

Plat Name: Chevy Chase View
Plat #: 220200820

Location: Located on the south side of Dresden Street, 475 feet east of Summit Avenue
Master Plan Kensington - Wheaton Master Plan
Plat Details: R-90 zone; 1 lot
Owner: Stuart and Laura Plank

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

- 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. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THE PROPERTY MUST BE APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD. THE PROPERTY MUST BE DEVELOPED IN ACCORDANCE WITH THE BOARD'S OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.
3. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50.7.1 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES THE CONSOLIDATION OF PARTS OF LOTS THAT CONTAINS A LEGALLY CONSTRUCTED DETACHED HOUSE CREATED AS BY DEED AS PROVIDED FOR IN SECTION 50.7.1.C.2.
4. THIS 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 REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
5. PROPERTY LIES WITHIN ZONE X OF FEMAP # 24031/03365D DATED SEPTEMBER 29TH 2006.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF MARYLAND. I HAVE PERSONALLY EXAMINED THE PROPERTY SHOWN AND DESCRIBED BY ANDREW S. HUFFMAN AND BARBARA E. SCHWENGER-HUFFMAN UNTO STUART M. PLANK AND LAURA PLANK BY DEED DATED DECEMBER 30TH, 2019 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 58793 AT PAGE 418. THE PROPERTY ALSO BEING KNOWN AS BEING PARTS OF LOTS 23 AND 24 BLOCK 13 CHEVY CHASE VIEW AS SHOWN ON THE RECORDS OF MONTGOMERY COUNTY, MARYLAND. THE PROPERTY CORNERS MARKED THIS PLAT ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. TOTAL AREA INCLUDED ON THIS PLAT IS 24,902 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

DAVID P. MOWATT
MD. PROFESSIONAL
LAND SURVEYOR #21136
RENEWALS/EXPIRES 06-20-22

OWNER'S CERTIFICATE

WE, STUART M. PLANK AND LAURA PLANK, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION RECORD PLAT.
FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.E." TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

AS OWNERS OF THIS SUBDIVISION WE HAVE CAUSED PROPERTY CORNERS TO BE SET BY A MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON

Stuart M. Plank
Signature
Laura Plank
Signature
Witness
Witness
Date
Date

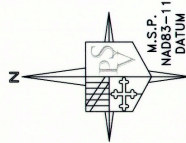
Department of Permitting Services
Montgomery County, Maryland

Approved: 6-29-2020
Date
Director
J. M. M. (on behalf of M. Pelocan)

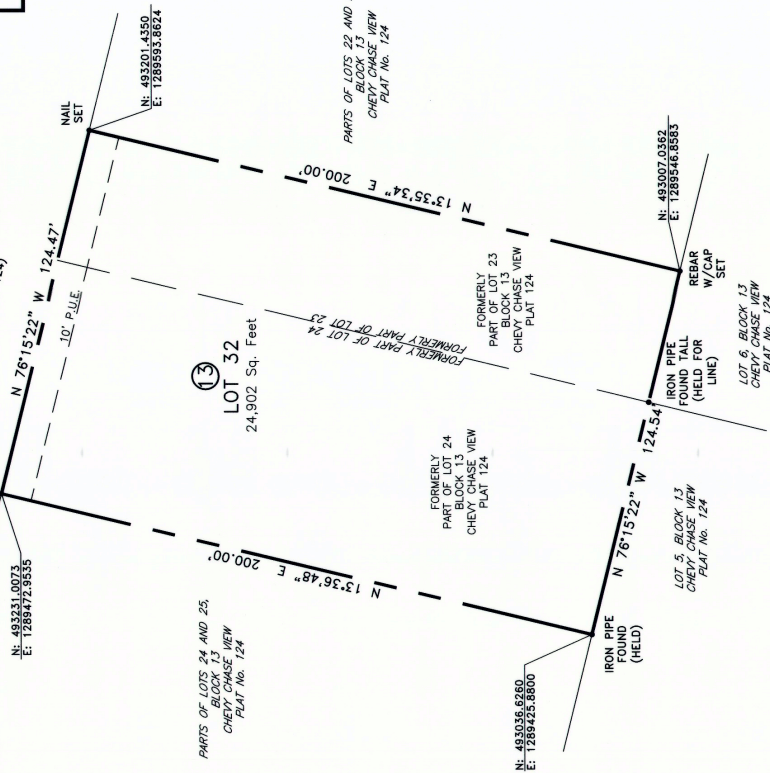
The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board

Approved: _____
Date
Chairman
A. Secretary - Treasurer
M.N.C.P.&P.C. Record File No.

PLAT No.



DRESDEN STREET
50.0' WIDTH RIGHT-OF-WAY
(PLAT 124)



SCALE: 1"=30'

PLAT TABULATION	
LOT 32:	24,902 SQ.FT. OR 0.5717 ACRES
DEDICATION TO PUBLIC USE:	0.0 SQ.FT. OR 0.0 ACRES
TOTAL AREA:	24,902 SQ.FT. OR 0.5717 ACRES

POTOMAC VALLEY
SURVEYS
20010 FISHER AVENUE, SUITE F
POOLESVILLE, MARYLAND
1-888-349-5090

SUBDIVISION RECORD PLAT
CHEVY CHASE VIEW
LOT 32, BLOCK 13

A RESUBDIVISION OF
PART OF LOTS 23 AND 24, BLOCK 13
PLAT 124

MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=30' JUNE 2020