

Plat Name: Drummond Subdivision
Plat #: 220121630

Location: Located on the north side of Drummond Avenue, 450 feet west of Wisconsin Avenue (MD 355)
Master Plan: Bethesda-Chevy Chase
Plat Details: R-60 zone; 2 lots
Community Water, Community Sewer
Owner: 4521 Drummond Avenue LLC, et al

Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A (a)(1)** of the Subdivision Regulations, which states:

Minor Lot line Adjustment. The sale or exchange of part of a lot between owners of adjacent lots for the purpose of small adjustments in boundaries; provided:

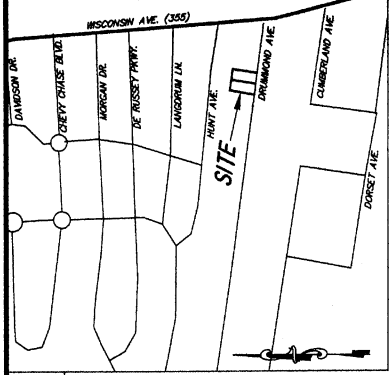
- a. The total area of the adjustment does not exceed five percent of the combined area of the lots affected by the adjustment;
- b. No additional lots are created;
- c. The adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved; and,
- d. The owner submits a sketch plan for review and approval by the Planning Board staff. The sketch plan may be a copy of the existing record plan and must contain the following information:
 - i. proposed lot line adjustment as a dashed line;
 - ii. any buildings, driveways, or other physical improvements located within fifteen feet of the proposed adjusted lot line;
 - iii. any minimum building setback that would be altered by the minor lot line adjustment; and
 - iv. the amount of lot area affected by the minor lot line adjustment.

The sketch plan must be approved, approved with revision or denied, in writing, within ten business days after the plan is submitted or the sketch plan is deemed approved, provided requirements i through iii, above, are met. A final record plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.

- e. Any minor lot line adjustment between properties that occurred prior to May 19, 1997, remains an exception to platting as provided in Section 50-9(d)

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)(1) of the subdivision regulations and supports this subdivision record plat.

PLAT NO.



VICINITY MAP

ADC MAP GRID 5407-F5
SCALE: 1" = 600' ±

GENERAL NOTES:

- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY AND ANY INSTRUMENTS THEREON, INCLUDING BUT NOT LIMITED TO RECORDS OF PUBLIC UTILITIES, SUCH AS WATER AND SEWER, SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFIED IN THIS INSTRUMENT. SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THIS PLAT IS BEING RECORDED UNDER THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES A MINOR LOT LINE ADJUSTMENT AS PROVIDED FOR IN SECTION 50-35A(9)(N).
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY, INCLUDING BUT NOT LIMITED TO EASEMENTS, ENCUMBRANCES, AND INTERESTS IN TITLE OR TO DEPEND OR NOTE ALL MATTERS AFFECTING TITLE.
- THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
- THIS PROPERTY IS ZONED R-60 AS OF THE DATE OF RECORDATION OF THIS PLAT.
- LOTS SHOWN HEREON APPEAR ON MONTGOMERY COUNTY TAX MAP GRID HH-341 AND W.S.C.C. SHEET 208W104.

OWNER'S CERTIFICATE:

WE, 4571 DRUMMOND AVENUE LLC, OWNERS OF LOT 12 SHOWN AND DESCRIBED HEREON, AND THE JENNIFER L'OEUVRE MENDENSON TRUST, OWNERS OF LOT 10 SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT A 10' PUBLIC UTILITY EASEMENT SHOWN HEREON TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS," AS RECORDED IN LIBER 3837 AT FOLIO 407 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

WE FURTHER CERTIFY THAT A MARYLAND REGISTERED LAND SURVEYOR WILL BE CONTRACTED TO SET ALL PROPERTY MARKERS IN ACCORDANCE WITH SECTION 50-24(6) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

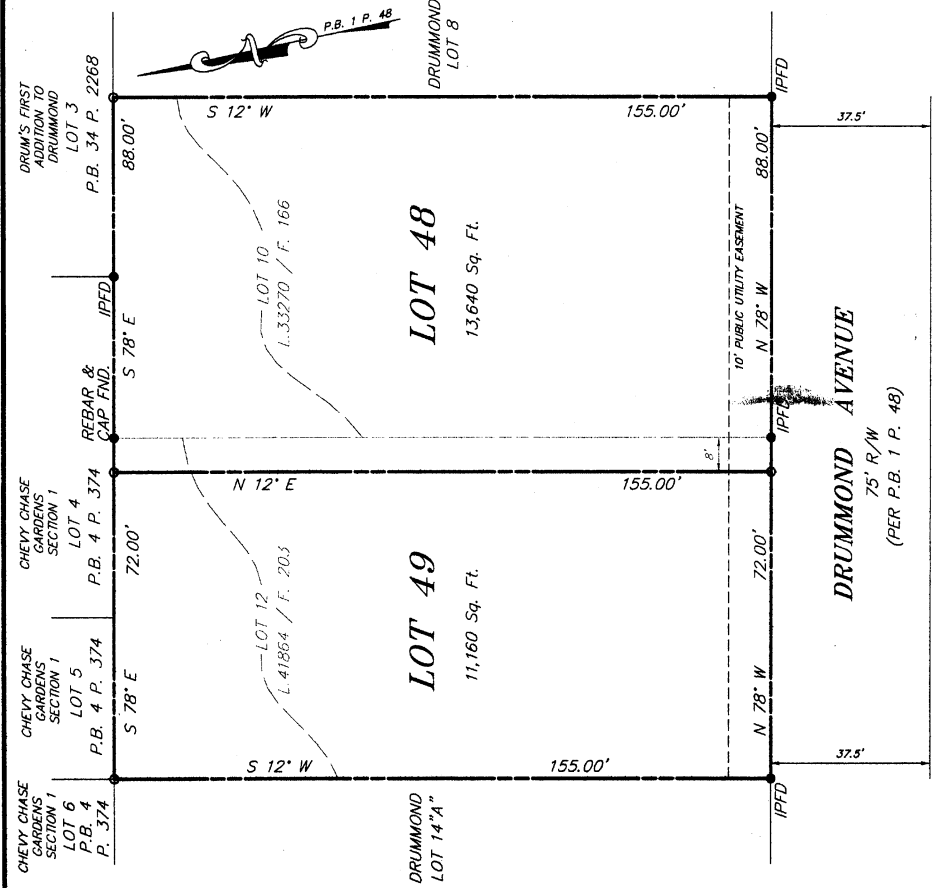
THERE ARE NO LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAN OF SUBDIVISION OTHER THAN THOSE SHOWN.

Jennifer L'oeuvre Mendenso
DATE: 7/11/2014
JENNIFER L'OEUVRE MENDENSON
TRUSTEE OF "THE JENNIFER L'OEUVRE MENDENSON TRUST"

Daniel N. Mendenso
DATE: 7/11/2014
DANIEL N. MENDELSON
TRUSTEE OF "THE JENNIFER L'OEUVRE MENDENSON TRUST"

Jennifer L'oeuvre Mendenso
DATE: 7/11/2014
JENNIFER L'OEUVRE MENDENSON TRUSTEE OF 4571 DRUMMOND AVENUE LLC

Daniel N. Mendenso
DATE: 7/11/2014
DANIEL N. MENDELSON TRUSTEE OF 4571 DRUMMOND AVENUE LLC



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RESUBDIVISION OF LOT 10 CONVERTED TO JENNIFER L'OEUVRE MENDENSON AND/OR DANIEL N. MENDELSON, CO-TRUSTEES OR SUCCESSOR TRUSTEE OF "THE JENNIFER L'OEUVRE MENDENSON TRUST," MARYLAND PARTS SET BEING DATED TO LIBER 24, 2008 AS RECORDED IN LIBER 13270 FOLIO 208 AND ALSO BEING KNOWN AS LOT 10 BY THE SUBDIVISION KNOWN AS "DRUMMOND" AS RECORDED IN PLAT BOOK 1 AT PLAT 48, AND LOT 12 CONVERTED TO 4571 DRUMMOND AVENUE LLC, BY A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED JUNE 17, 2011 AS RECORDED IN LIBER 41864, FOLIO 203, AND ALSO BEING KNOWN AS LOT 12 BY THE SUBDIVISION KNOWN AS "DRUMMOND" AS RECORDED IN PLAT BOOK 1 AT PLAT 48, ALL BEING RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THIS PLAT WILL BE SET AS SHOWN HEREON. THE TOTAL AREA INCLUDED ON THIS PLAT OF SUBDIVISION IS 24,800 SQUARE FEET OR 0.5683 ACRES, NONE OF WHICH IS DEDICATED FOR PUBLIC USE.

Daniel P. Galt
DATE: 7/11/2014
DANIEL P. GALT
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. #10848
EXPIRES: 04-01-2014

GRAPHIC SCALE



AREA TABULATION

LOTS 48 & 49	= 24,800 S.F. OR 0.5683 ACRES
DEDICATION AREA	= N/A
TOTAL AREA	= 24,800 S.F. OR 0.5683 ACRES

M-NCPPC RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY MARYLAND

DIRECTOR: _____ DATE: _____

RECORDED: _____ PLAT NO.: _____

DRAFTED: DMK
CHECKED: _____
JOB NO.: 11-118

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____ DATE: _____ CHAIRMAN _____ ASSIST SECRETARY-TREASURER _____

SUBDIVISION RECORD PLAT

LOTS 48 & 49

DRUMMOND SUBDIVISION

A RESUBDIVISION OF LOTS 10 & 12
SITUATED ON DRUMMOND AVENUE
MONTGOMERY COUNTY, MARYLAND

LAVELLE & ASSOCIATES
INCORPORATED
LAND PLANNERS • LAND SURVEYORS
5732 INDUSTRY LANE • FREDERICK, MARYLAND 21704
OFFICE (301) 465-9722 FAX (301) 465-9798

SCALE: 1" = 20'

MARCH, 2012

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Drummond Subdivision Plat Number: 220121630
 Plat Submission Date: 4/24/2012
 DRD Plat Reviewer: W. March
 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
 Plan # N/A Road/Alley Widths Easements Open Space N/A Non-standard
 BRLs N/A Adjoining Land Vicinity Map 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	Evelyn Gibson	4/25/12	5/11/12	5/9/12	NO REVISION OK
Research	Bobby Fleury			4/30/12	
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): LM 6/5/12
 Final Mylar & DXF/DWG Received: SB 7-13-2012
 Final Mylar Review Complete: SB 7-13-12

Board Approval of Plat:

Plat Agenda: SB 7-26-12
 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: OK ✓
- b) No additional lots created: OK
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: yes
3/12/12
- e) Sketch plan revised or denied within 10 business days: ok 3/16/12
- f) Final record plat submitted within ninety days: yes 4-24-12
- g) Sketch shows following information:
 - i. proposed lot adjustment: ok
 - ii. physical improvements within 15 feet of adjusted line: ok
 - iii. alteration to building setback: ok
 - iv. amount of lot area affected: ok 5%

(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: _____