

PLAT NO. 220070950

National Chatauqua of Glen Echo

Located on the north side of Oberlin Avenue, 200 feet west of MacArthur Boulevard
CT zone; 1 lot

Community Water, Community Sewer

Master Plan Area: Bethesda-Chevy Chase

6110 Oberlin LLC, 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.

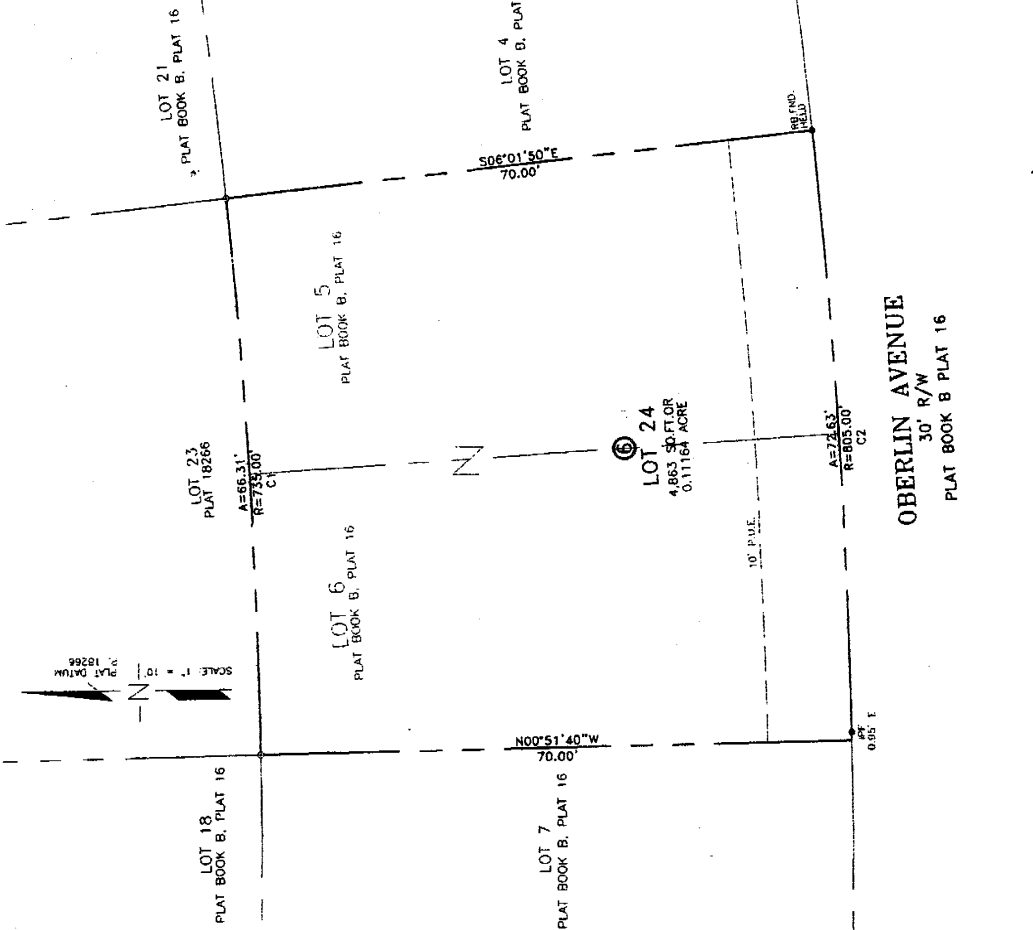
OWNERS' CERTIFICATE

We, 6110 Oberlin, LLC, a Maryland limited liability company, owners of the properties shown and described herein, hereby adopt this plan of resubdivision...

Further, we, our successors, or assigns will cause permanent property corner markers shown, thus (---) to be set by a registered Maryland Land Surveyor...

There are no suits, actions-at-law, leases, liens, mortgages or trusts affecting the property shown herein, except a certain mortgage and the party in interest thereto has below indicated its assent.

6110 Oberlin, LLC, a Maryland limited liability company: Richard A. Leggin, Manager



SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown hereon is correct to the best of my professional knowledge, information and belief; that it is a resubdivision of all of the land conveyed to 6110 Oberlin, LLC, a Maryland limited liability company...

SEP 21 2007 Date

Jerome J. Morris Professional Land Surveyor Maryland No. 4807



LEGEND

- 1" P.F. IRON PIPE FOUND
R.F.M.P. REBAR FOUND

020795 MINOR (3)

DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND

APPROVED ON: DIRECTOR: THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD

CHAIRMAN ASST. SECRETARY-TREASURER DATE

RECORDED



LANDMARK ENGINEERING, INC. 6110 EXECUTIVE BOULEVARD, SUITE 110 PHONE: (301) 230-5881

77TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND SCALE 1" = 10' DECEMBER, 2006

SUBDIVISION RECORD PLAT NATIONAL CHATAUQUA OF GLEN ECHO LOT 24 BLOCK 6 A RESUBDIVISION OF LOTS 5 AND 6, BLOCK 6

CURVE TABLE

Table with 5 columns: NO., RADIUS, ARC TANGENT, CHORD BEARING, CHORD BELTA. Contains data for curves C1 and C2.

NOTES

- 1. All the terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the approval of this plan. This property is to be developed in accordance with the Planning Board and available for public review during normal business hours.
2. This plat conforms with the requirements of Minor Subdivision approvals contained in Section 50-35A of Montgomery County, Maryland, Subdivision Regulations, being Chapter 50 of the County Code. This plat involves consideration of two lots into one lot as provided for in Section 50-35A(3)(a).
3. 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 intended to replace on an examination of title or to depict or note all matters affecting title.
4. The current zoning is CT.
5. Tax Map GM343, WSSC Sheet No. 207-W07
6. For Public Water and Sewer systems only.

We hereby assent to this plan of subdivision

Signatures and dates of witnesses: ANNE MANN 8/23/07, JOHN A. BATTIN 8/23/07

MNCPPC RECORD FILE NO.

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: National Chautauqua Plat Number: 220070950
 Plat Submission Date: 11/10/07
 DRD Plat Reviewer: Piera Weiss
 DRD Prelim Plan Reviewer: NA

*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. N/A Checked: Initial N/A Date N/A
 Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Name if applicable: 610 Oberlin Avenue Site Plan Number: 82008002A
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____

Lot # & Layout ok Lot Area ok Zoning ok Bearings & Distances ✓ Coordinates ok
 Plan # N/A Road/Alley Widths ok Easements ✓ Open Space N/A Non-standard
 BRLs N/A Adjoining Land ok Vicinity Map ok 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 Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>N/A</u>	<u>1/18/07</u>	<u>2/2/07</u>	<u>1/19/07</u>	<u>No Revisions</u>
Research	Bobby Fleury	↓	↓	_____	_____
SHA	Doug Mills	↓	↓	_____	_____
PEPCO	Steve Baxter	↓	↓	_____	_____
Parks	Doug Powell	↓	↓	<u>1/31/07</u>	<u>See Plat Mark-up</u>
DRD	Steve Smith	↓	↓	_____	_____

Final DRD Review:

DRD Review Complete: SSS 4-25-08
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): SSS 3-7-07
 Final Mylar w/Mark-up & PDF Rec'd: SSS 9-28-07

Board Approval of Plat:

Plat Agenda: SSS 5-8-08
 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: _____