

**Plat Name: Garrett Park**  
**Plat #: 220091050**

**Location:** Located on the east side of Kenilworth Avenue, 325 feet north of Waverly Avenue  
**Master Plan:** North Bethesda/Garrett Park  
**Plat Details:** R-90 zone; 1 lot  
Community Water, Community Sewer  
**Applicant:** Lillian Henley

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

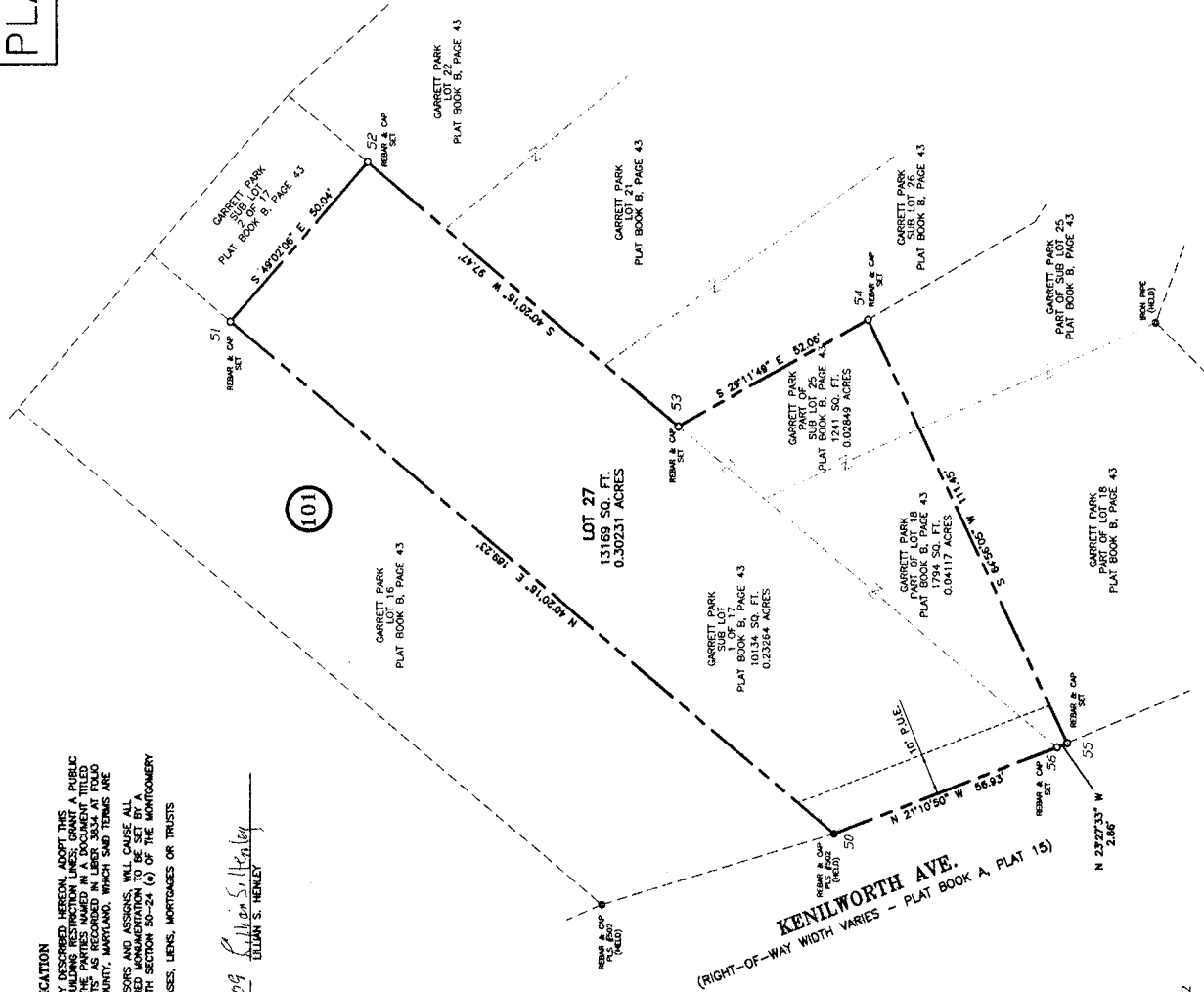
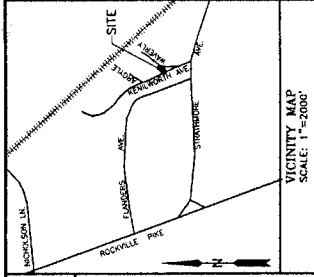
Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.

# PLAT No.

| POINT | NORTHING     | EASTING       |
|-------|--------------|---------------|
| 50    | 439123.19119 | 1285097.58492 |
| 51    | 499267.42939 | 1285270.07094 |
| 52    | 499234.62335 | 1285257.85872 |
| 53    | 499160.36910 | 1285194.78659 |
| 54    | 499047.65833 | 1285119.37210 |
| 55    | 498970.10936 | 1285118.15311 |

### NOTES

- SUBJECT PROPERTY IS ZONED R-90/TOWN OF GARRETT PARK OVERLAY ZONE, AS OF THE DATE OF PLAT RECORDED.
- THIS PLAT OF SUBDIVISION CONFORMS WITH THE REQUIREMENTS OF SECTION 50-25A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. THIS PLAT INVOLVES A CONSOLIDATION OF A LOT AND PARTS OF LOTS INTO A SINGLE LOT AS PROVIDED FOR IN SECTION 50-25A (C)(3).
- THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, AND ANY INSTRUMENTS, RECORDS AND INSTRUMENTS, RECORDS AND INSTRUMENTS TO SURVIVE AND NOT BE EXTINGUISHED BY RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
- SUBJECT PROPERTY FOUND ON MONTGOMERY TAX MAP H0121 AND WSSC 200 FOOT SHEET 2144WVC.
- WATER CATEGORY: 1
- ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS OF THE MONTGOMERY COUNTY ZONING ORDINANCE.
- TOTAL AREA INCLUDED ON THIS PLAT IS 13,169 SQUARE FEET.
- TOTAL AREA OF DEDICATION IS 0.00 SQUARE FEET.



**OWNER'S CERTIFICATION**  
 I, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, ADAPT THIS PLAT OF THE UNDERSIGNED AND ESTABLISH THE NECESSARY RECORDS IN THE PUBLIC UTILITIES DEPARTMENT (P.U.E.) AS SHOWN HEREON TO THE PARTIES NAMED IN A DOCUMENT TITLED "TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3034 AT FOLIO INCORPORATED THEREIN. RECORDS OF MONTGOMERY COUNTY, MARYLAND, WHICH SAID TERMS ARE INCORPORATED THEREIN.  
 AS OWNER OF THIS SUBDIVISION I, MY SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROCEEDINGS TO BE FILED WITH THE REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24 (D) OF THE MONTGOMERY COUNTY CODE.  
 THESE US SAITS OR ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

WITNESS  
 DATE 6-20-09  
*Lillian S. Henley*  
 LILLIAN S. HENLEY



**SURVEYOR'S CERTIFICATION**  
 I, HENRY CERRY, CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A SUBDIVISION OF ALL OF THE LAND DESCRIBED IN A DEED FROM MICHAEL PETER HENLEY TO LILLIAN S. HENLEY, DATED MAY 17, 1983 AND RECORDED IN LIBER 2894 AT FOLIO 100. THIS PLAT IS A RESUBDIVISION OF LOT 18, BLOCK 101, GARRETT PARK AS RECORDED IN PLAT BOOK B AT PLAT 43, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I FURTHER CERTIFY THAT I HAVE BEEN ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATION HEREOF IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(a) OF MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED ON THIS PLAT IS 13,169 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

DATE 6/20/09  
 HENRY CERRY  
 REGISTERED MARYLAND SURVEYOR  
 MARYLAND REGISTRATION No. 211862

**SUBDIVISION RECORD PLAT**  
 LOT 27, BLOCK 101  
 A RESUBDIVISION OF LOT 17, PART OF LOT 18,  
 AND PART OF SUB LOT 25, BLOCK 101  
**GARRETT PARK**  
 ELECTION DISTRICT No. 4  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1"=20'



209105

PLAT No. \_\_\_\_\_  
 DATE: \_\_\_\_\_

APPROVED: \_\_\_\_\_  
 MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

APPROVED: \_\_\_\_\_  
 CHAIRMAN ASST. SECRETARY - TREASURER DIRECTOR

M.A.C.P. & P.C. RECORD FILE No. \_\_\_\_\_  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD

**George E. Nagel & ASSOCIATES, INC.**  
 LAND SURVEYORS  
 21822 Rockwood Pike | Hagerstown, Maryland 21742  
 [301] 416-2225 | Fax [301] 416-2738

**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name: Garrett Park Plat Number: 220091050  
 Plat Submission Date: 4-29-09  
 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 ok Easements ok Open Space N/A Non-standard  
 BRLs \_\_\_\_\_ Adjoining Land  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>E. Gibson</u>    | <u>5-6-09</u> | <u>5-22-09</u> | <u>5-21-09</u> | <u>No REVISIONS</u>     |
| Research             | <u>Bobby Fleury</u> | ↓             | ↓              | <u>5-7-09</u>  | <u>Add Coordinates</u>  |
| SHA                  | <u>Doug Mills</u>   | ↓             | ↓              |                |                         |
| PEPCO                | <u>Steve Baxter</u> | ↓             | ↓              |                |                         |
| Parks                | <u>Doug Powell</u>  | ↓             | ↓              |                |                         |
| DRD                  | <u>Nellie Carey</u> | ↓             | ↓              | <u>5-20-09</u> | <u>Address Assigned</u> |

**Final DRD Review:**

DRD Review Complete: Initial SJS Date 7/16/09  
 (All comments rec'd and incorporated into mark-up)  
 Engineer Notified (Pick up Mark-up): Initial SJS Date 6-10-09  
 Final Mylar w/Mark-up & PDF Rec'd: Initial SJS Date 7-9-09

**Board Approval of Plat:**

Plat Agenda: Initial SJS Date 7/30/09

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: \_\_\_\_\_

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: olc  
yes

*(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: \_\_\_\_\_