



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


**MCPB**  
**Item # 1B**  
**12-4-2014**

**MEMORANDUM**

**DATE:** November 24, 2014

**TO:** Montgomery County Planning Board

**VIA:** Catherine Conlon, Supervisor  
D.A.R.C. Division  
(301) 495-4542

**FROM:** Stephen Smith, Senior Planner   
D.A.R.C. Division  
(301) 495-4522

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for December 4, 2014

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The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

**220150390** Chevy Chase Terrace

**Plat Name: Chevy Chase Terrace**  
**Plat #: 220150390**

**Location:** Located on the north side of Davidson Drive, 300 feet west of Wisconsin Avenue.  
**Master Plan:** Bethesda-Chevy Chase Master Plan  
**Plat Details:** R-60 zone; 1 lot  
Community Water, Community Sewer  
**Owners:** John Rother and Christine Williams

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.

**Surveyor's Certificate**

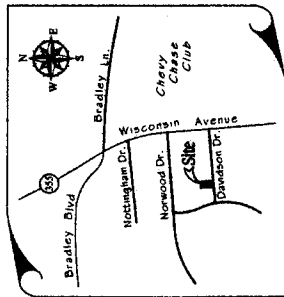
I hereby certify that the information shown hereon is correct, that it is a subdivision of the property acquired by John C. Rother and Christine G. Williams by confirmatory deed from John C. Rother and Christine G. Williams, dated October 22, 2002 and recorded among the Land Records of Montgomery County, Maryland in Liber 24167 at Folio 542; that it is also all of Lots 30, 31 & 32, Block B as shown on a Subdivision Record Plat entitled "Section 1, Chevy Chase Terrace" and recorded among the aforesaid Land Records in Plat Book 3 as Plat No. 242.

I also certify that if engaged, I will set all property corner markers in accordance with Section 50-24(e) of the subdivision regulations of Montgomery County, Maryland.

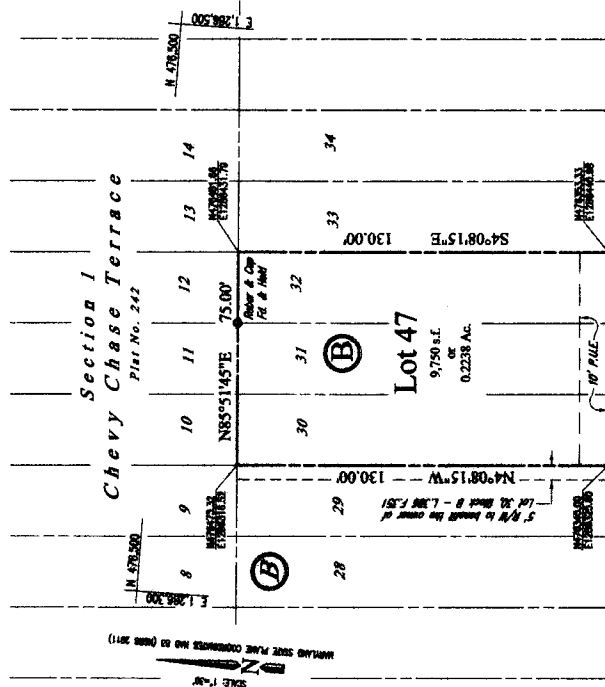
I further certify that the total area included in this subdivision record plat is 9,750 square feet or 0.2238 ac. area of land. There is no street dedication by this plat.

Date: 11/14/14  
 Daniel F. DeBolt  
 Property Line Surveyor  
 Maryland Reg. No. 256  
 Exp.: 02/17/2015

By: *[Signature]*  
 John C. Rother, owner  
 By: *[Signature]*  
 Christine G. Williams, owner

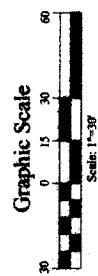


Vicinity Map  
(Not to Scale)



Davidson Drive  
 (60' R/W)  
 Plat No. 242

- Legend**
- P/O = Plat of
  - P.B. = Plat Book
  - P.No. = Plat Number
  - R/W = Right of Way



Plat No.:

**Owner's Certificate**

The undersigned, owner of the property shown and located in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat, which is subject to the provisions of the Public Utility Easement as shown hereon and designated P.U.E. to the parties listed and with the same and provisions being set forth in that certain document entitled "Declaration of Public Utility Easement" and recorded among the Land Records of Montgomery County, Maryland in Liber 3824 at Folio 457, which said terms and provisions are incorporated herein by this reference; subject to all current and applicable regulations of all Federal, state and local governing agencies.

We further certify that a Maryland registered land surveyor will be engaged to set all property corners hereon in accordance with section 50-24(G) of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon.

Date: 11/14/14

Witness

Witness

**Notes**

1. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plat, site plan, project plan or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and will be incorporated by the recitation of this plat, unless expressly contravened by the plat as approved. The official files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.
2. This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
3. This property is served by public water and sewer systems only.
4. The property shown hereon is zoned R-40.
5. W.S.S.C. 200 scale reference: 208 NW 04
6. This plat conforms to the requirements for Minor Subdivision Approvals contained in Section 90-35A of the Montgomery County Subdivision Regulations, being Chapter 20 of the Montgomery County Code. This plat involves the consolidation of three lots into a single lot as provided for in Section 50-34(A)(3).
7. Water/Sewer Categories: W/S
8. This property is shown on Tax Map HN 341
9. Coordinates shown hereon were established using Trimble's Real-Time Kinematics and their Virtual Reference Station System (VRS) and are based on Maryland State Plane coordinates NAD 83 (NAD83 2011). The average scale factor for the subject property is 0.999951335. The average property elevation based upon NAVD83 vertical datum is 372.04 feet, for an elevation factor of 0.999988117. The combined factor for the subject property is 0.999929453. All bearings and distances shown are based on grid coordinates.

Subdivision Record Plat  
 Lot 47, Block B  
 a Resubdivision of Lots 30, 31 & 32, Block B

**Chevy Chase Terrace**  
 Section I

Bethesda (7th) District  
 Montgomery County, Maryland  
 November, 2014 Scale: 1" = 30'

Area Tabulation  
 Lot: 9,750 s.f. or 0.2238 ac.  
 Parcel: N/A  
 Street: N/A  
 Total: 9,750 s.f. or 0.2238 ac.

**CPJ** Charles F. Johnson & Associates, Inc.  
 Civil and Mechanical Engineers - Planners - Landscape Architects - Interior Designers  
 1000 North 1st Street, Suite 200, Silver Spring, MD 20910  
 Telephone: 301-441-1111 Fax: 301-441-1112  
 www.cpjinc.com

Department of Permitting Services,  
 Montgomery County  
 Approved: *[Signature]*  
 Date: 11/14/14

Approved: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Chairman \_\_\_\_\_  
 Member \_\_\_\_\_  
 Member \_\_\_\_\_  
 Member \_\_\_\_\_

220150390

Recorded:

Plat No.: