

**Plat Name:** Chevy Chase, Section 4  
**Plat #:** 220100150

**Location:** Located on the south side of Underwood Street, 650 feet west of Connecticut Avenue  
**Master Plan:** Bethesda-Chevy Chase  
**Plat Details:** R-60 zone; 1 lot  
Community Water, Community Sewer  
**Applicant:** John Murphey

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 subdivision complies with the requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.

**SLIP/VEYOBLE NEEDTIE/ATF**

- I MUST CERTIFY THAT THE PLAIN SPOKEN PERSON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEVE THAT IT IS A REDEMPTION ORDER, OR ONE OF THE LAWS CONVERTED BY ROMAN IN 1947 AND 1948, AND THEREFORE, BY A DATED DATED AUGUST 2, 1966, AND RECORDED AUGUST 6, 1966, IN PLAT BOOK 10, PAGE 10, IN THE COUNTY OF HANCOCK, MAINE. I AM LARRY WOLF AT ROUTE 74, ALSO BEING A REDEMPTION ORDER OF PLAT BOOK 10, PAGE 10, IN THE COUNTY OF HANCOCK, MAINE. I AM RECORDED IN PLAT BOOK 10, PAGE 10, IN THE COUNTY OF HANCOCK, MAINE. I AM 7,730,000 SQUARE FEET, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 7,730,000 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE. ALL LAND CURRENTLY OWNED OR INTERESTED IN ARE IN PLACE AND HAVE BEEN RECORDED IN PLAT BOOK 10, PAGE 10, IN THE COUNTY OF HANCOCK, MAINE. THE RESULTS OF THE REDEMPTION ORDER OF HANCOCK COUNTY, MAINE, AND

THE JOHN DENNIS FORTNEY AND MARCIA HECHT FORTNEY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ACCEPT THIS PLAN OF SUBDIVISION.

THE PARTIES GRANT A 6-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREIN AS A RULE, TO THESE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS," RECORDED IN DEER BOOK 40 FOLD 87) ALONG THE LAND RECORDS OF HUNTERDON COUNTY, NEW JERSEY.

THERE ARE NO SURVIVING COVENANTS, CONDITIONS, LIMITS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

DATE Oct. 1 2009 NAME Marcie Meditch Murphree Y. King Knight  
MARIC RPD TCH MURPHY FITNESS

le: \_\_\_\_\_

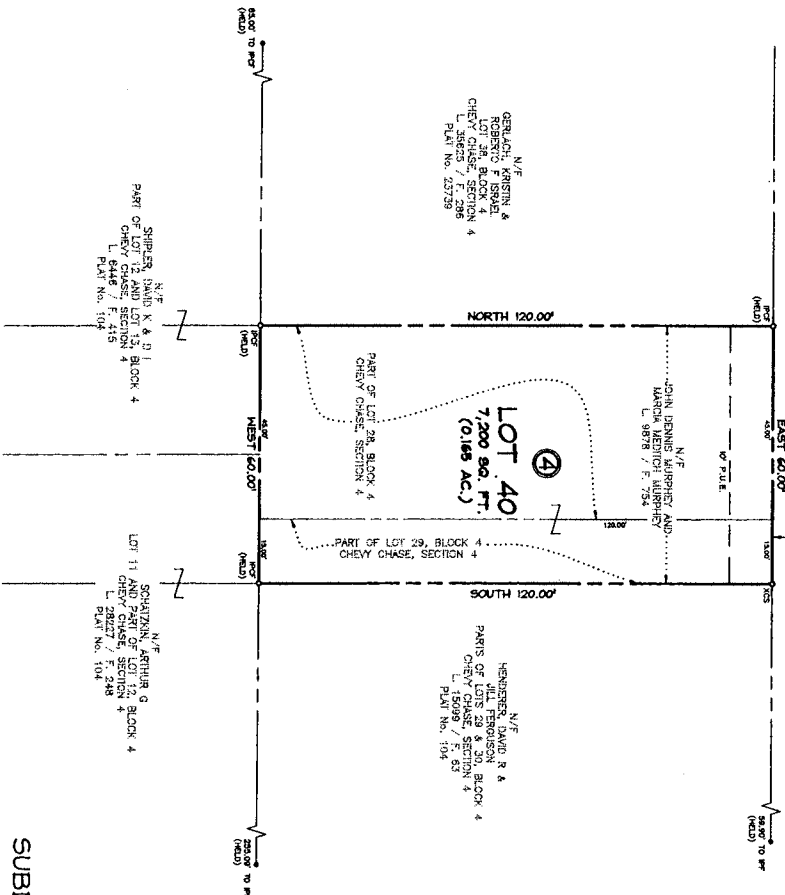
proved: \_\_\_\_\_

Donor: \_\_\_\_\_

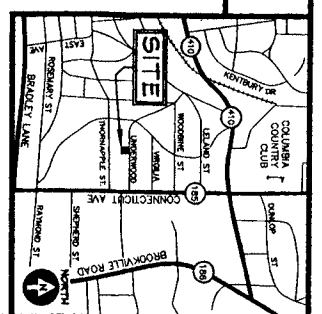
**M.N.C.P. & P.C. Record File No.**

DATE Sept. 30, 1963 David Joan Ritchie  
DAVID JOAN RITCHIE  
PROFESSIONAL LAND SURVEYOR  
TID REG. NO. 24172

UNDERWOOD STREET  
50' RIGHT-OF-WAY  
(PER PLAT BOOK 2, PLAT No. 104)



## Plate No.



### VICINITY MAP

SCALE 1 = 2000

SUBDIVISION RECORD PLAT  
LOT 40, BLOCK 4

CHEY CHASE, SECTION 4

A RESUBDIVISION OF PARTS OF  
LOTS 28 & 29, BLOCK 4

BETHESDA (7TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 20' AUGUST, 2009



**ENGINEERING**  
CIVIL • SURVEYING • LAND PLANNING

108 West Ridgefile Boulevard, Suite 101, Mount Airy, Maryland 21777  
DC Metro (301) 607-8031 FAX (301) 607-8045

**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name: Cherry Chase Section 4 Plat Number: 220100150Plat Submission Date: 9-1-09DRD Plat Reviewer: S. SmithDRD 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 ok Coordinates ok  
 Plan # N/A Road/Alley Widths ok 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>E. Gibson</u>	<u>9-2-09</u>	<u>9-18-09</u>	<u>9-16-09</u>	<u>NO REVISIONS</u>
Research	Bobby Fleury	<u>↓</u>	<u>↓</u>	<u>9-4-09</u>	<u>OK</u>
SHA	Doug Mills	<u>↓</u>	<u>↓</u>		
PEPCO	Steve Baxter	<u>↓</u>	<u>↓</u>		
Parks	Doug Powell	<u>↓</u>	<u>↓</u>		
DRD	Nellie Carey	<u>↓</u>	<u>↓</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 &amp; 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

SJS

Date

10/7/099-23-0910/5/0910/22/0910/22/0910/22/0910/22/0910/22/0910/22/0910/22/0910/22/0910/22/0910/22/0910/22/0910/22/0910/22/0910/22/0910/22/0910/22/0910/22/0910/22/09

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: ok ✓
- 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:

\_\_\_\_\_