



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

MCPB
Item # 1B
6-20-2019

MEMORANDUM

DATE: June 10, 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 June 20, 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:

- 220180150 Lake Normandy Estates
- 220190010 Chevy Chase, Section 3
- 220190190 – 220190220 Montgomery Village Center
- 220190670 Bradley Farms
- 220190700 Whitehall Manor

Plat Name: Lake Normandy Estates
Plat #: 220180150

Location: Located on the south side of Marseille Drive, 400 feet west of Fall River Lane.

Master Plan Potomac Subregion 2002 Master Plan

Plat Details: R-200 zone; 2 lots

Owner: Alizera Zahedian and Hyesuk Yi

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120170100 (MCPB Resolution No. 17-029), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the previous approval of the aforesaid plan.

OWNERS CERTIFICATION

The undersigned owners of the property shown hereon, hereby adopt this plat of subdivision establish and grant to Montgomery County, Maryland, a 47' temporary slope easement parallel and adjacent to the dedicated street(s) to the front building restriction line. Such slope easement shall be automatically relinquished after all public improvements have been lawfully completed and accepted for maintenance by Montgomery County, Maryland or other acceptable public agency and grant a Public Utilities Easements shown hereon as (10' P.U.E.) to the parties named in a document entitled "Terms and Provisions of Public Utility Easement" as recorded in Liber 3604 at Folio 457 among the lands records of Montgomery County, Maryland. The owner will cause all property corner monuments and any other monuments to be set by registered Maryland Land Surveyor, in accordance with Section 50.4.3.G of the Montgomery County Code.

There are no suits, liens, mortgages, or trusts, affecting the property included in this plat of subdivision.

Dorothy W. McVee 5/18/19 Date
 Witness
Dorothy W. McVee 5/18/19 Date
 Witness

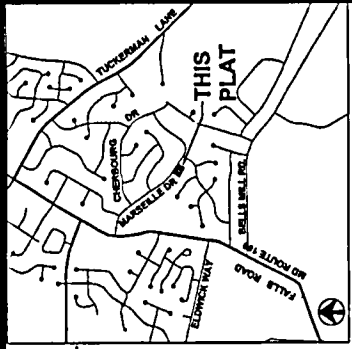
SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct and that it is a subdivision of all of the land described in the plat shown hereon. I am a duly Licensed Professional Land Surveyor in the State of Maryland, License No. 13539 as of 04/01/2019, and recorded in Liber 13539 at Folio 200, also being a resubdivision of "Lake Normandy Estates" Plat 5, Block G, as shown on Subdivision Record Plat 3516, all among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set in accordance with the provisions of Section 50.4.3.G of Montgomery County Code. The total area included on this plat is 40867 Square Feet of land of which none is dedicated to the public use.

Thomas A. Maddox DATE: 5/21/2019
 THOMAS A. MADDOX - Registered Professional Land Surveyor MD #10850 Expires 4/3/2020



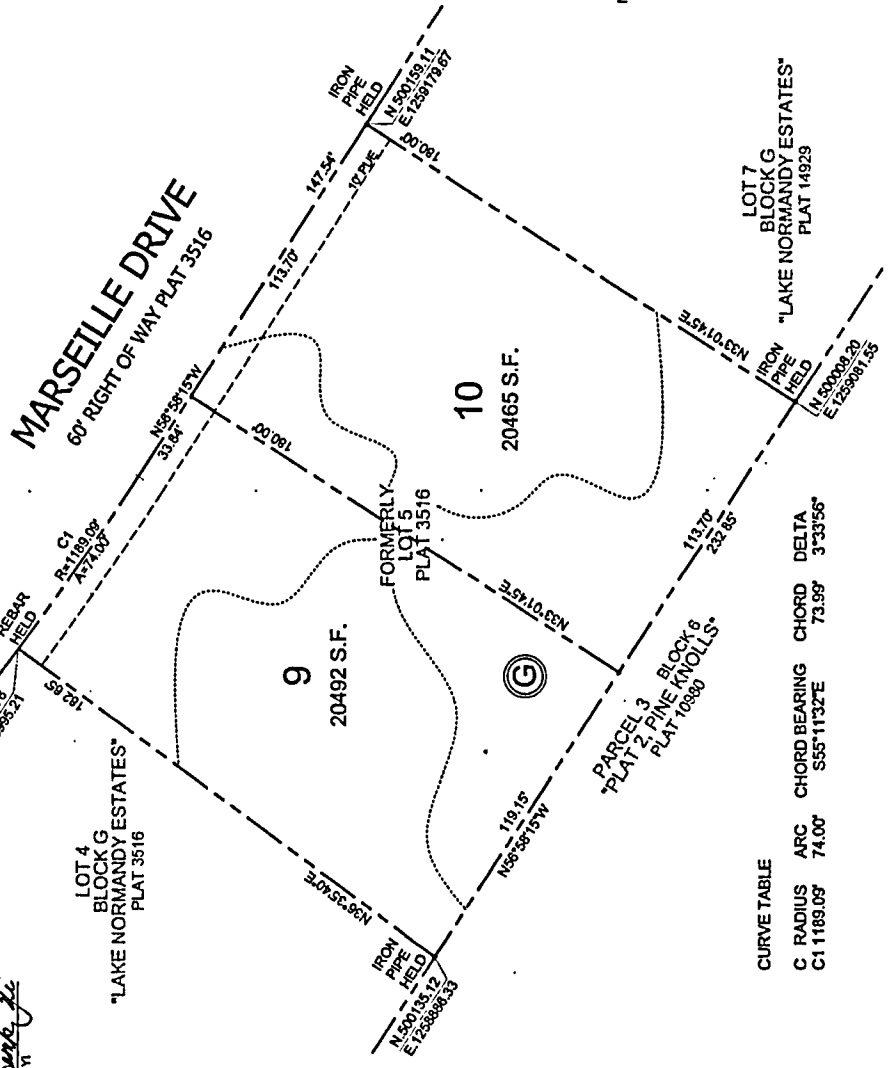
PLAT NO.



VICINITY MAP
 SCALE: 1" = 2,000'

NOTES

1. PROPERTY ZONED R2B.
2. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
3. 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 BE INCORPORATED INTO ANY SKETCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
4. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 1217701A ENTITLED "LAKE NORMANDY ESTATES" RESOLUTION DATED 07/20/07, ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
5. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFLECT OR NOTE ALL MATTERS AFFECTING TITLE.
6. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP PG54.



SUBDIVISION RECORD PLAT
 LOTS 9 & 10
 BLOCK G
LAKE NORMANDY
 ESTATES
 A RESUBDIVISION OF
 LOT 5 BLOCK G
 ELECTION DISTRICT 10
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 30' AUGUST 2017

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 8933 SHADY GROVE COURT
 GAITHERSBURG, MARYLAND 20877
 (301) 944-5804

PLAT TOTALS	
NUMBER OF LOTS	2
NUMBER OF ACRES	4.687 S.F.
AREA OF DEDICATION	0.000 S.F.
TOTAL AREA SHOWN ON PLAT	40867 S.F.

MONTGOMERY COUNTY
 DEPARTMENT OF PERMITTING SERVICES
 APPROVED: 5-27-2019
Reina DIRECTOR

THE MARYLAND NATIONAL CAPITAL
 PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED: _____ DATE _____
 CHAIRMAN ASST.-SECRETARY-TREASURER

PLAT	_____
DATE	_____



BR&A
 Branning & Associates, Inc.
 10000 Rockledge Drive
 Suite 100
 Rockledge, FL 32955
 (407) 591-0100



LAKE NORMANDY ESTATES
 PRELIMINARY PLAN
 Resubdivision of Lot 5, Block G
 Montgomery County, Maryland

ZONING STANDARDS:

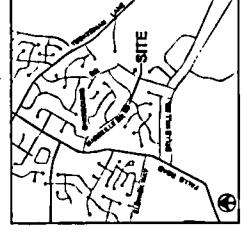
ZONE: R-200	Req.	Prov.
Lot Size	20,000 sf	20,470 sf +
Front Setback	40'	40' or more
Sideyards	12 min., 25' total	12 min.
Rearyard	30'	30' or more
Building Height	40' Max.	40' or less
Lot Coverage	25% Max.	25% or Less
Building Line	100'	100' or more
Frontage	25'	100' or more

- NOTES:**
- AREA OF PROPERTY - 40,837 SF
 - EXISTING ZONING - R-200
 - EXISTING LOT AREA - 40,837 SF
 - NUMBER OF LOTS SHOWN - 2
 - LOT AREA - 20,417 SF
 - LOT AREA - 20,420 SF
 - SITE TO BE SERVED BY PUBLIC WATER AND SEWER
 - EXISTING SEWER & WATER SERVICE CATEGORIES - S-1, W-1
 - LOCATED IN GAIN JOHN OPEN WATERPHEED
 - EXISTING UTILITY LOCATIONS SHOWN
 - EXISTING UTILITY LOCATIONS TO BE PROVIDED BY: Washington Gas, Verizon, PEPCO

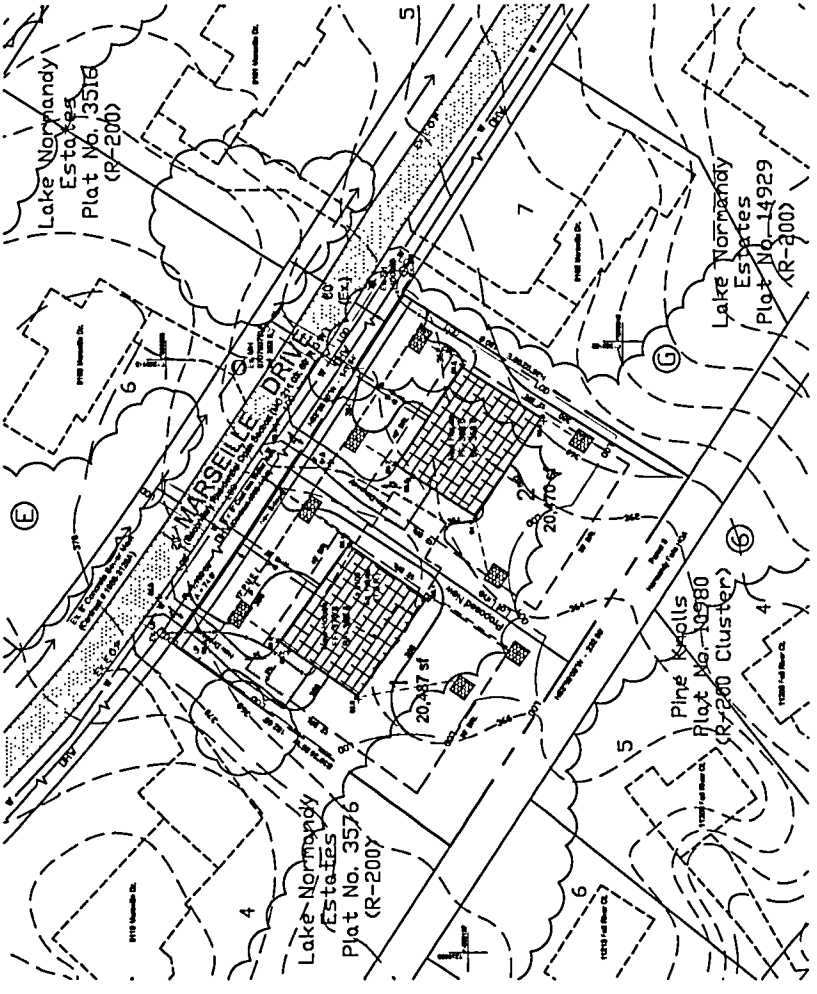
LEGEND:



VICINITY MAP
 SCALE: 1" = 2,000'



PREPARED FOR:
 ALI ZAHEDIAN &
 HYESUK YI
 10000 ROCKLEDGE DRIVE
 POTOMAC, MARYLAND 20854
 301-582-2487



NOTE:
 The building footprint(s) shown on the Preliminary Plan are illustrative. Final building footprints will be determined during the building permit process. Please refer to the zoning code for all other applicable requirements. Building setbacks shown on this plan are for informational purposes only. Other setbacks for all development may apply as indicated on the conditions of the Planning Board's approval.



DATE: 11/17/18	BY: [Signature]
PROJECT: LAKE NORMANDY ESTATES	SCALE: 1" = 30'
DATE: 11/17/18	BY: [Signature]
PROJECT: LAKE NORMANDY ESTATES	SCALE: 1" = 30'



Surveyor's Certificate
 I, the undersigned, being a duly licensed Surveyor of the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my office.

[Signature]
 Date: 11/17/18