



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 1B
6/3/10

MEMORANDUM

DATE: May 24, 2010

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Subdivision Supervisor
Development Review Division *CAC*
(301) 495-4542

FROM: Stephen Smith *SS*
Development Review Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for June 3, 2010

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220080590 **Brookmont**
220100190 **Manor Park**
220100790 **Edgemoor**

Plat Name: Brookmont
Plat #: 220080590

Location: Located on the east side of Broad Street, 300 feet south of 61st Street
Master Plan: Bethesda-Chevy Chase
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Owner: Paul Wallace

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.

OWNER'S CERTIFICATE

I, Paul F. Wallace, Jr., owner of the property shown and included hereon hereby

establish this plan of subdivision

grant a Public Utilities Easement (PUE) as shown hereon, to the parties named in a document titled "Terms and Provisions of Public Utility Easements" 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 set by a registered Maryland Land Surveyor in accordance with Section 50-24(e) of the Montgomery County Code (Subdivision Regulations).

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

4/10/08 Date
 Paul F. Wallace, Jr.
 Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the survey information shown hereon is correct, that this plat has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland, and that it is a subdivision of all the land conveyed to

Paul F. Wallace, Jr. from James T. O'Meara and Clare L. O'Meara, trustees of the James T. O'Meara Revocable Trust by deed dated November 11, 2005 as recorded among the Land Records of Montgomery County, Maryland in Liber 31315 as Folio 686

being also

a resubdivision of all of Lots 13 & 14, Block 15, Section 2, Brookmont as recorded among the aforesaid land records in Plat Book 4 as Plat 305.

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

The total area of this plat is 4,800 square feet and there is no dedication to public use.

9/15/2006 Date
 John R. Witmer
 Professional Land Surveyor
 Maryland Registration No. 10668

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 THE MONTGOMERY COUNTY PLANNING BOARD

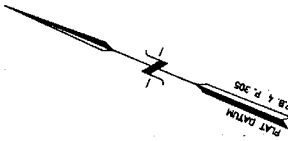
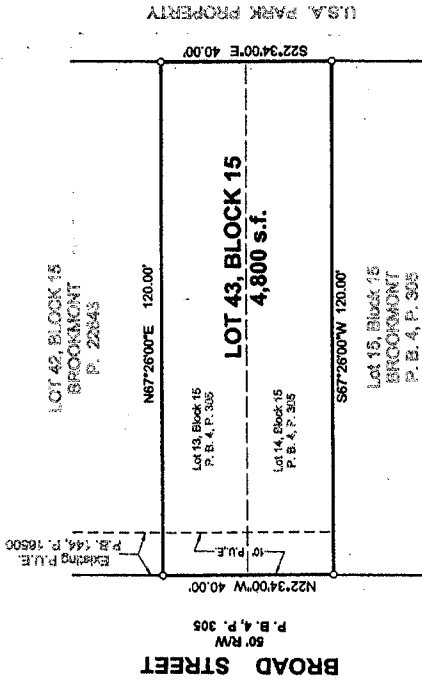
APPROVED: _____
 CHAIRMAN
 M.N.C.P. & P.C. RECORD FILE NUMBER: _____

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____
 BY: _____
 DIRECTOR

PLAT NUMBER: _____

Plat Recording Date: _____



NOTES

All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan, or other plan, allowing development of this property approved by the Montgomery County Planning Board are intended to survive and not be extinguished by recording this plat, unless expressly contemplated by the plan as approved. The official files for any such plan are maintained by the Planning Board and are available for public review during normal business hours.

Approved for the use of public water and sewer.

Zoning is R-80. The lot included hereon is subject to the requirements of Chapter 50-B-5.4 of the Montgomery County, Maryland Code (Zoning Ordinance).

This plat is in conformance with the requirements of Section 50-35A of the Montgomery County, Maryland Code (Subdivision Regulations) which provides for minor subdivisions. This plat involves consolidation of two or more lots being replatted as a single lot per Section 50-35A(f)(9) of the aforementioned Code.

The Subdivision Record Plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.

RECORDED: TAX MAP GM 557	PLAT NUMBER: 205 NW 6	SCALE: 1" = 20.00'
<p>TITLE SUBDIVISION RECORD PLAT</p>		
<p>LOT 43, BLOCK 15 A RESUBDIVISION OF LOTS 13 & 14, BLOCK 15 SECTION 2 BROOKMONT 7th (BETHESDA) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND</p>		
<p>WITMER ASSOCIATES, LLC Land Surveying, Land Planning & Design 7626 Alpark Road - Gaithersburg, MD 20879 Tel: (301) 740-1409 Fax: (301) 740-3056</p>		
SCALE: 1" = 20'	DATE: Sept., 2007	SHEET NO. 1 of 1

LEGEND:
 P.B. = Plat Book
 P. = Plat Number



RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Brookmont Plat Number: 220080590
 Plat Submission Date: 10-1-07
 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 ok Bearings & Distances ok Coordinates ok
 Plan # N/A Road/Alley Widths ok Easements ok Open Space N/A Non-standard
 BRLs N/A 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>10/9/07</u>	<u>10/24/07</u>	<u>10/24/07</u>	<u>NO REVISIONS</u>
Research	Bobby Fleury			<u>10-11-07</u>	<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				<u>ADD PVE</u>
Parks	Doug Powell				
DRD	Steve Smith				

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 SB Date 5/20/10
SB 5-31-2010
SJS 5/11/2010

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

SB 6/3/2010

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: _____ *ok*
- 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: _____