



MEMORANDUM

DATE: February 7, 2025

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 February 20, 2025

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:

220241060 Drumeldra Hills

220250030 thru 220250070 Parkland Trace

Plat Name: Drumeldra Hills

Plat #: 220241060

Location: Located on the west side of Overton Lane, 300 feet south of Colesville Manor Drive

Master Plan White Oak Master Plan

Plat Details: R-200 zone; 1 lot

Owner: Terry L. Harmon Revocable Trust

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

B. *Conversion of an outlot into a lot.* An outlot may be converted into a lot if:

1. the outlot is not required for open space or green area, or is otherwise constrained in a manner that prevents it being converted into a buildable lot
2. there is adequate sewerage and water service to accommodate development on the lot;
3. all applicable requirements or agreements under the Adequate Public Facilities Ordinance in Subsection 4.3.J and the Subdivision Staging Policy are satisfied before recording the plat;
4. all applicable conditions or agreements applicable to the original subdivision approval creating the outlot apply to the new lot. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement, conservation easement, or building restriction lines; and
5. if the outlot is located within a special protection area, all applicable special protection area requirements and guidelines, including the approval of a water quality plan, are satisfied before recording the plat.

This minor subdivision application proposes to convert an outlot into a lot to facilitate the construction of a single-family dwelling unit upon the property. Staff concludes that the proposed subdivision complies with the requirements of Section 50.7.1.B. and recommends approval of the subdivision record plat.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT THIS PLAT OF SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THE MONTGOMERY COUNTY ZONING ORDINANCES AND THE MONTGOMERY COUNTY SUBDIVISION ACT, AND THAT THE PROPERTY DESCRIBED HEREON IS THE PROPERTY OF THE TERRY L. HARMON REVOCABLE TRUST DATED FEBRUARY 20, 2023 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 867160 AT PAGE 264, SAID PROPERTY ALSO BEING ALL OF OUTLOT "B", BLOCK B AS SHOWN ON A PLAT ENTITLED "LOT 44 AND OUTLOTS "B" AND "C", BLOCK "B", DRUMELDRA HILLS" AND RECORDED AMONG SAID LAND RECORDS IN PLAT 12879.

I FURTHER CERTIFY THAT IF ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THIS → WILL BE SET IN ACCORDANCE WITH SECTION 50.4.3.6 OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 21,717 SQUARE FEET OR 0.4988 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

10/9/24
DATE

Mitchell E. Goode
MITCHELL E. GOODE
PROPERTY LINE SURVEYOR
MARYLAND REG. NO. 444
LICENSE EXPIRATION DATE: 12/10/2024



NOTES:

1. THIS PROPERTY IS CURRENTLY ZONED R-200.
2. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS OF THE MONTGOMERY COUNTY ZONING ORDINANCES AND THE MONTGOMERY COUNTY SUBDIVISION ACT, AND ANY AMENDMENTS THERETO, APPLY TO THIS PLAT, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE FORFEITED BY THE FAILURE TO FILE THIS PLAT WITH THE MONTGOMERY COUNTY PLANNING BOARD.
4. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
5. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP JR562 & JR342.
6. THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVAL CONTAINED IN SECTION 50.7.1 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
7. PRELIMINARY PLAN NO. IS 119791340

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH MINIMUM BUILDING RESTRICTION LINES AS PRESCRIBED BY THE MONTGOMERY COUNTY ZONING CODE.

FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, DO HEREBY CONSENT TO THE RECORDING OF THIS PLAT OF SUBDIVISION FOR THE TERRY L. HARMON REVOCABLE TRUST, A LICENSED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.6 OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUST AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

[Signature] WITNESS
DATE: 1-22-2025
[Signature] FOR THE TERRY L. HARMON REVOCABLE TRUST
BY TERRY HARMON, TRUSTEE

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED: _____
DATE: 1-30-2025
[Signature] DIRECTOR

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES
APPROVED: _____
DATE: 1-30-2025
[Signature] DIRECTOR

DATE: _____
PLAT NO. _____

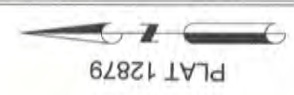
PLAT NO.

PROPERTY INFO	
TAX MAP	JR562 & JR342
ASS'G. ORD #	2180601
ZONING	R-200
PRELIMINARY PLAN #	119791340

AREA TABULATION	
AREA OF LOT	21,717 S.F.
AREA OF STREET DEDICATION	N/A
TOTAL PLAT AREA	21,717 S.F.

OVERTON LANE
(FORMERLY LEIBIG ROAD)
PLAT BOOK 20 PLAT 1260 & PLAT 12719
(VARIABLE WIDTH RIGHT OF WAY)

LOT 48
21,717 S.F.



VICINITY MAP
SCALE 1"=500'

**SUBDIVISION RECORD PLAT
LOT 48, BLOCK B
DRUMELDRA HILLS**
A RESUBDIVISION OF
OUTLOT "B", BLOCK B
5TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=30' APRIL, 2024

GOODE SURVEYS, LLC
LAND SURVEYORS
P.O. BOX 589
DAMASCUS, MARYLAND 20872
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