

Plat Name: Ridgewood Village
Plat #: 220140090

Location: Located on the north side of Wyndale Lane, 200 feet west of Wyndale Road.
Master Plan: Bethesda - Chevy Chase Master Plan
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Owner: Harold Stromsen

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.

NOTES

1. THE RECORD HEREIN IS SERVED BY PUBLIC WATER AND SEWER WATER CATEGORY 1 - SENIOR CATEGORY 1
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD IS IN THE R-40 ZONE AS OF THE DATE OF PLAT RECORDATION.
3. PPF - PUNCH PIPE FOUND
CPF - OPEN IRON PIPE FOUND
IPF - IRON PIPE WITH CAP SET
4. THIS PROPERTY IS SHOWN ON TAX MAP IN 562.
5. THIS PROPERTY IS SHOWN ON M.S.S.C. 200-FOOT SHEET, 209 MM 02.
6. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLANS, SITE PLAN, PROJECT PLAN, OR OTHER MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS MODIFIED BY THE TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS OF THIS PLAN AND SUPPLEMENTED BY THE TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS OF THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
7. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR FINAL SUBDIVISION APPROVALS AND REGULATIONS BULK CHAPTER 50 OF THE MONTGOMERY COUNTY CODE. THIS PLAT CONVEYS TO THE OWNERSHIP AND USE, FOR EVERY MATTER RESTRICTING THE CONVERSION OF A PART OF A LOT INTO A LOT, AS PROVIDED FOR IN SECTION 50-22(A)(3).
8. ANYTHING THAT IS SHOWN ON THIS PLAT, INCLUDING BUT NOT LIMITED TO THE LISTING OF THE INTERESTS IN THIS PROPERTY, HAS BEEN REVIEWED BY THE PLAT REVIEW BOARD AND IS NOT SUBJECT TO ANY CHANGING OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.

OWNERS' CERTIFICATE

I, HAROLD ROLF STROTSMAN AND SARAH ETHEL STROTSMAN, HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT IT IS A RESUBDIVISION OF PART OF LOT 12, BLOCK 8, RIDGEWOOD VILLAGE, MONTGOMERY COUNTY, MARYLAND, DATED JANUARY 11, 1994, AND RECORDED JANUARY 21, 1994 IN LIBER 1224 AND BOOK 10301 AND PART OF LOT 12, BLOCK 8, RIDGEWOOD VILLAGE, MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 7, 1960, AND RECORDED SEPTEMBER 21, 1960 IN LIBER 1494 AT THE OFFICE OF THE COUNTY CLERK, MONTGOMERY COUNTY, MARYLAND, AND THAT THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE RECORDS OF THE DISTRICT OF COLUMBIA SHOW THAT THE MATTERS MARKED THIS PLAT ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 60-2(A)(3) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

9/11/13 Walter R. Jacobs P.R. Strotsman
DATE HAROLD ROLF STROTSMAN WITNESS

9/11/13 Walter R. Jacobs P.R. Strotsman
DATE SARAH ETHEL STROTSMAN WITNESS

PLAT TABULATION

NUMBER OF LOTS.....	1
AREA OF LOTS (SQ. FT.).....	8,508 SQ. FT.
AREA OF STREET DEDICATION.....	0
TOTAL AREA.....	8,508 SQ. FT. (0.196 ACRES)

Department of
Permitting Services
Montgomery County, Maryland
Date: _____
Approved: _____
Division _____
Asst. Secretary - Treasurer _____
The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board
Approved: _____
M.N.C.P. & P.C. Record File No. _____

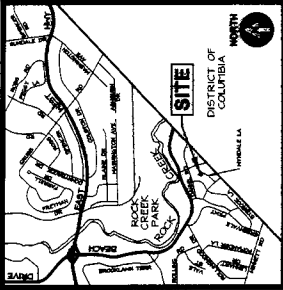


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info@cosengineering.com

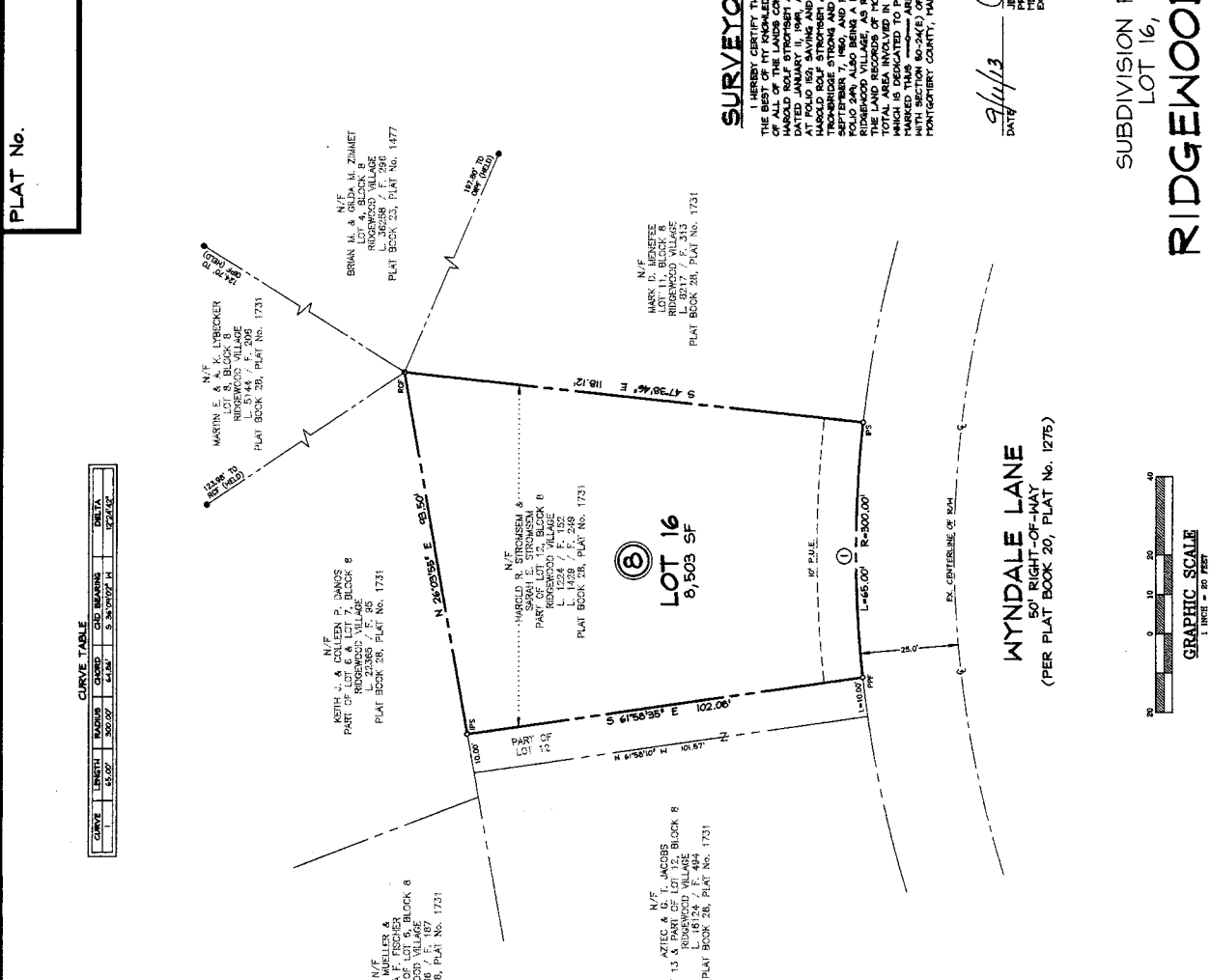


Recorded
Plat No. _____

Recorded
Plat No. _____



VICINITY MAP
SCALE 1" = 2000'



PLAT No.

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 PART OF LOT 16, BLOCK 8, RIDGEWOOD VILLAGE, MONTGOMERY COUNTY, MARYLAND, DATED JANUARY 11, 1994, AND RECORDED JANUARY 21, 1994 IN LIBER 1224 AND BOOK 10301 AND PART OF LOT 16, BLOCK 8, RIDGEWOOD VILLAGE, MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 7, 1960, AND RECORDED SEPTEMBER 21, 1960 IN LIBER 1494 AT THE OFFICE OF THE COUNTY CLERK, MONTGOMERY COUNTY, MARYLAND, AND THAT THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE RECORDS OF THE DISTRICT OF COLUMBIA SHOW THAT THE MATTERS MARKED THIS PLAT ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 60-2(A)(3) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

9/11/13
DATE JEFFREY ALLEN HAYMOND
JEFFREY ALLEN HAYMOND
P.L. 256 / E. 218
EXPIRATION DATE: JULY 19, 2018

SUBDIVISION RECORD PLAT
LOT 16, BLOCK 8
RIDGEWOOD VILLAGE
A RESUBDIVISION OF PART OF LOT 12, BLOCK 8
BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' JULY, 2013

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Ridgeview Village Plat Number: 220140090
 Plat Submission Date: 8/1/13
 DRD Plat Reviewer: H. Mylar
 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	Evelyn Gibson	8/2/13	8/16/13		
Research	Bobby Fleury			8/5/13	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey			8-14-13	Show PVE ✓
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>HM</u>	<u>8/14/13</u>
Final Mylar & DXF/DWG Received:	<u>SOS</u>	<u>9-25-2013</u>
Final Mylar Review Complete:	<u>SOS</u>	<u>10-1-2013</u>
Board Approval of Plat:		
Plat Agenda:	<u>SOS</u>	
Planning Board Approval:		<u>10-10-2013</u>
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: _____ OK
- 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: _____