

Plat Name: Chevy Chase Lake
Plat #: 220180580

Location: Located in the southeast quadrant of the intersection of Connecticut Avenue (MD-185) and Manor Road
Master Plan: Chevy Chase Lake Sector Plan
Plat Details: CRT zone; 2 lots
Owner: Chevy Chase Land Company

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12002020B (MCPB Resolution No. 17-041) and with Site Plan No. 820160190 (Certified Site Plan dated March 30, 2018) as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

Staff notes for the Board with respect to Preliminary Plan No 12002020B, Condition 11.e. which states;

Prior to recordation of the plat, the Applicant must submit to Staff an agreement or other legal instrument that assigns responsibility for the long-term maintenance of the portion of the Private Road that crosses the Purple Line public right-of-way. To the extent possible, the agreement must conform to the requirements set forth in the covenant recorded among the Land Records of Montgomery County, Maryland in Book 54062 at Page 338. The agreement must be approved by the Commission's Office of the General Counsel, recorded in the Montgomery County Land Records, and referenced on the plat.

The applicant, despite having worked proactively for several months toward the above agreement encountered an unanticipated problem with the County regarding whether the portion of the Chevy Chase Lake Terrace could cross the Georgetown Branch Right-of-Way as a private road. Therefore, the applicant approached the regulatory agencies involved and has come up with the following notation, which has been reviewed and approved by MCDPS, MCDOT and M-NCPPC, and is drafted on the plat as follows.

12.) THE 100' RIGHT-OF-WAY IS A PORTION OF MONTGOMERY COUNTY'S GEORGETOWN BRANCH RIGHT-OF-WAY ACQUIRED UNDER 16 U.S.C. §1247(d) AND IS SUBJECT TO THE FEDERAL CERTIFICATE AND DECISION OF INTERIM TRAIL USE (AB-19(SUB-NO. 112)) DECIDED DECEMBER 12, 1988. WITHOUT LIMITING OR RESTRICTING THE COUNTY'S INTERESTS OR POLICE POWERS AND WITHOUT CREATING ANY PRIVATE RIGHTS OR INTERESTS IN THE GEORGETOWN BRANCH, THIS PLAT SHOWS AN ANTICIPATED PUBLIC CROSSING CONNECTING TO THE CHEVY CHASE LAKE TERRACE SHOWN ON PLAT 25181. CHEVY CHASE LAND COMPANY MUST ENTER INTO A MAINTENANCE AND LIABILITY AGREEMENT WITH MONTGOMERY COUNTY REQUIRING CHEVY CHASE LAND COMPANY TO CONSTRUCT THE CROSSING AND ANY ASSOCIATED INFRASTRUCTURE AND UTILITIES UNDER A PUBLIC RIGHT-OF-WAY PERMIT AND TO BE RESPONSIBLE FOR LONG-TERM MAINTENANCE AND LIABILITY FOR THE CROSSING.

Staff believes that above notation on the plat, along with recent cooperation of MCDPS and MCDOT to facilitate a solution to a complex problem, will ultimately have the same effect envisioned by Condition 11.e. and effectively carryout the Boards intent of a seamless transition of the private road (Chevy Chase Lake Drive) from this site, under the future Purple Line, and connecting to the adjacent EYA development now under construction.

Additionally, staff notes that the subject plat contains blank Book/Page references for a Public Improvement Easement and a supplemental Declaration of Restrictive Covenants for the on-site private roads, which have been executed, but are not yet recorded as of the date of this memorandum. Staff will assure the appropriate recordation references for said documents will be added to the plat mylar prior to requesting Chairman Anderson's signature.

Staff recommends approval of the plat as proposed.



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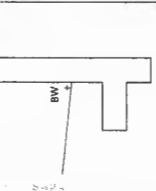
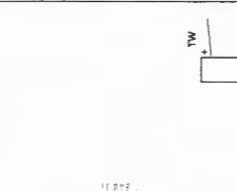
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VICINITY MAP
 SHEET 1 OF 3

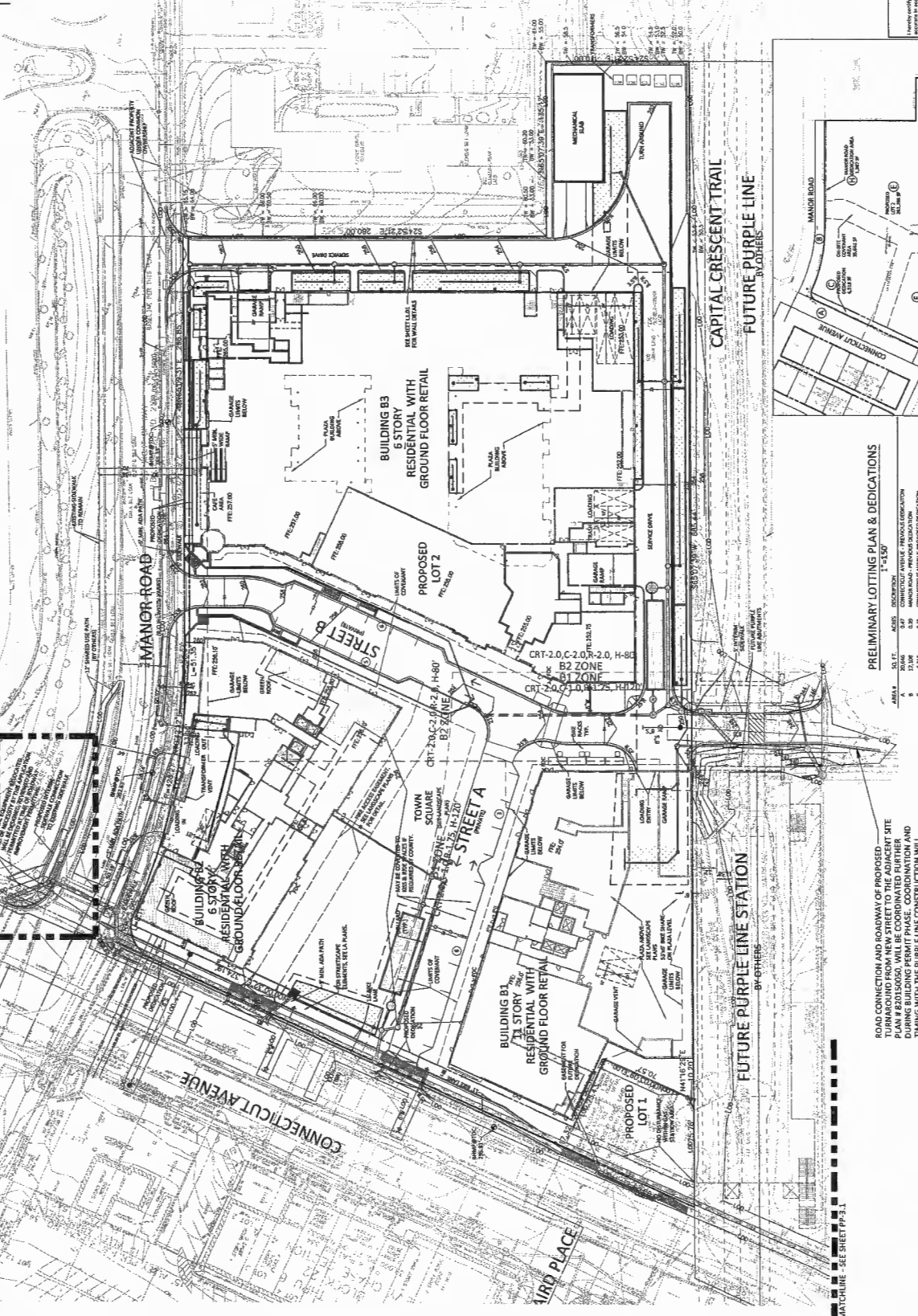


PROFESSIONAL CERTIFICATION
 I hereby certify that the design and construction documents prepared by me or under my direct supervision and control are in accordance with the provisions of the Professional Engineers Act, Title 12, C.R.S., and the rules and regulations of the Board of Professional Engineers, State of Colorado.

Professional Engineer: [Signature]
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PLAN LEGEND

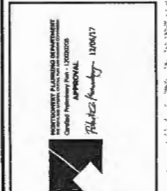
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[Symbol]	EXISTING ELECTRICAL
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[Symbol]	EXISTING UNIVERSE



PRELIMINARY LOTTING PLAN & DEDICATIONS

AREA	SIZE	ACRES	DESCRIPTION
A	20.48	0.47	CONNECTION AVENUE - PROPOSED DEDICATION
B	10.00	0.23	CONNECTION AVENUE - PROPOSED DEDICATION
C	10.00	0.23	CONNECTION AVENUE - PROPOSED DEDICATION
D	10.00	0.23	CONNECTION AVENUE - PROPOSED DEDICATION
E	10.00	0.23	CONNECTION AVENUE - PROPOSED DEDICATION
F	10.00	0.23	CONNECTION AVENUE - PROPOSED DEDICATION
G	10.00	0.23	CONNECTION AVENUE - PROPOSED DEDICATION
H	10.00	0.23	CONNECTION AVENUE - PROPOSED DEDICATION
I	10.00	0.23	CONNECTION AVENUE - PROPOSED DEDICATION
J	10.00	0.23	CONNECTION AVENUE - PROPOSED DEDICATION
K	10.00	0.23	CONNECTION AVENUE - PROPOSED DEDICATION
L	10.00	0.23	CONNECTION AVENUE - PROPOSED DEDICATION
M	10.00	0.23	CONNECTION AVENUE - PROPOSED DEDICATION
N	10.00	0.23	CONNECTION AVENUE - PROPOSED DEDICATION
O	10.00	0.23	CONNECTION AVENUE - PROPOSED DEDICATION
P	10.00	0.23	CONNECTION AVENUE - PROPOSED DEDICATION
Q	10.00	0.23	CONNECTION AVENUE - PROPOSED DEDICATION
R	10.00	0.23	CONNECTION AVENUE - PROPOSED DEDICATION
S	10.00	0.23	CONNECTION AVENUE - PROPOSED DEDICATION
T	10.00	0.23	CONNECTION AVENUE - PROPOSED DEDICATION
U	10.00	0.23	CONNECTION AVENUE - PROPOSED DEDICATION
V	10.00	0.23	CONNECTION AVENUE - PROPOSED DEDICATION
W	10.00	0.23	CONNECTION AVENUE - PROPOSED DEDICATION
X	10.00	0.23	CONNECTION AVENUE - PROPOSED DEDICATION
Y	10.00	0.23	CONNECTION AVENUE - PROPOSED DEDICATION
Z	10.00	0.23	CONNECTION AVENUE - PROPOSED DEDICATION
TOTAL	100.00	2.30	CONNECTION AVENUE - PROPOSED DEDICATION

ROAD CONNECTION AND ROADWAY OF PROPOSED TURNAROUND FROM NEW STREET TO THE ADJACENT SITE PLAN # 20150050. WILL BE COORDINATED FURTHER AND TIMING WITH THE PURPLE LINE CONSTRUCTION WILL DETERMINE WHEN THE CONNECTION WILL OCCUR.

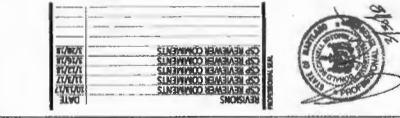




Client: [Name]
Project: [Name]
Address: [Address]
City/State/Zip: [City, State, Zip]
Date: [Date]

Architect: [Name]
Principal: [Name]
Project Architect: [Name]

Engineer: [Name]
Professional Seal: [Seal]



REVISIONS:

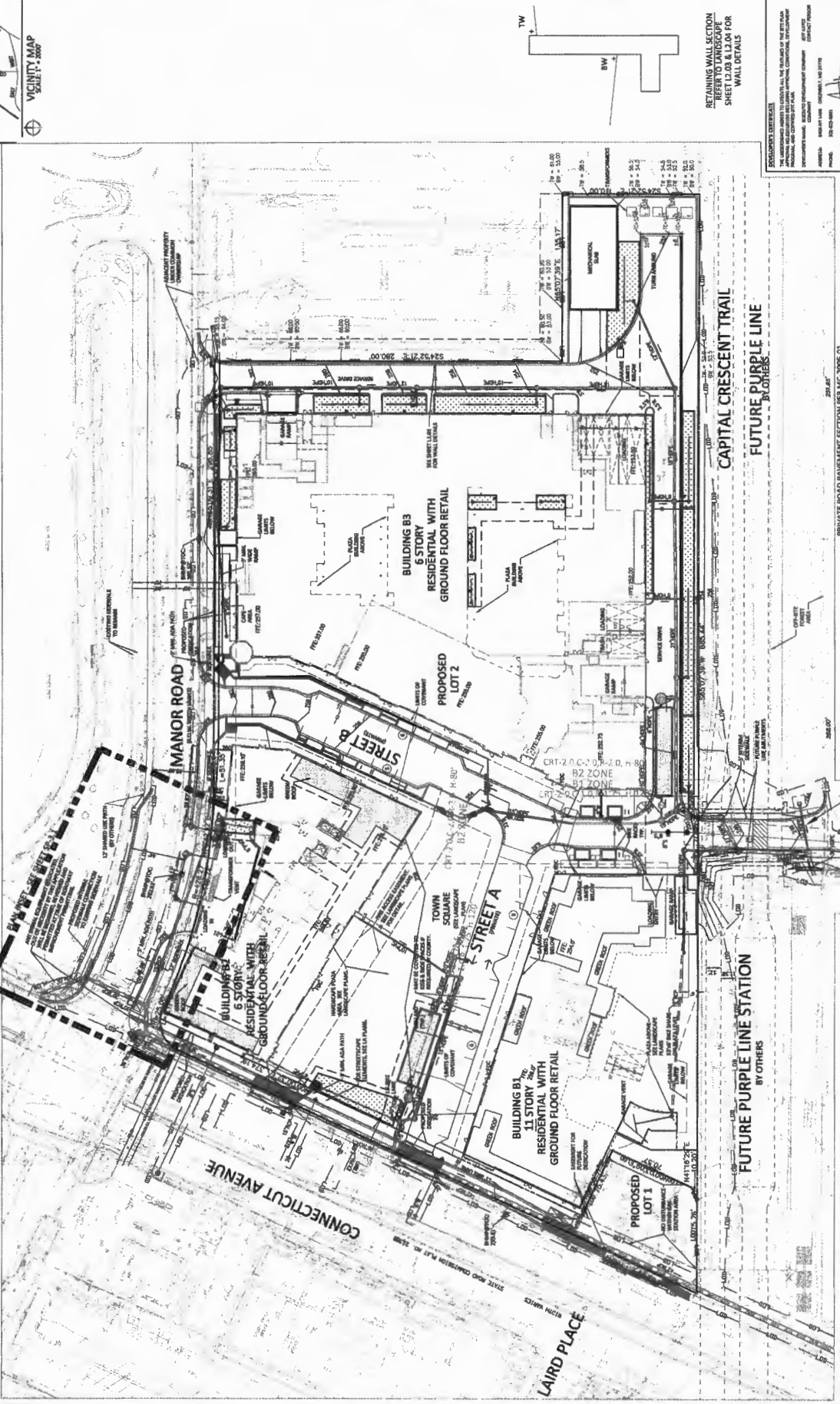
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2			
3			

PROJECT INFORMATION:

PROJECT NAME: [Name]
PROJECT NUMBER: [Number]
DATE: [Date]

DESIGNED BY: [Name]
CHECKED BY: [Name]
DATE: [Date]

DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: [Date]



PLAN LEGEND

[Symbol]	IMANOR ROAD
[Symbol]	STREET B
[Symbol]	STREET A
[Symbol]	CONNECTICUT AVENUE
[Symbol]	LAIRD PLACE
[Symbol]	PROPOSED LOT 1
[Symbol]	PROPOSED LOT 2
[Symbol]	BUILDING B1
[Symbol]	BUILDING B2
[Symbol]	BUILDING B3
[Symbol]	TOWN SQUARE SQUARE
[Symbol]	RETAINING WALL
[Symbol]	UTILITY LINES
[Symbol]	MECHANICAL ROOM
[Symbol]	PAVEMENT
[Symbol]	PLANTING

ROAD CONNECTION AND ROADWAY OF PROPOSED TURNAROUND FROM NEW STREET TO THE ADJACENT SITE PLAN # 20050505, WILL BE COORDINATED FURTHER DURING BUILDING PERMIT PHASE. COORDINATION AND PERMITTING OF THIS CONNECTION WILL DETERMINE WHEN THE CONNECTION WILL OCCUR.

PRIVATE ROAD PAVEMENT SECTION PER MC-2005.01

3" BITUMINOUS CONCRETE SURFACE COURSE IN 2-1.5" LAYERS
 5" BITUMINOUS CONCRETE BASE COURSE
 8" GRADED AGGREGATE BASE COURSE IN 2 LAYERS
 APPROVED SUB-GRADE

SURFACE DRAINS REQUIRED SEE MC-525.01

PROFESSIONAL CERTIFICATION

DATE: 3/19/12

FOR THE PROFESSIONAL ENGINEER, I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF [STATE] AND I HAVE REVIEWED AND APPROVED THIS PLAN AND SPECIFICATIONS AND THAT I AM AN EMPLOYEE OF THE FIRM OF [FIRM NAME] AND I AM A MEMBER OF THE PROFESSIONAL ENGINEERS SOCIETY OF [STATE].

[Signature]

PROFESSIONAL ENGINEER

REVISIONS:

No.	Rev.	Date	Description
1			
2			
3			

PROJECT INFORMATION:

PROJECT NAME: [Name]
PROJECT NUMBER: [Number]
DATE: [Date]

DESIGNED BY: [Name]
CHECKED BY: [Name]
DATE: [Date]

DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: [Date]