



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

**MCPB**  
**Item # 1B**  
**4-26-2018**

**MEMORANDUM**

**DATE:** April 17, 2018

**TO:** Montgomery County Planning Board

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

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for April 26, 2018

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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:

**220160770** Rock Creek Estates

**220180470** Norbeck Overlook

**220180530** Luxmanor

**Plat Name:** Rock Creek Estates  
**Plat #:** 220160770

**Location:** Located on the east side of Jones Mill Road, 150 feet south of Black Chestnut Lane.

**Master Plan:** Bethesda - Chevy Chase Master Plan

**Plat Details:** R-90 zone; 1 lot

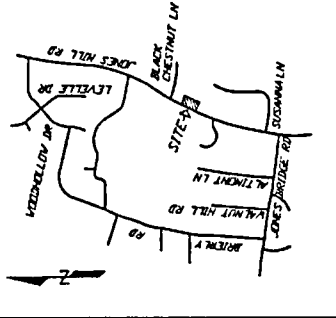
**Owner:** Ezra Reese and Nilofer Azad

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(10)** of the Subdivision Regulations in effect when the application was submitted, which states:

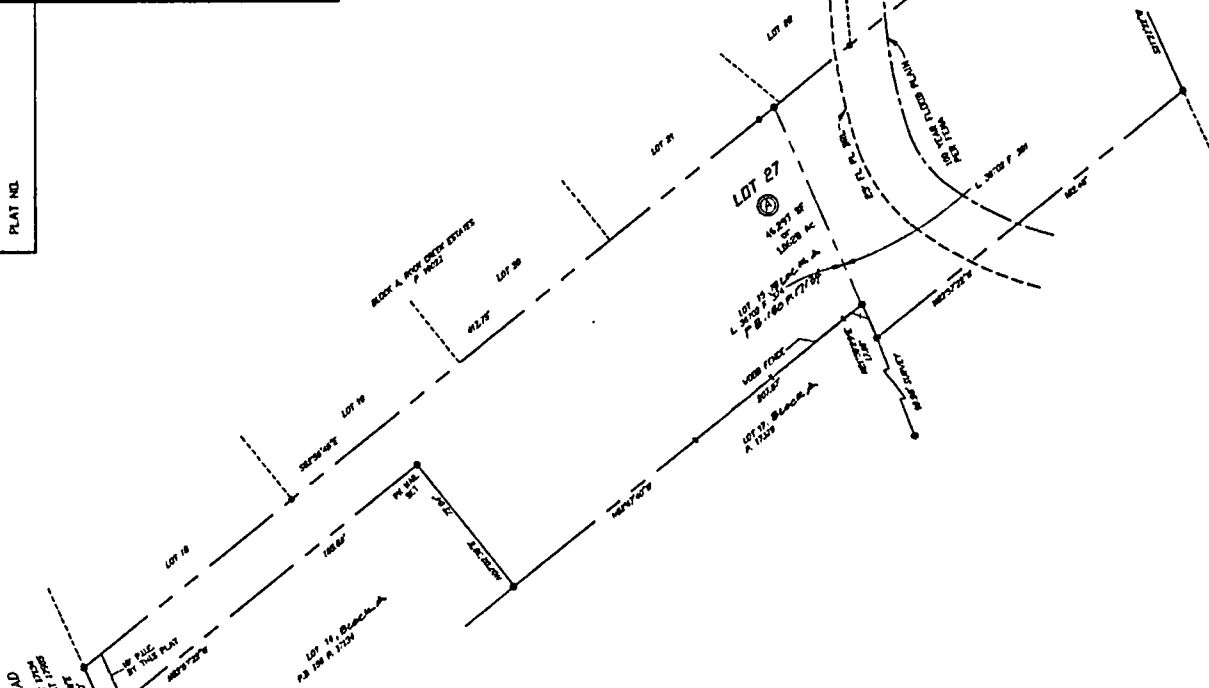
**Combining a lot and adjoining property.** Except in agricultural zones, the Planning Board may approve plats under the minor subdivision process to consolidate an existing platted lot and a partition of land created as a result of a deed, provided:

- a. In a one-family residential zone, the partition 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 full force and effect on the new lot;
- c. Any required street dedication is provided; and
- d. The subject lot was not identified as an outlot on a plat.

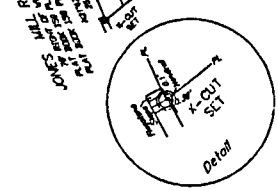
Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with respective requirements of Section 50-35A(a)(10) and supports this minor subdivision record plat.



VICINITY MAP 1"=2000'



SUBDIVISION RECORD PLAT  
 LOT 27, BLOCK A  
 ROCK CREEK ESTATES  
 (A RESUBDIVISION OF LOT 15), BLOCK A  
 ROCK CREEK ESTATES  
 PLAT BOOK 150 PLAT NO. 17134  
 ELECTION DISTRICT NO. 7  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1"=40' JANUARY 2016



- 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, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE THE RECORDING OF THIS PLAT. THE PLANS APPROVED BY THE PLANNING BOARD ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
  2. PROPERTY MARKERS TO BE SHOWN THIS -0-
  3. THIS RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE. THE RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE RECORDS TO ACQUIRE OR NOTE ALL MATTERS AFFECTING TITLE.
  4. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
  5. THIS PROPERTY IS ZONED R90 AND IS SHOWN ON TAX MAP #P6L.
  6. THIS PROPERTY IS SHOWN ON WSSC 200 SHEET 20003.
  7. THIS PROPERTY LIES WITHIN ZONE X & M PER FEMA FLOODED MAPS, COMMUNITY PANEL NO. 2400100665D, EFFECTIVE DATE 9/29/2006.
  8. PLAT BOOK 150 PLAT 17134.
  9. THE PROPERTY IS BEING SUBDIVIDED IN COMPLIANCE WITH MONTGOMERY COUNTY CODE SUB-SECTION 50-25462.10, THE COMBINING OF A LOT AND ADJOINING PARCEL OF LAND.

**OWNER'S CERTIFICATE**

EZRA REESE AND NILDOR AZAD, OWNERS OF THE PROPERTY SHOWN HEREIN, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. THE OWNERS FURTHER GRANT A PUBLIC UTILITY EASEMENT (PAUE) AS SHOWN HEREIN TO THE PARTIES NAMED IN THAT CERTAIN DOCUMENT ENTITLED "TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FTLID 457. SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE, AND LOCAL AGENCIES, THE OWNERS HEREBY WARRANTS THAT THE PROPERTY CORNER MARKERS TO BE SET BY THE REGISTERED PROFESSIONAL SURVEYOR IN ACCORDANCE WITH SECTION 50-2460 OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SUITS, ACTIONS, TRUST LIENS OR LEASES AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT THAT CERTAIN DEED OF TRUST RECORDED IN THE LAND RECORD OF MONTGOMERY COUNTY, MARYLAND IN LIBER 42797 AT FOLIO 491, AND THE PARTIES IN INTEREST THEREIN ASSENT TO THIS PLAN OF SUBDIVISION.

OWNERS:  
 DATE 1/10/16  
 ATTEST [Signature] EZRA REESE  
 DATE 1/10/16  
 ATTEST [Signature] NILDOR AZAD

WE HEREBY ASSENT TO THIS PLAT OF RESUBDIVISION MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR CHICAGO BANCORP, INC. ITS SUCCESSORS AND ASSIGNS ON 10000915-90000546 77-5) 9124879. M1525  
 DATE 1/10/16  
 ATTEST [Signature] JUSTICE  
[Signature] Ralph L. Hall, Vice President

SURVEYOR'S CERTIFICATE: VICE PRESIDENT

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE PLAT SHOWN HEREIN IS CORRECT, THAT IT IS A SUBDIVISION OF THE LAND ACQUIRED BY EZRA REESE AND NILDOR AZAD, BY DEED DATED OCTOBER 23, 2009, 2009-08767-010, THE LAND BEING PART OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FTLID 457, AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 38702 AT FOLIO 381, AND I FURTHER CERTIFY THAT ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREIN, ALL PROPERTY CORNERS SHOWN THIS -0- WILL BE SET AS DELINEATED HEREIN IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-2460 OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA OF THIS PLAT IS 46,297 SQUARE FEET OR 1.0628 ACRES OF LAND OF WHICH 0.00 SQUARE FEET IS DEDICATED TO PUBLIC USE.

DATE 1/10/16  
[Signature]  
 STEPHEN J. VENTRONE  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REG. NO. 10767  
 EXPIRES 2-10-2020

DEPARTMENT OF PERMITTING SERVICES  
 MONTGOMERY COUNTY, MARYLAND

PREPARED BY:  
 MERIDIAN SURVEYS, INC.  
 P.O. BOX 5119  
 FREDERICK, MARYLAND 21704  
 (301) 721-9400  
 EMAIL: surveyor@meridiansurveys.com  
 MST NO. 16-1005

RECORDED \_\_\_\_\_ PLAT NUMBER \_\_\_\_\_

APPROVED: [Signature] DATE 1/10/2016 ASST. SECRETARY TREASURER

CHAIRMAN \_\_\_\_\_ SECRETARY TREASURER \_\_\_\_\_

MARYLAND NATIONAL CAPITOL PARK AND PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD

LEGEND  
 REBAR & CAP FOUND HELD  
 IRON PIPE FOUND, HELD  
 IRON PIPE FOUND ON LINE  
 L.I. L.A.S. FOUND