

Plat Name: Locust Hill Estates

Plat #: 220240590

Location: Located in the northeast quadrant of the intersection of Rockville Pike (MD 355) and Locust Hill Road

Master Plan: Bethesda - Chevy Chase Master Plan

Plat Details: R-60 zone; 1 lot

Owner: Amit and Shilpa Banerjee

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.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS A TRUE AND CORRECT STATEMENT OF SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND, THAT IT IS A SUBDIVISION OF ALL THE LAND CONVEYED BY THE FIRST RESTED DANIEL WILLARD IN LIVING TRUST AND THE FIRST RESTED LINDA ZELLER WILLARD LIVING TRUST, TO AMIT BANERJEE AND MONTGOMERY COUNTY, MARYLAND IN BOOK 6683A AT PAGE 149, 2023 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 6683A AT PAGE 149.

I FURTHER CERTIFY THAT IF ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THIS → WILL BE SET IN ACCORDANCE WITH SECTION 50-4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 12,753 SQUARE FEET OR 0.2928 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.



Michael J. DeLoe
 MICHAEL J. DELOE
 LICENSED PROFESSIONAL SURVEYOR
 MARYLAND REG. NO. 444
 LICENSE EXPIRATION DATE: 12/10/2024

3/7/24
 DATE

NOTES

1. THIS PROPERTY IS CURRENTLY ZONED R-60.
2. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND, INCLUDING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE PLANNING BOARD AND THE BOARD OF ZONING AND SUBDIVISIONS, AND NOT BE CONSIDERED AS PART OF THIS PLAT OF SUBDIVISION. THE TERMS AND CONDITIONS FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
4. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR INTERFERING WITH THE RIGHTS OF THE PARTIES TO THIS PLAT OF SUBDIVISION INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPEND OR NOTE ALL MATTERS AFFECTING TITLE.
5. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP HP121.
6. THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR MAPS OF SUBDIVISION APPROVAL CONTAINED IN SECTION 50-2.1 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR MAPS OF SUBDIVISION APPROVAL AND TWO PARTS OF A LOT CREATED BY DEED INTO ONE LOT, AS PROVIDED FOR IN SECTION 50-7.1.G.2.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH MINIMUM BUILDING RESTRICTION LINES AS PRESCRIBED BY THE MONTGOMERY COUNTY ZONING CODE.

FURTHER, WE GRANT TO THOSE PARTIES LISTED IN THAT CERTAIN DECLARATION RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, PUBLIC UTILITY EASEMENTS DESIGNATED HEREON AS "P.U.E.". THE TERMS AND PROVISIONS FOR THE PUBLIC UTILITIES INDICATED WITHIN SAID DECLARATION.

FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNEES, HEREBY AGREE TO ENGAGE A LICENSED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-4.3.G OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUST AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT FOR A DEED OF TRUST RECORDED AMONG THE APRESAID LAND RECORDS IN BOOK 6683G AT PAGE 100, AND THE PUBLIC INTEREST THEREIN HAVE HEREON INDICATED THEIR ASSENT TO THIS PLAT OF SUBDIVISION.

WITNESSES: *[Signature]* DATE: 3/7/2024
 WITNESS: *[Signature]* DATE: 3-7-2024
 WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION
 PRESIDENTIAL BANK, FSB
 WITNESS: *[Signature]* DATE: 3/8/2024
 VICE PRESIDENT OF RESIDENTIAL CONSTRUCTION

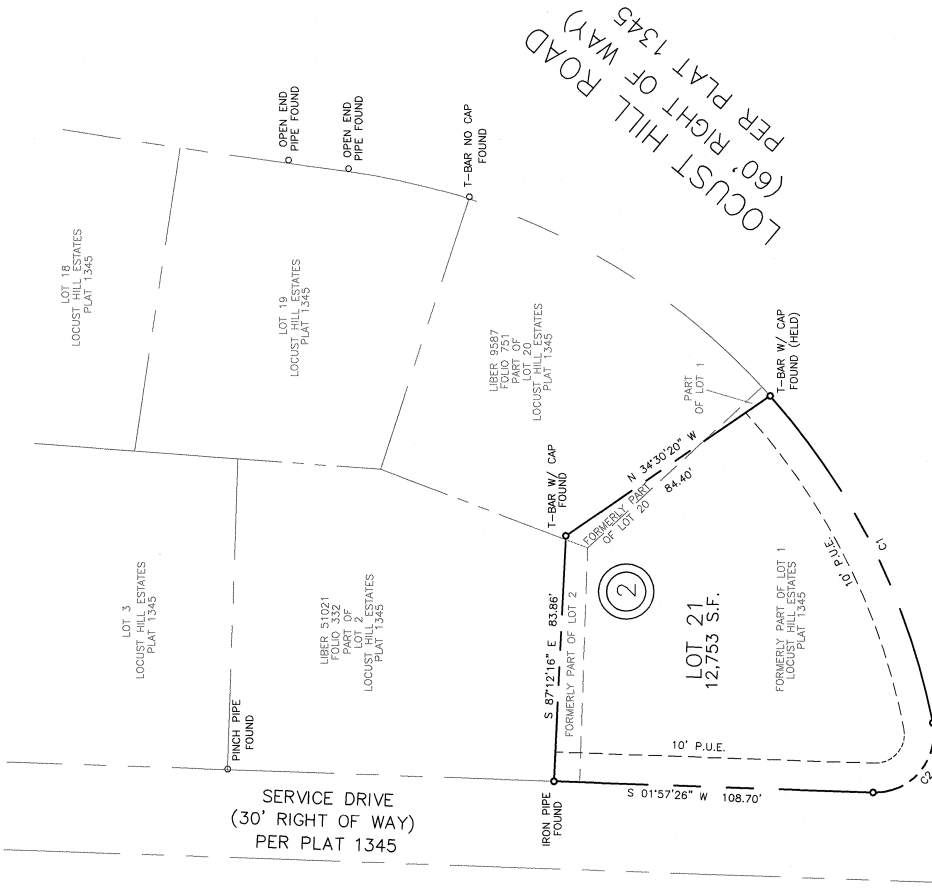
THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED: *[Signature]* DATE: 3-18-2024
 CHAIR: _____ MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER
 DATE: _____ PLAT NO. _____
 MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES
 APPROVED: *[Signature]* DATE: _____
 DIRECTOR

PLAT NO.

INFORMATION/APPROVAL CHART

PLANNING BOARD	APPROVED
ZONING	R-60
POP. EXEMPT	122024088E

AREA TABULATION
 AREA OF LOT 0 12,753 S.F.
 AREA OF STREET DEDICATION 0 0
 TOTAL PLAT AREA 0 12,753 S.F.



VICINITY MAP
 SCALE 1"=500'

PLAT 1345

**SUBDIVISION RECORD PLAT
 LOT 21, BLOCK 2
 LOCUST HILL ESTATES
 A RESUBDIVISION OF
 PARTS OF LOTS 1, 2 & 20
 MONTGOMERY COUNTY, MARYLAND
 ELECTION DISTRICT NO. 7
 SCALE: 1"=30' FEBRUARY, 2024**

GOODE SURVEYS, LLC
 LAND SURVEYORS
 P.O. BOX 599
 DAMASCUS, MARYLAND 20872
 PHONE: (301) 368-2370
 FAX: (301) 368-3703

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD	BEARING	CHORD LENGTH
C1	124.94'	234.80'	39.43.56"	S 6.5.36.37" W	124.44'	
C2	35.95'	20.00'	102.89.21"	N 49.52.14" W	31.30'	

