

PLAT NO. 22006110

H.M. Martins Third Add. To Chevy Chase

Located on located on Raymond Street, approximately 300 feet northeast of Brookville Road

R-60 Zone, 1 Lot

Community Water, Community Sewer

Master Plan Area: Bethesda-Chevy Chase

Todd D. Rosentover, Applicant

Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(3)** of the Subdivision Regulations, which states:

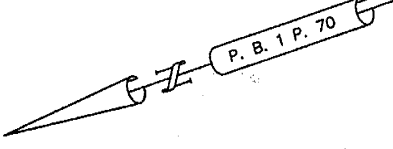
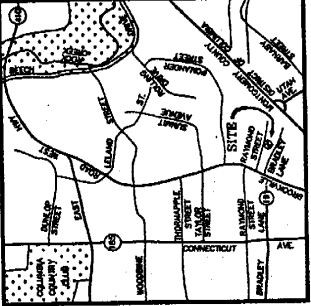
Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- 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 these lots (previously known as Parts of lot 56 and 58, and lot 57) and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(3) of the subdivision regulations and supports this minor subdivision record plat.

PLAT NO.

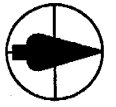
VICINITY MAP
ADC MAP PAGE 36 GRID 12-D
SCALE: 1" = 2000'



SUBDIVISION RECORD PLAT
LOT 156

A RESUBDIVISION OF
LOT 57 AND PARTS OF LOTS 56 AND 58
H. M. MARTINS THIRD
ADDITION TO CHEVY CHASE
BETHESDA ELECTION DISTRICT NO. 7
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' OCTOBER, 2005

PREPARED BY
SNIDER & ASSOCIATES
SURVEYORS • ENGINEERS
LAND PLANNING CONSULTANTS
2 PROFESSIONAL DRIVE, SUITE 216
GAITHERSBURG, MARYLAND 20879
301-948-5100



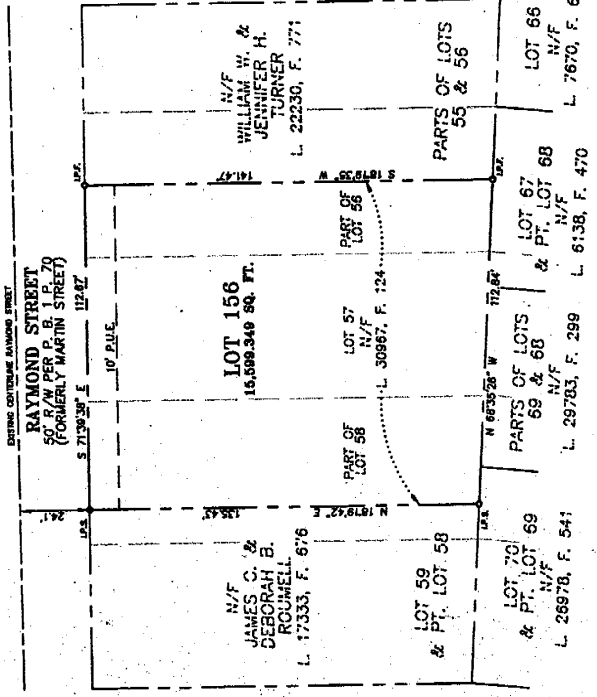
SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS CONVEYED TO TODD D. ROSENTOVER AND ALYCIA J. WEINBERGER BY DEED DATED SEPTEMBER 20, 2005 AS RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 30867 AT FOLIO 124. THE PROPERTY IS ALSO KNOWN AS LOT 57 AND PARTS OF LOTS 56 AND 58, AS SHOWN ON A PLAT TITLED "H. M. MARTINS THIRD ADDITION TO CHEVY CHASE" AS RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN PLAT BOOK 1 AS PLAT 70 AND PARTS OF PLAT 71. CORNER MARKERS SHOWN THUS \circ ARE IN PLACE AS SHOWN HEREON.

Jeffrey A. Foster
JEFFREY A. FOSTER
PROPERTY LINE SURVEYOR
MD. REG. #587

1-13-2006
DATE:

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, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY AND ALL PLANS ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS PLAT CONFORMS WITH THE REQUIREMENTS OF SECTION 50-35 A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES THE CONSOLIDATION OF TWO OR MORE LOTS OR PART OF A LOT INTO ONE LOT AS PROVIDED FOR IN SECTION 50-35 A(3).
3. THIS SUBDIVISION PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF THE PROPERTY RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
4. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY OF PUBLIC WATER AND SEWER.
5. THE PROPERTY SHOWN HEREON IS NOT SUBJECT TO THE REQUIREMENTS OF THE FOREST CONSERVATION LAW OF 1992.
6. THERE IS NO ADDITIONAL DEDICATION TO PUBLIC USE FOR THIS PLAT.
7. PROPERTY IS SHOWN ON MONTGOMERY COUNTY TAX MAP HN-51 AND W.S.S.C. 200 SHEET 208 NW 03.
8. THIS PROPERTY IS CURRENTLY ZONED R-60.
9. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER THE LOCAL ZONING ORDINANCE, R-30 ZONE CLASSIFICATION.



OWNER'S DEDICATION:
WE, TODD D. ROSENTOVER AND ALYCIA J. WEINBERGER, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THE TEN FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON AS 10' P.U.E. FOR THE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN COUNTY LIBER 3634 AS FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THERE IS NO RESUBDIVISION EXCEPT CERTAIN DEEDS OF TRUST AND THE PARTIES IN INTEREST HERETO HEREBY ASSENT TO THIS PLAN AS INDICATED BELOW.

1/24/06 *James Calucci* WITNESS
DATE
1/24/06 *James Calucci* WITNESS
DATE
1/24/06 *Todd D. Rosentover* TODD D. ROSENTOVER
DATE
1/24/06 *Alycia J. Weinberger* ALYCIA J. WEINBERGER
DATE
1/24/06 *Jeffrey A. Foster* JEFFREY A. FOSTER
DATE
1/24/06 *Sandy Spring* SANDY SPRING 407104E

WE ASSENT TO THIS PLAN OF SUBDIVISION

M.N.C.P. & P.C. RECORD FILE NO.	
DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND	DRAFTED G.W.I. CHECKED J.A.F. JOB NO. 05-2103
APPROVED: _____ DIRECTOR	PLAT NO. _____
MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	
APPROVED: _____ DATE	CHAIRMAN _____ ASST. SECRETARY - TREASURER _____

204/10

AREA TABULATION	15,589.349 SQ. FT.
LOT AREA	NONE
REGULATORY AREA	NONE
TOTAL AREA	15,589.349 SQ. FT.