

Plat Name: Chevy Chase, Section 3
Plat #: 220130840

Location: Located on the south side of Raymond Street, 650 feet west of Georgia Street.

Master Plan: Bethesda-Chevy Chase

Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer

Applicant: Sandy Spring Builders

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

1. THE PROPERTY SHOWN HEREON IS APPROVED FOR PUBLIC WATER AND SEWER WATER CATEGORY 1 SEWER CATEGORY 1.
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-60 ZONE AS OF THE DATE OF PLAT RECORDATION.
3. 1" = 100' HORIZONTAL SCALE
1" = 10' VERTICAL SCALE
4. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
5. THIS PROPERTY IS SHOWN ON TAX MAP IN 34 AND IN 342.
6. THIS PROPERTY IS SHOWN ON H.S.S.C. 200-FOOT SHEET 200 104 04.
7. ALL TERMS, CONDITIONS, AGREEMENTS, WARRANTIES AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS RECORD PLAT SHALL BE ENFORCEABLE AND SHALL BE CONSIDERED AS APPROVED BY THE BOARD OF PUBLIC UTILITIES AND THE BOARD OF PUBLIC HEALTH AND ENVIRONMENTAL AFFAIRS FOR PUBLIC REVIEW EXCEPT WHERE SHOWN OTHERWISE AND ARE AVAILABLE FOR PUBLIC REVIEW DURING BUSINESS HOURS.
8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR PUDR SUBDIVISION APPROVALS CONTAINED IN SECTION 90-2A(4) OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES THE CONVERSION OF A PART OF A LOT INTO A LOT, AS PROVIDED FOR IN SECTION 90-2A(4)(c).
9. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER OF RECORD AND THEREFORE THE OWNER OF THE SUBDIVISION RECORD PLAT HAS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.

OWNERS' CERTIFICATE

WE, JOHN L. HARMON AND HALSH F. BAKASH, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADAPT THIS RECORD PLAT TO THE PROVISIONS OF THE SUBDIVISION RECORD PLAT ACT, CHASE, AS ENACTED BY THE LEGISLATURE OF MONTGOMERY COUNTY, MARYLAND, AND WE HEREBY WARRANT AND WARRANT OUR HEIRS AND SUCCESSORS TO DEFEND AND HOLD THE LAND SHOWN HEREON FREE AND CLEAR OF ALL MORTGAGES, LIENS, ENCUMBRANCES, EASEMENTS, RIGHTS OF WAY, AND OTHER MATTERS AFFECTING TITLE, EXCEPT AS INDICATED BELOW.

DATE: 1/22/13
 SIGNATURE: John L. Harmon, Jr.
 TITLE: OWNER

DATE: 1/22/13
 SIGNATURE: Halsh F. Bakash
 TITLE: WITNESS

WE, CONGRESSIONAL BANK, HEREBY CONSENT TO THIS PLAN OF SUBDIVISION.

DATE: 1/22/13
 SIGNATURE: Michael Ahearn
 TITLE: WITNESS

Department of
 Planning & Zoning
 Montgomery County, Maryland

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

Approved: _____
 Title: _____

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

RAYMOND STREET
 30' RIGHT-OF-WAY
 (PER PLAT BOOK 1, PLAT No. 71)

39' P.U.E.
 9' P.U.E.

LOT 30
 13,520 SF

N.P.
 JOHN T. JR. & VERA W. WITCALP
 PART OF LOT 11, BLOCK 2
 SECTION 3, CHEVY CHASE
 L.P. 1941/7 P. 40
 P. B. 1, PLAT No. 91

N.P.
 JOHN L. HARMON, JR. &
 HALSH F. BAKASH
 PART OF LOT 30, CHEVY CHASE
 L.P. 1941/7 P. 41
 P. B. 1, PLAT No. 90

N.P.
 NICK H. PHINIS & SUSAN L. PARCOURI
 PART OF LOT 10, BLOCK 2
 SECTION 3, CHEVY CHASE
 L.P. 1941/7 P. 41
 P. B. 1, PLAT No. 89

PART OF
 LOT 10

PART OF
 LOT 11

N.P.
 KENNETH B. & ANDREA L. HANNY
 PART OF LOT 10, BLOCK 2
 SECTION 3, CHEVY CHASE
 L.P. 1941/7 P. 40
 P. B. 1, PLAT No. 91

N.P.
 THOMAS C. ZIEGLER
 PART OF LOT 10, BLOCK 2
 SECTION 3, CHEVY CHASE
 L.P. 1941/7 P. 40
 P. B. 1, PLAT No. 90

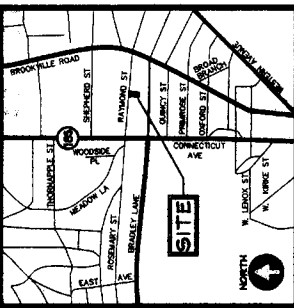
N.P.
 CAROL D. BUZZI
 PART OF LOT 10, BLOCK 2
 SECTION 3, CHEVY CHASE
 L.P. 1941/7 P. 41
 P. B. 1, PLAT No. 89



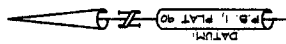
108 West Ellicottville Blvd., Suite 101
 Mount Airy, Maryland 21771
 301-607-4031 office
 301-607-4046 fax
 www.cosengineering.com
 info@cosengineering.com

220130840

Recorded
 Plat No. _____



VICINITY MAP
 SCALE: 1" = 200'



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO ALL THE LANDS CONVEYED BY JOHN L. HARMON, JR. AND HALSH F. BAKASH TO THE PROPERTY SHOWN HEREON, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS ACCORDING TO THE RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT ALL PROPERTY CORNERS MARKED THIS DATE ARE IN PLACE AND THAT ALL PROPERTY CORNERS MARKED THIS DATE ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 90-2A(4) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE: 2/18/13
 SIGNATURE: Jeffrey Allen Haysmond
 TITLE: SURVEYOR
 NO. REG. NO. 2815
 EXPIRATION DATE: JULY 15, 2018



SUBDIVISION RECORD PLAT
LOT 30, BLOCK 2
SECTION 3,
CHEVY CHASE

A RESUBDIVISION OF PART OF LOT 11, BLOCK 2
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20' NOVEMBER, 2012

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Cherry Chase, Section 3 Plat Number: 220130240
 Plat Submission Date: 11/20/12
 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 Coordinates
 Plan # N/A Road/Alley Widths OK Easements OK 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
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>C. Bunney</u> Evelyn Gibson	<u>11/20/12</u>	<u>12/7/12</u>	<u>12/3/12</u>	<u>No Comments</u>
Research	Bobby Fleury			<u>11/26/12</u>	<u>OK</u>
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):	<u>Initial</u> WM <u>WM</u>	<u>Date</u> <u>1/4/13</u>
Final Mylar & DXF/DWG Received:	<u>SOS</u>	<u>2-19-2013</u>
Final Mylar Review Complete:	<u>SOS</u>	<u>3-5-2013</u>
Board Approval of Plat:		
Plat Agenda:	<u>SOS</u>	<u>3-14-2013</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 1957

(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: _____