

Plat Name: West Chevy Chase Heights
Plat #: 220110010

Location: Located on the north side of West Virginia Avenue, 150 feet east of
Tilbury Street
Master Plan: Bethesda-Chevy Chase
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Applicant: Leslie Graham

Staff recommends approval of this minor subdivision plat pursuant to Section 50-35A (a)(3) of the Subdivision Regulations, which states:

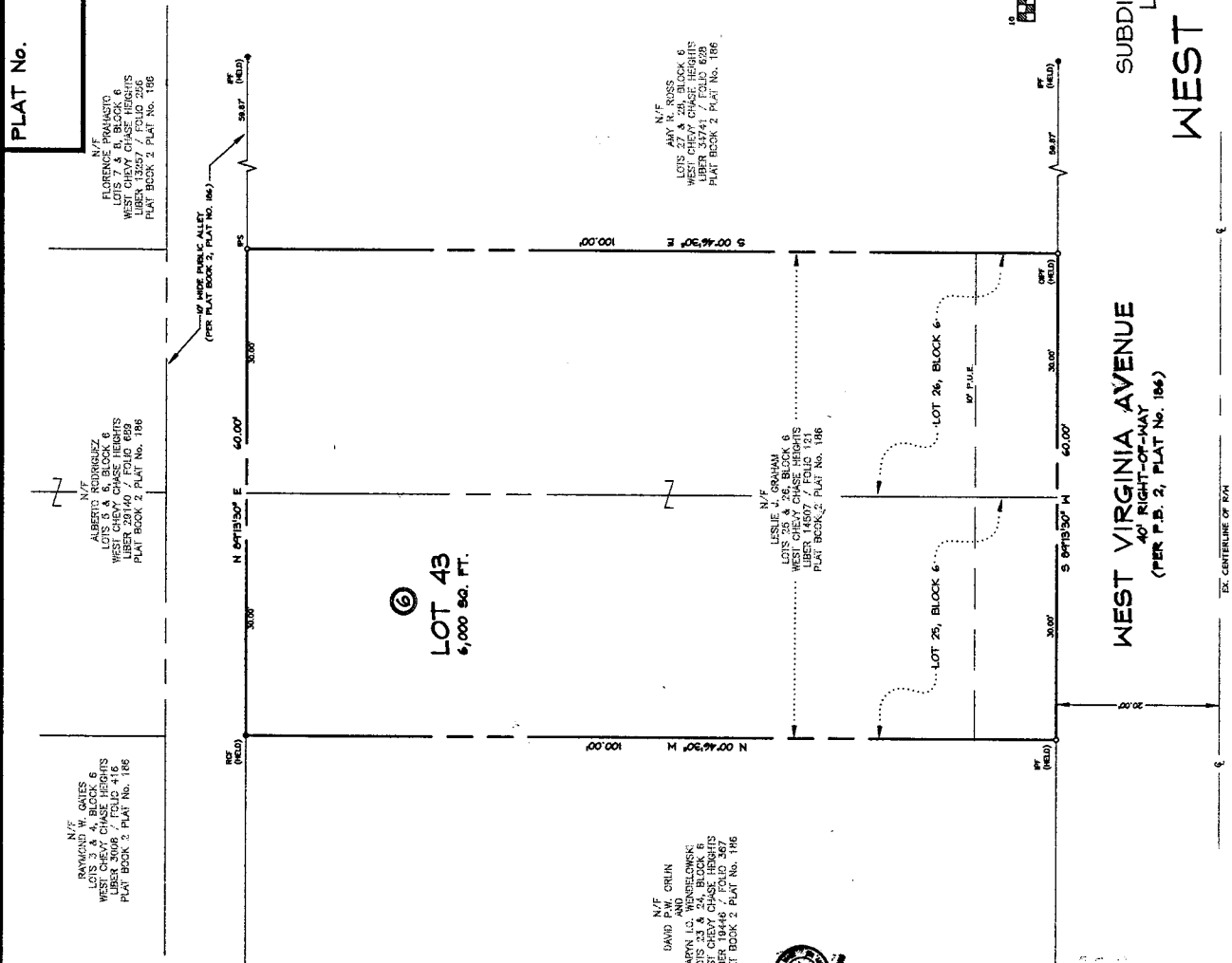
Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- 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.



VICINITY MAP
ADC MAP 5407, GRID E-2
SCALE: 1" = 200'



- NOTES**
1. THE PROPERTY SHOWN HEREON IS APPROVED FOR PUBLIC WATER AND SEWER. WATER CATEGORY: 1 SEWER 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 RECORDATION.
 3. NOT - REBAR AND CAP FOUND
COP - OPEN IRON PIPE FOUND
IPF - IRON PIPE WITH CAP SET
 4. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
 5. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 141 548.
 6. THE PROPERTY SHOWN HEREON IS LOCATED ON M.S.S.C. 200-FOOT SHEET 210 144 04.
 7. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS PERTAINING TO THE DEVELOPMENT OF THIS PROPERTY AND ANY OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS SUCH PLAN IS FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
 8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-23A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES THE CONSOLIDATION OF THE LOTS INTO A LOT, AS PROVIDED FOR IN SECTION 50-23A(1)(3).
 9. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE TITLE TO THE PROPERTY SHOWN HEREON. THE SURVEYOR HAS INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

OWNER'S CERTIFICATE

I, LESLIE J. GRAHAM, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS THE PROPERTY OF THE PROPERTY SHOWN AND DESCRIBED HEREON. I FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS TO THE 10-FOOT PUBLIC UTILITY EASEMENT, TO THE PUBLIC UTILITIES COMPANY, AS SHOWN IN THE PLAT, TO BE USED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES. THE PUBLIC UTILITIES COMPANY, AS SHOWN IN THE PLAT, HAS AGREED TO ACCEPT THE PUBLIC UTILITY EASEMENT AND TO MAINTAIN AND REPAIR THE PUBLIC UTILITIES AT ALL TIMES. THE PUBLIC UTILITIES COMPANY, AS SHOWN IN THE PLAT, HAS AGREED TO ACCEPT THE PUBLIC UTILITY EASEMENT AND TO MAINTAIN AND REPAIR THE PUBLIC UTILITIES AT ALL TIMES.

9/13/10 *Leslie J. Graham* LESLIE J. GRAHAM
DATE Vice President

9/13/10 *Loana L. Steinhilber* LOANA L. STEINHILBER
DATE Witness

WE, MONTGOMERY ELECTRONIC REGISTRATION SYSTEMS INCORPORATED, HEREBY CONSENT TO THIS PLAN OF SUBDIVISION.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RESUBDIVISION OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE. THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE. THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE.

9/13/10 *Loana L. Steinhilber* LOANA L. STEINHILBER
DATE Professional Land Surveyor

PLAT TABULATION

NUMBER OF LOTS	1
AREA OF LOT(S)	6,000 S.F.
AREA OF STREET DEDICATION	0
TOTAL AREA	6,000 SQ. FT. (0.136 ACRES)

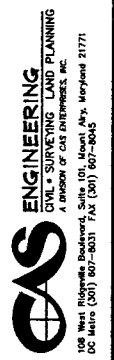
Department of Permitting Services
Montgomery County, Maryland

Date: _____ Approved: _____

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

Approved: _____

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



SUBDIVISION RECORD PLAT
LOT 43, BLOCK 6
WEST CHEVY CHASE
HEIGHTS

A RESUBDIVISION OF LOTS 25 AND 26, BLOCK 6
BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 10' MARCH, 2010

Recorded
Plat No. _____

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: WEST Cherry Chase Heights Plat Number: 220110010
 Plat Submission Date: 7/12/2010
 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 ok 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	Evelyn Gibson	7/14/10	7/28/10	7/29/10	NO REVISIONS
Research	Bobby Fleury			7-19-10	OK
SHA	Corren Giles				N/A
PEPCO	Bobbie Dickey				N/A
Parks	Doug Powell				N/A
DRD	Keiona Clark				N/A

Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>SS</u>	<u>9-1-10</u>
Final Mylar & DXF/DWG Received:	<u>SS</u>	<u>10-1-10</u>
Final Mylar Review Complete:	<u>SS</u>	<u>10/8/10</u>
Board Approval of Plat:		
Plat Agenda:	<u>SS</u>	<u>10/21/10</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: V/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: _____