

Plat Name: Chevy Chase, Section 2
Plat #: 220130010

Location: Located on the south side of Newlands Street, approximately 100 feet east of Brookeville Road.

Master Plan: Bethesda Chevy Chase

Plat Details: R-60 zone; 2 lots
Community Water, Community Sewer

Applicant: Ronald Rosenfeld

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A (a)(3)** and **Section 50-35A (a) (1)** of the Subdivision Regulations, which respectively state:

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

Minor Lot line Adjustment. The sale or exchange of part of a lot between owners of adjacent lots for the purpose of small adjustments in boundaries; provided:

- a. The total area of the adjustment does not exceed five percent of the combined area of the lots affected by the adjustment;
- b. No additional lots are created;
- c. The adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved; and,
- d. The owner submits a sketch plan for review and approval by the Planning Board staff. The sketch plan may be a copy of the existing record plan and must contain the following information:
 - i. proposed lot line adjustment as a dashed line;
 - ii. any buildings, driveways, or other physical improvements located within fifteen feet of the proposed adjusted lot line;
 - iii. any minimum building setback that would be altered by the minor lot line adjustment; and
 - iv. the amount of lot area affected by the minor lot line adjustment.

The sketch plan must be approved, approved with revision or denied, in writing, within ten business days after the plan is submitted or the sketch plan is deemed approved, provided requirements i through iii, above, are met. A final record plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.

- e. Any minor lot line adjustment between properties that occurred prior to May 19, 1997, remains an exception to platting as provided in Section 50-9(d)

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 Section 50-35A(a)(1) and supports this minor subdivision record plat.

NOTES:

THIS PLAN CONFORMS WITH THE REQUIREMENTS OF SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION AND RECORDING ACT AND THE MONTGOMERY COUNTY ZONING AND SUBDIVISION ACT. THIS PLAN INVOLVES THE CONSOLIDATION OF LOT 13 AND PART OF LOT 14 INTO A LOT IN ACCORDANCE WITH SECTION 50-35A(9)(3). THIS PLAN ALSO INVOLVES THE ADJUSTMENT OF LOT LINE BETWEEN THE COMBINED LOT AND LOT 12 IN ACCORDANCE WITH SECTION 50-35A(9)(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 PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE REFORMATION OF THIS PLAN UNLESS EXPRESSLY CONTAINED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC PLIES FOR ANY SUCH PLAN WERE REVIEWED AND THE PLAN IS DEEMED TO BE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

THIS SUBDIVISION RECORD PLAN IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THIS PLAN IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPEND OR NOTE ALL MATTERS OF TITLE.

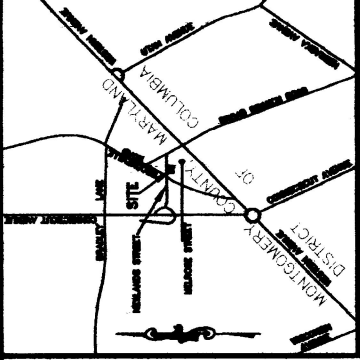
THIS PROPERTY IS ZONED R-80

W.S.S.C. ORD: 208 NW 04

TAX MAP HH41

FOR PUBLIC WATER AND SEWER SERVICE ONLY.

PLAT NO.



VICINITY MAP

SCALE: 1" = 2000'

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY RONALD ROSENFELD AND JOAN PATRICIA ROSENFELD UNTO RONALD ROSENFELD BY DEED DATED JULY 17, 2012 AND RECORDED IN LIBER 44817 AT FOLIO 230; AND THAT IT IS A RESUBDIVISION OF LOTS 12 AND 13 AND PART OF LOT 14, BLOCK 46, SECTION NO. 2, "CHEVY CHASE", RECORDED AS PLAT NO. 106, BOTH AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND THAT PROPERTY MARKERS HAVE BEEN FOUND OR SET AS INDICATED HEREON IN ACCORDANCE WITH SECTION 50-24(G) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA SHOWN ON THIS PLAT IS 17,316 SQUARE FEET, OR 0.3975 ACRES. THERE IS NO DEDICATION TO PUBLIC USE.

DATE _____
 DANIEL T. CATWOOD, REGISTERED
 PROPERTY LINE SURVEYOR
 MARYLAND NO. 406
 LICENSE EXPIRES 11/14/2012

SUBDIVISION RECORD PLAT

LOTS 42 & 43
 BLOCK 46
 SECTION NO. 2

CHEVY CHASE

A RESUBDIVISION OF LOTS 12 & 13 & PART OF LOT 14, BLOCK 46
 SECTION NO. 2
 MONTGOMERY COUNTY, MARYLAND
 JUNE, 2012
 SCALE: 1" = 20'



MADDOX
 Engineers &
 Surveyors
 100 Park Avenue, Rockville, MD 20850
 (301) 762-6001 www.maddoxinc.com

AREA TABULATION

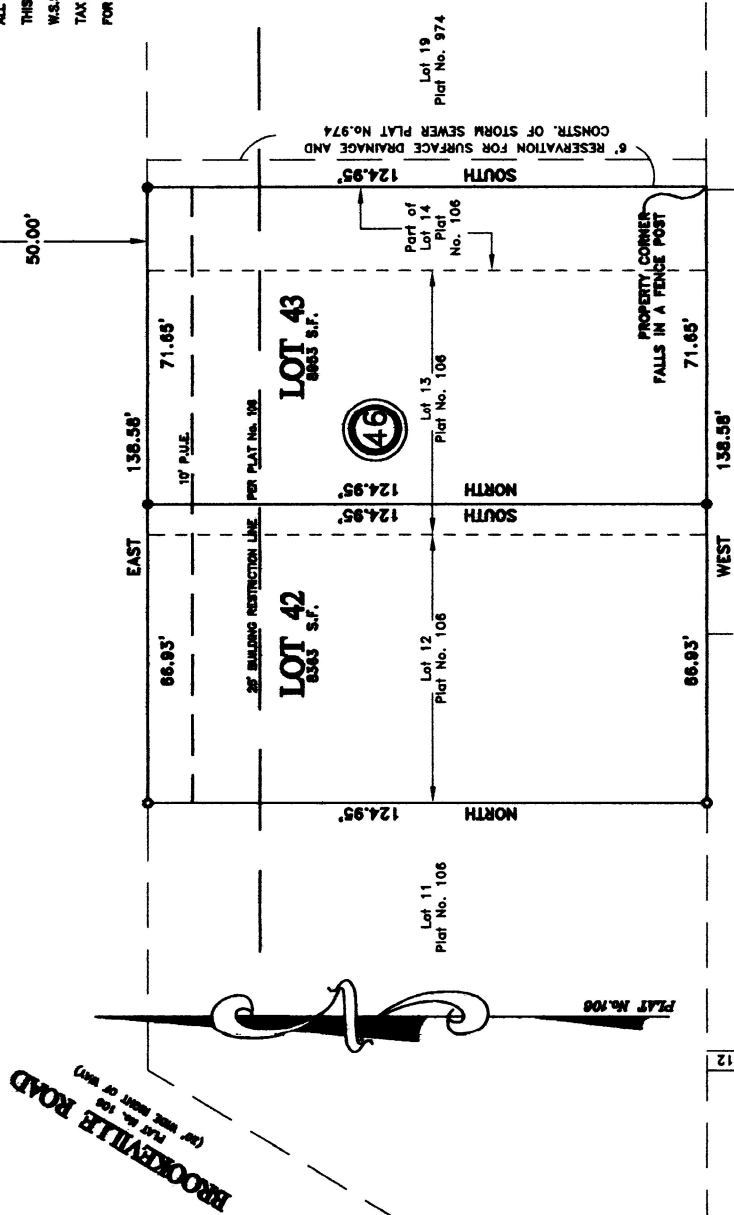
AREA IN LOTS:	17,316 S.F. or 0.3975 AC.
AREA DEDICATED TO PUBLIC USE:	0 S.F. or 0 AC.
TOTAL AREA:	17,316 S.F. or 0.3975 AC.

LEGEND

○	PROPERTY MARKER FOUND & HELD
●	IRON PIPE & I.D. CAP CORP. 255° SET

NEWLANDS STREET

PLAT Nos. 108 & 97A
 (100' WIDE RIGHT OF WAY)



OWNERS CERTIFICATE:

WE, RONALD ROSENFELD AND JOAN PATRICIA ROSENFELD, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO HEREBY ADOPT THIS PLAN OF SUBDIVISION AND GRANT A 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 487 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, OR MORTGAGES AFFECTING THE PROPERTY SHOWN HEREON.

WITNESS _____ DATE _____ RONALD ROSENFELD

MONTGOMERY COUNTY
 DEPARTMENT OF
 PERMITTING SERVICES

THE MARYLAND-NATIONAL CAPITAL
 PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED _____
 CHAIRMAN ASST. SECRETARY - TREASURER
 M.N.C.P. & P.C. RECORD FILE NO. _____ DIRECTOR

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Cherry Chase, Section 2 Plat Number: 220130010

Plat Submission Date: 7/9/12

DRD Plat Reviewer: W. Myrah

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 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 N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	7/12/12	7/27/12	8/3/12	NO REVISIONS OK
Research	Bobby Fleury			7/16/12	
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): WM 8/10/12

Final Mylar & DXF/DWG Received: WM 8/29/12

Final Mylar Review Complete: WM 9/6/12

Board Approval of Plat:

Plat Agenda: WM 9/20/12

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: 6/15/12
- 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: N/A
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: _____

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