

PLAT NO. 220081240

Brookmont

Located in the southwest quadrant of the intersection of Broad Street and 61st Street

R-60 zone; 1 lot

Community Water, Community Sewer

Master Plan Area: Bethesda-Chevy Chase

Tom Buzas, 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.

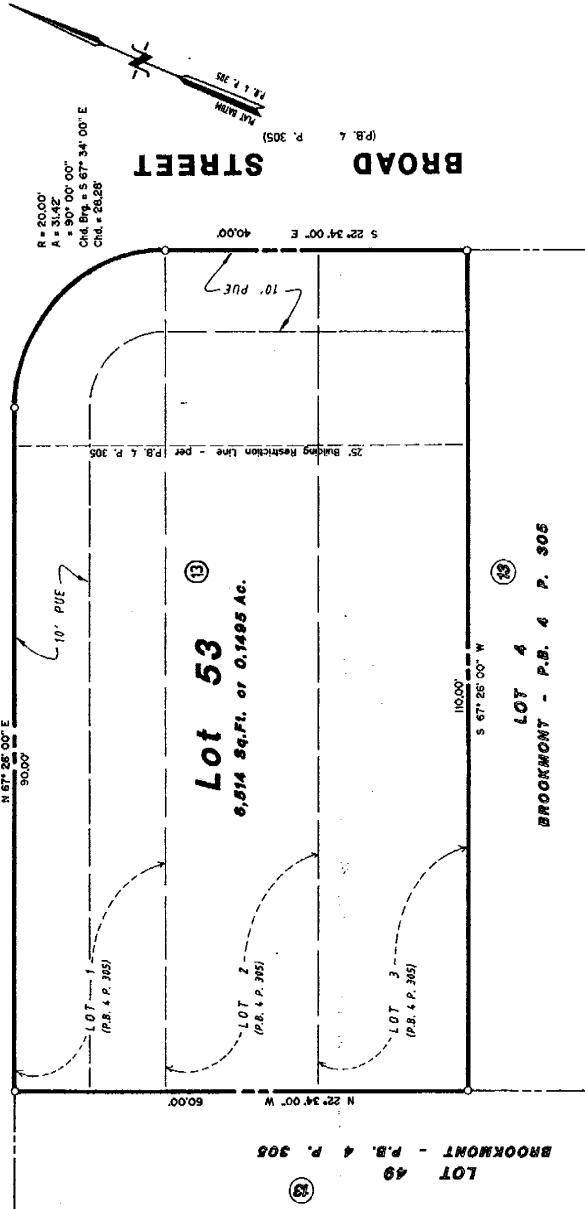
PLAT NO.

61st STREET

Formerly First Street per P.B. 4, P. 305
45' R/W

NOTES

The lots included on this plat are currently zoned R-60.
The lots included in this plat are intended for public water and sewer service only.
This Subdivision Record Plat is not intended to show every matter affecting ownership and use, nor every matter restricting the ownership and use of the subject property. A Subdivision Record Plat is not intended to replace an examination of title or to note all matters affecting title.
All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan, or any other instrument recorded in the office of the Montgomery County Planning Board are intended to survive and not be extinguished by the recording of this plat, unless expressly contemplated by the plan as approved. 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 plat is in conformance with the requirements of Section 50-204 of the Montgomery County Code (Subdivision Regulations) and the Montgomery County Code (Subdivision Regulations) and the Montgomery County Code (Subdivision Regulations) and the Montgomery County Code (Subdivision Regulations). This plat involves the consolidation of two or more lots being replatted as a single lot per Section 50-354(a)(2) of the aforementioned Code.



SURVEYOR'S CERTIFICATE

I hereby certify that the survey information shown hereon is correct, that the same has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland, and that it is a subdivision of the following:

all of that tract or parcel of land conveyed to Thomas Pal Buzas and Devin L. Battley from John Curtis Helmer by deed dated November 30, 2007 & recorded among the Land Records of Montgomery County, Maryland in Liber 35161, Folio 026.
Said tract is a parcel of land being Lots 1, 2 & 3, Block 13 - Subdivision Record Plat recorded among the said Land Records in Plat Book 4, as Plat 305.

That property corner markers will be set in accordance with Section 50-24(e) of the Montgomery County Code, if so engaged.

The total area included in this plat is 6,514 square feet or 0.1495 acres. There is no area being dedicated to public use by this plat.
Date: 1/29/2008

John R. Wilmer
Professional Land Surveyor
Montgomery Registration No. 10663

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION THE MONTGOMERY COUNTY PLANNING BOARD		MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES	
APPROVED:	BY:	APPROVED:	BY:
CHAIRMAN	ASST. SECRETARY-TREASURER	DIRECTOR	
M.N.C.P. & P.C. RECORD FILE NUMBER:			

OWNER'S CERTIFICATION

We, Thomas Pal Buzas and Devin L. Battley, owners of the property shown and included hereon, hereby establish this plan of subdivision, and grant a Public Utilities Easement (PUE) as shown hereon, to the parties named in a document titled "Terms and Provisions of a Public Utility Easement" as recorded among the Land Records of Montgomery County, Maryland in Liber 3834, at Folio 457, subject to all current and applicable regulations of all federal, state and local governing agencies.

We, our successors and assigns will cause property corner markers to be placed by a duly licensed Professional Land Surveyor in accordance with Section 50-24(e) of the Montgomery County Code.

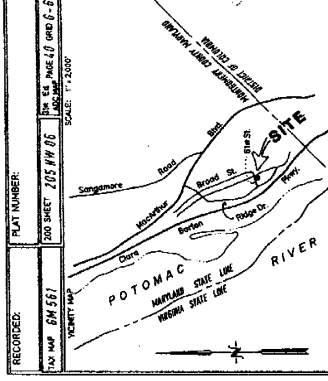
There are no suits, actions-at-law, leases, liens, mortgages or deeds of trust affecting the property included in this plan of subdivision.

Date: January 16, 2008

Thomas Pal Buzas

Devin L. Battley

SCALE: 1" = 10'



SUBDIVISION RECORD PLAT

LOT 53, BLOCK 13
RESUBDIVISION OF SECTION NO. 1 & BLOCK 13
BROOKMONT
7th (BETHESDA) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

WITTAKER ASSOCIATES, LLC
Land Services, Land Planning & Design
7124 Airport Road - Gaithersburg, MD 20879
Tel: (301) 710-1100 Fax: (301) 714-1056
DATE: Dec., 2007
SHEET NO. 1 of 1

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Brookmont Plat Number: 220081240
 Plat Submission Date: 1-22-08
 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 ok Coordinates ✓
 Plan # N/A Road/Alley Widths ok Easements ✓ Open Space N/A Non-standard
 BRLs ✓ Adjoining Land ok Vicinity Map ✓ Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert ✓ Owner Cert ✓ Tax Map ✓
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u> </u>	<u>1-24-08</u>	<u>2-7-08</u>	<u> </u>	<u>N/A</u>
Research	Bobby Fleury	<u> </u>	<u> </u>	<u>1-28-08</u>	<u>OK</u>
SHA	Doug Mills	<u> </u>	<u> </u>	<u> </u>	<u> </u>
PEPCO	Steve Baxter	<u> </u>	<u> </u>	<u>2-7-08</u>	<u>P.U.E. ✓</u>
Parks	Doug Powell	<u> </u>	<u> </u>	<u> </u>	<u> </u>
DRD	Nellie Carey	<u> </u>	<u> </u>	<u>2-8-08</u>	<u>OK</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:

Initial

SOSSOSSOSSOS

Date

3-6-082/20/082/27/083/20/08 No.

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: ✓
N/A

(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: _____