



MEMORANDUM

DATE: May 22, 2026

TO: Montgomery County Planning Board

FROM: Stephen Smith, West County Planning Division (301)-495-4522
Jonathan Jones, West County Planning Division (301)-495-4516

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for June 4, 2026

The following record plats are recommended for APPROVAL in accordance with the requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations, along with any conditions for the completion of administrative items that may remain outstanding, and copies of plan drawings for the record plat. The following plats are included:

220260660 Colesville Gardens

Plat Name: Colesville Gardens

Plat #: 220260660

Location: Located in the northeast quadrant of the intersection of Octagon Land and Anderson Street

Master Plan: White Oak Master Plan

Plat Details: R-90 zone; 3 lots

Owner: Octagon Row, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620230160 (MCPB Resolution No. 25-104), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plan. Staff recommends approval of the proposed plat, conditioned upon the following:

Applicant to submit plat mylar containing all necessary signatures.

Following completion of the above item staff will forward the plat to the Chair for signature.

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE PLAT SHOWN HEREON IS CORRECT. THAT IT IS A SUBDIVISION OF ALL OF THE LAND ACQUIRED BY OCTAGON LANE (FORMERLY DIXIE STREET) DEVELOPMENT, INC. A LIMITED LIABILITY COMPANY BY DEED DATED FEBRUARY 27, 2005 AND RECORDED IN BOOK 68036 AT PAGE 370, IT ALSO BEING A RESUBDIVISION OF LOT 4, BLOCK D IN THE SUBDIVISION KNOWN AS COLESVILLE GARDENS, RECORDED AS PLAT NO. 1887, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I HEREBY CERTIFY THAT ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4-3(G) OF THE MONTGOMERY COUNTY CODE. SQUARE FEET OR 0.6223 ACRES OF LAND OF WHICH 227 SQUARE FEET OR 0.0652 ACRES IS DEDICATED TO PUBLIC USE.

DATE: _____
 FRANK V. DEEGRE, PLS.
 REGISTERED PROFESSIONAL LAND SURVEYOR, MD No. 21360
 LICENSE EXPIRES: JULY 15, 2027.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT
C1	63.49	713.02	5°06'06"	N 34°57'32" E	63.47	31.76
C2	84.61	713.02	6°47'55"	N 29°00'31" E	84.56	42.35
C3	31.41	20.00	89°58'59"	N 07°30'00" W	28.28	19.89

NOTES:

ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH THE MARYLAND STATE PLANNING BOARD PROJECT PLAN OR OTHER PLAN FOLLOWING DEVELOPMENT OF THIS PROPERTY APPROVED BY THE MONTGOMERY PLANNING BOARD ARE EXTINGUISHED BY THE RECORRATION OF THIS PLAT UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL RECORD OF THIS PROPERTY IS THE PLAT AS MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, AND EVEN MATTER AFFECTING THE SUBDIVISION RECORD. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF THE DEEDS TO WHICH OR NONE ALL MATTERS AFFECTING TITLE.

THIS PLAT DELINEATED HEREON IS SUBJECT TO THE PROVISIONS OF SECTION 50.4-3(G) OF THE MONTGOMERY COUNTY CODE AND THE ADMINISTRATIVE SUBDIVISION PLAN 620230160 ENTITLED "COLESVILLE GARDENS" AS AMENDED.

THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.

ORIS OBSERVATION STATION WITH NEAREST NGS PUBLISHED CONTROL POINT 03985 1632

APPROVALS/INFORMATION CHART

PROPERTY IS ZONED R-30
 PROPERTY IS LOCATED ON TAX MAP GRID JR61
 PROPERTY IS LOCATED ON WSSC GRID 217NE01
 APPROVED SITE CERTIFIED ADMINISTRATIVE SUBDIVISION NO. 620230160
 FOREST CONSERVATION PLAN EXEMPTION NO. 42022117E

LEGEND

○ I.P.F. IRON PIPE FOUND

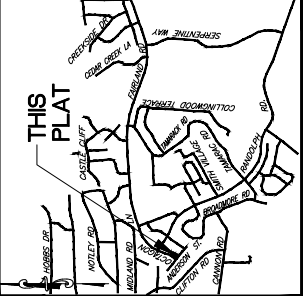
DATE: _____
 PLAT BOOK: _____
 PAGE: _____

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED _____

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
 APPROVED _____

CHAIR: _____
 M.A.N.C.P. & P.C. RECORD FILE NO. _____

DIRECTOR: _____



VICINITY MAP

SCALE: 1" = 2000'

OWNERS CERTIFICATE

WE, OCTAGON ROW LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY CERTIFY THAT WE HAVE ESTABLISHED THE MINIMUM BUILDING RESTRICTION LINES. WE ALSO DEDICATE STREET FOR PUBLIC USES. PUBLIC UTILITY EASEMENTS, SHOWN HEREON AS 10' P.L.E. TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS," AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, ARE HEREBY EXTINGUISHED BY THIS PLAT. WE, AS OWNERS OF THIS PROPERTY, WE, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY MARKERS AND ANY OTHER REQUIRED MARKERS TO BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4-3(G) OF THE MONTGOMERY COUNTY CODE PRIOR TO STREET BEING ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

OCTAGON ROW LLC,

BY: SUZANNE GRAHAM, MANAGER/MEMBER

ATTEST: _____ DATE: _____

AREA TABULATION

TOTAL NUMBER OF LOTS = 3
 TOTAL NUMBER OF PARCELS = 0
 TOTAL AREA OF DEDICATED PUBLIC USES = 227.00 SQ. FT.
 TOTAL AREA OF PLAT = 27,545 SQUARE FEET OR 0.6323 ACRES

SUBDIVISION RECORD PLAT
LOTS 10, 11, AND 12, BLOCK "D"
COLESVILLE GARDENS
A RESUBDIVISION OF LOT 4, BLOCK "D"

ELECTION DISTRICT NO. 5
 MONTGOMERY COUNTY, MARYLAND
 JANUARY, 2026 SCALE: 1" = 20'

Deetec LLC
 PLANNERS, ENGINEERS & SURVEYORS

13751 HARVEST GLEN WAY
 GERMANTOWN, MARYLAND 20874

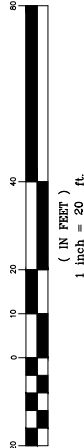
Tel: (240) 643-5020 Fax: (240) 449-8685

email: frankdeegbe@msn.com

FILE: 2026-06 PPLAT.DWG

220260660

GRAPHIC SCALE



PLAT NO.

N 512.700
 E 1,314.000

LOT 3, BLOCK D
 COLESVILLE GARDENS
 PLAT NO. 1887

LOT 10
 9,232 S.F.

LOT 11
 9,079 S.F.



LOT 5, BLOCK D
 COLESVILLE GARDENS
 PLAT NO. 1887

LOT 12
 9,007 S.F.

OCTAGON LANE
 (FORMERLY DIXIE STREET)
 (PLAT NO. 1887)

ANDERSON STREET
 (50' R/W)
 (PLAT NO. 1887)



N 512.500
 E 1,313.750

227 S.F.
 DEDICATION AREA

N 512.506.95
 E 1313803.70

N 512.500
 E 1,314.000

N 512.500
 E 1,314.000

N 512.700
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CERTIFIED ADMINISTRATIVE SUBDIVISION NO. 620230160



#	R	DELTA	CURVE DATA	T	C	BEARING
1	20.00	90°00'00"	314.2	20.00	20.28	N07°50'00"W
2	71.002	115°40'00"	148.10	74.32	147.80	N31°22'00"E

PRELIMINARY PLAN NOTES:

- Address: 43305 OCTAGON LANE, SILSB PROPERTIES, 27.547 S.F. OR 0.6324 Ac., COLESVILLE GARDENS, L. 59119, F. 249
- Owner Name: Residential
- Legal Description: Residential
- Existing Use: Residential
- Tax Map: JIR#1
- Tax ID No.: 00280074
- Election District Number: 05
- WSSC Grid: 217NE01
- Water and sewer service to be provided by WSSC.
- Electric service is provided by PEPCO.
- Gas service is provided by WASHINGTON GAS.
- WSSC Water Category: S-1
- Historic Site: No
- Special Protection Area: ANACOSTIA RIVER
- An on-site pre-construction meeting is required to be set up with the MNCPPC inspection staff before any demo, clearing, or grading occurs on-site. The owner or designee who has signature authority, and the general contractor must attend the pre-construction meeting with the MNCPPC inspector. A copy of the meeting minutes must be submitted to the MNCPPC staff at all times. To schedule an inspection with MNCPPC staff, please contact Josh Korte at 301-495-4722.
- Boundary and Topographic information taken from a survey prepared by: Diverse Engineers & Surveyors, Dated: 02/06/2021
- This plan is prepared without the benefit of a title report. Property is subject to any and all easements and encumbrances of record.

ZONING DATA

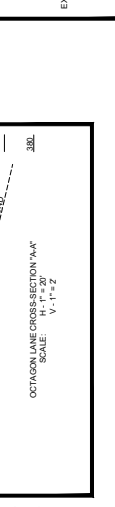
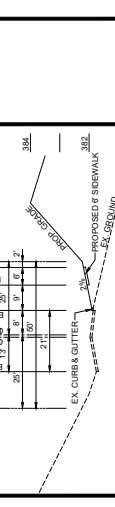
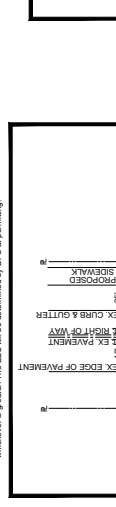
STANDARD	REQUIRED	LOT-4	LOT-9	LOT-10
MIN. LOT SIZE	9,000 sq. ft.	9,228 sq. ft.	9,164 sq. ft.	9,193 sq. ft.
MIN. LOT WIDTH AT FRONT BUILDING	75% of lot building line	88 ft.	91 ft.	92 ft.
MIN. SETBACK FROM ROW (FRONT)	30' ±	30.0 ft.	30.0 ft.	30.0 ft.
MIN. SETBACK FROM JOINING LOT	8 ft.	8.0 ft.	8.0 ft.	8.0 ft.
MIN. SETBACK FROM SIDE	5 ft.	5.0 ft.	5.0 ft.	5.0 ft.
MIN. SETBACK FROM REAR	5 ft.	5.0 ft.	5.0 ft.	5.0 ft.
MAX. BUILDING HEIGHT	30% inc. accessory buildings	20.7%	20.7%	20.3%
MAX. BUILDING COVERAGE	30% inc. accessory buildings	20.7%	20.7%	20.3%

* The Section 4.4.1.A, the Minimum Front Setback, of the Enshaded Building Line (EBL), whichever is greater. The EBL will be determined by DPE at permitting.

NOTES:

A. UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, SEWERLINES SHOWN ON THE ADMINISTRATIVE SUBDIVISION PLAN ARE TO BE CONSIDERED AS APPROVED. THE EXISTING AND PROPOSED BUILDING PERMITS WILL BE DETERMINED AT THE TIME OF ISSUANCE OF BUILDING PERMITS. PLEASE REFER TO THE ZONING DATA TABLE FOR RESTRICTION LINES, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT.

B. THE APPLICANT MUST SCHEDULE AN ON-SITE PRECONSTRUCTION MEETING WITH THE MNCPPC INSPECTION STAFF BEFORE ANY DEMO, CLEARING, OR GRADING OCCURS ON-SITE. THE APPLICANT, ALONG WITH THEIR REPRESENTATIVES, MUST ATTEND THE MEETING. A COPY OF THE MEETING MINUTES MUST BE SUBMITTED TO THE MNCPPC STAFF AT ALL TIMES. TO SCHEDULE A COPY OF THE APPROVED CERTIFIED ADMINISTRATIVE SUBDIVISION PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES.



SHEET INDEX

DRAWING TITLE	SHEET NO.
ADMINISTRATIVE SUBDIVISION PLAN	1
APPROVALS SHEET	2
FIRE DEPARTMENT ACCESS PLAN	3
TREE SAVE PLAN	4
STORMWATER MANAGEMENT PLAN	5
STORMWATER MANAGEMENT NOTES	6
	7

LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINE
- IRON PIPE FOUND
- EXISTING CURB AND GUTTER
- ROAD CENTER LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- OVERHEAD ELECTRIC
- EXISTING WATER LINE
- EXISTING WATER LINE
- PROFESSIONAL CERTIFICATION

OWNER / APPLICANT:
SILSB PROPERTIES
1490 MERIMETH DRIVE
GLENEG, MARYLAND 21737
PHONE NUMBER: (410) 656-4256
CONTACT: SUZANNE GRAMM

DEVELOPER: SILSB PROPERTIES
Suzanne Gramm
1490 Merimeth Drive, Glenelg, Maryland 21737
Phone: 410-656-4256

PROFESSIONAL CERTIFICATION:
I, the undersigned, hereby certify that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20091, and that I am the author of the above described plan. My expiration date is 09/01/27.

PLANNING BOARD RESOLUTION APPROVAL
DATE: 09/24/2025

DATE: 09/24/2025

DESCRIPTION: PLANNING BOARD RESOLUTION APPROVAL

REV. NO.: 1

PROJECT NO.: 20211043

SCALE AS SHOWN: AS SHOWN

DATE DRAWN: 09/24/2025

DRAWN BY: AN

CHECKED BY: BIT

SHEET 1 OF 7

VICINITY MAP

SCALE: 1"=200'

MONROE COUNTY
ADC MAP #5197, GRID A-9

UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, SEWERLINES SHOWN ON THE ADMINISTRATIVE SUBDIVISION PLAN ARE TO BE CONSIDERED AS APPROVED. THE EXISTING AND PROPOSED BUILDING PERMITS WILL BE DETERMINED AT THE TIME OF ISSUANCE OF BUILDING PERMITS. PLEASE REFER TO THE ZONING DATA TABLE FOR RESTRICTION LINES, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT.

THE APPLICANT MUST SCHEDULE AN ON-SITE PRECONSTRUCTION MEETING WITH THE MNCPPC INSPECTION STAFF BEFORE ANY DEMO, CLEARING, OR GRADING OCCURS ON-SITE. THE APPLICANT, ALONG WITH THEIR REPRESENTATIVES, MUST ATTEND THE MEETING. A COPY OF THE MEETING MINUTES MUST BE SUBMITTED TO THE MNCPPC STAFF AT ALL TIMES. TO SCHEDULE A COPY OF THE APPROVED CERTIFIED ADMINISTRATIVE SUBDIVISION PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES.

LEGEND

- BOUNDARY LINE
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- ROAD CENTER LINE
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OWNER / APPLICANT:
SILSB PROPERTIES
1490 MERIMETH DRIVE
GLENEG, MARYLAND 21737
PHONE NUMBER: (410) 656-4256
CONTACT: SUZANNE GRAMM

DEVELOPER: SILSB PROPERTIES
Suzanne Gramm
1490 Merimeth Drive, Glenelg, Maryland 21737
Phone: 410-656-4256

PROFESSIONAL CERTIFICATION:
I, the undersigned, hereby certify that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20091, and that I am the author of the above described plan. My expiration date is 09/01/27.

PLANNING BOARD RESOLUTION APPROVAL
DATE: 09/24/2025

DATE: 09/24/2025

DESCRIPTION: PLANNING BOARD RESOLUTION APPROVAL

REV. NO.: 1

PROJECT NO.: 20211043

SCALE AS SHOWN: AS SHOWN

DATE DRAWN: 09/24/2025

DRAWN BY: AN

CHECKED BY: BIT

SHEET 1 OF 7

GRAPHIC SCALE
SCALE: 1"=20'

0 20 40 60 80

CV INC.
610 PROFESSIONAL DRIVE #108
GLENELG, MARYLAND 21739
PHONE: (301) 637-2610
WWW.CVINC.COM

12/08/2025