





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

MCPB
Item # 1B
3-14-2019

MEMORANDUM

DATE: March 4, 2019

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator 
Jay Beatty, Senior Planner 
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 14, 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:

220180950 Chevy Chase, Section 3

Plat Name: Chevy Chase, Section 3
Plat #: 220180950

Location: Located on the north side of Bradley Lane, 100 feet west of Georgia Street.

Master Plan: Bethesda - Chevy Chase Master Plan

Plat Details: R-60; 1 lot

Owner: John Carlson

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

- 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.

NOTES

1. THE PROPERTY SHOWN HEREIN IS SERVED BY PUBLIC WATER AND SEWER.
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-40 ZONE AS OF THE DATE OF PLAT RECOGNITION.
3. REF = REBAR FOUND
 RS = REBAR WITH CAP SET
 RST = REBAR AND CAP FOUND
 RM = REBAR WITH MOUNT FOUND
 DN = DRILL HOLE FOUND
4. THIS PROPERTY IS SHOWN ON TAX MAP IN 34.
5. THIS PROPERTY IS SHOWN ON M&S.C. 200-FOOT SHEET 208 IN 14.
6. FLOOD ZONE "F" PER F.E.P.A. FIRM 1749, CERTAINITY PANEL 24000000.
7. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH THIS PLAT SHALL BE GOVERNED BY THE MONTGOMERY COUNTY PLANNING BOARD AND THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING AND PLANNING SERVICES. ANY APPLICANT WHOSE INTERESTS TO SURVIVE SHALL BE REQUIRED BY THE BOARD, THE DEPARTMENT OF PERMITTING AND PLANNING SERVICES, AND THE OFFICIAL AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR PLAT SUBDIVISION APPROVALS CONTAINED IN SECTION 167 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 60 OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING AND PLANNING SERVICES. THE PLATTED LOT AND TRACTABLE PARTS OF LOTS THAT CONTAIN UNLAWFULLY CONSTRUCTED DETACHED HOLDS, INTO A SINGLE LOT AS PROVIDED FOR IN SECTION 167.12.2.
9. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER AFFECTING THE OWNERSHIP AND USE, OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DETECT OR NOTE ALL MATTERS AFFECTING TITLE.

OWNER'S CERTIFICATE

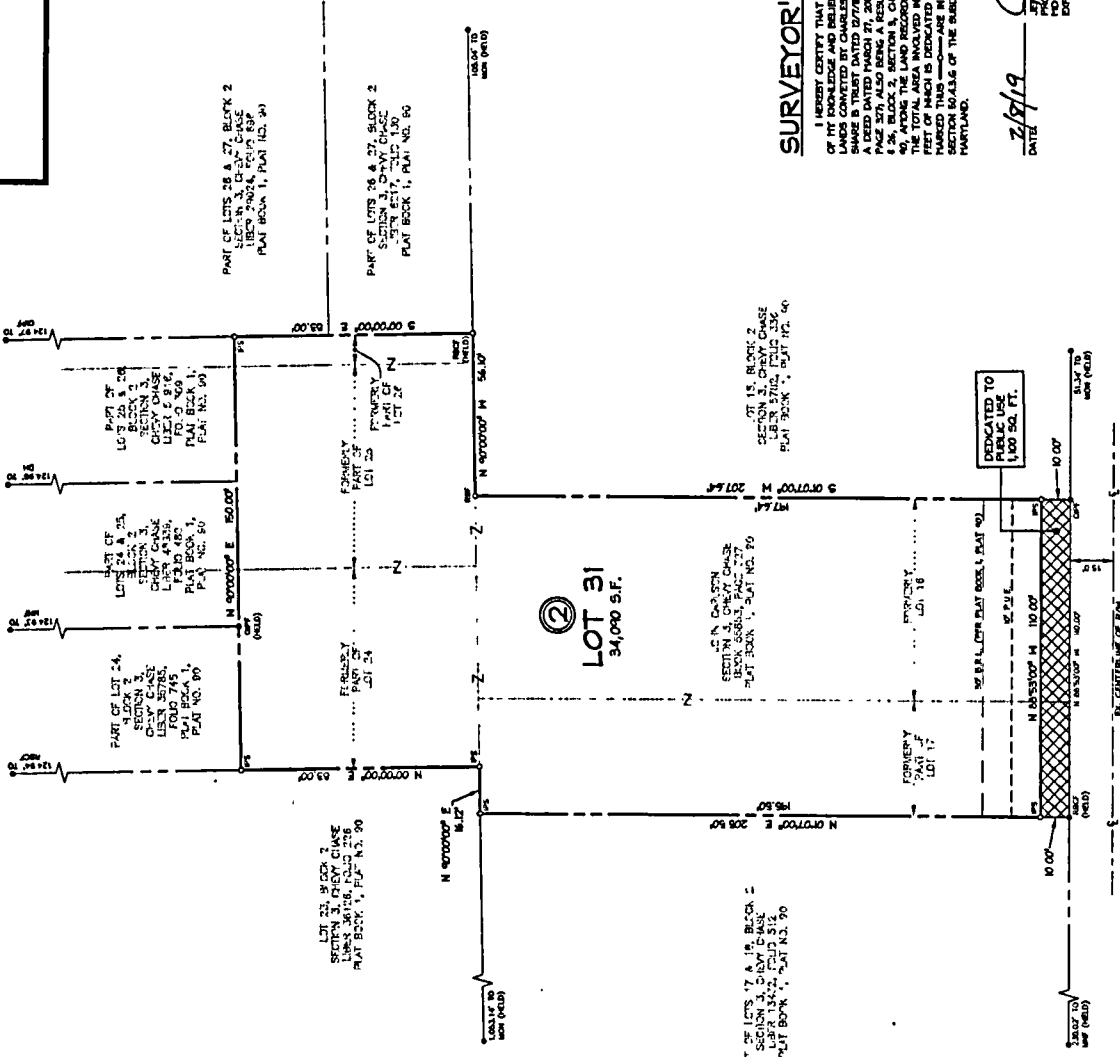
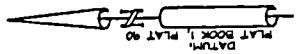
I, JOHN CARLSON, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADOPT THIS PLAT OF SUBDIVISION HEREBY ADJACENT TO BRADLEY LANE. I, THE UNDERSIGNED, USE THE 1400 SQ. FT. OF LAND SHOWN AS 10 PARTS, GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREIN AS 10 PARTS, TO THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING AND PLANNING SERVICES, AS DECLARATION OF TRUST AND PROVISIONS OF PUBLIC UTILITY EASEMENTS, AS SET FORTH IN SECTION 167.12.2 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. THESE ARE NO MATTER ACTIONS AT LAW, LEASERS, LIENS, PORTFOLIOS, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREIN, EXCEPT AS INDICATED BELOW.

DATE: 2/27/19
 JOHN CARLSON
 WITNESS

PLAT No.



VICINITY MAP
SCALE 1" = 200'



SURVEYOR'S CERTIFICATE

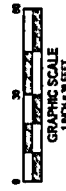
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS CONVEYED BY CHARLES E. BURGON, TRUSTEE OF THE DAVID B. HESSEL TRUST TO THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING AND PLANNING SERVICES BY A DEED DATED MARCH 27, 2008 AND RECORDED APRIL 1, 2008 IN BOOK 106A, PAGE 379, ALSO BEING A RESUBDIVISION OF LOT 17, 24, 25 AND PART OF LOTS 17, 24, 25 & 26, BLOCK 2, SECTION 3, CHEVY CHASE, MONTGOMERY COUNTY, MARYLAND, AS SHOWN IN PLAT BOOK 1, PLAT 106, AND THE TOTAL AREA INVOLVED IN THIS PLAT IS 34,000 SQUARE FEET. I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF MARYLAND AND THAT THE FEET OF WHICH IS DEDICATED TO PUBLIC USE, AND THAT ALL PROPERTY CORNERS MARKED THIS DATE ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH PARAGRAPHS 167.12.2 AND 167.12.3 OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE: 2/27/19
 [Signature]
 PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 2658
 EXPIRATION DATE: JULY 15, 2019

SUBDIVISION RECORD PLAT
 LOT 31, BLOCK 2
 SECTION 3,
CHEVY CHASE

A RESUBDIVISION OF LOT 16
 † PART OF LOTS 17, 24, 25 & 26, BLOCK 2
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30' MAY, 2019

BRADLEY LANE
 307' RIGHT OF WAY
 (PER PLAT BOOK 2, PLAT 106)



10 South Beetz Street
 Frederick, Maryland 21701
 301-807-8031 ext. 200
 301-807-8045 fax
 www.cos-engineering.com
 info@cos-engineering.com



220182150

Department of
 Permitting Services
 Montgomery County, Maryland

Date: February 15, 2019
 Approved: [Signature]

PLAT TABULATION

Area of Lots	34,000 sq. ft.
Area of Lot(s)	34,000 sq. ft.
Area of Parcel(s)	34,000 sq. ft.
Area of Street Dedication	1,400 sq. ft.
TOTAL AREA	35,400 sq. ft. (80.8 ACRES)

The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board

Approved: _____
 Chairman

M.N.C.P. & P.C. Record File No. _____

Recorded _____
 Plat No. _____