

Plat Name: Chevy Chase Terrace
Plat #: 220110790

Location: Located in the southwest quadrant of the intersection of Wisconsin Avenue (MD 355) and Norwood Drive
Master Plan: Bethesda – Chevy Chase
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Applicant: David Lamb (Representing the Estate of David Kosoy)

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 subject property 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.

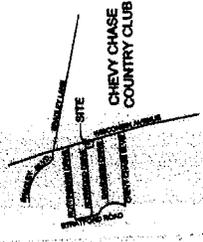
SURVEYOR'S CERTIFICATION

I hereby certify that the survey information shown hereon is correct; that this plat of subdivision has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland; that this plat is a subdivision of that real property conveyed by Curry N. England; to James L. Allison and wife, Rhoda Allison; as to an undivided one-half interest; and to David Kosey, as to the remaining undivided one-half interest, by Deed, dated September 23, 1974, recorded among the Land Records of Montgomery County, Maryland in Liber 4987 at Folio 621; said real property being Lot 22 and Part of Lot 23, Block B, as both are shown in their entirety on a Subdivision Record Plat recorded, December 5, 1922, among said Land Records in Plat Book 3 as Plat 242; and that property corner markers will be set in accordance with Section 50-24(e) of the Montgomery County Code (Subdivision Regulations), if so engaged. The total area included in this plat of subdivision is 7,605 square feet or 0.1746 of an acre. There is no area being dedicated to public use by this plat.

Date: 5/3/2011
 JOHN R. WITMER
 Maryland No. 10668
 Professional Land Surveyor

Part of Lot 23, Block B per an unrecorded plat of dedication titled "Plat Showing Proposed Widening of Wisconsin Avenue from Bradley Boulevard to Drummond", dated April, 1928.

ASSESSMENT MAP NO.	200-1467-04	AS TO PART, Edition	A-13
LAND RECORDS LIBER	4987	DATE	9/23/74
VOLUME AND PAGE	621	FILE NO.	96
VICINITY MAP			
NOT TO SCALE			



SUBDIVISION RECORD PLAT
 LOT 46, BLOCK B
 A REBUBDIVISION OF LOT 22 AND PART OF LOT 23 BLOCK B SECTION 1
CHEY CHASE TERRACE
 IN MONTGOMERY COUNTY, MARYLAND

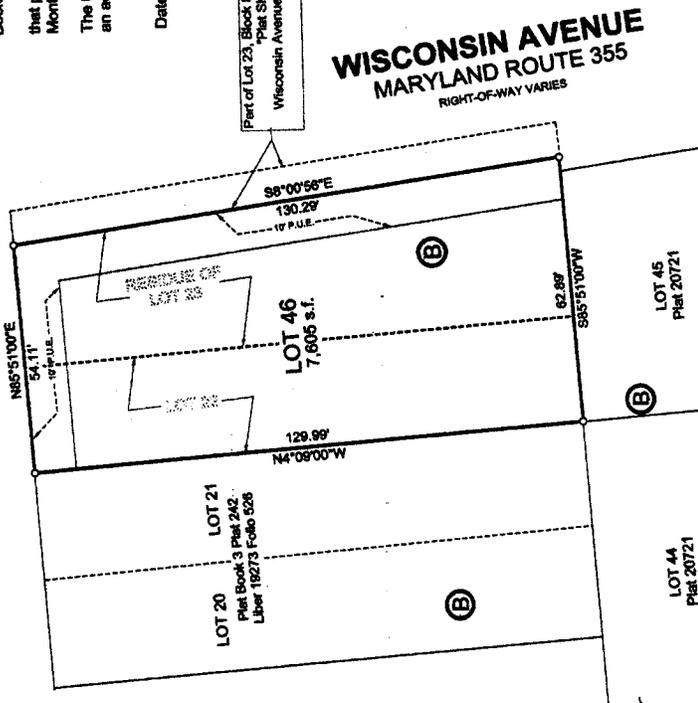
WITMER ASSOCIATES, LLC
 Land Surveying, Land Planning & Design
 12441 Wisconsin Road, Suite C, Columbia, MD 21047
 Tel: (301) 745-1487 Fax: (301) 745-1488
 E-mail: jwitmer@witmer.com

DATE: JANUARY, 2011
 SHEET NUMBER: 94084-1
 SCALE: 1" = 20'
 1 of 1



Plat Book 3 Plat 242 DATUM

NORWOOD DRIVE
 PREVIOUSLY DEDICATED BY RIGHT-OF-WAY
 (Plat Book 3 Plat 242)



LOT 45
 Plat 20721

LOT 44
 Plat 20721



NOTES

The property included on this subdivision plat is currently zoned R-60. The property included in this subdivision are intended for Public water and sewer service.

This subdivision record plat is not intended to show every matter affecting or respecting the ownership and use of the subject property. A subdivision record plat is not intended to replace an examination of title or to note all matters affecting title.

All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of the property included on this plat as approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recording of this plat, unless expressly contemplated by this plan as approved. The official public file for any such plan are maintained by the Planning Board and are available for public review during normal business hours.

This plat is in conformance with the requirements of Section 50-35A of the Montgomery County Code (Subdivision Regulations) which provide for the consolidation of two or more lots or parts of lots being re-platted as a single lot per Section 60-35A(a)(3) thereof.

OWNER'S CERTIFICATION

We, James L. Allison, surviving tenant by the entirety of his wife Rhoda Allison, and deceased, by John Rutkowski, his attorney-in-fact, as to a one-half interest, and David B. Lamb, personal representative of the estate of David Kosey, a.k.a. David Kosey, deceased, as to the remaining one-half interest, tenants in common as to the whole, owners of the property as described and included hereon, hereby:

establish this plan of subdivision, and grant a Public Utilities Easement (P.U.E.), as shown hereon, to the parties named in a document, titled "Terms and Provisions of a Public Utility Easement" as recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, subject to all current and applicable regulations of all federal, state, and local governing agencies.

We or our successors and assigns will cause property corner markers to be set by a Maryland Licensed Land Surveyor, in accordance with Section 50-24(e) of the Montgomery County Code (Subdivision Regulations).

There are no suits, liens, leases, mortgages or trusts affecting the property included in this plan of subdivision.

Date: 5/3/11
 by John Rutkowski, David B. Lamb, James L. Allison
 by John Rutkowski, his attorney-in-fact

Date: 5/3/11
 by David B. Lamb
 Personal Representative
 of the Estate of David Kosey

2011-10780
 THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 THE MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____
 SECRETARY-TREASURER

APPROVED: _____
 DIRECTOR

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF
 PERMITTING SERVICES

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Cherry Chase Terrace Plat Number: 226110790
 Plat Submission Date: Jan. 19, 2011
 DRD Plat Reviewer: S. Smith
 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 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	Evelyn Gibson	1-19-11	2-4-11	2-7-11	No REVISIONS
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):

Initial
SJS
SJS
SJS

Date
3/23/11
5-18-11
5-31-2011

Final Mylar & DXF/DWG Received:

Final Mylar Review Complete:

Board Approval of Plat:

SJS

6-9-11 6/16/2011

Plat Agenda:

Planning Board Approval:

Chairman's Signature:

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
yes 1978

(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: _____