




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

MCPB
Item # 1B
10-29-2020

MEMORANDUM

DATE: October 16, 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 October 29, 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:

220200390 **R. Holt Easley's Subdivision - Silver Spring**

220200690 **West Chevy Chase Heights**

220200870 – 220200910 **Dickerson**

Plat Name: R. Holt Easley's Subdivision - Silver Spring
Plat #: 220200390

Location: Located in the northeast quadrant of the intersection of Sligo Avenue and Georgia Avenue (US 29).
Master Plan: Silver Spring CBD Sector Plan
Plat Details: CR zone; 2 lots
Owner: ERNA, LLC

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

- D. *Subdivision to reflect ownership.* A recorded lot approved for a commercial, industrial, or multi-unit residential use may be resubdivided to create or delete an internal lot to reflect a change in ownership, deed, mortgage, or lease line if:
1. all conditions of approval for the original subdivision that created the lot remain in effect;
 2. the total maximum number of trips generated on all new lots created will not exceed the number of trips approved for the lot in the original subdivision;
 3. all land in the original subdivision lot is included in the plat; and
 4. all necessary code requirements of Chapters 8, 19, and 22 are met and any necessary cross easements, covenants, or other deed restrictions necessary to implement all the conditions of approval on the lot in the original subdivision are executed before recording the 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.D. and supports this minor subdivision record plat

1. THIS PROPERTY IS SERVED BY PUBLIC SEWER AND WATER SYSTEMS ONLY.
2. THIS RECORD PLAT IS NOT INTENDED TO SHOW EVERY WATER AFFECTING THE PROPERTY. THE USE OF THIS RECORD PLAT FOR CONVEYING TITLE TO ANY OTHER PROPERTY OR INTEREST IN THIS PROPERTY IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPEND ON OR NOTE ALL MATTERS AFFECTING TITLE.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY MONTGOMERY COUNTY, MARYLAND, ARE HEREBY INCORPORATED BY REFERENCE INTO THIS RECORD PLAT. ANY FURTHER ACTION BY THE PLANNING BOARD AND ARE AVAILABLE FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
4. THE PROPERTIES ARE LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN) PER MAP ENACTED BY MONTGOMERY COUNTY, MARYLAND, AND ARE HEREBY INCORPORATED AREAS PANEL 460 OF 480", MAP NUMBER 2031 C04602, MAP EFFECTIVE DATE SEPTEMBER 29, 2008.
5. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 97.7 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING PART 50 OF THE MONTGOMERY COUNTY CODE. THIS PLAT IS SUBJECT TO THE DECLARATION OF SUBDIVISION AND DELETION OF INTERNAL LOTS AS PROVIDED FOR IN SECTION 97.1.D.
6. THIS PLAT IS SUBJECT TO THE DECLARATION OF SUBDIVISION AND RECIPROCAL EASEMENTS, BEING PART 50 OF THE MONTGOMERY COUNTY CODE, MARYLAND, 601485 PAGE 308 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

NUMBER OF LOTS	2
NUMBER OF PARCELS	0
AREA OF LOTS	25,045 S.F.
AREA OF PARCELS	0
AREA OF STREET DEDICATION	980 S.F.
TOTAL	26,025 S.F.

HERNA, LLC, OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPt THIS PLAT OF SUBDIVISION; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES; DEDICATE THE AREA INDICATED HEREON TO THE STATE OF MARYLAND FOR PUBLIC ROAD PURPOSES; THERE ARE NO SUITS, ACTIONS, CLAIMS, LIENS OR TRUSTS ON THE PROPERTY EXCEPT FOR AN ASSIGNMENT OF LEASES AND RENT'S RECORDED IN BOOK 56465 PAGE 154 AND A DEED OF TRUST RECORDED IN BOOK 56465 PAGE 133.

David M. Crump, Manager
ERNA LLC
9/24/20
DATE

Doreen Hommet, SVP
EAGLEFRANK
9/24/20
DATE

M.N.C.P. & P.C. RECORD FILE No.

W. W. (On behalf of
DIRECTOR OR DESIGNEE M. Pedersen)

PLAT NO.:

WSSC 200-FOOT SHEET #210NW01

①	S02°23'07"E	50.00'
②	S87°36'53"W	19.60'
③	N02°23'07"W	50.00'
④	N87°36'53"E	19.60'

DEDICATION AREA
980 SQ. FT. OR 0.022 ACRES ±
SHOWN THUS: [Symbol]

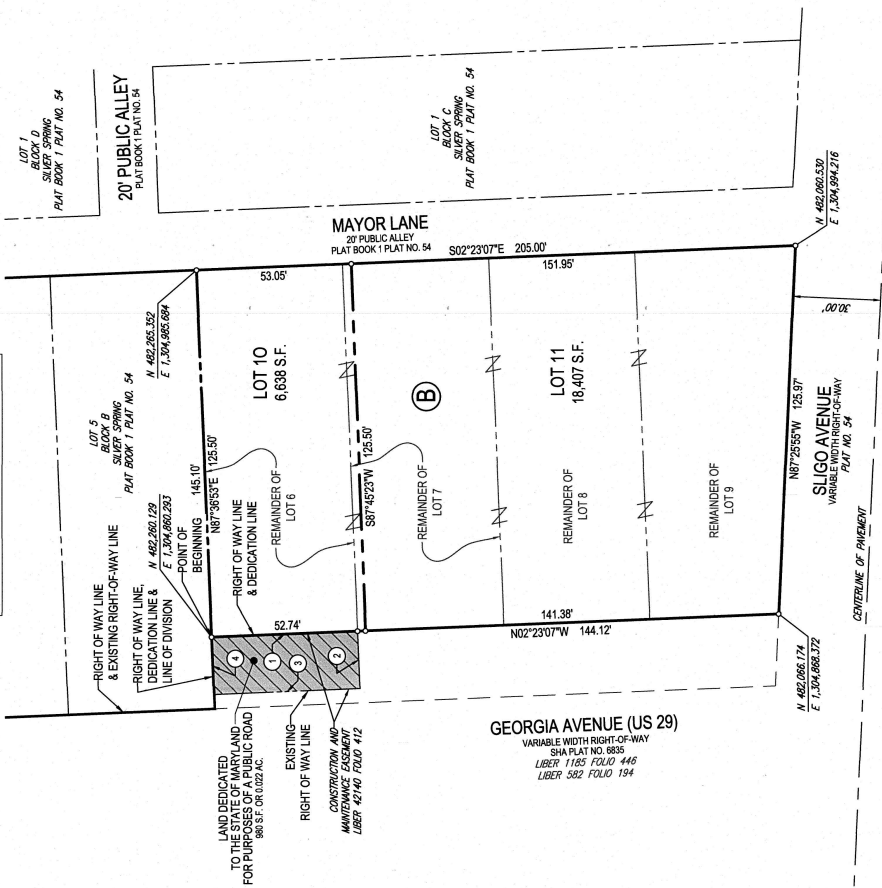
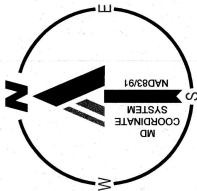
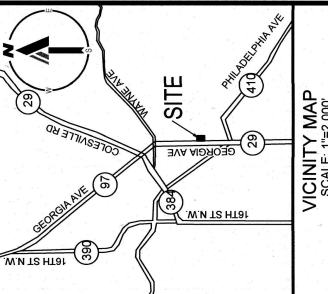
HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL THE LAND CONVEYED TO ERNA, LLC BY DEED DATED JANUARY 30, 2002 IN BOOK 20694 AT PAGE 208 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS  WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH SECTION 50.4.2.6 OF THE MONTGOMERY COUNTY CODE

THE TOTAL AREA ON THIS PLAT OF SUBDIVISION IS 26,025 SQUARE FEET OR 0.597 ACRES OF LAND OF WHICH 980 SQUARE FEET OR 0.022 ACRES IS DEDICATED TO PUBLIC USE.

ROBERT C. HARR, JR., PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21587
EXP. DATE 01-16-2021

9.3.2020



SUBDIVISION RECORD PLAT
LOTS 10 & 11, BLOCK B
R. HOLT EASLEY'S SUBDIVISION - S
A RESUBDIVISION OF LOTS 6, 7, 8 & 9 B
WHEATON 13TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: SEPTEMBER

BOHLER

