

**Plat Name: Glen Cove**  
**Plat #: 220140750**

**Location:** Located in the southwest quadrant of the intersection of River Road (MD 190) and Newport Avenue.

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

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

**Applicant:** 5146 Newport Avenue, 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 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 included in this subdivision plat is currently zoned R - 60.
2. The property included in this subdivision is intended for public water and sewer systems.
3. This subdivision record plat is not intended to show every matter affecting or restricting the ownership and use of the subject property. A subdivision record plat is not intended to replace an examination of title or to note all matters affecting the title.
4. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of the property included on this plat, as approved by the Montgomery County Planning Board, are intended to survive and not be extinguished by the recording of this plat, unless expressly provided by the plan as approved. The official public files for any such plan are maintained by the Planning Board and are available for public review during normal business hours.
5. This plat is in conformance with the requirements of Section 50-35A of the Montgomery County Code (Subdivision Regulations) which provides for the consolidation of two or more lots or parts of lots being re-platted as a single lot per Section 50-35A (a)(3) here of.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the survey information shown hereon is correct; that this plat of subdivision has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland; that this plat is a subdivision of the real property conveyed by Trevor Randolph, Personal Representative of the Estate of Mary Theresa Randolph, who died on or about June 6, 2013, party of the first part to 5146 NEWPORT AVENUE, L.L.C., party of the second part by deed, dated August 7, 2013, recorded among the Land Records of Montgomery County, Maryland in Liber 47520 at Folio 285; said real property being parts of Lots 34 & 35, Block 3, as shown in there entirety on a Subdivision Record Plat recorded among the said Land Records, 6, 1893, in Plat Book B as Plat 51; and that property corner markers will be set in accordance with Section 50-24(e) of the Montgomery County Code (Subdivision Regulations), if so engaged. The total area included in this plat of subdivision is 9,191 square feet or 0.211 of an acre. There is no area being dedicated to public use by this plat.

Date: 4/18/2014  
 J. R. Witmer  
 Professional Land Surveyor  
 MD Reg. No. 10668  
 Two year MDLLR Professional Land Surveyor's License Renewal Date: 11/29/2015

APPROVED: \_\_\_\_\_  
 CHAIRMAN  
 SECRETARY-TREASURER  
 M.N.C.P. & P.C. RECORD FILE NUMBER: \_\_\_\_\_

APPROVED: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 DIRECTOR

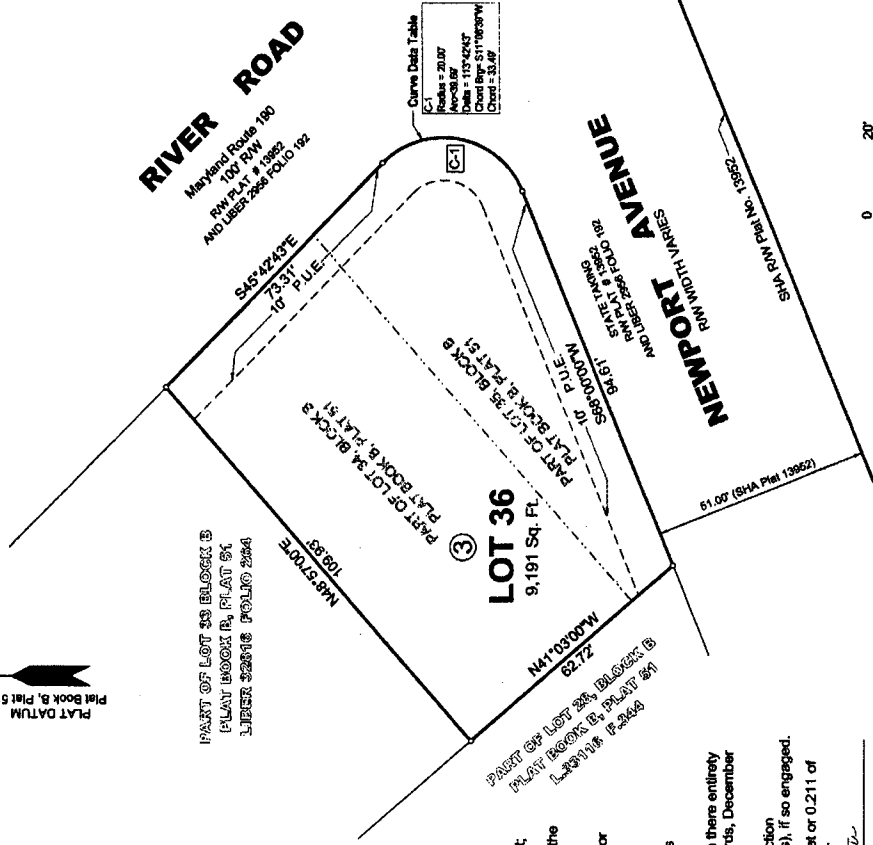
PLAT NO: \_\_\_\_\_  
 DATE: \_\_\_\_\_

PLAT NO.

**OWNER'S DEDICATION**

I, Steve Schultz, Member of 5146 Newport Avenue, LLC, owner of the property shown and included hereon, hereby adopt this plat of subdivision, and grant a Public Utilities Easement (P.U.E.), as shown hereon, to the parties named in a document titled "Terms and Provisions of a Public Utility Easement" as recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, subject to all current and applicable regulations of all federal, state, and local governing agencies. We, our successors and assigns will cause property corner markers to be set by a Maryland Licensed Land Surveyor, in accordance with Section 50-24(e) of the Montgomery County Code (Subdivision Regulations). There are no suits, liens, leases, mortgages or trusts affecting the property included in this plan of subdivision.

Date: 4-21-2014 Owner: Steve Schultz  
 Steve Schultz  
 Member - 5146 Newport Avenue, LLC



PLAT NO. HM 123 207NW05 DISTRICT 73 GRD. A-6  
 PROPERTY NOT TO SCALE  
 SUBDIVISION RECORD PLAT  
 LOT 36, BLOCK 3  
 A RESUBDIVISION OF PARTS OF LOTS 34 & 35, BLOCK 3, PLAT BOOK B, PLAT 51  
**GLEN COVE**  
 7th (BETHESDA) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 WITMER ASSOCIATES, LLC  
 Land Surveying, Land Planning, & Design  
 10401 Woodfield Road, Suite C, Gaithersburg, MD 20879  
 Tel: (301) 461-6000 Fax: (301) 770-9999 www.witmer.com  
 SCALE 1" = 20'  
 November, 2013 01581 D  
 SHEET NO. 1 of 1

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Glen Cove Plat Number: 220140750  
 Plat Submission Date: ~~S. Smith~~ 11/13/13  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: N/A  
 \*For category of minor subdivision 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 # \_\_\_\_\_ Road/Alley Widths \_\_\_\_\_ Easements \_\_\_\_\_ Open Space \_\_\_\_\_ Non-standard \_\_\_\_\_  
 BRLs \_\_\_\_\_ Adjoining Land \_\_\_\_\_ Vicinity Map \_\_\_\_\_ Septic/Wells \_\_\_\_\_  
 TDR note \_\_\_\_\_ Child Lot note \_\_\_\_\_ Surveyor Cert \_\_\_\_\_ Owner Cert \_\_\_\_\_ Tax Map \_\_\_\_\_  
 SPA \_\_\_\_\_

| Agency Reviews Req'd | Reviewer      | Date Sent | Due Date | Date Rec'd | Comments |
|----------------------|---------------|-----------|----------|------------|----------|
| Environment          | Evelyn Gibson | 11-13-13  | 11-29-13 |            |          |
| Research             | Bobby Fleury  |           |          |            |          |
| SHA                  | Corren Giles  |           |          |            |          |
| PEPCO                | Bobbie Dickey |           |          |            |          |
| Parks                | Doug Powell   |           |          |            |          |
| DRD                  | Keiona Clark  |           |          |            |          |

## Final DRD Review:

|                                       | Initial   | Date           |
|---------------------------------------|-----------|----------------|
| Consultant Notified (Final Mark-up):  | <u>SS</u> | <u>1-20-14</u> |
| Final Mylar & DXF/DWG Received:       | <u>SS</u> | <u>4-21-14</u> |
| Final Mylar Review Complete:          | <u>SS</u> | <u>4-29-14</u> |
| <b>Board Approval of Plat:</b>        |           |                |
| Plat Agenda:                          | <u>SS</u> | <u>5-8-14</u>  |
| Planning Board Approval:              | _____     | _____          |
| Chairman's Signature:                 | _____     | _____          |
| <b>MCDPS Approval of Plat:</b>        |           |                |
| Consultant Pick-up for DPS Signature: | _____     | _____          |
| Final Mylar for Reproduction Rec'd:   | _____     | _____          |
| <b>Plat Reproduction:</b>             |           |                |
| Addressing:                           | _____     | _____          |
| File Card Update:                     | _____     | _____          |
| Final Zoning Book Check:              | _____     | _____          |
| Update Address Books with Plat #:     | _____     | _____          |
| Update Green Books for Resubdivision: | _____     | _____          |
| Complete Reproduction:                | _____     | _____          |
| Notify Consultant to Seal Plats:      | _____     | _____          |
| Surveyor's Seal Complete:             | _____     | _____          |
| Sent to Courthouse for Recordation:   | _____     | _____          |
| Recordation Info Entered into Hansen  | _____     | _____          |

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

**MINOR SUBDIVISION SECTION 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: N/A olc Public Taking

**(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: \_\_\_\_\_