



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

**MCPB**  
**Item # 2**  
**5/1/08**

**MEMORANDUM**

**DATE:** April 18, 2008

**TO:** Montgomery County Planning Board

**VIA:** Richard Weaver, Subdivision Coordinator *RW*  
Development Review Division  
(301) 495-4544

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

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for May 1, 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:

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

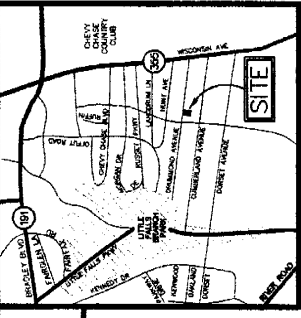
Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A (a)(3)** of the Subdivision Regulations, which states:

**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:

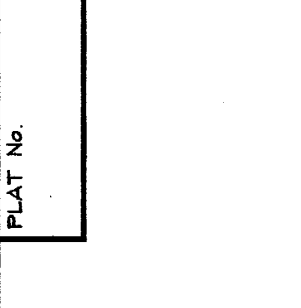
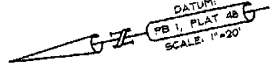
- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may 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.

PLAT No.



**VICINITY MAP**  
SCALE: 1" = 200'



**LOT 46**  
15,500 S.F.

TRUSTEE OF THE  
LOTT DAVIS TRUST  
L. 2004 F. 001

TRUSTEE OF THE  
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**OWNER'S CERTIFICATE**  
I, TRACT REID, TRUSTEE OF THE LOTT DAVIS TRUST, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADAPT THIS PLAN OF HEREON AS IF P.L. TO THOSE PARTIES NAMED IN THE DOCUMENT... [REMAINDER OF CERTIFICATE]

DATE: 2/21/08  
TRACT REID, TRUSTEE OF THE LOTT DAVIS TRUST  
[Signature]

DATE: 4/18/08  
[Signature]  
WITNESS

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

DATE: 4/18/08  
[Signature]  
WITNESS

**FLAT TABULATION**

NUMBER OF LOTS	4
NUMBER OF PARCELS	4
AREA OF LOT(S)	15,500 SF
AREA OF PARCELS	62,122 SF
AREA OF STREET DEDICATION	0
TOTAL AREA	(62,122 SQUARE FEET)

Department of Permitting Services  
Montgomery County, Maryland

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

Approved: [Signature] Director  
[Signature] Chairman  
[Signature] Asst. Secretary - Executive

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

**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

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF... [REMAINDER OF CERTIFICATE]

DATE: FEB. 20, 2008  
[Signature]  
PROFESSIONAL LAND SURVEYOR  
MD REG. NO. 21172

**EAS ENGINEERING**  
CIVIL • SURVEYING • LAND PLANNING  
A Division of CAS Enterprises, Inc.  
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DC Metro (301) 607-8031 FAX (301) 607-8045

**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name: Decummond Plat Number: 220081150  
 Plat Submission Date: 12/27/07  
 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 ok Bearings & Distances  Coordinates ok  
 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   
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	—	12/31/07	1/18/08	—	N/A
Research	Bobby Fleury	↓	↓	1-2-08	OK
SHA	Doug Mills	↓	↓	—	—
PEPCO	Steve Baxter	↓	↓	—	—
Parks	Doug Powell	↓	↓	—	—
DRD	Nellie Carey	↓	↓	1-9-08	OK

**Final DRD Review:**

DRD Review Complete: Initial SJS Date 4/17/08  
 (All comments rec'd and incorporated into mark-up)  
 Engineer Notified (Pick up Mark-up): SJS 2-11-08  
 Final Mylar w/Mark-up & PDF Rec'd: SJS 4-11-08

**Board Approval of Plat:**

Plat Agenda: SJS 5-1-08

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: \_\_\_\_\_

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:

\_\_\_\_\_

*(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:

\_\_\_\_\_