

Plat Name: Chevy Chase, Section 4
Plat #: 220181060

Location: Located on the north side of Thornapple Street, 450 feet west of Connecticut Avenue (MD 185)

Master Plan: Bethesda - Chevy Chase Master Plan

Plat Details: R-60 zone; 1 lot

Owner: ZB Thornapple, LLC

Staff recommends approval of this minor subdivision plat pursuant to Section 50.7.1.C.2 of the Subdivision Regulations, which states:

- C. *Consolidation.* Adjoining properties in the Rural Residential or Residential Detached zones, not developed under cluster provisions, may be combined in the following ways:
1. by consolidating 2 or more lots into a single lot, consolidating lots and an outlot into a single lot, or consolidating a lot and an abandoned road right-of-way, if:
 - a. any conditions applicable to the original subdivision remain in effect;
 - b. the number of trips generated on the new lot do not exceed those permitted for the original lots; and
 - c. all required right-of-way dedication is provided.
 2. by consolidating an existing platted lot or part of a lot that contains a legally constructed detached house, with a piece of land created as a result of a deed, if:
 - a. the portion of land created by deed cannot itself be platted under the area and dimensional standards of the zone;
 - b. any conditions applicable to the existing lot remain in effect on the new lot;
 - c. any required road dedication is provided; and
 - d. the existing platted lot was not identified as an outlot on a plat.

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 50.7.1.C.2. and supports this minor subdivision record plat.

NOTES

1. THE PROPERTY SHOWN HEREON IS SERVED BY PUBLIC WATER AND SEWER.
2. DATE OF PLAT RECORDATION.
3. 1" = 20' GRAPHIC SCALE.
4. THIS PROPERTY IS SHOWN ON TAX MAP W042.
5. FLOOD ZONE "X" PER FEMA FIRM MAPS, CONTAMINANT PANEL NUMBER 249004650
6. ALL TERMS, CONDITIONS, AGREEMENTS, LITIGATIONS, AND REQUIREMENTS ASSOCIATED WITH THIS SUBDIVISION RECORD PLAT HAVE BEEN FULLY DISCUSSED WITH THE PROPERTY OWNER AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD AS AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
7. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR PRIOR SUBDIVISION APPROVALS CONTAINED IN SECTION 60 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 60 OF THE CODE OF MONTGOMERY COUNTY, MARYLAND, AS APPLIED TO A LOT AND PART OF A LOT AND TO A SINGLE LOT, AS PROVIDED FOR IN SECTION 60.11.2 OF THE CODE OF MONTGOMERY COUNTY, MARYLAND.
8. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, AND EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THIS PROPERTY. THE PROPERTY OWNER IS ADVISED TO CONDUCT A TITLE SEARCH TO REPLACE AN EXAMINATION OF TITLE ON TO SUBJECT TO NOTE ALL MATTERS AFFECTING TITLE.

OWNERS' CERTIFICATE

WE, THE THORNAPPLE LLC, OWNERS OF THE PROPERTY SHOWN AND INDICATED HEREON, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS THE PROPERTY SHOWN IN BOOK 38682, PLAT NO. 104, AS SHOWN IN PLAT NO. 104, AS PART OF LOT 8, BLOCK 4, CHEVY CHASE, SECTION 4, MONTGOMERY COUNTY, MARYLAND, AS RECORDED IN PLAT BOOK 38682, PLAT NO. 104, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 9,000 SQUARE FEET, MORE OR LESS, AND THAT THE USE OF THIS PLAT IS IN ACCORDANCE WITH SECTION 60.43.6 OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

7-30-18 DATE
 E. ZUCKERMAN
 MANAGING MEMBER

DATE
 E. SCOTT CUMBER
 WITNESS

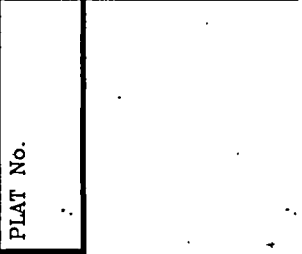
WE, THE NAMED BANK, OWNERS OF A DEED OF TRUST DATED JULY 10, 2008 AND RECORDED IN PLAT BOOK 38682 AT PAGE 494, HEREBY CONSENT TO THIS PLAT OF SUBDIVISION.

8-8-18 DATE
 E. SCOTT CUMBER
 WITNESS

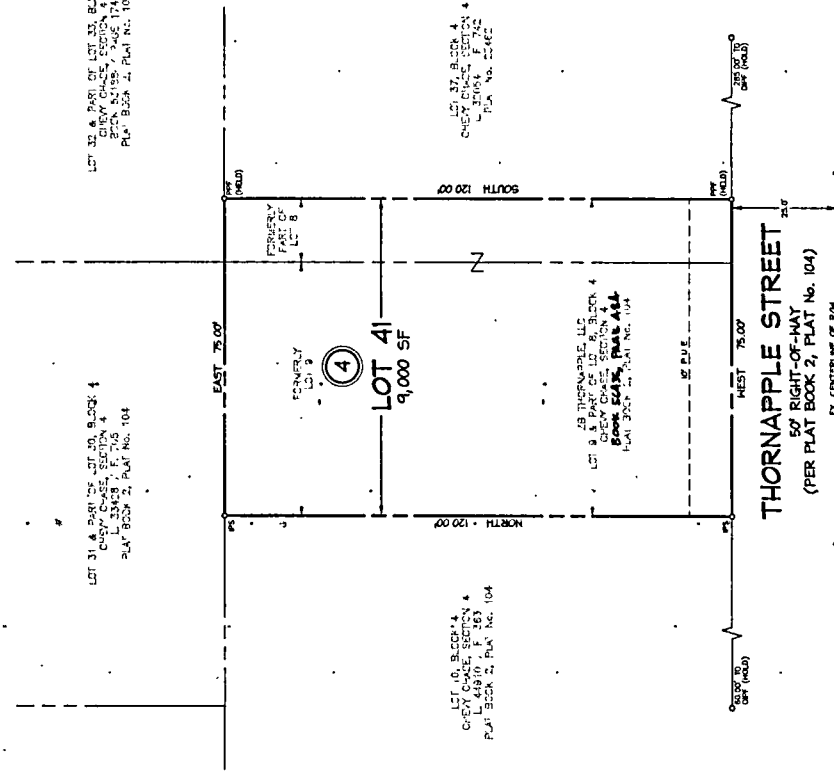
PLAT TABULATION	
NUMBER OF LOTS	1
NUMBER OF PARCELS	1
TOTAL AREA (ACRES)	0.20830
AREA OF STREETS DEDICATED	0
TOTAL AREA (ACRES)	0.20830
TOTAL AREA (SQUARE FEET)	9,000.00

Department of Permitting Services
 Montgomery County, Maryland
 Date: August 21, 2018
 Approved: *[Signature]*

The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board
 Approved: _____
 M.N.C.P. & P.C. Record File No. _____



VICINITY MAP
 SCALE: 1" = 200'



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 LOTS AND PARTS OF LOTS SHOWN IN PLAT NO. 104, AS SHOWN IN PLAT BOOK 38682, PLAT NO. 104, AS OWNED BY THE CHARLES AND VICTORIA MITCHELL REVOCABLE TRUST, TRUSTEES OF THORNAPPLE LLC, BY A DEED DATED JULY 10, 2008, AND RECORDED IN PLAT BOOK 38682 AT PAGE 494, AND ALSO BEING A RESUBDIVISION OF LOT 8 IN BOOK 38682 AT PAGE 494, ALSO BEING A RESUBDIVISION OF LOT 8 IN BOOK 38682 AT PAGE 494, AS RECORDED IN PLAT BOOK 38682 AT PAGE 494, AS SHOWN IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 9,000 SQUARE FEET, MORE OR LESS, AND THAT THE USE OF THIS PLAT IS IN ACCORDANCE WITH SECTION 60.43.6 OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

8/10/18 DATE
 Jeffrey Allen Mattison
 JEFFREY ALLEN MATTISON
 PROFESSIONAL LAND SURVEYOR
 EXPIRATION DATE: JULY 15, 2019

**SUBDIVISION RECORD PLAT
 LOT 41, BLOCK 4**

CHEVY CHASE, SECTION 4

A RESUBDIVISION OF LOT 9 & PART OF LOT 8, BLOCK 4
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20' JUNE, 2018



10 South Bates Street
 Frederick, Maryland 21701
 301-607-9031 office
 301-607-9045 fax
 info@cosengineering.com
 www.cosengineering.com

Recorded _____
 Plat No. _____