

Plat Name: National Chatauqua of Glen Echo
Plat #: 220141400

Location: Located on the north side of Bryn Mawr Avenue, 200 feet west of University Avenue.
Master Plan: Bethesda - Chevy Chase Master Plan
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Applicant: Daniel Spealman & Kristi Maasjo

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.

GENERAL NOTES:

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY INCLUDED ON THIS PLAT, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTIONS BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS PLAT CONFORMS WITH REQUIREMENTS FOR PINKER SUBDIVISION APPROVALS CONTAINED IN SECTION 20-3-4 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE AS PROVIDED FOR IN SECTION 20-3-4(3), WHICH PROVIDES FOR THE CONSOLIDATION OF A LOT AND PART OF A LOT INTO ONE LOT.
3. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESPECTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE THE EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
4. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICE ONLY.
5. THIS PROPERTY IS CURRENTLY ZONED R-40. LOT 29 AS SHOWN HEREON CONFORMS TO THE REQUIREMENTS OF SECTION 20-3-4 OF THE MONTGOMERY COUNTY ZONING ORDINANCE ENTITLED "REZONING OF LOTS, PARTS OF LOTS OR PARCELS."
6. THE LOT SHOWN HEREON APPEARS ON MONTGOMERY COUNTY TAX MAP GRID ON 41 AND M.S.S.C. SHEET 208 N41 07.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RESUBDIVISION OF ALL THE LAND CONVEYED TO DANIEL SPELMAN AND KRISTI MAASO, BY MARK K. WOLF AND KATHLEEN N. WOLF BY DEED DATED SEPTEMBER 17, 2013 AS RECORDED IN LIBER 4786, AS FOLIO 216. SAID PROPERTY ALSO BEING KNOWN AS LOT 24 AND PART OF LOT 25, BLOCK 14 IN THE SUBDIVISION KNOWN AS "NATIONAL CHATAUQUA OF GLEN ECHO" AS RECORDED IN PLAT BOOK D PLAT 17. ALL BEING RECORDED IN THE LAND RECORDS OF MONTGOMERY, MARYLAND.

I ALSO CERTIFY THAT PROPERTY CORNERS MARKED THIS PLAT ARE SHOWN HEREON. THE TOTAL AREA INCLUDED ON THIS PLAT OF SUBDIVISION IS 4.752 ACRES. THERE IS NO OTHER FEET OR OTHER ACRES OF LAND, NONE OF WHICH IS DEDICATED FOR PUBLIC USE.

Wayne F. Albertin
 WAYNE F. ALBERTIN
 PROFESSIONAL LAND SURVEYOR
 M.D. REG. #21500
 LICENSE EXPIRES 01-01-2015

7-21-14
 DATE

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	TANGENT
①	57.35'	365.30'	N 82°39'56"E	57.2'	25.73'
②	69.12'	440.00'	S 85°50'40"W	69.05'	34.63'

M-NCPPC RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES		RECORDED		PLAT NO.:		DRAFTED: E.H.	
MONTGOMERY COUNTY, Maryland		DATE: 8/16/2014		JOB NO. 02-045-202		CHECKED: W.F.A.	
DIRECTOR: <i>Glenn R. Jones</i>		MONTGOMERY COUNTY PLANNING BOARD		MAYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION		APPROVED: _____	
DATE: 8/16/2014		CITIZEN		ASSIST. SECRETARY - TREASURER		APPROVED: _____	

PLAT NO.

OWNER'S CERTIFICATE:

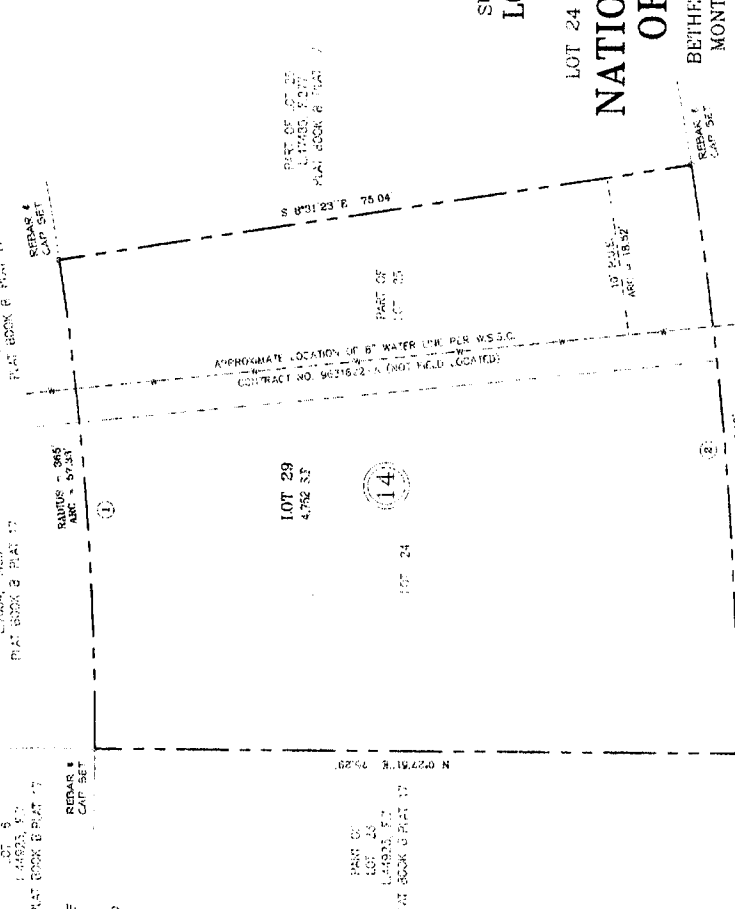
WE, DANIEL SPELMAN AND KRISTI MAASO, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND LOT LAYOUTS, THE PUBLIC UTILITY EASEMENT SHOWN HEREON AS OF P.U.E. FOR THE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAT OF SUBDIVISION EXCEPT FOR A CERTAIN DEED OF TRUST HELD BY CITIBANK, N.A. RECORDED IN LIBER 4786 AT FOLIO 221 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND THE PARTIES OF INTEREST HERETO HEREBY ASSENT TO THIS PLAT OF SUBDIVISION.

7/3/14
 DATE
Daniel Spelman
 DANIEL SPELMAN
 WITNESS
Kristi Maaso
 KRISTI MAASO
 WITNESS

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION.

7/6/14
 DATE
Shelley E. Hesse, President Secretary
 Shelley E. Hesse, President Secretary
 Mortgage Electronic Registration Systems, Inc.
 MERS
 MERS ID: 000011273731914
 WITNESS
Marilyn K. Cashman
 Marilyn K. Cashman
 WITNESS



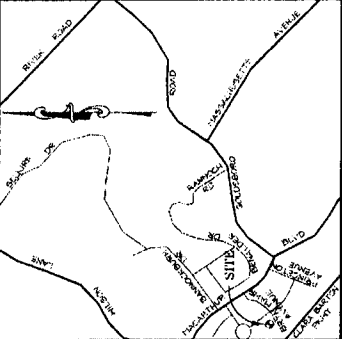
BRYN MAWR AVENUE
 (30' R/W PLAT BOOK B, PLAT 17)

GRAPHIC SCALE



22-041400

AREA TABULATION
 LOT 29 = 4.752 S.F. OR 0.10909 ACRES
 DEDICATION AREA = N/A
 TOTAL AREA = 4.752 S.F. OR 0.10909 ACRES



VICINITY MAP
 ADC MAP 37 TH EDITION
 ADC MAP PAGE 10, GRID D 1
 SCALE 1" = 2000'

SUBDIVISION RECORD PLAT
 LOT 29, BLOCK 14
 A RESUBDIVISION OF
 LOT 24 & PART OF LOT 25, BLOCK 14
 NATIONAL CHATAUQUA
 OF GLEN ECHO
 BETHESDA (7th) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 10' MAY, 2014

PREPARED BY
SNIDER & ASSOCIATES
 LAND SURVEYORS
 20270 GOLDENROD LANE, SUITE 110
 GERMANTOWN, MARYLAND 20876
 301/948-5100 Fax 301/948 1286

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: National Chatauque Gtr Echo Plat Number: 220141400
Plat Submission Date: 5-6-2014
Plat Reviewer: S. Smith
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 _____

Review Items: Refer the Plat Review Checklist

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	5-7-14	5-22-14	—	—
Research	Bobby Fleury	↓	↓	—	—
SHA	Corren Giles	—	—	5/15/14	Mod. S. d. PVE OK
PEPCO	Bobbie Dickey	—	—	—	—
Parks	Doug Powell	—	—	—	—
DARC	Keiona Clark	↓	↓	—	—

6/2/14

Review:

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

Initial
SPB
SOS
SOS
SOS

Date
6-2-14
6-9-14
8-12-14
8-15-14

Board Approval of Plat:

Plat Agenda:
Planning Board Approval:
Chairman's Signature:

SOS

9-1-14

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: _____
- 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: _____