

PLAT NO. 220082110

Brookdale

Located on the west side of Dover Road at the intersection with Keokuk Street

R-60 zone; 2 lots

Community Water, Community Sewer

Master Plan Area: Bethesda-Chevy Chase

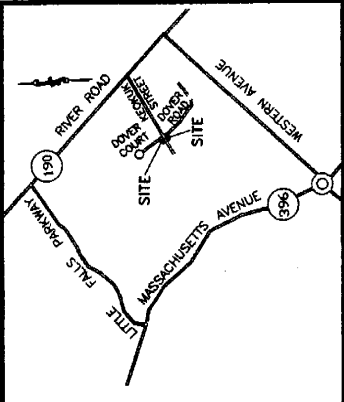
James Bennett & Michael Ryan, Applicants

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.



VICINITY MAP
SCALE: 1"=200'

OWNERS' CERTIFICATION

WE, JAMES D. BENNETT AND SARAH H. JESSUP, OWNERS OF LOT 15 BLOCK F AS SHOWN AND DESCRIBED HEREON AND MICHAEL P. RYAN AND JEANNE M. LAURO OWNERS OF LOT 9 BLOCK E AS SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION. WE FURTHER GRANT A 10'-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.E.", TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED IN LIBER 3834 AT FOLIO 487 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. WE, JAMES D. BENNETT AND SARAH H. JESSUP ALSO ESTABLISH AND GRANT A 25' WIDE WATER SERVICE EASEMENT AND A 25' WIDE STORM DRAIN EASEMENT TO THE ADJOINING LOT 15 BLOCK F AS SHOWN ON THIS PLAN. WE, MICHAEL P. RYAN AND JEANNE M. LAURO ALSO GRANT TO WSSC A PORTION OF A 25' WIDE WATER SERVICE EASEMENT AS SHOWN ON THIS PLAN.

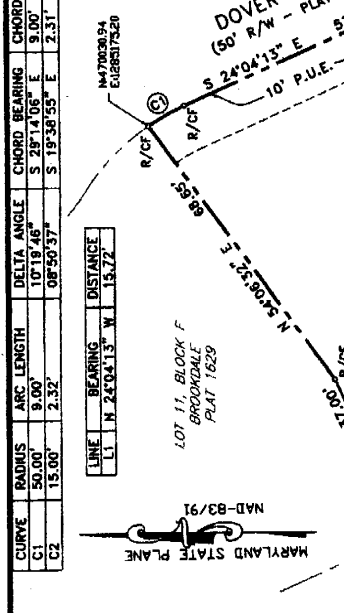
THERE ARE NO LIENS, ACTIONS AT LAW, LEASES, EASEMENTS, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT FOR MORTGAGES ON EACH PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION AND ALL PARTIES IN INTEREST THEREIN HAVE INDICATED THEIR ASSENT TO THIS PLAN BY SIGNING BELOW.

James D. Bennett (AS TO LOT 15, BLOCK F) DATE: 9/12/08
Sarah H. Jessup (AS TO LOT 15, BLOCK F) DATE: 9/12/08
Michael P. Ryan (AS TO LOT 9, BLOCK E) DATE: 9/12/08
Jeanne M. Lauro (AS TO LOT 9, BLOCK E) DATE: 9/12/08
Edward A. Debus (SHOHING ON BEHALF OF MORTGAGEE ELECTRONIC REGISTRATION SYSTEMS, INC.) DATE: 9/12/08
William H. Barrett (SHOHING ON BEHALF OF DEPARTMENT OF COMMERCE FEDERAL CREDIT UNION) DATE: 9/12/08

SUBDIVISION RECORD PLAT
 BROOKDALE
 LOT 9 BLOCK E &
 LOT 15 BLOCK F
 A RESUBDIVISION OF
 LOT 8 BLOCK E, LOT 12 BLOCK F &
 A PORTION OF ABANDONED KEOKUK STREET
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=20' JULY, 2008

LINE	BEARING	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	S 29°14'06" E	9.00'	10°19'46"	S 29°14'06" E	9.00'
C2	S 19°28'55" E	2.31'	08°50'37"	S 19°28'55" E	2.31'

LINE	BEARING	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
L1	N 24°04'13" W	15.00'	08°50'37"	S 29°14'06" E	9.00'
L2	N 54°09'27" E	37.00'	10°19'46"	S 19°28'55" E	2.31'



LOT 15, 9.734 SQ. FT.
0.22346 ACRES

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THERE ARE NO LIENS, ACTIONS AT LAW, LEASES, EASEMENTS, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT FOR MORTGAGES ON EACH PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION AND ALL PARTIES IN INTEREST THEREIN HAVE INDICATED THEIR ASSENT TO THIS PLAN BY SIGNING BELOW.

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 SCALE: 1"=20' JULY, 2008

NOTES

- TOTAL AREA INCLUDED ON THIS PLAT IS 19,493 SQUARE FEET OR 0.447489 ACRES. NONE OF WHICH IS DEDICATED TO PUBLIC USE.
- THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-60 ZONE. AS OF THE DATE OF PLAT RECORDATION.
- THE PROPERTY IS SHOWN ON TAX MAP HM 123, WSSC 200' SHEET 207 NW 05.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE, UNLESS INDICATED 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.
- ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-60.
- 8' OC = IRON PIPE FOUND
 9' OC = BEARER WITH CAP SET
 PKN/F = P.K. NAIL FOUND
 PKN/S = P.K. NAIL SET
- STORM DRAIN EASEMENT
 SANITARY SEWER EASEMENT
 WATER SERVICE EASEMENT
- THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ACCURACY AND AVAILABILITY OF THE SURVEY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
- THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-25A OF MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE ABANDONED PORTIONS OF KEOKUK STREET WITH THE ADJOINING LOTS PURSUANT TO SECTION 50-35A(4)(3).
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY, THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
- PROPERTY DOES NOT Lie WITHIN A FLOOD PLAIN PER FEMA MAP # 2400480175C DATED SEPTEMBER 28TH 2004.
- THE 25' WIDE WATER SERVICE EASEMENT ESTABLISHED AND SHOWN HEREON DOES NOT OCCUPY ANY PORTION OF KEOKUK STREET NOT ABANDONED BY RESOLUTION NO. 15-1877 RECORDED IN LIBER 3508 AT FOLIO 484.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS: 1) A SUBDIVISION OF ALL THE LANDS COMPREHEIVED BY MICHAEL P. RYAN AND JEANNE M. LAURO UNTO WHICH RECORDS NO. 15-1877 AND 15-1878 WERE RECORDED IN LIBER 3508 AT FOLIO 484 AND 485, 2) A RESUBDIVISION OF THE LANDS SHOWN ON PLAT 15-1877 AS SHOWN ON PLAT 15-1877, 3) ALL THE LANDS COMPREHEIVED BY PAUL A. DRUMMER, TRUSTEE, UNTO JAMES D. BENNETT AND SARAH H. JESSUP BY DEED DATED OCTOBER 8, 2004 AND RECORDED OCTOBER 13, 2004 IN LIBER 3834 AT FOLIO 487, 4) A PORTION OF KEOKUK STREET DEICATED BY THE ADDRESSOR PLAT ENTITLED BROOKDALE RECORDED IN PLAT BOOK 10 AT PLAT 729 AND ABANDONED BY COUNTY COUNCIL RESOLUTION NO. 15-1877, RECORDED IN LIBER 3508 AT FOLIO 488 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND 5) A PORTION OF KEOKUK STREET AS SHOWN ON THIS PLAT. THE PLAN IS IN ACCORDANCE WITH SECTION 50-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

TOTAL AREA INCLUDED ON THIS PLAT IS 19,491 SQUARE FEET OR 0.44653 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

David P. Monah
 DAVID P. MONAH
 SURVEYOR
 MARYLAND REGISTRATION #21136

DATE: 9/12/08

Approved: _____
 Title: _____
 Department of Permitting Services
 Montgomery County, Maryland

Approved: _____
 Title: _____
 The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board

Recorded _____
 Plat Book _____
 Plat No. _____

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

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Brookdale Plat Number: 220082110
 Plat Submission Date: 6-4-08
 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
 Plan # N/A Road/Alley Widths ok Easements ok Open Space N/A Non-standard
 BRLs N/A Adjoining Land ok Vicinity Map ok 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	<u>M. Fush</u>	<u>6-11-08</u>	<u>6-25-08</u>	<u>7-11-08</u>	<u>Check Vic. Map</u>
Research	Bobby Fleury			<u>6-11-08</u>	<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey			<u>7-1-08</u>	<u>OK</u>

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial	Date
<u>SJS</u>	<u>9/12/08</u>
<u>SJS</u>	<u>8/22/08</u>
<u>SJS</u>	<u>9/12/08</u>

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

<u>SJS</u>	<u>9/25/08</u>
_____	_____
_____	_____

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: 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: _____

(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: _____