



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item #
06/14/07

MEMORANDUM

DATE: May 30, 2007

TO: Montgomery County Planning Board

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

FROM: Stephen Smith *SS*
Development Review Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for June 14, 2007

The following record plats are 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. The following plats are included:

220070990 **Pine Crest**
220071030 **Carderock Springs**
220071330 **Rosedale Park**
220071340 **H.M. Martin's Fourth Addition to Chevy Chase**

PLAT NO. 220070990

Pine Crest

Located on the north side of Westmoreland Avenue, approximately 200 feet northwest of Kansas Lane.

R-60 zone; 2 Lots

Community Water, Community Sewer

Master Plan Area: Takoma Park

John E. Sener, 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 property 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.

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Pine Crest Plat Number: 220070990

Plat Submission Date: 1/19/07

DRD Plat Reviewer: T. Alam

DRD Prelim Plan Reviewer: NA

*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. NA 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 adj 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 | | <u>1-30-07</u> | <u>2-16-07</u> | <u>_____</u> | <u>No Comments</u> |
| Research | Bobby Fleury | <u>_____</u> | <u>_____</u> | <u>_____</u> | <u>_____</u> |
| SHA | Doug Mills | <u>_____</u> | <u>_____</u> | <u>_____</u> | <u>_____</u> |
| PEPCO | Steve Baxter | <u>_____</u> | <u>_____</u> | <u>_____</u> | <u>_____</u> |
| Parks | Doug Powell | <u>_____</u> | <u>_____</u> | <u>_____</u> | <u>_____</u> |
| DRD | Steve Smith | <u>_____</u> | <u>_____</u> | <u>2-12-07</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:

Board Approval of Plat:

Plat Agenda:

Planning Board Approval:

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:

Initial ~~SJS~~ (S)

TBA
SJS

SJS

Date 5/29/07

4-18-07

5-23-07

6-14-07

No. _____

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-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) 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: _____

(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: _____

PLAT NO.

OWNERS' CERTIFICATE

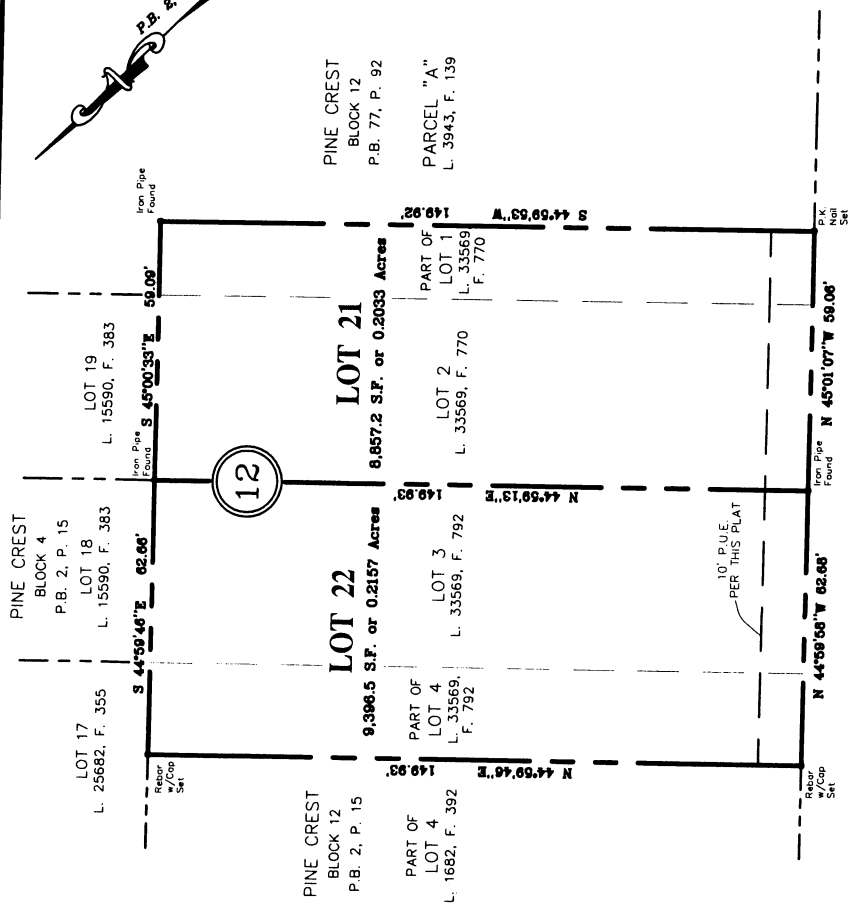
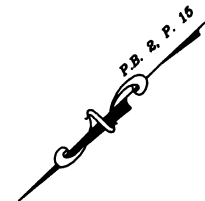
I, JOHN E. SENER, OWNER OF THE PROPERTY, SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, AND ESTABLISHES THE TEN (10) FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON AS 10' P.U.E. FOR THE PARTIES NAMED IN THE DOCUMENTS ENTITLED "DECLARATION 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 PLAN OF SUBDIVISION EXCEPT FOR A CERTAIN DEED OF TRUST HELD BY NATIONAL CITY MORTGAGE CO. AND THE PARTIES OF INTEREST THEREIN HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

5/18/07 DATE *John E. Sener* JOHN E. SENER, OWNER
Marla Putney WITNESS

WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.
 5/15/07 DATE *Cristina A. Carver-Rhodes* CRISTINA A. CARVER-RHODES, SUPERVISOR
May 4 2007 NATIONAL CITY MORTGAGE CO.

VICINITY MAP
 ADC MAP PAGE 42 GRID D-1
 SCALE: 1" = 2000'



GENERAL NOTES

- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN SHOWING DEVELOPMENT OF THIS PROPERTY 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.
- THIS PLAT CONFORMS WITH REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35 A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES A CONSOLIDATION OF TWO OR MORE LOTS OR PARTS OF LOTS INTO ONE LOT AS PROVIDED FOR IN SECTION 50-35 A (6)(3).
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING 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.
- THERE IS NO DEDICATION TO PUBLIC USE PER THIS PLAT.
- THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
- THIS PROPERTY IS CURRENTLY ZONED R-60.
- ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-60 ZONE, EXCEPT THAT THE SIDE BUILDING RESTRICTION LINE CAN CONFORM TO THE ZONING DEVELOPMENT STANDARDS IN EFFECT AT THE TIME OF THE ORIGINAL PLAT RECORDATION.
- THE EXISTING SINGLE FAMILY DWELLING ON THE LOT SHOWN AS LOT 21 DEPICTED ON THIS RECORD PLAT CONFORMS TO THE REQUIREMENTS OF SECTION 59-8-5.2 OF THE MONTGOMERY COUNTY ZONING ORDINANCE. THE EXISTING DWELLING MAY BE ALTERED, RENOVATED OR REPLACED WITHOUT THE EFFECT AT THE TIME OF THE ORIGINAL LOT(S) RECORDATION. THIS PROVISION DOES NOT EXEMPT THE SUBJECT PROPERTY FROM MEETING OTHER LEGAL REQUIREMENTS IMPOSED BY OTHER GOVERNMENTAL AGENCIES FOR REVIEW AND APPROVAL FOR RESIDENTIAL DEVELOPMENT.
- LOTS SHOWN HEREON APPEAR ON MONTGOMERY COUNTY TAX MAP JN 561 AND W.S.S.C. SHEET #208 NE 01.
- THIS PROPERTY IS EXEMPT FROM CHAPTER 22A MONTGOMERY COUNTY FOREST CONSERVATION LAW.
- PROPOSED LOT 21 AS SHOWN ON THIS RECORD PLAT CONFORMS TO THE REQUIREMENTS OF SECTION 59-8-5.2 OF THE MONTGOMERY COUNTY ZONING ORDINANCE.

WESTMORELAND AVENUE
 (30' WIDE R/W PER PLAT BOOK 2, PLAT 16)

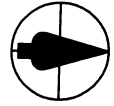
SURVEYOR'S CERTIFICATE

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 CONVEYED TO JOHN E. SENER KNOWN AS LOT 2 AND PART OF LOT 1 AND ALSO LOT 3 AND PART OF LOT 4, BLOCK 12 AS SHOWN ON A PLAT OF SUBDIVISION OF PINE CREST AND BEING RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, BLOCK 2, PLAT NO. 15. SAID ALLOT OF DEED DATED NOVEMBER 15, 2006, AS RECORDED IN LIBER 33569, FOLIO 77. SAID LOT 3 AND PART OF LOT 2 (NEW LOT 21) HAVING BEEN CONVEYED BY JAMES C. CORSO, PERSONAL REPRESENTATIVE OF THE ESTATE OF EVELYN C. CORSO BY DEED DATED NOVEMBER 15, 2006, AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY IN LIBER 33569, FOLIO 792; AND THAT PROPERTY CORNERS MARKED THIS WAY ARE IN PLACE.

4/30/07 DATE
Joseph E. Snider JOSEPH E. SNIDER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REG. #21229

M-NCPPC Recrd File No.:

| | | | |
|--|----------|------------------|---|
| Department of Permitting Services Montgomery County, Maryland | Recorded | Plat No. | Area Tabulation |
| Director: | Checked | Job No. 06-25074 | Lot 21 = 8,857.2 S.F. or 0.2033 Acres Dedication Area N/A Total Area = 8,857.2 S.F. or 0.2033 Acres |
| Maryland National Capital Park and Planning Commission Montgomery County Planning Board | Recorded | Plat No. | Area Tabulation |
| Approved: | Checked | Job No. 06-25074 | Lot 22 = 9,396.5 S.F. or 0.2157 Acres Dedication Area N/A Total Area = 9,396.5 S.F. or 0.2157 Acres |



Prepared by
SNIDER & ASSOCIATES
 LAND SURVEYORS
 20270 Goldenrod Lane, Suite 110
 Germantown, Maryland 20876
 301/948-5100 Fax 301/948-1286

SCALE: 1" = 20'
 JANUARY 2007

SUBDIVISION RECORD PLAT
 LOT 21 and LOT 22
 BLOCK 12
PINE CREST
 WHEATON (13th) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

PLAT NO. 220071030

Carderock Springs

Located in the southeast quadrant of the intersection of Tomlinson Avenue and Buxton Terrace.

R-90 and R-200 zones; 2 Lots

Community Water, Community Sewer

Master Plan Area: Bethesda – Chevy Chase

Robert Cantor and Louise Cantor, Applicants

The record plat(s) have been reviewed by MNCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120070100, as approved by the Board and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the preliminary plan.

RECORD PLAT REVIEW SHEET

Plan Name: Carderock Springs Plan Number: 120070100
 Plat Name: Carderock Springs Plat Number: 220071030
 Plat Submission Date: 1-31-07
 DRD Plat Reviewer: Stephen Smith
 DRD Prelim Plan Reviewer: Deborah Kimmey

Initial DRD Review:

Signed Preliminary Plan - Date 3-12-07 Checked: Initial DMK Date 3/19/07
 Planning Board Opinion - Date 12-13-06 Checked: Initial SJS Date 2-28-07
 Site Plan Req'd for Development? Yes No X Verified By: SJS (initial)
 Site Plan Name: N/A Site Plan Number: N/A
 Planning Board Opinion - Date N/A Checked: Initial N/A Date N/A
 Site Plan Signature Set - Date N/A Checked: Initial N/A Date N/A
 Site Plan Reviewer Plat Approval: Checked: Initial N/A Date N/A

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths Easements Open Space
 Non-standard BRLs Adjoining Land Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map

| Agency Reviews Req'd | Reviewer | Date Sent | Due Date | Date Rec'd | Comments |
|----------------------|--------------|-----------|----------|------------|--------------------|
| Environment | M.P. | 2-9-07 | 2-27-07 | 2-21-07 | ✓ No Comments OK |
| Research | Bobby Fleury | ↓ | ↓ | 2-20-07 | ✓ " N. COMMENTS OK |
| SHA | Doug Mills | ↓ | ↓ | — | N. COMMENTS |
| PEPCO | Steve Baxter | ↓ | ↓ | — | ↓ |
| Parks | Doug Powell | ↓ | ↓ | — | ↓ |
| DRD | Steve Smith | ↓ | ↓ | 2-20-07 | ✓ No Comments OK |

Final DRD Review:

DRD Review Complete: Initial SJS Date 5/29/07
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): SJS 3-19-07
 Final Mylar w/Mark-up & PDF Rec'd: SJS 4/23/07

Board Approval of Plat:

Plat Agenda: SJS 6-14-07
 Planning Board Approval: _____
 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. _____

PLAT NO.

| CURVE | RADIUS | LENGTH | DELTA | TANGENT | CHORD BEARING | CHORD |
|-------|---------|--------|---------|---------|---------------|--------|
| C1 | 230.00' | 59.84' | 143°54' | 30.11' | S 57°15'14" E | 59.77' |
| C2 | 303.73' | 78.17' | 144°11' | 39.28' | S 72°03'37" E | 77.90' |

Notes:
 1. This property is zoned R-200 AND R-30.
 2. The approval of this plat is predicated on the availability of public water and sewer prior to the construction of homes.
 3. This plat is limited to uses and conditions as required by Preliminary Plan No. 1-20070100 entitled Carderock Springs.
 4. Unless expressly contemplated by the plan as approved, all terms, conditions, agreements, limitations, and requirements associated with the preliminary plan, project plan, or other plan, allowing development of this property, shall apply to the plat. Any County Planning Board are intended to survive and not be extinguished by the plat. The plat shall be subject to the rules and regulations for review during normal business hours.
 5. This Plat is not intended to show every matter affecting or restricting the ownership and use of the property. This Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
 6. The property shown hereon is exempt from statements of Character Z2A of the Montgomery County Forest Conservation Law by Exemption letter for NR/FSD 1-18-2006, Dated April 10th, 2006.

19 sq. ft. DEDICATED TO PUBLIC USE

8.16' 0.90'

N 08°23'56" W 223.89'

216.99'

N 08°23'56" W 223.89'

217.00'

S 49°47'10" E 225.18'

217.00'

S 49°47'10" E 225.18'

80' R/W

Plat No. 14215, 14216

EX 10' R/W P.No. 14215

EX 10' R/W P.No. 14216

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LOT 64
PLAT NO. 14215
L. 9845 F.498

LOT 100
23,290 sq. ft.

LOT 65
17,196

LOT 66
PLAT NO. 14216
L.11079 F.795

LOT 63
PLAT NO. 9396

LOT 62
PLAT NO. 9396

LOT 60
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LOT 61
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PLAT NO. 14216

LOT 221
PLAT NO. 14216

LOT 222
PLAT NO. 14216

LOT 223
PLAT NO. 14216

LOT 224
PLAT NO. 14216

LOT 225
PLAT NO. 14216

LOT 226
PLAT NO. 14216

LOT 227
PLAT NO. 14216

LOT 228
PLAT NO. 14216

LOT 229
PLAT NO. 14216

LOT 230
PLAT NO. 14216

LOT 231
PLAT NO. 14216

LOT 232
PLAT NO

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on November 2, 2006, the Planning Board approved the Application subject to certain conditions, on motion of Commissioner Wellington; duly seconded by Commissioner Robinson; with a vote of 5-0, Commissioners Hanson, Bryant, Perdue, Robinson, and Wellington voting in favor.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 50, the Planning Board approved Preliminary Plan No. 120070100 to create two (2) lots on 0.93 acres of land located on the South side of Tomlinson Avenue, approximately 240 feet West of the intersection with Endicott Court in the Bethesda-Chevy Chase master plan area, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to two (2) residential lots for two (2) one-family detached dwelling units.
- 2) Compliance with conditions of Montgomery County Department of Public Works and Transportation ("MCDPWT") letter dated September 13, 2006, unless otherwise amended.
- 3) Other necessary easements.

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that:

1. *The Preliminary Plan substantially conforms to the master plan.*

The proposed Preliminary Plain substantially conforms to the Master Plan. The Bethesda Chevy Chase Master Plan does not specifically identify the Subject Property for discussion but does give general guidance and recommendations regarding zoning and land use. The plan recommends that this area maintain the existing zoning as adopted and maintain the residential land use consisting of single-family detached homes. The proposed resubdivision complies with the recommendations adopted in the master plan in that it does not change the existing one-family detached residential uses.

2. *Public facilities will be adequate to support and service the area of the proposed subdivision.*

Public facilities will be adequate to support and service the area of the proposed subdivision. The proposal does not include new development. Therefore, no Local Area Transportation Review (LATR) is required. Vehicle and pedestrian access for the subdivision are safe and adequate.

- 3. The size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.*

Based on the data table and exhibits in the Staff Report, the Board finds that the size, width, shape and orientation of the proposed lots are appropriate for the location of the subdivision. The lots were reviewed for compliance with the dimensional requirements for the R-90 and R-200 zones as specified in the Zoning Ordinance. The lots as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone.

- 4. The proposed lots are of the same character as to street frontage, alignment, size, shape, width, area and suitability for residential use as other lots within the existing neighborhood (as delineated by Staff in the Staff Report) ("Neighborhood"), as analyzed below:*

Frontage: In the overall neighborhood of 31 lots, and the R-200 zoned neighborhood, lot frontages range from 19.62 feet to 313.89 feet. In the R-90 zoned neighborhood, the frontages range from 50 feet to 207.26 feet. The proposed Lot 84 has a lot frontage of 225.16 feet and Lot 85 has frontage of 73.10 feet. The proposed lots will be consistent in character with the other lots in their respective and overall neighborhoods.

Area: In the overall neighborhood of 31 lots, and the R-200 zoned neighborhood, lot areas range from 896 square feet to 30,680 square feet in area. In the R-90 zoned neighborhood, the lot areas range from 2,632 square feet to 10,083 square feet. The proposed Lot 84 has an area of 8,777 and Lot 85 has an area of 7,700 square feet. The proposed lots will be consistent in character with the existing lots in their respective and overall neighborhoods as they pertain to area.

Lot Size: The lot sizes in the overall delineated neighborhood range from 9,375 square feet to 46,408 square feet. The lot sizes in the R-200 zoned neighborhood range from 10,026 square feet to 46,408 square feet. In the R-90 zoned neighborhood, the lot sizes range from 9,375 square feet to 19,194 square feet. The proposed Lot 84 has a lot size of 23,308 square feet and Lot 85 has a lot size of 17,192 square feet. The lot sizes of the

proposed lots will be of the same character as the existing lots in their respective and overall neighborhoods.

Lot Width: The lot widths in the existing overall neighborhood range from 48 feet to 260 feet. In the R-200 zoned neighborhood, the lot widths range from 73 feet to 260 feet. In the R-90 zoned neighborhood, the lot widths range from 48 feet to 162 feet. The proposed Lot 84 will have a lot width of 182 feet and Lot 85 will have a lot width of 71 feet. The proposed resubdivision will be of the same character as the other lots in their respective and overall neighborhoods.

Shape: In the overall neighborhood, three (3) of the existing lots in the neighborhood are corner lots, five (5) are pipestem lots, thirteen are irregular lots and ten are rectangular lots. In the R-200 zoned neighborhood, there are two (2) corner lots, five (5) pipestem lots and eight (8) irregular lots. In the R-90 zoned neighborhood, there is one (1) corner lot, five (5) irregular lots and ten (1) rectangular lots. The proposed lots are also irregular in shape, and are consistent in character with the pattern of the existing irregularly shaped lots in the neighborhood.

Alignment: There are three (3) corner lots and three (3) radial lots in the overall neighborhood and the remainder are perpendicular lots. In the R-200 zoned neighborhood, there are two (2) corner lots, thirteen (13) perpendicular lots. In the R-90 zoned neighborhood, there is one (1) corner lot, three (3) radial lots and 12 perpendicular lots. The proposed lots are also perpendicular lots and will be of the same character as the other existing perpendicular lots in the respective and overall neighborhood.

Residential Use: The existing lots and the proposed lots are residential in use.

5. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.*

The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A. The property is already developed and does not contain any environmentally sensitive features. Therefore, no environmental review is necessary. The Subject Property is exempt from the Forest Conservation Law because it is less than one acre in size and there is no forest on the property.

- 6. The Application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.*

The Application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. The Montgomery County Department of Permitting Services ("MCDPS"), Stormwater Management Section determined the property was exempt from stormwater management requirements in a letter dated September 8, 2006.

BE IT FURTHER RESOLVED, that this Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended) and that prior to the expiration of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed; and

~~BE IT FURTHER RESOLVED~~, that the date of this Resolution is DEC 13 2006 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

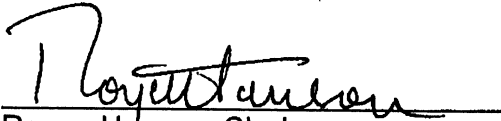
* * * * *

CERTIFICATION

At its regular meeting, held on Thursday, November 30, 2006, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, on motion of Commissioner Robinson, seconded by Commissioner Wellington, with Commissioners Hanson, Perdue,

MCPB No. 06-114
Preliminary Plan No. 120070100
Carderock Springs
Page 6

Bryant, Robinson, and Wellington voting in favor, ADOPTED the above Resolution, which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for Preliminary Plan No. 120070100, Carderock Springs.


Royce Hanson, Chairman
Montgomery County Planning Board

PLAT NO. 220071330

Rosedale Park

Located on the north side of Maple Avenue, 150 west of Tilbury Street.

R-60 zone; 1 Lot

Community Water, Community Sewer

Master Plan Area: Bethesda CBD

Kevin Lynch, 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 property 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.

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Rosedale Park Plat Number: 220071330
 Plat Submission Date: 4-9-07
 DRD Plat Reviewer: S. Smith
 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
 Plan # N/A Road/Alley Widths OK Easements OK Open Space N/A Non-standard
 BRLs N/A Adjoining Land OK Vicinity Map OK Septic/Wells N/A
 TDR note N/A Child Lot notes 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>Josh Penn</u> | <u>4-26-07</u> | <u>5-14-07</u> | <u>5-10-07</u> | <u>Exemption Granted</u> |
| Research | Bobby Fleury | ↓ | ↓ | <u>5-1-07</u> | Exemption Granted <u>OK</u> |
| SHA | Doug Mills | ↓ | ↓ | | <u>No Comments</u> |
| PEPCO | Steve Baxter | ↓ | ↓ | | <u>No Comments</u> |
| Parks | Doug Powell | ↓ | ↓ | | <u>No Comments</u> |
| DRD | <u>Steve Smith</u> | ↓ | ↓ | <u>5-11-07</u> | <u>OK</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>SJS</u> | <u>5-29-07</u> |
| <u>SJS</u> | <u>5-14-07</u> |
| <u>SJS</u> | <u>5-21-07</u> |

Board Approval of Plat:

Plat Agenda: SJS 6-14-07

Planning Board Approval: _____

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

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: ok ✓
~~ACCORD DEEDS~~ ✓ 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:

(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:

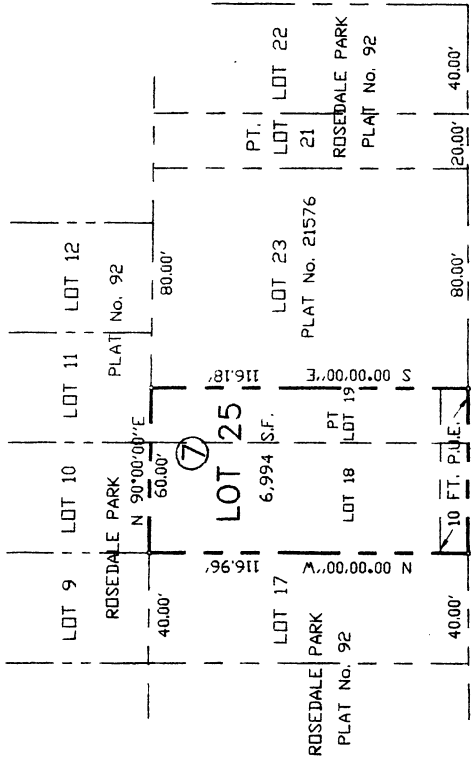
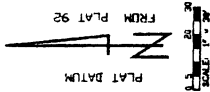
f) Forest Conservation requirements met:

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my knowledge and belief, that this plan of subdivision is correct, that it is a resubdivision of Lot 18, and the West 20 feet of Lot 19 into one Lot 25, Block 7, ROSEDALE PARK, that it includes all of the land conveyed to JEANNINE de S. LYNCH, and KEVIN W. LYNCH, Joint Tenants, from JEANNINE de S. LYNCH, surviving Tenant by the Entirety of John M. Lynch, by deed dated December 22, 2003, and recorded in Liber 26508 at Folio 99 among the Land Records of Montgomery County, Maryland, and that once engaged as described in the Owners Certificate hereon, property corners shown thus "O" will be set in accordance with the requirements of Section 50-24(E) of the Montgomery County Code.

The total area included within this plan of subdivision is 6,994 square feet or 0.1606 of an acre, of which there is NO street dedication.

Date: May 18 2007 William L. Poppe
 William L. Poppe
 Professional Land Surveyor
 MD Registration No. 8620



MAPLE (45 FT. WIDE) AVENUE
 AS SHOWN ON ROSEDALE PARK, PLAT No. 92

TILBURY (40 FT. WIDE) STREET

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADOPT THIS PLAN OF SUBDIVISION, RESUBDIVISION, RECONVEYANCE, RESTRICTION LINES, AND GRANT TO THE PARTIES NAMED IN A 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, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) AS SHOWN HEREIN.

THERE ARE NO SUITS OF ACTION, LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT A CERTAIN DEED OF TRUST, RECORDED IN LIBER 26508 AT FOLIO 99, AND ALL PARTIES OF INTEREST THEREIN HAVE BELIEVINGLY INDICATED THEIR ASSENT.

AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS, AGENTS AND ASSIGNS, WILL WAIVE ANY PROPERTY CORNER MARKERS TO BE SET BY A REGISTERED MARYLAND SURVEYOR AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON.

Witness: Jeannine de S. Lynch Date: 5-21-07
Kevin W. Lynch Date: 5-21-07

We assent to this plan of subdivision

NOTES

- This plat conforms with the requirements of Section 50-35 A (a) (3) of the Montgomery County Subdivision Regulations, being Chapter 50 of the County Code. The part of Lot 19 was created by deed prior to June 1, 1958. This plat involves the consolidation of two or more lots, or parts of a lot into one lot.
- This property is on Tax Map HN 23.
- The approval of this plat is predicated on the availability of public water and sewer.
- This Subdivision Record Plat is not intended to show every matter affecting ownership and use of the property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- The property which is subject of this Record Plat is in the R-60 zone, as of the date of plat recordation.
- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan or other plan, allowing development of Lots 18 & 19 which were approved by the Montgomery County Planning Board, will apply to Lot 25, and not be extinguished by the recordation of this plat. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- This property shown hereon is exempt from the requirements of Chapter 22-A, the Montgomery County Forest Conservation Law Exemption No. 4-07241E

SUBDIVISION RECORD PLAT
 LOT 25
 BLOCK 7
 ROSEDALE PARK
 A RESUBDIVISION OF
 ALL OF LOT 18, AND
 PART OF LOT 19
 BLOCK 7
 PLAT BOOK No. 1
 PLAT No. 92
 7th ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 MAY 2007
 SCALE: 1" = 30'

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____ DATE _____
 CHAIRMAN
 M.N.C.P. & P.C. RECORD FILE NO. _____

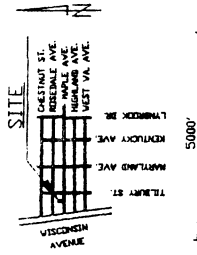
APPROVED: _____ DATE _____
 ASST. SECRETARY-TREASURER
 DIRECTOR

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

RECORDED: _____ DATE _____
 PLAT No. _____

LANIER POPPE ENGINEERING
 ENGINEERING + SURVEYING + PLANNING
 224 North Adams Street
 Rockville, MD 20850
 TEL. 301-251-6730 FAX 703-971-7327

PLAT NO.



VICINITY MAP
 SCALE: 1" = 2,000'

PLAT NO. 220071340

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

Located in the southwest quadrant of the intersection of Thornapple Street and Chestnut Street.

R-60 zone; 1 Lot

Community Water, Community Sewer

Master Plan Area: Bethesda – Chevy Chase

Edward Novak, 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 property 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.

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: H. M. Martin's Fourth Addition Plat Number: 220071340
 Plat Submission Date: 7-12-07
 DRD Plat Reviewer: S. Smith
 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
 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
 SPAN N/A

| Agency Reviews Req'd | Reviewer | Date Sent | Due Date | Date Rec'd | Comments |
|----------------------|---------------------|----------------|----------------|---------------|--------------------|
| Environment | <u>A. Lindsay</u> | <u>4-26-07</u> | <u>5-14-07</u> | <u>—</u> | <u>No Comments</u> |
| Research | <u>Bobby Fleury</u> | <u>↓</u> | <u>↓</u> | <u>5-1-07</u> | <u>OK</u> |
| SHA | <u>Doug Mills</u> | <u>↓</u> | <u>↓</u> | <u>—</u> | <u>No Comments</u> |
| PEPCO | <u>Steve Baxter</u> | <u>↓</u> | <u>↓</u> | <u>—</u> | <u>No Comments</u> |
| Parks | <u>Doug Powell</u> | <u>↓</u> | <u>↓</u> | <u>—</u> | <u>No Comments</u> |
| DRD | <u>Steve Smith</u> | <u>↓</u> | <u>↓</u> | <u>5-2-07</u> | <u>OK</u> |

N. Camp

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 SJS Date 5-29-07
SB 5-15-07
SB 5-21-07

Board Approval of Plat:

Plat Agenda: SJS 6-14-07
 Planning Board Approval: _____
 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

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: OK (S)
N/A

(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: _____

NOTES

- TOTAL AREA INCLUDED ON THIS PLAT IS 13,713.0 SQUARE FEET
TOTAL AREA OF PROPOSED LOT IS 13,713.0 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-60 ZONE.
- THE PROPERTY IS SHOWN ON TAX MAP MH 562, AS LOT 9 AND LOT 10, BLOCK 4, H.M. MARTIN'S FOURTH ADDITION TO CHEVY CHASE, WSSC 200' SHEET 209 MH 03
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THE PROPERTY AS SHOWN BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTRODUCED TO SURVIVE UNLESS REVOKED BY THE MONTGOMERY COUNTY PLANNING 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.
- ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-60
- IF/P/S = IRON PIPE 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 MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF MONTGOMERY COUNTY SUBDIVISION REGULATIONS, AS AMENDED BY CHAPTER 22A OF THE COUNTY CODE. THIS PLAT INVOLVES CONSOLIDATION OF TWO LOTS INTO ONE LOT AS PROVIDED FOR IN SECTION 50-35A(G)(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 THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- THE PROPERTY SHOWN HEREON IS NOT SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION LAW.
- PROPERTY DOES NOT LIE WITHIN A FLOOD PLAIN PER FEMA MAP 24031C0450

SURVEYOR'S CERTIFICATION

I, HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT ALL THE LANDS CONVEYED BY BRUCE B. DUNRY & DONALD A. ORRY & PETER J. DUNRY, OUTRIG, INC., TO EDWARD P. NOVAK, JR. AND GRACIA V. NOVAK, AS SHOWN ON A PLAT OF SUBDIVISION SHOWN AS H.M. MARTIN'S FOURTH ADDITION TO CHEVY CHASE AS RECORDED IN PLAT BOOK 1 AT PLAT 87 AND LOTS 9 AND 10, BLOCK 4 AS SHOWN ON A PLAT OF SUBDIVISION SHOWN AS H.M. MARTIN'S FOURTH ADDITION TO CHEVY CHASE AS RECORDED IN PLAT BOOK 1 AT PLAT 87 AMONG THE LAND RECORDS OF CHEVY CHASE, MONTGOMERY COUNTY, MARYLAND, ARE INCLUDED ON THIS PLAT IS 13,713.0 SQUARE FEET, THE TOTAL AREA OF PROPOSED LOT. THE TOTAL AREA OF PROPOSED LOT IS 13,713.0 SQUARE FEET. 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.

D.L.P. Pratt
 DAVID P. NOVAK
 MD. PROFESSIONAL LAND SURVEYOR #21134
 DATE 05/17/07

OWNERS CERTIFICATION

WE, EDWARD P. NOVAK, JR. AND GRACIA V. NOVAK, 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 DOCUMENTED DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 584 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT FOR THOSE LISTED BELOW. (NONE)

Edward P. Novak Jr. *Gracia V. Novak*
 EDWARD P. NOVAK, JR. GRACIA V. NOVAK
 WITNESSES WITNESSES
 DATE 5/18/07 DATE 5/18/07

Department of Permitting Services
 Montgomery County, Maryland

Approved: _____ Date _____

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

Approved: _____ Date _____
 _____ Date _____
 _____ Date _____

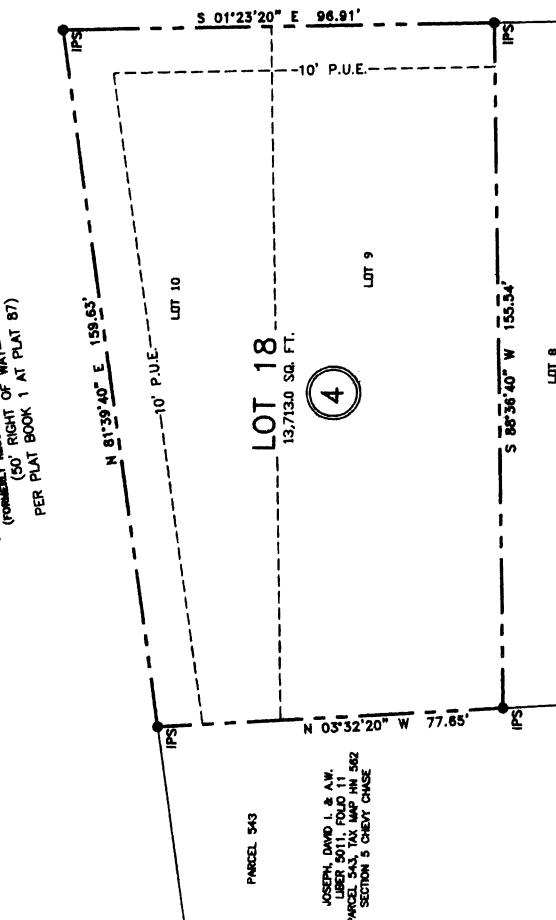
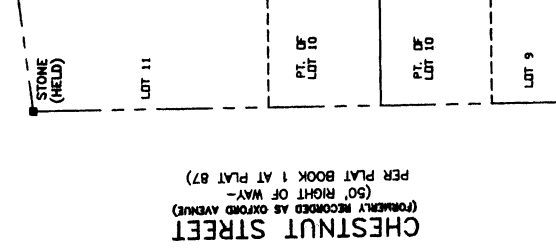
M.N.C.P. & P.C. Record File No. _____

Recorded _____
 Plat Book _____
 Plat No. _____

PLAT No.

PLAT DATUM
 P.B 1 P.87

VICINITY MAP
 SCALE: 1"=200'



SUBDIVISION RECORD PLAT
 H.M. MARTIN'S FOURTH
 ADDITION TO CHEVY CHASE
 LOT 18, BLOCK 4
 A RESUBDIVISION OF
 LOTS 9 and 10, BLOCK 4
 BETHESDA / CHEVY CHASE
 (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=20' MAY 2007

POTOMAC VALLEY
 SURVEYS
 19960 FISHER AVENUE
 P.O. BOX 627
 POOLESVILLE, MARYLAND
 1-888-348-5090