

Plat Name: Merrimack Park

Plat #: 220260290

Location: Located in the southwest quadrant of the intersection of Kenhowe Drive and Pyle Road

Master Plan: Bethesda - Chevy Chase Master Plan

Plat Details: R-60 zone; 1 lot

Owner: Jefry and Janice Huey

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.

This minor subdivision application proposes to consolidate two existing lots into a recorded lot in order to facilitate the issuance of a building permit upon the property. With this action, an underlying lot line will be eliminated; there is no change to the perimeter boundary of the tract by this subdivision. Staff concludes that the proposed subdivision complies with the requirements of Section 50.7.1.C.2. and recommends approval of the proposed plat, conditioned upon the following:

Applicant to submit plat mylar containing all necessary signatures.

Following completion of the above item staff will forward the plat to the Chair for signature.

NOTES

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, 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.
2. IPF = IRON PIPE FOUND. / RBWC = REBAR WITH CAP.
3. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
4. 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 A LOT AND A PIECE OF LAND CREATED BY DEED AS PROVIDED FOR IN SECTION 7.1.C.2.
5. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF 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 DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
6. PROPERTY LIES WITHIN ZONE X OF FEMA MAP # 24031C0435D 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; THAT IT IS A RE-SUBDIVISION OF ALL OF THE LANDS CONVEYED BY DAVID FUSTER UNTO JEFFRY L. HUEY AND JANICE BETHEL HUEY RECORDED IN BOOK 16001 AT PAGE 076 DATED JUNE 26, 1998 AND BEING ALL OF LOT 4, BLOCK H AS SHOWN ON A PLAT OF SUBDIVISION KNOWN AS MERRIMACK PARK AS RECORDED ON PLAT 4333 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND PARCEL P376 RECORDED IN SAID BOOK 16001 AT PAGE 076; AND THAT ALL PROPERTY CORNERS MARKED THUS $\bullet$ 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 15,129 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

DAVID P. MOWATT _____ DATE
MD. PROFESSIONAL
LAND SURVEYOR #21136
EXPIRATION/RENEWAL DATE 06-20-26

OWNER'S CERTIFICATE

WE, JEFFRY L. HUEY AND JANICE BETHEL HUEY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION RECORD PLAT AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES PER THE MONTGOMERY COUNTY ZONING ORDINANCE.

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 EASEMENTS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED IN LIBER 3834, FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

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

JEFFRY L. HUEY _____ WITNESS _____ DATE _____
JANICE BETHEL HUEY _____ WITNESS _____ DATE _____

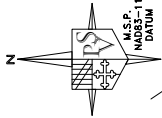
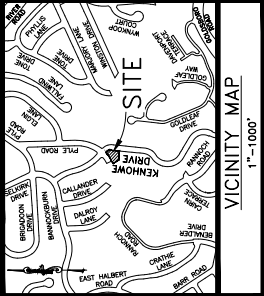
Department of Permitting Services
Montgomery County, Maryland

Approved: _____ Date _____
The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board

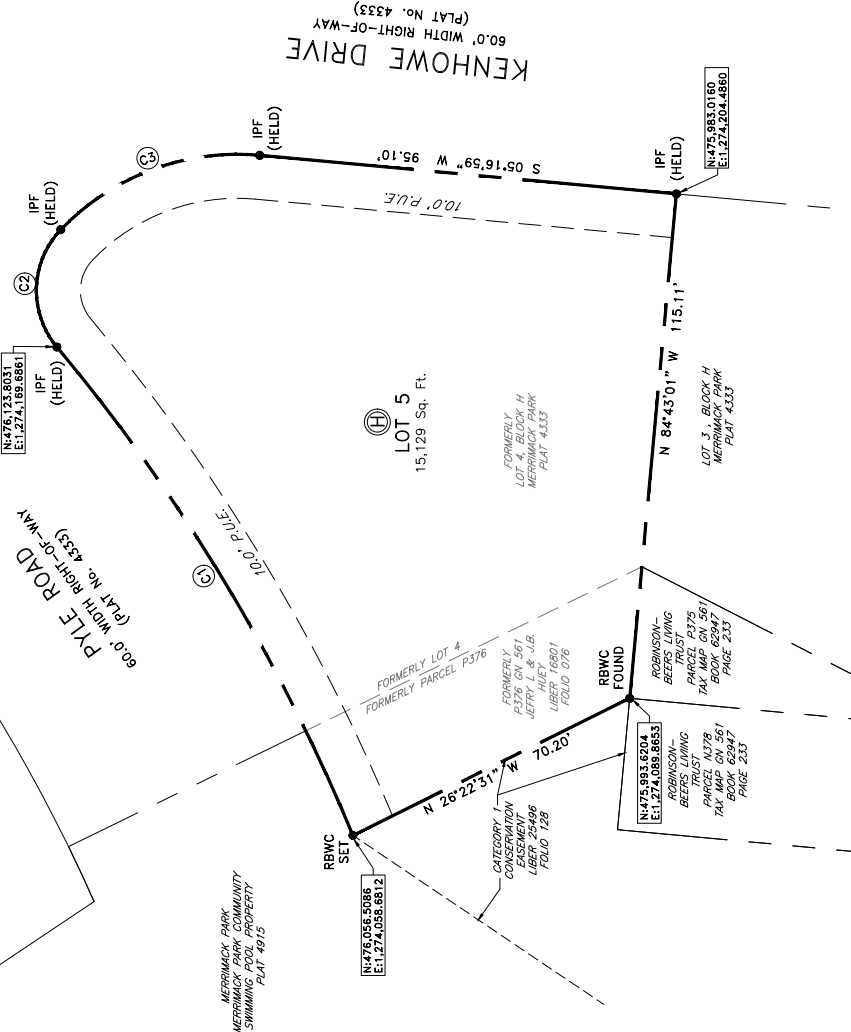
Recorded _____
Plat No. _____
Date _____ Chair _____
Montgomery Plat Signatory
for Secretary - Treasurer

M.N.C.P.&P.C. Record File No. _____

PLAT No.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	450.00'	130.31'	129.81'	N 58°46'28" E	17°21'47"	65.66'
C2	20.00'	29.19'	26.67'	S 88°05'36" E	83°38'00"	17.89'
C3	55.48'	49.93'	48.26'	S 20°30'01" E	51°33'43"	26.80'



SCALE: 1"=20'

SUBDIVISION RECORD PLAT
MERRIMACK PARK
LOT 5, BLOCK H
A RESUBDIVISION OF
LOT 4, BLOCK H

PLAT TABULATION	
LOT 5:	15,129 SQ.FT. OR 0.3473 ACRES
DEDICATION TO PUBLIC USE:	0 SQ.FT. OR 0.00 ACRES
TOTAL AREA:	15,129 SQ.FT. OR 0.3473 ACRES

APPROVALS/INFORMATION CHART	
TAX MAP LOCATION:	GN561
WSSC GRID NUMBER:	208NW06
ZONING CATEGORY:	R-60
APPROVED PRELIMINARY PLAN, SITE PLAN, PROJECT/SKETCH PLAN FILE NUMBER:	N/A
CONSERVATION PLAN FILE NUMBER OR FOREST CONSERVATION EXEMPTION NUMBER:	42025201E

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

BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=20' NOVEMBER, 2025

MNCPG FILE NO: 220260290