

PLAT NO. 220081480

Brookmont

Located on the north side of 63rd Street, 130 feet east of Ridge Drive

R-60 zone; 1 lot

Community Water, Community Sewer

Master Plan Area: Bethesda-Chevy Chase

Crum LLC, Applicant

Staff recommends approval of this minor 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

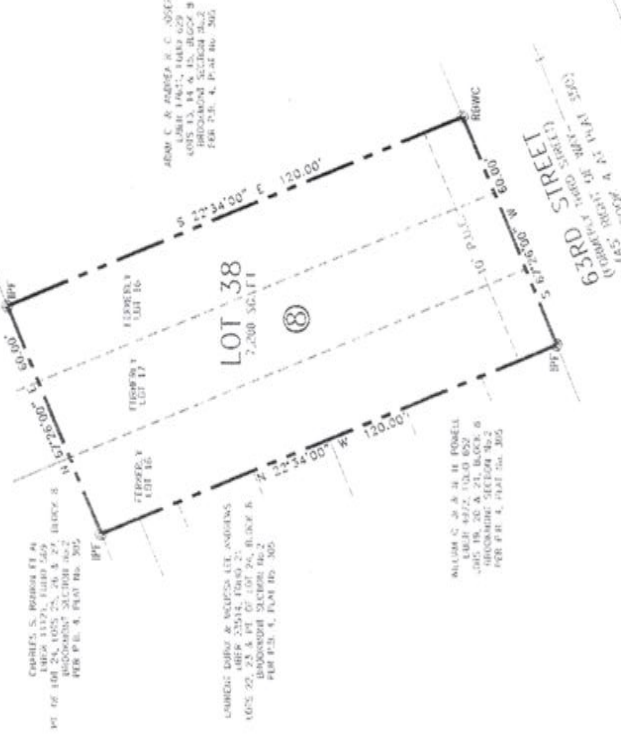
Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.

NOTES

1. TOTAL AREA INCLUDED ON THIS PLAT IS 7,200 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.
2. TOTAL AREA OF DEDICATION IS 0.00 SQUARE FEET.
3. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-60 ZONE. AS OF THE DATE OF PLAT RECORDED.
4. THE PROPERTY IS SHOWN ON TAX MAP GM 581, WSSC 2007 SHEET 205 HW 06.
5. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PUBLIC UTILITY EASEMENT, RIGHT-OF-WAY, OR EASEMENT ARE SHOWN ON THE PLAT. THESE REQUIREMENTS SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY PUBLIC UTILITY EASEMENT, RIGHT-OF-WAY, OR EASEMENT ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
6. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-60 CLASSIFICATION.
7. IF = IRON PIPE FOUND/ RBWC = REBAR WITH CAP SET
8. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
9. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 20-25A OF MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES CONSOLIDATION OF TWO OR MORE LOTS INTO ONE LOT AS PROVIDED FOR IN SECTION 20-25A(b)(3).
10. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DETECT OR SHOW ALL MATTERS AFFECTING TITLE.
11. PROPERTY LIES WITHIN ZONE X OF ITEM MAP # 2403100455D DATED SEPTEMBER 29TH 2006.



PLAT DATA
 0' 4" 0.00
 0' 0" 0.00



PLAT No.

SUBDIVISION RECORD PLAT
 BROOKMONT - SECTION No.2
 LOT 38, BLOCK 8
 A RESUBDIVISION OF
 LOTS 16, 17 and 18
 BLOCK 8
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20' MARCH 2008

POTOMAC VALLEY
 SURVEYS
 P.O. BOX 627
 (19960 FISHER AVENUE)
 POODYSVILLE, MARYLAND
 1-888-349-5090



SURVEYOR'S CERTIFICATION

I, DAVID P. NOWAIT, BEING THE SURVEYOR WHO HAS PERSONALLY AND KNOWINGLY SURVEYED THE LAND SHOWN HEREON, DO HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RE-SUBDIVISION OF ALL OF THE LANDS CONVEYED BY THERESA F. BRIDGES SURVIVING TENANT BY THE ENTIRETY OF JAMES R. BRIDGES, DECEASED, WHO DIED ON OR ABOUT JANUARY 1, 2006, TO MARYLAND BANKING COMPANY, RECORDED IN LIBER 35714 A1 FOLIO 193 DATED JANUARY 2006, AND BEING ALL OF LOTS 16, 17 AND 18, BLOCK 8 AS SHOWN ON A PLAT OF SUBDIVISION KNOWN AS ENDORSEMENT SECTION TWO AS RECORDED IN PLAT BOOK 4 AT PLAT 303 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND BEING ALL OF LOTS 16, 17 AND 18 AS SHOWN IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 20-24(b) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DAVID P. NOWAIT
 NO. 1137
 DATE 06/10/08

OWNERS CERTIFICATION

WE, CHEN LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION.
 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 3854 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 THERE ARE NO SHITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

Chen Chen
 USA CHEN
 WITNESS
 Leo Kelly
 DATE 6/10/08

Henry C. Gregory
 HENRY C. GREGORY
 WITNESS
 Leo Kelly
 DATE 6/10/08

Department of Permitting Services
 Montgomery County, Maryland
 Approved: _____ Title _____
 The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board
 Approved: _____ Title _____
 M.N.C.P. & P.C. Record File No. _____

70 B H B

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Brookmont Plat Number: 220081480

Plat Submission Date: 3-14-08

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 Coordinates ok
 Plan # N/A Road/Alley Widths ok 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
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>J. Penn</u>	<u>3-19-08</u>	<u>4-2-08</u>	<u>3-20-08</u>	<u>No REVISIONS</u>
Research	Bobby Fleury			<u>3-19-08</u>	<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey			<u>4-7-08</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

SOS

SOS

SIS

SOS

Date

6/19/08

4/29/08

6-11-08

7/3/08

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: _____