



MEMORANDUM

DATE: May 2, 2024

TO: Montgomery County Planning Board

FROM: Stephen Smith, Intake & Regulatory Coordination Division (301)-495-4522
Jay Beatty, Intake & Regulatory Coordination Division (301)-495-2178

SS
JCB

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for May 16, 2024

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:

220240950 PSTA

Plat Name: PSTA
Plat #: 220240950

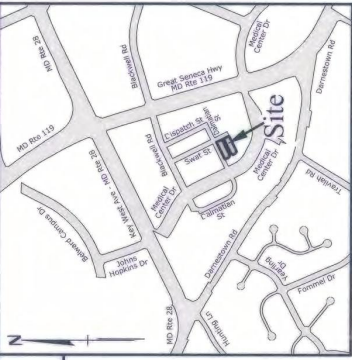
Location: Located southeast of the intersection of Medical Center Drive and Blackwell Road
Master Plan: Great Seneca Science Corridor Master Plan
Plat Details: CR zone; 18 lots
Owner: The Elms at PSTA, LLC

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.

This minor subdivision application proposes to adjust the lot lines within two sticks of townhouse lots. This is being done to accommodate a brick façade treatment on the townhouse end units, thus causing a slight shift (6 inches) of every internal lot line within each respective stick. Staff concludes that the proposed subdivision complies with the requirements of Section 50.7.1.A. and recommends approval of the subdivision record plat.

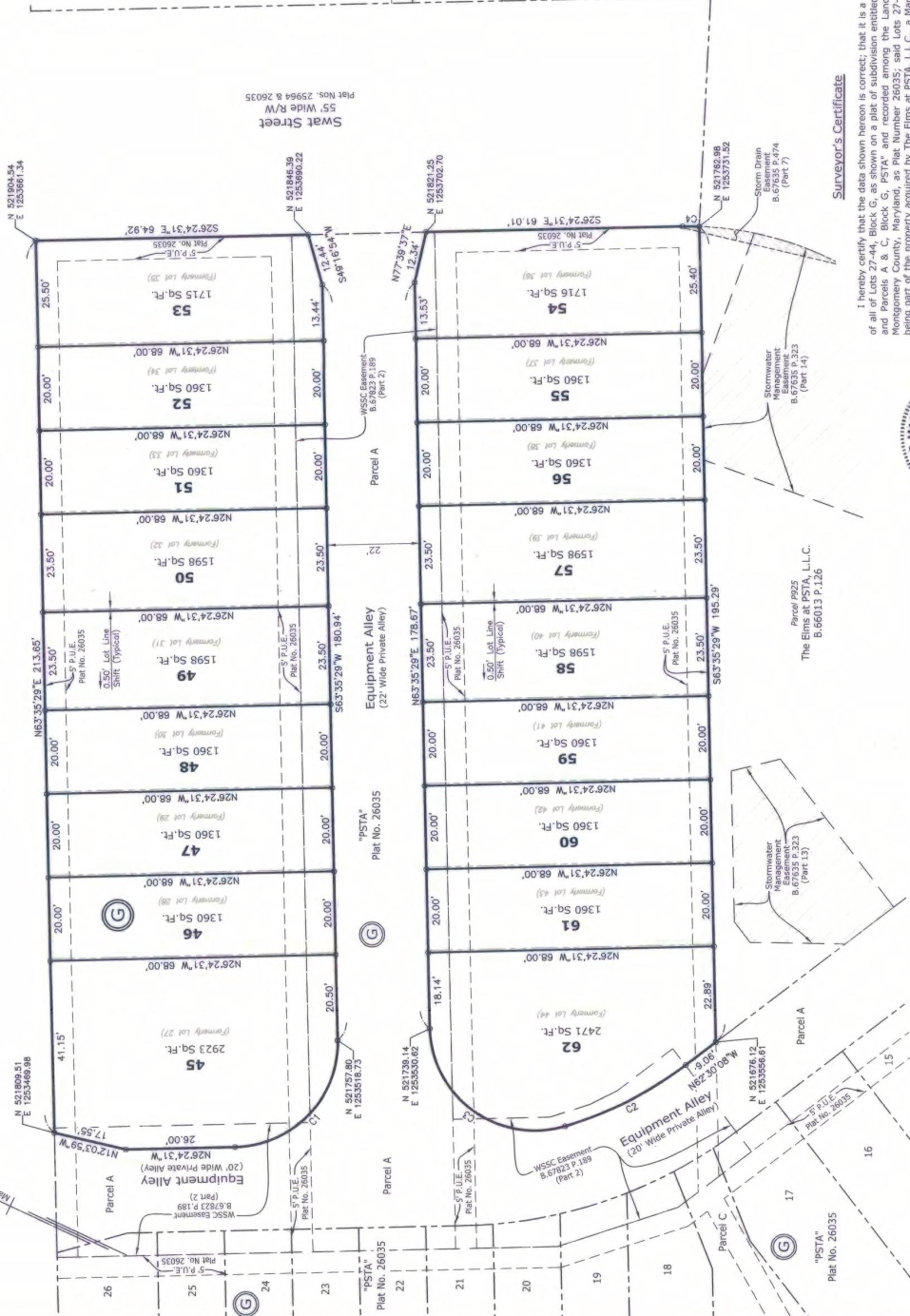
Plat No.



Vicinity Map: 1" = 1000'

- Legend**
- P.U.E.
 - B.# P.#
 - S/W
 - RT
 - WSSC
 - Washington Suburban Sanitary Commission

Dalmatian Street
48' Wide R/W
Plat No. 26035



Area Tabulation

18 Lots	28,817 Sq. Ft. or 0.6612 Acres
Total Area	28,817 Sq. Ft. or 0.6612 Acres



Curve Table

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	26.00'	39.27'	25.00'	35.36'	N71°24'31"W	80°00'00"
C2	26.00'	32.40'	16.38'	32.22'	N52°11'24"W	20°37'28"
C3	25.00'	46.02'	32.86'	36.79'	N10°51'25"E	102°29'09"
C4	76.50'	4.00'	2.00'	4.00'	S24°54'43"E	2°59'35"

Surveyor's Certificate

I hereby certify that the data shown hereon is correct; that it is a resubdivision of all lots G, as shown on a plat of subdivision entitled "Lots 13-44 and Parcel A & C, Block G, PSTA", Plat No. 26035, said Lots 27-44, Block G, Montgomery County, Maryland, as Plat No. 26035; said Lots 27-44, Block G, being part of the property acquired by The Elms at PSTA, L.L.C., a Maryland limited liability company, from Montgomery County, Maryland, by a deed dated June 29, 2024, and recorded in the Office of the Clerk of the Circuit Court for Montgomery County, Maryland, Book 66013 at page 126; and I further certify that once engaged as described in the owner's certificate heron, all property markers will be set in accordance with the provisions of Section 50.43.6 of the Montgomery County Code. The total area dedicated to public use, the work reflected hereon was prepared under my direct supervision and is in accordance with the work reflected hereon under my direct supervision, Regulation 12.

4-16-2024
Date

For: Rodgers Consulting, Inc.
By: [Signature]
Professional Land Surveyor
Maryland Registration No. 21539
(License Expiration Date: 12-23-2025)



Owner's Certificate

We, the undersigned, owners of the property described hereon, adopt this plat of subdivision; establish the minimum building restriction lines; and guarantee compliance with the provisions of section 50.43.6 of the subdivision regulations. As owners of this subdivision we, our successors and assigns, will cause all property corner markers and any other required monumentation to be set by a Maryland Professional Land or Property Line Surveyor in accordance with Section 50.43.6 of the Montgomery County Code.

There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon except for a certain deed of trust recorded in Book 66013 at page 124 and the parties interest thereto have indicated their assent below.

The Elms at PSTA, L.L.C.

4-19-2024
Date

By: [Signature]
Kathy Kubik, Vice President, ESOC II, Inc.,
Manager of The Elms at PSTA, L.L.C.

We hereby assent to this plat of subdivision: M&T Bank

By: [Signature]
Breandan C. Boyer, Senior VP.

Subdivision Record Plat
Lots 45-62, Block G
PSTA
(A Resubdivision of Lots 27-44,
Block G, Plat No. 26035)
Gathersburg (9th) Election District
Montgomery County, Maryland
Scale: 1" = 20' February 2024

Approvals/Information Chart

Tax Map: F5341 WSSC Grid No.: 220RW10
Zoning Category: CR-1.0, C-O.5, R-1.0, H-1.50
Approved Preliminary Plat File No.: 12020010B
Approved Site Plan File No.: 520220050
Approved Project/Section Plat File No.: 1/2/24
Approved Forest Conservation Plan No.: 80220050

RODGERS CONSULTING
1947 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301-946-4700, F: 301-948-6356, www.rodgers.com

Montgomery County Department of Permitting Services
Approved: [Signature]
Date: 4-23-2024
Director

The Maryland-National Capital Park and Planning Commission
Montgomery County Planning Board
Approved: [Signature]
Chair
Montgomery Park Signatory for Secretary/Treasurer
MNCPPC Record File No. [Blank]
Plat No. [Blank]