



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

MCPB
Item # 2
11/12/09

MEMORANDUM

DATE: October 30, 2009

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Subdivision Supervisor
Development Review Division *CC*
(301) 495-4542

FROM: Stephen Smith *SJS*
Development Review Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for November 12, 2009

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:

220100110 **Brookmont**

Plat Name: Brookmont
Plat #: 220100110

Location: Located on the east side of Broad Street, 500 feet north of Valley Road
Master Plan: Bethesda-Chevy Chase
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Applicant: Paul Meehan

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

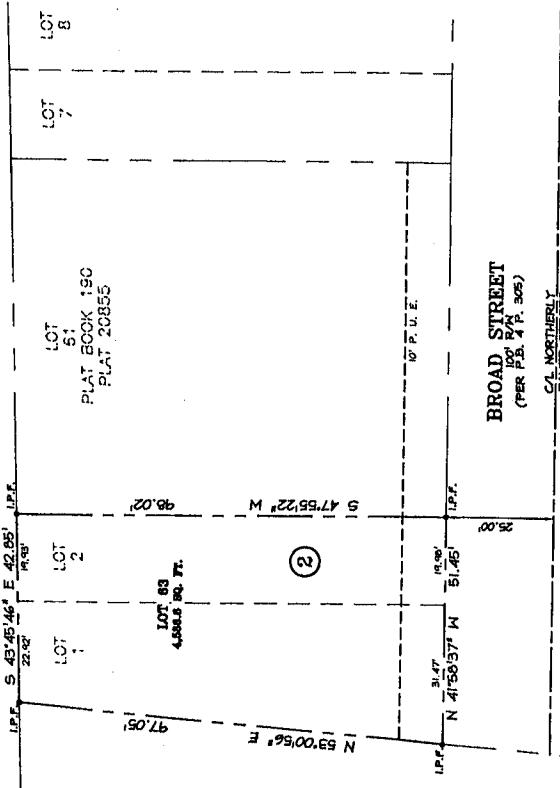
Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- 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.

PLAT NO.

MACARTHUR BOULEVARD
R/W VARIES



N/F
UNITED STATES
OF AMERICA
L. 830 F. 485

BROAD STREET
(PER P.B. 4 P. 305)

CL. NORTHERLY
PAVED STREET

OWNER'S CERTIFICATE:
 I, PAUL P. MEEHAN AND VIRGINIA J. PHILLIPS, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE THINUT BUILDING RESTRICTION LINES AND ESTABLISH THE TEN (10) FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON AS 10' P.U.E. FOR THE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3684 AT FOLIO 467 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAN OF SUBDIVISION EXCEPT FOR A CERTAIN DEED TRUST HELD BY BANK OF AMERICA, AND THE PARTIES OF INTEREST THERE TO HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

9/25/09 DATE
 Paul P. Meehan PAUL P. MEEHAN, OWNER
 9/25/09 DATE
 Virginia J. Phillips VIRGINIA J. PHILLIPS, OWNER
 I/ME HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.
 10/14/09 DATE
 Josephine M. Baraco Assistant Vice President
 BANK OF AMERICA
 Witness: *Christina G. Kelly* WITNESS
 Witness: *Charles G. Potts* WITNESS
 Witness: *Dennis B. ...* WITNESS

GENERAL NOTES:

- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTIONS BY THE BOARD. 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 PLAT CONFORMS WITH REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 60-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES A CONSOLIDATION OF TWO OR MORE LOTS INTO ONE LOT AS PROVIDED FOR IN SECTION 60-35A(2)(3) AND SECTION 60-35A(4) OF THE MONTGOMERY COUNTY ZONING ORDINANCE, SPECIAL PROVISION FOR CONDITIONS PRECEDING 1989 THAT ALLS THE CONSOLIDATION OF TWO OR MORE LOTS INTO ONE LOT EVEN IF THE NEW LOT DOES NOT MEET THE CURRENT ZONING WIDTH AND SIZE REQUIREMENTS OF THE UNDERLYING ZONE.
- THIS 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 SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE THE EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
- THIS PROPERTY IS CURRENTLY ZONED R-60.
- LOTS SHOWN HEREON APPEAR ON MONTGOMERY COUNTY TAX MAP GRID GM-62 AND U.S.S.C. SHEET# 206 NH 06.

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 THE LAND CONTAINED TO PAUL P. MEEHAN AND VIRGINIA J. PHILLIPS, BY ERIN J. MCTAGGERT, SOLE OWNER, BEING DEED DATED APRIL 1, 2008 AND RECORDED IN LIBER 23576, FOLIO 283, AND ALSO BEING SHOWN AS LOTS 1 & 2, IN BLOCK 2, IN THE SUBDIVISION KNOWN AS "SECTION NO. 1, BROOKMONT" AS RECORDED IN PLAT BOOK 4 AT PLAT 305; ALL BEING RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT PROPERTY CORNERS MARKED THIS PLAT ARE IN PLACE AS SHOWN HEREON. THE TOTAL AREA INCLUDED ON THIS PLAT OF SUBDIVISION IS 4,586.6 SQUARE FEET, NONE OF WHICH IS DEDICATED FOR PUBLIC USE.

Joseph E. Snider
 JOSEPH E. SNIDER
 PROFESSIONAL LAND SURVEYOR
 MD. REG. #21224

10/29/2009 DATE

M-NCPPC Record File No.:

Department of Permitting Services Montgomery County, Maryland	Recorded: _____ Plat No: _____	Drafted: _____ C.W.T. Checked: _____ J.E.S. Job No.: 09-25031
Director: _____	Maryland National Capital Park and Planning Commission Montgomery County Planning Board	
Approved: _____	Chairman _____	Asst. Secretary - Treasurer _____

GRAPHIC SCALE



Lot 63 = Area Tabulation = 4,586.6 S.F. or 0.1053 Acres
 Dedication Area = N/A
 Total Area = 4,586.6 S.F. or 0.1053 Acres

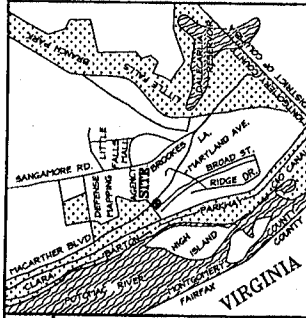
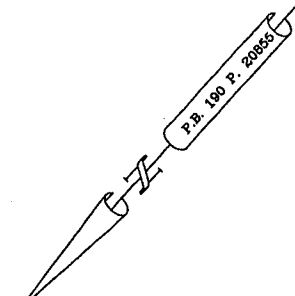
SUBDIVISION RECORD PLAT
LOT 63, BLOCK 2
 SECTION NO. 1

BROOKMONT
 A RESUBDIVISION OF
 LOTS 1 & 2 BLOCK 2

BETHESDA (7th) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20'
 Prepared by AUGUST, 2009

SNIDER & ASSOCIATES
 LAND SURVEYORS

20270 Goldenrod Lane, Suite 110
 Germantown, Maryland 20876
 301/948-5100 Fax 301/948-1286



VICINITY MAP
 ADC MAP 57 TH EDITION
 ADC MAP PLATE 40, ZONE G-5
 SCALE: 1" = 2000'

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Brookmont Section 1 Plat Number: 220100110
 Plat Submission Date: 8-18-09
 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. _____ 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 ok Easements ok Open Space N/A Non-standard
 BRLs 20' Adjoining Land ok Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map ok
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	E. Gibson	8/19/09	9/4/09	9-10-09	No REVISIONS OK
Research	Bobby Fleury	↓	↓	5/21/09	
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey				

Final DRD Review:

	Initial	Date
DRD Review Complete:	<u>SS</u>	<u>10/20/09</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>SS</u>	<u>9-14-09</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>SS</u>	<u>10/21/09</u>
Board Approval of Plat:		
Plat Agenda:	<u>SS</u>	<u>11/12/09</u>
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: ✓
 N/A

(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: _____