## Plat Name:Glen Echo HeightsPlat #:220240440

Location:Located on the south side of Madawaska Road, 100 feet west of Wapakoneta RoadMaster Plan:Bethesda - Chevy Chase Master PlanPlat Details:R-90 zone; 1 lotOwner:PMJ Investors, 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.

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PLAT No.	MADAWASKA ROAD UNSPECIFIED WIDTH RIGHT OF WAY (PLAT BOOK B PLAT 15) (PLAT BOOK B PLAT 15)	73.00' 1:470,368.080 ,277,357.465	Contraction of the second of t			2.20.80 N	GLA VECHO HECHORY PART OF LOT 3 GLACH BET PART OF LOT 3 PART 65 LIBER 46170 FOLLO 160	INFORMATION CHART 64655 2070406	N/A         PLAI I ABULATION           N/A         LoT 11:         10.200 SQ.FT. OR 0.2341 ACRES           PIBLIC USE:         0 SQ.FT. OR 0.0000 ACRES           42024083E         TOTAL AREA:         10.200 SQ.FT. OR 0.2341 ACRES	POTOMAC VALLEY SURVEYS POOLESVILE, MARTAND 1-288-25090
NOTES • All terms conditions, agreements, limitations, and requirements associated with any requirements, conditions, agreements, limitations, and requirements associated with any reporterity as approved by the monoclery conting training doard, are interned to this support unless montered by the priving board, the official public files for any such plan are maintained board and are available for public review during normal business hours. 2. IFF = IRON PIPE FOUND. / RBWC = REBAR WITH CAP.	<ol> <li>THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.</li> <li>THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50.27.10 FTHE MONTOSINER REQUIREMENTS SEND CHAPTER SO OF THE COMMIT VALUE CONTRIPERTS SO OF THE COMMIT ANT CONTAINED IN A RESULTION 50.71.50. THIS PLAT MONDUS THE CONTRIPERTS SO OF THE COMMIT ANT CONTAINED AND A RESULTION 50.71.50. THIS PLAT MONDUS THE CONTRIPERTS SO OF THE COMMIT ANT CONTAINED IN A RESULTION 50.71.50. THIS PLAT MONDUS THE CONTRIPUTED DETACHED MONSE. THE CONTRIPERTS SO OF THE CONTREST SO OF THE CONTRIPERTS SO OF</li></ol>		7. FREAMD FECORDET VIS SUBJECT TO A WORKNATER RIGHT OF ENTRY" AS RECORDED AMOUNG THE LAND RECORDS ON MONTGOMERY COUNTY, MARYLAND IN DEED BOOK 67584 AT PAGE 392. SURVEYOR'S CERTIFY THAT THE PLAT SHOWN HARRON IN CORRECT TO THE BEST OF MY KNOWLEDGE AND BELLEF, THAT TH'S ARE SUBDIVISION OF ALL OF THE LANDS CONVETED BY JOHN A. MARYLAND, FREENALTINE OF THE EAST OF DAVIETED BY JOHN A. MARYLAND, FREENALTINE OF THE EAST OF DAVIETED BY JOHN A. MARYLAND, FREENALTINE OF THE EAST OF DAVIETED BY JOHN A. MARYLAND, FREENALTINE OF THE EAST OF DAVIETED BY JOHN A. MARYLAND, STATE OF DAVIED READED BY JOHN A. MARYLAND, STATE OF DAVIETED BY JOHN A. MARYLAND, STATE DAVIETED BY JOHN A. MARYLAND, STATED BY JOHN A. MARYLAND, STATED AND A	D. P. Mount 03/08/24 05/08/24	OWNER'S CERTIFICATE WE, PUL INVESTORS LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREP ADOPT THIS SUBDIVISION RECORD PLAT AND ESTABLISH THE MINIMUM BUILDING RESTRETION LINES.	WE FURTHER GRANT A 10 FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' FULE". TO THORE FARIER SAMED IN THE DOCUMENT ENTILED" SECLARATION OF TERMS AND PROVISIONS OF FUBLIC UTILITY EASEMENT; AS RECORADED IN LUBER 383.4 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THEER ARE NO SUTS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGE, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON. AT LAW, LEASES, LIENS, MORTGAGE, OR TRUSTS AFFECTING THE RODPERTY SHOWN HEREON.	per of the providence of the p			Ine Maryland National Capital Park and Planning Commission         Recorded           Approved: