

Plat Name: B.F. Leighton's addition to Woodside
Plat #: 220100660

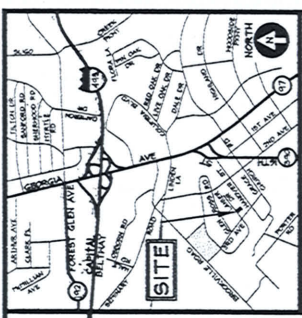
Location: Located on the south side of Lanier Drive, 150 feet east of Third Avenue
Master Plan: North and West Silver Spring
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Applicant: William James

Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A (a)(3)** of the Subdivision Regulations, which states:

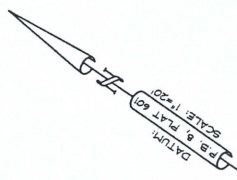
Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- 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.



VICINITY MAP
SCALE: 1" = 2000'



GRAPHIC SCALE
1 INCH = 20 FEET

PLAT No.

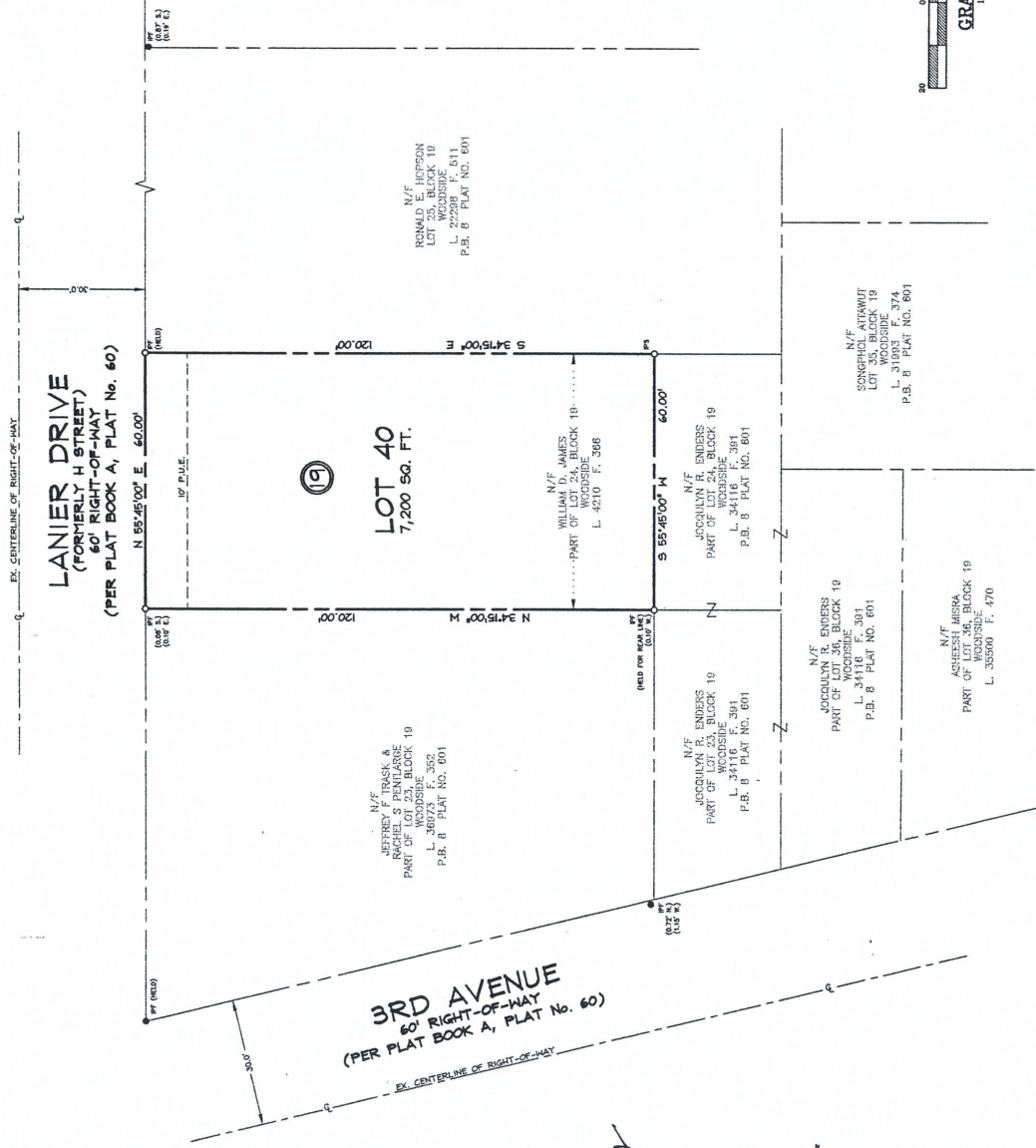
LANIER DRIVE
(FORMERLY H STREET)
60' RIGHT-OF-WAY
(PER PLAT BOOK A, PLAT No. 60)

N 55°45'00" E 60.00'
60.00'

LOT 40
7,200 SQ. FT.

3RD AVENUE
60' RIGHT-OF-WAY
(PER PLAT BOOK A, PLAT No. 60)

S 55°45'00" W 60.00'
60.00'



N/F
RONALD W. HOPKINSON
LOT 25, BLOCK 19
L. 366773 F. 352
P.B. 8 PLAT NO. 601

N/F
WILLIAM D. JAMES
WOODSIDE
L. 4210 F. 366

N/F
SONGPHOL ATTAWIT
LOT 35, BLOCK 19
L. 31093 F. 374
P.B. 8 PLAT NO. 601

N/F
JEFFREY F. TRASK &
RACHEL S. PENLANCE
PART OF WOODSIDE
L. 366773 F. 352
P.B. 8 PLAT NO. 601

N/F
JACQUELYN R. ENDERS
PART OF WOODSIDE
L. 34116 F. 381
P.B. 8 PLAT NO. 601

N/F
JACQUELYN R. ENDERS
PART OF WOODSIDE
L. 34116 F. 381
P.B. 8 PLAT NO. 601

N/F
ASHRESHI MISHRA
PART OF LOT 36, BLOCK 19
L. 325500 F. 470

NOTES

1. WATER CATEGORY: 1 SEWER CATEGORY: 1
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-50 ZONE AS OF THE DATE OF PLAT RECORDATION.
3. I.P.F. = IRON PIPE FOUND
4. THE APPROVAL AND THIS PLAT IS PREDICATED ON THE AVAILABILITY OF THE APPROPRIATE SERVICES.
5. THIS PROPERTY IS SHOWN ON TAX MAP JP 121.
6. THIS PROPERTY IS SHOWN ON H.S.C.C. 200-FOOT SHEET 211 NM 02.
7. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND ARTS IN ANY PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, SHALL APPLY TO THIS PLAT AND TO THE SUBDIVISION ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH ACTION BY THE BOARD, INCLUDING ANY ORDINANCES, RESOLUTIONS, AND FOR PUBLIC UTILITY WORK, INCLUDING ANY ORDINANCES, RESOLUTIONS, AND APPROVALS CONTAINED IN SECTION 90-26(A) OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE, ARE AVAILABLE TO THE PUBLIC FOR INSPECTION IN THE OFFICE OF THE CLERK OF A PART OF A LOT INTO A LOT, AS PROVIDED FOR IN SECTION 90-28A(5)(3).
8. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY EASEMENT, ENCUMBRANCE, OR INTEREST IN THE PROPERTY, NOR IS IT INTENDED TO RESTRICT THE OWNERSHIP AND USE OF THIS PROPERTY, NOR IS IT INTENDED TO REPLACE AN EASEMENT, ENCUMBRANCE, OR INTEREST IN THE PROPERTY OR AFFECTING TITLE.

OWNER'S CERTIFICATE

I, HILLIANT D. JAMES, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADOPT THIS PLAN OF SUBDIVISION, SHOWN HEREIN AS 'LOT 40', TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED 'DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY REGULATIONS' AND TO ALL OTHER PARTIES WHOSE NAMES ARE LISTED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

DATE: 04-06-10
WITNESS: *William D. James*
HILLIANT D. JAMES

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE TOTAL AREA OF THE LANDS CONVEYED BY PATRICIA R. JAMES UNTO HILLIANT D. JAMES BY A DEED DATED MAY 4, 1972, AND RECORDED MAY 4, 1972, IN LIBER 2260 AT THE OFFICE OF THE CLERK OF MONTGOMERY COUNTY, MARYLAND, IS ACCURATELY SHOWN ON THIS PLAN OF SUBDIVISION RECORD PLAT OF WOODSIDE AS SHOWN IN PLAT BOOK 8 PLAT NO. 601 OF THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 7,200 SQUARE FEET NONE OF WHICH IS DEDICATED TO A PUBLIC USE OR PURPOSE. I HAVE BEEN FULLY ADVISED AND MADE ADE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 90-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE: April 12, 2010
DAVID JOHN RITZLAIE
REGISTERED LAND SURVEYOR
FID REG. NO. 20172

Department of Permitting Services

Date:	_____
Approved:	_____
<small>Division</small>	
PLAT TABULATION	
NUMBER OF LOTS.....1	
NUMBER OF PARCELS.....1	
AREA OF PARCEL(S).....7,200 SQ. FT.	
AREA OF STREET DEDICATION.....	
TOTAL AREA.....7,200 SQ. FT. (0.165 ACRES)	

The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board

Approved: _____
M.N.C.P. & P.C. Record File No. _____

CAS ENGINEERING
CIVIL • SURVEYING • LAND PLANNING
A DIVISION OF CAS ENTERPRISES, INC.
108 West Ridgeville Boulevard, Suite 101, Mount Airy, Maryland 21771
DC Metro (301) 607-8031 FAX (301) 607-8045

SUBDIVISION RECORD PLAT
LOT 40, BLOCK 19
**B.F. LEIGHTONS ADDITION
TO
WOODSIDE**

A RESUBDIVISION OF PART OF LOT 24, BLOCK 19
WHEATON (13TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' JANUARY, 2010

Recorded _____
Plat No. _____

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: B.F. Leighton's - Woodside Plat Number: 220100660
 Plat Submission Date: 2-17-2010
 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
 Plan # N/A Road/Alley Widths ok 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 OK
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	2-17-10	3-5-10	3/3/10	No REVISIONS
Research	Bobby Fleury			2-22-10	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):
 Final Mylar & DXF/DWG Received:
 Final Mylar Review Complete:

Initial
SS
SS
SS

Date
3/26/10
4/12/10
4-2-10

Board Approval of Plat:

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

SS

4-29-10

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: _____
- 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: _____