

**Plat Name:** Brookmont, Section 2  
**Plat #:** 220180750

**Location:** Located on the east side of Broad Street, 50 feet south of 61st Street  
**Master Plan** Bethesda Chevy Chase Master Plan  
**Plat Details:** R-60 zone; 1 lot  
**Owners:** Michael and Allison Leotta

Staff recommends approval of this minor subdivision plat pursuant to Sections 50.7.1.C.1 and 2 of the Subdivision Regulations; which state:

- C. *Consolidation.* Adjoining properties in the Rural Residential or Residential Detached zones, not developed under cluster provisions, may be combined in the following ways:
1. by consolidating 2 or more lots into a single lot, consolidating lots and an outlot into a single lot, or consolidating a lot and an abandoned road right-of-way, if:
    - a. any conditions applicable to the original subdivision remain in effect;
    - b. the number of trips generated on the new lot do not exceed those permitted for the original lots; and
    - c. all required right-of-way dedication is provided.
  2. by consolidating an existing platted lot or part of a lot that contains a legally constructed detached house, with a piece of land created as a result of a deed, if:
    - a. the portion of land created by deed cannot itself be platted under the area and dimensional standards of the zone;
    - b. any conditions applicable to the existing lot remain in effect on the new lot;
    - c. any required road dedication is provided; and
    - d. the existing platted lot was not identified as an outlot on a plat.

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 50.7.1.C.1 and 2 and supports this minor subdivision record plat.

**NOTES**

1. THE PROPERTY SHOWN HEREON IS SERVED BY PUBLIC WATER AND SEWER.
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORDED PLAT IS IN THE R-40 ZONE AS OF THE DATE OF PLAT RECORDED.
3. **PP** = IRON PIPE FOUND  
**PPS** = FRACED IRON PIPE FOUND  
**PPF** = REBAR AND CAP FOUND
4. THIS PROPERTY IS SHOWN ON TAX MAP 0764.
5. THIS PROPERTY IS SHOWN ON M.S.S.C. 300-FOOT SHEET 208 IM 04.
6. FLOOD ZONE M PER FEMA, FIRM MAPS, CORRECTION PANEL NUMBER 240006050.
7. ANY INSTRUMENT PLANNING, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR PRIOR SUBDIVISION APPROVALS CONTAINED IN THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES THE CONSOLIDATION OF TWO OR MORE LOTS INTO A LOT, AS PROVIDED FOR IN SECTION 50-1.2.1, AS WELL AS THE CONSOLIDATION OF A LOT WITH ADJOINING Zoned PARCEL, AS PROVIDED FOR IN SECTION 50-1.2.2.
9. THIS SUBDIVISION RECORDED PLAT IS NOT INTENDED TO SHOW EVIDENTIARY AFFECTING THE PROPERTY. THE SUBDIVISION RECORDED PLAT IS NOT INTENDED TO REPLACE AN EXISTING TITLE OR TO DEPECT OR NOTE ALL MATTERS AFFECTING TITLE.

**OWNERS' CERTIFICATE**

WE, MICHAEL J. LEOTTA AND ALLISON LEOTTA, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY GRANT A 30-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "U" TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "SUBDIVISION RECORDED PLAT NO. 15, 2241 S.F., PLAT 309," AS RECORDED IN LIBER 50244 AT FOLIO 294 MONTGOMERY COUNTY, MARYLAND. WE HEREBY WARRANT THAT WE ARE THE TRUSTEES AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW.

4/18/18 *Michael J. Leotta*  
DATE MICHAEL J. LEOTTA WITNESS  
4-8-18 *Allison H. Leotta*  
DATE ALLISON H. LEOTTA WITNESS

HE, CITIBANK, N.A., OWNERS OF A DEED OF TRUST DATED MARCH 10, 2015 AND RECORDED THAT 4, 2015, IN LIBER 50244 AT FOLIO 294 HEREBY CONSENT TO THIS PLAT OF SUBDIVISION.

4-18-18 *Glenn Cohen, SVI*  
DATE *Robert Jones*  
*Glenn Cohen, SVI* WITNESS

Department of  
Permitting Services  
Montgomery County, Maryland

Date: April 13, 2018  
Approved: *Diana D'Anna*

220180750

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

Approved: \_\_\_\_\_  
Chairman

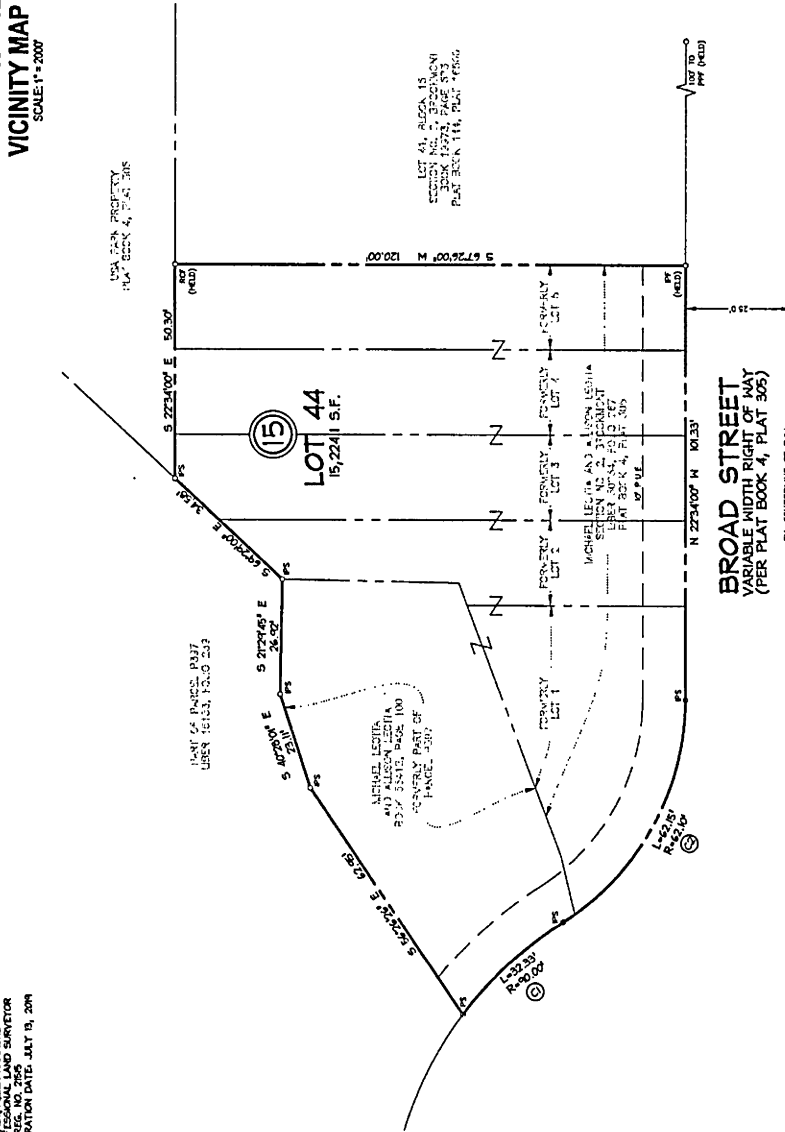
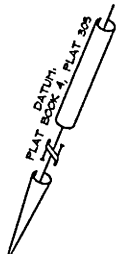
M.N.C.P. & P.C. Record File No. \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS SHOWN HEREON, AND THAT THE SAME ARE SHOWN AS BEING THE SAME AS SHOWN ON MICHAEL LEOTTA AND ALLISON LEOTTA, BY A DEED DATED MARCH 10, 2015, AND RECORDED THAT 4, 2015, IN LIBER 50244 AT FOLIO 294, ALSO BEING A RESUBDIVISION OF LOTS 1, 2, 3, 4 AND 5, BLOCK 9, SECTION NO. 2, BROOKMONT, AS RECORDED IN LIBER 50244 AT FOLIO 294, MONTGOMERY COUNTY, MARYLAND, AND THAT THE SAME ARE SHOWN AS BEING THE SAME AS SHOWN ON MICHAEL LEOTTA AND ALLISON LEOTTA, BY A DEED DATED NOVEMBER 2, 2017, AND RECORDED DECEMBER 14, 2017 IN BOOK 5662 AT PAGE 103 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE SAME ARE SHOWN AS BEING THE SAME AS SHOWN ON MICHAEL LEOTTA AND ALLISON LEOTTA, BY A DEED DATED NOVEMBER 2, 2017, AND RECORDED DECEMBER 14, 2017 IN BOOK 5662 AT PAGE 103 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT ALL PROPERTY CORNERS MARKED THIS DATE ARE IN ACCORDANCE WITH SECTION 50-1.3.3 OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

3/14/18 *Jeffrey Allen Leotta*  
DATE  
PROFESSIONAL LAND SURVEYOR  
TO REG. NO. 7855  
EXPIRATION DATE: JULY 19, 2019

PLAT No.



SUBDIVISION RECORD PLAT  
LOT 44, BLOCK 15  
SECTION No. 2  
**BROOKMONT**  
A RESUBDIVISION OF  
LOTS 1, 2, 3, 4 AND 5, BLOCK 15,  
BETHESDA (7TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 20' FEBRUARY, 2018

**CURVE TABLE**

CHORD	ARC	DELTA
0	0.0000	0.0000
10	10.0000	34.3775
20	20.0000	68.7550
30	30.0000	103.1325
40	40.0000	137.5100
50	50.0000	171.8875
60	60.0000	206.2650
70	70.0000	240.6425
80	80.0000	275.0200
90	90.0000	309.3975
100	100.0000	343.7750
110	110.0000	378.1525
120	120.0000	412.5300
130	130.0000	446.9075
140	140.0000	481.2850
150	150.0000	515.6625
160	160.0000	550.0400
170	170.0000	584.4175
180	180.0000	618.7950
190	190.0000	653.1725
200	200.0000	687.5500
210	210.0000	721.9275
220	220.0000	756.3050
230	230.0000	790.6825
240	240.0000	825.0600
250	250.0000	859.4375
260	260.0000	893.8150
270	270.0000	928.1925
280	280.0000	962.5700
290	290.0000	996.9475
300	300.0000	1031.3250



10 South Berke Street  
Bethesda, Maryland 20814  
301-807-5045  
www.coasengineering.com  
info@coasengineering.com

Recorded \_\_\_\_\_  
Plat No. \_\_\_\_\_