

Plat Name: Chevy Chase, Section 3

Plat #: 220121100

Location: Located on the north side of Taylor Street, 250 feet east of Connecticut Avenue (MD 185).

Master Plan: Bethesda-Chevy Chase

Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer

Applicant: Andrew F. Howard

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 property included in this application 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 Certificate

We, Andrew F. Howard and Rebecca G. Howard, husband & wife, owners of the property shown hereon and described in the Surveyors Certificate, hereby adopt this plan of subdivision; establish the minimum building restriction lines; grant a Public Utility Easement, as shown hereon and designated as "P.U.E." to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easement", recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said terms and provisions are incorporated herein, by this reference;

There are no suits, actions at law, leases, liens or trusts on the property included in this subdivision record plat, except a certain Deed of Trust recorded in Liber 42435 at Folio 491 and the parties in interest thereto have below indicated their assent.

Date: 3/5/12
 Witness: [Signature]
 Witness: [Signature]
 Andrew F. Howard, Owner
 Rebecca G. Howard, Owner

I hereby assent to this plan of subdivision
 Capital One, N.A.

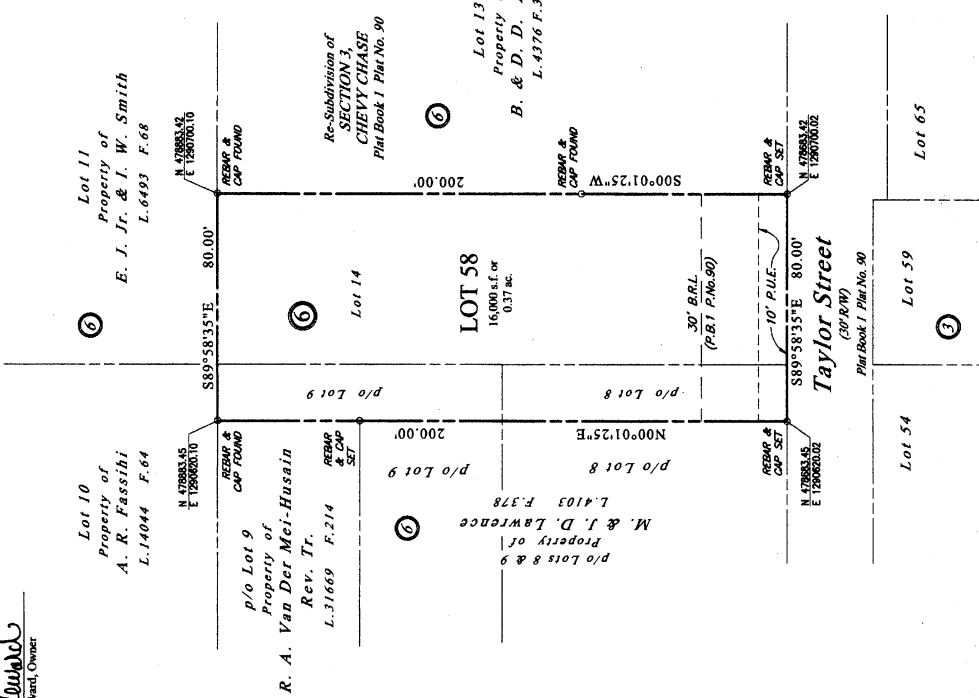
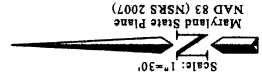
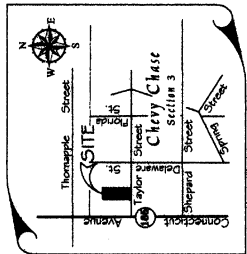
By: [Signature]
 (print name)

Surveyor's Certification

I hereby certify that the information shown hereon is correct; that it is a subdivision of all of the property acquired by Andrew F. Howard and Rebecca G. Howard, husband & wife from Michael S. Banks and Allyson A. Banks by deed dated September 5, 2008 and recorded among the Land Records of Montgomery County, Maryland in Liber 36027 Folio 19; That it is also all of Lot 14 and part of Lots 8 & 9, Block 6 as shown on a subdivision record plat entitled "Re-Subdivision of Section 3, Chevy Chase" and recorded among the aforesaid Land Records in Plat Book 1 as Plat Number 90; I further certify that all property owner markers have been located or have been set under my supervision in accordance with Section 50-24(c) of the Subdivision Regulations of Montgomery County, Maryland.

That the total area included in this Subdivision Record Plat is 16,000 square feet or 0.37 of an acre of land, there is no dedication to public use by this plat.

Date: 3/2/12
[Signature]
 Daniel F. DeBolt
 Property Line Surveyor
 Maryland No. 526
 Exp: 2/17/13



Subdivision Record Plat
 LOT 58, BLOCK 6

a Resubdivision of
 Lot 14 & Parts of Lots 8 & 9, BLOCK 6

Chevy Chase Section 3

Bethesda (7th) District
 Montgomery County, Maryland

Scale: 1"=30' January, 2012

CPJ Charles P. Johnson & Associates, Inc.
 Civil and Environmental Engineers - Planners - Landscape Architects - Surveyors
 1701 River Hill, Ste. 200 Silver Spring, MD 20910-3646 Phone: 301.634.0904
 www.cpj.com - Gaithersburg, MD - Frederick, MD - Silver Spring, MD - Fairfax, VA

Notes:

- This Subdivision Record Plat is not intended to show every matter affecting the ownership and use of this property. The Subdivision Record Plat is intended to replace an examination of title or to depict or note all matters affecting title.
- This plat conforms to the requirements for Minor Subdivision Approvals contained in Section 50-35A of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat involves the consolidation of parts of a lot and a lot into one lot as provided for in Section 50-35A(4)(3)(b).
- All terms, conditions, agreements, limitations, and requirements associated with this Plan are hereby adopted as a part of this property, approved by the Montgomery County Planning Board, and intended to survive and not be extinguished by the recording of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and are available for public review during normal business hours.
- This property is served by public water and sewer systems only.
- WSSC: 200 Sheet 209 NW 04
- Water/Sewer Categories: W/U/SI
- This property is zoned R60
- This property is shown on Tax Map HN342
- p/o = part of

The Maryland-National Capital Park and Planning Commission
 Montgomery County Planning Board

Approved: _____ Date _____
 Chairman

Approved: _____ Date _____
 Asst. Secretary-Treasurer

Department of Permitting Services,
 Montgomery County

Recorded: _____
 Tax Map: HN342
 Plat No.: 220121100

Director

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Cherry Chase Sec. 3 Plat Number: 220121100
 Plat Submission Date: 1-26-2012
 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 Easements Open Space N/A Non-standard
 BRLs 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	1-26-12	2-10-12	1/31/12	NO REVISIONS
Research	Bobby Fleury			1-30-12	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):

Initial

Date

Final Mylar & DXF/DWG Received:

SJS

2/27/12

Final Mylar Review Complete:

SJS

7/5/2012

Board Approval of Plat:

SJS

7/12/2012

Plat Agenda:

SJS

7/26/12

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: ok
yes (1925)

(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: _____

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