



## MEMORANDUM

DATE: August 31, 2023

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator, IRC Division (301)-495-4522 *SSS*  
Jay Beatty, Senior Planner, IRC Division (301)-495-2178 *JEB*

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board  
Agenda for September 14, 2023

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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:

**220220140    Rosedale Park**

**220230560 – 220230580    Creekside at Cabin Branch**

**Plat Name: Rosedale Park**

**Plat #: 220220140**

Location: Located on the south side of Rosedale Avenue, 300 feet east of Wisconsin Avenue (MD 355)

Master Plan: Bethesda Downtown Plan

Plat Details: R-60 zone; 1 lot

Owner: Rosedale Park LLC

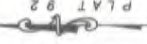
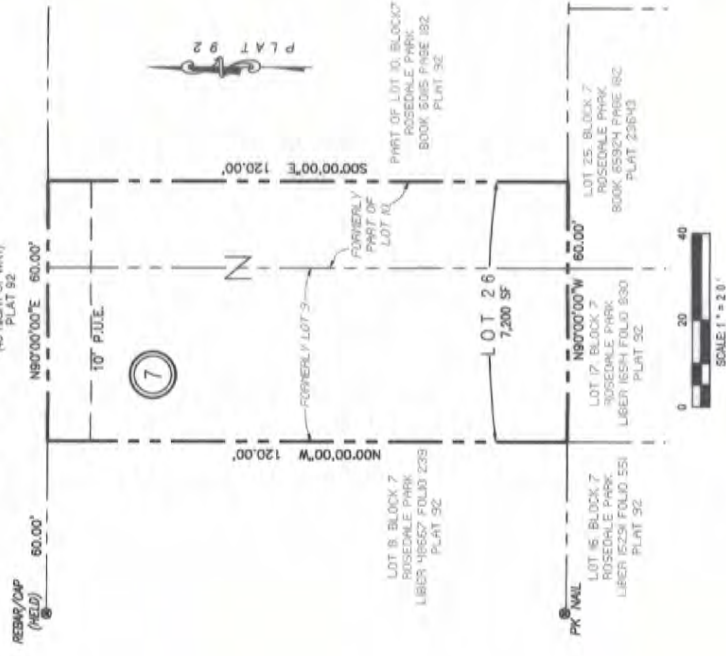
Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.C.2.** of the Subdivision Regulations, which states:

- 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. of the Subdivision Regulations and supports this minor subdivision record plat.

PLAT NO.

# ROSEDALE AVENUE



VICINITY MAP  
SCALE: 1" = 2000'

## OWNERS CERTIFICATE

We, Rosedale Park LLC, owners of the property shown and described herein, hereby adopt this plat of Resubdivision, and establish the minimum building restriction lines and the ten (10) foot Public Utility Easement shown herein as 10' P.U.E. for the parties named in the document entitled "Declaration Of Terms and Provisions of Public Utility Easements" recorded in Liber 3834 at Folio 457 among the land records of Montgomery County, Maryland.

As owner of this subdivision, we, our successors and assigns, shall cause property corner markers to be set by a registered Maryland Surveyor, in accordance with section 50.4.3.6 of the Montgomery County Subdivision Regulations.

There are no suits, actions at law, leases, liens, mortgages, or trusts affecting the property shown herein.

Date: 8/16/2023  
 Hoss Farhani, Member

- NOTES:**
1. THE PROPERTY DELINEATED HEREON IS IN THE R-40 ZONE.
  2. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
  3. THIS PROPERTY IS SHOWN ON TAX MAP HM123.
  4. 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 THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
  5. THIS PROPERTY IS SHOWN ON MSSC GRID 210N0W05.
  6. THE SUBJECT PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP 240310A0550, DATED SEPTEMBER 26, 2006. THIS PROPERTY IS LOCATED WITHIN ZONE X.
  7. 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 THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT TO BE EXTINGUISHED BY RECORATION OF THIS PLAT, UNLESS MODIFIED BY FURTHER ACTIONS BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
  8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50.7.1 OF MONTGOMERY COUNTY SUBDIVISION REGULATIONS, CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES CONSOLIDATION OF A LOT AND PART OF A LOT INTO A SINGLE LOT AS PROVIDED FOR IN SECTION 50.7.1.C.2.

## SURVEYOR'S CERTIFICATE

I, hereby certify that the plat shown hereon is correct to the best of my knowledge and belief, that it is a resubdivision of all of the lands conveyed by David Fairweather and Jane Fairweather unto Rosedale Park LLC, by a deed dated January 12, 2009, and recorded January 21, 2009, in Liber 36450 Folio 045 among the land records of Montgomery County, Maryland. The lot shown hereon is a resubdivision of Lot 9 and westerly one-half of Lot 10, "Rosedale Park" recorded in Plat Book 1 Plat No. 92 among the land records of Montgomery County, Maryland. I further certify that the total area involved in this plat is 7,200 Square Feet, none of which is dedicated to public use.



Date: July 01, 2023  
 Mustafá Pourkiani  
 Professional Land Surveyor  
 MD Reg. No. 21945  
 Expiration Date: July 01, 2023

Department of Permitting Services  
 Montgomery County, Maryland  
 Date: 8-23-2023  
 Approved: [Signature]  
 Director

Maryland National Capital Park & Planning Commission  
 Montgomery County Planning Board  
 APPROVED: \_\_\_\_\_  
 Chair  
 M.N.C.P. & P.C. Record File No. \_\_\_\_\_

SHEET:	1/1
Created By:	MP
Drawn By:	MP
Scale:	1"=20'
Date:	APR 01, 2023

NO. OF LOTS:	1
LOT 26:	7,200 SF
AREA OF DEDICATION:	0
TOTAL AREA:	7,200 SF = 0.1653 AC

**InfraTech**  
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 4650 Jennings Farm Dr. Suite 200  
 Sterling, VA, 20154  
 571-433-3860 info@infatech.com

SUBDIVISION RECORD PLAT  
**LOT 26, BLOCK 7**  
**ROSEDALE PARK**  
 A RESUBDIVISION OF LOT 9 AND PART OF LOT 10  
 BETHESDA 7<sup>TH</sup> ELECTION DISTRICT  
 MONTGOMERY COUNTY, MD