

Plat Name: Crestview
Plat #: 220100120

Location: Located on the north side of Western Avenue, 275 feet west of Earlston Drive
Master Plan: Bethesda-Chevy Chase
Plat Details: R-60 zone; 2 lots
Community Water, Community Sewer
Applicant: Stephen McKinney

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.

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct, that it is a subdivision of all of the land described in a deed from Frederick H. McKinney, Jr. and Langley W. McKinney to Stephen A. W. McKinney, recorded August 20, 2009 and recorded in Liber 37988 at Folio 250, also being a resubdivision of lots 8 through 13, Block C, as shown on a plat entitled "CRESTVIEW" recorded in Plat Book 5 at Plat 1213, all among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, additional monuments, property markers and other boundary markers will be shown in accordance with the provisions of Article 20, Section 80-24(a) of the Montgomery County Code. The total area included on this plat is 0.2765 acres or 12,000 square feet of land of which there is no dedication to public use.

Thomas A. Maddox 11/16/09 Date
 Registered Professional Land Surveyor
 MD #10860

OWNERS CERTIFICATION

The undersigned, owner of the property shown hereon, hereby adopt this plan of subdivision and establish and grant a variable width public utility easement, shown hereon as PUJE to those parties named in a document entitled "Declaration of Terms and Provisions of Public Utility Easements", as Recorded in Liber 3834 at Folio 457 among the land records on Montgomery County, Maryland.

I further certify that property corner markers and any other required monumentation will be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(a) of the Montgomery County Code.

There are no suits, liens, mortgages, or trusts, affecting the property including in this plat of subdivision, except for two (2) deeds of trust and the parties in interest thereto have hereon indicated their assent to this plan.

Stephen A. W. McKinney 11/16/09 Date
 Stephen A. W. McKinney
 Witness

I hereby assent to this plan of subdivision.
Dorothy G. Virginia 11/16/09 Date
 Dorothy G. Virginia
 Witness

I hereby assent to this plan of subdivision.
Langley W. McKinney 11/16/09 Date
 Langley W. McKinney
 Trustee

PLAT TOTALS	
NUMBER OF LOTS	2
AREA OF LOTS	0.2765 ACS
AREA OF DEDICATION	0.0009 ACS
TOTAL AREA SHOWN ON PLAT	0.2755 ACS

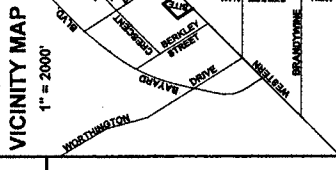
22-010-012-D
 THE MARYLAND-NATIONAL CAPITAL
 PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED _____ DATE _____
 CHAIRMAN ASST.-SECRETARY-TREASURER

MONTGOMERY COUNTY
 DEPARTMENT OF PERMITTING SERVICES
 APPROVED _____ DATE _____
 DIRECTOR

GRAPHIC SCALE
 0 10 20 30 40
 1" = 20'

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 8633 SHADY GROVE COURT
 GAITHERSBURG, MARYLAND 20877
 (301) 984-5604

PLAT NO.

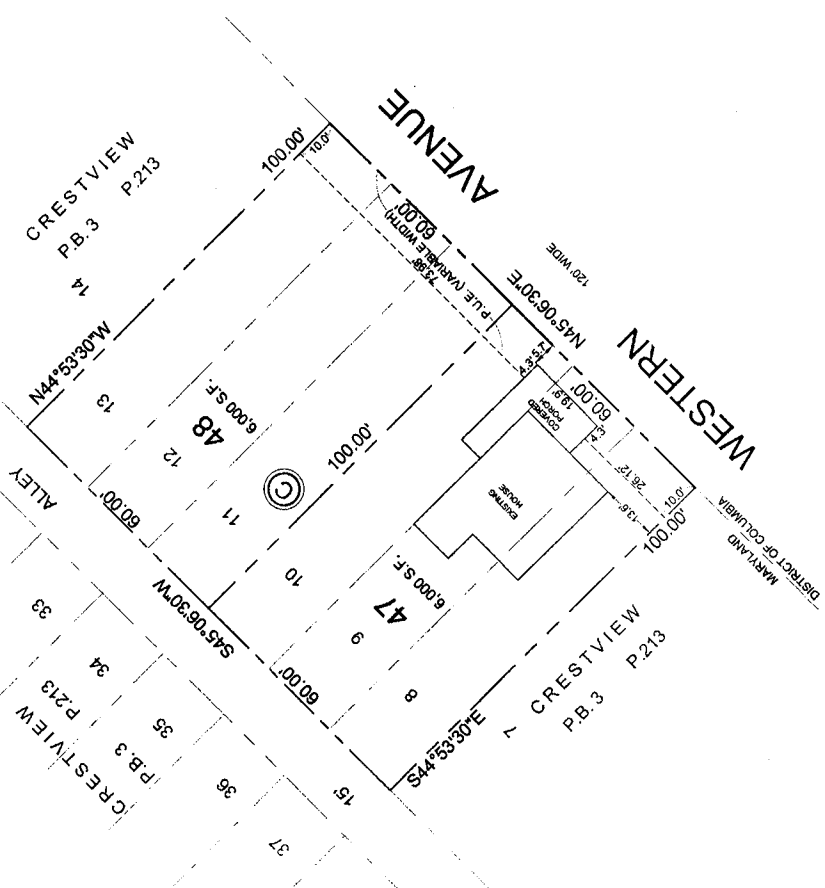


PLAT DATUM

 PB. 98 PLAT 10919

NOTES

1. THE SUBJECT PROPERTY IS CURRENTLY ZONED R-40.
2. THE LOTS ARE TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THIS PLAN. ANY SUCH TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
4. PROPERTY SHOWN ON THIS PLAT FOUND ON TAX MAP GR61HM12, WSSC SHEET NO. 204 NW/2.
5. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE USE AND ENJOYMENT OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPEND ON NOTE ALL MATTERS AFFECTING TITLE.
6. THIS PLAN COMPLES WITH THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-30A OF THE MONTGOMERY COUNTY SUBDIVISION, CONVEYANCE AND RECORDATION ACT AND THE REQUIREMENTS FOR PLANNING BOARD APPROVALS CONTAINED IN SECTION 50-24(A) WHICH PROVIDES FOR THE CONSOLIDATION OF TWO OR MORE LOTS INTO A LOT.



SUBDIVISION RECORD PLAT
 LOT 47 & 48 - BLOCK C
CRESTVIEW
 A RESUBDIVISION OF LOTS 8 THRU 13
 ELECTION DISTRICT 7
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 20' AUGUST 2009

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: CRESTVIEW Plat Number: 220100120

Plat Submission Date: 8-19-09

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 _____ 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 OK Owner Cert _____ Tax Map OK
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	E. Gibson	8-19-09	9/14/09	9-10-09	No REVISIONS
Research	Bobby Fleury			8-21-09	OK
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey				

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:

Board Approval of Plat:

Plat Agenda:

Planning Board Approval:

Chairman's Signature:

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:

Initial

SJS

SJS

SJS

SJS

SJS

Date

12/7/09

9/14/09

11-18-09

12/17/09

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: ok
- b) Part of lot created by deed prior to June 1 1958: 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:
