

**Plat Name:** Glen Echo Heights  
**Plat #:** 220110400

**Location:** Located on the south side of Walhonding Road, 400 feet west of Waneta Road  
**Master Plan:** Bethesda-Chevy Chase  
**Plat Details:** R-90 zone, 1 lot  
Community Water, Community Sewer  
**Applicant:** Justin S. Lee

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.

**NOTES**

The property included on this subdivision plat is currently zoned R-90. 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 intended to survive and not be extinguished by the recording 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 plat is in conformance with the requirements of Section 50-35A of the Montgomery County Code (Subdivision Regulations) which provide for the consolidation of two or more lots or parts of lots being re-platted as a single lot per Section 50-35A(g)(3) thereof.

**OWNER'S CERTIFICATION**

We, Justin Steven Lee and Jaime Brooke Lee, owners of the property shown and included hereon, hereby:

establish this plan of subdivision, and

grant a Public Utility 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 3834 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 sales, liens, leases, mortgages or trusts affecting the property included in this plan of subdivision except a certain Deed of Trust recorded, April 02, 2009, among the Land Records of Montgomery County, Maryland in Liber 3877 Folio 468, and the parties in interest thereto have indicated their assent to this minor subdivision plat below.

Date: 12/15/2010 Owner: Justin Steven Lee  
Jaime Lee  
Jaime Brooke Lee

We hereby assent to this minor subdivision plat.  
LIBERTY MORTGAGE CORPORATION

Date: 12/15/2010 By: [Signature]  
SPENCER JONES

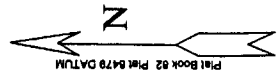
22-0194-00

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

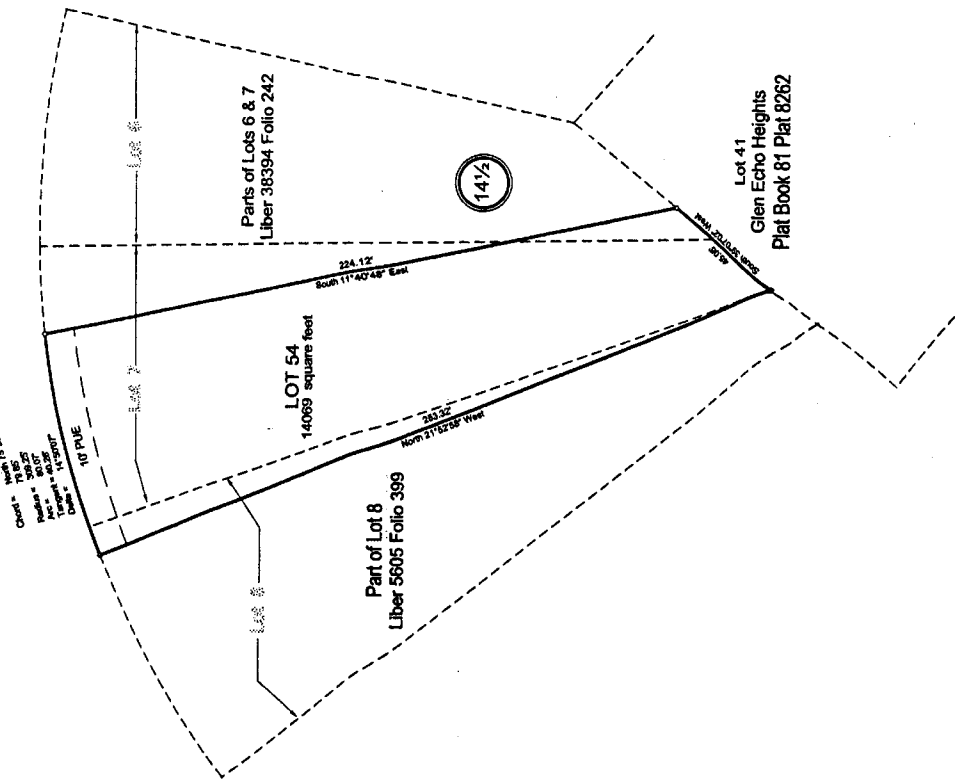
APPROVED: \_\_\_\_\_  
BY: \_\_\_\_\_  
CHAIRMAN SECRETARY-TREASURER

MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF  
PERMITTING SERVICES

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



**WALHONDING ROAD**  
PREVIOUSLY DEDICATED 80' RIGHT OF WAY  
Plat Book 81 Plat 44



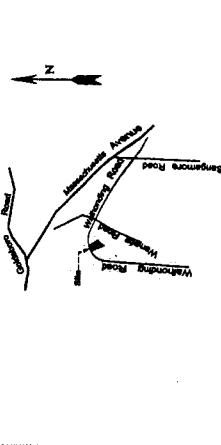
**SURVEYOR'S CERTIFICATION**

I hereby certify that the survey information shown hereon is correct, that this plat 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 Ramon T. Myaing, and Marisa E. Myaing, to Justin Steven Lee and Jaime Brooke Lee by Deed, dated March 20, 2008, recorded among the Land Records of Montgomery County, Maryland in Liber 3887 at Folio 459 said real property being parts of Lots 6, 7 and 8, Block 5, as shown in the plat hereon, on a Subdivision Record Plat recorded among said Land Records, 1882, in Plat Book 8 at Plat 44; 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 14,089 square feet or 0.3230 of an acre. There is no area being dedicated to public use by this plat.

Date: 12/20/2010  
[Signature]  
JOHN R. WITMER  
Professional Land Surveyor  
Maryland No. 10668

PROPERTY	OWNER	DATE	SCALE
2017NW06	2017NW06	2010	1" = 30'



**SUBDIVISION RECORD PLAT**

LOT 54, BLOCK 14 1/2  
A RESUBDIVISION OF PARTS OF LOTS 6, 7, & 8, BLOCK 14 1/2

**GLEN ECHO HEIGHTS**

7th DISTRICT, ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

WITMER ASSOCIATES, LLC  
Land Surveying, Land Planning & Design  
18481 Woodloch Road, Suite C, Columbia, MD 20719  
Tel: (301) 746-1889 Fax: (301) 746-3055 E-Mail: info@witmer.com

DATE: September, 2010  
SHEET NO. 1 of 1

Graphic scale bar relative to plain view graphics hereon

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Glen Echo Heights Plat Number: 220110400  
 Plat Submission Date: 10/12/2010  
 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 dc  
 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	10-13-10	10/27/10	10/27/10	No Revisions OK
Research	Bobby Fleury	↓	↓	10-15-10	
SHA	Corren Giles	↓	↓		
PEPCO	Bobbie Dickey	↓	↓		
Parks	Doug Powell	↓	↓		
DRD	Keiona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up): SS 12-8-2010  
 Final Mylar & DXF/DWG Received: SS 12/12/10  
 Final Mylar Review Complete: SS 12-20-10

## Board Approval of Plat:

Plat Agenda: SS 1-6-11

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: yes ok (D)

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