

MEMORANDUM

DATE: February 4, 2022

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator, IRC Division (301)-495-4522 
Jay Beatty, Senior Planner, IRC Division (301)-495-2178 

SUBJECT: Informational Maps and Summary of Record Plats (Item No. 1B) for the Planning Board Agenda for February 17, 2022.

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:

220210690 Chevy Chase, Section 4-A

Plat Name: Chevy Chase, Section 4-A

Plat #: 220210690

Location: Located on the north side of Newdale Road, 250 feet west of Connecticut Avenue (MD 185)

Master Plan: Chevy Chase Lake Master Plan

Plat Details: CRT zone; 1 parcel

Owner: Newdale Mews, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120180150 (MCPB Resolution No. 18-128), and with Site Plan No. 820180130 (Certified Site Plan dated January 21, 2021), 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 plans.

- 1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. HN343 AND IS ZONED "COT"-1.5, C-0.25, R-1.50, HS-50.1.
- 2.) THE HORIZONTAL DATUM IS BASED ON MARYLAND STATE GRID (NAD83/79).
- 3.) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE. NOR EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO PERFECT OR NOTE ALL MATTERS AFFECTING TITLE.

- 4). ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, SKETCH 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 PLAN, UNLESS EXPRESSLY AND CONSIDERABLY STATED FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- 5). DEVELOPMENT OF THE PROPERTY IS CONTROLLED BY THE TERMS AND CONDITIONS AS DETERMINED BY APPROVAL BY THE MONTGOMERY COUNTY PLANNING BOARD OF PRELIMINARY PLAN NO. 120180160 ENTITLED "CRESCENT AT CHEVY CHASE", AND SITE PLAN NO. 820180130 ENTITLED "CRESCENT AT CHEVY CHASE", AS MAY BE AMENDED.
- 6). THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
- 7). THIS RESERVATION AREA WAS ESTABLISHED PER PLAT NO. 334 AND IS FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING SEWER AND WATER PIPE LINES, SANITARY AND WATER MAINS, ELECTRIC, GAS, TELEPHONE AND CABLE LINES, AND TRAILERS PROVIDED BY LAW UNDER THE WASHINGTON SUBURBAN SANITATION COMMISSION.
- 8). THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF THE TRAILERS AND TRAILER PLACES, AND THE TRAILERS AND TRAILER PLACES, AND INCLUDING PRIVATE STREET AND DRAINAGE SYSTEMS AS RECORDED IN BOOK 120180160 AND 120180130.

SQ. FT. ...	SQUARE FEET
IRON PIPE FOUND	IRON PIPE FOUND
PINCH PIPE FOUND	PINCH PIPE FOUND
R/W	RIGHT OF WAY
LIBER	PUBLIC IMPROVEMENT EASEMENT
FOLIO	FOLIO
BOOK	BOOK
PAGE	PAGE
CENTERLINE	CENTERLINE

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHD BEARING	CH DISTANCE	DELTA
C1	3919.83'	470.01'	235.28'	S57°59'50"W	469.73'	6°52'12"

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF; THAT IT IS A PLAT OF ALL OF THE PROPERTY ACQUIRED BY NEWALE NEWS, INC., A MARYLAND LIMITED LIABILITY COMPANY, FROM NEWALE NEWS, UNITED PARTNERSHIP AND LIMITED PARTNERSHIPS, TWO DEED MAPS BEING RECORDED IN MONROE COUNTY RECORDS OF MONTGOMERY COUNTY, MARYLAND, SHOWING ON A PLAT ENTITLED "CHEV CHAS. SECTION 4-A, RECORDED AS PLAT NO. 334 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND."

THE PROPERTY DESCRIBED IN THIS PLAT IS DESCRIBED IN THE OWNERS' CERTIFICATE HEREON. ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THIS _____ HAVE BEEN FOUND OR WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 63,311 SQUARE FEET OR APPROX. .453 ACRES OF LAND, OF WHICH 17,890 SQUARE FEET OR APPROX. .128 ACRES ARE RESERVED FOR PUBLIC USE.

[Signature]
JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21846
LICENSE EXPIRES: MAY 31, 2021

WE, NEMALDE THIS PLAT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION.

FURTHERMORE, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, AND ASSIGNS A "PUBLIC RECORDS" EASEMENT TO THE PROPERTY SHOWN AND DESCRIBED HEREON, TO BE ASSIGNED WITH THE TERMS AND PROVISIONS SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF EASEMENT" RECORDED IN BOOK 65047 AT PAGE 63 AMONG THE SAID LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY REFERENCE.

FURTHERMORE, WE GRANT TO MONTGOMERY COUNTY, MARYLAND A TEMPORARY FIFTEEN (15) FOOT SLOPE ELEMENT ACROSS THE PROPERTY, ADJACENT TO LANDMARK COURT, SAID SLOPE ELEMENT SUBMITTER TO BE TICKETED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND. FURTHERMORE, AS OWNER OF THIS SUBDIVISION, ITS SUCCESSORS AND ASSIGNS, WILL CAUSE THE PUBLIC CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A LICENSED SURVEYOR IN ACCORDANCE WITH SECTION 20-30.3.6 OF THE MONTGOMERY COUNTY CODE.

WE HAVE NO SUITS, ACTIONS—AT LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY SHOWN AND DESCRIBED ON MAP RECORDED IN BOOK 63987 AT PAGE 31 AND INCULCED THEREIN FOR SUBDIVISION.

NAME: Robert D. Bindeman
ROBERT D. BINDEMAN
MANAGER, NEWDALE NEWS, LLC

NAME:  ANTONIO F. MARQUES, SENIOR EVP
PRESIDENT OF COMMERCIAL BANKING

NAME: Yael RYAN A. RIEL, SENIOR EVP
REAL ESTATE LENDING OFFICER

PARCEL A, BLOCK 21
CHEVY CHASE
SECTION 4-A

(BEING A RESUBDIVISION OF LOTS 4 THRU 10, BLOCK 21)
7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40' DATE: JANUARY 19, 2022

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

#220210690

DATE _____ AT NO _____

DEPARTMENT OF PERMITTING
SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: 4/25/2022
Nisha Pedersen
DIRECTOR

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____ CHAIR _____ MONTGOMERY PLAT SIGNATORY
MONTGOMERY COUNTY TRAINING BOARD FOR SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE NO.:

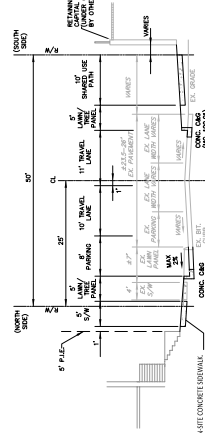
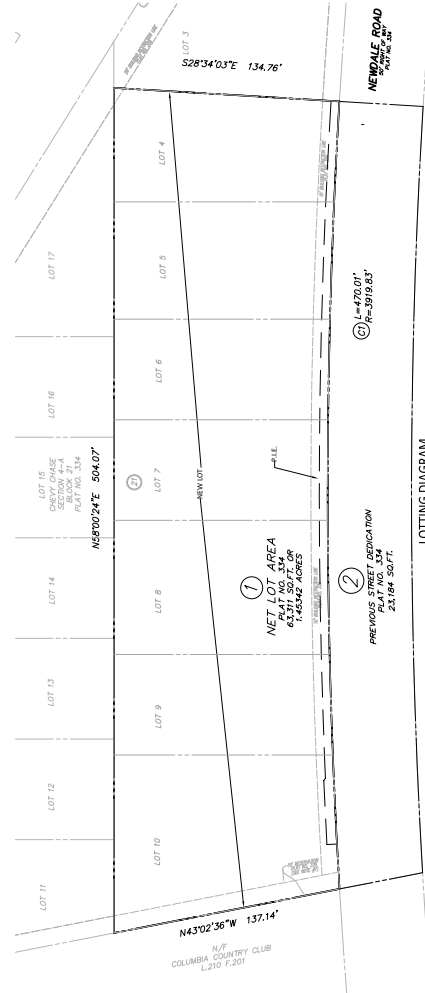
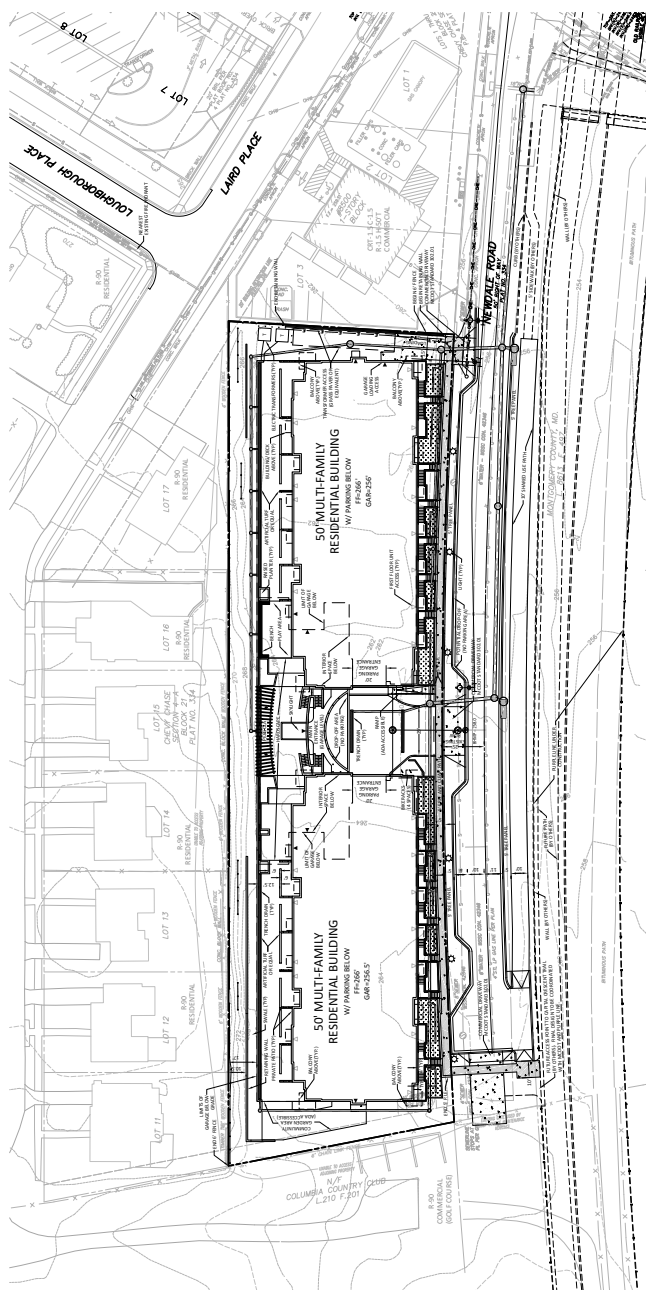
[illegible][illegible]

CRESCENT AT
CHEVY CHASE

7TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 210N04
TAX MAP: HM43

PRELIMINARY
PLAN

DRAWN BY: _____
 DESIGNED BY: _____
 DATE ISSUED: 1/15/2021
 PROJECT VM50026
 INCHPC 0. 120180150
 SHEET NO. PP-3



1 CONCRETE SIDEWALK ON-SITE

NEWDALE ROAD
ALONG PROJECT FRONTAGE
MCDOT STD. MC-2002.02 MODIFIED
NOT TO SCALE

PROFESSIONAL'S CERTIFICATION

Laurent G. Mounoud, P.E.
MD No: 36749
Expiration date: January 21, 2023
Date: 01/15/2023

