

Plat Name: Somerset Heights

Plat #: 220230930

Location: Located on the north side of Cumberland Avenue, 800 feet east of Devon Lane

Master Plan: Bethesda - Chevy Chase Master Plan

Plat Details: R-60 zone; 1 lot

Owner: David S. Kelly Development Co., Inc.

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. of the Subdivision Regulations and supports this minor subdivision record plat.

NOTES

1. ALL TERMS, CONDITIONS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY THE BOARD OF PERMITTING SERVICES, SHALL BE MAINTAINED AND SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. IFF = IRON PIPE FOUND / RBWC = REBAR WITH CAP
3. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
4. THIS PLAN CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-2.1 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAN INVOLVES THE CONSOLIDATION OF TWO PARTS OF LOTS AS PROVIDED FOR IN SECTION 50-7.1.C.2
5. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY DETAIL OF THE PROPERTY AND IS NOT INTENDED TO REPLACE AN EXISTING RECORD PLAT OR TO RESTRICT THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
6. PROPERTY LIES WITHIN ZONE X OF FEMA MAP # 240310465D DATED SEPTEMBER 16, 2009.
7. PROPERTY IS SUBJECT TO A "STORMWATER MANAGEMENT RIGHT OF EASEMENT" AS RECORDED AMONG THE LAND RECORDS ON MONTGOMERY COUNTY, MARYLAND IN DEED BOOK 66892 AT PAGE 143.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RE-SUBDIVISION OF ALL OF THE LANDS CONVEYED BY LORRAINE H. DEVELOPMENT CO. INC. RECORDED IN DEED BOOK 66892 AT PAGE 143 DATED NOVEMBER 11TH, 2022 AND BEING PART OF LOT 9, BLOCK 1 SHOWN ON PLAT 30 AND PART OF LOT 10, BLOCK 1 AS SHOWN RECORDED ON PLAT 30 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT ALL PROPERTY CORNERS MARKED THIS DAY ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50-4.3.C OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. TOTAL AREA INCLUDED ON THIS PLAT IS 10,374 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

David P. Mowatt
 DAVID P. MOWATT
 M.D. PROFESSIONAL SURVEYOR
 LICENSE NO. 21135
 EXPIRATION/RENEWAL DATE 06-20-24
 DATE 11/21/23

OWNER'S CERTIFICATE

WE, DAVID S. KELLY DEVELOPMENT CO. INC., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION RECORD PLAT AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES PER THE MONTGOMERY COUNTY ZONING ORDINANCE. WE FURTHER GRANT A 10 FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.E." TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LENS, MORTGAGE OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT FOR THE DEED OF TRUST RECORDED IN BOOK 66494 PAGE 204 AND THE DEED OF TRUST RECORDED IN BOOK 66494 PAGE 204 AND THE DEEDS OF INTEREST SHOWN HEREON INDICATE THEIR ASSENT BY SIGNING BELOW.

DAVID S. KELLY
 PRESIDENT OF DAVID S. KELLY DEVELOPMENT CO., INC.
 SIGNATURE: *David S. Kelly*
 DATE: 11/29/23
 WITNESS: *David S. Kelly*
 DATE: 11/29/23
 SIGNATURE: *Mark McCarty, CEO*
 DATE: 11/29/23
 WITNESS: *Mark McCarty*
 DATE: 11/29/23

Department of Permitting Services
 Montgomery County, Maryland

Approved: *11-29-2023*
 Date: *11-29-2023*
 Chair: _____
 Secretary: _____
 Treasurer: _____

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

Approved: _____
 Date: _____
 Montgomery Plat Signatory
 for Secretary - Treasurer

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

APPROVALS/INFORMATION CHART

TAX MAP LOCATION:	HN 121
WSSC GRID NUMBER:	208NW05
ZONING CATEGORY:	R-60
APPROVED PRELIMINARY PLAN, SITE PLAN, PROJECT/SKETCH PLAN FILE NUMBERS:	N/A
APPROVED FOREST CONSERVATION OR FOREST PRESERVATION FILE NUMBER:	42023129E
CONSERVATION EXEMPTION NUMBER:	

PLAT TABULATION

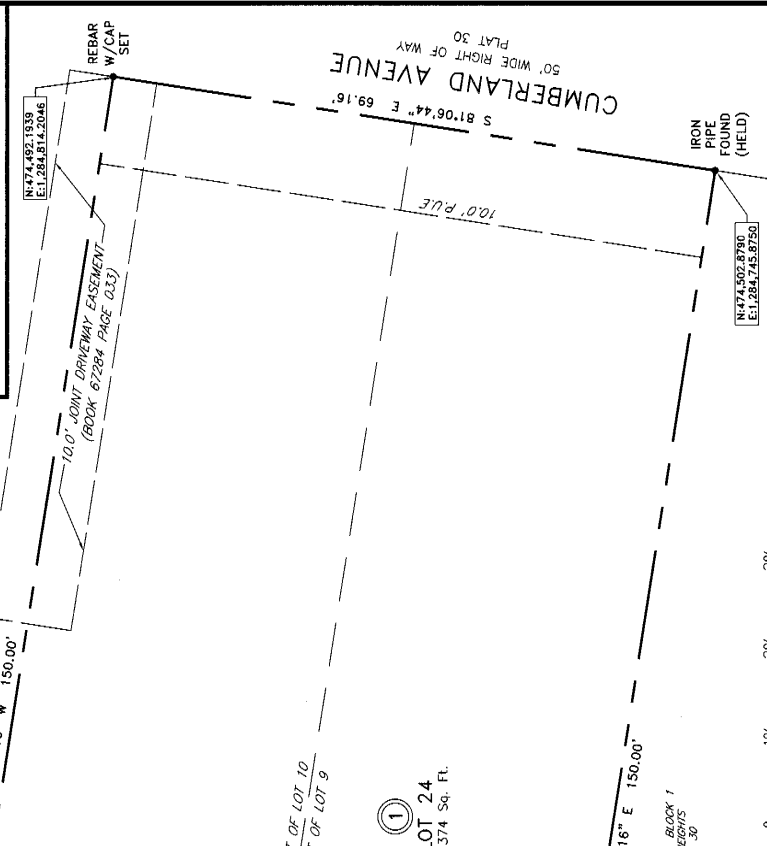
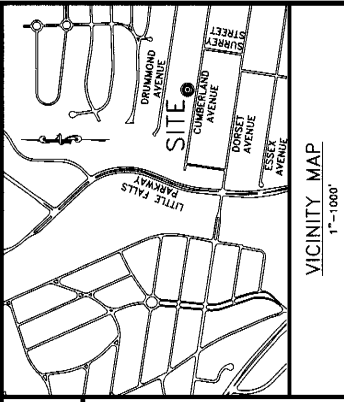
LOT 24:	10,374 SQ.FT. OR 0.2382 ACRES
DEDICATION TO PUBLIC USE:	0 SQ.FT. OR 0.0000 ACRES
TOTAL AREA:	10,374 SQ.FT. OR 0.2382 ACRES

SCALE: 1"=10'



SUBDIVISION RECORD PLAT
SOMERSET HEIGHTS
LOT 24, BLOCK 1
 A RESUBDIVISION OF
 PARTS OF LOTS 9 & 10, BLOCK 1
 PLAT BOOK 1, PLAT 30
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=10' NOVEMBER 2023

POTOMAC VALLEY
 SURVEYS
 20010 FISHER AVENUE, SUITE F
 FOOLESVILLE, MARYLAND
 1-888-349-5090



PLAT No. _____

PART OF LOT 10, BLOCK 1
 SOMERSET HEIGHTS
 PLAT NO. 30

S 08°53'16" W 150.00'

REBAR W/CAP SET

10.0' JOINT DRIVEWAY EASEMENT (BOOK 67284, PAGE 033)

N 08°53'16" E 150.00'

PART OF LOT 9, BLOCK 1
 SOMERSET HEIGHTS
 PLAT NO. 30

IRON PIPE FOUND (HELD)

N 47°49'19.39" E 1284.614.8206

S 81°06'44" E 69.16'

50' WIDE RIGHT OF WAY

CUMBERLAND AVENUE

PLAT 30

N 47°49'19.39" E 1284.614.8206

N 47°49'19.39" E 1284.614.8206

100' P.U.E.

N 47°49'19.39" E 1284.614.8206