

**Plat Name: Crestview**  
**Plat #: 220091150**

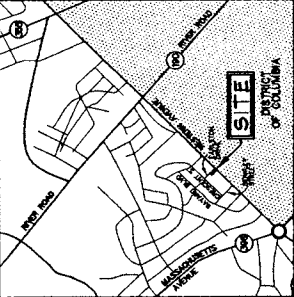
Location: Located in the northwest quadrant of the intersection of Western Avenue and Earlston Drive  
Master Plan: Bethesda-Chevy Chase  
Plat Details: R-60 zone; 1 lot  
Community Water, Community Sewer  
Applicant: Lot 86 Turner Lane, LLC

Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A (a)(3)** of the Subdivision Regulations, which states:

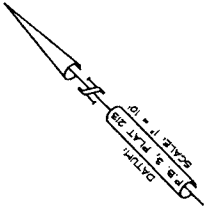
**Consolidation of Two or More Lots or a Part of a lot into One Lot.** Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- 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 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.

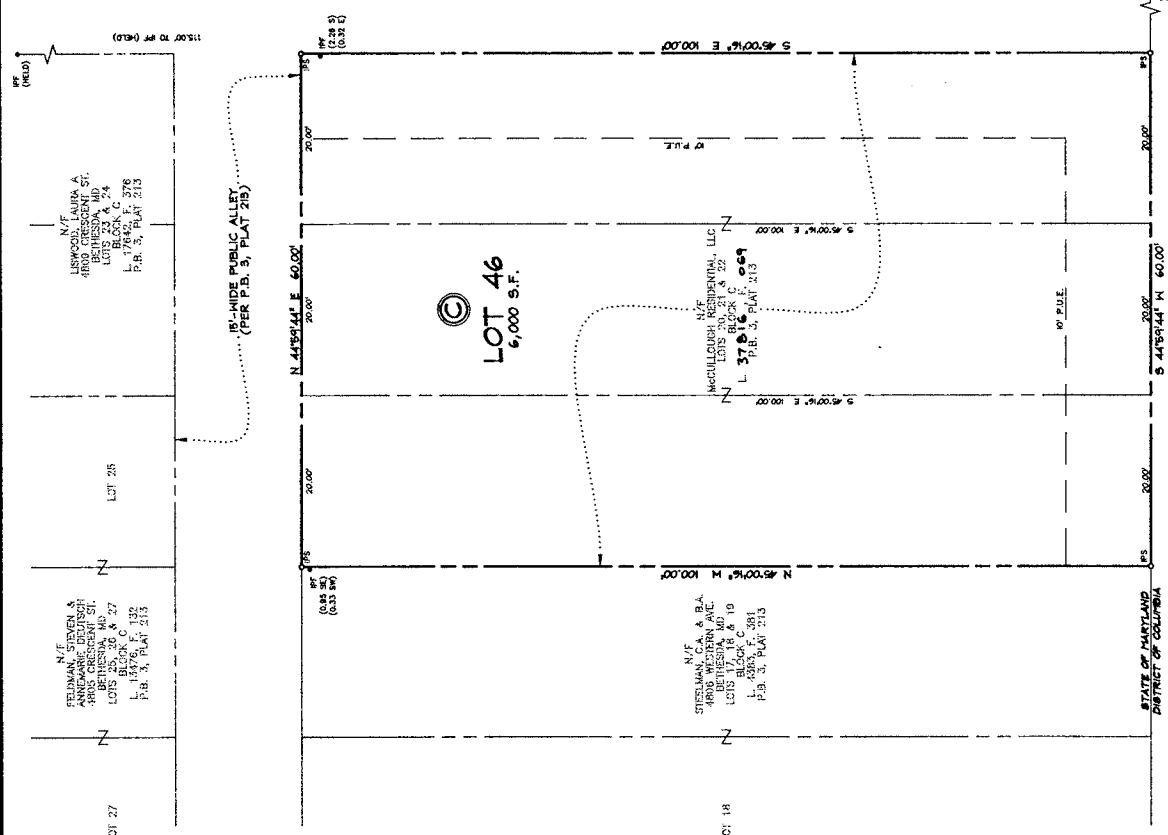


VICINITY MAP  
SCALE: 1" = 200'



PLAT No.

EARLSTON DRIVE - FORMERLY WESTWAY DRIVE - (50' R/W PER P.B. 3, PLAT 213)



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A REVISION OF THE PLAN SHOWN HEREON IN THE RECORDS OF THE DISTRICT OF COLUMBIA, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IS 6,000 SQUARE FEET, MORE OR LESS, AND THAT THE TOTAL AREA INVOLVED IS IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 10-24(e) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE: July 22, 2009  
DAVID JOY RITCHIE  
PROFESSIONAL LAND SURVEYOR  
TD REG. NO. 31172

SUBDIVISION RECORD PLAT  
LOT 46, BLOCK C  
**CRESTVIEW**

A RESUBDIVISION OF LOTS 20, 21, & 22, BLOCK C  
BETHESDA (7TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 10' JULY, 2009

WESTERN AVENUE  
120' WIDE

**CAS ENGINEERING**  
CIVIL • SURVEYING • LAND PLANNING  
A Division of CAS Enterprises, Inc.  
100 West 46th Street, Suite 1000, New York, Maryland 21771  
DC Metro (301) 497-8801 FAX (301) 497-8804

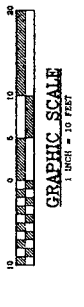
- NOTES**
- 1. WATER CATEGORY: 1. SEWER CATEGORY: 1.
  - 2. THE R-40 ZONING MAP OF THE DATE OF PLAT REVISION.
  - 3. PER - IRON PIPE WITH CAP SET
  - 4. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
  - 5. THIS PROPERTY IS SHOWN ON TAX MAP H1122.
  - 6. THIS PROPERTY IS SHOWN ON M.S.S.C. 200-FOOT SHEET 206 1M 08.
  - 7. ALL NEIGHBORING OWNERS OF ADJACENT LOTS, UNITS, AND INTERESTS, HAVE BEEN NOTIFIED BY MAIL OF THE PROPOSED PLAT, AND THEIR COMMENTS, IF ANY, HAVE BEEN CONSIDERED BY THE BOARD. THE BOARD HAS INTENDED TO SIGNIFY UNLESS FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC PLAT FOR ANY SUCH ACTION IS THE OFFICIAL PUBLIC PLAT AS AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
  - 8. APPROVALS CONTAINED IN SECTION 50-2A OF THE MONTGOMERY COUNTY CODE, THIS PLAT INVOLVES THE CONSOLIDATION OF TWO OR MORE LOTS INTO A LOT, AS PROVIDED FOR IN SECTION 50-2A OF THE MONTGOMERY COUNTY CODE.
  - 9. THIS REVISION RECORD PLAT IS NOT INTENDED TO AFFECT ANY RIGHTS OF ADJACENT OWNERS, UNLESS OTHERWISE SPECIFICALLY INDICATED BY THE PLAN, AND DOES NOT AFFECT THE OWNERSHIP AND USE, NOR ANY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THIS PROPERTY, THE EXISTENCE OF WHICH IS NOT AFFECTED BY THIS PLAT, NOR THE EXAMINATION OF TITLE OR TO DEFECT ON NOTE ALL MATTERS AFFECTING TITLE.

**OWNER'S CERTIFICATE**

THE ABOVE SHOWN LOTS, UNITS, OR INTERESTS OF THE PROPERTY SHOWN AND DESCRIBED HEREON ARE THE PROPERTY OF THE PARTIES SHOWN HEREON AS PARTIES TO THOSE PARTIES NAMED IN THE DOCUMENTS REFERENCED HEREON, AND I, THE UNDERSIGNED, AS RECORDS AT FOLIO 467 ALONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, HAVE EXAMINED THE RECORDS AND TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW.

DATE: 7/24/09  
Thomas A. McColough  
LOT 66 TURNER LANE, LLC  
WITNESS

THE BRANCH BANKING AND TRUST CO., HEREBY CONSENT TO THIS PLAN OF SUBDIVISION.  
DATE: 7/24/09  
David Fleming  
BRANCH BANKING AND TRUST CO.  
WITNESS



**PLAT TABULATION**

Number of Lots	1
Area of Lots	6,000 SF
Area of Public	0
Area of Street Dedication	0
TOTAL AREA	6,000 SQUARE FEET

Department of Permitting Services  
Montgomery County, Maryland

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

Approved: \_\_\_\_\_  
Chairman

M.N.C.P. & P.C. Record File No. \_\_\_\_\_

Recorded \_\_\_\_\_  
Plat No. \_\_\_\_\_

**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name: Crestview Plat Number: 220091150  
 Plat Submission Date: 6-17-09  
 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 OK 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  Owner Cert  Tax Map OK  
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>E. Gibson</u>	<u>6/18/09</u>	<u>7-1-09</u>	<u>7-1-09</u>	<u>No REVISIONS</u>
Research	<u>Bobby Fleury</u>			<u>6-18-09</u>	<u>OK</u>
SHA	<u>Doug Mills</u>				
PEPCO	<u>Steve Baxter</u>				
Parks	<u>Doug Powell</u>				
DRD	<u>Nellie Carey</u>				

**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:

<b>Initial</b>	<b>Date</b>
<u>SS</u>	<u>8/27/09</u>
<u>SS</u>	<u>7/13/09</u>
<u>SS</u>	<u>8-18-09</u>

**Board Approval of Plat:**

Plat Agenda:  
 Planning Board Approval:  
 Chairman's Signature:

<u>SS</u>	<u>9-10-09</u>
_____	_____
_____	_____

**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:

_____	_____
_____	_____
_____	_____
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_____	_____
_____	_____
_____	_____

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: \_\_\_\_\_
- b) Part of lot created by deed prior to June 1 1958: OK  
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: \_\_\_\_\_