MEMORANDUM

**DATE:** August 22, 2006

**TO:** Montgomery County Planning Board

**FROM:** Catherine Conlon, Supervisor *CC*  
Development Review Division  
(301) 495-4542

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for September 07, 2006

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The following seven record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plans and site plans, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plat drawings for the record plats. The following plats are included:

220061070	Ashton Manor
220061480	Cleveland's Subdivision Kensington
220061160	National Chataqua of Glen Echo
220061830	Kenwood
220061940	West Chevy Chase Heights
220062250	Edgemoor
220062410	Homewood

**PLAT NO. 220061070**

Ashton Manor (Preliminary Plan: Ashton Manor)

Located on southeast side of New Hampshire Avenue, approximately 620 feet southeast of Crystal Spring Drive

R-200 zone, 3 lots

Community Water, Community Sewer

Master Plan Area: Sandy Spring Ashton

Alliance Ashton Manor, L.L.C., Applicant

The record plat has been reviewed by MNCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120050580 (formerly 1-05058), as approved by the Board; and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the preliminary plan.

# RECORD PLAT REVIEW SHEET

Plan Name: Ashton Manor Plan Number: 7-05058  
 Plat Name: Ashton Manor lots 23, 24, 25 Plat Number: 22061070  
 Plat Submission Date: 11/14/05  
 DRD Plat Reviewer: DW  
 DRD Prelim Plan Reviewer: DK

**Initial DRD Review:**

**Initial DRD Review:**

Signed Preliminary Plan – Date 7/1/05 Checked: Initial PW/DMS Date 1/10/06  
Planning Board Opinion – Date 6/15/05 Checked: Initial PW Date 1/10/06  
Site Plan Req'd for Development? Yes \_\_\_ No ✓ Verified By: \_\_\_\_\_ (initial)  
Site Plan Name: \_\_\_\_\_ Site Plan Number: \_\_\_\_\_  
Planning Board Opinion – Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
Site Plan Signature Set – Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
Site Plan Reviewer Plat Approval: Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Review Items: Lot # & Layout ☒ Lot Area ☒ Zoning ☒ Bearings & Distances ☒  
Coordinates ☒ Plan # ☒ Road/Alley Widths ☒ Easements ☒ Open Space ☒  
Non-standard BRLs ☒ Adjoining Land ☒ Vicinity Map ☒ Septic/Wells ☒  
TDR note ☒ Child Lot note ☒ Surveyor Cert ☒ Owner Cert ☒ Tax Map ☒

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	J. Penn	11/21 12/21	12/9	12/19/09	not OK
Research	Bobby Fleury	11/21 12/21	12/9	11/21/09	OK
SHA	Doug Mills	11/21 12/21	12/9	12/18/09	OK
PEPCO	Jose Washington	11/21 12/21	12/9	N/C	OK
Parks	Doug Powell	11/21 12/21	12/9	N/C	OK
DRD	Steve Smith	11/27 12/21	12/9	12/9/09	see Plat

### Final DRD Review:

DRD Review Complete:  
(All comments rec'd and incorporated into mark-up)  
Engineer Notified (Pick up Mark-up):  
Final Mylar w/Mark-up & PDF Rec'd:

**Board Approval of Plat:**

Plat Agenda:  
Planning Board Approval:  
Chairman's Signature:

**DPS Approval of Plat:**

Engineer Pick-up for DPS Signature:  
Final Mylar for Reproduction Rec'd:

**Plat Reproduction:**

Addressing:  
File Card Update:  
Final Zoning Book Check:  
Update Address Books with Plat #:  
Update Green Books for Resubdivision:  
Notify Engineer to Seal Plats:  
Engineer Seal Complete:  
Complete Reproduction:  
Sent to Courthouse for Recordation:

Initial  
Dwell

$$\frac{TA}{TA}$$

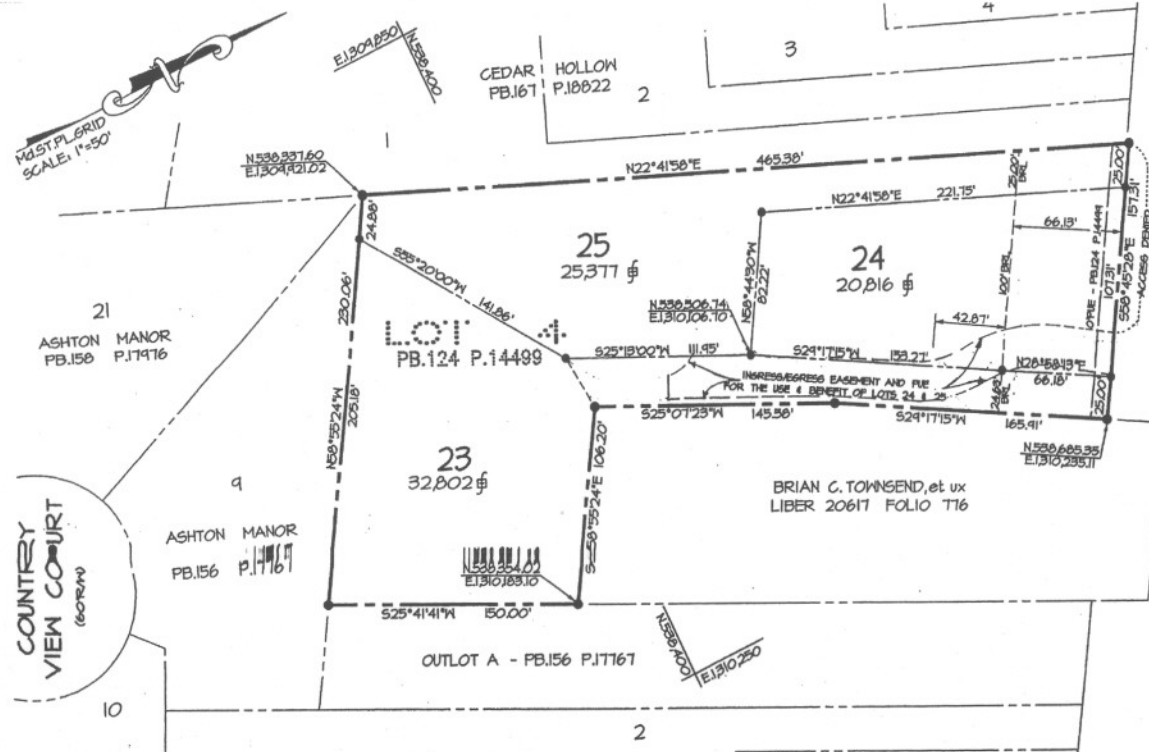
TIA

Date 8/10/06

1/11/06  
7/24/06

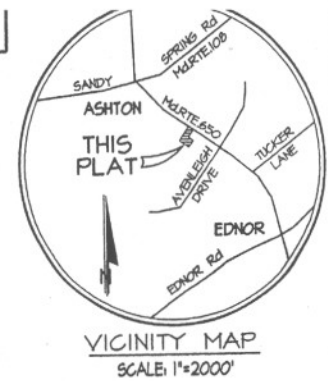
9/7/06

No. \_\_\_\_\_



PLAT No.

NEW HAMPSHIRE AVENUE  
MARYLAND ROUTE 650  
(VARIABLE WIDTH R/W)  
(PREVIOUSLY DEDICATED BY PB.124 P.14499)



### SURVEYOR'S CERTIFICATE

I hereby certify that the information shown hereon is true to the best of my knowledge and belief; that it is a subdivision of all of the land conveyed from Joseph Sibert and Cathleen Sibert to Alliance Ashton Manor, LLC by a deed dated July 28, 2005 and recorded among the Land Records of

Montgomery County, Maryland in Liber 30562 at Folio 243; that it is also a resubdivision of Lot 4 as shown on a plat of subdivision entitled "Lots 1, 2, 3, and 4, ASHTON MANOR" and recorded among the said Land Records in Plat Book 124 as Plat 14499; that once engaged as described in the Owners' Certificate hereon, all property markers shown hereon will be set as delineated hereon in accordance with Section 50-24 (E) (2) of the Montgomery County Code; and that the total area included in this plat of resubdivision is 78,945 square feet or 1.8135 acres of land of which no square feet are dedicated to public use.

February 2, 2006  
Date

*Sherald L. Bennett*  
Gerald L. Bennett  
Professional Land Surveyor  
Maryland Reg No. 10743

### OWNERS' CERTIFICATE

We, Alliance Ashton Manor, owners of the property described hereon, hereby adopt this plan of subdivision and establish the minimum building restriction lines.

Further, we grant and establish to the Baltimore Gas & Electric Company, Verizon, Washington Gas Light Company, and to their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "PUE" with the terms and provisions of such grant being set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3034 at Folio 457, said terms and provisions being incorporated herein by this reference.

Further, we establish the Category II Conservation Easement across Lots 23, 24 & 25 and subject to the terms and conditions as set forth in a certain document entitled "Conservation Easement Agreement" and recorded among the aforesaid Land Records in Liber 3034 at Folio 457.

Further, we hereby establish the Ingress/Egress Easements (I/E) shown hereon. As owner of this subdivision, we, my successors, agents and assigns will cause all property corner markers and any other required monumentation to be set by a registered Maryland surveyor in accordance with Section 50-24 (E)(2) of the Montgomery County Code.

There are no recorded suits, actions at law, leases, liens, mortgages or trusts affecting the property included in this plat of resubdivision, except a certain deed of trust, and all parties of interest thereto, have been indicated their assent.

*Karshnick*  
Witness

7-19-06  
Date

*Richard Sullivan, Jr.*  
Richard Sullivan, Jr., Manager

PROVIDENT BANK- We hereby assent to this plan of subdivision

*Kathleen Fleck*  
Witness

July 11, 2006  
Date

*Constance G. Beck*  
Constance G. Beck, Trustee  
acting on behalf of all trustees

### NOTES

1. 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.
2. 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 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 public files for any such plan are maintained by the Planning Board and are available for public review during normal business hours.
3. The property included on this plat is shown on Montgomery County Tax Map JT52, and is zoned R-200.
4. The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation law of 1992, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit. The provisions of the conservation easement shall supercede any other provisions for use in designated areas, including the declaration of covenants with respect to open space areas.
5. Lots 23-24 are subjected to an Ingress and Egress easement for which terms and conditions are recorded in the Montgomery County Land Records, Maryland in Liber 3034 at Folio 457.
6. The lots shown hereon are limited to the uses and conditions as required by Preliminary Plan # 1-05058 "Ashton Manor."

### AREA TABULATION

3 LOTS ..... 78,945 Sq.Ft. or 1.8135 Ac.  
STREET DEDICATION ..... 0 Sq.Ft. or 0.0000 Ac.  
TOTAL AREA OF THIS PLAT ..... 78,945 Sq.Ft. or 1.8135 Ac.

SUBDIVISION RECORD PLAT  
LOTS 23, 24 and 25  
(a resubdivision of Lot 4)

**ASHTON MANOR**

OLNEY (8th) DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 50' NOVEMBER 2005



15850 GRABBS BRANCH WAY, SUITE 200  
ROCKVILLE, MARYLAND 20855-2622  
301-417-0200 FAX 301-417-0164



FOR PUBLIC SEWER AND WATER SYSTEMS ONLY

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

APPROVED -

CHAIRMAN

SECRETARY - TREASURER

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

MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PERMITTING SERVICES

APPROVED -

DATE

BY -

DIRECTOR

The approval of this plat is predicated on the adequacy and availability of public sewer and water.

RECORDED:

PLAT NO.

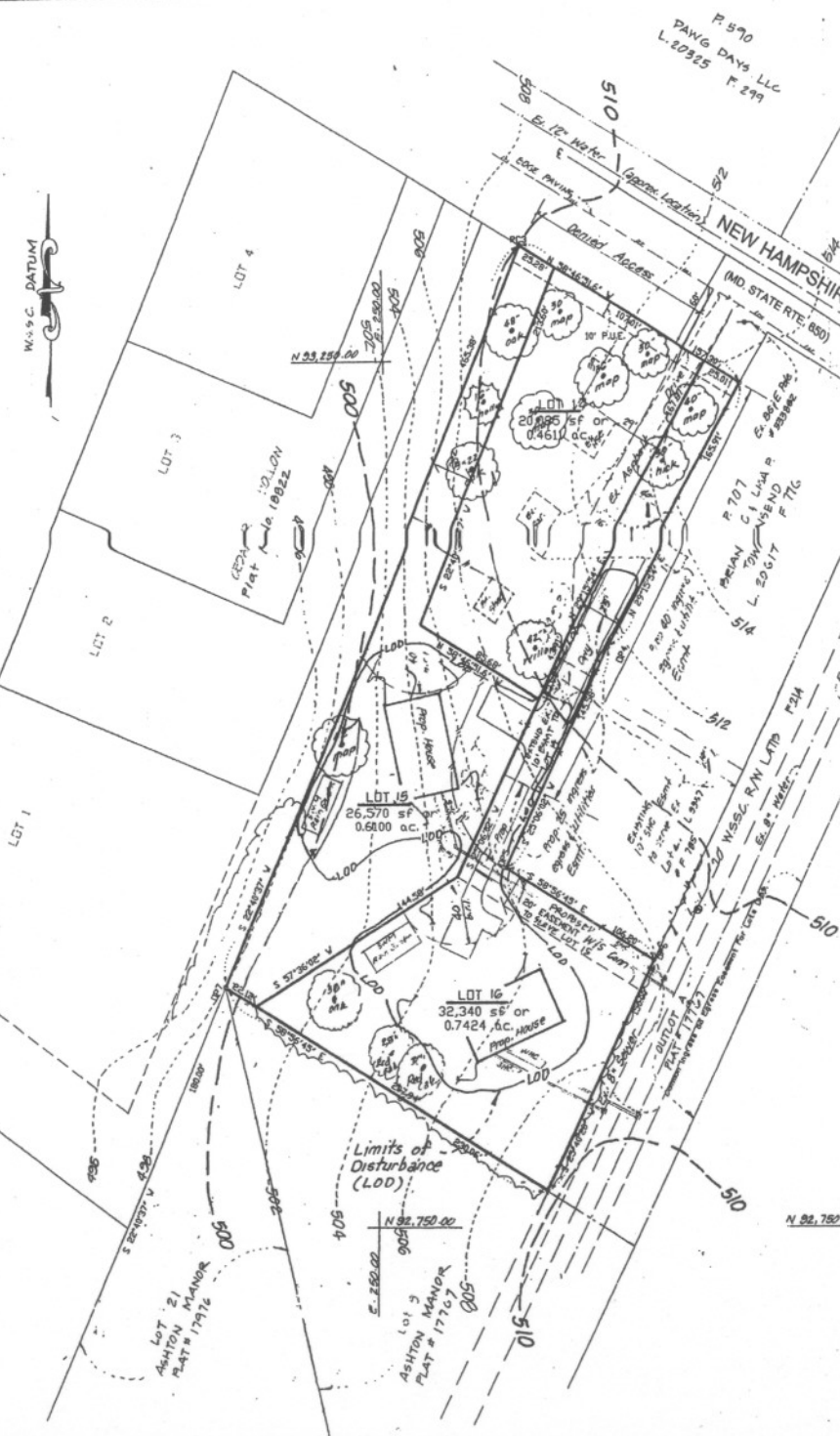
PIA N/A

M:\PROJECTS\150234\SURVEY\PLAT\REC\_PLAT.DGN





W.S.C. DATUM



Maryland-National Capital  
Park and Planning Commission  
Approved Preliminary Subdivision Plan No. 1-05058  
At its meeting of 03/31/05  
Approval, subject to the following condition

- 1) Approval under this preliminary plan is limited to three (3) one-family dwelling units.
- 2) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MDOT's issuance of sediment and erosion control permits.
- 3) Record a Category II easement over all lots.
- 4) Access and improvements as required to be approved by MSHA prior to issuance of access permits.
- 5) Compliance with conditions of MCDPWT letter dated, February 24, 2004, unless otherwise amended.
- 6) Compliance with the conditions of approval of the MCDPS stormwater management approval letter dated April 29, 2004.
- 7) Other necessary easements.

*John H. Kossy*  
Development Review Division

7/1/05  
Date



# VICINITY MAP

SCALE: 1"=200'

Copyright ADC "The Map People" permitted use # 20492/58

## GENERAL NOTES:

1. Property Zoned R-200.
2. Total Area of Site = 78,995 sq ft. or 1.8135 Ac.
3. Site Located on Tax Map JT452 Subdivision 501.
4. Montgomery's County ADC Locator, Page 22, Grid D-B.
5. V.S.S.C. 200' SHEET = 224NE-01
6. Applicant/Owner  
Gilbert Joseph,  
17710 New Hampshire Avenue,  
Ashton,  
Md. 20861-9780.
7. Site known Lot 4 ASHTON MANOR  
Subdivision, Plat 14499.
8. Solis' Map Page: #14.  
Soil Types: 2B-Gleneig Silt Loam, 3 to 8 % slopes
9. Building Restrictions: Front = 40'.  
Side = Min. 12', total 25'.  
Rear = Min. 30.00'  
100' @ BL.
10. Water to be public, Sewer to be public.
11. Entire site is to be a Category II Forest Conservation Easement.

## SITE TABULATION:

Total Site Area.....	1.8135 acres.
Existing Lots.....	1 (one).
Proposed Lots.....	3 (Three).
Lot Areas:	
Lot 14.....	0.4611 ac. 20,085 sf.
Lot 15.....	0.6100 ac. 26,570 sf.
Lot 16.....	0.7424 ac. 32,340 sf.
Area.....	
Site Zoning.....	R-200.
ALLOWED	PROVIDED
Lot area.....	20,000 sf. min. 20,085 sf. 26,570 sf. 32,340 sf.
Lot coverage.....	25 % max. 17.05% 10.16 % 23.75%
Front yard setback.....	40' min. 59' 40' 69'
Side yard setback.....	12' min. 29' 21' 34'
	25' total 69' 44' 99'
Rear yard setback.....	30' min. 130' 152' 41'
Lot frontage.....	100' min at Bldg line 100' 133' 177'
Building Height.....	50'.
Density.....	3.95 DU/ac. avg. 3.00 DU/ac.

## SURVEYOR'S CERTIFICATE

I hereby certify that this plan of re-subdivision was prepared in accordance with Section 50-34 of the Montgomery County Subdivision Regulations, that the boundary shown hereon is based on a field survey by Survey's Inc. dated 12-5-04 and that it represents Lot 4 of "ASHTON MANOR" as per Plan number 14499 of the Land Montgomery County Maryland and that the topographic information is a true and correct of field located features.

12-5-04  
Date

*Gregory C. Bepko*  
Registered Professional  
Land Surveyor, Md. # 10994

## PRELIMINARY PLAN LOTS 14, 15 & 16 ASHTON MANOR

8TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1"=50' OCT., 2003.

DATE REVISION  
12-26-05 Environmental Comments

## SURVEYS, INC.

SURVEYORS • ENGINEERS • LAND PLANNERS  
PERMIT SERVICES  
360 MAIN STREET  
LAUREL, MARYLAND, 20701  
PHONE 301-716-0541 FAX 301-716-0542

SCALE 1"= 50'	DESIGNER GB	CHECKED BY GB
DATE Dec., 2004	DRAFTER MO	FIELD BOOK TD
JOB NUMBER 02-46	SHEET NUMBER 1 OF 1	FILE NUMBER M-480





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**Date Mailed:** JUN 14 2005

**Action:** Approved Staff  
Recommendation

**Motion** of Commissioner Bryant,  
seconded by Commissioner Robinson,  
with a vote of 4-0;  
Chairman Berlage and Commissioners  
Bryant, Robinson and Wellington voting  
in favor. Commissioner Perdue absent.

## MONTGOMERY COUNTY PLANNING BOARD

### OPINION

Preliminary Plan 1-05058

NAME OF PLAN: Ashton Manor (Resubdivision)

*The date of this written opinion is JUN 14 2005 (the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules of Court - State).*

### INTRODUCTION

On 12/08/04, Joseph Gilbert ("Applicant") submitted an application for the approval of a preliminary plan of subdivision of property in the R-200 zone. The application proposed to create 3 lots on 1.8 acres of land located on the southwest side of New Hampshire Avenue (MD 650), approximately 620 feet southeast of the intersection with Crystal Spring Drive, in the Sandy Spring/Ashton Master Plan area ("Subject Property"). The application was designated Preliminary Plan 1-05058. On 03/31/05, Preliminary Plan 1-05058 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Planning Board heard testimony and received evidence submitted in the record on the application.

The record for this application ("Record") closed at the conclusion of the public hearing, upon the taking of an action by the Planning Board. The Record includes: the information on the Preliminary Plan Application Form; the Planning Board staff-generated minutes of the Subdivision Review Committee meeting(s) on the application; all correspondence and any other written or graphic information concerning the application received by the Planning Board or its staff following submission of the application and prior to the Board's action at the conclusion of the public hearing, from the Applicant, public agencies, and private individuals or entities; all correspondence and any other written or graphic information issued by Planning Board staff concerning the application, prior to the Board's action following the public hearing; all evidence, including written and oral testimony and any graphic exhibits, presented to the Planning Board at the public hearing.

### **SITE DESCRIPTION**

The Subject Property is known as Lot 4 in the existing Ashton Manor Subdivision, (which included Lots 1, 2, 3 and 4), which was originally approved in 1983. The Subject Property is located on the southwest side of New Hampshire Avenue (MD 650), approximately 620 feet southeast of the intersection with Crystal Spring Drive. The site contains 1.8 acres and is zoned R-200. The property is improved with a one-family dwelling, which will remain.

### **PROJECT DESCRIPTION**

The Applicant proposes to create three (3) residential lots for the existing single-family dwelling unit and the construction of two new one-family detached dwelling units. Access to the site will be provided via a shared driveway from New Hampshire Avenue (MD 650).

### **MASTER PLAN COMPLIANCE**

The Sandy Spring/Ashton Master Plan ("Master Plan") does not specifically identify the Subject Property for discussion, but does give general guidance and recommendations regarding zoning and land use. The Master Plan recommends that the site area maintain the existing zoning as adopted and maintain the residential land use consisting of one-family detached homes. The proposed resubdivision complies with the recommendations set forth in the Master Plan.

### **CONFORMANCE WITH SECTION 50-29(b)(2)**

#### **Statutory Review Criteria**

This Preliminary Plan involves a resubdivision. In order to approve an application for resubdivision, the Planning Board must find that the proposed lots comply with all

seven of the resubdivision criteria set forth in Section 50-29(b)(2) of the Subdivision Regulations, which states:

Resubdivision. Lots on a plat for the Resubdivision of any lot, tract, or other parcel of land that is part of an existing subdivision previously recorded in a plat book shall be of the same character as to street frontage, alignment, size, shape, width, area and suitability for residential use as other lots within the existing block, neighborhood or subdivision.

### **Neighborhood Delineation**

As part of its review of a resubdivision application, the Planning Board must determine the appropriate "neighborhood" for evaluating the application.

The Applicant has proposed a neighborhood of eight (8) lots for analysis purposes. The proposed neighborhood extends northeast to New Hampshire Avenue (MD 50), southwest to Country View Drive, southeast to the eastern borders of existing Lots 1, 2 and 10 and northwest to the western borders of existing lots 1, 2 and 3 in the Cedar Hollow Subdivision.

Staff is of the opinion that the Applicant's neighborhood delineation is appropriate because it provides an adequate sample that exemplifies the lot and development pattern of the area. The Applicant has provided a tabular summary of the area based on the resubdivision criteria, which is included in the Memorandum from Development Review Staff to the Planning Board, dated March 25, 2005 ("Staff Report").

### **Staff's Analysis of the Character of Proposed Lots to Existing Lots**

In performing the analysis, Staff applied the resubdivision criteria to the delineated neighborhood based on the tabular summary and graphical documentation in the Record. Based on its analysis, Staff finds that the proposed resubdivision will be of the same character as the existing lots in the neighborhood, as explained below:

Frontage: In the delineated neighborhood, lot frontages range from 25 feet to 134 feet. Four (4) lots have frontages of 25 feet, and the other existing lots have frontages of 53 feet, 73 feet, 127 feet and 134 feet. The proposed Lot 14 has a frontage of 107 feet and the proposed Lots 15 and 16 have frontages of 25 feet each. Staff finds that the proposed lots will be consistent in character with other lots in the neighborhood with respect to frontage.

Area: Lot areas in the delineated neighborhood range from 8,600 square feet to 39,000 square feet. The proposed lots will range in area from 9,375 square feet to 12,500 square feet and will be in character with the existing lots in the neighborhood with respect to area.



The Applicant appeared before the Planning Board, and did not contest any of staff's recommendations. Mr. Joseph Crook, the owner of the adjacent property located at 17714 New Hampshire Avenue, also identified as Lot 1 of the Cedar Hollow Subdivision, presented testimony at the hearing that he did not object to the application, but that he had concerns regarding the potential drainage onto his property of runoff from the Subject Property. Mr. Crook explained that his property is at the low point and that everything on the Subject Property drains to his lot. He is concerned that the proposed stormwater management is not sufficient. He testified that he had spoken with a representative from the Montgomery County Department of Permitting Services ("MCDPS") regarding the proposed stormwater management system and that she agreed that his concern was valid. He further testified that he wanted it in the record that he had requested that the potential drainage problem be addressed.

The Planning Board requested Development Review Staff to respond to Mr. Crook's drainage concern. Staff testified that the Applicant proposed to achieve stormwater management by creating a rain garden on the Subject Property. Staff explained that a rain garden is a depressed area that catches run-off and is landscaped with certain types of vegetation to retain the water. A rain garden does not have an outfall, but is designed so that any water that does not seep into the ground is taken up by the roots of the plants. Rain gardens are not commonly used in Montgomery County, but MCDPS, which has sole jurisdiction over stormwater management issues, indicated by its approval of the stormwater management concept plan on April 29, 2004, that the use of this method of stormwater management is sufficient for this site. To clarify the discussion, Staff further testified that the rain garden will pick up runoff from the driveways and rooftops of the new construction, however the Applicant is not be required to control existing conditions.

No other speakers testified at the public hearing.

## **FINDINGS**

Having given full consideration to the recommendations of its Staff; the recommendations of the applicable public agencies<sup>2</sup>; the Applicant's position; and other evidence contained in the Record, which is hereby incorporated in its entirety into this Opinion, the Montgomery County Planning Board finds, with the conditions of approval, that:

- a) The Preliminary Plan No. 1-05058 substantially conforms to the Sandy Spring-Ashton Master Plan.

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<sup>2</sup> The application was referred to outside agencies for comment and review, including the Washington Suburban Sanitary Commission, the Department of Public Works and Transportation, the Department of Permitting Services and the various public utilities. All of these agencies recommended approval of the application.

Lot Size: The lot sizes in the delineated neighborhood range from 20,000 square feet to 57,904 square feet. The proposed Lot 14 will have a lot size of 20,085 square feet, the proposed Lot 15 will have a lot size of 26,570 square feet, and the proposed Lot 16 will have a lot size of 32,320 square feet. Therefore, Staff finds the lot sizes of the proposed lots to be of the same character as the sizes of the existing lots in the neighborhood.

Lot Width: The lot widths in the existing neighborhood range from 75 feet to 172 feet. Each of the proposed lots will have widths of 100 feet. Staff finds that the widths of the proposed lots will be of the same character as the widths of the existing lots in the neighborhood.

Shape: There are four (4) pipestem lots, one (1) rectangular lot and three (3) irregularly shaped lots in the existing neighborhood. The proposed resubdivision will create two (2) pipestem lots and one (1) rectangular lot. Staff finds that the proposed lots will be of the same character as the existing lots in the neighborhood with respect to shape.

Alignment: There are three (3) radial lots, four (4) pipestem lots and one (1) perpendicular lot in the delineated neighborhood. The proposed resubdivision will create two (2) pipestem lots and one (1) perpendicular lot. Staff finds that the proposed lots will be consistent in character with the existing lots in the neighborhood as it pertains to alignment.

Residential Use: The proposed lots are suitable for residential use.

### **Staff's Recommendation**

Staff finds that the proposed lots are of the same character as the existing lots in the neighborhood and, therefore, the proposed resubdivision complies with Section 50-29(b)(2) of the Subdivision Regulations. As such, Staff recommends approval of the Preliminary Plan.

### **PLANNING BOARD HEARING**

At the public hearing before the Planning Board, Staff presented its recommendation for approval as set forth in the Staff Report.<sup>1</sup>

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<sup>1</sup> Staff also responded to a letter in the Record from Mary Van Denk, an adjoining property owner, opposing the application because of her concern that the Applicant has proposed too many dwellings for the site. Staff testified that the R-200 zone allows a maximum density of two (2) dwelling units per acre and, based on the size of the Subject Property, the zoning permits the proposed three (3) dwelling units and the preliminary plan application complies with the density regulations.

- b) Public facilities will be adequate to support and service the area of the proposed subdivision.
- c) The size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision, and the proposed lots meet the minimum lot size requirements of the Zoning Ordinance.
- d) The application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A. This finding is subject to the applicable condition(s) of approval.
- e) The application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.
- f) The proposed lots are of the same character as to street frontage, alignment, size, shape, width, area and suitability for residential use as other lots within the existing neighborhood. The Planning Board adopts Staff's analysis as set forth above.
- g) The Record of this application does not contain any contested issues; and, therefore, the Planning Board finds that any future objection, which may be raised concerning a substantive issue in this application, is waived.

#### **CONDITIONS OF APPROVAL**

Finding Preliminary Plan No. 1-05058 in accordance with the purposes and all applicable regulations of Montgomery County Code Chapter 50, the Planning Board approves Preliminary Plan No. 1-05058, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to three (3) one-family dwelling units.
- 2) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
- 3) Record plat to reflect a Category II easement over all lots.
- 4) Access and improvements as required to be approved by MDSHA prior to issuance of access permits.
- 5) Compliance with conditions of MCDPWT letter dated, February 24, 2005 unless otherwise amended.
- 6) Compliance with the conditions of approval of the MCDPS stormwater management approval letter dated April 29, 2004.

7) Other necessary easements.

This Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed.

\* \* \* \* \*


[CERTIFICATION OF BOARD VOTE ADOPTING OPINION ON FOLLOWING PAGE]

MR 6/3/05

Approved for legal sufficiency  
M-NCPPC Office of General Counsel

**CERTIFICATION OF BOARD VOTE ADOPTING OPINION**

At its regular meeting, held on Thursday, **June 9, 2005**, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, by unanimous consent and with four Commissioners present, **ADOPTED** the above Opinion which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for **Preliminary Plan 1-05058, Ashton Manor (Resubdivision)**. Vice Chair Perdue abstained.

A handwritten signature in cursive script, appearing to read "E. Ann Daly", is written over a horizontal line.

Certification As To Vote of Adoption  
E. Ann Daly, Technical Writer



**PLAT NO. 220061480**

**Cleveland's Subdivision Kensington**

Located on the south side of Dupont Avenue, approximately 100 feet west of St. Paul Street

R-60 zone, 1 lots

Community Water, Community Sewer

Master Plan Area: Kensington Sector Plan

Alan Shoup, Applicant

The record plat has been reviewed by MNCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120060040, as approved by the Board; and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the preliminary plan.



# RECORD PLAT REVIEW SHEET

Plan Name: Cleveland's SUB. Kensington Plan Number: 12006 0040  
 Plat Name: Cleveland's SUB. Kensington Plat Number: 22006148  
 Plat Submission Date: 1/13/06  
 DRD Plat Reviewer: TA  
 DRD Prelim Plan Reviewer: D. Kinney

## Initial DRD Review:

Signed Preliminary Plan - Date 12/1/05 Checked: Initial DML Date 2/10/06  
 Planning Board Opinion - Date 11/21/05 Checked: Initial DML Date 2/10/06  
 Site Plan Req'd for Development? Yes ☐ No ☒ Verified By: DML (initial)  
 Site Plan Name: \_\_\_\_\_ Site Plan Number: \_\_\_\_\_  
 Planning Board Opinion - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Signature Set - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Reviewer Plat Approval: Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Review Items: Lot # & Layout ☒ Lot Area ☒ Zoning ☒ Bearings & Distances ☒  
 Coordinates ☒ Plan # ☒ Road/Alley Widths ☒ Easements N/A Open Space N/A  
 Non-standard BRLs N/A Adjoining Land ☒ Vicinity Map ☒ Septic/Wells N/A  
 TDR note N/A Child Lot note N/A Surveyor Cert ☒ Owner Cert ☒ Tax Map ☒

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>Amey Lindsey</u>	<u>1/23/06</u>	<u>2/10/06</u>	<u>3/28/06</u>	<u>No comment</u>
Research	<u>Bobby Fleury</u>			<u>1/29/06</u>	
SHA	<u>Doug Mills</u>			<u>N/A</u>	
PEPCO	<u>Jose Washington</u>			<u>X</u>	<u>OK</u>
Parks	<u>Doug Powell</u>			<u>N/A</u>	<u>OK</u>
DRD	<u>Steve Smith</u>			<u>1/31/06</u>	<u>See plat</u>

## Final DRD Review:

DRD Review Complete:  
 (All comments rec'd and incorporated into mark-up)

Engineer Notified (Pick up Mark-up):

Final Mylar w/Mark-up & PDF Rec'd:

## Board Approval of Plat:

Plat Agenda:

Planning Board Approval:

Chairman's Signature:

## DPS Approval of Plat:

Engineer Pick-up for DPS Signature:

Final Mylar for Reproduction Rec'd:

## Plat Reproduction:

Addressing:

File Card Update:

Final Zoning Book Check:

Update Address Books with Plat #:

Update Green Books for Resubdivision:

Notify Engineer to Seal Plats:

Engineer Seal Complete:

Complete Reproduction:

Sent to Courthouse for Recordation:

Initial

DML

TA

TA

TA

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Date

2/10/06

2/10/06

8/10/06

9/7/06

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No. \_\_\_\_\_

# OWNER'S CERTIFICATE

I, ALAN L. SHOUP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION. AS OWNER OF THIS SUBDIVISION, I, MY SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNERS MARKERS AND ANY OTHER REQUIRED MONUMENTATION, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(e)(2) OF THE MONTGOMERY COUNTY CODE.

FURTHER, WE GRANT TO THE POTOMAC ELECTRIC POWER COMPANY, CHESAPEAKE AND POTOMAC TELEPHONE CO. OF MARYLAND, WASHINGTON GAS LIGHT CO. OF MARYLAND, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND EASEMENT, IN, ON AND OVER THE LAND HEREON DESCRIBED AS A PUBLIC UTILITY EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS FOR PUBLIC UTILITY EASEMENT" AND BEING RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY MARYLAND IN LIBER 3834 AT FOLIO 457, SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE.

THERE ARE NO SUITS, LIENS, LEASES, MORTGAGES, OR TRUSTEE, AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT A CERTAIN DEED OF TRUST AND THE PARTIES IN INTEREST THERE TO HAVE AFFIXED THEIR SIGNATURES HEREON INDICATING THEIR ASSENT TO THIS PLAT OF SUBDIVISION.

3/15/06

DATE

*Alan Shoup*

ALAN L. SHOUP, OWNER

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION.

3/27/06

DATE

*Mary Grace Altmuth*

Mary Grace Altmuth  
Vice President

EVER HOME  
mortgage

LOT 12  
CLEVELAND'S SUBDIVISION  
KENSINGTON  
P.NO. 8514

PARCEL P167  
L.13869 F.408

LOT 5

LOT 16  
7,542 SQ.FT.  
OR 0.1731 AC.

LOT 11  
CLEVELAND'S SUBDIVISION  
KENSINGTON  
P.B. 54 P.NO. 4348

DUPONT AVENUE (50' R.O.W.)

PLAT NO.

VICINITY MAP

SCALE: 1" = 200'

## NOTES:

- 1- THIS PROPERTY IS ZONED R-60.
- 2- THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992 DOES NOT APPLY TO THIS LOT BY SECTION 22A-4 OF THE MONTGOMERY COUNTY CODE.
- 3- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE, PROJECT PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS 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 PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- 4- TAX MAP LOCATION: HP563 , 213NW03
- 5- THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THIS OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE ON EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- 6- THE LOT SHOWN HEREON IS LIMITED TO THE USES AND CONDITION OF PRELIMINARY PLAN # 120060040

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY THE FOLLOWING CONVEYANCE AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND: ALL OF THE LAND CONVEYED BY CAROLE SHOUP TO ALAN L. SHOUP BY DEED DATED 4th DAY OF DECEMBER, 2003 AND RECORDED IN LIBER 26168 FOLIO 751, BEING PART OF A TRACT CALLED "JOSEPH'S PARK AND ALSO BEING A PART OF LOT NUMBERED FOUR (4).

WE HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S DEDICATION HEREON, ALL MONUMENTS AND ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE. THERE IS NO STREET DEDICATION BY THIS PLAT. THE TOTAL AREA ON THIS PLAT IS 7,542 SQ.FT. OR 0.1731 AC.

*M.N.A. Roshan*  
M.N.AJB ROSHAN L.S.  
MD. REG. # 11049

4-9/06  
DATE

SUBDIVISION RECORD PLAT  
LOT 16  
CLEVELAND'S SUBDIVISION  
KENSINGTON  
13th ELECTION DISTRICT  
MONTGOMERY COUNTY  
MARYLAND  
SCALE: 1" = 30'



TOTAL ENGINEERING SERVICES  
PLANNERS, ENGINEERS, SURVEYORS  
P.O. BOX 10123  
SILVER SPRING, MD 20914  
TEL (301) 515 1514 FAX (301) 515 5599

FOR PUBLIC WATER AND SEWER ONLY 206148

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

APPROVED: \_\_\_\_\_

CHAIRMAN

SECRETARY-TREASURER

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

TOWN OF KENSINGTON

*Mary Grace Altmuth*  
APPROVED  
DATE

MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PERMITTING SERVICES

APPROVED: \_\_\_\_\_

DIRECTOR

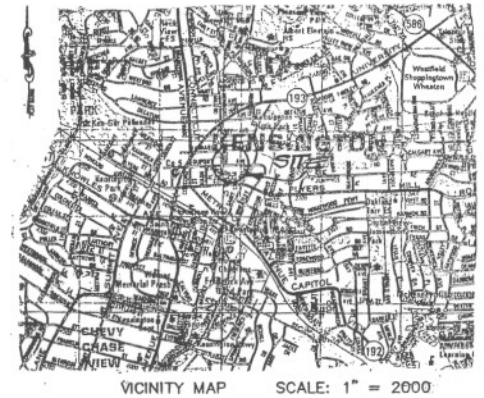
DATE: \_\_\_\_\_

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

Approval, subject to the following condition

- 1) Approval under this preliminary plan is limited to one (1) one-family detached dwelling unit
- 2) Compliance with conditions of MCDPWT letter dated, September 30, 2005 unless otherwise amended.
- 3) Other necessary easements.

This Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed.

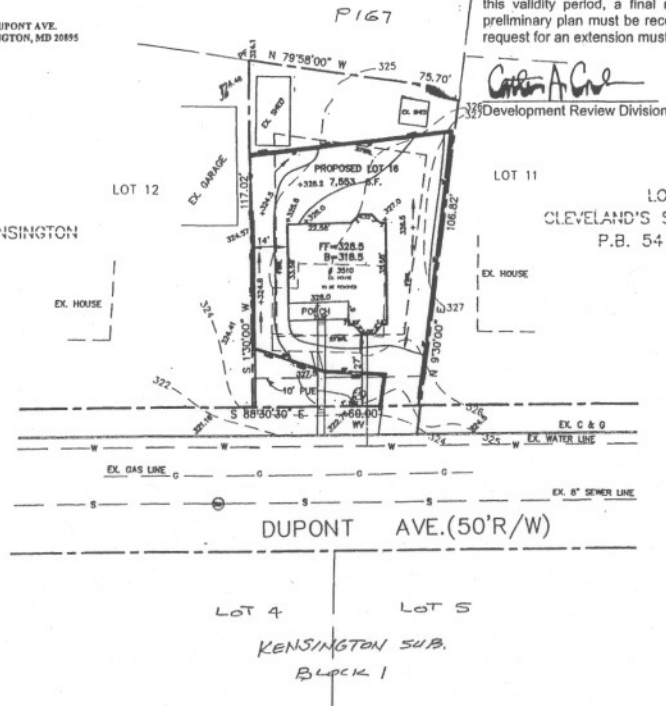


VICINITY MAP SCALE: 1" = 2000

ADJACENT PROPERTY OWNERS

OWNER	LOT #, BLOCK SUBDIVISION	ADDRESS
MARK WEGNER	LOT 4, BLOCK 1 NORTH KENSINGTON	3511 DUPONT AVE. KENSINGTON, MD 20895
JOSEPH JOCKEL	LOT 5, BLOCK 1 NORTH KENSINGTON	3513 DUPONT AVE. KENSINGTON, MD 20895
LAURA MURRAY	LOT 11 CLEVELANDS SUB KENSINGTON	3500 DUPONT AVE. KENSINGTON, MD 20895
JACK BAKER	LOT 12 KENSINGTON CLEVELAND	3506 DUPONT AVE. KENSINGTON, MD 20895

LOT 12  
CLEVELAND'S SUBDIVISION KENSINGTON  
P.NO. 8511



Development Review Division

12/1/05  
Date

LOT 11  
CLEVELAND'S SUBDIVISION KENSINGTON  
P.B. 54 P.NO. 4348

NOTES:

- 1- THIS PROPERTY IS ZONED R-60.
- 2- THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992 DOES NOT APPLY TO THIS LOT BY SECTION 22A-4 OF THE MONTGOMERY COUNTY CODE.
- 3- TOTAL AREA OF THIS SITE IS 7,553 S.F. OR 0.1734 AC
- 4- USE: SINGLE FAMILY HOUSE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY THE FOLLOWING CONVEYANCE AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND: ALL OF THE LAND CONVEYED BY CAROLE SHOUP TO ALAN L. SHOUP BY DEED DATED 4th DAY OF DECEMBER, 2003 AND RECORDED IN LIBER 26168 FOLIO 751, BEING PART OF A TRACT CALLED "JOSEPH'S PARK AND ALSO BEING A PART OF LOT NUMBERED FOUR (4).

THERE IS NO STREET DEDICATION

BY THIS PLAT, THE TOTAL AREA ON THIS PLAT IS 7,553 sq. ft. OR 0.1734 AC.

*N. Doshari*  
M. NAJIB ROSHAN L.S.  
MD. REG. # 11049

6/24/05  
DATE

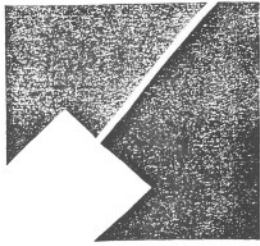
OWNER/DEVELOPER  
ALAN L. SHOUP  
3510 DUPONT AVENUE  
KENSINGTON, MD. 20895

PRELIMINARY PLAN  
PROPOSED LOT 16  
CLEVELAND'S SUBDIVISION  
KENSINGTON  
MONTGOMERY COUNTY  
MARYLAND

SCALE: 1" = 30'  
SHEET 1 OF 1

**TES**  
TOTAL ENGINEERING SERVICES  
PLANNERS, ENGINEERS, SURVEYORS  
P.O. BOX 10123  
SILVER SPRING, MD 20914  
TEL: (301) 515 1514 FAX: (301) 515 5589





## MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
301-495-4500, [www.mncppc.org](http://www.mncppc.org)

Date Mailed: NOV 21 2005  
Public Hearing Date: Oct. 20, 2005  
Action: Approved Staff  
Recommendation  
Motion of Commissioner Wellington,  
seconded by Commissioner Bryant,  
with a vote of 4-0;  
Chairman Berlage and Commissioners  
Bryant, Wellington, and Robinson voting  
in favor. Commissioner Perdue absent.

## MONTGOMERY COUNTY PLANNING BOARD

## OPINION

Preliminary Plan: 120060040

NAME OF PLAN: Cleveland's Subdivision Kensington

*The date of this written opinion is NOV 21 2005 (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).*

**I. INTRODUCTION**

On 7/07/05, Alan Shoup ("Applicant") submitted an application for the approval of a preliminary plan of subdivision of property in the R-60 zone. The application proposed to create 1 lot on 0.1734 acres of land located on the south side of Dupont Avenue, approximately 235 feet west of the intersection with St. Paul Street, in the Kensington-Wheaton master plan area ("Subject Property"). The application was designated Preliminary Plan 120060040 ("Preliminary Plan"). On 10/20/05, the Preliminary Plan was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Planning Board heard testimony and received evidence submitted in the record on the application.

The record for this application ("Record") closed at the conclusion of the public hearing, upon the taking of an action by the Planning Board. The Record includes: the information on the Preliminary Plan Application Form; the Planning Board staff-generated minutes of the Subdivision Review Committee meeting(s) on the application; all correspondence and any other written or graphic information concerning the



application received by the Planning Board or its staff following submission of the application and prior to the Board's action at the conclusion of the public hearing, from the Applicant, public agencies, and private individuals or entities; all correspondence and any other written or graphic information issued by Planning Board staff concerning the application; all evidence, including written and oral testimony and any graphic exhibits, presented to the Planning Board at the public hearing.

## **II. SITE DESCRIPTION**

The Subject Property, identified as Parcels 159, is located on the south side of Dupont Avenue, approximately 235 feet west of the intersection with St. Paul Street. The site contains approximately .1734 acres (7,553 square feet) and is zoned R-60. It is currently developed with a one-family detached dwelling, which will be removed.

## **III. PROJECT DESCRIPTION**

This is a subdivision application to create one (1) residential lot for the construction of one (1) one-family detached dwelling unit. The Subject Property will have direct access from Dupont Avenue. The Subject Property is exempt from forest conservation. Stormwater management was addressed by the Department of Permitting Services (DPS) with approval of a Small Lot Disturbance Application (SLDA) which waives properties containing lot areas less than 20,000 square feet.

## **IV. STAFF RECOMMENDATION**

Staff found that the Preliminary Plan conforms to the Master Plan for the Communities of Kensington-Wheaton and is consistent with the master plan goal to maintain the area's medium density residential character. Staff also found that the Preliminary Plan complies with Chapter 50 of the Montgomery County Code ("Subdivision Regulations") in that public facilities will be adequate to support and service the area of the proposed subdivision. Staff further found that the size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision. Staff recommended approval of the Preliminary Plan, subject to conditions.

## **V. PLANNING BOARD HEARING**

Staff described the site location and proposed project and recommended approval of the Preliminary Plan with conditions.

A representative of the Applicant was present at the hearing but did not offer any substantive testimony. No other speakers testified at the hearing.



## **VI. FINDINGS**

Having given full consideration to the recommendations of its Staff; the recommendations of the applicable public agencies<sup>1</sup>; the Applicant's position; and other evidence contained in the Record, which is hereby incorporated in its entirety into this Opinion, the Montgomery County Planning Board finds, based on the uncontested evidence of record, that with the conditions of approval:

- a) Preliminary Plan No. 120060040 substantially conforms to the Kensington-Wheaton master plan.
- b) Public facilities will be adequate to support and service the area of the proposed subdivision.
- c) The size, width, shape, and orientation of the proposed lot are appropriate for the location of the subdivision.
- d) The application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.
- e) The application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.
- f) The Record of this application does not contain any contested issues; and, therefore, the Planning Board finds that any future objection, which may be raised concerning a substantive issue in this application, is waived.

## **VII. CONDITIONS OF APPROVAL**

Finding Preliminary Plan No. 120060040 in accordance with the purposes and all applicable regulations of Montgomery County Code Chapter 50, the Planning Board approves Preliminary Plan No. 120060040, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to one (1) one-family detached dwelling unit.

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<sup>1</sup> The application was referred to outside agencies for comment and review, including the Washington Suburban Sanitary Commission, the Department of Public Works and Transportation, the Department of Permitting Services and the various public utilities. All of these agencies recommended approval of the application.

- 2) Compliance with conditions of MCDPWT letter dated, September 30, 2005, unless otherwise amended.
- 3) Other necessary easements.

*This Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h)). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed.*

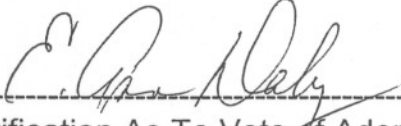
\* \* \* \* \*

[CERTIFICATION OF BOARD VOTE ADOPTING OPINION ON FOLLOWING PAGE]

APPROVED AS TO LEGAL SUFFICIENCY  
D40 u/10/05  
M-NCJPC LEGAL DEPARTMENT

**CERTIFICATION OF BOARD ADOPTION OF OPINION**

At its regular meeting, held on **Thursday, November 17, 2005**, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission by unanimous consent present, **ADOPTED** the above Opinion which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for **Preliminary Plan No. 1-20060040, Cleveland's Subdivision Kensington**. Vice Chair Perdue abstained.

  
-----  
Certification As To Vote of Adoption  
E, Ann Daly, Technical Writer



**PLAT NO. 220061160**

National Chatauqua of Glen Echo

Located on northeast quadrant, intersection of Wellesley Circle and Cornell Avenue

R-60 zone, 2 lots

Community Water, Community Sewer

Master Plan Area: Bethesda-Chevy Chase

Ms. Nancy C. Long, Applicant

M-NCPPC staff and other applicable agencies, as documented on the attached Plat Review Checklist, have reviewed the record plat. This plat involves a two-step application of the minor subdivision provisions, namely **Section 50-35A (a)(3)**, consolidation of two or more lots or a part of a lot into one lot and, pursuant to **Section 50-35 A (a)(1)**, minor lot adjustment. These two provisions are as follows:

Sec 50-35 A (a) (3) Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided: any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958.

Sec 50-35 A (a) (1) Minor lot adjustment: an adjustment may be made if the amount of adjustment is less than 5 percent of the combined total square footage as demonstrated on an approved sketch plan and no additional lots are being created.

Staff applied the above-noted minor subdivision criteria for both categories of minor subdivision to this plat and concluded that the proposed minor subdivision, consolidating two or more lots (previously known as lots 16 to 22) into two new lots (proposed lots 40 and 41), and adjusting the lot line between these two lots, complies with the relevant criteria of Section 50-35 A (a) (3) and (a) (1) of the subdivision regulations and supports this minor subdivision record plat.





RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Plat Name: National Chatauqua of Glen Echo  
Plat Number: 22006-1160  
Plat Submission Date: 11/30/05  
DRD Plat Reviewer: \_\_\_\_\_

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: ✓  
b) No additional lots created: ✓  
c) Adjusted line is approximately parallel/does not significantly change shape of the lots: ✓  
d) Date sketch plan submitted: \_\_\_\_\_  
e) Sketch plan revised or denied within 10 business days: \_\_\_\_\_  
f) Final record plat submitted within ninety days: \_\_\_\_\_  
g) Sketch shows following information: \_\_\_\_\_  
i. proposed lot adjustment: ✓  
ii. physical improvements within 15 feet of adjusted line: \_\_\_\_\_  
iii. alteration to building setback: \_\_\_\_\_  
iv. amount of lot area affected: ✓

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: \_\_\_\_\_  
b) Adequate sewerage and water service/public or private: \_\_\_\_\_  
c) Adequate public facilities and AGP satisfied: \_\_\_\_\_  
d) Any conditions/agreements of original subdivision: \_\_\_\_\_  
e) Special Protection Area, Water Quality Plan required: \_\_\_\_\_

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: \_\_\_\_\_  
b) Part of lot created by deed prior to June 1 1958: ✓

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: \_\_\_\_\_

(5) Plat of Correction

- a) All owners and trustees signed: \_\_\_\_\_  
b) Original Plat identified: \_\_\_\_\_

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: \_\_\_\_\_  
b) Developable with only one single family detached unit: \_\_\_\_\_

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: \_\_\_\_\_  
b) Street dedication required: \_\_\_\_\_  
c) Forest conservation: \_\_\_\_\_  
d) Storm water management: \_\_\_\_\_  
e) Special Protection Area/Water Quality Plan: \_\_\_\_\_  
f) Landscaping and lighting plan including parking lot layout: \_\_\_\_\_

g) Approved Special Exception: \_\_\_\_\_

(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

- a) Number of Lots: \_\_\_\_\_
- b) Written MCDPS approval of proposed septic area: \_\_\_\_\_
- c) Required street dedication: \_\_\_\_\_
- d) Easement for balance of property noting density and TDRS: \_\_\_\_\_
- e) Average lot size of 5 acres: \_\_\_\_\_
- f) Forest Conservation requirements met: \_\_\_\_\_

**Initial Review:**

Review Items: Lot # & Layout ☒ Lot Area ☒ Zoning ☒ Bearings & Distances ☒  
Coordinates ☒ Plan # \_\_\_\_\_ Road/Alley Widths ☒ Easements ☒ Open Space ☒  
Non-standard BRLs ☒ Adjoining Land ☒ Vicinity Map ☒ Septic/Wells \_\_\_\_\_  
TDR note ☒ Child Lot note ☒ Surveyor Cert ☒ Owner Cert ☒ Tax Map ☒  
SPA ☒

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	S. Federsind	2/6/05	12/23/05	N/C	OK
Research	Bobby Fleury			12/7/05	OK
SHA	Doug Mills			N/C	OK
PEPCO	Jose Washington			N/C	OK
Parks	Doug Powell			N/C	OK
DRD	Steve Smith			12/6/05	

**Final DRD Review:**

DRD Review Complete:

(All comments rec'd and incorporated into mark-up)

Engineer Notified (Pick up Mark-up):

Final Mylar w/Mark-up & PDF Rec'd:

**Board Approval of Plat:**

Plat Agenda:

Planning Board Approval:

Chairman's Signature:

**DPS Approval of Plat:**

Engineer Pick-up for DPS Signature:

Final Mylar for Reproduction Rec'd:

**Plat Reproduction:**

Addressing:

File Card Update:

Final Zoning Book Check:

Update Address Books with Plat #:

Update Green Books for Resubdivision:

Notify Engineer to Seal Plats:

Engineer Seal Complete:

Complete Reproduction:

Sent to Courthouse for Recordation:

Initial

TA

TA

TA

Date

8/7/06

1/10/06

9/7/06

No. \_\_\_\_\_

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT
C1	245.78	260.00	54°09'42"	S 03°19'40" E	236.73	132.94
C2	175.58	190.00	52°08'28"	S 02°43'02" E	169.58	94.61

#### NOTES:

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 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 PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

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. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

THIS PLAT CONFORMS WITH THE REQUIREMENTS OF SECTION 50-35A (a) (3) OF THE MONTGOMERY COUNTY SUBDIVISION REQUIREMENTS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT IS A CONSOLIDATION OF TWO OR MORE LOTS INTO ONE LOT. FURTHERMORE, THIS PLAT CONFORMS WITH THE REQUIREMENTS OF SECTION 50-35A (a) (1) OF THE MONTGOMERY COUNTY SUBDIVISION REQUIREMENTS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT IS A MINOR LINE ADJUSTMENT.

PROPERTY ZONED: R-60

FOR PUBLIC WATER & SEWAGE SYSTEMS ONLY.

PROPERTY IS LOCATED AT WSSC GRID: 20BNW07

PROPERTY IS LOCATED ON TAX MAP QN41

AREA TABULATION	
TOTAL NUMBER OF LOTS =	2
TOTAL NUMBER OF PARCELS =	0
TOTAL AREA OF LOTS =	14,746 SQUARE FEET OR 0.34 ACRES
TOTAL AREA OF DEDICATION =	0 S.F.
TOTAL AREA OF PLAT =	14,746 SQUARE FEET OR 0.34 ACRES

#### LEGEND

- IRON MARKER FOUND
- IRON PIPE AND I.D. CAP SET (CORP. NO. 259)

DATE.....  
AT BOOK.....  
PAGE.....

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD  
APPROVED \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ ASST. SECRETARY - TREASURER \_\_\_\_\_  
M.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_

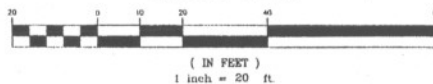
MAYOR & COUNCIL  
TOWN OF GLEN ECHO

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
MAYOR \_\_\_\_\_

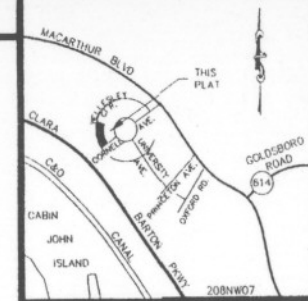
MONTGOMERY COUNTY  
DEPARTMENT OF  
PERMITTING SERVICES

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
DIRECTOR \_\_\_\_\_

GRAPHIC SCALE



PLAT NO.



VICINITY MAP

1" = 700'

#### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THAT LAND CONVEYED BY NANCY C. LONG, PERSONAL REPRESENTATIVE OF THE ESTATE OF RUTH E. LONG UNTO NANCY C. LONG BY DEED DATED APRIL 6, 1982 AND RECORDED IN LIBER 5859 AT FOLIO 280 AND LIBER 5859 AT FOLIO 282. IT ALSO BEING A CONSOLIDATION OF LOTS 15-22, BLOCK 17 IN THE SUBDIVISION KNOWN AS NATIONAL CHATAUQUA OF GLEN ECHO, AS RECORDED IN PLAT BOOK B AT PLAT No. 17, BOTH AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I HEREBY CERTIFY THAT ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA SHOWN ON THIS PLAN OF SUBDIVISION IS 14,746 SQUARE FEET OF LAND. THERE IS NO DEDICATION BY THIS PLAT.

8-17-06  
DATE \_\_\_\_\_  
RUSSELL E. REESE, REGISTERED PROFESSIONAL LAND SURVEYOR, MD NO. 11014

#### OWNERS' CERTIFICATION:

I, NANCY LONG, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

I FURTHER GRANT PUBLIC UTILITY EASEMENTS, SHOWN HEREON AS 10' P.U.E., TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED, "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS," AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AS OWNER OF THIS PROPERTY, I, MY SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A REGISTERED MARYLAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE PRIOR TO OCCUPANCY OF ANY NEW HOMES.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW AND THE PARTIES OF INTEREST THERE TO HEREON INDICATE THEIR ASSENT.

8/18/06  
ATTEST \_\_\_\_\_ DATE \_\_\_\_\_  
NANCY C. LONG

SUBDIVISION RECORD PLAT  
LOTS 40 & 41, BLOCK 17  
(A RESUBDIVISION OF LOTS 16-22)

NATIONAL CHATAUQUA  
OF GLEN ECHO

PLAT BOOK "B" PLAT 17  
ELECTION DISTRICT NO. 7  
MONTGOMERY COUNTY, MARYLAND  
NOVEMBER, 2005 SCALE: 1" = 20'

MADDOX  
INCORPORATED  
ENGINEERS • SURVEYORS

100 PARK AVENUE  
ROCKVILLE, MARYLAND 20850-2899  
(301) 745-1001

MADDOX PROJ. 05095



**PLAT NO. 220061830**

Kenwood

Located on south side of Oakland Road and Cornell Street

R-90 zone, 1 lot

Community Water, Community Sewer

Master Plan Area: Bethesda-Chevy Chase

Sandy Spring Builders, Applicant

Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(3)** of the Subdivision Regulations, which states:

Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for this lot (previously known as part of lot 9 and part of lot 10) and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(3) of the subdivision regulations and supports this minor subdivision record plat.





# RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Plat Name: Kenwood  
 Plat Number: 220061830  
 Plat Submission Date: 3/13/06  
 DRD Plat Reviewer: Taslima Alam

Select which Category of Minor Subdivision and fill information as required

## Requirements under Sec 50-35A (A)

### (1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: \_\_\_\_\_
- b) No additional lots created: \_\_\_\_\_
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: \_\_\_\_\_
- d) Date sketch plan submitted: \_\_\_\_\_
- e) Sketch plan revised or denied within 10 business days: \_\_\_\_\_
- f) Final record plat submitted within ninety days: \_\_\_\_\_
- g) Sketch shows following information: \_\_\_\_\_
  - i. proposed lot adjustment: \_\_\_\_\_
  - ii. physical improvements within 15 feet of adjusted line: \_\_\_\_\_
  - iii. alteration to building setback: \_\_\_\_\_
  - iv. amount of lot area affected: \_\_\_\_\_

### (2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: \_\_\_\_\_
- b) Adequate sewerage and water service/public or private: \_\_\_\_\_
- c) Adequate public facilities and AGP satisfied: \_\_\_\_\_
- d) Any conditions/agreements of original subdivision: \_\_\_\_\_
- e) Special Protection Area, Water Quality Plan required: \_\_\_\_\_

### (3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: Lot 9 Blk 3 Plat 2390 1949
- b) Part of lot created by deed prior to June 1 1958: ✓

### (4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: \_\_\_\_\_

### (5) Plat of Correction

- a) All owners and trustees signed: \_\_\_\_\_
- b) Original Plat identified: \_\_\_\_\_

### (6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: \_\_\_\_\_
- b) Developable with only one single family detached unit: \_\_\_\_\_

### (7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: \_\_\_\_\_
- b) Street dedication required: \_\_\_\_\_
- c) Forest conservation: \_\_\_\_\_
- d) Storm-water management: \_\_\_\_\_
- e) Special Protection Area/Water Quality Plan: \_\_\_\_\_
- f) Landscaping and lighting plan including parking lot layout: \_\_\_\_\_

(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

- a) Number of Lots: \_\_\_\_\_
- b) Written MCDPS approval of proposed septic area: \_\_\_\_\_
- c) Required street dedication: \_\_\_\_\_
- d) Easement for balance of property noting density and TDRS: \_\_\_\_\_
- e) Average lot size of 5 acres: \_\_\_\_\_
- f) Forest Conservation requirements met: \_\_\_\_\_

**Initial Review:**

Review Items: Lot # & Layout ☒ Lot Area ☒ Zoning ☒ Bearings & Distances ☒  
Coordinates ☒ Plan # N/A Road/Alley Widths ☒ Easements ☒ Open Space N/A  
Non-standard BRLs ☒ Adjoining Land ☒ Vicinity Map ☒ Septic/Wells N/A  
TDR note N/A Child Lot note N/A Surveyor Cert ☒ Owner Cert ☒ Tax Map ☒  
SPA \_\_\_\_\_

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Amy Lindsey	3/20/06	4/7/06	N/C	OK
Research	Bobby Fleury	"	"	3/23	OK
SHA	Doug Mills	"	"	N/C	OK
PEPCO	Jose Washington	"	"	N/C	OK
Parks	Doug Powell	"	"	N/C	OK
DRD	Steve Smith	"	"	4/12/06	See plat

**Final DRD Review:**

DRD Review Complete:

(All comments rec'd and incorporated into mark-up)

Engineer Notified (Pick up Mark-up):

Final Mylar w/Mark-up & PDF Rec'd:

**Board Approval of Plat:**

Plat Agenda:

Planning Board Approval:

Chairman's Signature:

**DPS Approval of Plat:**

Engineer Pick-up for DPS Signature:

Final Mylar for Reproduction Rec'd:

**Plat Reproduction:**

Addressing:

File Card Update:

Final Zoning Book Check:

Update Address Books with Plat #:

Update Green Books for Resubdivision:

Notify Engineer to Seal Plats:

Engineer Seal Complete:

Complete Reproduction:

Sent to Courthouse for Recordation:

Initial

TA

TA

TA

TA

Date

3/7/06

4/21/06

8/4/06

9/7/06

No. \_\_\_\_\_

## NOTES

- TOTAL AREA INCLUDED ON THIS PLAT IS 24,155.46 S.F. (0.555 ACRES).  
TOTAL AREA OF DEDICATION FOR OAKLAND ROAD IS 0 ACRES.
- WATER CATEGORY: 1 SEWER CATEGORY: 1
- THE PROPERTY WHICH IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-10 ZONE, AS OF THE DATE OF PLAT RECORDATION.
- IPF/IPFS = IRON PIPE FOUND OR IRON PIN SET.
- THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
- THIS PROPERTY IS SHOWN ON TAX MAP HN 121.
- THIS PROPERTY IS SHOWN ON M.S.C. 200-FOOT SHEET 200 HN 05.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES CONSOLIDATION OF TWO OR MORE LOTS OR PART OF A LOT INTO A LOT, AS PROVIDED FOR IN SECTION 50-35A(5)(3)(b). THE SUBJECT PARTS OF LOTS WERE CREATED BY DEED PRIOR TO JUNE 1, 1960.
- 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.
- THE PROPERTY SHOWN HEREON IS NOT SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION LAW.
- THIS PROPERTY IS LOCATED ON F.E.M.A. FLOOD INSURANCE MAP COMMUNITY-PANEL NUMBER 2400-01 0175 C, FLOOD ZONE 'C'.
- ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS OF THE MONTGOMERY COUNTY ZONING ORDINANCE. CURRENT ZONE CLASSIFICATION IS R-10.

## OWNER'S CERTIFICATE

WE, SANDY SPRING BUILDERS, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION. WE FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.E." TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED IN LIBER 3634 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW.

6/5/06 *Michael Paulson* *Anna R. Dugan*  
DATE SANDY SPRING BUILDERS, LLC WITNESS  
MIHI BRODSKY-KRESS  
MANAGING MEMBER

WE, RESOURCE BANK, HEREBY CONSENT TO THIS PLAN OF SUBDIVISION.

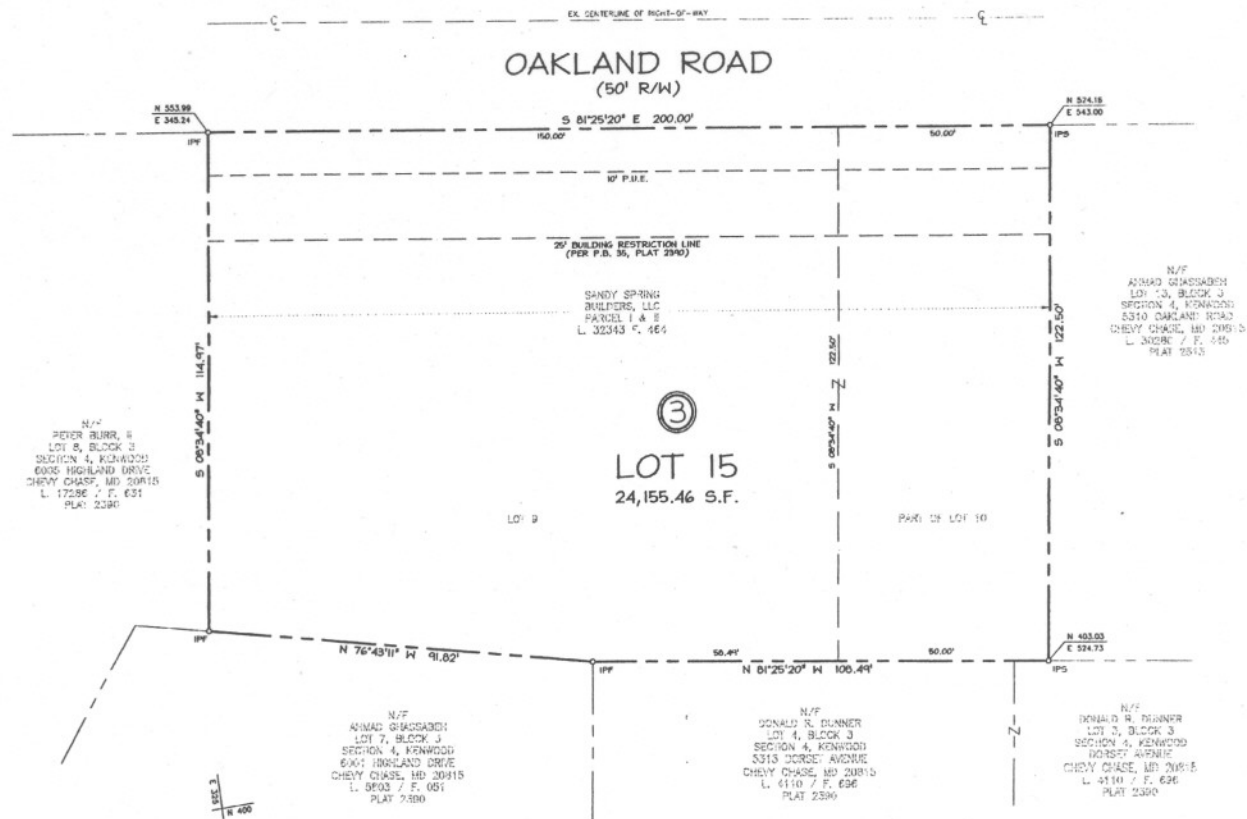
6/14/06 *Michael Paulson* *Anna R. Dugan*  
DATE MICHAEL PAULSON WITNESS  
SENIOR VICE PRESIDENT

6/13/06 *Richard Bernardi* *Anna R. Dugan*  
DATE RICHARD BERNARDI WITNESS  
SENIOR REAL ESTATE MANAGER

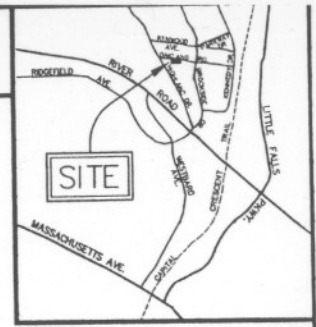
## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS CONVEYED BY EMANUELE MANNARINO, TRUSTEE OF THE EMANUELE MANNARINO, F.D., LIVING TRUST AND MARIA MANNARINO, TRUSTEE OF THE MARIA MANNARINO, F.D., LIVING TRUST UNTO SANDY SPRING BUILDERS, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY A DEED DATED MAY 9, 2006, AND RECORDED IN LIBER 32545 AT FOLIO 464; ALSO BEING A RESUBDIVISION OF LOT 9 AND PART OF LOT 10 AS RECORDED IN PLAT BOOK 35, PLAT 2390, AND FURTHER DESCRIBED AS PARCELS 1 AND 2 IN A DEED DATED OCTOBER 9, 1991 AND RECORDED IN LIBER 1974, FOLIO 053 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT ALL PROPERTY CORNERS MARKED THIS ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

6/29/2006 *David John Ritchie*  
DATE DAVID JOHN RITCHIE  
PROFESSIONAL LAND SURVEYOR  
MD REG. NO. 21172



PLAT No.



VICINITY MAP  
SCALE: 1" = 200'

## PLAT TABULATION

NUMBER OF LOTS	1
NUMBER OF PARCELS	0
AREA OF LOT	24,155.46
AREA OF PARCEL	0
AREA OF STREET DEDICATION	0
TOTAL AREA	24,155.46 SQ. FT. (0.555 ACRES)

Department of  
Permitting Services  
Montgomery County, Maryland

Date: \_\_\_\_\_

Approved: \_\_\_\_\_  
Director

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

Approved: \_\_\_\_\_  
Chairman Asst. Secretary - Treasurer

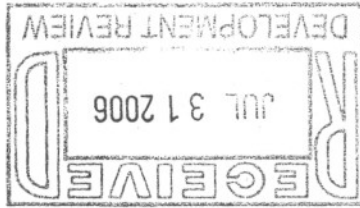
M.N.C.P. & P.C. Record File No.

Recorded \_\_\_\_\_

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

## SUBDIVISION RECORD PLAT LOT 15, BLOCK 3 SECTION 4, KENWOOD

A RESUBDIVISION OF  
LOT 9 & PART OF LOT 10, BLOCK 3  
BETHESDA (7TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 20' MAY 2006



**PLAT NO. 220061940**

West Chevy Chase Heights

Located on south of Highland Ave, approximately 60 feet west of Kentucky Avenue  
R-60 zone, 1 lot

Community Water, Community Sewer

Master Plan Area: Bethesda-Chevy Chase

Douglas Construction Group, Applicant

Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(3)** of the Subdivision Regulations, which states:

Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- c. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- d. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for this lot (previously known as lot 17 and lot 18) and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(3) of the subdivision regulations and supports this minor subdivision record plat.





# RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Plat Name: W Chevy Chase Heights  
 Plat Number: 220061940  
 Plat Submission Date: 3/20/06  
 DRD Plat Reviewer: PW

Select which Category of Minor Subdivision and fill information as required

## Requirements under Sec 50-35A (A)

### (1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: \_\_\_\_\_
- b) No additional lots created: \_\_\_\_\_
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: \_\_\_\_\_
- d) Date sketch plan submitted: \_\_\_\_\_
- e) Sketch plan revised or denied within 10 business days: \_\_\_\_\_
- f) Final record plat submitted within ninety days: \_\_\_\_\_
- g) Sketch shows following information:
  - i. proposed lot adjustment: \_\_\_\_\_
  - ii. physical improvements within 15 feet of adjusted line: \_\_\_\_\_
  - iii. alteration to building setback: \_\_\_\_\_
  - iv. amount of lot area affected: \_\_\_\_\_

### (2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: \_\_\_\_\_
- b) Adequate sewerage and water service/public or private: \_\_\_\_\_
- c) Adequate public facilities and AGP satisfied: \_\_\_\_\_
- d) Any conditions/agreements of original subdivision: \_\_\_\_\_
- e) Special Protection Area, Water Quality Plan required: \_\_\_\_\_

### (3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: \_\_\_\_\_
- b) Part of lot created by deed prior to June 1 1958: \_\_\_\_\_

✓ Plat recorded  
lot 17+18 1916

### (4) Further Subdivision of Commercial/Industrial/Multi-Family Lot Any subdivision/conditions; APF agreement satisfied: \_\_\_\_\_

### (5) Plat of Correction

- a) All owners and trustees signed: \_\_\_\_\_
- b) Original Plat identified: \_\_\_\_\_

### (6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: \_\_\_\_\_
- b) Developable with only one single family detached unit: \_\_\_\_\_

### (7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: \_\_\_\_\_
- b) Street dedication required: \_\_\_\_\_
- c) Forest conservation: \_\_\_\_\_
- d) Storm water management: \_\_\_\_\_
- e) Special Protection Area/Water Quality Plan: \_\_\_\_\_
- f) Landscaping and lighting plan including parking lot layout: \_\_\_\_\_

(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

- a) Number of Lots: \_\_\_\_\_
- b) Written MCDPS approval of proposed septic area: \_\_\_\_\_
- c) Required street dedication: \_\_\_\_\_
- d) Easement for balance of property noting density and TDRS: \_\_\_\_\_
- e) Average lot size of 5 acres: \_\_\_\_\_
- f) Forest Conservation requirements met: \_\_\_\_\_

**Initial Review:**

Review Items: Lot # & Layout ☒ Lot Area ☒ Zoning ☒ Bearings & Distances ☒  
Coordinates ☒ Plan # N/A Road/Alley Widths ☒ Easements ☒ Open Space N/A  
Non-standard BRLs N/A Adjoining Land ☒ Vicinity Map ☒ Septic/Wells N/A  
TDR note N/A Child Lot note N/A Surveyor Cert ☒ Owner Cert ☒ Tax Map ☒  
SPA \_\_\_\_\_

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	A. Lindsey	4/3	4/20	N/C	OK
Research	Bobby Fleury	4/3	"	4/21/06	OK
SHA	Doug Mills	"	"	N/C	N/C
PEPCO	Jose Washington	"	"	N/C	OK
Parks	Doug Powell	"	"	N/C	OK
DRD	Steve Smith	"	"	4/17/06	OK

**Final DRD Review:**

DRD Review Complete:

(All comments rec'd and incorporated into mark-up)

Engineer Notified (Pick up Mark-up):

Final Mylar w/Mark-up & PDF Rec'd:

**Board Approval of Plat:**

Plat Agenda:

Planning Board Approval:

Chairman's Signature:

**DPS Approval of Plat:**

Engineer Pick-up for DPS Signature:

Final Mylar for Reproduction Rec'd:

**Plat Reproduction:**

Addressing:

File Card Update:

Final Zoning Book Check:

Update Address Books with Plat #:

Update Green Books for Resubdivision:

Notify Engineer to Seal Plats:

Engineer Seal Complete:

Complete Reproduction:

Sent to Courthouse for Recordation:

Initial

TA

TA

TA

TA

Date

8/7/06

5/4/06

5/7/31/06

9/7/06

No. \_\_\_\_\_

## NOTES

1. TOTAL AREA INCLUDED ON THIS PLAT IS 6,000 S.F.  
TOTAL AREA OF DEDICATION FOR HIGHLAND AVENUE IS 0 ACRES.
2. WATER CATEGORY: 1 SEWER CATEGORY: 1
3. THE PROPERTY WHICH IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-60 ZONE, AS OF THE DATE OF PLAT RECORDATION.
4. IPP/IPS = IRON PIPE FOUND OR IRON PIN SET.
5. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
6. THIS PROPERTY IS SHOWN ON TAX MAP H8B43.
7. THIS PROPERTY IS SHOWN ON H.S.S.C. 200-FOOT SHEET 210 NH 04.
8. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
9. THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES CONSOLIDATION OF TWO OR MORE LOTS OR PART OF A LOT INTO A LOT, AS PROVIDED FOR IN SECTION 50-35A(4)(3)(b). THE SUBJECT LOTS WERE CREATED BY DEED PRIOR TO JUNE 1, 1960.
10. 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.
11. THE PROPERTY SHOWN HEREON IS NOT SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION LAW.
12. THIS PROPERTY IS LOCATED ON F.E.M.A. FLOOD INSURANCE MAP COMMUNITY-PANEL NUMBER 240041 0175 C, FLOOD ZONE 'C'.
13. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS OF THE MONTGOMERY COUNTY ZONING ORDINANCE. CURRENT ZONE CLASSIFICATION IS R-60.

## OWNER'S CERTIFICATE

WE, DOUGLAS CONSTRUCTION GROUP LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION.

WE FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.E." TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED IN LIBER 3034 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW.

DATE 7-12-06  
DOUGLAS T. RUNSEIN, PRESIDENT  
DOUGLAS CONSTRUCTION GROUP LLC  
WITNESS

WE, EAGLE BANK, HEREBY CONSENT TO THIS PLAN OF SUBDIVISION.

DATE 7/24/06  
RYAN REEL  
OFFICER, EAGLE BANK  
WITNESS

## PLAT TABULATION

NUMBER OF LOTS	1
NUMBER OF PARCELS	0
AREA OF LOT	6,000 S.F.
AREA OF PARCEL	0
AREA OF STREET DEDICATION	0
TOTAL AREA	6,000 SQ. FT. (0.138 ACRES)

Department of  
Permitting Services  
Montgomery County, Maryland

Date: \_\_\_\_\_

Approved: \_\_\_\_\_  
Director

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

Approved: \_\_\_\_\_  
Chairman Aast. Secretary - Treasurer

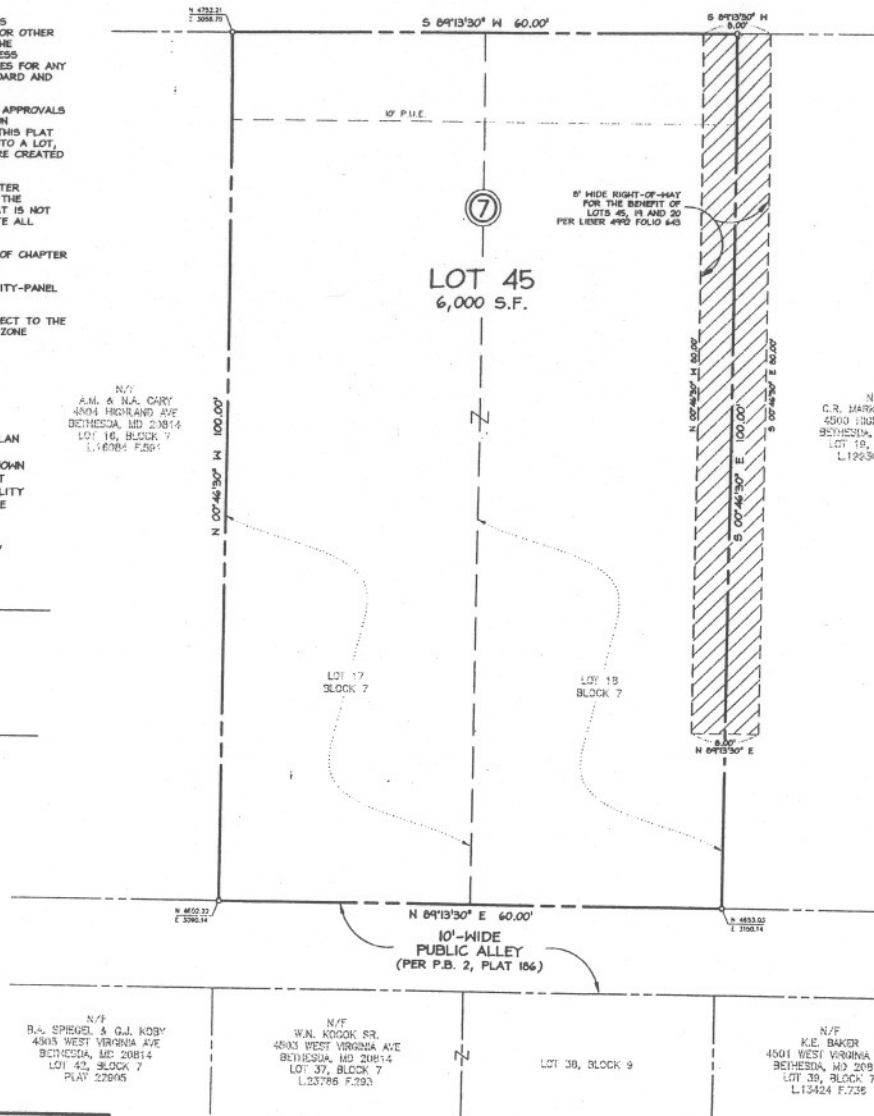
M.N.C.P. & P.C. Record File No.

Recorded \_\_\_\_\_

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

**CAS ENGINEERING**  
CIVIL - SURVEYING - LAND PLANNING  
A DIVISION OF CAS ENTERPRISES, INC.  
108 West Ridgeway Boulevard, Suite 101, Mount Airy, Maryland 21771  
DC Metro (301) 807-8031 FAX (301) 807-8045

## HIGHLAND AVENUE (40' R/W, PER P.B., 2 PLAT 186)



PLAT No.



VICINITY MAP  
SCALE: 1" = 2000'

KENTUCKY AVENUE  
(40' R/W)

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS CONVEYED BY JOSEPH R. EVANS AND MARY E. EVANS UNTO DOUGLAS CONSTRUCTION GROUP LLC, BY A DEED DATED JUNE 15, 2006, AND RECORDED IN PLAT BOOK 2, PLAT 186, WEST CHEVY CHASE HEIGHTS, AS RECORDED IN PLAT BOOK 2, PLAT 186, AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT ALL PROPERTY CORNERS MARKED THIS ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE 7/27/2006

STEVEN R. PETERS  
PROPERTY LINE SURVEYOR  
MD REG. NO. 502

SUBDIVISION RECORD PLAT  
LOT 45, BLOCK 7

**WEST CHEVY  
CHASE HEIGHTS**

A RESUBDIVISION OF LOTS 17 AND 18, BLOCK 7

BETHESDA (7TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 10' MAY 2006



**PLAT NO. 220062250**

Edgemoor

Located on northeast side of Hampden Lane, approximately 320 feet northwest of

Edgemoor Lane

R-90 zone; 1 lot

Community Water, Community Sewer

Master Plan Area: Bethesda CBD Sector Plan

Saford Z. Berman, Applicant

Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(5)** of the Subdivision Regulations, which states:

**Plat of Correction.** A plat may be recorded under the minor subdivision procedure to correct inaccurate or incomplete information shown on a previously recorded subdivision plat. The plat may correct drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; and/or other information normally required to be shown on a recorded plat. All owners and trustees or the land affected by the correction must sign the revised plat. In addition, the plat of correction must clearly identify the original plat that is being replaced and contain a note identifying the nature of the correction. In this case, the plat corrects the notes.



## NOTES

1. WATER CATEGORY: 1 SEWER CATEGORY: 1
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-40 ZONE AS OF THE DATE OF PLAT RECORDATION.
3. IFF/IPS = IRON PIPE FOUND OR IRON PIN SET.
4. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
5. THIS PROPERTY IS SHOWN ON TAX MAP 11212.
6. THIS PROPERTY IS SHOWN ON M.S.S.C. 200-FOOT SHEET 201 N4 05.
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 AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION 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 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE. THIS PLAT IS A PLAT OF CORRECTION, AS PROVIDED FOR IN SECTION 50-35A(a)(5).
9. 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.
10. THE PROPERTY SHOWN HEREON IS NOT SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION LAH.
11. THIS PROPERTY IS LOCATED ON F.E.I.A. FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 240044 076 C, FLOOD ZONE "C".

## CORRECTION NOTES

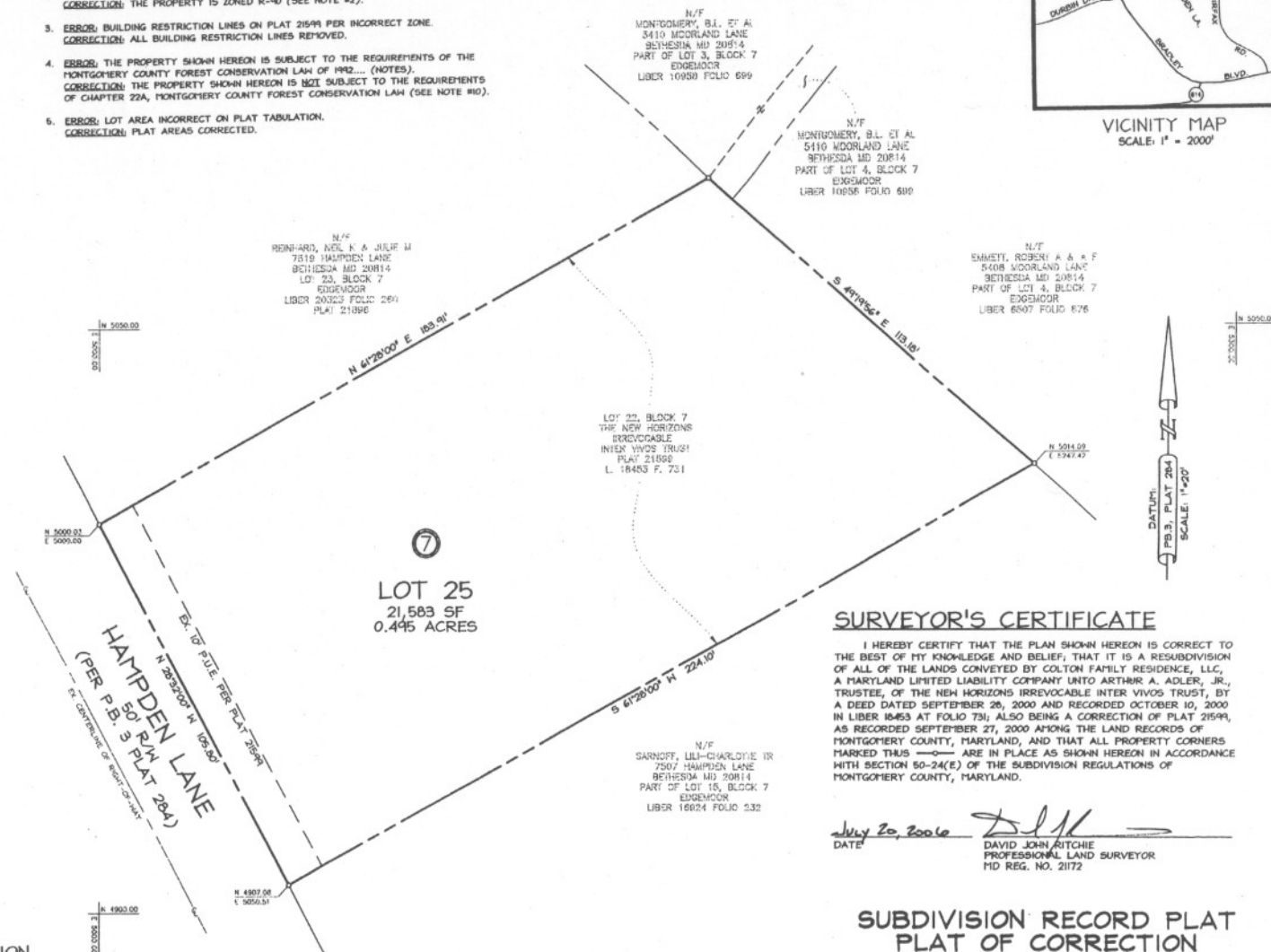
THIS PLAT IS INTENDED TO CORRECT SEVERAL ERRORS FOUND ON PLAT 21599 AS RECORDED 09/27/2000.

1. ERROR: THE EXISTING DWELLING ON LOT 22 TO REMAIN (NOTES).  
CORRECTION: NOTE REMOVED.
2. ERROR: THE PROPERTY IS ZONED R-200 (NOTES).  
CORRECTION: THE PROPERTY IS ZONED R-40 (SEE NOTE #2).
3. ERROR: BUILDING RESTRICTION LINES ON PLAT 21599 PER INCORRECT ZONE.  
CORRECTION: ALL BUILDING RESTRICTION LINES REMOVED.
4. ERROR: THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAH OF 1992.... (NOTES).  
CORRECTION: THE PROPERTY SHOWN HEREON IS NOT SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION LAH (SEE NOTE #10).
5. ERROR: LOT AREA INCORRECT ON PLAT TABULATION.  
CORRECTION: PLAT AREAS CORRECTED.

PLAT No.



VICINITY MAP  
SCALE: 1" = 2000'



## OWNER'S CERTIFICATE

WE, THE NEW HORIZONS IRREVOCABLE INTER VIVOS TRUST, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF CORRECTION.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW.

DATE: July 20, 2006  
SANFORD J. BERMAN, ESQUIRE  
TRUSTEE, THE NEW HORIZONS  
IRREVOCABLE INTER VIVOS TRUST

WITNESS: [Signature]

## PLAT TABULATION

NUMBER OF LOTS	1
NUMBER OF PARCELS	0
AREA OF LOT	21,583
AREA OF PARCEL	0
AREA OF STREET DEDICATION	0
TOTAL AREA	21,583 SQ. FT. (0.495 ACRES)

**CAS ENGINEERING**  
CIVIL • SURVEYING • LAND PLANNING  
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108 West Ridgeville Boulevard, Suite 101, Mount Airy, Maryland 21771  
DC Metro (301) 807-8031 FAX (301) 807-8045

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS CONVEYED BY COLTON FAMILY RESIDENCE, LLC, A MARYLAND LIMITED LIABILITY COMPANY UNTO ARTHUR A. ADLER, JR., TRUSTEE, OF THE NEW HORIZONS IRREVOCABLE INTER VIVOS TRUST, BY A DEED DATED SEPTEMBER 28, 2000 AND RECORDED OCTOBER 10, 2000 IN LIBER 10453 AT FOLIO 731, ALSO BEING A CORRECTION OF PLAT 21599, AS RECORDED SEPTEMBER 27, 2000 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT ALL PROPERTY CORNERS MARKED THUS ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE: July 20, 2006  
DAVID JOHN RITCHIE  
PROFESSIONAL LAND SURVEYOR  
MD REG. NO. 21172

## SUBDIVISION RECORD PLAT PLAT OF CORRECTION

LOT 25, BLOCK 7  
**EDGEMOOR**

PREVIOUSLY RECORDED AT PLAT 21599  
AS LOT 22, BLOCK 7

BETHESDA (7TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 20' JUNE, 2006

Department of  
Permitting Services  
Montgomery County, Maryland

Date: \_\_\_\_\_

Approved: \_\_\_\_\_  
Director

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

Approved: \_\_\_\_\_  
Chairman

Asst. Secretary - Treasurer

M.N.C.P. & P.C. Record File No.

Recorded \_\_\_\_\_

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



# RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Edgemoor Plat Number: 220062250

Plat Submission Date: 6/13/06

DRD Plat Reviewer: PW/TA

DRD Prelim Plan Reviewer: NA

\*For category of minor see pages 2 and 3

## **Initial DRD Review:**

Pre-Preliminary Plan No. NA Checked: Initial — Date —

Preliminary Plan No. NA Checked: Initial — Date —

Planning Board Opinion – Date — Checked: Initial — Date —

Site Plan Name if applicable: TA Site Plan Number: —

Planning Board Opinion – Date — Checked: Initial — Date —

Lot # & Layout ☒ Lot Area ☒ Zoning ☒ Bearings & Distances ☒ Coordinates ☒

Plan # N/A Road/Alley Widths ☒ Easements ☒ Open Space N/A Non-standard

BRLs N/A Adjoining Land ☒ Vicinity Map ☒ Septic/Wells N/A

TDR note N/A Child Lot note N/A Surveyor Cert ☒ Owner Cert ☒ Tax Map ☒

SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment		<u>6/21/06</u>	<u>7/7/06</u>		
Research	Bobby Fleury			<u>6/22/06</u>	
SHA	Doug Mills			<u>N/C</u>	
PEPCO	Jose Washington			<u>N/C</u>	<u>OK</u>
Parks	Doug Powell			<u>N/C</u>	<u>N/C</u>
DRD	Steve Smith				

## **Final DRD Review:**

DRD Review Complete:

(All comments rec'd and incorporated into mark-up)

Engineer Notified (Pick up Mark-up):

Final Mylar w/Mark-up & PDF Rec'd:

## **Board Approval of Plat:**

Plat Agenda:

Planning Board Approval:

Chairman's Signature:

## **DPS Approval of Plat:**

Engineer Pick-up for DPS Signature:

Final Mylar for Reproduction Rec'd:

## **Plat Reproduction:**

Addressing:

File Card Update:

Final Zoning Book Check:

Update Address Books with Plat #:

Update Green Books for Resubdivision:

Notify Engineer to Seal Plats:

Engineer Seal Complete:

Complete Reproduction:

Sent to Courthouse for Recordation:

Initial

TA

TA

TA

Date

8/7/06

7/27/06

8/2/06

No.

## RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Plat Name: Edgemoor  
Plat Number: 220062250  
Plat Submission Date: 6/13/06  
DRD Plat Reviewer: PW/TA

Select which Category of Minor Subdivision and fill information as required

### Requirements under Sec 50-35A (A)

#### (1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: \_\_\_\_\_
- b) No additional lots created: \_\_\_\_\_
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: \_\_\_\_\_
- d) Date sketch plan submitted: \_\_\_\_\_
- e) Sketch plan revised or denied within 10 business days: \_\_\_\_\_
- f) Final record plat submitted within ninety days: \_\_\_\_\_
- g) Sketch shows following information:
  - i. proposed lot adjustment: \_\_\_\_\_
  - ii. physical improvements within 15 feet of adjusted line: \_\_\_\_\_
  - iii. alteration to building setback: \_\_\_\_\_
  - iv. amount of lot area affected: \_\_\_\_\_

#### (2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: \_\_\_\_\_
- b) Adequate sewerage and water service/public or private: \_\_\_\_\_
- c) Adequate public facilities and AGP satisfied: \_\_\_\_\_
- d) Any conditions/agreements of original subdivision: \_\_\_\_\_
- e) Special Protection Area, Water Quality Plan required: \_\_\_\_\_

#### (3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: \_\_\_\_\_
- b) Part of lot created by deed prior to June 1 1958: \_\_\_\_\_

#### (4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: \_\_\_\_\_

#### (5) Plat of Correction

- a) All owners and trustees signed: ✓
- b) Original Plat identified: ✓

#### (6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: \_\_\_\_\_
- b) Developable with only one single family detached unit: \_\_\_\_\_

*(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels*

- a) Adequate Public Facilities satisfied: \_\_\_\_\_
- b) Street dedication required: \_\_\_\_\_
- c) Forest conservation: \_\_\_\_\_
- d) Storm water management: \_\_\_\_\_
- e) Special Protection Area/Water Quality Plan: \_\_\_\_\_
- f) Landscaping and lighting plan including parking lot layout: \_\_\_\_\_
- g) Approved Special Exception: \_\_\_\_\_

*(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum*

- a) Number of Lots: \_\_\_\_\_
- b) Written MCDPS approval of proposed septic area: \_\_\_\_\_
- c) Required street dedication: \_\_\_\_\_
- d) Easement for balance of property noting density and TDRS: \_\_\_\_\_
- e) Average lot size of 5 acres: \_\_\_\_\_
- f) Forest Conservation requirements met: \_\_\_\_\_

**PLAT NO. 220062410**

Homewood

Located on north side of Oberon Street, approximately 130 feet northwest of Ferndale Street

R-90 zone; 1 lot

Community Water, Community Sewer

Master Plan Area: Kensington- Wheaton

Jennifer and Murl Carlson, Applicant

M-NCPPC staff and other applicable agencies, as documented on the attached Plat Review Checklist, have reviewed the record plat pursuant to **Section 50-35 A (a)(2)** of the Subdivision Regulations, which states:

Conversion of an Outlot into a Lot: an outlot may be converted into a lot provided:

- a. The outlot is not required open space or otherwise constrained so as to prevent it being converted into a buildable lot;
- b. There is adequate sewerage and water service to the property, which may be either public service and/or approved private septic system/private well;
- c. All applicable requirements and/or agreements that may be relevant, in accordance with provisions for adequate public facilities, as contained in Section 50-35(k) and the Annual Growth Policy, are satisfied prior to recordation of the plat;
- d. All applicable conditions and/or agreements applicable to the original subdivision approval creating the outlot will also apply to the new lot. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement or building restriction lines.

An outlot may be incorporated into an adjoining lot resulting in a larger lot without having to satisfy Subsections (a) and (b) above.

Staff applied the above-noted minor subdivision criteria of minor subdivision to this plat and concluded that the proposed minor subdivision incorporating an outlot into an adjoining lot resulting in a larger lot (previously known as Outlot B and lot 7), complies with the relevant criteria of Section 50-35 A (a) (2) of the subdivision regulations and supports this minor subdivision record plat.

# RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Home wood Plat Number: 22006241  
 Plat Submission Date: 6/28/06  
 DRD Plat Reviewer: Taslima  
 DRD Prelim Plan Reviewer: N/A

\*For category of minor see pages 2 and 3

## Initial DRD Review:

Pre-Preliminary Plan No. N/A Checked: Initial — Date —  
 Preliminary Plan No. N/A Checked: Initial — Date —  
 Planning Board Opinion – Date — Checked: Initial — Date —  
 Site Plan Name if applicable: — Site Plan Number: —  
 Planning Board Opinion – Date — Checked: Initial — Date —

Lot # & Layout ☒ Lot Area ☒ Zoning ☒ Bearings & Distances ☒ Coordinates ☒  
 Plan # N/A Road/Alley Widths ☒ Easements ☒ Open Space N/A Non-standard —  
 BRLs N/A Adjoining Land ☒ Vicinity Map ☒ Septic/Wells N/A  
 TDR note N/A Child Lot note N/A Surveyor Cert ☒ Owner Cert ☒ Tax Map ☒  
 SPA —

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment		7/18/06	8/4/06		
Research	Bobby Fleury			7/25/06	No comments
SHA	Doug Mills			N/C	N/C
PEPCO	Jose Washington			N/C	N/C
Parks	Doug Powell			N/C	N/C
DRD	Steve Smith			8/14/06	OK

## Final DRD Review:

DRD Review Complete:

(All comments rec'd and incorporated into mark-up)

Engineer Notified (Pick up Mark-up):

Final Mylar w/Mark-up & PDF Rec'd:

## Board Approval of Plat:

Plat Agenda:

Planning Board Approval:

Chairman's Signature:

## DPS Approval of Plat:

Engineer Pick-up for DPS Signature:

Final Mylar for Reproduction Rec'd:

## Plat Reproduction:

Addressing:

File Card Update:

Final Zoning Book Check:

Update Address Books with Plat #:

Update Green Books for Resubdivision:

Notify Engineer to Seal Plats:

Engineer Seal Complete:

Complete Reproduction:

Sent to Courthouse for Recordation:

Initial

PW

TA

Date

8/17/06

8/18/06

8/17/06

No. —



RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Plat Name: \_\_\_\_\_  
Plat Number: \_\_\_\_\_  
Plat Submission Date: \_\_\_\_\_  
DRD Plat Reviewer: \_\_\_\_\_

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: \_\_\_\_\_
- b) No additional lots created: \_\_\_\_\_
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: \_\_\_\_\_
- d) Date sketch plan submitted: \_\_\_\_\_
- e) Sketch plan revised or denied within 10 business days: \_\_\_\_\_
- f) Final record plat submitted within ninety days: \_\_\_\_\_
- g) Sketch shows following information: \_\_\_\_\_
  - i. proposed lot adjustment: \_\_\_\_\_
  - ii. physical improvements within 15 feet of adjusted line: \_\_\_\_\_
  - iii. alteration to building setback: \_\_\_\_\_
  - iv. amount of lot area affected: \_\_\_\_\_

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: ☒ \_\_\_\_\_
- b) Adequate sewerage and water service/public or private: ☒ \_\_\_\_\_
- c) Adequate public facilities and AGP satisfied: ☒ \_\_\_\_\_
- d) Any conditions/agreements of original subdivision: ☒ \_\_\_\_\_
- e) Special Protection Area, Water Quality Plan required: \_\_\_\_\_

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: \_\_\_\_\_
- b) Part of lot created by deed prior to June 1 1958: \_\_\_\_\_

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: \_\_\_\_\_

(5) Plat of Correction

- a) All owners and trustees signed: \_\_\_\_\_
- b) Original Plat identified: \_\_\_\_\_

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: \_\_\_\_\_
- b) Developable with only one single family detached unit: \_\_\_\_\_

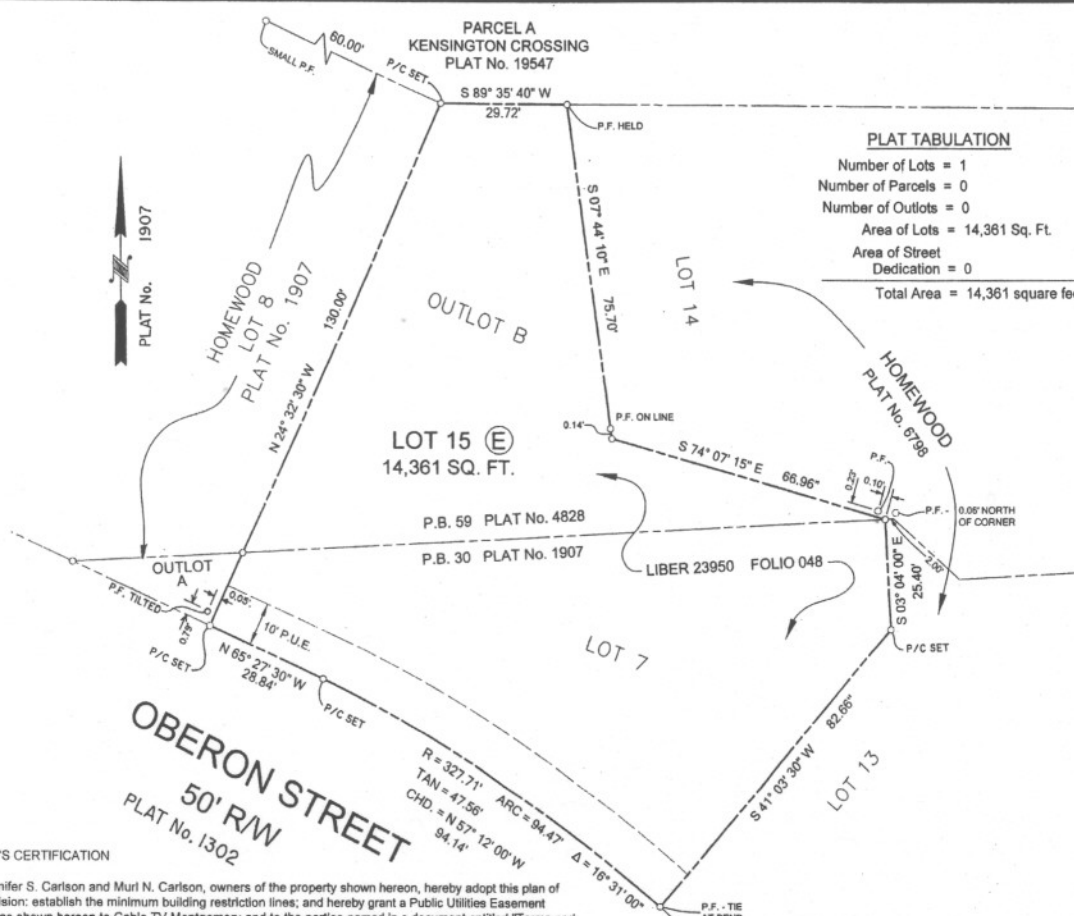


*(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels*

- a) Adequate Public Facilities satisfied: \_\_\_\_\_
- b) Street dedication required: \_\_\_\_\_
- c) Forest conservation: \_\_\_\_\_
- d) Storm water management: \_\_\_\_\_
- e) Special Protection Area/Water Quality Plan: \_\_\_\_\_
- f) Landscaping and lighting plan including parking lot layout: \_\_\_\_\_
- g) Approved Special Exception: \_\_\_\_\_

*(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum*

- a) Number of Lots: \_\_\_\_\_
- b) Written MCDPS approval of proposed septic area: \_\_\_\_\_
- c) Required street dedication: \_\_\_\_\_
- d) Easement for balance of property noting density and TDRS: \_\_\_\_\_
- e) Average lot size of 5 acres: \_\_\_\_\_
- f) Forest Conservation requirements met: \_\_\_\_\_



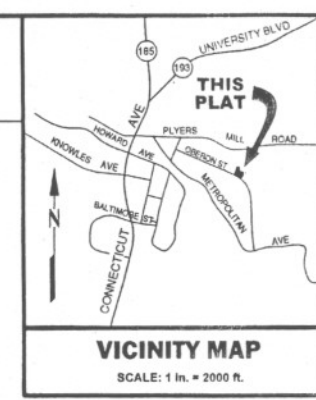
**PLAT No.**

**PLAT TABULATION**

Number of Lots = 1  
 Number of Parcels = 0  
 Number of Outlots = 0  
 Area of Lots = 14,361 Sq. Ft.  
 Area of Street Dedication = 0  
 Total Area = 14,361 square feet or 0.3297 acres

**LEGEND**

FD. = FOUND  
 L.F. = LIBER-FOLIO  
 P/C = PIPE & CAP  
 P.F. = PIPE FOUND  
 P.P.F. = PINCHED PIPE FOUND  
 R/C = REBAR & CAP  
 RW = RIGHT-OF-WAY



**GENERAL NOTES**

1. 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 unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and are available for public review during normal business hours.
2. The approval of this plat is predicated on the adequacy and availability of public water and sewer.
3. The property shown hereon is not subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law including approval of a final FCP.
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 zoned R-60.
6. This property is shown on Tax Map HP563.
7. There is no 100 Year Flood Plain affecting this property.
8. Horizontal datum is established from a plat of subdivision entitled "Homewood" and recorded among the Land Records of Montgomery County, Maryland, in Plat Book 30 at Plat No. 1907.
9. This plat conforms with requirements of Section 50-35 A of the Montgomery County Subdivision Regulations, being Chapter 50 of the County Code. This plat involves Consolidation of a lot and an outlot into One Lot as provided for in Section 50-35A(a)(2).

**OWNER'S CERTIFICATION**

We, Jennifer S. Carlson and Muri N. Carlson, owners of the property shown hereon, hereby adopt this plan of resubdivision: establish the minimum building restriction lines; and hereby grant a Public Utilities Easement (P.U.E.) as shown hereon to Cable TV Montgomery and to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland, subject to all current and applicable regulations of all federal, state, and local governing agencies, and as owners of this resubdivision, we, our successors or assigns, will cause all property markers and any other required monumentation to be set by a registered Maryland Land Surveyor in accordance with the provisions of Section 50-24(e) of the Montgomery County Code.

There are no suits, actions at law, liens, leases, mortgages, or trusts affecting the property included in this plan of resubdivision except a certain deed of (mortgage) trust and the parties in interest thereto have affixed their signatures below indicating their assent to this plan of resubdivision.

By: Jennifer S. Carlson 6/12/06 Philip A. Wilk  
 Jennifer S. Carlson Date Witness  
 By: Muri N. Carlson 6/13/06 Philip A. Wilk  
 Muri N. Carlson Date Witness

Verdugo Trustee Service Corporation  
 For: Chit Mortgage Inc.

By: Gail Remberg 7-5-06  
 Trustee Date  
 Gail Remberg  
 Print Name of Trustee

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

APPROVED: \_\_\_\_\_  
 DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ ASST. SECRETARY \_\_\_\_\_

M-NCP&C RECORD FILE No. \_\_\_\_\_

PLAT No.: \_\_\_\_\_

RECORDED: \_\_\_\_\_

DEPARTMENT OF PERMITTING SERVICES  
 Montgomery County, Maryland

APPROVED: \_\_\_\_\_  
 DATE \_\_\_\_\_

DIRECTOR: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**

I hereby certify that the plat shown hereon is correct; that it is all of the lands conveyed by Gary T.C. Summers, Gail Summers Zimmerman, George Ethan Summers, Jr. and Jennifer Summers Carlson to Jennifer S. Carlson and Muri N. Carlson, her husband, by deeds dated August 30, 2002, in Liber 23950 at folio 048 and also being a resubdivision of all of Lot 7 and Outlot B, Block E, as shown on a Plat of Subdivision entitled "Homewood" as shown in Plat Book 30 on Plat No. 1907 and Plat Book 59 on Plat No. 4828, all as recorded among the Land Records of Montgomery County, Maryland.

I also certify that once engaged as described in the Owner's Certificate hereon, all monuments shown thus "□" and all property markers and other other boundary markers shown thus "○" will be set as delineated hereon in accordance with the provisions of Section 50-24(e) of the Montgomery County Code.

There is 14,361 square feet or 0.3297 acres of land included on this plat with no land dedicated to public use.

By: Philip A. Wilk PROF. L.S. JUNE 09, 2006  
 Philip A. Wilk Professional Land Surveyor Maryland Reg. No. 10797 DATE

**SUBDIVISION RECORD PLAT**  
**HOMWOOD**  
**LOT 15 BLOCK E**

RESUBDIVISION OF LOT 7 & OUTLOT B, BLOCK E  
 13th ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1 in. = 20 ft. MARCH, 2006

**A.E.S. ASSOCIATES**  
 Surveying, Land Planning, and Consulting Services  
 17631 Goose Creek Road  
 Olney, MD 20832-2169  
 301-570-0350 Fax: 301-570-3994  
 A.E.S. Job No. MC36E03

