

**Plat Name:** Woodside Park, Section 5  
**Plat #:** 220090520

**Location:** Located in the northwest quadrant of the intersection of Highland Drive and Colesville Road (US 29)  
**Master Plan:** North and West Silver Spring  
**Plat Details:** R-60 zone; 1 lot  
Community Water, Community Sewer  
**Applicant:** St. Luke's Lutheran Evangelical Church

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.

DALE DRIVE

(60' WIDE R/W - PREVIOUSLY DEDICATED PER PLAT BOOK 3, PLAT 244)

S 80°54'30"E 327.00'

10' WIDE PER THIS PLAT

WOODSIDE PARK  
P.B. 4, P. 323

PART OF  
LOT 6  
L. 17365, F. 259

LOT 13

110,905.2 S.F. or 2.5480 Acres

LOT 12

WOODSIDE PARK  
P.B. 4, P. 323

PART I OF  
LOT 4  
L. 3681, F. 52

PART II OF  
LOT 4  
L. 3681, F. 52

LOT 8  
L. 35347, F. 703

HIGHLAND DRIVE

(60' WIDE R/W - PREVIOUSLY DEDICATED PER PLAT BOOK 3, PLAT 244)

CENTERLINE RIGHT-OF-WAY

0' R/W PER THIS PLAT

10' WIDE PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

0' R/W PER THIS PLAT

SURVEYOR'S CERTIFICATE

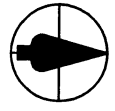
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RESUBDIVISION OF LANDS CONVEYED TO SAINT LUKE EVANGELICAL LUTHERAN CHURCH OF SILVER SPRING, KNOWN AS THE FOLLOWING:  
1) PART B OF LOT 4, BLOCK M, SECTION 5, WOODSIDE PARK, HAVING BEEN RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AS SHOWN ON PLAT RECORDED IN PLAT BOOK 4, PLAT 323, AND HAVING BEEN CONVEYED BY JOSEPH D. AND HELEN B. CLAGETT BY DEED DATED OCTOBER 31, 1987, AS RECORDED IN LIBER 3681, FOLIO 52;  
2) LOT 8, BLOCK M, SECTION 5, WOODSIDE PARK, HAVING BEEN RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AS SHOWN ON PLAT RECORDED IN PLAT BOOK 7, PLAT 583, HAVING BEEN CONVEYED BY EDWARD P. BECKER BY DEED DATED FEB. 12, 2008, AS RECORDED IN LIBER 35347, FOLIO 703;  
3) LOT 12, AS RECORDED IN PLAT BOOK 101, PLAT 11402 DATED SEPTEMBER 1978.  
PROPERTY CORNER MARKERS SHOWN AS THIS ARE IN PLACE AS SHOWN HEREON. THE TOTAL AREA INCLUDED ON THIS PLAT OF SUBDIVISION IS 2.5480 ACRES, NONE OF WHICH IS DEDICATED FOR PUBLIC USE.

M-NCPPC Record File No.:

Department of Permitting Services Montgomery County, Maryland	Drafted: ALW. Checked: JES. Job No.: 02-2507682
Director: _____ Date: _____	Recorded: _____ Plat No.: _____
Maryland National Capital Park and Planning Commission Montgomery County Planning Board	
Approved: _____ Date: _____	Chairman: _____ Asst. Secretary - Treasurer: _____

1/30/2009  
Date

Lot 13	-	Area Tabulation
Dedication Area	=	N/A
Total Area	=	110,905.2 S.F. or 2.5480 Acres



GRAPHIC SCALE

OWNERS' CERTIFICATE

SANT LUKE LUTHERAN EVANGELICAL CHURCH OF SILVER SPRING, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, AND ESTABLISHES THE TEN (10) FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON AS 10' P.U.E. FOR THE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO LEASES, LENS OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAN OF SUBDIVISION.

57 FEB 09  
DATE

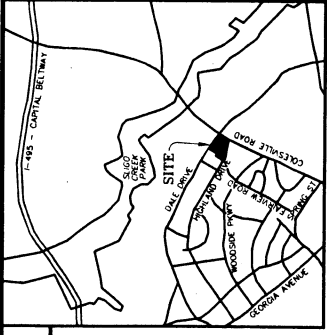
CHURCH REPRESENTATIVE

PRINT NAME: COALNIE A. PETER  
WITNESS

GENERAL NOTES

- 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 MODIFIED BY FURTHER ACTIONS BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THIS PLAT CONFORMS WITH REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-33A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES CONSOLIDATION OF TWO OR MORE LOTS OR PARTS OF LOTS INTO ONE LOT AS PROVIDED FOR IN SECTION 50-33A(6)(3).
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE. 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 ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
- THIS PROPERTY IS CURRENTLY ZONED R-40.
- ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-40 ZONE.
- LOTS SHOWN HEREON APPEAR ON MONTGOMERY COUNTY TAX MAP .P. 341 AND W.S.S.C. SHEET #211 NW 01.

VICINITY MAP  
ADC MAP PAGE 37, GRID B-8  
(9713 EDITION)  
SCALE: 1" = 2000'



# RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Woodside Park Plat Number: 220090520

Plat Submission Date: 11-4-08

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 \_\_\_\_\_ Easements ok 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	<u>C. Bunnag</u>	<u>11-5-08</u>	<u>11-19-08</u>	<u>12-10-08</u>	<u>No Revisions</u>
Research	Bobby Fleury	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>11-6-08</u>	<u>OK</u>
SHA	Doug Mills	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
PEPCO	Steve Baxter	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Parks	Doug Powell	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
DRD	Nellie Carey	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		

## 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:

## Board Approval of Plat:

Plat Agenda:

Planning Board Approval:

Chairman's Signature:

## 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:

Initial

SJS

SJS  
SJS

SJS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date

2/23/09

12-10-08  
2/9/09

3-5-09

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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  
yes

#### (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:

\_\_\_\_\_