

Plat Name: Wood & Paul's Subdivision
Plat #: 220151570

Location: Located on the west side of Fawcett Street, 200 feet south of Mitchell Street
Master Plan: Kensington Sector Plan
Plat Details: R-60 zone; 2 lots
Owner: George and Janine Myers

Staff recommends approval of this minor subdivision plat pursuant to **Sections 50-35A(a)(3) and 50-35A(a)(1)** of the Subdivision Regulations, in effect when the application was submitted, which respectively state:

50-35A(a)(3) 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

50-35A(a)(1) Minor Lot line Adjustment. The sale or exchange of part of a lot between owners of adjacent lots for the purpose of small adjustments in boundaries; provided:

- a. The total area of the adjustment does not exceed five percent of the combined area of the lots affected by the adjustment;
- b. No additional lots are created;
- c. The adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved; and,
- d. The owner submits a sketch plan for review and approval by the Planning Board staff. The sketch plan may be a copy of the existing record plan and must contain the following information:
 - i. proposed lot line adjustment as a dashed line;
 - ii. any buildings, driveways, or other physical improvements located within fifteen feet of the proposed adjusted lot line;
 - iii. any minimum building setback that would be altered by the minor lot line adjustment; and

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 - iii. any minimum building setback that would be altered by the minor lot line adjustment; and

- iv. the amount of lot area affected by the minor lot line adjustment.

The sketch plan must be approved, approved with revision or denied, in writing, within ten business days after the plan is submitted or the sketch plan is deemed approved, provided requirements i. through iii., above, are met. A final record plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.

- e. Any minor lot line adjustment between properties that occurred prior to May 19, 1997, remains an exception to platting as provided in Section 50-9(d).

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 50-35A(a)(1) and supports this minor subdivision record plat.

NOTES

1. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
2. THE PROPERTY IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-40 ZONE AS OF THE DATE OF PLAT REGISTRATION.
3. AP = 800 P.M WITH GAS SET.
4. THIS PROPERTY IS SHOWN ON TAX MAP 14P 343.
5. THIS PROPERTY IS SHOWN ON M.S.S.C. 200-FOOT SHEET 210 N4 04.
6. FLOOD ZONE 5% PER FEMA. FIRM MAPS, COASTAL FLOOD PANEL 240202650.
7. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REPRESENTATIONS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN, OR OTHER PLAT ALLOWING PLANNING BOARD AND INTERESTED TO SURVIVE UNLESS INDICATED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAT ARE MAINTAINED BY THE BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
8. THIS PLAT COMPLIES WITH THE REQUIREMENTS FOR PLAT SUBMISSION APPROVALS CONTAINED IN SECTION 10-3A OF THE MONTGOMERY COUNTY SUBDIVISION PLAT ACT AND A PART OF A LOT INTO A LOT AS PROVIDED FOR IN SECTION 10-3A(4)(ii) OF THE MONTGOMERY COUNTY SUBDIVISION PLAT ACT AS PROVIDED FOR IN SECTION 10-3A(4)(ii).
9. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE USE OF THE LAND, NOR ANY MATTER AFFECTING THE TITLE OR TO DEFECT OR MATTERS AFFECTING TITLE.

OWNERS' CERTIFICATE

WE, GEORGE T. INTERS AND JANNINE C. INTERS, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADOPT THIS PLAT OF SUBDIVISION. FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "U.P.U.E.", TO THOSE PARTIES NAMED IN THE ABOVE ENTITLED DECLARATION OF TERMS AND PROVISIONS OF THIS PLAT AND TO ALL SUCCESSORS AND HEIRS OF SAID PARTIES. WE HEREBY AGREE TO WAIVE OUR RIGHTS TO REVOKE OR REScind THIS PLAT AND TO WAIVE OUR RIGHTS TO REVOKE OR REScind THIS PLAT EXCEPT AS INDICATED BELOW.

DATE: 7-2-2018 George T. Inters WITNESS
 DATE: 7-2-2018 Jannine C. Inters WITNESS

10314 FANCETT STREET (LOTS 14, 15 AND 16), EXCEPT THE NORTH 10.30' BY THE FULL DEPTH); ME, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. HOLDERS OF A CERTAIN DEED OF TRUST DATED JANUARY 27, 2017 AND RECORDED IN PLAT BOOK 5, 201AL BOOK PAGE 302 HEREBY CONSENTS SOLELY AS LHM HOLDERS TO THIS PLAT OF SUBDIVISION.

DATE: July 27, 2018 Ralph L. Hall, Vice President WITNESS
 DATE: July 27, 2018 Laura E. Valentine, Vice President WITNESS

10314 FANCETT STREET (LOT 19, EXCEPT THE NORTH 10.30' BY THE FULL DEPTH); ME, HELLS FARGO BANK, N.A., HOLDER OF A CERTAIN DEED OF TRUST DATED JANUARY 27, 2017 AND RECORDED IN PLAT BOOK 5, 201AL BOOK PAGE 302 HEREBY CONSENTS SOLELY AS LHM HOLDERS TO THIS PLAT OF SUBDIVISION.

DATE: July 27, 2018 Laura E. Valentine, Vice President WITNESS

PLAT TABULATION

Name of Lots	2
Area of Lots (sq. ft.)	50,848.29 sq. ft.
Area of Streets	0
TOTAL AREA	50,848.29 sq. ft. (0.92 ACRES)

Approved: _____
 Title: _____
 Department of Permitting Services
 Montgomery County, Maryland
 Date: July 27, 2018
 Approved: _____
 Title: _____
 The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board
 Approved: _____
 Title: _____
 M.N.C.P. & P.C. Record File No. _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A LICENSED SURVEYOR OF ALL OF THE LANDS CONVERTED BY BO DOBLE LANSKON INTO GEORGE T. INTERS AND JANNINE C. INTERS, BY A DEED DATED JANUARY 8, 2002, AND JANNINE C. INTERS, BY A DEED DATED JANUARY 8, 2002, AND ALL OF THE LANDS CONVERTED BY JANNINE C. INTERS INTO GEORGE T. INTERS AND JANNINE C. INTERS, BY A DEED DATED DECEMBER 22, 2004, AND RECORDED JANUARY 24, 2005 IN LIBER 2004 AT FOLIO 179, ALSO BEING A PART OF PLAT BOOK 5, 201AL BOOK PAGE 302, AND THAT THE PAUL'S SUBDIVISION, AS RECORDED IN PLAT BOOK 5, 201AL BOOK PAGE 302, IS A PART OF PLAT BOOK 5, 201AL BOOK PAGE 302, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 50,848.29 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE. I HAVE REVIEWED THE PLAT AND MARKED THIS RECORD PLAT IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 10-3A(2) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE: July 9, 2018
Jeffery Allen Wafford
 JEFFERY ALLEN WAFFORD
 PROFESSIONAL SURVEYOR
 P.D. REG. NO. 2869
 EXPIRATION DATE: JULY 9, 2019

OWNERS' CERTIFICATE

WE, GEORGE T. INTERS AND JANNINE C. INTERS, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADOPT THIS PLAT OF SUBDIVISION. FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "U.P.U.E.", TO THOSE PARTIES NAMED IN THE ABOVE ENTITLED DECLARATION OF TERMS AND PROVISIONS OF THIS PLAT AND TO ALL SUCCESSORS AND HEIRS OF SAID PARTIES. WE HEREBY AGREE TO WAIVE OUR RIGHTS TO REVOKE OR REScind THIS PLAT AND TO WAIVE OUR RIGHTS TO REVOKE OR REScind THIS PLAT EXCEPT AS INDICATED BELOW.

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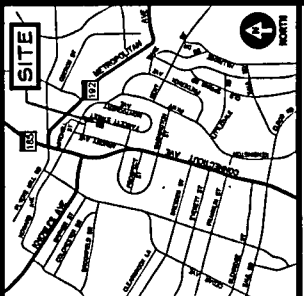
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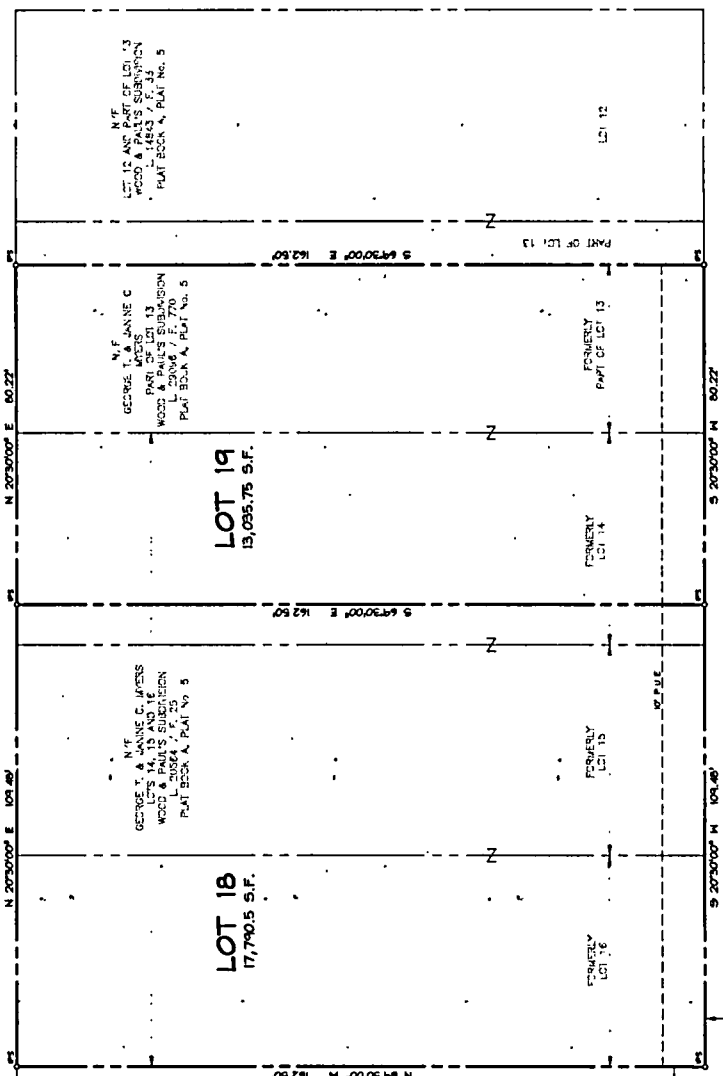
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VICINITY MAP
SCALE: 1" = 200'



SUBDIVISION RECORD PLAT
 LOTS 18 & 19
WOOD & PAUL'S SUBDIVISION
 A RESUBDIVISION OF PART OF LOT 13
 AND LOTS 14, 15 & 16
 WHEATON (13TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20' JUNE, 2018

10314 FANCETT STREET (LOT 14, 15 AND 16); ME, HELLS FARGO BANK, N.A., HOLDER OF A CERTAIN DEED OF TRUST DATED JANUARY 27, 2017 AND RECORDED IN PLAT BOOK 5, 201AL BOOK PAGE 302 HEREBY CONSENTS SOLELY AS LHM HOLDERS TO THIS PLAT OF SUBDIVISION.

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COAS ENGINEERING
 10 South Breez Street
 Rockville, Maryland 20850
 301-907-8045 fax
 www.coasengr.com
 info@coasengr.com

Recorded _____
 Plat No. _____