

Plat Name: Rosedale Park
Plat #: 220131270

Location: Located in the northeast quadrant of the intersection of Maple Avenue and Maryland Avenue.
Master Plan: Bethesda-Chevy Chase
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Owner: 4529 Maple Avenue, 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.

PLAT NO.

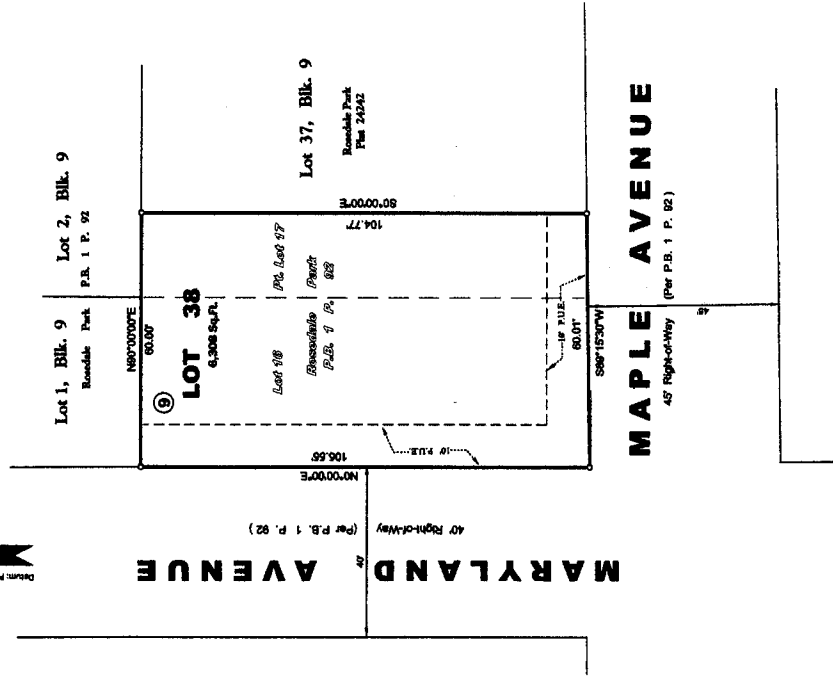
NOTES

The property included on this subdivision plat is zoned R-60, as of the date of plat recordation.
 The property included in this subdivision is intended for Public water and sewer services.
 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 conforms to the requirements for the Minor Subdivision approvals contained in Section 50-35 A of the Montgomery County Subdivision Regulations, chapter 50 of the County Code. This plat involves the consolidation of a lot and a part of a lot into a single lot as provided for in Section 50-35A(e)(1).

SURVEYOR'S CERTIFICATE

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 the real property conveyed by:
 Gene W. Wernke, to 47 Maple Avenue, LLC
 by deed dated April 17, 2013,
 which was recorded in the Land Records of Montgomery County, Maryland in Liber 45968 at Folio 057, said real property being Lot 16, Block 9, as shown in its entirety on a Subdivision Record Plat recorded among the said Land Records, in Plat Book 1 as Plat 92,
 and the West Twenty feet of Lot 17, Block 9, as shown on said Plat, 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 6,308 square feet or 0.14 of an acre. There is no area being dedicated to public use by this plat.

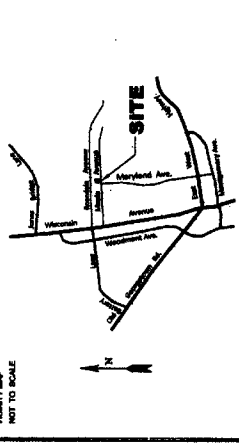
Date: 4/10/2013
 John R. Witmer
 Professional Land Surveyor
 MD Reg. No. 10668
 This year 2013's Professional Land Surveyor's License Renewed Date: 1/29/2015



OWNER'S DEDICATION

I, Steve Schultz, Member of 4529 Maple Avenue LLC, hereby dedicate and intend to dedicate to the public, the property and included easements, interests, and rights therein, including but not limited to, the Public Utility Easement (P.U.E.), as shown hereon, to the public utility as recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, subject to all current and applicable regulations of all federal, state, and local governing agencies.
 We 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 the plan of subdivision.

Date: 4/10/13 Owner: Steve Schultz
 Member - 4529 Maple Avenue, LLC



SUBDIVISION RECORD PLAT
 LOT 38, BLOCK 9
 A Resubdivision of Lot 16 & Pt. Lot 17, Block 9
ROSEDALE PARK
 7th (BETHESDA) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 WITMER ASSOCIATES, LLC
 Land Surveying, Land Planning & Design
 7000 Rockville Pike, Suite 200, Rockville, MD 20850
 Tel: (301) 761-1000 Fax: (301) 761-1001 www.witmer.com
 DATE: April, 2013
 1" = 20'
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THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
THE MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____
 SECRETARY-TREASURER

APPROVED: _____
 DIRECTOR

APPROVED: _____
 CHAIRMAN

APPROVED: _____
 M.N.C.P. & P.C. RECORD FILE NUMBER:



MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Rosedale Park Plat Number: 220131270
 Plat Submission Date: 4/24/13
 DRD Plat Reviewer: W. Mylar
 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	C. DeWane Evelyn Gibson	4/25/13	5/10/13	5/11/13	No Revision
Research	Bobby Fleury			5/7/13	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Area 1
 Initial _____ Date 4/25/13 See Comments

Final DRD Review:

Consultant Notified (Final Mark-up): Initial WM Date 5/9/13
 Final Mylar & DXF/DWG Received: Initial WM Date 6/10/13
 Final Mylar Review Complete: Initial WM Date 6/20/13

Board Approval of Plat:

Plat Agenda: _____
 Planning Board Approval: ~~_____~~ 7-18-2013

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

(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: _____