

Plat Name: West Chevy Chase
Plat #: 220110820

Location: Located on the north side of Drummond Avenue, approximately 2,300 feet west of Wisconsin Avenue (MD 355)
Master Plan: Bethesda-Chevy Chase
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Applicant: Lorita Mendolson

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

1. TOTAL AREA INCLUDED ON THIS PLAT IS 11,400 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.
2. TOTAL AREA OF DEDICATION IS 0.00 SQUARE FEET.
3. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-40 ZONE, AS OF THE DATE OF PLAT RECORDATION.
4. THE PROPERTY IS SHOWN ON TAX MAP MH 121, WSSC 2007 SHEET 208 HW 05
5. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THE PROPERTY HAS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO BE MAINTAINED BY THE OWNER OF THE PROPERTY. ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
6. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-40 CLASSIFICATION
7. RBWC = REBAR WITH CAP SET
8. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
9. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES CONSOLIDATION OF A LOT AND A PART OF A LOT INTO ONE LOT AS PROVIDED FOR IN SECTION 50-35A(3)(X).
10. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THIS PROPERTY. THE OWNER OF THIS PROPERTY IS ADVISED TO OBTAIN AN EXAMINATION OF TITLE FOR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
11. PROPERTY LIES WITHIN ZONE X OF FEMA MAP # 2403104450 DATED SEPTEMBER 28TH 2008.

SURVEYOR'S CERTIFICATION

I, HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT IT IS A RE-SUBDIVISION OF ALL OF THE LANDS COMPLETED BY CORNELIA R. CHAMBERLIN, SUCCESSOR TRUSTEE OF THE EDWARD RYAN REVOCABLE TRUST TO LORITA S. HENDELSON AND DEBRA S. GOODMAN RICE, RECORDED IN LIBER 41125 AT FOLIO 321 DATED FEBRUARY 4TH, 2011, AND BEING PART OF LOT 24 AND LOT 25, BLOCK B AS SHOWN ON A PLAT OF SUBDIVISION KNOWN AS "LOT 24 AND LOT 25, BLOCK B" RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT ALL PROPERTY CORNERS MARKED THEREON ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND. TOTAL AREA INCLUDED ON THIS PLAT IS 11,400 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

OWNERS CERTIFICATION

WE, LORITA S. HENDELSON AND DEBRA S. GOODMAN RICE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION. WE FURTHER GRANT A 10'-00" PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.E." TO THE PUBLIC UTILITIES COMPANY OF MONTGOMERY COUNTY, MARYLAND, AND ALL RECORDS OF PUBLIC UTILITY EASEMENTS, AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT FOR MORTGAGES ON THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION AND ALL PARTIES IN INTEREST THEREIN HAVE INDICATED THEIR ASSENT TO THIS PLAN BY SIGNING BELOW.

Lorita S. Hendelson DATE 4/7/11
 WITNESS
Debra S. Goodman Rice DATE 4/13/11
 WITNESS
Robin Blecher DATE 2/22/11
 WITNESS (SIGNING ON BEHALF OF SUNTRUST MORTGAGE, INC.)

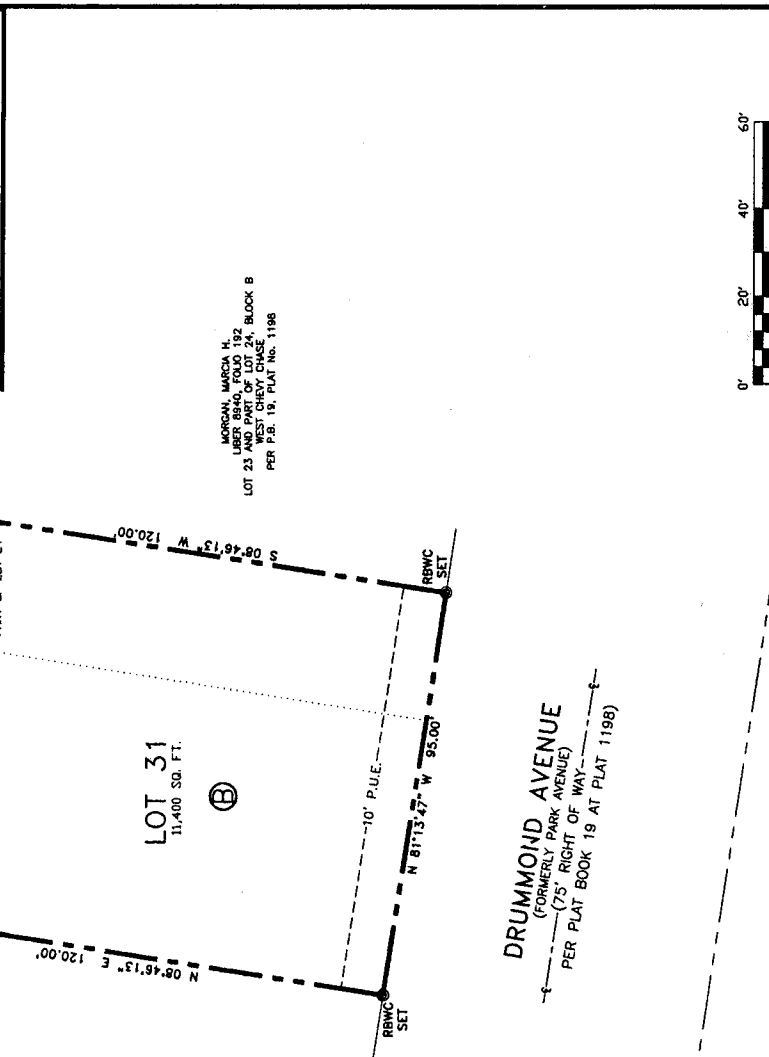
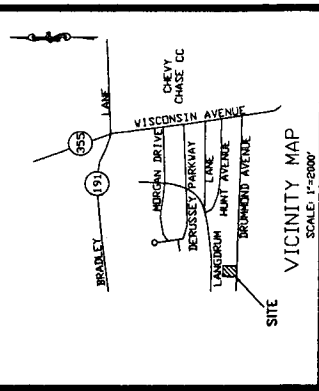
Department of Permitting Services
 Montgomery County, Maryland

Approved: _____
 Title _____ Director

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

Approved: _____
 Title _____ Asst. Secretary / Treasurer

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



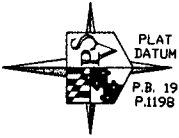
SCALE: 1"=200'

0' 20' 40' 60'

SCALE: 1"=20'

SUBDIVISION RECORD PLAT
 WEST CHEVY CHASE
 LOT 31, BLOCK B
 A RESUBDIVISION OF
 PART OF LOT 24 and LOT 25
 BLOCK B
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=20' FEBRUARY 2011

PLAT No.



BLANCHARD, JACQUELINE M.
 LIBER 15177, FOLIO 27
 WEST CHEVY CHASE
 PER P.B. 18, PLAT No. 1043

RAINES, SUSAN W.
 LIBER 1008, FOLIO 687
 WEST CHEVY CHASE
 PER P.B. 16, PLAT No. 1043

ROUSTEN, TED L. & BARBARA J.
 LIBER 24402, FOLIO 421
 WEST CHEVY CHASE
 PER P.B. 19, PLAT No. 1198

MORGAN, MARCA H.
 LIBER 8840, FOLIO 192
 WEST CHEVY CHASE, BLOCK B
 WEST CHEVY CHASE
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 WEST CHEVY CHASE
 PER P.B. 19, PLAT No. 1198

DRUMMOND AVENUE
 (FORMERLY PARK AVENUE)
 PER PLAT BOOK 19 AT PLAT 1198

POTOMAC VALLEY
 SURVEYS
 20010 FISHER AVENUE, SUITE F
 POOLESVILLE, MARYLAND
 1-888-349-5090

Recorded _____
 Plat Book _____
 Plat No. _____

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: West Chevy Chase Plat Number: 220110820
 Plat Submission Date: 2-8-2011
 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 ok
 Plan # N/A Road/Alley Widths Easements Open Space N/A Non-standard
 BRLs 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	2-18-11	3-4-11	3-18-11	No REVISIONS
Research	Bobby Fleury			2-23-11	OK
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>3/28/11</u>
Final Mylar & DXF/DWG Received:	<u>SOS</u>	<u>4/22/11</u>
Final Mylar Review Complete:	<u>SOS</u>	<u>5/5/11</u>
Board Approval of Plat:		
Plat Agenda:	<u>SOS</u>	<u>5/19/2011</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
 yes 1945

(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: _____