

Plat Name: Brookmont, Section 1
Plat #: 220131310

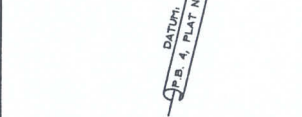
Location: Located on the west side of Silverwood Lane, 275 feet south of Maryland Avenue.
Master Plan: Bethesda-Chevy Chase
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Owner: Menditch Homes, LLC

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:

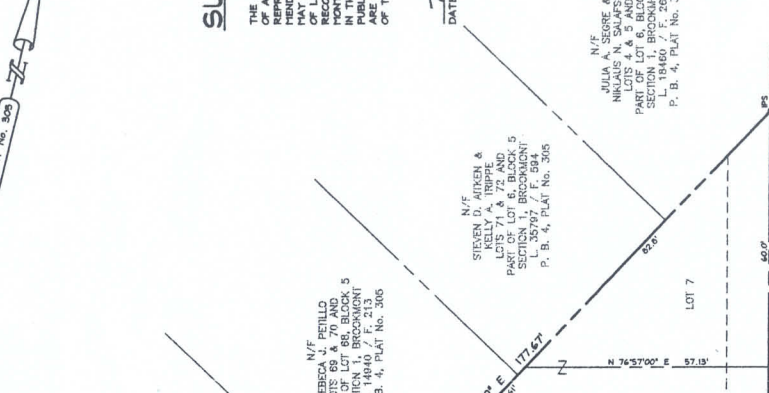
- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may 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.



DATE: 7/16/13

PROFESSIONAL LAND SURVEYOR
JULIA A. SERRE & NIKOLAUS N. SALANSKY
P.D. REG. NO. 2685
EXPIRATION DATE: JULY 19, 2019



NOTES

1. THE PROPERTY SHOWN HEREIN IS APPROVED FOR PUBLIC WATER AND WASTEWATER CATEGORY I SENIOR CATEGORY 1.
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-50 ZONE AS OF THE DATE OF PLAT RECORDATION.
3. I.P.F. = IRON PIPE FOUND
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 MAPS G1 541 & G1 542.
6. THIS PROPERTY IS SHOWN ON M.S.D.C. 200-FOOT SHEETS 205 NA 06 & 206 NA 06.
7. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND RESTRICTIONS CONTAINED IN ANY INSTRUMENT, DEED, CONTRACT, EASEMENT, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY THAT IS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD OR THE BOARD OF PUBLIC WORKS AND IS RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SHALL BE APPLICABLE TO THE PROPERTY. THESE INSTRUMENTS ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR UNINCORPORATED SUBDIVISIONS CONTAINED IN SECTION 50-28A OF THE MONTGOMERY COUNTY SUBDIVISIONS ACT (MONTGOMERY COUNTY DEPARTMENT OF PLANNING AND ZONING ADMINISTRATION TITLE 50-C) AS AMENDED.
9. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY CORNER OR ALL PARTS OF THE BOUNDARIES OF THIS PROPERTY. IT IS INTENDED TO RESTRICT THE OWNERSHIP AND USE OF THIS PROPERTY. THE EXAMINATION OF TITLE CAN BE NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE ON TO DETECT OR NOTE ALL PATTERS AFFECTING TITLE.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREIN IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS CONVEYED BY DAVID L. REGLE, PERSONAL REPRESENTATIVE OF THE ESTATE OF THE LATE MARIE FERRIAN UNTO HENDITCH HOMES, LLC, BY THE DEED OF REFERENCE RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE LANDS SO RECORDED THAT 9, 208 IN LIBER 46724 AT FOLIO 74, ALSO BEING A RESUBDIVISION OF LOTS 7, 8, 9, 10, 11 AND 12, BLOCK 5, SECTION 1, BROOKMONT, AS SHOWN THEREIN, AND THAT THE LANDS SO RECORDED BEING THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE LANDS SO RECORDED IN THIS PLAT IS 12,029 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE, AND THAT ALL PROPERTY CORNERS MARKED THIS DATE WERE CORNERED AND RECORDED IN ACCORDANCE WITH SECTION 50-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE: 7/16/13

JULIA A. SERRE & NIKOLAUS N. SALANSKY
PROFESSIONAL LAND SURVEYOR
P.D. REG. NO. 2685
EXPIRATION DATE: JULY 19, 2019

OWNER'S CERTIFICATE

WE, HENDITCH HOMES, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THE MONTGOMERY COUNTY PLANNING BOARD, HEREBY GRANT A 30' RIGHT-OF-WAY TO THOSE PARTIES NAMED IN THIS DOCUMENT FOR THE CONSTRUCTION OF COLUMBIA DRIVE. WE RESERVE ALL RIGHTS AND EASEMENTS AS RECORDED IN LIBER 46729 AT FOLIO 74 OF THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. WE AGREE TO FORFEIT ALL RIGHTS AND EASEMENTS AS RECORDED IN LIBER 46729 AT FOLIO 74 OF THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, EXCEPT AS INDICATED BELOW.

DATE: 07/08/13

HOWARD C. HENDITCH
HENDITCH HOMES, LLC
MANAGING MEMBER

Howard C. Henditch
CRIST STROFFER
WITNESS

PLAT TABULATION

NUMBER OF PARCELS	1
AREA OF LOT(S) (SQ. FT.)	12,029 SQ. FT.
AREA OF STREET DEDICATION	0
TOTAL AREA	12,029 SQ. FT. (0.276 ACRES)

Department of Permitting Services
Montgomery County, Maryland

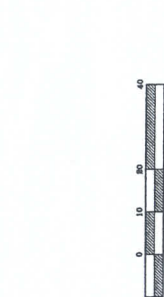
Date: _____
Approved: _____
Director

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

Approved: _____
Chairman

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

COLUMBIA DRIVE
30' RIGHT-OF-WAY
(PER PLAT BOOK 4, PLAT No. 305)



COSE ENGINEERING
108 West Ridgeville Blvd., Suite 101
Mount Airy, Maryland 21771
301-407-5600
301-407-5600
www.coseengineering.com
info@coseengineering.com

Recorded _____
Plat No. _____

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Brookmont, Section 1 Plat Number: 220131310
 Plat Submission Date: 5/1/13
 DRD Plat Reviewer: W. Mayah
 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 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	5/2/13	5/17/13	5-16-13	No Comments
Research	Bobby Fleury	5/2/13		5/7/13	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				N/A

Final DRD Review:

Consultant Notified (Final Mark-up): Initial HM Date 5/15/13
 Final Mylar & DXF/DWG Received: Initial SOS Date 7-9-2013
 Final Mylar Review Complete: Initial SOS Date 7-10-2013

Board Approval of Plat:

Plat Agenda: Initial SOS Date 7-25-2013
 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
N/A

(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: _____