

Plat Name: Whitehall Manor

Plat #: 220190700

Location: Located on the south side of Durbin Road, 600 feet east of Bradley Boulevard (MD 191).

Master Plan: Bethesda - Chevy Chase Master Plan

Plat Details: R-90 zone; 1 lot

Owner: Frank Black and Barbara Black, Trustees

Staff recommends approval of this minor subdivision plat pursuant to Section 50.7.1.C.2. of the Subdivision Regulations, which states:

- 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.

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 50.7.1.C.2. and supports this minor subdivision record plat.

NOTES

1. THE PROPERTY SHOWN HEREON IS SERVED BY PUBLIC WATER AND SEWER.
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORDED PLAT IS IN THE ROAD ZONE AS OF THE DATE OF PLAT RECORDED.
3. $1\text{ IN} = 20\text{ FT}$ PER THE CAP SET
 $1\text{ IN} = 40\text{ FT}$ PER THE C&G FOUND
4. THIS PROPERTY IS SHOWN ON THE MAP IN ACC.
5. THIS PROPERTY IS SHOWN ON M.D.C. 20-FOOT BUILT 2014 M. OR ACCORDING.
6. ASSOCIATED WITH ANY DEVELOPMENT, UTILITIES, AND REQUIREMENTS OTHER THAN ALLOWING DEVELOPMENT OF THIS PROPERTY AS APPROVED BY THE PLANNING BOARD, THE SUBDIVISION RECORD PLAT MUST BE FILED WITH THE PLANNING BOARD AND THE RECORDING OFFICE. THE PLANNING BOARD AND THE RECORDING OFFICE WILL BE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
7. APPROVAL IS CONTINGENT UPON THE RECORDING OFFICE REVIEWING THE SUBDIVISION RECORD PLAT, THE PLANNING BOARD REVIEWING THE PLAT, AND THE RECORDING OFFICE REVIEWING THE PLAT. THE RECORDING OFFICE WILL BE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
8. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO AFFECT ANY MATTER AFFECTING THE CHARACTER AND USE, NOR ANY EXISTING RESTRICTIONS ON THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO RELEASE AN EXEMPTION OF TITLE OR TO DEFER TO ANY OTHER MATTERS AFFECTING TITLE.

OWNERS' CERTIFICATE

WE, FRANK S. BLACK, JR. (TRUSTEE) AND BARBARA O. BLACK (TRUSTEE), OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION, HEREON AS SHOWN, IS TRUE AND CORRECT, AND THAT THE PUBLIC UTILITY EASEMENTS, SHOWN HEREON AS TO PUBLIC UTILITIES, ARE SHOWN AS APPROVED BY THE PLANNING BOARD AND THE RECORDING OFFICE. WE HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION, HEREON AS SHOWN, IS TRUE AND CORRECT, AND THAT THE PUBLIC UTILITY EASEMENTS, SHOWN HEREON AS TO PUBLIC UTILITIES, ARE SHOWN AS APPROVED BY THE PLANNING BOARD AND THE RECORDING OFFICE.

DATE: 5/18/2019
 FRANK S. BLACK, JR. TRUSTEE
 BARBARA O. BLACK TRUSTEE
 WITNESSES: [Signatures]

SURVEYOR'S CERTIFICATE

I, [Signature], SURVEYOR, HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION, HEREON AS SHOWN, IS TRUE AND CORRECT, AND THAT THE PUBLIC UTILITY EASEMENTS, SHOWN HEREON AS TO PUBLIC UTILITIES, ARE SHOWN AS APPROVED BY THE PLANNING BOARD AND THE RECORDING OFFICE. I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION, HEREON AS SHOWN, IS TRUE AND CORRECT, AND THAT THE PUBLIC UTILITY EASEMENTS, SHOWN HEREON AS TO PUBLIC UTILITIES, ARE SHOWN AS APPROVED BY THE PLANNING BOARD AND THE RECORDING OFFICE.

DATE: 5/18/2019
[Signature]
 PROFESSIONAL LAND SURVEYOR
 EXPIRES: July 15, 2019

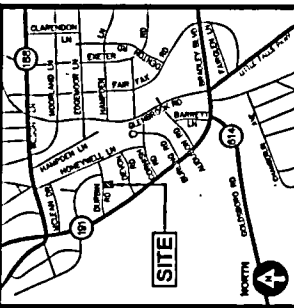
PLAT TABULATION

NUMBER OF LOTS	1
NUMBER OF PARCELS	1
AREA OF LOTS (±)	0.70 SQ. FT.
AREA OF PARCELS (±)	0.70 SQ. FT.
TOTAL AREA	0.70 SQ. FT. (0.02 ACRES)

Department of
 Permitting Services
 Montgomery County, Maryland
 DATE: 5-29-2019
 Approved: [Signature]
 Director

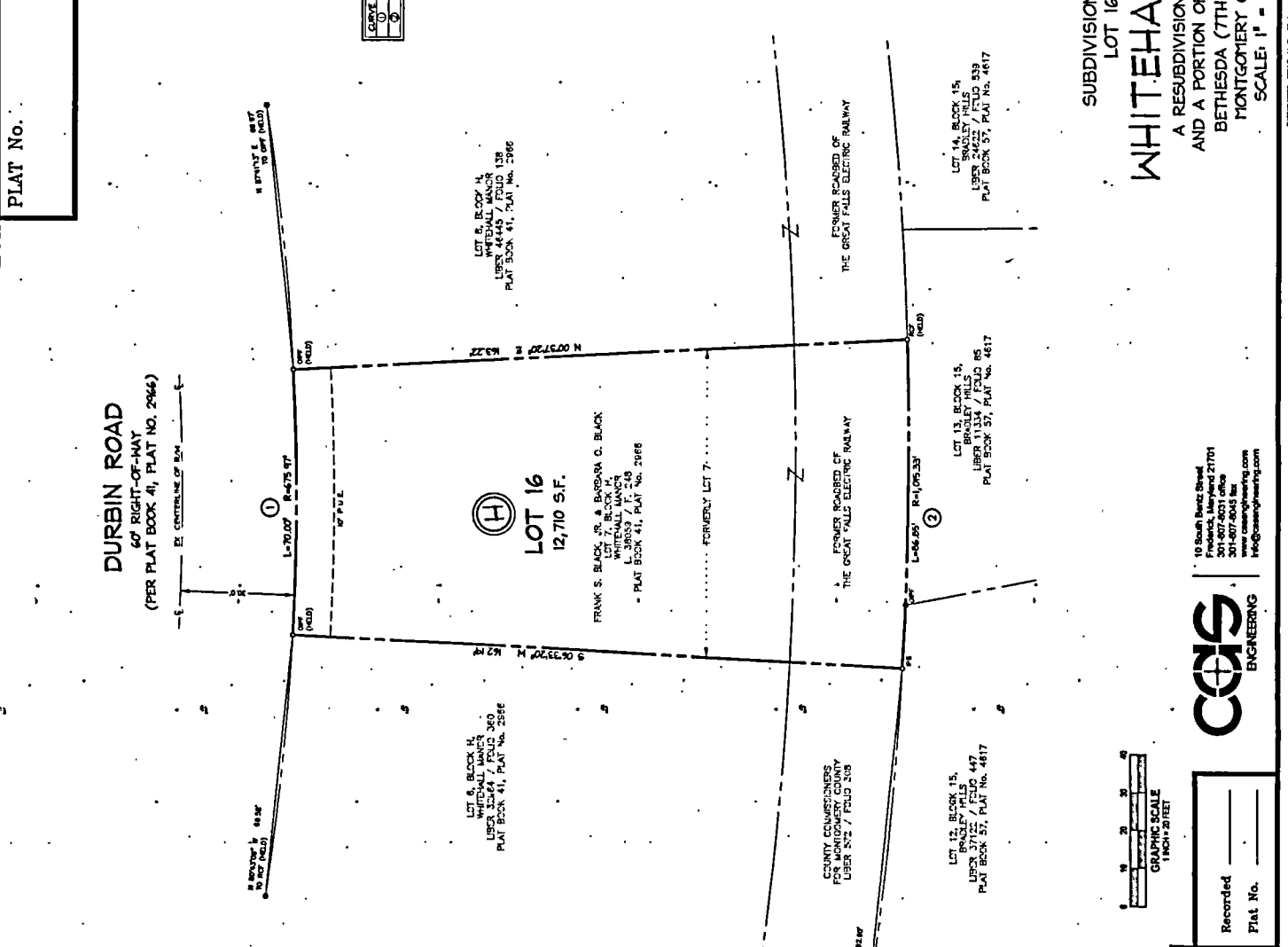
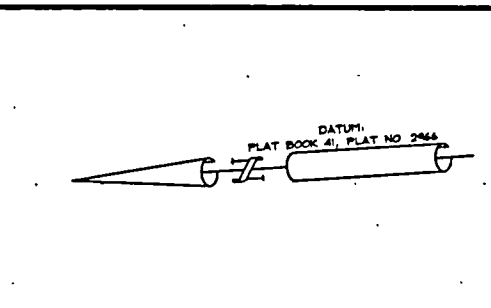
The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board
 Approved: _____
 Chairman

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



CURVE TABLE

CURVE LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
0	70.00'	8.5' ±	94.47°	95.53° ±
1	84.95'	10.75' ±	96.87°	93.13° ±
2	84.95'	10.75' ±	96.87°	93.13° ±



SUBDIVISION RECORD PLAT
 LOT 16, BLOCK H
WHITEHALL MANOR
 A RESUBDIVISION OF LOT 7, BLOCK H
 AND A PORTION OF ABANDONED RAILWAY
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20' APRIL, 2019

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 Frederick, MD 21701
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 301-607-8045 fax
 www.casengineering.com
 info@casengineering.com



Recorded
 Plat No. _____