

**PLAT NO. 220081610**

**West Chevy Chase Heights**

Located on the south side of Maple Avenue, approximately 275 feet west of Maryland Avenue

R-60 zone, 1 lot

Community Water, Community Sewer

Master Plan Area: Bethesda-Chevy Chase

Douglas Construction Group, Applicant

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.

**OWNER'S CERTIFICATION**

We, Douglas Construction Group, LLC, owners of the property shown and included hereon, hereby establish this plan of subdivision, and

grant a Public Utilities Easement (P.U.E.), as shown hereon, to the parties named in a document titled "Terms and Provisions of a Public Utility Easement" as recorded among the Land Records of Montgomery County, Maryland in Liber 3634 at Folio 457, subject to all current and applicable regulations of all federal, state, and local governing agencies.

We or our successors and assigns will cause property corner markers to be set by a Maryland Licensed Land Surveyor in accordance with Section 50-24(e) of the Montgomery County Code (Subdivision Regulations).

There are no suits, liens, leases, mortgages or trusts affecting the property included in this plan of subdivision, except for a certain Deed of Trust and the parties of interest thereto have hereon affixed their signatures as indication of their assent to this plan of subdivision.

Date: 5/22/08 By: Douglas Hensein, Owner  
Senior VP Commercial Lending

EAGLE BANK

Date: 5/22/08 By: Ryan Felt  
Senior VP Commercial Lending

**SURVEYOR'S CERTIFICATION**

I hereby certify that the survey information shown hereon is correct; that this plan of subdivision has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland;

that this plat is a subdivision of that real property conveyed by Kazmierczak and Olga G. Stanczak to Douglas Construction Group, LLC, by deed, dated April 17, 2008 and recorded among the Land Records of Montgomery County, Maryland in Liber 3634 at Folio 457, subject to all current and applicable regulations of all federal, state, and local governing agencies; that this subdivision is known as West Chevy Chase Heights and is included on a Subdivision Record Plat recorded among said Land Records in Plat Book 2 as Plat 186; and

that property corner markers will be set in accordance with Section 50-24(e) of the Montgomery County Code (Subdivision Regulations) if so engaged.

The total area included in this plat of subdivision is 6,000 square feet or 0.1377 of an acre. There is no area being dedicated to public use by this plat.

Date: 5/22/08 By: John R. Witmer  
Professional Land Surveyor  
Maryland No. 10665

PLAT NO.

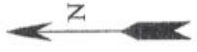
**NOTES**

The property included on this subdivision plat is currently zoned R-60. The property included in this subdivision is intended for public water and sewer service.

This subdivision record plat is not intended to show every matter affecting or restricting the ownership and use of the subject property. A subdivision record plat is not intended to replace an examination of title or to note all matters affecting title.

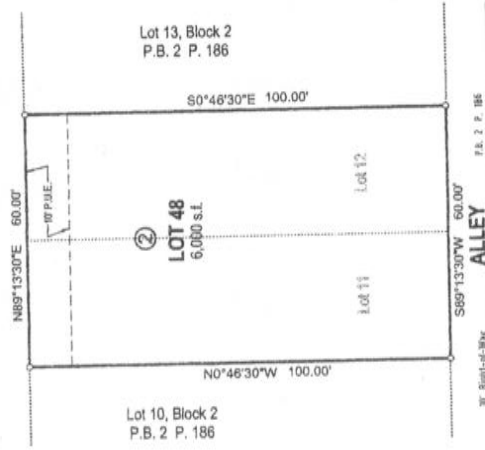
All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of the property included on this plat as approved by the Montgomery County Planning Board are incorporated by reference and shall be deemed to be a part of this subdivision record plat. 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 plat is in conformance with the requirements of Section 50-26A of the Montgomery County Code (Subdivision Regulations) which provides for the subdivision of lots into smaller lots, such as lots being re-platted as a single lot per Section 50-35A(a)(3) thereof.



P.B. 2 P. 186

MAPLE AVENUE  
50' Right-of-Way  
P.B. 2 P. 186



50' Right-of-Way  
ALLEY  
P.B. 2 P. 186

Lot 13, Block 2  
P.B. 2 P. 186

Lot 10, Block 2  
P.B. 2 P. 186

RECORDING INFORMATION  
SUBDIVISION RECORD PLAT  
710 MW 04  
APRIL 2008  
PAGE 36 OF 36 A-10



SUBDIVISION RECORD PLAT

LOT 48, BLOCK 2  
A RE-SUBDIVISION OF LOTS 11 AND 12, BLOCK 2  
WEST CHEVY CHASE HEIGHTS  
7TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

**WITMER ASSOCIATES, LLC**  
Land Surveyors, Land Planners & Engineers  
1000 North Rockledge Drive, Suite 200  
Farmingdale, Maryland 21052  
Tel: (410) 326-1600 Fax: (410) 326-1605 E-Mail: wita@wita.com  
WWW.WITMERASSOCIATES.COM

DATE: April 2008  
SCALE: 1" = 20'  
JOB NO.: 03742 C  
SHEET NO.: 1 of 1



208/W

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
THE MONTGOMERY COUNTY PLANNING BOARD

APPROVED: \_\_\_\_\_  
CHAIRMAN

APPROVED: \_\_\_\_\_  
SECRETARY-TREASURER

APPROVED: \_\_\_\_\_  
DIRECTOR

Plat No: \_\_\_\_\_  
Date: \_\_\_\_\_

M.N.C.P. & P.C. RECORD FILE NUMBER: \_\_\_\_\_

**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name: West Cherry Chase Heights Plat Number: 220081610  
 Plat Submission Date: 4-11-08  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: N/A

\*For category of minor 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  Open Space N/A Non-standard \_\_\_\_\_  
 BRLs N/A Adjoining Land ok Vicinity Map  Septic/Wells N/A \_\_\_\_\_  
 TDR note N/A Child Lot note NA Surveyor Cert  Owner Cert  Tax Map   
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>M. Fisher</u>	<u>4-16-08</u>	<u>4-30-08</u>	<u>5-2-08</u>	<u>ok</u>
Research	Bobby Fleury			<u>9-21-08</u>	<u>ok</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey			<u>5-6-08</u>	<u>ok</u>

**Final DRD Review:**

DRD Review Complete: \_\_\_\_\_  
 (All comments rec'd and incorporated into mark-up)  
 Engineer Notified (Pick up Mark-up): \_\_\_\_\_  
 Final Mylar w/Mark-up & PDF Rec'd: \_\_\_\_\_

Initial SOS Date 6/20/08  
SOS 5/20/08  
SOS 6-11-08

**Board Approval of Plat:**

Plat Agenda: SOS 7/3/08  
 Planning Board Approval: \_\_\_\_\_  
 Chairman's Signature: \_\_\_\_\_

**DPS Approval of Plat:**

Engineer 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: \_\_\_\_\_  
 Notify Engineer to Seal Plats: \_\_\_\_\_  
 Engineer Seal Complete: \_\_\_\_\_  
 Complete Reproduction: \_\_\_\_\_  
 Sent to Courthouse for Recordation: \_\_\_\_\_

No. \_\_\_\_\_

**RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-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: \_\_\_\_\_

(8) *Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum*

a) Number of Lots: \_\_\_\_\_

b) Written MCDPS approval of proposed septic area: \_\_\_\_\_

c) Required street dedication: \_\_\_\_\_

d) Easement for balance of property noting density and TDRS: \_\_\_\_\_

e) Average lot size of 5 acres: \_\_\_\_\_

f) Forest Conservation requirements met: \_\_\_\_\_