



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

MCPB
Item # 1B
1/28/10

MEMORANDUM

DATE: January 15, 2010

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Subdivision Supervisor
Development Review Division *CC*
(301) 495-4542

FROM: Stephen Smith *SS*
Development Review Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for January 28, 2010

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:

220091120 **Strathmore at Bel Pre**
220100310 **Greenway Village**
220100380 **Acorn's addition to Colesville**

Plat Name: Strathmore at Bel Pre
Plat #: 220091120

Location: Located on the west side of Layhill Road (MD 182), 450 feet north of Deckman Lane

Master Plan: Kensington-Wheaton

Plat Details: R-90 zone; 1 lot
Community Water, Community Sewer

Applicant: Faith Arts Academy

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 120050870 (MCPB Resolution No. 08-154), and with Site Plan No. 820050330 (MCPB Resolution No. 09-93), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plans.

PLAT NO:

CURVE DATA			
NO.	RADIUS	ARC	DELTA
1	2137.47	177.00	04°44'41"
2	2137.47	140.00	09°45'10"
3	2158.47	138.91	03°38'03"
CHORD BRG. & DISTANCE			
			S 02°30'34" E 178.85'
			S 03°00'10" E 138.97'
			N 02°56'11" W 138.89'

RADIUS POINT COORDINATES:
 N 454,388.782
 E 786,492.134

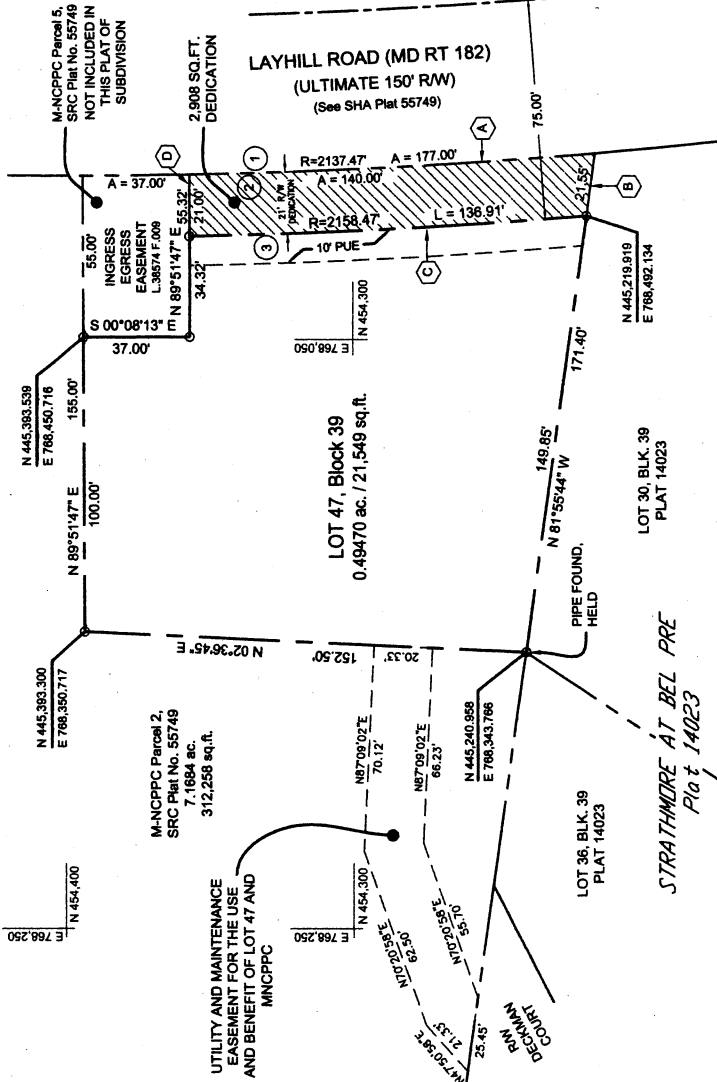
GENERAL NOTES

- All terms, conditions, agreements, limitations, and requirements associated with any plat, map, project plan or other plan, including any amendments, are intended to survive 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.
- The approval of this plat is predicated on the adequacy of public water and sewer.
- 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 deed or of all matters affecting title.
- The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law, including approved Forest Conservation Plan 120050870/020050330 and appropriate agreements prior to issuance of a sediment control permit.
- This property is zoned R-80.
- This property is shown on Tax Map JR-122 as N604.
- There is no 100 year Flood Plain affecting this property.
- Horizontal datum was established from the State Roads Commission Plat No. 55749.
- All existing and proposed development on this property is subject to the standards under Montgomery County Zoning Ordinance R-80 Zone Classification.
- Access to this property is via an ingress egress easement through M-NCPPC Parcel 5 recorded at Liber 38574 Folio 006.
- The lot shown hereon is limited to the uses and conditions as required by Primary Plan #120050870 and Site Plan #820050330, both entitled "Strathmore at Bel Pre".

**SUBDIVISION RECORD PLAT
 STRATHMORE AT BEL PRE
 LOT 47, BLOCK 39**

13th ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30' JUNE 2009

OYSTER, IMUS, PETZOLD & ASSOCIATES
 CIVIL ENGINEERS, LAND PLANNERS, LAND SURVEYORS
 11230-B GRANDVIEW AVENUE, SUITE 4
 WHEATON, MARYLAND 20902
 (301) 949-2011 | www.oipeng.com | (301) 949-2013 (fax)
 OIP JOB NUMBER 1969 E1



SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct; that it is all of the land conveyed by the State of Maryland to the Faith Community Baptist Church, by deed dated April 2006 as recorded in Liber 32176, at folio 328 and also being a Subdivision of Parcel 4 as shown on the SHA Plat No. 55749. The referenced deed is recorded among the Land Records of Montgomery County, Maryland.

We also certify that once engaged as described in the Owner's Certificate hereon, all property markers shown thus "o" will be set as delineated hereon in accordance with the provisions of Section 50-24(g) of the Montgomery County Code.

There is 24,457 square feet or 0.56148 acres of land included in this plat with 2,908 square feet, or 0.0667 acres dedicated to public use by this plat.

By: *Philip A. Wilk* Date: **JAN 07, 2010**
 Professional Land Surveyor
 Maryland Registration No. 10797

OWNER'S CERTIFICATE

We, The Faith Community Baptist Church, owners of the property shown hereon, hereby adopt this plan of subdivision; establish the minimum building restriction lines; and dedicate the streets shown hereon to public use.

Further, we hereby grant a Public Utilities Easement (P.U.E.) as shown hereon to Cable TV Montgomery and to the parties named in a document entitled "Terms and Provisions of Public Utilities Easements" as recorded in Liber 3854 at Folio 457 among the Land Records of Montgomery County, Maryland, subject to all current and applicable regulations of all federal, state, and local governing agencies; and as markers of the subdivision, we, our successors or assigns, will cause all property markers and any other required monumentation to be set by a registered Maryland Land Surveyor in accordance with the provisions of Section 50-24(e) of the Montgomery County Code.

There are no suits, actions at law, liens, leases, mortgages, or trusts, affecting the property included in this plan of subdivision.

Witness: *James J. Harris* Date: **1/7/10**
 President/Secretary of the Board of Directors of Faith Academy

Witness: *Monica Bodes* Date: **1/7/10**
 Witness: *Mary F. Bryant* Date: **1/7/10**

APPROVED: _____ ASST. SECRETARY, TREASURER:
 CHAIRMAN: _____

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

RECORDED: _____ PLAT NO: _____

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

PLAT TABULATION	
SQ. FT.	ACRES
1 LOT: 21,549	0.49478
0 PARCEL(S)	0.000
ST. DEED: 2,908	0.06676
TOTAL PLAT: 24,457	0.56146

GRAPHIC SCALE
 ORIGINAL SCALE: 1" = 30'
 If this drawing is reduced, the graphic scale must be used. Original size: 18" x 24".

RECORD PLAT REVIEW SHEET

Plat Name: Strathmore at Bel Pre Plat Number: 220091120
 Plan Name: Strathmore at Bel Pre Plan Number: 120050870
 Plat Submission Date: 6-9-2009
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: P. Butler Checked: P.P Date 12/23/09

Initial DRD Review:

Signed Preliminary Plan - Date 11-16-09 Checked: Initial SJS Date 12/18/09
 Planning Board Opinion - Date 4/24/09 Checked: Initial SJS Date 6/26/09
 Site Plan Req'd for Development? Yes No Verified By: SJS (initial)
 Site Plan Name: Strathmore at Bel Pre Site Plan Number: 820050330
 Planning Board Opinion - Date 6/29/09 Checked: Initial SJS Date 6/29/09
 Site Plan Signature Set - Date 10/28/09 Checked: Initial SJS Date 12/18/09
 Site Plan Reviewer Plat Approval: Checked: Initial RAW Date 1-15-10

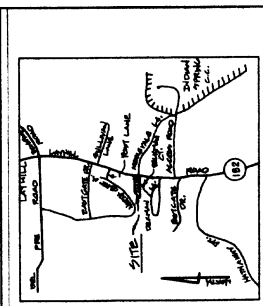
Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # OK Road/Alley Widths OK Easements OK Open Space N/A
 Non-standard BRLs N/A Adjoining Land Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>E. Gibson</u>	<u>6-10-09</u>	<u>6-26-09</u>	<u>6/26/09</u>	<u>No REVISIONS</u>
Research	<u>Bobby Fleury</u>			<u>6-11-09</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:	<u>SJS</u>	<u>1/15/10</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>SJS</u>	<u>12/21/09</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>SJS</u>	<u>1-8-10</u>
Board Approval of Plat:		
Plat Agenda:	<u>SJS</u>	<u>1/28/10</u>
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:	_____	_____

No. _____



NOTES:

1. Boundary and topography by Oyster, Imus & Petzold, Inc.
2. Utility lines shown with their location.
3. Utility lines shown with their location.
4. Utility lines shown with their location.
5. Utility lines shown with their location.
6. Utility lines shown with their location.
7. Utility lines shown with their location.
8. Utility lines shown with their location.
9. Utility lines shown with their location.
10. Utility lines shown with their location.

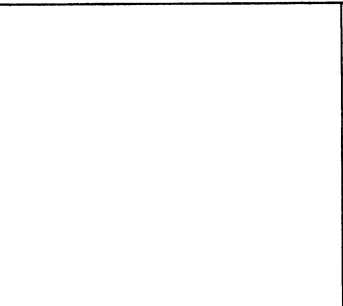
AREA INFORMATION:

Property	Area (sq. ft.)	Area (sq. ft.)
Lot 44	21,547.47	21,547.47
Lot 44	21,547.47	21,547.47
Lot 44	21,547.47	21,547.47

PROFESSIONAL CERTIFICATION:

I hereby certify that these documents were prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Maryland, License No. 22232.

Signature: _____
 Title: Professional Engineer
 Date: _____



CERTIFIED PRELIMINARY PLAN

The drawing, conditions, and other information herein are subject to the terms and conditions set forth in the accompanying Preliminary Plan. This drawing is not to be used for any other purpose without the written consent of the Professional Engineer.

AREA INFORMATION

Lot 44 Area: 21,547.47 sq. ft.
 Lot 44 Area: 21,547.47 sq. ft.
 Lot 44 Area: 21,547.47 sq. ft.

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Maryland, License No. 22232.

OWNER

FAITH COMMUNITY BAPTIST CHURCH
 13813 Layhill Road
 Silver Spring, Maryland 20906
 Contact Person: Matthew Treanor
 Phone: 301-977-2411

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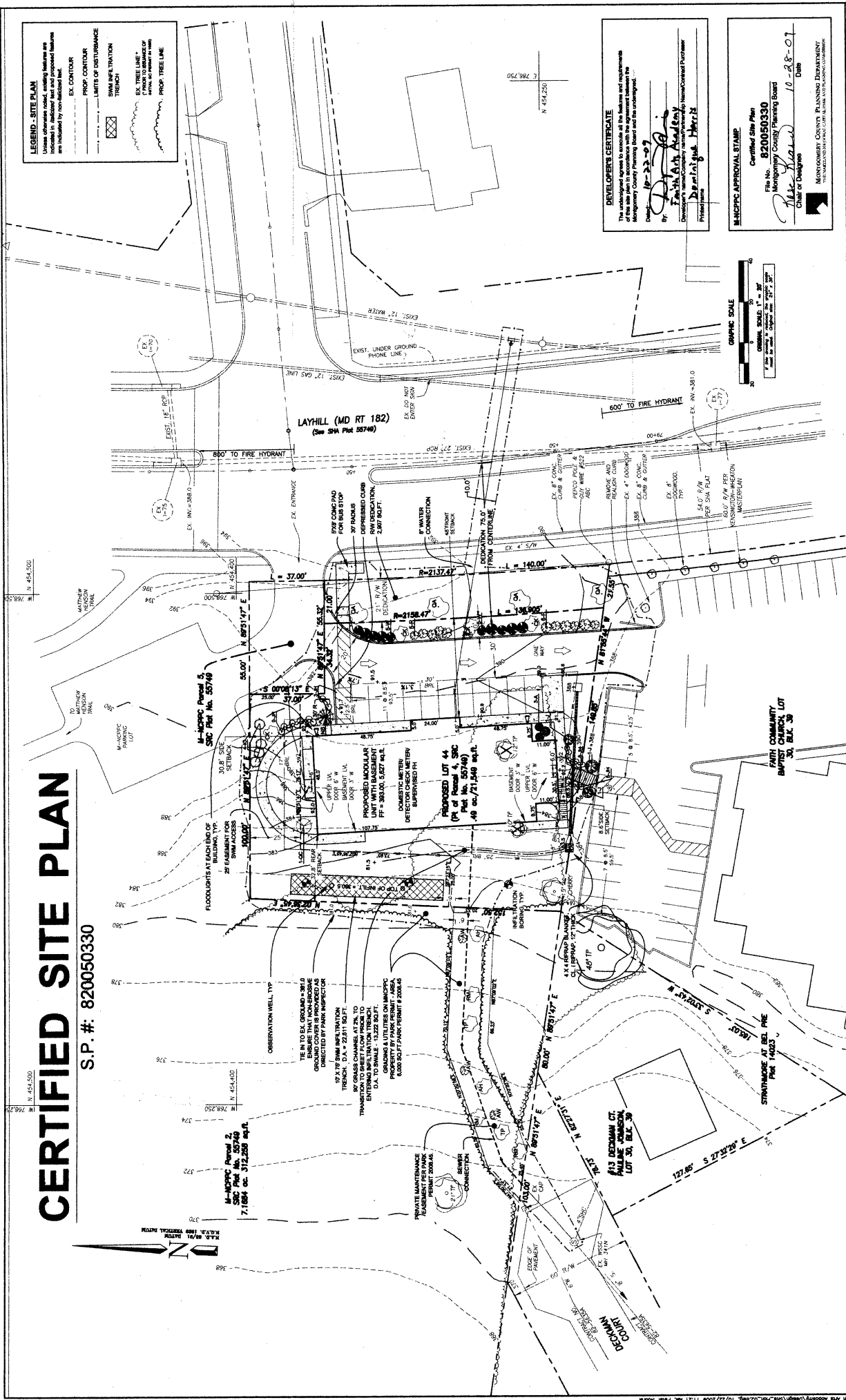
CERTIFIED SITE PLAN

S.P. #: 820050330

LEGEND - SITE PLAN

Unless otherwise noted, existing features are shown in solid lines and proposed features are indicated by non-hatched lines.

- EX. CONTOUR
- PROF. CONTOUR
- LIMITS OF DISTURBANCE
- SWM INFILTRATION
- EX. TREE LINE
- PROF. TREE LINE



DEVELOPER'S CERTIFICATE

The undersigned agrees to comply with all the features and requirements of the site plan and to maintain the same in accordance with the Montgomery County Planning Board and the undersigned.

Date: 10-22-07
 By: Faith Arts Academy
 Director: [Signature]
 Prepared by: [Signature]

M-196/PC APPROVAL STAMP

Certified Site Plan
 File No. 820050330
 Montgomery County Planning Board
 Date: 10-28-07
 Chief of Design: [Signature]

MONTGOMERY COUNTY PLANNING DEPARTMENT
 10000 WOODBURN ROAD, SUITE 200, ROCKVILLE, MD 20850

SITE PLAN

DATE: 10-28-07
 SHEET: 2 OF 3
 SCALE: 1" = 20'

FAITH ARTS ACADEMY

OYSTER, IMUS, PETZOLD, AND ASSOCIATES
 CIVIL ENGINEERS & LAND PLANNERS & SURVEYORS
 2011 9th St. NW
 Silver Spring, Maryland 20906
 Phone: 301-977-5811

OWNER

FAITH COMMUNITY BAPTIST CHURCH
 1318 LAYHILL ROAD
 SILVER SPRING, MARYLAND 20906
 CONTACT PERSON: DOMINIQUE HARRIS
 PHONE: 301-977-5811

DATE	REVISION
May 2007	Water, sewer and ID utility changed. Final plan quality review.
Oct 2006	Water, sewer and ID utility changes. Final plan quality review.
Oct 2006	Water, sewer and ID utility changes. Final plan quality review.
Oct 2006	Water, sewer and ID utility changes. Final plan quality review.