



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

MCPB
Item # 1B
1/20/11

MEMORANDUM

DATE: January 12, 2011

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor *CC*
Regulatory Coordination Division
(301) 495-4542

FROM: Stephen Smith, Senior Planner *SS*
Regulatory Coordination Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for January 20, 2011

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:

220110180 **Somerset Heights**
220110360 **English Village – Bradley Hills**

Plat Name: Somerset Heights

Plat #: 220110180

Location: Located on the north side of Essex Avenue, 350 feet east of Surrey Street

Master Plan: Bethesda-Chevy Chase

Plat Details: R-60 zone; 1 lot

Community Water, Community Sewer

Applicant: Alexis Carmer

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

- THE LOT IS APPROVED FOR PUBLIC WATER AND SEWER.
- WATER CATEGORY: 1 - SEWER CATEGORY: 1
- THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-40 ZONE AS OF THE DATE OF PLAY RECORDATION.
- IFP - IRON PIPE FOUND
IFPS - IRON PIPE WITH CAP SET
OFP - OPEN IRON PIPE FOUND
OIPP - OPEN IRON PIPE FOUND
- THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
- THIS PROPERTY IS SHOWN ON TAX MAP IN 01.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND SITE PLAN, PROJECT PLAN, OR OTHER PLAN ADOPTED IN CONNECTION WITH THE PROPERTY AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD AND THE MONTGOMERY COUNTY BOARD OF ZONING ADJUSTMENT ACTION BY THE BOARD, THE OFFICIAL RECORDS FOR ANY SUCH ACTION ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION RECORDATION AS SET FORTH IN CHAPTER 20 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 20 OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES THE CONVERSION OF LOT 18 INTO A LOT, AS PROVIDED FOR IN SECTION 60-28A(1)(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 THIS PROPERTY, AND THE EXAMINATION OF TITLE OR TO DEFLECT OR NOTE ALL MATTERS AFFECTING TITLE.

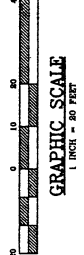
OWNERS' CERTIFICATE

WE, SCOTT CARRIER AND ALEXIS CARRIER, 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 "U" ON THIS PLAN, TO THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC UTILITIES AND PROVIDIONS OF PUBLIC UTILITY EASEMENTS, AS RECORDED IN LIBER 304 AT FOLIO 87 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THERE ARE NO BUTTS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW.

12-2-10 *Scott Carrier* DATE
SCOTT CARRIER
12-2-10 *Alexis Carrier* DATE
ALEXIS CARRIER

HE, WELLS FARGO BANK, N.A., HEREBY CONSENT TO THIS PLAN OF SUBDIVISION.

12-21-10 *Larha C. Fraughton* DATE
LARHA C. FRAUGHTON, Notary Public
Notary Public
MONTGOMERY COUNTY, MARYLAND



PLAT TABULATION

NUMBER OF LOTS	1
AREA OF LOT(S)	14,734 SQ. FT.
AREA OF STREET DEDICATION	0
TOTAL AREA	14,734 SQ. FT. (0.334 ACRES)

Department of Permitting Services
Montgomery County, Maryland

Date: _____ Approved: _____ Director

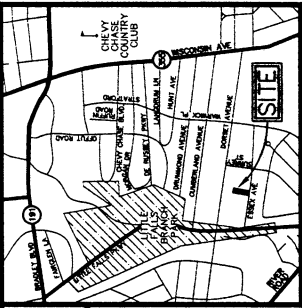
The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board

Approved: _____ Chairman
M.N.C.P. & P.C. Record File No. _____

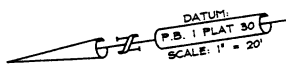
Recorded
Plat No. _____

CAS ENGINEERING
CIVIL SURVEYING & LAND PLANNING
A DIVISION OF CAS ENGINEERS, INC.
108 West Bethesda Boulevard, Suite 101, Bethesda, Maryland 20814
DC Metro (301) 807-8031 FAX (301) 807-8045

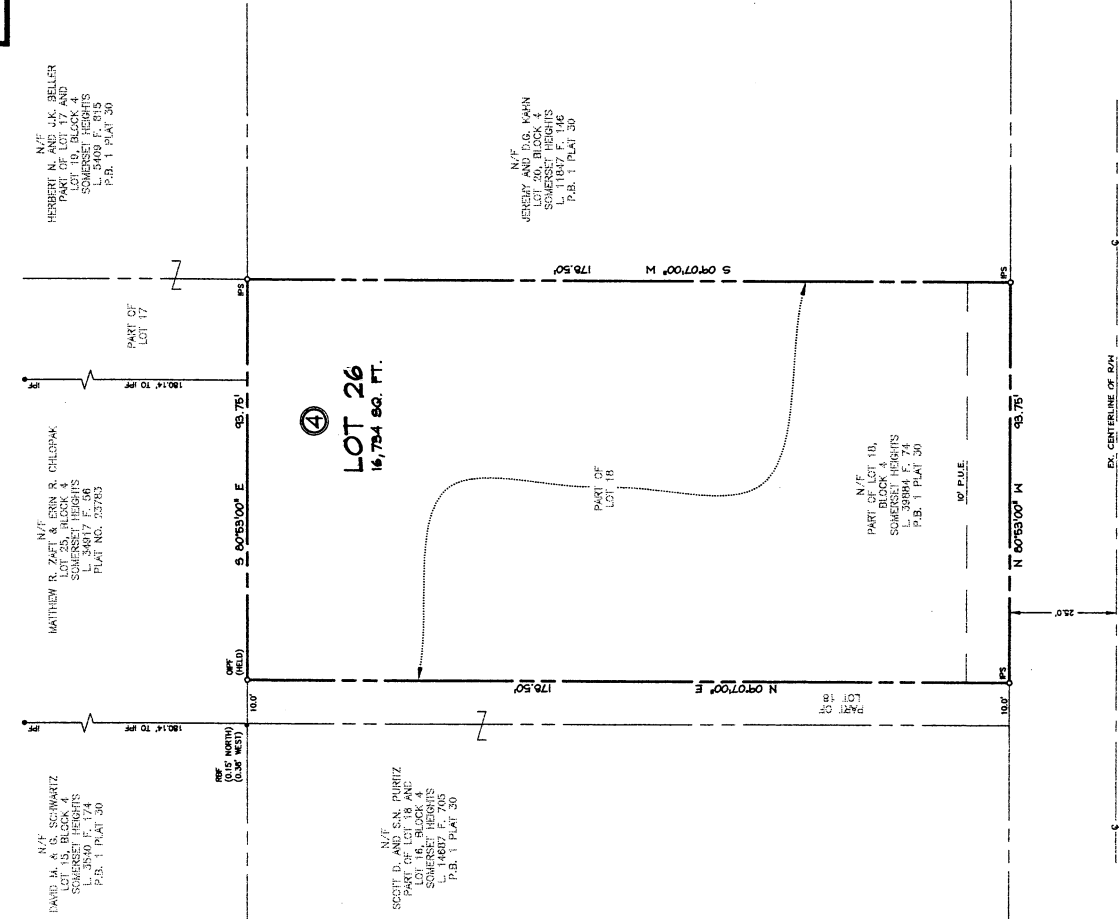
ESSEX AVENUE
50' RIGHT-OF-WAY
(PER PLAT BOOK 1, PLAT NO. 90)



VICINITY MAP
ADC MAP 5407, GRID E-6
SCALE: 1" = 2000



PLAT No.



N/T
HERBERT N. AND J.K. SELLER
PART OF LOT 18, BLOCK 4
SOMERSET HEIGHTS
L. 3493 F. 315
P.B. 1 PLAT 30

N/T
MATTHEW R. ZIFT & ERIN R. CHELOPKA
PART OF LOT 18, BLOCK 4
SOMERSET HEIGHTS
L. 3487 F. 316
P.B. 1 PLAT 30

N/T
DAVID M. A. G. SCHWARTZ
PART OF LOT 18, BLOCK 4
SOMERSET HEIGHTS
L. 3540 F. 314
P.B. 1 PLAT 30

N/T
SCOTT D. AND S.N. PURITZ
PART OF LOT 18, BLOCK 4
SOMERSET HEIGHTS
L. 1837 F. 705
P.B. 1 PLAT 30

N/T
JEWELLY M. P.G. KAHN
LOT 20, BLOCK 4
SOMERSET HEIGHTS
L. 1817 F. 705
P.B. 1 PLAT 30

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE. THAT THE LANDS SHOWN HEREON ARE ALL OF THE LANDS CONVERTED BY ANT ESSEX AVENUE ASSOCIATION INTO SCOTT CARRIER AND ALEXIS CARRIER, BY A DEED DATED AUGUST 29RD, 2010, AND ACCORDING TO THE DEED, 200 IN LIBER 304 AT FOLIO 87, ALSO BEING RECORDED IN PLAT BOOK 1, PLAT 30, AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 14,734 SQUARE FEET, NONE OF WHICH IS SUBJECT TO ANY EASEMENTS, LIENS, MORTGAGES OR TRUSTS WHICH ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 60-24(C) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

11/30/10 DATE
Jeffrey Allen Harrison
JEFFREY ALLEN HARRISON
PROFESSIONAL LAND SURVEYOR
PID REG. NO. 2816

SUBDIVISION RECORD PLAT
LOT 26, BLOCK 4
SOMERSET HEIGHTS
A RESUBDIVISION OF PART OF LOT 18, BLOCK 4
BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' AUGUST, 2010

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Somerset Heights Plat Number: 220110180
 Plat Submission Date: 8/25/10
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: _____

*For category of minor subdivision 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 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	Evelyn Gibson	8/25/10	9-8-10	9-8-10	NO REVISIONS
Research	Bobby Fleury			8/29/10	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): SOS Initial SOS Date 11/1/2010
 Final Mylar & DXF/DWG Received: SOS Initial SOS Date 1-3-2011
 Final Mylar Review Complete: SOS Initial SOS Date 1/11/11

Board Approval of Plat:

Plat Agenda: SOS Initial SOS Date 1/20/11

Planning Board Approval: _____

Chairman's Signature: _____

MCDPS Approval of Plat:

Consultant 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: _____

Complete Reproduction: _____

Notify Consultant to Seal Plats: _____

Surveyor's Seal Complete: _____

Sent to Courthouse for Recordation: _____

Recordation Info Entered into Hansen _____

No. _____

MINOR SUBDIVISION SECTION 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: dx
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: _____