



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

MCPB
Item # 1B
9-5-2019

MEMORANDUM

DATE: August 22, 2019

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator *SJS*
Jay Beatty, Senior Planner *JRB*
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 5, 2019

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:

- 220190420 Edgemoor**
- 220200020 Mount Prospect Farm**

Plat Name: Edgemoor
Plat #: 220190420

Location: Located on the north side of Hampden Lane, 200 feet west of Fairfax Road
Master Plan: Bethesda-Chevy Chase Master Plan
Plat Details: R-60 zone; 1 lot
Owner: Salvatore Messina, Jr. & Niharika Shukla

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.

Surveyor's Certificate

I hereby certify that the information shown hereon is correct, that it is a subdivision plat of all the property acquired by Salvatore C. Messina, Jr. and Niharika R. Shukla from Alan R. Shaeffer and Susan Lynch, Trustees under the Alan R. Shaeffer Revocable Living Trust Agreement dated June 14, 2006, by deed dated and recorded among the Land Records of Montgomery County, Maryland in Book 37628 at Page 196; that it is also part of Lots 4 and 5, Block 18 as shown on a subdivision record plat entitled "Edgemoor" and recorded among the aforesaid Land Records in Plat Book 3 as Plat No. 284.

I also certify that if engaged, I will set all property corner markers in accordance with Section 50.4.3.G of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 15,116 square feet or 0.3470 of an acre of land, there is no dedication in public use.

Date: 6/19/2019

David F. DeBolt
 David F. DeBolt
 Property Line Surveyor
 Maryland Reg. No. 526
 Exp. 02/17/2021

Owner's Certificate

Salvatore C. Messina, Jr. and Niharika R. Shukla, owners of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat, establish the minimum building restriction lines; grant a Public Utility Easement as shown hereon, to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 451, which said terms and provisions are incorporated herein by this reference; subject to all current and applicable regulations of all federal, state and local governing agencies.

We further certify that a Maryland registered land surveyor will be engaged to set all property corner markers in accordance with Section 50.4.3.G of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon except a certain Deed of Trust recorded in Book 57628 at Page 204 and the parties in interest therein have below indicated their assent.

Date: 7-26-19

Salvatore C. Messina, Jr.
 Salvatore C. Messina, Jr., Owner

Niharika R. Shukla
 Niharika R. Shukla, Owner

Salvatore C. Messina, Jr.
 Witness

Niharika R. Shukla
 Witness

Consent

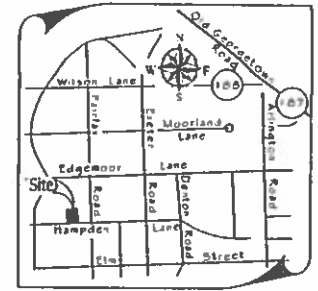
I hereby consent this plat of subdivision

Beneficiary
 Wells Fargo Bank, N.A.

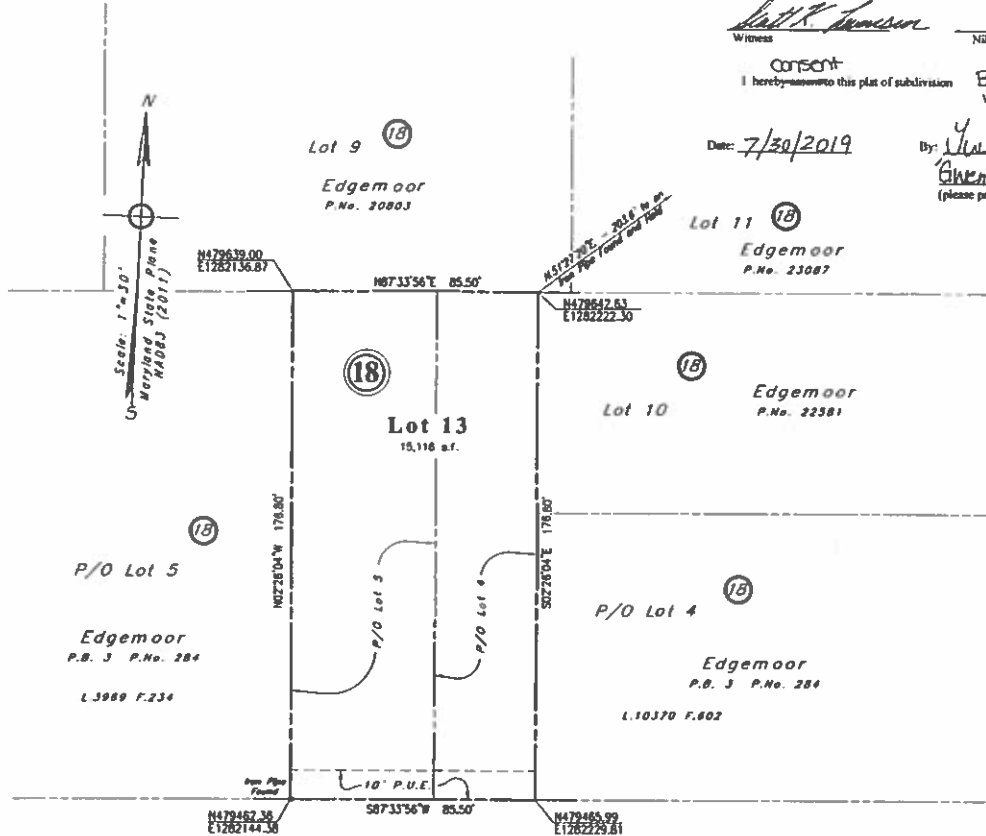
Date: 7/30/2019

By: *Yvonne Smalley*
Yvonne Smalley Vice President
 (please print name & title below signature)

Plat No.: _____

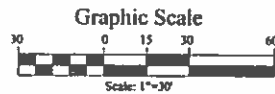


Vicinity Map
 1" = 1000'



- Legend**
- p/o = Part of
 - P.B. = Plat Book
 - P.No. = Plat Number
 - R/W = Right of Way
 - s.f. = Square Feet
 - Ac. = Acres
 - L. F. = Liber / Folio

Area Tabulation
 1 Lot: 15,116 s.f. or 0.3470 Ac.



Notes

1. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plat, or any other plat, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official files for any such plat(s) are maintained by the Planning Board and are available for review during normal business hours.
2. This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
3. This property is served by public water and sewer systems only.
4. The property shown hereon is zoned R-90.
5. W.S.S.C. 200 scale reference: 209 NW 05.
6. This plat conforms to the requirements for Minor Subdivision Approvals contained in Section 50.7 of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat involves the consolidation of part of a lots as provided for in Section 50.7.1.C.2.
7. Water/Sewer Categories: W/S
8. This property is shown on Tax Map Grid HN12
9. Coordinates shown hereon were established using Trimble's real-time KeyNetGPS and their Virtual Reference Station system (VRS) and are based on Maryland Coordinate System NAD83 (2011). All bearings and distances shown are based on grid coordinates. The average scale factor for the subject property is 0.99995285. The average property elevation based upon NAVD83 vertical datum is 355 feet, for an elevation factor of 0.99998788. The combined factor for the subject property is 0.99994073. All bearings and distances shown are based on grid coordinates.

Subdivision Record Plat
Lot 13, Block 18
 a resubdivision of Part of Lots 4 and 5, Block 18

Edgemoor

Bethesda (7th) District
 Montgomery County, Maryland
 July, 2019 Scale: 1" = 30'

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board		Department of Permitting Services, Montgomery County		Recorded: _____ Plat No.: _____
Approved: _____ Chairman	Date: _____	Approved: <u>9-2-2019</u> <i>Rachel Mason</i> Acting Director	Date: _____	

220190420

CPJ Charles P. Johnson & Associates, Inc.
 Associates

MD
 2019-07-11-A