



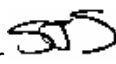
MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 1B
9-17-2020

MEMORANDUM

DATE: September 3, 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 September 17, 2020

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:

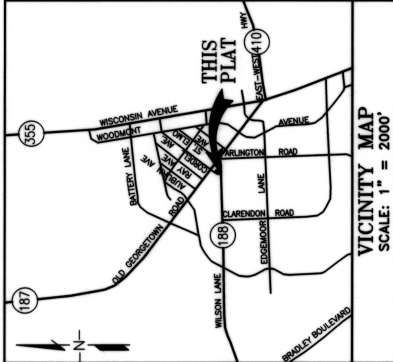
220200740 Battery Park, Section 2

220210030 American University Park

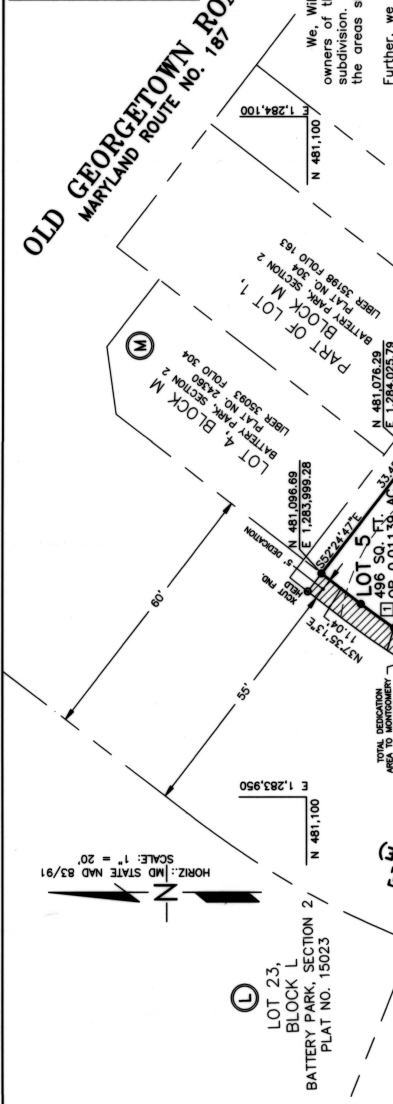
Plat Name: Battery Park, Section 2
Plat #: 220200740

Location: Located in the northeast quadrant of the intersection of Wilson Lane (MD 188) and Cordell Avenue.
Master Plan Bethesda Downtown Plan
Plat Details: CRT zone; 2 lots
Owner: William S. Kolius Trust and John M. Kolius

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120190200 (MCPB Resolution No. 19-127), 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.



LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD	
1	ARC LENGTH = 32.89'
2	RADIUS = 135.82'
3	CHORD BEARING = N02°27'34"E
4	CHORD LENGTH = 32.81'
5	CHORD BEARING = N88°34'43"E
6	CHORD LENGTH = 40.50'
7	CHORD BEARING = S01°25'17"E
8	CHORD LENGTH = 10.00'
9	CHORD BEARING = S88°34'17"W
10	CHORD LENGTH = 67.90'
TOTAL AREA = 971 SQ. FT.	
TOTAL AREA = 0.0222 ACRES	
SHOWN THIS: 8-12-2020	



PLAT NO.	
LOT 5	496 SQ. FT.
LOT 6	3,015 SQ. FT.
LOT 7	0.06921 AC.
TOTAL	
4,836 SQ. FT.	
0.11102 AC.	

OWNER'S CERTIFICATE	
WE, William S. Kollus, Trustee of William S. Kollus Trust and John M. Kollus, the owners of the property shown and described hereon, hereby adopt this plat of subdivision. We dedicate to Montgomery County, Maryland, and to the State of Maryland, the areas shown to public use.	
Further, we our successors and/or assigns will cause permanent property corner markers as shown thus (●) to be set by a Registered Maryland Land Surveyor in accordance with Section 50.4.3.G of the Subdivision Regulations of Montgomery County, Maryland.	
There are no suits, actions-at-law, leases, liens, mortgages or trusts affecting the property shown hereon.	
Witness	8-12-20
Witness	8-12-20

GENERAL NOTES

- This Subdivision Record Plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting.
- All the 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 survive and not be extinguished by the recordation of this plat, unless expressly contemplated 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 Zoning is CRT-2.25 C-1.5 R-075 H-35.
- These lots are subject to prior FAR Density Transfers in accordance with the Washington Suburban Sanitary Commission recorded in Liber 41151 Folio 148.
- The Tax Map is HN122.
- WSSC 200 foot sheet No. 209NW05.
- The property is served by public water and sewer systems only.
- Approved Certified Preliminary Plan No. 120190200.
- Master Plan Right of Way width for Cordell Avenue = 60 ft.
- Master Plan Right of Way width for Wilson Lane = 80 ft.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct to the best of my professional knowledge, information and belief; that it is a resubdivision of all of the land conveyed from William S. Kollus to William S. Kollus, Trustee of William S. Kollus Trust by deed dated February 4, 2011 and John M. Kollus in Liber 41193 at Folio 213 among the land Records of Montgomery County, Maryland, said land known as Parts of Lots 1 and 3 in subdivision known as "BATTERY PARK, Section 2", Plat Book 4 Plat No. 304.

I further certify once engaged to do so as described in the Owner's Certificate hereon, all property markers shown thus (●) will be set in accordance with the provisions of Section 50.4.3.G of the Montgomery County Code.

The total area included on this Plat is 4,836 square feet 0.11102 acre of land of which 1,325 square feet or 0.03042 acre is dedicated to public use for street purposes.

8-12-2020

Charles T. Grimsley

Professional Land Surveyor
Maryland No. 21392
Expiration Date: February 4, 2022

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED ON: 8-18-2020

DIRECTOR: [Signature] (on behalf of M. Pedersen)

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

CHAIRMAN: _____ ASST. SECRETARY-TREASURER: _____

DATE: _____

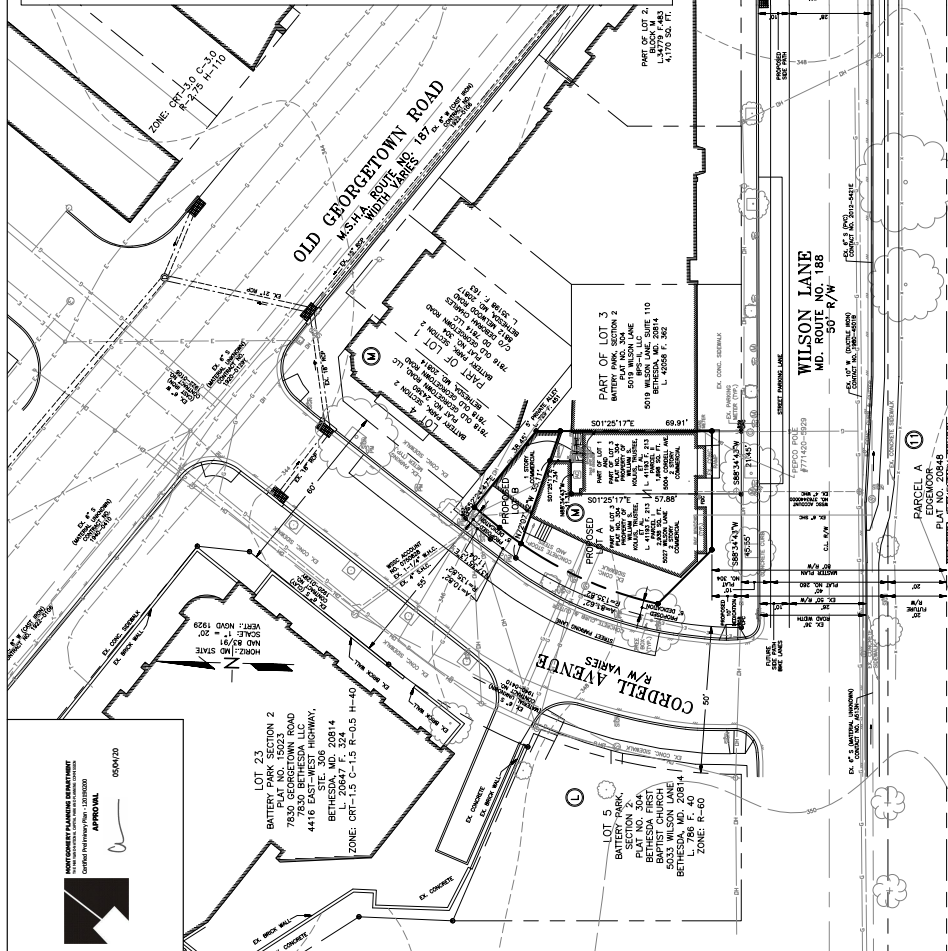
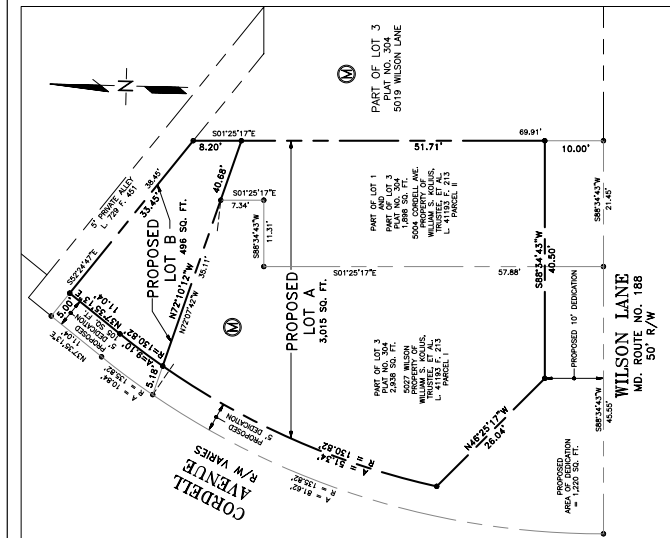
PLAT NO.: _____ DATE: _____

MNPPC RECORD FILE NO.: _____

LANDMARK ENGINEERING, INC.

6110 EXECUTIVE BLVD, SUITE 110 PHONE: (301) 230-5681
ROCKVILLE, MARYLAND 20862 FAX: (301) 230-5684

CONSULTING ENGINEERS PLANNERS SURVEYORS

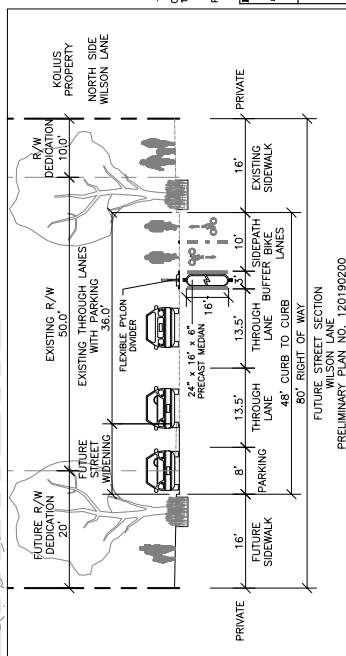


Zoning		CRF-2.25 C-1.5 E-0.75 H-35			
Use		Required			
1. Site	Open Space (min.)			Lot A	Lot B
	Open Space, tract < 10,000 SF		0%	29.5%	39.3%
	Lot and Density				
	Lot Area	N/A		5,015 S.F.	490 S.F.
	Lot width at front building line	N/A		55.3' Ft. Cordell Ave	16.54' Ft.
	Lot width at front lot line	N/A		69.9' Ft. Cordell Ave	20.14' Ft.
	Density (max.)			55.3' Ft. Wilson Lane	
	Lot Density, FAR			61.63' Ft. Wilson Lane	
	Coverage (max.)				See FAR Tabulation
					60.7%
2. Principal Building Setbacks (min.)				66.6%	
3. Principal Building Setbacks (min.)	Front setback	0'		9.32' Ft. Cordell Ave	9.69' Ft.
	Rear setback	0'		1.82' Ft. Wilson Lane	0.52' Ft.
	Rear setback abutting all other zones			0' Ft.	
	4. Height (max.)		35'	26.9'	< 35'
5. Other Notes					

All existing development meets the standards of Section 59.4.5.3 for Standard Method Development

	lot A	lot B
Prior/Proposed Dedications	6,208 Sq. Ft.	1,173 Sq. Ft.
Net Lot Area (Net Lot Area)	3,019 Sq. Ft.	496 Sq. Ft.
A/C 2.25 (allowable)	20,753 Sq. Ft.	2,639 Sq. Ft.
AS transferred (see footnote 1)	6,110 Sq. Ft.	1,056 Sq. Ft.
AS remaining	14,643 Sq. Ft.	2,233 Sq. Ft.
Remaining Dedication	4,063 Sq. Ft.	763 Sq. Ft.

. FAR transferred as part of Project Plan No. 920150020 and Sketch Plan No. 320170030.



APPLICANT/OWNER

OWNER: William S. Kolius
1936 Man-O-War Lane
Berlin, MD 20811
Email: wskol@aol.com
Phone: (240) 505-8685

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A
FULLY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 11124.
EXPIRATION DATE: OCTOBER 3, 2020.



ENGINEER'S CERTIFICATE

[illegible]

CHARLES T. GRIMSLEY, P.E.
PROFESSIONAL ENGINEER
MARYLAND REGISTRATION NO. 11124

DATE 4/20/2020

LEGEND

- | | |
|----------------------|-----------------------|
| SEWER MANHOLE | DWP CABLE TV FEEDSTAL |
| STORM DRAIN MANHOLE | PO LIGHT POLE |
| WATER MANHOLE | PO POWER |
| WATER METER | PO DRY MIRE |
| FIRE HYDRANT | PO CITY WIRE |
| WATER VALVE | PO FLOOR DRAIN |
| SPINKER | PO IRON PIPE FOUND |
| SPRINKLER | REAR #1 CAP FOUND |
| UNDERGROUND GAS | OVERHEAD WIRE |
| UNDERGROUND TV | UNDERGROUND WIRE |
| UNDERGROUND ELECTRIC | UNDERGROUND ELECTRIC |
| SEWER | WATER |
| SEWER MAN | |
| INDEX CONTINUED | |

02/02/2020

CHARLES T. GRIMSLEY, P.E.
PROFESSIONAL ENGINEER
MARYLAND REGISTRATION NO. 11124

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