

Plat Name: Chevy Chase, Section 2
Plat #: 220141140

Location: Located on the south side of Oxford Street, 600 feet east of Connecticut Avenue (MD 185).
Master Plan: Bethesda-Chevy Chase Master Plan
Plat Details: R-60; 1 lot
Community Water, Community Sewer
Owner: SSB 10 Oxford LLC

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.

1. THE PROPERTY SHOWN HEREON IS SERVED BY PUBLIC WATER AND SEWER ONLY.
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-60 ZONE AS OF THE DATE OF PLAT RECORDATION.

1. IPT - IRON PIPE FOUND.
2. IPS - IRON PIPE WITH CAP
3. IPI - IRON PIPE IN PLACE
OFF - OPEN IRON PIPE FOUND
4. THIS PROPERTY IS SHOWN ON TAX MAP UNB-61
5. THIS PROPERTY IS SHOWN ON A.S.C.'S 70'-FOOT SHEET 236 N-4 04.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS OF THE SUBDIVISION RECORD PLANS SHALL APPLY TO ANY DEVELOPMENT OTHER THAN THAT AUTHORIZED BY THE SUBDIVISION RECORD PLANS. NO OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO IMPROVE, ALTER OR ADD TO THE INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN FOR ANY SUCH PLAN MAY BE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
7. THIS PLAN CONFORMS TO THE REQUIREMENTS FOR HOME SUBDIVISION APPROVALS REGULATING THE CONSOLIDATION OF TWO PARTS OF A LOT INTO A LOT, AS PROVIDED FOR IN SECTION 30-24(a)(3).
8. THIS SUBDIVISION RECORD PLAN IS NOT REFERRED TO AS A DEED RELLECTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAN IS NOT INTENDED TO VOUCHER FOR THE EXAMINATION OF TITLE OR TO DEPCT NOTE ALL MATTERS PERTAINING TO THE PROPERTY.

[illegible]

DATE 6/20/14 Jeffrey Allen Harrison
JEFFREY ALLEN HARRISON
PROFESSIONAL LAND SURVEYOR
MD REG. NO. 21636
EXPIRATION DATE: JULY 13, 2015

Department of
Permitting Services
Montgomery County, Maryland

PLAT TABULATION

NUMBER OF LOTS	1	10,000 SQ. FT.
NUMBER OF PARCELS	0	(2,300 ACRES)
AREA OF PARCELS (A)	0	
AREA OF PARCELS (B)	0	
AREA OF STREET DEDICATION	0	
TOTAL AREA		

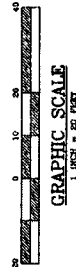
Date: _____

The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board

Approved: _____ Chairman _____ Asst. Secretary - Treasurer _____

M.N.C.P. & P.C. Record File No. _____

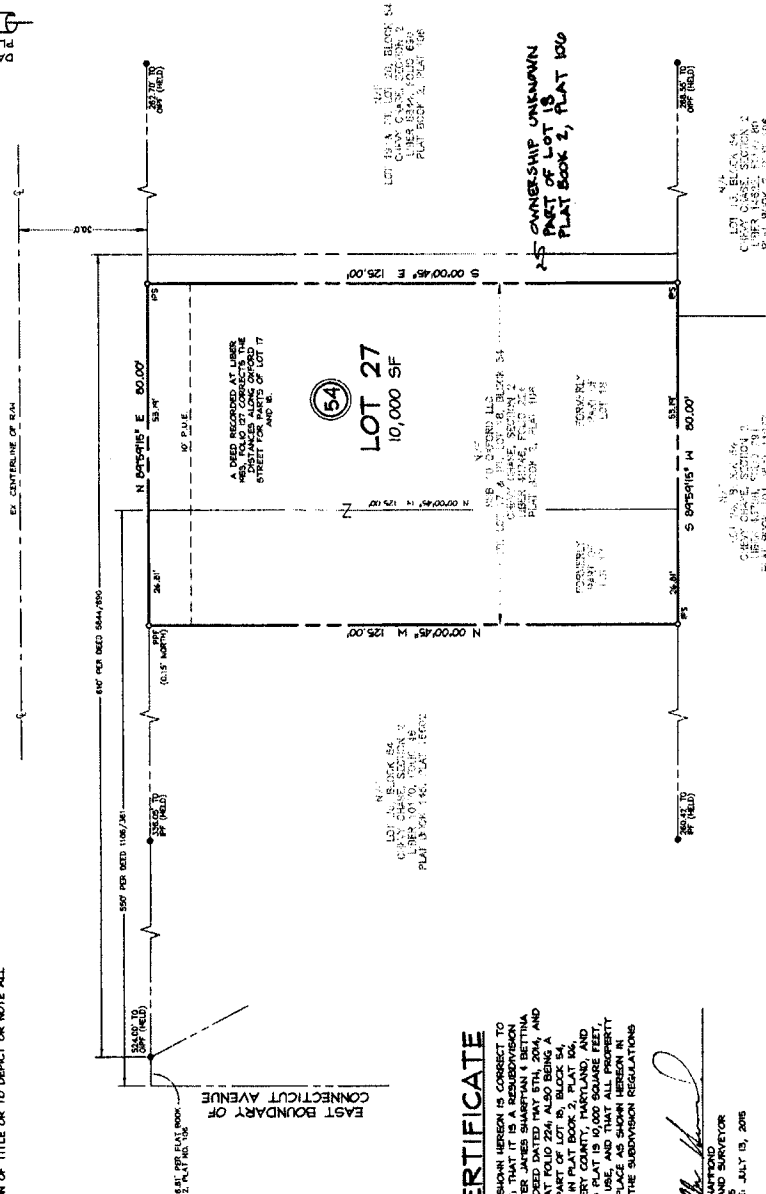
Recorded
Plat No.



220141140



OXFORD STREET
60' RIGHT-OF-WAY
(PER PLAT BOOK 2, PLAT No. 106)



ME, 595 B OXFORD LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY GRANT ADOPT THIS PLAN OF SUBDIVISION. ME FURTHER GRANT A GROSS PUBLIC UTILITY EASEMENT, SHOWN HEREON AS 17' WIDE, TO THOSE PARTIES OWNED IN THE DOCUMENT EASEMENT, TO BE A PUBLIC UTILITY EASEMENT, FOR THE PUBLIC UTILITY EASEMENT, AS SHOWN HEREON, RECORDED IN DEED BOOK AT FOLIO 457 AMONG THE LAND RECORDS OF SOUTHERN COUNTY, HAWAII.

THERE ARE NO SUTS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW.

6/18/14
DATE

Mr. Brodsky Kress
WITNESS

WE, UNITED BANK, HEREBY CONSENT TO THIS PLAN OF SUBDIVISION.

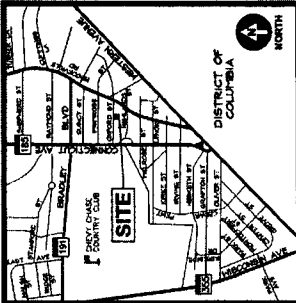
6/19/14 David Peterson David Peterson Witness

SUBDIVISION RECORD PLAT
LOT 27, BLOCK 54
CHEVY CHASE,
SECTION 2

A RESUBDIVISION OF PART OF LOT 17
 & PART OF LOT 18, BLOCK 54

BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 20' JANUARY 2014



VICINITY MAP

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Chevy Chase Section 2 Plat Number: 220141140

Plat Submission Date: Jan 31, 2014

DRD Plat Reviewer: R. Weaver

DRD Prelim Plan Reviewer: N/A

*For category of minor subdivision see pages 2 and 3 Minor (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 ☒ 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				
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Kelene Clark				

See Mark-up 3/5/14

Final DRD Review:

Consultant Notified (Final Mark-up):

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 Recordation:

Recordation Info Entered into Hansen

Initial

Date

STS

6-19-14

STS

6-23-14

STS

6-25-14

STS

7/10/14

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) 3 Part of lot created by deed prior to June 1 1958: as per 59-C-54 

(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: _____