

Plat Name: Luxmanor
Plat #: 220111140

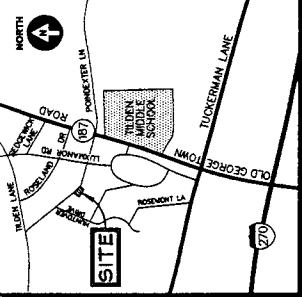
Location: Located on the south side of Poindexter Lane, approximately 1,000 feet west of Old Georgetown Road (MD 187)
Master Plan: Bethesda-Chevy Chase
Plat Details: R-200 zone; 1 lot
Community Water, Community Sewer
Applicant: Lesley L. Potash

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 lot 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.



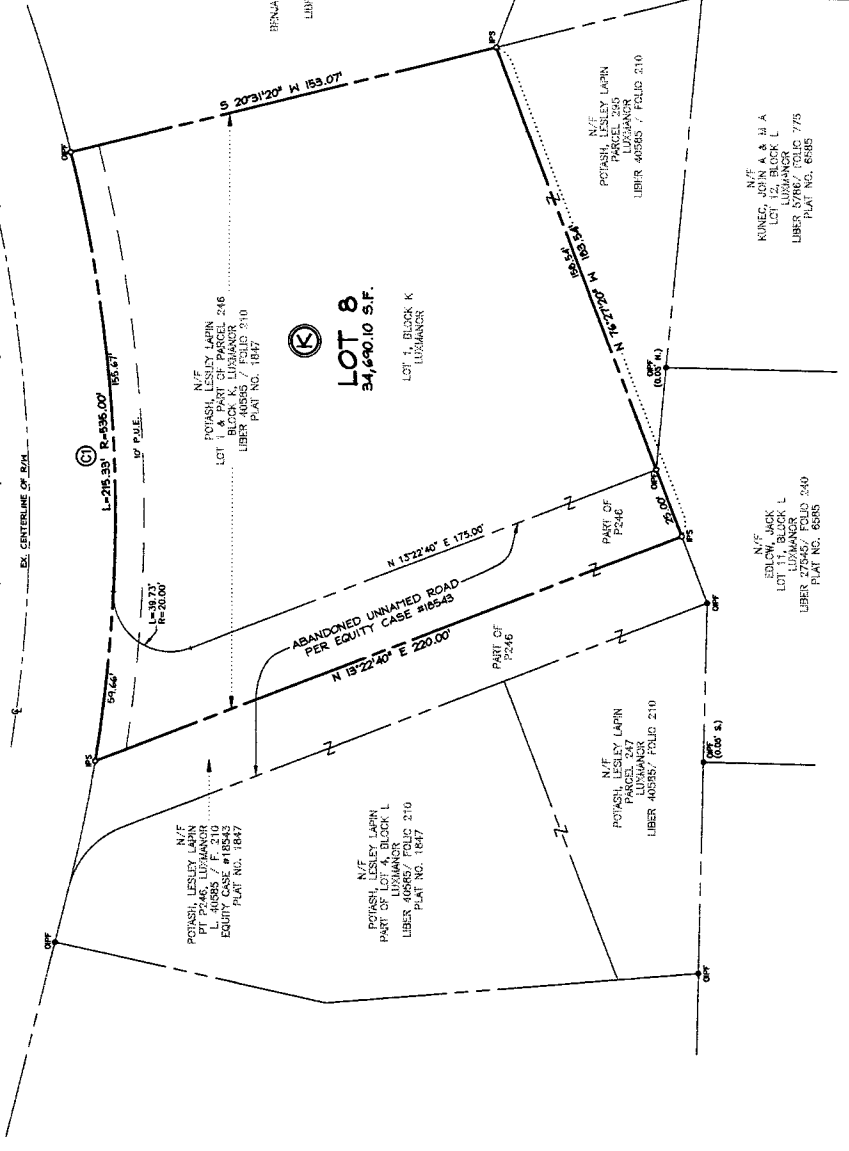
VICINITY MAP
SCALE: 1" = 200'

PLAT No.

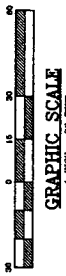
CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	216.35'	636.00'	56°7'19"E
C2	216.35'	216.35'	23°39'50"

POINDEXTER LANE
60' RIGHT-OF-WAY
(PER P.B. 29, PLAT NO. 1047)

BY CENTERLINE OF R/W



SUBDIVISION RECORD PLAT
LOT 8, BLOCK K
LUXMANOR
A RESUBDIVISION OF LOT 1, BLOCK K, AND
PORTION OF ABANDONED UNNAMED ROAD
ROCKVILLE (4TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30'



CAS ENGINEERING
CIVIL • SURVEYING • LAND PLANNING
A Division of Cas Enterprises, Inc.
100 West Ridgecreek Boulevard, Suite 101, Mount Airy, Maryland 21771
501 West (301) 601-8811 FAX (301) 807-5445

NOTES

1. WATER CATEGORY: 1 - SEWER CATEGORY: 1
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-300 ZONE AS OF THE DATE OF PLAT RECORDATION.
3. IPE - IRON PIPE FOUND
CIP - CONCRETE IN PLACE
COP - COPPER IN PLACE
4. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
5. THIS PROPERTY IS SHOWN ON TAX MAP 60 164.
6. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY RESTRICTION, EASEMENT, ENCUMBRANCE, OR INTEREST IN THE PROPERTY, BUT IS INTENDED TO REFLECT THE CURRENT STATUS OF THE PROPERTY AS OF THE DATE OF RECORDATION OF THIS PLAT.
7. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND RESTRICTIONS, EASEMENTS, ENCUMBRANCES, OR INTERESTS IN THE PROPERTY, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT. ANY SUCH ACTION BY THE BOARD, THE OFFICIAL PUBLIC FILES FOR ANY SUCH ACTION, OR ANY OTHER ACTION, SHALL BE DEEMED TO HAVE BEEN TAKEN FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS AS AVAILABLE.
8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 80-30A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. THIS PLAT INVOLVES THE CONSOLIDATION OF TWO OR MORE LOTS OR PARTS OF LOTS INTO A LOT, AS PROVIDED FOR IN SECTION 80-30A(9)(3).
9. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY RESTRICTION, EASEMENT, ENCUMBRANCE, OR INTEREST IN THE PROPERTY, BUT IS INTENDED TO REFLECT THE CURRENT STATUS OF THE PROPERTY AS OF THE DATE OF RECORDATION OF THIS PLAT.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A LICENSED SURVEYOR OF THE LANDS CONVERTED BY STEVEN H. GRANT, REQUIRE SUCCESSOR TRUSTEE FOR THE ABNER BYER REVOCABLE TRUST AND THE RUTH BYER TRUST. THE PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT ACCURATELY REPRESENTS THE TRUE AND CORRECT POSITION OF THE BOUNDARIES AND THE TOTAL AREA AND INCORPORATES ALL RECORDS OF THE PROPERTY CORNERS MARKED THIS DATE. THE PLAT IS IN FULL COMPLIANCE WITH SECTION 80-30A(2) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE: 6/22/11
 JEFFREY KELLEN HAYWARD
 LICENSED SURVEYOR AND SURVEYOR
 PID REG. NO. 2818
 EXP. 07/15/2018

OWNER'S CERTIFICATE

I, LESLEY LARIN POTASH, OWNER OF THE PROPERTY, SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION. HERON HAS THE RIGHT TO SUE FOR PUBLIC UTILITY EASEMENT, SHOWN ENTITLED DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENT AS RECORDED IN LIBER 2084 AT FOLIO 877. PUBLIC UTILITY EASEMENTS ARE NOT SUITS, ACTIONS AT LAW, LEASERS, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW.

DATE: 6/22/11
 LESLEY LARIN POTASH
 WITNESS

HE, MORGAN STANLEY
 PLAN OF SUBDIVISION.

DATE: 6/22/11
 MORGAN STANLEY
 WITNESS

PLAT TABULATION	
NUMBER OF LOTS	1
NUMBER OF PARCELS	1
AREA OF LOT(S)	34,490.10
AREA OF PARCEL(S)	34,490.10
AREA OF STREET DEDICATION	0
TOTAL AREA	34,490.10 S.F. (792.96 SQ. FEET)

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. _____

Recorded _____
 Plat No. _____

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: LuxMANOR Plat Number: 22011140
 Plat Submission Date: 4-20-2011
 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 # N/A 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 N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	4-21-2011	5-6-11	5/16/11	NO REVISIONS
Research	Bobby Fleury			4-25-11	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey			4-29-11	NO COMMENTS
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):	<u>SOS</u>	<u>6/10/2011</u>
Final Mylar & DXF/DWG Received:	<u>SOS</u>	<u>7/21/2011</u>
Final Mylar Review Complete:	<u>SOS</u>	<u>9-6-2011</u>
Board Approval of Plat:		
Plat Agenda:	<u>SOS</u>	<u>9/15/2011</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: 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: _____