



MEMORANDUM

DATE: May 7, 2026

TO: Montgomery County Planning Board

FROM: Stephen Smith, West County Planning Division (301)-495-4522 *SS*
Jay Beatty, West County Planning Division (301)-495-2178 *JEB*

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for May 21, 2026

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:

220250500 Alta Vista Gardens

Plat Name: **Alta Vista Gardens**

Plat #: **220250500**

Location: Located in the southwest quadrant of the intersection of Ipswich Road and Broad Street

Master Plan: North Bethesda - Garrett Park Master Plan

Plat Details: R-60 zone; 3 lots

Owner: ASP 5900 Ipswich Road, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620250100 (MCPB Resolution No. 25-100), as approved by the Board, 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.

Surveyor's Certificate

I hereby certify that the information shown hereon is correct, that it is a subdivision plat of all the property acquired by ASP 5900 IPSWICH ROAD, LLC, a Maryland limited liability company from Glenn L. Northrup and Anicia C. McCourt, by a dated November 15, 2024 and recorded among the Land Records of Montgomery County, Maryland in Book 68268 at Page 93, that it is a resubdivision of Lot 9, Block A, as shown on a subdivision record plat entitled "Blocks A, B, C, D and E, Alta Vista Gardens" and recorded among the aforesaid Land Records at Plat No. 1684.

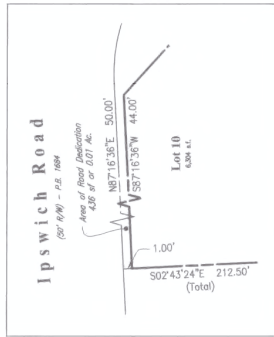
I also certify that if engaged, I will set all property corner markers in accordance with Section 50.4.3.G of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 18,854 square feet or 0.4328 of an acre of land, of which 436 square feet or 0.0100 of an acre is to be dedicated to public use by this plat.

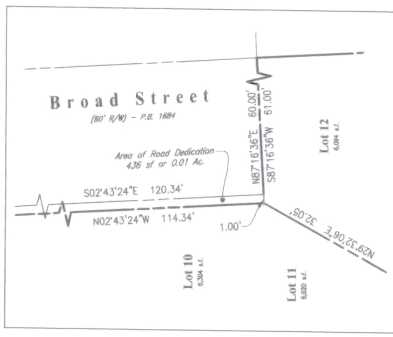
Date: 4/21/26
 [Signature]
 Professional Land Surveyor
 Maryland Lic. No. 21072
 Exp. 02/08/2027



INSET #1
 Scale: 1"=10'



INSET #2
 Scale: 1"=10'



Legend

- P.O. = Part of
- P.B. = Plat Book
- P.O. = Plot Number
- L.P.T. = Lot Plat
- N.F. = Nail Found
- R.W. = Right of Way
- s.f. = Square Feet
- Ac. = Acres

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

Approved: _____ Date _____
 Chair _____
 Montgomery Plat Signatory
 for Secretary-Treasurer

CURVE DATA		
CURVE RADII	ARC DELTA	TANGENT CHORD BEARING & DISTANCE
CO	1,20.00	131.42° 90.00/0.01 20.00 347.45/25.2° 28.28

Department of Permitting Services,
 Montgomery County

Approved: 5-1-2026
 [Signature]
 Director

Owner's Certificate

We ASP 5900 Ipswich Road, LLC, owners of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat, establish the minimum building restriction lines, dedicate the street to public use; grant to the applicable utility companies, their respective successors and assigns, a Public Utility Easement as shown hereon and identified as "P.U.E." with the terms and provisions of said easement being set forth in that certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said terms and provisions are incorporated by reference; subject to all current and applicable regulations of all Federal, state and local governing agencies.

We further certify that a Maryland registered land surveyor will be engaged to set all property corners markers in accordance with section 50.4.3.G of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon except a certain Deed of Trust recorded in Book 68628 at Page 106, and a second Deed of Trust recorded in Book 68628 at Page 128 and the parties in interest thereto have below indicated their assent.

Date: 4/20/2026
 [Signature]
 General Member

We hereby assent to this plat of subdivision:

Date: 4/20/2026
 [Signature]
 Patricia C. Muldown, Trustee

Woodhens Bank

[Signature]
 Patricia C. Muldown, Trustee

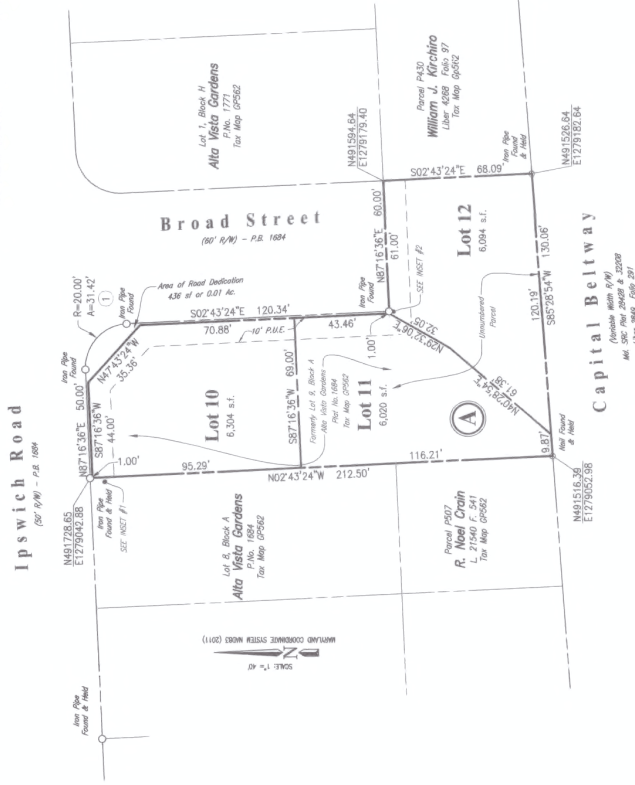
Date: 4-20-2026
 [Signature]
 Beverly R. Layne, Trustee

Michael Lessans (Lender)
 [Signature]
 Renee Lessans, Substitute Trustee

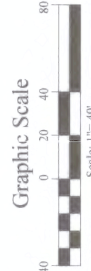
I hereby assent to this plat of subdivision:

Date: 4/22/2026

Ipswich Road
 (for R/W) - P.B. 1684



Area Tabulation
 Lots: 18,418 s.f. or 0.4228 Ac.
 Parcels: 18,418 s.f. or 0.4228 Ac.
 Streets: 436 s.f. or 0.0100 Ac.
 Total: 18,854 s.f. or 0.4328 Ac.



Plat No.:

Notes

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership of the property shown hereon and/or 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.
- This property is served by public water and sewer services only.
- The property shown hereon is zoned R-60.
- W.S.C.C. 200 scale reference: 212 NW 06.
- The property shown hereon is limited to the uses and conditions as required by Administrative Subdivision Plan #62050100 entitled "Alta Vista Gardens" any proposed changes in use will require further Planning Board review and approval.
- Water Sewer Categories: W1/S1.
- This property is shown on Tax Map GP562.
- Coordinates shown hereon were established using Trimble's Real-Time Keynote and their Virtual Reference Station System (VRS) and are based on Maryland State Plane coordinates NAD 83 (2011). The average scale factor for the subject property is 0.99995286. The average property elevation based upon NAVD88 vertical datum is 324 feet, for an elevation factor of 0.99998946. The combined factor for the subject property is 0.99994232. All bearings and distances shown are based on grid coordinates.
- This plat is subject to Forest Conservation Exemption Plan #42025131E.

Subdivision Record Plat
Lots 10, 11 & 12, Block A
Alta Vista
Gardens

a resubdivision of Lot 9, Block A
 Bethesda (7th) District
 Montgomery County, Maryland
 August, 2025 Scale: 1" = 40'

220250500

CPJ Charles P. Johnson & Associates, Inc.
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