



## MEMORANDUM

DATE: October 19, 2023

TO: Montgomery County Planning Board

FROM: Stephen Smith, Intake & Regulatory Coordination Division (301)-495-4522 *SS*  
Jay Beatty, Intake & Regulatory Coordination Division (301)-495-2178 *JCB*

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board  
Agenda for November 2, 2023

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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:

**220230480**            **Montco Addition to Damascus**

**220240150**            **Creekside at Cabin Branch**

**Plat Name: Montco Addition to Damascus**

**Plat #: 220230480**

Location: Located on the north side of Bethesda Church Road, approximately 2,800 feet west of Ridge Road (MD 27)

Master Plan: Damascus Master Plan

Plat Details: RE-2C zone; 2 lots

Owner: Redman Investments, LLC

Staff recommends approval of this minor subdivision plat pursuant to **Section 50.7.1.A.** of the Subdivision Regulations, which states:

- A. *Minor lot line adjustment.* The sale or exchange of part of a lot between owners of adjoining lots for the purpose of small adjustments in boundaries, if:
1. the total area of the adjustment is 5 percent or less of the combined area of the lots affected by the adjustment;
  2. additional lots are not created;
  3. the adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved;
  4. the owner submits a scaled drawing for review and approval by the Director. The drawing may be a copy of the existing record plat and must contain the following information:
    - a. proposed lot line adjustment as a dashed line;
    - b. any buildings, driveways, or other improvements located within 15 feet of the proposed adjusted lot line;
    - c. any minimum building setback that would be altered by the minor lot line adjustment; and
    - d. the amount of lot area affected by the minor lot line adjustment;
  5. The drawing is approved, revised, or denied by the Director in writing within 10 days after the drawing is submitted or it is deemed approved.

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.A. of the Subdivision Regulations and supports this minor subdivision record plat.

PLAT NO.

NUMBER	DATE	BY	REASON
1	12/15/20	101	REVISION
2	12/15/20	101	REVISION
3	12/15/20	101	REVISION
4	12/15/20	101	REVISION
5	12/15/20	101	REVISION
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8	12/15/20	101	REVISION
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NEW AREA	LOT 12	LOT 13	TOTAL
AREA	11,452.50	2,812.50	14,265.00
PERCENT	10.00%	2.50%	12.50%
TOTAL	11,452.50	2,812.50	14,265.00

LEGEND OF OBSERVATIONS
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VICINITY MAP

1" = 1500'

T.M. F25643 MISS. ORD. 2379810

GENERAL NOTES:

- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND RESTRICTIONS ASSOCIATED WITH THIS SUBMISSION SHALL BE GOVERNED BY THE TERMS AND CONDITIONS OF THE SUBMISSION AGREEMENT AND THE RESTRICTIONS AND LIMITATIONS OF THE MONTGOMERY COUNTY ZONING ORDINANCE RE-2-C ZONE CLASSIFICATION.
- THE SUBMISSION RECORD PLAT IS NOT INTENDED TO SHOW EXISTING UTILITIES OR TO BE USED AS A BASIS FOR ANY OTHER UTILITIES. THE SUBMITTER SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES. THE SUBMITTER SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES. THE SUBMITTER SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES.
- THIS PROPERTY IS SHOWN ON THE MAP AS BEING SUBJECT TO THE MONTGOMERY COUNTY ZONING ORDINANCE RE-2-C ZONE CLASSIFICATION.
- THE PROPERTY IS SUBJECT TO THE RESTRICTIONS OF THE MONTGOMERY COUNTY ZONING ORDINANCE RE-2-C ZONE CLASSIFICATION.
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OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS TRUE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT I AM A LICENSED SURVEYOR IN THE STATE OF MARYLAND AND THAT I AM THE AUTHOR OF THIS PLAT. I HAVE CONDUCTED A REASONABLE INVESTIGATION OF THE FACTS AND BELIEVE THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT. I HAVE NOT BEEN AFFECTED BY ANY INTERESTS THAT MAY BE ADVERSELY AFFECTED BY THE INFORMATION CONTAINED HEREON. I HAVE NOT BEEN AFFECTED BY ANY INTERESTS THAT MAY BE ADVERSELY AFFECTED BY THE INFORMATION CONTAINED HEREON. I HAVE NOT BEEN AFFECTED BY ANY INTERESTS THAT MAY BE ADVERSELY AFFECTED BY THE INFORMATION CONTAINED HEREON.

DATE: 10/11/23

BY: [Signature]

REDEVELOPMENT ASSOCIATES, INC.

11000 W. BROADWAY, SUITE 200

ROCKVILLE, MD 20850

TEL: (301) 983-2880

FAX: (301) 983-2881

WWW.REDEVELOPMENTASSOCIATES.COM

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