

**Plat Name:** Columbia Forest, Section 2  
**Plat #:** 220111310

**Location:** Located on the east side of Kentbury Drive, 200 feet south of Rosedale Avenue  
**Master Plan:** Bethesda-Chevy Chase  
**Plat Details:** R-60 zone; 1 lot  
Community Water, Community Sewer  
**Applicant:** Martin Payne

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.

PLAT No.

1  
2  
3  
4  
5  
6  
7  
8  
9

10-18-2011

DATE

MARKET PAYNE  
WITNESS

10-18-2011  
DATE

MARKET PAYNE  
WITNESS

10-18-2011  
DATE

MARKET PAYNE  
WITNESS

**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 RECORDATION.
3. IFS - IRON PIPE FOUND
4. IFS - IRON PIPE WITH CAP SET
5. THE PROPERTY IS SHOWN ON TAX MAP IN 348.
6. THIS PROPERTY IS SHOWN ON M.S.G.C. 200-FOOT SHEET 210 N4 04.
7. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND RESTRICTIONS OF ANY KIND, WHETHER WRITTEN OR UNWRITTEN, INCLUDING ANY EASEMENTS, RIGHTS, OR OTHER PLANS ALLOWING DEVELOPMENT OF THE PROPERTY AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, SHALL BE DEEMED TO HAVE BEEN ACCEPTED BY THE ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH ACTION ARE MAINTAINED BY THE PLANNING BOARD. ANY SUCH FOR FURTHER INFORMATION TO THE REGISTRARS FOR THIS SUBDIVISION APPROVED BY THE BOARD IN SECTION 50-20A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE, TITLE 50, SUBTITLE 20A, AND ANY OTHER APPLICABLE LAWS.
8. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY EASEMENT, RIGHT, OR OTHER INTEREST IN THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO AFFECT ANY RIGHTS OR INTERESTS IN THIS PROPERTY OR TO AFFECT ANY RIGHTS OR INTERESTS IN ANY OTHER PROPERTY.

**OWNERS' CERTIFICATE**

WE, MARTIN PAYNE AND LISA F. PAYNE, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO SHOW AND DESCRIBE ALL EASEMENTS, RIGHTS, AND INTERESTS IN THE PROPERTY, INCLUDING ANY EASEMENTS, RIGHTS, OR OTHER PLANS ALLOWING DEVELOPMENT OF THE PROPERTY AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD. WE HAVE BEEN ADVISED BY A PROFESSIONAL LAND SURVEYOR THAT THE INFORMATION CONTAINED IN THIS DOCUMENT IS CORRECT AND ACCURATE AND THAT THERE ARE NO SUITS, ACTIONS, AT LAW, DEBARS, LIENS, ENCUMBRANCES, OR OTHER INTERESTS IN THIS PROPERTY WHICH ARE NOT SHOWN HEREON, EXCEPT AS INDICATED BELOW.

10-18-2011  
DATE  
MARKET PAYNE  
WITNESS

10-18-2011  
DATE  
LISA F. PAYNE  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO SHOW AND DESCRIBE ALL EASEMENTS, RIGHTS, AND INTERESTS IN THE PROPERTY, INCLUDING ANY EASEMENTS, RIGHTS, OR OTHER PLANS ALLOWING DEVELOPMENT OF THE PROPERTY AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD. I HAVE BEEN ADVISED BY A PROFESSIONAL LAND SURVEYOR THAT THE INFORMATION CONTAINED IN THIS DOCUMENT IS CORRECT AND ACCURATE AND THAT THERE ARE NO SUITS, ACTIONS, AT LAW, DEBARS, LIENS, ENCUMBRANCES, OR OTHER INTERESTS IN THIS PROPERTY WHICH ARE NOT SHOWN HEREON, EXCEPT AS INDICATED BELOW.

10-18-2011  
DATE  
Professional Land Surveyor  
MONTGOMERY COUNTY, MARYLAND  
EXP. DATE: JULY 19, 2016

PLAT TABULATION	
NUMBER OF LOTS.....	1
NUMBER OF PARCELS.....	0
AREA OF PARCEL(S).....	14,098 SQ. FT.
AREA OF STREET DEDICATION.....	0
TOTAL AREA.....	14,098 SQ. FT. (0.322 ACRES)

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

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

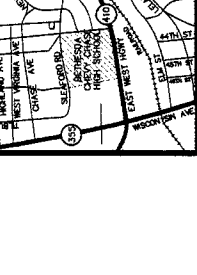
Approved: \_\_\_\_\_  
Chairman

M.N.C.P. & P.C. Record File No. \_\_\_\_\_

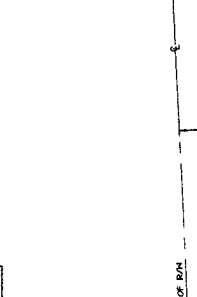
Recorded \_\_\_\_\_  
Plat No. \_\_\_\_\_

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD BEARING	DELTA ANGLE
C1	26.47	40.00	N87°06'30"E	40°47'00"



VICINITY MAP  
SCALE: 1" = 200'

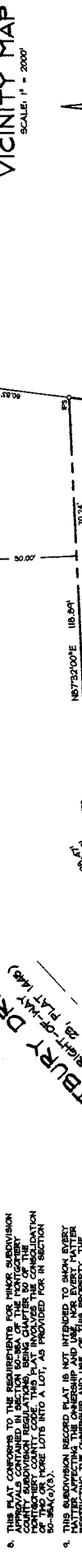


N.F. COLUMBIA FOREST CLUB  
LIBER 782-7 FOLIO 1  
PLAT 23534

N.F. PAYNE  
MARTIN PAYNE  
LISA F. PAYNE  
SECTION 2, COLUMBIA FOREST  
LIBER 1443 PLAT 1443

N.F. PAYNE  
MICHAEL B. GEOCHINI, ET AL. TR  
SECTION 3, BLOCK 7 FOREST  
LIBER 3548-7 FOLIOS 19  
PLAT 1443

N.F. PAYNE  
A. J. PAYNE  
LOT 5, BLOCK 7  
SECTION 2, COLUMBIA FOREST  
LIBER 1443 PLAT 1443



Subdivision Record Plat  
Lot 11, Block 7  
Section 2  
Columbia Forest

A RESUBDIVISION OF  
LOT 1 AND LOT 2, BLOCK 7  
BETHESDA (7TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 20' APRIL, 2011

Department of  
Permitting Services  
Montgomery County, Maryland

100 West Rosebud Boulevard, Suite 101, Mount Airy, Maryland 21771  
DC Metro (301) 607-8001 Fax (301) 607-9045

GRAPHIC SCALE  
1 INCH = 20 FEET

Recorded \_\_\_\_\_  
Plat No. \_\_\_\_\_

MONTGOMERY COUNTY, MARYLAND

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Columbia Forest Sec. 2 Plat Number: 22011310

Plat Submission Date: 5-24-2011

DRD Plat Reviewer: S. Smith

DRD Prelim Plan Reviewer: N/A

\*For category of minor subdivision 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 OK  
 Plan # N/A Road/Alley Widths OK Easements OK Open Space N/A Non-standard  
 BRLs N/A Adjoining Land  Vicinity Map  Septic/Wells N/A  
 TDR notes N/A Child Lot notes N/A Surveyor Cert OK Owner Cert OK Tax Map OK  
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	6-1-2011	6-1-2015	6-2-11	NO REVISIONS
Research	Bobby Fleury			6-3-11	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up):

Initial SS

Date 7/18/2011

Final Mylar & DXF/DWG Received:

Initial SS

Date 11-15-2011

Final Mylar Review Complete:

Initial SS

Date 11-18-2011

### Board Approval of Plat:

Plat Agenda:

Initial SS

Date 12/1/2011

Planning Board Approval:

\_\_\_\_\_

\_\_\_\_\_

Chairman's Signature:

\_\_\_\_\_

\_\_\_\_\_

### MCDPS Approval of Plat:

Consultant Pick-up for DPS Signature:

\_\_\_\_\_

\_\_\_\_\_

Final Mylar for Reproduction Rec'd:

\_\_\_\_\_

\_\_\_\_\_

### Plat Reproduction:

Addressing:

\_\_\_\_\_

\_\_\_\_\_

File Card Update:

\_\_\_\_\_

\_\_\_\_\_

Final Zoning Book Check:

\_\_\_\_\_

\_\_\_\_\_

Update Address Books with Plat #:

\_\_\_\_\_

\_\_\_\_\_

Update Green Books for Resubdivision:

\_\_\_\_\_

\_\_\_\_\_

Complete Reproduction:

\_\_\_\_\_

\_\_\_\_\_

Notify Consultant to Seal Plats:

\_\_\_\_\_

\_\_\_\_\_

Surveyor's Seal Complete:

\_\_\_\_\_

\_\_\_\_\_

Sent to Courthouse for Recordation:

\_\_\_\_\_

\_\_\_\_\_

Recordation Info Entered into Hansen

No. \_\_\_\_\_

**MINOR SUBDIVISION SECTION 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: N/A OK

**(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: \_\_\_\_\_