

Plat Name: Brookmont
Plat #: 220110500

Location: Located on the east side of Broad Street, 150 feet north of Maryland Avenue
Master Plan: Bethesda-Chevy Chase
Plat Details: R-60 zone; 2 lots
Community Water, Community Sewer
Applicant: Janet Reynolds & Benjamin Lippard

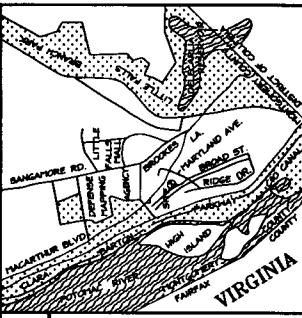
Staff recommends approval of this minor subdivision plat pursuant to Section 50-35A (a)(3) of the Subdivision Regulations, which states:

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 each lot 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.



VICINITY MAP
ADC MAP 57TH EDITION
ADC MAP PAGE 40, GRID G-6
SCALE: 1" = 2000'

OWNER'S CERTIFICATE:
WE, BENJAMIN LIPPARD AND JANET REYNOLDS, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM 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 3834 AT FOLIO 457 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 OF TRUST HELD BY CONGRESSIONAL BANK, AND THE PARTIES OF INTEREST HERETO HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

DATE: 11/19/11
DATE: 1/19/11
DATE: 2/3/11

BENJAMIN LIPPARD, OWNER
Janet Reynolds
JANET REYNOLDS, OWNER

WITNESSES:
[Signatures]

EXECUTIVE VICE PRESIDENT
CONGRESSIONAL BANK

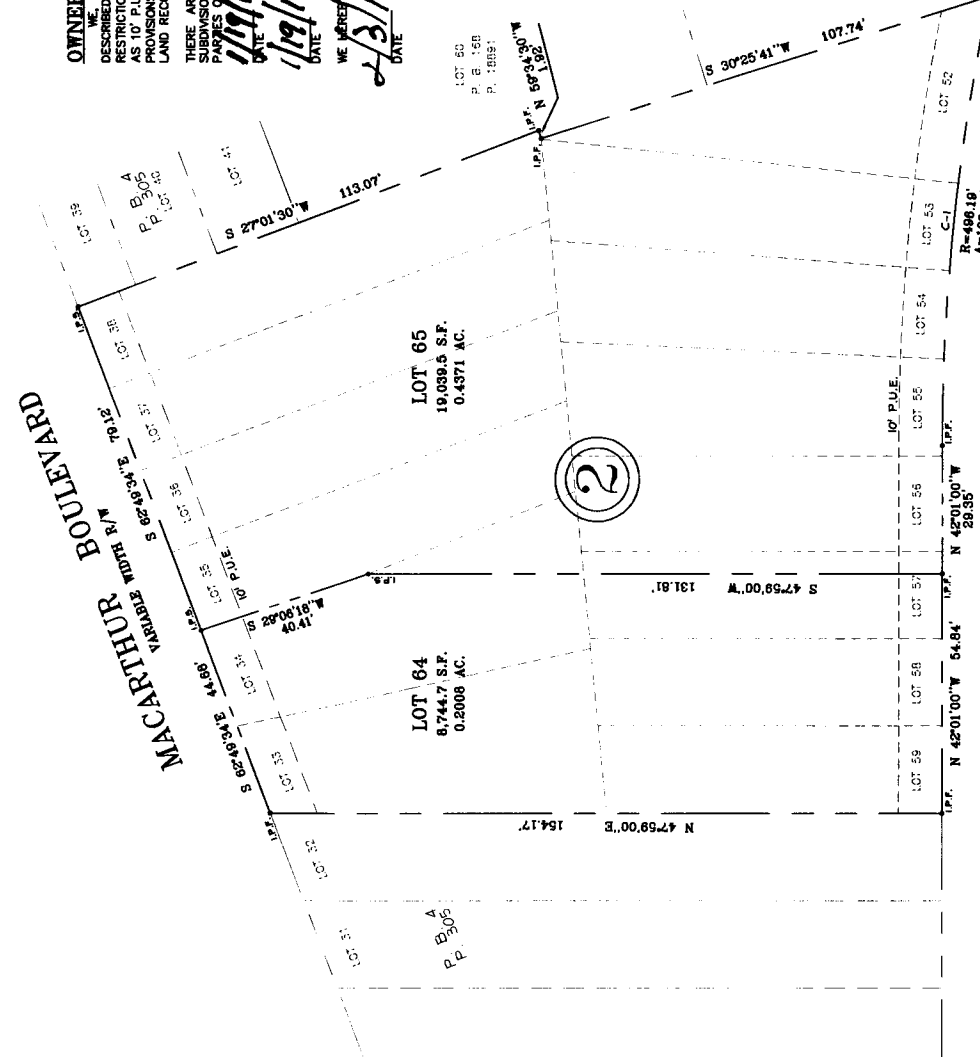
GENERAL NOTES:

1. 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 OF THE PLANNING BOARD OR AS MAY BE NECESSARY TO BE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS PLAN CONFORMS WITH REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 90 OF THE COUNTY CODE. THIS PLAN INVOLVES A CONSOLIDATION OF TWO OR MORE LOTS INTO ONE LOT AS PROVIDED FOR IN SECTION 50-35A(3)(D). THE REASON FOR THIS CONSOLIDATION IS TO ALLOW THE CONSOLIDATION OF THE LOTS INTO ONE LOT EVEN IF THE NEW LOT DOES NOT MEET THE CURRENT ZONING WIDTH AND SIZE REQUIREMENTS OF THE UNDERLYING ZONE.
3. THE APPROVAL OF THIS PLAN IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
4. 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 DEPECT OR NOTE ALL MATTERS AFFECTING TITLE.
5. THIS PROPERTY IS CURRENTLY ZONED R-60.
6. ALL EXISTING AND PROPOSED DEVELOPMENT ON LOT 65 IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-60 ZONE.
7. LOTS SHOWN HEREON APPEAR ON MONTGOMERY COUNTY TAX MAP GRID 64-82 AND W.S.S.C. SHEET# 206 NW 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 CONVEYED TO BENJAMIN LIPPARD AND JANET REYNOLDS, BY DOUGLAS LORIO, SUCCESSOR TRUSTEE OF THE LORIO FAMILY LIVING TRUST, BY DEED DATED SEPTEMBER 21, 2010 AND RECORDED IN LIBER 40071, FOLIO 342, AND ALSO BEING KNOWN AS LOTS 33-38 AND 52-56 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. THE PARTIES OF INTEREST HERETO ARE IN FULL AGREEMENT WITH THE PLAN SHOWN HEREON. THE TOTAL AREA INCLUDED ON THIS PLAN OF SUBDIVISION IS 27,784.2 S.F. OR 0.6378 AC, NONE OF WHICH IS DEDICATED FOR PUBLIC USE.

DATE: 11/5/2011

JOSEPH E. SNIDER
PROFESSIONAL LAND SURVEYOR
NO. REG. #21228



BROAD STREET
(110' R/W PER P.B.4 P.305)

M-NGPPC RECORD FILE NO.:

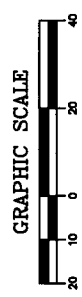
DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND	RECORDED: PLAT NO.:	DRAWN BY: C.W.I.-E.H.	CHECKED: J.E.S.	JOB NO.: 10-25087-RP
DIRECTOR:	DATE:	MONTGOMERY COUNTY PLANNING BOARD		
APPROVED:		CHAIRMAN:	ASST. SECRETARY:	TREASURER:

CURVE	RADIUS	ARC	BEARING	DISTANCE	DELTA
C-1	R=496.19'	A=103.40'	N 36°02'49" W	103.21'	117°56'23"

AREA TABULATION
TWO LOTS = 27,784.2 S.F. OR 0.6378 ACRES
DEDICATION AREA = N/A
TOTAL AREA = 27,784.2 S.F. OR 0.6378 ACRES

SUBDIVISION RECORD PLAT
LOTS 64 AND 65, BLOCK 2
SECTION 1
BROOKMONT
BETHESDA (7th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' NOVEMBER 2010

PREPARED BY
SNIDER & ASSOCIATES
LAND SURVEYORS
20270 GOLDENROD LANE, SUITE 110
GERMANTOWN, MARYLAND 20876
301/948-5100, Fax 301/948-1286



MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Brookmont Plat Number: 220110500

Plat Submission Date: 11-18-10

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 # N/A Road/Alley Widths Easements 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	11-18-10	12-3-10	1/24/11	NO REVISIONS
Research	Bobby Fleury			1/13/10	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				10' DUE
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SJS Date 12/15/10
 Final Mylar & DXF/DWG Received: Initial SJS Date 2-10-2011
 Final Mylar Review Complete: Initial SJS Date 2-11-2011

Board Approval of Plat:

Plat Agenda: Initial SJS Date 2/24/11
 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: dk
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: _____