04/18/15	REVISION
5	04/18/15	REVISION
6	04/18/15	REVISION
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29	04/18/15	REVISION
30	04/18/15	REVISION
31	04/18/15	REVISION
32	04/18/15	REVISION
33	04/18/15	REVISION
34	04/18/15	REVISION

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 20020002, Expiration Date: 12/31/2015.
Signature: E. C. C. P.E.



PROPOSED DEDICATION OF ROW 008 336451.4

Zone R-60
Parcel 497/2000
Bedford Village
N/F Rock Creek
Key/See Club Inc.
Piloter Box
Micro-orientation
County (Typ.)
SWM Drywell
(Typ.)
Limit of Disturbance