MCPB Item # 2 5/1/08

MEMORANDUM

DATE: April 18, 2008

TO: Montgomery County Planning Board

Richard Weaver, Subdivision Coordinator VIA:

Development Review Division

(301) 495-4544

Stephen Smith 535 FROM:

Development Review Division

(301) 495-4522

Informational Maps and Summary of Record Plats for the Planning Board SUBJECT:

Agenda for May 1, 2008

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:

220081150 Drummond

PLAT NO. 220081150

Drummond

Located on the south side of Drummond Avenue, 975 feet west of Wisconsin Avenue (MD 355)

R-60 zone; 1 lot

Community Water, Community Sewer Master Plan Area: Bethesda-Chevy Chase

Gibson Builders, 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.

PB date: 5/1/08

- MATER CATEGORY, I SEMER CATEGORY.
- THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-60 ZONE AS OF THE DATE OF PLAT RECORDATION.

- THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEMBR.
- THIS PROPERTY IS SHOWN ON M.S.S.C. 200-FOOT SHEET 200 NW ON. THIS PROPERTY IS SHOWN ON TAX MAP HN341
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DRUMMOND AVENUE (75' R/W, PER P.B. 1, PLAT 46)

178'00'00"H 100.00"

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OWNER'S CERTIFICATE

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TRACT REID, TRUSTEE OF THE LLOYD DAVIS TRUST

WE, CHEVY CHASE BANK, HEREBY CONSENT TO THIS PLAN OF SUBDIVISION.

418 los Date

LOT 46 15,500 S.F.

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GRAPHIC SCALE

(6,350 50 FT

. 15,500 SF

NUMBER OF LOTS
NUMBER OF PARCES
AREA OF LOT(5).
AREA OF PARCE(15).
AREA OF STREET DEDICATION.
TOTAL AREA.

PLAT TABULATION

Department of Permitting Services Montgomery County, Maryland

Director

Approved. Date

Recorded Plat No. The Maryland National Capital Park and Planning Commission Montgomery County Planning Board Asst. Secretory - Treosure

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

Approved:

108 Wast Ridgeville Boulevard, Suite 101, Mount Ary, Morylond 21771 DC Metro (301) 607-8031 FAX (301) 607-8045

ENGINEERING
CIVIL - SIRVETING - LAND PLANNING
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NSET /

CHASE COUNTRY COUNTRY

PLAT No

VICINITY MAP PB I, PLAT 48 G

SURVEYOR'S CERTIFICATE

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SUBDIVISION RECORD PLAT LOT 46

DRUMMOND

A RESUBDIVISION OF LOT 25 AND PART OF LOT 27

BETHESDA (7TH) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND SCALE: 1" = 20' FEBRUARY, 2008

(This for	m contains 3 pa	ges)		14					
Plat Name: Drumond. Plat Number: 720081150 Plat Submission Date: 12/27/07									
DRD Plat	Reviewer: S	Smit	7 ,						
DRD Prelim Plan Reviewer: N/A									
			and 3			_			
*For category of minor see pages 2 and 3									
	D Review:								
Pre-Prelim	ninary Plan No y Plan No Board Opinion – Name if applical		_	(Checked: Initi	al –	Date ~		
Preliminar	v Plan No.				Checked: Ini	tial	Date ~		
Planning B	Board Opinion -	Date -	_	Checke	ed: Initial	Date	~		
Site Plan I	Name if applical	ole:		_	Site P	lan Number:			
Planning E	Name if applical Board Opinion –	Date		Checke	ed: Initial	Date	_		
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Lot#	& Layout L # <u>///A</u> Road/Alle	ot Area	<u> </u>	ng ok	Bearings & Dis	tances <u> </u>	oordinates_oc_		
Plan #	Road/Alle	ey Widths	olc Ea	sements_	<u>ok</u> Open Sp	ace_ <i>V//</i> Non-	standard		
BRLs	A//A Adjoining	Land ob	Vicinit	у Мар <u></u>	<u>ك</u> Septic/Well	ls N/A			
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Reviews Req'd	Reviewer	Date Sen	ין י	ue Date	Date Rec'd	Com	ments		
Environment		12/31/0	7 1/	18/08		N/4			
Research	Bobby Fleury	1	7		1-2-08	OK			
SHA	Doug Mills Steve Baxter			 					
PEPCO Parks	Doug Powell			. 			***************************************		
DRD	Nellie Carey	N/		V	1-9-08	OK			
Final DRD	Review:			Initial		Date /			
	ew Complete:			SIS		<u>4/17/0</u> 8			
(All comments	rec'd and incorporate					/ '			
Engineer Notified (Pick up Mark-up):				<u>505</u>		2-4-08			
Final Myla	r w/Mark-up & F	PDF Rec'd	•	<u> 505</u>		4-11-08			
Board Ap	proval of Plat:			-					
Plat Agend	da:			STS		<u>5-1-0</u> 8			
Planning Board Approval:									
Chairman'	s Signature:								
	oval of Plat:								
Engineer Pick-up for DPS Signature:									
Final Mylar for Reproduction Rec'd:									
Plat Reproduction:									
Addressin									
File Card Update:									
	ng Book Check:								
Update Address Books with Plat #:							No.		
Update Green Books for Resubdivision:									
Notify Engineer to Seal Plats:									
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Engineer Seal Complete:									
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Sent to Courthouse for Recordation:

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

RECORD PLAT REVIEW SHEET - MINOR SUBDIVISION SEC-50-35A

Select which Category of Minor Subdivision and fill information as required

Requir	reme	nts under Sec 50-35A (A)
(1) Min	or Lo	ot 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.	<u> </u>
	iv.	amount of lot area affected:
(2) Coi	nvers	sion 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) Coi		dation Of Two of More Lots
	a)	Any prior subdivision conditions:
	b)	Part of lot created by deed prior to June 1 1958:
(4) Fur	ther	Subdivision of Commercial/Industrial/Multi-Family Lot
	Any	subdivision/conditions; APF agreement satisfied:
(5) Pla	t of C	Correction
(-)	a)	All owners and trustees signed:
	b)	Original Plat identified:
(6) Pla	ts 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) Pla	t for i	Existing Places of Worship, Private Schools, Country Club, Private Institution, and
		s located on Unplatted Parcels
	a)	Adequate Public Facilities satisfied:
	b)	Street dedication required:
	c)	Forest conservation:
	ď)	Storm water management:
	e)	Special Protection Area/Water Quality Plan:
	f)	Landscaping and lighting plan including parking lot layout:

g)	Approved Special Exception:	
. ,	Certain Residential Lots in the RDT Zone;5 Lot Maximum	
,	Number of Lots:	
	Written MCDPS approval of proposed septic area:	
,	Required street dedication:	
•	Easement for balance of property noting density and TDRS:	
e)	Average lot size of 5 acres:	
f)	Forest Conservation requirements met:	