



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

MCPB
Item # 1B
1-19-2017

MEMORANDUM

DATE: January 10, 2017

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 January 19, 2017



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:

220122000
220160710
220160960

Del Maso Tract
E. Brooke Lee's Additon to Silver Spring
H. M. Martins 4th Addition to Chevy Chase

Plat Name: Del Maso Tract
Plat #: 220122000

Location: Located on the west side of New Hampshire Avenue (MD 650), 330 feet south of Sheridan Street
Master Plan: Takoma Park Master Plan
Plat Details: CRT-zone; 1 parcel
Applicant: 6500 New Hampshire LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 12009021A (MCPB Resolution No. 14-100), and Site Plan No. 820130080 (Certified Site Plan dated March 15, 2015) 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.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AND THAT IT IS A SUBDIVISION OF THE LAND CONVEYED TO 6500 NEW HAMPSHIRE LLC BY DEED RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE PROPERTY MARKS SHOWN THEREON ARE SET IN ACCORDANCE WITH SECTION 50-24 OF THE MONTGOMERY COUNTY CODE. TOTAL AREA OF THIS PLAT IS 11,475.3 SQUARE FEET OR 0.263 ACRES OF WHICH 2,116.02 SQ. FT. IS DEDICATED TO PUBLIC USE.

12-16-16
DATE

Andrew H. Hunsicker
ANDREW HUNSIKICKER, PROFESSIONAL LAND SURVEYOR - 20168
REGISTRATION EXPIRATION DATE: 01-04-2018

OWNER'S CERTIFICATE

I, CLAUDIO JOSEPH, ON BEHALF OF 6500 NEW HAMPSHIRE LLC, OWNER OF THE PROPERTY SHOWN AND DEDICATED TO PUBLIC USE, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY MARKS SHOWN THEREON ARE SET IN ACCORDANCE WITH SECTION 50-24 OF THE MONTGOMERY COUNTY CODE. TOTAL AREA OF THIS PLAT IS 11,475.3 SQUARE FEET OR 0.263 ACRES OF WHICH 2,116.02 SQ. FT. IS DEDICATED TO PUBLIC USE.

WE FURTHER GRANT A 10' PUBLIC UTILITY EASEMENT SHOWN HEREON AS 10' PUE TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED: "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENT" AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND WE FURTHER ESTABLISH THE COMMON ACCESS EASEMENT AS SHOWN HEREON AND DESCRIBED IN NOTE 10, HEREON.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS OR TRUSTS AFFECTING THIS PROPERTY.

Claudio Joseph
CLAUDIO JOSEPH, MEMBER
6500 NEW HAMPSHIRE LLC
WITNESS 12-16-16

NOTES:

- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR DEEDS OR NOTE ALL MATTER AFFECTING TITLE.
- ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE C-2 ZONE, SUBJECT TO THE COMMERCIAL REVITALIZATION OVERLAY ZONE.
- THIS PROPERTY IS SHOWN ON TAX MAP NO. JN 561.
- 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 EXTINGUISHED BY THE PLANNING BOARD. THE PLANNING BOARD FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD FOR AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THIS PROPERTY IS FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.
- THIS PROPERTY IS SUBJECT TO USES AND CONDITIONS OF PRELIMINARY PLAN NO. 120090210A ENTITLED "6450 NEW HAMPSHIRE AVENUE" AND SITE PLAN NO. 820130080.
- THIS SUBDIVISION IS EXEMPT FROM FOREST CONSERVATION PLAN REQUIREMENT OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION LAW, PURSUANT TO EXEMPTION NO. 4-07163E.
- VEHICULAR ACCESS IS PROHIBITED TO/FROM SLIGO MILL ROAD.
- THE CITY OF TAKOMA PARK WAS UNIFIED INTO MONTGOMERY COUNTY FROM PRINCE GEORGE'S COUNTY ON JULY 1, 1997. THE DEED AND PLAT REFERENCES PRIOR TO THAT DATE ARE RECORDED IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY AND THE DEED AND PLAT REFERENCES AFTER THAT DATE ARE RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY.
- PARCEL A IS SUBJECT TO A COMMON ACCESS EASEMENT AS DELINEATED HEREON, OVER A PRIVATE SIDEWALK, WITHIN SAID EASEMENT AREA. THE PUBLIC ACCESS OF THIS AREA SHALL REMAIN IN EFFECT UNTIL SUCH TIME THE PROPERTY IS REDEVELOPED AND A NEW SUBDIVISION PLAT IS RECORDED WHICH ASSENTS/CONFIRMS ITS REMOVAL. MONTGOMERY COUNTY, MARYLAND, IS NOT THE BENEFICIARY OF THE COMMON ACCESS EASEMENT AND WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE PRIVATE FACILITIES.

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD, APPROVED

CHAIRMAN
VICE-CHAIRMAN & P.C. RECORD FILE NO.

SECRETARY - TREASURER

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: December 22, 2016

DIRECTOR: *Sharon Jones*

PLAT BOOK:

PLAT NO.

DATE:

SCALE: 1" = 30'

AAH CONSULTANTS LLC
ENGINEERS - SURVEYORS - CONSULTANTS

4200 FORBES BLVD., SUITE 111
LANHAM, MARYLAND 20706

CMD 429-1750 G.F.A.D. 429-1757

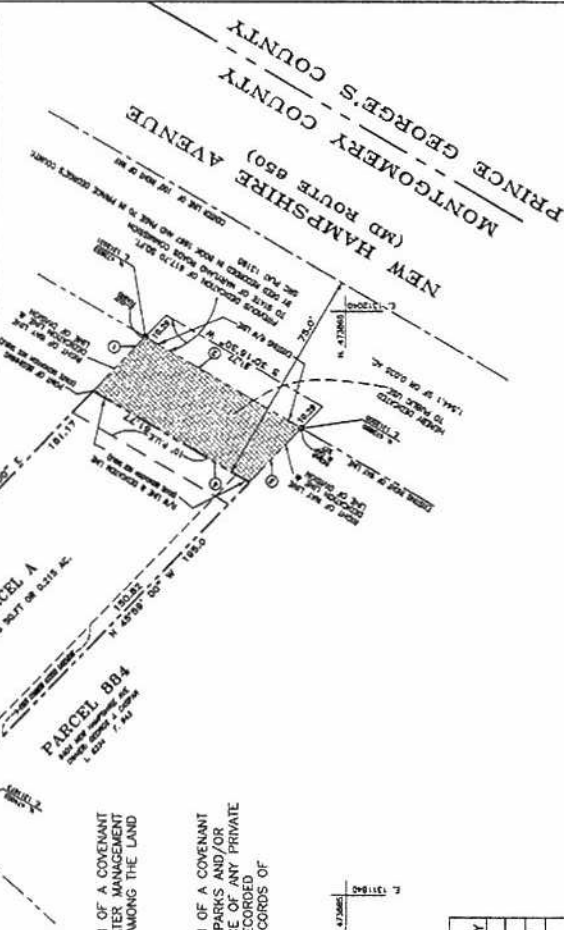
PLAT NO.:

PLAT TABULATION	
NO. OF PARCELS	1
PARCEL AREA	9,359.3 SQ. FT.
DEDICATION AREA	2,116.0 SQ. FT.
TOTAL AREA	11,475.3 SQ. FT.

NAD 83

VICINITY MAP
SCALE 1" = 2000'

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD		
1	S 45°59'00" E	25.74'
2	S 30°16'30" W	61.77'
3	N 45°59'00" W	25.74'
4	N 30°16'30" E	61.77'
AREA 1,544.1 SQ. FT. OR 0.035 ACRES SHOWN THUS:		



SUBDIVISION RECORD PLAT

PARCEL A

DEL MASO TRACT

13TH ELECTION DISTRICT

MONTGOMERY COUNTY

TAKOMA PARK, MARYLAND

SCALE: 1" = 30' DECEMBER, 2016

EXHIBIT B

SLIGO MILL ROAD AREA OF DEDICATION TO MONTGOMERY COUNTY	
5	S 21°22'20" W 85.01'
6	N 45°59'00" W 8.16'
7	N 19°11'00" E 66.11'
8	S 45°59'00" E 10.90'
AREA 571.9 SQ. FT. OR 0.013 ACRES	

