

PLAT NO. 220081770

Crestview

Located in the southeast quadrant of the intersection of Bayard Boulevard and Berkley Street

R-60 zone; 1 lot

Community Water, Community Sewer

Master Plan Area: Bethesda-Chevy Chase

Yingjie Shu, Applicant

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.

PLAT NO.

OWNER'S CERTIFICATE:

I, **THE OWNER** OF THE PROJECT, SHOW AND DESCRIBE HEREON HEREBY SET FORTH THIS PLAT OF A SUBDIVISION, ESTABLISH THE MONUMENTS, BOUNDARIES, EASEMENTS, AND ESTABLISH THE TOTAL (507) ACRES OF PUBLIC UTILITY EASEMENT (P.U.E.) AS PER TERMS AND CONDITIONS REFERENCED IN THESE RECORDS AT THIS DATE, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I HEREBY CERTIFY THAT ALL MONUMENTS, BOUNDARIES, EASEMENTS, AND CONDITIONS SET FORTH IN THESE RECORDS ARE TRUE AND CORRECT AND HAVE BEEN SET BY A REGISTERED PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH § 9-74(a) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS AT LAW, CLAIMS, DEBTS OR TRUSTS AFFECTING THE PROPERTY.

DATE: 7-7-2008 BY: Ziyad Shalabi, Owner

DATE: _____ BY: _____

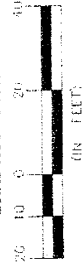
GENERAL NOTES:

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH THE DEVELOPMENT OF THIS PROJECT, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SUPPLEMENT THE PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS PLAT CONFORMS WITH REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-206 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES A CONSOLIDATION OF A LOT INTO ONE LOT AS PROVIDED FOR IN SECTION 50-206(a)(3).
3. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW, CARRY OR AFFECT ANY EASEMENTS, RIGHTS OR INTERESTS OF ANY OTHER PARTY. THE SURVEYOR'S CERTIFICATE AND USE OF THIS PROJECT, THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE THE EXAMINATION OF TITLE OR TO DEPEND ON THE ALL MATTERS AFFECTING TITLE.
4. THE APPROVAL OF THIS PLAT IS DEPENDANT ON THE ADEQUACY AND AVAILABILITY OF UTILITIES, WATER AND SEWER.
5. THIS PROPERTY IS CURRENTLY ZONED R-40.
6. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE 4-30 ZONE.
7. THE LOT SHOWN HEREON APPEARS ON MONTGOMERY COUNTY TAX MAP 8M122 AND W.S.S.D. SHEET #608, RW 30.

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	4472.52	62.76	S28°57'44"E	62.76
C2	4306.00	62.65	S28°17'51"W	62.76

GRAPHIC SCALE



PREPARED BY

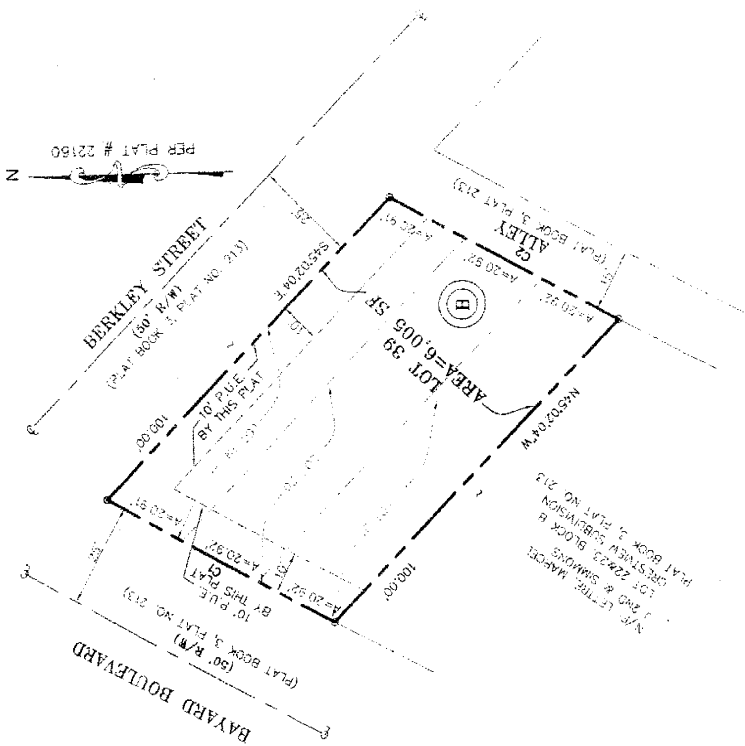


GeoEnv
Engineers
Civil, Environmental & Geotechnical Engineering
10875 Main Street, Suite 213
Fairfax, VA 22030
Tel: 703.591.7170
Fax: 703.591.7074
www.geoenv.com

SUBDIVISION RECORD PLAT
LOT 39
BLOCK B
CRESTVIEW

BEING A RESUBDIVISION OF LOTS 19, 20 & 21
BLOCK B CRESTVIEW
7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 20' DATE: APRIL 30, 2006



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 RESUBDIVISION OF ALL OF THE LANDS KNOWN AS LOTS 19, 20 AND 21, BLOCK B AS SHOWN ON THE PLAT OF SUBDIVISION ENTITLED "CRESTVIEW" AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN PLAT BOOK NO. 2118, PLAT 213. IT IS ALSO LAND ACQUIRED BY THIRDE SHU BY DEED FROM JACOBSON AND YANGJIE SHU, HIS WIFE DAVIDO, THAT AFORESAID LAND RECORDS AND LIBER 12155 AT COLORADO SPRINGS, COLORADO, WILL BE SET IN ACCORDANCE WITH SECTION 50-246 OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED ON THIS PLAT OF RESUBDIVISION IS 6,005 SQUARE FEET OR 0.1379 ACRE, NONE OF WHICH IS DEDICATED FOR PUBLIC USE.

DATE: 7-7-2008
BY: Ziyad Shalabi
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. # 21181

M-NCPPC RECORD FILE NO.:

Department of Permitting Services Montgomery County, Maryland	Recorded: Plat No.:	Drafted: <u>Frem</u> Checked: <u>Ibrahim</u> Job No.:
Date:	Maryland National Capital Park and Planning Commission Montgomery County Planning Board	
Approved: _____	Chairman	Unit Secretary/Inspector

208177

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Crestview Plat Number: 220081770

Plat Submission Date: 5-7-08

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 ok
 Plan # N/A Road/Alley Widths ok Easements Open Space N/A Non-standard
 BRLs N/A Adjoining Land ok Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert N/A Owner Cert Tax Map
 SPA N/A ok

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>M. Foster</u>	<u>5-14-08</u>	<u>5-28-08</u>	<u>5-16-08</u>	<u>No REVISIONS</u>
Research	<u>Bobby Fleury</u>	<u>↓</u>	<u>↓</u>	<u>5-15-08</u>	<u>OK</u>
SHA	<u>Doug Mills</u>	<u>↓</u>	<u>↓</u>	<u>—</u>	<u>—</u>
PEPCO	<u>Steve Baxter</u>	<u>↓</u>	<u>↓</u>	<u>—</u>	<u>—</u>
Parks	<u>Doug Powell</u>	<u>↓</u>	<u>↓</u>	<u>—</u>	<u>—</u>
DRD	<u>Nellie Carey</u>	<u>↓</u>	<u>↓</u>	<u>6-3-08</u>	<u>revising Vicinity Map OK</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:

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	Date
<u>SOS</u>	<u>7/10/08</u>
<u>SOS</u>	<u>6-13-08</u>
<u>SOS</u>	<u>7-8-08</u>
<u>SOS</u>	<u>7/24/08</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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: 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: _____