

**Plat Name:** West Chevy Chase Heights  
**Plat #:** 220190180

**Location:** Located in the southeast quadrant of the intersection of Maple Avenue and Maryland Avenue  
**Master Plan:** Bethesda Chevy Chase Master Plan  
**Plat Details:** R-60 zone; 1 lot  
**Owner:** Douglas Construction Group, LLC

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.C.1.** 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.1. and supports this minor subdivision record plat.

**NOTES**

1. THE PROPERTY SHOWN HEREON IS SERVED BY 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 RECORDATION.
3. ORFC = OPEN IRON PIPE AND CAP FOUND  
ORFF = OPEN IRON FIRE ROAD
4. THIS PROPERTY IS SHOWN ON TAX MAP IN 343.
5. THIS PROPERTY IS SHOWN ON M.S.S.C. 200-FOOT SHEET 20 1N 04.
6. FLOOD ZONE "X" PER FEMA, FIRM MAPS, CONTAMINANT PANEL NUMBER 200404650.
7. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THE PROPERTY SHALL BE MAINTAINED BY THE PLANNING BOARD AND ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES THE CONSOLIDATION OF TWO OR MORE LOTS OR PART OF A LOT INTO A LOT, AS PROVIDED FOR IN SECTION 50-1.2(C).
9. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPECT 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 BRUGHEN HEIRSDOMS AND ALICE F. HEINRICHS, TENANTS BY THE ENTIRETY AS TO 52% INTEREST INTO DOUGLAS CONSTRUCTION GROUP LLC, BY A DEED DATED NOVEMBER 1, 2016 AND RECORDED NOVEMBER 30, 2016 IN BOOK 56483 AT PAGE 241 ALSO BEING A RESUBDIVISION OF LOT 1 AND LOT 2A AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED 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 CORRECTLY LOCATED AND IDENTIFIED IN ACCORDANCE WITH SECTION 50-1.2(C) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

12/17/18 *Jelly Allen*  
DATE \_\_\_\_\_  
Jelly Allen  
PROFESSIONAL LAND SURVEYOR  
ID REG. NO. 7815  
EXPIRATION DATE: JULY 9, 2019

**OWNERS' CERTIFICATE**

WE, DOUGLAS CONSTRUCTION GROUP LLC, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, DO HEREBY CERTIFY THAT WE HAVE READ AND WE FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS 10' P.U.E., TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "SUBDIVISION RECORD PLAT, LOT 50, WEST CHEVY CHASE HEIGHTS, MONTGOMERY COUNTY, MARYLAND," RECORDED IN LIBER 3934 AT FOLIO 87 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. WE HEREBY CERTIFY THAT WE ARE THE TRUSTEES AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW.

12/15/18 *David Kaufman*  
DATE \_\_\_\_\_  
DOUGLAS MORSEIN  
MANAGING MEMBER  
WITNESS

WE, EAGLE BANK, OWNERS OF A DEED OF TRUST DATED NOVEMBER 1, 2016 AND RECORDED NOVEMBER 30, 2016 IN BOOK 56285 AT PAGE 244 HEREBY CONSENT TO THIS PLAT OF SUBDIVISION.

12/11/18 *Ryan Rife*  
DATE \_\_\_\_\_  
RYAN RIFE  
SENIOR VICE PRESIDENT  
WITNESS

Department of Permitting Services  
Montgomery County, Maryland

Approved: *Debra J. Jones*  
Date: *January 2, 2019*

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

Approved: \_\_\_\_\_  
Chairman

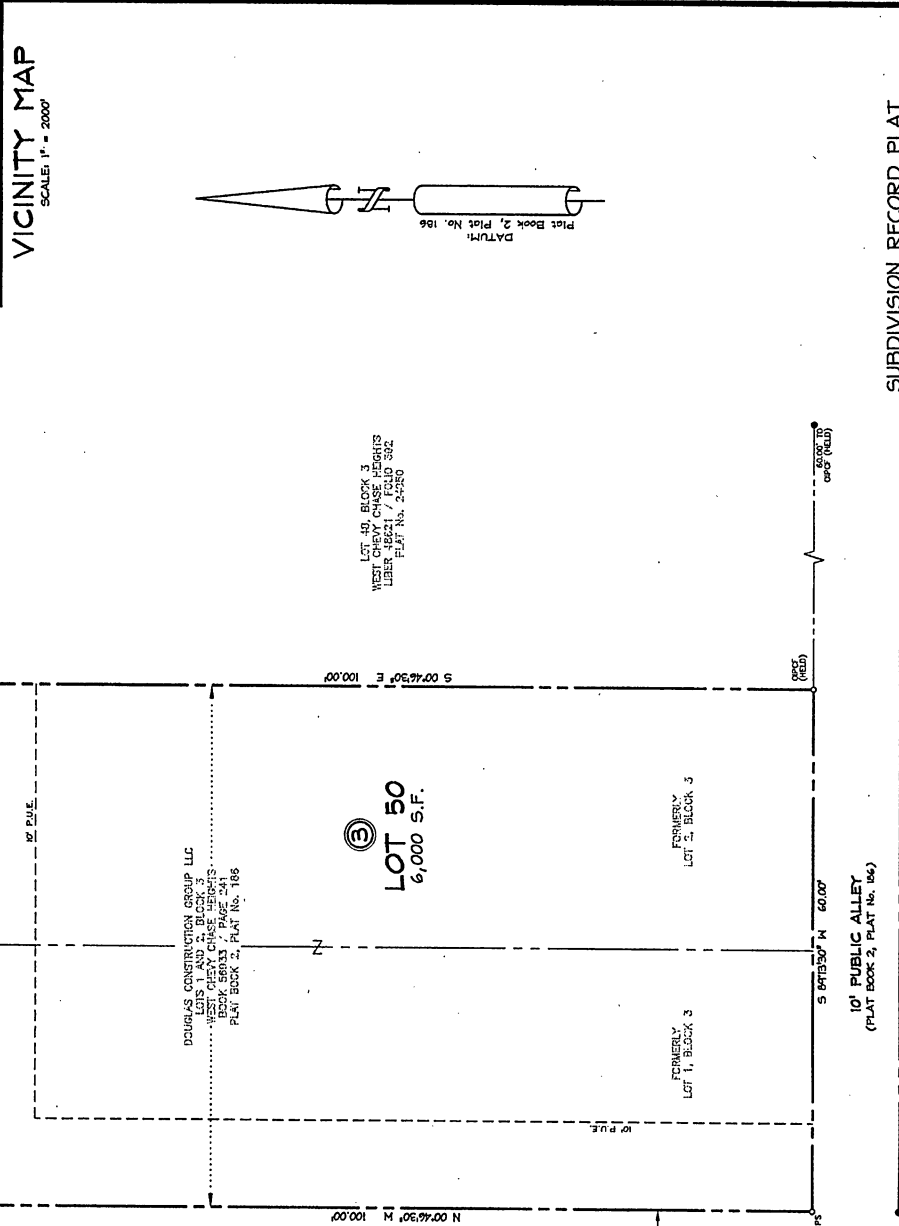
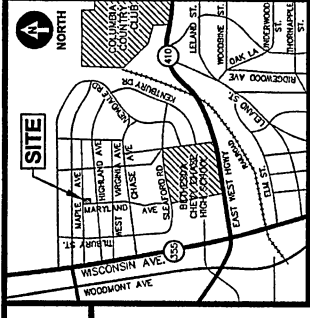
M.N.C.P. & P.C. Record File No. \_\_\_\_\_

PLAT TABULATION

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

22/01/0180

Recorded \_\_\_\_\_  
Plat No. \_\_\_\_\_



SUBDIVISION RECORD PLAT  
LOT 50, BLOCK 3  
**WEST CHEVY CHASE HEIGHTS**  
A RESUBDIVISION OF LOTS 1 AND 2, BLOCK 3  
BETHESDA (7TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 10' AUGUST, 2018

10 South Park Street  
Frederick, Maryland 21701  
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www.casengineering.com  
info@casengineering.com

**CAS ENGINEERING**

LOT 11, BLOCK 3  
FORMERLY LOT 1, BLOCK 3  
WEST CHEVY CHASE HEIGHTS  
LIBER 42334 / FOLIO 271  
PLAT NO. 24411

LOT 17, BLOCK 3  
WEST CHEVY CHASE HEIGHTS  
LIBER 42334 / FOLIO 271  
PLAT NO. 24411

LOT 19, BLOCK 3  
WEST CHEVY CHASE HEIGHTS  
LIBER 18377 / FOLIO 398  
PLAT BOOK 2, PLAT NO. 196

LOT 40, BLOCK 3  
WEST CHEVY CHASE HEIGHTS  
LIBER 3934 / FOLIO 87  
PLAT NO. 24258

GRAPHIC SCALE  
1 INCH = 10 FEET