

Plat Name: West Chevy Chase Heights
Plat #: 220141270

Location: Located on the north side of Highland Avenue, 100 feet west of Maryland Avenue.
Master Plan: Bethesda-Chevy Chase Master Plan
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Owner: Ying Price

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.

NOTES

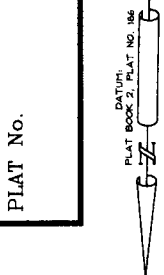
1. THE PROPERTY SHOWN HEREON IS SERVED BY PUBLIC WATER AND SEWER ONLY.
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-40 ZONE WATER CATEGORY 1 - SEWER CATEGORY 1.
3. 1/8" = 100' WITH CAP SET
4. REF - REBAR AND CAP FOUND
5. THIS PROPERTY IS SHOWN ON TAX MAP IN 343.
6. THIS PROPERTY IS SHOWN ON M.S.C. 200-FOOT SHEET 20 IN 04.
7. FLOOD ZONE "X" PER F.E.H.A. FIRM MAPS, COMMUNITY PANEL NUMBER 2403C 0465D.
8. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS OF THE SUBDIVISION RECORD PLAT AND ANY OTHER PLAN AFFECTING DEVELOPMENT OF THIS PROPERTY AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS MODIFIED BY A SUBSEQUENT RECORD PLAT OR AN ORDER OF THE PLANNING BOARD. THIS PLAN IS INTENDED TO BE REVIEWED DURING NORMAL BUSINESS HOURS.
9. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS AS SET FORTH IN SECTION 50-24(E) OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES THE CONSOLIDATION OF TWO LOTS INTO A LOT, AS PROVIDED FOR IN SECTION 50-24(C)(3).
10. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO BE A GUARANTEE OF TITLE OR TO DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.

SURVEYOR'S CERTIFICATE

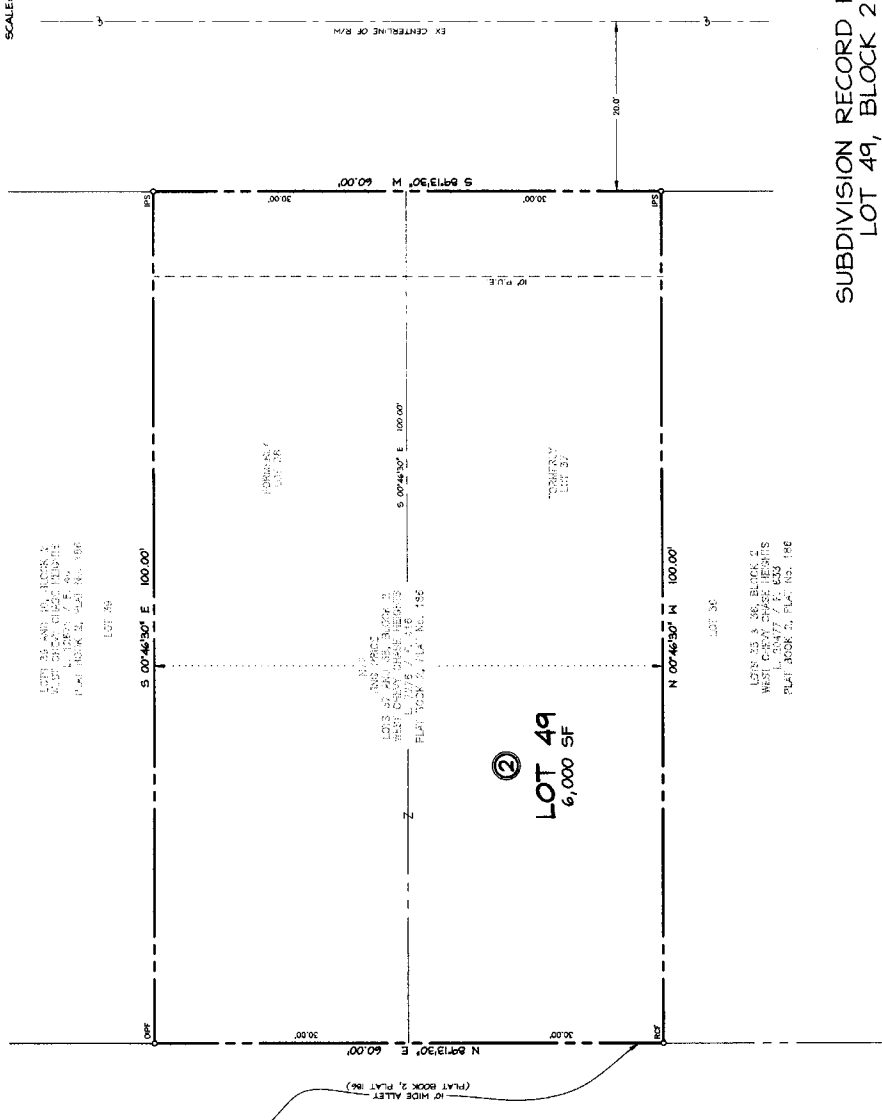
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS CONVEYED BY HUGH EDWARD PRICE AND YING PRICE UNTO YING PRICE, BY A DEED DATED AUGUST 6, 1986, AND BEING A RESUBDIVISION OF LOTS 37 AND LOT 38, WEST CHEVY CHASE HEIGHTS, AS RECORDED IN PLAT BOOK 2, PLAT 186, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA OF THE LANDS SHOWN ON THIS PLAT IS 6,000 SQ. FT. (0.138 ACRES) DEDICATED TO PUBLIC USE, AND THAT ALL PROPERTY CORNERS MARKED THEREON ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE: 9/16/14

[Signature]
 PROFESSIONAL LAND SURVEYOR
 MD REG. NO. 2815
 EXPIRATION DATE: JULY 19, 2015



VICINITY MAP
SCALE: 1" = 2000'



OWNER'S CERTIFICATE

I, THE PRICE, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADMIT THIS PLAT OF SUBDIVISION. I HEREBY GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON, TO THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC UTILITIES, AS RECORDED IN LIBER 3804 AT FOLIO 467 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOR THE USE OF THE PUBLIC UTILITY LINES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

DATE: 9/16/14
 YING PRICE
 WITNESS: *[Signature]*

PLAT TABULATION

NUMBER OF LOTS	2
AREA OF PARCELS	6,000 SQ. FT.
TOTAL AREA	6,000 SQ. FT. (0.138 ACRES)

Department of Permitting Services
 Montgomery County, Maryland

Date: 9-16-2014
 Approved: *[Signature]*
 Director

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

Approved: _____
 Chairman

Recorded _____
 Plat No. _____

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

COS ENGINEERING

108 West Ridgeville Blvd., Suite 101
 West Chevy Chase Heights
 301-407-2033 office
 301-407-8045 fax
 www.cosengineering.com
 info@cosengineering.com

SUBDIVISION RECORD PLAT
 LOT 49, BLOCK 2
 A RESUBDIVISION OF LOTS 37 & 38, BLOCK 2
WEST CHEVY CHASE HEIGHTS
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 10' MARCH, 2014

HIGHLAND AVENUE
 (PER PLAT BOOK 2, PLAT NO. 186)
 EX CENTERLINE OF R/W

PLAT No.

226.11/270

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: WEST CHERRY CHASE HEIGHTS Plat Number: 220141270
 Plat Submission Date: 3/14/14
 Plat Reviewer: C. Buman
 Prelim Plan Reviewer: _____

*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 _____

Review Items: Refer the Plat Review Checklist

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson				
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DARC	Keiona Clark				

Review:

Consultant Notified (Initial Mark-up):
 Consultant Notified (Submit Mylar):
 Final Mylar & DXF/DWG Received:
 Final Mylar Review Complete:

Initial

CB
SJS
SJS

Date

4/29/14
9-17-14
9-19-14

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

SJS

10/2/14

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: _____

*original subdivision
plated 1916*

*No conditions. ok ✓
No parts of lots being
consolidated 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: _____