

**Plat Name:** B.F. Gilberts Addition to Takoma Park  
**Plat #:** 220130390

**Location:** Located on the west side of Ritchie Avenue, approximately 800 feet south of Piney Branch Road (MD 320).

**Master Plan:** Bethesda-Chevy Chase

**Plat Details:** R-60 zone; 1 lot  
Community Water, Community Sewer

**Applicant:** David Conner

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 the property 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.

PLAT NO:

**GENERAL NOTES**

1. 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 County Planning Board, are intended to survive unless 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 inspection during regular business hours.
2. This Subdivision Record Plat is not intended to show any matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note at matters affecting title.
3. This property is zoned R60.
4. This property is shown on Tax Map JN-42.
5. Maryland State NAD83/91 Horizontal datum is established from a Plat of Subdivision entitled "B.F. Gilbert's Addition to Takoma Park" recorded on Plat Number 18994.
6. This plat is served by public water and sewer.
7. This record plat conforms with the requirements for Minor Subdivision recorded on Plat No. 50-35A(a)3. The Montgomery County Code, Chapter 50-35A(a)3, Subdivision Regulations, Chapter 50 of the County Code. This plat involves the Consolidation of two lots as provided for in Section 50-35A(a)3.

**OWNER'S DEDICATION**

I, David W. Conner, owner of the property shown hereon, hereby adopt this plan of re-subdivision; establish the minimum building restriction lines; and as owners of this re-subdivision, I, my successors or assigns, will cause all property markers and other required monumentation to be set by a registered Maryland Land Surveyor in accordance with the provisions of Section 50-24(e) of the Montgomery County Code.

There are no suits, actions at law, liens, leases, mortgages, or trusts affecting the property included on this plan of re-subdivision.

By: David W. Conner Witness

11/19/12 Date

James C. Beck Witness

**SURVEYOR'S CERTIFICATE**

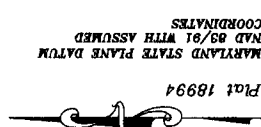
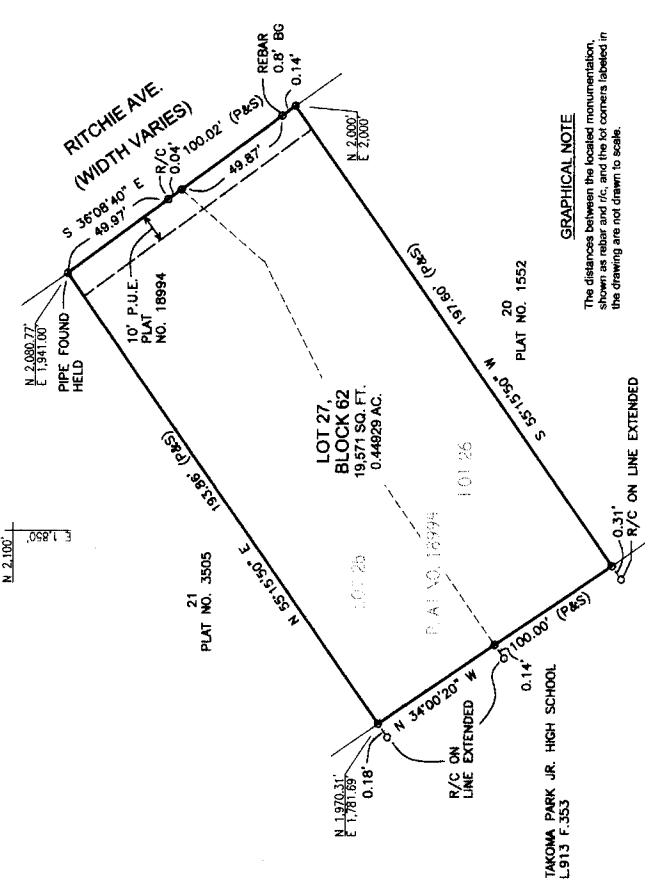
I hereby certify that the plat shown hereon is correct; that it is all of the lands conveyed to David W. Conner by Lewis W. Clark by deed dated October 25, 1987 and recorded in Liber 7989 at folio 371 and also being a re-subdivision of all of Lots 25 and 26, Block 62, B.F. Gilbert's Addition to Takoma Park, on Plat 18994. All referenced documents recorded among the Land Records of Montgomery County, Maryland.

I also certify that once engaged as described in the Owner's Certificate hereon, all property markers and other boundary markers shown thus "O" will be set as delineated in accordance with the provisions of Section 50-24(e) of the Montgomery County Code.

There are 19,571 square feet, or 0.44929 acres of land included on this plat, of which no land is dedicated to public use.

By: James C. Beck Date NOV 16, 2012  
 Professional Land Surveyor  
 Maryland Registration No. 10797  
 Expires March 1, 2014

PROFESSIONAL



**SUBDIVISION RECORD PLAT**  
**LOT 27, BLOCK 62**  
**B.F. GILBERT'S ADDITION TO**  
**TAKOMA PARK**  
 RE-SUBDIVISION OF LOTS 25 AND 26, BLOCK 62  
 13th ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 30' NOVEMBER 2012  
**OYSTER, IMUS, PETZOLD & ASSOCIATES, LLC**  
 CIVIL ENGINEERS, LAND PLANNERS, LAND SURVEYORS  
 11230-B GRANDVIEW AVENUE, SUITE 4, WHEATON, MARYLAND 20802  
 (301) 949-2011 | www.oysterimuspetzold.com | (301) 948-2013 (fax)  
 OIP JOB NUMBER 0881 AE1 2012

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: B.F. Gilbert's Add. to Tolcove Park Plat Number: 220130390

Plat Submission Date: 9/12/2012

DRD Plat Reviewer: W. Meyer

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	9/19/12	10/3/12	10/1/12	NO REVISIONS
Research	Bobby Fleury			9/24/12	
SHA	Corren Giles				OK
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	_____	_____
Final Mylar & DXF/DWG Received:	_____	_____
Final Mylar Review Complete:	_____	_____
<b>Board Approval of Plat:</b>		
Plat Agenda:	_____	_____
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
<b>MCDPS Approval of Plat:</b>		
Consultant Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
<b>Plat Reproduction:</b>		
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  
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: \_\_\_\_\_