




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


**MCPB**  
**Item # 1B**  
**3/4/10**

**MEMORANDUM**  
**REVISED**

**DATE:** February 22, 2010 **February 26, 2010**

**TO:** Montgomery County Planning Board

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

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

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for March 4, 2010

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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:

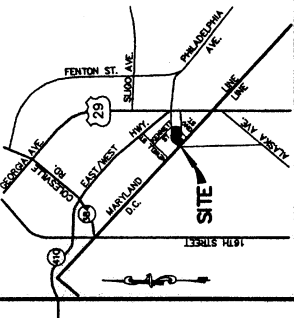
220061690 **Silver Spring**  
220100240 **Travilah Heights**  
**220100490 Village Center – Montgomery Village (Added February 26, 2010)**

**Plat Name:** Silver Spring  
**Plat #:** 220061690

**Location:** Located in the southeast quadrant of the intersection of Eastern Avenue and 13<sup>th</sup> Street  
**Master Plan:** Silver Spring CBD  
**Plat Details:** CBD-1 zone; 1 lot  
Community Water, Community Sewer  
**Applicant:** RST Development

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. 12005089A (MCPB Resolution No. 08-29) and with Site Plan No. 82006013B (MCPB Resolution No. 09-150), as amended and 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.



VICINITY MAP  
SCALE: 1" = 2000'

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DESIGNATE THE AREAS TO BE DEDICATED TO PUBLIC STREET PURPOSES AND CONSENT TO THE ALLEY...

AS TO ALL THE PROPERTY HEREON EXCEPT THE PROPERTY INCLUDED IN LIBER 27852 AT FOLIO 436, LIBER 28880 AT FOLIO 248, LIBER 28711 AT FOLIO 254, LIBER 28880 AT FOLIO 518, LIBER 29187 AT FOLIO 518, LIBER 27186 AT FOLIO 560 AND LIBER 28880 AT FOLIO 628...

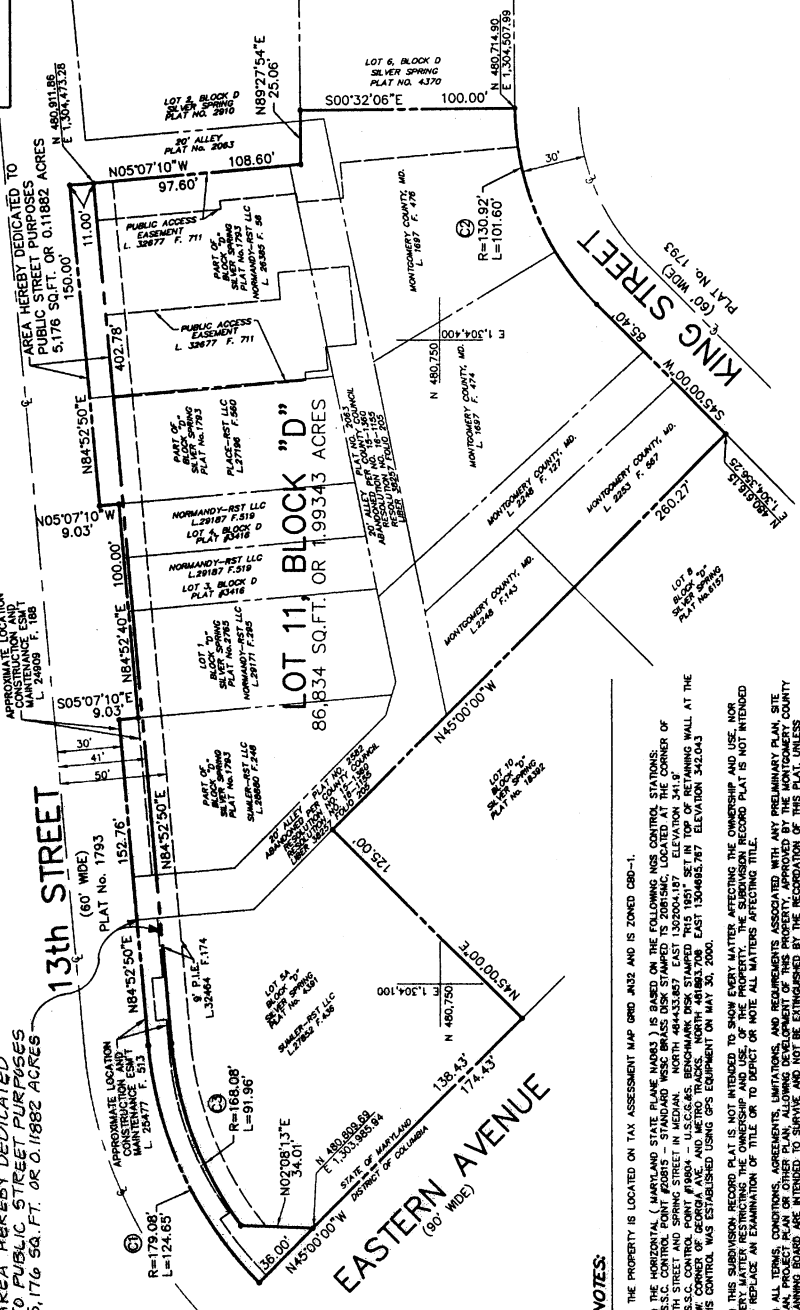
Table with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, CHORD BEARING, DISTANCE, DELTA. Contains data for curves C-1, C-2, C-3.

SUBDIVISION RECORD PLAT

LOT 11, BLOCK "D" SILVER SPRING WHEATON (13TH) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND DATE: JANUARY 25, 2010

AREA HEREBY DEDICATED TO PUBLIC STREET PURPOSES 5,176 SQ. FT. OR 0.11882 ACRES

LOT 11, BLOCK "D" 86,834 SQ. FT. OR 1.99343 ACRES



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A PLAN OF ALL OF THE PROPERTY DESCRIBED IN THE FOLLOWING THIRTEEN CONVEYANCES: 1) FROM 7949 EASTERN AVENUE LLC TO SUMNER-REST LLC... 2) FROM 11000 WEST MOUNTAIN RD LLC TO SUMNER-REST LLC...

DATE Jan 25, 2010 DAVID F. UNGER, II MARYLAND PROFESSIONAL LAND SURVEYOR # 21236

MAP # 200801860 DWS # 2124652

NOTES:

- 1) THE PROPERTY IS LOCATED ON TAX ASSESSMENT MAP ORD 4482 AND IS ZONED C80-1.
2) THE HORIZONTAL MONTGOMERY COUNTY CONTROL STATIONS...
3) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW ANY MATTER AFFECTING THE OWNERSHIP AND USE, NOR TO REPLACE AN EXAMINATION OF TITLE OR TO DONATE OR NOTE ALL MATTERS AFFECTING TITLE...

AREA TABULATION

Table with columns: LOT, STREET DEDICATION, TOTAL AREA. Shows 86,834 sq ft for Lot 11 and 5,176 sq ft for street dedication.

Approval section for M.C.P. & P.C. RECORD FILE NO., CHAIRMAN, SECRETARY, TREASURER, and DIRECTOR. Includes checkboxes for Department of Permitting Services and Montgomery County Planning Board.

**RECORD PLAT REVIEW SHEET**

Plat Name: SILVER SPRING Plat Number: 220061690  
 Plan Name: The GALAXY Plan Number: 12005089A  
 Plat Submission Date: 2-15-06  
 DRD Plat Reviewer: P. Weiss / S. Smith  
 DRD Prelim Plan Reviewer: D. Kinney Checked: CA Date 10/2/08  
C. Conlon

**Initial DRD Review:**

Signed Preliminary Plan – Date 9/10/08 Checked: Initial SJS Date 9/26/08  
 Planning Board Opinion – Date 3-18-08 Checked: Initial SJS Date 8/4/08  
 Site Plan Req'd for Development? Yes  No  Verified By: SJS (initial)  
 Site Plan Name: The GALAXY Site Plan Number: 82006013A/13  
 Planning Board Opinion – Date 4-24-08 Checked: Initial SJS Date 8/4/08  
 Site Plan Signature Set – Date 5/23/08 Checked: Initial SJS Date 8/4/08  
 Site Plan Reviewer Plat Approval: Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

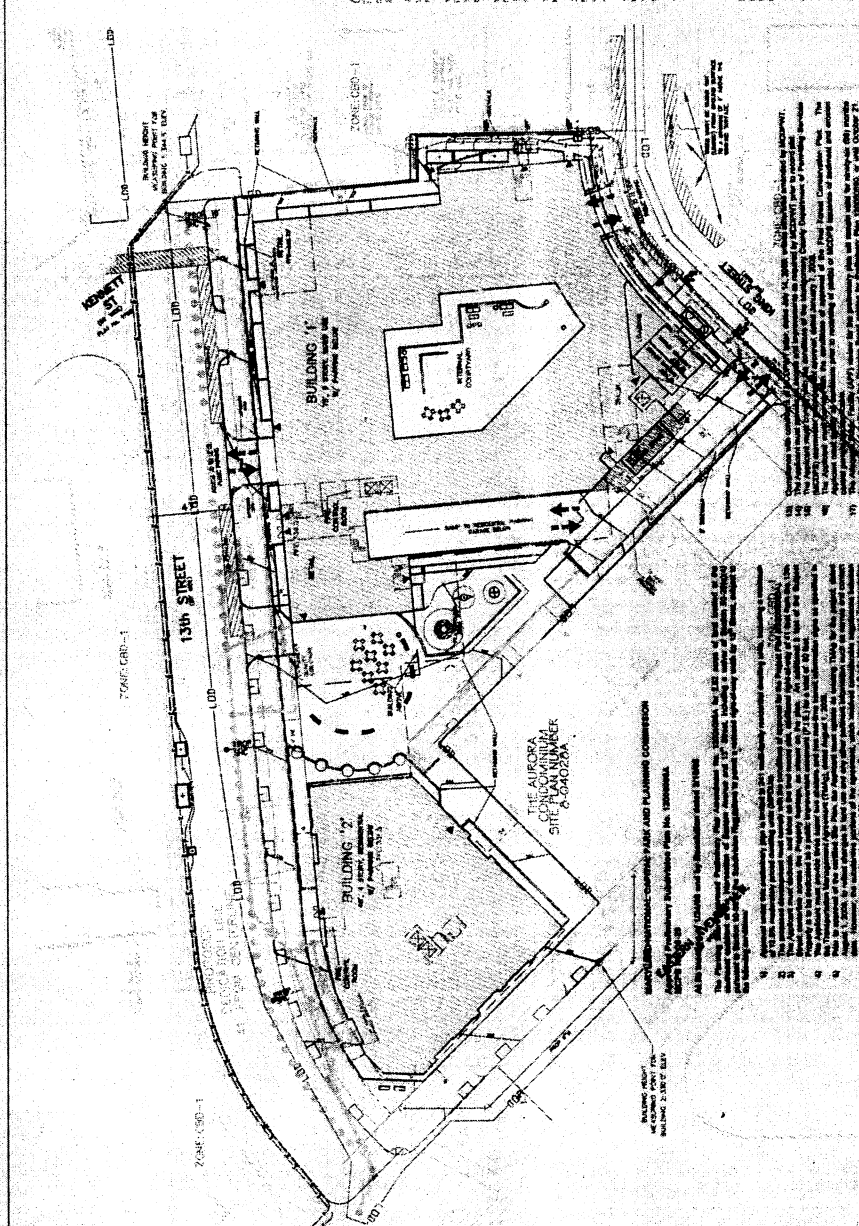
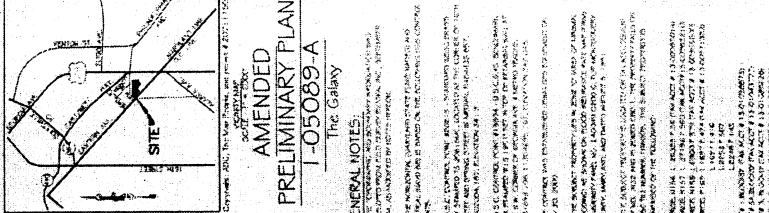
Review Items: Lot # & Layout  Lot Area  Zoning  Bearings & Distances ok  
 Coordinates  Plan # ok Road/Alley Widths  Easements  Open Space N/A  
 Non-standard BRLs N/A Adjoining Land ok Vicinity Map ok Septic Wells N/A  
 TDR notes N/A Child Lot note N/A Surveyor Cert  Owner Cert  Tax Map ok

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>E.G. Conlon</u>	<u>2/27/08</u>	<u>3/17/06</u>	<u>3/17/06</u>	<u>Not Revisign</u>
Research	Bobby Fleury			<u>2-28-06</u>	<u>Add Coordinates</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey			<u>3-17-06</u>	<u>See Markup</u>

**Final DRD Review:**

DRD Review Complete:	Initial <u>SJS</u>	Date <u>2/22/10</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>SJS</u>	<u>1/14/10</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>SJS</u>	<u>2/3/10</u>
<b>Board Approval of Plat:</b>		
Plat Agenda:	<u>SJS</u>	<u>3/4/10</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
<b>DPS Approval of Plat:</b>		
Engineer Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
<b>Plat Reproduction:</b>		
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. \_\_\_\_\_



**CERTIFIED PRELIMINARY PLAN**

**SURVIVOR'S CERTIFICATION**

**PROPOSED LEGEND**

**SURVEY LEGEND**

**DEVELOPMENT INFORMATION**

**NOTING DIAGRAM**

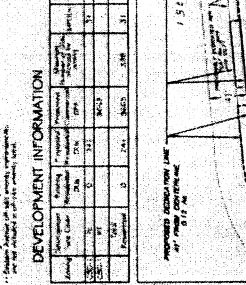
**GRAPHIC SCALE**

**PROJECT FILE NO.** 1-05089-A  
**SHEET NO.** 1

SUBJECT PROPERTY	AREA	PERCENTAGE OF TOTAL	PERCENTAGE OF ZONE
BUILDING 1	10,000	10.0	10.0
BUILDING 2	10,000	10.0	10.0
PARKING	10,000	10.0	10.0
LANDSCAPE	10,000	10.0	10.0
UTILITIES	10,000	10.0	10.0
TOTAL	100,000	100.0	100.0

DEVELOPMENT INFORMATION	PERCENTAGE	PERCENTAGE OF ZONE
Building 1	10.0	10.0
Building 2	10.0	10.0
Parking	10.0	10.0
Landscaping	10.0	10.0
Utilities	10.0	10.0
Total	100.0	100.0

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Utilities	10.0	10.0
Total	100.0	100.0

**PROJECT TEAM**  
**RST**  
 REGISTERED PROFESSIONAL ENGINEER  
 NO. 15,100  
 400 WEST MAIN STREET  
 SILVER SPRING, MARYLAND 20910  
 (301) 581-0000  
 WWW.RSTENGINEERS.COM

**CLIENT**  
 THE GALAXY  
 13TH ELECTION DISTRICT, SILVER SPRING  
 MONTGOMERY COUNTY, MARYLAND  
 13TH ELECTION DISTRICT, SILVER SPRING  
 MONTGOMERY COUNTY, MARYLAND

**DATE**  
 11/20/14

**SCALE**  
 1" = 30'

**PROJECT/DATE NO.**  
 AMENDMENT  
 NO. 820960138

**SHEET NO.**  
 C-5

**DATE**  
 11/20/14

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 1" = 30'

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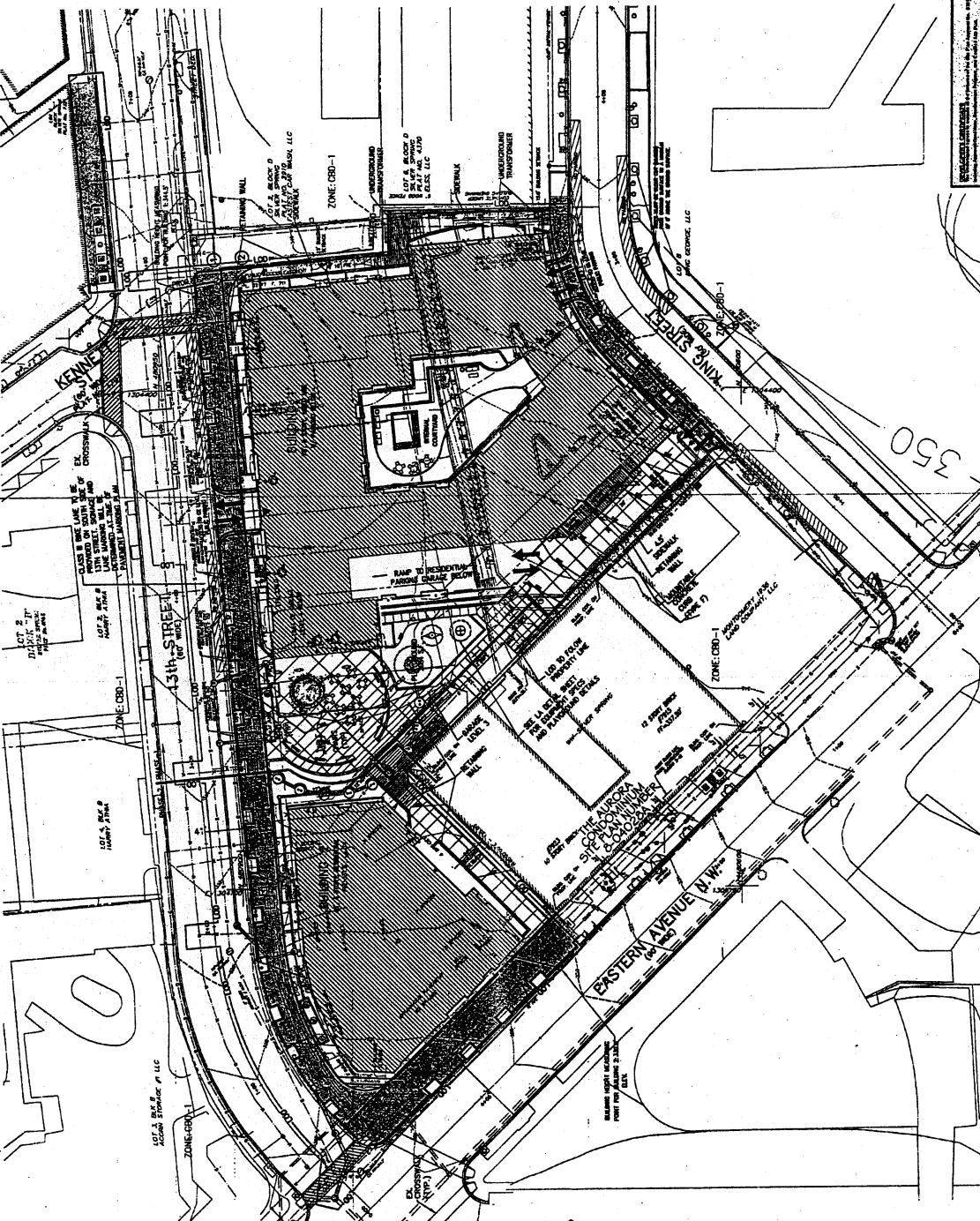
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**LEGEND**

—	CABLE TELEVISION CONDUIT
- - -	EDGE OF PAVEMENT
—	FRONT YARD CONDUIT
—	TELEPHONE/COMMUNICATIONS CONDUIT
—	OVERHEAD WIRES
—	PUBLIC UTILITIES EASEMENTS
—	SEWERAGE CONDUIT
—	SMOKESTACK CONDUIT
—	WATER CONDUIT
○	SANITARY MANHOLE
○	ELECTRICAL MANHOLE
○	FIRE HYDRANT
○	GAS MANHOLE
○	LIGHT POLE
○	PHONE MANHOLE
○	UTILITY POLE
○	SANITARY MANHOLE
○	FRONT YARD POLE
○	TELEPHONE/COMMUNICATIONS MANHOLE
○	UNDERGROUND UTILITY MANHOLE
○	WATER METER
○	WATER VALVE
○	WOOD POST
○	CONCRETE POST
○	CONCRETE UTTER
○	BUILDING
○	TRANSFORMER
○	ELECTRIC
○	RETAINING WALL
○	REINFORCED CONCRETE PIPE
○	BUILDING RESTRICTION LINE
○	RETAINING WALL
○	LIGHTS

**GRAPHIC SCALE**  
 (1" = 30')

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