

**Plat Name:** Al Marah  
**Plat #:** 220140150

**Location:** Located on the east side of Royal Dominion Drive at the intersection of Pepperell Drive.  
**Master Plan:** Bethesda - Chevy Chase Master Plan  
**Plat Details:** R-200 zone; 3 lots  
Community Water, Community Sewer  
**Applicant:** Cheroman NV

Staff recommends approval of this minor subdivision plat pursuant to **50-35A(a)(1)** of the Subdivision Regulations, which states:

**Minor Lot line Adjustment.** The sale or exchange of part of a lot between owners of adjacent lots for the purpose of small adjustments in boundaries; provided:

- a. The total area of the adjustment does not exceed five percent of the combined area of the lots affected by the adjustment;
- b. No additional lots are created;
- c. The adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved; and,
- d. The owner submits a sketch plan for review and approval by the Planning Board staff. The sketch plan may be a copy of the existing record plan and must contain the following information:
  - i. proposed lot line adjustment as a dashed line;
  - ii. any buildings, driveways, or other physical improvements located within fifteen feet of the proposed adjusted lot line;
  - iii. any minimum building setback that would be altered by the minor lot line adjustment; and
  - iv. the amount of lot area affected by the minor lot line adjustment.

The sketch plan must be approved, approved with revision or denied, in writing, within ten business days after the plan is submitted or the sketch plan is deemed approved, provided requirements i. through iii., above, are met. A final record plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.


- e. Any minor lot line adjustment between properties that occurred prior to May 19, 1997, remains an exception to platting as provided in Section 50-9(d)

Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(1) of the subdivision regulations and supports this subdivision record plat.

## PLAT NO.

CURVE DATA					
NO.	RAD	ARC	DELTA	CH. BEARING	CH. DIST.
(1)	608.07	228.31'	21° 18' 08"	N 81° 42' 30"E	224.01'
(2)	341.62'	38.36'	06° 38' 58"	N 47° 45' 14"E	38.33'

THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 323,462 SQUARE FEET OR 7.4261 ACRES OF LAND NONE OF WHICH IS DEDICATED TO PUBLIC USE.

  
 MITCHELL E. GOODE  
 PROPERTY LINE SURVIVOR  
 MARYLAND REG. NO. 444  
 LICENSE EXPIRATION DATE: 12/10/2014

1.1. THE PROPERTY IS CURRENTLY ZONED R-200. THE LOTS CONTAINED HEREON ARE LOCATED WITHIN AN R-200 DENSITY CONTROL DEVELOPMENT. REDEVELOPMENT IS STRICTLY CONTROLLED.

2. THIS PROPERTY SERVED BY PUBLIC WATER AND SEWER SERVICE.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REVENUE/SHARES ASSOCIATED WITH ANY DEVELOPMENT PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALTERNATING IMPLEMENTATION OF THIS PROJECT APPROVED BY THE DISTRICT COURT PLANNING BOARD ARE INTENDED TO SUBVERT THE INTENT AND PURPOSE OF THE DISTRICT COURT PLANNING BOARD AND THE PUBLIC PLANS FOR THE CITY OF DENVER. ANY SUCH PLAN ARE UNLAWFUL, VOID, AND ARE AVAILABLE FOR PUBLIC REVIEW REGARDING NORMAL BUSINESS HOURS.
4. THIS PLAN IS NOT INTENDED TO BEYOND FURTHER MATTER AFFECTING OR RESTRICTING THE PROPERTY SHOWN HEREON. THE PROPERTY SHOWN HEREON IS NOT INTENDED TO REPLACE AN EXISTING LOT OR TO DEFECT OR NOT AT ALL MATTERS AFFECTING TITLE.
5. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP ON 342.
6. THIS PLAN CONFLICTS WITH THE DISTRICT COURT PLANNING BOARD'S REVENUE/SHARES APPROVAL CONTAINED IN SECTION 90-30A OF THE DISTRICT COURT PLANNING BOARD'S REVENUE/SHARES APPROVAL FOR THE CITY OF DENVER. THIS PLAN INVOLVES A MINOR LOT LINE ADJUSTMENT AS PROVIDED FOR IN SECTION 90-35 A(C)(1).

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

FURTHER, AS THE CHARGES OF THIS SUPERVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CHARGE MARKERS AND ANY OTHER REQUIRED NOTIFICATION TO BE SET BY ENGAGING A LICENSED MAPPING AND SURVEYOR IN ACCORDANCE WITH SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE.

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

\_\_\_\_\_  
 J. J. Garrison  
 WITNESS  
 10/4/13  
 DATE  
 \_\_\_\_\_  
 J. J. Garrison  
 WITNESS

BY: AUGUST J. STANTON, JR. PRESIDENT

PLAT TOTALS	
NUMBER OF LOTS	3
AREA OF LOTS	7.4261 ACRES
AREA OF STREET DEDICATION	0.0000 ACRES
TOTAL AREA THIS PLAT	7.4261 ACRES

**GOODE SURVEYS, LLC**

P.O. BOX 599  
PAMUNTSUS, MD 20672  
PHONE: (301) 368-3700  
FAX: (301) 368-3703

SUBDIVISION RECORD PLAT  
LOTS 62, 63 AND 64, BLOCK A  
RESUBDIVISION OF LOTS 46, 47 AND 48, BLOCK A

AL MARAH  
7TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 60'  
OCTOBER 2013

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: AL MARAH Plat Number: 22 0140150  
 Plat Submission Date: 8-14-2013  
 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 ✓ Bearings & Distances ok Coordinates ok  
 Plan # N/A Road/Alley Widths ✓ Easements ✓ 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	8-14-13	8-30-13		
Research	Bobby Fleury			8-16-13	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey			9-3-13	No REVISIONS
Parks	Doug Powell				
DRD	Kelona Clark				ex. addresses ✓

## Final DRD Review:

Consultant Notified (Final Mark-up):  
 Final Mylar & DXF/DWG Received:  
 Final Mylar Review Complete:

Initial  
SJS  
605  
505

Date  
10/3/13  
10-8-2013  
10-8-2013

## Board Approval of Plat:

Plat Agenda:

SJS

10-17-2013

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: ok less than 1%
- b) No additional lots created: ok
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: yes
- d) Date sketch plan submitted: 5-3
- e) Sketch plan revised or denied within 10 business days: Approved 5-21
- f) Final record plat submitted within ninety days: yes
- g) Sketch shows following information:
  - i. proposed lot adjustment: ok
  - ii. physical improvements within 15 feet of adjusted line: ok
  - iii. alteration to building setback: ok
  - iv. amount of lot area affected: 1500 S.F. +/-

#### (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: \_\_\_\_\_