

Plat Name: Sonoma
Plat #: 220130570

Location: Located on the east side of Grant Street, 200 feet north of Sonoma Road.
Master Plan: Bethesda-Chevy Chase
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Applicant: Steven Sarnowski

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:

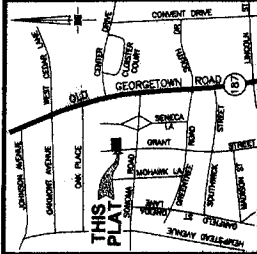
- A. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- B. Any consolidation involving a part of a lot may 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.

| PLAT TOTALS | |
|---------------------------|-------------|
| NUMBER OF LOTS | 1 |
| AREA OF LOTS | 0.34282 Ac. |
| AREA OF STREET DEDICATION | 0.00000 Ac. |
| TOTAL AREA THIS PLAT | 0.34282 Ac. |

VICINITY MAP 1"=1000'



OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMAL BUILDING RESTRICTION LINES. FURTHER, WE GRANT TO THE PARTIES NAMED IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS FOR PUBLIC UTILITY EASEMENTS," RECORDED IN LIBER 3834 AT FOLIO 100, THE MONTGOMERY COUNTY SUBDIVISION CODE, THE RIGHTS AND OBLIGATIONS OF THE PARTIES TO THE RESPECTIVE SUCCESSORS AND ASSIGNS, AN EASEMENT, IN, ON AND OVER THE LAND DESCRIBED HEREIN AS "U.L.E.," WITH THE TERMS AND PROVISIONS OF SUCH A GRANT BEING INCORPORATED HEREIN BY REFERENCE TO THE SAID DOCUMENT, THE TERMS AND PROVISIONS OF WHICH ARE APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES. FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES IN ACCORDANCE WITH SECTION 50-24(c) OF THE MONTGOMERY COUNTY CODE.

THESE ARE NO RECORDED SUITE ACTIONS AT LAW, LITIGATIONS, MATTERS OR THINGS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT CERTAIN EASEMENTS OF RECORD IN LIBER 3023 AT FOLIO 101 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND ALL PARTIES WITH AN INTEREST THEREIN HAVE INDICATED THE IN ASSENT BELOW.

STEVEN M. SARNOWSKI, OWNER
 WITNESS: *[Signature]* DATE: *[Date]*
 AMP K. SARNOWSKI, OWNER
 WITNESS: *[Signature]* DATE: *[Date]*

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION:

BANK OF AMERICA, INC.
[Signature] DATE: 3/18/13
 KAREN MORGAN THASTEE
 WITNESS: *[Signature]* DATE: *[Date]*

**SUBDIVISION RECORD PLAT
 LOT 16, BLOCK 7
 SONOMA**

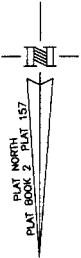
A RESUBDIVISION OF
 PART OF LOT 9 AND ALL OF LOT 10, BLOCK 7
 BETHESDA ELECTION DISTRICT No. 7
 MONTGOMERY COUNTY, MARYLAND
 SITE SOLUTIONS, INC.

20410 Observation Drive Suite 205
 Germantown, Maryland 20878-4009
 (301) 540-2001 Fax: (301) 540-7991

SCALE: 1"=20'

FEBRUARY 2013

Planning Engineering Landmarks Architects Surveying



NOTES:
 PROPERTY IS ZONED R-40.
 THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX MAP 18-121, GRID 18-11.
 THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON W.S.S.C. BASE SHEET 211-146-00.

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.
 THIS PLAT CONFORMS WITH THE REQUIREMENTS OF SECTION 50-24 OF THE MONTGOMERY COUNTY SUBDIVISION CODE. THIS PLAT INCLUDES A CONSULTATION ON A LOT AND A PART 50-304(a)(2).
 THIS RESUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF THE PROPERTY, BUT IS INTENDED TO REFLECT AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
 ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND RESTRICTIONS OF THIS PROPERTY, APPROVED BY THE DEVELOPER AND NOT BE EXTINGUISHED BY RECORDING THIS PLAN. THESE MATTERS SHALL BE SET IN ACCORDANCE WITH SECTION 50-24(c) OF THE MONTGOMERY COUNTY CODE. THIS PLAN IS NOT TO BE USED FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

SURVEYOR'S CERTIFICATE

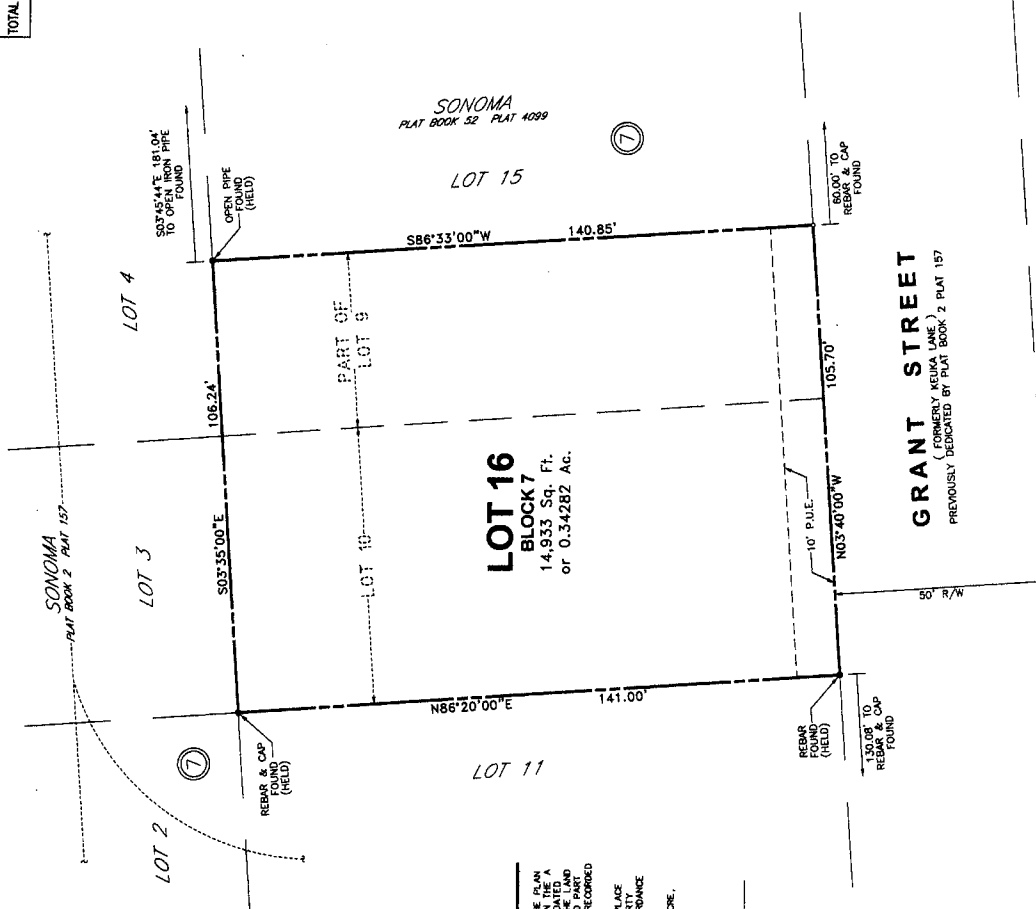
TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE PLAN CONVEYANCE FROM MOTIV PLAN TO STEVEN M. SARNOWSKI AND AMP K. SARNOWSKI BY DEED DATED 02-28-2013, AND THE SUBDIVISION RECORD PLAT ENTITLED "SONOMA," RECORDED IN PLAT BOOK 2 AS PLAT 157 AMONG SAID LAND RECORDS.

I FURTHER CERTIFY THAT, BOUNDARY MARKERS SHOWN THIS CERTIFICATE WERE FOUND IN PLACE AND CORRECTLY LOCATED BY ME OR UNDER MY SUPERVISION AND OTHER BOUNDARY MARKERS SHOWN THIS CERTIFICATE WILL BE SET IN ACCORDANCE WITH SECTION 50-24(c) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED ON THIS PLAT IS 14,933 SQUARE FEET OR 0.34282 OF AN ACRE, MORE OF WHICH IS DEDICATED TO PUBLIC USE.

02-28-2013
 DATE

[Signature]
 CHARLES A. POLLARD, JR.
 PROFESSIONAL LAND SURVEYOR
 LICENSE EXPIRES DECEMBER 28, 2013

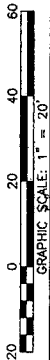


RECORDED
 PLAT NO.

APPROVED
 DATE
 DIRECTOR

APPROVED
 DATE
 ASST. SECRETARY-TREASURER
 M-N.C.P. & P.C. Record File No.

The Maryland-National Capital Park & Planning Commission
 Montgomery County Planning Board
 Montgomery County, Maryland
 Department of Permitting Services



GRAPHIC SCALE: 1" = 20'

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Sonoma Plat Number: 220130570
 Plat Submission Date: 10/10/2012
 DRD Plat Reviewer: W. Mych
 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 ok Lot Area ok Zoning ok Bearings & Distances ok Coordinates ok
 Plan # N/A Road/Alley Widths ok Easements ok Open Space N/A Non-standard
 BRLs N/A Adjoining Land ok Vicinity Map ok Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert ✓ Owner Cert ✓ Tax Map ✓
 SPAN N/A

| Agency Reviews Req'd | Reviewer | Date Sent | Due Date | Date Rec'd | Comments |
|----------------------|---------------|-----------|----------|------------|--------------|
| Environment | Evelyn Gibson | 10/15/12 | 11/2/12 | 10/26/12 | NO REVISIONS |
| Research | Bobby Fleury | | | 10/17/12 | OK |
| 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
W
W
W

Date
11/6/12
3-21-13
4-10-13

Board Approval of Plat:

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

W

4-18-13

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: oc
yes 1955

(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: _____