

**Plat Name: Luxmanor**  
**Plat #: 220100300**

Location: Located on the east side of Luxmanor Road, 200 feet north of Poindexter Lane  
Master Plan: North Bethesda/Garrett Park  
Plat Details: R-200 zone; 1 lot  
Community Water, Community Sewer  
Applicant: Chardell Partners, 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 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 NUMBER:**  
 Plat Recording Date:

**NOTES**

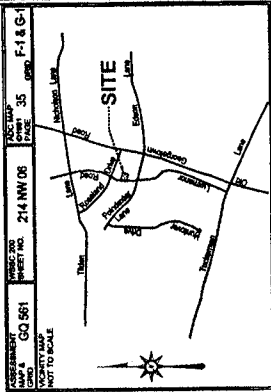
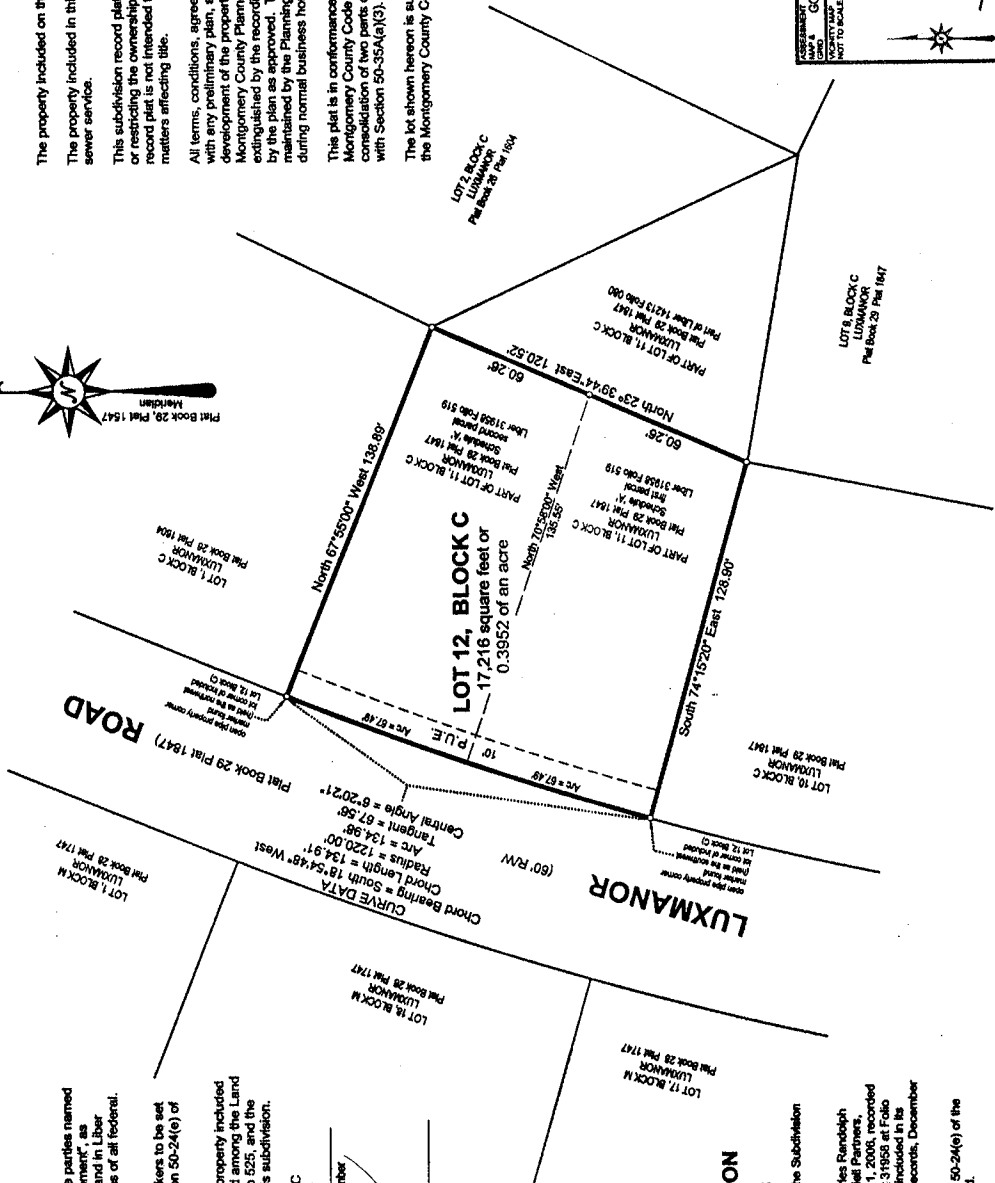
The property included on this subdivision plat is currently zoned R-200. The property included in this subdivision is intended for public water and sewer service.

This subdivision record plat is not intended to show every matter affecting or restricting the ownership and use of the subject property. A subdivision record plat is not intended to replace an examination of title or to note all matters affecting title.

All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of the property included on this plat, as approved by the Montgomery County Planning Board, are intended to survive and not be extinguished by the recording of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and are available for public review during normal business hours.

This plat is in conformance with the requirements of Section 50-35A of the Montgomery County Code (Subdivision Regulations) which provides for the consolidation of two parts of lots being re-platted as a single lot in accordance with Section 50-35A(a)(3).

The lot shown hereon is subject to the requirements of Chapter 59-B-5.4 of the Montgomery County Code (Zoning Ordinance).



CONVEYANCE JAN 2 2008 SHEET NO. 35 OF 35	ACT. DATE 214 NOV 08	ACT. MAP F-1 & G-1
SUBDIVISION RECORD PLAT		
PROJECT LOT 12, BLOCK C A RESUBDIVISION OF PARTS OF LOT 11, BLOCK C <b>LUXMANOR</b> ROCKVILLE (FOURTH) (4th) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND		
WITMER ASSOCIATES, LLC 14000 Shady Grove Road, Suite 200, Rockville, MD 20850 Tel: (301) 761-1600 Fax: (301) 761-2626 E-Mail: <a href="mailto:info@witmer.com">info@witmer.com</a>		
DATE October, 2008	SCALE 1 inch = 30 feet	SHEET NUMBER 83177-1-1 1 of 1

**OWNER'S CERTIFICATION**

We, Chardeall Partners, LLC, owners of the property shown and included hereon, hereby establish this plat of subdivision, and grant a Public Utility Easement (P.U.E.), as shown hereon, to the parties named in a document titled "Terms and Provisions of a Public Utility Easement" as attached to this plat of subdivision, and the County of Montgomery, Maryland, in Liber 39329 of the Public Utility Easement Records of Montgomery County, Maryland, in accordance with all current and applicable regulations of all federal, state, and local governing agencies.

We, or our successors and assigns will cause property corner markers to be set by a Maryland Licensed Land Surveyor, in accordance with Section 50-24(e) of the Montgomery County Code (Subdivision Regulations).

There are no suits, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision; except a certain Deed of Trust recorded among the Land Records of Montgomery County, Maryland, in Liber 31959 of Folio 525; and the parties in interest thereto have hereon indicated their assent to this subdivision.

CHARDEALL PARTNERS, LLC  
 By: *[Signature]*  
 Philip M. Cantor, member

JOHN MARSHALL BANK  
 Date: 12/4/08  
 By: *[Signature]*  
 Greg Motheral

**SURVEYOR'S CERTIFICATION**

I hereby certify that the survey information shown hereon is correct; that this plat of subdivision has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland; that this plat is a subdivision of that real property conveyed by Charles Randolph Eastwood and Cathy Hazel Eastwood, husband and wife, to Chardeall Partners, LLC, a Maryland Limited Liability Company, by Deed, dated March 1, 2008, recorded among the Land Records of Montgomery County, Maryland, in Liber 31959 of Folio 525; and that the property being replatted hereon is the same as that shown on the Plat of Subdivision Record Plat recorded among said Land Records, December 6, 1946, in Plat Book 29 as Plat 1847; and that property corner markers will be set in accordance with Section 50-24(e) of the Montgomery County Code (Subdivision Regulations), if so engaged.

The total area included in this plat of subdivision is 17,216 square feet or 0.3952 of an acre. There is no area being dedicated to public use by this plat.

Date: 12/04/2008  
*[Signature]*  
 JOHN R. WITMER  
 Professional Land Surveyor  
 Maryland No. 10686

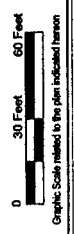
220,000.000  
 THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 THE MONTGOMERY COUNTY PLANNING BOARD

APPROVED: \_\_\_\_\_  
 CHAIRMAN

APPROVED: \_\_\_\_\_  
 SECRETARY-TREASURER

APPROVED: \_\_\_\_\_  
 DIRECTOR

M.N.C.P. & P.C. RECORD FILE NUMBER: \_\_\_\_\_



Graphic Scale related to the plan indicated hereon

**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name: Luxmanor Plat Number: 220100300  
 Plat Submission Date: 10/16/09  
 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 # N/A Road/Alley Widths ok Easements ok Open Space N/A Non-standard  
 BRLs N/A 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	<u>E. G. Boon</u>	<u>10/21/09</u>	<u>11/6/09</u>	<u>11/4/09</u>	<u>No REVISIONS</u>
Research	Bobby Fleury			<u>10-21-09</u>	<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey				

**Final DRD Review:**

DRD Review Complete: \_\_\_\_\_ Initial SSS Date 12/8/09  
 (All comments rec'd and incorporated into mark-up)

Engineer Notified (Pick up Mark-up): \_\_\_\_\_ Initial SSS Date 12/1/09

Final Mylar w/Mark-up & PDF Rec'd: \_\_\_\_\_ Initial SSS Date 12/7/09

**Board Approval of Plat:**

Plat Agenda: \_\_\_\_\_ Initial SSS Date 12/17/09

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: ok  
yes 1952

(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: \_\_\_\_\_