



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

MCPB
Item # 1B
4/1/10

MEMORANDUM

DATE: March 19, 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 April 1, 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:

220080460 – 220080470 **Evans Parkway Local Park**
220100340 **Edgewood**

Plat Name: Evans Parkway Local Park
Plat #: 220080460 - 220080470

Location: Located in the northeast quadrant of the intersection of Evans Parkway and Georgia Avenue
Master Plan: Kensington-Wheaton
Plat Details: R-60 zone; 1 parcel
Community Water, Community Sewer
Applicant: M-NCPPC Department of Parks

Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A(a)(7)** and Section **50-35A(a)(3)** of the Subdivision Regulations, which respectively state:

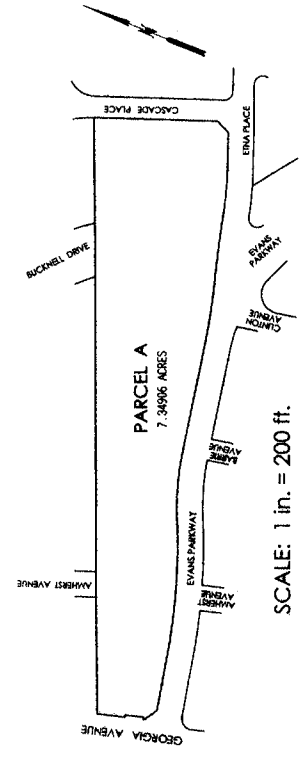
Plats for Existing Places of Worship, Private Schools, Country Clubs, Private Institutions and Similar Uses Located on Unplatted Parcels. A plat may be recorded under the minor subdivision procedure provided:

- a. The requirements for adequate public facilities, under Sec. 50-35(k), are satisfied prior to plat recordation;
- b. Any required street dedications are shown on the record plat;
- c. Forest conservation and stormwater management requirements, if applicable, are satisfied prior to recording the plat;
- d. If located in a special protection area, as shown on the approved and adopted master plan, all applicable special area protection requirements and guidelines, including the approval of a water quality plan, are satisfied prior to recordation of the plat; and
- e. A landscaping and lighting plan including the parking lot layout is submitted for staff approval prior to recording the plat
- f. If the property is the subject of an approved special exception, all conditions of the special exception approval remain in full force and effect.

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)(7) and Section 50-35A(a)(3) and supports this minor subdivision record plat.



SCALE: 1 in. = 200 ft.

GENERAL NOTES:

- All 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 unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and are available for public review during normal business hours.
- The approval of this plat is predicated on the adequacy and availability 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 to depict or note all matters affecting title.
- This property is zoned R-60.
- This property is shown on Tax Map JP123.
- Maryland State M&B(83)1 Horizontal datum is established from Stations 20991 and 20992 using an Average Scale Factor of 0.99994276 to establish surface values. Coordinates on this plat represent surface values.
- This plat conforms with requirements of Section 50-35A of the Montgomery County Subdivision Regulations, being Chapter 50 of the County Code. This plat involves the re-creation of unplatred parcels for Park use as provided for in Section 50-35A(a)(7), and the Consolidation of Two or More Lots into One Lot as provided for in section 50-35A(o)(3).
- There is a 30 foot wide emergency vehicle and pedestrian/bikeway ingress-egress easement within the abandoned area of Amherst Avenue (location not described) per County Council Resolution No. 9-1658, recorded in L. 5850, p. 217.

SURVEYOR'S CERTIFICATION

I hereby certify that the plat above hereon is correct; that it is all of the lands conveyed to the Maryland-National Capital Park & Planning Commission by the following deeds: 1. Joseph D. Cigaret and Helen B. Cigaret, his wife, dated December 10, 1954 and recorded in Liber 2001 at folio 360; and 2. The Hellenic Center, Inc. dated July 15, 2005 and recorded in Liber 30331 at folio 117; also all of that portion of Amherst Avenue, DOT Docket No. AB-492 as abandoned by County Council Resolution 9-1658, adopted January 26, 1982 and recorded in Liber 9850 at folio 212; also in part, a re-subdivision of Lots 1 through 5, block 18, as shown on a Plat of Subdivision entitled "Cigaret's Addition to Evans Parkway" and recorded in Public Books at folio 10258; and the plat of subdivision of Evans Parkway, Block 18, as shown on a Plat of Subdivision recorded on December 08, 2008 and recorded in L. 39603, p. 274; all in the Land Records of Montgomery County, Maryland, and we also certify that the property corners have been set or found as indicated on this plat.

There is 336,972 square feet or 7.78173 acres of land included on this plat, of which 18,847 square feet or 0.43267 acres of land is dedicated to public use.

By: Philip A. Milk PROF. LS FEB 26, 2010
 Professional Land Surveyor
 Maryland Reg. No. 10797
 Date

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

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

APPROVED: _____ DATE _____
 CHAIRMAN ASST. SECRETARY-TREASURER

DEPARTMENT OF PERMITTING SERVICES
 Montgomery County, Maryland

APPROVED: _____ DATE _____
 DIRECTOR

PLAT No.: _____
 RECORDED: _____

PLAT No.

PLAT TABULATION

PARCEL A = 320.125 μ
 No. OF LOTS, OUTLOTS = 0
 STREET DEDICATION AREA = 18.847 μ
 STREET ABANDONMENT AREAS = 16.182 μ
 TOTAL PLAT = 336.972 μ or 7.78173 ACRES

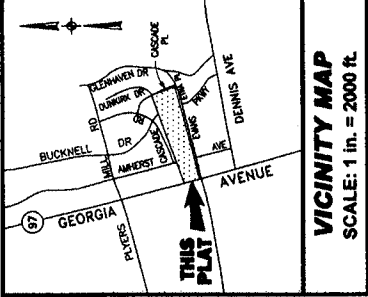
OWNER'S CERTIFICATION:

We, The Maryland-National Capital Park and Planning Commission, by Patricia Colihan Barney, Executive Director, and Al Warfield, Acting Secretary-Treasurer, owner of the properties shown hereon, hereby adopt this plan of subdivision and re-subdivision; dedicate the streets as shown hereon to public use; establish and grant to Montgomery County, Maryland or other appropriate agency, temporary slope easements twenty-five (25) feet wide over the lots shown hereon, adjacent, contiguous, and parallel to the street lines, the slope easements shall be extinguished after all required public improvements in adjacent roadways have been accepted for maintenance by Montgomery County, Maryland or other appropriate agency, establish the minimum building restriction lines, hereby grant a 10' Public Utilities Easement (P.U.E.) as shown hereon to the City of Montgomery and to the parties named in the plat, and the parties named in the Public Utility Easement as required in Section 8854, 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; establish the 30' Emergency Vehicle Ingress-Egress and Pedestrian/Bikeway Easement as required by County Council Resolution No. 9-1658; and as owners of this subdivision, we, our successors or assigns, will cause all required 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 and re-subdivision.

FOR THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

By: Patricia Colihan Barney 3/3/10
 Executive Director DATE
 Attest: Al Warfield 3/3/10
 Acting Secretary-Treasurer DATE



VICINITY MAP
 SCALE: 1 in. = 2000 ft.

COVER SHEET
 SUBDIVISION RECORD PLAT
 PARCEL A
**EVANS PARKWAY
 LOCAL PARK**

1300 ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1 in. = 200 ft. JANUARY, 2007



A.E.S. ASSOCIATES
 Surveying, Land Planning, and Consulting Services
 17831 Goose Creek Pkwy
 MD 20839
 FOLIO 301-570-3984
 A.E.S. Job No. MC16610A/MCPP.001

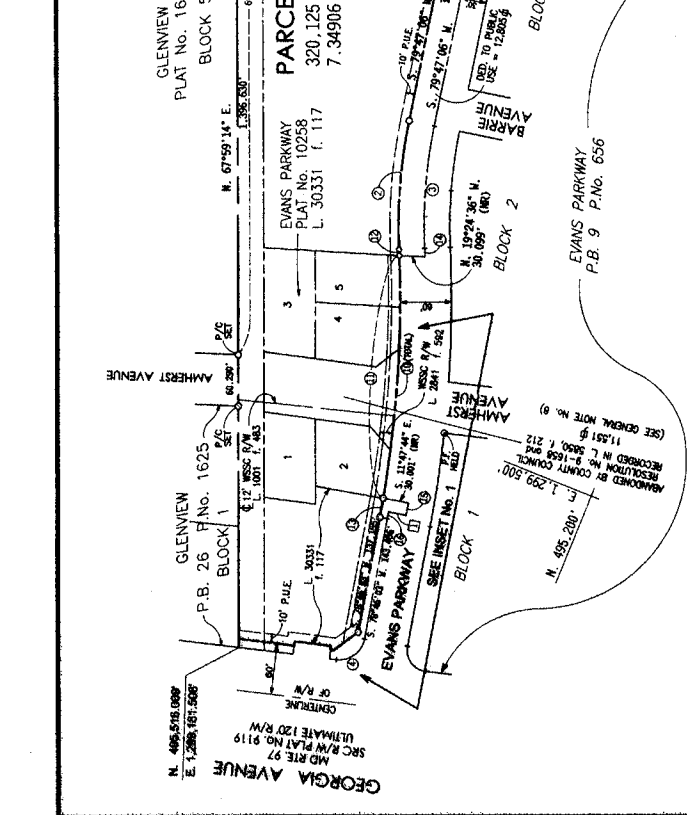
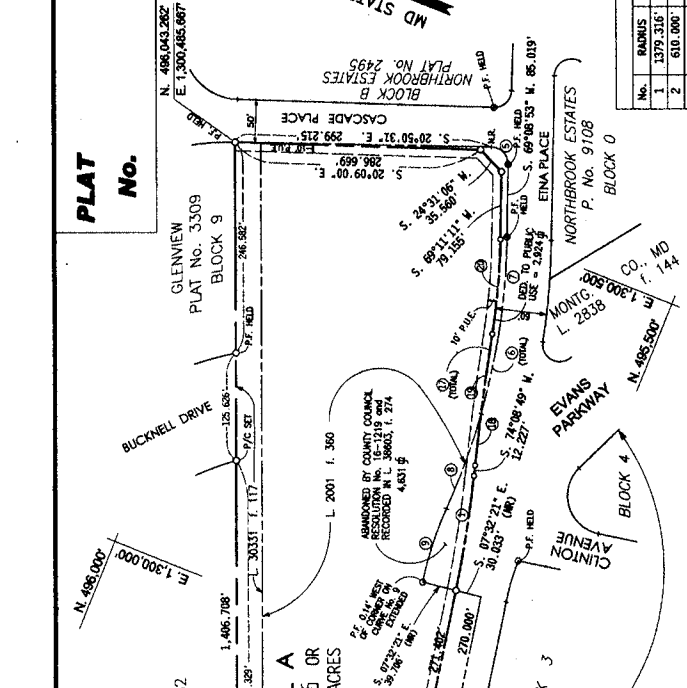
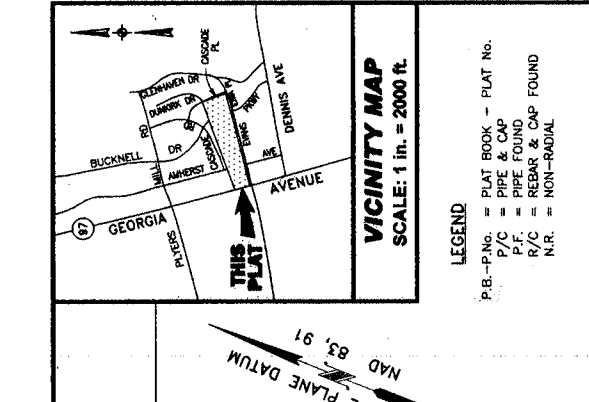
LEGEND

- P.B. - P.No. = PLAT BOOK - PLAT No.
- P/C = PIPE & CAP
- P.F. = PIPE FOUND
- R/C = REBAR & CAP FOUND
- N.R. = NON-RADIAL

NO.	RADIUS	ARC	DELTA	TANGENT	BEARING & DISTANCE
1	1379.516	136.728	05°38'17"	95°38'17"	S. 76°57'38" W. 135.674
2	610.000	151.272	14°12'31"	76.026	S. 72°40'50" W. 150.885
3	580.000	143.833	14°12'31"	72.287	S. 72°40'50" W. 143.464
4	30.000	45.217	89°21'31"	28.152	N. 59°03'11" W. 41.057
5	20.000	31.397	89°56'40"	19.981	S. 24°10'33" W. 28.271
6	813.470	327.794	23°05'16"	166.151	S. 60°41'31" N. 325.381
7	813.470	210.279	14°48'39"	106.729	S. 76°33'13" W. 209.694
8	813.470	117.515	08°16'37"	58.860	N. 88°75'51" E. 117.413
9	465.060	90.051	12°44'16"	45.212	N. 85°52'01" E. 89.866
10	1368.930	315.171	13°11'29"	158.296	S. 72°10'19" W. 314.477
11	1368.930	285.317	11°56'30"	143.377	S. 71°43'08" W. 284.303
12	1368.930	7.270	00°18'15"	3.655	N. 65°43'42" E. 7.270
13	1368.930	22.586	00°56'43"	11.293	N. 78°17'42" E. 22.586
14	1398.930	9.901	00°24'20"	4.951	S. 65°46'44" W. 9.901
15	1398.930	14.907	00°36'50"	7.493	S. 78°08'14" W. 14.907
16	1377.858	7.913	80°19'46"	3.957	S. 78°36'11" N. 7.913
17	3000.000	155.000	02°57'37"	77.517	S. 75°37'38" W. 154.883
18	3000.000	59.952	01°08'42"	29.977	S. 74°43'10" W. 59.951
19	3000.000	95.048	01°48'55"	47.528	N. 76°11'59" E. 95.044
20	863.470	111.075	07°55'15"	55.625	N. 73°08'49" E. 110.987

PARCEL A
EVANS PARKWAY LOCAL PARK

13th ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1 in. = 100 ft. JANUARY, 2007
A.E.S. ASSOCIATES
 Surveying, Land Planning, and Consulting Services
 17651 Goose Creek Road
 Chevy Chase, MD 20832-2169
 Fax: 301-570-3944
 A.E.S. Job No. MC36H04.MCP.001
 SHEET 2 of 2



CURVE	RADIUS	NORTH	EAST
1	496.966, 525	1,289,860.770	
2,3	494,467.611	1,289,936.461	
6,7,8	496,467.613	1,300,211.541	
9	465,250.161	1,300,164.000	
10,11,12		1,299,118.207	
13,14,15	496,762,490		1,301,058.831
16			
17,18,19	492,757,113		1,301,058.831

LINE TABLE	N	E	W	W	W
1	N. 11°10'50" W.	(MR)	21.072'		

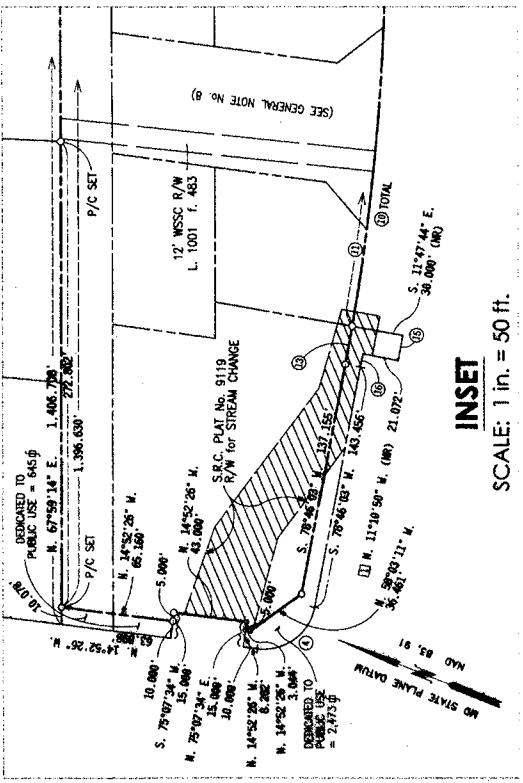
GENERAL NOTES:
 (SEE SHEET 1 OF 2)
OWNER'S CERTIFICATION:
 (SEE SHEET 1 OF 2)

FOR THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 By: Patricia L. Barry, Executive Director
 ATTEST: Cliff F. Y... Asst. Secretary/Treasurer

SURVEYOR'S CERTIFICATION
 (SEE SHEET 1 OF 2)
 By: Philip A. Wick
 Professional Land Surveyor
 Maryland Reg. No. 10787

Prof. L.S. Feb. 26, 2010
 DATE

INSET
 SCALE: 1 in. = 50 ft.



PLAT No.:
 RECORDED:

DEPARTMENT OF PERMITTING SERVICES
 Montgomery County, Maryland
 APPROVED: _____ DATE _____
 DIRECTOR:

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY, MARYLAND
 APPROVED: _____ DATE _____
 ASST. SECRETARY-TREASURER
 CHAIRMAN M-NP&PC RECORD FILE No. _____

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Evans Parkway Local Park Plat Number: 220080460-470
 Plat Submission Date: 9-5-07
 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 ok Easements ok Open Space N/A Non-standard
 BRLs ok Adjoining Land ok Vicinity Map ok Septic/Wells N/A
 TDR notes 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	<u>A. Lindsay</u>	<u>9-10-07</u>	<u>9-28-07</u>	_____	<u>N/A</u>
Research	<u>Bobby Fleury</u>	↓	↓	<u>9-12-07</u>	<u>ok</u>
SHA	<u>Doug Mills</u>	↓	↓	_____	_____
PEPCO	<u>Steve Baxter</u>	↓	↓	_____	_____
Parks	<u>Doug Powell</u>	↓	↓	_____	_____
DRD	<u>Steve Smith</u>	↓	↓	<u>10-1-07</u>	<u>ok</u>

N. Carey

10-1-07 * Also Trans Planning Abandonment

Final DRD Review:

DRD Review Complete: SSS 4/26/10
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): SSS 1-26-10
 Final Mylar w/Mark-up & PDF Rec'd: SSS 3/8/10

Board Approval of Plat:

Plat Agenda: SSS 4-1-10

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. _____

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: N/A

(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: N/A
- b) Street dedication required: YES ✓
- c) Forest conservation: N/A
- d) Storm water management: N/A
- e) Special Protection Area/Water Quality Plan: N/A
- f) Landscaping and lighting plan including parking lot layout: N/A

g) Approved Special Exception:

N/A

(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:
