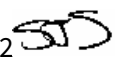


**MEMORANDUM**

DATE: May 20, 2022

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator, IRC Division (301)-495-4522   
Jay Beatty, Senior Planner, IRC Division (301)-495-2178SUBJECT: Item No. 3 - Summary of Record Plats for the Planning Board  
Agenda for June 2, 2022

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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:

**220220720    Spring Hill**

**Plat Name:** Spring Hill  
**Plat #:** 220220720

Location: Located on the south side of Husted Driveway, 150 feet east of Clifford Avenue  
Master Plan: Bethesda-Chevy Chase Master Plan  
Plat Details: R-60 zone; 1 lot  
Owner: Christopher Albina Jr.

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**

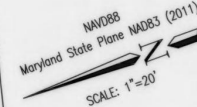
I hereby certify that the information shown hereon is correct, that it is a subdivision plat of all the property acquired by Christopher A. Albina, Jr. from George M. Temple, Trustee under the George M. Temple Trust dated April 27, 2020, by deed dated January 19, 2022 and recorded among the Land Records of Montgomery County, Maryland in Deed Book 65274 at Page 272, that it is a resubdivision of part of Lots 2 & 3, Block C, as shown on a subdivision record plat entitled "Blocks A, B & C, Spring Hill" and recorded among the aforesaid Land Records at Plat No. 2146.

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 8,173 square feet or 0.1876 of an acre of land; none of which is dedicated to public use.



Date: 5/9/22  
 Daniel F. DeBolt  
 Property Line Surveyor  
 Maryland Reg. No. 526  
 Exp.: 10/17/2023



**Husted Driveway**  
 (80' R/W)  
 P.No. 2146



- Legend**
- Plo = Part of
  - P.B. = Plat Book
  - P.No. = Plat Number
  - RNF = Rebar No. Cap Found
  - R/W = Right of Way
  - s.f. = Square Feet
  - Ac. = Acres

**Approvals / Information**

Preliminary Plat: n/a  
 Site Plat: n/a  
 FCP Exemption No.: 42022183E  
 Zoning At Time Of Plat: R-60 (Residential-60)  
 Tax Map: 1F3561  
 W.S.S.C. 200 Sheet: 211NW03

The Maryland-National Capital Park and Planning Commission  
 Montgomery County Planning Board

Approved: \_\_\_\_\_ Date \_\_\_\_\_  
 Chair \_\_\_\_\_  
 Montgomery Plat Signatory for Secretary-Treasurer \_\_\_\_\_  
 M&NCDRPC Record File No. \_\_\_\_\_

Department of Permitting Services,  
 Montgomery County

Approved: 5/18/2022  
 Dye  
 Alina Pelaez  
 Director

Recorded: \_\_\_\_\_  
 Plat No.: \_\_\_\_\_

220220720

**Owner's Certificate**

I, Christopher A. Albina, Jr., owner 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 and designated P.U.E., 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 457, 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.

I 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 that certain Deed of Trust recorded among the Land Records of Montgomery County, Maryland in Book 65274 at Page 305 and the parties in interest thereto have hereon indicated their assent.

Date: 5/9/22  
 Christopher A. Albina, Jr., Owner

We hereby assent to this subdivision record plat.  
 Sharply Spring Bank  
 Barbara A. Nixon, Trustee

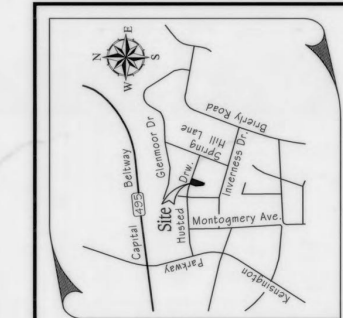
**Notes**

1. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, 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 plan(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 more 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. 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 two parts of lots into a single lot as provided for in Section 50.7.1.C.2.
5. Water/Sever Categories: W1/S1.
6. Coordinates shown hereon were established using Trimble's Real-Time KeyNetGPS and their "Virtual Reference Station System (VRS)" and are based on Maryland State Plane Coordinates NAD 83 (2011). The average scale factor for the subject property is 0.999995236. The average property elevation based upon NAVD83 vertical datum is 42.52 feet for an elevation factor of 0.99999506. The combined factor for the subject property is 0.99994542. All bearings and distances shown are based on grid coordinates.

**Subdivision Record Plat**  
**Lot 16, Block C**  
*a resubdivision of parts of Lots 2 & 3, Block C*  
**Spring Hill**

Bethesda (7th) District  
 Montgomery County, Maryland  
 April, 2022 Scale: 1" = 20'

**CPJ Charles P. Johnson & Associates, Inc.**  
 Civil and Environmental Engineers - Planners - Landscape Architects - Surveyors  
 1785 Elton Rd. Ste. 300 Silver Spring, MD 20903 Tel: 410-780-7000 Fax: 301-434-4894  
 www.cpjgroup.com • silverspring.md • catonsville.md • greenbelt.md • reisterstown.md • roland.md • ruxton.md



Vicinity Map  
 1" = 1000'

Plat No.: \_\_\_\_\_