



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

MCPB
Item # 1B
6-11-2020

MEMORANDUM

DATE: June 1, 2020

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 June 11, 2020

SJS
JRB

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:

220200250 Sonoma

Plat Name: Sonoma
Plat #: 220200250

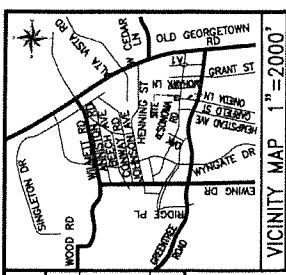
Location: Located on the north side of Sonoma Road, 90 feet west of the intersection of Oneida Lane

Master Plan Bethesda-Chevy Chase Master Plan

Plat Details: R-60 zone; 2 lots

Owner: Donald and Rebecca Gillespie

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620190020 (MCPB Resolution No. 19-051), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Director's approval of the aforesaid plan.



PLAT NO.

| PLAT TOTALS | |
|----------------------|----------------------------------|
| NUMBER OF LOTS | 2 |
| AREA OF LOTS | 17,392.50 SQ. FT. 0.39927 AC. |
| TOTAL AREA THIS PLAT | 0.39927 AC |

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A LICENSED SURVEYOR IN THE STATE OF MARYLAND AND THE PLAT DESCRIBED THEREON IS CORRECTLY SURVEYED AND CALCULATED. I HAVE BEEN ADVISED BY THE PROPERTY OWNER THAT THE PLAT DESCRIBED THEREON IS CORRECTLY SURVEYED AND CALCULATED. I HAVE BEEN ADVISED BY THE PROPERTY OWNER THAT THE PLAT DESCRIBED THEREON IS CORRECTLY SURVEYED AND CALCULATED.

DATE: 5/11/2020

Alan Packard
 ALAN PACKARD
 PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 21815
 EXP. DATE 12/31/2021

NOTES:

1. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON W.S.S.C. BASE SHEET 211-NW-07.
2. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY ADMINISTRATIVE SUBDIVISION PLAN #2018020 ENTITLED "5701 SONOMA ROAD" DATED 8/27/2018. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD APPROVAL.
3. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1982 INCLUDING THE TERMS OF APPROVED FINAL TREE SAVE PLAN #2018020. A COPY OF THE APPROVED PLAN MAY BE VIEWED AT 8787 GEORGIA AVENUE, SILVER SPRING, MARYLAND, DURING NORMAL BUSINESS HOURS.
5. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN INSTRUMENT OF TITLE OR TO DEPECT OR NOTE ALL MATTERS AFFECTING TITLE.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND GRANT TO MONTGOMERY COUNTY, MARYLAND, SUFFICIENT RIGHTS TO CONVEY AND RECORD THIS PLAT OF SUBDIVISION AND TO TAKE NECESSARY ACTIONS TO CARRY OUT THE INTENT AND PURPOSES OF THIS PLAT OF SUBDIVISION. WE HAVE BEEN ADVISED BY THE PROPERTY OWNER THAT THE PLAT DESCRIBED THEREON IS CORRECTLY SURVEYED AND CALCULATED. WE HAVE BEEN ADVISED BY THE PROPERTY OWNER THAT THE PLAT DESCRIBED THEREON IS CORRECTLY SURVEYED AND CALCULATED.

DATE: 05/02/20

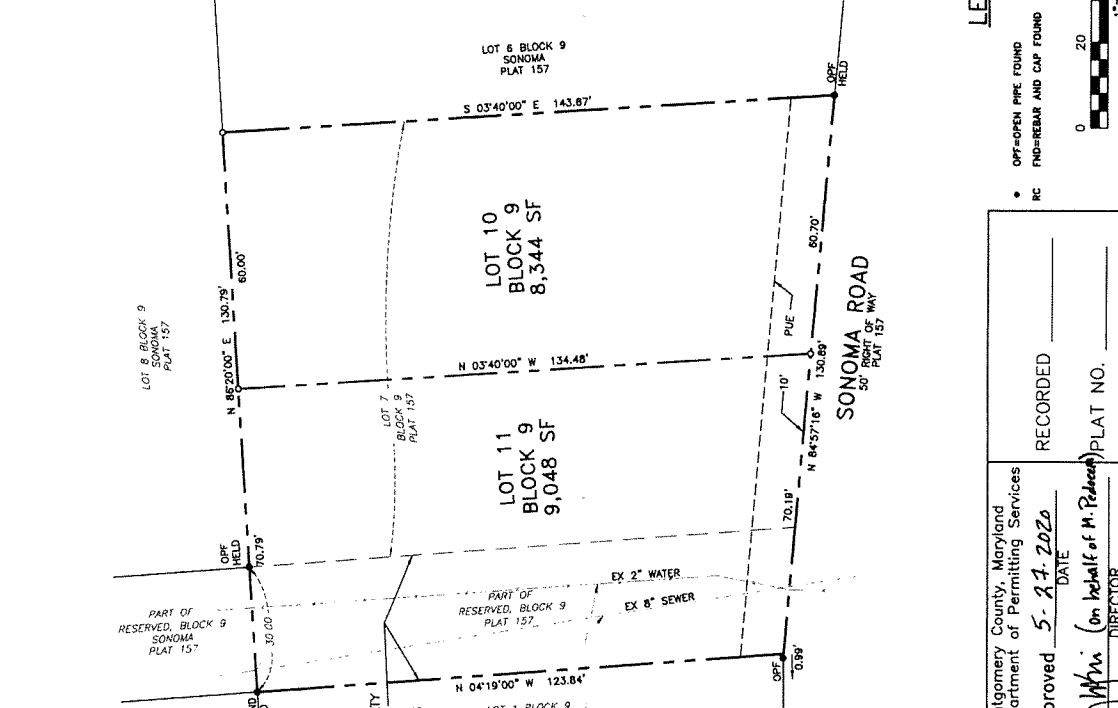
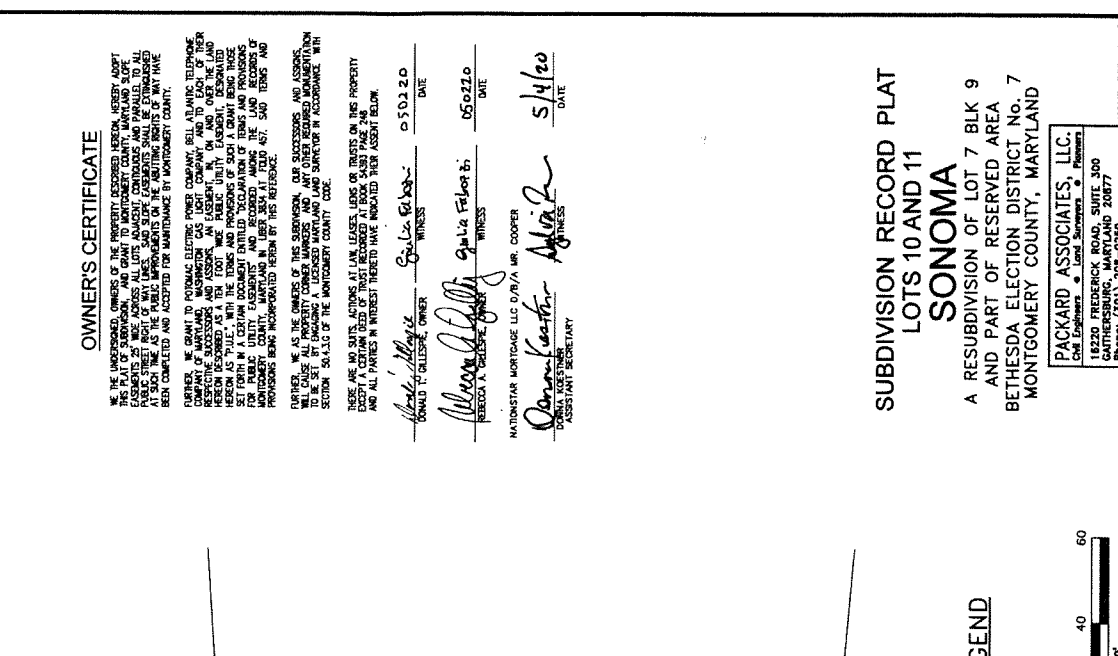
Michael J. Gallo
 MICHAEL J. GALLO
 WITNESS

DATE: 05/02/20

Rebecca A. Gallo
 REBECCA A. GALLO
 WITNESS

DATE: 5/14/20

Doreen Keaton
 DOREEN KEATON
 ASSISTANT SECRETARY



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DATE: 05/02/20

Michael J. Gallo
 MICHAEL J. GALLO
 WITNESS

DATE: 05/02/20

Rebecca A. Gallo
 REBECCA A. GALLO
 WITNESS

DATE: 5/14/20

Doreen Keaton
 DOREEN KEATON
 ASSISTANT SECRETARY

APPROVAL INFORMATION CHART

| TAX MAP | ZONING CATEGORY | APPROVED TREE SAVE PLAN |
|---------|-----------------|-------------------------|
| CP381 | CP381 | \$2018020 |
| CP381 | CP381 | \$2018020 |

APPROVED 5-11-2020
 DATE
J. Wilson (on behalf of M. Packard)
 DIRECTOR

RECORDED _____
 PLAT NO. _____

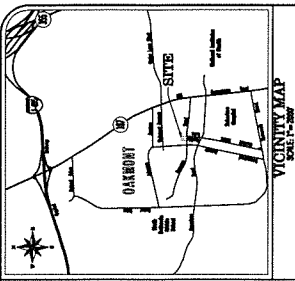
APPROVED _____
 DATE
 CHAIRMAN
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED _____
 DATE
 ASST. SECRETARY-TREASURER
 M-N-C-P & P.C. Record File No.:

SUBDIVISION RECORD PLAT
LOTS 10 AND 11
SONOMA
 A RESUBDIVISION OF LOT 7 BLK 9
 AND PART OF RESERVED AREA
 BETHESDA ELECTION DISTRICT No. 7
 MONTGOMERY COUNTY, MARYLAND

PACKARD ASSOCIATES, LLC.
 Civil Engineers & Land Surveyors
 18220 FREDERICK ROAD, SUITE 300
 GAITHERSBURG, MARYLAND 20877
 Phone: (301) 208-0250

NOVEMBER, 2019

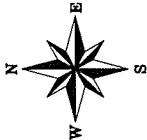
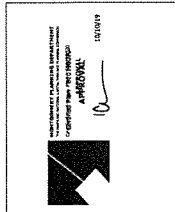


NOTE PER CONDITION #12 OF MCPB RESOLUTION

When specifically indicated on this plan, the following information shall be included in the site plan: the location, description, and dimensions of all structures, including existing and proposed structures, and the location, description, and dimensions of all utility lines, including existing and proposed utility lines. The final location of all utility lines, structures and buildings shall be shown on the final plan of subdivision. The final location of all utility lines, structures and buildings shall be shown on the final plan of subdivision. The final location of all utility lines, structures and buildings shall be shown on the final plan of subdivision.

Plan Notes

1. Base Lot Area: 6.08 Acres (21,042 sq. ft.) - see boundary survey, 2008
2. Zoning: R-60
3. Proposed Standard Method Development per Sec. 10.4.A.1.2.2 of the zoning ordinance
4. Number of Lots Proposed: 7
5. Description: This is a re-subdivision of Lot 7, Grid A, Sonoma subdivision, which includes the additional portion of the "Reserved Area" used by the applicant.
6. Intersect: Carrs Creek Drive (see Note 1-4)
7. Planning Area: Redwood-Carrs Creek (see Note 1-4)
8. Utility: All utility lines shown on this plan are shown in accordance with the applicable utility regulations, see sheet 14 of 14 of this subdivision (Sheet 8 of 8 of the Tree Site Plan set - Section 13 of the Specifications).
9. USC 84-1: 210006 For Map: 0004

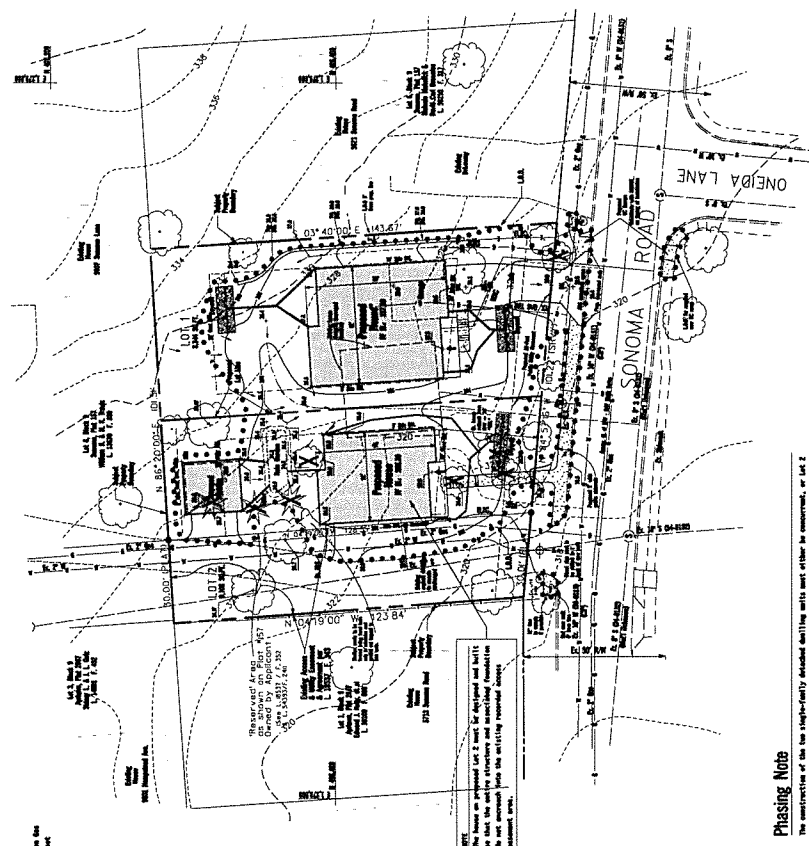
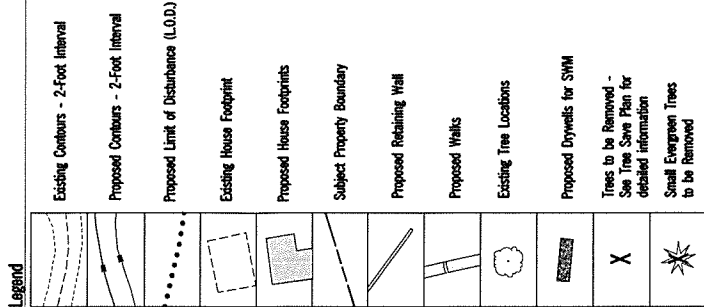


R-60 Zone Development Standards - Standard Method

| STANDARD | REQUIREMENT / COMMENTS |
|--|--|
| Minimum Lot Area | 6,000 sq. feet Lot 1 = 6,244 sq. feet Lot 2 = 5,108 sq. feet |
| Minimum Lot Frontage | 25 feet Lot 1 = 68 feet Lot 2 = 79 feet |
| Minimum Lot Width at R.L.L. | 25 feet Lot 1 = 68 feet Lot 2 = 79 feet |
| Minimum Lot Coverage for Setback Standards | Lot 1 = 27.00% Lot 2 = 26.00% |
| Minimum Front Setback | 34' (Established existing line) |
| Minimum Side Setbacks | 8 feet (10' for 25' lot width) 8 feet (10' for 25' lot width) 8 feet (10' for 25' lot width) |
| Minimum Rear Setback | 20 feet |
| Minimum Setbacks for Accessory Structures | Placement per 10.4.A.1.2.2 R-60, S.2.2 |
| Max. Wall/Deck Height | 20 feet |

General Notes

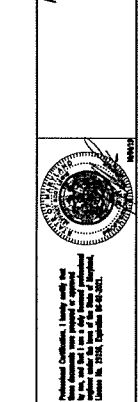
1. The information on this plan is based on the information provided on the site plan.
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Phasing Note

The information on this plan is based on the information provided on the site plan.

#620190020
ADMINISTRATIVE SUBDIVISION PLAN
5701 SONOMA ROAD
 Lot 7 / Block 8, Sonoma Subdivision
 ELECTRON EXCISE #7
 MARYLAND COUNTY, MARYLAND



| NO. | DESCRIPTION | AREA |
|-----|-------------|----------------|
| 1 | Lot 1 | 6,244 sq. feet |
| 2 | Lot 2 | 5,108 sq. feet |
| 3 | Lot 3 | 6,244 sq. feet |
| 4 | Lot 4 | 5,108 sq. feet |
| 5 | Lot 5 | 6,244 sq. feet |
| 6 | Lot 6 | 5,108 sq. feet |
| 7 | Lot 7 | 6,244 sq. feet |

OWNER:
 David T. A. Rebozo, A. C. 20017
 5701 Sonoma Road
 Bethesda, MD, 20817

PREPARED BY:
 SITE SOLUTIONS, INC.
 10000 American Drive Suite A
 Gaithersburg, Maryland 20878-1511
 (301) 646-7800 Fax (301) 646-7801
 Planning - Landscape Architecture - Engineering - Surveying