Plat Name: Alta Vista Terrace  
Plat #: 220131218  

Location: Located on the east side of Phoenix Drive, 150 feet south of Anniston Road.  
Master Plan: Bethesda Chevy Chase  
Plat Details: R-60 zone; 2 lots  
Community Water, Community Sewer  
Applicant: Rajeev Agrawal et al  

Staff recommends approval of this minor subdivision plat pursuant to Section 50-35A(a)(10) and Section 50-35A(a)(3) of the Subdivision Regulations, which respectively state:

Combining a lot and adjoining property. Except in agricultural zones, the Planning Board may approve plats under the minor subdivision process to consolidate an existing platted lot and a partition of land created as a result of a deed, provided:

a. In a one-family residential zone, the partition of land created by deed cannot itself be platted under the area and dimensional standards of the zone;

b. Any conditions applicable to the existing lot remain in full force and effect on the new lot;

c. Any required street dedication is provided; and

d. The subject lot was not identified as an outlot on a plat.

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)(10) and Section 50-35A(a)(3) and supports this minor subdivision record plat.

Planning Board Agenda: June 13, 2013
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT THIS PLAT OF SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND, THAT IT IS A SUBDIVISION OF ALL THE LAND CONVEYED BY RAYMOND ADMAK, SPOUSE TO RUDOLPH ADMAK, OF 205 LTD, ROCKVILLE, MARYLAND, AND THAT THE PROPERTY BEING SUBDIVIDED IS THE AFOREMENTIONED PROPERTY. THE TOTAL AREA OF THE PROPERTY INCLUDED ON THIS PLAN OF SUBDIVISION IS 21,624 SQUARE FEET OR 0.4954 AN ACRE OF LAND NONE OF WHICH IS DESTINED TO PUBLIC USE.

[Signature]

NOTES

1. THIS PROPERTY IS CURRENTLY ZONED R-60.
2. THIS PROPERTY SHALL BE SERVED BY PUBLIC WATER AND SEWER SERVICE.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER DOCUMENTS SUBMITTED TO THE COUNTY PLANNING BOARD ARE INTENDED TO SUPPLEMENT AND NOT BE EXEMPTED BY THE REQUIREMENTS OF THE PLANNING BOARD. DOCUMENTS FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
4. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAINT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
5. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP GPS58.
6. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR A MINOR SUBDIVISION APPROVAL, CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY, MARYLAND, PUBLIC UTILITIES ENACTMENTS DESIGNATED A "P.U.E." SUBJECT TO THE TERMS AND PROVISIONS FOR THE PUBLIC UTILITIES UTILIZED WITHIN SABLE DECLARATION.

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY QUALIFY THIS PLAT OF SUBDIVISION, ESTABLISH MINIMUM BUILDING RESTRICTION LINES AS PRESCRIBED BY THE MONTGOMERY COUNTY ZONING CODE.

[Signature]

FURTHER WE GRANT TO THOSE PARTIES LISTED IN CERTAIN DECRED OR AHERON'S DATE IN LCP 3544 AT FOLIO 457 AMONG THE PARTY RECORDS OF MONTGOMERY COUNTY, MARYLAND, PUBLIC UTILITY EASEMENTS DESIGNATED HEREON AS "P.U.E.", SUBJECT TO THE TERMS AND PROVISIONS FOR THE PUBLIC UTILITIES UTILIZED WITHIN SABLE DECLARATION.

[Signature]

[Signature]

SUBDIVISION RECORD PLAT
LLOTS 26 AND 27 BLOCK C
A RESUBDIVISION OF LOTS 8, 9, AND PART OF 10, BLOCK C, AT ALTA TERRACE
BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=20'

GOODE SURVEYS, LLC
P.O. BOX 196
DAMASCUS, MD 20872
PHONE: (301) 479-5700
FAX: (301) 479-3703

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES
APPROVED:
PLAT NO.

MONTGOMERY COUNTY MUNICIPAL PLANNING BOARD
APPROVED:
PLAT NO.

MHP A P. C. RECORD FILE NO.
MINOR SUBDIVISION PLAT REVIEW SHEET
(This form contains 3 pages)

Plat Name: ALTA VISTA TERRACE  Plat Number: 220131280
Plat Submission Date: 4-29-2013
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 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 ok Owner Cert ok Tax Map ok

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Final DRD Review:

Consultant Notified (Final Mark-up): Initial Date 5-10-2013
Final Mylar & DXF/DWG Received: 5-29-13 6-5-2013
Final Mylar Review Complete:

Board Approval of Plat:
Plat Agenda: 5-23-13
Planning Board Approval: 6-13-2013
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 Recording: _____________
Recordation Info Entered into Hansen: _____________
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: _____________

(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: _____________
(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum
   a) Number of Lots:
   b) Written MCDPS approval of proposed septic area:
   c) Required street dedication:
   d) Easement for balance of property noting density and TDRS:
   e) Average lot size of 5 acres:
   f) Forest Conservation requirements met:

(9) Parcels satisfying the provisions of Section 59-B-8.1 of Zoning Ordinance
   a) Any required street dedication:
   b) Adequate sewerage/water service to the property:

(10) Combining an existing lot with adjoining property created by deed
    a) Property is not located in an Agricultural Zone
    b) Partition of land is unable to be platted on its own
    c) Applicable conditions for existing lot remain in effect
    d) Required street dedication

(11) Creation of Lot from part of a lot
    a) Property contains legal one-family dwelling
    b) Subject property located in a one-family residential zone
    c) Conditions creating the original recorded lot remain