

Plat Name: West Chevy Chase Heights
Plat #: 220110680

Location: Located on the south side of Maple Avenue, 350 feet east of Maryland Avenue
Master Plan: Bethesda - Chevy Chase
Plat Details: R-60 zone, 1 lot
Community Water, Community Sewer
Applicant: Bradley and Suzanne Tesh

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-40.
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 relating to 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, and intended to survive and not be extinguished by the recording of this plat, unless expressly contemplated by the plan as 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(4)(3) thereof.

OWNER'S CERTIFICATION

We, Bradley L. Tesh and Suzanne S. Tesh owners of the property shown and included herein, hereby establish this plan of subdivision, and grant a Public Utility Easement (P.U.E.), as shown herein, 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 3934 at Folio 487, 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 sales, leases, mortgages or trusts affecting the property included in this plan of subdivision.

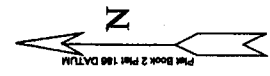
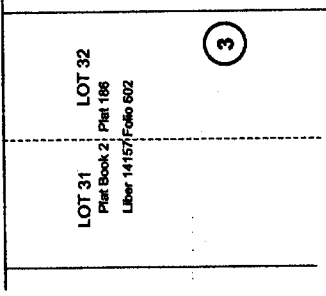
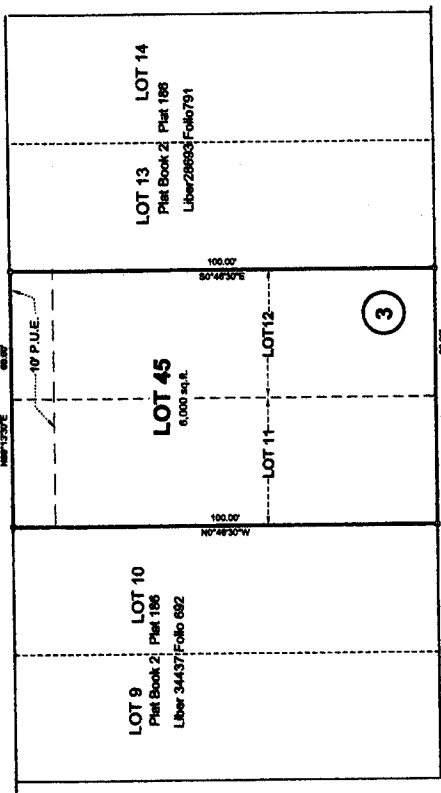
Date: 25 March 2011 Owner: Bradley Lynn Tesh
Date: 26 March 2011 Owner: Suzanne Snell Tesh

THE MONTGOMERY COUNTY PLANNING BOARD
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____ BY: _____
CHAIRMAN SECRETARY/TREASURER DIRECTOR

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

MAPLE AVENUE
PREVIOUSLY DEDICATED AS RIGHT-OF-WAY
(Plat Book 2 Plat 186)



PLAT NO. _____
RECORDING DATE: _____

SURVEYOR'S CERTIFICATION

I hereby certify that the survey information shown herein 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 SUZANNE SNELL TESH, to BRADLEY LYNN TESH and SUZANNE SNELL TESH by Deed, dated APRIL 22, 1987, recorded among the Land Records of Montgomery County, Maryland in Liber 7679 at Folio 665, said real property being Lots 11 and 12, Block 3, 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 engaged. The total area included in this plat of subdivision is 0.000 square feet or 0.1377 of an acre. There is no area being dedicated to public use by this plat.

Date: 3/28/2011
John R. Witmer
JOHN R. WITMER
Professional Land Surveyor
Maryland No. 10868

COUNTY: MONTGOMERY	ADDRESS: HNS43	SECTION: 20	RANGE: 210 NW 04	PLAT: 3187	BOOK: 40	SHEET: 10	
<p>SUBDIVISION RECORD PLAT LOT 45, BLOCK 3 A RESUBDIVISION OF LOTS 11 & 12, BLOCK 3 WEST CHEVY CHASE HEIGHTS 7th (BETHESDA) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND</p>							
<p>WITMER ASSOCIATES, LLC Land Recording, Land Planning & Design 13401 Woodfield Place, Suite C, Gaithersburg, MD 20879 Tel: (301) 746-1400 Fax: (301) 746-3055 E-Mail: wita@wita.com</p>							
SCALE: 1" = 20'					DATE: DEC., 2010	SHEET NO.: 03742 E2	1 of 1

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: WEST CHEVY CHASE #476775 Plat Number: 220110680
 Plat Submission Date: 1-4-2011
 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 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	1/19/11	2/2/11	2-7-11	NO REVISIONS OK
Research	Bobby Fleury			2/24/11	
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>SOS</u>	<u>3-9-11</u>
Final Mylar & DXF/DWG Received:	<u>SOS</u>	<u>3/29/11</u>
Final Mylar Review Complete:	<u>SOS</u>	<u>3/30/11</u>
Board Approval of Plat:		
Plat Agenda:	<u>SOS</u>	<u>4/7/11</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: _____

(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: _____