

Plat Name: West Chevy Chase Heights
Plat #: 220140830

Location: Located on the south side of West Virginia Avenue, 100 feet east of Kentucky Avenue.
Master Plan: Bethesda-Chevy Chase Master Plan
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Applicant: Douglas Construction Group

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 PROPERTY SHOWN HEREON IS APPROVED FOR PUBLIC WATER AND SEWER ONLY.
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-40 ZONE AS OF THE DATE OF PLAT RECORDED.
3. IFS - IRON PIN WITH CAP SET
 OBT - OPEN IRON PIPE FOUND
 NF - NAIL FOUND
4. THIS PROPERTY IS SHOWN ON TAX MAP NO. 68.
5. THIS PROPERTY IS SHOWN ON H.B.S.C. 200-FOOT SHEET 20 N4 04.
6. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH THE SUBDIVISION AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION. THE FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS OF 10 FEET TO THOSE PARTIES NAMED IN THE PUBLIC UTILITY EASEMENT, AS RECORDED IN LIBER 467 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, OR TRUSTS ATTRACTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW.
7. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS AS SET FORTH IN SECTION 86-24(E) OF THE SUBDIVISION REGULATIONS, BIRTH CHAPTER 50 OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES THE CONSOLIDATION OF TWO OR MORE LOTS INTO A LOT, AS PROVIDED FOR IN SECTION 86-24(C)(5).
8. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER OF RECORD AFFECTING THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO BE AN EXHAUSTIVE LISTING OF ALL MATTERS AFFECTING TITLE.
9. FLOOD ZONE "X" PER FEMA. FIRM MAPS, COMMUNITY PANEL NUMBER 2463C 0462D.

OWNERS' CERTIFICATE

WE, DOUGLAS CONSTRUCTION GROUP, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION. THE FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS OF 10 FEET TO THOSE PARTIES NAMED IN THE PUBLIC UTILITY EASEMENT, AS RECORDED IN LIBER 467 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, OR TRUSTS ATTRACTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW.

DATE 3-6-14 DOUG MONTGOMERY
 WITNESS
 DOUGLAS CONSTRUCTION GROUP, LLC
 DATE 3/14/14 [Signature]
 WITNESS
 Eileen R. P.
 DATE

WE, SINGLE BANK, HEREBY CONSENT TO THIS PLAN OF SUBDIVISION. DEED OF TRUST ON DISC. 30, 2014, LIBER 46200 AT FOLIO 164, JANUARY 16, 2014 IN LIBER 46200 AT FOLIO 164.

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

PLAT TABULATION

NUMBER OF LOTS	1
NUMBER OF PARCELS	1
AREA OF PARCEL(S)	5,100 SQ. FT.
AREA OF STREET DEDICATION	0
TOTAL AREA	5,100 SQ. FT. (51P ACRES)

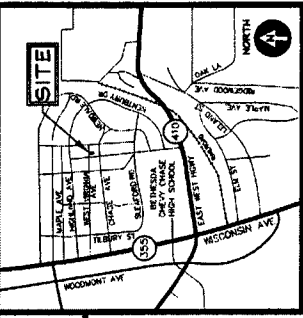
Recorded
 Plat No. _____

SURVEYOR'S CERTIFICATE

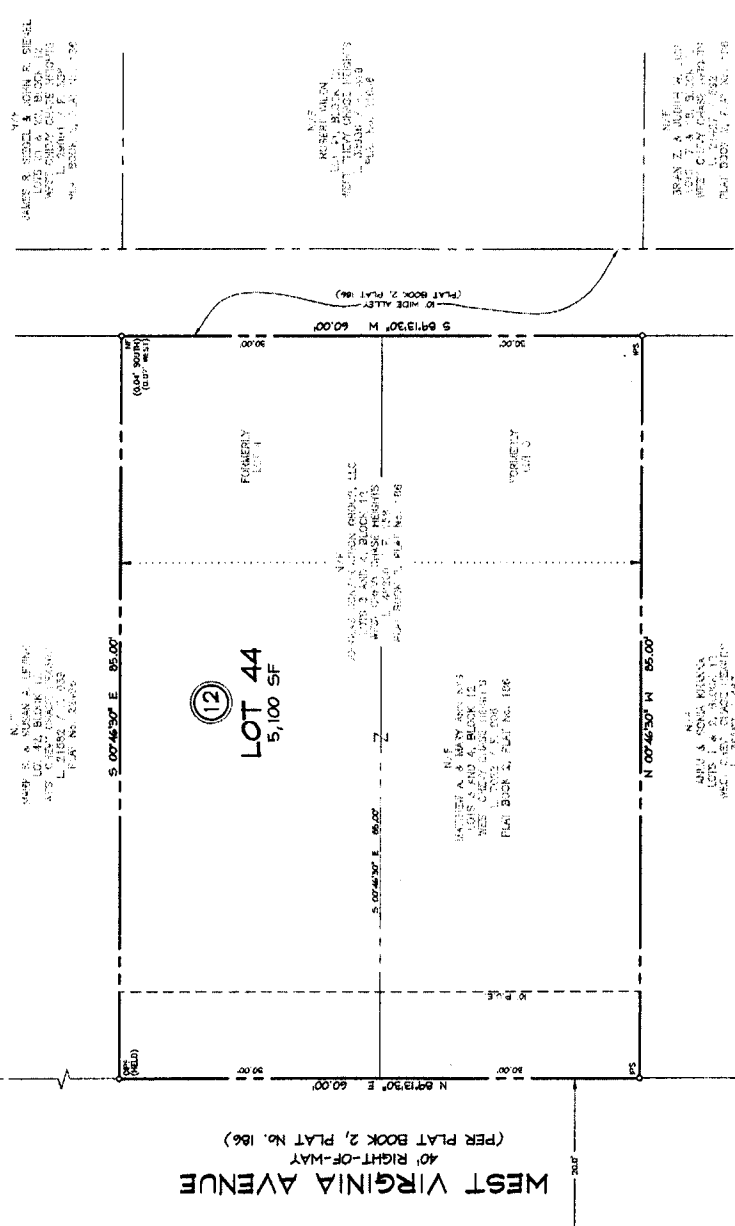
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RESUBDIVISION OF THE PROPERTY SHOWN ON THE PLAT RECORDED IN LIBER 467 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND RECORDED JANUARY 16, 2014 IN LIBER 46200 AT FOLIO 164. ALSO BEING A RESUBDIVISION OF LOT 3 AND LOT 4, BLOCK 12, WEST CHASE HEIGHTS, AS RECORDED IN LIBER 388 AT FOLIO 467 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 5,100 SQUARE FEET, MORE OR LESS, AS SHOWN ON THE PLAN. THIS RESUBDIVISION IS IN ACCORDANCE WITH SECTION 86-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE 3/14/14
[Signature]
 PROFESSIONAL LAND SURVEYOR
 EXPIRES JANUARY 31, 2015
 EXPIRES JANUARY 31, 2015

PLAT No.



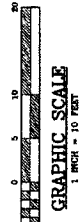
VICINITY MAP
 SCALE: 1" = 200'



A MINOR SUBDIVISION FOR
 CONSOLIDATION OF LOTS 3 & 4, BLOCK 12
 SUBDIVISION RECORD PLAT
 LOT 44, BLOCK 12
WEST CHEVY
CHASE HEIGHTS
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 10' NOVEMBER, 2013



108 West Republic Blvd., Suite 101
 301-407-4031
 301-407-8045 fax
 www.cosengineering.com
 info@cosengineering.com



MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: West Chevy Chase Heights, Lot 44 Blk 12 Plat Number: 220140830
 Plat Submission Date: 12/11/2013
 DRD Plat Reviewer: C. Burmag
 DRD Prelim Plan Reviewer: _____

*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 ok Bearings & Distances Coordinates ok
 Plan # N/A Road/Alley Widths Easements ok 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	12/12/13	12/27/13		
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO	Bobble Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):	Initial <u>CB</u>	Date <u>2/28/14</u>
Final Mylar & DXF/DWG Received:	<u>SB</u>	<u>3-17-14</u>
Final Mylar Review Complete:	<u>SB</u>	<u>4-2-14</u>
Board Approval of Plat:		
Plat Agenda:	<u>SB</u>	<u>4-10-14</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: _____

for adjoining
lots:
614 - 34
619 - 56

(3) Consolidation Of Two or More Lots or Pt. of Lot into 1 Lot

original
subdiv. 1716

- a) Any prior subdivision conditions: _____
- b) Part of lot created by deed prior to June 1 1958: Not applicable

OK
N/A

(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: _____