

Plat Name: Chevy Chase, Section 4
Plat # 220131240

Location: Located on the north side of Bradley Lane, 575 feet east of Maple Avenue.

Master Plan: Bethesda - Chevy Chase

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

Owner: Edwin Pewett Jr., et al

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.

PLAT NO.

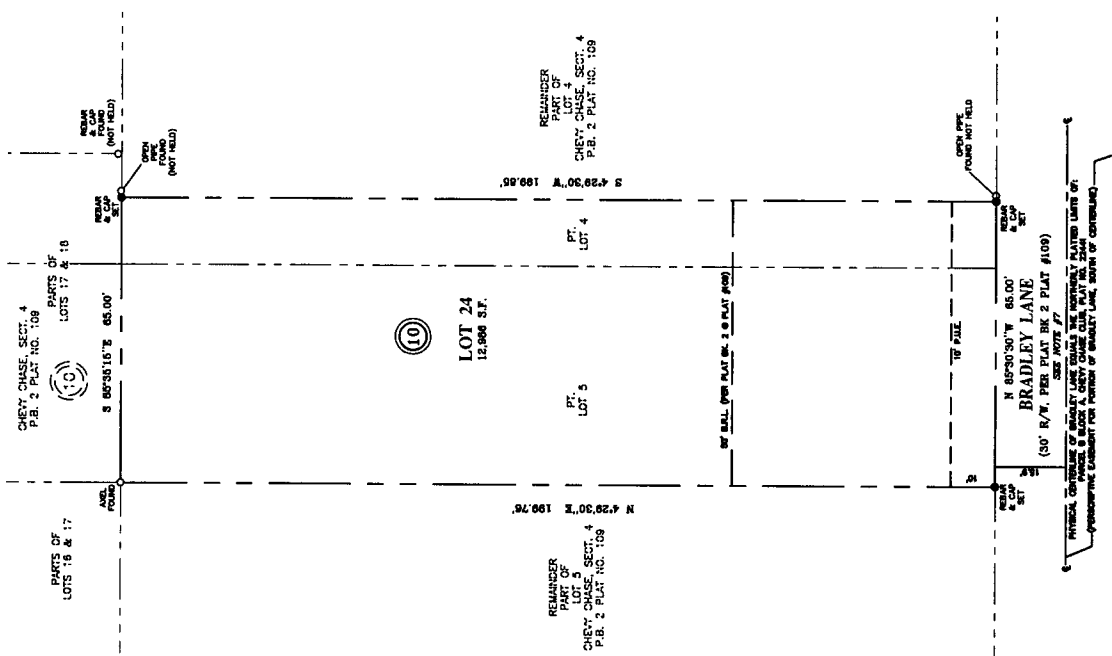
OWNERS CERTIFICATE.
 WE, EDWIN H. PERRETT, JR., ROBERT H. PERRETT AND DANIEL R. PERRETT, TRUSTEES OF THE CHEVY CHASE TRUST, AS PART OF THE RESUBDIVISION OF LOT 24 OF CHEVY CHASE, SECTION 4, PLAT NO. 109, MONTGOMERY COUNTY, MARYLAND, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND ESTABLISH THE TEN FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON AS 10' P.U.E. FOR THE PARTIES IN AIDED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENT 3824 AS FOLLO 457 ALONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND."
 THERE ARE NO LEASES, LIENS, MORTGAGES, SUITS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

DATE: June 4, 2013 *Edwin H Perrett, Jr., Robert H Perrett, Daniel R Perrett*
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GENERAL NOTES:

- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY BOARD OF ZONING ADJUSTMENTS, SHALL APPLY TO THIS SUBDIVISION. THE PLAN IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS. THE PLAN IS SUBJECT TO ALL APPLICABLE PUBLIC UTILITIES AND IS AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THIS PLAN CONFORMS WITH THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-58A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS BEING CHAPTER 50-58A OF THE MONTGOMERY COUNTY CODE. THE SUBDIVISION OF TWO LOTS INTO ONE LOT AS PROVIDED FOR IN SECTION 50-58A(4)(3), PER SECTION 50-58A(4)(b) OF THE FOREMENTIONED CODE. NO ADDITIONAL DEVELOPMENT NOT ALREADY APPROVED UNDER THIS PLAN IS PERMITTED. THE MINOR SUBDIVISION THEREFORE, NO ADDITIONAL PUBLIC UTILITIES ARE REQUIRED AS A CONDITION OF RECORDING THIS PLAN.
- THIS SUBDIVISION PLAN IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING TITLE, OWNERSHIP AND USE, INCLUDING MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAN IS NOT INTENDED TO REPLACE THE EDUCATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- THIS PROPERTY IS ZONED R-60.
- FOR PUBLIC WATER AND SEWER ONLY.
- PROPERTY SHOWN ON MONTGOMERY COUNTY TAX MAP GRID HM42 AND W.S.S.C. SHEET 20890A.
- BRADLEY LANE WAS OPENED FOR PUBLIC USE PRIOR TO THIS LOT IS A PART; CHEVY CHASE, SECTION 4, RECORDED IN PLAT BOOK 2 AT PLAT NO. 109. THE DEED GRANTING TITLE OF THE LAND RECORDED IN LIBER 208 AT FOLIO 131, CLEARLY STATES THE GOING TO THE NORTHERLY LINE OF BRADLEY LANE.

P.B. 2, P. 109

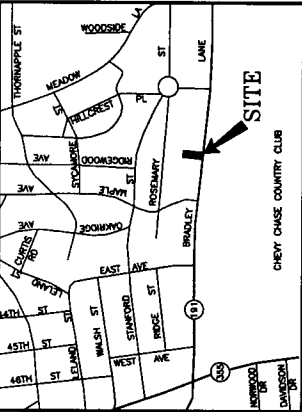


M-NCPPC RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND
 DIRECTOR: _____ RECORDED: _____
 DATE: _____ PLAT NO: _____

APPROVED: _____ CHAIRMAN _____ ASSIST. SECRETARY - TREASURER _____
 MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

AREA TABULATION
 LOT 24 = 12,986 S.F. OR 0.29812 ACRES
 DEDICATION AREA = N/A
 TOTAL AREA = 12,986 S.F. OR 0.29812 ACRES



VICINITY MAP
 ADC MAP 2008 EDITION
 MAP PAGE 5407 GRID C-4
 SCALE: 1" = 1000'

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 LAND CONVEYED TO THE EDWIN HENKEL PERRETT REVOCABLE TRUST AGREEMENT (2007) AND THE GERTRUDE CLASSE PERRETT REVOCABLE TRUST AGREEMENT (2007) BY DEED DATED DECEMBER 26, 2001, RECORDED IN LIBER 208 AT FOLIO 131, CLEARLY STATES THE GOING TO THE NORTHERLY LINE OF BRADLEY LANE. THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND THAT PROPERTY CORNERS MARKED THIS DATE AS BEING IN PLACE AS SHOWN HEREON.

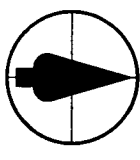
THE TOTAL AREA INCLUDED ON THIS PLAN OF SUBDIVISION IS 12,986 SQUARE FEET OR 0.29812 ACRES, OF WHICH NONE IS DEDICATED TO PUBLIC USE.

6/6/13
 DATE

Walter J. Jurek
 WALTER J. JUREK
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10000
 MY LICENSE IS SUBMITTED TO EXPIRE 01/07/2015

SUBDIVISION RECORD PLAT
LOT 24, BLOCK 10
 A RESUBDIVISION OF PARTS OF
 LOTS 4 & 5, BLOCK 10
**CHEVY CHASE
 SECTION 4**

MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20'



SNIDER & ASSOCIATES
 LAND SURVEYORS
 20270 Goldenrod Lane, Suite 110
 Germantown, Maryland 20876
 301/948-5100 • Fax 301/948-1286

DRAFTING	JMM	13-25006
PROJECT	ENGINEERING	APPROVAL
		WFA

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Cherry Chase, Section 4 Plat Number: 220131240
 Plat Submission Date: 3/27/2013
 DRD Plat Reviewer: H. Meehan
 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 ok
 Plan # N/A Road/Alley Widths Easements Open Space N/A Non-standard
 BRLs OK 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	<u>C. Bourne</u> Evelyn Gibson	<u>3/27/13</u>	<u>4/12/13</u>	<u>4/4/13</u>	<u>OK</u>
Research	Bobby Fleury				<u>OK</u>
SHA	Corren Giles			<u>N/A</u>	<u>OK</u>
PEPCO	Bobbie Dickey			<u>N/A</u>	<u>OK</u>
Parks	Doug Powell			<u>N/A</u>	<u>OK</u>
DRD	Keiona Clark			<u>N/A</u>	<u>OK</u>

Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>HM</u>	<u>4/23/13</u>
Final Mylar & DXF/DWG Received:	<u>SJS</u>	<u>6-6-13</u>
Final Mylar Review Complete:	<u>SJS</u>	<u>6-11-2013</u>
Board Approval of Plat:		
Plat Agenda:	<u>SJS</u>	<u>6-20-13</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: _____
- b) Part of lot created by deed prior to June 1 1958: 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: _____