



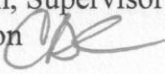
**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


**MCPB**  
**Item # 1B**  
**12-8-2011**

**MEMORANDUM**

**DATE:** November 29, 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 8, 2011

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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:

220111070 **Travilah Fire Station**  
220111140 **Darnestown at Travilah**  
220120310 **West Chevy Chase Heights**

**Plat Name:** Travilah Fire Station  
**Plat #:** 220111070

**Location:** Located in the northwest quadrant of the intersection of Darnestown Road and Shady Grove Road  
**Master Plan:** Great Seneca Science Corridor  
**Plat Details:** LSC zone; 1 parcel  
Community Water, Community Sewer  
**Applicant:** Montgomery County

Staff recommends approval of the this minor subdivision plat pursuant to Section **50-35A(a)(5)**, which states:

**Plat of Correction.** A plat may be recorded under the minor subdivision procedure to correct inaccurate or incomplete information shown on a previously recorded subdivision plat. The plat may correct drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; and/or other information normally required to be shown on a recorded plat. All owners and trustees of the land affected by the correction must sign the revised plat. In addition, the plat of correction must clearly identify the original plat that is being replaced and contain a note identifying the nature of the correction.

Staff notes that the subject application has been submitted in order to revise the extent of the dedication area as shown on the previously recorded plat number 19653. Staff concludes that the proposed subdivision complies with the criteria of Section 50-35A(a)(5) of the subdivision regulations, and supports this subdivision record plat.

PLAT NO.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND INFORMATION, AND THAT IT IS A PORTION OF THE LAND ACQUIRED BY MONTGOMERY COUNTY, MARYLAND...

1/22/2011 DATE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10771
EXPIRES 02/13/2012



VICINITY MAP
SCALE: 1"=2000'

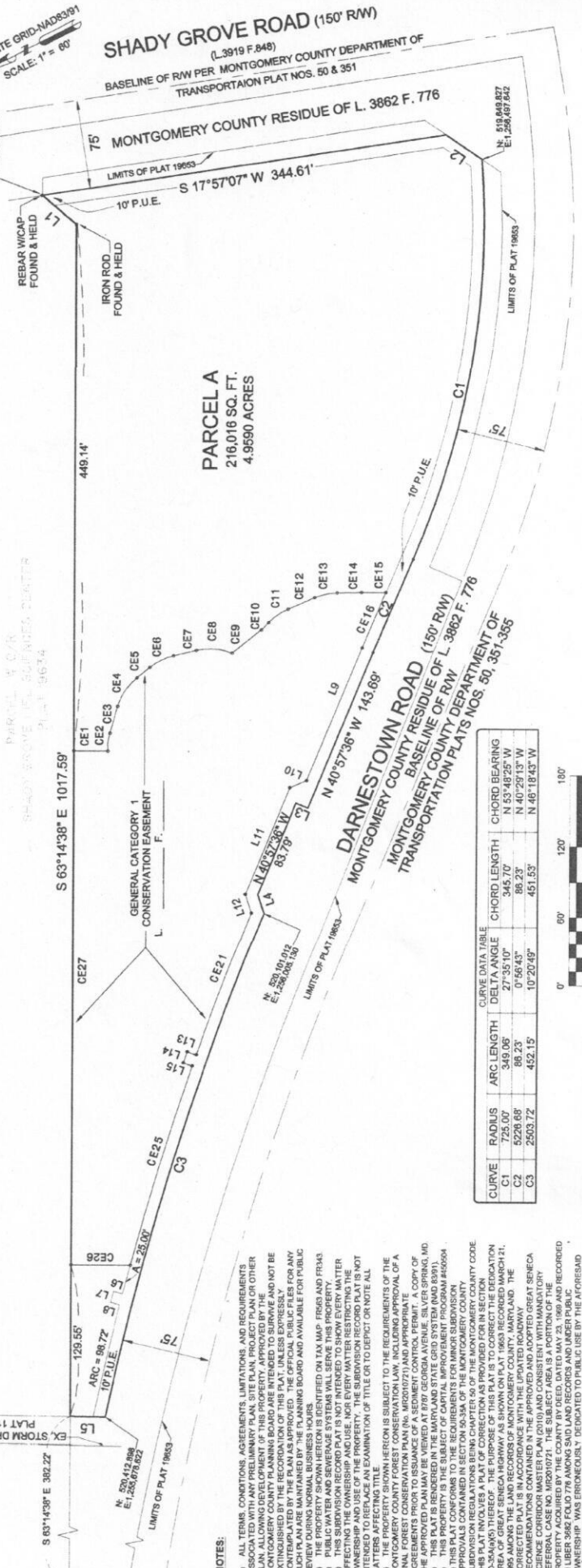
OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS CORRECT TO THE BEST OF OUR KNOWLEDGE, BELIEF AND INFORMATION, AND THAT...

1/22/11 DATE
Assistant Chief Administrative Officer

Table with columns: COURSE, BEARING, DISTANCE. Lists survey courses CE1 through CE27 with their respective bearings and distances.

Table with columns: LINE, BEARING, DISTANCE. Lists line data for lines L1 through L15 with their respective bearings and distances.



CURVE DATA TABLE with columns: CURVE, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Lists data for curves C1, C2, and C3.



SUBDIVISION RECORD PLAT - PLAT OF CORRECTION

Dewberry logo and address: 203 Perry Parkway, Suite 1, Gaithersburg, MD 20877-2169

Approval and recording section with fields for APPROVED, DATE, PLAT NO., and SIGNATURE lines.

PARCEL A
TRAVILAH FIRE STATION
GAIITHERSBURG (9th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=60' DATE: SEPTEMBER 2011

NOTES:

- List of 10 notes detailing survey conditions, easements, and legal requirements for the plat.

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

APPROVED: [Signature] CHAIRMAN
ASST. SECRETARY TREASURER
M-NCP&PC RECORD PLAT FILE NO.

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Travilah Fire Station Plat Number: 220111070

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. N/A Checked: Initial N/A Date N/A

Preliminary Plan No. N/A Checked: Initial N/A Date N/A

Planning Board Opinion - Date N/A Checked: Initial N/A Date N/A

Site Plan Name if applicable: \_\_\_\_\_ Site Plan Number: \_\_\_\_\_

Planning Board Opinion - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Lot # & Layout OK Lot Area OK Zoning ✓ Bearings & Distances ✓ Coordinates ✓  
 Plan # N/A Road/Alley Widths OK Easements OK Open Space N/A Non-standard  
 BRLs N/A Adjoining Land OK Vicinity Map OK 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	4/29/11	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): WM 10/23/2011

Final Mylar & DXF/DWG Received: WM 11/23/2011

Final Mylar Review Complete: WM 11/23/2011

## Board Approval of Plat:

Plat Agenda: SS 12-8-11

Planning Board Approval: \_\_\_\_\_

Chairman's Signature: \_\_\_\_\_

## 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: \_\_\_\_\_

**(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: \_\_\_\_\_