

Plat Name: Huntington Terrace
Plat #: 220091070

Location: Located on the south side of Greentree Road, 150 feet west of Grant Street
Master Plan: Bethesda-Chevy Chase
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Applicant: Joyce Farnsworth

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:

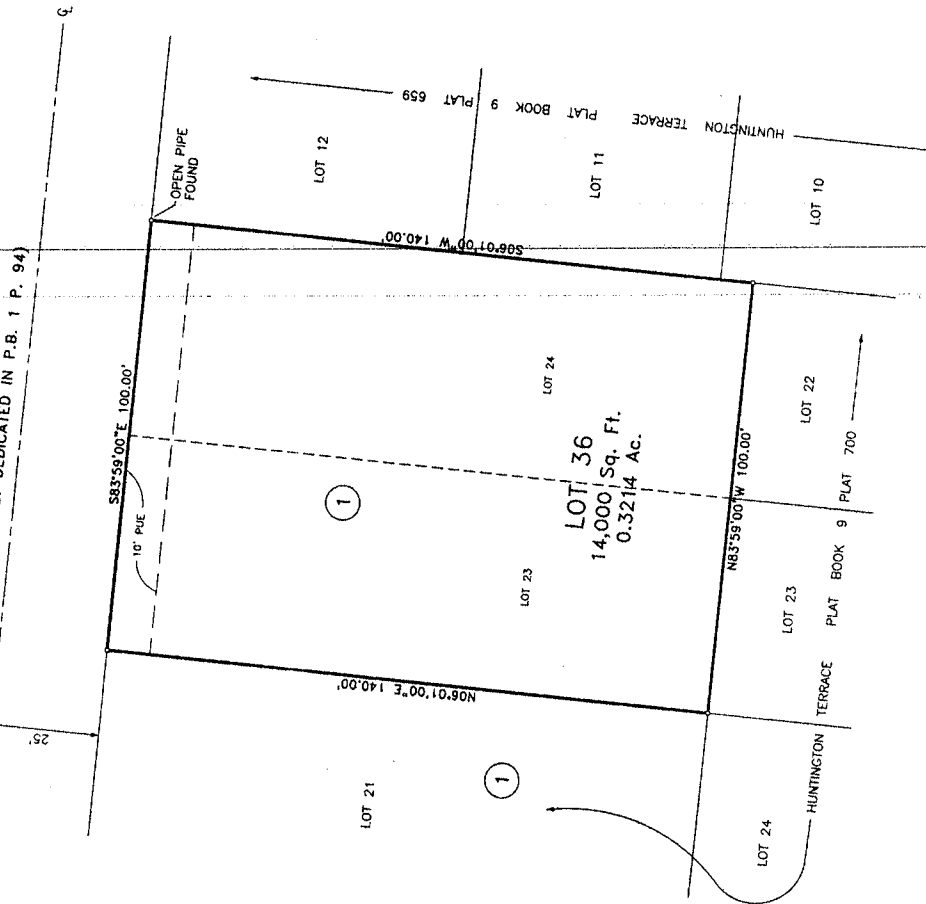
- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may 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.

PLAT TOTALS	
NUMBER OF LOTS	1
AREA OF LOTS	0.3214 AC.
AREA OF STREET DEDICATION	0.0000 AC.
TOTAL AREA THIS PLAT	0.3214 AC.

GREENTREE ROAD
(50' R/W)
(PREVIOUSLY DEDICATED IN P.B. 1 P. 94)



OWNER'S CERTIFICATE

I, THE UNDERSIGNED, OWNER OF THE PROPERTY DESCRIBED HEREIN, HEREBY ADAPT THIS PLAN OF SUBDIVISION.

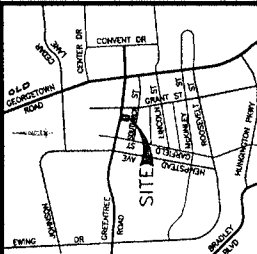
FURTHER, I GRANT TO PUTTING ELECTRIC POWER COMPANY, WELL ATLANTIC TELEPHONE COMPANY OF MARYLAND, VARIOUS UTILITIES AND TO EACH OF THEIR SUBSIDIARIES, A TEN FOOT WIDE PUBLIC UTILITY EASEMENT, DESTINATED HEREIN AS "P.U.E.", WITH THE TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN THE RECORDS OF THE MONTGOMERY COUNTY PLANNING BOARD FOR PUBLIC UTILITY EASEMENTS, AND INCORPORATED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3024 AT FIELD 457. SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHER, AS THE OWNER OF THIS SUBDIVISION, MY SUCCESSORS AND ASSIGNS, I HEREBY CERTIFY THAT THE PLAN SHOWN HEREIN IS TRUE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT IT IS A SUBDIVISION OF ALL OF THE LAND SHOWN HEREIN, AND THAT THE SAME HAS BEEN EXAMINED AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, AND THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 50 OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED ON THIS PLAN IS 14,000 SQUARE FEET OR 0.3214 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

I, FURTHER CERTIFY THAT, IF ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREIN, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN HEREON WILL BE SET IN ACCORDANCE WITH SECTION 50-246(a) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO RECORDED SUITS, ACTIONS AT LAW, LEASES, MORTGAGES OR INTERESTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

VICINITY MAP 1"=2000'



John E. Conner
JOHN E. CONNER
A.K.A. JOYCE E. PARKSWORTH
DATE 07/14/09

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREIN IS TRUE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT IT IS A SUBDIVISION OF ALL OF THE LAND SHOWN HEREIN, AND THAT THE SAME HAS BEEN EXAMINED AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, AND THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 50 OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED ON THIS PLAN IS 14,000 SQUARE FEET OR 0.3214 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

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THERE ARE NO RECORDED SUITS, ACTIONS AT LAW, LEASES, MORTGAGES OR INTERESTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

11/11/2009
DATE

John E. Conner
JOHN E. CONNER
A.K.A. JOYCE E. PARKSWORTH
DATE 07/14/09

SUBDIVISION RECORD PLAT
LOT 36 - BLOCK 1
HUNTINGTON TERRACE

ELECTION DISTRICT No. 7
MONTGOMERY COUNTY, MARYLAND

P.G. ASSOCIATES, INC.
Civil Engineers • Land Surveyors • Planners
16220 FREDERICK ROAD, SUITE 300
GAITHERSBURG, MARYLAND 20877
Phone: (301) 208-0230

SCALE: 1"=20'



JUNE 2009

NOTES:

1. PROPERTY IS ZONED R-60.
2. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX MAP MP-121; BASE SHEET 211-NW-05.
3. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON W.S.S.C.
4. FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.
5. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER AFFECTING THE INTERESTS OF THE OWNERS, BUT IS INTENDED TO SHOW THE EXAMINATION OF TITLE OR TO DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.
6. THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 50-35A OF THE MONTGOMERY COUNTY CODE, WHICH PROVIDES THAT A LOT INTO ONE LOT AS PROVIDED FOR IN SECTION 50-35A(3).
7. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS OF THE MONTGOMERY COUNTY PLANNING BOARD ARE INCORPORATED BY REFERENCE INTO THIS PLAT. ANY AMENDMENTS TO THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO BE APPLIED TO THIS PLAT. THE MONTGOMERY COUNTY PLANNING BOARD IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD. THE INFORMATION IS AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

220091070
The Maryland-National Capital Park & Planning Commission
Montgomery County Planning Board

Approved _____ DATE _____
CHAIRMAN _____ ASST. SECRETARY-TREASURER _____
M-N-C-P & P.C. Record File No. _____

Montgomery County, Maryland
Department of Permitting Services

Approved _____ DATE _____
DIRECTOR _____

RECORDED
PLAT NO. _____

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Huntington Terrace Plat Number: 220091070
 Plat Submission Date: 5-5-09
 DRD Plat Reviewer: S. Smith
 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 ok
 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	<u>E. Gibson</u>	<u>5-6-09</u>	<u>5-22-09</u>	<u>5-21-09</u>	<u>No Revision</u>
Research	Bobby Fleury			<u>5-7-09</u>	<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey			<u>5-21-09</u>	<u>Ex. Address OK</u>

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial
SS
SS
SS

Date
11/20/09
6-5-09
11/16/09

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

SS

12/3/09

DPS Approval of Plat:

Engineer 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:
 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: N/A ✓

(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:
