

Plat Name: West Chevy Chase Heights
Plat #: 220120310

Location: Located on the south side of Maple Avenue, 150 feet west of Kentucky Avenue
Master Plan: Bethesda-Chevy Chase
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Applicant: Tom Bernitt

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 this 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

- TOTAL AREA INCLUDED ON THIS PLAT IS 6,000 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.
- TOTAL AREA OF DEDICATION IS 0.00 SQUARE FEET.
- THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-60 ZONE, AS OF THE DATE OF PLAT RECORDATION.
- THE PROPERTY IS SHOWN ON TAX MAP HN 343, WSSC 200' SHEET 210 NW 04
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE HEREBY INCORPORATED INTO THIS PLAT. ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-60 CLASSIFICATION
- IFP = IRON PIPE FOUND/ RBWC = REBAR WITH CAP SET
- THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
- 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 TWO OR MORE LOTS INTO ONE LOT AS PROVIDED FOR IN SECTION 50-35A(6)(3).
- 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 SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPECT OR NOTE ALL MATTERS AFFECTING TITLE.
- PROPERTY LIES WITHIN ZONE X OF FEMA MAP # 24031C04550 DATED SEPTEMBER 29TH 2006.

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 CONVEYED BY ZOLTAN L. NAGY AND SUBDIVISION 127A, 2001 AND BEING ALL OF LOT 15 AND ALL OF LOT 16, BLOCK 3 AS SHOWN ON A PLAT OF SUBDIVISION KNOWN AS WEST CHEVY CHASE HEIGHTS AS RECORDED IN PLAT BOOK 2 AT PLAT 186 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT ALL PROPERTY CORNERS MARKED THEREON CONFORM TO THE SURVEYOR'S RECORDS AND ACCORDANCE WITH SECTION 50-35A OF MONTGOMERY COUNTY SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND. TOTAL AREA INCLUDED ON THIS PLAT IS 6,000 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

Paul P. Mowatt DATE 11/16/11
 DAVID P. MOWATT
 M.D. PROFESSIONAL SURVEYOR #91136
 DATE OF EXPIRATION 06-28-2012
OWNERS CERTIFICATION
 WE, BERNITT BUILDERS, INC. OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON,
 HEREBY ADOPT THIS PLAN OF SUBDIVISION.

WE FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.E." TO THE PUBLIC AND TO THE "PUBLIC UTILITIES" AS DESCRIBED IN LIBER 3854 AT FOLD 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGE, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

Tom Bernitt DATE 11-17-11
 TOM BERNITT
 (SIGNING ON BEHALF OF BERNITT BUILDERS INC.) WITNESS

Department of Permitting Services
 Montgomery County, Maryland

Approved: _____
 Title _____ Director
 The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board

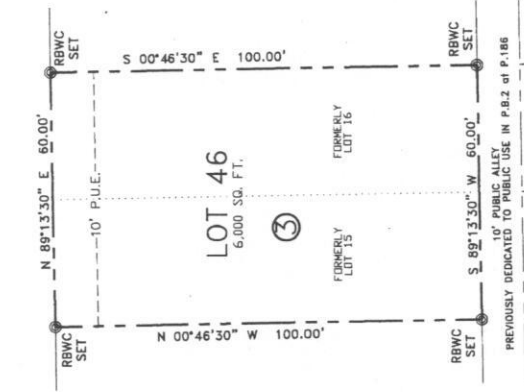
Approved: _____
 Title _____ Chairman
 M.N.C.P. & P.C. Record File No. _____
 Title _____ Asst. Secretary - Treasurer

Recorded _____
 Plat Book _____
 Plat No. _____

PLAT No.



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

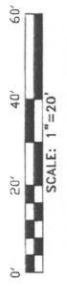


KOCH WILSON J. & SUSAN S.
 LIBER 38544, FOLD 412
 LOT 43, BLOCK 3
 WEST CHEVY CHASE HEIGHTS
 PLAT No. 23154

DOHERTY ERK A. & R. W.
 LIBER 28831, FOLD 007
 LOT 41, BLOCK 3
 WEST CHEVY CHASE HEIGHTS
 PLAT No. 22338

ISRAEL ARTURO P. & M. S. ET AL
 LIBER 7911, FOLD 008
 LOTS 13 & 14, BLOCK 3
 WEST CHEVY CHASE HEIGHTS
 PER P.B. 2, PLAT No. 186

BELL JANE M ET AL
 LIBER 14508, FOLD 378
 LOTS 35 & 36, BLOCK 3
 WEST CHEVY CHASE HEIGHTS
 PER P.B. 2, PLAT No. 186



SUBDIVISION RECORD PLAT
WEST CHEVY CHASE HEIGHTS
LOT 46, BLOCK 3
 A RESUBDIVISION OF
 LOTS 15 and 16, BLOCK 3
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=20' AUGUST 2011

POTOMAC VALLEY SURVEYS
 20010 FISHER AVENUE, SUITE F
 POOLSVILLE, MARYLAND
 1-888-349-3090

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: West Cherry Chase Heights Plat Number: 220120310
 Plat Submission Date: 9/7/2011
 DRD Plat Reviewer: W. Morgan
 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 ok Coordinates ok
 Plan # N/A Road/Alley Widths ok Easements ok 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	9-9-2011	9/21/2011	9/21/2011	
Research	Bobby Fleury			9-12-11	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>WM</u>	<u>11/15/2011</u>
Final Mylar & DXF/DWG Received:	<u>WM</u>	<u>11/17/2011</u>
Final Mylar Review Complete:	<u>WM</u>	<u>11/29/2011</u>
Board Approval of Plat:		
Plat Agenda:	<u>SOS</u>	<u>12-8-11</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 #:	_____	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: _____

(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: _____