



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

MCPB
Item # 1B
3-21-2019

MEMORANDUM

DATE: March 8, 2019

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator *SS*
Jay Beatty, Senior 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 March 21, 2019

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:

220190310 · Chevy Chase View

Plat Name: Chevy Chase View
Plat #: 220190310

Location: Located in the northwest corner of the intersection of Saul Road and Gartrell Place.

Master Plan: Kensington - Wheaton Master Plan

Plat Details: R-90 zone; 3 lots, 1 outlot

Owner: 4205 Saul Road LLC, et al

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120180160 (MCPB Resolution No. 18-087), 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.

SAUL ROAD DEDICATION:
 THE DEDICATION OF SAUL ROAD TO THE PUBLIC DOMAIN IS SUBJECT TO THE FOLLOWING CONDITIONS:
 1. THE DEDICATION IS SUBJECT TO THE APPROVAL OF THE BOARD OF PUBLIC WORKS.
 2. THE DEDICATION IS SUBJECT TO THE APPROVAL OF THE BOARD OF PUBLIC WORKS.
 3. THE DEDICATION IS SUBJECT TO THE APPROVAL OF THE BOARD OF PUBLIC WORKS.
 4. THE DEDICATION IS SUBJECT TO THE APPROVAL OF THE BOARD OF PUBLIC WORKS.
 5. THE DEDICATION IS SUBJECT TO THE APPROVAL OF THE BOARD OF PUBLIC WORKS.

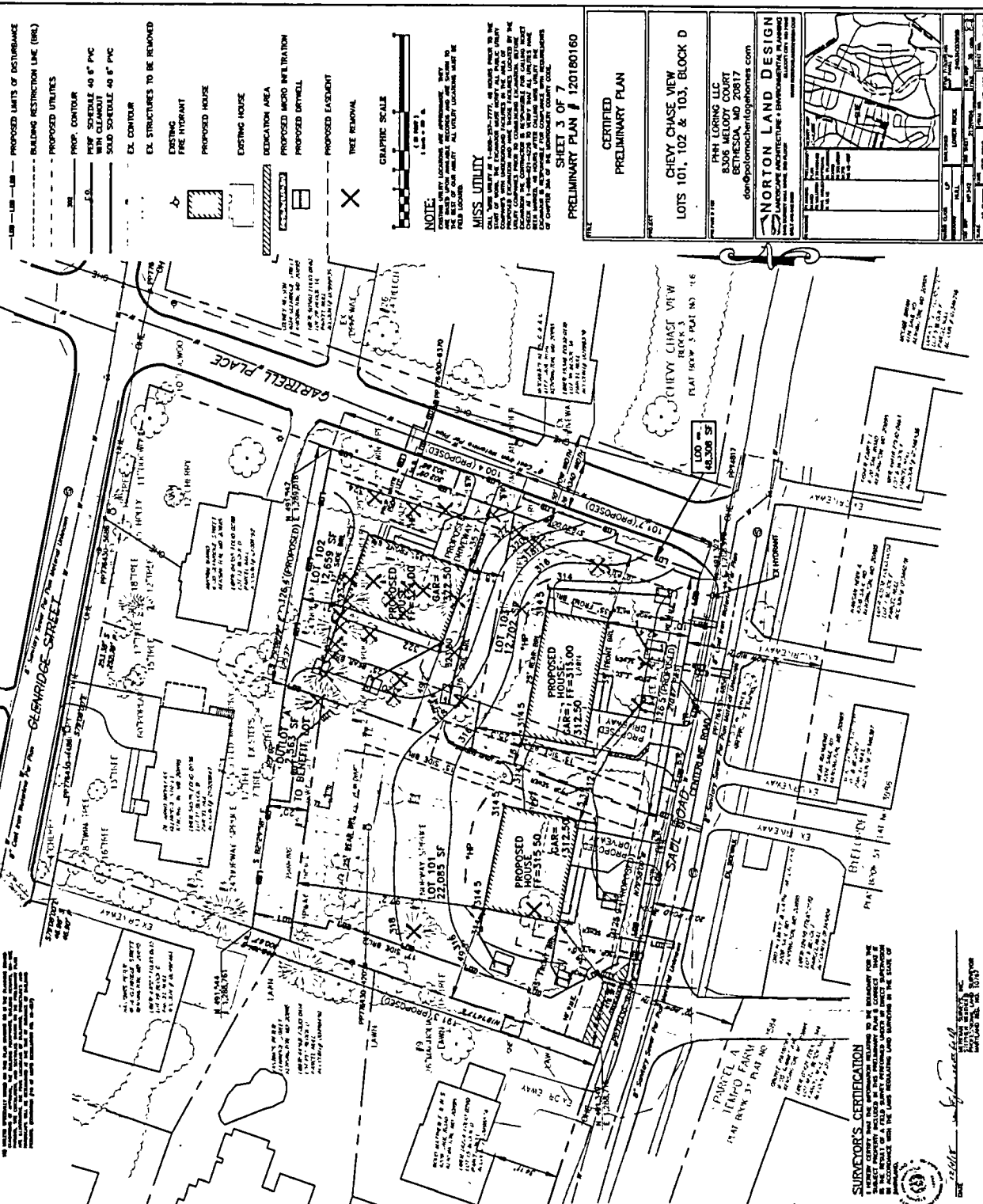
CONCEPTUAL LIMITS OF DISTURBANCE:
 *LOD = 48,308 SF
 INCLUDES UTILITY WORK
 IN THE RUN

GENERAL NOTES:

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5. THE DEDICATION IS SUBJECT TO THE APPROVAL OF THE BOARD OF PUBLIC WORKS.

SITE TABULATIONS:

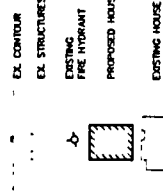
PROPERTY (ACRES)	1.18 AC (24,077 SF)
DEDICATION TO SAUL ROAD	0.08 AC (1,733 SF)
NET PROPERTY (ACRES)	1.10 AC (24,000 SF)
AREA BY ZONE	0.21 AC (4,600 SF)
TOTAL LIMITS THEORETICAL YIELD	5



- LEGEND**
- EXISTING TREE
 - EXISTING TREE
 - SOILS/MODE
 - LIMITS OF SURVEY
 - EXISTING PROPERTY BOUNDARY
 - PROPOSED PROPERTY BOUNDARY
 - PROPOSED LIMITS OF DISTURBANCE
 - BUILDING RESTRICTION LINE (BRL)
 - PROPOSED UTILITIES
 - PROP. CONTOUR
 - PROP. SCHEDULE 40 6" PVC
 - SOLID SCHEDULE 40 6" PVC
 - EL CONTOUR
 - EL STRUCTURES TO BE REMOVED
 - EXISTING FIRE HYDRANT
 - PROPOSED HOUSE
 - EXISTING HOUSE
 - DEDICATION AREA
 - PROPOSED MICRO INFILTRATION
 - PROPOSED DRAINAGE
 - PROPOSED EASEMENT
 - TREE REMOVAL
 - GRAPHIC SCALE

NOTE:
 ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CLIENT SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

MISS. UTILITY:
 THE LOCATION OF ALL MISS. UTILITIES SHALL BE VERIFIED BY THE CLIENT PRIOR TO CONSTRUCTION.



PRELIMINARY PLAN # 120180160

CERTIFIED PRELIMINARY PLAN

CHEVY CHASE VIEW
 LOTS 101, 102 & 103, BLOCK D

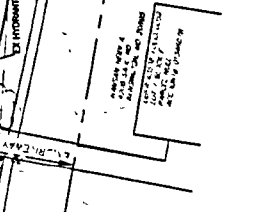
PHH LORRINS LLC
 8308 HELODY COURT
 BETHESDA, MD 20817
 cde@pdpotomachinterior.com

SNORTON LAND DESIGN
 LANDSCAPE ARCHITECTURE & ENVIRONMENTAL PLANNING
 10000 WOODBURN DRIVE, SUITE 100
 WASHINGTON, DC 20014

DATE	10/15/2014
BY	J. SNORTON
CHECKED BY	J. SNORTON
SCALE	AS SHOWN
TITLE	PRELIMINARY PLAN
PROJECT	CHEVY CHASE VIEW
CLIENT	PHH LORRINS LLC
DESIGNER	SNORTON LAND DESIGN
STANDARD NO.	MD-212.03

SURVEYOR'S CERTIFICATION
 I, JAMES SNORTON, LICENSED SURVEYOR, STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAN IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A MEMBER IN GOOD STANDING OF THE SURVEYING BOARD OF THE STATE OF MARYLAND.

DATE: 10/15/2014
 SIGNATURE: [Signature]



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APPROVED: [Signature]
 JAMES SNORTON
 LICENSED SURVEYOR
 STATE OF MARYLAND

STANDARD NO. MD-212.03