



**MCPB**  
**Item #**  
**1/31/08**



**MEMORANDUM**

**DATE:** January 18, 2008

**TO:** Montgomery County Planning Board

**VIA:** Catherine Conlon, Supervisor  
Development Review Division  
(301) 495-4542

**FROM:** Stephen Smith  
Development Review Division  
(301) 495-4522

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for January 31, 2008

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The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220080510 **Decoverly Hall**  
220080560 **Garrett Park, Section 1**

**PLAT NO. 220080510**

**Decoverly Hall**

Located in the southwest quadrant of the intersection of Decoverly Drive and Diamondback Drive

I-3 zone; 3 lots

Community Water, Community Sewer

Master Plan Area: Shady Grove

DANAC Corporation, Applicant

Staff recommends approval of this subdivision plat pursuant to section **50-35A(a)(4)** of the Subdivision Regulations, which states:

**Further Subdivision of a Commercial, Industrial or Multi-Family Residential Lot to Reflect a Change in Ownership, Deed, Mortgage or Lease Line.** The creation of deed, mortgage or lease line within a commercial, industrial or multi-family residential lot does not require the approval of a new subdivision plan. At the owner's discretion, the creation or deletion of internal lots to reflect a new deed, mortgage or lease line may be platted under the minor subdivision procedure. All prior conditions of approval for the original subdivision remain in full force and effect and the number of trips generated on any new lot will not exceed those permitted for the original lot or as limited by an Adequate Public Facilities agreement. Any necessary cross-easements, covenants or other deed restrictions necessary to perpetuate previous approvals must be executed prior to recording the record plat.

Staff applied the above-noted criteria for this property and concludes that the proposed subdivision complies with the criteria of Section 50-35A(a)(4) of the subdivision regulations and supports this minor subdivision record plat.

PLAT NO.

PARCEL A  
DECOVERLY ADVENTURE  
P.No. 17027  
DECOVERLY HALL G.P.  
L.8050 F.581

DECOVERLY ADVENTURE  
P.No. 17027

DECOVERLY DRIVE

100' R/W  
Plot No. 17027

LOT 6  
163,097 sq. ft.  
3.74419 Acres

DECOVERLY HALL  
P.No. 2 468

LOT 7  
302,004 sq. ft.  
6.93307 Acres

LOT 4  
DECOVERLY HALL  
P.No. 2719

DIAMONDBACK DRIVE

KEY WEST AVENUE  
(MD RTE 28)

GRAPHIC SCALE  
(IN FEET)  
1 inch = 100 ft.  
(IN METERS)  
1 inch = 30.48 m.



TAX MAP (No. 17381)

**GENERAL INFORMATION**

This plat is a subdivision of the land shown on the attached map and is subject to all laws, ordinances, regulations, and restrictions of the State of Maryland and the County of Montgomery, including but not limited to the following:

- 1. The plat is subject to all laws, ordinances, regulations, and restrictions of the State of Maryland and the County of Montgomery, including but not limited to the following:
- 2. The plat is subject to all laws, ordinances, regulations, and restrictions of the State of Maryland and the County of Montgomery, including but not limited to the following:
- 3. The plat is subject to all laws, ordinances, regulations, and restrictions of the State of Maryland and the County of Montgomery, including but not limited to the following:

1/11/08  
1/10/08  
Date

*John J. Tompke*  
*Thomas A. Goshen*

**RECORDING INFORMATION**

This plat is subject to all laws, ordinances, regulations, and restrictions of the State of Maryland and the County of Montgomery, including but not limited to the following:

- 1. The plat is subject to all laws, ordinances, regulations, and restrictions of the State of Maryland and the County of Montgomery, including but not limited to the following:
- 2. The plat is subject to all laws, ordinances, regulations, and restrictions of the State of Maryland and the County of Montgomery, including but not limited to the following:
- 3. The plat is subject to all laws, ordinances, regulations, and restrictions of the State of Maryland and the County of Montgomery, including but not limited to the following:

1/11/08  
Date

*Thomas A. Goshen*

SUBDIVISION RECORD PLAT  
LOTS 5, 6 & 7, BLOCK D  
DECOVERLY HALL  
ELECTION DISTRICT No. 9  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 100' OCTOBER, 2007

**MHG** Mason, Hendricks & Glascock, P.A.  
Surveyors  
Phone: 301.670.0400  
Fax: 301.670.0400  
www.mhgpa.com

DECOVERLY ADVENTURE  
P.No. 17028

DECOVERLY DRIVE

LOT 5  
17881 Acres

LOT 6  
163,097 sq. ft.  
3.74419 Acres

DECOVERLY HALL  
P.No. 2 468

LOT 7  
302,004 sq. ft.  
6.93307 Acres

LOT 4  
DECOVERLY HALL  
P.No. 2719

**LEGEND:**  
GPK = Green Pipe Found  
RAC = Rebar with Cap Found

1. The plat is subject to all laws, ordinances, regulations, and restrictions of the State of Maryland and the County of Montgomery, including but not limited to the following:

2. The plat is subject to all laws, ordinances, regulations, and restrictions of the State of Maryland and the County of Montgomery, including but not limited to the following:

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5. The plat is subject to all laws, ordinances, regulations, and restrictions of the State of Maryland and the County of Montgomery, including but not limited to the following:

6. The plat is subject to all laws, ordinances, regulations, and restrictions of the State of Maryland and the County of Montgomery, including but not limited to the following:

7. The plat is subject to all laws, ordinances, regulations, and restrictions of the State of Maryland and the County of Montgomery, including but not limited to the following:

8. The plat is subject to all laws, ordinances, regulations, and restrictions of the State of Maryland and the County of Montgomery, including but not limited to the following:

9. The plat is subject to all laws, ordinances, regulations, and restrictions of the State of Maryland and the County of Montgomery, including but not limited to the following:

10. The plat is subject to all laws, ordinances, regulations, and restrictions of the State of Maryland and the County of Montgomery, including but not limited to the following:

FOR PUBLIC WATER AND SEWER ONLY

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

FOR PUBLIC WATER AND SEWER ONLY

AREA	AREA (ACRES)	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
LOT 4	1.17881	50,700,000	16.46%
LOT 5	1.17881	50,700,000	16.46%
LOT 6	3.74419	163,097,000	51.12%
LOT 7	6.93307	302,004,000	91.36%
TOTAL	13.03498	786,505,000	100.00%

**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name: Discovery Hall Plat Number: 220080510  
 Plat Submission Date: 7-10-07  
 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: Amec Shes Site Plan Number: 820000183  
 Planning Board Opinion - Date 7-5-07 Checked: Initial SJS Date 10-9-07

Lot # & Layout  Lot Area  Zoning  Bearings & Distances  Coordinates ok  
 Plan # ok Road/Alley Widths  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>D. Johnson</u>	<u>7-11-07</u>	<u>10-5-07</u>	<u>---</u>	<u>No Comments</u>
Research	Bobby Fleury	<u>---</u>	<u>---</u>	<u>9-19-07</u>	<u>Add 3 coordinates</u>
SHA	Doug Mills	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>
PEPCO	Steve Baxter	<u>---</u>	<u>---</u>	<u>10/13/07</u>	<u>P.U.E. REVISIONS</u>
Parks	Doug Powell	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>
DRD	Nellie Carey	<u>---</u>	<u>---</u>	<u>9-18-07</u>	<u>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**

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SJS

SJS

SJS

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**Date**

11/17/08

10/9/07

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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: \_\_\_\_\_

*(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:

\_\_\_\_\_

*(B) 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:

\_\_\_\_\_



**PLAT NO. 220080560**

**Garrett Park, Section 1**

Located on the east side of Rokeby Avenue, approximately 125 feet north of Clyde Avenue

R-90 zone; 1 lot

Community Water, Community Sewer

Master Plan Area: North Bethesda/Garrett Park

C.M. Conlon Contractors, Applicant

Staff recommends approval of this 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 criteria for this property and concludes that the proposed subdivision complies with the criteria of Section 50-35A(a)(3) of the subdivision regulations and supports this minor subdivision record plat.

**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name: GARRETT PARK Plat Number: 220080560

Plat Submission Date: 9-21-07

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 ok Coordinates N/A  
 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 ok Owner Cert ok Tax Map   
 SPA \_\_\_\_\_

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>A. Isomberg</u>	<u>10-1-07</u>	<u>10-17-07</u>	<u>10/3/07</u>	<u>N/A</u>
Research	<u>Bobby Feury</u>	↓	↓	<u>10/3/07</u>	<u>ok</u>
SHA	<u>Doug Mills</u>	↓	↓	<u>10/3/07</u>	<u>ok</u>
PEPCO	<u>Steve Bader</u>	↓	↓	<u>10/3/07</u>	<u>ok</u>
Parks	<u>Doug Powell</u>	↓	↓	<u>10/3/07</u>	<u>ok</u>
DRD	<u>Steve Smith</u>	↓	↓	<u>10/3/07</u>	<u>ok</u>

IV.C

**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:

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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:

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*(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:

