




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


MCPB
Item # 1B
2/10/2011

MEMORANDUM

DATE: February 2, 2011

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor 
Regulatory Coordination Division
(301) 495-4542

FROM: Stephen Smith, Senior Planner 
Regulatory Coordination Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for February 10, 2011

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:

220080630 **Silver Spring**
220100850 – 220100860 **Woodward Crossing**
220110430 **Wheaton Forest**

Plat Name: Silver Spring
Plat #: 220080630

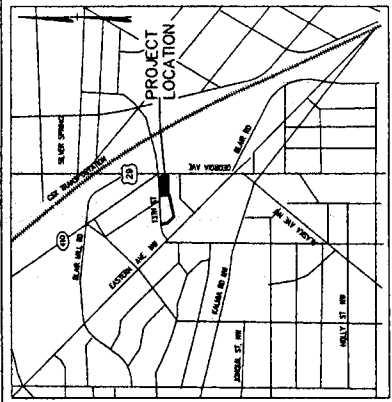
Location: Located in the southwest quadrant of the intersection of 13th Street and Georgia Avenue (US 29)
Master Plan: Silver Spring CBD
Plat Details: CBD-1 zone; 1 lot
Community Water, Community Sewer
Applicant: Fastest Car Wash, LLC

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 this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and with County Council Abandonment No. AB667 (Res. 15-1360 & 16-1155) and supports this minor subdivision record plat.



VICINITY MAP
SCALE: 1" = 1000'

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct; that the survey was done directly by the surveyor; that it is a subdivision two parcels of land:

1. Parcel One (Lot 12) and Parcel Two (Lot 10), RST Development, LLC, a Maryland Limited Liability Company, by deed dated June 2, 2003, recorded among the Land Records of Montgomery County, Maryland, in Liber 34,395 at Folio 675, same land being also known as part of that 20 foot wide alley within Block D of Silver Spring Central Business District abandoned by County Council Resolution No. 15-1360 and 16-1155.
2. All of that land conveyed by Kenyon Oil Company, Inc. to Fastest Car Wash, LLC, by deed recorded in Liber 20,119 at Folio 83, said land as shown in a subdivision plat for Lot 2 in Block D, Silver Spring, recorded as Plat No. 2910.

I hereby certify that once engaged as described in the owner's certification hereon, all monuments and all property markers, and all other boundary markers will be set as delineated hereon in accordance with the provision of Section 50-24(e) of the Montgomery County Code. The total area included in this plat is 24,994 square feet or 0.5738 of an acre of land, none of which is dedicated to public use.

William A. Teiler
 William A. Teiler
 Property Line Surveyor
 Md. Reg. #217-B
 Date 9-9-2010

SUBDIVISION RECORD PLAT
 LOT 12 BLOCK D
SILVER SPRING
 A RESUBDIVISION OF LOT 2, BLOCK D
 AND A PORTION OF ABANDONED ALLEY
 13TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=50'
 MARCH 2010

HURON CONSULTING
 20410 CENTURY BLVD
 SUITE 230
 GERMANTOWN, MD. 20874
 PHONE: (301) 528-2010

- PLAT NO.:
- NOTES:**
1. THE COORDINATES SHOWN HEREON ARE BASED ON THE PROJECTION OF THE MARYLAND STATE PLANE COORDINATE SYSTEM, MAD83/91, AS ESTABLISHED BY GPS METHODOLOGY TO C.O.R.S. STATIONS P10/S A7403, AF9646, AF9522, DH4144, AJ3494 & AJ6818. COMBINED FACTOR: 0.999935097.
 2. NOT IN FLOODPLAIN AREA AS PER FEMA FLOOD INSURANCE RATE MAP NO. 24031C0460D, EFFECTIVE DATE SEPTEMBER 29, 2006.
 3. PROPERTY SHOWN IS IN THE CBD 1 ZONE.
 4. TAX MAP REFERENCE: MAP GRID JN32.
 5. ALL TERMS, CONDITIONS AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE (LIES) THE OFFICIAL PUBLIC UTILITIES PLAN FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE TO PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

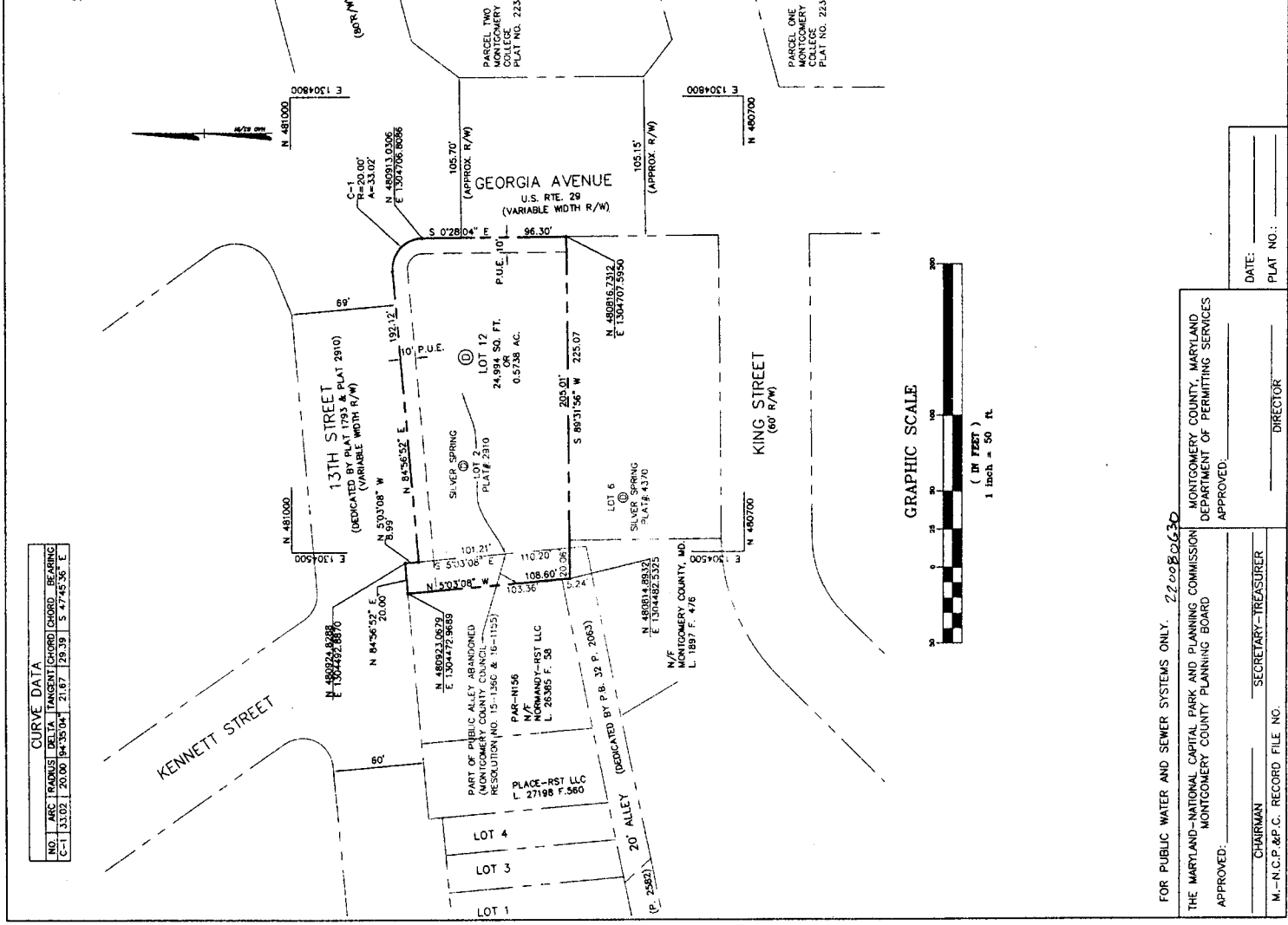
6. THIS SUBDIVISION PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTED THE OWNERSHIP AND USE OF THIS PROPERTY, THE SUBDIVISION RECORD OF TITLE OR TO DEFINE OR NOTE ALL MATTERS AFFECTING THE TITLE.
7. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF MONTGOMERY COUNTY SUBDIVISION REGULATIONS, CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES CONSOLIDATION OF A LOT AND A PORTION OF ABANDONED ALLEY INTO ONE LOT AS PROVIDED FOR IN SECTION 50-35A (g)(3).
8. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF SECTION 50-35 OF THE MONTGOMERY COUNTY CODE PERTAINING TO THE MASTER PLAN OF HIGHWAYS AND THE ASSOCIATED RIGHT-OF-WAY RECOMMENDATIONS OF THE SILVER SPRING CBD SECTOR PLAN.
9. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR THE REDEVELOPMENT OF THIS LOT, ALL NECESSARY EASEMENTS TO PUBLIC UTILITY COMPANIES AND TO MONTGOMERY COUNTY SHALL BE RECORDED AND ANY STORM DRAIN FACILITIES AND UTILITY FACILITIES WITHIN THE ABANDONMENT AREA OF ABANDONMENT #667 (COUNTY COUNCIL RESOLUTION NO. 15-1360 AND 16-1155) ABUTTING THIS LOT SHALL BE RELOCATED BY PERMITTEE SUBJECT TO MODPS.

OWNER'S CERTIFICATION

We, FASTESTCAR WASH, LLC, a Maryland limited liability company, owners of the property shown hereon, hereby accept this plat of subdivision. We grant a 10' Public Utility Easement as shown hereon to the parties named in a document entitled "Declaration of Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 Folio 457 among the Land Records of Montgomery County. We, our successors and assigns, will cause all property corner markers, and other required monumentation, to be set by a registered property line surveyor in accordance with Section 50-24(e) of the Montgomery County Code. There are no suits, liens, leases, mortgages, or trusts affecting the property included in this plat of subdivision except as indicated below where the parties in interest thereto have indicated their assent.

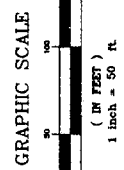
Rebecca A. Hancock
 (116) Rebecca A. Hancock
 11 oct 10
 Date
 Witness
Robert J. Bunn
 11 oct 10
 Date

Mortgage
 as Beneficiary and Lender of Credit Provider under the Deed dated and recorded on 05-21-2011. We hereby assent to the plan of resubdivision.
Rebecca A. Hancock
 1/27/2011
 Date
 Its: ASST. V.P. & E. ALEXANDER



CURVE DATA

NO.	ARC RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C-1	33.02'	20.00'	14.2504'	21.87'	28.39' S 47.93 36' E



FOR PUBLIC WATER AND SEWER SYSTEMS ONLY. 22.00 02/26/20

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

APPROVED: _____

CHAIRMAN _____ SECRETARY-TREASURER _____

DIRECTOR _____

DATE: _____ PLAT NO.: _____

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: SILVER Spring Plat Number: 220080630
 Plat Submission Date: 10/29/07
 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 # 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 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>E. G. Green</u>	<u>11/7/07</u>	<u>11/23/07</u>	<u>N/A</u>	<u>N/A</u>
Research	Bobby Fleury			<u>11/21/07</u>	<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey				

Trans A.

Master Plan Row 18k.S4

Final DRD Review:

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

Initial
SJS
SJS
SJS

Date
8/23/2010
8/23/2010
2-1-2011

Board Approval of Plat:

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

SJS

2/10/2011

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: ok ✓
AB 667 ✓

(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: _____