



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


MCPB
Item # 1B
11-29-2012

MEMORANDUM

DATE: November 19, 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 November 29, 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 plats. The following plats are included:

220120340 **Brookmont, Section 1**
220121550 - 220121600 **Olney Springs**
220121810 **Mid-Pike Plaza**

Plat Name: Brookmont, Section 1
Plat #: 220120340

Location: Located on the west side of Broad Street, 200 feet north of 64th Street
Master Plan: Bethesda-Chevy Chase
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Applicant: Thomas Holmberg

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 property included in this application 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.

OWNER'S CERTIFICATE

We, Thomas E. Holmberg and Alison H. Southall, owners of the property shown and described hereon, hereby adopt this plan of subdivision and establish the minimum building restriction lines.

Further, we grant a public utility easement (P.U.E.) as shown hereon to the parties named in a document titled "Terms and Provisions of Public Utility Easements", as recorded among the Land Records of Montgomery County, Maryland in Liber 38.34 Folio 457, which said terms are incorporated herein.

There are no suits, actions-at-law, leases, liens, mortgages or trusts affecting the property shown hereon, except a certain mortgage and the party in interest thereto has below indicated its assent.

Witness: *Thomas E. Holmberg* 10/24/12 Date
Witness: *Alison H. Southall* 10/24/12 Date

We hereby assent to this plan of subdivision:
George Mason Mortgage, LLC
Witness: *George V. Lawson* 11/1/12 Date
Chief Financial Officer

SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown hereon is correct to the best of my professional knowledge, information and belief; that it is a resubdivision of all the property shown hereon, being the property of Thomas E. Holmberg and Alison H. Southall, as recorded among the Land Records of Montgomery County, Maryland in Liber 26080 at Folio 27, said land known as Lot 13, Lot 14 and Part of Lot 15, Block 6 in a subdivision known as "Brookmont-Section 1", Montgomery County, Maryland, as per plat recorded in Plat Book 4 as Plat No. 305 of said Land Records.

I further certify all property markers are in place in accordance with the provisions of Section 50-24(b)(2) of the Montgomery County Code.
The total area included on this Plat is 6,174 square feet or 0.1417 acres.
There is no dedication to public use made by this Plat.

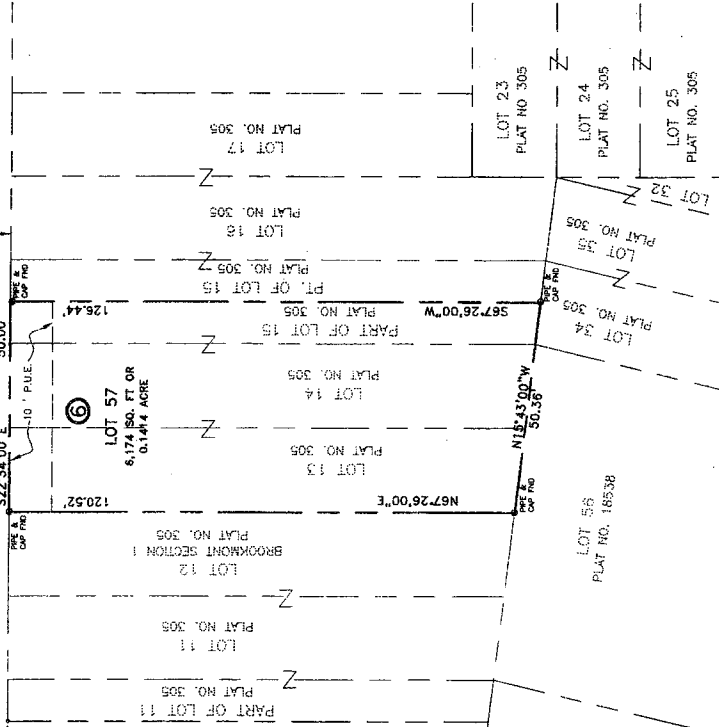
Witness: *Charles T. Grimsley* 10/24/12 Date
Professional Land Surveyor
Maryland No. 21392
Expiration Date: February 4, 2014

SCALE: 1" = 20'

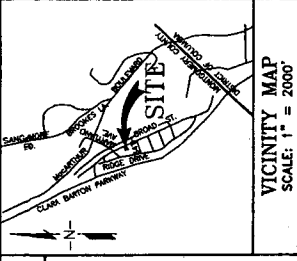
RIGHT OF WAY CENTERLINE

SCALE: 1" = 20' (PLAT No. 305)

BROAD STREET
(120' WIDE R/W PER PLAT P.B. 4 P. 305)



APPROVED ON: _____
DIRECTOR: _____
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
DATE: _____
CHAIRMAN: _____ ASST. SECRETARY-TREASURER: _____
PLAT NO. _____
DATE: _____



NOTES

- 1. All the terms, conditions, agreements, limitations and requirements contained in any preliminary plan, site plan, project plan or other plan prepared by the Planning Board for this subdivision shall be maintained by the Planning Board and intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- 2. This plat conforms with the requirements of Minor Subdivision approvals contained in Section 50-35A of the Montgomery County Zoning Ordinance, being Chapter 50 of the County Code. This plat involves the consolidation of two or more lots and part of a lot into a lot in accordance with Section 50-35A(o)(3).
- 3. This Subdivision Record Plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the use of the property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- 4. The Zoning is R-60. This property included hereon is in this accordance with Section 59-B-5.4 of the Montgomery County Zoning Ordinance pertaining to the resubdivision of subdivision of lots, parts of lots with dwellings and the applicable development standards.
- 5. Tax Map GM561
- 6. For Public Water and Sewer systems only.

**SUBDIVISION RECORD PLAT
BROOKMONT**

SECTION 1
LOT 57, BLOCK 6

A RESUBDIVISION OF
LOT 13, LOT 14 AND PART OF LOT 15, BLOCK 6
PLAT NO. 305
7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 20' OCTOBER, 2012



LANDMARK ENGINEERING, INC.
6110 EXECUTIVE BLVD., SUITE 110 PHONE: (301) 230-5884
ROCKVILLE, MARYLAND 20862 FAX: (301) 230-5894
CONSULTING ENGINEERS PLANNERS SURVEYORS

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: BROOKMONT Plat Number: 220120340
 Plat Submission Date: 9-28-2011
 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 ok Lot Area ok Zoning ok Bearings & Distances ok Coordinates ok
 Plan # N/A Road/Alley Widths ok Easements ok Open Space N/A Non-standard
 BRLs N/A 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	9-29-11	10-14-11	10/12/11	NO REVISIONS
Research	Bobby Fleury			9-28-11	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):	Initial <u>SJS</u>	Date <u>12/9/11</u>
Final Mylar & DXF/DWG Received:	<u>SJB</u>	<u>11-14-12</u>
Final Mylar Review Complete:	<u>SJS</u>	<u>11/16/12</u>
Board Approval of Plat:		
Plat Agenda:	<u>SJB</u>	<u>11/29/12</u>
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: dc
dc

(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: _____