



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: Alta Vista
Plat #: 220170810

Location: Located on the northern side of the intersection of Acacia Avenue and Locust Avenue
Master Plan: Bethesda Chevy Chase Master Plan
Plat Details: R-60 zone; 1 lot
Owner: David G. Eng

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.C.2** of the Subdivision Regulations; which state:

- C. *Consolidation.* Adjoining properties in the Rural Residential or Residential Detached zones, not developed under cluster provisions, may be combined in the following ways:
1. by consolidating 2 or more lots into a single lot, consolidating lots and an outlot into a single lot, or consolidating a lot and an abandoned road right-of-way, if:
 - a. any conditions applicable to the original subdivision remain in effect;
 - b. the number of trips generated on the new lot do not exceed those permitted for the original lots; and
 - c. all required right-of-way dedication is provided.
 2. by consolidating an existing platted lot or part of a lot that contains a legally constructed detached house, with a piece of land created as a result of a deed, if:
 - a. the portion of land created by deed cannot itself be platted under the area and dimensional standards of the zone;
 - b. any conditions applicable to the existing lot remain in effect on the new lot;
 - c. any required road dedication is provided; and
 - d. the existing platted lot was not identified as an outlot on a plat.

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 50.7.1.C.2. and supports this minor subdivision record plat.

OWNER'S CERTIFICATE

I, David G. Eng, as the Joint Tenant with the Common Law Right of Survivorship, and now owner of the property shown and described hereon, hereby,

adopt this plat of subdivision,

hereby grant a 10' public Utility Easement (P.U.E.) to the parties named in a document titled "Terms and Provisions of a Public Utility Easement" as recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, subject to all current and applicable regulations of all federal, state and local governing agencies.

I, David G. Eng, my successors and assigns will cause property corner markers to be set by a Maryland Licensed Land Surveyor, in accordance with Section 50.4.3.G of the Montgomery County Code (Subdivision Regulations.)

There are no suits of action, leases, liens or trusts on the properties included in this plat of subdivision; except for a certain deed of trust recorded among the Land Records of Montgomery County, Maryland in Liber 43210 at Folio 1

Date: _____
 David G. Eng,
 Owner by Survivorship

We hereby consent to this plat of subdivision:

Date: _____
 Chilton Morris, Asst. Vice President
 BB&T

SURVEYOR'S CERTIFICATE

I hereby certify the survey information shown hereon is correct; that this plat of subdivision has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland; that this plat is a subdivision all of the real property conveyed by,

Evangelical Lutheran Church in America to David G. Eng and Simon S. Eng as JOINT TENANTS WITH THE COMMON LAW RIGHT OF SURVIVORSHIP, by deed, dated February 17, 2011 recorded among the Land Records of Montgomery County, Maryland in Liber 41430 at Folio 259.

the property corner markers will be set in accordance with Section 50.4.3.G of the Montgomery County Code (Subdivision of Land), if so engaged,

the total area included in this plat of subdivision is 10.597 Sq.Ft. or 0.2433 of an acre. There is no dedication to public use.

Date: _____
 John R. Witmer
 Professional Land Surveyor
 MD Reg. No. 10668
 Two year MCLLE Professional Land Surveyor's License Renewal Date: 11/29/2017

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 THE MONTGOMERY COUNTY PLANNING BOARD

APPROVED:

CHAIRMAN _____ SECRETARY-TREASURER _____

M.N.C.P. & P.C. RECORD FILE NUMBER: _____

APPROVED: *David G. Eng*
 MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF
 PERMITTING SERVICES

BY: _____

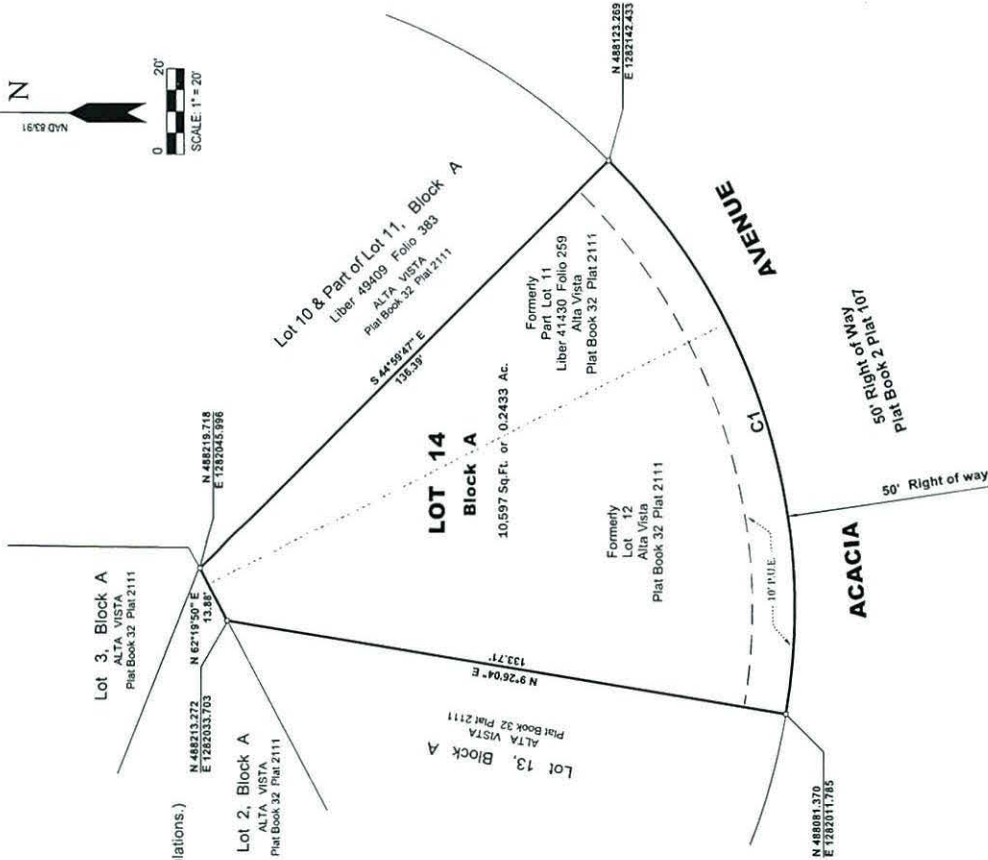
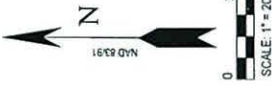
DATE: 17-26-2017

DIRECTOR _____

PLAT NO. _____

DATE: _____

PLAT NO. _____



NOTES

The property included on this plat of subdivision is currently zoned: R - 60.

The property is served by public water and sewer.

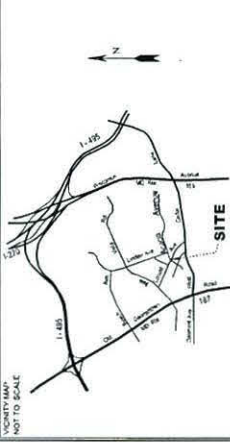
This subdivision record plat is not intended to show every matter affecting or restricting the ownership and use of the subject property. A subdivision record plat is not intended to replace an examination of title or to note all matters affecting the title.

All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of the property included on this plat, as approved by the Montgomery County Planning Board, are intended to survive and not be extinguished by the recording of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are available for public review during normal business hours.

This plat is in conformance with the requirements of Section 50-SUBDIVISION OF LAND of the Montgomery County Code (Subdivision Regulations) which provide for the consolidation of a lot and part of a lot per Section 50.7.1.C.2.

CURVE	RADIUS	ARCH LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	150.00'	142.50'	S 72° 13' 09\"/>		

HP 121
 211 NW 05
 66
 F - S



SUBDIVISION RECORD PLAT

LOT 14, BLOCK A
 A RESUBDIVISION OF LOT 12 & PART OF LOT 11, BLOCK A
ALTA VISTA
 7th (BETHESDA) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

WITMER ASSOCIATES, LLC
 18401 Woodloch Road, Suite C, Gaithersburg, MD 20879
 Tel: (301) 740-1409 Fax: (301) 740-3056 E-Mail: witmer@wita.com

DATE: February, 2017
 SHEET NO. 1 of 1