

Plat Name: National Chatauqua of Glen Echo
Plat #: 220121330

Location: Located in the northerly quadrant of the intersection University Avenue and Princeton Avenue
Master Plan: Bethesda-Chevy Chase
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Applicant: Florian Kogelnik

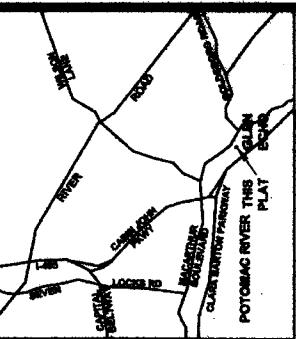
Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A (a)(3)** of the Subdivision Regulations, which states:

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 the property included in this application 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.

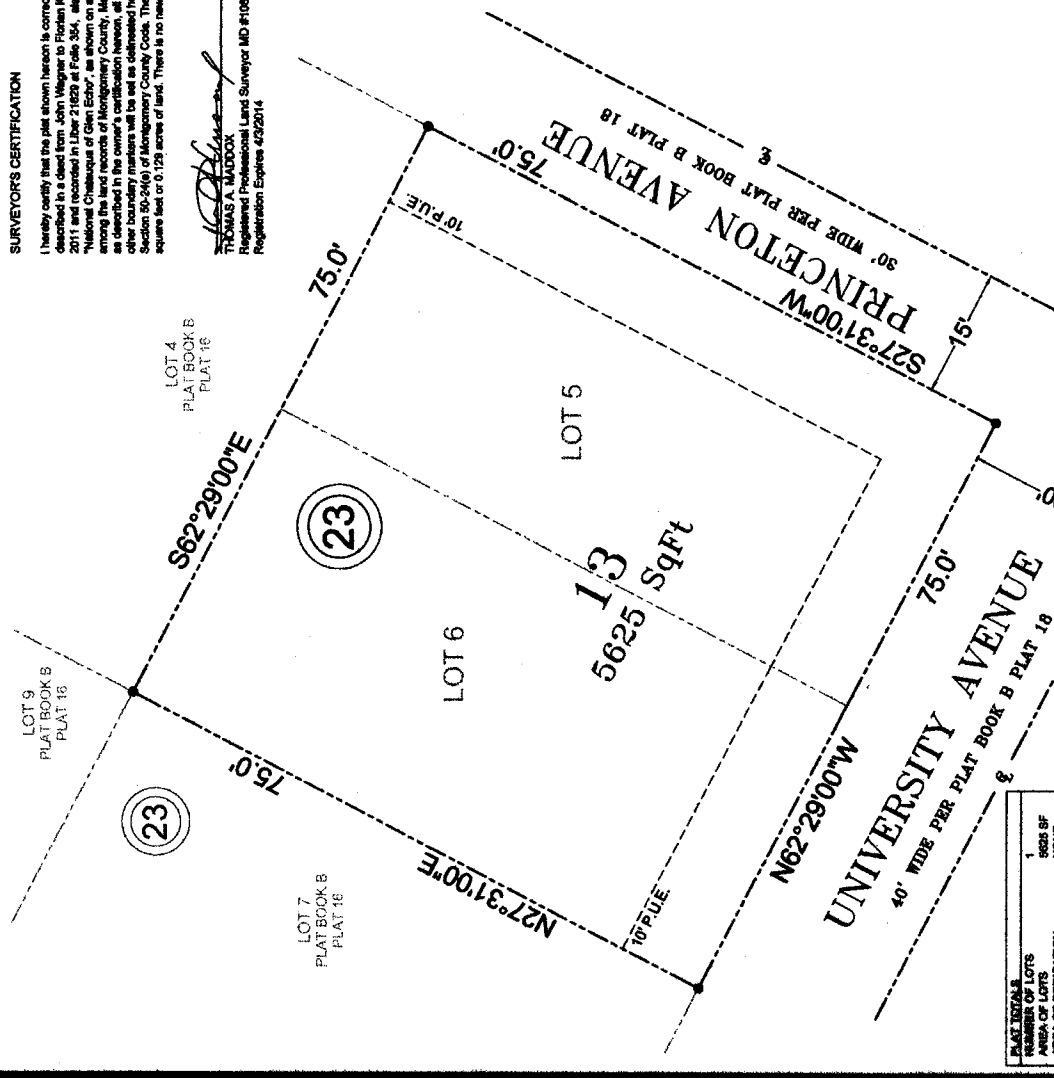


PLAT BOOK B
PLAT 18
MERIDIAN

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct, that it is a subdivision of the land described in a deed from John Wagner to Florian Kogutski and Robin Kogutski, dated July 29, 2011 and recorded in Liber 21829 at Page 354, also being a resubdivision of Lots 5 & 6, National Chataqua of Glen 28267, as shown on a plat recorded in Plat Book B at Plat 18, all of which are in the County of Montgomery, Maryland. I am a duly licensed and registered Professional Land Surveyor in the State of Maryland. I have personally examined the original plat and all instruments and all monuments and all other boundary markers with the provisions of Section 90-24(a) of Montgomery County Code. The total area included on this plat is 6223 square feet or 0.123 acres of land. There is no new dedication to the public use.

THOMAS A. MADDOX
Registered Professional Land Surveyor MD #10850
Registration Expires 4/2/2014
DATE: 08/12



OWNER'S CERTIFICATION

The undersigned, owners of the property shown herein, hereby adopt this plan of subdivision, dedicate the interests shown herein to the public use. The undersigned also grants a Public Utility Easement (P.U.E.) as shown herein to the parties named in a document entitled "Terms and Provisions of Public Utility Easement" as recorded in Liber 3654 at Folio 457 among the land records of Montgomery County, Maryland. Their successors and assigns. The owner will cause all property corner markers and any other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 90-24(e) of the Montgomery County Code.

There are no suits, liens, mortgages or trusts, affecting the property included in this plat of subdivision, except for certain mortgages, of which the parties in interest thereto have herein indicated their assent.

For PNC:
 For the State of Maryland:
 For the County of Montgomery:
 For the City of Glen Echo:
 For the National Chataqua of Glen Echo:
 For the National Chataqua of Glen Echo:
 For the National Chataqua of Glen Echo:

SUBDIVISION RECORD PLAT
 LOT 13, BLOCK 23
 NATIONAL CHATAQUA
 OF GLEN ECHO
 A RESUBDIVISION OF
 LOTS 5 & 6, BLOCK 23
 ELECTION DISTRICT 7
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 10'
 FEBRUARY, 2012

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 8938 SELBY CREEK COURT
 GAITHERSBURG, MARYLAND 20878
 (301) 964-5804

NOTES

- PROPERTY ZONED R-40 AT THE TIME OF APPROVAL. THIS PROPERTY IS SUBJECT TO THE REQUIREMENTS OF SECTION 90-8-3.4 OF THE MONTGOMERY COUNTY ZONING ORDINANCE.
- LOT 18 IS TO BE SERVED BY PUBLIC WATER AND SEWER. WSSC CATEGORIES 6-1, W-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 AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
- THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.
- PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP ON 341, WSSC GRID 2008W07.
- THIS PLAT OF RESUBDIVISION IS APPROVED PURSUANT TO THE PROVISIONS FOR MINOR SUBDIVISIONS IN SECTION 90-3-3.4 OF THE SUBDIVISION REGULATIONS, BEING CHAPTER 90 OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES THE CONSOLIDATION OF TWO LOTS INTO ONE AS PROVIDED FOR IN SECTION 90-3-3.4(b).



PLAT TOTALS	
NUMBER OF LOTS	1
AREA OF LOTS	5625 SF
AREA OF DEDICATION	NONE
TOTAL AREA SHOWN ON PLAT	5625 SF

MONTGOMERY COUNTY
 DEPARTMENT OF PERMITTING SERVICES
 APPROVED: _____ DATE: _____
 DIRECTOR

THE MARYLAND-NATIONAL CAPITAL
 PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED: _____ DATE: _____
 CHAIRMAN ASST. - SECRETARY - TREASURER

REC'D BY P.C. RECORDS FILE NO.

72-917-1330

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Nat'l Club area of Glen Echo Plat Number: 22012330
 Plat Submission Date: 2/24/12
 DRD Plat Reviewer: W. Meyer
 DRD Prelim Plan Reviewer: N/A

*For category of minor subdivision 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 Easements _____ Open Space ok Non-standard _____
 BRLs N/A Adjoining Land Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert ok Owner Cert ok Tax Map ok
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	2/29/12	3/14/12	_____	_____
Research	Bobby Fleury	_____	_____	3-2-12	ok
SHA	Corren Giles	_____	_____	_____	_____
PEPCO	Bobbie Dickey	_____	_____	_____	_____
Parks	Doug Powell	_____	_____	_____	_____
DRD	Keiona Clark	_____	_____	_____	_____

Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>WM</u>	<u>4/24/12</u>
Final Mylar & DXF/DWG Received:	<u>WM</u>	<u>6/15/12</u>
Final Mylar Review Complete:	<u>WM</u>	<u>6/27/12</u>

Board Approval of Plat:

Plat Agenda:	<u>WM</u>	<u>7/12/12</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____

MCDPS Approval of Plat:

Consultant 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:	_____	_____
Complete Reproduction:	_____	_____
Notify Consultant to Seal Plats:	_____	_____
Surveyor's Seal Complete:	_____	_____
Sent to Courthouse for Recordation:	_____	_____
Recordation Info Entered into Hansen	_____	_____

No. _____

MINOR SUBDIVISION SECTION 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
N/A

(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: _____