

Plat Name: Crestview
Plat #: 220091150

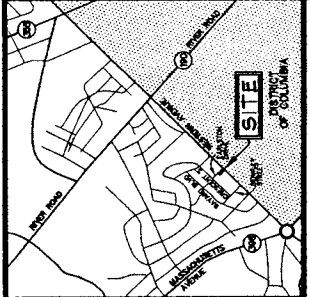
Location: Located in the northwest quadrant of the intersection of Western Avenue and Earlston Drive
Master Plan: Bethesda-Chevy Chase
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Applicant: Lot 86 Turner Lane, LLC

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

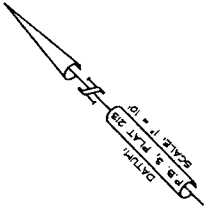
Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- 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 this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.

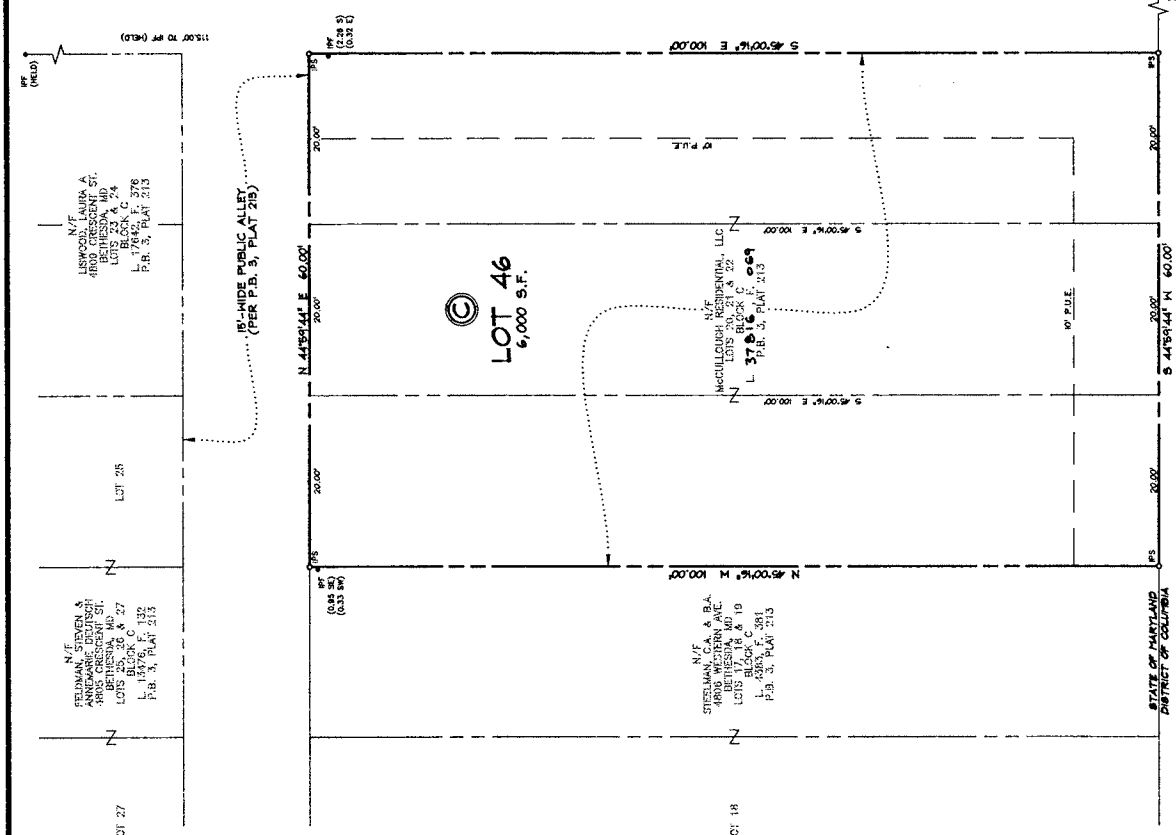


VICINITY MAP
SCALE: 1" = 200'



PLAT No.

EARLSTON DRIVE - FORMERLY WESTWAY DRIVE - (50' R/W PER P.B. 3, PLAT 213)



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A REVISION OF THE PLAN SHOWN HEREON, AND THAT THE REVISIONS SHOWN HEREON WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND. THE TOTAL AREA INVOLVED IN THIS REVISION IS 9,000 SQUARE FEET, MOORE OR LESS, AND THAT THE REVISIONS SHOWN HEREON ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 80-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

July 22, 2009 DATE
DAVID JOY RITCHIE
PROFESSIONAL LAND SURVEYOR
TD REG. NO. 31172

SUBDIVISION RECORD PLAT
LOT 46, BLOCK C
CRESTVIEW

A RESUBDIVISION OF LOTS 20, 21, & 22, BLOCK C
BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 10' JULY, 2009

WESTERN AVENUE
120' WIDE

CAS ENGINEERING
CIVIL • SURVEYING • LAND PLANNING
A Division of CAS Enterprises, Inc.
100 West 46th Street, Suite 1010, Baltimore, Maryland 21271
DC Metro (301) 497-8801 FAX (301) 497-8801

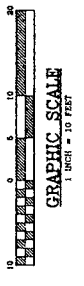
- NOTES**
1. WATER CATEGORY: 1. SEWER CATEGORY: 1.
 2. THE REVISION IS MADE AS OF THE DATE OF PLAT REVISION.
 3. PER - IRON PIPE WITH CAP SET
 4. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
 5. THIS PROPERTY IS SHOWN ON TAX MAP 1H122.
 6. THIS PROPERTY IS SHOWN ON M.S.C. 200-FOOT SHEET 206 1A 08.
 7. ALL UTILITIES SHOWN ON THIS PLAN, INCLUDING BUT NOT LIMITED TO, WATER, SEWER, GAS, AND TELEPHONE, ARE SHOWN AS SHOWN ON THE OFFICIAL PUBLIC PLANS FOR ANY SUCH UTILITIES, AS RECORDED IN LIBER 2881 AT FOLD 467 ALONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. ANY CHANGES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW.
 8. THIS PROPERTY IS NOT INTENDED TO AFFECT ANY OTHER MATTER RESTRICTING THE OWNERSHIP AND USE, NOR EVERY MATTER AFFECTING THE OWNERSHIP AND USE, OF THIS PROPERTY, THE EXAMINATION OF TITLE OR TO DEFECT ON NOTE ALL MATTERS AFFECTING TITLE.

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A REVISION OF THE PLAN SHOWN HEREON, AND THAT THE REVISIONS SHOWN HEREON WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND. THE TOTAL AREA INVOLVED IN THIS REVISION IS 9,000 SQUARE FEET, MOORE OR LESS, AND THAT THE REVISIONS SHOWN HEREON ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 80-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

7/24/09 *Thomas A. McCullough*
THOMAS A. MCCULLOUGH
LOT 66 TURNER LANE, LLC
WITNESS

THE BRANCH BANKING AND TRUST CO., HEREBY CONSENT TO THIS PLAN OF SUBDIVISION.
David Fleming
DAVID FLEMING
BRANCH BANKING AND TRUST CO.
WITNESS



PLAT TABULATION

Number of Lots	1
Area of Block (S.F.)	9,000 SF
Area of Parcel (S.F.)	0
Area of Street Dedication	0
TOTAL AREA	9,000 (S.F.)

Department of Permitting Services
Montgomery County, Maryland

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

Approved: _____
Chairman

Approved: _____
Asst. Secretary - Executive

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

Recorded _____
Plat No. _____

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Crestview Plat Number: 220091150
 Plat Submission Date: 6-17-09
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N/A

*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Planning Board Opinion – Date _____ Checked: Initial _____ Date _____
 Site Plan Name if applicable: _____ Site Plan Number: _____
 Planning Board Opinion – Date _____ Checked: Initial _____ Date _____

Lot # & Layout Lot Area Zoning Bearings & Distances Coordinates
 Plan # N/A Road/Alley Widths OK Easements OK Open Space N/A Non-standard
 BRLs N/A Adjoining Land OK Vicinity Map OK Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map OK
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>E. Gibson</u>	<u>6/18/09</u>	<u>7-1-09</u>	<u>7-1-09</u>	<u>No REVISIONS</u>
Research	<u>Bobby Fleury</u>			<u>6-18-09</u>	<u>OK</u>
SHA	<u>Doug Mills</u>	↓	↓		
PEPCO	<u>Steve Baxter</u>				
Parks	<u>Doug Powell</u>				
DRD	<u>Nellie Carey</u>				

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial	Date
<u>SS</u>	<u>8/27/09</u>
<u>SS</u>	<u>7/13/09</u>
<u>SS</u>	<u>8-18-09</u>

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

<u>SS</u>	<u>9-10-09</u>
_____	_____
_____	_____

DPS Approval of Plat:

Engineer Pick-up for DPS Signature:
 Final Mylar for Reproduction Rec'd:

_____	_____
_____	_____

Plat Reproduction:

Addressing:
 File Card Update:
 Final Zoning Book Check:
 Update Address Books with Plat #:
 Update Green Books for Resubdivision:
 Notify Engineer to Seal Plats:
 Engineer Seal Complete:
 Complete Reproduction:
 Sent to Courthouse for Recordation:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

No. _____

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: _____
- b) Part of lot created by deed prior to June 1 1958: OK
N/A

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: _____
- b) Original Plat identified: _____

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: _____
- b) Street dedication required: _____
- c) Forest conservation: _____
- d) Storm water management: _____
- e) Special Protection Area/Water Quality Plan: _____
- f) Landscaping and lighting plan including parking lot layout: _____

g) Approved Special Exception: _____

(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

a) Number of Lots: _____

b) Written MCDPS approval of proposed septic area: _____

c) Required street dedication: _____

d) Easement for balance of property noting density and TDRS: _____

e) Average lot size of 5 acres: _____

f) Forest Conservation requirements met: _____