

Plat Name: Lybrook
Plat #: 220110770

Location: Located on the south side of Howell Road, 225 feet west of Bradley Boulevard (MD 191)
Master Plan: Bethesda - Chevy Chase
Plat Details: R-90 zone; 1 lot
Community Water, Community Sewer
Applicant: Mid-Atlantic Custom Builders, Inc.

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 the subject property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.

Owner's Certificate

We, Andrea L. Rubinfield and Michael A. Rubinfield, owners of the property shown hereon and described in the Surveyors Certificate, hereby adopt this plan of subdivision; establish the minimum building restriction lines; grant a Public Utility Easement, as shown hereon and designated as "P.U.E." to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easement", recorded among the Land Records of Montgomery County, Maryland in Liber 3634 at Folio 457, which said terms and provisions are incorporated herein, by this reference;

We certify that a licensed Land Surveyor will be engaged to set all property corner markers in accordance with Section 50-24(c) of the Montgomery County Code.

There are no suits, actions at law, leases, liens or mortgages on the property included in this subdivision record plat, except a certain Deed of Trust recorded in Liber 40972 at Folio 019 and the parties in interest therein have below indicated their assent.

Date: 2/25/11
 Witness: *[Signature]*
 Witness: *[Signature]*
 Michael A. Rubinfield, Owner
 Andrea L. Rubinfield, Owner
 Michael A. Rubinfield, Owner

I hereby assent to this plan of subdivision
 Mick Adams Custom Builders, Inc.

By: *[Signature]*
 Roger M. Lebbin, Trustee

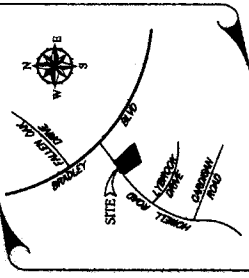
Surveyor's Certification

I hereby certify that the information shown hereon is correct; that it is a subdivision of all of the property acquired by Michael A. Rubinfield and Andrea L. Rubinfield from Theodore and Theresa Greaves Sales by deed dated January 14, 2011 and recorded among the Land Records of Montgomery County, Maryland in Liber 40972 at Folio 014. That it is also part of Lot 2, Block 1 and all of Lot 3, Block 1 as shown on a subdivision record plat entitled "Lybrook" and recorded among the aforesaid Land Records in File Book 32 at Folio Number 2073; I further certify that if engaged, I will set all property corner markers in accordance with Section 50-24(c) of the Subdivision Regulations of Montgomery County, Maryland.

That the total area included in this Subdivision Record Plat is 21,790 square feet or 0.50 of an acre of land, there is no dedication to public use by this plat.

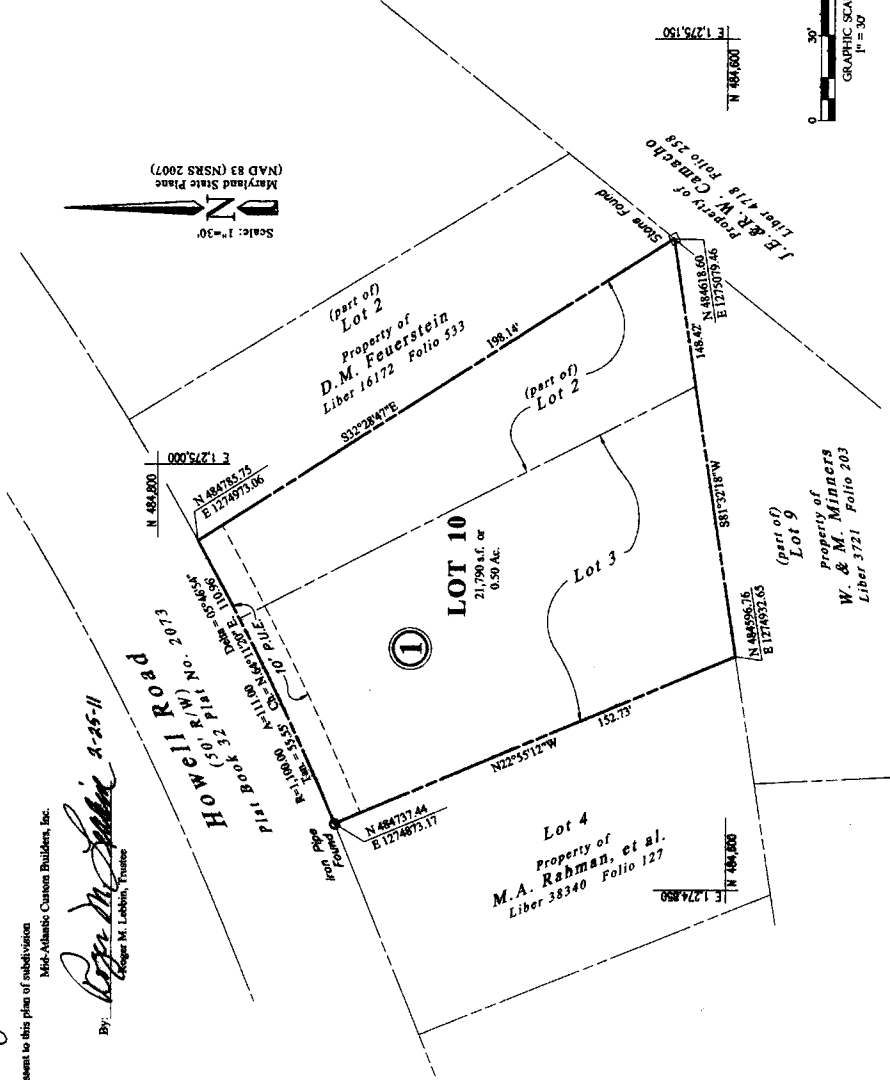
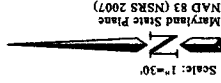
Date: 2/24/11
[Signature]
 Daniel F. DeBolt
 Registered Property Line Surveyor
 Maryland No. 526

VICINITY MAP
 (Not to Scale)



Notes:

- This Subdivision Record Plat is not intended to allow any estate affecting the ownership and use of this property. The Subdivision Record Plat is not intended to replace or constitute title or to depict or note all matters affecting title.
- This plat conforms to the requirements for Minor Subdivision Approvals contained in Section 50-33A of the Montgomery County Subdivision Regulations, except Chapter 50 of the Montgomery County Code. This plat involves the consolidation of a lot and part of a lot into one lot as provided for in Section 50-33A(4)(3)(b).
- All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan or other plan allowing development of this property, 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 property is served by public water and sewer systems only.
- WSSC 200 Sheet 210 NW 06
- Water/Sewer Categories: W1/S1
- This property is zoned R90
- This property is shown on Tax Map Grid GN53



Subdivision Record Plat
Lot 10, Block 1
 a Resubdivision of
 Part of Lot 2 & Lot 3, Block 1

Lybrook

Bethesda (7th) District
 Montgomery County, Maryland
 Scale: 1"=80' February, 2011

1 Lot
 Tax Map Grid GN53
 220110770

CPJ Charles F. Johnson & Associates, Inc.
 Civil and Professional Engineer - Member - Landscape Architect - Surveyor
 175 South Pitt St., 3rd Floor, Silver Spring, MD 20910 Tel: 301-434-0094
 www.cfpj.com • Gaithersburg, MD • Rockville, MD • Silver Spring, MD • Fairfax, VA

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board Approved: _____ Chairman Approved: _____ Asst. Secretary/Treasurer	Department of Permitting Services, Montgomery County Recorded: _____ Date _____ Director
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MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Lybrook Plat Number: 220110770
 Plat Submission Date: 1-19-2011
 DRD Plat Reviewer: S. Smick
 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 OK Easements OK Open Space N/A Non-standard
 BRLs N/A Adjoining Land Vicinity Map Septic/Wells N/A
 TDR notes 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	1-19-2011	2-2-11	2/9/11	NO REVISIONS OK
Research	Bobby Fleury			1-24-11	
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>SS</u>	<u>2/23/11</u>
Final Mylar & DXF/DWG Received:	<u>SS</u>	<u>2/29/11</u>
Final Mylar Review Complete:	<u>SS</u>	<u>3-11-11</u>
Board Approval of Plat:		
Plat Agenda:	<u>SS</u>	<u>3/31/11 - 3/24/11</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: _____
- 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 ✓
yes 1946 ✓

(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: _____