

**Plat Name: Woodmont**  
**Plat #: 220131130**

**Location:** Located in the southwest quadrant of the intersection of Fairmont Avenue and Norfolk Avenue.

**Master Plan:** Bethesda CBD Sector Plan

**Plat Details:** CBD-2 zone; 1 lot  
Community Water, Community Sewer

**Applicant:** Green Tomato, LLC et al

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

CURVE DATA	CHORD	AREA	CHORD BEARING	CHORD ANGLE
15.00'	15.00'	0.00	S 0° 00' 00" E	0.00°
15.00'	15.00'	0.00	S 0° 00' 00" E	0.00°
15.00'	15.00'	0.00	S 0° 00' 00" E	0.00°

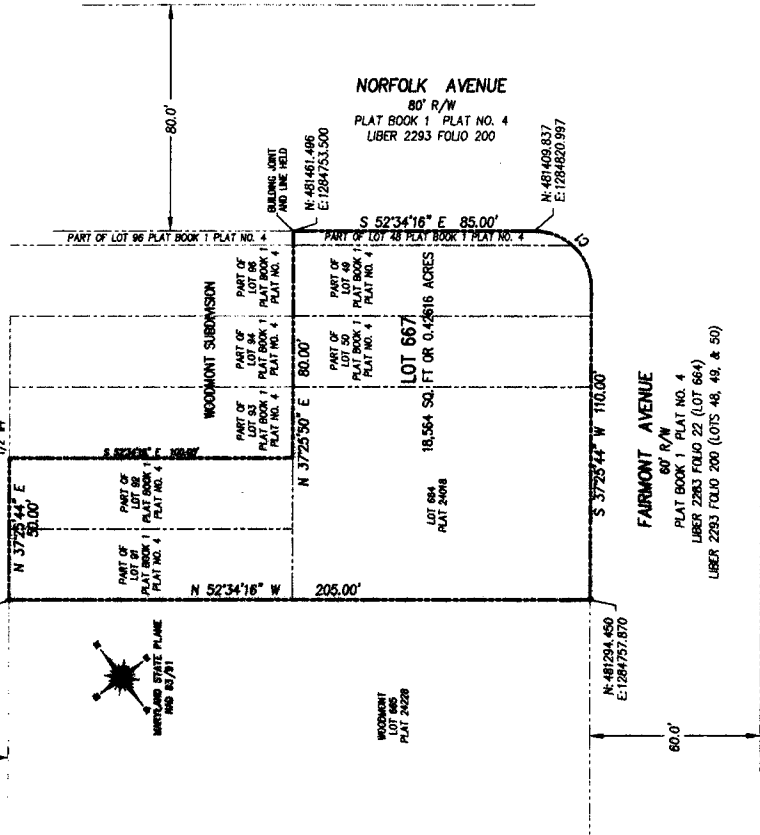
**AREA TABULATION**

LOT 667 ..... 18,564 SQ. FT OR 0.42616 ACRES  
 STREET DESIGNATION ..... 0 SQ. FT OR 0 ACRES  
 PLAT TOTAL ..... 18,564 SQ. FT OR 0.42616 ACRES

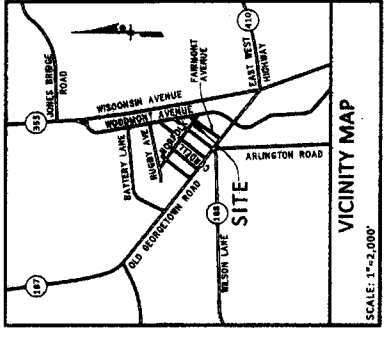
**ST. ELMO AVENUE**  
 70' R/W  
 PLAT BOOK 1 PLAT NO. 4  
 LIBER 2487 FOLIO 442

**NORFOLK AVENUE**  
 80' R/W  
 PLAT BOOK 1 PLAT NO. 4  
 LIBER 2293 FOLIO 200

**FAIRMONT AVENUE**  
 80' R/W  
 PLAT BOOK 1 PLAT NO. 4  
 LIBER 2293 FOLIO 22 (LOT 664)  
 LIBER 2293 FOLIO 200 (LOTS 48, 49, & 50)



**PLAT No.**



**OWNER'S CERTIFICATE**  
 WE, THE UNDERSIGNED, OWNERS OF THE LAND DESCRIBED HEREIN, HEREBY ADOPT THIS PLAT OF RESUBDIVISION. AS OWNER OF THIS RESUBDIVISION WE, OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH CHAPTER 50, SECTION 24 (E)(2) OF THE MONTGOMERY COUNTY CODE. THERE ARE NO RECORDED SUITS, LIENS, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF RESUBDIVISION.

WHITE FLINT EXPRESS REALTY GROUP LIMITED PARTNERSHIP, LLP,  
 A MARYLAND LIMITED LIABILITY PARTNERSHIP  
 BY: LEONARD A. GREENBERG FAMILY TRUST(2000), GENERAL PARTNER

BY: LEONARD A. GREENBERG, TRUSTEE DATE 7/29/13 Michael J. Clark WITNESS  
 GREEN TOMATO LLC, A MARYLAND LIMITED LIABILITY COMPANY  
 LEONARD A. GREENBERG FAMILY TRUST(2000), MANAGER  
 BY: LEONARD A. GREENBERG, MANAGING MEMBER DATE 7/29/13 Michael J. Clark WITNESS

**GENERAL NOTES**

- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT AND SHALL BE DEEMED TO BE EXTINGUISHED BY THE RECORRATION OF THIS PLAT UNLESS EXPRESSLY CONTAINED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. 04122. THE PROPERTY IS ZONED CRD-2. HORIZONTAL DATUM IS BASED ON MARYLAND STATE COORDINATE SYSTEM (MAGRS).
- THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND INTERESTS OF THE PROPERTY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND THE SURVEYOR'S RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR DEFICIENCY ON NOTE ALL MATTERS AFFECTING TITLE.
- THIS DEVELOPMENT IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
- THIS PLAT CONFORMS TO THE REQUIREMENTS OF SECTION 50-36A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES A CONSOLIDATION OF TWO OR MORE LOTS ON PARTS OF ONE LOT AS PROVIDED FOR IN SECTION 50-35A(4)(3).
- THE TOTAL AREA OF THIS PLAT IS 18,564 SQ. FT OR 0.42616 ACRES.
- THE TOTAL AREA OF THIS PLAT IS 18,564 SQ. FT OR 0.42616 ACRES. THE TOTAL AREA INCLUDED ON THIS PLAT IS 18,564 SQ. FT OR 0.42616 ACRES OF LAND OF WHICH NONE IS DEDICATED TO PUBLIC USE.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION CONTAINED HEREIN IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY WHITE FLINT EXPRESS REALTY GROUP LIMITED PARTNERSHIP FROM WEINBAUM MILLER M. EHRICH REVOCABLE TRUST AGREEMENT, WILLIAMS M. CARPENT AND HELLA C. WAINMAN AS RECORDED IN LIBER 12848 AT FOLIO 90, SAID PROPERTY BEING:  
 1. ALL OF LOT 664, "WOODMONT", RECORDED AS PLAT NUMBER 24019, PARTS OF LOTS 48, 49, AND 50, "WOODMONT" AS RECORDED IN PLAT BOOK 1 AT PLAT 4, AND ALSO BEING PART OF LOT 664, "WOODMONT", RECORDED AS PLAT NUMBER 24019, PARTS OF LOTS 48, 49, AND 50, "WOODMONT" AS RECORDED IN PLAT BOOK 1 AT PLAT 4, ALL BEING IN THE MATTER OF THE ANTHONY V. PAPPALARDO, SR. LIVING TRUST PURSUANT TO COURT ORDER ENTERED NOVEMBER 19, 2010 IN THE MATTER OF THE ANTHONY V. PAPPALARDO, SR. CASE 10-3400 IN THE CIRCUIT COURT FOR FREDERICK COUNTY, MARYLAND AS RECORDED IN LIBER 45859 AT FOLIO 259, SAID PROPERTY BEING PARTS OF LOTS 91, AND 92, "WOODMONT" AS RECORDED IN PLAT BOOK 1 AT PLAT 4.

I HEREBY CERTIFY THAT, ONCE ENGRAVED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS SHOWN THEREON WILL BE SET AS DESCRIBED HEREIN IN ACCORDANCE WITH CHAPTER 50, SECTION 24 (E)(2) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED ON THIS PLAT IS 18,564 SQ. FT OR 0.42616 ACRES OF LAND OF WHICH NONE IS DEDICATED TO PUBLIC USE.

Adam S. Bernat DATE 7/29/2013  
 ADAM S. BERNAT  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 21153  
 EXP. 06/20/2014

**SUBMISSION RECORD PLAT**

LOT 667  
**WOODMONT**  
 BEING A RESUBDIVISION OF  
 LOT 664, AND PART OF LOTS 48, 49, 50, 91 AND 92  
 BETHESDA ELECTION DISTRICT NO. 7  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 30' JULY 29, 2013

**J.B.A.**  
 Johnson • Bernat • Associates, Inc.  
 Engineering • Surveying • Planning  
 205 N. Frederick Ave. Suite 100  
 Gaithersburg, MD 20877  
 Tel. (301) 963-1133  
 Fax: (301) 963-6306  
 www.jba-inc.net

APPROVED: \_\_\_\_\_ SECRETARY-TREASURER  
 APPROVED: \_\_\_\_\_ DIRECTOR  
 MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES  
 2/20/13/130

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: WOODMONT Plat Number: 220131130  
 Plat Submission Date: 2-6-2013  
 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 # N/A Road/Alley Widths etc Easements N/A 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	Evelyn Gibson	2-7-13	2-22-13	2-11-13	No Comments
Research	Bobby Fleury			2-11-13	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell			N/A	N/A
DRD	Keiona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up): SJS 7-25-2013  
 Final Mylar & DXF/DWG Received: SJS 8-1-2013  
 Final Mylar Review Complete: SJS 8-30-2013

## Board Approval of Plat:

Plat Agenda: SJS 9-12-2013

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  
\_\_\_\_\_

*(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: \_\_\_\_\_