MEMORANDUM

DATE: July 7, 2020

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator
       Jay Beatty, Senior 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 July 23, 2020

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:

220200210  Brookmont, Section 2
220200330  Crestview
220200820  Chevy Chase View
Plat Name: Brookmont, Section 2
Plat #: 220200210

Location: Located on the east side of Broad Street at the intersection of Ridge Drive.
Master Plan Bethesda-Chevy Chase Master Plan
Plat Details: R-60 zone; 1 lot
Owner: Eric and Elizabeth Emrey

Staff recommends approval of this minor subdivision plat pursuant to Section 50.7.1.C.1. 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.1. and supports this minor subdivision record plat.
OWNERS' DEDICATION

We, Eric J. Emery and Elizabeth Emery, owners of the property shown and included herein, hereby:

adopt this plat of subdivision and grant a Public Utilities Easement (P.U.E.), as shown herein, to the parties named in a document titled "Terms and Provisions of a Public Utility Easement" as recorded among the Land Records of Montgomery County, Maryland in Liber 3534 at Folio 574, subject to all current and applicable regulations of all federal, state, and local governing agencies.

We, our successors and assigns will cause property corner markers to be set by a Maryland Licensed Land Surveyor, in accordance with Section 50.4.3.C of the Montgomery County Code (Subdivision Regulations).

There are no easements, liens, leases, mortgages, or trusts affecting the subject property, except for a certain deed of trust recorded among the Land Records of Montgomery County, Maryland in Book 59651 Page 313, and a representative of said trust has indicated their consent to this plat of subdivision below.

We hereby assent to this plat of subdivision.

Date: 4/3/2020

David Chisholm
Senior Vice President, Sandy Spring Bank

Eric J. Emery

SURVEYOR'S CERTIFICATE

I hereby certify that the survey information shown hereon is correct;

that this plat of subdivision has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland;

that this plat is a subdivision of all the real property conveyed by,

William Stanley Leith and Deborah Raye Ochserman Leith, also known as Deborah Raye Leith, Executors of the LEITH TRUST DTD 6/11/15 to Eric J. Emery and Elizabeth Emery, as tenants by the entirety, by Deed, dated January 7th, 2019 and recorded among the Land Records of Montgomery County, Maryland in Book 57183 at Page 297;

and that property corner markers will be set in accordance with Section 50.4.3.C of the Montgomery County Code (Subdivision Regulations), if so engaged.

The total area included in this plat of subdivision is 8,639 Square Feet. There is no area being dedicated to public use by this plat.

Date: 4/3/2020

Professional Land Surveyor
MD Reg. No. 10668
Two year OMLB Professional Land Surveyor's License Renewal Date: 11/29/2021

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
THE MONTGOMERY COUNTY PLANNING BOARD
APPROVED:

CHAIRMAN
SECRETARY-TREASURER
M.N.C.P. & P.C. RECORD FILE NUMBER:

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES
APPROVED: ALAN 4-2-2020
BY: (on behalf of Mr. Pederson)
DIRECTOR

PLAT NO.

NOTES

The property included in this subdivision is currently zoned R-60.

This property is served by public water and sewer services only.

This subdivision record plat is not intended to show every matter affecting or restricting the ownership and use of the subject property. A subdivision record plat is not intended to replace an examination of title or to state all matters affecting the title.

All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of the property included on this plat, as approved by the Montgomery County Planning Board, are intended to survive and not be extinguished by the recording of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are available for public review during normal business hours.

This plat is in conformance with the requirements of Section 50.7.1.C.1 of the Montgomery County Code (Subdivision Regulations).

Subdivision Record Plat
BROOKMONT
SECTION 2
7TH JUDICIAL DISTRICT, MONTGOMERY COUNTY, MARYLAND

WITNER ASSOCIATES, LLC
1660 North Point Parkway, Suite B, Gaithersburg, MD 20877
Tel: (301) 590-8509 Fax: (301) 590-8505 Email: info@witnerassociates.com

Scale: 1" = 20'