




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


MCPB
Item # 1B
12-1-2011

MEMORANDUM

DATE: November 21, 2011

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor 
D.A.R.C. Division
(301) 495-4542

FROM: Stephen Smith, Senior Planner 
D.A.R.C. Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for December 1, 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:

220111060 **Griffith's addition to Woodside Park**
220111310 **Columbia Forest, Section 2**
220111320 - 220111380 **Clarksburg Village (7)**
220120010 **Georgia Avenue/Norbeck Road (Reservation)**
220120170 **Edgemoor**

Plat Name: Griffith's addition to Woodside Park
Plat #: 220111060

Location: Located in the northeast quadrant of the intersection of Spring Street and Cameron Street
Master Plan: North and West Silver Spring
Plat Details: R-60 and C-O zones; 1 lot
Community Water, Community Sewer
Applicant: United Therapeutics Corporation

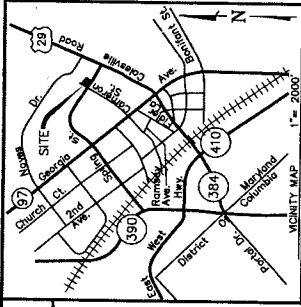
Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A (a)(3)** of the Subdivision Regulations, which states:

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.

PLAT No.



TAX MAP No. JP 341

SURVEYORS CERTIFICATE

We hereby certify that the plat shown hereon is correct; that it is a subdivision of the land shown on the Tax Map No. JP 341 of the Land Records of Montgomery County, Maryland...

10/27/2011
MAGNUS, HENDRICKS & GLASCOCK, P.A.
Professional Land Surveyors
Md. Reg. No. 350
Expiration Date: October 15, 2012

PLAT TABULATION

Table with 4 columns: Number of Lots, Area of Lots, Area of Street, and Dedication. Values include 1 lot, 36,970 sq. ft., and 0.8467 acres.

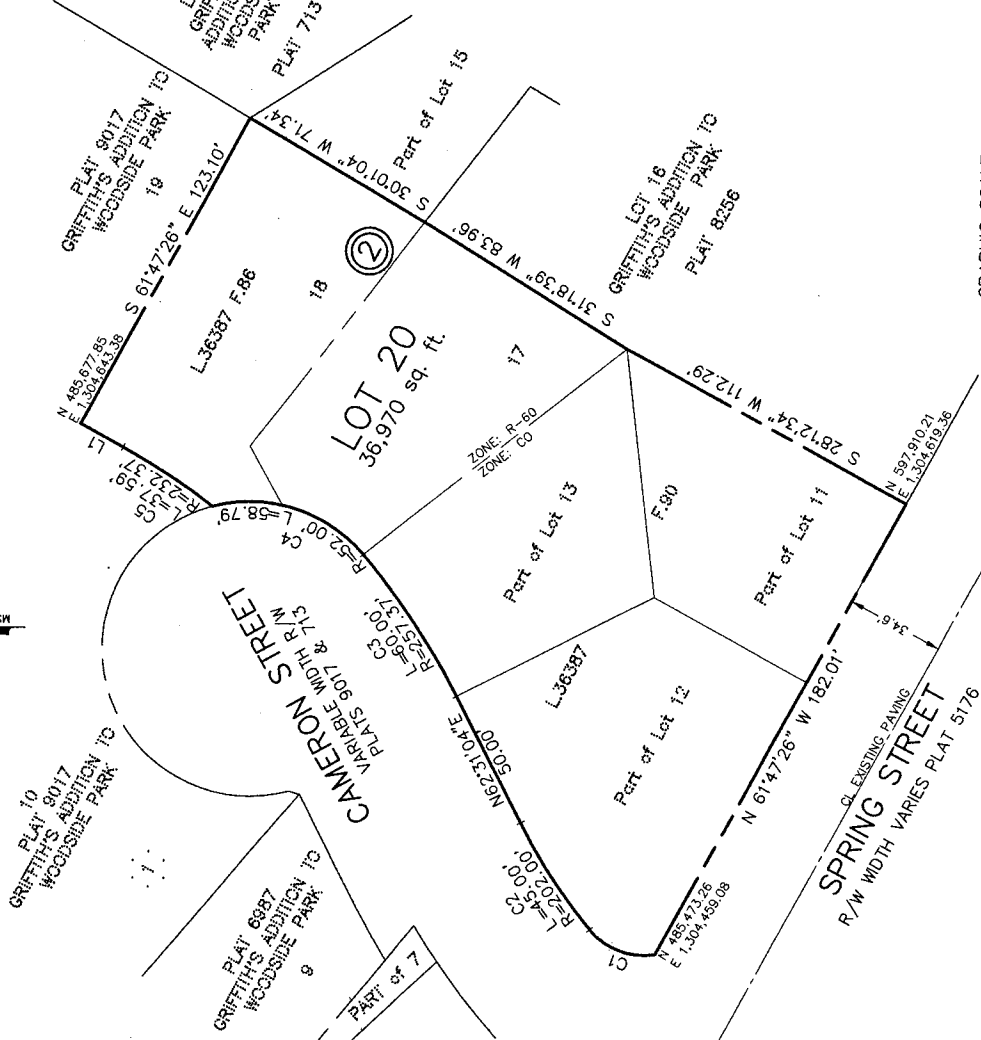
SUBDIVISION RECORD PLAT
LOT 20, BLOCK 2
GRIFFITH'S ADDITION TO
WOODSIDE PARK
ELECTION DISTRICT No. 13
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' OCTOBER, 2011

MHG
Magnus, Hendricks & Glascock, P.A.
Engineers, Planners, Surveyors
Landscape Architects

JOB NO. 11.106.11

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, DELTA, TANGENT, CHORD, BEARING, CHORD. Lists data for curves C1 through C5.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists line segments L1 through L5.



GRAPHIC SCALE (IN FEET) 1 inch = 30 ft. (IN METERS) 1 inch = 81.4 m.

OWNERS CERTIFICATE

United Therapeutics Corporation, a Maryland corporation, owner of the subdivision herein, hereby adopts this plat of resubdivision...

United Therapeutics Corporation

Signature and name of the owner: A. Helgeson

DATE: 10/27/2011

NOTES

- 1. This property is zoned R-60 & CO.
2. Unless expressly contemplated by the plan as approved, all terms, conditions, agreements, limitations, and requirements...
3. This plat conforms with the requirements of Sections 50-25a of the Montgomery County Subdivision Regulations...
4. This Plat is not intended to show every matter affecting or relating to the title or interest in the property...
5. Development upon this property shown hereon is limited to...
6. This property shown hereon is subject to Section 59-A-5.6 of the Montgomery County Subdivision Regulations...
7. Coordinates shown hereon are based on the Maryland State NAD 83/91 Datum as projected by NGS...

FOR PUBLIC WATER AND SEWER ONLY

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

APPROVED: CHAIRMAN, SECRETARY-TREASURER, DIRECTOR

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED:

DATE:
Plat No.:

DIRECTOR

M.N.C.P. & P.C. RECORD FILE No.

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Woodside Park Plat Number: 220111060
 Plat Submission Date: 4-11-2011
 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 ok Lot Area ok Zoning ok Bearings & Distances ok Coordinates ok
 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 | Evelyn Gibson | 4/13/11 | 4/27/11 | 4-19-11 | NO REVISIONS OK |
| Research | Bobby Fleury | | | 4-14-11 | |
| 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

SOS
SOS
SOS

Date

9/13/11
11-3-11
11/17/11

Board Approval of Plat:

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

SOS

12-1-11

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 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: _____