



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

**MCPB**  
**Item # 1B**  
**4/21/2011**

**MEMORANDUM**

**DATE:** April 11, 2011  
**TO:** Montgomery County Planning Board  
**VIA:** Catherine Conlon, Supervisor  
Regulatory Coordination Section  
**FROM:** Stephen J. Smith, Senior Planner  
Regulatory Coordination Section  
(301)-495-4522  
**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for April 21, 2011

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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:

- 220110520 **Potomac Edge**
- 220110980 **Hillmead – Bradley Hills**

Approval signatures

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**Plat Name: Potomac Edge**  
**Plat #: 220110520**

Location: Located on the south side of Travilah Road, at the intersection of Potomac Edge Way  
Master Plan: Potomac Subregion  
Plat Details: R-200/TDR zone, 2 parcels  
Community Water, Community Sewer  
Applicant: Smart Development Co.

Staff recommends approval of the this minor subdivision plat pursuant to Section **50-35A(a)(5)**, which states:

**Plat of Correction.** A plat may be recorded under the minor subdivision procedure to correct inaccurate or incomplete information shown on a previously recorded subdivision plat. The plat may correct drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; and/or other information normally required to be shown on a recorded plat. All owners and trustees or the land affected by the correction must sign the revised plat. In addition, the plat of correction must clearly identify the original plat that is being replaced and contain a note identifying the nature of the correction.

Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the criteria of Section 50-35A(a)(5) of the subdivision regulations, and supports this minor subdivision record plat.

**NOTES:**

1. Development is subject to a Site Plan Enforcement Agreement with the Montgomery County Planning Board (MCP&P) File No. 20200100, formerly 8-04080.
2. All terms, conditions, agreements, limitations and requirements associated with this preliminary plan, site plan, project plan or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to be enforceable and shall be a part of the record of this plat unless expressly stated otherwise. The planning board and are available for public review during normal business hours.
3. This plat is subject to the terms and provisions of a Declaration of Covenants (MCP&P File No. 20200100) recorded in the Land Records of Montgomery County, Maryland in Liber 28558 at Folio 237.
4. This plat conforms with the requirements for Non-Subdivision approvals contained in SEC 50-35A of the Montgomery County Code. This plat is a Plat of Correction for a Plat of Correction to Parcel C, Block A and Parcel D, Block B as recorded in Plat 23077 and 23078 respectively, all among the Land Records of Montgomery County, Maryland.
5. The owner, as described in the owner's certificate herein, all property corner markers shown thereon shall be set to accordance with Chapter 50, Section 24 (b) (2) of the Montgomery County Code.
6. The total area shown on this plat is 15,641 square feet and is dedicated to public use.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the information shown herein is true to the best of my knowledge and belief, that it is a subdivision of the lands conveyed to Petra Engineering Association by Maryland Development Company, by a deed of conveyance to Parcel C, Block A and Parcel D, Block B as recorded in Plat 23077 and 23078 respectively, all among the Land Records of Montgomery County, Maryland.

The owner, as described in the owner's certificate herein, all property corner markers shown thereon shall be set to accordance with Chapter 50, Section 24 (b) (2) of the Montgomery County Code.

The total area shown on this plat is 15,641 square feet and is dedicated to public use.

DATE: 3/30/2011  
 David P. Huest, Jr.  
 Licensed Land Surveyor  
 Maryland Reg. No. 21136

**PLAT NO.**

**OWNERS CERTIFICATE**

The undersigned, owner of the land described herein, hereby adopt this plan of subdivision, and grant to Montgomery County, Maryland slope easements 20' wide across the property adjacent, contiguous and parallel to all public street right-of-way lines for the purpose of drainage, and slope easements shall be established at such time as the public street right-of-way lines are established and accepted for maintenance by Montgomery County, Maryland.

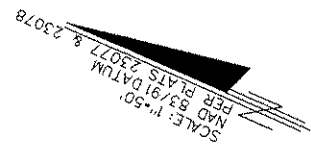
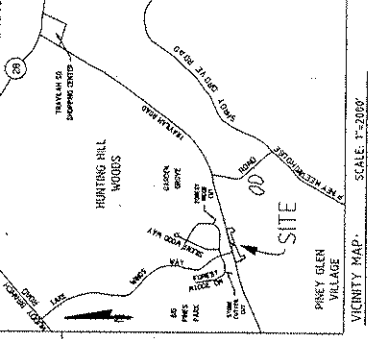
The owner further establishes the Conservation Easement, as shown and designated herein subject to the terms and conditions set forth in a certain document entitled "Conservation Easement Agreement, Category I" and "Conservation Easement Agreement, Category II" recorded among the Land Records of Montgomery County, Maryland as to Category I in Liber 13789 at Folio 420, and as to Category II in Liber 13789 at Folio 421. Said terms and provisions being incorporated herein by this reference.

The owner of this subdivision, its successors, agents and assigns, will cause all property corner markers and any other required monumentation to be set by a registered Maryland Surveyor in accordance with Chapter 50, Section 24 (b) (2) of the Montgomery County Code.

The undersigned hereby certifies that all required utility, liens, mortgages or trusts affecting the property included in this plat of subdivision.

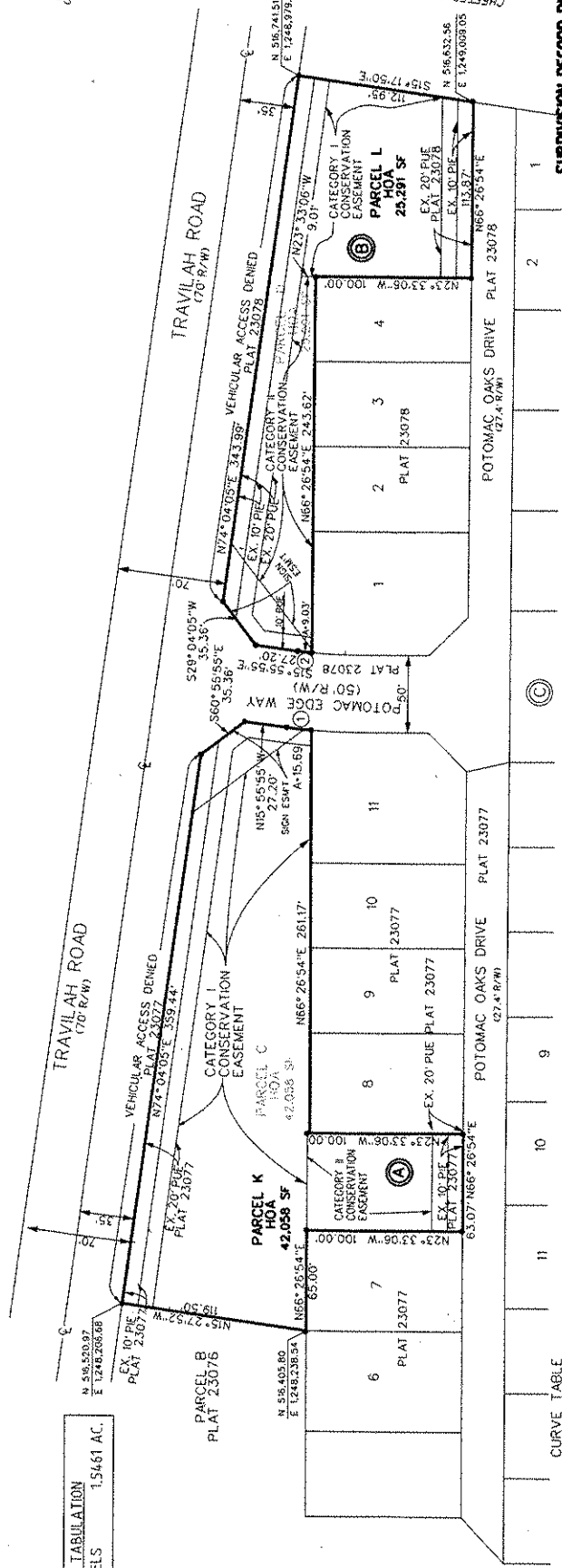
POTOMAC EDGE HOMEOWNERS ASSOCIATION

DATE: 3/30/2011  
 Witness: Ted N. Smart 24094 X4  
Ted N. Smart PRESIDENT



**AREA TABULATION**

2 PARCELS	15,641 AC.
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**CURVE TABLE**

DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
1	07° 45' 57"	522.00'	15.69'	7.95°	N17° 18' 54" W 15.69'
2	01° 52' 53"	2752.00'	4.52'	4.52°	N18° 52' 21" E 9.03'

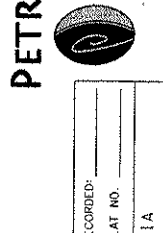
FOR PUBLIC SEWER AND WATER SYSTEMS ONLY

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

APPROVED: \_\_\_\_\_ BY: \_\_\_\_\_ SECRETARY - TREASURER

RECORDED: \_\_\_\_\_ PLAT NO. \_\_\_\_\_ DIRECTOR

M.M.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_



**PETRA ENGINEERING LLC**  
 5840 BANNER ROAD, SUITE 100  
 COLUMBIA, MARYLAND 21044  
 OFFICE (443) 276-0310  
 FAX (443) 276-0319

**POTOMAC EDGE**  
 SUBDIVISION RECORD PLAT  
 PLAT OF CORRECTION  
 PARCEL K, BLOCK A AND PARCEL L, BLOCK B

DUNSTOWN 16TH ELECTRON DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 50'  
 NOVEMBER 2010

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Potomac Edge Plat Number: 220110520  
 Plat Submission Date: 11-18-2010  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: N/A

\*For category of minor subdivision see pages 2 and 3

## Initial DRD Review:

Pre-Preliminary Plan No. \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Preliminary Plan No. 120040460 Checked: Initial SS Date 12/21/10  
 Planning Board Opinion - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Name if applicable: Potomac Edge Site Plan Number: 220040180  
 Planning Board Opinion - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Lot # & Layout  Lot Area  Zoning  Bearings & Distances  Coordinates   
 Plan #  Road/Alley Widths OK Easements \_\_\_\_\_ Open Space N/A Non-standard \_\_\_\_\_  
 BRLs N/A Adjoining Land N/A Vicinity Map  Septic/Wells N/A  
 TDR note OK 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	11/18/2010	12/1/2010	1-21-2011	NO REVISIONS
Research	Bobby Fleury			11-23-10	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up):	Initial <u>SS</u>	Date <u>3/14/11</u>
Final Mylar & DXF/DWG Received:	<u>SS</u>	<u>4-6-11</u>
Final Mylar Review Complete:	<u>SS</u>	<u>4-6-2011</u>
<b>Board Approval of Plat:</b>		
Plat Agenda:	<u>SS</u>	<u>4/21/2011</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
<b>MCDPS Approval of Plat:</b>		
Consultant Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
<b>Plat Reproduction:</b>		
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: \_\_\_\_\_

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

**Plat Name:** Hillmead-Bradley Hills  
**Plat #:** 220110980

**Location:** Located on the south side of Greentree Road, 150 feet west of Ewing Drive  
**Master Plan:** Bethesda-Chevy Chase  
**Plat Details:** R-60 zone, 1 lot  
Community Water, Community Sewer  
**Applicant:** Kathryn Beane

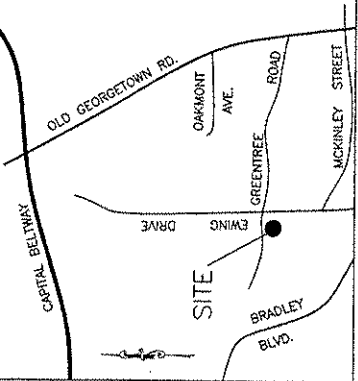
Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A (a)(3)** of the Subdivision Regulations, which states:

**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 the subject 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.: \_\_\_\_\_  
 GPS NOTE: DATUM BASED ON MARYLAND STATE PLANE HORIZONTAL COORDINATE SYSTEM 18083/91.



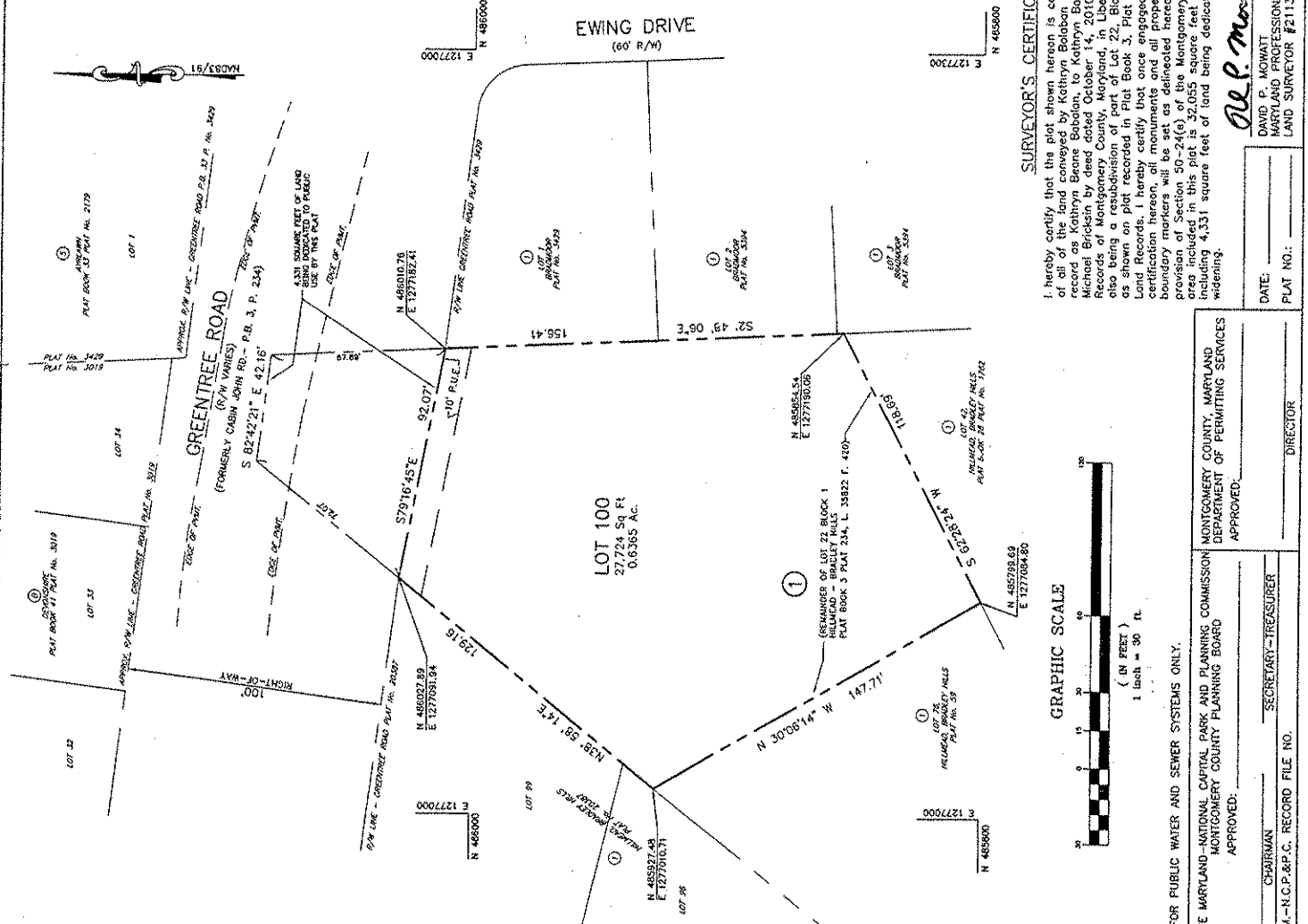
VICINITY MAP  
 SCALE 1"=2,000'

- NOTES:
1. PROPERTY ZONED R-60. TAX MAP GRID LOCATION: CP561; WSSC GRID 211NW6
  2. THE APPROVAL OF THIS PLAT IS PREDICATED UPON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
  3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT THEREON, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE HEREBY INCORPORATED BY REFERENCE AND SHALL BE FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE AVAILABLE TO THE PUBLIC DURING NORMAL BUSINESS HOURS.
  4. THE PROPERTY SHOWN HEREON IS EXEMPT FROM THE FOREST CONSERVATION PLAN REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION LAW EXEMPTION #42003057E.
  5. THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS FOR ROAD IMPROVEMENTS RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, IN LIBER 39211 AT FOLIO 105.
  6. THIS SUBDIVISION PLAT COMPLIES WITH THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-24 OF THE MONTGOMERY COUNTY CODE (SUBDIVISION REGULATIONS). THIS PLAT INVOLVES THE CONVESSION OF PART OF A LOT INTO A RECORD LOT, AS PROVIDED FOR IN SECTION 50-35K(6)(3).

**OWNER'S CERTIFICATION**

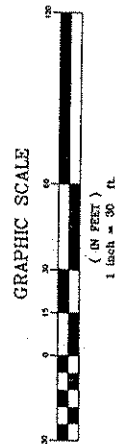
We, Kathryn Babalon Beane, formerly known as Kathryn Beane Babalon and now known as Kathryn Babalon Beane, and Frederick Michael Bricklin, owners of the property shown hereon, hereby adopt this plat of subdivision, dedicate the street as shown hereon to public use. We grant the Public Utility Easement (P.U.E.) as shown hereon to the parties named in a document entitled "Declaration of Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 Folio 457 along the land records of Montgomery County. We, our successors and assigns, will cause the property corner markers, and other required monumentation, to be set by a registered professional surveyor, in accordance with section 50-24(6)(2) of the Montgomery County Code. There are no suits, liens, leases, mortgages, or trusts affecting the property included in this plat of subdivision. Date: 4-5-11  
 Kathryn Babalon Beane  
 Frederick Michael Bricklin  
 Witness: Robert E. Hunt Date: 4-5-11

SUBDIVISION RECORD PLAT  
 LOT 100, BLOCK 1  
 HILLMEAD  
 BRADLEY HILLS  
 BETHESDA (7TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1"=30'  
 APRIL, 2011



**SURVEYOR'S CERTIFICATE**

I hereby certify that the plat shown hereon is correct; that it is a subdivision of all of the land conveyed by Kathryn Babalon Beane, formerly known as Kathryn Beane Babalon, to Kathryn Babalon Beane and Frederick Michael Bricklin by deed dated October 14, 2010, recorded among the Land Records of Montgomery County, Maryland, in Liber 40376 at Folio 355; and also being a resubdivision of part of Lot 22, Block 1 Hillmead-Bradley Hills as shown on plat recorded in Plat Book 3, Plat 234 among the aforesaid records. I hereby certify that once engaged as described in the owner's certificate hereon, I have performed a survey of the property shown on the boundary markers will be set as delineated in accordance with the provision of Section 50-24(a) of the Montgomery County Code. The total area included in this plat is 32,055 square feet or 0.7358 acres; of which including 4,331 square feet of land being dedicated to public use for road widening.



*Robert E. Hunt*  
 DAVID P. MOWATT  
 MARYLAND PROFESSIONAL  
 LAND SURVEYOR #21136

DATE: \_\_\_\_\_  
 PLAT NO.: \_\_\_\_\_

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD  
 APPROVED: \_\_\_\_\_  
 CHAIRMAN  
 M.-N.C.P.&P.C. RECORD FILE NO. \_\_\_\_\_  
 SECRETARY-TREASURER  
 DIRECTOR  
 MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: HILLMEAD - BRADLEY HILLS Plat Number: 220110980  
 Plat Submission Date: 3-13-2011  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: N/A

\*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  Easements OK Open Space N/A Non-standard  
 BRLs OK Adjoining Land OK Vicinity Map OK 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	<u>N/A</u>	<u>ALREADY</u>	<u>REVIEWED</u>	<u>AS PART OF 220100180</u>
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>SS</u>	<u>4-1-2011</u>
Final Mylar & DXF/DWG Received:	<u>SS</u>	<u>4-7-2011</u>
Final Mylar Review Complete:	<u>SS</u>	<u>4-11-2011</u>
<b>Board Approval of Plat:</b>		
Plat Agenda:	<u>SS</u>	<u>4/21/2011</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
<b>MCDPS Approval of Plat:</b>		
Consultant Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
<b>Plat Reproduction:</b>		
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: OK  
YES 1951

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