



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

MCPB
Item # 1B
9-7-2017

MEMORANDUM

DATE: August 23, 2017

TO: Montgomery County Planning Board

FROM: Stephen Smith, Senior Planner
Jay Beatty, Planner
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

SBS
JRB

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board Agenda for September 7, 2017

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:

220150740, 220150760	Lynwood
220160310	West Chevy Chase Heights
220160660	Guru Nanak Foundation
220161080, 220161090	Black Hill
220170810	Alta Vista
220170910	McCauley Park
220170960	Somerset Heights
220171020	Chevy Chase View

Plat Name: McAuley Park
Plat #: 221070910

Location: Located on the east side of Carmelita Drive, 600 feet north of Hemswell Lane

Master Plan: Potomac Subregion Master Plan

Plat Details: R-200 zone; 2 lots

Owner: Sara E. Schoo

The subdivision plat has been reviewed by M-NCPPC staff and determined that the plat comply with Preliminary Plan No. 120160250 (MCPB Resolution No. 17-016) as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

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 TO BE REVIEWED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND BE ENFORCED BY THE MONTGOMERY COUNTY PLANNING BOARD. THE PLANS APPROVED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW BARING NORMAL BUSINESS HOURS.
2. ALL PROPERTY CORNERS HAVE BEEN SET.
3. THIS RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION AND RECORDING OF THIS PLAT ARE NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE REPORT OR TO REJECT OR NOTE ALL MATTERS AFFECTING TITLE.
4. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
5. THIS PROPERTY IS ZONED R200 AND IS SHOWN ON TAX MAP 07122.
6. THIS PROPERTY IS SHOWN ON VSSC 800 SHEET 0200B.
7. THIS PROPERTY LIES WITHIN ZONE X PER FEMA FLOOD MAPS, COMMUNITY PANEL NO. 24030302450, EFFECTIVE DATE 5/25/2006.
8. BEARINGS ARE SHOWN HEREON ARE BASED UPON MARYLAND STATE PLANE NAD 83/91.
9. THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, REQUIREMENTS AND USSES SET FORTH IN PRELIMINARY PLAN NO. 15086250 AND NCPS RESOLUTION NO. 17-06.

OWNER'S CERTIFICATE

I, SARA E. SCODD, OWNER OF THE PROPERTY SHOWN HEREON HEREBY ADMIT THIS PLAT OF SUBDIVISION AND ESTABLISH THE BOUNDARIES SHOWN HEREON IN ACCORDANCE WITH THE PUBLIC UTILITY EASEMENT CALLED "TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" THAT CERTAIN DOCUMENT ENTITLED "TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNMENT AGENCIES, AND FURTHER GRANT THE INTEREST & EGRESS EASEMENT SHOWN HEREON TO THE COUNTY OF MONTGOMERY, MARYLAND, AND TO THE MONTGOMERY COUNTY PLANNING BOARD FOR THE BOND OF LOT 11. FURTHER THE OWNER HAS CAUSED ALL PROPERTY CORNERS TO BE SET AND TO BE ACCURATELY LOCATED AND SURVEYED IN ACCORDANCE WITH SECTION 24-101 OF THE MONTGOMERY COUNTY CODE.

THESE ARE NO SUITS, ACTIONS, TRUST, LEASES OR LEASES AFFECTING THE PROPERTY HEREON AND NO MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY HEREON AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 40824 AT FOLIO 240 AND LIBER 50863 FOLIO 042, AND THE PARTIES HEREBY ASSENT TO THIS PLAT OF SUBDIVISION.

OWNER: *Sara E. Scodd*
 DATE: *7/10/17*

WELLS FOUND: *Chloe*
 DATE: *7/10/17*

ATTEST: *Jessica E. Valentine*
 JESSICA E. VALENTINE, Vice President

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE LAND ACQUIRED BY SARA E. SCODD AND LATER SET ASHORE BY DEED DATED SEPTEMBER 16, 1999, AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN LIBER 40824 AT FOLIO 240 AND ACQUIRED BY SARA E. SCODD BY DEED DATED SEPTEMBER 16, 1999, AND LIBER 50863 AT FOLIO 042, AND THE PARTIES HEREBY ASSENT TO THIS PLAT OF SUBDIVISION.

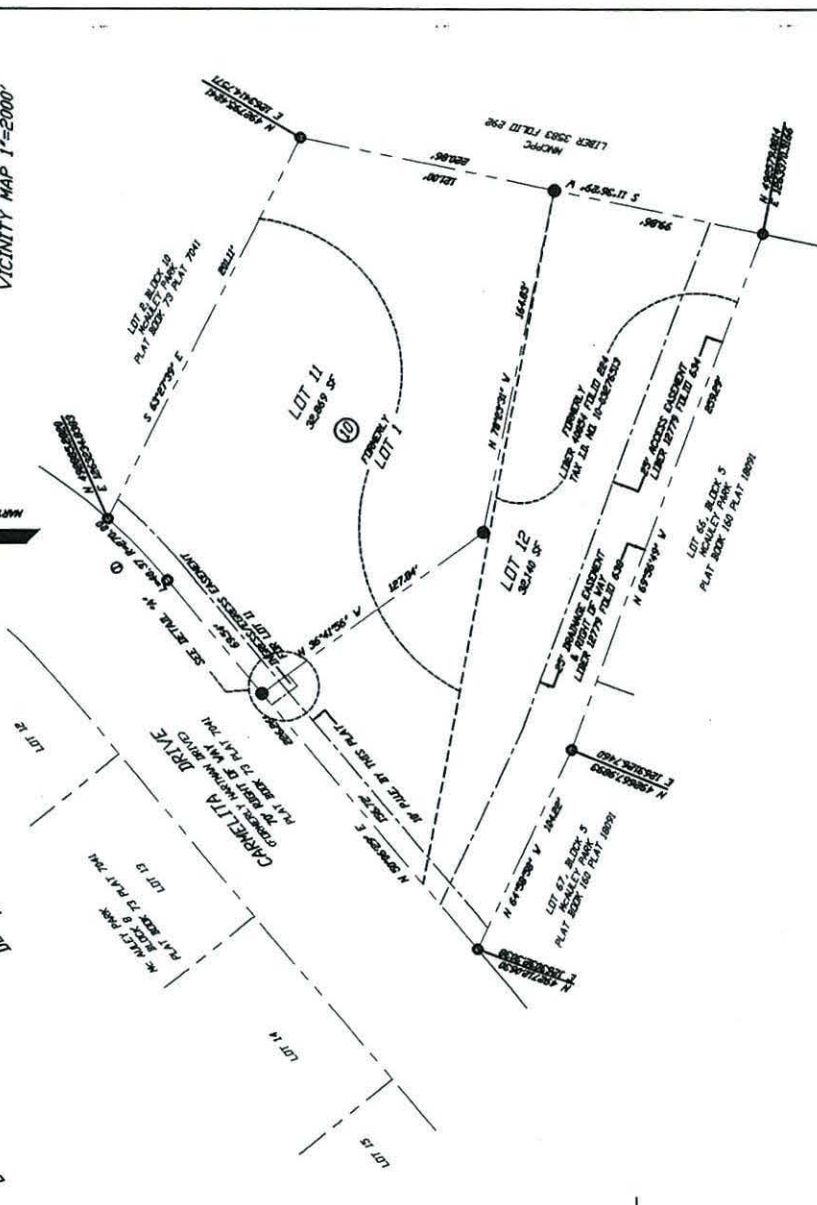
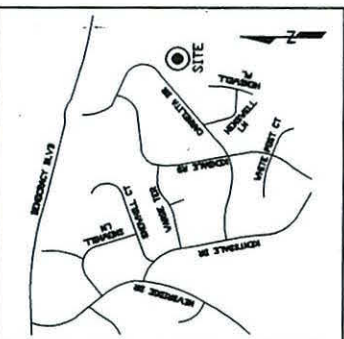
DATE: *6-26-17*

ATTEST: *Stephen J. Menthold*
 MERIDIAN SURVEYS, INC.
 STEPHEN J. MENTHOLD
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REG. NO. 10767
 EXPIRES: 2-10-2018

PLAT NO.	CURVE TABLE	CHORD	CHORD BEARING
①	ARC	40.37	N 45°49'48" E
②	RADIUS	270.00	



VICINITY MAP 1"=2000'



AREA TABULATION

LOT 11	32,869 SF	0.7546 ACRES
LOT 12	32,140 SF	0.7378 ACRES
DEDICATION	0 SF	0 ACRES
TOTAL	65,009 SF	1.4924 ACRES



SUBDIVISION RECORD PLAT
 LOTS 11 AND 12
 BLOCK 10
 MAULEY PARK
 BEING IN PART
 A RESUBDIVISION OF LOT 1, BLOCK 10
 ELECTION DISTRICT NO. 10
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=40' APRIL 2017

DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND	LEGEND ● BEAM & CAP SET ○ IRON PIPE FOUND, HELD	PREPARED BY: MERIDIAN SURVEYS, INC. P.O. BOX 549 FREDERICK, MARYLAND 21704 EMAIL: info@meridiansurveys.com HST NO. 15-1332
DIRECTOR: <i>Scott K. ...</i>		RECORDED _____
DATE: <i>7/10/17</i>		PLAT NUMBER _____
MONTGOMERY COUNTY PLANNING BOARD		ASST. SECRETARY TREASURER _____
APPROVED: _____	CHAIRMAN _____	
DATE: _____		
MDCA & P.C. RECORD FILE NO. _____		