

MEMORANDUM

DATE: July 18, 2025

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 July 31, 2025

The following record plats are recommended for APPROVAL in accordance with the requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations, along with any conditions for the completion of administrative items that may remain outstanding, and copies of plan drawings for the record plat. The following plats are included:

220250480 Alta Vista

220250520 Section No. 2, Chevy Chase

220250730 Chevy Chase, Section 4

Plat Name: Alta Vista
Plat #: 220250480

Location: Located on the west side of Forest Road, 375 feet north of Beech Avenue
Master Plan Bethesda - Chevy Chase Master Plan
Plat Details: R-60 zone; 2 lots
Owner: 9508 Forest LLC

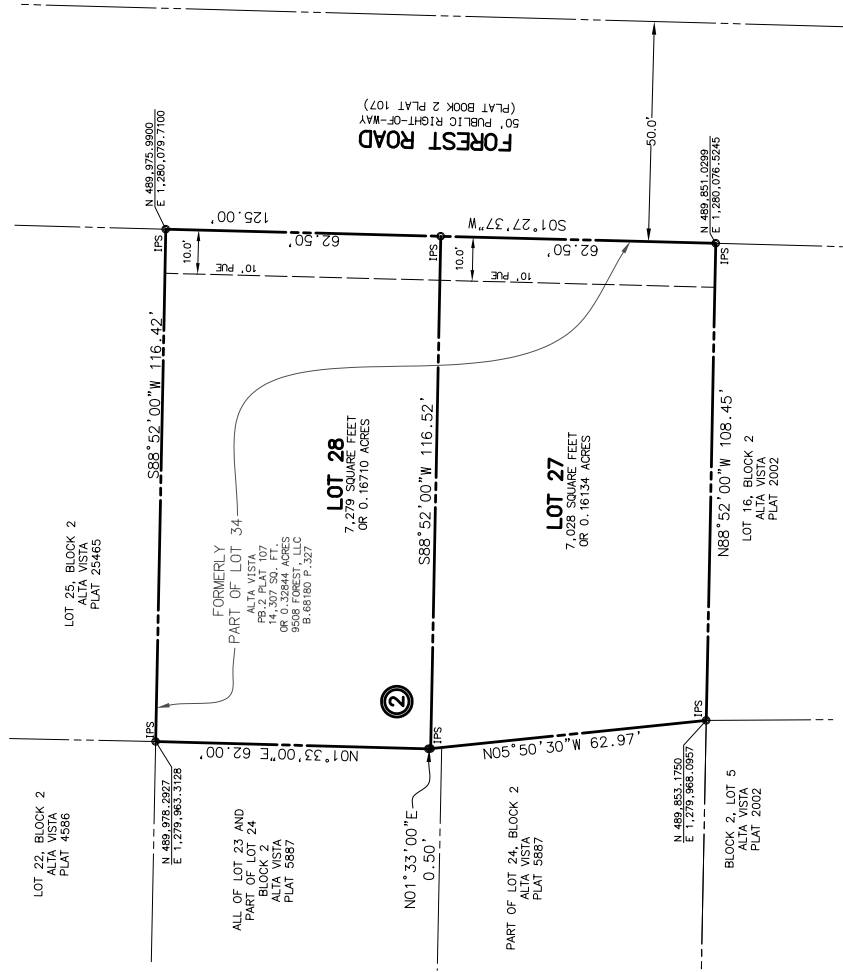
This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620250050, as approved by the Director on April 18, 2025, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plan. Staff recommends approval of the proposed plat, conditioned upon the following:

Applicant to submit plat mylar containing all necessary signatures.

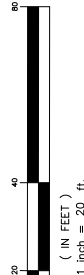
Following completion of the above item staff will forward the plat to the Chair for signature.

NOTES

- 1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP GRID NO. HP12.
- 2.) PROPERTY IS ZONED R-60.
- 3.) MSSC 200 FOOT SHEET 212NW05.
- 4.) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE GRID NORTH (NAD83/2011).
- 5.) 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 THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPECT OR NOTE ALL MATTERS ASSOCIATED TITLE.
- 6.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE HEREBY INCORPORATED BY REFERENCE INTO THIS SUBDIVISION RECORD PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- 7.) THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
- 8.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P. & P.C. ADMINISTRATIVE SUBDIVISION PLAN, #20250050, ENTITLED "ALTA VISTA".



GRAPHIC SCALE



LEGEND

- (PUE) PUBLIC UTILITY EASEMENT
PROPERTY LINES
IRON PIPE SET
BOOK
PAGE
SQUARE FEET

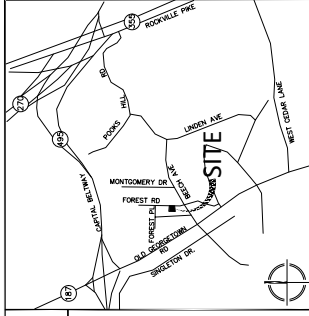
MONTGOMERY COUNTY PLANNING BOARD		DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND	
APPROVED:		DATE:	
CHAIR	MONTGOMERY PLAT SIGNATORY FOR SECRETARY - TREASURER	APPROVED:	DIRECTOR
M.N.C.P. & P.C. RECORD FILE NO.:		PLAT NO.:	

LAYOUT: RECORD PLAT-MD. Plotted By: munge

PLAT NO. _____

AREA TABULATION

LOT 27 7,028 SQ.FT. OR 0.16134 ACRES
LOT 28 7,279 SQ.FT. OR 0.16710 ACRES
TOTAL AREA OF THIS PLAT 14,307 SQ.FT. OR 0.32844 ACRES



VICINITY MAP
SCALE: 1" = 2000'

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.
FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

FURTHERMORE, WE GRANT A PUBLIC UTILITY EASEMENT (P.U.E.) AS SHOWN HEREON TO THE PARTIES NAMED IN A DECLARATION OF UTILITY EASEMENT (D.U.E.) FILED WITH THE RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND RECORDED IN BOOK 3834 AT PAGE 457, WHICH SAID TERMS ARE INCORPORATED HEREIN.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THE PLAT OF SUBDIVISION.

OWNER
(9508 FOREST LLC)

9508 FOREST LLC
MONTGOMERY COUNTY, MARYLAND
TITLE: MANAGING MEMBER

DATE

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A PLAT OF ALL OF THE PROPERTY ACQUIRED BY 9508 FOREST LLC, AND THAT THE SAME HAS BEEN SURVEYED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 21, 2024 AND RECORDED IN BOOK 68180 AT PAGE 327, AND ALSO BEING PART OF LOT 34, ALTA VISTA, RECORDED IN PLAT BOOK 2 AS PLAT NO. 107, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS _____ WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 14,307 SQUARE FEET OR 0.32844 ACRES OF LAND, OF WHICH NONE IS DEDICATED TO PUBLIC USE.

DATE



MATTHEW UNGER
PROFESSIONAL LAND SURVEYOR
MARYLAND LICENSE NO. 21589
LICENSE EXPIRES FEBRUARY 2, 2027
EMAIL: MUNGER@INGERSOLL.COM

SUBDIVISION RECORD PLAT

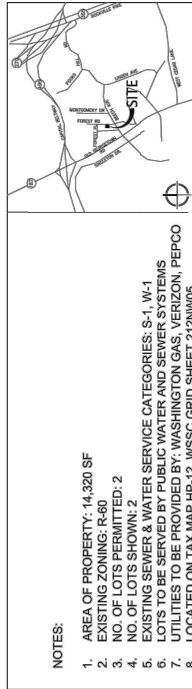
LOTS 27 & 28, BLOCK 2
ALTA VISTA
BEING A SUBDIVISION OF
PART OF LOT 34
7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' DATE: JULY 9, 2025



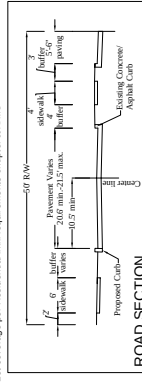
10616 ROBERTS LANE
HAGERSTOWN, MD 21742
301.991.9547

UNGER SURVEYING
& CONSTRUCTION

#20250840

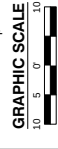


ZONING STANDARDS				
ZONE: R-60	REQ.	APPROVED LOT 28	APPROVED LOT 27	
LOT SIZE	6,000	7,279	7,028	
FRONT SETBACK	25' or EBL whichever is greater	25' or EBL whichever is greater	25' or EBL whichever is greater	
SIDE YARDS	8' MIN, 18' TOTAL	8' MIN, 18' TOTAL	8' MIN, 18' TOTAL	
REAR YARD	20'-0"	20'-0"	20'-0"	
BUILDING HEIGHT	30' TO MEAN HEIGHT	< 30' TO MEAN HT.	< 30' TO MEAN HT.	
LOT COVERAGE*	30%	< 30%	< 30%	
LOT WIDTH @ BUILDING LINE	60'-0"	62.5'	62.5'	
FRONTAGE	25'-0"	62.5'	62.5'	



- | | |
|----------------------------|--|
| NATURAL GAS CONDUIT | |
| OVERHEAD WIRES | |
| SANITARY SEWER CONDUIT | |
| STORM DRAIN MANHOLE | |
| WATER CONDUIT | |
| EDGE OF PAVEMENT | |
| PROPERTY LINES | |
| PUBLIC UTILITIES EASEMENTS | |
| PROPOSED FEATURES | |
| LIMITS OF DISTURBANCE | |
| GUY WIRE | |
| UTILITY POLE | |
| WALKWAY | |
| NATIVE TREE | |
| CATCH BASIN, GRATE, INLETS | |
| STORM DRAIN MANHOLE | |
| STORM DRAIN MANHOLE | |
| WATER METER | |
| WATER VALVE | |
| FIRE HYDRANT | |
| EXISTING | |

1. The building footprint shown on this plan are illustrative. Final Building locations will be determined during the permitting process. Other buildings located adjacent to the project may also be included in the final building footprint. Existing utility easements, wetlands, riparian areas, and other restrictions lines and lot coverage for each lot. Other limitations for site development may also be included in this conditions of the approval
2. An on-site pre-construction meeting is required to be set up with the MNCPPC inspection staff before any demo, clearing, or grading occurs on site. The owner or his designee who has signature authority and the general contractor must attend the pre-construction meeting with MNCPPC inspector. A copy of approved Certified Preliminary Plan is required to be on-site at all times.
3. For more information regarding the permit application process, please contact Josh Kaye at 301-495-4722.
4. Two native canopy trees (2' cal.) proposed to be planted per lot. Species and final locations to be coordinated with MNCPPC Inspector.

[illegible]