

Plat Name: West Chevy Chase Heights
Plat #: 220120870

Location: Located in the northeast quadrant of the intersection of Maryland Avenue and Highland Avenue
Master Plan: Bethesda-Chevy Chase
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Applicant: Nathan Arnold

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

PLAT NO.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT THIS PLAT OF SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY UMBERTO REFORZO, SURVIVING TENANT BY THE ENTIRETY OF ANNA REFORZO TO AGNESE REFORZO AND MATHAN ARNOLD, BY THE LAND DEED DATED OCTOBER 7TH 2011 AND RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER RECORDS AT FOLIO 478. SAID PROPERTY ALSO BEING A RESUBDIVISION OF LOTS 21 AND 22, BLOCK 3 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "WEST CHEVY CHASE HEIGHTS" AND RECORDED AMONG THE AFORESAID LAND RECORDS AS PLAT NO. 198.

I FURTHER CERTIFY THAT IF ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS -O- WILL BE SET IN ACCORDANCE WITH SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 6,000 SQUARE FEET OR 0.1377 OF AN ACRE NONE OF WHICH IS DEDICATED TO PUBLIC USE.
 DATE: 3/20/12
 MICHÈLLE GOODE
 PROFESSIONAL SURVEYOR
 MARYLAND REG. NO. 444
 LICENSE EXPIRATION DATE: 12/10/2012

NOTES

1. THIS PROPERTY IS CURRENTLY ZONED R-60.
2. THIS PROPERTY SHALL BE SERVED BY PUBLIC WATER AND SEWER SERVICE.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS INCLUDING ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN, ALONG WITH ANY OTHER INSTRUMENTS, RECORDS, AND RECORDS OF THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
4. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY, NOR IS IT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPECT OR NOTE ALL MATTERS AFFECTING TITLE.
5. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP H343.
6. THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVAL CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. THE PLAT PROVIDES FOR THE CONSOLIDATION OF TWO OR MORE LOTS INTO ONE LOT, AS PROVIDED FOR IN SECTION 50-35.0A(3).

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT AND PUBLISH MINIMUM BUILDING RESTRICTION LINES AS PRESCRIBED BY THE MONTGOMERY COUNTY ZONING CODE.

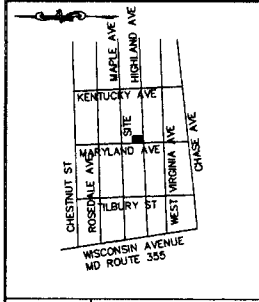
FURTHER WE GRANT TO THOSE PARTIES LISTED IN THAT CERTAIN DECLARATION RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, PUBLIC UTILITY EASEMENTS DESIGNATED HEREON AS "P.U.E.", SUBJECT TO THE TERMS AND PROVISIONS FOR THE PUBLIC UTILITIES INDICATED WITHIN SAID DECLARATION.

FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY ENGAGING A LICENSED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE.

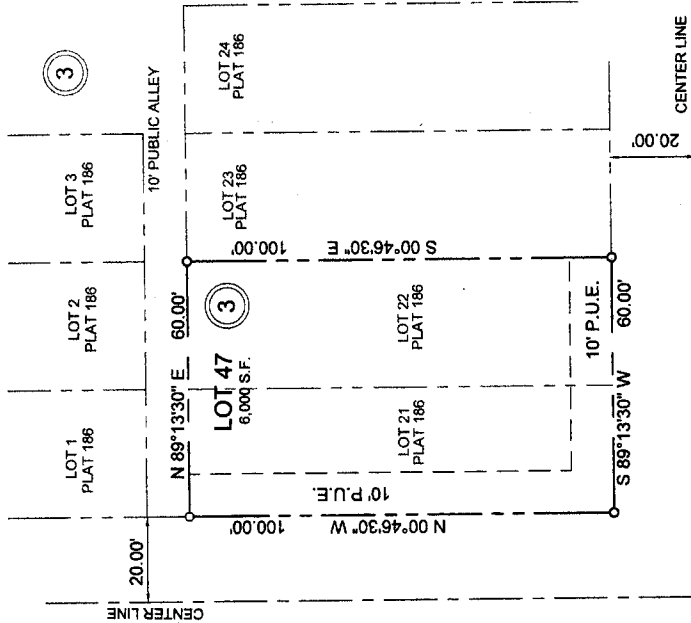
THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUST AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

Witness: Nathan Arnold DATE: 3/21/2012
 Witness: Agnese Reforzo Arnold DATE: 3/21/2012
 Witness: Michele Goode DATE: 3/21/2012

APPROVED: _____	DATE: _____
CHAIRMAN _____	PLAT NO. _____
SECRETARY/TREASURER _____	DIRECTOR _____
MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES	



VICINITY MAP
SCALE 1" = 1000'



HIGHLAND AVENUE
(40' WIDE RIW)
PREVIOUSLY DEDICATED BY PLAT 186

MARYLAND AVENUE
(40' WIDE RIW)
PREVIOUSLY DEDICATED BY PLAT 186

SUBDIVISION RECORD PLAT
LOT 47 BLOCK 3
WEST CHEVY CHASE HEIGHTS
 A RESUBDIVISION OF LOTS 21 & 22, BLOCK 3
 BETHESDA (7TH) DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 20'

GOODE SURVEYS, LLC
 P.O. BOX 599
 DAMASCUS, MD 20872
 PHONE: (301) 998-3700
 FAX: (301) 998-3708



MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: West Cherry Close Heights Plat Number: 220120870
 Plat Submission Date: 12/21/2011
 DRD Plat Reviewer: U. Myer
 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 N/A
 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 notes N/A Child Lot notes 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	12/21/11	1/6/12	1/19/12	OK
Research	Bobby Fleury	"	"	1/3/12	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):	Initial <u>WM</u>	Date <u>3/8/12</u>
Final Mylar & DXF/DWG Received:	<u>WM</u>	<u>3/30/12</u>
Final Mylar Review Complete:	<u>WM</u>	<u>4/2/12</u>
Board Approval of Plat:		
Plat Agenda:	<u>WM</u>	<u>4/12/12</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: _____