

Plat Name: Glen-Mar Park
Plat #: 220101100

Location: Located on the east side of Carleton Street, 200 feet north of Namakagan Road
Master Plan: Bethesda-Chevy Chase
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Owner: Vanandchri, LLC

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.

OWNER'S CERTIFICATION

We, VANANDCHRI, LLC, owner of the property shown and included hereon, hereby establish this plan of subdivision; and

grant the 10' wide Public Utilities Easement (P.U.E.), as shown hereon, to the parties named in a document titled "Terms and Provisions of a Public Utility Easement" as recorded among the Land Records of Montgomery County, Maryland, in Liber 3854 at Folio 457, subject to all current and applicable regulations of all Federal, State and Local governing bodies.

We, our successors and assigns will cause property corner markers to be set by a Maryland Licensed Surveyor, in accordance with Section 50-25(e) of the Montgomery County Code.

There are no suits, liens, leases, mortgages or trusts affecting the property included in this plan of subdivision, except a certain Deed of Trust recorded, July 2, 2010, among the Land Records of Montgomery County, Maryland, in Liber 38554 at Folio 000, and the parties in interest thereto have indicated their assent to this minor subdivision plat below.

Date: 11/2/10
 Witness: *[Signature]*
 Norman J. Graham-Yoel
 Managing Member

We hereby assent to this minor subdivision platting.
 CAPITAL BANK, N.A.
 Date: 11/2/10
 By: *[Signature]*
 JOANIE KREGER, TRUSTEE

SURVEYOR'S CERTIFICATION

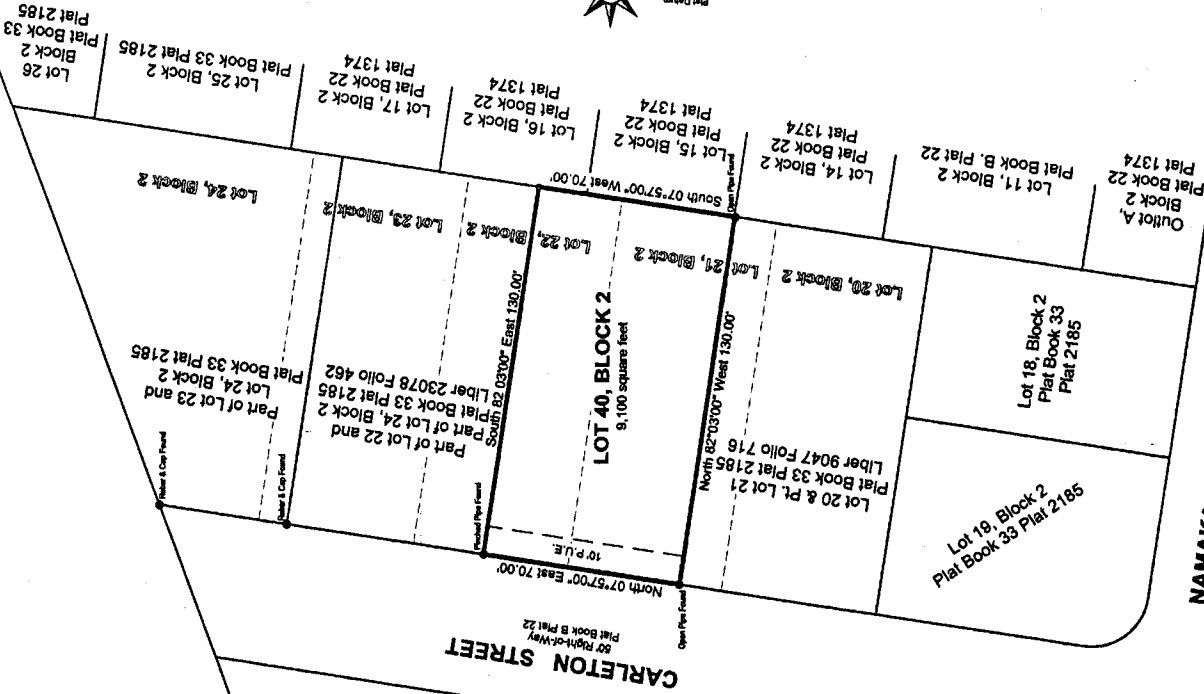
I hereby certify that the survey information shown hereon is correct; that this plat of subdivision has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland;

that this plat is a subdivision of that real property conveyed by Frances H. Hawkins, also known as Frances H. Carter, to VANANDCHRI, LLC, by Deed, dated June 25, 2010, recorded among the Land Records of Montgomery County, Maryland in Liber 39554 at Folio 001, said real property being parts of Lots 21 and 22, Block 2, shown in their entirety on a Subdivision Record Plat recomended among said Land Records, June 2, 1946, in Plat Book 33 as Plat 2185; and

that property corner markers will be set in accordance with Section 50-24(e) of the Montgomery County Code, if so engaged.

The total area included in this plat of subdivision is 9,100 square feet or 0.2089 of an acre. There is no area being dedicated to public use by this plat.

Date: November 1, 2010
[Signature]
 JOHN R. WITMER
 Professional Land Surveyor
 Maryland No. 10668



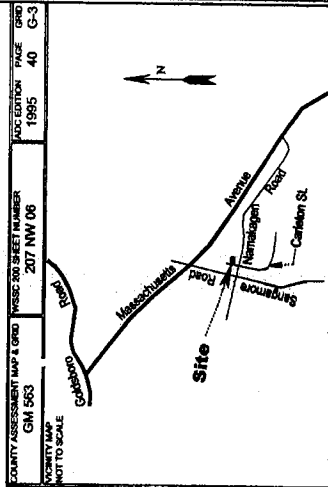
NAMAKAGAN ROAD

PLAT NO.
 Plat Recording Date:

NOTES

The property included on this subdivision is currently zoned R-60. The property included in this subdivision is intended for public water and sewer service.
 This Subdivision Record Plat is not intended to show every matter affecting or restricting the ownership and use of the subject property. A subdivision record plat is not intended to replace an examination of title or to note or to depict 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 the property included on this plat as approved by the Montgomery County Planning Board shall be deemed to survive and not be extinguished by the recording of this plat, unless such terms, conditions, agreements, limitations, and requirements are specifically amended by the plan as approved. The official public files for any such plans are maintained by the Planning Board and are available for public review during normal business hours.

This plat is in conformance with the requirements of Section 50-35A of the Montgomery County, Maryland Code which provides for the consolidation of two or more lots or parts of lots to be replatted as a single lot per Section 50-35A(a)(3) thereof.



COURTY ASSESSMENT MAP & GRID GM 563	PLAT NO. 207 NW 06	ADD. EDITION 1995	PAGE 40	GRID G-3
VICINITY MAP NOT TO SCALE				
SUBDIVISION RECORD PLAT				
LOT 40, BLOCK 2				
A RESUBDIVISION INCLUDING PARTS OF LOTS 21 & 22, BLOCK 2				
GLEN-MAR PARK				
7th (BETHESDA) ELECTION DISTRICT				
MONTGOMERY COUNTY, MARYLAND				
WITMER ASSOCIATES, LLC 16401 Woodloch Road, Suite C, Gaithersburg, MD 20878 Tel: (301) 746-1469 Fax: (301) 746-3656 E-Mail: witmer@aol.com				
SCALE 1" = 30'	DATE June, 2010	WALCO PROJECT NO. 02700 E	SHEET NO. 1 of 1	

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION THE MONTGOMERY COUNTY PLANNING BOARD	MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES
APPROVED: _____	APPROVED: _____
CHAIRMAN	SECRETARY-TREASURER
M.N.C.P. & P.C. RECORD FILE NUMBER: _____	BY: _____ DIRECTOR

220101100

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Glen Mar Park Plat Number: 220101100
 Plat Submission Date: 6/30/10
 DRD Plat Reviewer: Patricia Butler
 DRD Prelim Plan Reviewer: N/A

*For category of minor subdivision 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 N/A
 Plan # 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	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	7/9/10	7/21/10	8/9/2010	OK
Research	Bobby Fleury			7-12-10	
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial P.B. Date 10/19/10
 Final Mylar & DXF/DWG Received: Initial P.B. Date 11/11/10
 Final Mylar Review Complete: Initial P.B. Date 11/18/10

Board Approval of Plat:

Plat Agenda: Initial SJS Date 12/2/10

Planning Board Approval: _____

Chairman's Signature: _____

MCDPS Approval of Plat:

Consultant 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: _____

Complete Reproduction: _____

Notify Consultant to Seal Plats: _____

Surveyor's Seal Complete: _____

Sent to Courthouse for Recordation: _____

Recordation Info Entered into Hansen _____

No. _____

MINOR SUBDIVISION SECTION 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: 1953 ^{ok} ok ✓

(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: _____