





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

MCPB
Item # 1B
9-26-2019

MEMORANDUM

DATE: September 13, 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 September 26, 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:

220150700 & 220150710 Trotters Glen

220190710 Chevy Chase, Section 3

Plat Name: Trotters Glen
Plat #: 220150700 - 0710

Location: Located on the west side of Batchellors Forest Road opposite Dapple Grey Court

Master Plan: Olney Master Plan

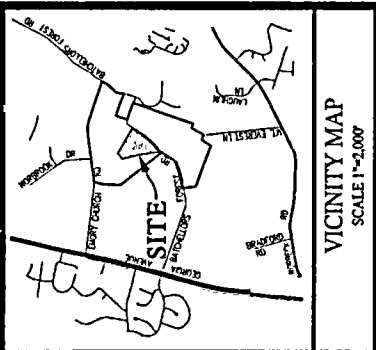
Plat Details: RNC zone; 1 lot and 1 parcel

Owner: Toll MD XI Limited Partnership

Staff recommends approval of these minor subdivision plats pursuant to Section 50.7.1.A. of the Subdivision Regulations; which states:

- A. *Minor lot line adjustment.* The sale or exchange of part of a lot between owners of adjoining lots for the purpose of small adjustments in boundaries, if:
1. the total area of the adjustment is 5 percent or less of the combined area of the lots affected by the adjustment;
 2. additional lots are not created;
 3. the adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved;
 4. the owner submits a scaled drawing for review and approval by the Director. The drawing may be a copy of the existing record plat and must contain the following information:
 - a. proposed lot line adjustment as a dashed line;
 - b. any buildings, driveways, or other improvements located within 15 feet of the proposed adjusted lot line;
 - c. any minimum building setback that would be altered by the minor lot line adjustment; and
 - d. the amount of lot area affected by the minor lot line adjustment;
 5. The drawing is approved, revised, or denied by the Director in writing within 10 days after the drawing is submitted or it is deemed approved.

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.A. and supports these minor subdivision record plats.



GENERAL NOTES

- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW ERECTION OF MONUMENTS OR TO BE CONSIDERED AS A SUBSTITUTE FOR THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXISTING RECORD PLAT OR TO DEPEND ON MORE ALL MATTERS AFFECTING THE PROPERTY ARE TO BE DETERMINED BY THE RECORDS OF THE MONTGOMERY COUNTY DEPARTMENT OF PLANNING AND ZONING.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND RESTRICTIONS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY DEPARTMENT OF PLANNING AND ZONING, SHALL BE CONSIDERED AS PART OF THIS RECORD PLAT AND SHALL BE ENFORCEABLE BY THE RECORDS OF THE MONTGOMERY COUNTY DEPARTMENT OF PLANNING AND ZONING.
- THE RECORDS OF THE MONTGOMERY COUNTY DEPARTMENT OF PLANNING AND ZONING SHALL BE MAINTAINED BY THE RECORDS OF THE MONTGOMERY COUNTY DEPARTMENT OF PLANNING AND ZONING AND SHALL BE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THIS PROPERTY IS TO BE ZONED BY PUBLIC HEALTH AND PUBLIC SAFETY AS A RURAL OPEN SPACE.
- NO STRUCTURES OR USES SHALL BE PERMITTED ON THIS PROPERTY THAT ARE IN CONFLICT WITH THE ZONING REGULATIONS OF THE MONTGOMERY COUNTY DEPARTMENT OF PLANNING AND ZONING.
- THE PROPERTY SHOWN HEREON IS ZONED RUC AT THE TIME OF THIS RECORD PLAT. ANY CHANGES TO THE ZONING REGULATIONS OF THE MONTGOMERY COUNTY DEPARTMENT OF PLANNING AND ZONING SHALL BE SUBJECT TO THE RESTRICTIONS OF CHAPTER 22A, THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN.
- THE LOT SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS AS SET FORTH IN THE ZONING REGULATIONS OF THE MONTGOMERY COUNTY DEPARTMENT OF PLANNING AND ZONING.
- NO CHANGES IN USE SHALL BE PERMITTED WITHOUT THE APPROVAL OF THE MONTGOMERY COUNTY DEPARTMENT OF PLANNING AND ZONING.
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GLW
 PLANNING | ENGINEERING | SURVEYING
 3809 NATIONAL DRIVE | SUITE 200 | BURTONTOWN, MD 20884 | GLOWPAC.COM
 PHONE: 301-471-4004 | FAX: 301-471-4108
 WFOPC: P.L.E. # 220150710

PLAT No.

ESSIC CONTROL STATIONS
 STATION No. 13529
 N 534,895.075 E. 1,276,328.871
 STATION No. 13527
 N 501,000.000 E. 1,000,000.000
 COMBINED SCALE FACTOR: 0.99999376

CURVE TABULATIONS

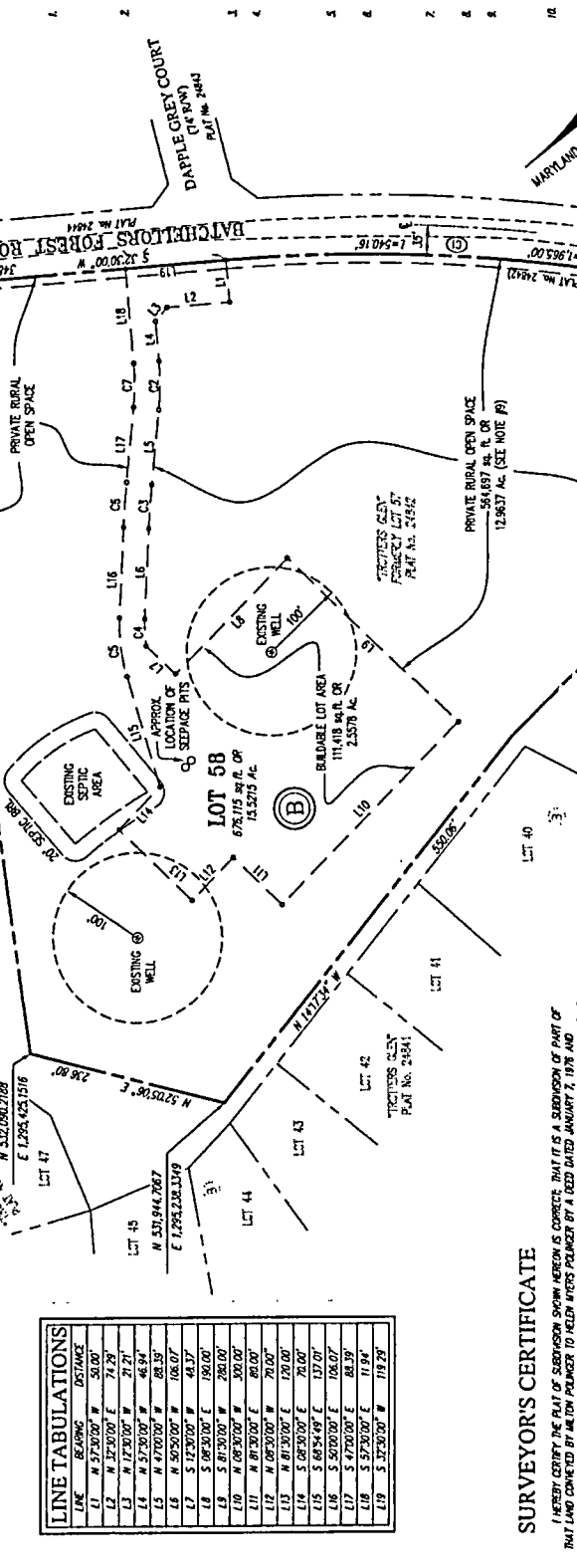
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1,853.00	540.18	771.79	358.48	S 40°27'30" W	103°00'00"
C2	215.00	57.73	28.84	57.65	N 52°15'00" W	103°00'00"
C3	985.00	575.77	23.79	51.97	N 40°30'00" W	103°00'00"
C4	165.00	32.01	16.65	31.97	N 83°27'17" W	103°00'00"
C5	275.00	78.97	33.81	70.65	S 39°27'31" E	103°00'00"
C6	1,013.00	317.4	28.58	317.4	S 49°52'00" E	103°00'00"
C7	285.00	32.23	28.19	31.16	S 49°52'00" E	103°00'00"

OWNER'S CERTIFICATE

THOMAS L. KEENE, SUCCESSOR TRUSTEE OF THE HELM & PALMER REVOCABLE TRUST, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADMITS THIS PLAT IS A CORRECT AND TRUE REPRESENTATION OF THE PROPERTY SHOWN HEREON AND THAT THE SAME SHALL BE CONSIDERED AS A SUBSTITUTE FOR THE SUBDIVISION RECORD PLAT. THE ROAD HAS BEEN LAID OUT, COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

AS OWNER, THE UNDERSIGNED AND HIS SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS TO BE SET BY A REGISTERED SURVEYOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

DATE: 02/26/19
 BY: *James L. Keene*
 WITNESS: *Colin H. Roberts*



SUBDIVISION RECORD PLAT
LOT 58, BLOCK B
TROTTERS GLEN
 OLNEY ELECTION DISTRICT No. 8
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=100' APRIL 2019

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THAT LAND OWNED BY THE HELM & PALMER TRUST, MARYLAND, BY A DEED DATED JANUARY 7, 1978 AND PART OF THAT LAND OWNED BY THE HELM & PALMER TRUST, MARYLAND, BY A DEED DATED DECEMBER 8, 1978 AND RECORDED AMONG THE RECORDS OF THE MONTGOMERY COUNTY DEPARTMENT OF PLANNING AND ZONING, AND THAT THE SAME SHALL BE CONSIDERED AS A SUBSTITUTE FOR THE SUBDIVISION RECORD PLAT. THE ROAD HAS BEEN LAID OUT, COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

AS SURVEYOR, THE UNDERSIGNED AND HIS SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS TO BE SET BY A REGISTERED SURVEYOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

DATE: 02/26/19
 BY: *William E. Greenawald, III*
 WITNESS: *William E. Greenawald, III*

APPROVED: _____ DATE: 02/27/2019
 CHAIRMAN: _____ ASST. SECRETARY/TREASURER: _____
 M.N.C.P. & P.C. RECORD FILE No. 11-098
 RECORDED: _____ PLAT No. _____
 DRAWN BY: WNY/WEG
 CHECKED BY: _____
 Q.W. FILE NO.: 11-098