

**Plat Name: Somerset Heights**  
**Plat #: 220131210**

**Location:** Located on the north side of Dorset Avenue, 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:** Jack Benson

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 property 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.

**Owner's Certificate**

We, Jack M. Benson and Cecilia Berg Benson, owners of the property shown herein and described in the Surveyors Certificate, hereby adopt this plan of subdivision, establish the minimum building restriction lines; grant a Public Utility Easement, as shown herein and designated as "P.U.E." in the parties based and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easement", recorded among the Land Records of Montgomery County, Maryland in Liber 3454 at Folio 457, which said terms and provisions are incorporated herein, by this reference;

There are no debts, actions at law, leases, liens or trusts on the property included in this subdivision record plat.

Date: 5/20/13

Witness: [Signature]  
 Witness: [Signature]

Witness: [Signature]  
 Witness: [Signature]

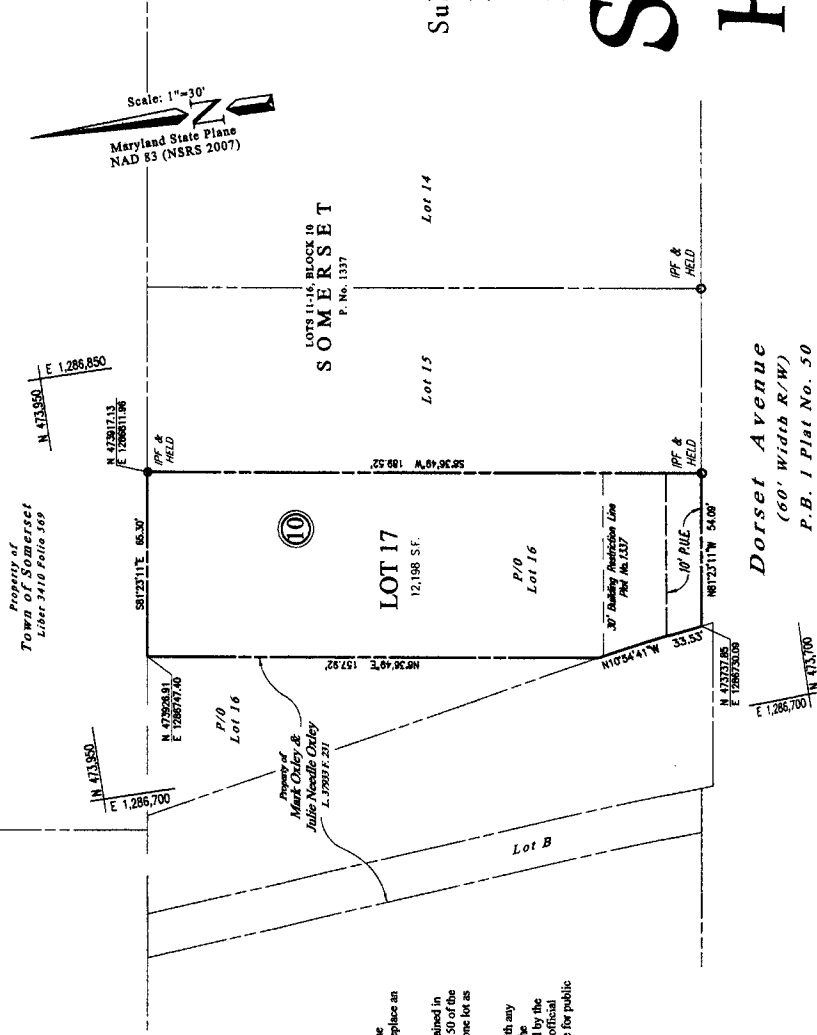
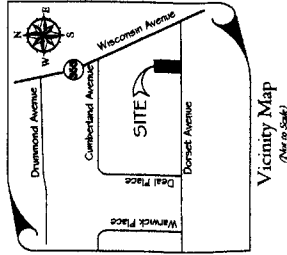
**Surveyor's Certification**

I hereby certify that the information shown herein is correct; that it is a subdivision of all of the property acquired by Jack M. Benson and Cecilia Berg Benson from Joyce Lasky Reed and Ronald Silver by deed dated September 10, 2008 and recorded among the Land Records of Montgomery County, Maryland in Liber 34073 at Folio 335. That it is also part of Lot 16, Block 10 as shown on a subdivision record plat entitled "Lots 11 - 16, Block 10, Somerset" and recorded among the aforesaid Land Records at Plat Number 1337. I further certify that all property corner markers have been located or have been set under my supervision in accordance with Section 30-24(5) of the Subdivision Regulations of Montgomery County, Maryland.

That the total area included in this Subdivision Record Plat is 12,196 square feet or 0.2800 of an acre of land, there is no dedication to public use by this plat.

Date: 5/23/13

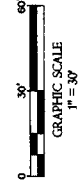
Daniel F. DeBolt  
 Property Surveyor  
 Maryland No. 526  
 Exp. 08/17/2015



**Notes:**

- This Subdivision Record Plat is not intended to show every matter affecting the ownership and use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- This plat conforms to the requirements for Minor Subdivision Approvals contained in Section 30-35A of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat involves the consolidation of part of a lot into one lot as provided for in Section 30-35A(G)(3)(b).
- All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan or other plan allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation 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 property is served by public water and sewer systems only.
- WSSC 200 Sheet 208 NW 04
- Water/Sever Categories: W/IS
- This property is zoned R60
- This property is shown on Tax Map HN 341
- p/o = part of

Approved: _____	Date: _____	Director
Checked: _____	Date: _____	Director
The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board		Department of Permitting Services, Montgomery County
Approved: _____		Recorded: _____
Checked: _____		Plat No.: _____
M-NCPPC Record File No. _____		Tax Map: HN 341
_____		22013120



May, 2013 Scale: 1"=30'

**CPJ Charles P. Johnson & Associates, Inc.**  
 Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors  
 1701 Lakeside Blvd., Suite 300 Silver Spring, MD 20910 301-433-4300 Fax: 301-433-4304  
 www.cpj.com • Silver Spring, MD • Gaithersburg, MD • College Park, MD • Potomac, MD • Fairfax, VA

Subdivision Record Plat  
 LOT 17, BLOCK 10  
 a Resubdivision of  
 P/O Lot 16, BLOCK 10  
**Somerset**  
**Heights**  
 Bethesda (7th) District  
 Montgomery County, Maryland

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Somerset Heights Plat Number: 220131210  
 Plat Submission Date: 3/15/2013  
 DRD Plat Reviewer: W. Mayh  
 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 ok Bearings & Distances ok Coordinates ok  
 Plan # N/A Road/Alley Widths ok Easements ok 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 ok  
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>C. Burman</u> <u>Evelyn Gibson</u>	<u>3/20/13</u>	<u>4/5/13</u>	<u>3/26/13</u>	<u>OK</u>
Research	<u>Bobby Fleury</u>			<u>N/A</u>	<u>N/A</u>
SHA	<u>Corren Giles</u>			<u>N/A</u>	<u>N/A</u>
PEPCO	<u>Bobbie Dickey</u>			<u>N/A</u>	<u>N/A</u>
Parks	<u>Doug Powell</u>			<u>N/A</u>	<u>N/A</u>
DRD	<u>Kelona Clark</u>			<u>N/A</u>	<u>N/A</u>

Area 1

## Final DRD Review:

Consultant Notified (Final Mark-up):	<u>Initial</u>	<u>Date</u>
Final Mylar & DXF/DWG Received:	<u>WM</u>	<u>4/22/13</u>
Final Mylar Review Complete:	<u>SOS</u>	<u>5-30-13</u>
<b>Board Approval of Plat:</b>	<u>SOS</u>	<u>6-5-13</u>
Plat Agenda:	<u>SOS</u>	<u>6-13-2013</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
<b>MCDPS Approval of Plat:</b>	_____	_____
Consultant Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
<b>Plat Reproduction:</b>	_____	_____
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: yes <sup>ok</sup> 1942

**(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: \_\_\_\_\_