



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

**MCPB**  
**Item # 1B**  
**12-20-2012**

**MEMORANDUM**

**DATE:** December 12, 2012

**TO:** Montgomery County Planning Board

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

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

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for December 20, 2012

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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:

220121860 **Westmore**  
220130180 **Bradley Hills, Section 2**  
220130260 – 220130280 **The Towns at Germantown Park**

**Plat Name: Westmore**  
**Plat #: 220121860**

**Location:** Located at the northwestern quadrant of the intersection of Westmore Avenue and North Horners Lane

**Master Plan:** Upper Rock Creek Area

**Plat Details:** I-1 zone; 1 parcel  
Community Water, Community Sewer

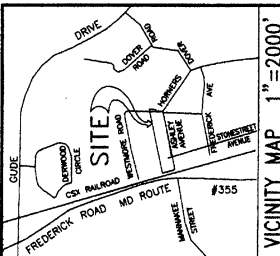
**Applicant:** Perry Cho; Interstate Westmore, LLC

This subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120100170 (MCPB Resolution No. 11-134), as approved by the Board, and that any minor modifications reflected on the plat does not alter the intent of the Board's previous approval of the aforesaid plan.

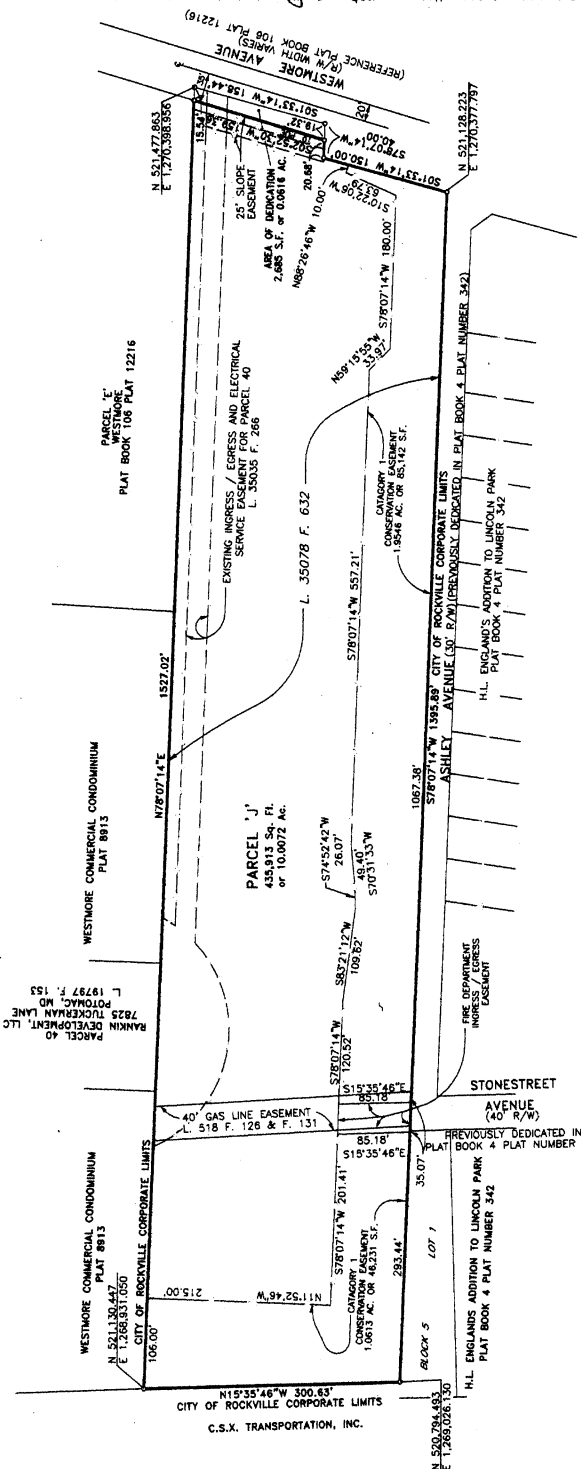
**PLAT NO.**

PLAT TOTALS	
NUMBER OF PARCELS	1
AREA OF PARCEL	10.0072 AC.
AREA OF STREET DEDICATION	0.0616 AC.
TOTAL AREA THIS PLAT	10.0688 AC.

VICINITY MAP 1" = 2000'



- NOTES:**
- PROPERTY IS ZONED I-1.
  - PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX MAP 22-365.
  - THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON W.S.S.C. BASE SHEET 219-NF-07.
  - THE PROPERTY SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 12010070 ENTITLED "LINCOLN PARK".
  - THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992, AND ANY OTHER APPLICABLE LAWS, REGULATIONS, ORDINANCES AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT.
  - THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY DETAIL OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN ASSESSOR'S MAP OR TO BE USED TO DETERMINE THE BOUNDARIES OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO BE USED TO DETERMINE THE BOUNDARIES OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO BE USED TO DETERMINE THE BOUNDARIES OF THE PROPERTY.
  - ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO APPLY TO THIS PLAT. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE ANY OTHER INSTRUMENTS OR DOCUMENTS WHICH MAY BE APPLICABLE TO THIS PLAT.
  - UNLESS OTHERWISE SPECIFIED, ALL DISTANCES SHOWN ARE AS MEASURED ON THE GROUND/SURFACE. THE COMBINED SCALE FACTOR FOR THIS PLAT IS 0.999973.
  - THE COORDINATES TO THE CORNERS AND POINTS OF THE PLAT ARE TO BE CONVERTED TO GRID COORDINATES BY MULTIPLYING BY THE COMBINED SCALE FACTOR.



**OWNER'S CERTIFICATE**

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, DEDICATE THE STREETS TO PUBLIC USE, ESTABLISH THE SLOPE EASEMENTS 20 FEET WIDE ACROSS ALL LOTS, ADJACENT, CONTIGUOUS AND ADJACENT TO THE STREETS, AND ALL OTHER EASEMENTS AND RIGHTS WHICH ARE NECESSARY TO SUCH USE, AND WE HEREBY AGREE TO WAIVE ALL RIGHTS OF WAY THAT MAY BE COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY.

FURTHER, WE GRANT TO POTOMAC ELECTRIC POWER COMPANY, BELL ATLANTIC TELEPHONE COMPANY, AND ALL OTHER UTILITIES AND SERVICE PROVIDERS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND DESCRIBED HEREON AS SHOWN HEREON, AND WE HEREBY AGREE TO WAIVE ALL RIGHTS OF WAY THAT MAY BE COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY.

FURTHER, WE ESTABLISH THE FIRE DEPARTMENT INGRESS / EGRESS EASEMENT AS SHOWN HEREON.

FURTHER, WE ESTABLISH THE CATEGORY CONSERVATION EASEMENTS AS SHOWN HEREON, WHICH ARE SUBJECT TO THE TERMS OF A DOCUMENT RECORDED IN LIBER 15176 AT FOLIO 412.

WE, THE UNDERSIGNED, AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO WAIVE ALL RIGHTS OF WAY THAT MAY BE COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY.

WE, THE UNDERSIGNED, AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO WAIVE ALL RIGHTS OF WAY THAT MAY BE COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY.

WE, THE UNDERSIGNED, AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO WAIVE ALL RIGHTS OF WAY THAT MAY BE COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY.

DATE: 12/14/12  
 WITNESS: [Signature]  
 DATE: 12/14/12  
 WITNESS: [Signature]

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE PLAT IS ACCURATELY DESCRIBED IN A CONFORMANCE WITH THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992, AND ANY OTHER APPLICABLE LAWS, REGULATIONS, ORDINANCES AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT.

I FURTHER CERTIFY THAT IF ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THIS PLAT BE SET IN ACCORDANCE WITH SECTION 50-24(6) OF THE MONTGOMERY COUNTY CODE, WHICH REQUIRES THAT ALL PROPERTY MARKERS BE SET IN ACCORDANCE WITH SECTION 50-24(6) OF THE MONTGOMERY COUNTY CODE.

DATE: 12/14/12  
 WITNESS: [Signature]

SUBDIVISION RECORD PLAT  
**PARCEL 'J'**  
**WESTMORE**  
 ROCKVILLE ELECTION DISTRICT No. 4  
 MONTGOMERY COUNTY, MARYLAND

**PG ASSOCIATES, INC.**  
 Civil Engineers & Land Surveyors & Planners  
 16220 FREDERICK ROAD, SUITE 300  
 GAITHERSBURG, MARYLAND 20877  
 Phone: (301) 246-0250



RECORDED \_\_\_\_\_  
 PLAT NO. \_\_\_\_\_

Approved \_\_\_\_\_ DATE \_\_\_\_\_  
 MONTGOMERY COUNTY, MARYLAND  
 Department of Permitting Services  
 DIRECTOR

Approved \_\_\_\_\_ DATE \_\_\_\_\_  
 MONTGOMERY COUNTY PLANNING BOARD  
 CHAIRMAN \_\_\_\_\_ ASST. SECRETARY-TREASURER \_\_\_\_\_  
 M-N.C.P. & P.C. Record File No. \_\_\_\_\_

# RECORD PLAT REVIEW SHEET

Plat Name: Lincoln Park Plat Number: 220121860  
 Plan Name: Lincoln Park Plan Number: 120100170  
 Plat Submission Date: 5/30/12  
 DRD Plat Reviewer: W. March  
 DRD Prelim Plan Reviewer: P. Butler Checked: WM Date 6/29/12

## Background Review:

Signed Preliminary Plan - Date 5/18/12 Checked: Initial WM Date 7/5/12  
 Planning Board Resolution No. 11-134 Resolution Mailing Date 3/24/12  
 Site Plan Required? Yes  No  Verified By: WM (initial)  
 Site Plan Name: \_\_\_\_\_ Site Plan Number: \_\_\_\_\_  
 Site Plan Signature Set - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Planning Board Resolution No. \_\_\_\_\_  
 Site Plan Reviewer Check: Initial \_\_\_\_\_ Date \_\_\_\_\_

Review Items: Lot # & Layout  Lot Area  Zoning  Bearings & Distances   
 Coordinates  Plan #  Road/Alley Widths  Easements  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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	5/31/12	6/15/12	6/20/12	No Revisions
Research	Bobby Fleury			6/4/12	OK
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up): WM 11/15/12  
 Final Mylar & DXF/DWG Received: WM 12/7/12  
 Final Mylar Review Complete: WM 12/12/12

## Board Approval of Plat:

Plat Agenda: WM 12/20/12

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 Plat Books for Rest of Division: \_\_\_\_\_

Complete Reproduction: \_\_\_\_\_

Notify Consultant to Seal Plats: \_\_\_\_\_

Surveyor's Seal Complete: \_\_\_\_\_

Sent to Courthouse for Recordation: \_\_\_\_\_

Recordation Info Entered into Hansen \_\_\_\_\_

No. \_\_\_\_\_

