



2425 Reedie Drive Floor 14 Wheaton, MD 20902



MontgomeryPlanning.org

MEMORANDUM

DATE: November 7, 2024

TO: Montgomery County Planning Board

FROM: Stephen Smith, Intake & Regulatory Coordination Division (301)-495-4522

Jay Beatty, Intake & Regulatory Coordination Division (301)-495-2178

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board

Agenda for November 21, 2024

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:

220250220 Woodhaven

Plat Name: Woodhaven Plat #: 220250220

Location: Located on the north side of Thoreau Drive, 200 feet west of Wittier Boulevard

Master Plan: Bethesda-Chevy Chase Master Plan

Plat Details: R-90 zone; 1 lot Owner: Sepkia, LLC

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.C.2.** of the Subdivision Regulations; which state:

- 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.

This minor subdivision application proposes to consolidate a lot and three parts of a lot into a recorded lot to facilitate the issuance of a building permit upon the property. With this action, three underlying lot lines will be eliminated; there is no change to the perimeter boundary of the tract by this subdivision. Staff concludes that the proposed subdivision complies with the requirements of Section 50.7.1.C.2. and recommends approval of the subdivision record plat.

- 1. ALL TERNS. CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAIN, SITE PLAN, PRECISE PLAN, AG OTHER PLAN ALLOWING DECLORAGEN OF THE MONICOMBERY COUNTY PLANNING BOARD, ARE INTENDED TO STREVING UNESS MODIFIED BY FURTHER ACTION BY THE BOARD, THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTED BY THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTED BY BUSINESS HOURS.

SITE

VICINITY MAF

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RON

WOODHAVEN
LOT 25 AND PARTS OF
LOTS 24 AND 26, BLOCK K
R
PLAT No. 1203

PIPE FOUND

g

PLAT

- IPF = IRON PIPE FOUND. / RBWC = REBAR WITH CAP.
 THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
- THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS TOWN VALUE OF SOUTH SUBDIVISION WITH SUBDIVISION REGULATION, BEEN CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES THE CONSULATION OF A LOT AND PARTS OF LOTS AS PROVIDED FOR IN SECTION 56.7.1.C.2.
- 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 TITLE.
 - PROPERTY LIES WITHIN ZONE X OF FEMA MAP # 24031C0435D DATED SEPTEMBER 29TH, 2006.
- PROPERTY IS SUBJECT TO A "STORMWATER MANAGEMENT RIGHT OF ENTRY" AS RECORDED AMONG THE LAND RECORDS ON MONTGOMERY COUNTY, MARYLAND IN DEED BOOK 68388 AT PAGE 258.

WOODHAVEN 107 28, BLOCK H PLAT 23403

SURVEYOR'S CERTIFICATE

RBWC FOUND (HELD)

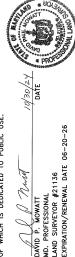
N:483,221.1210 E:1,275,286.4031

HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELLEF, THAT IT IS A RE-SUBDIVISION OF ALLO F THE LADNS CONVEYED BY CHERIE HOPE, ALSO KNOWN OF RECORD AS CHERIE L. HOPE, TRUSTEE OF THE CHERIE HOPE REVOCABLE TRUST UNTO SEPKIA LLC RECORDED IN BOOK 67845 AT PAGE 293 DATED MARCH 19TH, 2024 AND BEING ALL OF LOT 6, AND PARTS OF LOTS 4, S & 7, BLOCK K AS SHOWN ON A PLAT OF SUBDIVISION KNOWN AS WOODHAVEN AS RECORDED ON PLAT 1203 AMONG THE LAND RECORDS OF MONTGOMEY COUNTY, MARYLAND; AND THAT ALL PROPERTY CORNERS MARKED THUS ———ARE IN PLACE AS SUBDIVISION RECOLLATIONS. TOTAL AREA INCLUDED ON THIS PLAT IS 11,789 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

LOT 31 11,789 Sq. Ft.

N 25.32'23"

WOODHAVEN PART OF LOTS 7 AND 8, BLOCK K PLAT NO. 1203



MD. PROFESSIONAL LAND SURVEYOR #21136

DAVID P. MOWATT

CURVE TABLE
CURVE RADIUS | ARC LENGTH
C1 | 400.00' | 80.87' N:483,131.0415 E:1,275,418.7106

RON PIPE FOUND (HELD)

/ (©

10.0' P.U.E.

N:483,101.2343 E:1,275,343.6786

OWNER'S CERTIFICATE

WE, SERKA LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT "THIS SUBDINGSION RECORD PLAT AND BSTABLINE HE MINIMUM BULDING RESTRETTON LINES PER HE MONTGOMERY COUNTY ZONING ORDINANCE.

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 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.



	Department of Permitting Services Montgomery County, Maryland	Willed follockan
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A LLC	rtme Mont	
SEPKI	Эера	11-6-2024
P		6-2
MEMBER		
MANAGING MEMBER OF SEPKIA LLC		Approved:

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

Recorded Plat No.

> Montgomery Plat Signatory for Secretary - Treasurer Chair Date

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

0 SQ.FT. OR PLAT TABU 11,789 SQ.I 11,789 SQ. DEDICATION TO PUBLIC USE: TOTAL AREA: LOT 31: APPROVALS/INFORMATION CHART 42025031E 10NW06 R-90 ×× APPROVED FOREST CONSERVATION PLAN FILE NUMBER OR FOREST CONSERVATION EXEMPTION NUMBER: APPROVED PRELIMINARY PLAN, SITE PLAN, PROJECT/SKETCH PLAN FILE NUMBERS: TAX MAP LOCATION:
WSSC GRID NUMBER:
ZONING CATEGORY:

	SUBC		-	 LOT 6, PART	İ	MON.	SCA
PLAT TABULATION	11,789 SQ.FT. OR 0.2706 ACRES	IN TO 0 SQ.FT. OR 0.00 ACRES	EA: 11,789 SQ.FT. OR 0.2706 ACRES		N POTOMAC VALLEY	SURVEYS	POOLESVILLE, MARYLAND

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40,	1"-20,
20,	SCALE.
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JIVISION RECORD PLAT

BLOCK WOODHAVEN

¥ OF LOTS 4, 5 & 7, BLOCK HESDA (7TH) ELECTION DISTRICT A RESUBDIVISION OF PLAT No. 1203

TGOMERY COUNTY, MARYLAND ALE: 1"=20' OCTOBER 2024