

**Plat Name:** West Chevy Chase Heights  
**Plat #:** 220151060

**Location:** Located on the south side of Maple Avenue, 325 feet west of Kentucky Avenue.

**Master Plan:** Bethesda-Chevy Chase Master Plan

**Plat Details:** R-60 zone; 1 lot

**Applicants:** Douglas Construction Group

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(3)** of the Subdivision Regulations, which states:

**Consolidation of Two or More Lots or a Part of a lot into One Lot.** Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

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 50-35A(a)(3) and supports this minor subdivision record plat.

**NOTES**

1. THE PROPERTY SHOWN HEREBIN IS SERVED BY PUBLIC WATER AND SEWER ONLY.
2. THIS PROPERTY, THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-40 ZONE AS OF THE DATE OF PLAT RECORDATION.
3. 85% - IRON PIN WITH CAP SET
4. 15% - REBAR AND CAP POOL
5. THIS PROPERTY IS SHOWN ON TAX MAP 141 340.
6. THIS PROPERTY IS SHOWN ON M.S.S.C. 300-FOOT SHEET 201 N4 04.
7. FLOOD ZONE "X" PER F.E.M.A. FIRM MAPS, COMPANY PANEL NUMBER 2483C 0480.
8. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT SITE PLAN PRODUCED BY THE PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS MODIFIED BY ANOTHER ACTION BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
9. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR FINAL SUBDIVISION APPROVALS CONTAINED IN SECTION 50-50.5A OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES THE CONSOLIDATION OF TWO LOTS INTO A LOT, AS PROVIDED FOR IN SECTION 50-50A(G)(3).
10. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW ANY MATTERS CONCERNING THE TITLE OR INTERESTS IN THE PROPERTY, THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DETECT OR NOTE ALL MATTERS AFFECTING TITLE.

**OWNERS' CERTIFICATE**

WE, DOUGLAS CONSTRUCTION GROUP, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADAPT THIS PLAT OF SUBDIVISION AS FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREIN AS "10' PUBLIC ALLEY", TO THE MONTGOMERY COUNTY PUBLIC UTILITY DEPARTMENT, AS SHOWN IN LIBER 802180 AT FOLIO 443. WE FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT TO THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AS SHOWN IN LIBER 802180 AT FOLIO 443. WE HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREBIN, EXCEPT AS INDICATED BELOW.

DATE: 4/14/15  
 DOUGLAS MORSE  
 MANAGING MEMBER  
 WITNESS  
 DATE: 4/14/15  
 RYAN RICE  
 SENIOR VICE PRESIDENT  
 WITNESS

THE EAGLE BANK, HEREBY CONSENTS TO THIS PLAT OF SUBDIVISION, 802180 AT FOLIO 443, DATED APRIL 22, 2015 AND RECORDED MAY 7, 2015.

**PLAT TABULATION**

NUMBER OF PARCELS	0
NUMBER OF LOTS	0
AREA OF LOTS	0.000 S.F.
AREA OF STREET DEDICATION	0.000 S.F.
TOTAL AREA	0.000 SQ. FT. (0.000 ACRES)

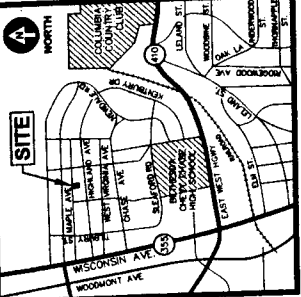
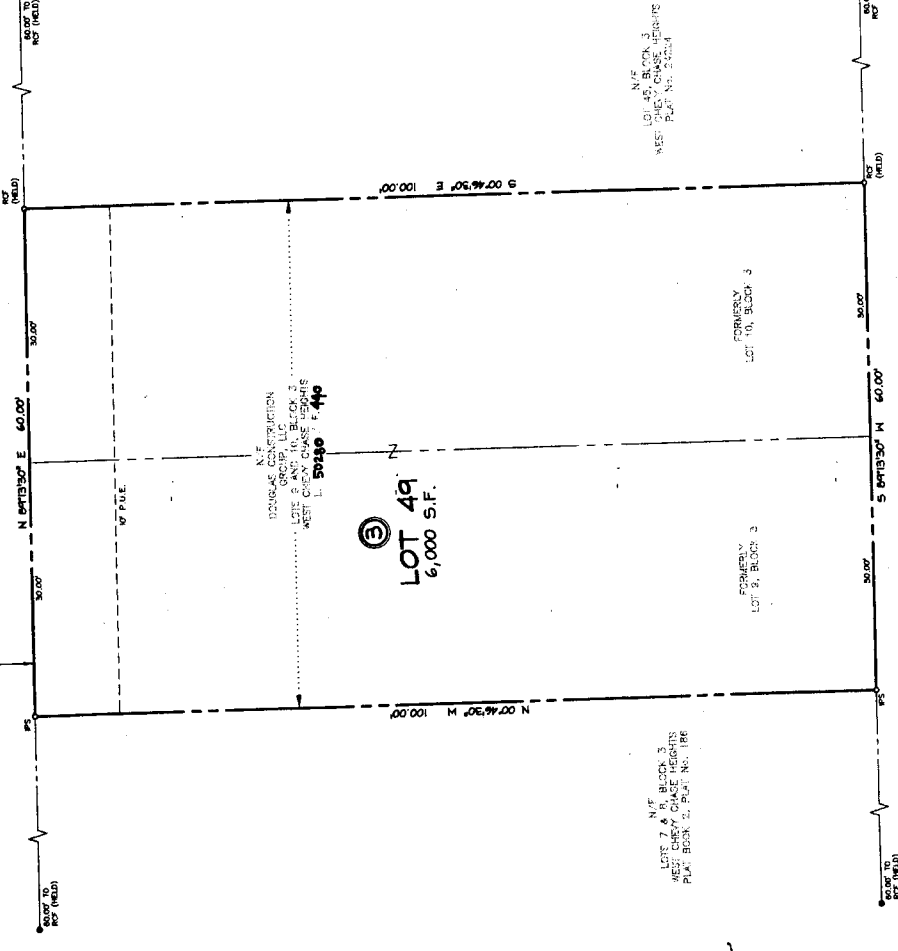
Department of Public Services  
 Montgomery County, Maryland  
 Approved: Thane Red Jans  
 Director

The Maryland National Capital Park and Planning Commission  
 Montgomery County Planning Board  
 Approved: \_\_\_\_\_  
 Chairman  
 \_\_\_\_\_  
 Asst. Secretary - Treasurer  
 \_\_\_\_\_  
 Secretary

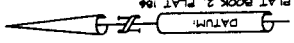
Recorded \_\_\_\_\_  
 Plat No. \_\_\_\_\_

PLAT No. \_\_\_\_\_

MAPLE AVENUE  
 (45' RIGHT-OF-WAY, PER PLAT BOOK 1, PLAT 42)  
 (45' RIGHT-OF-WAY, PER PLAT BOOK 2, PLAT 186)



VICINITY MAP  
 SCALE: 1" = 200'



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREBIN IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS CONVEYED BY JEANNE TERESA LAMTO DOUGLAS CONSTRUCTION GROUP, LLC BY A DEED DATED APRIL 22, 2015, AND RECORDED IN LIBER 802180 AT FOLIO 443. I ALSO BEING A RESUBDIVISION OF LOT 4 AND LOT 10, BLOCK 3, WEST CHASE HEIGHTS, 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 SAID HEREBIN PROPERTY CORNERED BY MAPLE AVENUE, NORTH BRITTON STREET, AND PUBLIC ALLEY, AS SHOWN IN SECTION 50-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE: 4/14/15  
 ALLEN HARTFORD  
 PROFESSIONAL LAND SURVEYOR  
 EXPIRATION DATE: JULY 15, 2018

SUBDIVISION RECORD PLAT  
 LOT 49, BLOCK 3

**WEST CHEVY  
 CHASE HEIGHTS**

A RESUBDIVISION OF LOT 9 & LOT 10, BLOCK 3  
 BETHESDA (7TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 10' MARCH, 2015

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 info@cosengineering.com

