

**Plat Name:** Chevy Chase, Section 2  
**Plat #:** 220130760

**Location:** Located on south side of Newlands Street, 175 feet east of Brookeville Road northwest of Argyle Avenue.  
**Master Plan:** Bethesda-Chevy Chase  
**Plat Details:** R-60 zone; 1 lot  
Community Water, Community Sewer  
**Owner:** Ronald Rosenfeld

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

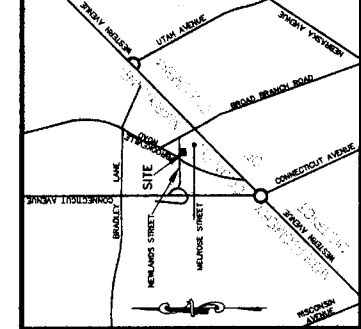
Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.

**NOTES:**  
 THIS PLAT CONFORMS WITH THE REQUIREMENTS OF SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE, TITLE 11, PART 03, AND PART 13 AND PART OF LOT 14 INTO A LOT IN ACCORDANCE WITH SECTION 50-35A(G)(3).

**ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS** OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE, TITLE 11, PART 03, AND PART 13 AND PART OF LOT 14 INTO A LOT IN ACCORDANCE WITH SECTION 50-35A(G)(3) ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT. ANY OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY APPROVED BY THE MONTGOMERY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT UNLESS EXPRESSLY CONTAINED BY THE PLAN AS APPROVED BY THE OFFICIAL PUBLIC FILES DEPARTMENT OF THE MONTGOMERY COUNTY, MARYLAND. THIS PLAT IS AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER OF RECORD OR INTEREST IN THE PROPERTY. THE SURVEYOR HAS BEEN ADVISED BY THE CONVEYOR AND HAS CONDUCTED AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS OF TITLE.

THIS PROPERTY IS ZONED R-60  
 W.S.S.C. GRID: 208 NW 04  
 TAX MAP HM41  
 FOR PUBLIC WATER AND SEWER SERVICE ONLY.



**VICINITY MAP**  
 SCALE: 1" = 2000'

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY RONALD ROSENFELD AND JOAN PATRICIA ROSENFELD UNTO RONALD ROSENFELD BY DEED DATED JULY 17, 2012 AND RECORDED IN LIBER 44817 AT FOLIO 230; AND THAT IT IS A RESUBDIVISION OF LOT 13 AND PART OF LOT 14, BLOCK 46, SECTION NO. 2, "CHEVY CHASE", RECORDED AS PLAT NO. 106, BOTH AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND THAT PROPERTY MARKERS HAVE BEEN FOUND OR SET AS INDICATED HEREON IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA SHOWN ON THIS PLAT IS 9,819 SQUARE FEET, OR 0.2254 ACRES. THERE IS NO DEDICATION TO PUBLIC USE.

12-15-12 DATE  
 RUSSELL REESE, REGISTERED PROFESSIONAL SURVEYOR  
 MONTGOMERY COUNTY, MARYLAND  
 LICENSE EXPIRES 08/24/2014

**SUBDIVISION RECORD PLAT**

LOT 42  
 BLOCK 46  
 SECTION NO. 2  
**CHEVY CHASE**  
 A RESUBDIVISION OF LOT 13 & PART OF LOT 14, BLOCK 46  
 SECTION DISTRICT NO. 7  
 MONTGOMERY COUNTY, MARYLAND  
 JUNE, 2012 SCALE: 1" = 20'



PROJECTS\10663\12063R03.DWG

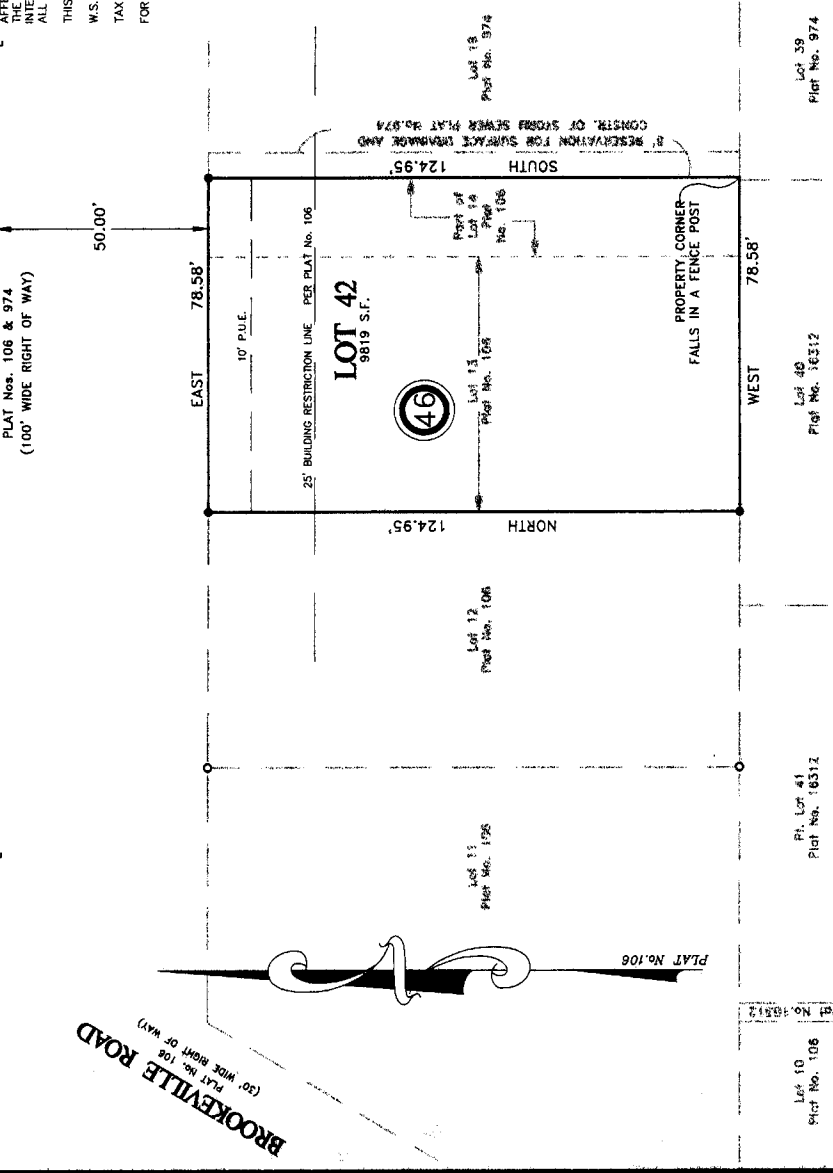
**AREA TABULATION**

AREA IN LOTS:	9,819 S.F. or 0.2254 AC.
AREA DEDICATED TO PUBLIC USE:	0 S.F. or 0 AC.
TOTAL AREA:	9,819 S.F. or 0.2254 AC.

**LEGEND**

○	PROPERTY MARKER FOUND BY FIELD
●	IRON PIPE & I.D. CAP CORR. 259' SET

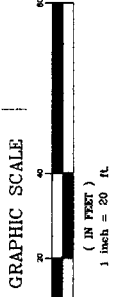
**NEWLANDS STREET**  
 PLAT NOS. 106 & 974  
 (100' WIDE RIGHT OF WAY)



**OWNER'S CERTIFICATE:**

I, RONALD ROSENFELD, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO HEREBY ADOPT THIS PLAN OF SUBDIVISION AND GRANT A PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.E.", TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED, "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, OR MORTGAGES AFFECTING THE PROPERTY SHOWN HEREON.

DATE: DEC 19, 2011  
 WITNESS: RONALD ROSENFELD



MONTGOMERY COUNTY  
 DEPARTMENT OF  
 PERMITTING SERVICES  
 APPROVED \_\_\_\_\_  
 DIRECTOR

THE MARYLAND-NATIONAL CAPITAL  
 PARK AND PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD  
 APPROVED \_\_\_\_\_  
 CHAIRMAN  
 ASST. SECRETARY - TREASURER  
 M.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_

7/20/13 0760

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Cherry Chase, Section 2 Plat Number: 220130760

Plat Submission Date: ~~2012~~ 11-1-2012

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 ok  
 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	11-2-12	11-14-12	11-14-2012	NO REVISIONS OK
Research	Bobby Fleury			11-5-12	
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up):	Initial <u>SGS</u>	Date <u>12/13/12</u>
Final Mylar & DXF/DWG Received:	<u>SGS</u>	<u>1-16-2013</u>
Final Mylar Review Complete:	<u>SGS</u>	<u>1-30-13</u>

## Board Approval of Plat:

Plat Agenda: SGS 2-7-2013

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 5-10-46

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