

Plat Name: Chevy Chase, Section 2
Plat #: 220140330

Location: Located on the north side of Oxford Street, 330 feet east of Connecticut Avenue (MD 185).
Master Plan: Bethesda-Chevy Chase Master Plan
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Owner: 9 Oxford Street, LLC

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.

NOTES

- THE PROPERTY SHOWN HEREIN IS APPROVED FOR PUBLIC WATER AND SEWER. WATER CATEGORY: 1 - SENIOR CATEGORY: 1
- THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-40 ZONE AS OF THE DATE OF PLAT RECORDATION.
- OFF - OPEN IRON PIPE FOUND
REF - REBAR AND CAP FOUND
IPS - IRON PIN WITH CAP SET
- THIS PROPERTY IS SHOWN ON TAX MAP IN 341.
- ALL TERMS, CONDITIONS, AGREEMENTS, INTERESTS, EASEMENTS, REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY ARE INTENDED TO SURVIVE UNLESS MODIFIED BY ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION RECORDATION UNDER SECTION 10-202 OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES A LOT INTO A LOT, AS PROVIDED FOR IN SECTION 20-35A(1)(2).
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER AFFECTING THE TITLE OR TO DEPICT OR REPLACE AN EXISTING SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXISTING TITLE.

OWNER'S CERTIFICATE

I, **9 OXFORD STREET, LLC**, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADOPT THIS PLAN OF SUBDIVISION, HEREBY ADOPTING A PUBLIC UTILITY EASEMENT, SHOWN AS PART OF THE SUBDIVISION, AND PROVISIONS OF PUBLIC UTILITY ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENT" AS RECORDED IN LIBER 3994 AND FOLIO 467 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT NONE OF WHICH IS DEDICATED TO PUBLIC USE, AND THAT ALL PROPERTY CORNERS MARKED THIS --- ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE: 11/3/14 Robert Holman WITNESS

DATE: 11/3/14 Robert Holman WITNESS

WE, THE BOARD OF GEORGETOWN, HEREBY CONSENT TO THIS PLAN OF SUBDIVISION.

DATE: 11/3/14 Matthew F. Keith WITNESS
 DATE: 11/3/14 Matthew F. Keith WITNESS

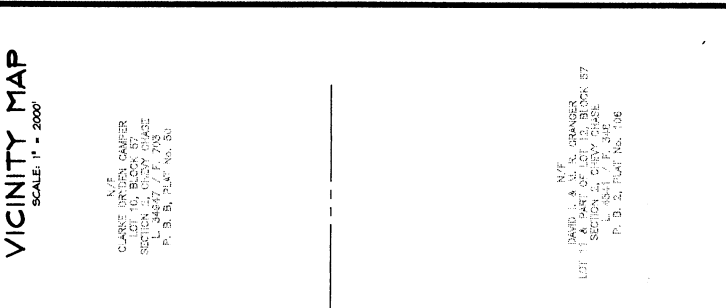
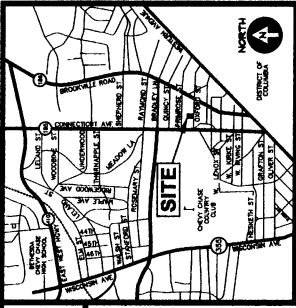
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS CONVEYED BY DAVID I. GRANGER AND MARY R. SWANER UNTO 9 OXFORD STREET, LLC, BY A DEED DATED OCTOBER 10, 2011, AND ALL OTHER MATTERS AFFECTING THE TITLE TO SAID LANDS, ALSO BEING A RESUBDIVISION OF LOT 32 AND PART OF LOT 31, BLOCK 57, CHEVY CHASE, SECTION 2, AS RECORDED IN PLAT BOOK 2, PLAT 185, AND CHEVY CHASE, SECTION 2, AS RECORDED IN PLAT BOOK 2, PLAT 185, AND CHEVY CHASE, SECTION 2, AS RECORDED IN PLAT BOOK 2, PLAT 185, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAN IS 1.142 ACRES, AND NONE OF WHICH IS DEDICATED TO PUBLIC USE, AND THAT ALL PROPERTY CORNERS MARKED THIS --- ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE: 11/3/14 Jeffery Allen Mendenhall
 DATE: 11/3/14 Jeffery Allen Mendenhall

PROF. REG. NO. 2888
 EXPIRES: 07/31/2018
 PROFESSIONAL LAND SURVEYOR

PLAT No.



PLAT TABULATION

NUMBER OF LOTS 1
NUMBER OF PARCELS 1
TOTAL AREA 9,100 SQ. FT. (0.21 ACRES)

Department of Permitting Services
 Montgomery County, Maryland

Date: _____ Director: _____

Approved: _____

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

Approved: _____

M.N.C.P. & P.C. Record File No. _____

N/E
 PART OF
 SECTION 2, CHEVY CHASE
 L. 17,440 / F. 387
 P. B. 2, PLAT No. 155

N/E
 DAVID I. & M. R. GRANGER
 LOT 31 & PART OF LOT 32, BLOCK 57
 SECTION 2, CHEVY CHASE
 L. 17,440 / F. 387
 P. B. 2, PLAT No. 156

N/E
 CLAUDE DORTCH GAMBER
 LOT 10, BLOCK 57
 SECTION 2, CHEVY CHASE
 L. 17,440 / F. 387
 P. B. 2, PLAT No. 156

N/E
 9 OXFORD STREET, LLC
 LOT 32 & PART OF LOT 31, BLOCK 57
 SECTION 2, CHEVY CHASE
 L. 17,440 / F. 387
 P. B. 2, PLAT No. 156

N/E
 ROYAL & N/E GARFIELD
 LOT 42, BLOCK 57
 SECTION 2, CHEVY CHASE
 L. 17,440 / F. 387
 P. B. 2, PLAT No. 156



108 West Ridgewale Blvd., Suite 101
 Mount Airy, Maryland 21111
 Phone: 301-807-9045
 www.cosengineering.com
 info@cosengineering.com



SUBDIVISION RECORD PLAT
LOT 40, BLOCK 57

SECTION 2,
CHEVY CHASE

A RESUBDIVISION OF LOT 32 AND PART OF LOT 31, BLOCK 57
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 10' SEPTEMBER, 2013

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Chevy Chase Section 2 Plat Number: 220140330
 Plat Submission Date: 10-1-2013
 DRD Plat Reviewer: S. Smith
 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 # _____ Road/Alley Widths _____ Easements _____ Open Space _____ Non-standard _____
 BRLs _____ Adjoining Land _____ Vicinity Map _____ Septic/Wells _____
 TDR note _____ Child Lot note _____ Surveyor Cert _____ Owner Cert _____ Tax Map _____
 SPA _____

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	10/3/13	10/18/13		
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO	Bobbie Dickey			10/23/13	OK
Parks	Doug Powell				
DRD	Kelona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):	Initial <u>SSS</u>	Date <u>10/25/13</u>
Final Mylar & DXF/DWG Received:	<u>SSS</u>	<u>1-7-14</u>
Final Mylar Review Complete:	<u>SSS</u>	<u>1-24-14</u>

Board Approval of Plat:

Plat Agenda:	<u>SSS</u>	<u>2-6-14</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
yes 1951

(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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