

PLAT NO. 220081160

Huntington Terrace

Located on the south side of Lincoln Street, approximately 60 feet west of Grant Street
R-60 zone; 1 lot

Community Water, Community Sewer

Master Plan Area: Bethesda-Chevy Chase

Steven Sabol and Sue Sabol, Applicants

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

PLAT NO.

OWNERS' CERTIFICATE

WE, STEVEN L. AND SUE ZHANG SABOL, OWNERS OF THE PROPERTY, SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND ESTABLISH THE TEN (10) FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON AS 10' P.U.E. FOR THE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO LEASES, EASES OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAN OF SUBDIVISION EXCEPT FOR CERTAIN TRUSTS HELD BY SUN VALLEY TRUST MORTGAGE CO. AND THE PARTIES OF INTEREST HERETO HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

DATE Feb 9 2008 Steven L Sabol Steven L Sabol, OWNER WITNESS Bonnie D. Dicks

DATE Feb 8 2008 Sue Zhang Sabol Sue Zhang Sabol, OWNER WITNESS Bonnie D. Dicks

WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION
DATE 2/11/08 Joseph E. Snider Joseph E. Snider WITNESS Wanda H. Hearn

SIGNATURE, TITLE
Joseph E. Snider
PRINT NAME
Joseph E. Snider
SUNTRUST MORTGAGE

GENERAL NOTES

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO APPLY UNLESS MODIFIED BY FURTHER ACTIONS BY THE BOARD. ALL APPLICABLE PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS PLAT CONFORMS WITH REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES A CONSOLIDATION OF A LOT AND PART OF A LOT INTO ONE LOT AS PROVIDED FOR IN SECTION 50-35A(g)(3).
3. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR ANY MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE THE EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

4. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
5. THIS PROPERTY IS CURRENTLY ZONED R-60.
6. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-60 ZONE.
7. LOTS SHOWN HEREON APPEAR ON MONTGOMERY COUNTY TAX MAP HN 123 AND W.S.S.C. SHEET #210 NW 05.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS CONVEYED TO STEVEN L. AND SUE ZHANG SABOL, KNOWN AS LOT 12 AND PART OF LOT 14, BLOCK 10 AS SHOWN ON A PLAT OF SUBDIVISION OF HUNTINGTON TERRACE AND BEING RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN PLAT BOOK 30, PLAT NO. 1890. SAID LOT 12 AND PART OF LOT 14 HAVE BEEN CONVEYED BY STEVEN L. SABOL BY DEED DATED NOVEMBER 14, 2007, AS RECORDED IN LIBER 35098, FOLIO 705. THE TOTAL AREA INCLUDED ON THIS PLAT OF SUBDIVISION IS 7,475.9 SQUARE FEET, NONE OF WHICH IS DEDICATED FOR PUBLIC USE.

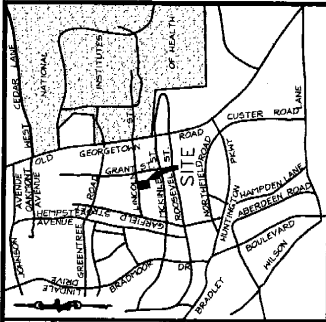
2/11/2008
DATE

M-NCPPC Record File No.:

Department of Permitting Services Montgomery County, Maryland	Drafted: <u>ALW</u> Checked: <u>JES</u> Job No.: <u>07-25125R2</u>
Director: _____ Date: _____	Plat No.: _____
Maryland National Capital Park and Planning Commission Montgomery County Planning Board	
Approved: _____ Date: _____	Chairman: _____ Assistant Secretary - Treasurer: _____

Lot 27 = 7,475.9 S.F. or 0.1718 Acres
Dedication Area = N/A
Total Area = 7,475.9 S.F. or 0.1718 Acres

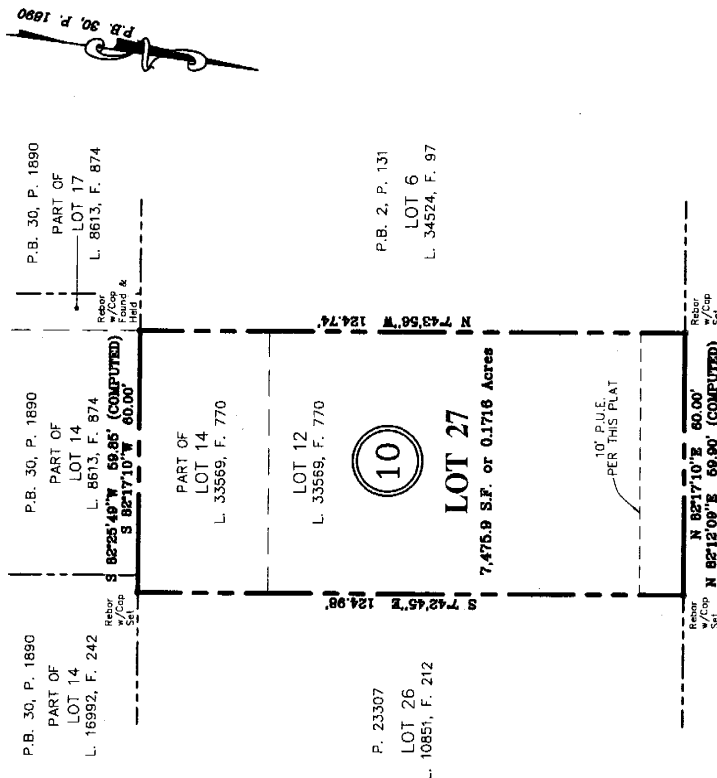
GRAPHIC SCALE



VICINITY MAP
ADC MAP PLAT 36 GRID H-9
SCALE: 1" = 2000'

LINCOLN STREET
(50' WIDE R/W PER PLAT BOOK 30, PLAT 1890)

CENTERLINE



RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Huntington Terrace Plat Number: 220081160
 Plat Submission Date: 12-28-07
 DRD Plat Reviewer: S. Smick
 DRD Prelim Plan Reviewer: N/A
 *For category of minor 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 ok Zoning ✓ Bearings & Distances ok Coordinates ok
 Plan # N/A Road/Alley Widths Easements ok 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 ok
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u> </u>	<u>1-7-08</u>	<u>1-21-08</u>	<u> </u>	<u>N/A</u>
Research	Bobby Fleury	<u> </u>	<u> </u>	<u>1-9-08</u>	<u>No Revisions</u>
SHA	Doug Mills	<u> </u>	<u> </u>	<u> </u>	<u> </u>
PEPCO	Steve Baxter	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Parks	Doug Powell	<u> </u>	<u> </u>	<u> </u>	<u> </u>
DRD	Nellie Carey	<u> </u>	<u> </u>	<u>1-9-08</u>	<u>No Comments</u>

Final DRD Review:

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:

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:

Initial

SJSSJSSJSSJS

Date

2-25-082/5/082/25/083-13-08 No.

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: _____

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:
