

PLAT NO. 220080120

Section Four, Chevy Chase

Located in the southeast quadrant of the intersection of Meadow Lane and Underwood Street

R-60 zone; 1 lot

Community Water, Community Sewer

Master Plan Area: Bethesda-Chevy Chase

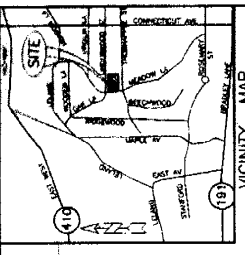
David Mott, Applicant

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

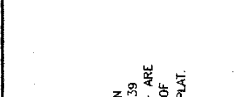
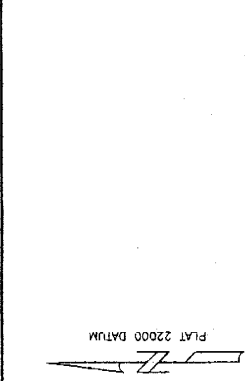
Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- 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 property and concludes that the proposed subdivision complies with the requirements of Section 50-35A (a)(3) and supports this minor subdivision record plat.



PLAT NO. _____



1 HEREBY CERTIFY THAT THE PLAN SHOWN HEREOF IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AND THAT IT IS A RESUBDIVISION OF LOTS 20, 21, 22 AND 23 IN BLOCK 4 (FOUR) IN THE SUBDIVISION KNOWN AS "CHEVY CHASE" SECTION 4 AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN PLAT BOOK 2 PLAT 104; AND ALSO THE LAND ACQUIRED BY DAVID M. MOTT AND ALICE M. MOTT BY DEED FROM ALFRED M. OSGOOD SURVIVOR OF ELIZABETH T. OSGOOD DATED AUGUST 31ST 1978 AND RECORDED IN LIBER 33359 LIBER 17444 AT FOLIO 269 AND BY DEED FROM PHX LLC DATED OCTOBER 30TH 1998 AND RECORDED IN LIBER 33359 AT FOLIO 304, RECORDED AMONG THE AFORESAID LAND RECORDS AND THAT ALL PROPERTY MARKERS SHOWN THEREIN ARE SET IN ACCORDANCE WITH SECTION 50-24 OF THE MONTGOMERY COUNTY CODE. TOTAL AREA INCLUDED IN THIS PLAT OF RESUBDIVISION IS 28,218 SQUARE FEET OR 0.648 ACRES. THERE IS 304.90 50.00 FT. OF STREET DEDICATION BY THIS PLAT.

10-15-17
DATE

ANDREW A. HUSBANDS, PROFESSIONAL LAND SURVEYOR 21188

OWNER'S CERTIFICATION

WE, DAVID M. MOTT, TENANTS BY THE ENTIRETY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREOF HEREBY CERTIFY THAT WE HAVE ESTABLISHED THE MINIMUM BUILDING RESTRICTION LINE AND DEDICATE THE STREETS HEREOF TO PUBLIC USE.

WE FURTHER GRANT A 10' FOOT WIDE PUBLIC UTILITY EASEMENT SHOWN HEREOF AS "10' P.U.E." TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED: "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENT" AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS OR TRUSTS AFFECTING THIS PROPERTY.

WITNESS
Stacey Reed
Stacey Reed

WITNESS
Alice M. Mott
ALICE M. MOTT, OWNER

DATE 10/14/07

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 THE PROPERTY. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO AN EXAMINATION OF TITLE OR DEPICT OR NOTE ALL MATTER AFFECTING TITLE.

2. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE SECTION 59-C-1.32 R-60 ZONE CLASSIFICATION.

3. THIS PROPERTY IS SHOWN ON TAX MAP NO. HHJ42, WSSC GRID 209 NW 4.

4. 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 APPLY TO THIS PLAT.

5. ALL PUBLIC UTILITIES SHOWN ON THIS PLAT AS APPROVED BY THE OFFICIAL PUBLIC UTILITIES BOARD AND SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

6. THIS PLAT IS FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.

7. THIS PLAT CONFORMS WITH THE REQUIREMENTS OF SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATION BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INCLUDES A CONSOLIDATION OF FOUR LOTS INTO ONE LOT AS PROVIDED FOR IN SECTION 50-35A(G)(3) OF MONTGOMERY COUNTY CODE.

8. THE PROPERTY SHOWN HEREOF IS NOT SUBJECT TO THE REQUIREMENT OF CHAPTER 22A OF THE MONTGOMERY COUNTY CODE.

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED:
DIRECTOR:

MONTGOMERY COUNTY, MARYLAND
CAPITAL PARK & PLANNING COMMISSION
PLANNING BOARD, APPROVED:

SECRETARY - TREASURER

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SUBDIVISION RECORD PLAT

LOT 39
BLOCK 4

SECTION FOUR

CHEVY CHASE

BEING A RESUBDIVISION OF

LOTS 20, 21, 22 & 23 BLOCK 4

7TH ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 30' MAY 2007

WCG ENGINEERING CONSULTANTS

4200 FORBES BLVD #203

LANHAM, MARYLAND 20706

(301) 459-1750 (FAX) 459-1757

PLAT NO. _____

DATE _____

SCALE: 1" = 30'

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Chevy Chase Section 4 Plat Number: 220080120
 Plat Submission Date: 7-25-07
 DRD Plat Reviewer: S. Smith
 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 Coordinates ok
 Plan # ok Road/Alley Widths ok Easements Open Space N/A Non-standard
 BRLs N/A Adjoining Land ok Vicinity Map Septic/Wells N/A
 TDR notes N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map ok
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>A. Lindsey</u>	<u>8/28/07</u>	<u>9/7/07</u>	<u>8/30/07</u>	<u>N/A</u>
Research	Bobby Fleury				<u>ok</u>
SHA	Doug Mills				
PEPCO	Steve Baxter			<u>10-18-07</u>	<u>10' P.V.E</u>
Parks	Doug Powell				
DRD	<u>Steve Smith</u>			<u>9-11-07</u>	<u>ok</u>

N. Carney

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:

Initial	<u>SJS</u>	Date	<u>11/2/07</u>
	<u>SJS</u>		<u>9/13/07</u>
	<u>SJS</u>		<u>11/31/07</u>

Board Approval of Plat:

Plat Agenda: SJS 11-29-07

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: _____

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: _____

(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:
