



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

**MCPB**  
**Item # 1B**  
**11-10-2016**

**MEMORANDUM**


**DATE:** November 2, 2016

**TO:** Montgomery County Planning Board

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

**FROM:** Stephen Smith, Senior Planner  
Jay Beatty, Planner  
D.A.R.C. Division  
(301) 495-4522 & (301) 495-2178

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for November 10, 2016

Handwritten signatures in blue ink, including one that appears to be 'SP' and another that appears to be 'JRB'.

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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:

**220140320 Takoma Park Overlook**

**Plat Name:** Takoma Park Overlook  
**Plat #:** 220140320

**Location:** Located on the southwest side of Geneva Avenue, approximately 440 feet southwest of Hilltop Road

**Master Plan:** Takoma Park Master Plan

**Plat Details:** R-60 zone; 4 lots

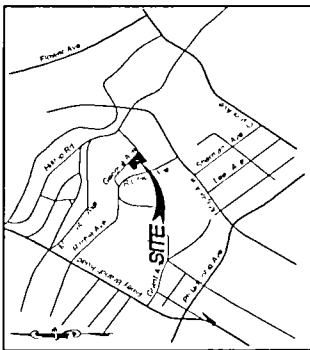
**Applicant:** Tarek Aly and Alireza Aliskari

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 120110060 (MCPB Resolution No. 13-16), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

**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 and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
2. 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. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
3. The property shown hereon is shown on Tax Map JN1552 - WSSC Sheet # 209NE01
4. The lots shown hereon are limited to the uses and conditions as required by Preliminary Plan No. 120110293 entitled "Takoma Park Overlay".
5. The lots shown hereon are zoned R-60, as of the date of plat recordation.
6. This property is served by public water and sewer systems only.
7. The property shown hereon is subject to the requirements of Montgomery County Forest Conservation Law Chapter 22A, including approval of a Final Forest Conservation Plan or Tree Save Plan and appropriate agreements prior to issuance of a sediment control permit.

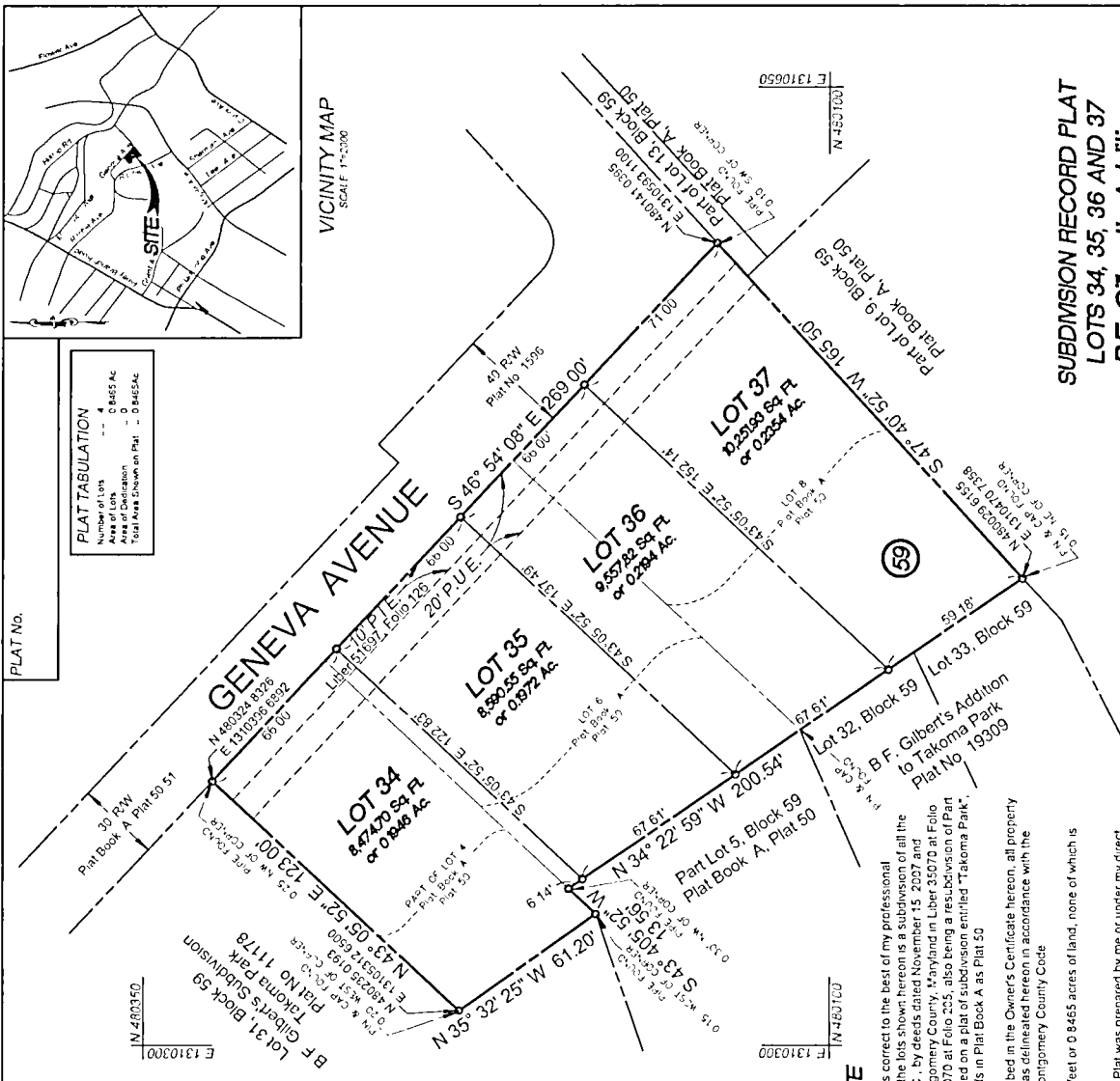
VICINITY MAP  
SCALE: 1"=200'



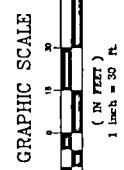
**PLAT TABULATION**

Area of Lots	0.8465 Ac.
Area of Dedication	0.8465 Ac.
Total Area Shown on Plat	1.6930 Ac.

PLAT No.



**SUBMISSION RECORD PLAT**  
**LOTS 34, 35, 36 AND 37**  
**B.F. Gilbert's Addition**  
**to Takoma Park**  
**A Resubdivision of Part of**  
**Lot 4, Lot 6 and Lot 8**  
**ELECTION DISTRICT NO. 19**  
**MONTGOMERY COUNTY, MARYLAND**  
**SCALE: 1"=30' JUNE, 2016**  
**APR ASSOCIATES, INC.**  
**LAND SURVEYORS**  
7427 HARFORD ROAD, BALTIMORE, MD 21284-7960  
410-444-4032 (TELE) 410-444-8647 (FAX)



**SURVEYOR'S CERTIFICATE**

I hereby certify that the plat shown hereon is correct to the best of my professional knowledge, belief and information and that the lots shown hereon are a subdivision of all the lands conveyed to 103 GENEVA AVE L.L.C. by deeds dated November 15, 2007 and recorded among the Land Records of Montgomery County, Maryland in Liber 35070 at Folio 199, Liber 35070 at Folio 202 and Liber 35070 at Folio 205, also being a resubdivision of Part of Lot 4, and all of Lots 6 and 8, as delineated on a plat of subdivision entitled "Takoma Park", recorded among the aforesaid Land Records in Plat Book A as Plat 50.

I further certify that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus "O", will be set as delineated hereon in accordance with the provisions of Section 50-24 (e) (2) of the Montgomery County Code.

The total area of this plat is 36.875 square feet or 0.8465 acres of land, none of which is dedicated to public use.

I further certify that this Subdivision Record Plat was prepared by me or under my direct supervision and that I am a duly licensed Property Line Surveyor under the laws of the State of Maryland, License #518. Expiration Date February 19, 2017, and that the survey work reflected in this plat is in compliance with the requirements set forth in Regulation 12 of Title 09 Subtitle 13, Chapter 05, COMAR.

Paul Raylich, Property Line Surveyor

APPROVED \_\_\_\_\_  
BY \_\_\_\_\_ DATE: \_\_\_\_\_  
MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PERMITTING SERVICES

**OWNER'S CERTIFICATE**

We, the undersigned owners of the property shown and described hereon, hereby adopt this plat of subdivision and establish the minimum building setback on lines and grant a 20' Public Utility Easement designated hereon as P U E to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said terms and provisions incorporated herein by this reference.

Further, we grant to the City of Takoma Park, its successors, agents and assigns, Public Improvements Easement in, on and over the land designated hereon as "P I E", with the terms and provisions of said grant being those set forth in that certain document entitled "Declaration of Public Improvements Easement(s)", recorded among the aforesaid Land Records in Liber 51697 at Folio 125 with terms and provisions are hereby incorporated by this reference.

As the owners of this resubdivision we, our successors and assigns, shall cause property corner markers to be set by a registered Maryland land surveyor, in accordance with Section 50-24 (e) (2) of the Montgomery County Code.

There are no suits, actions at law, leases, liens, mortgages or trusts affecting the property shown hereon.

By  
**OWNERS OF 103 GENEVA AVE L.L.C**

TAKOMA PARK OWNER \_\_\_\_\_ WITNESS \_\_\_\_\_  
APRIL ASSOCIATES, INC. \_\_\_\_\_  
MONTGOMERY COUNTY PLANNING COMMISSION  
APPROVED \_\_\_\_\_ DATE: \_\_\_\_\_  
MONTGOMERY COUNTY PLANNING BOARD  
APRIL ASSOCIATES, INC. \_\_\_\_\_

