




MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 1B
9-13-2018

MEMORANDUM

DATE: September 4, 2018

TO: Montgomery County Planning Board

FROM: Stephen Smith, Senior Planner 
Jay Beatty, Planner
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for September 13, 2018

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220180080	Brookmont, Section 1
220181010 - 220181030	The Quarry
220181060	Chevy Chase, Section 4

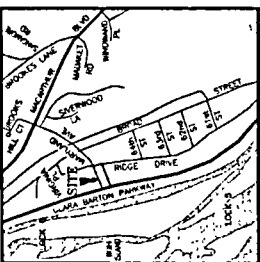
Plat Name: Brookmont, Section 1
Plat #: 220180080

Location: Located on the west side of Ridge Drive, at the intersection of Maryland Avenue
Master Plan: Bethesda - Chevy Chase Master Plan
Plat Details: R-60 zone; 1 lot
Owner: Jenna Ross Smith

Staff recommends approval of this minor subdivision plat pursuant to Section 50.7.1.C.2 of the Subdivision Regulations, which states:

- 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.2. and supports this minor subdivision record plat.



VICINITY MAP
ADC MAP 37th EDITION
PAGE 40 GRID C-8
SCALE: 1" = 1000'

CLARA BARTON PARKWAY
U.S.A. HIGHWAY 538 R.L. FOLIO 76
(R/W Varies)

LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
RIDGE DRIVE
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5

OWNER'S CERTIFICATE:

I, LENA ROSS SMITH, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ACCEPT THIS PLAT OF SUBDIVISION, ESTABLISHING THE BOUNDING AND DIVISION LINES THEREOF, FOR THE PURPOSES OF RECORDING AND TO MAKE THE SAME A MATTER OF PUBLIC UTILITY, AS APPEARED IN THE DOCUMENT ENTITLED "DECLARATION OF ITEMS AND PROVISIONS OF A SUBDIVISION," RECORDED IN LIBER 3834 AT F.A.O. 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO LEASES, EASES OR TRUSTS ON THE PROPERTY INCORPORATED OR THIS PLAT OF SUBDIVISION, EXCEPT FOR A CERTAIN TRUST DEED OF TRUST HELD BY WELLS FARGO BANK NA RECORDED IN LIBER 49361 AT F.A.O. 292 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THE PARTIES OF INTEREST THEREIN HEREBY ASSENT TO THIS PLAT OF SUBDIVISION.

8/13/18
DATE

Lena Ross Smith

FOR WELLS FARGO BANK, N.A.
ANNA ROSS SMITH

AUGUST 9, 2018
DATE

Ralph C. Holt, Vice President

PLAT BOOK 4 PLAT NO. 305

GENERAL NOTES:
1. ALL TERMS, CONDITIONS, SPECIFICATIONS, DIMENSIONS, MATERIALS AND SUBSTITUTES ASSOCIATED WITH THIS MONUMENT PLAN WITH THIS PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY IS LOCATED ON THIS PLAT, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE PLANNING BOARD. THIS PLAT BOOK AND THE RECORDS THEREIN SHALL BE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS PLAT CONFORMS WITH REQUIREMENTS FOR MOWER SUBDIVISIONS. APPROVALS CONTAINED IN THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 59 OF THE COUNTY CODE AS PROVIDED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE HEREBY INCORPORATED INTO THIS PLAT AND THE INCLUSION OF THIS PLAT PER MONTGOMERY COUNTY COUNCIL RESOLUTION NO. 18-744 INTO ONE (1) LOT.
3. THIS SURVEYED RECORD PLAT IS NOT INTENDED TO DIVIDE EASEMENTS, EJECTING THE UNDERSHARP AND USE IN EVERY MATTER AFFECTING THE PLAT. THE INTENT OF THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO AFFECT THE EXAMINATION OF TITLE OR TO DEFEAT OR INDE ALI MATTERS, REPLACING TITLE.
4. THIS PROPERTY IS JUDICIALLY ZONED R-60.
5. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICE ONLY.
6. THE LOT SHOWN HEREIN APPEARS ON MONTGOMERY COUNTY TAX MAP CD00 CM-01 AND N.S.S.C. SHEET 200 NW 04.
7. THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS RECORDED IN BOOK 58999 AT PAGE 135 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

SURVEYOR'S CERTIFICATE:

I REFER HERETO THAT THE PLAT FROM WHICH THIS IS CORRECTED TO THE USE OF A BOUNDARY AND THAT IT IS A RESUBDIVISION OF ALL THE LAND OWNED BY LENA ROSS SMITH AT F.A.O. 445, DATED AUGUST 11, 2019 AS RECORDED IN LIBER 52622 AT F.A.O. 445. SAID PROPERTY ALSO BEING KNOWN AS A LOT NUMBERED ONE (1), TWO (2), AND THREE (3) IN THE BLOCK NUMBERED 77 IN THE SUBDIVISION KNOWN AS "SECTION NO. 1, BROOKMONT," AS PER PLAT RECORDED IN PLAT BOOK 4 AT PLAT 305 AND THAT PORTION OF A TRAP HANDHELD BY COUNCIL RESOLUTION NUMBER 18-744 AND MONTGOMERY COUNTY, MARYLAND.
I ALSO CERTIFY THAT PROPERTY CORNERS MARKED THIS ARE IN PLACE IN ACCORDANCE WITH SECTION 204.510 OF THE MONTGOMERY COUNTY CODE. SUBDIVISION REGULATIONS. THE TOTAL AREA INCLUDING IN THIS PLAT OF 8,088 SQUARE FEET OR 0.185875 ACRES OF LAND, USE OF WHICH IS DESIGNATED FOR PUBLIC USE.

5/13/18
DATE

W. A. Smith
PROFESIONAL LAND SURVEYOR
MONTGOMERY COUNTY, MARYLAND
LICENSE # 01-01-2019

PLAT NO.

SUBDIVISION RECORD PLAT
LOT 62, BLOCK 7
SECTION NO. 1
BROOKMONT

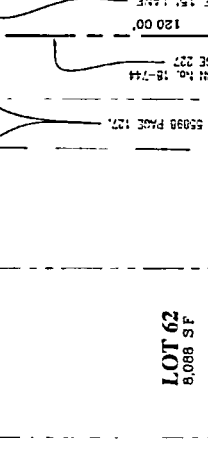
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LOTS 1, 2, 3, and PART OF ABANDONED LANE BLOCK 7
BETHESDA (7th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 10'
JULY 2017
PREPARED BY
SNIDER & ASSOCIATES
LAND SURVEYORS
20270 GOLDENROD LANE, SUITE 110
GERMANTOWN, MARYLAND 20878
301/948-5100 Fax 301/948-1286



SECTION 1 - BROOKMONT
PLAT BOOK 4 - PLAT NO 305

LOT 62
BLOCK 7

LOT 62
8,088 SF



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8/13/18
DATE

Lena Ross Smith

FOR WELLS FARGO BANK, N.A.
ANNA ROSS SMITH

AUGUST 9, 2018
DATE

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GENERAL NOTES:

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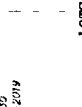
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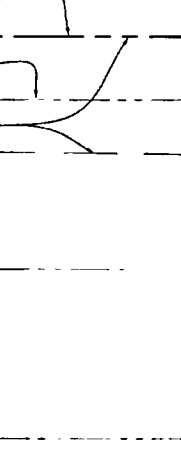
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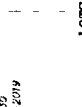
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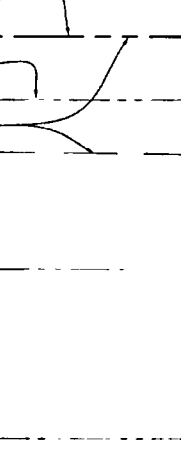
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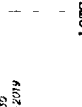
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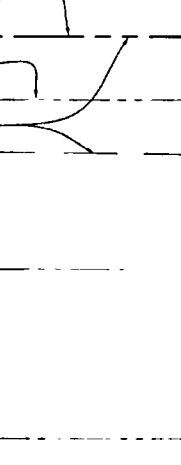
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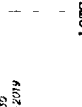
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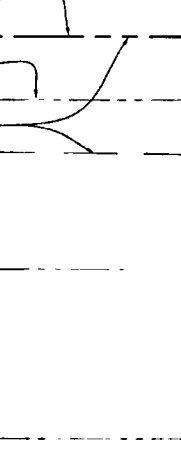
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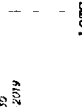
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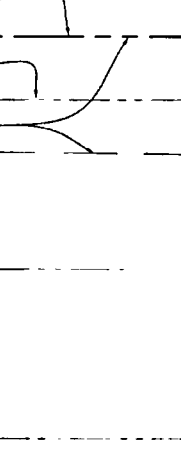
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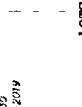
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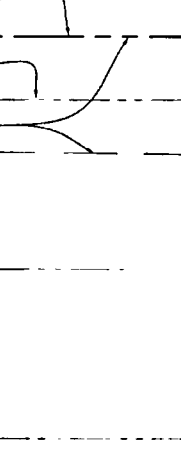
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8,088 SF



OWNER'S CERTIFICATE:

I, LENA ROSS SMITH, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ACCEPT THIS PLAT OF SUBDIVISION, ESTABLISHING THE BOUNDING AND DIVISION LINES THEREOF, FOR THE PURPOSES OF RECORDING AND TO MAKE THE SAME A MATTER OF PUBLIC UTILITY, AS APPEARED IN THE DOCUMENT ENTITLED "DECLARATION OF ITEMS AND PROVISIONS OF A SUBDIVISION," RECORDED IN LIBER 3834 AT F.A.O. 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

8/13/18
DATE

Lena Ross Smith

FOR WELLS FARGO BANK, N.A.
ANNA ROSS SMITH

AUGUST 9, 2018
DATE

PLAT BOOK 4 PLAT NO. 305

GENERAL NOTES:

1. ALL TERMS, CONDITIONS, SPECIFICATIONS, DIMENSIONS, MATERIALS AND SUBSTITUTES ASSOCIATED WITH THIS MONUMENT PLAN WITH THIS PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY IS LOCATED ON THIS PLAT, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE PLANNING BOARD. THIS PLAT BOOK AND THE RECORDS THEREIN SHALL BE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS PLAT CONFORMS WITH REQUIREMENTS FOR MOWER SUBDIVISIONS. APPROVALS CONTAINED IN THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 59 OF THE COUNTY CODE AS PROVIDED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE HEREBY INCORPORATED INTO THIS PLAT AND THE INCLUSION OF THIS PLAT PER MONTGOMERY COUNTY COUNCIL RESOLUTION NO. 18-744 INTO ONE (1) LOT.
3. THIS SURVEYED RECORD PLAT IS NOT INTENDED TO DIVIDE EASEMENTS, EJECTING THE UNDERSHARP AND USE IN EVERY MATTER AFFECTING THE PLAT. THE INTENT OF THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO AFFECT THE EXAMINATION OF TITLE OR TO DEFEAT OR INDE ALI MATTERS, REPLACING TITLE.
4. THIS PROPERTY IS JUDICIALLY ZONED R-60.
5. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICE ONLY.
6. THE LOT SHOWN HEREIN APPEARS ON MONTGOMERY COUNTY TAX MAP CD00 CM-01 AND N.S.S.C. SHEET 200 NW 04.
7. THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS RECORDED IN BOOK 58999 AT PAGE 135 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

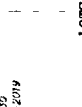
5/13/18
DATE

W. A. Smith
PROFESIONAL LAND SURVEYOR
MONTGOMERY COUNTY, MARYLAND
LICENSE # 01-01-2019

PLAT NO.

SUBDIVISION RECORD PLAT
LOT 62, BLOCK 7
SECTION NO. 1
BROOKMONT

A RESUBDIVISION OF
LOTS 1, 2, 3, and PART OF ABANDONED LANE BLOCK 7
BETHESDA (7th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 10'
JULY 2017
PREPARED BY
SNIDER & ASSOCIATES
LAND SURVEYORS
20270 GOLDENROD LANE, SUITE 110
GERMANTOWN, MARYLAND 20878
301/948-5100 Fax 301/948-1286



SECTION