

Plat Name: West Chevy Chase Heights
Plat #: 220121660

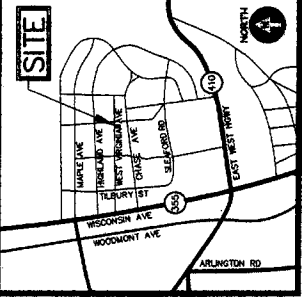
Location: Located on the south side of West Virginia Avenue, 275 feet east of Maryland Avenue.
Master Plan: Bethesda-Chevy Chase
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Applicant: Kenneth Collins

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:

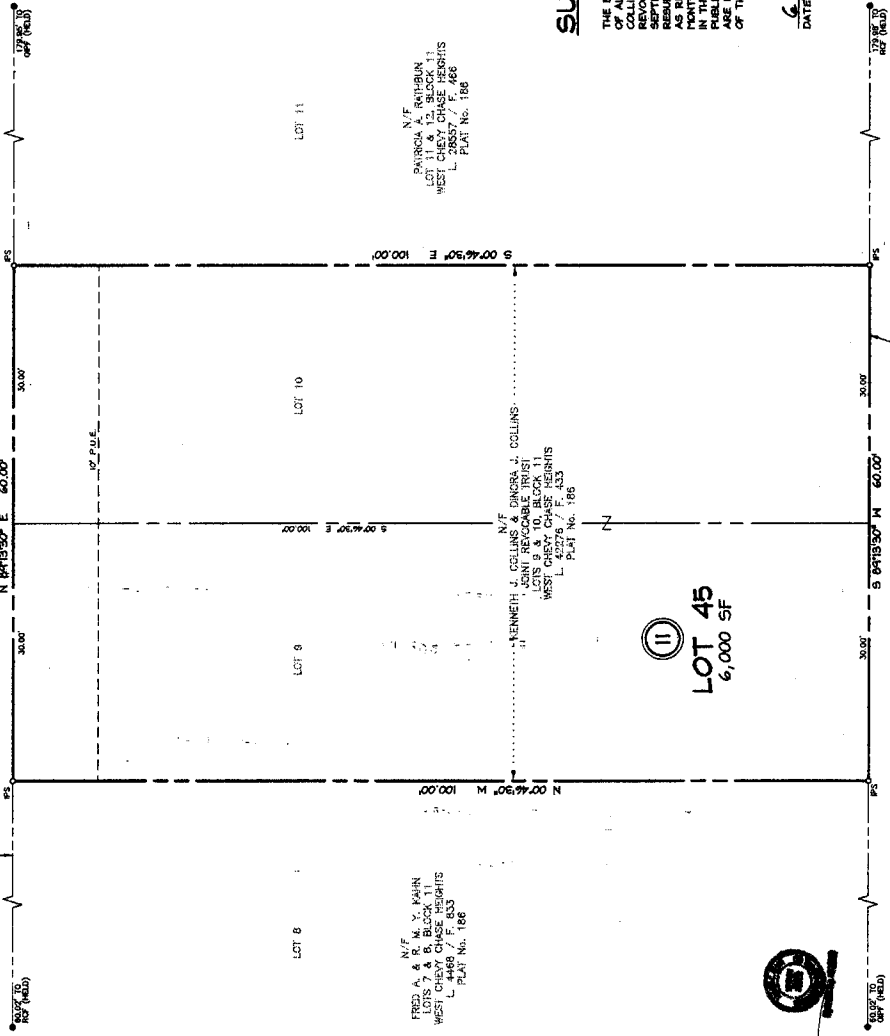
- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may 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.



PLAT No.

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



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS CONVERTED BY KENNETH J. COLLINS AND DINORA J. COLLINS UNTO KENNETH J. COLLINS AND DINORA J. COLLINS, JOINT TENANTS IN SEVERALTY, BY DEED DATED AND RECORDED IN MONTGOMERY COUNTY, MARYLAND, SEPTEMBER 27, 2004 IN LIBER 42278 AT FOLIO 158, ALSO BEING RECORDED IN PLAT BOOK 2, PLAT 186, AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE LANDS SHOWN HEREON IN THIS PLAT IS 6,000 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE, AND THAT ALL PROPERTY CORNERS MARKED THIS DATE ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 90-24(e) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE: 6/12/12
SURVEYOR: JEFFREY ALLEN HAYFORD
MONTGOMERY COUNTY SURVEYOR
TD REG. NO. 2849
EXPIRATION DATE: JULY 19, 2015

SUBDIVISION RECORD PLAT
LOT 45, BLOCK II
WEST CHEVY CHASE HEIGHTS

A RESUBDIVISION OF LOTS 9 AND 10, BLOCK II
BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 10' APRIL, 2012

N/F
JONATHAN EBINGER A
LOT 32, BLOCK 11
WEST CHEVY CHASE HEIGHTS
PLAT No. 22879

N/F
ROBERT UPHAM
LOT 45, BLOCK 11
WEST CHEVY CHASE HEIGHTS
PLAT No. 186

N/F
JACK BYRONSKI A
LOT 45, BLOCK 11
WEST CHEVY CHASE HEIGHTS
PLAT No. 22782



108 West Ridgeville Blvd., Suite 101
Bethesda, Maryland 20814
301-507-8045 fax
www.cosengineering.com
info@cosengineering.com

- NOTES**
1. WATER CATEGORY 1, SEWER CATEGORY 1, LOT IS APPROVED FOR PUBLIC WATER AND SEWER.
 2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-40 ZONE AS OF THE DATE OF PLAT REZONATION.
 3. IFS - IRON PIPE FOUND
IPS - IRON PIPE WITH CAP SET
BSZ - BODIES AND GAS FOUND
 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 84S.
 6. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY HAS BEEN REVIEWED BY THE PLANNING BOARD AND APPROVED BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH ACTION BY THE BOARD, THE OFFICIAL PUBLIC FILES ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
 7. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR PLAT REVISION APPROVALS CONTAINED IN SECTION 90-24(a) OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AND THE COMPLETION OF THIS PLAT INCLUDES THE COMPLETION OF THE FOLLOWING: (a) THE COMPLETION OF THE CONVEYANCE OF TITLE OR TO DELECT OR NOTE ALL MATTERS AFFECTING TITLE.
 8. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SUGH EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER AFFECTING THE INTERESTS OF THE OWNERS OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXISTING RECORD PLAT OR TO DELECT OR NOTE ALL MATTERS AFFECTING TITLE.

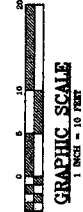
OWNERS' CERTIFICATE

WE, KENNETH J. COLLINS AND DINORA COLLINS, TRUSTEES OF THE TRUST OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, PUBLIC UTILITY EASEMENT, SEWER EASEMENT AS TO P.U.E. TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENT AND SEWER EASEMENT" DATED SEPTEMBER 27, 2004, AND LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT WE HAVE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, EASEMENTS, OR OTHER MATTERS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW.

DATE: 6-13-12
KENNETH J. COLLINS
DATE: 6-13-12
DINORA J. COLLINS

EXEMPT FROM RECORDATION

MONTGOMERY ELECTRONIC RECONSTRUCTION SYSTEMS, INC.
WE, HENRIETTA HANCOCK, HEREBY CONSENT TO THIS PLAN OF SUBDIVISION.
DATE: 7-20-12
LOUISA L. CLAVIN
VICE PRESIDENT



PLAT TABULATION

NUMBER OF LOTS	0
AREA OF LOTS (SQ. FT.)	6,000 SQ. FT.
AREA OF STREET DEDICATION	0
TOTAL AREA	6,000 SQ. FT. (0.138 ACRES)

Department of Permitting Services
Montgomery County, Maryland

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

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

Recorded
Plat No.

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: West Cherry Chase Heights Plat Number: 220121660

Plat Submission Date: 5/11/2012

DRD Plat Reviewer: W. March

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
 Plan # N/A Road/Alley Widths Easements 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	5/2/12	5/18/12	5/9/12	OK
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):

Initial

Date

Final Mylar & DXF/DWG Received:

SOS

5/16/12

Final Mylar Review Complete:

SOS

8-1-12

SOS

8-15-12

Board Approval of Plat:

Plat Agenda:

SOS

9-13-12

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 ^{OK}

(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: _____