

Plat Name: West Chevy Chase Heights
Plat #: 220131450

Location: Located on the north side of West Virginia Avenue, 100 feet west of Kentucky Avenue.
Master Plan: Bethesda - Chevy Chase Master Plan
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Owner: William Maloney & Neil Cullen

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.

1. THE PROPERTY SHOWN HEREON IS APPROVED FOR PUBLIC WATER AND SENIOR WATER CATEGORY.1 SENIOR CATEGORY.1
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-60 ZONE AS OF THE DATE OF PLAT RECORDEATION.

3. OFFY = OPEN IRON PIPE FOUND
OFFC = OPEN IRON PIPE WITH CAP FOUND
IPB = IRON PIPE WITH CAP SET
4. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
5. THIS PROPERTY IS SHOWN ON TAX MAP IN 340.
6. THIS PROPERTY IS SHOWN ON M.L.S.C. 200-FOOT SHEET 230 NM 04.
7. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN, OR OTHER PLAN CONCERNING DEVELOPMENT OF THIS PROPERTY TO BE APPROVED BY THE PLAT BOARD ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT. ANY PROVISIONS OF THIS PLAT IN CONFLICT WITH ANY SUCH PROVISIONS SHALL BE SUPERSEDED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC RECORDS FOR THIS PLAT FILED IN THE PUBLIC RECORDS OF THE COUNTY OF HAWAII SHALL BE THE FINAL AUTHORITY FOR PUBLIC RECORDS DURING BUSINESS HOURS.
8. THIS PLAT CONTAINED IN THE TOWN BOOKS OF THE HAWAIIAN SUBDIVISION COMMISSION, BEING COUNTERS OF THE HAWAIIAN COUNTY SUBDIVISION REGULATIONS, BEING CAPAS (C) OF THE HAWAIIAN COUNTY PLAT BOARD, IS HEREBY RECORDED FOR A TERM OF TWO (2) YEARS INTO A LOT AS PROVIDED FOR IN SECTION 60-10(b)(3).
9. THIS SUBDIVISION RECORDED PLAT IS NOT SUBJECT TO BANK CREDIT MATTER AFFECTING THE OWNERSHIP AND USE OF ANY EASEMENTS RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORDED PLAT IS NOT SUBJECT TO BANK CREDIT MATTER AFFECTING THE EXAMINATION OF TITLE OR TO DEEDS OR NOTE ALL MATTERS AFFECTING TITLE.

WE, WILLIAM MALONEY AND NEIL P. CULLEN, 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 "P.U.E." TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3034 AT FOLIO 467 AMONG THE LAND RECORDS OF THE COUNTY OF LOS ANGELES, CALIFORNIA.

THERE ARE NO SUITS, ACTIONS, CLAIMS, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW.

8/19/13 DATE WILLIAM MALONEY WILLIAM MALONEY MH Rely WITNESS

8/19/13 DATE NEIL P. CLIVEN NEIL P. CLIVEN MH Rely WITNESS

WE, BANK OF GEORGETOWN, HEREBY CONSENT TO THIS PLAN OF SUPERVISION.

8/24/13 Anthony J. Ventry married well
DATE WITNESS

Date: _____

Approved: _____

AREA OF PARCEL(S)

AREA OF STREET DEDICATION

TOTAL AREA

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

Approved: _____

Chairman

Asst. Secretary - Treasurer

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

Recorded
Plat No.

[illegible]

8/19/13
DATE

N/F
KATHEE E. BAKER
LOTS 39 AND 40, BLOCK 7
WEST CHEVY CHASE HEIGHTS
L 13424 / F. 735
P. B. 2, PLAT No. 186

CLYDE R. MARK
LOIS 19 AND 20, BLOCK 7
WEST CHEVY CHASE HEIGHTS
L 19930 / F. 549
P. B. 2, PLAT No. 186

HOWARD R. &
VIVIAN C. UNDERWOOD
LOT 45, BLOCK 7
WEST CHEVY CHASE HEIGHTS
L. 34985 / F. 175
PLAY No. 23504

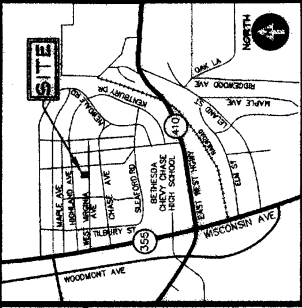
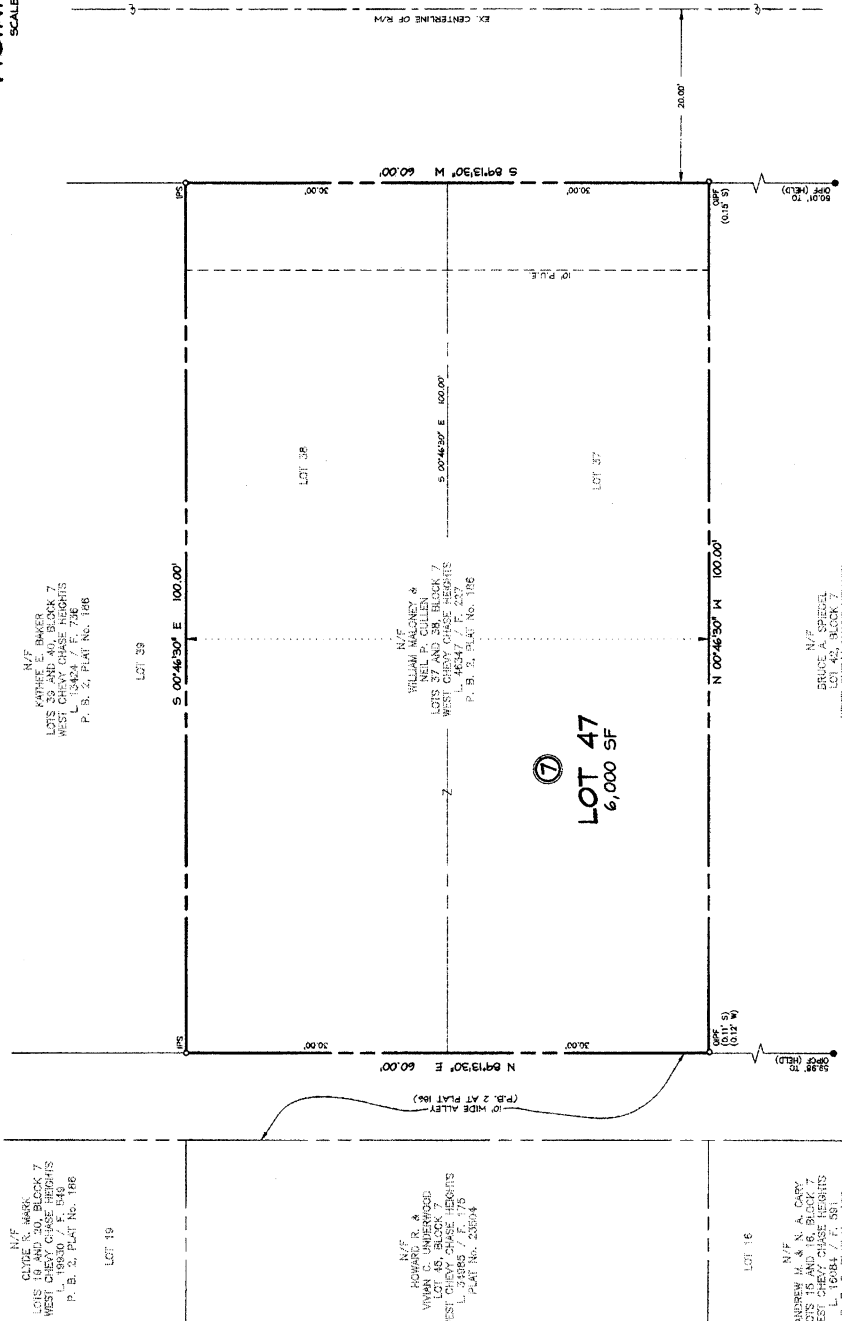
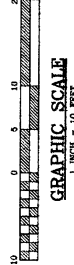
N7
ANDREW M. & N. A. CARY
LOTS 15 AND 16, BLOCK 7
WEST CHEVY CHASE HEIGHTS
L 1984 / F. 591
P. 9. 2. PLAT No. 186

NUMBER OF LOTS.....	1
NUMBER OF PARCELS.....	0
AREA OF LOT(S).....	0
AREA OF PARCEL(S).....	0
AREA OF STREET DEDICATION.....	0
TOTAL AREA.....	4,000 SQ. FT. (0.092 ACRES)

and Planning Commission

elmsman	Asst. Secretary - Treasurer
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VICINITY MAP

WEST VIRGINIA AVENUE
40' RIGHT-OF-WAY
(PER PLAT BOOK 2, PLAT NO. 186)

SUBDIVISION RECORD PLAT
LOT 47, BLOCK 7

WEST CHEVY CHASE HEIGHTS

BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 10' MAY, 2013

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: WEST CHEVY CHASE HEIGHTS Plat Number: 22013 1450

Plat Submission Date: 5-17-2013

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 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	<u>5-22-2013</u>	<u>6-7-2013</u>	<u>5-31-13</u>	<u>OK</u>
Research	Bobby Fleury	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>5-23-13</u>	<u>OK</u>
SHA	Corren Giles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>6-5-13</u>	<u>NO COMMENTS</u>
PEPCO	Bobble Dickey	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Parks	Doug Powell	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
DRD	Kelona Clark	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		

Final DRD Review:

Consultant Notified (Final Mark-up):

Initial

Date

Final Mylar & DXF/DWG Received:

SJS

8-1-13

Final Mylar Review Complete:

SJS

7-5-2013

9-12-2013

Board Approval of Plat:

Plat Agenda:

SJS

9-26-2013

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: ✓
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: _____