



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

**MCPB**  
**Item # 1B**  
**2-22-2018**


**MEMORANDUM**

**DATE:** February 12, 2018

**TO:** Montgomery County Planning Board

**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 February 22, 2018



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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:

**220171040**

**E. W. Haight's Subdivision of Norwood Heights**

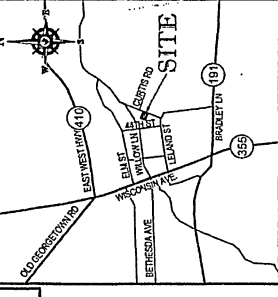
**Plat Name:** E.W. Haight's Subdivision of Norwood Heights  
**Plat #:** 220171040

**Location:** Located on the northwest side of Leland Street, 125 feet south of the intersection with Curtis Road  
**Master Plan:** Bethesda – Chevy Chase Master Plan  
**Plat Details:** R-60 zone; 1 lot  
**Owner:** Bruce and Kristi Craig

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.C.2** of the Subdivision Regulations which became effective on February 13, 2017; which state:

- C. *Consolidation.* Adjoining properties in the Rural Residential or Residential Detached zones, not developed under cluster provisions, may be combined in the following ways:
1. by consolidating 2 or more lots into a single lot, consolidating lots and an outlot into a single lot, or consolidating a lot and an abandoned road right-of-way, if:
    - a. any conditions applicable to the original subdivision remain in effect;
    - b. the number of trips generated on the new lot do not exceed those permitted for the original lots; and
    - c. all required right-of-way dedication is provided.
  2. by consolidating an existing platted lot or part of a lot that contains a legally constructed detached house, with a piece of land created as a result of a deed, if:
    - a. the portion of land created by deed cannot itself be platted under the area and dimensional standards of the zone;
    - b. any conditions applicable to the existing lot remain in effect on the new lot;
    - c. any required road dedication is provided; and
    - d. the existing platted lot was not identified as an outlot on a plat.

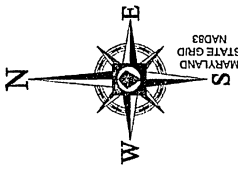
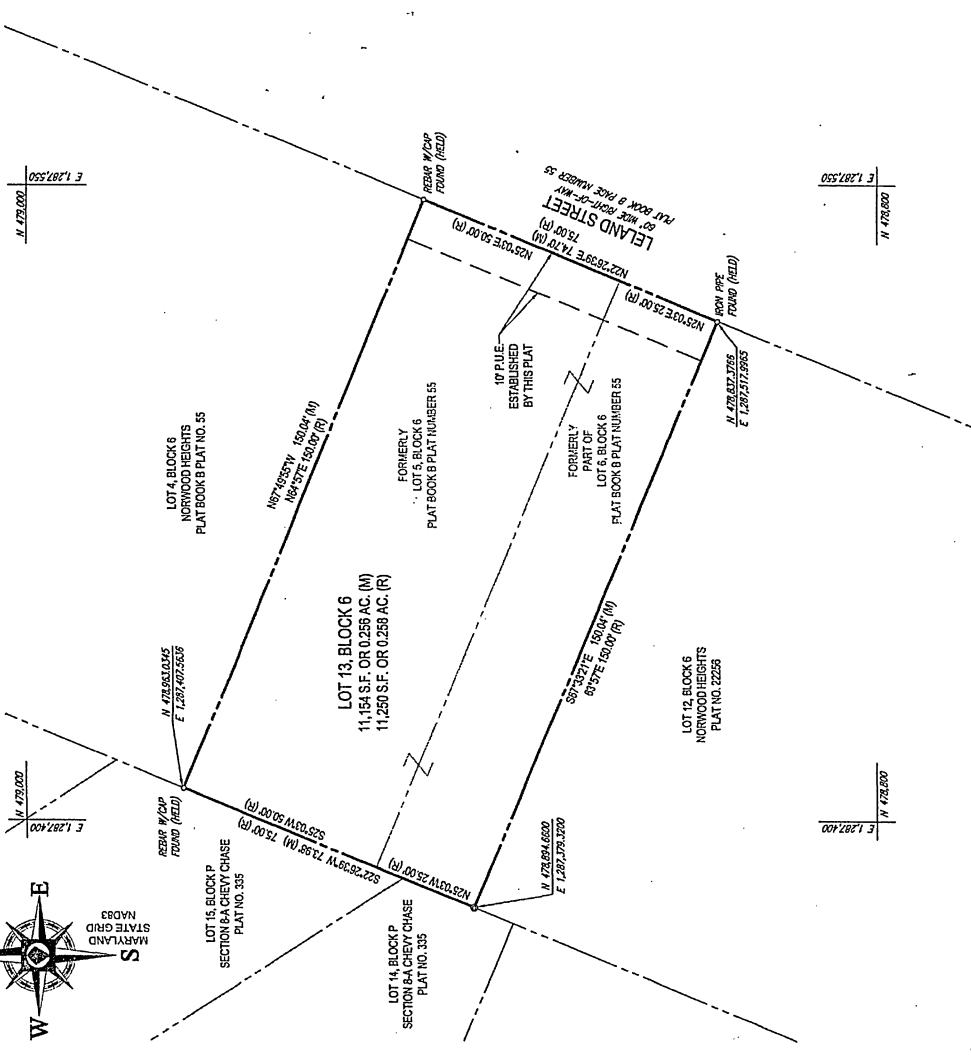
Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50.7.1.C.2. and supports this minor subdivision record plat.



VICINITY MAP  
SCALE: 1"=2,000'

**LEGEND**  
(R) RECORDED BEARING AND DISTANCE  
(M) MEASURED BEARING AND DISTANCE

PLAT NO.



SR176527SUB3.dwg

**NOTES**

- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
- THE PROPERTY THAT IS THE SUBJECT OF THIS PLAT IS IN THE R-40 ZONE AS OF THE DATE OF THIS PLAT.
- THE PROPERTY IS SHOWN ON TAX MAP 1942.
- 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 THE PROPERTY. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPORTOR NOTE ALL MATTERS AFFECTING THE TITLE.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY EASEMENT OR OTHER INTEREST SHOWN ON THIS PLAT SHALL BE GOVERNED BY THE TERMS AND CONDITIONS OF THE INSTRUMENTS CREATING SUCH EASEMENTS OR OTHER INTERESTS, UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THE PROPERTY IS LOCATED IN OTHER AREAS X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER MAP ENTITLED "FLOOD, INSURANCE RATE MAP, MONTGOMERY COUNTY, MARYLAND, 2010, 100-YEAR FLOOD, PANEL 49 OF 467, 1:50,000 SCALE, 09/25/2010, MAP EFFECTIVE DATE: SEPTEMBER 28, 2006.
- THIS PLAT IS CONFORMS WITH REQUIREMENTS OF SECTION 90-7.1.C.2 OF THE MONTGOMERY COUNTY SUBDIVISION RECORDING AND RECORDING CHARTER, 2007. THE COUNTY CODE THIS PLAT INCLUDES A CONSOLIDATION OF LOTS INTO ONE LOT AS PROVIDED FOR IN SECTION 90-7.1.C.2.

**OWNER'S CERTIFICATE**  
I, BRUCE A. CRAIG, TRUSTEE OF THE BRUCE ALAN CRAIG REVOCABLE TRUST, AND JUSTIN W. DEANS, TRUSTEE OF THE JUSTIN W. DEANS REVOCABLE TRUST, DO HEREBY CERTIFY THAT THE PROPERTY, SUBDIVISION AND DESCRIBED EASEMENT (P.U.E.) AS PER TERMS AND CONDITIONS REFERENCED IN LIBER 3334 AT FOLIO 457. THERE ARE NO SUITS, ACTIONS OF LAW, LEASES OR LIENS ON THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION EXCEPT CERTAIN DEEDS OF TRUST RECORDED IN LIBER 49197 AT FOLIO 333 AND BOOK 53057 AT PAGE 332.

WITNESSES:  
 [Signature] 1/22/11  
 [Signature] 1/22/11  
 BRUCE A. CRAIG, TRUSTEE  
 JUSTIN W. DEANS, TRUSTEE

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION FOR BANK OF AMERICA, N.A. (LIBER 48197 FOLIO 333)  
 [Signature] 1/11/18  
 TITLE: Branch Manager  
 BANK OF AMERICA, N.A.  
 WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION FOR PNC BANK, NATIONAL ASSOCIATION (LIBER 53057 FOLIO 332)  
 [Signature] 1/11/18  
 TITLE: Branch Manager  
 PNC BANK, NATIONAL ASSOCIATION

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT A RESUBDIVISION OF LOT 5 AND PART OF LOT 6, BLOCK B IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN PLAT BOOK B AT PLAT NUMBER 55, IT IS ALSO THE LAND ACQUIRED BY BRUCE A. CRAIG, TRUSTEE OF THE BRUCE ALAN CRAIG REVOCABLE TRUST AND JUSTIN W. DEANS, TRUSTEE OF THE JUSTIN W. DEANS REVOCABLE TRUST, DATED JULY 15, 2010 AND RECORDED IN LIBER 49197 AT FOLIO 332 AND RECORDED AMONG THE AFORESAID LAND RECORDS.  
 I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THEREON WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH 90-7.1.C.2 OF THE MONTGOMERY COUNTY CODE.  
 THE TOTAL AREA ON THIS PLAT OF SUBDIVISION IS 11.164 SQUARE FEET OR 0.258 ACRES OF LAND.

ROBERT C. HARTZOG  
 MARYLAND PROFESSIONAL LAND SURVEYOR # 21587  
 LICENCE EXPIRES JANUARY 16, 2019  
 DATE: 9-13-17  
 MONTGOMERY COUNTY PLANNING BOARD  
 SECRETARY-TREASURER: [Signature]  
 CHAIRMAN: [Signature]  
 M.N.C.F. & P.C. RECORD NO. \_\_\_\_\_

MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES  
 APPROVED ON: January 31, 2018  
 DIRECTOR: [Signature]  
 PLAT NO. \_\_\_\_\_  
 RECORDED

BOHLER ENGINEERING  
 2800 ROCKVILLE PIKE, SUITE 200  
 GAITHERSBURG, MARYLAND 20878  
 TEL: 770.960.7037 FAX: 770.960.7038  
 WWW.BOHLERENGINEERING.COM  
 \*NEW YORK \*PHOENIX \*HOUSTON \*ATLANTA \*FLORIDA \*MONTGOMERY

SUBDIVISION RECORD PLAT  
 LOT 13, BLOCK 6  
 E.W. HAIGHT'S SUBDIVISION OF  
 NORWOOD HEIGHTS  
 A RESUBDIVISION OF  
 LOT 5, AND PART OF LOT 6  
 E.W. HAIGHT'S SUBDIVISION OF  
 NORWOOD HEIGHTS  
 PLAT BOOK B PLAT NO. 55  
 7TH ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1"=20' DATE: AUGUST 10, 2017