

**PLAT NO. 220081570**

**H.M. Martins 3<sup>rd</sup> addition to Chevy Chase**

Located on the north side of Bradley Lane, approximately 400 feet east of Brookville Road (MD 186)

R-60 zone, 1 lot

Community Water, Community Sewer

Master Plan Area: Bethesda-Chevy Chase

William MacCartee, 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 subdivision complies with the requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.

**NOTES**

1. WATER CATEGORY: 1 SENIOR CATEGORY: 1
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-40 ZONE AS OF THE DATE OF PLAT RECORDATION.
3. IFF - IRON PIPE FOUND
4. IFS - IRON PIN WITH CAP SET
5. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SENIOR.
6. THIS PROPERTY IS SHOWN ON TAX MAP 1868L.
7. THIS PROPERTY IS SHOWN ON M.S.S.C. 200-FOOT SHEET 205 NN 03.
8. 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 SURVIVE THE RECORDATION OF THIS PLAT. ANY OTHER TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, OR REQUIREMENTS FILED FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
9. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MAJOR SUBDIVISION APPROVALS CONTAINED IN SECTION 90-26A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES THE CONSOLIDATION OF TWO PARTS OF A LOT INTO A LOT, AS PROVIDED FOR IN SECTION 90-26A(4)(3)(C).
10. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE PROPERTY AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THE RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

**OWNER'S CERTIFICATE**

WE, WHITEGATE ESTATES, 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, TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF UTILITY EASEMENT" AS RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. WE HEREBY AGREE TO WAIVE AND TO BIND OURSELVES AND OUR TRUSTEES AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW.

DATE: 5/28/2008  
 WILLIAM S. MACCARTHEE, H.M. MARTINS 3RD ADDITION, LLC  
 MANAGING MEMBER

DATE: 5/28/08  
 JOYMA J. PHILLIPS, WITNESS  
 VICE PRESIDENT

THE BANK OF GEORGETOWN, HEREBY CONSENT TO THIS PLAN OF SUBDIVISION.

Department of  
 Planning Services  
 Montgomery County, Maryland  
 Date: \_\_\_\_\_  
 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. \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Amt. Secretary - Treasurer

**PLAT TABULATION**

NUMBER OF PARCELS	1
AREA OF LOTS	8,665 S.F.
AREA OF STREET DEDICATION	0
TOTAL AREA	8,665 S.F. (0.20 ACRES)

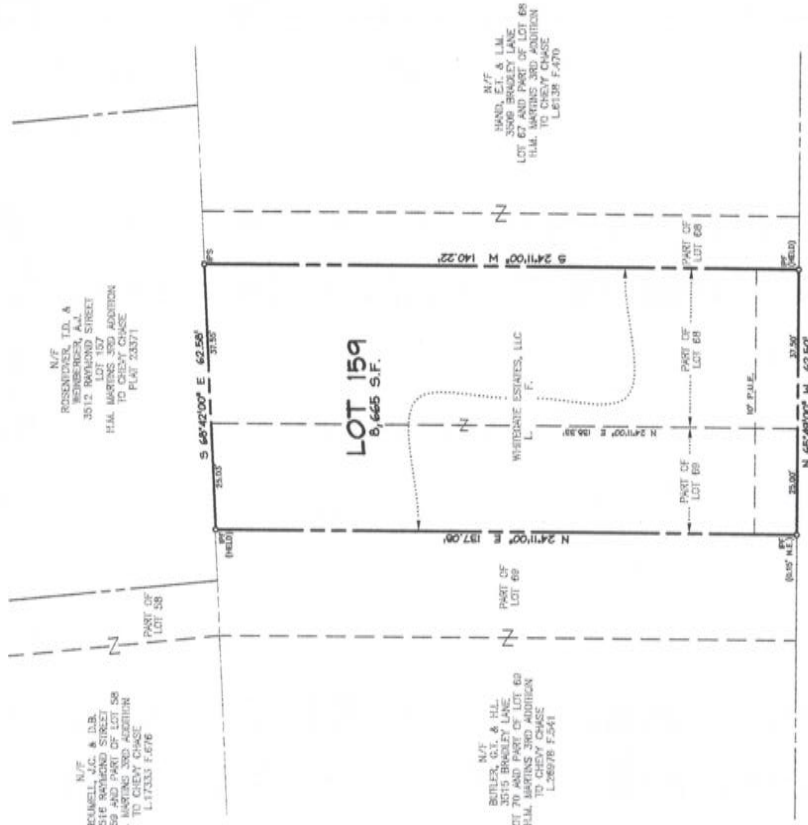
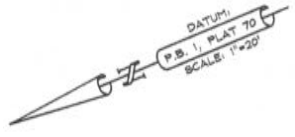
Recorded  
 Plat No. \_\_\_\_\_

**CAS ENGINEERING**  
 CIVIL • SURVEYING • LAND PLANNING  
 108 West Edgewood, Bethesda, Suite 100, Maryland 20771  
 DC Metro (301) 657-6033 FAX (301) 607-6666

PLAT No.



VICINITY MAP  
 SCALE: 1" = 200'



**BRADLEY LANE**  
 (50' R/W - PER P.B. 1, PLAT 70)



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A LICENSED SURVEYOR OF ALL OF THE LANDS CONVERTED BY HILLIANT S. MACCARTHEE AND BLINA I. MACCARTHEE UNTO WHITEGATE ESTATES, LLC, BY A DEED RECORDED IN MONTGOMERY COUNTY, MARYLAND, BOOK 11, PAGE 11, ALSO BEING A SUBDIVISION OF PLAT 48 OF THE MONTGOMERY COUNTY PLANNING BOARD'S 3RD ADDITION TO CHEVY CHASE, AS RECORDED IN PLAT BOOK 1, PLAT 70, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND NONE OF WHICH IS DEDICATED TO PUBLIC USE. I HAVE EXAMINED THE CORNERS MARKED THEREON AND AM SURE THEY ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 90-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE: May 28, 2008  
 DAVID JOHN REFORE, SURVEYOR  
 MD REG. NO. 2172

SUBDIVISION RECORD PLAT  
 LOT 159  
**H.M. MARTINS 3RD ADDITION  
 TO CHEVY CHASE**

A RESUBDIVISION OF PARTS OF LOTS 68 AND 69  
 MONTGOMERY COUNTY, MARYLAND  
 BETHESDA (7TH) ELECTION DISTRICT  
 SCALE: 1" = 20' APRIL, 2008

**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name: HM Martin's 3rd Addn to CC Plat Number: 220081570

Plat Submission Date: 4-8-08

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. \_\_\_\_\_ 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  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>4-9-08</u>	<u>4-23-08</u>	_____	<u>N/A</u>
Research	Bobby Fleury	↓	↓	<u>4-11-08</u>	<u>OK</u>
SHA	Doug Mills	↓	↓	_____	_____
PEPCO	Steve Baxter	↓	↓	_____	_____
Parks	Doug Powell	↓	↓	_____	_____
DRD	Nellie Carey	↓	↓	<u>4-15-08</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:

**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

SJS

SJS

SJS

Date

6/19/08

5-13-08

6/12/08

7/3/08

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: \_\_\_\_\_