



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

**MCPB**  
**Item # 1B**  
**5-14- 2020**

**MEMORANDUM**

**DATE:** April 30, 2020

**TO:** Montgomery County Planning Board

**FROM:** Stephen Smith, Coordinator *SSS*  
Jay Beatty, Senior Planner *JLB*  
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 May 14, 2020

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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:

<b>220190330</b>	<b>Alta Vista</b>
<b>220190770 – 220190890</b>	<b>Bloom Montgomery Village</b>

**Plat Name:** Alta Vista  
**Plat #:** 220190330

**Location:** Located southwest of the intersection of Acacia Avenue and Cypress Avenue

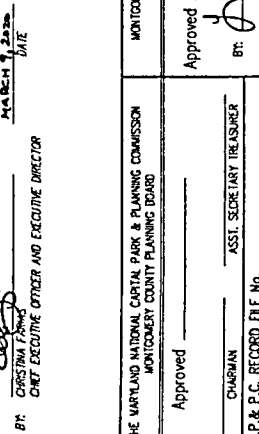
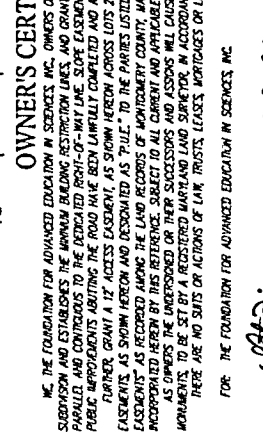
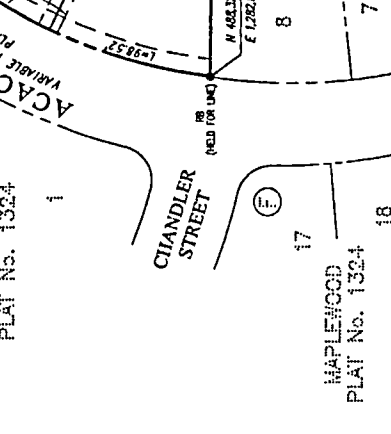
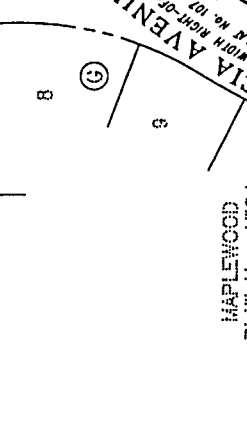
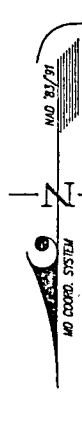
**Master Plan:** Bethesda-Chevy Chase Master Plan

**Plat Details:** R-60 zone; 7 lots, 1 parcel

**Owner:** The Foundation for the Advanced Education in Sciences, Inc.

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120180050 (MCPB Resolution No. 18-090), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

CURVE TABULATION		
CURVE	RADIUS	LENGTH
1	308.30'	428.41'



**PLAT No.**

POLE CENTER STATION  
STATION No. 20139 - A  
COMBINED SCALE FACTOR 0.99991843

LEGEND

PILE PUBLIC UTILITY LOCATION  
P/W SQUARE FEET  
R/S ROAD-OF-WAY  
B/S  
P/S  
P/R  
P/B  
P/O  
P/T  
P/W  
P/C  
P/S  
P/B  
P/O  
P/T

VICINITY MAP  
SCALE: 1"=200'

ASSOC. GRID: 211 NW 60

**GENERAL NOTES:**

- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE PROPERTY, BUT TO RESTRICT THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXISTING TITLE OR TO DEPEND UPON ANY MATTER AFFECTING TITLE.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THE PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTAINED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY THE PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, AND ANY OTHER PLAN, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL ON THE MAP APPLICABLE TO THE PROPERTY.
- THIS PROPERTY IS SEWERED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
- ALL OF OUTLOT C, BLOCK D IS SUBJECT TO A CATEGORY I CONSERVATION EASEMENT RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 51001 PAGE 172.

**OWNER'S CERTIFICATE**

WE, THE FOUNDATION FOR ADVANCED EDUCATION IN SCIENCES, INC. OWNERS OF THE PROPERTY SHOWN HEREON HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE BOUNDARY LINES, AND GRANT EASEMENTS, RIGHTS-OF-WAY, EGRESS RIGHTS, PUBLIC UTILITIES, AND RIGHTS OF ACCESS TO THE PROPERTY SHOWN HEREON. WE HEREBY WARRANT THAT THE PROPERTY SHOWN HEREON IS CAPABLE OF BEING SUBDIVIDED INTO THE LOTS SHOWN HEREON AND THAT THE PROPERTY SHOWN HEREON IS CAPABLE OF BEING SUBDIVIDED INTO THE LOTS SHOWN HEREON. WE HEREBY WARRANT THAT THE PROPERTY SHOWN HEREON IS CAPABLE OF BEING SUBDIVIDED INTO THE LOTS SHOWN HEREON. WE HEREBY WARRANT THAT THE PROPERTY SHOWN HEREON IS CAPABLE OF BEING SUBDIVIDED INTO THE LOTS SHOWN HEREON.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THAT LAND CONVEYED BY JENNIFER L. SCHWARTZ, A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF MARYLAND, BY A DEED DATED MARCH 18, 1965 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 141 AT FOLIO 306, ALSO BEING A RESUBDIVISION OF PART OF LOT 7, BLOCK D, AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED, "ALTA VISTA", RECORDED AMONG SAID LAND RECORDS AS PLAT No. 107.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY BOUNDARIES WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-41.2 OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 91,274 SQUARE FEET OR 2,0954 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

FOR: JENNIFER L. SCHWARTZ  
WILLIAM E. GREENWOOD, III  
PROFESSIONAL LAND SURVEYOR  
MD. REGISTRATION No. 21542 (Exp. RENEWAL 12/31/2021)

DATE: 02/07/2020

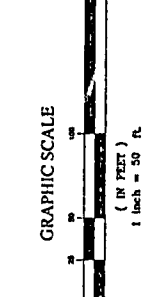


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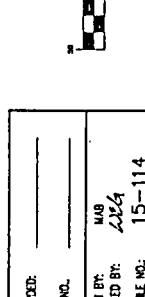


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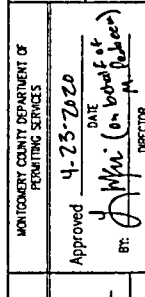


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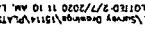
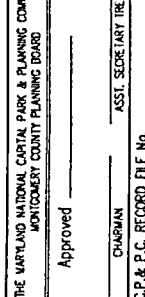


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3009 NATIONAL DRIVE | SUITE 250 | BURTONTOWNSVILLE, MD 20868 | GLW.PA.COM  
PHONE: 301-521-6024 | FAX: 301-985-2528 | FAX: 301-421-4108

Before You Dig  
 Call  
**MISS UTILITY**  
 Service Protection Center  
 1-800-257-7777



CALL TOLL FREE  
 1-800-257-7777

**VICINITY MAP**  
 NASS 6903, 711 W 03  
 S&D 17 - 2027  
 A/C 104 B&K GRID: 65-77

**LEGEND**

- EL CONTIGUOUS
- PROP. CONTIGUOUS
- EL BLENDING
- PROP. BLENDING
- EL STRAIN
- PROP. STRAIN
- EL C/PRIAM BUNDS
- PROP. C/PRIAM BUNDS
- EL C/PRIAM
- PROP. C/PRIAM
- EL BENTONITE
- PROP. BENTONITE
- EL ELECTRIC
- PROP. ELECTRIC
- EL WAD
- PROP. WAD
- EL BENCH
- PROP. BENCH
- EL MATS
- PROP. MATS
- EL STONE DRAIN
- PROP. STONE DRAIN
- EL C&M ROAD W&E
- PROP. C&M ROAD W&E
- EL W&E
- PROP. W&E
- EL F&E
- PROP. F&E
- EL F&E
- PROP. F&E

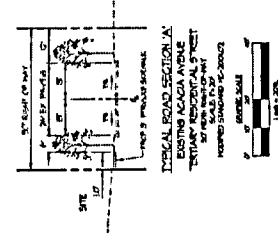
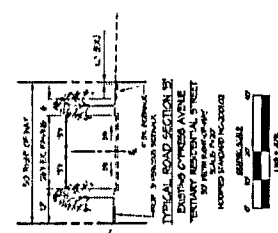
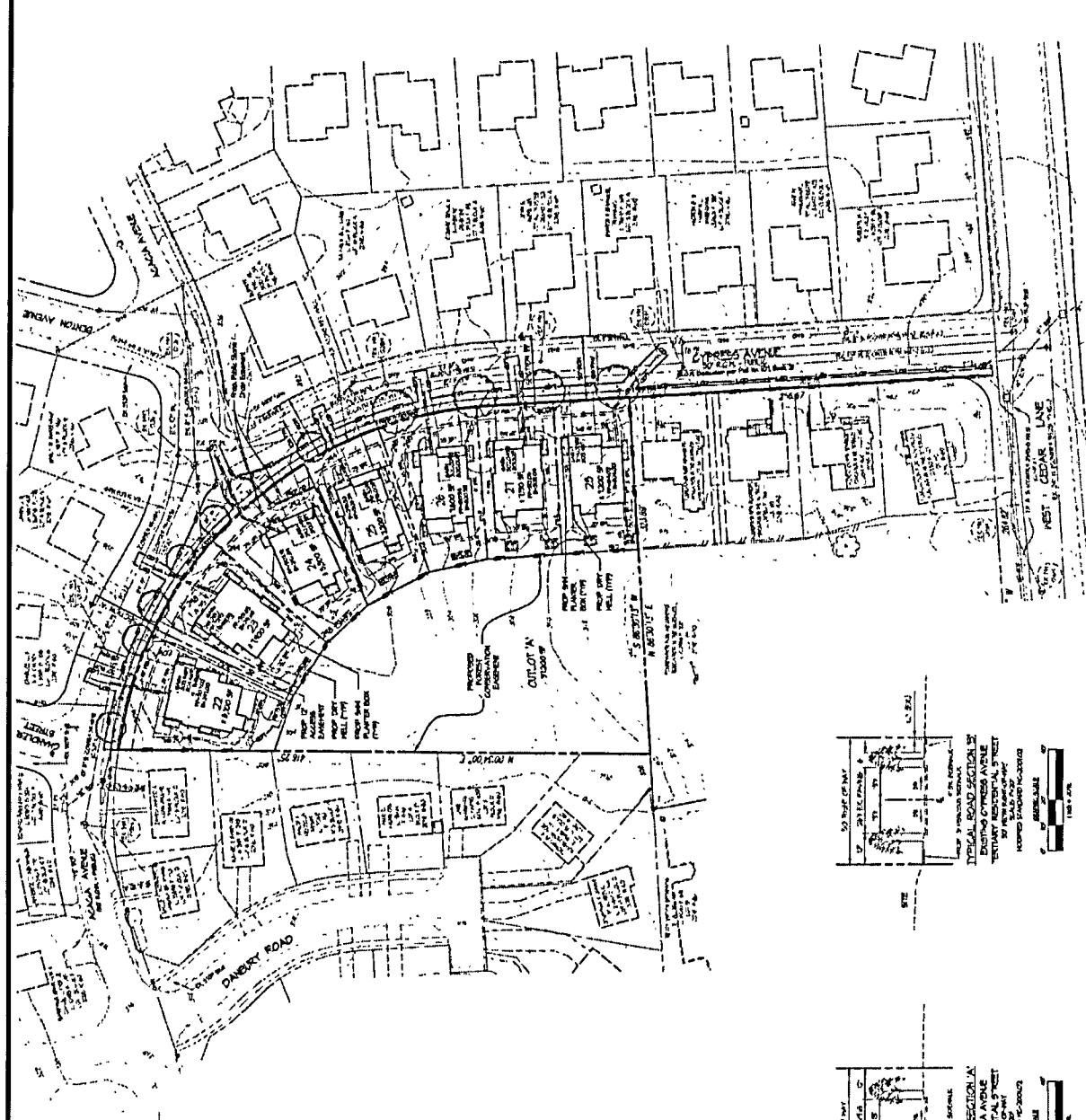
PROP. F&E SHALL BE SET TO  
 1" OF C&M W&E IN THE  
 CENTER LINE OF THE  
 ROAD.

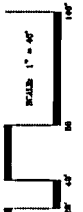
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**PROFESSIONAL CERTIFICATION**

I hereby certify that I am a duly licensed Professional Engineer in the State of Florida, License No. 15114, and that I am duly licensed in the State of Florida, License No. 15114, and that I am duly licensed in the State of Florida, License No. 15114.

3. 6. 2019  
 [Signature]  
 [Seal]



<b>PRELIMINARY PLAN</b> <b>CYPRESS AVENUE PROPERTY</b> <b>PARCEL N026</b>		S. L. & P. L. No. <b>15114</b>	SHEET <b>3 OF 3</b>
PREPARED FOR: FOUNDATION FOR ADVANCED EDUCATION 10 CYPRESS AVENUE - NORTH WINTER, FL 32787 C&M: 304-794-7665	SCALE: <b>1" = 40'</b>	ZONE: <b>R-50</b>	SUBMITTAL: <b>PP-21</b>
DATE: <b>NOV. 2017</b>	SHEET 1" = 40' 	PROJECT: <b>REDEVELOPMENT DISTRICT NO. 07</b>	COUNTY: <b>DADE COUNTY, FL</b>
PROJECT NO.: <b>17-00000</b>	DATE: <b>11/15/17</b>	DRAWN BY: <b>[Name]</b>	CHECKED BY: <b>[Name]</b>
PROJECT NO.: <b>17-00000</b>	DATE: <b>11/15/17</b>	DRAWN BY: <b>[Name]</b>	CHECKED BY: <b>[Name]</b>



**GLW**  
 GEOTECHNICAL CONSULTANTS, INC.  
 1100 S.W. 15th Street, Suite 100  
 Ft. Lauderdale, FL 33304  
 Phone: 954-525-1100  
 Fax: 954-525-1101  
 Email: info@glw.com