

Plat Name: H.M. Martin's Third Addition to Chevy Chase
Plat #: 220121410

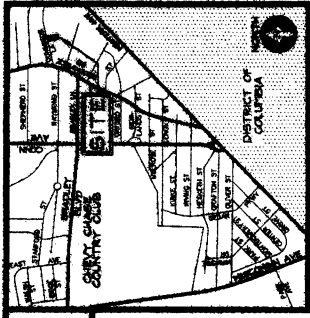
Location: Located on the south side of Cummings Lane, approximately 300 feet west of Brennon Lane
Master Plan: Bethesda-Chevy Chase
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Applicant: Bernard Development Group, LLC

Staff recommends approval of this minor subdivision plat pursuant to Section 50-35A (a)(3) of the Subdivision Regulations, which states:

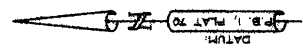
Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- 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 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.

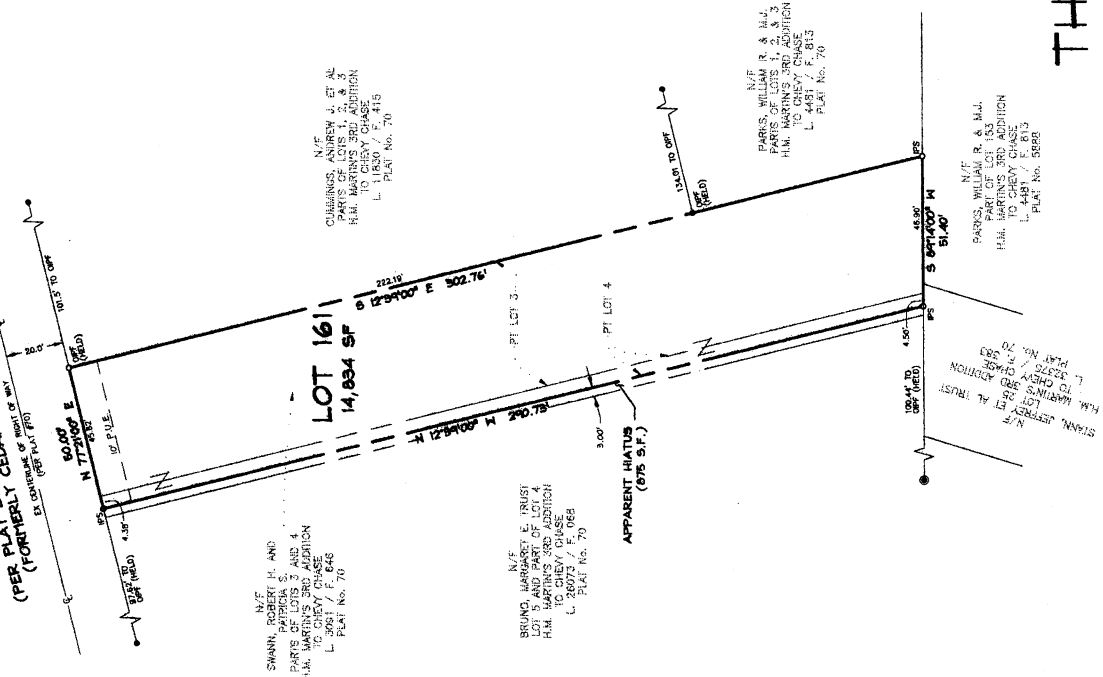


VICINITY MAP
SCALE: 1" = 200'



PLAT No.

CUMMINGS LANE
50' RIGHT-OF-WAY (NO. 291)
(PER PLAT BOOK 2, PLAT 291)
(FORMERLY CEDAR AVENUE)



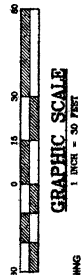
N/E
CUMMINGS, ANDREW J. ET AL
PART OF LOT 161
H.M. MARTIN'S 3RD ADDITION
TO CHEVY CHASE
L. 11830 / F. 415
PLAT No. 70

N/E
SWANN, ROBERT H. AND
PATRICIA S.
PART OF LOT 161
H.M. MARTIN'S 3RD ADDITION
TO CHEVY CHASE
L. 2681 / F. 646
PLAT No. 70

N/E
BRUND, BARBARY E. TRUST
LOT 4 AND PART OF LOT 4
H.M. MARTIN'S 3RD ADDITION
TO CHEVY CHASE
L. 28973 / F. 068
PLAT No. 70

N/E
PARKS, WILLIAM R. & H.L.
PART OF LOT 161
H.M. MARTIN'S 3RD ADDITION
TO CHEVY CHASE
L. 4481 / F. 813
PLAT No. 70

SUBDIVISION RECORD PLAT
LOT 161
H.M. MARTIN'S
THIRD ADDITION TO
CHEVY CHASE
A RESUBDIVISION OF PART OF LOT 4
AND PART OF LOT 3
BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30'



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CENL - SURVEYING - LAND PLANNING



NOTES

1. THE PROPERTY SHOWN HEREON IS APPROVED FOR PUBLIC WATER AND SEWER.
2. WATER CATEGORY: 1 SEWER CATEGORY: 1
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. OPT - OPEN IRON PIPE FOUND
IP - IRON PIPE WITH CAP SET
5. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
6. THIS PROPERTY IS SHOWN ON TAX MAP MH 042.
7. THIS PROPERTY IS SHOWN ON M.S.S.C. 200-FOOT SHEET 204 NH 08.
8. THIS PROPERTY IS LOCATED ON F.E.T.A. FLOOD INSURANCE MAP COMPLIANT-PANEL NUMBER 3496C DABO, FLOOD ZONE "NA".
9. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND RESTRICTIONS ON CONVEYED PLANS ALONG WITH THE PLAT, INCLUDING ANY COMMENTS FROM THE MONTGOMERY COUNTY PLANNING BOARD, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, SHALL BE CONSIDERED PART OF THIS PLAT. ANY ACTION BY THE BOARD TO MODIFY THE OFFICIAL PUBLIC UTILITIES PLAN IS MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
10. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR THIRD SUBDIVISION RECORD PLATS AS SET FORTH IN SECTION 1-103 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 10 OF THE CODE OF MONTGOMERY COUNTY, MARYLAND, AS PROVIDED FOR IN SECTION 50-28A(6)(3)(b).
11. THIS SUBDIVISION RECORD PLAT IS CREATED UNDER THE PROVISIONS OF SECTION 94-3 OF THE MONTGOMERY COUNTY ZONING ORDINANCE.
12. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY EASEMENT, ENCUMBRANCE, AND INTEREST IN THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN AFFECTING TITLE.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED GROUP, U.S. OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION. GRANT A 15' PUBLIC UTILITY EASEMENT SHOWN HEREON AS TO P.U.E. TO THOSE UTILITIES SHOWN IN THE DOCUMENT ENTITLED "DETAILED LOCATION OF TRENCHES AND PROVISIONS OF PUBLIC UTILITY LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND" AS FOLLOWS: TRENCHES ARE TO SITES, ACTIONS AT L.A.N., LEASERS, LICENSES, MORTGAGES, OR RIGHTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW.

Clara W. ...
DATE _____
OWNER

WE, CAPITAL BANK, HEREBY CONSENT TO THIS PLAN OF SUBDIVISION.
Clara W. ...
DATE _____
LEASER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RESUBDIVISION OF THE LANDS CONVEYED BY PLAT NO. 70, AND THAT THE SAME ARE RECORDED IN PLAT BOOK 2, PLAT 291, MONTGOMERY COUNTY, MARYLAND. I ALSO BEING A RESUBDIVISION OF PART OF LOTS 3 & 4, N.H. MARTIN'S THIRD ADDITION TO CHEVY CHASE, AS RECORDED IN PLAT BOOK 1, PLAT 70, MONTGOMERY COUNTY, MARYLAND. I HAVE BEEN AWARE OF THE FACT THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 14,834 SQUARE FEET, AND THAT ALL PROPERTY CORNERS MARKED THIS --- ARE IN PLACE, AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50-2(A) OF THE SUBDIVISION REGULATIONS, BEING CHAPTER 10 OF THE CODE OF MONTGOMERY COUNTY, MARYLAND.

Clara W. ...
DATE _____
PROFESSIONAL LAND SURVEYOR
MD REG. NO. 3172
EXP. DATE 06/26/15

FLAT TABULATION

NUMBER OF LOTS	1
NUMBER OF PARCELS	1
AREA OF LOTS (S.F.)	14,934 SQ. FT.
AREA OF PARCELS (S.F.)	14,934 SQ. FT.
AREA OF STREET DEDICATION	0.00
TOTAL AREA	14,934 SQ. FT. (0.34 ACRES)

77-02121510

Department of
Population Services
Montgomery County, Maryland

Date: _____
Approved: _____
Director

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

Approved: _____
Chairman

M.N.C.P. & P.C. Record File No. _____
Recorded _____
Plat No. _____

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: H.M. Martin's Third Add. to Ch. Close Plat Number: 220121410
 Plat Submission Date: 3/7/2012
 DRD Plat Reviewer: W. Meyer
 DRD Prelim Plan Reviewer: _____

*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 N/A Adjoining Land Vicinity Map Septic/Wells
 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	<u>3/9/12</u>	<u>3/23/12</u>	<u>3/19/12</u>	<u>OK</u>
Research	Bobby Fleury	<u>"</u>	<u>"</u>	<u>3/13/12</u>	<u>OK</u>
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>WM</u>	<u>4/25/12</u>
Final Mylar & DXF/DWG Received:	<u>WM</u>	<u>6/12/12</u>
Final Mylar Review Complete:	<u>WM</u>	<u>7/17/12</u>
Board Approval of Plat:		
Plat Agenda:	<u>WM</u>	<u>7/26/12</u>
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: N/A
- b) Part of lot created by deed prior to June 1 1958: 1940

(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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- b) Part of lot created by deed prior to June 1 1958: yes ok
1940

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