



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



**MCPB**  
**Item # 1B**  
**11-19-2015**

**MEMORANDUM**

**DATE:** November 10, 2015

**TO:** Montgomery County Planning Board

**VIA:** Catherine Conlon, Supervisor  
D.A.R.C. Division  
(301) 495-4542

**FROM:** Stephen Smith, Senior Planner   
Jay Beatty, Planner   
D.A.R.C. Division  
(301) 495-4522 & (301) 495-2178

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for November 19, 2015

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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:

**220150810 Landon Woods**

**Plat Name:** Landon Woods  
**Plat #:** 220150810

**Location:** Located in the southeast quadrant of the intersection of Wilson Lane (MD 188) and Granada Drive.  
**Master Plan:** Bethesda - Chevy Chase Master Plan  
**Plat Details:** R-90 zone; 1 lot  
**Applicant:** Justin Fidler

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 the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.

**GENERAL NOTES:**

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY INCLUDED ON THIS PLAT, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTIONS 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. THIS PLAT CONFORMS WITH REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE AS PROVIDED FOR IN SECTION 50-35A(c)(3), WHICH PROVIDES FOR THE CONSOLIDATION OF TWO LOTS INTO ONE LOT.

3. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE THE EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

4. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICE ONLY.

5. THIS PROPERTY IS CURRENTLY ZONED R-90

6. THE LOT SHOWN HEREON APPEARS ON MONTGOMERY COUNTY TAX MAP GRID GN-63 AND W.S.S.C. SHEETH 210 NN 26

**OWNER'S CERTIFICATE:**

I, JUSTIN R. FIDLER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND ESTABLISH THE TEN (10) FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON AS 10' P.U.E. FOR THE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THERE ARE NO LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAT OF SUBDIVISION EXCEPT FOR A CERTAIN DEED OF TRUST HELD BY FIRST SAVINGS MORTGAGE CORPORATION RECORDED IN LIBER 19530 AT FOLIO 069 (LOT 1, BLOCK 1), AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND THE PARTIES OF INTEREST THERETO HEREBY ASSENT TO THIS PLAT OF SUBDIVISION.

10/26/15  
DATE

*J. Fidler*  
JUSTIN R. FIDLER

*Richard L. Pratts*  
WITNESS  
RICHARD L. PRATTS

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION.


10/12/15  
DATE

*John F. Petraglia*  
JOHN F. PETRAGLIA, EVD  
FIRST SAVINGS MORTGAGE

*David S. Alden*  
WITNESS  
DAVID S. ALDEN, RESIDENT 400  
FIRST SAVINGS MORTGAGE

**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 RESUBDIVISION OF ALL THE LAND CONVEYED BY MONICA CONTRERAS (A.K.A. MONICA C. CONTRERAS AND ERRONEOUSLY KNOWN OF RECORD AS MONICA CONTRAS) TO JUSTIN R. FIDLER BY DEED DATED OCTOBER 5, 2010 AS RECORDED IN LIBER 40238 AT FOLIO 450; SAID PROPERTY ALSO BEING KNOWN AS LOT 1, BLOCK 1 IN THE SUBDIVISION KNOWN AS LONDON WOODS AS RECORDED IN PLAT BOOK 38 AS PLAT 2621 AND A RESUBDIVISION OF ALL THE PROPERTY CONVEYED BY ALEXANDER SLEPOY AND RAISA A. SLEPOY TO JUSTIN R. FIDLER BY DEED DATED APRIL 27, 2011 AS RECORDED IN LIBER 41537 AT FOLIO 92; SAID PROPERTY ALSO BEING KNOWN AS LOT 2, BLOCK 1 IN THE SUBDIVISION KNOWN AS LONDON WOODS AS RECORDED IN PLAT BOOK 38 AS PLAT 2621 ALL BEING RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

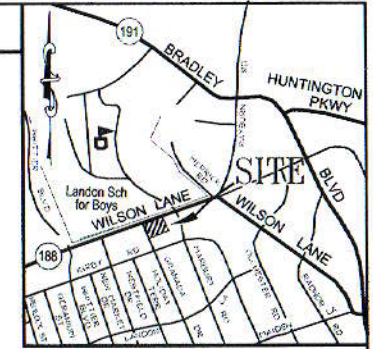
I ALSO CERTIFY THAT PROPERTY CORNERS MARKED THUS  ARE IN PLACE AS SHOWN HEREON. THE TOTAL AREA INCLUDED ON THIS PLAT OF SUBDIVISION IS 15,515 SQUARE FEET OR 0.35617 ACRES OF LAND, NONE OF WHICH IS DEDICATED FOR PUBLIC USE.

10-22-15  
DATE

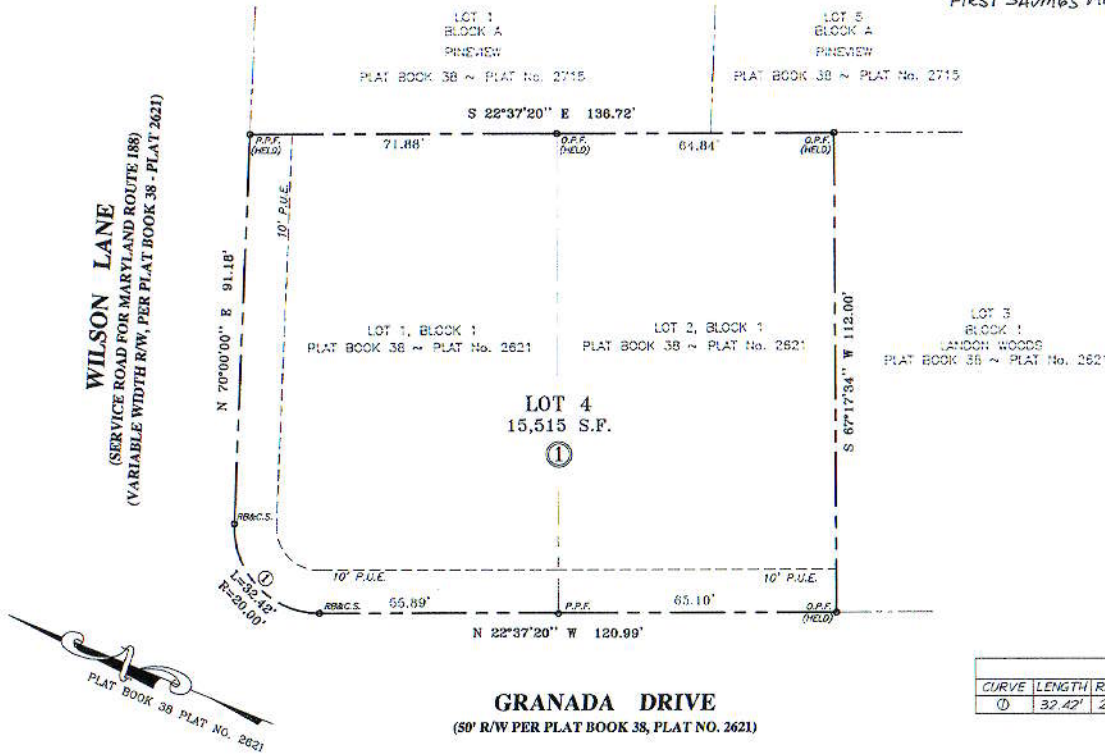
*Wayne F. Aubertin*  
WAYNE F. AUBERTIN  
PROFESSIONAL LAND SURVEYOR  
MD. REG. #21330  
LICENSE EXPIRES 01-07-2017

SUBDIVISION RECORD PLAT  
LOT 4, BLOCK 1  
**LONDON WOODS**  
A RESUBDIVISION OF  
LOTS 1 & 2, BLOCK 1  
BETHESDA (7th) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 20' JANUARY 2015

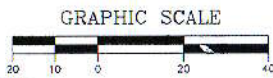
PREPARED BY  
**SNIDER & ASSOCIATES**  
LAND SURVEYORS  
20270 GOLDENROD LANE, SUITE 110  
GERMANTOWN, MARYLAND 20876  
301/948-5100 Fax 301/948-1286



**VICINITY MAP**  
ADC MAP 37TH EDITION  
ADC MAP PAGE 35, GRID G-11  
SCALE: 1" = 1000'



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	TANGENT
①	32.42'	20.00'	N 23°34'14"E	28.98'	21.03'



AREA TABULATION	
LOT 4 =	15,515 S.F. OR 0.35617 ACRES
DEDICATION AREA =	N/A
TOTAL AREA =	15,515 S.F. OR 0.35617 ACRES

**LEGEND:**  
O.P.F. INDICATES OPEN PIPE FOUND  
RB&C.S. INDICATES REBAR AND CAP SET  
P.P.F. INDICATES PINCHED PIPE FOUND  
R/W INDICATES RIGHT OF WAY

M-NCPPC RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND DIRECTOR: <i>Diane A. Roberts</i> DATE: <i>October 28, 2015</i>	RECORDED: _____	DRAFTED: <u>K.D.S.</u>
	PLAT NO.: _____	CHECKED: <u>W.F.A.</u>
APPROVED: _____		ASSIST. SECRETARY - TREASURER