

Plat Name: West Chevy Chase
Plat #: 220210610

Location: Located on the north side of De Russey Parkway, approximately 700 feet west of Offutt Road.
Master Plan: Bethesda - Chevy Chase Master Plan
Plat Details: R-60 zone; 1 lot
Owner: C.M. Contractors and Builders, Inc.

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. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THE PROPERTY, INCLUDING BUT NOT LIMITED TO THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE, THIS PLAN INVOLVES THE CONSOLIDATION OF TWO PARTS OF LOTS AS PROVIDED FOR IN SECTION 50.7.1.1.C.1.
2. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.
3. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES THE CONSOLIDATION OF TWO PARTS OF LOTS AS PROVIDED FOR IN SECTION 50.7.1.1.C.1.
4. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER AFFECTING THE INTERESTS OF THE PROPERTY, BUT IS INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
5. PROPERTY LIES WITHIN ZONE X OF FEMA MAP # 24031C04550 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. IT IS A RE-SUBDIVISION OF ALL OF THE LANDS CONVEYED BY SINEAD M. HARTE ONTO C.M. CONLON CONTRACTORS & BUILDERS, INC. BY DEED DATED THE 30TH DAY OF OCTOBER, 2020 AND RECORDED IN MONTGOMERY COUNTY RECORDS BOOK 100, PAGE 29 AND 27 BLOCK D AS SHOWN ON A PLAT OF SUBDIVISION KNOWN AS WEST CHEVY CHASE RECORDED ON PLAT 2148 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT ALL PROPERTY CORNERS MARKED THIS DAY WITH CONCRETE OR METAL PIPES ARE IN PLACE AS SHOWN ON THE PLAT. THIS PLAT IS IN FULL COMPLIANCE WITH MONTGOMERY COUNTY SUBDIVISION REGULATIONS. THE TOTAL AREA INCLUDED ON THIS PLAT IS 7,994 SQUARE FEET OR 0.1835 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

DAVID P. MOWATT
M.D., PROFESSIONAL
LAND SURVEYOR #21136
EXPIRATION/RENEWAL DATE 06-20-22

OWNER'S CERTIFICATE

WE, C.M. CONLON CONTRACTORS & BUILDERS, INC., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION RECORD PLAT.

WE 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 EASEMENT" RECORDED IN MONTGOMERY COUNTY RECORDS BOOK 100, PAGE 29 AND 27 BLOCK D AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

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

CHRIS CONLON, PRESIDENT
3/19/2021
WITNESS

Department of Permitting Services
Montgomery County, Maryland

Approved: 3/31/2021
Date

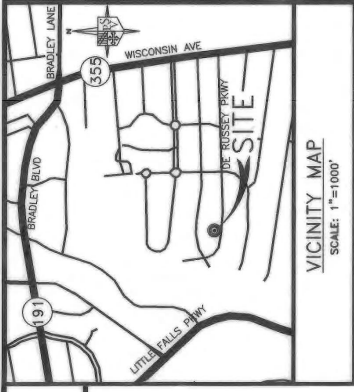
Director

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. _____

Chairman
Asst. Secretary - Treasurer



VICINITY MAP
SCALE: 1"=100'

PLAT TABULATION	
LOT 36?	7,994 SQ.FT. OR 0.1835 ACRES
DEDICATION TO PUBLIC USE:	0.0 SQ.FT. OR 0.0 ACRES
TOTAL AREA:	7,994 SQ.FT. OR 0.1835 ACRES

APPROVALS/INFORMATION CHART	
TAX MAP LOCATION:	HN121
WSSC GRID NUMBER:	20BNW05
ZONING CATEGORY:	R-60
APPROVED PRELIMINARY PLAN, SITE PLAN, PROJECT/SKETCH PLAN FILE NUMBERS:	N/A
APPROVED FOREST CONSERVATION PLAN FILE NUMBER OR FOREST CONSERVATION EXEMPTION NUMBERS:	42021127E



SCALE: 1"=10'

SUBDIVISION RECORD PLAT

WEST CHEVY CHASE
LOT 36, BLOCK D

A RESUBDIVISION OF PART OF LOTS 26
& 27 BLOCK D, PLAT 2148

BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=10' MARCH 2021

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