

Plat Name: Battery Park, Section 3
Plat #: 220130850

Location: Located in northwest quadrant of the intersection of Goddard Road and Maple Ridge Road.
Master Plan: Bethesda-Chevy Chase
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Owner: Raphael Sagalyn

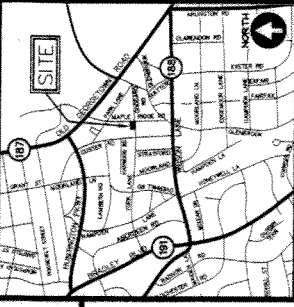
Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(3)** of the Subdivision Regulations, which states:

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 the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.

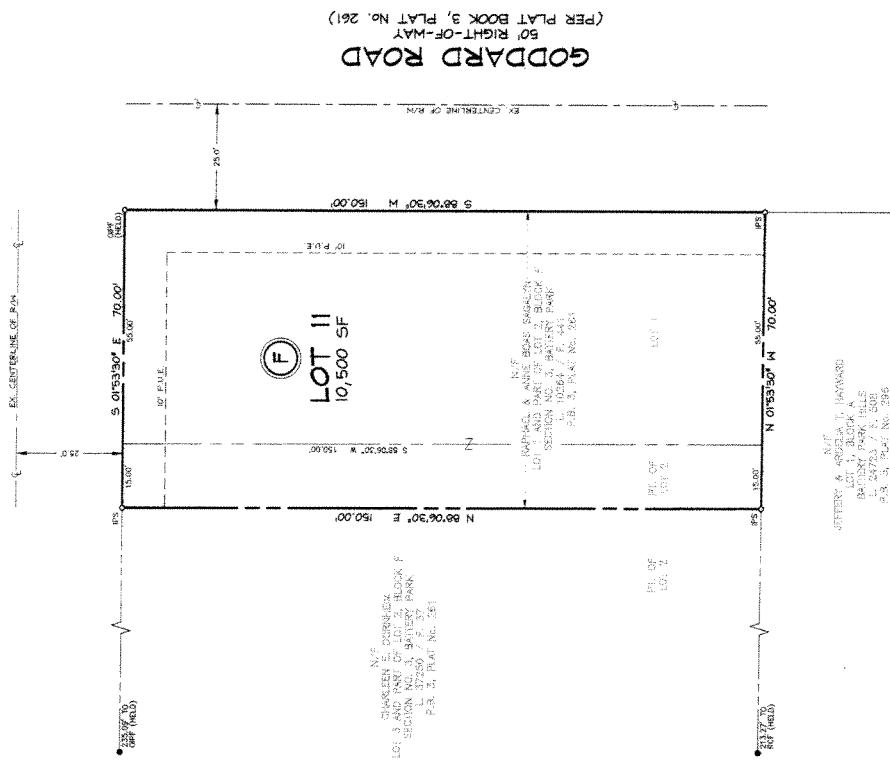
PLAT No.



VICINITY MAP
SCALE: 1" = 200'



MAPLE RIDGE ROAD
50' RIGHT-OF-WAY
(PER PLAT BOOK 3, PLAT No. 261)



GODDARD ROAD
50' RIGHT-OF-WAY
(PER PLAT BOOK 3, PLAT No. 261)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREIN IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE SUBDIVISION OF ALL OF THE LANDS CONVEYED BY EDGAR T. HILLIAMS AND ROSA R. HILLIAMS UNTO BARNHAEL SAGALYN AND ANNE BOAS SAGALYN, BY A DEED DATED MARCH 26, 1982, AND RECORDED MARCH 30, 1982 IN LIBER 100, 100A AND 100B, MONTGOMERY COUNTY, MARYLAND, AS SHOWN IN PLAT BOOK 3, PLAT NO. 261, BATTERY PARK AS RECORDED IN PLAT BOOK 3, PLAT NO. 261, ALONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 10,500 SQUARE FEET. I HAVE CONDUCTED A VISUAL INSPECTION OF THE LAND AND ALL PROPERTY CORNERS MARKED THEREON AND I AM Satisfied THAT THE SAME ARE IN PLACE AS SHOWN HEREIN IN ACCORDANCE WITH SECTION 90-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

2/13/13
DATE
JEFFREY ALLEN HANTWOOD
REGISTERED PROFESSIONAL SURVEYOR
MD REG. NO. 2858
EXPIRATION DATE: JULY 19, 2013

SUBDIVISION RECORD PLAT
LOT II, BLOCK F
SECTION NO. 3,
BATTERY PARK

A RESUBDIVISION OF LOT I AND PART OF LOT 2, BLOCK F
BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20'

- NOTES**
1. THE PROPERTY SHOWN HEREIN IS APPROVED FOR PUBLIC WATER AND SEWER WATER CATEGORY 1 - SEWER CATEGORY 1.
 2. ZONE AS OF THE DATE OF THIS RECORD PLAT IS IN THE R-40 ZONE AS OF THE DATE OF THIS RECORD PLAT RESUBDIVISION.
 3. CONF. - OPEN IRON PIPE FOUND
IPS - IRON PIPE WITH CAP SET
RCP - REBAR AND CAP FOUND
 4. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
 5. THIS PROPERTY IS SHOWN ON TAX MAP IN 123.
 6. THIS PROPERTY IS SHOWN ON P.S.C. 300-FOOT SHEET 20 IN U.A.
 7. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER INSTRUMENT APPROVED BY THE BOARD OF PUBLIC WORKS OR THE MONTGOMERY COUNTY PLANNING BOARD ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT. THE OFFICIAL PUBLIC FILES FOR THE BOARD OF PUBLIC WORKS AND THE MONTGOMERY COUNTY PLANNING BOARD ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
 8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 90-36(A) OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AND THE MONTGOMERY COUNTY ZONING CODE. THIS PLAT PROVIDES FOR THE CONSOLIDATION OF LOT 1 AND PART OF A LOT INTO A LOT, AS PROVIDED FOR IN SECTION 90-36(A)(3)(b).
 9. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE PROPERTY SHOWN HEREIN, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY SHOWN HEREIN. THE OWNER IS ADVISED THAT HE OR SHE IS RESPONSIBLE FOR CONDUCTING A VISUAL INSPECTION OF THE LAND AND ALL PROPERTY CORNERS MARKED THEREON AND FOR REPLACING OR REPAIRING ANY CORNERS MARKERS THAT ARE FOUND TO BE DEFECTIVE OR MISSING. THE OWNER IS ADVISED THAT HE OR SHE IS RESPONSIBLE FOR CONDUCTING A VISUAL INSPECTION OF THE LAND AND ALL PROPERTY CORNERS MARKED THEREON AND FOR REPLACING OR REPAIRING ANY CORNERS MARKERS THAT ARE FOUND TO BE DEFECTIVE OR MISSING. THE OWNER IS ADVISED THAT HE OR SHE IS RESPONSIBLE FOR CONDUCTING A VISUAL INSPECTION OF THE LAND AND ALL PROPERTY CORNERS MARKED THEREON AND FOR REPLACING OR REPAIRING ANY CORNERS MARKERS THAT ARE FOUND TO BE DEFECTIVE OR MISSING.

OWNERS' CERTIFICATE

WE, BARNHAEL SAGALYN AND ANNE BOAS SAGALYN, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND HEREBY GRANT A 50-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREIN AS "W.P.U.E.", TO THOSE PARTIES NAMED IN THE DOCUMENT DESCRIBING THE EASEMENT OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS OF MONTGOMERY COUNTY, MARYLAND, AS SHOWN IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THERE ARE NO SUITS, ACTIONS AT LAW, LEASERS, LISINS, OR OTHER MATTERS AFFECTING THE PROPERTY SHOWN HEREIN, EXCEPT AS INDICATED BELOW.

1/22/13
DATE
BARNHAEL SAGALYN
WITNESS
1/22/13
DATE
ANNE BOAS SAGALYN
WITNESS

1/22/13
DATE
JEFFREY ALLEN HANTWOOD
REGISTERED PROFESSIONAL SURVEYOR
MD REG. NO. 2858
EXPIRATION DATE: JULY 19, 2013

108 West Ridgeville Blvd., Suite 101
Mount Airy, Maryland 21771
301-507-8001 office
301-507-8005 fax
info@cosengineering.com

COSE ENGINEERING
222130850

Recorded
Plat No.

Department of
Permitting Services
Montgomery County, Maryland

Date: _____
Approved: _____
Director

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

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

PLAT TABULATION
NUMBER OF LOTS: 1
AREA OF LOT (S): 10,500 SQ. FT.
AREA OF STREET DEVIATION: 0
TOTAL AREA: 10,500 SQ. FT. (0.24 ACRES)

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MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Battery Park, Section 3 Plat Number: 220130850
 Plat Submission Date: 11/26/12
 DRD Plat Reviewer: W. McLaugh
 DRD Prelim Plan Reviewer: N/A

*For category of minor subdivision 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>Evelyn Gibson</u>	<u>11/28/12</u>	<u>12/14/12</u>	<u>12/3/12</u>	<u>No Comments</u>
Research	<u>Bobby Fleury</u>			<u>11/30/12</u>	<u>OK</u>
SHA	<u>Corren Giles</u>				
PEPCO	<u>Bobbie Dickey</u>				
Parks	<u>Doug Powell</u>				
DRD	<u>Keiona Clark</u>				

Final DRD Review:

Consultant Notified (Final Mark-up):
 Final Mylar & DXF/DWG Received:
 Final Mylar Review Complete:

Initial
WM
SOS
SOS

Date
1-4-2013
2-14-2013
2/15/13

Board Approval of Plat:

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

SOS

2/28/2013

MCDPS Approval of Plat:

Consultant 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:
 Complete Reproduction:
 Notify Consultant to Seal Plats:
 Surveyor's Seal Complete:
 Sent to Courthouse for Recordation:
 Recordation Info Entered into Hansen

No. _____

MINOR SUBDIVISION SECTION 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
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: _____