

Plat Name: West Chevy Chase Heights
Plat #: 220110470

Location: Located on the south side of Highland Avenue, 400 feet west of Maryland Avenue
Master Plan: Bethesda-Chevy Chase
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Applicant: C.M. Conlan Contractors and Builders, Inc.

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 subject property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.

NOTES

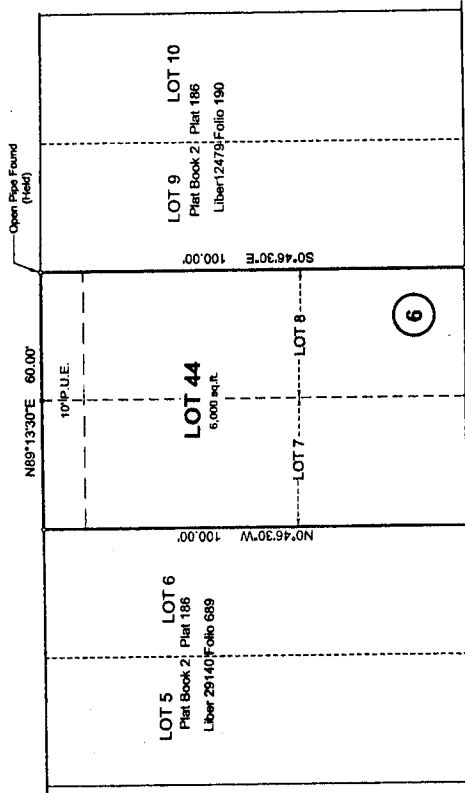
The property included on this subdivision plat is currently zoned R-60. The property included in this subdivision is intended for Public water and sewer service.

This subdivision record 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 or 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 allowing 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 being approved. The official public 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 50-35A of the Montgomery County Code (Subdivision Regulations) which provide for the consolidation of two or more lots or parts of lots being re-platted as a single lot per Section 50-35A(e)(3) thereof.

HIGHLAND AVENUE
PREVIOUSLY DEDICATED 40' RIGHT-OF-WAY
(Plat Book 2 Plat 186)



OWNER'S CERTIFICATION

We, C. M. Conlan Contractors and Builders, Inc., owners of the property shown and included hereon, hereby:

establish this plan of subdivision, and grant a Public Utilities Easement (P.U.E.), as shown hereon, to the parties named in a document titled "Terms and Provisions of a Public Utility Easement" as recorded among 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 or 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.

C. M. CONLAN CONTRACTORS AND BUILDERS, INC.



CHRISTOPHER M. CONLAN, President

Date: 2/23/11

220110470

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

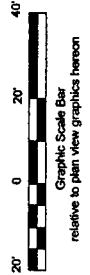
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____

BY: _____ SECRETARY-TREASURER

_____ DIRECTOR

M.N.C.P. & P.C. RECORD FILE NUMBER: _____



PLAT NO. _____

RECORDING DATE: _____

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 that real property conveyed by FLORENCE E. PRAHASTO to C. M. CONLAN CONTRACTORS and BUILDERS, INC. by Deed, dated February 4, 2011, recorded among the Land Records of Montgomery County, Maryland in Liber 41123 at Folio 180, said real property being Lots 7 and 8, in Block 6, as shown in their entirety on a Subdivision Record Plat recorded among said Land Records, March 31, 1916, in Plat Book 2 as Plat 186, and that property corner markers will be set in accordance with Section 50-24(e) of the Montgomery County Code (Subdivision Regulations), if so approved.

The total area included in this plat of subdivision is 6,000 square feet or 0.1377 of an acre. There is no area being dedicated to public use by this plat.

Date: 2/23/2011

John R. Witmer
JOHN R. WITMER
Professional Land Surveyor
Maryland No. 10668

COUNTY ASSESSMENT MAP & LOTS NOT TO SCALE	HHS443	NEECS 200 SHEET NUMBER	210 NW 04	SECTION MAP #	3	GRID	A-18
---	--------	------------------------	-----------	---------------	---	------	------

SUBDIVISION RECORD PLAT
LOT 44, BLOCK 6
A RESUBDIVISION OF LOTS 7 & 8 BLOCK 6
WEST CHEVY CHASE HEIGHTS
7th (BETHESDA) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

WITMER ASSOCIATES, LLC
Land Surveying, Land Planning & Design
18401 Woodfield Road, Suite C, Gaithersburg, MD 20879
Tel: (301) 740-1499 Fax: (301) 740-5096 E-Mail: wmiter@wya.net

DATE: SEPT. 2010
SCALE: 1" = 20'
WALL PROJECT NO.: 03742 E
SHEET NO.: 1 of 1

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: WEST CHEVY CHASE HEIGHTS Plat Number: 22016470

Plat Submission Date: 11-10-2010

DRD Plat Reviewer: S. Smith

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 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	11/10/10	11/24/10		
Research	Bobby Fleury			11/16/10	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):

Initial

Date

SBS

12/17/10

Final Mylar & DXF/DWG Received:

SBS

2-25-11

Final Mylar Review Complete:

SBS

3-1-2011

Board Approval of Plat:

Plat Agenda:

SBS

3/10/2011

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 #:

No. _____

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

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: 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: _____