

**Plat Name: Takoma Park**

**Plat #: 220090460**

Location: Located in the southeast quadrant of the intersection of Linden Avenue and New Hampshire Avenue (MD 650)

Master Plan: Takoma Park

Plat Details: R-60 zone; 1 lot

Community Water, Community Sewer

Applicant: Roman Catholic Archbishop of Washington

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.

## SURVEYOR'S CERTIFICATE

We hereby certify that the plat shown herein is correct, that it is a subdivision of part of the land conveyed by Rose B. Ruppert and M. Frank Ruppert to the Most Reverend Patrick A. O'Boyle, Roman Catholic Archbishop of Washington by deed dated June 30, 1948 and recorded among the Land Records of Prince George's County, Maryland, in the name of the said Archbishop, and that the said subdivision is entitled "TAKOMA PARK" as recorded among said Land Records in Plat Book A as Plat No. 126. We hereby certify that, once engaged as described in the owner's certification as delineated herein, in accordance with the provisions of Sections 50-24(a)(2) of the Montgomery County Code, the total area included on this plat is 255,448 square feet or 5.79542 acres, including 4,789 square feet of street dedication.

**2/5/09**  
 Date  
**Matthew H. Riggs III**  
 By  
 Douglas H. Riggs, III  
 Professional Land Surveyor  
 Md. Reg. No. 10712

TAX MAP No. JN562 & JN561  
 COUNTY MAP 1" = 2000'

## PLAT TABULATION

Number of Lots	1
Area of Lot	247,659 sq. ft.
Area of Street Dedication	4,789 sq. ft.
Total Area	252,448 sq. ft. or 5.79542 acres

## OWNER'S CERTIFICATE

Roman Catholic Archbishop of Washington, owner of the property shown hereon, hereby adopts this plat of resubdivision. As owners of this subdivision, the undersigned hereby certify that the same is a subdivision of the property and other required documentation, to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(a)(2) of the Montgomery County Code.  
 \* I dedicate the street as shown herein to public use.  
 There are no suits, liens, leases, mortgages, or trusts, affecting the property included in this plat of resubdivision.

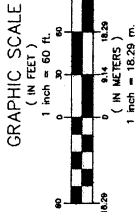
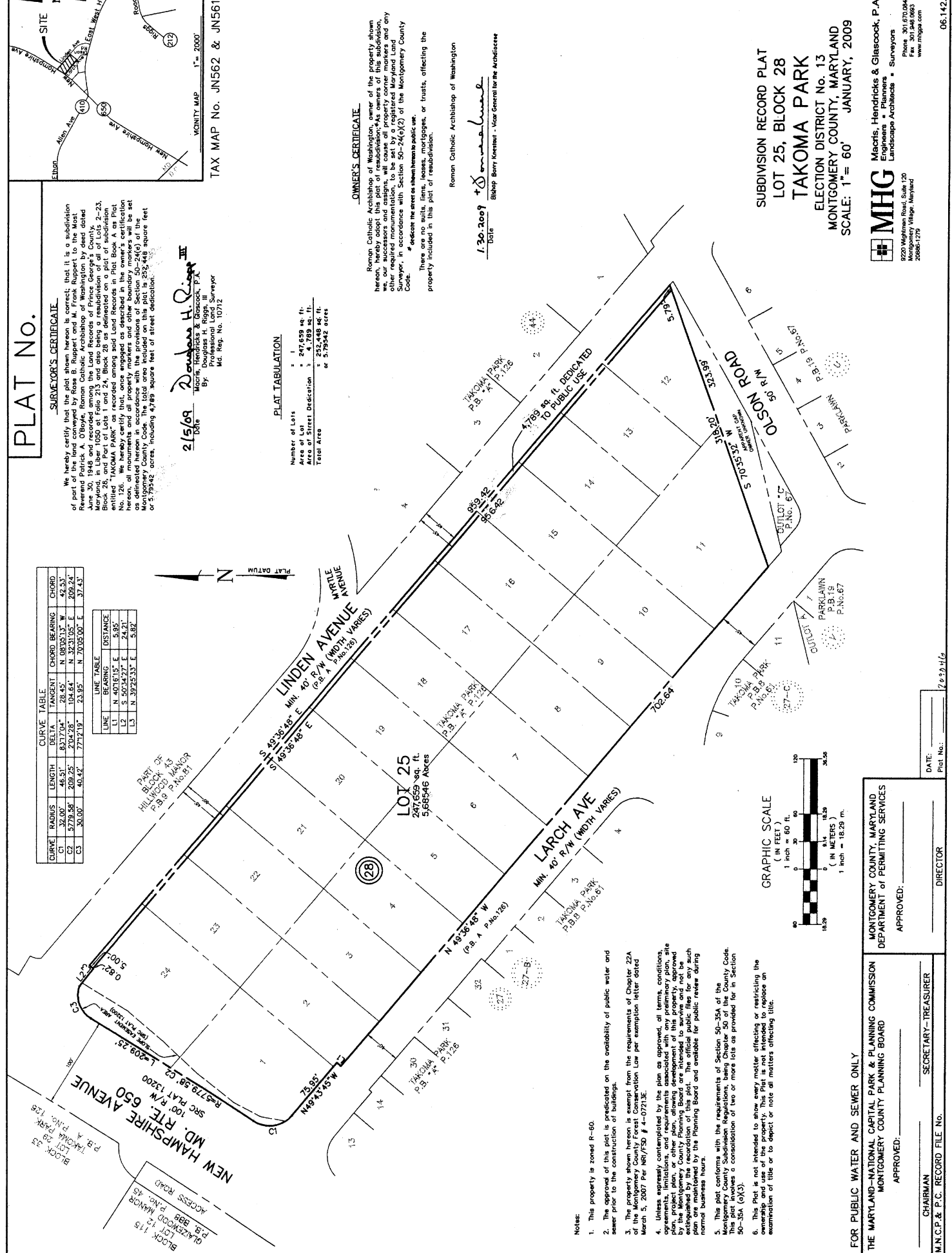
Roman Catholic Archbishop of Washington

**1/30/2009**  
 Date  
 Bishop Barry Kerkorian - Vice General for the Archbishop

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	32.00'	46.51'	83.1704°	28.45'	N. 08°10'13" W.	42.53'
C2	579.58'	209.25'	204.28°	104.64'	N. 32°31'05" E.	209.24'
C3	30.00'	40.42'	77.1719°	23.95'	N. 70°03'00" E.	37.43'

LINE	BEARING	DISTANCE
L1	N. 40°16'15" E.	5.95'
L2	S. 50°34'27" E.	24.21'
L3	N. 39°25'33" E.	5.82'

PLAT DATUM  
 N



- Notes:
- This property is zoned R-60.
  - The approval of this plat is predicated on the availability of public water and sewer prior to the construction of buildings.
  - The property shown hereon is exempt from the requirements of Chapter 22A of the Montgomery County Forest Conservation Law per exemption letter dated March 3, 2007 Per 160/730 # 4-07213E.
  - Unless expressly contemplated by the plan as approved, all terms, conditions, agreements, stipulations and requirements associated with any preliminary plan, site plan, or other documents submitted to the Planning Board are intended to survive and not be extinguished by the recordation of this plat. The official public files for any such documents are available to the Planning Board and available for public review during normal business hours.
  - This plat conforms with the requirements of Section 50-25A of the Montgomery County Code. This plat involves a consolidation of two or more lots as provided for in Section 50-25A (a)(3).
  - This Plat is not intended to show every meter affecting or restricting the ownership and use of the property. This Plat is not intended to replace an examination of title or to depict or note all matters affecting title.

FOR PUBLIC WATER AND SEWER ONLY

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ SECRETARY-TREASURER \_\_\_\_\_

M.N.C.P. & P.C. RECORD FILE No. \_\_\_\_\_

MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: \_\_\_\_\_

DIRECTOR \_\_\_\_\_

DATE: \_\_\_\_\_

Plot No.: 28

SUBDIVISION RECORD PLAT  
 LOT 25, BLOCK 28  
 TAKOMA PARK  
 ELECTION DISTRICT No. 13  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 60'  
 JANUARY, 2009

**MHG**  
 Macoris, Hendricks & Glascock, P.A.  
 Engineers • Planners  
 Landscape Architects • Surveyors  
 Phone 301.670.0840  
 Fax 301.670.0840  
 www.mhga.com

**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name: TAKOMA PARK Plat Number: 220090460  
 Plat Submission Date: 10/6/08  
 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   
 Plan # N/A Road/Alley Widths  Easements  Open Space  Non-standard  
 BRLs N/A Adjoining Land ok Vicinity Map ok 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>10-8-08</u>	<u>10/24/08</u>	<u>10-22-08</u>	<u>No REVISIONS</u>
Research	<u>Bobby Fleury</u>	↓	↓	<u>10-9-08</u>	<u>OK</u>
SHA	<u>Doug Mills</u>				
PEPCO	<u>Steve Baxter</u>				
Parks	<u>Doug Powell</u>				
DRD	<u>Nellie Carey</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 SSS Date 2/27/09  
SSS 10-31-08  
SSS 2/6/09

**Board Approval of Plat:**

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

SSS 3-12-09  
 \_\_\_\_\_  
 \_\_\_\_\_

**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:

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 \_\_\_\_\_

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:

\_\_\_\_\_