

Plat Name: Garrett Park
Plat #: 220110480

Location: Located on the east side of Waverly Avenue, 300 feet south of Montrose Avenue
Master Plan: North Bethesda/Garrett Park
Plat Details: R-90 zone; 2 lots
Community Water, Community Sewer
Applicant: Pamela Morgan

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A (a)(3) and 50-35A(a)(1)** of the Subdivision Regulations, which respectively state:

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

Minor Lot line Adjustment. The sale or exchange of part of a lot between owners of adjacent lots for the purpose of small adjustments in boundaries; provided:

- a. The total area of the adjustment does not exceed five percent of the combined area of the lots affected by the adjustment;
- b. No additional lots are created;
- c. The adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved; and,
- d. The owner submits a sketch plan for review and approval by the Planning Board staff. The sketch plan may be a copy of the existing record plan and must contain the following information:
 - i. proposed lot line adjustment as a dashed line;
 - ii. any buildings, driveways, or other physical improvements located within fifteen feet of the proposed adjusted lot line;
 - iii. any minimum building setback that would be altered by the minor lot line adjustment; and
 - iv. the amount of lot area affected by the minor lot line adjustment.

The sketch plan must be approved, approved with revision or denied, in writing, within ten business days after the plan is submitted or the sketch

plan is deemed approved, provided requirements i through iii, above, are met. A final record plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.

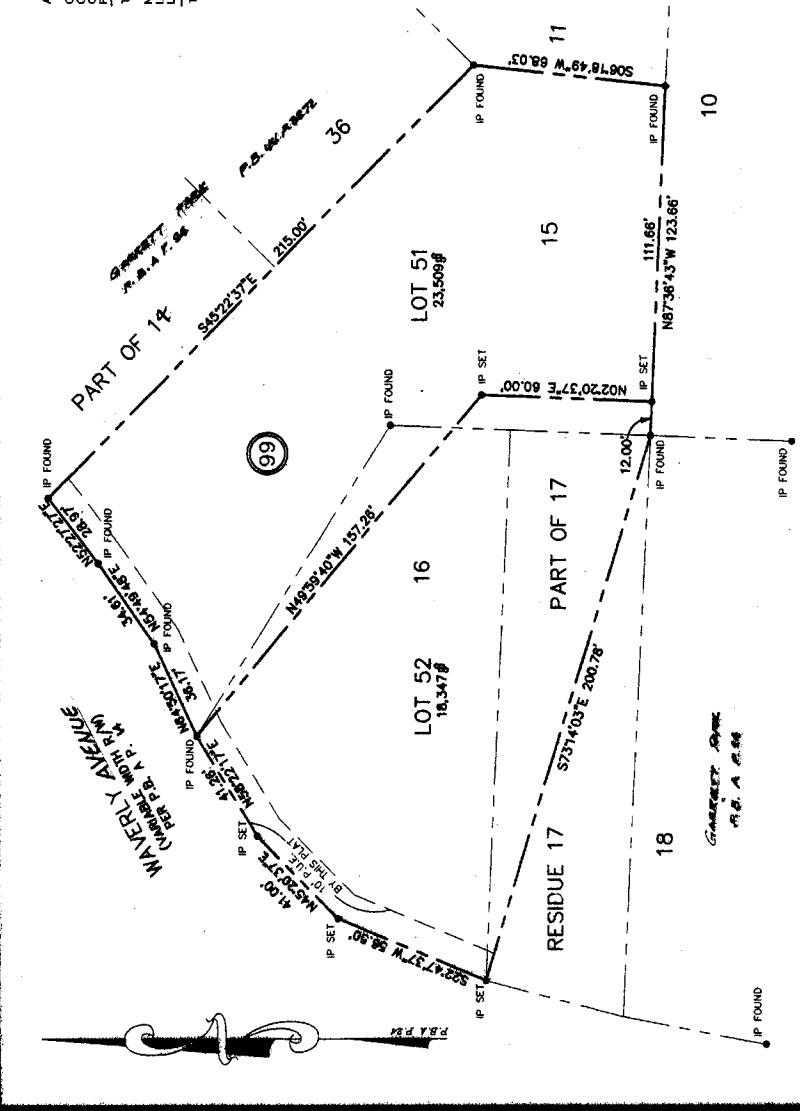
- e. Any minor lot line adjustment between properties that occurred prior to May 19, 1997, remains an exception to platting as provided in Section 50-9(d)

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 Section 50-35A(a)(1) of the subdivision regulations and supports this subdivision record plat.



AREA TABULATIONS

ORIGINAL AREAS	23,030.00 OR 0.52870 ACRES
ORIGINAL LOT 15	14,030.00 OR 0.32289 ACRES
PART OF ORIGINAL LOT 17	4,726.00 OR 0.11010 ACRES
TOTAL AREA	41,856.00 OR 0.96088 ACRES
NEW AREAS	
LOT 52	18,347.00 OR 0.42119 ACRES
LOT 51	23,509.00 OR 0.53969 ACRES
TOTAL AREA	41,856.00 OR 0.96088 ACRES



OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREIN, ADAPT THIS PLAN OF SUBDIVISION TO ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GUARANTEE COMPLIANCE WITH THE PROVISIONS OF SECTION 50-24 OF THE MONTGOMERY COUNTY ZONING AND SUBDIVISION REGULATIONS.

FURTHER, WE GRANT TO POTOMAC ELECTRIC POWER COMPANY, VERION COMMUNICATIONS, INC., WASHINGTON GAS LIGHT COMPANY AND TO EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AN EASEMENT, IN, ON AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITY EASEMENT; DESIGNATED HEREON AS "P.U.E.", WITH TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF UTILITY EASEMENT" FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE MONTGOMERY COUNTY CLERK AND IN LIBER 2834 AT FOLIO 45, AND TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE.

AS OWNERS OF THIS SUBDIVISION WE, OUR SUCCESSORS AND ASSIGNS, WILL CHASE ALL PROPERTY CORNER MARKERS AND ANY OTHER MONUMENTATION TO BE SET BY A REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24 (c) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS OR ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THIS PROPERTY, EXCEPT THAT CERTAIN DEED OF TRUST RECORDED AGAINST THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, LIBER 41251 AT FOLIO 258 AND THE PATROLS OF PUBLIC UTILITY HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

3-21-2011 DATE
Richard Clark Morgan WITNESS

4-10-2011 DATE
Pamela Manly Morica WITNESS

WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION
4/20/2011 DATE
Witnessees

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT AS OF THE DATE SHOWN HEREON, THAT IT IS A SUBDIVISION OF ALL OF THAT PART OF THE MONTGOMERY COUNTY ZONING AND SUBDIVISION REGULATIONS WHICH WAS RECORDED AUGUST 11, 1993, AS RECORDED AGAINST THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, LIBER 41 FOLIO 187, AND I FURTHER CERTIFY THAT ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON ALL PROPERTY CORNERS SHOWN THUS WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH PROVISIONS OF SECTION 50-24 (c) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA OF THIS PLAN IS 41,856 SQUARE FEET OR 0.96088 ACRES OF LAND, 42,289,000 SQUARE FEET OF SUBDIVISION.

3/23/11 DATE
Morgan Surveys, Inc. SURVEYOR
POTOMAC, MARYLAND 20879
MONTGOMERY COUNTY, MARYLAND
SCALE 1"=30' SEPTEMBER, 2010

NOTES

- APPROVAL OF THIS PLAN IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
- THE PROPERTY DESCRIBED ON THIS MAP IS SUBJECT TO THE RESTRICTIONS, EASEMENTS, LIENS, AND REQUIREMENTS OF THE MONTGOMERY COUNTY ZONING AND SUBDIVISION REGULATIONS AND THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAN. THE RESTRICTIONS, EASEMENTS, LIENS, AND REQUIREMENTS OF THE ZONING AND SUBDIVISION REGULATIONS SHALL BE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THIS SUBDIVISION RECORD PLAN IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY DESCRIBED HEREON. THE SUBDIVISION OWNER IS ADVISED THAT THE RECORDATION OF THIS PLAN DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION OF TITLE OR TO DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.
- 100' MAP HO-21, M.S.C. 200 SHEET 214N02.
- THIS PLAN IS BEING PREPARED IN CONFORMANCE WITH THE MINOR SUBDIVISION REGULATIONS OF THE MONTGOMERY COUNTY CODE SECTION 50-38A-1.

PREPARED BY: MORGAN SURVEYS, INC.
1000 W. BELL AVENUE
SUITE 200
GAITHERSBURG, MARYLAND 20879
(301) 840-0334 FAX
(301) 840-0334 FAX
E-MAIL: surveyor@morgan-surveys.com
MSY 10-2022

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MD.
DATE _____
APPROVED _____ DIRECTOR
APPROVED _____ TREASURER
M.A.G.P. & P.C. RECORD FILE NO. _____

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED _____

GRAPHIC SCALE
0 10 20 30
(IN FEET)
1 inch = 30 ft

PLAT NO. _____
PART B:

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Garrett Park Plat Number: 220110480
 Plat Submission Date: 11-10-2010
 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. _____ 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 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	11/10/10	11/24/10	11/10/10	No REVISIONS
Research	Bobby Fleury				OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SB Date 12-14-2010
 Final Mylar & DXF/DWG Received: Initial SB Date 6-27-11
 Final Mylar Review Complete: Initial SB Date 7-11-2011

Board Approval of Plat:

Plat Agenda: Initial SB Date 7-28-11

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: ok
- b) No additional lots created: ok
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: ok
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: 11-3-2010
- f) Final record plat submitted within ninety days: yes
- g) Sketch shows following information:
 - i. proposed lot adjustment: ok
 - ii. physical improvements within 15 feet of adjusted line: ok
 - iii. alteration to building setback: ok
 - iv. amount of lot area affected: ok

(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: _____
- g) Approved Special Exception: _____