




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

MCPB
Item #1B
7-29-2021

MEMORANDUM

DATE: July 21, 2021

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator 
IRC Division
(301) 495-4522

SUBJECT: **Additional Record Plat for consideration by the Planning Board on the July 29, 2021 Consent Agenda**

Staff is requesting that the Board consider the plat listed below in addition to the record plats previously included in a memorandum dated July 19, 2021.

The following record plat is 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 plat is included in this memorandum:

220210790 Dowden's Station

Plat Name: Dowden's Station
Plat #: 220210790

Location: Located on east side of Deets Alley, 175 feet north of Townsend Trail.
Master Plan: Clarksburg Master Plan
Plat Details: PD-4 zone; 2 lots
Owners: Brookfield Washington, LLC, Abimbola Oduntan & Olanrewaju Oduntan

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

- A. *Minor lot line adjustment.* The sale or exchange of part of a lot between owners of adjoining lots for the purpose of small adjustments in boundaries, if:
1. the total area of the adjustment is 5 percent or less of the combined area of the lots affected by the adjustment;
 2. additional lots are not created;
 3. the adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved;
 4. the owner submits a scaled drawing for review and approval by the Director. The drawing may be a copy of the existing record plat and must contain the following information:
 - a. proposed lot line adjustment as a dashed line;
 - b. any buildings, driveways, or other improvements located within 15 feet of the proposed adjusted lot line;
 - c. any minimum building setback that would be altered by the minor lot line adjustment; and
 - d. the amount of lot area affected by the minor lot line adjustment;
 5. The drawing is approved, revised, or denied by the Director in writing within 10 days after the drawing is submitted or it is deemed approved.

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.A. and supports this minor subdivision record plat.

PLAT NO.



TAX MAP NO. EW WSSC 232 NW 13
1" = 2000'

PLAT LABELATION
Number of Lots = 2
Area of Lots = 10,428 sq. ft.
Area of Street Dedication = 0 sq. ft.
TOTAL Area = 10,428 square feet
or 0.23839 acres

LEGEND:

L, F = Liber and Folio
B, P = Book and Page
P.U.E. = Public Utility Easement
R.O. = Right of Way
S.O. = Square Feet

OWNER	ADDRESS	DEED	DATE	ACRES
C1	51.00' x 128.11' x 175.21' x 113.57'	N 43°52'42" E	11/16/2021	0.23839
C2	600.00' x 65.56' x 167.94' x 32.82'	N 43°52'42" E	11/16/2021	0.23839

OWNERS' CERTIFICATE

Brookfield Washington, LLC
(Owner of Lot 96)

Gregg A. Hughes
Gregg A. Hughes, Vice President

Date: 07/16/2021

OWNER'S CERTIFICATE

Abimbola Olatunji, (Owner of Lot 97)

Abimbola Olatunji
Abimbola Olatunji, (Owner of Lot 97)

Date: 07/17/2021

OWNER'S CERTIFICATE

James P. Hodges, Trustee for deed of Trust dated May 26, 2021.

James P. Hodges
James P. Hodges, Trustee for deed of Trust dated May 26, 2021.

Date: 07/17/21

OWNER'S CERTIFICATE

James P. Hodges, Trustee for deed of Trust dated May 26, 2021.

James P. Hodges
James P. Hodges, Trustee for deed of Trust dated May 26, 2021.

Date: 07/17/21

OWNER'S CERTIFICATE

James P. Hodges, Trustee for deed of Trust dated May 26, 2021.

James P. Hodges
James P. Hodges, Trustee for deed of Trust dated May 26, 2021.

Date: 07/17/21

OWNER'S CERTIFICATE

James P. Hodges, Trustee for deed of Trust dated May 26, 2021.

James P. Hodges
James P. Hodges, Trustee for deed of Trust dated May 26, 2021.

Date: 07/17/21

OWNER'S CERTIFICATE

James P. Hodges, Trustee for deed of Trust dated May 26, 2021.

James P. Hodges
James P. Hodges, Trustee for deed of Trust dated May 26, 2021.

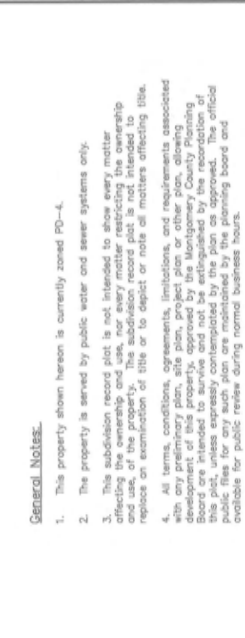
Date: 07/17/21

OWNER'S CERTIFICATE

James P. Hodges, Trustee for deed of Trust dated May 26, 2021.

James P. Hodges
James P. Hodges, Trustee for deed of Trust dated May 26, 2021.

Date: 07/17/21



GENERAL NOTES:

- This property is currently zoned PD-4.
- The property is served by public water and sewer systems only.
- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use of the property, and the owner is advised to check the records for any matters affecting title or to depict or note all matters affecting title.
- All terms, conditions, covenants, limitations, and requirements associated with the subdivision are hereby approved by the Montgomery County Planning Board and are intended to survive and not be extinguished by the recordation of this plat. The owner is advised to check the records for any matters affecting title or to depict or note all matters affecting title.
- This plat is subject to the terms and conditions as required by Approved Site Plan No. 820180065A and Preliminary Plan No. 120180160 entitled "Dowden's Station".
- This plat is subject to the terms and conditions of a Declaration of Covenants for private residential use only for private residences on the common lot within systems as recorded in the Land Records of Montgomery County, Maryland.
- This plat is subject to the terms and conditions of a Declaration of Covenants, Conditions, Easements & Restrictions for Dowden's Station Homeowners Association, Inc. as recorded in Book 59154 at Page 183, among the Land Records of Montgomery County, Maryland.
- The plot is subject to a Storm Water Management Right of Entry as recorded in Book 60453 at Page 423, among the Land Records of Montgomery County, Maryland.
- This plot is subject to a Declaration of Deferred Water and Sewer charges as recorded in Book 58814 at Page 1, among the Land Records of Montgomery County, Maryland.
- This plot is subject to a Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission as recorded in Liber 28045 at Folio 578, among the Land Records of Montgomery County, Maryland.
- This plot is subject to a Public Access Covenant with the Maryland-National Capital Park and Planning Commission as recorded in Book 56798 at Page 294, among the Land Records of Montgomery County, Maryland.
- The purpose of this plat is to modify the common lot line between Lots 96 and 97 as shown on Plat No. 25535. This record plat complies with Section 56.7.1.A of the Subdivision Regulations being a minor lot line adjustment.

SURVEYOR'S CERTIFICATE

I hereby certify, on behalf of Macris, Hendricks & Glascock, P.A., that the plat shown hereon is correct; that it is a resubdivision of a part of the land conveyed by Conzberg Mgmt, LLC, a Maryland limited liability company to Brookfield Washington, LLC, a Delaware limited liability company by deed dated May 15, 2019 and recorded among the Land Records of Montgomery County, Maryland in Book 56798 at Page 294; and that the plat is correct and conforms to the requirements of the Subdivision Regulations of Montgomery County, Maryland. I, the undersigned, a duly Licensed Professional Engineer and a duly Licensed Professional Surveyor, also being a resubdivider of the land shown hereon, do hereby certify that the plat is correct and conforms to the requirements of the Subdivision Regulations of Montgomery County, Maryland. I hereby certify on behalf of Macris, Hendricks & Glascock, P.A. that the plat is correct and conforms to the requirements of the Subdivision Regulations of Montgomery County, Maryland. I hereby certify on behalf of Macris, Hendricks & Glascock, P.A. that the plat is correct and conforms to the requirements of the Subdivision Regulations of Montgomery County, Maryland.

Macris, Hendricks & Glascock, P.A.
By: *Wayne F. Adair*
Professional and Surveyor
License Expires: January 7, 2023

Date: 7/16/21



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

APPROVED: 7/20/2021

Ann Pedersen
CHAIRMAN

SECRETARY-TREASURER

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

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: 7/20/2021

Ann Pedersen
DIRECTOR

PLAT NO. 6
MNCPC PROJ. NO. 220210730
MNCPC PLAT NO. 220210730