

Plat Name: Brookmont
Plat #: 220091000

Location: Located on east side of Ridge Drive, 100 feet south of 62nd Street
Master Plan: Bethesda-Chevy Chase
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Applicant: Noel Gerson

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.

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Brookmont Plat Number: 220091000
 Plat Submission Date: 4-14-09
 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 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 ok
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>E. Gibson</u>	<u>4/15/09</u>	<u>5-1-09</u>	<u>4-30-09</u>	<u>NO REVISIONS</u>
Research	Bobby Fleury	↓	↓	<u>4-16-09</u>	<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey				

Final DRD Review:

DRD Review Complete: Initial SJS Date 6-23-09
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): Initial SJS Date 5-19-09
 Final Mylar w/Mark-up & PDF Rec'd: Initial SJS Date 6/23/09

Board Approval of Plat:

Plat Agenda: Initial SJS Date 7/9/09
 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: _____

(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: _____

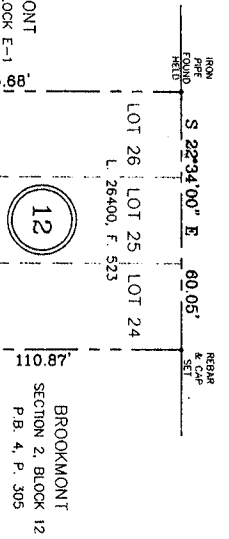
c) Required street dedication: _____

d) Easement for balance of property noting density and TDRS: _____

e) Average lot size of 5 acres: _____

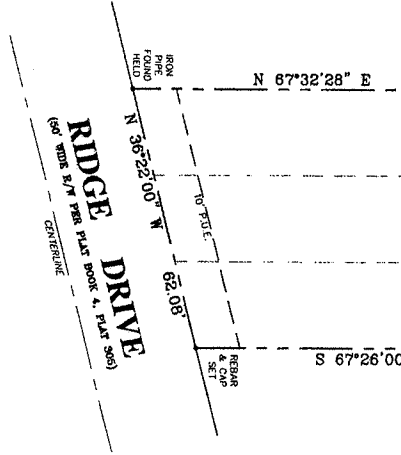
f) Forest Conservation requirements met: _____

BROOKMONT
SECTION 2, BLOCK 12
P.B. 172, P. 19347
LOT 39



BROOKMONT
SECTION 4, BLOCK E-1
P.B. 4, P. 305
LOTS 27-29
L. 32805, F. 1

BROOKMONT
SECTION 2, BLOCK 12
P.B. 4, P. 305
LOTS 21-23
L. 16097, F. 74



PLAT NO.

OWNER'S CERTIFICATE:

I, NOEL L. GERSON, OWNER 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 TO PLATE. FOR THE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS RECORDED IN LIBER 3824 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO LEASES, EASES OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAN OF SUBDIVISION EXCEPT FOR A CERTAIN DEED OF TRUST HELD BY MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AND THE PARTIES OF INTEREST THERETO HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

DATE: 6/11/09
NOEL L. GERSON, OWNER
WITNESS: [Signature]

WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.
DATE: 6/11/09
LORNA L. SLAUGHTER, ACE PRESIDENT
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
WITNESS: [Signature]



GENERAL NOTES

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND RESTRICTIONS REFERENCED IN THIS PLAN SHALL BE DEEMED TO BE A PART OF THIS PROJECT PLAN OR OTHER PLAN ALONG WITH THE 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.
2. THIS PLAT CONFORMS WITH REQUIREMENTS FOR MINOR SUBDIVISIONS AS SET FORTH IN SECTION 50-25A OF THE SUBDIVISIONS AND PLANNING CODE. THIS PLAT INVOLVES A CONSOLIDATION OF TWO OR MORE LOTS INTO ONE LOT AS PROVIDED FOR IN SECTION 50-35A(1)(3).
3. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR ANY MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE THE EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
4. THE APPROVAL OF THIS PLAT IS PRECATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
5. THIS PROPERTY IS CURRENTLY ZONED R-60.
6. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-60 ZONE.
7. LOTS SHOWN HEREON APPEAR ON MONTGOMERY COUNTY TAX MAP GRID GM-61 AND W.S.S.C. SHEET #205 NW 06.
8. THIS PROPERTY IS NOT SUBJECT TO CHAPTER 22A MONTGOMERY COUNTY FOREST CONSERVATION LAW.

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 NOEL L. GERSON BY VIOLET D. CROCKER, BY PATRICIA DELTA MEA, ATTORNEY-IN-FACT BY A POWER OF ATTORNEY DATED NOVEMBER 15, 1996 AND RECORDED IMMEDIATELY PRIOR THERETO, SURVIVING TENANT BY THE ENTIRETY OF JOHN EDWARD CROCKER WHO DIED ON OR ABOUT SEPTEMBER 14, 1966 BY DEED DATED OCTOBER 17, 2003 AND RECORDED IN LIBER 26400, FOLIO 523; AND ALSO BEING KNOWN AS LOTS 24, 25 & 26, IN BLOCK 12, IN THE SUBDIVISION KNOWN AS SECTION NO. 2, BROOKMONT AS RECORDED IN PLAT BOOK 4 AT PLAT 305; ALL BEING RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT PROPERTY OWNERS MARKED THUS _____ ARE IN POSSESSION AS SHOWN HEREON. THE TOTAL AREA INCLUDED ON THIS PLAT OF SUBDIVISION IS 7,115.7 SQUARE FEET, NONE OF WHICH IS DEPOSITED FOR PUBLIC USE.

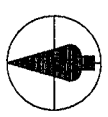
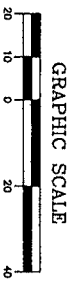
5/22/2009
DATE
Joseph E. Snider
PROFESSIONAL LAND SURVEYOR
MO. REG. #21229

M-NCPPC Record File No.:

Department of Permitting Services
Montgomery County, Maryland
Director: _____
Date: _____
Recorded: _____
Plat No.: _____
Checked: J.E.S.
Job No.: 09-25019
Drafted: C.W.T.
Job No.: _____

Maryland National Capital Park and Planning Commission
Montgomery County Planning Board
Approved: _____
Date: _____
Chairman: _____
Asst. Secretary - Treasurer: _____

20120
Area Tabulation
Lot 40 = 7,115.7 S.F. or 0.1634 Acres
Dedication Area = N/A
Total Area = 7,115.7 S.F. or 0.1634 Acres



Prepared by
SNIDER & ASSOCIATES
LAND SURVEYORS
20270 Goldenrod Lane, Suite 110
Germantown, Maryland 20876
301/948-5100 Fax 301/948-1286

SUBDIVISION RECORD PLAT
LOT 40, BLOCK 12
SECTION NO. 2
BROOKMONT
A RESUBDIVISION OF
LOTS 24, 25, & 26 BLOCK 12
BETHESDA (7th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' APRIL, 2009