




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


MCPB
Item # 1B
3-8-2012

MEMORANDUM

DATE: February 28, 2012

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
D.A.R.C. Division 
(301) 495-4542

FROM: Stephen Smith, Senior Planner 
D.A.R.C. Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for March 8, 2012

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:

220120850 **Edgemoor**

Plat Name: Edgemoor
Plat #: 220120850

Location: Located in the southwest corner of the intersection of Moorland Lane and Fairfax Road
Master Plan: Bethesda-Chevy Chase
Plat Details: R-90 zone; 1 lot
Community Water, Community Sewer
Applicant: Linda Mann

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

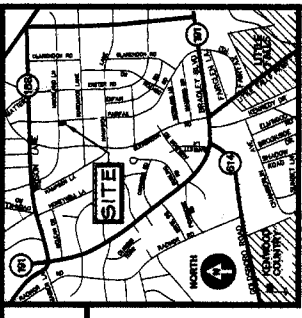
- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

The subject plat also involves the consolidation of an adjoining property created as a result of a deed pursuant to **Section 50-35A(a)(10)**, which states:

Combining a Lot and an Adjoining Property. Except in agricultural zones, the Planning Board may approve plats under the minor subdivision process to consolidate an existing platted lot and a partition of land created by deed, provided:

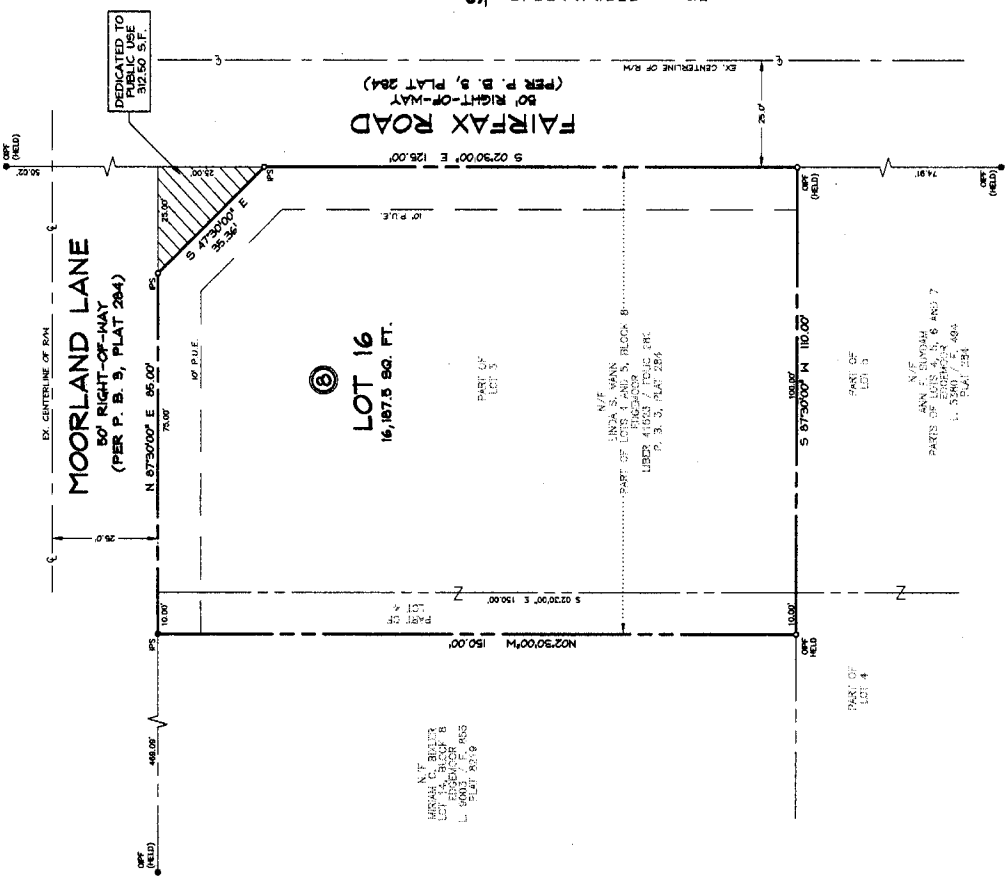
- A. In a one-family residential zone, the partition of land created by deed cannot itself be platted under the area and dimensional requirements of the zone;
- B. Any conditions applicable to the existing lot remain in full force and effect on the new lot;
- C. Any required street dedication is provided; and
- D. The subject lot was not identified as an outlot on a plat.

Staff applied the above-noted minor subdivision criteria for the lot included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and Section 50-35A(a)(10) and supports this minor subdivision record plat.



VICINITY MAP
SCALE: 1" = 200'

PLAT No.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY 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 OWNED BY JOHN E. HERRON AND LYNN A. HERRON UNTO LINDA S. HERRON AND HER HEIRS, AS SHOWN ON PLAT BOOK 3, PLAT 284, LIBER 4823 AT FOLIO 262, ALSO BEING A RESUBDIVISION OF PARTS OF LOTS 4 AND 5, BLOCK 8, EDGEWOOD, AS RECORDED IN PLAT BOOK 3, PLAT 284, AND THAT THE LAND SHOWN ACCORDS IN THAT COUNTY, MONTGOMERY, AND THAT THE TOTAL AREA ACCORDS IN THAT COUNTY, MONTGOMERY, AND THAT ALL SQUARE FEET OF WHICH IS DEDICATED TO PUBLIC USE, AND THAT ALL PROPERTY CORNERS MARKED THIS DATE ARE IN PLACE AS SHOWN HEREON ACCORDING WITH SECTION 86-24(C) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE: 02/08/12
 JEFFREY M. HERRON
 REGISTERED PROFESSIONAL SURVEYOR
 NO. REG. NO. 2865
 EXPIRATION DATE: JULY 9, 2015

SUBDIVISION RECORD PLAT
 LOT 16, BLOCK 8
EDGEWOOD
 A RESUBDIVISION OF
 PARTS OF LOTS 4 AND 5, BLOCK 8
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20' DECEMBER, 2011

NOTES

1. WATER CATEGORY: 1 - SEWER CATEGORY: 1
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE 100-FOOT ZONE FOR THE DATE OF PLAT REVISION.
3. PS - 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 MH 122.
6. ALL TERMS, CONDITIONS, AGREEMENTS, RESTRICTIONS, AND REQUIREMENTS ASSOCIATED WITH ANY INSTRUMENT, PLAN, SITE PLAN, OR OTHER RECORDATION FILED WITH THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER INSTRUMENTS FILED WITH THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
7. THIS PLAT CONVEYS TO THE REQUIREMENTS FOR THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND, BEING CHAPTER 10 OF THE MONTGOMERY COUNTY CODE. THIS PLAT REVOKES THE COMMISSION OF A PART OF A SECTION TO SAUNDERS AND AS WELL AS THE CONSOLIDATION OF AN ADJACENT PLATTED LOT AND A PORTION OF LAND CREATED AS A SECTION TO SAUNDERS (PART OF LOT 4, BLOCK 8), AS PROVIDED FOR IN SECTION 86-24(A)(3).
8. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER AFFECTING THE TITLE OR TO DENY OR NOTE ALL MATTERS AFFECTING TITLE.

OWNER'S CERTIFICATE

I, LINDA S. HERRON, OWNER OF THE PROPERTY SHOWN AND DESIGNATED AS PUBLIC USE, HEREBY CERTIFY THAT I, FURTHER DEDICATE TO PUBLIC USE THE 32,500 SQUARE FEET OF LAND SHOWN HEREON TO THE PUBLIC USE OF THE MONTGOMERY COUNTY PLANNING BOARD AND TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY DEDICATION OF PARTS OF LOTS 4 AND 5, BLOCK 8, EDGEWOOD, MONTGOMERY COUNTY, MARYLAND." THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, OR OTHER MATTERS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW.

DATE: 2/13/12
 LINDA S. HERRON
 WITNESS: Linda S. Herron

I, VIRGINIA TITLE HOLDING CORPORATION, A VIRGINIA CORPORATION, HEREBY CONSENT TO THIS PLAN OF SUBDIVISION.
 DATE: 2/13/12
 VIRGINIA TITLE HOLDING CORPORATION
 WITNESS: Virginia Title Holding Corporation

PLAT TABULATION

NUMBER OF LOTS	1
NUMBER OF PARCELS	0
AREA OF PARCELS (SQ. FT.)	0
AREA OF PARCELS (ACRES)	0
TOTAL AREA	16,197.50 SQ. FT. (0.38 ACRES)

220120850

Department of Permitting Services
 Montgomery County, Maryland

Approved: _____
 Assistant Secretary - Treasurer

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

Approved: _____
 Chairman

M.N.C.P. & P.C. Record File No. _____

COSE ENGINEERING

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 info@coseengineering.com

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Edgewood Plat Number: 220120850
 Plat Submission Date: 12-21-2011
 DRD Plat Reviewer: W. Mayah / 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 ok
 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	12/21/11	1-6-12	1-10-12	No REVISIONS ok
Research	Bobby Fleury			1-3-12	
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SOS Date 1-25-12
 Final Mylar & DXF/DWG Received: Initial SOS Date 2-17-12
 Final Mylar Review Complete: Initial SOS Date 2/27/12

Board Approval of Plat:

Plat Agenda: Initial SOS Date 3/8/12

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: _____ *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: _____

(8) *Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum*

- a) Number of Lots: _____
- b) Written MCDPS approval of proposed septic area: _____
- c) Required street dedication: _____
- d) Easement for balance of property noting density and TDRS: _____
- e) Average lot size of 5 acres: _____
- f) Forest Conservation requirements met: _____

(9) *Parcels satisfying the provisions of Section 59-B-8.1 of Zoning Ordinance*

- a) Any required street dedication: _____
- b) Adequate sewerage/water service to the property: _____

(10) *Combining an existing lot with adjoining property created by deed*

- a) Property is not located in an Agricultural Zone ok _____
- b) Partition of land is unable to be platted on its own ok _____
- c) Applicable conditions for existing lot remain in effect ok _____
- d) Required street dedication ✓ _____

(11) *Creation of Lot from part of a lot*

- a) Property contains legal one-family dwelling _____
- b) Subject property located in a one-family residential zone _____
- c) Conditions creating the original recorded lot remain _____