

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

**MCPB**  
**Item # 1B**  
**7-23-2020**

**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

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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.

**OWNER'S DEDICATION**

We, Eric J. Emrey and Elizabeth Emrey, owners of the property shown and included hereon, hereby,

adopt this plat of subdivision and grant a Public Utilities Easement (P.U.E.), as shown hereon, 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 3834 at Folio 457, 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.G of the Montgomery County Code (Subdivision Regulations). There are no suits, 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 assent to this plat of subdivision below.

We hereby assent to this plat of subdivision

Date: 6/24/2020  
 David Chisholm  
 Senior Vice President, Sandy Spring Bank

[Signature]  
 Elizabeth Emrey

Date: 6/24/2020

**SURVEYOR'S CERTIFICATE**

I hereby certify the 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 Oserman Leith, also known as Deborah Raye Leith, Trustees of the LEITH TRUST DTD 6/11/15 to Eric J. Emrey and Elizabeth Emrey, 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.G 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: 6/24/2020  
[Signature]  
 John J. Witmer  
 Professional Land Surveyor  
 MD Reg. No. 10668  
 Two Year MDLLR Professional Land Surveyor's License Renewal Date: 11/29/2021

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

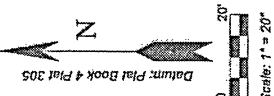
APPROVED: \_\_\_\_\_

CHAIRMAN

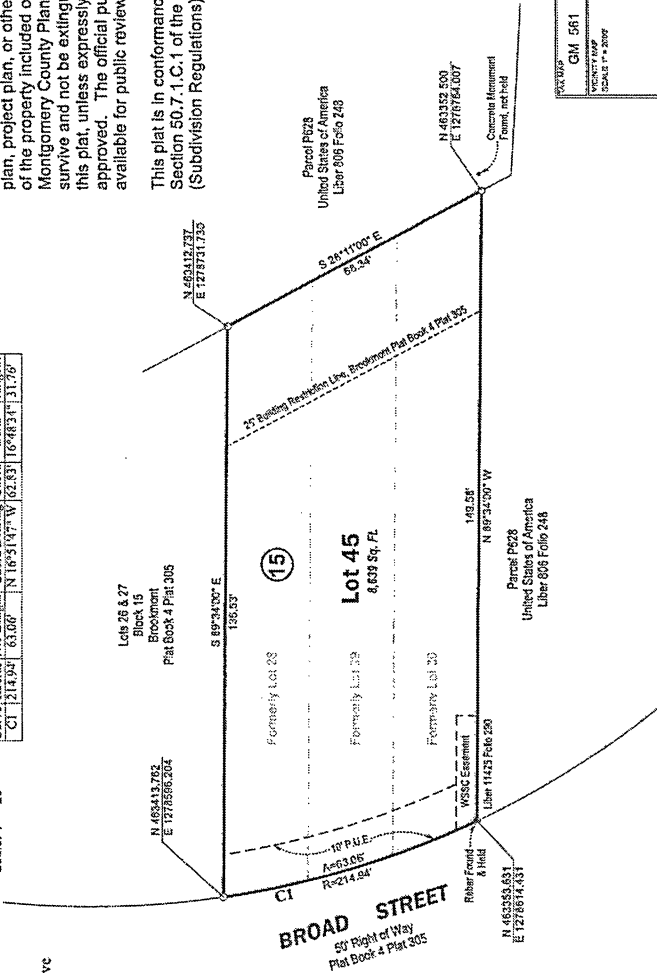
SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE NUMBER: \_\_\_\_\_

PLAT NO. \_\_\_\_\_



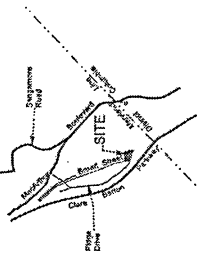
Curve	Radius	Area	Chord	Height	Chord	Delta	Point
CI	214.94'	83.56'	N 18°51'47" W	61.83'	16°48'31"	31.70'	



**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 note 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).

CIVIL NO. 581 COUNTY NAME SCALE 1" = 20"	205 NW 08 76 D - 1
PROJECT Subdivision Record Plat LOT 45, BLOCK 4 S A RESUBDIVISION OF LOTS 29, 30 & 31, BLOCK 16 <b>BROOKMONT</b> SECTION 2 MONTGOMERY COUNTY, MARYLAND	
DATE June 2020 951161P 1 of 1	



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