MEMORANDUM

DATE: March 20, 2017

TO: Montgomery County Planning Board

FROM: Stephen Smith, Senior Planner
       Jay Beatty, Planner
       D.A.R.C. Division
       (301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Sumary of Record Plats for the Planning Board Agenda for March 30, 2017

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:

?20170380 Edgemoor
Plat Name: Edgemoor
Plat #: 220170380

Location: Located in the southwest quadrant of the intersection of Edgemoor Lane and Exeter Road
Master Plan: Bethesda - Chevy Chase Master Plan
Plat Details: R-60 zone, 1 lot
Applicant: Michael and Shannon Diamant

Staff recommends approval of this minor subdivision plat pursuant to Section 50-35A (a)(11) of the Subdivision Regulations, which states:

**Section 50-35A(a)(11) Creation of a Lot from Part of a Lot.** A part of a previous recorded lot that was created as a result of a deed transfer of land from the lot, and which contains a legally constructed one-family dwelling, may be converted into a lot under the minor subdivision procedures if:

a. the part of lot is located in a one family residential zone; and

b. all applicable conditions or agreements applicable to the subdivision approval creating the original lot will also apply to the new. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement, conservation easement or building restriction lines.

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)(11) and supports this minor subdivision record plat.
Surveyor’s Certificate

I hereby certify that the information shown hereon is correct, that it is a subdivision plat of all the property acquired by Michael and Shannon Diamond from Diane S. Feinberg by deed dated December 12, 2016 and recorded among the Land Records of Montgomery County, Maryland in Liber 3945 at Folio 270; that it is also part of Lot 6, Block 17 as shown on a subdivision record plat entitled “Edgemont” and recorded among the aforesaid Land Records in Plat Book 3 at Plat No. 284;

I also certify that if engaged, I will set all property corner marks in accordance with Section 50-24(c) of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 11,400 square feet or 0.2617 of an acre of land; there is no street dedication by this plat.

Date: 3/12/17

David F. Collins
Property Line Surveyor
Maryland Reg. No. 526
Exp. 02/11/2019

Owner’s Certificate

We, the undersigned, owners of the property shown hereon and described in the Surveyor’s Certificate, hereby adopt this Subdivision Record Plat, establish the subdivisions building restriction lines, grant a Public Utility Easement as shown hereon and designated P.U.E., to the parties listed and with the terms and provisions being set forth in the certain document entitled “Declaration of Public Utility Easements” and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 417, which said terms and provisions are incorporated herein by this reference subject to all current and applicable regulations of all federal, state and local governing agencies.

We further certify that a Maryland registered land surveyor will be engaged to set all property owner markers in accordance with section 50-24(c) of the subdivision regulations of Montgomery County, Maryland.

Date: 3/1/2017

By: Michael Diamond, Owner

By: Shannon Diamond, Owner

I hereby attest to this plat of subdivision.

Date: 3/1/2017

TD Bank, N.A.

skip k. kisbey
Trustee

(Print Name)

Notes

1. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive any subdivision of said property.

2. The Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depit or note all matters affecting title.

3. This property is served by public water and sewer systems only.

4. The property shown hereon is zoned R-60.


6. This plat conforms to the requirements for Minor Subdivision Approvals contained in Section 50-35A of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat involves creation of a lot from a part of a lot as provided in Section 50-35A(c)(11).

7. Water/Sewer Category: W1/S1

8. This property is shown on Tax Map 10N22

9. Coordinates shown hereon were established using Trimble’s Real-Time Keypointz and their Virtual Reference Station System (VRS) and are based on Maryland State Plane coordinates NAD 83 (WRS 2011). The average scale factor for the subject property is 0.999995254. The average property elevation based upon NAVD88 vertical datum is 217 feet, for an elevation factor of 0.999999932. The combined factor for the subject property is 0.999999665. All bearings and distances shown are based on grid coordinates.

Subdivision Record Plat

Lot 23, Block 17
a subdivision of part of Lot 6, Block 17

Edgemont

Bethesda (7th) District
Montgomery County, Maryland
February, 2017
Scale: 1” = 50’

Charles P. Johnson & Associates, Inc.

The Maryland-National Capital Park and Planning Commission
Montgomery County Planning Board

Approvalcycles
March 13, 2017

Plat No.: 220170380

220170380

Edgemont

Area Tabulation

1 Lot: 11,400 sq. ft or 0.2617 Acres

Parcel: N/A

Total: 11,400 sq. ft or 0.2617 Acres

Graphic Scale

0 2 4 6 8 10 20 30 50 100

Scale: 1” = 50’

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