

Plat Name: Country Club Village – Wynkoop Estates
Plat #: 220131490

Location: Located on the north side of Winston Drive, 150 feet southwest of Wynkoop Boulevard.

Master Plan: Bethesda-Chevy Chase Master Plan

Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer

Applicant: Dinesh Jain

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:

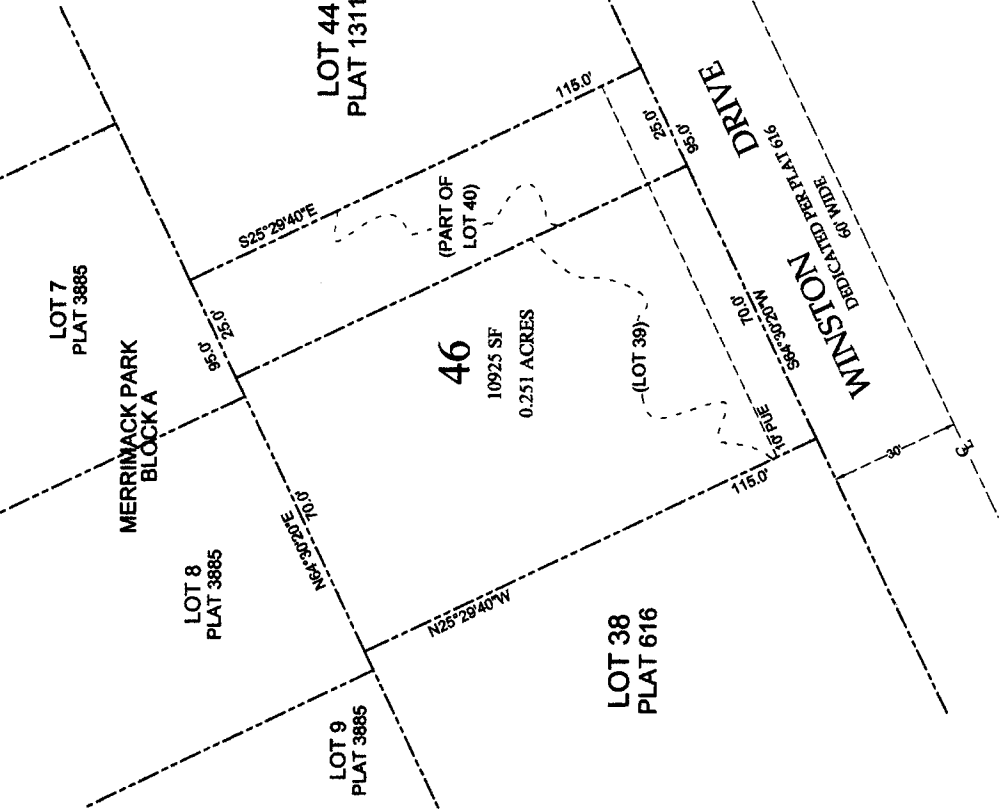
- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may 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.

PLAT 616
MERIDIAN

VICINITY MAP
1" = 200'



NOTES

1. PROPERTY ZONED R-80 AS OF THE DATE OF PLAT RECORDATION.
2. LOT IS TO BE SERVED BY PUBLIC WATER AND SEWER, WSSC CATEGORIES S-1, W-1.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY ARE APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD AND ARE ATTACHED TO AND MADE A PART OF THIS PLAT. SUCH RECORDATION OF THIS PLAT, THE OFFICIAL PUBLIC RECORDS FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
4. 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 DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.
5. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP G1681, WSSC GRID 208W080.
6. THIS PLAT OF RESUBDIVISION IS APPROVED PURSUANT TO THE PROVISIONS FOR RESUBDIVISIONS IN SECTION 96-30A OF THE MONTGOMERY COUNTY ZONING AND SUBDIVISION REGULATIONS. THE PLAT OF RESUBDIVISION OF A LOT AND PART OF A LOT AS PROVIDED FOR IN SECTION 96-30A(4)(5).

SUBDIVISION RECORD PLAT
 LOT 46
 COUNTRY CLUB VILLAGE
 WYNKOOP ESTATES
 A RESUBDIVISION OF
 LOT 39 & PART OF LOT 40
 ELECTION DISTRICT 7
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 20' MAY 2012

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 10000 WOODBURN DRIVE
 GAITHERSBURG, MARYLAND 20877
 (301) 984-5884



OWNER'S CERTIFICATION

The undersigned, owners of the property shown hereon, hereby adopt this plan of subdivision. The undersigned also grants Public Utility Easements as shown hereon to the parties named in a document entitled "Transfer and Plat of Public Utility Easements" as recorded in Liber 3884 of Folio 457 among the land records of Montgomery County, Maryland, their successors and assigns. The correct will correct all property owner names and any other required communication to be set by a registered Maryland Land Surveyor, in accordance with Section 90-24(e) of the Montgomery County Code.

There are no mills, liens, mortgages, or trusts, affecting the property included in this plat of subdivision.

David W. Mute
 Witness
 Dinesh Jain

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct, that it is a subdivision of the land described in a deed from Richard J. Hove to Schenck Group, LLC, dated April 10, 2013 and recorded in Liber 4808A of Folio 265, also being a resubdivision of "Country Club Village, Wynkoop Estates", Lot 38 and Part of Lot 40, as shown on a plat recorded in Plat Book 3 of Plat 616, all among the land records of Montgomery County, Maryland. I further certify that the area of the land shown in the corner to subdivision hereon, all instruments and all property interests which are included in the corner to subdivision hereon, are in accordance with the provisions of Section 96-30A(4) of Montgomery County Code. The lot is included on the plat is 10925 square feet of land. There is no dedication to the public use.

Thomas A. Maddox
 THOMAS A. MADDOX - Registered Professional
 Land Surveyor MD #10650 (Exp. 4/31/14)
 DATE: 5/15/2012

PLAT TOTALS	
NUMBER OF LOTS	1
AREA OF LOTS	10925 SF
AREA OF RESUBDIVISION	10925 SF
TOTAL AREA SHOWN ON PLAT	10925 SF

MONTGOMERY COUNTY
 DEPARTMENT OF PERMITTING SERVICES
 APPROVED _____ DATE _____

DIRECTOR

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

APPROVED _____ DATE _____
 CHAIRMAN ASST. - SECRETARY - TREASURER

THOMAS A. MADDOX, P.L.S.

PLAT

DATE

PLAT 616

10000000

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Wyakoop Estates Plat Number: 220131490
 Plat Submission Date: 9/11/13
 DRD Plat Reviewer: H. Meyer
 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 OK Open Space N/A Non-standard
 BRLs N/A Adjoining Land Vicinity Map OK 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				
Research	Bobby Fleury	6/12/13	6/28/13	6/18/13	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Area 1 6-17-13 See Comments

Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>WM</u>	<u>7/26/13</u>
Final Mylar & DXF/DWG Received:	<u>WM</u>	<u>8/9/13</u>
Final Mylar Review Complete:	<u>WM</u>	<u>9/16/13</u>

Board Approval of Plat:

Plat Agenda:	<u>WM</u>	<u>9/12/13</u>
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: _____ ✓

(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: _____