




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


**MCPB**  
**Item # 1B**  
**6-21-2012**


**MEMORANDUM**

**DATE:** June 13, 2012

**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

William Mayah, 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 June 21, 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 plats. The following plats are included:

220080460 - 220080470 **Evans Parkway Neighborhood Park (Revision)**  
220120370 **Clarksburg Village**  
220121210 **Musgrove's Addition to Neelsville**

**Plat Name:** Evans Parkway Neighborhood Park  
**Plat #:** 220080460 - 220080470

**Location:** Located in the northeast quadrant of the intersection of Georgia Avenue (MD 97) and Evans Parkway  
**Master Plan:** Kensington-Wheaton  
**Plat Details:** R-60 zone; 1 parcel  
Community Water, Community Sewer  
**Applicant:** Maryland-National Capital Park and Planning Commission

This record plat was previously approved by the Planning Board on April 1, 2010. The plat was not recorded and has been revised to address concerns of MCDPS. Revisions to the plat are as follows:

- 1) The 30' Emergency Access Easement has now been firmly tied down within the former Amherst Avenue right of way.
- 2) A Public Improvements Easement to accommodate existing underground storm drain pipes has been recorded and is now noted on the plat.
- 3) Recorded WSSC Rights of Way have been added to the plat drawing.

Staff recommends approval of the this minor subdivision plat pursuant to **Section 50-35A(a)(7)** and **Section 50-35A(a)(3)**, which respectively state:

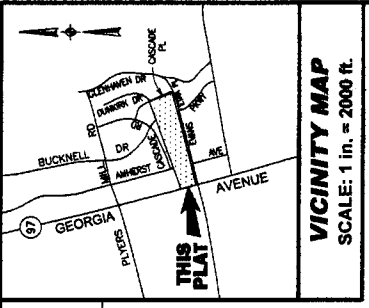
**Plats for Existing Places of Worship, Private Schools, Country Clubs, Private Institutions and Similar Uses Located on Unplatted Parcels.** A plat may be recorded under the minor subdivision procedure provided:

- a. The requirements for adequate public facilities, under Sec. 50-35(k), are satisfied prior to plat recordation;
- b. Any required street dedications are shown on the record plat;
- c. Forest conservation and stormwater management requirements, if applicable, are satisfied prior to recording the plat;
- d. If located in a special protection area, as shown on the approved and adopted master plan, all applicable special area protection requirements and guidelines, including the approval of a water quality plan, are satisfied prior to recordation of the plat; and
- e. A landscaping and lighting plan including the parking lot layout is submitted for staff approval prior to recording the plat.
- f. If the property is the subject of an approved special exception, all conditions of the special approval remain in full force and effect.

**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:

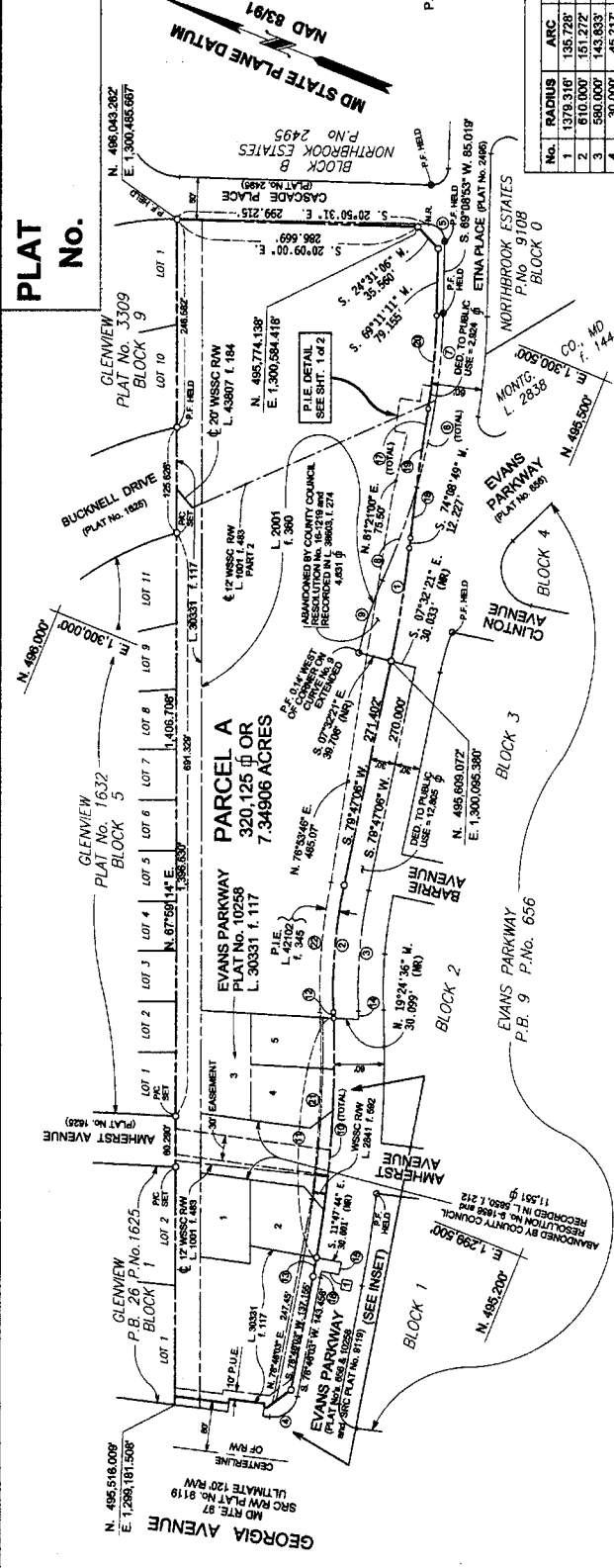
- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may 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 the lot included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(7) and Section 50-35A(a)(3) of the Subdivision Regulations and supports this minor subdivision record plat.



**VICINITY MAP**  
SCALE: 1 in. = 2000 ft.

**LEGEND**  
L-1 = LIBER-1660  
P.B.-P.No. = PLAT BOOK- PLAT No.  
P.C. = PIPE & CAP  
P.C. = PUBLIC COUNCIL  
P.I.E. = PUBLIC IMPROVEMENTS EASEMENT  
R.C. = REBAR & CAP FOUND  
N.R. = NON-RADIAL



**LINE TABLE**

CURVE	NORTH	EAST
1	N. 11°10'50" W. (NR) 21.072'	
2,3	498,968.525	1,298,650.770
6,7,8	498,960.811	1,298,638.461
9	498,487.753	1,300,211.541
10,11,12	498,250.161	1,300,164.000
13,14,15	498,762.450	1,298,118.207
16		
17,18,19	492,757.113	1,301,058.831

**RADIUS POINT COORDINATES**

CURVE	NORTH	EAST
1	498,968.525	1,298,650.770
2,3	498,960.811	1,298,638.461
6,7,8	498,487.753	1,300,211.541
9	498,250.161	1,300,164.000
10,11,12	498,762.450	1,298,118.207
16		
17,18,19	492,757.113	1,301,058.831

**GENERAL NOTES:**  
(SEE SHEET 1 of 2)

**OWNER'S CERTIFICATION:**  
(SEE SHEET 1 of 2)

FOR THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

By: *Patricia Colihan Barney* **5/17/12** DATE  
Patricia Colihan Barney, Executive Director

ATTEST: *Joseph Zimmerman* **5-17-12** DATE  
Joseph Zimmerman, Secretary-Treasurer

**SURVEYOR'S CERTIFICATION:**  
(SEE SHEET 1 of 2)

By: *Philip A. Wick* **5/17/12** DATE  
Philip A. Wick  
Professional Land Surveyor  
Maryland Reg. No. 10797  
Expiration Date: March 01, 2012

APPROVAL BLOCK FOR COUNTY ATTORNEY

APPROVED IN ACCORDANCE WITH THE REQUIREMENTS OF COUNTY COUNCIL RESOLUTIONS No. 9-1858, RECORDED IN L. 5860, P. 212 and No. 16-1219, RECORDED IN L. 38603, P. 214

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
DIRECTOR: \_\_\_\_\_

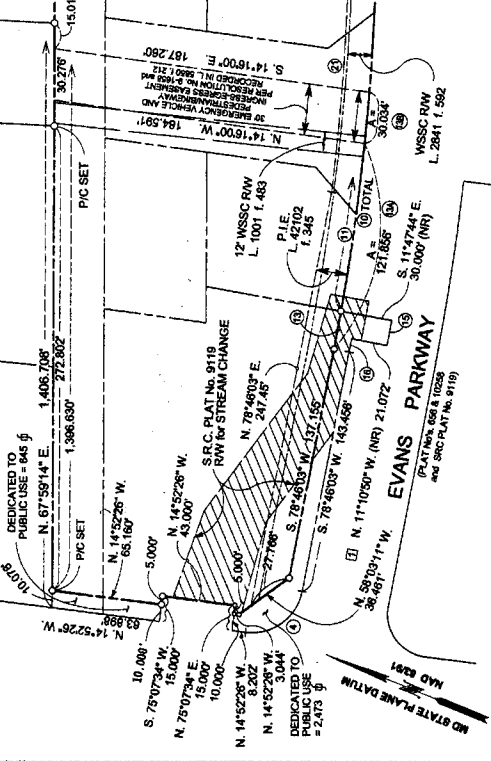
DEPARTMENT OF PERMITTING SERVICES  
Montgomery County, Maryland

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
DIRECTOR: \_\_\_\_\_

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

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

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIRMAN: \_\_\_\_\_  
ASST. SECRETARY-TREASURER: \_\_\_\_\_



**INSET**  
SCALE: 1 in. = 50 ft.

**SUBDIVISION RECORD PLAT**

**PARCEL A**  
**EVANS PARKWAY**  
**NEIGHBORHOOD PARK**

13th ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1 in. = 100 ft. JANUARY, 2010

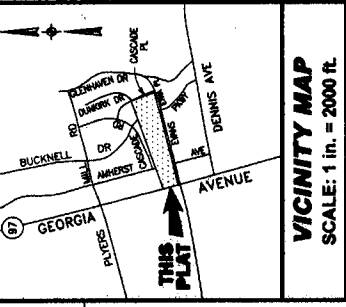
**A.E.S. ASSOCIATES**  
Surveying, Land Planning, and Consulting Services  
17631 Goose Creek Road  
Oleely, MD 20852-2169  
301-570-0350 Fax: 301-570-3994  
A.E.S. Job No. MC38104.MCPRP.001

PLAT No.: \_\_\_\_\_  
RECORDED: \_\_\_\_\_

COUNTY ATTORNEY: \_\_\_\_\_ DATE \_\_\_\_\_

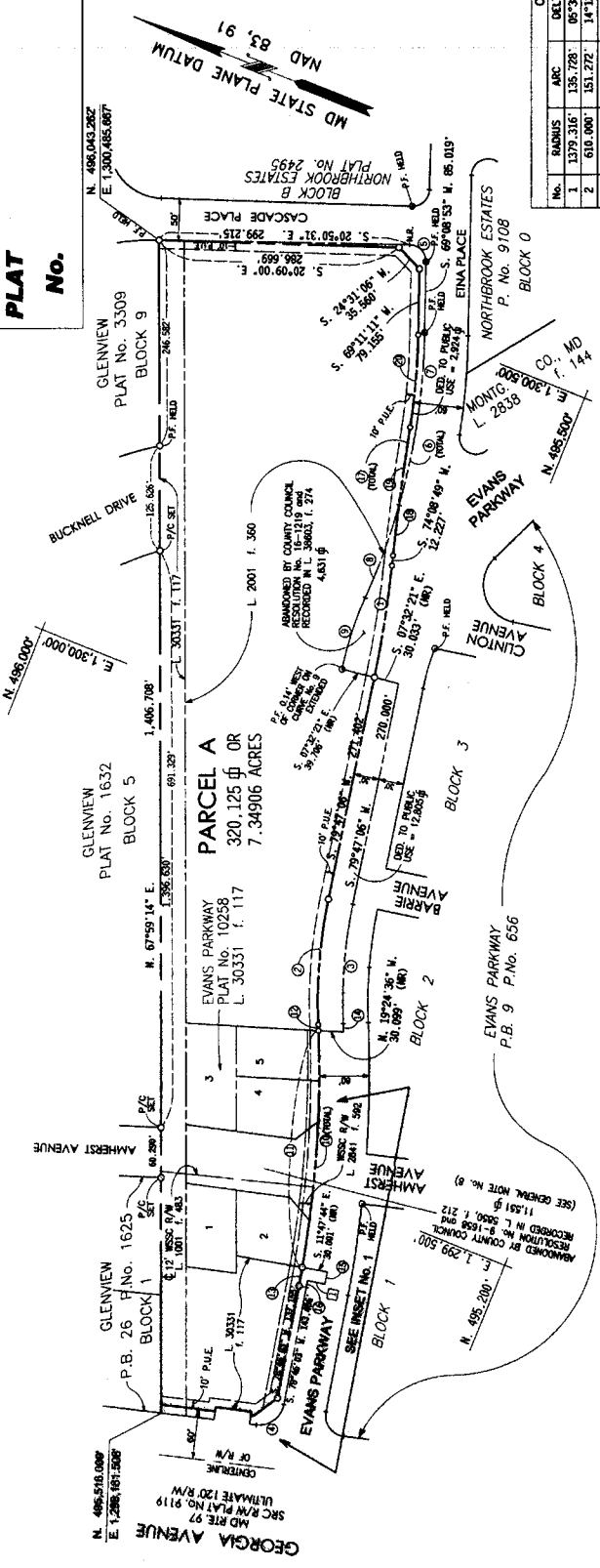
APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
DIRECTOR: \_\_\_\_\_

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIRMAN: \_\_\_\_\_  
ASST. SECRETARY-TREASURER: \_\_\_\_\_



**VICINITY MAP**  
SCALE: 1 in. = 2000 ft.

**LEGEND**  
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P/C = PIPE & CAP  
P.F. = PIPE FOUND  
R/C = REBAR & CAP FOUND  
N.R. = NON-RADIAL



No.	RADIUS	ARC	DELTA	TANGENT	BEARING & DISTANCE
1	1379.516'	135.728'	05°38'17"	S. 76°57'58" W. 135.674'	
2	610.000'	151.272'	14°12'31"	S. 72°40'50" W. 150.885'	
3	580.000'	143.853'	14°12'31"	S. 72°40'50" W. 143.464'	
4	30.000'	45.217'	89°21'31"	N. 58°03'11" E. 41.057'	
5	20.000'	31.397'	89°56'40"	N. 58°03'11" E. 28.271'	
6	813.470'	327.794'	23°05'16"	S. 80°41'31" N. 326.591'	
7	813.470'	210.279'	14°48'39"	S. 76°53'13" N. 209.694'	
8	813.470'	117.515'	06°16'37"	S. 68°05'51" E. 117.413'	
9	405.860'	90.051'	12°44'16"	N. 85°52'01" E. 89.856'	
10	1368.500'	315.173'	13°11'20"	S. 72°10'19" W. 314.477'	
11	1368.500'	285.317'	11°56'30"	S. 71°51'05" W. 284.801'	
12	1368.500'	7.270'	00°18'15"	N. 65°43'42" E. 7.270'	
13	1368.500'	22.586'	00°56'43"	N. 76°17'42" E. 22.586'	
14	1398.930'	9.901'	00°24'20"	S. 65°46'44" W. 9.901'	
15	1398.930'	14.907'	00°36'50"	S. 76°09'14" W. 14.907'	
16	1377.850'	7.913'	00°19'46"	S. 78°36'11" W. 7.913'	
17	3000.000'	155.000'	02°57'37"	S. 75°37'38" N. 154.983'	
18	3000.000'	59.952'	01°08'42"	S. 74°43'10" N. 59.951'	
19	3000.000'	95.048'	01°48'55"	N. 76°11'59" E. 95.044'	
20	863.470'	111.075'	07°55'15"	N. 73°08'49" E. 110.987'	

CURVE	NORTH	EAST
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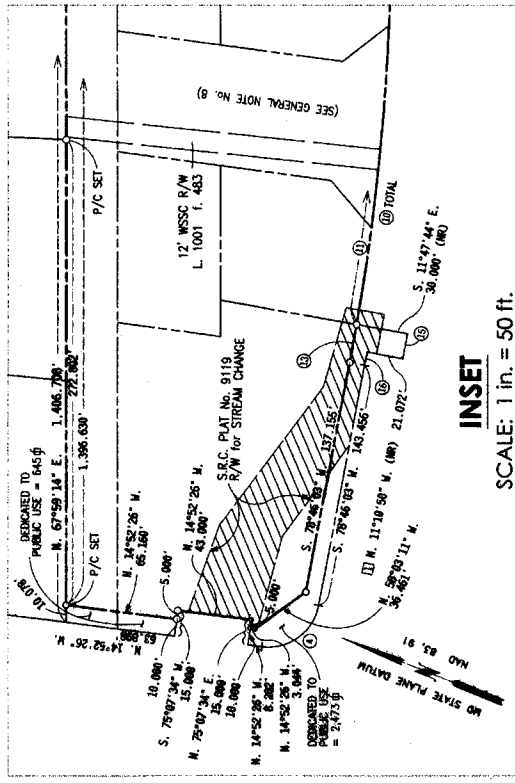
**GENERAL NOTES:**  
(SEE SHEET 1 of 2)  
**OWNER'S CERTIFICATION:**  
(SEE SHEET 1 of 2)

FOR THE MARYLAND-NATIONAL CAPITAL PARK and PLANNING COMMISSION  
By: *Patricia C. Boney* 3/3/10 DATE  
Patricia C. Boney, Executive Director  
ATTEST: *Jeffrey J. [Signature]* 3/2/10 DATE  
Jeffrey J. [Signature], Acting Secretary/Treasurer

**SURVEYOR'S CERTIFICATION**  
(SEE SHEET 1 of 2)

By: *Philip A. Wink* Prof. LS FEB. 26, 2010 DATE  
Philip A. Wink  
Professional Land Surveyor  
Maryland Reg. No. 10797

PLAT No.: \_\_\_\_\_  
RECORDED: \_\_\_\_\_



**INSET**  
SCALE: 1 in. = 50 ft.

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APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIRMAN

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
ASST. SECRETARY-TREASURER

DEPARTMENT OF PERMITTING SERVICES  
Montgomery County, Maryland

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
DIRECTOR

**SUBMISSION RECORD PLAT**  
**PARCEL A**  
**EVANS PARKWAY LOCAL PARK**

13th ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1 in. = 100 ft. JANUARY, 2007

**A.E.S. ASSOCIATES**  
Surveying, Land Planning, and Consulting Services  
17621 Goose Creek Road  
P.O. Box 208307  
301-570-0350  
A.E.S. Job No. MC56104.MCPP.001

**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name: Evans Parkway Local Park Plat Number: 220080460-470

Plat Submission Date: 9-5-07

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 # N/A Road/Alley Widths ok Easements ok Open Space N/A Non-standard  
 BRLs ok Adjoining Land ok Vicinity Map ok Septic/Wells N/A  
 TDR note N/A Child Lot note N/A Surveyor Cert ok Owner Cert ok Tax Map ok  
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>A. Lindsey</u>	<u>9-10-07</u>	<u>9-28-07</u>	<u>      </u>	<u>N/A</u>
Research	<u>Bobby Fleury</u>	<u>      </u>	<u>      </u>	<u>9-12-07</u>	<u>ok</u>
SHA	<u>Doug Mills</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
PEPCO	<u>Steve Baxter</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
Parks	<u>Doug Powell</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
DRD	<u>Steve Smith</u>	<u>      </u>	<u>      </u>	<u>10-1-07</u>	<u>ok</u>

N. Carney

10-1-07 \* Also Trans Planning Abandonment

**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:

**Board Approval of Plat:**

Plat Agenda:

Planning Board Approval:

Chairman's Signature:

**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:

Initial

SBS

SBS

SBS

SBS

SBS

NA

SBS

Date

4/26/10

1-26-10

3/8/10

4-1-10

4-1-2010

4-2-10

4/2/2010

WM

WM

**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:       N/A

*(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:       N/A
- b) Street dedication required:       YES ✓
- c) Forest conservation:       N/A
- d) Storm water management:       N/A
- e) Special Protection Area/Water Quality Plan:       N/A
- f) Landscaping and lighting plan including parking lot layout:       N/A

g) Approved Special Exception:

N/A

*(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum*

a) Number of Lots:

\_\_\_\_\_

b) Written MCDPS approval of proposed septic area:

\_\_\_\_\_

c) Required street dedication:

\_\_\_\_\_

d) Easement for balance of property noting density and TDRS:

\_\_\_\_\_

e) Average lot size of 5 acres:

\_\_\_\_\_

f) Forest Conservation requirements met:

\_\_\_\_\_