

Plat Name: R. Holt Easley's Subdivision – Silver Spring
Plat #: 220131200

Location: Located on the north side of Silver Spring Avenue, 100 feet east of Fenton Street.

Master Plan: Silver Spring CBD

Plat Details: CBD-1 zone; 1 lot
Community Water, Community Sewer

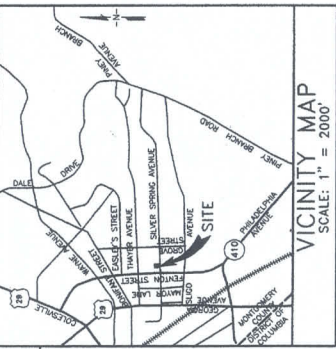
Owner: Hopscotch Properties LLC

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 the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.



VICINITY MAP
SCALE: 1" = 2000'

PLAT NO.

OWNER'S CERTIFICATE

We, Hopscoch Properties LLC (a District of Columbia Limited Liability Company), owners of the property shown and described hereon, hereby adopt this plat of resubdivision; and dedicate the street to public use.

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 as below indicated its assent.

[Signature] Date 7/2/2013

Witness
[Signature] Joanne W. Apraisal, Member Hopscoch Properties LLC (a District of Columbia Limited Liability Company)

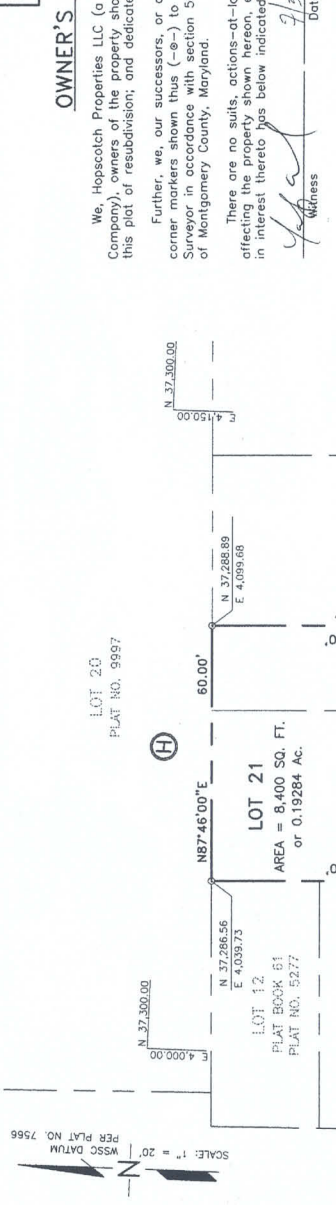
We hereby assent to this plan of subdivision:

[Signature] Date 7-2-13

Witness
[Signature] Capital One Bank - Signature
Dorlene Sacconi, Vice President

NOTES

- All the 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.
- 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 the conversion of parts of lots into a lot in accordance with Section 50-35A(a)(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 CBO-1, Fenton Village Overlay Zone.
- Tax Map JN343
WSSC Sheet No. 210NNW01
- This lot will be served by public water and sewer.
- Lot 21, Block H shown hereon is limited to 2,225 square feet of office use unless otherwise modified through a future Public Utilities Review by the Montgomery County Planning Board, if required, subsequent to the recordation of this plat.
- This property is subject to a Declaration of Covenants for open space/private storm drainage recorded among the Land Records of Montgomery County, Maryland in Liber 46923 at Folio 480.
- No additional development is proposed under this Minor Subdivision.



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 of the land conveyed to Hopscoch Properties LLC (a District of Columbia Limited Liability Company), from Dong Kyun Park and Soo Park by Deed dated April 12, 2013 and recorded among the Land Records of Montgomery County, Maryland in Liber 46659 at Folio 396, said land known as Part of Lot 2 and Part of Lot 3, Block H in a subdivision known as "R. Holt Easley's Silver Spring Subdivision" Montgomery County, Maryland, as per plat recorded in Plat Book 1, Plat 54, Liber 6538 Folio 771. The public utility easements included in the plat is 9,000 square feet or 0.20666 acre of land and 800 square feet or 0.01377 acre is dedicated to public use for street purposes.

[Signature] Date 6/26/13

Charles T. Grimsley
Professional Land Surveyor
Maryland No. 21392
Expiration Date: February 4, 2014

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED ON: _____

DIRECTOR: _____

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

DATE: _____

CHAIRMAN: _____ ASST. SECRETARY-TREASURER: _____

MNCPCC RECORD FILE NO.: _____

PLAT NO.: _____
DATE: _____

SILVER SPRING AVENUE
70' MASTER PLAN R/W

PREVIOUS R/W DEDICATION P.B. 1 PLAT NO. 54 & PLAT NO. 7566

SCALE: 1" = 20'

LANDMARK ENGINEERING, INC.
6110 EXECUTIVE BLVD, SUITE 110 PHONE: (301) 230-5881
ROCKVILLE, MARYLAND 20862 FAX: (301) 230-5884
CONSULTING ENGINEERS PLANNERS SURVEYORS

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: R. Molt Easley - Silver Springs Plat Number: 220131200

Plat Submission Date: 3-15-2013

DRD Plat Reviewer: S. Smith

DRD Prelim Plan Reviewer: N/A

*For category of minor subdivision 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 N/A Adjoining Land ok Vicinity Map ok Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert ok Owner Cert ok Tax Map ok
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	<u>3/20/13</u>	<u>4-5-13</u>	3-20-2013	<u>No Comments</u>
Research	Bobby Fleury				
SHA	Corren Giles				<u>ok</u>
PEPCO	Bobbie Dickey				<u>N/A</u>
Parks	Doug Powell				<u>N/A</u>
DRD	Keiona Clark				<u>N/A</u>

Final DRD Review:

Consultant Notified (Final Mark-up):	Initial <u>SOS</u>	Date <u>6/21/2013</u>
Final Mylar & DXF/DWG Received:	<u>SOS</u>	<u>7-5-2013</u>
Final Mylar Review Complete:	<u>SOS</u>	<u>7-8-2013</u>
Board Approval of Plat:		
Plat Agenda:	<u>SOS</u>	<u>7-25-2013</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
MCDPS Approval of Plat:		
Consultant 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:	_____	_____
Complete Reproduction:	_____	_____
Notify Consultant to Seal Plats:	_____	_____
Surveyor's Seal Complete:	_____	_____
Sent to Courthouse for Recordation:	_____	_____
Recordation Info Entered into Hansen	_____	_____

No. _____

MINOR SUBDIVISION SECTION 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: _____ *ok*
- 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: _____