

Plat Name: Robertson's addition to Bethesda
Plat #: 220131090

Location: Located on the north side of Rugby Avenue, 250 feet west of Glenbrook Road.
Master Plan: Bethesda CBD Sector Plan
Plat Details: R-60 zone; 2 lots
Community Water, Community Sewer
Applicant: C.M. Conlan Contractors and Builders

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(3) and 50-35A(a)(1)** of the Subdivision Regulations, which respectively state:

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

Minor Lot line Adjustment. The sale or exchange of part of a lot between owners of adjacent lots for the purpose of small adjustments in boundaries; provided:

- a. The total area of the adjustment does not exceed five percent of the combined area of the lots affected by the adjustment;
- b. No additional lots are created;
- c. The adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved; and,
- d. The owner submits a sketch plan for review and approval by the Planning Board staff. The sketch plan may be a copy of the existing record plan and must contain the following information:
 - i. proposed lot line adjustment as a dashed line;
 - ii. any buildings, driveways, or other physical improvements located within fifteen feet of the proposed adjusted lot line;
 - iii. any minimum building setback that would be altered by the minor lot line adjustment; and
 - iv. the amount of lot area affected by the minor lot line adjustment.

The sketch plan must be approved, approved with revision or denied, in

writing, within ten business days after the plan is submitted or the sketch plan is deemed approved, provided requirements i. through iii., above, are met. A final record plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.

- e. Any minor lot line adjustment between properties that occurred prior to May 19, 1997, remains an exception to platting as provided in Section 50-9(d)

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 Section 50-35A(a)(1) of the subdivision regulations and supports this subdivision record plat.

PLAT NO.

NOTES

The property included on this subdivision plat is currently zoned R-60. The property included in this subdivision is intended for Public water and sewer services.

This subdivision record plat is not intended to show every matter affecting or restricting the ownership and use of the subject property. A subdivision record plat is not intended to replace an examination of title or to note all matters affecting title.

All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of the property included on this plat, as approved by the Montgomery County Planning Board, are intended to survive and not be extinguished by the recording 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 plat is in conformance with the requirements of Section 50-35 A of the Montgomery County Code (Subdivision Regulations) which provide for the consolidation of two or more lots or parts of lots being re-platted as a single lot per Section 50-35A(e)(3) and a minor lot line adjustment as provided for in Section 50-35A(e)(1).

SURVEYOR'S CERTIFICATE

I hereby certify that the survey information shown hereon is correct; that this plat of subdivision has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland; that this plat is a subdivision of the real property conveyed by:

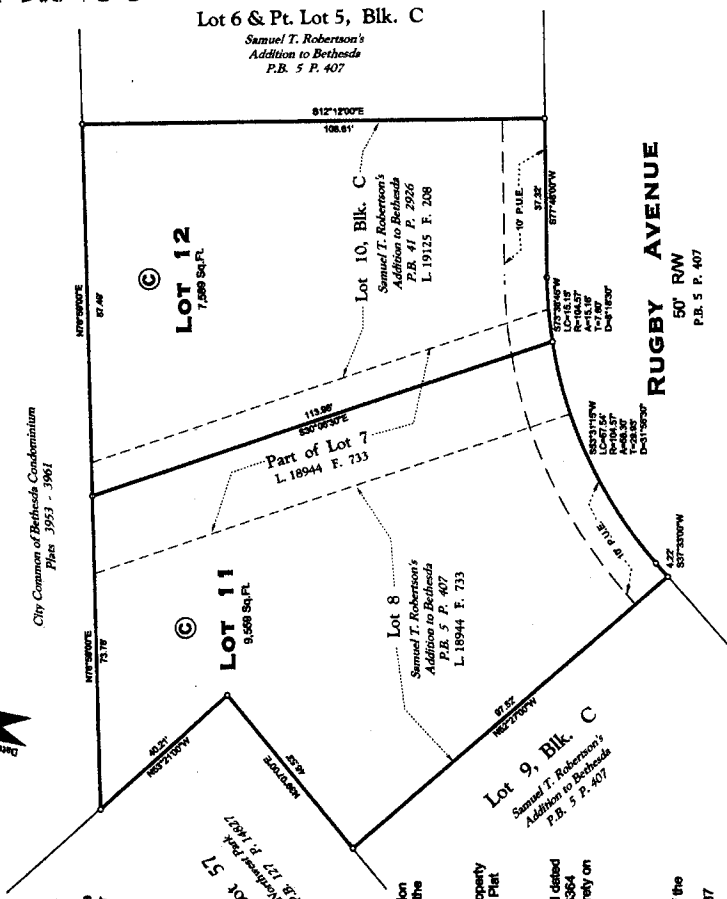
- Courtney Sunday, Jr. to C.M. Conlan Contractors & Builders Inc. by deed dated March 15, 2013 in Liber 46384 of Folio 485, said real property being Lot 10, Block C, as shown in its entirety on a Subdivision Record Plat recorded among the said Land Records, in Plat Book 41 as Plat 2828, and the West Twenty-five feet of Lot 7, Block B, as shown on said Plat

AND Courtney Sunday, Jr. to C.M. Conlan Contractors & Builders Inc. by deed dated March 15, 2013 recorded among the aforesaid Land Records in Liber 46384 of Folio 490, said real property being Lot 8, Block C as shown in its entirety on a Subdivision Record Plat recorded among the said Land Records in Plat Book 5 as Plat 407, and the West Twenty-five feet of Lot 7, Block B, as shown on said Plat

that property corner markers will be set in accordance with Section 50-24(e) of the Montgomery County Code (Subdivision Regulations), if so engaged. The total area included in this plat of subdivision is 17,148 square feet or 0.3937 of an acre. There is no area being dedicated for public use by this plat.

Date: 4/10/2013

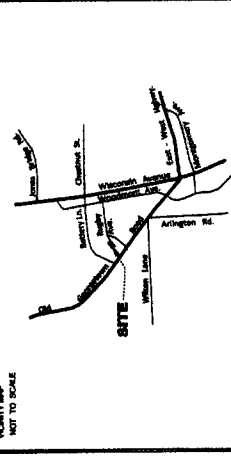
John R. Witmer
Professional Land Surveyor
MD Reg. No. 10666
Toll free 800-333-3333



Lot 6 & Pt. Lot 5, Blk. C
Samuel T. Robertson's
Addition to Bethesda
P.B. 5 P. 407

OWNER'S DEDICATION
I, Chris Conlan, President of C.M. Conlan Contractors and Builders, owner of the property shown and included hereon, hereby establish the plan of subdivision, and grant a Public Utilities Easement (P.U.E.), as shown hereon, to the parties named in a document titled "Terms and Provisions of a Public Utility Easement" as recorded among the Land Records of Montgomery County, Maryland in Liber 3634 of Folio 457, subject to all current and applicable regulations of all federal, state, and local governing agencies.
We our successors and assigns will cause property corner markers to be set by a Maryland Licensed Land Surveyor, in accordance with Section 50-24(e) of the Montgomery County Code (Subdivision Regulations).
There are no suits, liens, leases mortgages or trusts affecting the property included in the plan of subdivision.

Date: April 9, 2013
Owner: C.M. Conlan
President - C.M. Conlan
Contractors & Builders Inc.



SUBDIVISION RECORD PLAT
PROJECT: LOTS 11 & 12, BLOCK C
ROBERTSON'S ADDITION TO BETHESDA
THE MONTGOMERY COUNTY PLANNING BOARD
MONTGOMERY COUNTY, MARYLAND
WITMER ASSOCIATES, LLC
Land Surveying, Land Planning & Design
18401 Woodlands Road, Suite C, Gaithersburg, MD 20878
Tel: (301) 760-1400 Fax: (301) 760-1401
November, 2012 08979 B 1 of 1
Scale: 1" = 20'

220131020

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
THE MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____
CHAIRMAN

APPROVED: _____
SECRETARY-TREASURER

APPROVED: _____
DIRECTOR

DATE: _____

PLAT NO. _____

M.N.C.P. & P.C. RECORD FILE NUMBER: _____

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Robertson Addition to Bethesda Plat Number: 22031090
 Plat Submission Date: 1-29-2013
 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 # 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
 SPAN N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	1-30-13	2-15-13	2-1-13	No Comments
Research	Bobby Fleury			1-31-13	
SHA	Corren Giles				Add Datum
PEPCO	Bobbie Dickey			2-5-13	Show PVE
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):	Initial	Date
Final Mylar & DXF/DWG Received:	<u>SJS</u>	<u>4-5-13</u>
Final Mylar Review Complete:	<u>SJS</u>	<u>4-8-13</u>
Board Approval of Plat:	<u>SJS</u>	<u>4-22-13</u>
Plat Agenda:	<u>SJS</u>	<u>5-2-13</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: OK
- b) No additional lots created: OK
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: OK
- d) Date sketch plan submitted: 12/3/12
- e) Sketch plan revised or denied within 10 business days: OK 12-14-12
- f) Final record plat submitted within ninety days: YES
- g) Sketch shows following information:
 - i. proposed lot adjustment: OK
 - ii. physical improvements within 15 feet of adjusted line: OK
 - iii. alteration to building setback: OK
 - iv. amount of lot area affected: OK

(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: OK
- b) Part of lot created by deed prior to June 1 1958: OK

(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: _____