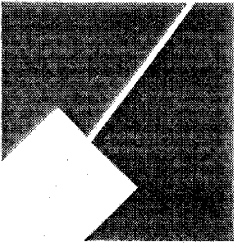


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

MCPB
Item # 5
4/27/06

MEMORANDUM

DATE: April 6, 2006

TO: Montgomery County Planning Board

FROM: Catherine Conlon, Supervisor *CAC*
Development Review Division
(301) 495-4542

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for April 27, 2006

The following record plat is 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 plat drawings for the record plat. This plat depicts creation of a lot through the minor subdivision process.

PLAT No. 220061520

H.M. Martins 3rd Addition to Chevy Chase

Located on the north side of Raymond Street approximately 1000 feet east of Brookville Road

R-60 Zone, 1Lot

Community Water, Community Sewer

Master Plan Area: Bethesda-Chevy Chase

Patrick Keating, 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 this lot (previously known as part of lot 30 and lot 29) 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.

NOTES

- TOTAL AREA INCLUDED ON THIS PLAT IS 22,530 SQ. FT. (0.517 ACRES). TOTAL AREA OF DEDICATION FOR RAYMOND STREET IS 0.0 ACRES.
- WATER CATEGORY: 1 - SENIOR CATEGORY: 1
- THE PROPERTY WHICH IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-40 ZONE, AS OF THE DATE OF PLAT RECORDATION. ALL EXISTING AND PROPOSED UTILITIES ARE TO BE SUBJECT TO THE STANDARDS OF THE MONTGOMERY COUNTY ZONING ORDINANCE.
- IF = IRON PIPE SOUND.
RCP = REBAR WITH CAP FOUND.
- THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
- THIS PROPERTY IS SHOWN ON TAX MAP HN 564 & HN 562.
- THIS PROPERTY IS SHOWN ON M.S.C. 200-FOOT SHEET 208 NM 05 & 209 NM 09.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER INSTRUMENT OF SERVICE, INCLUDING ANY INSTRUMENTS OF SERVICE BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD, AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-26A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE, AS AMENDED, AND AS PROVIDED FOR IN SECTION 50-26A(2)(5). THE SUBJECT PARTS OF LOTS HERE CREATED BY DEED PRIOR TO JUNE 1, 1988.
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOWN EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE CONVEYANCE OF THE PROPERTY SHOWN HEREON. THE BUYER IS ADVISED TO OBTAIN ALL MATTERS AFFECTING TITLE.
- THIS PROPERTY SHOWN HEREON IS NOT SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION LAW.
- THIS PROPERTY IS LOCATED ON F.E.M.A. FLOOD INSURANCE MAP COMMUNITY-PANEL NUMBER 24004R 075 C, FLOOD ZONE "C".

OWNER'S CERTIFICATE

WE, PKX, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION. WE FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.E.", TO THOSE PARTIES NAMED IN THE DOCUMENT. EASEMENTS AS DESCRIBED HEREON AND SHOWN ON THE PLAT AND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW.

3-27-06 DATE
 PATRICK K. KEATING WITNESS
 [Signature] WITNESS

THE MONTGOMERY BANK, HEREBY CONSENT TO THIS PLAN OF SUBDIVISION.
 [Signature] WITNESS
 [Signature] WITNESS

PLAT TABULATION

NUMBER OF LOTS	N/A
NUMBER OF PARCELS	N/A
AREA OF LOT 1	22,530 SF
AREA OF LOT 2	N/A
AREA OF STREET DEDICATION	N/A
TOTAL AREA	22,530 SQ. FT. (0.517 ACRES)

2/20/06

Department of Permitting Services
 Montgomery County, Maryland

Approved: _____
 Director

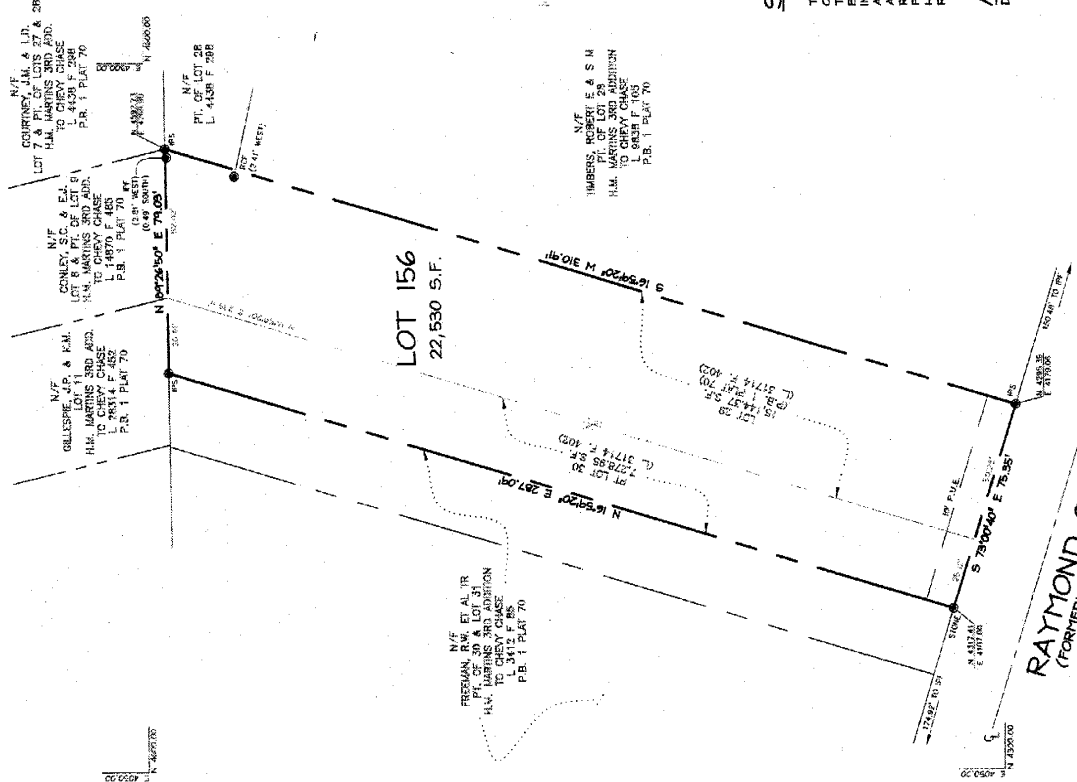
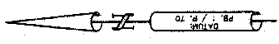
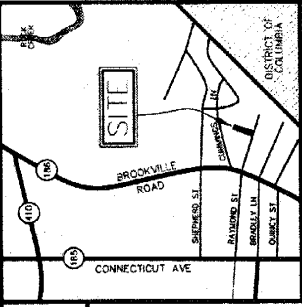
The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board

Approved: _____
 Chairman

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

CAS ENGINEERING
 CIVIL - SURVEYING - LAND PLANNING
 A DIVISION OF CAS ENTERPRISES, INC.
 108 West Ridgeville Boulevard, Suite 101, Mount Airy, Maryland 21771
 05 Metro (410) 607-6037 FAX (301) 857-8545

PLAT No.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS COMEDED BY RESUBDIVISION RECORD PLAT NO. 156, BY A DEED DATED JANUARY 20, 2006, AND RECORDED JANUARY 24, 2006, IN LIBER 3174 AT FOLIO 402; ALSO BEING A RESUBDIVISION OF LOT 29 AND PART OF LOT 30, H.T. MARTIN'S 3RD ADDITION TO CHEVY CHASE AS RECORDED IN PLAT BOOK 1, PLATS 156 AND 157, AND THAT ALL PROPERTY CORNERS MARKED THEREON ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

March 30, 2006 DATE
 DAVID JOHN WITCHE AND SURVEYOR
 PROFESSIONAL REG. NO. 2172

SUBDIVISION RECORD PLAT
 LOT 156
**H.M. MARTIN'S 3RD ADDITION
 TO CHEVY CHASE**
 A RESUBDIVISION OF LOT 29 & PT LOT 30
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30' JANUARY 2006