

Plat Name: West Chevy Chase Heights (Revision)

Plat #: 220141380

Location: Located on the south side of Maple Avenue, 100 feet east of Maryland Avenue.

Master Plan: Bethesda-Chevy Chase Master Plan

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

Owner: Guy Silverman

Explanation of Revision

The subject plat was previously approved by the Board at its meeting on June 26, 2014. In the interim since the original approval, the mylar has been re-struck to add lienholder reference and signature which was erroneously left off the original mylar.

The revised plat mylar contains no other and Staff recommends approval of the revised plat which remains in conformance with the requirements of Section 50-35A(a)(3) of the Subdivision Regulations stated below:

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

1. THE PROPERTY SHOWN HEREON IS SERVED BY PUBLIC WATER AND SEWER ONLY.
2. THE PROPERTY, TAXES IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-40 ZONE AS OF THE DATE OF PLAT RECORDED.
3. IPS = IRON PIN WITH CAP SET
RZF = REBAR AND CAP FOUND
4. THIS PROPERTY IS SHOWN ON TAX MAP HN 345.
5. THIS ZONE "F" PER U.S.C. 200-FOOT SHEET 20 NW 04.
6. FLOOD ZONE "X" PER F.E.P.A. FIRM PHMS, CUMMUNITY PANEL 2420C 056D.
7. ALL ASSOCIATED CONDITIONS, AGREEMENTS, EASEMENTS, AND REQUIREMENTS, OR OTHER PLANNING DEVELOPMENT OF THIS PROPERTY ARE APPROVED BY THESE SURVEYORS AND WILL BE ENFORCED BY THE COUNTY OF MONTGOMERY. THIS PLAT IS NOT TO BE RECORDED WITHOUT THE SIGNATURE OF THE COUNTY CLERK. THE OFFICIAL PUBLIC FILES FOR THIS PLAT CONFORM TO THE REQUIREMENTS OF THE BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION ACT. THIS PLAT INVOLVES THE CONSOLIDATION OF TWO LOTS INTO A LOT, AS PROVIDED FOR IN SECTION 50-35A-C(3).
9. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHAKE EVERY MATTER OF RECORD OR TO REVOKE OR REScind ANY RIGHTS OR INTERESTS. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OF NOTE ALIEN.

1. GUY SILVERMAN, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ACCEPTS THIS PLAN OF SUBDIVISION.

2. THE PROPERTY SHOWN AND DESCRIBED HEREIN, SHOWN HEREON AS "1/4 P.L.E." TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TRUSTS AND PROVISIONS OF PUBLIC UTILITY ESSENTIALS", AS RECORDED IN LIBER 3034 AT FOLIO 407 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SHUTS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW.

7-8-14
DATE


GUY SILVERMAN


WITNESS

7/8/14 K. J. Sullivan
DATE NAME KEYN SILVERMAN
WITNESS

PLAT TABULATION	
NUMBER OF LOTS.....	1
NUMBER OF PARCELS.....	0
AREA OF LOT(S).....	4,000 S.F.
AREA OF PARCEL(S).....	0 S.F.
AREA OF STREET DEDICATION.....	0 S.F.
TOTAL AREA.....	4,000 SQ. FT. (0.092 ACRES)

The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board

Approved: _____
Chairman

Asst. Secretary - Treasurer

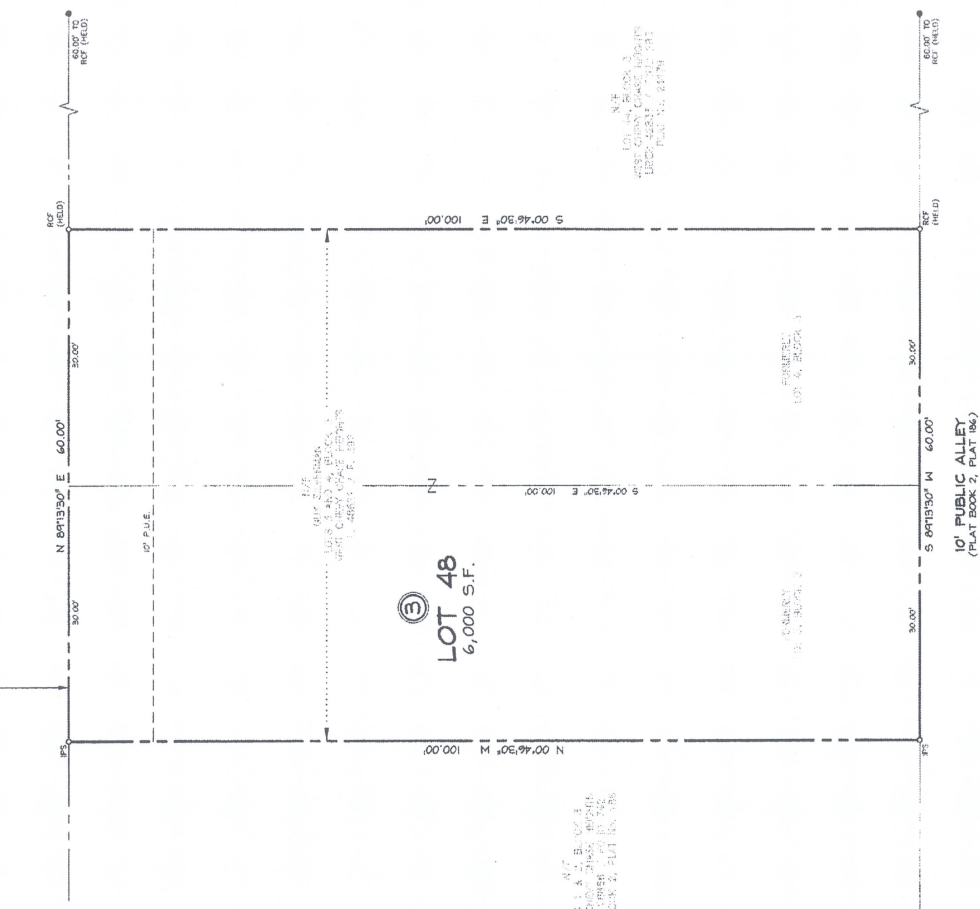
M.N.C.P. & P.C. Record File No. _____

M.N.C.P. & P.C. Record File No.



220141380 Revision

MAPLE AVENUE
(45' RIGHT-OF-WAY. PER PLAT BOOK 2, PLAT 186)



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Journal of Internal Medicine 247: 353–360

1015 23 & 24, Block 2
9001 Green Chase Road
Hills 13377 / POB 240
New York, NY 10016

Dr. J. S. Goss
West Hill, East Hamp-
shire, N. H.

ing Services
County, Maryland

Perr
Montgo[illegible]

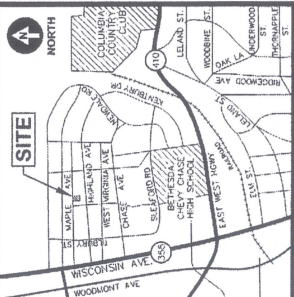
7/8/14
DATE

NO. 14, BLOCK 2
WEST CHRY. CHURCH
1900-1901

[illegible]

SUBDIVISION RECORD PLAT
LOT 48, BLOCK 3
WEST CHEVY
CHASE HEIGHTS

BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 10' APRIL, 2014



VICINITY MAP
SCALE: 1" = 2000'

SCALE: 1" = 2000'

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: West Cherry Chase Heights Plat Number: 220141380
Plat Submission Date: 4/28/2014
Plat Reviewer: Candy Burnag
Prelim Plan Reviewer: _____

*For category of minor subdivision see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. N/A Checked: Initial N/A Date N/A
Preliminary Plan No. N/A Checked: Initial N/A Date N/A
Planning Board Opinion – Date N/A Checked: Initial N/A Date N/A
Site Plan Name if applicable: N/A Site Plan Number: N/A
Planning Board Opinion – Date N/A Checked: Initial N/A Date N/A

Review Items: Refer the Plat Review Checklist

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	<u>4-30-14</u>	<u>5-16-14</u>		<u>N/A</u>
Research	Bobby Fleury				<u>OK</u>
SHA	Corren Giles				<u>N/A</u>
PEPCO	Bobbie Dickey				<u>OK</u>
Parks	Doug Powell				<u>N/A</u>
DARC	Keiona Clark				<u>N/A</u>

Review:

Consultant Notified (Initial Mark-up):
Consultant Notified (Submit Mylar):
Final Mylar & DXF/DWG Received:
Final Mylar Review Complete:

Initial

SOS

SOS
SOS

Date

5/5/14

6-11-14
6-17-14

REVISION

7-8-2014

7-8-14

7-24-2014

Board Approval of Plat:

Plat Agenda:
Planning Board Approval:
Chairman's Signature:

SOS
SOS
JME

6/26/14
6/26/14
6/30/14

MCDPS Approval of Plat:

Consultant Pick-up for DPS Signature:
Final Mylar for Reproduction Rec'd:

SOS

7-1-14

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: _____

✓ original subdivision recorded in 1916
No parts of lots in consolidation
not applicable.

(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: _____

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