

PLAT NO. 220081100

Rollingwood

Located on the north side of Leland Street, approximately 225 feet west of Powmander Lane

R-60 zone; 1 lot

Community Water, Community Sewer

Master Plan Area: Bethesda-Chevy Chase

Steven Boyle, Applicant

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:

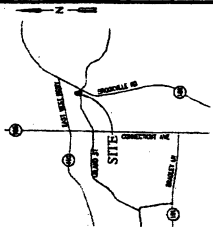
- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may 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:

CURVE TABLE

CURVE	CHORD	ARC LENGTH	CHORD BEARING	CHORD BEARING
1	100.00	100.00	0° 00' 00"	0° 00' 00"
2	200.00	200.00	0° 00' 00"	0° 00' 00"
3	300.00	300.00	0° 00' 00"	0° 00' 00"
4	400.00	400.00	0° 00' 00"	0° 00' 00"
5	500.00	500.00	0° 00' 00"	0° 00' 00"
6	600.00	600.00	0° 00' 00"	0° 00' 00"
7	700.00	700.00	0° 00' 00"	0° 00' 00"
8	800.00	800.00	0° 00' 00"	0° 00' 00"
9	900.00	900.00	0° 00' 00"	0° 00' 00"
10	1000.00	1000.00	0° 00' 00"	0° 00' 00"



VICINITY MAP SCALE: 1"=2,000'

- NOTES:
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN APPROPRIATE TITLE OR DEED OR TO NOTE ALL MATTERS AFFECTING TITLE.
 - 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 MONTGOMERY COUNTY PLANNING BOARD, ARE HEREBY INCORPORATED BY REFERENCE INTO THIS SUBDIVISION RECORD PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
 - THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
 - THIS PLAT CONFORMS WITH THE REQUIREMENTS OF SECTION 50-35.4 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES THE CONSOLIDATION OF A LOT AND A PART OF A LOT AS PROVIDED FOR IN SECTION 50-35A(1)(3).
 - THIS PROPERTY IS ZONED R-60.
 - ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-60 ZONE.
 - THIS PROPERTY IS LOCATED ON TAX MAP HJ352 AND WSC GRD NO. 300HW03.
 - THERE IS NO DEDICATION TO PUBLIC USE PER THIS PLAT.

OWNER'S CERTIFICATION:

I, THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT, AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PARTY OF ANY MATTER AFFECTING THE PROPERTY. I HAVE BEEN ADVISED BY THE SURVEYOR OF THE PROPERTY OF ANY MATTER AFFECTING THE PROPERTY. I HAVE BEEN ADVISED BY THE SURVEYOR OF THE PROPERTY OF ANY MATTER AFFECTING THE PROPERTY. I HAVE BEEN ADVISED BY THE SURVEYOR OF THE PROPERTY OF ANY MATTER AFFECTING THE PROPERTY.

DATE: 2-20-08
WITNESS: Steven Botle

LEGEND:

IP FD = IRON PIPE FOUND

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED:

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED:

CHAIRMAN

ASST. SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE NUMBER

DATE:

PLAT NO:

220110

SURVEYOR'S CERTIFICATE:

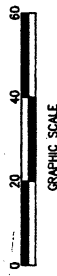
I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF ALL THE LAND CONVEYED BY NORMAN W. REAM UNTO THE MONTGOMERY COUNTY PLANNING BOARD, AND THAT THE SAME IS SUBJECT TO THE FLOOD 121 AND BONGIOVANNI 211, 2000 AS RECORDED IN PLAT BOOK 6 AT PLAT 502 IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I HEREBY CERTIFY THAT ONCE ENGAGED AS DESCRIBED IN THE OWNERS' CERTIFICATION HEREON, ALL MONUMENTS, PROPERTY MARKERS AND OTHER BOUNDARY MARKERS WERE LOCATED AND SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(6) OF THE MONTGOMERY COUNTY CODE. THE AREA OF LAND SHOWN ON THIS PLAT IS 0.2515 ACRES OR 10,956 SQUARE FEET MORE OR LESS. THERE IS NO DEDICATION TO PUBLIC USE BY THIS PLAT.

DATE: 2/20/08
ANTHONY J. CURRIE
REGISTERED PROFESSIONAL SURVEYOR
MONTGOMERY COUNTY, MARYLAND
REG. NO. 1560

SUBDIVISION RECORD PLAT
LOT 17 BLOCK 10
ROLLINGWOOD

Resubdivision of Lot 3 & Part of Lot 4, Block 10
7th Election District
Montgomery County, Maryland
1" = 20' February, 2008



LANDPLAN ASSOCIATES
12129 GEORGIA AVE.
SILVER SPRING, MD. 20902
PHONE: 301-576-5000
FAX: 301-576-5005

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Rollingwood Plat Number: 220081100
 Plat Submission Date: 12-17-07
 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. _____ 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 ☒ 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 ☒
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	_____	<u>12/24/07</u>	<u>1-18-08</u>	_____	<u>N/A</u>
Research	Bobby Fleury	_____	_____	<u>1-2-08</u>	<u>OK</u>
SHA	Doug Mills	_____	_____	_____	_____
PEPCO	Steve Baxter	_____	_____	_____	_____
Parks	Doug Powell	_____	_____	_____	_____
DRD	Nellie Carey	_____	_____	<u>1-10-08</u>	<u>OK</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

2/25/081-30-082/21/083/13/08

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: yes ✓

(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:
