

PLAT NO. 220081990

Section 1, Garrett Park

Located on the west side of Kenilworth Avenue, 50 feet north of Albemarle Avenue
R-90/Garrett Park Overlay Zone; 1 lot
Community Water, Community Sewer
Master Plan Area: North Bethesda/Garrett Park
Donald Reed, Applicant

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:

- c. 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.
- d. 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.

NOTES

1. WATER CATEGORY: 1 SEWER CATEGORY: 1
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE RECONSTRUCTION ZONE AS OF THE DATE OF PLAT
3. 10" x 10" IRON PIPE FOUND
R.C.F. - IRON WITH CAP SET
I.P.S. - IRON PIN WITH CAP SET
4. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
5. THIS PROPERTY IS SHOWN ON TAX MAP 10029.
6. THIS PROPERTY IS SHOWN ON M.S.C. 200-FOOT SHEET 214 1M OR ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN, OR RECORD PLAT, AND IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY PLANNING BOARD AND IS INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC RECORDS OF THE MONTGOMERY COUNTY PLANNING BOARD ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
7. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 80-2A OF THE MONTGOMERY COUNTY CODES. THIS PLAT INVOLVES THE CONSOLIDATION OF TWO PARTS OF LOTS 43 AND 44 AS PROVIDED FOR IN SECTION 80-2A(4)(b)(15).
8. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE TITLE TO THE PROPERTY SHOWN HEREON. THE SURVEYOR HAS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

OWNER'S CERTIFICATE

THE DONALD EUGENE REED AND BARBARA MARIE REED, TRUSTEES OF THE DONALD EUGENE REED REVOCABLE TRUST, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADAPT THIS PLAN OF SUBDIVISION HEREBY AS A PUBLIC UTILITY TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY" AND AS RECORDED IN THE PUBLIC RECORDS OF MONTGOMERY COUNTY, MARYLAND. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

08/19/08 *Donald E Reed* DONALD EUGENE REED
 DATE WITNESS
 08/19/08 *Barbara Marie Reed* BARBARA MARIE REED
 DATE WITNESS

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 OR PART OF THE LAND SHOWN ON THE RECORD PLAT OF SECTION 1, BLOCK A, GARRETT PARK ESTATES, T.B. 40, PLAT NO. 14, LOT 40, MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA OF THE LAND SHOWN ON THE RECORD PLAT OF SECTION 1, BLOCK A, GARRETT PARK ESTATES, T.B. 40, PLAT NO. 14, LOT 40, IS 19,967 S.F. AND THAT THE TOTAL AREA OF THE LAND SHOWN ON THE RECORD PLAT OF SECTION 1, BLOCK A, GARRETT PARK ESTATES, T.B. 40, PLAT NO. 14, LOT 40, IS 19,967 S.F. AND THAT THE TOTAL AREA OF THE LAND SHOWN ON THE RECORD PLAT OF SECTION 1, BLOCK A, GARRETT PARK ESTATES, T.B. 40, PLAT NO. 14, LOT 40, IS 19,967 S.F. AND THAT THE TOTAL AREA OF THE LAND SHOWN ON THE RECORD PLAT OF SECTION 1, BLOCK A, GARRETT PARK ESTATES, T.B. 40, PLAT NO. 14, LOT 40, IS 19,967 S.F.

08/19/08 *David John Mitchell* DAVID JOHN MITCHELL
 DATE SURVEYOR
 MD REG. NO. 2172

PLAT TABULATION

NUMBER OF LOTS	1
AREA OF LOT(S)	19,967 S.F.
AREA OF SPRESSEDDIGESTION	0 S.F.
TOTAL AREA	19,967 S.F. (0.45 ACRES)

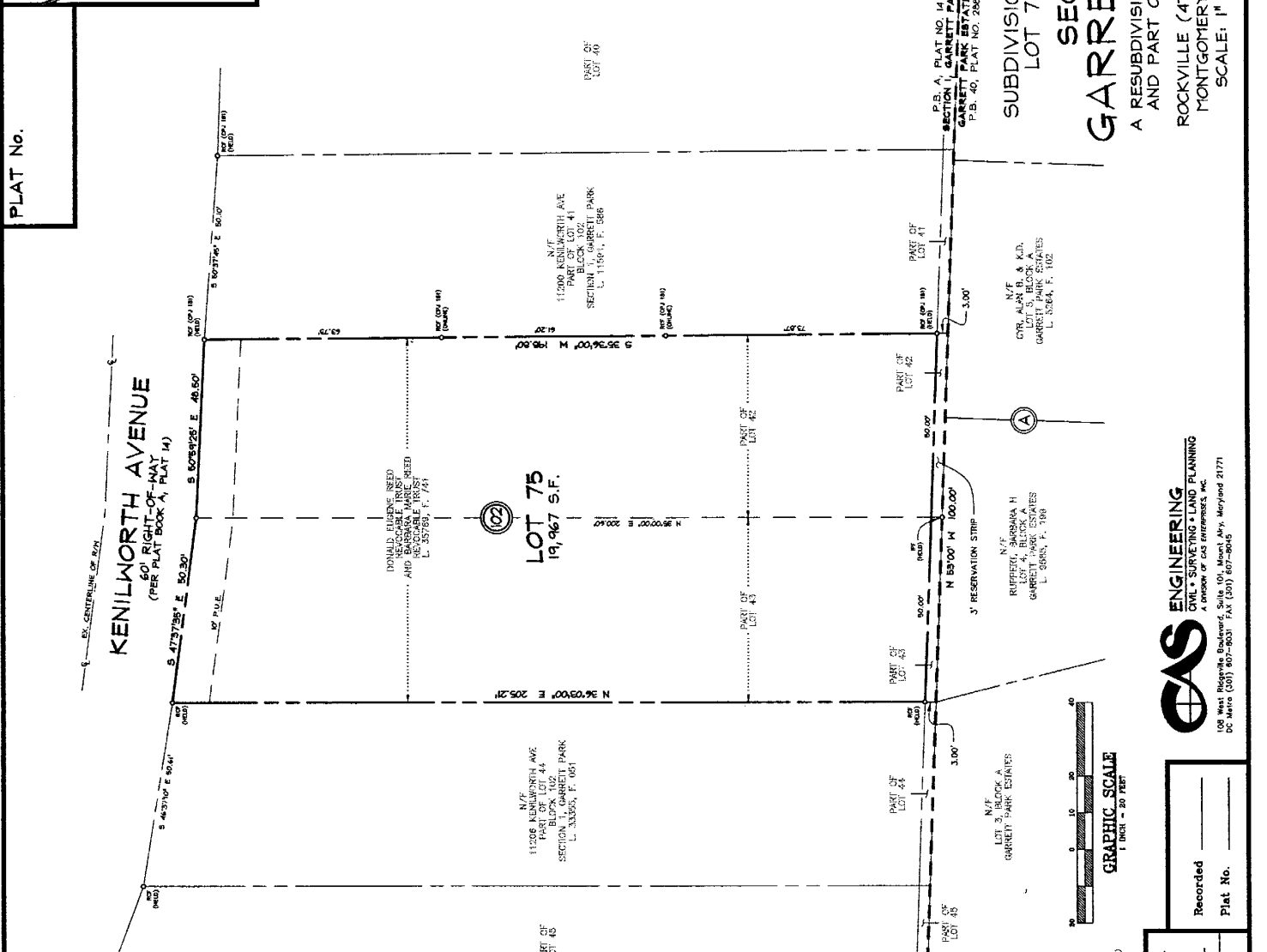
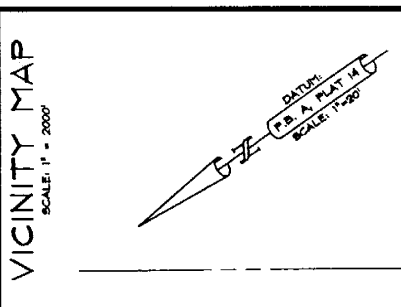
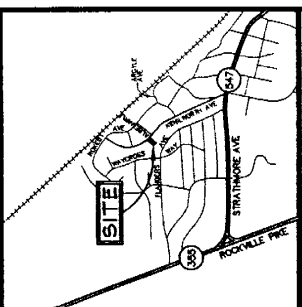
Department of Permitting Services
 Montgomery County, Maryland

Date: _____ Approved: _____ Director

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

Approved: _____ Chairman
 _____ Asst. Secretary - Treasurer

M.N.C.P. & P.C. Record File No. _____



SECTION 1, GARRETT PARK
 A RESUBDIVISION OF PART OF LOT 42 AND PART OF LOT 43, BLOCK 102
 ROCKVILLE (4TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20'

OAS ENGINEERING
 CIVIL & SURVEYING & LAND PLANNING
 A DIVISION OF OAS ENTERPRISES, INC.
 108 West Ridgeville, Bethesda, Suite 101, Mount Airy, Maryland 20717
 DC Metro (301) 807-8003 FAX (301) 807-8045

Recorded _____
 Plat No. _____

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

*(This form contains 3 pages)

Plat Name: Garrett Park Section 1 Plat Number: 220081990
 Plat Submission Date: 5-22-08
 DRD Plat Reviewer: S. Smil
 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
 Plan # N/A Road/Alley Widths 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>L. Shelby</u>	<u>5-28-08</u>	<u>6-11-08</u>	<u>6-6-08</u>	<u>OK</u>
Research	<u>Bobby Fleury</u>	<u> </u>	<u> </u>	<u>5-29-08</u>	<u>OK</u>
SHA	<u>Doug Mills</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
PEPCO	<u>Steve Baxter</u>	<u> </u>	<u> </u>	<u>5-29-08</u>	<u>Easement OK</u>
Parks	<u>Doug Powell</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
DRD	<u>Nellie Carey</u>	<u> </u>	<u> </u>	<u>6-2-08</u>	<u>OK</u>

Final DRD Review:

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

Initial
SJS
SJS
SJS

Date
8/28/08
7-7-08
8/21/08

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:

SJS

9-11-08

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: _____ *ok*
_____ *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:

(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:
