

**Plat Name: Rosedale Park**  
**Plat #: 220110920**

Location: Located on the north side of Maple Avenue, 75 feet east of Maryland Avenue  
Master Plan: Bethesda-Chevy Chase  
Plat Details: R-60 zone; 1 lot  
Community Water, Community Sewer  
Applicant: Menditch Homes, 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 the subject property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.

**NOTES**

1. THE PROPERTY SHOWN HEREON IS APPROVED FOR PUBLIC WATER AND SEWER.
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-40 WATER CATEGORY, 1 SENIOR CATEGORY.
3. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-40 ZONE AS OF THE DATE OF PLAT RECORDATION.
4. REF = REBAR AND CAP FOUND
5. OFF = OPEN IRON PIPE FOUND
6. IFS = IRON PIN WITH CAP SET
7. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
8. THIS PROPERTY IS SHOWN ON TAX MAP IN 343.
9. THIS PROPERTY IS SHOWN ON H.S.P.C. 300-FOOT SHEET 261 M4 04.
10. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY AS APPROVED BY THE LIBERTY PLANNING BOARD, SHALL APPLY TO THIS PROJECT. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE APPLICABLE AGENCIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE APPLICABLE AGENCIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE APPLICABLE AGENCIES.
11. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR THIS SUBDIVISION AS SET FORTH IN SECTION 50-30A(1) OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY REGULATIONS, AS AMENDED BY THE MONTGOMERY COUNTY BOARD OF PLANNING AND ZONING, AND AS PROVIDED FOR IN SECTION 50-30A(3)(b) OF A LOT INTO A LOT.
12. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE USE, OF THE LANDS SHOWN HEREON. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE APPLICABLE AGENCIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE APPLICABLE AGENCIES.
13. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPRICT OR NOTE ALL MATTERS AFFECTING TITLE.

**OWNER'S CERTIFICATE**

WE, HENDITCH HOMES, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION. WE HEREBY CERTIFY THAT WE ARE THE LEGAL AND BENEFICIAL OWNERS OF THE LANDS SHOWN AND DESCRIBED HEREON AND THAT WE HAVE THE FULL POWER AND AUTHORITY TO EXECUTE AND SIGN THIS INSTRUMENT. WE HEREBY CERTIFY THAT WE HAVE THE FULL POWER AND AUTHORITY TO EXECUTE AND SIGN THIS INSTRUMENT. WE HEREBY CERTIFY THAT WE HAVE THE FULL POWER AND AUTHORITY TO EXECUTE AND SIGN THIS INSTRUMENT.

*Edward C. Henditch*  
 DATE: 4/27/11 SIGNATURE: \_\_\_\_\_  
 HENDITCH HOMES, LLC  
 PLANNING MEMBER

DATE: 4/27/11 SIGNATURE: *Carly Menditch*  
 HENDITCH HOMES, LLC  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A LICENSED SURVEYOR OF ALL OF THE LANDS SHOWN AND DESCRIBED HEREON. I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A LICENSED SURVEYOR OF ALL OF THE LANDS SHOWN AND DESCRIBED HEREON.

*Jeffrey Allen Harpold*  
 DATE: 4/25/11 SIGNATURE: \_\_\_\_\_  
 JEFFREY ALLEN HARPOLD  
 REGISTERED PROFESSIONAL SURVEYOR  
 MD REG. NO. 21818

Department of Permitting Services Montgomery County, Maryland	Date: _____	Approved: _____ Director
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The Maryland National Capital Park and Planning Commission  
 Montgomery County Planning Board  
 Approved: \_\_\_\_\_  
 M.N.C.P. & P.C. Record File No. \_\_\_\_\_

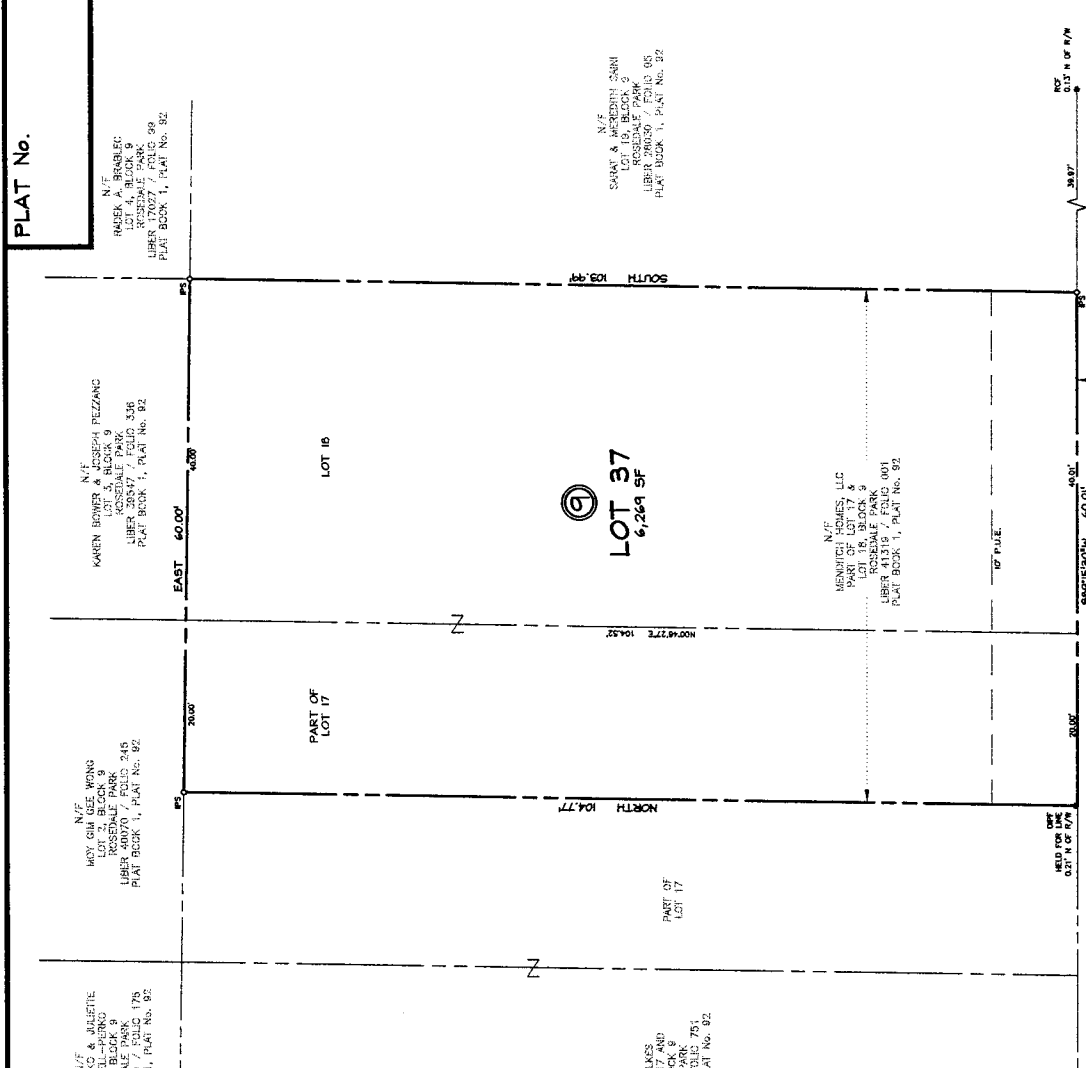
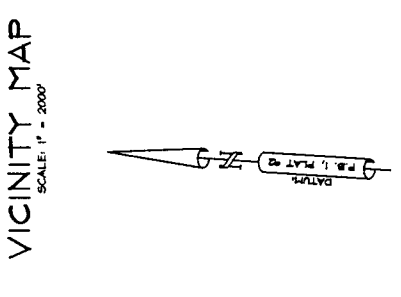
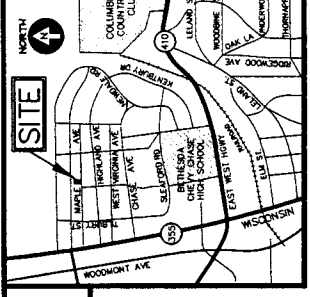
Recorded \_\_\_\_\_  
 Plat No. \_\_\_\_\_

PLAT TABULATION	6,264 SF
NUMBER OF LOTS	1
NUMBER OF PARCELS	0
AREA OF LOT(S)	6,264
AREA OF STREET DEDICATION	0
TOTAL AREA	6,264 SF (0.14 ACRES)

**MAPLE AVENUE**  
 45' RIGHT-OF-WAY  
 (PER P.B. 1, PLAT No. 92)

**CAS ENGINEERING**  
 CIVIL & SURVEYING & LAND PLANNING  
 A DIVISION OF CAS ENTERPRISES, INC.  
 100 West Ridgeway Boulevard, Suite 101, Mount Airy, Maryland 21771  
 DC Metro (301) 807-5031 FAX (301) 807-5045

SUBDIVISION RECORD PLAT  
 LOT 37, BLOCK 9  
**ROSEDALE PARK**  
 A RESUBDIVISION OF  
 PART OF LOT 17 AND LOT 18  
 BETHESDA (7TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 10' APRIL, 2011



**PLAT No.**

**LOT 37**  
 6,264 SF

**LOT 18**

**LOT 17**

**MAPLE AVENUE**  
 45' RIGHT-OF-WAY  
 (PER P.B. 1, PLAT No. 92)

**ELMDALE ST**

**WOODMONT AVE**

**COLUMBIA CLUB**

**ROSEDALE PARK**

**BETHESDA (7TH) ELECTION DISTRICT**

**MONTGOMERY COUNTY, MARYLAND**

**SCALE: 1" = 10'**

**APRIL, 2011**

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: ROSEDALE PARK Plat Number: 220110920  
 Plat Submission Date: 3-1-2011  
 DRD Plat Reviewer: S Smith  
 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   
 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   
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	3-9-11	3/25/11	3/25/11	NO REVISIONS OK
Research	Bobby Fleury			3-16-11	
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up):  
 Final Mylar & DXF/DWG Received:  
 Final Mylar Review Complete:

Initial  
SJS  
SJS  
SJS

Date  
4/13/11  
4/29/11  
5/5/11

## Board Approval of Plat:

Plat Agenda:  
 Planning Board Approval:  
 Chairman's Signature:

SJS  
 \_\_\_\_\_  
 \_\_\_\_\_

5/19/2011  
 \_\_\_\_\_  
 \_\_\_\_\_

## 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

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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: ok  
yes 1932

**(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: \_\_\_\_\_