



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


MCPB
Item # 1B
4-30-2015

MEMORANDUM

DATE: April 22, 2015

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
D.A.R.C. Division
(301) 495-4542

FROM: Stephen Smith, Senior Planner 
D.A.R.C. Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for April 30, 2015

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220121150 Sligo Park Hills
220140610 Springwood

Plat Name: Sligo Park Hills

Plat #: 220121150

Location: Located on the north side of Sligo Creek Parkway, 60 feet west of Three Oaks Drive.

Master Plan: East Silver Spring Master Plan

Plat Details: R-60 zone; 1 lot

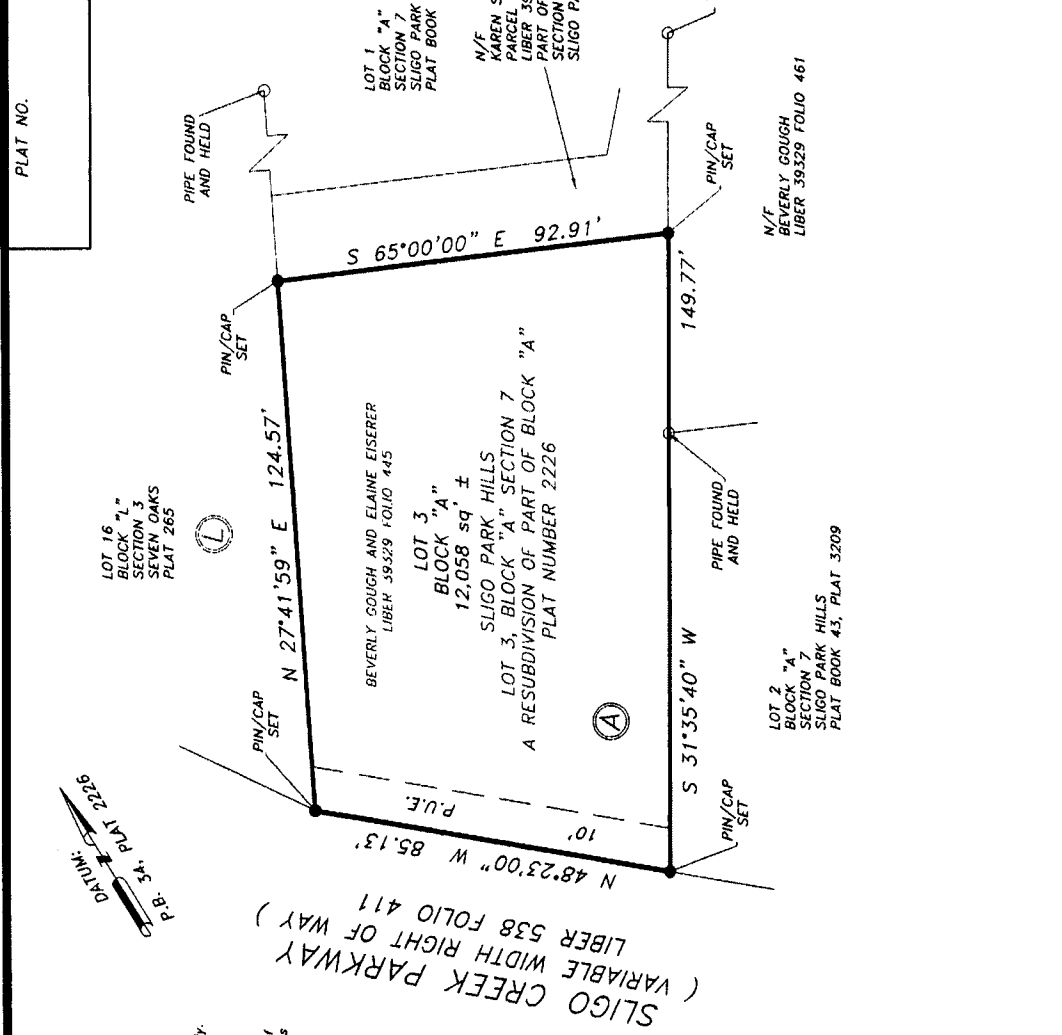
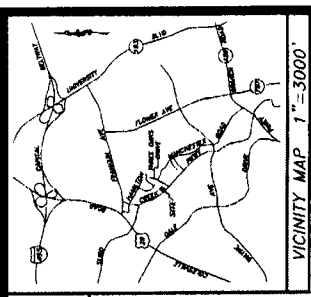
Owners: Beverly Gough and Elaine Eiserer

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.



GENERAL NOTES:

- The subject property shown hereon is in zone R-60 as of date of date of plat recordation.
- denotes iron pin to be set capped "Corp 309".
- denotes iron pin or iron pipe found.
- 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 inasmuch as they are made a part of the record. The official public files for any such plan shall be 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 this property. The subdivision record plat is not intended to replace the examination of title or to depict or note all matters affecting title.
- The approval of this plat is predicated on the availability of public water and sewer.
- Section 50-35A of the Montgomery County subdivision regulations, being Chapter 50 of the county code, which provides for the consolidation of a part of a lot into one lot as provided for in Section 50-35A(c)(3).
- This property is shown on W.S.S.C. sheet number 211HW01.
9. Tax Map JP41 Parcel N551.
10. All existing and proposed development on this property is subject to the standards under Montgomery County Zoning Ordinance R-60 Zone.

OWNER'S CERTIFICATE

WE, BEVERLY GOUGH AND ELAINE ROBERTA EISERER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY AFFIRM THIS PLAN OF SUBDIVISION AND OF PUBLIC UTILITY EASEMENT SHOWN HEREON AS TO PLAT TO THE PARTIES NAMED IN A DOCUMENT ENTITLED "TERMS AND CONDITIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3834 FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS, AGENTS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 24(E) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

Beverly Gough Witness
Elaine Roberta Eiserer Witness
Robert Eiserer Date
Elaine Date

PLAT NO. _____

RECORDATION DATE 2012/11/50

PLAT TABULATION

TOTAL NUMBER OF LOTS TO BE RECORDED	= 1
TOTAL NUMBER OF PARCELS TO BE RECORDED	= 0
TOTAL AREA OF LOTS TO BE RECORDED	= 12,058 sq. ±
TOTAL AREA OF PARCELS TO BE RECORDED	= 0 sq. ±
TOTAL AREA OF STREET DEDICATION TO BE RECORDED	= 12,058 sq. ±

MARYLAND NATIONAL CAPITAL SURVEYING
 MONTGOMERY COUNTY PLANNING BOARD

CHAIRMAN _____

SECRETARY TREASURER _____

DATE _____

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

Director _____

DATE 4/15/13

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 ALL OF THE LANDS CONVEYED BY DEED C. PEPPER AND RESIDUARY TRUST TO BEVERLY GOUGH AND ELAINE ROBERTA EISERER BY DEED DATED APRIL 16, 2010 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 39329, FOLIO 445; ALSO BEING A RESUBDIVISION OF A PORTION OF BLOCK "A" SECTION 7 SLIGO PARK HILLS AS RECORDED IN PLAT BOOK 34, PLAT 2226 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THE TOTAL AREA OF THE LANDS SHOWN HEREON IS TWENTY TWO (22) ACRES, 0.2768 ACRES MORE OR LESS, WHICH IS DEDICATED TO PUBLIC USE AND THAT ALL PROPERTY CORNERS ARE MARKED WITH SECTION 50-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

Carl Hudgins
 J. CARL HUDGINS, PROPERTY LINE SURVEYOR # 96
 EXPIRATION DATE: MARCH 11, 2016

DATE 3/25/2015

NTT Associates, Inc.
 16205 Old Frederick Rd.
 Mt. Airy, Maryland 21771
 Phone: (410)442-2031
 Fax: (410)442-1315
 Website: www.nttsurveyors.com

SUBDIVISION RECORD PLAT
 SLIGO PARK HILLS
 LOT 3, BLOCK "A"
 SECTION 7
 A RESUBDIVISION OF PART OF BLOCK "A"
 PLAT NUMBER 2226

THIRTEENTH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=20'
 DATE: 12/9/2011