





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

MCPB
Item #1B
4-22-2021

MEMORANDUM

DATE: April 12, 2021

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator 
Jay Beatty, Senior Planner 
I.R.C. Division
(301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for April 22, 2021

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:

220180070 Natural Woods

220200780 Russell's Addition to Norwood

220210170 First Addition to Section Two, Bradley Hills

220210610 West Chevy Chase

Plat Name: Natural Woods
Plat #: 220180070

Location: Located at the terminus of Lyndenwood Avenue.
Master Plan: Agriculture and Rural Open Space Master Plan
Plat Details: AR (formerly RDT) zone; 1 lot
Owner: Robert Chamblin

Staff recommends approval of this minor subdivision plat in accordance with Pre-Preliminary Plan No. 720150040 and pursuant to **Section 50-35A(a)(8)** of the Subdivision Regulations in effect at the time of the application submittal, which states:

Plats for Certain Residential Lots located in the Rural Density Transfer Zone. Up to five lots are permitted under the minor subdivision procedure in the RDT zone provided that a pre-preliminary plan is submitted and approved by either the Planning Board or Planning Board staff, in accordance with the procedures for submission and approval of a pre-preliminary plan of subdivision. In addition:

- a) Written approval for a proposed septic area must be received from the Montgomery County Department of Permitting Services, Well and Septic Section prior to recordation of the plat;
- b) Any required street dedications along the frontage of the proposed lots must be shown on the record plat;
- c) An easement must be recorded for the balance of the property noting that density and TDRs have been utilized for the new lots. Reference to this easement must be reflected on the record plat for the lots; and
- d) Lots created in the RDT Zone through the minor subdivision procedure must not exceed an average lot size of five (5) acres in size unless approved by the Planning Board in the review of a pre-preliminary plan of subdivision.
- e) Forest conservation requirements must be satisfied prior to recording the plat.

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 50-35A(a)(8), and with Pre-Preliminary Plan No. 720150040 (MCPB Resolution No. 17-035), and supports this minor subdivision record plat.

NOTES

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE UNLESS MODIFIED BY THE PLANNING BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. PF = IRON PIPE FOUND. / RBWC = REBAR WITH CAP.
3. THE PROPOSED LOT IS SERVED BY PRIVATE WELL AND SEPTIC SYSTEM ONLY.
4. THE SAND MOUND SEPTIC AREAS(S) SHOWN ON THIS PLAT ARE INTENDED FOR THE INITIAL AND FUTURE USE OF THE DWELLING TO BE SERVED. IT IS IMPERATIVE THAT ALL THE SAND MOUND SITES BE PROTECTED FROM PHYSICAL DAMAGE UNTIL SUCH TIME, IF EVER, THAT THE PROPERTY IS SERVED BY PUBLIC SEWER SYSTEM. THERE MUST BE NO DISTURBANCE OF THE NATIVE SOIL INCLUDING BUT NOT LIMITED TO COMPACTING, GRADING, OR ANY OTHER ACT THAT COULD DISTURB THE NATIVE SOIL. ANY SUCH ACT SHALL BE AT THE RISK OF THE PROPERTY OWNER. ANY SUCH ACT SHALL BE AT THE RISK OF THE PROPERTY OWNER. ANY SUCH ACT SHALL BE AT THE RISK OF THE PROPERTY OWNER.
5. THE LOT IS APPROVED FOR MAXIMUM OF SIX BEDROOM.
6. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35.0 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS IN EFFECT AT THE TIME, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES A PARCEL APPROVED BY THE PLANNING BOARD OR THE PLANNING BOARD STAFF AS PER SECTION 50-35.04(a)(6).
7. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY WATER AFFECTING THE OWNERSHIP AND USE, NOR EVERY WATER 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 TITLE.
8. THE LOT SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRE-PRELIMINARY PLAN 720150040, ENTITLED 19701 LYNDENWOOD.
9. PROPERTY LIES WITHIN ZONE X OF FEMA MAP # 24031C0141D DATED SEPTEMBER 28TH 2006.
10. AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL RESERVE ZONE. ALL AGRICULTURAL OPERATIONS SHALL BE PERMITTED AT ANY TIME, INCLUDING THE OPERATION OF FARM MACHINERY AND NO AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION BECAUSE IT INTERFERES WITH OTHER USES PERMITTED IN THE ZONE.
11. ONE DEVELOPMENT RIGHT IS AVAILABLE FOR THIS LOT PER THE ANALYSIS PERFORMED BY JAMISON & JAMISON, LLC DATED AUGUST 8, 2017.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY ROBERT ANTHONY CHAMBLIN AND KAREN G. CHAMBLIN ONTO ROBERT ANTHONY CHAMBLIN RECORDED IN LIBER 6885 AT FOLIO 741 DATED JUNE 18TH 1982, AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I HAVE CONDUCTED A VISUAL SURVEY OF THE LANDS SHOWN HEREON IN ACCORDANCE WITH SECTION 50-4.3.0 OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND. TOTAL AREA INCLUDED ON THIS PLAT IS 608,261 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

DAVID P. MOWATT
M.D. PROFESSIONAL LAND SURVEYOR #21136
DATE OF LICENSE EXPIRATION: 08-20-22
03/16/21 DATE

OWNERS CERTIFICATE

I, ROBERT ANTHONY CHAMBLIN, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION RECORD PLAT.
AS OWNER OF THIS SUBDIVISION, I, MY SUCCESSORS AND ASSIGNS, CERTIFY THAT ALL PROPERTY CORNERS WILL BE SET BY A REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 50-4.3.0 OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

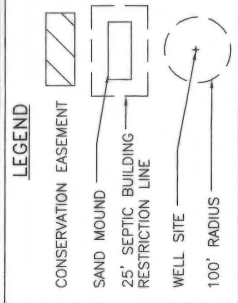
For the Estate of Robert Anthony Chamblin, Personal Representative
Robert Anthony Chamblin, Owner
WITNESS: [Signature] DATE

Department of Permitting Services
Montgomery County, Maryland

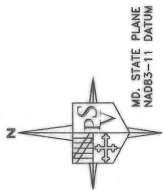
Approved: [Signature] 3/31/2021
[Signature] Thelma

The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board

Approved: [Signature]
M.N.C.P. & P.C. Record File No.



PLAT No.



VICINITY MAP
SCALE: 1"=200'

SITE

REAR W/ CAP SET

19111 OLD PINE DR LOT 5, BLOCK C NATURAL WOODS PLAT No. 7232

19109 OLD PINE DR LOT 4, BLOCK C NATURAL WOODS PLAT No. 7232

19105 OLD PINE DR LOT 3, BLOCK C NATURAL WOODS PLAT No. 7232

19103 OLD PINE DR LOT 2, BLOCK C NATURAL WOODS PLAT No. 7232

19101 OLD PINE DR LOT 1, BLOCK C NATURAL WOODS PLAT No. 7232

19100 OLD PINE DR LOT 0, BLOCK C NATURAL WOODS PLAT No. 7232

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Exp. Date
06/02/90