

Plat Name: Fort Sumner
Plat #: 220120030

Location: Located on the south side of Westpath Way, 200 feet west of Sangamore Road
Master Plan: Bethesda-Chevy Chase
Plat Details: R-90 zone; 2 lots
Community Water, Community Sewer
Applicant: Robert Blee

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

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plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.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)(1) of the subdivision regulations and supports this subdivision record plat.

PLAT NO.

GENERAL NOTES:
 1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS AS SHOWN ON ANY PREVIOUS PLAT, SITE PLAN, OR OTHER PROJECT APPROVED BY THE PLANNING BOARD OR THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION 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 IS BEING RECORDED UNDER THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES A MINOR LOT LINE ADJUSTMENT AS PROVIDED FOR IN SECTION 50-35A(9)(1).
 3. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE PROPERTY AND THE MONTGOMERY COUNTY PLANNING BOARD DOES NOT INTEND TO REPLACE THE EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
 4. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
 5. THIS PROPERTY IS CURRENTLY ZONED R-40.
 6. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-40 ZONE.
 7. LOTS SHOWN HEREON APPEAR ON MONTGOMERY COUNTY TAX MAP GRID G-4 AND M.S.S.C. SHEET# 207N406.

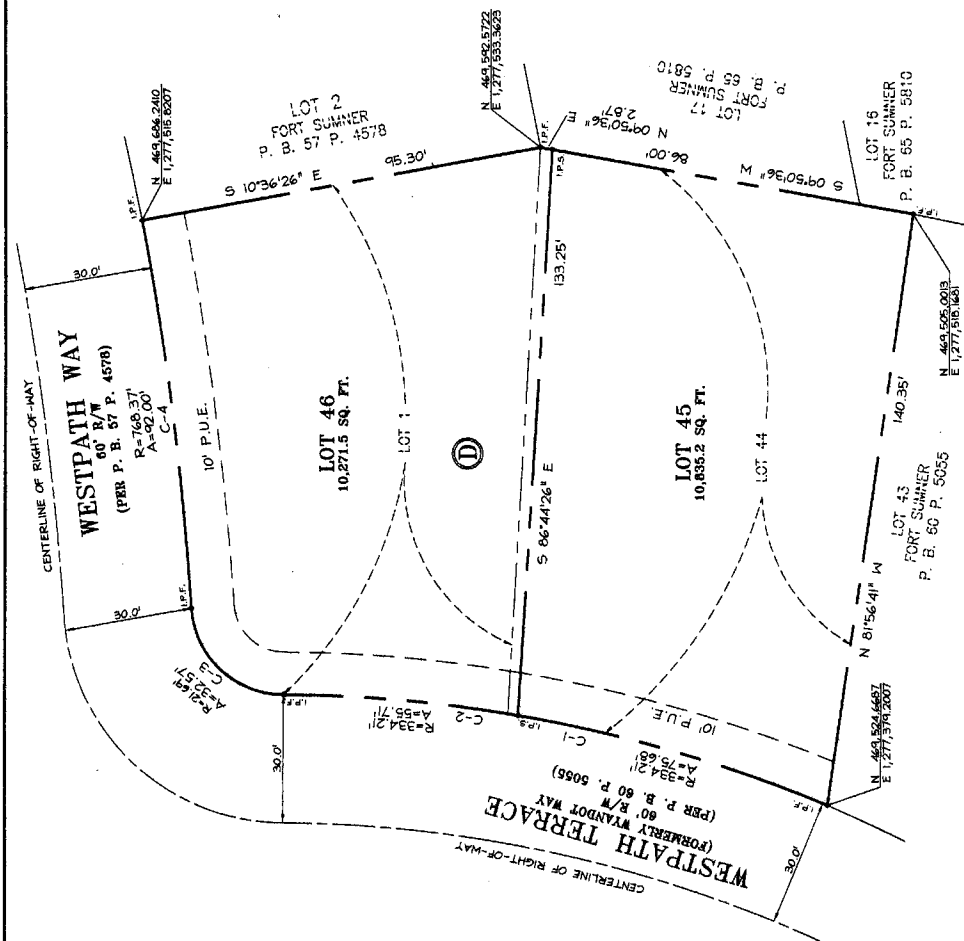
OWNER'S CERTIFICATE:
 I, CAROL S. BLEE AND ROBERT BLEE, TRUSTEES OF THE MARGARET G. BLEE TRUST, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH A CERTAIN DEED OF TRUST HELD BY PNC MORTGAGE ADMINISTRATION, INC. AS A DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS RECORDED IN LIBER 3034 AT FOLIO 467 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 THERE ARE NO LEASES, LIENS OR TRUSTS ON THIS PROPERTY INCLUDED ON THIS PLAN OF SUBDIVISION EXCEPT FOR A CERTAIN DEED OF TRUST HELD BY PNC MORTGAGE ADMINISTRATION, INC. HERETO HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.
 I, CAROL S. BLEE, OWNER
 I, ROBERT BLEE, OWNER
 I, CYNTHIA M. BEEBE, OWNER OF PNC MORTGAGE ADMINISTRATION OF PNC BANK N.A.

10/18/11 DATE
 10/15/2011 DATE
 ME HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.
 10/11/11 DATE

Ammani Saleem
 WITNESS
John T. Adams
 WITNESS
Swati Kapoor
 WITNESS



VICINITY MAP
 ADC MAP 37TH EDITION
 ADC MAP PAGE 40, GRID G-4
 SCALE: 1" = 2000'



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 LOT 44, BLOCK 'D' CONVEYED TO CAROL S. BLEE AND ROBERT BLEE, TRUSTEES OF THE MARGARET G. BLEE TRUST, FROM ROBERT BLEE, TRUSTEE OF THE MARGARET G. BLEE TRUST, BY DEED DATED MARCH 29, 2011 AS RECORDED IN LIBER 41640, FOLIO 131; AND LOT 1, BLOCK 'D' CONVEYED TO CAROL S. BLEE AND ROBERT BLEE, TRUSTEES OF THE MARGARET G. BLEE TRUST BY CAROL S. BLEE, BY DEED DATED NOVEMBER 21, 2007 AS RECORDED IN LIBER 41640, FOLIO 126, AND ALSO BEING KNOWN AS LOT 1, BLOCK 'D' IN THE SUBDIVISION KNOWN AS 'FORT SUMNER' AS RECORDED IN PLAT BOOK 57 AT PLAT 4955; AND LOT 45 AND LOT 44, BLOCK 'D' IN THE SUBDIVISION KNOWN AS 'FORT SUMNER' AS RECORDED IN PLAT BOOK 60 AT PLAT 4955; ALL BEING RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT THE TOTAL AREA OF THE LOTS SHOWN ON THIS PLAN IS 21,106.7 SQUARE FEET OR 0.4846 ACRES, WHICH IS DEDICATED FOR PUBLIC USE.

Joseph E. Snider
 JOSEPH E. SNIDER
 PROFESSIONAL SURVEYOR
 MD. REG. #2229
 EXPIRES: 01-01-2015

SUBDIVISION RECORD PLAT
LOTS 45 AND 46, BLOCK D
RESUBDIVISION OF LOTS 1 AND 44 BLOCK D
FORT SUMNER
 BETHESDA (7th) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20'

PREPARED BY
SNIDER & ASSOCIATES
 LAND SURVEYORS
 20270 GOLDENROD LANE, SUITE 110
 GERMANTOWN, MARYLAND 20876
 301/948-5100 Fax 301/948-1286



DEPARTMENT OF PERMITTING SERVICES		MONTGOMERY COUNTY, MARYLAND	
RECORDED:	DATE:	DRAFTED: C.W.T./F.Y.D.	CHECKED: J.E.S.
PLAT NO.:	DATE:	JOB NO.:	01-9014-RP
MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION		CHAIRMAN	
MONTGOMERY COUNTY PLANNING BOARD		ASSIST. SECRETARY - TREASURER	
APPROVED:	DATE:	TOTAL AREA = 21,106.7 S.F. OR 0.4845 ACRES	

CURVE TABLE			
CURVE	RADIUS	ARC	DISTANCE
C-1	R=334.21'	A=75.04'	N 15°51'27" E 76.52'
C-2	R=334.21'	A=55.71'	N 4°47'36" E 55.84'
C-3	R=21.00'	A=52.37'	N 45°54'53" E 21.16'
C-4	R=768.37'	A=82.00'	N 85°37'32" E 81.34'

AREA TABULATION	
LOTS 45 & 46	= 21,106.7 S.F. OR 0.4845 ACRES
DEDICATION AREA	= N/A
TOTAL AREA	= 21,106.7 S.F. OR 0.4845 ACRES

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Fort Sumner Plat Number: 220120030
 Plat Submission Date: 7-22-2011
 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 # _____ 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
 SPA _____

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	7-22-11	8-3-11	8-11-11	NO REVISIONS
Research	Bobby Fleury			7-25-11	OK
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>10/4/11</u>
Final Mylar & DXF/DWG Received:	<u>WM</u>	<u>10/27/11</u>
Final Mylar Review Complete:	<u>WM</u>	<u>11/1/11</u>
Board Approval of Plat:		
Plat Agenda:	<u>WM</u>	<u>11/10/11</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: 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: 7/17/2011
- e) Sketch plan revised or denied within 10 business days: OK
- f) Final record plat submitted within ninety days: OK
- 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: _____
- 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: _____