



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

**MCPB**  
**Item #**  
**2/7/08**

2

**MEMORANDUM**

**DATE:** January 24, 2008

**TO:** Montgomery County Planning Board

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

**FROM:** Stephen Smith  
Development Review Division  
(301) 495-4522

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for February 7, 2008

---

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

220071410 **Jackson's Acres**  
220080490 **Chevy Chase, Section 3**

**PLAT NO. 220071410**

**Jackson's Acres**

Located on the south side of Smith Village Road, approximately 800 feet east of Cabinwood Drive

R-90 zone; 2 lots

Community Water, Community Sewer

Master Plan Area: White Oak

Linwood Jackson, Applicant

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120061110, 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 aforesaid plan.

### OWNERS' CERTIFICATE

We, Lisa Ann Jackson and Ann Marie Jackson, owners of the proposed subdivision herein, hereby adopt this plan of subdivision, including the minimum building restriction lines, grant a public utility easement (PUUE) as shown herein to the utility named in a document titled "Terms and Provisions of Public Utility Easements" as recorded in Liber 2414 at 700-457 along the land borders of Montgomery County, Maryland, which said terms are incorporated herein.

Further, we, our successors, or assigns will cause permanent utility corner markers to be set (1-9-3) to be set by a registered Maryland Land Surveyor in accordance with section 30-214(c)(2) of the Subdivision Regulations of Montgomery County, Maryland.

There are no utility, electric-at-line, water, sewer, gas, telephone or fruits (including the property shown herein), except a certain millage rate and the party in interest thereto has been indicated in herein.

*Lisa Ann Jackson*  
LISA ANN JACKSON  
2408  
*Ann Marie Jackson*  
ANN MARIE JACKSON  
2408

### NOTES

- All the terms, conditions, agreements, limitations and requirements, associated with any preliminary plan, site plan, project plan or other planning document of this property, prepared by the Montgomery County Planning Board or the Joint Utility Board, shall be deemed to be incorporated into this plat unless specifically stated to the contrary. The official public file for this subdivision is maintained by the Planning Board and available for public review during normal business hours.
- This plat is limited to the uses and regulations of preliminary plan No. 192081110 entitled Jackson's Acres, Lots 24 and 25, Block 4.
- This Subdivision Record, this is not adequate to show every utility affecting the interests and with any other matter affecting the interests and with any other matter affecting the interests, but it is intended to provide an assurance of title or to correct or note all utility affecting titles.
- The property shown herein is exempt from Federal Comprehensive Plan requirements under the Montgomery County Local Ordinance, Code of Laws of 1992, Exemplary No. 4-08180E.
- The Current Zoning is R-80.
- All existing and proposed development on this property is subject to the standards under R-80 Zoning classification.
- This property is subject to the covenants of the contract with Montgomery County regarding the adoption of Smith Village, which are recorded in the Local Records of Montgomery County in Liber 2414 at Page 594.
- The map 60121, WSSC Sheet No. 2174E03.
- For Public Water and Sewer systems info.

### VICINITY MAP

SCALE: 1" = 2000'



### SURVEYOR'S CERTIFICATE

I, Jerome J. Norris, certify that the plat shown herein is correct to the best of my professional knowledge, information and belief, that it is a subdivision of all of the land conveyed to Lisa Ann Jackson and Ann Marie Jackson, by the wife, from James Jackson and Bertha H. Jackson by Deed dated February 12, 1975 and recorded among the Land Records of Montgomery County, Maryland in Liber 4976 at Page 160, and that the total area contained in the plat is 24,849 square feet or 0.5682 acre and that the total area contained in the plat is 0.5682 acre is classified in public use for utility purposes.

*Jerome J. Norris*  
Jerome J. Norris  
Professional Land Surveyor  
Maryland No. 4007

### PLAT TABULATION

LOTS	24 849 SQ. FT.
SUBJECT INDICATION	2 115 SQ. FT.
TOTAL	26 964 SQ. FT.

LEGEND: 1/8" INCH PIPE FOUND

### DEPARTMENT OF PERMITTING SERVICES

MONTGOMERY COUNTY, MARYLAND

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

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

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

CHAIRMAN: \_\_\_\_\_  
ASST. SECRETARY/TREASURER: \_\_\_\_\_

PLAT NO. \_\_\_\_\_

OWNERS' CERTIFICATE

NOTES

SUBDIVISION RECORD PLAT  
JACKSON'S ACRES  
LOTS 24 AND 25, BLOCK 4

5TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE 1" = 30' DECEMBER, 2007

RECORDED

MNCPPC PLAT NO. 2-07141

LANDMARK ENGINEERING, INC.

6110 EXECUTIVE BOULEVARD, SUITE 110    PHONE: (301) 200-5881  
ROCKVILLE, MARYLAND 20850    FAX: (301) 200-5864  
CONSULTING ENGINEERS    PLANNERS    SURVEYORS

**RECORD PLAT REVIEW SHEET**

Plan Name: Jacksons Acres Plan Number: 120061110  
 Plat Name: Jacksons Acres Plat Number: 220071410  
 Plat Submission Date: 5-1-07  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: D. Kinney

**Initial DRD Review:**

Signed Preliminary Plan - Date 12-11-07 Checked: Initial OPC Date 1/23/08  
 Planning Board Opinion - Date 6/20/07 Checked: Initial SJS Date 1-22-08  
 Site Plan Req'd for Development? Yes  No  Verified By: SJS (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 \_\_\_\_\_

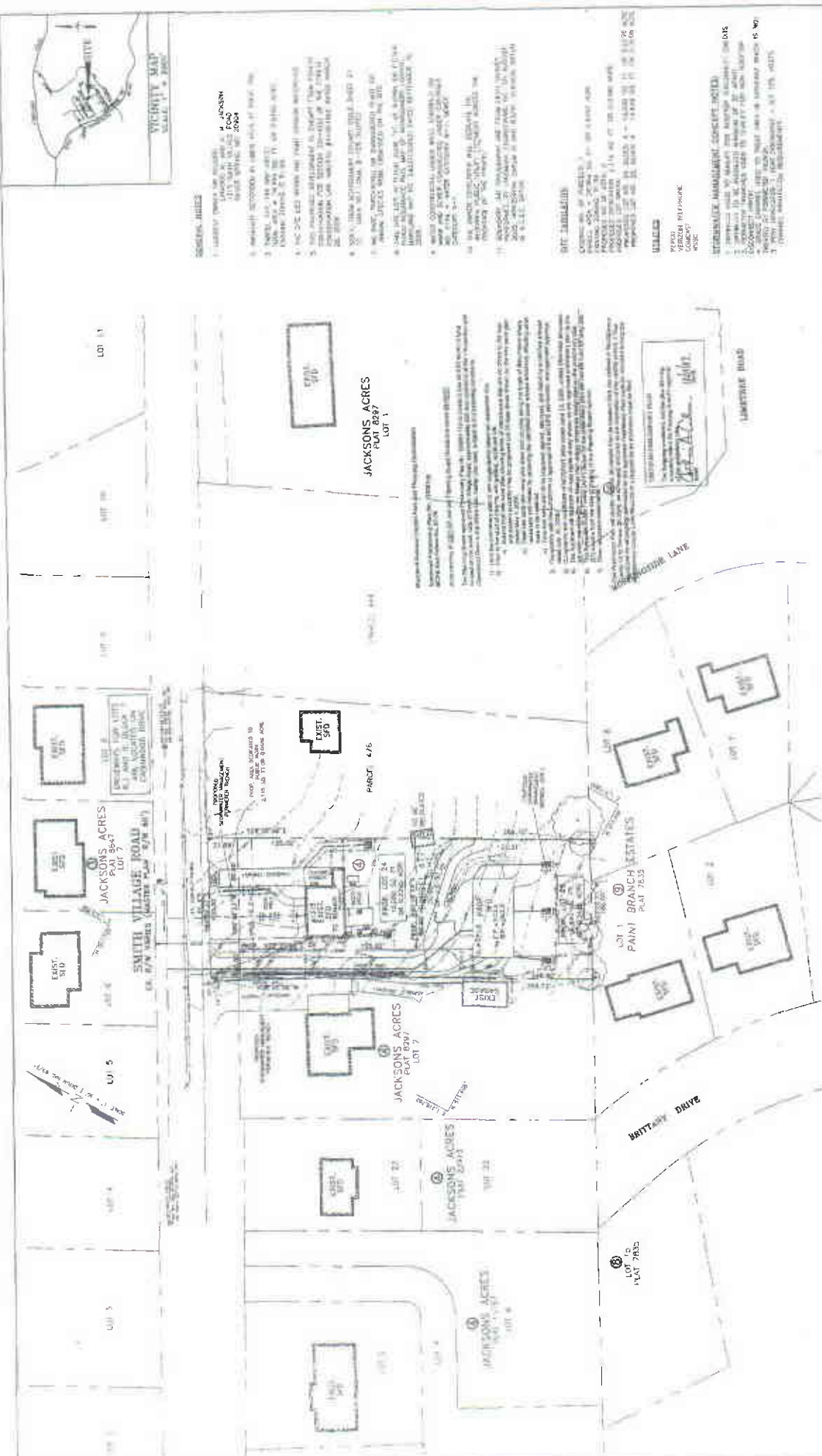
Review Items: Lot # & Layout  Lot Area ok Zoning  Bearings & Distances ok  
 Coordinates ok Plan #  Road/Alley Widths ok Easements  Open Space N/A  
 Non-standard BRLs N/A Adjoining Land  Vicinity Map  Septic/Wells N/A  
 TDR note N/A Child Lot note N/A Surveyor Cert  Owner Cert  Tax Map ok

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>C. Buring</u>	<u>5-14-07</u>	<u>6-1-07</u>	<u>5-18-07</u>	<u>SEE PLAT MARKUP</u>
Research	Bobby Fleury	↓	↓	<u>5-15-07</u>	<u>OK</u>
SHA	Doug Mills	↓	↓	—	—
PEPCO	Steve Baxter	↓	↓	—	—
Parks	Doug Powell	↓	↓	—	—
DRD	<u>Steve Smith</u>	↓	↓	<u>5-15-07</u>	<u>OK</u>

**Final DRD Review:**

DRD Review Complete:	<u>SJS</u>	<u>1/23/08</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>SJS</u>	<u>6-6-07</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>SJS</u>	<u>1-23-08</u>
<b>Board Approval of Plat:</b>		
Plat Agenda:	<u>SJS</u>	<u>2-7-08</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
<b>DPS Approval of Plat:</b>		
Engineer Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
<b>Plat Reproduction:</b>		
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:	_____	_____

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



**LEGEND**

- 1. JACKSON'S ACRES
- 2. BRITTON DRIVE
- 3. PAINI BRANCH ESTIMATES
- 4. JACKSON'S ACRES LOT 1
- 5. JACKSON'S ACRES LOT 2
- 6. JACKSON'S ACRES LOT 3
- 7. JACKSON'S ACRES LOT 4
- 8. JACKSON'S ACRES LOT 5
- 9. JACKSON'S ACRES LOT 6
- 10. JACKSON'S ACRES LOT 7

**NOTES**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

**PROPOSED LOTS 24 AND 25, BLOCK 4  
A SUBDIVISION OF PARCEL 477, TAX MAP 48121  
COLESVILLE 5TH ELECTION DISTRICT**

**LANDMARK ENGINEERING, INC.**  
CORPORATE OFFICE: 1100 W. 11TH ST., SUITE 110, COLESVILLE, MD 21034  
TELEPHONE: (301) 412-1100  
FAX: (301) 412-1101  
WWW.LANDMARK-ENG.COM

**APPLICANT**  
JACKSON AND M.J. JACKSON  
1100 W. 11TH ST., SUITE 110  
COLESVILLE, MD 21034  
TEL: (301) 781-1100

**DESIGNER'S DECLARATION**

I, CHARLES H. JACKSON, AS THE DESIGNER OF THE ABOVE SUBDIVISION, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND AND THAT I AM THE DESIGNER OF THE ABOVE SUBDIVISION. I HAVE REVIEWED THE RECORDS OF THE COUNTY AND CITY OF COLESVILLE AND HAVE FOUND THAT THE ABOVE SUBDIVISION IS IN ACCORDANCE WITH THE ZONING ORDINANCES AND THE SUBDIVISION ACT OF THE STATE OF MARYLAND. I HAVE ALSO REVIEWED THE RECORDS OF THE COUNTY AND CITY OF COLESVILLE AND HAVE FOUND THAT THE ABOVE SUBDIVISION IS IN ACCORDANCE WITH THE RECORDS OF THE COUNTY AND CITY OF COLESVILLE. I HAVE ALSO REVIEWED THE RECORDS OF THE COUNTY AND CITY OF COLESVILLE AND HAVE FOUND THAT THE ABOVE SUBDIVISION IS IN ACCORDANCE WITH THE RECORDS OF THE COUNTY AND CITY OF COLESVILLE.

*Charles H. Jackson*  
Professional Engineer  
No. 1100

**REVISIONS**

NO.	DATE	DESCRIPTION
1	11/15/07	ISSUED FOR PERMIT
2	11/15/07	ISSUED FOR PERMIT
3	11/15/07	ISSUED FOR PERMIT
4	11/15/07	ISSUED FOR PERMIT
5	11/15/07	ISSUED FOR PERMIT
6	11/15/07	ISSUED FOR PERMIT
7	11/15/07	ISSUED FOR PERMIT
8	11/15/07	ISSUED FOR PERMIT
9	11/15/07	ISSUED FOR PERMIT
10	11/15/07	ISSUED FOR PERMIT



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

JUN 20 2007

MCPB No. 07-70  
Preliminary Plan No. 120061110  
Jackson's Acres  
Date of Hearing: March 1, 2007

**MONTGOMERY COUNTY PLANNING BOARD**

**RESOLUTION<sup>1</sup>**

WHEREAS, pursuant to Montgomery County Code Chapter 50, the Montgomery County Planning Board ("Planning Board" or "Board") is vested with the authority to review preliminary plan applications; and

WHEREAS, on 05/02/06, Ms. Stacy Jackson ("Applicant"), filed an application for approval of a preliminary plan of subdivision of property that would create 2 lots on 0.62 acres of land located on the south side of Smith Village Road, approximately 800 feet northeast of the intersection with Cabinwood Drive ("Property" or "Subject Property"), in the White Oak master plan area ("Master Plan"); and

WHEREAS, Applicant's preliminary plan application was designated Preliminary Plan No. 120061110, Jackson's Acres ("Preliminary Plan" or "Application"); and

WHEREAS, Staff issued a memorandum to the Planning Board, dated August 23, 2006, setting forth its analysis, and recommendation for approval, of the Application subject to certain conditions ("Staff Report"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and the staffs of other governmental agencies, on March 1, 2007, the Planning Board held a public hearing on the Application (the "Hearing"); and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

<sup>1</sup> This Resolution constitutes the written opinion of the Board in this matter and satisfies any requirement under the Montgomery County Code for a written opinion.

Approved as to  
Legal Sufficiency: [Signature]  
MNCPPC Legal Department

WHEREAS, on March 1, 2007 the Planning Board approved the Application subject to certain conditions, on motion of Commissioner Perdue seconded by Commissioner Robinson with a vote of 4-0 Chairman Hanson and Commissioners Perdue, Robinson, and Wellington voting in favor, and Commissioner Bryant absent.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 50, the Planning Board approved Preliminary Plan No. 120061110 to create 2 lots on 0.62 acres of land located on the south side of Smith Village Road, approximately 800 feet northeast of the intersection with Cabinwood Drive ("Property" or "Subject Property"), in the White Oak master plan area ("Master Plan"), subject to the following conditions:

- 1) Limit the preliminary plan to two single-family detached residential lots.
- 2) Prior to the start of clearing and grading, applicant will
  - a) Submit final tree save plan showing limits of disturbance that are no closer to the rear and eastern property lines for proposed Lot 25 than those shown on the tree save plan dated May 1, 2006.
  - b) Final tree save plan must also show root pruning along the limits of disturbance where necessary and details for removing the identified trees without adversely affecting other trees to be retained.
  - c) Final tree save plan to be prepared, signed, stamped, and dated by a certified arborist.
- 3) Compliance with the conditions of approval of the MCDPS stormwater management approval dated July 18, 2006.
- 4) Compliance with conditions of MCDPWT letter dated June 13, 2006, unless otherwise amended.
- 5) The Applicant will dedicate all road rights-of-way shown on the approved preliminary plan to the full width mandated by the Master Plan unless otherwise designated on the preliminary plan.
- 6) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.
- 7) Other necessary easements.

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff, which the Board hereby adopts and incorporates by reference (except as modified herein) and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that:

1. *The Preliminary Plan substantially conforms to the master plan.*

The White Oak Master Plan did not specifically address the Subject Property but did provide general guidance and recommendations for development patterns and density. The plan reconfirms the residential land use and the one-family zoning in the area. The Planning Board finds that the preliminary plan complies with the master plan goal in that it proposes one-family residential lots.

2. *Public facilities will be adequate to support and service the area of the proposed subdivision.*

The proposed lots do not generate 30 or more vehicle trips during the morning or evening peak-hours. Therefore, the application is not subject to Local Area Transportation Review.

3. *The size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.*

Lot Location and Orientation - Section 50-29(a) (1)

The proposed preliminary plan creates two (2) lots from a parcel. Section 50-29 (a)(1) of the Subdivision Regulations requires that the lot dimension, size, width, shape and orientation be appropriate for the subdivision. The subject application includes a pipestem that results in a lot orientation of one lot behind the other. Although such an orientation is not always recommended, the pattern has already been established in the existing neighborhood. There are three other similarly oriented lots in the same block as the proposed subdivision, and at least six on other adjacent neighborhood streets. As such, the Planning Board finds that the proposed orientation of the lots is appropriate for the subdivision pursuant to Section 50-29(a)(1).

Frontage on a Public Street - Section 50-29 (a) (2)

The preliminary plan proposes to create one lot with less than the typically required frontage on a public street. Proposed Lot 25 will have a frontage of 20, rather than 25 feet. Pursuant to Section 50-29(a)(2) of the Subdivision Regulations, the Board may approve up to two (2) lots without the required frontage.

---



Based on the approval from the Department of Fire and Rescue dated June 5, 2006, the proposed private driveway will be adequate for emergency vehicles. Other public services will also be able to utilize the driveway. Furthermore, the 20-foot wide pipestem will be adequate for the installation of public utilities next to the proposed driveway. Finally, creating a lot with reduced frontage will not inhibit further subdivision since surrounding properties are already developed. The proposed development does not exceed the creation of two (2) lots without the required frontage, therefore, the Planning Board finds that the preliminary plan complies with Section 50-29(a)(2) of the Subdivision Regulations.

4. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.*

There are individual trees along the rear property line. A 30" tulip popular tree is located on the adjacent property near its northwestern corner. No forest, streams, wetlands, floodplains, or environmental buffers exist on the site.

The property is exempt from forest conservation requirements pursuant to the provisions of the small property exemption (4-06180E). Under these provisions, the property is exempt from a forest conservation plan because activity is occurring on a tract less than or equal to 1 acre in size where activity will not result in the clearing of more than 30,000 square feet of existing forest, or any specimen or champion trees, and reforestation requirements would be less than 10,000 square feet.

A tree save plan has been submitted showing three trees that are in poor condition or dead that will be removed along the rear of the property. Four other on-site trees and the off-site tulip popular are proposed to be protected. A final tree save plan, including additional tree protection measures as applicable, be submitted for review and approval prior to clearing and grading.

The Planning Board finds that the application satisfies all of the applicable requirements of Chapter 22A

5. *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.*

The MCDPS Stormwater Management Section approved the stormwater management concept for the project on July 18, 2006.

BE IT FURTHER RESOLVED, that 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) and that 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; and

BE IT FURTHER RESOLVED, that the date of this Resolution is JUN 20 2007 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

\* \* \* \* \*

CERTIFICATION

At its regular meeting, held on Thursday, June 7, 2007, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission ADOPTED the above Resolution, on motion of Vice Chair Perdue, seconded by Commissioner Wellington, with Chairman Hanson, Vice Chair Perdue, and Commissioners Bryant, Robinson, and Wellington present and voting in favor. This Resolution constitutes the final decision of the Planning Board, and memorializes the Board's findings of fact and conclusions of law for Preliminary Plan No. 120061110, Jackson's Acres.

  
\_\_\_\_\_  
Royce Hanson, Chairman  
Montgomery County Planning Board

**PLAT NO. 220080490**

**Chevy Chase, Section 3**

Located on the north side of Taylor Street, approximately 100 feet east of Delaware Street

R-60 zone; 1 lot

Community Water, Community Sewer

Master Plan Area: Bethesda-Chevy Chase

George S. Lesmes, Applicant

Staff recommends approval of this 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 criteria for this property and concludes that the proposed subdivision complies with the criteria of Section 50-35A(a)(3) of the subdivision regulations and supports this minor subdivision record plat.

**NOTES**

1. TOTAL AREA ENCLOSED ON THIS PLAT IS 15,000.00 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.
2. TOTAL AREA OF DEDICATION IS 0.00 SQUARE FEET.
3. THIS PROPERTY IS SUBJECT OF THIS RECORD PLAT IS IN THE E-60 ZONE.
4. AS OF THE DATE OF PLAT RECORDATION.
5. THE PROPERTY IS SHOWN ON THE MAP IN 34C, WISD 20C SHEET 109 AND 104.
6. ALL ZONING, CONDITION, PRECEDENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH THE PLAT, INCLUDING THE 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 FILED FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
7. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE B-311.
8. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
9. THIS PLAT, CONFORMS TO THE REQUIREMENTS FOR WHICH SUBDIVISION APPROVALS CONTAINED IN SECTION 19-22A OF MONTGOMERY COUNTY SUBDIVISION REGULATION, NAMED CHAPTER 90 OF THE COUNTY CODE. THIS PLAT INVOLVES CONSOLIDATION OF TWO OR MORE LOTS OR PART OF A LOT INTO ONE LOT AS PROVIDED FOR IN SECTION 19-22A(9)(4).
10. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW ANY WATER AFFECTING THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REFLECT AN EXAMINATION OF TITLE OR TO IMPACT OR MORE ALL MATTERS AFFECTING TITLE.
11. PROPERTY LIES WITHIN ZONE E BY FEMA MAP # 240101C6450 DATED SEPTEMBER 24, 2004

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE PERSONALLY EXAMINED THE PROPERTY AND THE SURVEY DATA AND I AM CONVINCED THAT THE SURVEY DATA IS CORRECT AND THAT THE PLAN IS CORRECTLY DRAWN. I HAVE BEEN ADVISED BY THE OWNER THAT THERE ARE NO Easements, LEASES, OR OTHER INTERESTS IN THE PROPERTY THAT ARE NOT SHOWN ON THIS PLAN. I HAVE BEEN ADVISED BY THE OWNER THAT THERE ARE NO Easements, LEASES, OR OTHER INTERESTS IN THE PROPERTY THAT ARE NOT SHOWN ON THIS PLAN. I HAVE BEEN ADVISED BY THE OWNER THAT THERE ARE NO Easements, LEASES, OR OTHER INTERESTS IN THE PROPERTY THAT ARE NOT SHOWN ON THIS PLAN.

DATE: 01/03/08  
 DAVID F. MEYER  
 M.D. PROFESSIONAL LAND SURVEYOR #21134

**OWNERS CERTIFICATION**

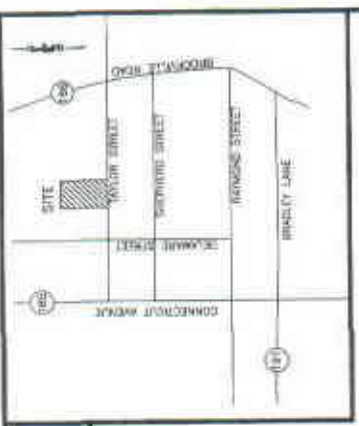
WE, GEORGE SCOTT LESKEY & WESSLA C. LESKEY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADAPT THE PLAN OF SUBDIVISION.  
 WE HEREBY GRANT A 10'-FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON AS "10' P.U.E." TO THESE UTILITIES MAINTAINED IN THE DOCUMENT ENTITLED "RECLAMATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED IN LIBER 2834 AT 15:00-15:37 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.  
 THERE ARE NO OTHER INTERESTS AT LAW, LEASES, Easements, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN AND DESCRIBED HEREON, UNLESS LISTED BELOW.

GEORGE SCOTT LESKEY, WITNESS: [Signature] DATE: 01/07/08  
 WESSLA C. LESKEY, WITNESS: [Signature] DATE: 01/07/08  
 WE, SANDY SPRING BANK, HEREBY CONSENT TO THE PLAN OF SUBDIVISION.  
 [Signature] WITNESS: [Signature] DATE: 01/07/08  
 [Signature] WITNESS: [Signature] DATE: 01/07/08  
 [Signature] WITNESS: [Signature] DATE: 01/07/08

Approved: \_\_\_\_\_  
 Department of Permitting Services  
 Montgomery County, Maryland

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

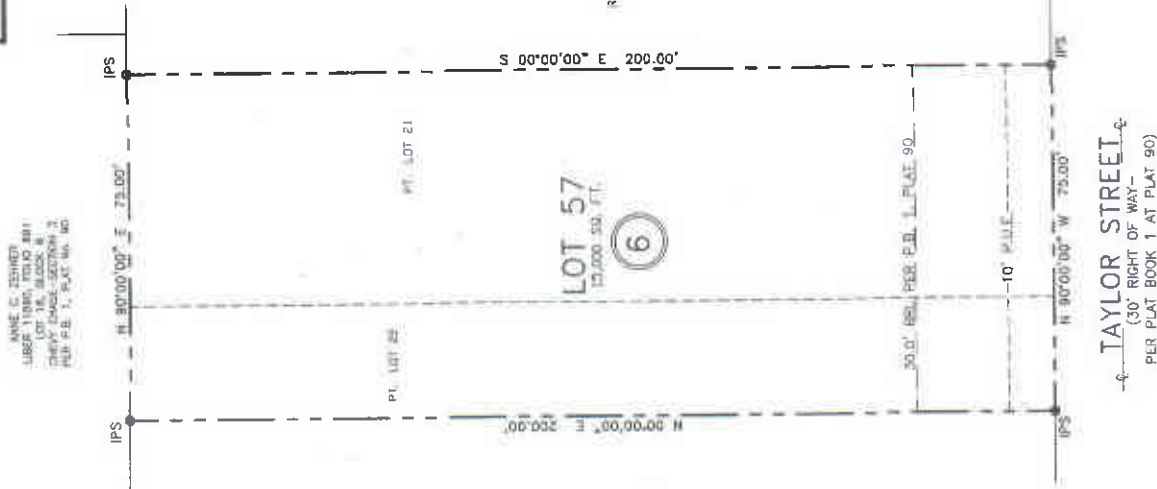
Approved: \_\_\_\_\_  
 M.N.C.P. & P.C. Record File No. \_\_\_\_\_



VICINITY MAP  
SCALE 1"=800'



PLAT No.



RICHARD C. MEYER, & ROBERTA B. MEYER  
 PT.  
 LIBER 1483, FOLIO 400  
 CHEVY CHASE-SECTION 3  
 PER P.B. 1, PLAT No. 90

FRANCIS N. WILK & S. H.  
 LIBER 1483, FOLIO 400  
 CHEVY CHASE-SECTION 3  
 PER P.B. 1, PLAT No. 90



SUBDIVISION RECORD PLAT  
 CHEVY CHASE-SECTION 3  
 LOT 57, BLOCK 6  
 A RESUBDIVISION OF  
 PARTS OF LOTS 21 and 22, BLOCK 6  
 BETHESDA  
 (7TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1"=20' AUGUST, 2007

POTOMAC VALLEY  
 SURVEYS  
 P.O. BOX 827  
 (10950 FISHER AVENUE)  
 FOOLESVILLE, MARYLAND  
 1-888-348-5090

**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name: Cherry Chase Section 3 Plat Number: 220080490

Plat Submission Date: 9-7-07

DRD Plat Reviewer: S. Smitz

DRD Prelim Plan Reviewer: N/A

\*For category of minor see pages 2 and 3

**Initial DRD Review:**

Pre-Preliminary Plan No.      Checked: Initial      Date     

Preliminary Plan No.      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 ok Coordinates ok  
 Plan # N/A Road/Alley Widths ok Easements ok Open Space N/A Non-standard  
 BRLs add Adjoining Land ok Vicinity Map  Septic/Wells N/A TDR note N/A  
 Child Lot note N/A Surveyor Cert.  Owner Cert  Tax Map ok SPA N/A

Agency Reviews Rec'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>A Lindsey</u>	<u>9/17/07</u>	<u>10/5/07</u>	<u>    </u>	<u>N/A</u>
Research	<u>Bobby Fleury</u>	<u>    </u>	<u>    </u>	<u>9-19-07</u>	<u>OK</u>
SHA	<u>Doug Mills</u>	<u>    </u>	<u>    </u>	<u>    </u>	<u>    </u>
PEPCO	<u>Steve Baxter</u>	<u>    </u>	<u>    </u>	<u>    </u>	<u>    </u>
Parks	<u>Doug Powell</u>	<u>    </u>	<u>    </u>	<u>    </u>	<u>    </u>
DRD	<u>Nellie Carey</u>	<u>    </u>	<u>    </u>	<u>9-18-07</u>	<u>OK</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

SJS

SJS

SJS

SJS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date

1/22/08

10-9-07

1-18-08

2/7/08

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

No \_\_\_\_\_

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

**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: \_\_\_\_\_

ok  
ok

*(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:

\_\_\_\_\_