MEMORANDUM

DATE: May 30, 2007

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
Development Review Division
(301) 495-4542

FROM: Stephen Smith
Development Review Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board Agenda for June 14, 2007

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 plat drawings for the record plat. The following plats are included:

220070990 Pine Crest
220071030 Carderock Springs
220071330 Rosedale Park
220071340 H.M. Martin’s Fourth Addition to Chevy Chase
PLAT NO. 220070990

Pine Crest
Located on the north side of Westmoreland Avenue, approximately 200 feet northwest of
Kansas Lane.
R-60 zone; 2 Lots
Community Water, Community Sewer
Master Plan Area: Takoma Park
John E. Sener, Applicant

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 this property and concludes
that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(3)
of the subdivision regulations and supports this minor subdivision record plat.

PB date: 06/14/07
RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET
(This form contains 3 pages)

Plat Name: Pine Crest
Plat Number: 220070790
Plat Submission Date: 11/1/07
DRD Plat Reviewer: NA
DRD Prelim Plan Reviewer: NA
*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. NA
Preliminary Plan No. NA
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 note ______
Surveyor Cert ______ Owner Cert ______ Tax Map ______
SPA ______

<table>
<thead>
<tr>
<th>Agency</th>
<th>Reviews</th>
<th>Req'd</th>
<th>Reviewer</th>
<th>Date Sent</th>
<th>Due Date</th>
<th>Date Rec'd</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Env</td>
<td></td>
<td></td>
<td>Bobby Fleury</td>
<td>1-30-07</td>
<td>2-16-07</td>
<td></td>
<td>No Comments</td>
</tr>
<tr>
<td>Research</td>
<td></td>
<td></td>
<td>Doug Mills</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SHA</td>
<td></td>
<td></td>
<td>Steve Baxter</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PEPCO</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parks</td>
<td></td>
<td></td>
<td>Doug Powell</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DRD</td>
<td></td>
<td></td>
<td>Steve Smith</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Final DRD Review:

DRD Review Complete: Initial 5/29/07
(All comments rec'd and incorporated into mark-up)
Engineer Notified (Pick up Mark-up): TBA 4/18-07
Final Mylar w/Mark-up & PDF Rec'd: 5-23-07

Board Approval of Plat:
Plat Agenda: SJS 6-19-07
Planning Board Approval: ______
Chairman's Signature: ______

DPS Approval of Plat:
Engineer 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: ______
Notify Engineer to Seal Plats: ______
Engineer Seal Complete: ______
Complete Reproduction: ______
Sent to Courthouse for Recordation: ______
RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-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:  

(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:  

Development Review Division Check Sheet for Record Plats Under Minor Subdivision
Created 2005./Revised July 2006
Page 2 of 2
g) Approved Special Exception: __________________________

(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

a) Number of Lots: __________________________
b) Written MCDPS approval of proposed septic area: __________________________
c) Required street dedication: __________________________
d) Easement for balance of property noting density and TDRS: __________________________
e) Average lot size of 5 acres: __________________________
f) Forest Conservation requirements met: __________________________
PLAT NO. 220071030

Carderock Springs
Located in the southeast quadrant of the intersection of Tomlinson Avenue and Buxton Terrace.
R-90 and R-200 zones; 2 Lots
Community Water, Community Sewer
Master Plan Area: Bethesda – Chevy Chase
Robert Cantor and Louise Cantor, Applicants

The record plat(s) have been reviewed by MNCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120070100, 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 preliminary plan.

PB date: 06/14/07
RECORD PLAT REVIEW SHEET

Plan Name: Carderock Springs
Plan Number: 120070100
Plat Name: Carderock Springs
Plat Number: 220071030
Plat Submission Date: 1-31-07
DRD Plat Reviewer: Stephen Smith
DRD Prelim Plan Reviewer: Delores Kennedy

Initial DRD Review:
Signed Preliminary Plan – Date: 3-12-07
Planning Board Opinion – Date: 12-13-06
Site Plan Req’d for Development? Yes No X
Verified By: (initial)
Site Plan Name: N/A
Site Plan Number: N/A
Planning Board Opinion – Date: N/A
Site Plan Signature Set – Date: N/A
Site Plan Reviewer Plat Approval – Checked: Initial N/A Date: N/A

Review Items:
Lot # & Layout V Lot Area V Zoning V Bearings & Distances
Coordinates V Plan # V Road/Alley Widths V Easements V Open Space
Non-standard BRLs V Adjoining Land V Vicinity Map V Septic/Wells V N/A
TDR note N/A Child Lot note N/A Surveyor Cert V Owner Cert V Tax Map

Agency Reviews Req’d | Reviewer | Date Sent | Due Date | Date Rec’d | Comments
--- | --- | --- | --- | --- | ---
Environment | M.P. | 2-9-07 | 2-27-07 | 2-21-07 | Y N Comments OK
Research | Bobby Fleury | | | | 
SHA | Doug Mills | | | | 
PEPCO | Steve Baxter | | | | 
Parks | Doug Powell | | | | 
DRD | Steve Smith | | | | 

Final DRD Review:
DRD Review Complete: SJS
(All comments rec’d and incorporated into mark-up)
Engineer Notified (Pick up Mark-up): SJS
Final Mylar w/Mark-up & PDF Rec’d: SJS

Board Approval of Plat:
Plat Agenda: SJD
Planning Board Approval: SJD
Chairman’s Signature: SJD

DPS Approval of Plat:
Engineer Pick-up for DPS Signature: SJD
Final Mylar for Reproduction Rec’d: SJD

Plat Reproduction:
Addressing: SJD
File Card Update: SJD
Final Zoning Book Check: SJD
Update Address Books with Plat #: SJD
Update Green Books for Resubdivision: SJD
Notify Engineer to Seal Plats: SJD
Engineer Seal Complete: SJD
Complete Reproduction: SJD
Sent to Courthouse for Recordation: SJD

Final DRD Review:
Initial SJS Date 5/12/07
WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on November 2, 2006, the Planning Board approved the Application subject to certain conditions, on motion of Commissioner Wellington; duly seconded by Commissioner Robinson; with a vote of 5-0, Commissioners Hanson, Bryant, Perdue, Robinson, and Wellington voting in favor.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 50, the Planning Board approved Preliminary Plan No. 120070100 to create two (2) lots on 0.93 acres of land located on the South side of Tomlinson Avenue, approximately 240 feet West of the intersection with Endicott Court in the Bethesda-Chevy Chase master plan area, subject to the following conditions:

1) Approval under this preliminary plan is limited to two (2) residential lots for two (2) one-family detached dwelling units.

2) Compliance with conditions of Montgomery County Department of Public Works and Transportation ("MCDPWT") letter dated September 13, 2006, unless otherwise amended.

3) Other necessary easements.

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that:

1. The Preliminary Plan substantially conforms to the master plan.

   The proposed Preliminary Plan substantially conforms to the Master Plan. The Bethesda Chevy Chase Master Plan does not specifically identify the Subject Property for discussion but does give general guidance and recommendations regarding zoning and land use. The plan recommends that this area maintain the existing zoning as adopted and maintain the residential land use consisting of single-family detached homes. The proposed resubdivision complies with the recommendations adopted in the master plan in that it does not change the existing one-family detached residential uses.

2. Public facilities will be adequate to support and service the area of the proposed subdivision.
Public facilities will be adequate to support and service the area of the proposed subdivision. The proposal does not include new development. Therefore, no Local Area Transportation Review (LATR) is required. Vehicle and pedestrian access for the subdivision are safe and adequate.

3. The size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.

Based on the data table and exhibits in the Staff Report, the Board finds that the size, width, shape and orientation of the proposed lots are appropriate for the location of the subdivision. The lots were reviewed for compliance with the dimensional requirements for the R-90 and R-200 zones as specified in the Zoning Ordinance. The lots as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone.

4. The proposed lots are of the same character as to street frontage, alignment, size, shape, width, area and suitability for residential use as other lots within the existing neighborhood (as delineated by Staff in the Staff Report) ("Neighborhood"), as analyzed below:

**Frontage:** In the overall neighborhood of 31 lots, and the R-200 zoned neighborhood, lot frontages range from 19.62 feet to 313.89 feet. In the R-90 zoned neighborhood, the frontages range from 50 feet to 207.26 feet. The proposed Lot 84 has a lot frontage of 225.16 feet and Lot 85 has frontage of 73.10 feet. The proposed lots will be consistent in character with the other lots in their respective and overall neighborhoods.

**Area:** In the overall neighborhood of 31 lots, and the R-200 zoned neighborhood, lot areas range from 896 square feet to 30,680 square feet square feet in area. In the R-90 zoned neighborhood, the lot areas range from 2,632 square feet to 10,083 square feet. The proposed Lot 84 has an area of 8,777 and Lot 85 has an area of 7,700 square feet. The proposed lots will be consistent in character with the existing lots in their respective and overall neighborhoods as they pertain to area.

**Lot Size:** The lot sizes in the overall delineated neighborhood range from 9,375 square feet to 46,408 square feet. The lot sizes in the R-200 zoned neighborhood range from 10,026 square feet to 46,408 square feet. In the R-90 zoned neighborhood, the lot sizes range from 9,375 square feet to 19,194 square feet. The proposed Lot 84 has a lot size of 23,308 square feet and Lot 85 has a lot size of 17,192 square feet. The lot sizes of the
proposed lots will be of the same character as the existing lots in their respective and overall neighborhoods.

Lot Width: The lot widths in the existing overall neighborhood range from 48 feet to 260 feet. In the R-200 zoned neighborhood, the lot widths range from 73 feet to 260 feet. In the R-90 zoned neighborhood, the lot widths range from 48 feet to 162 feet. The proposed Lot 84 will have a lot width of 182 feet and Lot 85 will have a lot width of 71 feet. The proposed resubdivision will be of the same character as the other lots in their respective and overall neighborhoods.

Shape: In the overall neighborhood, three (3) of the existing lots in the neighborhood are corner lots, five (5) are pipestem lots, thirteen are irregular lots and ten are rectangular lots. In the R-200 zoned neighborhood, there are two (2) corner lots, five (5) pipestem lots and eight (8) irregular lots. In the R-90 zoned neighborhood, there is one (1) corner lot, five (5) irregular lots and ten (1) rectangular lots. The proposed lots are also irregular in shape, and are consistent in character with the pattern of the existing irregularly shaped lots in the neighborhood.

Alignment: There are three (3) corner lots and three (3) radial lots in the overall neighborhood and the remainder are perpendicular lots. In the R-200 zoned neighborhood, there are two (2) corner lots, thirteen (13) perpendicular lots. In the R-90 zoned neighborhood, there is one (1) corner lot, three (3) radial lots and 12 perpendicular lots. The proposed lots are also perpendicular lots and will be of the same character as the other existing perpendicular lots in the respective and overall neighborhood.

Residential Use: The existing lots and the proposed lots are residential in use.

5. The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.

The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A. The property is already developed and does not contain any environmentally sensitive features. Therefore, no environmental review is necessary. The Subject Property is exempt from the Forest Conservation Law because it is less than one acre in size and there is no forest on the property.
6. The Application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.

The Application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. The Montgomery County Department of Permitting Services ("MCDPS"), Stormwater Management Section determined the property was exempt from stormwater management requirements in a letter dated September 8, 2006.

BE IT FURTHER RESOLVED, that this Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended) and that prior to the expiration of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed; and

BE IT FURTHER RESOLVED, that the date of this Resolution is ___/___/2006 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * * * * * * * * * * * * * *

CERTIFICATION

At its regular meeting, held on Thursday, November 30, 2006, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, on motion of Commissioner Robinson, seconded by Commissioner Wellington, with Commissioners Hanson, Perdue,
Bryant, Robinson, and Wellington voting in favor, ADOPTED the above Resolution, which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for Preliminary Plan No. 120070100, Carderock Springs.

Royce Hanson, Chairman
Montgomery County Planning Board
PLAT NO. 220071330

Rosedale Park
Located on the north side of Maple Avenue, 150 west of Tilbury Street.
R-60 zone; 1 Lot
Community Water, Community Sewer
Master Plan Area: Bethesda CBD
Kevin Lynch, Applicant

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 this property and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(3) of the subdivision regulations and supports this minor subdivision record plat.

PB date: 06/14/07
RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET
(This form contains 3 pages)

Plat Name: Rosedale Park
Plat Number: 220671330
Plat Submission Date: 4-9-07
DRD Prelim Plan Reviewer: N/A
*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. N/A Checked: Initial __ Date __
Preliminary Plan No. N/A Checked: Initial __ Date __
Planning Board Opinion - Date N/A Checked: Initial __ Date __
Site Plan Name if applicable: N/A Site Plan Number: ___
Planning Board Opinion - Date N/A Checked: Initial __ Date __

Lot # & Layout ✓ Lot Area ✓ Zoning ✓ Bearings & Distances ✓ Coordinates ✓
Plan # N/A 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

<table>
<thead>
<tr>
<th>Reviewer</th>
<th>Date Sent</th>
<th>Due Date</th>
<th>Date Rec'd</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Environment</td>
<td>4-26-07</td>
<td>5-14-07</td>
<td>5-10-07</td>
<td>Exempt, Created</td>
</tr>
<tr>
<td>Research</td>
<td>5-29-07</td>
<td>5-1-07</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SHA</td>
<td>5-29-07</td>
<td>5-1-07</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PEPCO</td>
<td>5-29-07</td>
<td>5-1-07</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parks</td>
<td>5-29-07</td>
<td>5-1-07</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DRD</td>
<td>5-29-07</td>
<td>5-1-07</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Final DRD Review:

DRD Review Complete: Initial SBS Date 5-29-07

(All comments rec'd and incorporated into mark-up)
Engineer Notified (Pick up Mark-up): 5-29-07
Final Mylar w/Mark-up & PDF Rec'd: 5-21-07

Board Approval of Plat:
Plat Agenda: SBS 6-14-07
Planning Board Approval:
Chairman's Signature:

DPS Approval of Plat:
Engineer 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 #: No._____
Update Green Books for Resubdivision:
Notify Engineer to Seal Plats:
Engineer Seal Complete:
Complete Reproduction:
Sent to Courthouse for Recordation:
RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-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 or More Lots
   a) Any prior subdivision conditions: ____________________
   b) Part of lot created by deed prior to June 1 1958: ____________________

(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: ____________________

(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

a) Number of Lots: ____________________

b) Written MCDPS approval of proposed septic area: ____________________

c) Required street dedication: ____________________

d) Easement for balance of property noting density and TDRS: ____________________

e) Average lot size of 5 acres: ____________________

f) Forest Conservation requirements met: ____________________
SURVEYOR'S CERTIFICATE

I hereby certify to the best of my knowledge and belief, that this plan of subdivision is correct, that it is a subdivision of Lot 18, and the West 20 feet of Lot 19 into one Lot 25, Block 7, ROSEDALE PARK, that it includes all of the land conveyed to JEANNINE de S. LYNCH, and KEVIN W. LYNCH, Joint Tenants, from JEANNINE de S. LYNCH, surviving Tenant by the entirety of John M. Lynch, by deed dated December 22, 2003, and recorded in Liber 26508 at Folio 99 among the Land Records of Montgomery County, Maryland, and that once engaged as described in the Owners Certificate hereon, property corners shown thus are will be set in accordance with the requirements of Section 50-244(E) of the Montgomery County Code.

The total area included within this plan of subdivision is 6,994 square feet or 0.16 acres, of which there is NO street dedication.

Date: May 18, 2007
William L. Poppe
Professional Land Surveyor
MD Registration No. 8620

OWNERS' CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREBY, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT TO THE PARTIES NAMED IN A DOCUMENT ENTITLED "DECLARATION OF EASEMENTS AND CONVEYANCE AND CONVEYANCE OF EASEMENTS" AS REQUIRED BY SECTION 22-29 OF THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, JURISDICTION, THAT THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT A certain deed of trust recorded in Liber 2059 at Folio 139, IS SUBJECT TO EASEMENTS AND CONVEYANCE AND CONVEYANCE OF EASEMENTS, AS REQUIRED BY THE SURVEYORS CERTIFICATE HEREBY.

We assent to this plan of subdivision.

Witness: KEVIN W. LYNCH

NOTE:

1. This plat conforms with the requirements of Section 50-35.A (c) (3) of the Montgomery County Subdivision Regulations, being Chapter 50 of the County Code. The part of Lot 19 was created by deed prior to June 1, 1956. This plat involves the consolidation of two or more lots, or parts of a lot into one lot.

2. This property is on Tax Map NN 23.

3. The approval of this plat is predicated on the availability of public water and sewer.

4. This Subdivision Record Plat is not intended to show every matter affecting ownership and use of the property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.

5. The property which is subject of this Record Plat is in the R-60 zone, as of the date of plat recording.

6. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan or other plan, including development ofLots 18 & 19 which were approved by the Montgomery County Planning Board, will apply to Lot 25, and are not extinguished by the recording of this plat. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.

7. This property shown hereon is exempt from the requirements of Chapter 29-A, the Montgomery County Forest Conservation Law Exemption No. 4-57241E.

7th ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
MAY 2007
SCALE: 1" = 30'

LANIER POPPE ENGINEERING
ENGINEERING • SURVEYING • PLANNING
224 North Adams Street
Rockville, MD 20850
TEL. 301-251-6730 FAX 703-971-7327
PLAT NO. 220071340

H.M. Martin's Fourth Addition to Chevy Chase
Located in the southwest quadrant of the intersection of Thornapple Street and Chestnut Street.
R-60 zone; 1 Lot
Community Water, Community Sewer
Master Plan Area: Bethesda – Chevy Chase
Edward Novak, Applicant

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 this property and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(3) of the subdivision regulations and supports this minor subdivision record plat.
RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET
(This form contains 3 pages)

Plat Name: H.M. Martin Fourth Addition
Plat Submission Date: 4-12-07
DRD Plat Reviewer: S. Smith
DRD Prelim Plan Reviewer: N/A
*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. N/A
Preliminary Plan No. N/A
Planning Board Opinion – Date N/A
Site Plan Name if applicable: N/A
Site Plan Number: N/A
Planning Board Opinion – Date N/A
Lot # & Layout ✓ Lot Area ✓ Zoning ✓ Bearings & Distances ✓ Coordinates ✓
Plan # N/A Road/Alley Widths ✓ Easements ✓ Open Space N/A Non-standard
BRLs N/A Adjoining Land ✓ Vicinity Map ✓ Septic/Wells N/A
TDR note N/A Child Lot note N/A Surveyor Cert ✓ Owner Cert ✓ Tax Map ✓

Agency

<table>
<thead>
<tr>
<th>Reviews</th>
</tr>
</thead>
<tbody>
<tr>
<td>Req'd</td>
</tr>
</tbody>
</table>

Reviewer | Date Sent | Due Date | Date Rec'd |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Lindsay</td>
<td>4-26-07</td>
<td>5-14-07</td>
<td></td>
</tr>
<tr>
<td>Bobby Fleury</td>
<td></td>
<td></td>
<td>5-1-07</td>
</tr>
<tr>
<td>Doug Mills</td>
<td></td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td>Steve Baxter</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Doug Powell</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Steve Smith</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Final DRD Review:

DRD Review Complete: Initial Date
DRD Review Complete:
(All comments rec'd and incorporated into mark-up)
Engineer Notified (Pick up Mark-up): Final Mylar w/Mark-up & PDF Rec'd:
Final Mylar w/Mark-up & PDF Rec'd:

Board Approval of Plat:
Plat Agenda:
Planning Board Approval:
Chairman’s Signature:

DPS Approval of Plat:
Engineer 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:
Notify Engineer to Seal Plats:
Engineer Seal Complete:
Complete Reproduction:
Sent to Courthouse for Recordation:

Development Review Division Check Sheet for Record Plats Under Minor Subdivision
Created 2005/Revised July 2006
Page 1 of 3
RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-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 or More Lots
   a) Any prior subdivision conditions: _______________________
   b) Part of lot created by deed prior to June 1 1958: _______________________

(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: _______________________

Development Review Division Check Sheet for Record Plats Under Minor Subdivision
Created 2005/Revised July 2006
Page 2 of 3
NOTES

1. TOTAL AREA INCLUDED ON THIS PLAT IS 13,713.0 SQUARE FEET
   TOTAL AREA OF PROPOSED LOT IS 13,713.0 SQUARE FEET.

2. TOTAL AREA OF DEDICATION IS 0.00 SQUARE FEET.

3. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IN THE R-60 ZONE.
   AS OF THE DATE OF PLAT RECONSTRUCTION.

4. THE PROPERTY IS SHOWN ON TAX MAP IN SECS. AS LOT 8 AND LOT 10, BLOCK 4, M.A.T.
   MAITLIN'S FOURTH ADDITION TO CHEVY CHASE, WSSC 2007 SHEET 209 HW 03.

5. ALL TERMS, CONDITIONS, RESERVATIONS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH
   ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN APPROVED DEVELOPMENT
   OF THIS PROPERTY, AS APPROVED BY THE BOARD OF ZONING APPEALS, SHALL HAVE EFFECT
   TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILE
   FOR EACH PLAN IS MAINTAINED BY THE PLANNING BOARD AND IS AVAILABLE FOR PUBLIC
   REVIEW DURING NORMAL BUSINESS HOURS.

6. ALL EXISTING AND PROPOSED DEVELOPMENT ON THE PROPERTY IS SUBJECT TO THE
   STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDOINANCE R-60.

7. I/P/PS = IRON PIPE FOUND./PT

8. THE APPROVAL OF THIS PLAT IS CONCEIVED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC
   WATER AND SEWER.

9. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR SUBDIVISION APPROVAL CONTAINED
   IN SECTION 59-104A OF MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 59
   OF THE COUNTY CODE. THIS PLAT MAINTAINS A COMBINATION OF TWO LOTS INTO ONE LOT AS
   PROVIDED FOR IN SECTION 59-104A(X)

10. THIS SUBDIVISION RECORD PLAT IS INTENDED TO SHOW EVERY MATTER AFFECTING THE
    OWNERSHIP AND USE, NO MATTER MATERIALITY. THIS PLAT IS MAINTAINED TO PROCESS
    THROUGH AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

11. THE PROPERTY SHOWN HEREIN IS NOT SUBJECT TO THE REQUIREMENTS OF CHAPTER 59,
    MONTGOMERY COUNTY FOREST CONSERVATION LAW.

12. PROPERTY DOES NOT LIE WITHIN A FLOOD PLAIN PER FEMA MAP 2405104550

SURVEYOR’S CERTIFICATION

I CHERISH THE PLAN SHOWN HEREBY IS CORRECT TO THE BEST OF MY KNOWLEDGE
AND BELIEF THAT IT IS A RE-SUBDIVISION OF ALL THE LAND OWNED BY EDWARD P. NOVAE
AND SHOWN ON A PLAT OF CHEVY CHASE, AS M.A.T. MARTIN'S FOURTH ADDITION TO CHEVY
CHASE AS SHOWN ON THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THE TOTAL
AREA OF PROPOSED LOT IS 13,713.0 SQUARE FEET. THE TOTAL AREA OF DEDICATION IS 0.00
SQUARE FEET. ALL PROPERTY ORIGINALLY SHOWN

OWNERS’ CERTIFICATION

WE, EDWARD P. NOVAE AND GRACIA V. NOVAE, OWNERS OF THE PROPERTY SHOWN AND
DESCRIBED HEREBY, HEREBY ADOPT THIS PLAN OF SUBDIVISION.

WE FURTHER ORGANIZE A 15'-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREBY AS "15'-POLE," TO
THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS
OF PUBLIC UTILITY EASEMENTS," AS RECITED IN LIBER 265A AT FOLIO 457 AMONG THE LAND
RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THese ARE MY HINTS, ALTERATIONS AT LAW, LEASES, EASES, EASEMENTS, OR TRUSTS AFFECTING THE
PROPERTY SHOWN HEREBY, EXCEPT FOR THOSE LISTED BELOW.

Dated:

Witness:

Department of Permitting Services
Montgomery County, Maryland

Approved:

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

Approved:

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

SUBDIVISION RECORD PLAT
H.M. MARTIN'S FOURTH
ADDITION TO CHEVY CHASE
LOT 18, BLOCK 4
A RE-SUBDIVISION OF
LOTS 9 AND 10, BLOCK 4
BETHESDA / CHEVY CHASE
(7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=20' MAY 2007