



## MEMORANDUM

DATE: December 9, 2022

TO: Montgomery County Planning Board

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

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board  
Agenda for December 22, 2022.

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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:

**220230390 Country Club Village - Wynkoop Estates**

**220230470 Mount Prospect Farm**

**Plat Name:** Country Club Village - Wynkoop Estates

**Plat #:** 220230390

**Location:** Located on the south side of Winston Drive, 650 feet west of Wynkoop Boulevard

**Master Plan:** Bethesda - Chevy Chase Master Plan

**Plat Details:** R-60 zone; 1 lot

**Owner:** Refined Properties, LLC

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

H. *Creation of a lot from a part of a Lot.* A part of a previously recorded lot in a Residential Detached zone that was created as a result of a deed transfer of land from the lot may be converted into a lot if:

1. the part of lot was created by deed recorded before June 1, 1958, or
2. the part of lot contains a legally constructed detached house; and
3. all applicable conditions or agreements applicable to the original subdivision approval creating the outlot apply to the new lot. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement, conservation easement, or building restriction lines.

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 Sections 50.7.1.H.1. and 50.7.1.C.1. of the Subdivision Regulations and supports this minor subdivision record plat.

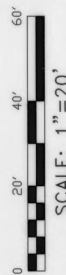
PLAT No.

PLAT TABULATION	
LOT 47	19,646 SQ.FT. OR 0.4510 ACRES
DEDICATION TO PUBLIC USE:	0.0 SQ.FT. OR 0.0000 ACRES
TOTAL AREA:	19,646 SQ.FT. OR 0.4510 ACRES

**NOTES**

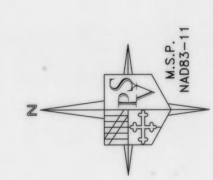
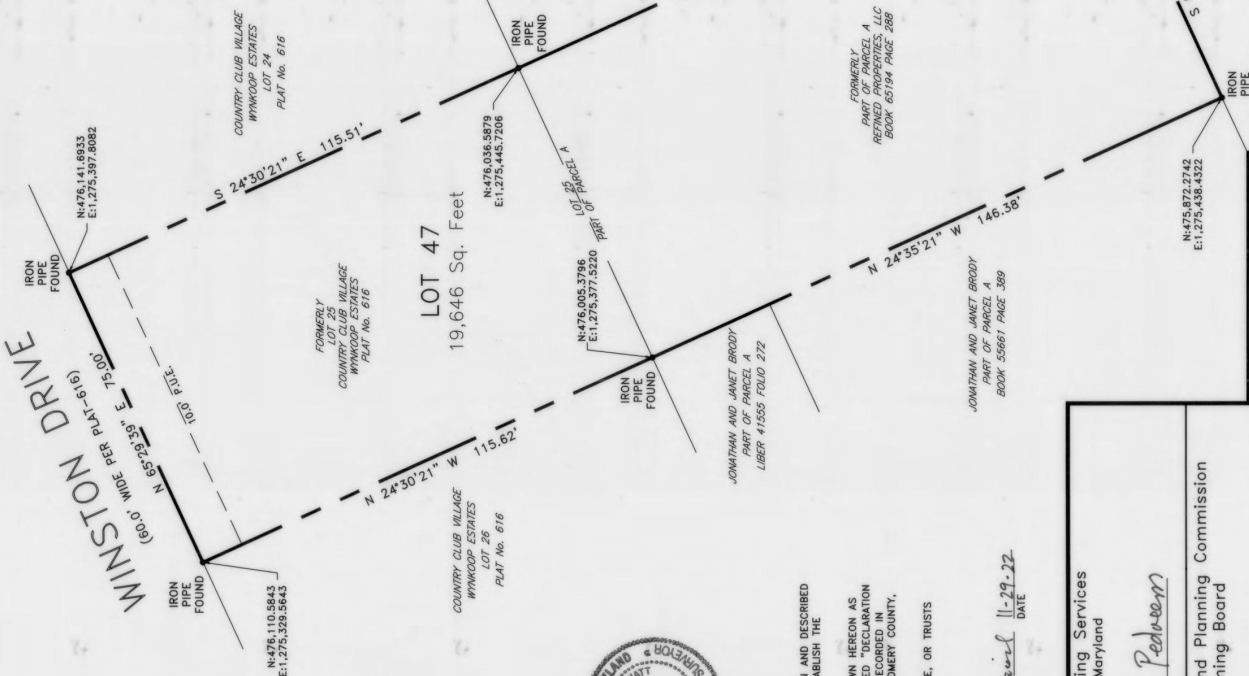
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO BE INCORPORATED INTO THIS SUBDIVISION RECORD PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC SEWER SYSTEMS ONLY.
- THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50.7.1 OF THE MONTGOMERY COUNTY SUBDIVISION RECORD PLAT ACT. THIS PLAT INVOLVES CREATING A LOT FROM PART OF A LOT AS PROVIDED FOR IN SECTION 50.7.1.H.1 AND CONSOLIDATING OF TWO LOTS INTO A SINGLE LOT PROVIDED FOR IN SECTION 50.7.1.C.1.
- 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 APPLICANT HAS BEEN ADVISED OF THE REQUIREMENTS FOR A FULL EXAMINATION OF TITLE OR TO DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.
- PROPERTY LIES WITHIN ZONE X OF FEMA MAP #24031004350 DATED SEPTEMBER 28TH 2006.

APPROVALS/INFORMATION CHART	
TAX MAP LOCATION:	GENE1
WATER USE:	ZONING
ZONING CATEGORY:	R-50
APPROVED PRELIMINARY PLAN:	N/A
SITE PLAN, PROJECT/SKETCH:	42023033E
PLAN FILE NUMBER:	42023033E
APPROVED FOREST CONSERVATION PLAN FILE NUMBER OR FOREST CONSERVATION NUMBER:	



**SUBDIVISION RECORD PLAT  
COUNTRY CLUB VILLAGE  
WYNKOOP ESTATES  
LOT 47**

A RESUBDIVISION OF  
LOT 25 AND PART OF PARCEL "A" COUNTRY CLUB VILLAGE WYNKOOP ESTATES BETHESDA (7TH) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND  
SCALE: 1"=20' NOVEMBER 2022



**POTOMAC VALLEY SURVEYS**  
20010 FISHER AVENUE, SUITE F  
POOLESVILLE, MARYLAND  
1-888-349-5050

**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 RE-SUBDIVISION OF ALL OF THE LANDS CONVERTED BY THIS PLAT TO THE PUBLIC USE, AND THAT THE SAME ARE NOT IN DANGER, ONTO REFINED PROPERTIES, LLC RECORDED IN BOOK 65194 AT PAGE 288 DATED JANUARY 5TH, 2022 AND BEING LOT 25 AS SHOWN ON PLAT OF SUBDIVISION KNOWN AS "COUNTRY CLUB VILLAGE WYNKOOP ESTATES" PLAT NO. 616 AND PART OF PARCEL A AS SHOWN ON A PLAT OF SUBDIVISION KNOWN AS COUNTRY CLUB VILLAGE WYNKOOP ESTATES AS RECORDED ON PLAT 1200 AMONG THE LAND RECORDS OF THE MONTGOMERY COUNTY AND THERE IN ALL PROPERTY CORNERS MARKED THIS DAY AND THERE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50.4.3.C OF THE MONTGOMERY COUNTY SUBDIVISION RECORD PLAT ACT. THE TOTAL AREA INCLUDED ON THIS PLAT IS 19,646 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.



*Alfred Meath* DATE 11/29/22  
ALFRED MEATH  
PROFESSIONAL LAND SURVEYOR #21136  
EXPIRATION/RENEWAL DATE 08-20-24

**OWNER'S CERTIFICATE**

WE REFINED PROPERTIES, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION RECORD PLAT AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.  
WE FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENTS, SHOWN HEREON AS "10' P.U.E." TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.  
THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGE, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

*Jeffrey Walling* 11-29-22  
JEFFREY WALLING, MANAGING MEMBER OF REFINED PROPERTIES, LLC  
WITNESS

Department of Permitting Services  
Montgomery County, Maryland

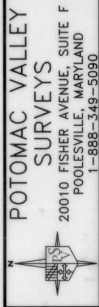
Approved: 12/7/2022 Date 11-29-22 Date  
*Melita Pedersen* Director

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

Approved: \_\_\_\_\_ Date \_\_\_\_\_  
Chair

Approved: \_\_\_\_\_ Date \_\_\_\_\_  
Montgomery Plat Signatory  
for Secretary-Treasurer

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



Recorded \_\_\_\_\_  
Plat No. \_\_\_\_\_