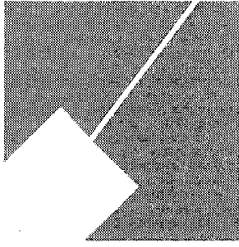


M-NCPPC



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 # 9
06/15/06

MEMORANDUM

DATE: May 31, 2006

TO: Montgomery County Planning Board

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

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for June 15, 2006

The following five record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plans and site plans, 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 plats. The following plats are included:

220061030 Silver Crest
220061650 H.M. Martins Fourth Addition to Chevy Chase
220061970 Granby Woods
220062020 Kensington Heights
220062030 Wheaton Plaza & Kensington Heights

PLAT NO. 220061030

Silver Crest

Located on the east side of Hilton Place, approximately 2000 feet north of Hilton Road
R-200 Zone, 1 Lot

Private Well, Private Septic

Master Plan Area: Damascus

Seneca Valley Estates, Inc., Applicant

Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(2)** of the Subdivision Regulations, which states:

Conversion of an Outlot into a Lot. An outlot may be converted into a lot under the minor subdivision procedures provided:

- a. The outlot is not required open space or otherwise constrained so as to prevent it being converted into a building lot;
- b. There is adequate sewerage and water service to the property, which may be either public service and/or approved private septic system/private well;
- c. All applicable requirements and/or agreements that may be relevant, in accordance with provisions for adequate public facilities, as contained in Section 50-35(k) and the Annual Growth Policy, are satisfied prior to recordation of the plat;
- d. All applicable conditions and/or agreements applicable to the original subdivision approval creating the outlot will also apply to the new lot. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement or building restriction lines; and
- e. If the outlot is located within a special protection area, as shown on an approved and adopted master plan, all applicable special protection area requirements and guidelines, including the approval of a water quality plan, are satisfied prior to recordation of the plat.

Staff applied the above-noted minor subdivision criteria for this lot (previously known as Outlot A) and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(2) of the subdivision regulations and supports this minor subdivision record plat.

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Silver Crest Plat Number: 220061030
 Plat Submission Date: 10/27/05
 DRD Plat Reviewer: P. Weiss
 DRD Prelim Plan Reviewer: N/A

*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. N/A Checked: Initial TA Date 5/30/06
 Preliminary Plan No. N/A Checked: Initial TA Date 5/30/06
 Planning Board Opinion - Date N/A Checked: Initial TA Date 5/30/06
 Site Plan Name if applicable: N/A Site Plan Number: N/A
 Planning Board Opinion - Date N/A 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
 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	M. Pfeiffer	10/31/05	11/14/05	11/7/05	OK
Research	Bobby Fleury			11/11/05	OK
SHA	Doug Mills			N/C	N/C
PEPCO	Jose Washington			N/C	OK
Parks	Doug Powell			N/C	OK
DRD	Steve Smith			11/11/05	OK

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial TA Date 5/26/06
TA 5/4/06
TA 5/23/06

Board Approval of Plat:

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

TA 6/15/06
TA 6/15/06

DPS Approval of Plat:

Engineer 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:
 Notify Engineer to Seal Plats:
 Engineer Seal Complete:
 Complete Reproduction:
 Sent to Courthouse for Recordation:

No. _____

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Plat Name: Silver Crest
Plat Number: 220061030
Plat Submission Date: 10/27/05
DRD Plat Reviewer: P. Weiss

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: 0 ✓
- 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: N/A

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: _____
- b) Part of lot created by deed prior to June 1 1958: _____

(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: _____

(8) Plats for Certain Residential Lots in the RDT Zone;5 Lot Maximum

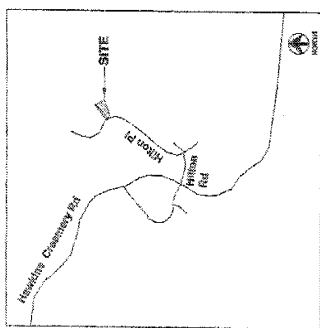
- a) Number of Lots: _____
- b) Written MCDPS approval of proposed septic area: _____
- c) Required street dedication: _____
- d) Easement for balance of property noting density and TDRS: _____
- e) Average lot size of 5 acres: _____
- f) Forest Conservation requirements met: _____

SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown is correct; that it is a subdivision of part of the land conveyed by Charles H. Ligon, William A. Conly and Vernon E. Hussman, Trustees, to Seneca Valley Estates, Inc. dated October 25, 1984 and recorded among the Land Records of Montgomery County, Maryland, as shown, at Folio 263, and also re-subdivision of Outlot A, Block "B" as shown, at Folio 263, and also entitled, "Silver Crest" and recorded among the "Outskald Land Records" as plat No. 16697. The total area included in this plan of subdivision is 87,990 SQ. FT. or 2.0200 ACRES of land. There is no street dedication by this plat.

William E. Goode
 MITCHELL E. GOODE
 PROPERTY LINE SURVEYOR
 MARYLAND REG. NO. 444

5/11/05
 DATE



VICINITY MAP
 1=2000'

AREA TABULATION
 NO OF LOTS = 1
 AREA OF LOT = 87,990 S.F. OR 2.0200 ACRES
 AREA OF STREET DEDICATION = 0
 TOTAL PLAT AREA = 87,990 S.F. OR 2.0200 ACRES

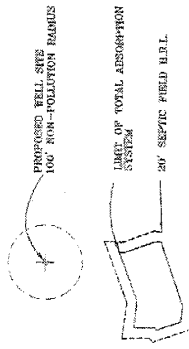
OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY THE MONTGOMERY COUNTY ZONING CODE ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. FURTHER WE GRANT TO MONTGOMERY COUNTY, MARYLAND, A SLOPE BASEMENT 25' WIDE ADJACENT, PARALLEL AND CONTIGUOUS TO THE STREET RIGHT OF WAY LINE. SLOPE EASEMENTS SHALL BE EXTRINSICALLY AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ADJUTING SAME HAVE BEEN LAWFULLY COMPLETED AND HAVE BEEN ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY.
 WE HEREBY CERTIFY THAT PROPERTY MARKERS WILL BE SET IN ACCORDANCE WITH SECTION 20-202 OF THE MONTGOMERY COUNTY CODE.
 THERE ARE NO SUITS, ACTIONS, CLAIMS, DEMANDS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

5/11/05
 DATE
William E. Goode
 BY: KENT WAYNE, PRESIDENT

SENECA VALLEY ESTATES, INC

PLAT NO.



SEPTIC FIELD BUILDING RESTRICTION LINES ARE SUBJECT TO CHANGE UPON REAPPROVAL BY MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC SECTION.

NOTES

- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT SITE PLAN SHALL APPLY TO THIS PROPERTY, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING AND ZONING COMMISSION TO SURVIVE AND NOT TO BE EXPRESSLY RECORDED BY THIS PLAN, UNLESS EXPRESSLY CONTAINED BY THE PLAN AS APPROVED. THE OFFICIAL FILES FOR SUCH PLANS ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR REVIEW DURING NORMAL BUSINESS HOURS.
- THIS LAND IS ZONED RES AND SHOWN ON TAX MAP GW23.
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW ALL RIGHTS IN THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFLECT LIABILITY TO ALL MATTERS AFFECTING TITLE TO THE SUBJECT PROPERTY.
- PROPERTY TO BE SERVED BY PRIVATE WATER AND SEPTIC SYSTEM.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE FOREST CONSERVATION LAW OF 1982, INCLUDING APPROVAL OF A TRIMM FOREST CONSERVATION PLAN AND APPROPRIATE PERMITS PRIOR TO ISSUANCE OF A SEWERS CONTROL PERMIT. A COPY OF THE APPROVED PLAN MAY BE VIEWED AT 6787 GEORGIA AVENUE, SILVER SPRING, MARYLAND.
- LOT IS APPROVED FOR A 5 BEDROOM HOUSE.
- THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 80-35A OF MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES THE CONVERSION OF AN OUTLOT INTO A LOT AS PROVIDED FOR IN SECTION 80-35 A (6)(C).

SUBDIVISION RECORD PLAT
 LOT 80, BLOCK E
 A RESUBDIVISION OF OUTLOT A BLOCK E
 SILVER CREST
 PLAT NO. 16697

12TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 JUNE 2005, SCALE 1"=60'

GOODE SURVEYS LLC
 DAMASCUS, MARYLAND 20872
 PHONE: 301-366-3700
 FAX: 301-367-3700
 P.O. BOX 590

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	400.00'	19'07.20"	133.59'	132.88'	N 25°56'45" W

20-2103

THE MARYLAND-NORFOLK CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY FLOORING BOARD

APPROVED: _____ DATE _____

SECRETARY-TREASURER _____

CHIEF CLERK _____

DATE _____

PLAT NO. _____

DATE _____

SECRETARY-TREASURER _____

CHIEF CLERK _____

DATE _____

PLAT NO. _____

PLAT NO. 220061650

H.M. Martin's Fourth Addition to Chevy Chase

Located on the east side of Delfield Street, between Thornapple Street and Taylor Street
R-60 Zone, 1 Lot
Community Water, Community Sewer
Master Plan Area: Bethesda-Chevy Chase
7515 Delfield, L.L.C., 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 lot 8 and part of lot 9) and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(3)b of the subdivision regulations and supports this minor subdivision record plat.

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: H. M. Martins Fourth Add. to Chevy Chase Plat Number: 220061650
 Plat Submission Date: 2/10/06
 DRD Plat Reviewer: P. Weiss / T. Alam
 DRD Prelim Plan Reviewer: N/A

*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. N/A Checked: Initial — Date —
 Preliminary Plan No. N/A Checked: Initial — Date —
 Planning Board Opinion – Date N/A Checked: Initial — Date —
 Site Plan Name if applicable: N/A Site Plan Number: —
 Planning Board Opinion – Date N/A Checked: Initial — Date —

Lot # & Layout Lot Area Zoning Bearings & Distances Coordinates N/A
 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	A. Lindsey	2/21/06	3/10/06	N/C	OK
Research	Bobby Fleury			2/23/06	OK
SHA	Doug Mills			N/C	N/C
PEPCO	Jose Washington			3/26/06	OK
Parks	Doug Powell			N/C	N/C
DRD	Steve Smith			3/5/06	OK

Final DRD Review:

DRD Review Complete: Initial TA Date 5/26/06
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): Initial TA Date 3/15/06
 Final Mylar w/Mark-up & PDF Rec'd: Initial TA Date 5/18/06

Board Approval of Plat:

Plat Agenda: Initial TA Date 6/15/06
 Planning Board Approval: Initial TA Date 6/15/06
 Chairman's Signature: _____

DPS Approval of Plat:

Engineer 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: _____
 Notify Engineer to Seal Plats: _____
 Engineer Seal Complete: _____
 Complete Reproduction: _____
 Sent to Courthouse for Recordation: _____

No. _____

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Plat Name: H.M. Martins Fourth Add. to Chevy Chase
Plat Number: 220061650
Plat Submission Date: 2/10/06
DRD Plat Reviewer: P. Weiss / T. Alam

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: _____ ✓

(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: _____

(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

- a) Number of Lots: _____
- b) Written MCDPS approval of proposed septic area: _____
- c) Required street dedication: _____
- d) Easement for balance of property noting density and TDRS: _____
- e) Average lot size of 5 acres: _____
- f) Forest Conservation requirements met: _____

NOTES

- TOTAL AREA INCLUDED ON THIS PLAT IS 12,543.0 SQUARE FEET.
- TOTAL AREA OF DEDICATION IS 0.00 SQUARE FEET.
- THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-40 ZONE, AS OF THE DATE OF PLAT RECORDATION.
- THE PROPERTY IS SHOWN ON TAX MAP 061 562, AS LOT 8 AND PART OF 9, BLOCK 2, H.M. MARTIN'S FOURTH ADDITION TO CHEVY CHASE, WSSC 2007 SHEET 209 RW 05.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO APPLY TO THIS PROPERTY. ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-66 ZONE.
- 875/96S = IRON PIPE OR IRON PIN FOUND/SET
- THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
- THIS PLAT CONFORMS TO THE REQUIREMENTS FOR JUDICIAL SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES CONSOLIDATION OF ONE LOT AND A PART OF A LOT INTO ONE LOT AS PROVIDED FOR IN SECTION 50-35A(9)(3).
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF THE GRANT OR INSTRUMENT ATTACHING TITLE.
- THE PROPERTY SHOWN HEREON IS NOT SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION LAW.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RE-SUBDIVISION OF ALL THE LANDS COVERED BY THE ESTATE OF SWELYN A. THOMAS DATED 2715 BELFIELD STREET, BALDWIN RESERVE, MANAGING MEMBER REGISTERED PROFESSIONAL SURVEYOR AT FOLIO 259 AND BEING ALL OF LOT 8 AND PART OF LOT 9, CHEVY CHASE AS RECORDED IN PLAT BOOK 1 AT PLAT 87 ALONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT ALL PROPERTY LINES MARKED THIS DATE ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DAVID P. KEWAT
 M.D. PROFESSIONAL LAND SURVEYOR #21135
 DATE 05/14/06

OWNERS CERTIFICATION

I, MARC A. RESHEFSKY, MANAGING MEMBER OF CAHEDRA INVESTMENTS, LLC, 77915 BELFIELD STREET, LLC OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION.

I FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' E.U.L.E." TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUIVS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT FOR THOSE LISTED BELOW.

Marc Reshefsky
 CAHEDRA INVESTMENTS, LLC
 77915 BELFIELD STREET, LLC
 MARC RESHEFSKY, MANAGING MEMBER
 DATE 5/14/06
 WITNESS *Bill P. Mack*

WIT, THE CAPITAL BANK, HEREBY CONSENT TO THIS PLAN OF SUBDIVISION.

James Carlin
 JAMES CARLIN
 VICE PRESIDENT
 DATE 5-16-06
 WITNESS *Bill P. Mack*

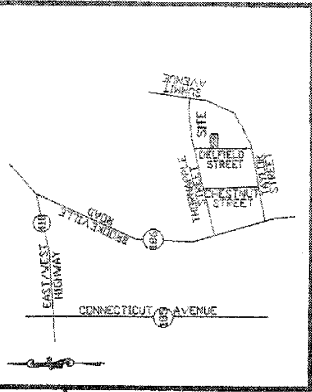
The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board

Approved: _____
 Director

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

Recorded
 File Book
 File No.

PLAT No.



VICINITY MAP
 SCALE: 1"=1000'

NIGMIL, EVAR M & R 9
 LIBER 1800A, FOLIO 272
 MARTIN'S ADDITION TO
 CHEVY CHASE
 PLAT No.87

S 89°00'30" E 170.92'

LOT 48
 12,543 SQ. FT.

(2)

N 89°00'30" W 163.57'

HENSON, HAROLD P & P C
 LIBER 2635B, FOLIO 780
 LOT 20, BLOCK 2
 MARTIN'S ADDITION TO
 CHEVY CHASE
 PLAT No.87

LEMONISH, WILSON L & F S
 LIBER 2508, FOLIO 721
 LOT 18, BLOCK 2
 MARTIN'S ADDITION TO
 CHEVY CHASE
 PLAT No.87

LAZARE, MICHAEL ET AL TRS
 LIBER 2635B, FOLIO 278
 MARTIN'S ADDITION TO
 CHEVY CHASE
 PLAT No.87



SUBDIVISION RECORD PLAT
 H.M. MARTIN'S FOURTH ADDITION
 TO CHEVY CHASE
 LOT 48, BLOCK 2
 A RESUBDIVISION OF
 LOT 8 & PART OF 9, BLOCK 2
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=200' MAY 2006

POTOMAC VALLEY
 SURVEYS
 19960 FISHER AVENUE
 P.O. BOX 627
 POOLESVILLE, MARYLAND
 1-888-349-5090

206169

PLAT NO. 220061970

Granby Woods

Located on the east side of Muncaster Road, on the south west corner of Artesian Drive and Raines Drive

RE-1 Zone, 1 Lot

Private Well, Private Septic

Master Plan Area: Upper Rock Creek

Pawl Douglass Carlton, Applicant

Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(2)** of the Subdivision Regulations, which states:

Conversion of an Outlot into a Lot. An outlot may be converted into a lot under the minor subdivision procedures provide:

- b. The outlot is not required open space or otherwise constrained so as to prevent it being converted into a building lot;
- b. There is adequate sewerage and water service to the property, which may be either public service and/or approved private septic system/private well;
- f. All applicable requirements and/or agreements that may be relevant, in accordance with provisions for adequate public facilities, as contained in Section 50-35(k) and the Annual Growth Policy, are satisfied prior to recordation of the plat;
- g. All applicable conditions and/or agreements applicable to the original subdivision approval creating the outlot will also apply to the new lot. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement or building restriction lines; and
- h. If the outlot is located within a special protection area , as shown on an approved and adopted master plan, all applicable special protection area requirements and guidelines, including the approval of a water quality plan, are satisfied prior to recordation of the plat.

Staff applied the above-noted minor subdivision criteria for this lot (previously known as Outlot A) and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(2) of the subdivision regulations and supports this minor subdivision record plat.

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Granby Woods Plat Number: 220061970
 Plat Submission Date: 3/24/06
 DRD Plat Reviewer: P. Weiss
 DRD Prelim Plan Reviewer: N/A

*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. N/A Checked: Initial - Date -
 Preliminary Plan No. N/A Checked: Initial - Date -
 Planning Board Opinion - Date - Checked: Initial - Date -
 Site Plan Name if applicable: N/A 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
 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	<u>J. Penn</u>	<u>4/3/06</u>	<u>4/20/06</u>	<u>2/28/06</u>	<u>OK</u>
Research	<u>Bobby Fleury</u>			<u>4/4/06</u>	<u>OK</u>
SHA	<u>Doug Mills</u>			<u>N/C</u>	<u>N/C</u>
PEPCO	<u>Jose Washington</u>			<u>N/C</u>	<u>OK</u>
Parks	<u>Doug Powell</u>			<u>N/C</u>	<u>N/C</u>
DRD	<u>Steve Smith</u>			<u>4/15/06</u>	<u>see plat</u>

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial	Date
<u>TA</u>	<u>5/26/06</u>
<u>TA</u>	<u>4/24/06</u>
<u>TA</u>	<u>5/23/06</u>

Board Approval of Plat:

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

<u>TA</u>	<u>6/15/06</u>
<u>TA</u>	<u>6/15/06</u>

DPS Approval of Plat:

Engineer 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:
 Notify Engineer to Seal Plats:
 Engineer Seal Complete:
 Complete Reproduction:
 Sent to Courthouse for Recordation:

No. _____

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Plat Name: Granby Woods
 Plat Number: 220061970
 Plat Submission Date: 3/24/06
 DRD Plat Reviewer: P. Weiss

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: _____

(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: _____