

Plat Name: Somerset Heights
Plat #: 220091080

Location: Located on the east side of Warwick Place at the intersection with
Fallstone Avenue
Master Plan: Bethesda-Chevy Chase
Plat Details: R-60 zone; 1 parcel
Community Water, Community Sewer
Applicant: Town of Somerset

Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(7)** of the Subdivision Regulations, which states:

Plats for Existing Places of Worship, Private Schools, Country Clubs, Private Institutions and Similar Uses Located on Unplatted Parcels. A plat may be recorded under the minor subdivision procedure provided:

- a. The requirements for adequate public facilities, under Sec. 50-35(k), are satisfied prior to plat recordation;
- b. Any required street dedications are shown on the record plat;
- c. Forest conservation and stormwater management requirements, if applicable, are satisfied prior to recording the plat;
- d. If located in a special protection area, as shown on the approved and adopted master plan, all applicable special area protection requirements and guidelines, including the approval of a water quality plan, are satisfied prior to recordation of the plat; and
- e. A landscaping and lighting plan including the parking lot layout is submitted for staff approval prior to recording the plat
- f. If the property is the subject of an approved special exception, all conditions of the special exception approval remain in full force and effect.

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)(7) and supports this minor subdivision record plat.

PLAT NO. _____

LINE	LENGTH	BEARING	RESTRICTION LINE	BEARING	RESTRICTION LINE	DISTANCE
L1	452.7101	S 80.27° E	L11	S 89.43° W	L11	68.20'
L2	462.7136	S 70.94° E	L12	S 80.74° W	L12	36.05'
L3	464.7036	S 60.03° E	L13	S 70.92° W	L13	21.57'
L4	472.9827	S 49.27° E	L14	S 59.58° W	L14	8.60'
L5	478.9827	S 38.16° E	L15	S 48.72° W	L15	40.07'
L6	483.5928	S 26.82° E	L16	S 37.18° W	L16	15.76'
L7	487.2239	S 15.41° E	L17	S 25.59° W	L17	28.27'
L8	489.5155	S 4.00° E				
L9	491.2424	S 2.56° E				
L10	492.5155	S 1.12° E				

VICINITY MAP
SCALE: 1" = 2000'

OWNERS CERTIFICATE

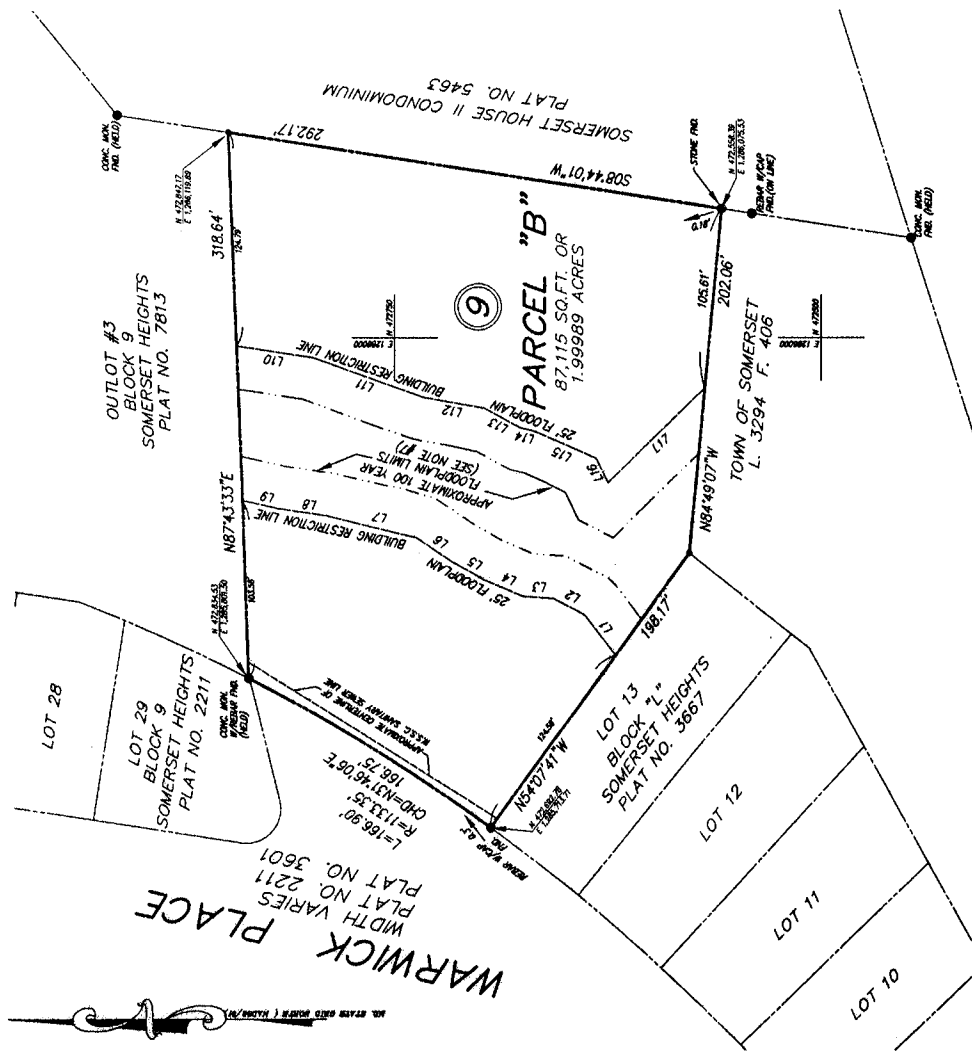
WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE BOUNDARIES OF THE SUBDIVISION. WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24 (c) OF THE MARYLAND PROPERTY AND EASEMENTS ACT. WE HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS SUBDIVISION PLAN IS TRUE AND CORRECT AND THAT THERE ARE NO SALES, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAN.

TOWN OF SOMERSET
SECRETARY
DAVID F. UNGER
MAYOR OF THE TOWN OF SOMERSET

DATE: 7-20-07
WITNESS: *Theresa L. Carter*

NOTES:

- 1) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. M1123 AND M1343. THE PROPERTY IS ZONED "R-40".
- 2) THE HORIZONTAL DATUM IS BASED ON MARYLAND STATE GRID NORTH (MAD83/91).
- 3) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- 4) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR SUBDIVISION RECORD PLAT ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT. UNLESS EXPRESSLY CONTRADICTED BY THIS PLAT, AS APPROVED, THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- 5) THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
- 6) THERE IS NO STREET DEDICATION INCLUDED AS PART OF THIS PLAT.
- 7) THE APPROXIMATE 100 YEAR FLOODPLAIN LIMITS SHOWN HEREON WERE TAKEN FROM THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING, LITTLE FALLS BRANCH, FLOOD PLAN STUDY, SHEET 5 (1978 TOPOGRAPHY), ADJUSTED TO CURRENT TOPOGRAPHY ON THIS PARCEL.
- 8) THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR UNIFORM SUBDIVISION APPROVALS CONTAINED IN SECTION 50-24 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES THE RECORDATION OF A PARCEL FOR AN EXISTING SWIM CLUB AS PROVIDED FOR IN SECTION 50-35A(6)(7).
- 9) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION LAW PRIOR TO THE ISSUANCE OF A SEDIMENT CONTROL PERMIT.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A PLAT OF ALL OF THE PROPERTY ACQUIRED BY THE TOWN OF SOMERSET, A MUNICIPAL CORPORATION, FROM MORTON FUNGER & CO. BY DEED DATED MARCH 15, 1964, AND RECORDED IN LIBER 3284 AT FOLIO 408 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I FURTHER CERTIFY THAT ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY CORNER MARKERS AND OTHER BOUNDARY MARKERS SHOWN THIS PLAT HAVE BEEN FOUND AND THOSE SHOWN THIS PLAT TO BE MISSING OR DAMAGED HAVE BEEN RECONSTRUCTED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(c) OF THE MARYLAND PROPERTY AND EASEMENTS ACT. THE TOTAL AREA OF THIS PLAN OF SUBDIVISION IS 87,115 SQUARE FEET OR 1.99989 ACRES OF LAND.

DATE: July 16, 2007
DAVID F. UNGER, II
MARTLAND PROFESSIONAL LAND SURVEYOR # 21236

FOR PUBLIC WATER AND SEWER ONLY

CHAIRMAN: _____ SECRETARY - TREASURER: _____

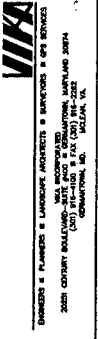
M.A.C.P. & P.C. RECORD FILE NO.: _____

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: _____ DIRECTOR

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

SUBDIVISION RECORD PLAT
PARCEL "B", BLOCK 9
SOMERSET HEIGHTS
7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50' DATE: JULY 16, 2009



RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Somerset Heights Plat Number: 220091080
 Plat Submission Date: 5-19-09
 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 OK Vicinity Map Septic/Wells N/A
 TDR notes 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	E. Gibson	5-20-09	5-5-09	6-11-09	OK Exemption <input checked="" type="checkbox"/>
Research	Bobby Fleury	↓	↓	5-26-09	OK
SHA	Doug Mills	↓	↓		
PEPCO	Steve Baxter	↓	↓		
Parks	Doug Powell	↓	↓		
DRD	Nellie Carey	↓	↓	5-21-09	Ex. Address 4519 <input checked="" type="checkbox"/> Cumberland

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:

Initial	Date
<u>SS</u>	<u>9/15/09</u>
<u>SS</u>	<u>6-17-09</u>
<u>SS</u>	<u>7/21/09</u>
<u>SS</u>	<u>9-24-09</u>

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:

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: _____

(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: ok
- b) Street dedication required: N/A
- c) Forest conservation: ok
- d) Storm water management: N/A
- e) Special Protection Area/Water Quality Plan: N/A
- f) Landscaping and lighting plan including parking lot layout: Ex. Cond. Plan

g) Approved Special Exception:

ok

(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:

