

Plat Name: Takoma Park
Plat #: 220100840

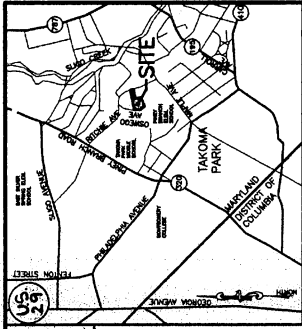
Location: Located on the east side of Oswego Avenue, 600 feet south of Ritchie Avenue
Master Plan: Takoma Park
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Applicant: City of Takoma Park

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.



VICINITY MAP
SCALE: 1" = 200'

AREA TABULATION

NUMBER OF LOTS = 1
AREA OF LOTS = 101,756 SQ. FT. OR 2.3360 AC.
AREA OF STREET DEDICATION = 0
TOTAL AREA = 101,756 SQ. FT. OR 2.3360 AC.

OWNER'S CERTIFICATE

WE, THE CITY OF TAKOMA PARK, A MUNICIPAL CORPORATION, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

FURTHER, WE HEREBY GRANT TO THE POTOMAC ELECTRIC POWER COMPANY, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS AN EASEMENT, ON AND OVER THE LAND IDENTIFIED HEREON DESCRIBED AS A "PUBLIC UTILITY EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH THE TERMS AND PROVISIONS CONTAINED IN THE INSTRUMENT OF EASEMENT, DOCUMENT NO. 2008-000001, FILED AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3634 AT FOLIO 457. SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE.

AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS, AGENTS AND ASSIGNS HEREBY WARRANT TO THE BUYER OF ANY LOT IN THIS SUBDIVISION THAT THE MONUMENTATION WILL BE SET BY AN ANKLED AND REGISTERED LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24(E) OF THE MONTGOMERY COUNTY CODE.

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

THE CITY OF TAKOMA PARK, A MUNICIPAL CORPORATION

BY: *Barbara Burns Matthews*
BARBARA BURNS MATTHEWS
CITY MANAGER

DATE: 10-14-10

BY: *Logan Washington*
LOGAN WASHINGTON
WITNESS

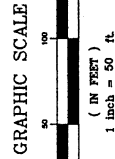
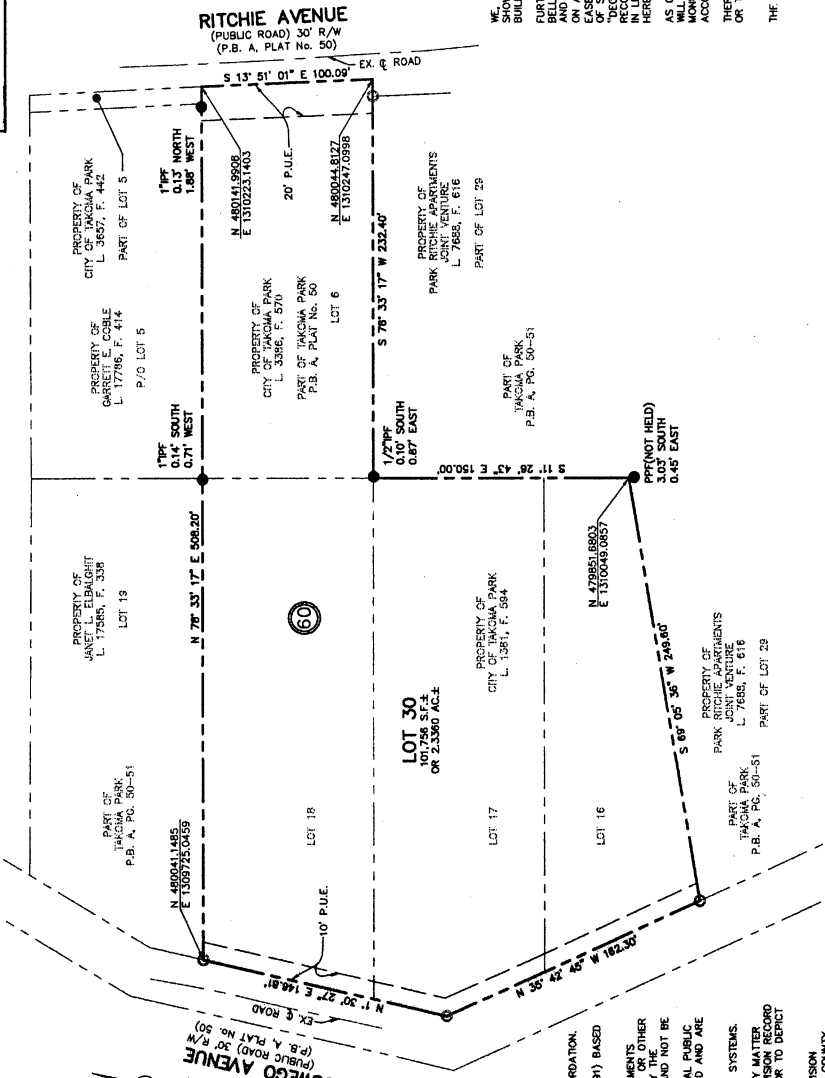
DATE: 10-14-10

SUBDIVISION RECORD PLAT
LOT 30, BLOCK 60
TAKOMA PARK

A RESUBDIVISION OF LOTS 6, 16, 17 & 18, BLOCK 60
SITUATED ON RITCHEE AVENUE
13TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50'
DATE: 10-13-10

Patton Harris Rust & Associates
Engineers, Surveyors, Planners, Landscape Architects.
8818 CENTRE PARK DRIVE
COLUMBIA, MD 21045
T 410-997-6800
F 410-997-9262

PLAT NO.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL THE LAND CONVEYED BY WALTER R. HARDISTY AND JEAN T. HARDISTY TO THE CITY OF TAKOMA PARK, MARYLAND, IN LIBER 3388 AT FOLIO 570 AND ALL THE LANDS CONVEYED BY WILLIAM W. PARKER, EZRA D. PARKER, JENNE BANKS PARKER, HELEN PARKER WILLARD, BRANNARD W. PARKER AND REVA WOODWARD PARKER, LUCY PARKER HAYES, ANNA PARKER LARNER, DECEASED AND BELLE PARKER AND ALEXANDER S. MOTHERSPOON, ISABELLA LARNER STOTT AND CHARLES A. STOTT, ANNA SOUTHWARD LARNER COX AND JAMES S. COX AND LUCY LARNER BANKS TO THE CITY OF TAKOMA PARK, BY DEED DATED APRIL 25, 1950 AND RECORDS AMONG THE RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN LIBER 1000 AT FOLIO 100. I HAVE ALSO RECORDED EASEMENTS DESCRIBED IN THIS CERTIFICATE HEREON. PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THIS PLAT WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(E) OF THE MONTGOMERY COUNTY CODE. THE OWNERS OF THIS PROPERTY MARKERS AND MONUMENTATION WILL BE SET BY AN ANKLED AND REGISTERED LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24(E) OF THE MONTGOMERY COUNTY CODE. THE MONUMENTATION IS 10% OF THE TOTAL AREA OF THE PROPERTY OR 2.3360 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

William T. Jones
WILLIAM T. JONES
PROFESSIONAL LAND SURVEYOR
MD. REGISTRATION No. 21551

DATE: 10/13/10



NOTES.

1. THIS PROPERTY IS ZONED R-60, AS OF THE DATE OF PLAT RECORDED.
2. THIS PLAT IS IN MARYLAND COORDINATE SYSTEM(MCS) HAD (83/91) BASED ON WSSC SURVEY STATIONS 20983 AND 20984.
3. 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 APPROVED BY THE MONTGOMERY COUNTY BOARD OF ZONING ADJUSTMENTS, SHALL SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDED OF THIS PLAT. ALL SUCH TERMS AND CONDITIONS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
4. THIS PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC SEWER SYSTEMS.
5. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF THE "FILE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
6. THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-24 (G) (3) OF MONTGOMERY COUNTY CODE. THIS PLAT IS A CONSOLIDATION OF TWO (2) OR MORE LOTS INTO ONE LOT.
7. THIS PROPERTY IS SHOWN ON TAX MAP JMS2 BLOCK 60 LOTS 6, 16, 17 & 18.
8. THIS PROPERTY IS SHOWN ON WSSC GRIDS 209 NED1 AND 209 NWD1.
9. THIS PROPERTY IS LOCATED IN FLOOD ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, AS DEPICTED ON F.I.R.M. 24031004600 DATED SEPTEMBER 28, 2008.
10. THIS PROPERTY IS EXEMPT FROM THE FOREST CONSERVATION PLAN REQUIREMENTS OF MONTGOMERY COUNTY FOREST CONSERVATION LAW, PER EXEMPTION No. 42101016E.

LEGEND

PP= FINCHED PIPE FOUND
RP= IRON PIPE FOUND

PA REFERENCE No.: _____

22e1620B1d

MONTGOMERY COUNTY MARYLAND DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____ SECRETARY-TREASURER

APPROVED: _____ CHAIRMAN

APPROVED: _____ DIRECTOR

M.M.C.P. & P.C. RECORD NO. _____

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: TAKOMA PARK Plat Number: 220100840
 Plat Submission Date: 4-19-2010
 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
 Plan # N/A Road/Alley Widths Easements Open Space N/A Non-standard
 BRLs 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 | 4/21/2010 | 5-5-2010 | 5/17/2010 | Add FC Ex. # <input checked="" type="checkbox"/> |
| Research | Bobby Fleury | | | 4-26-10 | OK |
| SHA | Corren Giles | | | | |
| PEPCO | Bobbie Dickey | | | | |
| Parks | Doug Powell | | | | |
| DRD | Keiona Clark | | | | |

Final DRD Review:

Consultant Notified (Final Mark-up):
 Final Mylar & DXF/DWG Received:
 Final Mylar Review Complete:

Initial
SS
SS
SS

Date
10/4/10
10-19-2010
10/22/10

Board Approval of Plat:

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

SS

10-4-2010

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: OK 3/22/10
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: _____