MEMORANDUM

DATE: October 17, 2013

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
     D.A.R.C. Division
     (301) 495-4542

FROM: Stephen Smith, Senior Planner
      D.A.R.C. Division
      (301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board Agenda for October 24, 2013

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220131540 Chevy Chase Park
Plat Name: Chevy Chase Park
Plat #: 220131540

Location: Located on the north side of Leland Street, 550 feet east of Oak Lane.
Master Plan: Bethesda - Chevy Chase Master Plan
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Applicant: Jonathan Rudick

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.
SURVEYOR'S CERTIFICATE

I, ANTHONY BUCKE, SURVEYOR OF THE JURISDICTION IN WHICH THE PLAT OF SUBDIVISION LIES, DO HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION LIES IN THE JURISDICTION WHERE I HAVE THE ABILITY TO SUBDIVIDE LAND.

DATE: ____________________________

____________________________________
PHOTOGRAPHIC LAND SURVEYOR
CERTIFICATION DATE: ____________________________

GRAPHIC SCALE
1 inch = 20 feet

SUBDIVISION RECORD PLAT
LOT 19, BLOCK 8
CHEVY CHASE PARK
A RESUBDIVISION OF PART OF LOT 5, BLOCK 8
BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' JULY, 2018
MINOR SUBDIVISION PLAT REVIEW SHEET
(This form contains 3 pages)

Plat Name: Cherry Chase Park  Plat Number: 270131540
Plat Submission Date: 6/12/13
DRD PLat Reviewer:  
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  
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  
Final Mylar & DXF/DWG Received:  
Final Mylar Review Complete:  
Board Approval of Plat:
Plat Agenda:  
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 Recordeation:  
Recordeation Info Entered into Hansen  

Development Review Division Check Sheet for Record Plats Under Minor Subdivision
Revised February 2012
Page 1 of 3
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: yes 1952

(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: ____________________________