

Plat Name: R. Holt Easley's Subdivision – Silver Spring
Plat #: 220111040

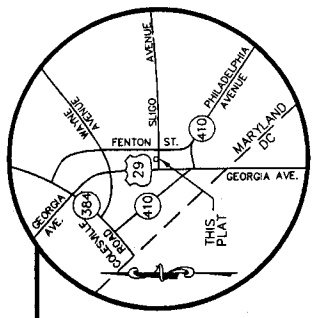
Location: Located on the north side of Sligo Avenue, 250 feet west of Fenton Street
Master Plan: Silver Spring CBD
Plat Details: CBD-1 zone; 1 lot
Community Water, Community Sewer
Applicant: 923 Sligo, LLC

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 each lot included in this application 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" = 2000'

NOTES:

THIS PLAT CONFORMS WITH THE REQUIREMENTS OF SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES THE CONSOLIDATION OF PARTS OF LOTS INTO A LOT IN ACCORDANCE WITH SECTION 50-35A(g)(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, APPROVED BY THE MONTGOMERY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDED OF THIS PLAT UNLESS EXPRESSLY CONTAINED 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.

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 THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS OF TITLE.

THIS PROPERTY IS ZONED CBD-1 AND IS IN THE FENTON VILLAGE OVERLAY ZONE.

W.S.S.C. GRID: 210 NW 01
TAX MAP JN33; PL LOT 5 AND PL LOT 6.
FOR PUBLIC WATER AND SEWER SERVICE ONLY.

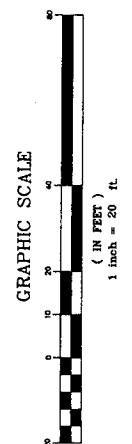
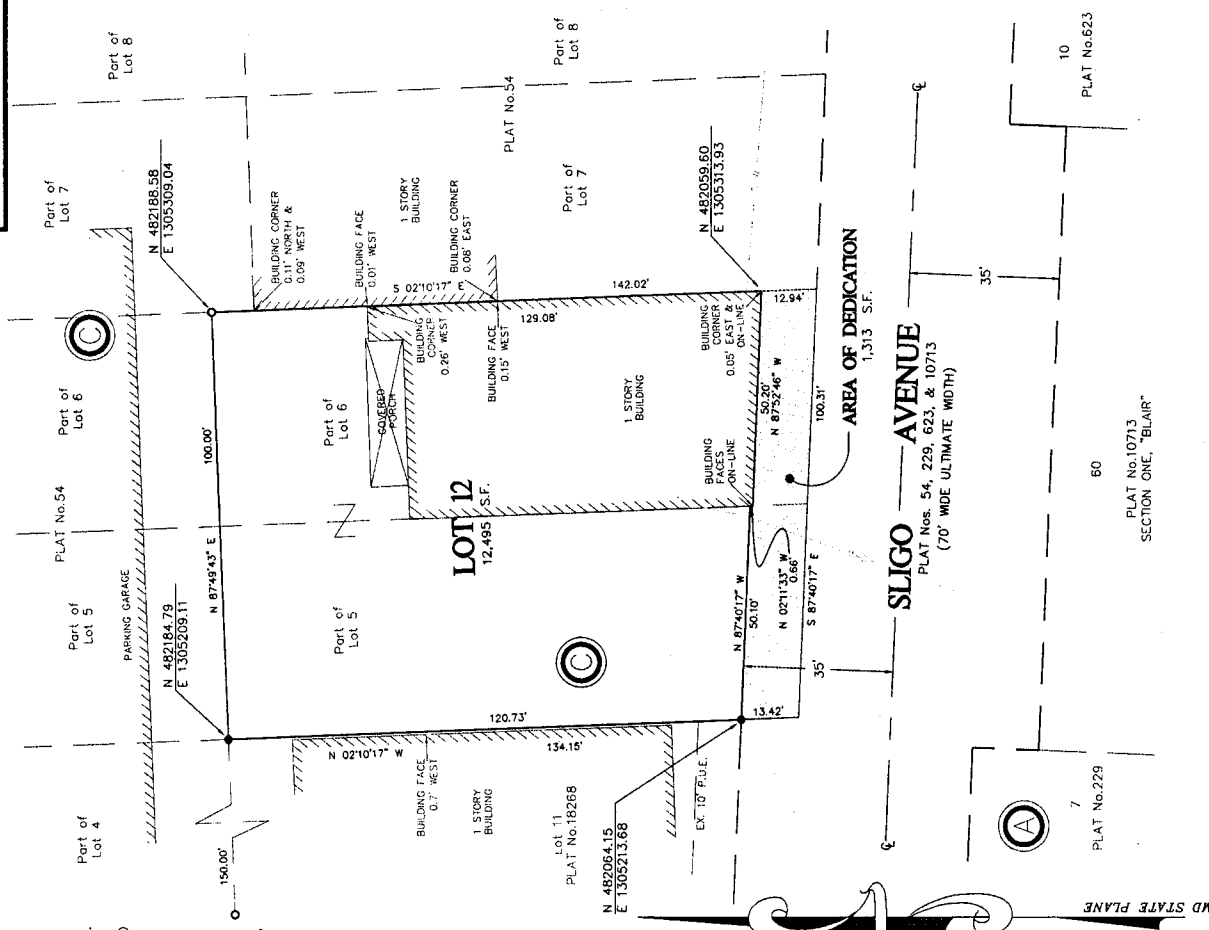
LOT 12, BLOCK C SHOWN HEREON IS LIMITED TO A MAXIMUM OF 4,194 SQUARE FEET OF RETAIL USE OR EQUIVALENT TRIP GENERATION, UNLESS OTHERWISE MODIFIED THROUGH FUTURE ADEQUATE PUBLIC FACILITIES (APF) REVIEW BY THE MONTGOMERY COUNTY PLANNING BOARD.

SUBDIVISION RECORD PLAT

LOT 12, BLOCK C
R. HOLT EASLEY'S SUBDIVISION
SILVER SPRING
A RESUBDIVISION OF PART OF LOT 5 & PART OF LOT 6, BLOCK C
ELECTION DISTRICT NO. 13
MONTGOMERY COUNTY, MARYLAND
MARCH, 2011 SCALE: 1" = 20'



PLAT NO.



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY HAN S. JAN AND JOSEPHINE JAN UNTO 923 SLIGO, LLC BY DEED DATED JANUARY 11, 2011 AND RECORDED IN LIBER 41022 AT FOLIO 312; AND THAT IT IS A RESUBDIVISION OF PARTS OF LOTS 5 AND 6 IN BLOCK LETTERED C, R. HOLT EASLEY'S SUBDIVISION, SILVER SPRING, MONTGOMERY COUNTY, MARYLAND AND THAT PROPERTY MARKERS HAVE BEEN FOUND OR SET AS INDICATED HEREON IN ACCORDANCE WITH SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA SHOWN ON THIS PLAT IS 13,868 SQUARE FEET, OF WHICH 1,313 SQUARE FEET IS DEDICATED TO PUBLIC USE.

6-29-11
DATE
RUSSELL E. REESE, REGISTERED
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 11014
LICENSE EXPIRES 8/24/2012

OWNERS' CERTIFICATE:

WE, 923 SLIGO, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND DEDICATE THE STREET TO PUBLIC USE.
THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, OR MORTGAGES AFFECTING THE PROPERTY SHOWN HEREON.

WITNESS DATE 6-29-11
WILLIAM PLANK, PRESIDENT
923 SLIGO, LLC

| LEGEND | |
|--------|-------------------------------------|
| ○ | PROPERTY MARKER FOUND & HELD |
| ● | IRON PIPE & I.D. CAP "CORP. 25" SET |
| — | EX. UTILITY POLE |
| — | EX. OVERHEAD WIRES |

DATE: _____
PLAT No. _____

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED

CHAIRMAN _____ ASST. SECRETARY - TREASURER _____
M.N.C.P. & P.C. RECORD FILE NO. _____

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
APPROVED _____ DIRECTOR _____

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: R. Holt Easley - SILVER SPRING Plat Number: 220111040
 Plat Submission Date: 3-23-2011
 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
 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 | 3/23/11 | 4-8-11 | 3-24-11 | No REVISIONS |
| Research | Bobby Fleury | | | 3-24-11 | 3/28/11 OK |
| SHA | Corren Giles | | | | |
| PEPCO | Bobbie Dickey | | | | |
| Parks | Doug Powell | | | | |
| DRD | Keiona Clark | | | | |

Final DRD Review:

Consultant Notified (Final Mark-up): SSS 6/28/11
 Final Mylar & DXF/DWG Received: SSS 7/5/11
 Final Mylar Review Complete: SSS 7/13/2011

Board Approval of Plat:

Plat Agenda: SSS 7-28-11

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. _____

(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: _____