





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

**MCPB**  
**Item #1B**  
**7-15-2021**

**MEMORANDUM**

**DATE:** July 1, 2021

**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 July 15, 2021

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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:

**220210580 Yorktown Village**

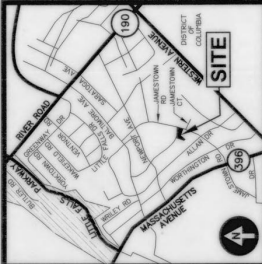
**Plat Name:** Yorktown Village  
**Plat #:** 220210580

**Location:** Located in the southwestern quadrant the intersection of Earlston Drive and Jamestown Road  
**Master Plan:** Bethesda – Chevy Chase Master Plan  
**Plat Details:** R-60 zone; 1 lot  
**Owner:** James and L. Trustman Senger

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.C.1.** of the Subdivision Regulations, which states:

- C. *Consolidation.* Adjoining properties in the Rural Residential or Residential Detached zones, not developed under cluster provisions, may be combined in the following ways:
1. by consolidating 2 or more lots into a single lot, consolidating lots and an outlot into a single lot, or consolidating a lot and an abandoned road right-of-way, if:
    - a. any conditions applicable to the original subdivision remain in effect;
    - b. the number of trips generated on the new lot do not exceed those permitted for the original lots; and
    - c. all required right-of-way dedication is provided.
  2. by consolidating an existing platted lot or part of a lot that contains a legally constructed detached house, with a piece of land created as a result of a deed, if:
    - a. the portion of land created by deed cannot itself be platted under the area and dimensional standards of the zone;
    - b. any conditions applicable to the existing lot remain in effect on the new lot;
    - c. any required road dedication is provided; and
    - d. the existing platted lot was not identified as an outlot on a 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 50.7.1.C.1. and supports this minor subdivision record plat.



VICINITY MAP  
SCALE: 1" = 2000'



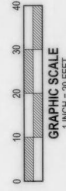
PLAT No.



JAMESTOWN ROAD  
80' RIGHT-OF-WAY  
(THE EASTERLY 40' PER PLAT BOOK 16, PLAT No. 1030)

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
(1)	127.18'	250.00'	126.06'	S 79°51'39" E	26°01'05"
(2)	54.64'	27.63'	46.49'	S 36°10'06" E	13°24'12"



SUBDIVISION RECORD PLAT  
LOT 29, BLOCK D  
YORKTOWN VILLAGE  
A RESUBDIVISION OF LOT 24 AND LOT 25, BLOCK D  
BETHESDA (7TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 20' FEBRUARY, 2021

- NOTES**
- The property is served by public water and sewer.
  - The property that is the subject of this record plat is in the R-60 zone as of the date of plat recordation.
  - PF = Franch Pipe Found  
OP = Open Iron Pipe Found
  - The property shown hereon is located on Tax Map HM122.
  - This property is located on F.E.M.A. Flood Insurance Map Community-Panel Number 246310C4685, Flood Zone "X".
  - Utilities, easements, and requirements associated with any preliminary, urban site plan, project plan, or other plan allowing development of this property and approved by the Montgomery County Planning Board are intended to survive unless modified by further action by the Board. The official public files for any such plan are maintained by the Montgomery County Planning Board and are available for public review during normal business hours.
  - This subdivision record plat is intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. This subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.

**OWNERS' CERTIFICATE**

We, James D. Senger, also known as James Senger and L. Trustman Senger, owners of the property shown and described hereon, hereby adopt this plat of subdivision. We further grant a 10-foot Public Utility Easement, shown hereon as "10' P.U.E." to those parties named in the document entitled "Declaration of Terms and Conditions of Public Utility Easement" recorded in Liber 3504 at Folio 457 among the Land Records of Montgomery County, Maryland.

There are no suits, actions at law, leases, liens, mortgages, or trusts affecting the property shown hereon.

Date: 6/18/21  
James D. Senger  
Witness: *Veronica Walker*  
Date: 6/18/21  
L. Trustman Senger  
Witness: *Veronica Walker*

**SURVEYOR'S CERTIFICATE**

I hereby certify that the plat shown hereon is correct to the best of my knowledge and belief. I am a duly Licensed Professional Land Surveyor in the State of Maryland, Charles Sharif Jones and Debra Bowman Newton, Personal Representative of the Estate of Bill G. Bowman, also known as Bill Gene Bowman unto James Senger and L. Trustman Senger, by a deed dated November 11, 2020, and recorded November 14, 2020 in Book 61355 at Page 29 and all of the lands conveyed by Richard L. Thompson, Surveying Joint Tenants D. Senger and L. Trustman Senger, by a deed dated January 14, 1988, and recorded January 22, 1988 in Liber 8121 at Folio 152, also being a resubdivision of Lot 24 and Lot 25, Block D, Yorktown Village, as recorded in Plat Book 19, Plat 1216, among the Land Records of Montgomery County, Maryland, and that the total area involved in this plat is 16,355 square feet, none of which is dedicated to public use, and that the plat is in accordance with the Subdivision Regulations of Montgomery County, Maryland.

Date: 6/16/2021  
Jeffery Allen Hammond  
Professional Land Surveyor  
MD Reg. No. 21515  
Expiration Date: 07/13/2023

**PLAT TABULATION**

Number of Lots	1
Number of Parcels	0
Area of Lots, sq. ft.	16,355 sq. ft.
Area of Plat(s), sq. ft.	00,000 sq. ft.
Area of Street Dedication	00,000 sq. ft.
Total Area	16,355 sq. ft. (0.380 Acres)

Department of Permitting Services  
Montgomery County, Maryland

Date: 6/23/2021  
Approved: *Anna Robinson*  
Deputy

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

Approved: \_\_\_\_\_ Chairman  
Approved: \_\_\_\_\_ Asst. Secretary - Treasurer

M.N.C.P. & P.C. Record File No. \_\_\_\_\_  
Recorded \_\_\_\_\_  
Plat No. \_\_\_\_\_

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