MEMORANDUM

DATE: January 7, 2019

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator
       Jay Beatty, Senior Planner
       D.A.R.C. Division
       (301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board Agenda for January 17, 2019

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:

220181090       Kenwood

220190380       Chevy Chase Manor
Plat Name: Kenwood
Plat #: 220181090

Location: Located on the north side of Woodlawn Avenue, 300 feet east of Highland Drive Road
Master Plan: Bethesda Chevy Chase Master Plan
Plat Details: R-90 zone; 1 lot
Owner: Jason Snyder and Cynthia Richman

Staff recommends approval of this minor subdivision plat pursuant to Section 50.7.1.C.2 of the Subdivision Regulations, which states:

C. Consolidation. Adjoining properties in the Rural Residential or Residential Detached zones, not developed under cluster provisions, may be combined in the following ways:

1. by consolidating 2 or more lots into a single lot, consolidating lots and an outlot into a single lot, or consolidating a lot and an abandoned road right-of-way, if:
   a. any conditions applicable to the original subdivision remain in effect;
   b. the number of trips generated on the new lot do not exceed those permitted for the original lots; and
   c. all required right-of-way dedication is provided.

2. by consolidating an existing platted lot or part of a lot that contains a legally constructed detached house, with a piece of land created as a result of a deed, if:
   a. the portion of land created by deed cannot itself be platted under the area and dimensional standards of the zone;
   b. any conditions applicable to the existing lot remain in effect on the new lot;
   c. any required road dedication is provided; and
   d. the existing platted lot was not identified as an outlot on a plat.

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 50.7.1.C.2. and supports this minor subdivision record plat.

Planning Board Agenda: January 17, 2019
Surveyor's Certificate

I hereby certify that the information shown herein is correct, that it is a subdivision plat of all the property acquired by Jason Snyder and Cynthia Richardson from the Thomas J. Ridge Revocable Trust and Michael M. Ridge Revocable Trust by deed dated August 9, 2018 and recorded among the Land Records of Montgomery County, Maryland on 2018 at Page 22201, and that it is also part of Lot 3 and all of Lot 3, Block 3 as shown on a subdivision record plat entitled "Section Three of Kenwood" and recorded among the aforementioned Land Records as Plat No. 419.

I further certify that if approved, I will set all property corner markers in accordance with Section 26A-3.0 of the subdivision regulations of Montgomery County, Maryland.

I further certify that the area shown on this subdivision record plat is 17,744 square feet or 0.4073 acres of land; there is no more dedication by this plat.

Date: 6/12/18

Owner's Certificate

Jason Snyder, also known as Jason T. Snyder and Cynthia Richardson, also known as Cynthia E. Richardson, owners of the property shown herein and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat; establish the minimum building setback lines, grant public utility easements as shown herein and designated P.U.E. to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3824 at Folio 467, which said terms and provisions are incorporated herein by this reference, subject to all current and applicable regulations of all State, state and local governing agencies.

We further certify that a Maryland registered land surveyor will be engaged to set all property corner markers in accordance with Section 50.4.3.1 of the subdivision regulations of Montgomery County, Maryland.

There are no locks, bracelets, bands, beads, bracelets or traps affecting the property shown herein except the covenants of Trust recorded in Book 2017 at Page 233 and the parties to such interests below have indicated their assent.

Date: Nov. 14, 2018

Cynthia E. Richardson, Owner

Notes

1. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plat, site plan, project plan, or any other plan, show the development of the property approved by the Montgomery County Planning Board shall be carried out in accordance with the terms of the subdivision regulations of Montgomery County, Maryland.

2. This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter affecting the use and/or sale of this property. The Subdivision Record Plat is intended to replace an examination of titles and or deed or note all matters affecting the same.

3. This property is served by public water and sewer systems.

4. The property shown herein is annexed R-90.


6. This plan conforms to the requirements for Minor Subdivision shown in Section 80-7 of the Montgomery County Subdivision Regulations, being Chapter 70 of the Montgomery County Code. This plan involves the consolidation of a lot and part of a lot as provided for in Section 10.3.1.C.2.

7. Water/Sewer Category: W/S

8. This property is shown on the Tax Map of the district.

9. Coordinates shown herein were established using TriNet's RTK Network and their Virtual Reference Station System (VRS) and are based on Maryland State Plane coordinates NAD 83 (2011). The average scale factor for the subject property is 0.99993172. The average property elevation based on NAVD 88 vertical datum is 366 feet, or an elevation factor of 0.99993172. The computed factor for the subject property is 0.99993197. All bearings and distances shown are based on grid coordinates.

Subdivision Record Plat

Lot 9, Block 3

a subdivision of Part of Lot 2 and Lot 3, Block 3

Section 3, Kenwood

Bethesda (7th) District
Montgomery County, Maryland
October, 2018

Scale: 1" = 30'

Charles P. Johnson & Associates, Inc.

Area Tabulation:

<table>
<thead>
<tr>
<th>Lot</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>17,744 sq ft or 0.4073 Acres</td>
</tr>
</tbody>
</table>

Graphic Scale: 1" = 30'

Plat No.: 220181090