

PLAT NO. 220081600

Woodside Park

Located on the north side of Highland Drive, 120 feet east of Crosby Road

R-60 zone; 1 lot

Community Water, Community Sewer

Master Plan Area: North and West Silver Spring

Overton Homes, Inc., Applicant

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.

OWNERS' CERTIFICATE

I, David Kahn, owner of the property shown and described hereon, hereby adopt this plan of resubdivision; grant a public utilities easement (P.U.E.) as shown hereon to the parties named in a document titled "Terms and Provisions of Public Utility Easement" as recorded in Liber 3834 of Folio 457 among the Land Records of Montgomery County, Maryland, which said terms are incorporated therein;

Further, we, our successors, or assigns will cause permanent property corner markers shown thus (-@-) to be set by a registered Maryland Land Surveyor in accordance with section 50-24(e)(2) of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions-at-law, leases, liens, mortgages or trusts affecting the property shown hereon, except a certain mortgage and the party in interest thereto has below indicated its assent.

Overton Holmes, Inc.

Overton Holmes, Inc.
Witness
Date 7/16/08
David L. Kahn
(President)

We hereby assent to this plan of subdivision
Monument Bank

Monument Bank
Witness
Date 7/19/08
Loren Cassler
(Executive Vice President)

NOTES

- All the terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan affecting the property, approved by the Montgomery County Planning Board are intended to be incorporated into this plan. The recording of this plan, unless expressly contemplated by the plan, does not constitute an approval of the plan by the Planning Board and available for public review during normal business hours.
- This plat conforms with the requirements of Minor Subdivision approvals contained in Section 50-35A of Montgomery County, Maryland, Subdivision Regulations, being Chapter 50 of the County Code. This plat involves consolidation of part of a lot into one lot as provided for in Section 50-35A(e)(3).
- 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 an examination of title or to depict or note all matters affecting title.
- The Zoning is R-60.
- All existing and proposed development on this property is subject to the standards under R-60 Zone classification.
- Tax Map JP121, WSSC Sheet No. 211NW02.
- For Public Water and Sewer systems only.

**SUBDIVISION RECORD PLAT
SECTION 6
WOODSIDE PARK
LOT 47, BLOCK N-3**

A RESUBDIVISION OF
PART OF LOT 2, BLOCK N-3
13TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 30' JUNE, 2008



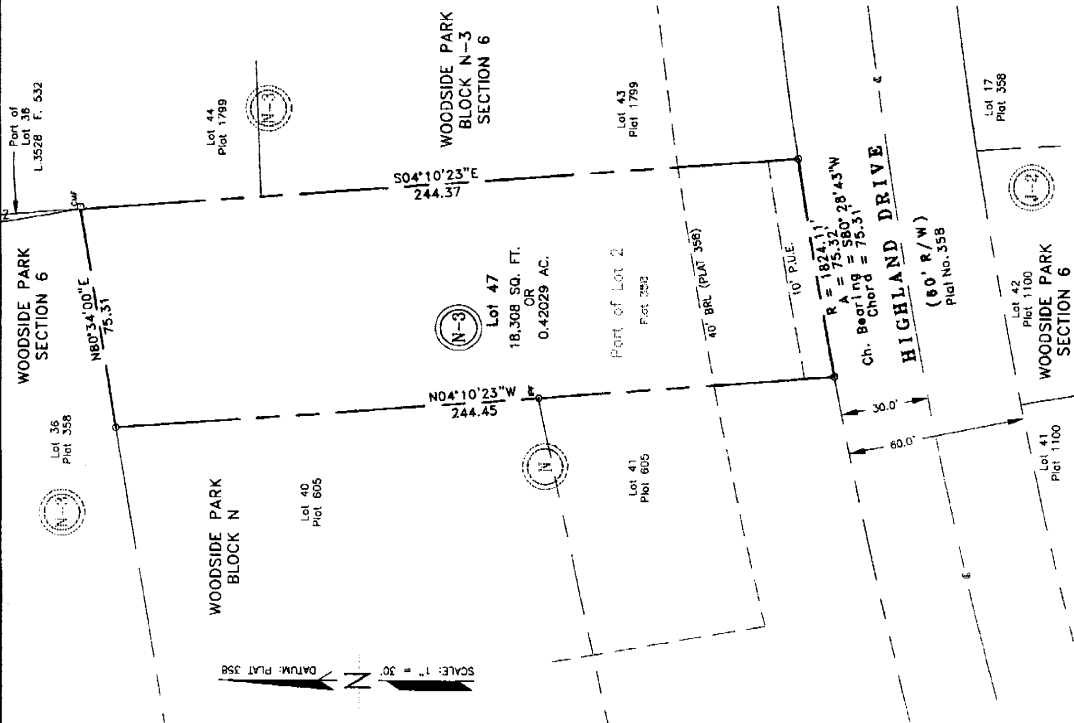
LANDMARK ENGINEERING, INC.
6110 EXECUTIVE BLVD, SUITE 110 PHONE: (301) 230-5881
ROCKVILLE, MARYLAND 20852 FAX: (301) 230-5884
CONSULTING ENGINEERS PLANNERS SURVEYORS
DATE: JUNE, 2008

SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown hereon is correct to the best of my professional knowledge, information and belief; that it is a resubdivision of all the property shown hereon to Overton Holmes Inc., a Maryland Corporation, from Paul A. Fischer & Susan C. Fischer, Trustees, heirs by deed dated April 7, 2008 and recorded among the Land Records of Montgomery County, Maryland, as Part of Lot 2, Block N-3 in Liber 35566 of Folio 674, said land known as Part of Lot 2, Block N-3 in County subdivision known as "Woodside Park - Section Six (6)", Montgomery County, Maryland, as per plat recorded in Plat No. 358 of said Land Records, and that the total area included in the plat is 18,308 square feet or 0.42029 acre of land. There is no street dedication by this plat.

Charles J. Greaney
Charles J. Greaney
Professional Surveyor
Maryland No. 21392

Date 7/16/08



SCALE: 1" = 30'

LEGEND

- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND

APPROVED ON: _____

DIRECTOR: _____

DATE: _____

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

CHAIRMAN: _____ ASST. SECRETARY-TREASURER: _____

MNCPPC RECORD FILE NO.: _____

PLAT NO.: _____

DATE: _____

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Woodside Park Plat Number: 220081600
 Plat Submission Date: 4-10-08
 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 ok Easements ok Open Space N/A Non-standard
 BRLs Adjoining Land ok Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map ok
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>L. Shirley</u>	<u>4-16-08</u>	<u>4-30-08</u>	<u>5-2-08</u>	<u>ok</u>
Research	Bobby Fleury	↓	↓	<u>4-21-08</u>	<u>ok</u>
SHA	Doug Mills	↓	↓	—	—
PEPCO	Steve Baxter	↓	↓	—	—
Parks	Doug Powell	↓	↓	—	—
DRD	Nellie Carey	↓	↓	<u>5-6-08</u>	<u>No Comments</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
SJS
SJS
SJS

Date
8-20-08
5/20/08
7/21/08

Board Approval of Plat:

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

SJS

9-4-08

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: _____ ✓
OK

(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:
