



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


MCPB
Item # 1B
5-30-2013


MEMORANDUM

DATE: May 23, 2013

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

Williamayah, Principal Planning Technician
D.A.R.C. Division 
(301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for May 30, 2013

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 plats. The following plats are included:

George Meany Center for Labor Studies – Plat No. 220122040
Olney Church of Christ – Plat No. 220131150

Plat Name: George Meany Center for Labor Studies
Plat # 220122040

Location: Located at the terminus of Powder Mill Road, approximately 300 feet southwest of New Hampshire Avenue (MD650).

Master Plan: White Oak Master Plan

Plat Details: R-90 zone; 1 lot
Community Water, Community Sewer

Applicant: National Labor College

The 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. 12008009A (MCPB Resolution No. 12-08), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH	DELTA	TANGENT	CHORD BEARING
C1	519.03	4733.00	332°18'	159.98	319.77	585°10'06"W	106.38	584°41'17"W	
C2	37.72	25.68	84°13'24"	23.20	34.42	507°08'57"W	67.25	587°41'11"W	
C3	128.47	75.00	87°08'58"	68.49	113.53	508°51'43"E	20.65	582°28'48"W	
C10	81.04	1840.00	2°23'56"	40.53	81.03	52°11'11"4"E	81.17	527°54'32"E	
C11	88.81	773.45	6°34'45"	44.45	88.78	81°25'23"E	86.30	828°37'09"E	

NOTES

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND EXCEPTIONS ARE GOVERNED BY THE SUBDIVISION RECORD PLAT, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD. THIS PLAN IS INTENDED TO BE SUPERSEDED BY THE RECORDED PLAN NOT UNLESS EXPRESSLY CONTAINED BY THE PLAN AS APPROVED, MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

2. THIS SUBDIVISION PLAN IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF THIS PROPERTY, INCLUDING THE MONTGOMERY COUNTY RECORDS, AN EXAMINATION OF TITLE OR TO DEPORT OR NOTE ALL MATTERS AFFECTING THE TITLE.

3. TAX MAP KP122 AND KP123, WSSC #21362, AND 2124602.

4. THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITION AS REQUIRED BY PRELIMINARY PLAN #200800A.

5. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST MANAGEMENT ACT. THE PROPERTY IS SUBJECT TO THE REQUIREMENTS OF A SEGMENT CONTROL PERMIT.

6. APPROVAL OF THIS PLAN IS PRECEDENT UPON A REASONABLE EVALUATION OF THE NEEDS OF PUBLIC WATER AND SEWER SERVICE WILL BE OBTAINED FROM THE NECESSARY AGENCIES.

7. THIS CONSERVATION EASEMENT IS TO BE ESTABLISHED ON PLAT NUMBERS 23929-23931, PER THE APPROVED FOREST CONSERVATION PLAN #200800A.

LINE	BEARING	DISTANCE
CL1	N28°41'28"W	88.11'
CL2	N79°48'30"E	53.12'
CL3	S98°00'47"E	10.11'
CL4	S78°41'08"E	14.90'
CL5	S25°41'28"E	67.69'
CL6	S65°52'42"W	68.03'

THE AREA INDICATED BY THE HATCHED PATTERN IS HEREBY RELEASED FROM THE TERMS OF THE CATEGORY I CONSERVATION EASEMENT RECORDED IN LIBER 13178 AT FOLD 412.

THE AREA INDICATED BY THE HATCHED PATTERN IS A CATEGORY I CONSERVATION EASEMENT ESTABLISHED BY THIS PLAT.

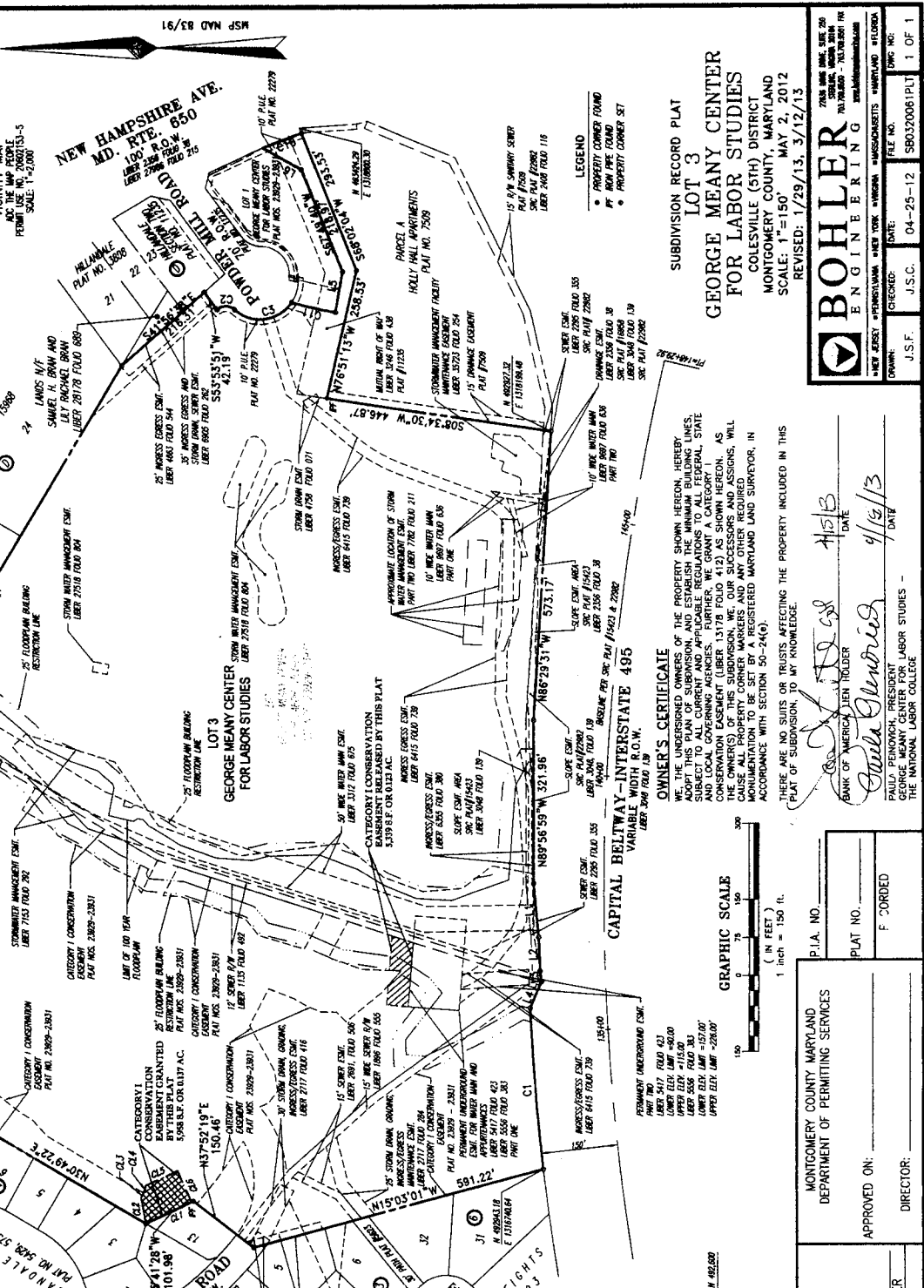
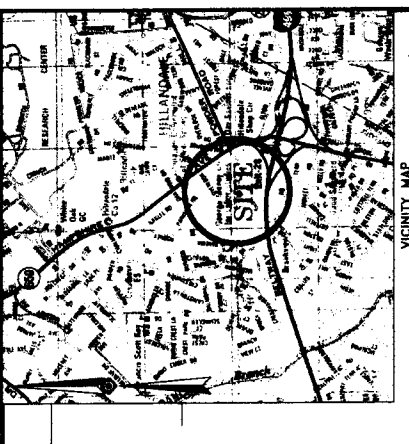
THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD IS IN THE R-40 ZONE, AS OF THE DATE OF THIS PLAN REVISION.

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, BEING CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT IT IS BASED UPON AN ACTUAL FILED SURVEY CONSERVATION EASEMENT, THAT IS THE PLAT OF SUBDIVISION ENTITLED 'LOTS 1 AND 2 A RESUBDIVISION OF PARCEL A, GEORGE MEANY CENTER FOR LABOR STUDIES', AS RECORDED IN PLAT #200800A, LIBER 23929-23931, AND IS PART OF THE MONTGOMERY COUNTY RECORDS.

DATE: 3-21-13

REGENT C. HARRIS, JR.
MONTGOMERY COUNTY LAND SURVEYOR NO. 21987
EXPIRATION DATE: JANUARY 16, 2015



OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY GRANT TO THE MONTGOMERY COUNTY PLANNING BOARD, THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES, AND LOCAL GOVERNING AGENCIES, FURTHER, WE GRANT A CATEGORY I CONSERVATION EASEMENT (LIBER 13178 FOLD 412) AS SHOWN HEREON, AS A CONDITION OF THIS SUBDIVISION RECORD PLAT. OUR DESIGN, WILL BE SUBJECT TO THE REVIEW OF THE MONTGOMERY COUNTY PLANNING BOARD AND ANY OTHER REQUIRED AGENCIES. WE HEREBY AGREE TO COMPLY WITH ALL REGULATIONS, ORDINANCES, AND REQUIREMENTS OF THE MONTGOMERY COUNTY PLANNING BOARD AND ANY OTHER REQUIRED AGENCIES IN ACCORDANCE WITH SECTION 50-24(e).

THERE ARE NO SUITS OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION, TO MY KNOWLEDGE.

DATE: 4/15/13

PAULA PENOVICH, PRESIDENT
THE NATIONAL LABOR COLLEGE

APPROVED ON: _____

DIRECTOR: _____

SECRETARY-TREASURER: _____

CHAIRMAN: _____

M.N.C.P. & P.C. RECORD NO.: _____

APPROVED ON: _____

DIRECTOR: _____

SECRETARY-TREASURER: _____

CHAIRMAN: _____

M.N.C.P. & P.C. RECORD NO.: _____

BOHLER ENGINEERING

7701 WOODBINE AVE. SUITE 200
HILLANDALE HEIGHTS, MONTGOMERY COUNTY, MARYLAND 20926
PHONE: 301-881-1111 FAX: 301-881-1112

DATE: 3-21-13

FILE NO. 04-25-12

CHECKED: J.S.C.

DRAWN: J.S.F.

PLAT NO. 200800A

PAGE NO. 1 OF 1

RECORD PLAT REVIEW SHEET

Plat Name: G. M. Center For Labor Studies Plat Number: 220122040
 Plan Name: G. M. Center Plan Number: 12008009A
 Plat Submission Date: 6/25/2012
 DRD Plat Reviewer: W. Myer
 DRD Prelim Plan Reviewer: P. Butler Checked: WM Date 8/8/12

Background Review:

Signed Preliminary Plan – Date 5/22/13 Checked: Initial WM Date 5/22/13
 Planning Board Resolution No. 12-08 Resolution Mailing Date 12/10/12
 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.

Review Items: Lot # & Layout ✓ Lot Area ✓ Zoning ✓ Bearings & Distances ✓
 Coordinates ✓ Plan # ✓ Road/Alley Widths ✓ Easements ✓ Open Space N/A
 Non-standard BRLs ✓ 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				
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>WM</u>	<u>5/7/13</u>
Final Mylar & DXF/DWG Received:	<u>WM</u>	<u>5/21/13</u>
Final Mylar Review Complete:	<u>WM</u>	<u>5/21/13</u>

Board Approval of Plat:

	Initial	Date
Plat Agenda:	<u>WM</u>	<u>5/30/13</u>
Planning Board Approval:	<u> </u>	<u> </u>
Chairman's Signature:	<u> </u>	<u> </u>

MCDPS Approval of Plat:

	Initial	Date
Consultant Pick-up for DPS Signature:	<u> </u>	<u> </u>
Final Mylar for Reproduction Rec'd:	<u> </u>	<u> </u>

Plat Reproduction:

Addressing:	<u> </u>	<u> </u>
File Card Update:	<u> </u>	<u> </u>
Final Zoning Book Check:	<u> </u>	<u> </u>
Update Address Books with Plat #:	<u> </u>	<u> </u> No. <u> </u>
Update Plat Books for Resubdivision:	<u> </u>	<u> </u>
Complete Reproduction:	<u> </u>	<u> </u>
Notify Consultant to Seal Plats:	<u> </u>	<u> </u>
Surveyor's Seal Complete:	<u> </u>	<u> </u>
Sent to Courthouse for Recordation:	<u> </u>	<u> </u>
Recordation Info Entered into Hansen	<u> </u>	<u> </u>

