

Plat Name: Homewood
Plat #: 220140160

Location: Located on the west side of Meredith Avenue, 100 feet south of Blueford Road.
Master Plan: Kensington-Wheaton Master Plan
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Applicant: Gilbert Doherty

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(10)** of the Subdivision Regulations, which states:

Combining a lot and 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 as a result of a 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 standards 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 property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(10) and supports this minor subdivision record plat.

Owner's Certificate

We, Gilbert S. Doherty and Carol G. Doherty, owners of the property shown hereon and described in the Surveyors Certificate, hereby adopt this plan of subdivision; establish the minimum building restriction lines; grant a Public Utility Easement, as shown hereon and designated as "P.U.E." to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easement", recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said terms and provisions are incorporated herein, by this reference.

We certify that a licensed Land Surveyor will be engaged to set all property corner markers in accordance with Section 50-24(c) of the Montgomery County Code.

There are no suits, actions at law, leases, liens or trusts on the property included in this subdivision record plat.

Date: 10/24/13

Witness:

Witness:

Gilbert S. Doherty, Owner
Carol G. Doherty, Owner

Surveyor's Certification

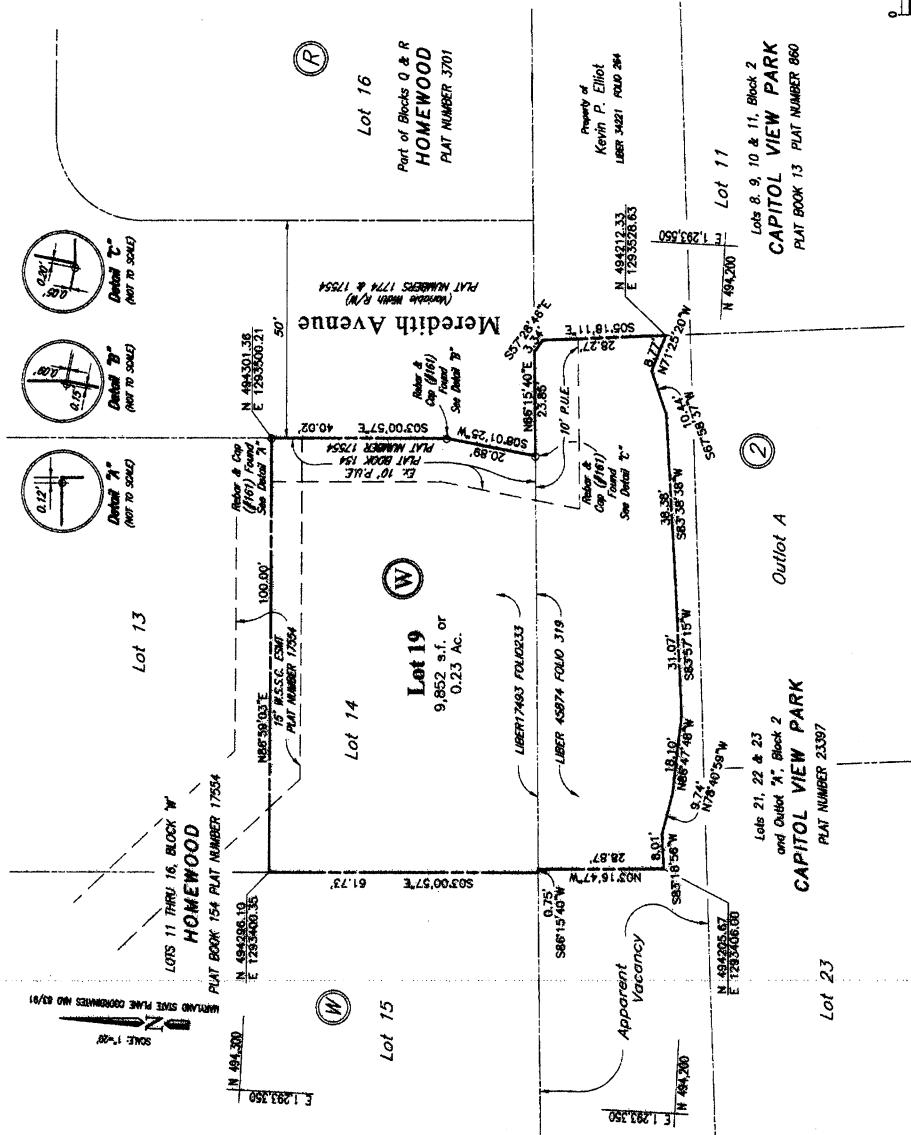
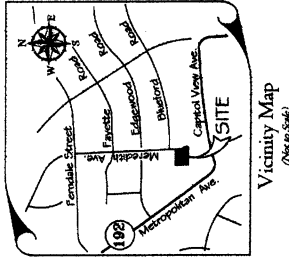
I hereby certify that the information shown hereon is correct; that it is a subdivision of the property acquired by Gilbert S. Doherty and Carol G. Doherty, husband and wife, by two (2) deeds, the first (1st) from Juan Jewell and Susan E. Cozzens dated August 16, 1999 and recorded among the Land Records of Montgomery County, Maryland in Liber 17493 Folio 233 and the second (2nd) from Gilbert S. Doherty and Carol G. Doherty, husband and wife, by confirmatory deed dated December 17, 2012 and recorded among the aforesaid Land Records in Liber 45874 at Folio 319; That it is also all of Lot 14, Block W, Homeewood" as shown on a subdivision record plat entitled "Plan of Correction and Resubdivision, Lots 11 thru 16, Block W, Homeewood" and recorded among the aforesaid Land Records in Plat Book 154 as Plat Number 17554;

I further certify that if engaged, I will set all property corner markers in accordance with Section 50-24(c) of the Subdivision Regulations of Montgomery County, Maryland.

That the total area included in this Subdivision Record Plat is 9,852 square feet or 0.23 of an acre of land, there is no dedication to public use by this plat.

Date: 10/23/13

Daniel F. DeBolt
Property Line Surveyor
Maryland No. 526
exp. 2/17/15



Notes:

- This Subdivision Record Plat is not intended to show every matter affecting the ownership and use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- This plat conforms to the requirements for Minor Subdivision Approvals contained in Section 50-31A of the Montgomery County Subdivision Regulations, located Chapter 50 of the Montgomery County Code. This plat involves the consolidation of a lot with an adjoining parcel created by deed, as provided for in Section 50-35A(a)(10).
- All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan or other plan allowing development of this property, approved by the Montgomery County Planning Board are 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 are available for public review during normal business hours.
- This property is served by public water and sewer systems only.
- WSSC 200 Sheet 213 NW 03
- Water/Sewer Categories: W1/S1
- This property is zoned R60
- This property is shown on Tax Map HP563

Subdivision Record Plat
LOT 19, BLOCK W
being in part, a Resubdivision of
LOT 14, BLOCK W

Homeewood

Wheaton (13th) District
Montgomery County, Maryland
Scale: 1"=20' October, 2013



CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1735 Shady Mill Rd., Suite 200 Silver Spring, MD 20910 Tel: 301-544-9999
www.cpj-engineers.com • Silver Spring, MD • Gaithersburg, MD • College Park, MD • Rockville, MD • Bethesda, MD

Recorded:
Plat No: 220140160

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board		Department of Permitting Services, Montgomery County	
Approved:	Date:	Approved:	Date:
Chairman	Assoc. Secretary-Treasurer	Director	

MANCPB/C Record File No:

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Homewood Plat Number: 220140160
 Plat Submission Date: 8-14-2013
 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 # _____ Road/Alley Widths _____ Easements _____ Open Space _____ Non-standard _____
 BRLs _____ Adjoining Land _____ Vicinity Map _____ Septic/Wells _____
 TDR note _____ Child Lot note _____ Surveyor Cert _____ Owner Cert _____ Tax Map _____
 SPA _____

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	8-14-13	8-30-13		
Research	Bobby Fleury			8-16-13	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey			9-3-13	PVE OK
Parks	Doug Powell				
DRD	Keiona Clark			8-30-13	Address 10300 ✓

Final DRD Review:

Consultant Notified (Final Mark-up):
 Final Mylar & DXF/DWG Received:
 Final Mylar Review Complete:

Initial

Date

SJS

10-1-13

SJS

10/29/13

SJS

11/7/13

Board Approval of Plat:

Plat Agenda:

SJS

11/14/13

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: _____

(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 _____
- b) Partition of land is unable to be platted on its own _____
- c) Applicable conditions for existing lot remain in effect _____
- 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 _____