

**Plat Name: Oakmont**  
**Plat #: 220110750**

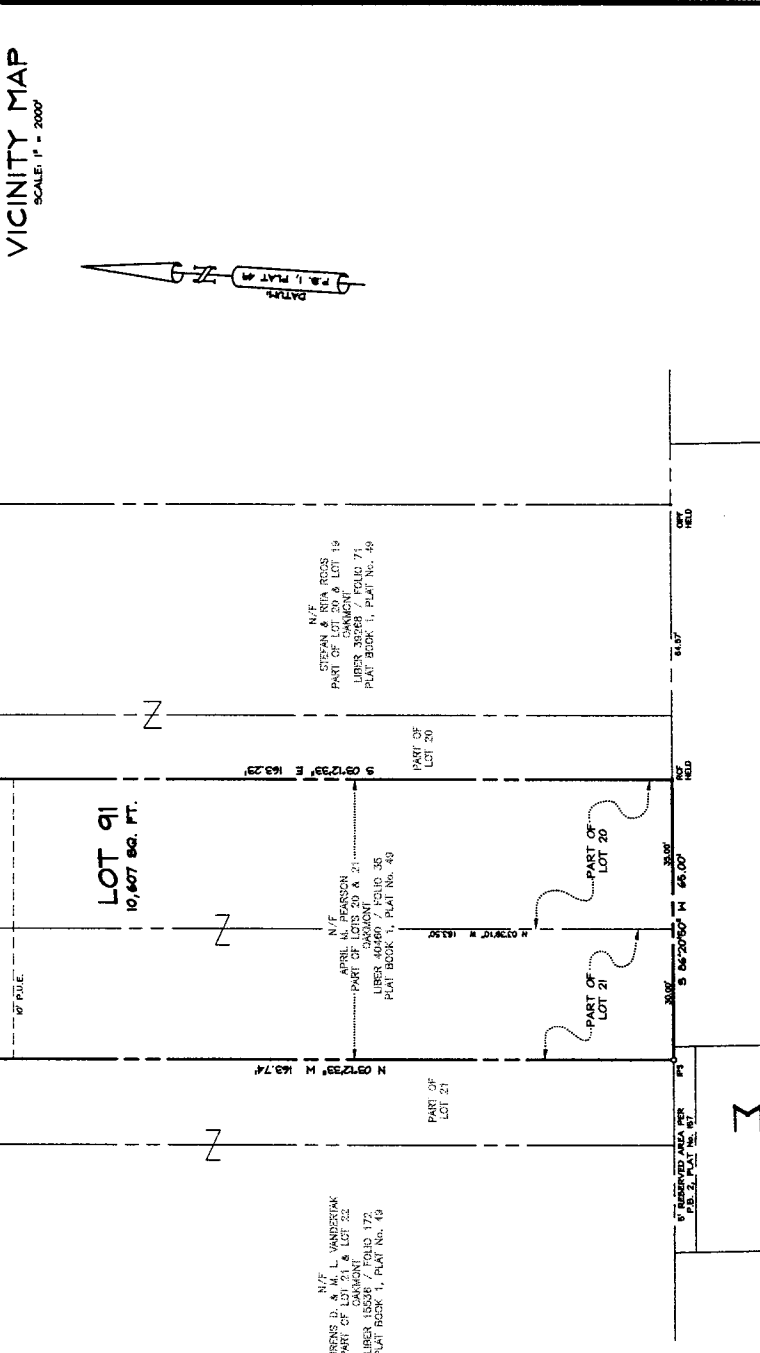
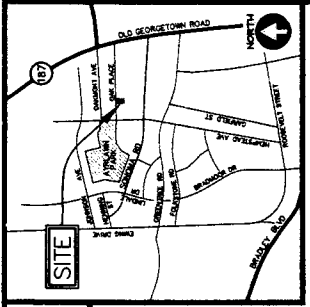
Location: Located on the south side of Oak Place, 875 feet west of Old Georgetown Road (MD 187)  
Master Plan: Bethesda-Chevy Chase  
Plat Details: R-60 zone; 1 lot  
Community Water, Community Sewer  
Applicant: April Pearson

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.



SUBDIVISION RECORD PLAT  
 LOT 91  
**OAKMONT**  
 A RESUBDIVISION OF  
 BETHESDA (7TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 20' JANUARY, 2011

PLAT No.

**OAK PLACE**  
 50' RIGHT-OF-WAY  
 (PER P.B. 1, PLAT No. 49)

**MOHAWK LANE**  
 (80' R/W)

- NOTES**
1. THE PROPERTY SHOWN HEREON IS APPROVED FOR PUBLIC WATER AND SEWER.
  2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-40 ZONE AS OF THE DATE OF PLAT RECORDATION.
  3. REF. = REBAR AND CAP FOUND  
 PFP = HIGH PUMP FOUND  
 IFS = IRON PIN WITH CAP SET
  4. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
  5. THIS PROPERTY IS SHOWN ON TAX MAP 1P 121.
  6. THIS PROPERTY IS SHOWN ON M.S.S.C. 200-FOOT SHEET 211 M4 01.
  7. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN, OR ANY OTHER INSTRUMENT OF SERVICE FILED WITH THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND BE ENFORCED BY ANY COURT OF COMPETENT JURISDICTION. THE OFFICIAL PUBLIC FILES FOR THIS PLAT ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
  8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR THESE SUBDIVISION APPROVALS CONTAINED IN SECTION 10-206A OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES THE CONSOLIDATION OF TWO PARTS OF LOTS INTO A LOT, AS PROVIDED FOR IN SECTION 10-206C(5)(A).
  9. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THIS OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE USE OF THIS PROPERTY. THE BUYER OF ANY INTEREST IN THIS PROPERTY IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPEND ON NOTE ALL MATTERS AFFECTING TITLE.

**OWNER'S CERTIFICATE**

I, APRIL M. PEARSON, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION. I FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON, TO THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC UTILITIES, ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED IN LIBER 3884 AT FOLIO 87 ATTENDING THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I, APRIL M. PEARSON, HEREBY AGREE TO WAIVE ALL RIGHTS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW.

3/31/11 *April M. Pearson*  
 APRIL M. PEARSON WITNESS - PIMAR TASKIN

ME, U. S. BANK, HEREBY CONSENT TO THIS PLAN OF SUBDIVISION.

April 8, 2011 *April M. Pearson*  
 DATE *April M. Pearson*  
 WITNESS MELISSA JACKSON

**SURVEYOR'S CERTIFICATE**

I, LIBBY CERRY, THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS CONVERTED BY RONALD S. PAYNE AND BERTHA F. PAYNE UNTO APRIL M. PEARSON, BY A DEED DATED NOVEMBER 12, 2000 AND RECORDED IN LIBER 3884 AT FOLIO 87, AND THAT THE TOTAL AREA OF THE LANDS SHOWN HEREON IS 10,607 SQ. FT., BEING A RESUBDIVISION OF PART OF LOT 20 AND PART OF LOT 21, OAKMONT, AS RECORDED IN PLAT BOOK 1, PLAT 49, ATTENDING THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA OF THE LANDS SHOWN HEREON IS 10,607 SQ. FT., BEING DEDICATED TO PUBLIC USE, AND THAT ALL PROPERTY CORNERS MARKED THEREON ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 10-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

3/30/11 *Libby Cerry*  
 DATE *Libby Cerry*  
 WITNESS MELISSA JACKSON  
 WITNESS MELISSA JACKSON

**PLAT TABULATION**

NUMBER OF LOTS	1
NUMBER OF PARCELS	0
AREA OF PARCEL(S)	0.007
AREA OF STREET DEDICATION	0
TOTAL AREA	10,607 SQ. FT. (0.24 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. \_\_\_\_\_  
 April, Sommers - Treasurer

**CAS ENGINEERING**  
 CIVIL • SURVEYING • LAND PLANNING  
 A DIVISION OF CAS ENTERPRISES, INC.  
 108 West Ridgeville Boulevard, Suite 101, Mount Airy, Maryland 21771  
 DC Metro (301) 607-9031 FAX (301) 607-9045

Recorded \_\_\_\_\_  
 Plat No. \_\_\_\_\_

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Oakmont Plat Number: 220110750  
 Plat Submission Date: 1-19-2011  
 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  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   
 SPAN N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	1/19/11	2/4/11	2-7-11	No Revisions
Research	Bobby Fleury			1-24-11	No Comments
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>SSS</u>	<u>3/22/11</u>
Final Mylar & DXF/DWG Received:	<u>SSS</u>	<u>4-18-11</u>
Final Mylar Review Complete:	<u>SSS</u>	<u>5/5/11</u>
<b>Board Approval of Plat:</b>		
Plat Agenda:	<u>SSS</u>	<u>5-19-2011</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 1943

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