

**Plat Name: High Point**  
**Plat #: 220141110**

**Location:** Located on the north side of Onondaga Road, 500 feet east of Sangamore Road.

**Master Plan:** Bethesda - Chevy Chase Master Plan

**Plat Details:** R-60 zone; 1 lot

**Applicant:** MGB-5915, LLC

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.

**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 a portion of the real property conveyed by Kenneth H. Becker and Phyllis Zimmerman, Trustees of the Miriam G. Becker Living Trust to MGB-5915, LLC, a Maryland Limited Liability Company, in a Deed recorded among the Land Records of Montgomery County, Maryland in Liber 45734 at Folio 012, said property being Lot 14, Block 30 and a portion of the 25' wide "Walk", as shown included on a Subdivision Record Plat, recorded, May 24, 1951, among said Land Records in Plat Book 39 as Plat 2818; said Walk area having been abandoned, July 16, 1959 by the Circuit Court of Montgomery County, Maryland, Equity Case 22184, 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 12,037 square feet or 0.2763 of an acre. There is no area being dedicated to public use by this plat.

Date: April 20, 2014  
 John R. Witmer  
 Professional Land Surveyor  
 Maryland No. 10688  
 Two Year MCLS Probationary Land Surveyor's  
 License Renewal Date: 11/28/2015

**OWNER'S CERTIFICATION**

I, Kenneth H. Becker, managing member of MGB-5915 LLC, owner of the property shown and included hereon, hereby:

adopt this plat of subdivision, and hereby grant a 10' Public Utility Easement (P.U.E.) to the utility shown and described in the terms and provisions of a Public Utility Easement, as recorded in 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 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: 4/21/2014 Owner: Kenneth H. Becker, Managing Member  
 MGB-5915 LLC

22014110

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

APPROVED: \_\_\_\_\_

CHAIRMAN

SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE NUMBER: \_\_\_\_\_

MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF  
 PERMITTING SERVICES

APPROVED: \_\_\_\_\_

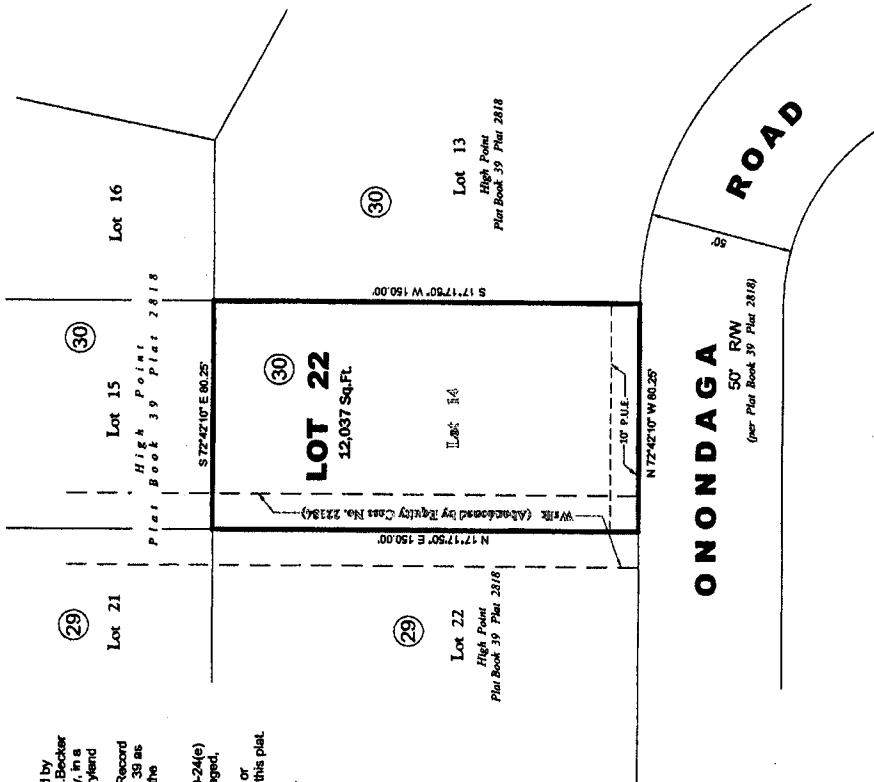
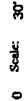
BY: \_\_\_\_\_

DIRECTOR

PLAT NO. \_\_\_\_\_

DATE: \_\_\_\_\_

0 Scale: 30'



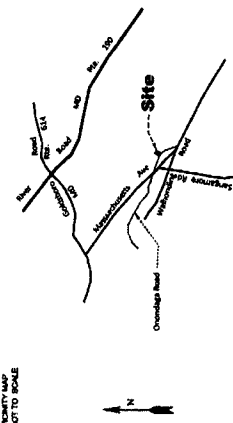
PLAT NO. \_\_\_\_\_

**NOTES**

The property included on this subdivision plat is currently zoned R-60. The property included in this subdivision is served by public water and sewer services only.  
 This subdivision plat is not intended to show every matter affecting or restricting the ownership and use of the subject property. A subdivision record plat is not intended to replace an examination of title 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 following 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 the plan as approved. The official files 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 50-35.A of the Montgomery County Code (Subdivision Regulations) which provide for the consolidation of two or more lots or parts of lots or an abandonment being re-platted as a single lot per Section 50-35.A.(a)(3).

GM 563 207 NW 06 72 ORD D-5  
 COUNTY MAP  
 UNIT TO SCALE



Subdivision Record Plat

RESUBDIVISION OF LOT 22, BLOCK 30, A PART OF AN UNIMPROVED WALK, BLOCK 30

**HIGH POINT**  
 7th (BETHESDA) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND



WITMER ASSOCIATES, LLC  
 Land Surveying, Land Planning & Design  
 1160 Woodland Plaza, Suite C, Gaithersburg, MD 20879  
 Tel: (301) 984-7500 Fax: (301) 984-7501  
 www.witmerassoc.com

DATE: January, 2014 13025 A 1 of 1

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: High Point Plat Number: 220141110  
 Plat Submission Date: 1/30/14  
 DRD Plat Reviewer: R Weaver  
 DRD Prelim Plan Reviewer: N/A

\*For category of minor subdivision see pages 2 and 3

Minor (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   
 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				
SHA	Corren Giles				
PEPCO	Bobble Dickey				
Parks	Doug Powell				
DRD	Kelona Clark	<u>weaver</u>			<u>See Mark-up</u>

## Final DRD Review:

Consultant Notified (Final Mark-up): Initial RW Date 3-13-14  
 Final Mylar & DXF/DWG Received: Initial SGS Date 4-21-14  
 Final Mylar Review Complete: Initial SGS Date 4-29-14

## Board Approval of Plat:

Plat Agenda: Initial SGS Date 5-8-14  
 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: *none* RW 3/5/14  
RW 3/5/14

**(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: \_\_\_\_\_