

**Plat Name:** Drummond  
**Plat #:** 220090360

**Location:** Located on the south side on Drummond Avenue, approximately 1,600 feet west of Wisconsin Avenue (MD 355)  
**Master Plan:** Bethesda-Chevy Chase  
**Plat Details:** R-60zone; 1 lot  
Community Water, Community Sewer  
**Applicant:** Daniel Jinich

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.

**NOTES**

1. WATER CATEGORY: 1 SEWER CATEGORY: 1
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-40 ZONE AS OF THE DATE OF PLAT REZONATION.
3. IFS - IRON PIPE FOUND
4. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
5. THIS PROPERTY IS SHOWN ON TAX MAP 14H21.
6. THIS PROPERTY IS SHOWN ON M.S.A.C. 200-FOOT SHEET 200 NH OR.
7. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND SITE PLAN REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, OR PLAT AS APPROVED BY THE MONTGOMERY COUNTY PLANNING COMMISSION AND APPROVED BY THE MONTGOMERY COUNTY PLANNING COMMISSION TO BE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISIONS AS SET FORTH IN SECTION 60-2A(15)(b) OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, WHICH REQUIRE THAT THE SUBDIVISION RECORD PLAT BE NOT INTENDED TO REPLACE AN AFFECTING TITLE.

**OWNER'S CERTIFICATE**

WE, DANIEL JINCH AND PATRICIA JINCH, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION. WE FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREIN, DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS, AS RECORDED IN LIBER 2884 AT FOLIO 487 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THERE ARE NO DEBITS, ACTIONS AFFECTING THE PROPERTY SHOWN HEREON, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

10/3/08 *Daniel Jinch* WITNESS  
 DATE DANIEL JINCH  
 10/3/08 *Patricia Jinch* WITNESS  
 DATE PATRICIA JINCH

**PLAT TABULATION**

Number of Lots: 2  
 Area of Lot(s): 13,950.00 SQ. FT. (0.320 ACRES)  
 Area of Parcel(s):  
 Total Street Dedication:

Date: \_\_\_\_\_  
 Approved: \_\_\_\_\_  
 Director

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

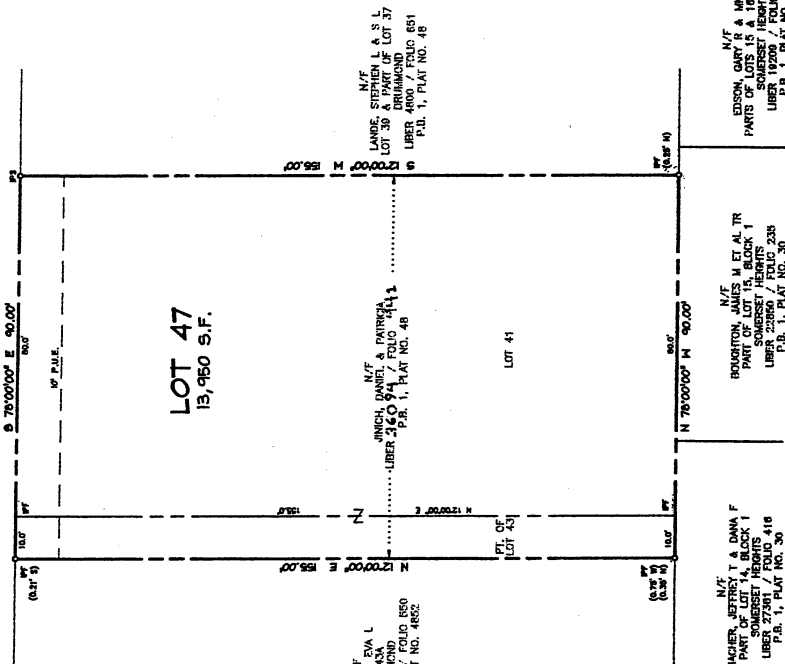
Approved: \_\_\_\_\_  
 Chairman

M.N.C.P. & P.C. Record File No. \_\_\_\_\_  
 Asst. Secretary - Treasurer

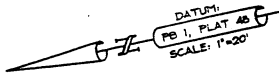
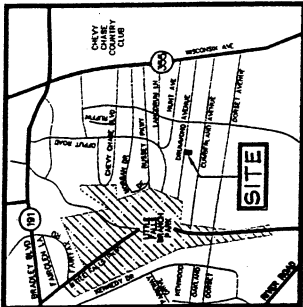
**CAS ENGINEERING**  
 CIVIL • SURVEYING • LAND PLANNING  
 A MEMBER OF CAS ENTERPRISES, INC.  
 100 West Ridgeville Boulevard, Suite 101, Mount Airy, Maryland 21771  
 DC Metro (301) 607-8031 FAX (301) 607-8046



**DRUMMOND AVENUE**  
 (75' R/W, PER P.B. 1, PLAT 46)



PLAT No.



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A LICENSED SURVEYOR OF ALL OF THE LANDS COVERED BY A DEED DATED SEPTEMBER 23, 2008 AND RECORDED IN LIBER 2884 AT FOLIO 487 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I AM A RESUBDIVISION OF LOT 41 IN LIBER 2884 AT FOLIO 487 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND NONE OF WHICH ARE INVOLVED IN THIS PLAT IS IN 90.00 SQUARE FEET, CORNERS MARKED THIS PLAT ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 60-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE: 10/3/08  
 SURVEYOR: DAVID JOHN ATORRE  
 P.D. NO. 100, 2078

SUBDIVISION RECORD PLAT  
 LOT 47

**DRUMMOND**

A RESUBDIVISION OF LOT 41 AND PART OF LOT 43  
 BETHESDA (7TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 20' AUGUST, 2008

**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name: Drummond Plat Number: 220090360  
 Plat Submission Date: 8/22/08  
 DRD Plat Reviewer: S. Smitz  
 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  Bearings & Distances  Coordinates dk  
 Plan # N/A Road/Alley Widths  Easements  Open Space N/A Non-standard  
 BRLs N/A Adjoining Land dk Vicinity Map dk 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	<u>M. Fuster</u>	<u>9/27/08</u>	<u>9/12/08</u>	<u>9-10-08</u>	<u>NO REVISIONS</u>
Research	Bobby Fleury			<u>8/28/08</u>	<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey				

**Final DRD Review:**

	Initial	Date
DRD Review Complete:	<u>SOS</u>	<u>10-30-08</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>SOS</u>	<u>9/24/08</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>SOS</u>	<u>10-22-08</u>
<b>Board Approval of Plat:</b>		
Plat Agenda:	<u>SOS</u>	<u>11/13/08</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
<b>DPS Approval of Plat:</b>		
Engineer Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
<b>Plat Reproduction:</b>		
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: \_\_\_\_\_