

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.

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 RAJEEV AGRAWAL, SOLE OWNER TO RAJEEV AGRAWAL AND SANGEETA R. AGRAWAL, HUSBAND AND WIFE BY DEED DATED APRIL 3, 1992 AND RECORDED AMONG THE LAND RECORDS FOR MONTGOMERY COUNTY, MARYLAND IN LIBER 10350 AT FOLIO 014; AND ALSO A SUBDIVISION OF ALL THE LAND CONVEYED BY MAY P. CHUN, PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES CHUN-CHUN SU AND RECORDED IN LIBER 46263 AT FOLIO 34; SAID PROPERTY ALSO BEING A RESUBDIVISION OF LOTS 8, 9 AND PART OF LOT 10, BLOCK C AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED, "BLOCK C & PART OF BLOCKS B, D AND E, ALTA VISTA TERRACE" AND RECORDED AMONG THE AFORESAID LAND RECORDS AS PLAT NO. 2349.

I FURTHER CERTIFY THAT IF ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THIS -0- WILL BE SET IN ACCORDANCE WITH SECTION 50-24(c) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 21,624 SQUARE FEET OR 0.4964 OF AN ACRE OF LAND NONE OF WHICH IS DEDICATED TO PUBLIC USE.

DATE: 5/15/13
 MICHELLE E. GOODE
 PROPERTY LINE SURVEYOR
 MARYLAND REG. NO. 444
 LICENSE EXPIRATION DATE: 12/10/2014

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 PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES AVAILABLE FOR PUBLIC VIEWING 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 PLAT 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 GP561.
6. THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVAL CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES CONSOLIDATION OF TWO OR MORE LOTS OR PARTS OF LOTS INTO TWO LOTS, AS PROVIDED FOR IN SECTION 50-35 AG(1) AND THE COMBINATION OF A LOT AND ADJOINING PROPERTY AS PROVIDED FOR IN 50-35AG(10).

OWNER'S CERTIFICATE

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

FURTHER, WE GRANT TO THOSE PARTIES LISTED IN THAT CERTAIN DECLARATION RECORDED IN LIBER 1834 AT FOLIO 106, THE RIGHTS AND INTERESTS OF THE MONTGOMERY COUNTY, MARYLAND, PUBLIC UTILITY EASEMENTS DESIGNATED HEREON AS "P.U.E.", SUBJECT TO THE TERMS AND PROVISIONS FOR THE PUBLIC UTILITIES INDICATED WITHIN SAID DECLARATION.

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 ENGAGING A LICENSED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24(c) OF THE MONTGOMERY COUNTY CODE.

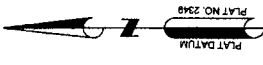
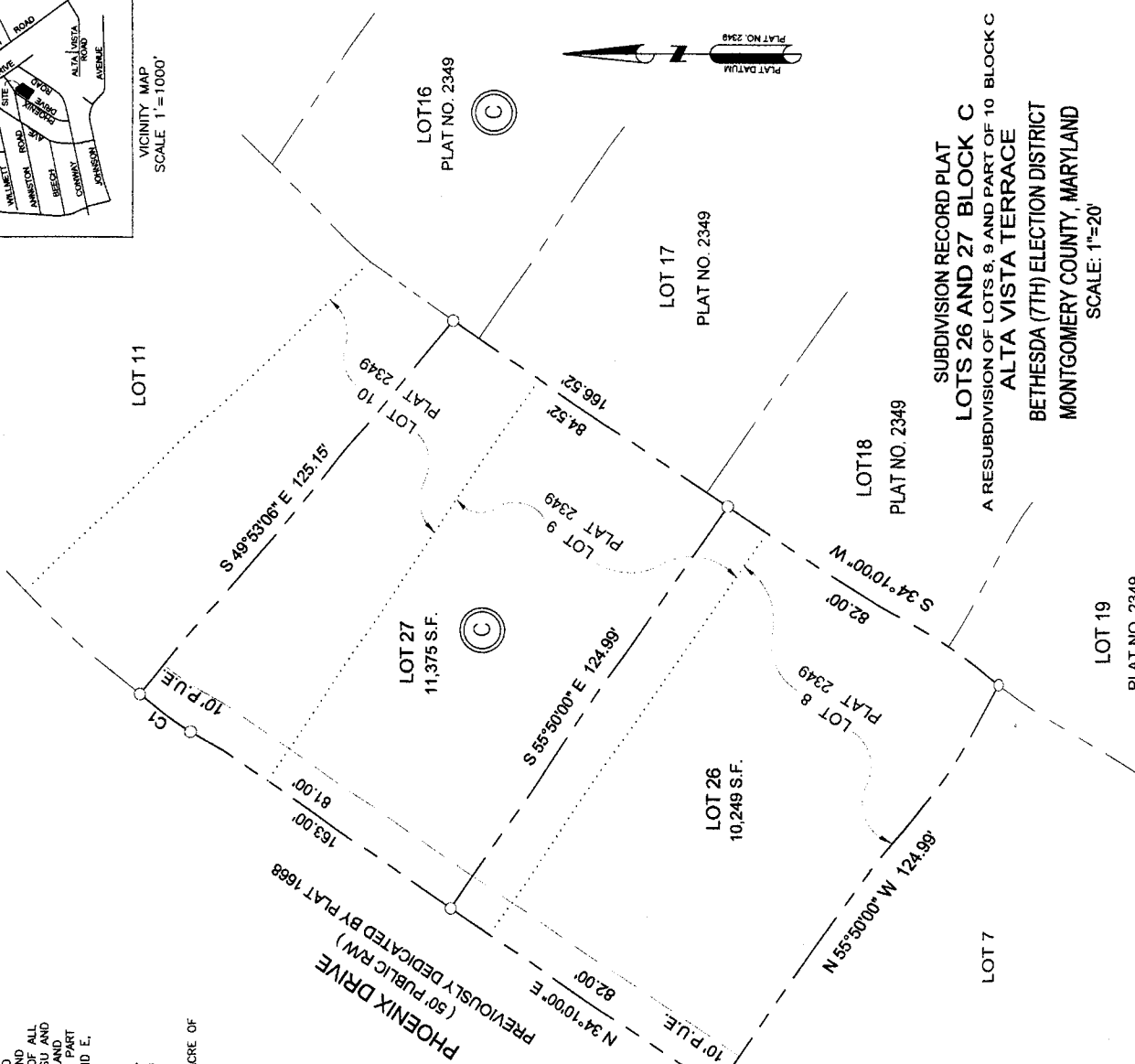
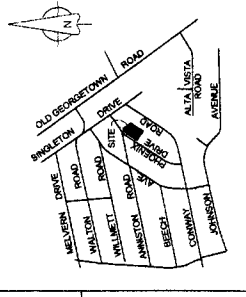
THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES, OR TRUST AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

David W. McKee	DATE: <u>5/22/13</u>	DATE: <u>5/22/13</u>	DATE: <u>5/22/13</u>
Witness	LOT 27 BLOCK C	LOT 26 BLOCK C	LOT 26 BLOCK C
Witness	RAJEEV AGRAWAL	RAJEEV AGRAWAL	RAJEEV AGRAWAL
Witness	MAY P. CHUN	MAY P. CHUN	MAY P. CHUN

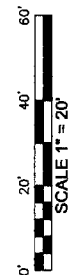
THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	APPROVED: _____	DATE: _____
CHAIRMAN	SECRETARY-TREASURER	DIRECTOR
M.N.C.P. & P.C. RECORD FILE NO.		PLAT NO.

NO.	RAD.	ARC	DELTA	CH. BEARING	CH. DIST.
C1	265.00'	16.50'	3' 34" 03"	N 35° 57' 02" E	16.50'

PLAT NO.



GOODE SURVEYS, LLC
 P.O. BOX 569
 DAMASCUS, MD 20872
 PHONE: (301) 368-3700
 FAX: (301) 368-3703



220131280

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 ✓ 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	Erin Gibson C. Branas	5-2-13	5-17-13	5-16-13	NO COMMENTS
Research	Bobby Fleury			5-6-13	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey			5-17-13	add PVE
Parks	Doug Powell				
DRD	Kelona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SSS Date 5-10-2013

Final Mylar & DXF/DWG Received: Initial SSS Date 6-4-2013

Final Mylar Review Complete: Initial SSS Date 6-5-2013

Board Approval of Plat:
 Plat Agenda: Initial SSS Date 6-13-2013

Planning Board Approval: _____ Date _____

Chairman's Signature: _____ Date _____

MCDPS Approval of Plat:
 Consultant Pick-up for DPS Signature: _____ Date _____

Final Mylar for Reproduction Rec'd: _____ Date _____

Plat Reproduction:
 Addressing: _____ Date _____

File Card Update: _____ Date _____

Final Zoning Book Check: _____ Date _____

Update Address Books with Plat #: _____ Date _____

Update Green Books for Resubdivision: _____ Date _____

Complete Reproduction: _____ Date _____

Notify Consultant to Seal Plats: _____ Date _____

Surveyor's Seal Complete: _____ Date _____

Sent to Courthouse for Recordation: _____ Date _____

Recordation Info Entered into Hansen: _____ Date _____

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: _____ *ok*
- b) Part of lot created by deed prior to June 1 1958: _____ *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: _____

(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 _____

OK
OK
OK
N/A

(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 _____