

PLAT NO. 220080750

Garrett Park, Section 2

Located on the east side of Montrose Avenue, approximately 300 feet north of Strathmore Avenue (MD 547)

R-90 zone; 1 lot

Community Water, Community Sewer

Master Plan Area: North Bethesda/Garrett Park

Jon Siegel, Applicant

Staff recommends approval of this subdivision plat pursuant to section **50-35A(a)(3)** of the Subdivision Regulations, which states:

Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted criteria for this property and concludes that the proposed subdivision complies with the criteria of Section 50-35A(a)(3) of the subdivision regulations and supports this minor subdivision record plat.

TOTAL AREA INCLUDED ON THIS PLAT IS 10,413.0 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-90/ TOWN OF BRETT PARK OVERLAY ZONE, AS OF THE DATE OF PLAT RECORDATION.

ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH A PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF ANY PROPERTY, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEW DURING NORMAL BUSINESS HOURS.

UFF = IRON PIPE FOUND/ RBWC = REBAR WITH CAP SET

THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 80-33A OF MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 80 OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES CONSOLIDATION OF A LOT AND PART OF A LOT INTO ONE LOT AS PROVIDED FOR IN SECTION 80-33A(c)(3).

PROPERTY DOES NOT LIE WITHIN A FLOOD PLAIN PER FEMA MAP # 24031C0360 DATED
JANUARY 29TH 2004.

[illegible]

OWNERS CERTIFICATION

HE 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.

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James J. Jones VICE PRESIDENT
BANK OF AMERICA NATIONAL ASSOCIATION OF NEW YORK AND NORTHERN CALIFORNIA
WILLIAM J. BROWN WITNESS
DATE 10-18-68

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

**POTOMAC VALLEY
SURVEYS**
P.O. BOX 627
(1980 FISHER AVENUE)
POOLESVILLE, MARYLAND
1-868-349-5090

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Garrett Park Sub'n 2 Plat Number: 220080750

Plat Submission Date: 11-8-07

DRD Plat Reviewer: S. Smith

DRD Prelim Plan Reviewer: N/A

*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. _____ Checked: Initial _____ Date _____

Preliminary Plan No. _____ Checked: Initial _____ Date _____

Planning Board Opinion - Date _____ Checked: Initial _____ Date _____

Site Plan Name if applicable: _____ Site Plan Number: _____

Planning Board Opinion - Date _____ Checked: Initial _____ Date _____

Lot # & Layout ☒ Lot Area ☒ Zoning ☒ Bearings & Distances ☒ Coordinates _____
 Plan # N/A Road/Alley Widths ☒ Easements ☒ Open Space N/A Non-standard _____
 BRLs N/A Adjoining Land OK Vicinity Map OK Septic/Wells N/A _____
 TDR note N/A Child Lot note N/A Surveyor Cert OK Owner Cert OK Tax Map OK _____
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	_____	<u>11/19/07</u>	<u>12/07/07</u>	_____	<u>N/A</u>
Research	Bobby Fleury	_____	_____	<u>11-20-07</u>	<u>OK</u>
SHA	Doug Mills	_____	_____	_____	_____
PEPCO	Steve Baxter	_____	_____	_____	_____
Parks	Doug Powell	_____	_____	_____	_____
DRD	Nellie Carey	<u>✓</u>	<u>✓</u>	<u>12-07-07</u>	<u>No REVISIONS</u>

Final DRD Review:

DRD Review Complete:

(All comments rec'd and incorporated into mark-up)

Engineer Notified (Pick up Mark-up):

Final Mylar w/Mark-up & PDF Rec'd:

Board Approval of Plat:

Plat Agenda:

Planning Board Approval:

Chairman's Signature:

DPS Approval of Plat:

Engineer Pick-up for DPS Signature:

Final Mylar for Reproduction Rec'd:

Plat Reproduction:

Addressing:

File Card Update:

Final Zoning Book Check:

Update Address Books with Plat #:

Update Green Books for Resubdivision:

Notify Engineer to Seal Plats:

Engineer Seal Complete:

Complete Reproduction:

Sent to Courthouse for Recordation:

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RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: _____
- b) Part of lot created by deed prior to June 1 1958: ✓ ok

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: _____
- b) Original Plat identified: _____

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: _____
- b) Street dedication required: _____
- c) Forest conservation: _____
- d) Storm water management: _____
- e) Special Protection Area/Water Quality Plan: _____
- f) Landscaping and lighting plan including parking lot layout: _____

g) Approved Special Exception: _____

(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

a) Number of Lots: _____

b) Written MCDPS approval of proposed septic area: _____

c) Required street dedication: _____

d) Easement for balance of property noting density and TDRS: _____

e) Average lot size of 5 acres: _____

f) Forest Conservation requirements met: _____