

Plat Name: Woodmont
Plat #: 220100010

Location: Located on the north side of Fairmont Avenue, 500 feet east of Old Georgetown Road (MD 187)
Master Plan: Bethesda CBD
Plat Details: CBD-2 zone; 1 lot
Community Water, Community Sewer
Applicant: White Flint Express Realty Group LP

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 this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.

GENERAL NOTES:

1. All terms, conditions, agreements, restrictions, limitations, and requirements associated with any preliminary plan, site plan, project plan or other plan, including development of the site plan, shall be incorporated into this plan. The plan shall be subject to the requirements of the Montgomery County Planning Board and any other applicable laws, regulations, and ordinances.
2. The Subdivision Record Plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The owner is advised to refer to the appropriate laws, regulations, and ordinances to detect or note all matters affecting this site.
3. The property that is the subject of this record plat is in the CSD-2 zone as of the date of this record plat.
4. This property is shown on Tax Map MH122.
5. This property is served by public water and sewer systems.
6. This plat conforms to the requirements of Section 50-204 of the Montgomery County Subdivision Regulations, being Chapter 50 of the County Code. This plat involves a combination of two or more lots or parts of lots into one lot as provided for in Section 50-304(a)(5).
7. The property shown herein is limited to 1,886.67 square feet of retail space (part of Lot 50) and 1,957.67 square feet of retail space (part of Lot 53) per Adequate Public Facilities Review dated February 25, 2008, unless otherwise provided for by the Montgomery County Planning Board through a subsequent APF Review.

OWNER'S CERTIFICATE

We, White Flint Express Realty Group Limited Partnership, owners of the property shown herein and described in the Surveyor's Certificate herein, certify that the Plat of Subdivision and establish the minimum building restriction lines. As owners of this subdivision, we, our successors, agents and assigns, warrant that the information contained herein is true and correct and that we are duly licensed and qualified to practice as a Maryland Registered Surveyor, in accordance with Section 50-204(a)(2) of the Montgomery County Code. There are no recorded taxes, liens, loans, mortgages or trusts affecting the property included in this plat.

White Flint Express Realty Group Limited Partnership

By: *Leland A. Greenberg, President*
John Miller, Attorney
Alaina Clark, Attorney

2/16/201
 MONTGOMERY COUNTY PLANNING BOARD
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____ DATE _____
 CHAIRMAN
 SECRETARY-TREASURER

M.L.C.P. & P.C. RECORD NO. _____

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____ DATE _____
 DIRECTOR

FOR PUBLIC WATER & SEWER SYSTEMS ONLY

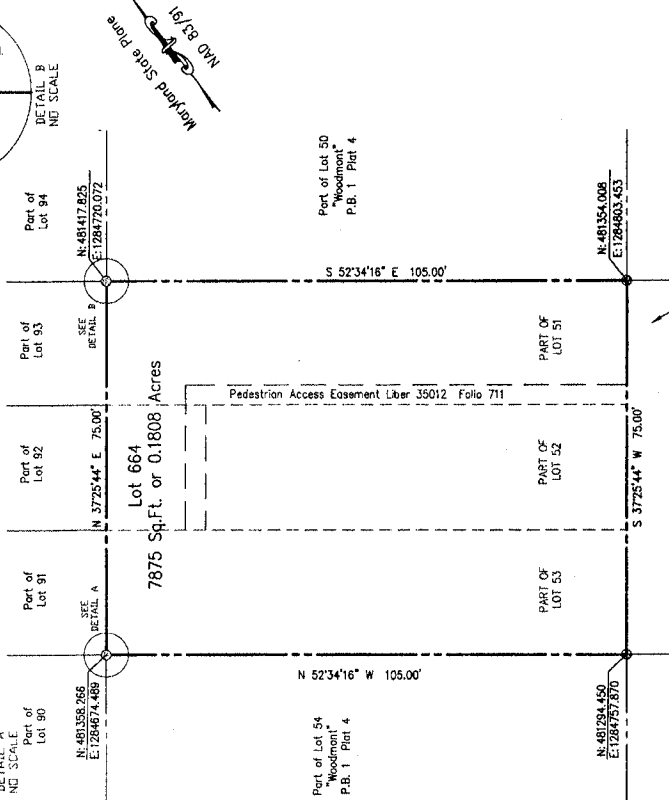
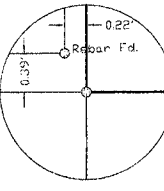
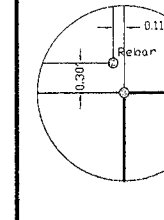
SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief, that the plat of subdivision herein is a true and correct representation of the land shown on the attached plat. I am a duly licensed and qualified Surveyor in the State of Maryland, in accordance with Section 50-204(a)(2) of the Montgomery County Code. There are no recorded taxes, liens, loans, mortgages or trusts affecting the property included in this plat.

David F. Remmas
 David F. Remmas
 Professional Land Surveyor
 Maryland Registration No. 10888

Witness: *August 31, 2009*
 Date

PLAT NO. _____

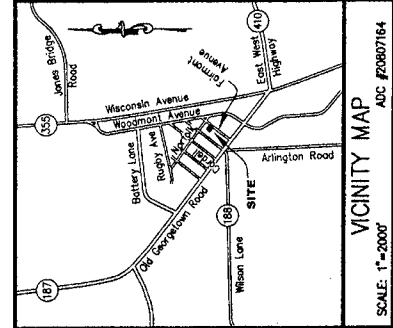


AREA TABULATION
 TOTAL LOT: 7,875 SQ.FT. OR 0.1808 AC.
 STREET DEDICATION: 0 SQ.FT. OR 0.0 AC.
 PLAT TOTAL: 7,875 SQ.FT. OR 0.1808 AC.



SUBMISSION RECORD PLAT
 LOT 664
 A RESUBDIVISION OF PART OF LOTS 51, 52 AND 53
WOODMONT
 SCALE: 1" = 20'
 JUNE 28, 2009
 MONTGOMERY COUNTY, MARYLAND

christopher consultants
 engineering · surveying · land planning
 christopher consultants, Inc.
 7172 columbus gateway drive (suite 100) · columbia, md. 21046-2990
 410.872.8950 · main.301.981.0148 · fax.410.872.8953 CCL #095001.00



RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Woodmont Plat Number: 220100010
 Plat Submission Date: 7-7-09
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N/A

*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. N/A Checked: Initial N/A Date N/A
 Preliminary Plan No. N/A Checked: Initial N/A Date N/A
 Planning Board Opinion - Date N/A Checked: Initial N/A Date N/A
 Site Plan Name if applicable: N/A Site Plan Number: N/A
 Planning Board Opinion - Date N/A Checked: Initial N/A Date N/A

Lot # & Layout Lot Area Zoning Bearings & Distances Coordinates
 Plan # N/A Road/Alley Widths OK 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	<u>E. Gibson</u>	<u>7-8-09</u>	<u>7-24-09</u>	<u>8-10-09</u>	<u>No REVISIONS</u>
Research	Bobby Fleury			<u>7-9-09</u>	<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey			<u>7/22/09</u>	<u>See plat for #</u>

Final DRD Review:

DRD Review Complete: SOS 9-15-09
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): SOS 8-14-09
 Final Mylar w/Mark-up & PDF Rec'd: SOS 9-9-09

Board Approval of Plat:

Plat Agenda: SOS 9/24/09

Planning Board Approval: _____

Chairman's Signature: _____

DPS Approval of Plat:

Engineer 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: _____

Notify Engineer to Seal Plats: _____

Engineer Seal Complete: _____

Complete Reproduction: _____

Sent to Courthouse for Recordation: _____

No. _____

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-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: APF ok ✓
yes ✓

(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: _____