



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


MCPB
Item # 1B
4-20-2017

MEMORANDUM

DATE: April 10, 2017

TO: Montgomery County Planning Board

FROM: Stephen Smith, Senior Planner
Jay Beatty, Planner
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178



SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for April 20, 2017

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:

220170170	Woodside Park - Section 7
220170240	Cabin Branch
220170470	Old Georgetown Estates

Plat Name: Woodside Park
Plat #: 220170170

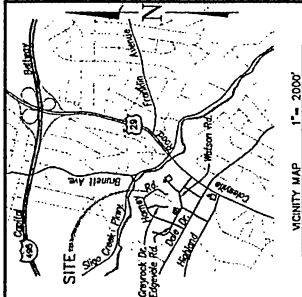
Location: Located on the north side of the intersection of Watson Road with Edgevale Road

Master Plan: North and West Silver Spring Master Plan

Plat Details: R-60 zone, 1 lot

Applicant: Woodside Park Partners, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 120070230 (MCPB Resolution No. 14-48), 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 plan.



VICINITY MAP 1" = 2000'

TAX MAP No. JP341

This property is currently zoned R-80.

OWNER'S CERTIFICATE
(AS IT RELATES TO OUTLOT B)

Marc E. Johnson and Sarah R. Knight, the owners of Lot 10, Block D-2, the property shown herein, grant on Ingress-Egress Easement that will provide vehicular access for the use and benefit of the owners/residents of 1102 Edgevale Road (Lot 9, Block D-2) as shown herein; grant an easement for the use of the Washington Suburban Sanitary Commission as shown herein; grant a Pedestrian and Non-Motorized Vehicle Easement to Montgomery County as shown herein, grant a Fire Access Easement to Montgomery County as shown herein.

Lot 10, Block D-2
By: Marc E. Johnson
By: Sarah R. Knight

Marc E. Johnson
Sarah R. Knight

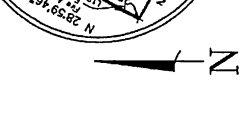
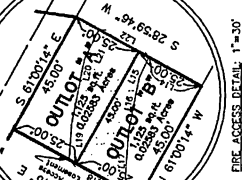
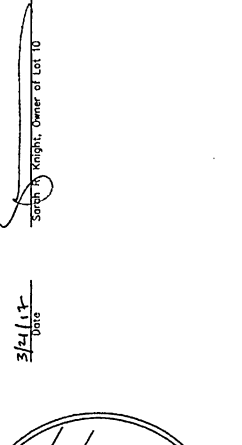
3/21/17 DATE

3/21/17 DATE

Notes:

1. This property is served by public water and sewer systems only.
2. This subdivision record plat is not intended to show every matter affecting the property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
3. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan or other plan, allowing development of this property, approved by the Montgomery County Planning Board unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
4. This plat is limited to uses and conditions as required by Preliminary Plan No. 120070230 entitled "Woodside Park".
5. This property shown herein is not subject to the requirements of Chapter 22A, Montgomery County Forest Conservation Law per Exemption No. 4207035E.
6. This property is subject to a Irrevocable Easement to enter on and upon the Land granted to Manufacturers and Traders Trust Company, a New York banking corporation, per Liber 50437 Folio 203.
7. With the recordation of this plat a portion of the Edgevale Road right-of-way as designated in Montgomery County Council Resolution No. 17-743 is to be abandoned. In addition to this action and occurring automatically, the same shall be abandoned under the provisions of the "Abandonment of Right-of-Way" ordinance of Montgomery County, Maryland. The same shall be abandoned in accordance with Preliminary Plan No. 120070230. Outlot "A" has been designated and created for the owner of Lot 21, formerly part of Parcel C, as shown on a plat of subdivision entitled "SECTION SEVEN-WOODSIDE PARK" as recorded among the Land Records of Montgomery County, Maryland in Liber 53929 at Folio 379.
8. Hatched area shown herein that is subject to an Ingress/Egress Easement owner/residents of Lot 21, Block G.
9. Hatched area shown herein that is subject to a Fire Access Easement that will provide vehicular access for the use and benefit of the owners/residents of 1102 Edgevale Road. The terms and conditions of the Ingress/Egress Easement shall be as stated in the "Fire Access Easement" as recorded among the Land Records of Montgomery County, Maryland in Liber 53929 at Folio 379.
10. Outlots "A" and "B" are subject to a Pedestrian and Non-Motorized Vehicle Easement that provides appurtenant access for pedestrians and non-motorized vehicles in accordance with Montgomery County Council Abandonment Resolution No. 17-743.
11. Outlots "A" and "B" are subject to a Washington Suburban Sanitary Commission Easement.
12. Coordinates shown herein are based on the Maryland State NAD 83/21 Datum as projected by NGS and are for Geographical Information System (GIS) only. Station 1034 + 0.00 and Station 1035 + 0.00 are located at the North East Corner of Lot 10, Block D-2 and Lot 9, Block D-2 respectively. The coordinates of the station at the North East Corner of Lot 10, Block D-2 are 78°00'00.00"E, 65°33'43.16"E and 2850.15'N. Station 1034 + 0.00 is 123.33 feet and Station 1035 + 0.00 is 123.33 feet from the North East Corner of Lot 10, Block D-2 and Lot 9, Block D-2 respectively. To convert the grid coordinates to ground/surface coordinates, divide the grid coordinates by the combined scale factor. The distances shown on this plat are as measured on the ground/surface. To convert the ground/surface distances to grid distances, divide the ground/surface distances by the combined scale factor.

LINE	LINE TABLE	DISTANCE
L1	S 89°51'18" E	12.50'
L2	S 28°59'48" W	8.00'
L3	S 28°59'48" W	4.04'
L4	N 64°58'15" W	7.89'
L5	N 78°55'05" W	18.97'
L6	N 78°55'05" W	33.00'
L7	N 28°59'48" W	18.18'
L8	N 28°59'48" E	8.00'
L9	S 61°00'14" E	45.00'
L10	S 61°00'14" E	45.00'
L11	S 78°55'05" W	45.00'
L12	S 28°59'48" W	17.00'
L13	S 28°59'48" W	20.36'
L14	N 64°58'15" W	7.89'
L15	N 78°55'05" W	18.97'
L16	N 78°55'05" W	33.00'
L17	N 28°59'48" W	22.03'
L18	S 65°46'59" E	12.95'
L19	S 65°46'59" E	22.95'
L20	S 65°46'59" E	11.08'
L21	S 65°46'59" E	11.08'
L22	S 28°59'48" W	20.04'



OWNER'S CERTIFICATE

Woodside Park Partners, LLC, a Maryland limited liability company, the owners of part of Parcel C, the property shown herein, hereby adopt this plat of subdivision, grant on Ingress-Egress Easement as shown herein that will provide vehicular access for the use and benefit of the owners/residents of 1102 Edgevale Road (Lot 9, Block D-2) as shown herein; grant an easement for the use of the Washington Suburban Sanitary Commission as shown herein; grant a Pedestrian and Non-Motorized Vehicle Easement to Montgomery County as shown herein, grant a Fire Access Easement to Montgomery County as shown herein, grant a Utility Easement to Montgomery County as shown herein, grant a Pedestrian and Non-Motorized Vehicle Easement to Montgomery County as shown herein, grant a Fire Access Easement to Montgomery County as shown herein, grant a Utility Easement to Montgomery County as shown herein, grant a Pedestrian and Non-Motorized Vehicle Easement to Montgomery County as shown herein, grant a Fire Access Easement to Montgomery County as shown herein, grant a Utility Easement to Montgomery County as shown herein.

Lot 21, Block D-2
By: Gregory S. Bishop, President
Deed of Trust: L 50437 F. 203

Gregory S. Bishop

3/21/17 DATE

3/21/17 DATE

OWNER'S CERTIFICATE

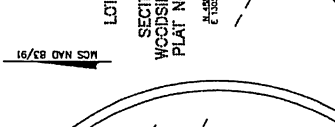
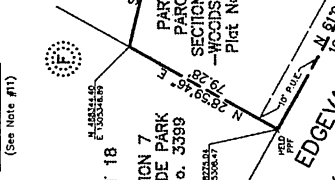
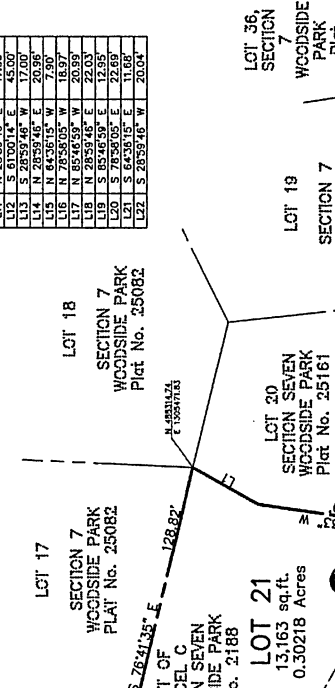
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By: Marc E. Johnson
By: Sarah R. Knight

Marc E. Johnson
Sarah R. Knight

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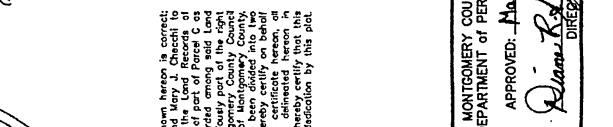
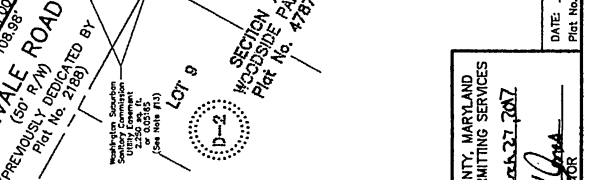
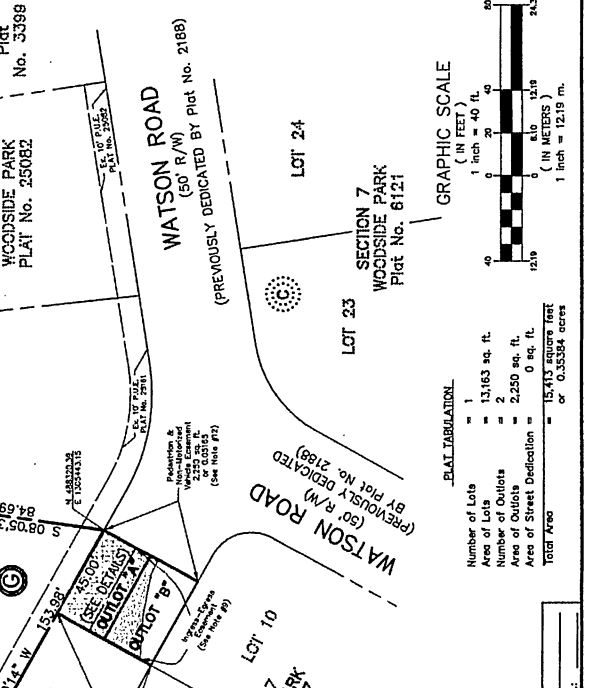
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Lot 21, Block D-2
By: Marc E. Johnson
By: Sarah R. Knight

Marc E. Johnson
Sarah R. Knight

3/21/17 DATE

3/21/17 DATE

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: *Marc 27 2017*
DATE: March 27, 2017

DIANE R. BISHOP
DIRECTOR

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

APPROVED: _____
DATE: _____

CHAIRMAN: _____ SECRETARY-TREASURER: _____

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

MONTGOMERY COUNTY, MARYLAND
SECTION 7-WOODSIDE PARK
ELECTION DISTRICT No. 13
SCALE: 1" = 40'

LOT 21, OUTLOTS A & B, BLOCK G

MHG
MAGNETIC ARCHITECTS & ENGINEERS
9925 WILKINSON ROAD, SUITE 170
MONTGOMERY COUNTY, MARYLAND
20886-1278

MAGNETIC ARCHITECTS & ENGINEERS, P.A.
Planners
Landscape Architects & Surveyors
9925 WILKINSON ROAD, SUITE 170
MONTGOMERY COUNTY, MARYLAND
20886-1278

05.304.51

VICINITY MAP
SCALE 1" = 2,000'

SITE DATA 1/15/16

The property is zoned R-10.

The proposed use is residential.

The site is located on the Silver Spring Master Plan Area, Planning Area 20.

The Gross Tract Area is 64,455 sq ft, or 1.48 acres.

The Net Tract Area is 64,455 sq ft, or 1.48 acres.

The number of proposed lots is 5. The number of lots to be developed is 5.

Other information is provided by the applicant, including a copy of the County of Montgomery Ordinance, Ordinance 2014-01, which governs the development of this site.

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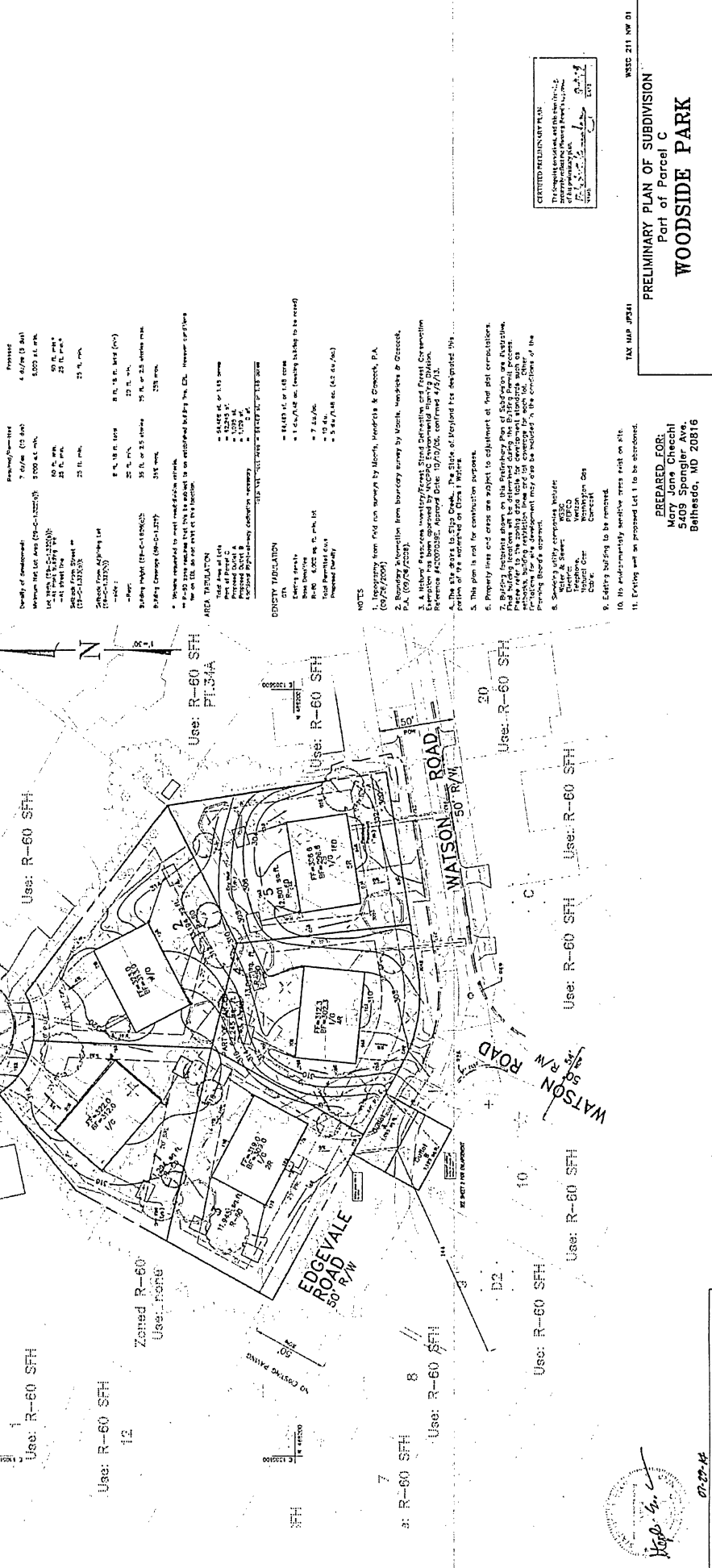
Other information is provided by the applicant, including a copy of the County of Montgomery Ordinance, Ordinance 2014-01, which governs the development of this site.

LEGEND

Property Line

Utility of Distance

Existing Trees



PROFESSIONAL CERTIFICATE

I hereby certify that this subdivision map conforms to the provisions of the Subdivision Map Act, Title 21, Section 201 of the Code of Maryland Annotated and that the same is consistent with the local laws and ordinances of Montgomery County, Maryland.

Professional Engineer
 License No. 18855, Expiration Date: 4/31/2018
 Signature: [Signature]
 Date: 07-29-16

ENGINEER'S CERTIFICATE

I hereby certify that the information shown herein conforms to the provisions of the Subdivision Map Act, Title 21, Section 201 of the Code of Maryland Annotated and that the same is consistent with the local laws and ordinances of Montgomery County, Maryland.

Professional Engineer
 License No. 18855, Expiration Date: 4/31/2018
 Signature: [Signature]
 Date: 07-29-16

RELEASED FOR:
 M. J. Cheschi
 5405 Spangler Ave.
 Bethesda, MD 20816

PRELIMINARY PLAN OF SUBDIVISION
 Part of Parcel C
WOODSIDE PARK

13TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG
 Mastris, Hendricks & Glascock, P.A.
 Landscapers Architects & Surveyors
 200 Maryland Road, Suite 200
 Silver Spring, MD 20910
 Phone: 301-498-0000
 Fax: 301-498-0000
 Project No.: 16-001
 Sheet: 1 of 2

NOTES

1. Property lines and areas are subject to adjustment at final plat certification.
2. Building locations shown on this Preliminary Plan of Subdivision are illustrative. Final building locations will be determined during the Building Permit process.
3. A. Historic Resources Inventory/Forest Street Rehabilitation and Forest Conservation Reference #2009000000. Approved Date: 10/27/09, continued 4/27/12.
4. The site is adjacent to City Creek. The slope of the site is approximately 10%.
5. This plan is not for construction purposes.
6. Property lines and areas are subject to adjustment at final plat certification.
7. Building locations shown on this Preliminary Plan of Subdivision are illustrative. Final building locations will be determined during the Building Permit process.
8. A. Historic Resources Inventory/Forest Street Rehabilitation and Forest Conservation Reference #2009000000. Approved Date: 10/27/09, continued 4/27/12.
9. The site is adjacent to City Creek. The slope of the site is approximately 10%.
10. This plan is not for construction purposes.
11. Existing well on proposed Lot 1 to be abandoned.

TAX MAP JP341
 WSC 211 NW 01

