



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

**MCPB**  
**Item #**  
**12/14/06**

**MEMORANDUM**

**DATE:** November 28, 2006

**TO:** Montgomery County Planning Board

**FROM:** Catherine Conlon, Supervisor *CC*  
Development Review Division  
(301) 495-4542

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for December 14, 2006

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The following record plat is 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 plat drawings for the record plat. The following plat is included:

220070210 Montgomery College (1)



# RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Montgomery College Plat Number: 220070210

Plat Submission Date: 8/3/06

DRD Plat Reviewer: PW/TA

DRD Prelim Plan Reviewer: NA

\*For category of minor see pages 2 and 3 \* Mandatory Report 05106-M-1

## Initial DRD Review:

Pre-Preliminary Plan No. NA Checked: Initial      Date     

Preliminary Plan No. NA 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 # NA Road/Alley Widths ✓ Easements ✓ Open Space NA Non-standard

BRLs NA Adjoining Land NA Vicinity Map ✓ Septic/Wells NA

TDR note NA Child Lot note NA Surveyor Cert ✓ Owner Cert ✓ Tax Map ✓

SPA NA

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment		<u>8/9/06</u>	<u>8/25/06</u>	<u>NC</u>	<u>NC</u>
Research	Bobby Fleury			<u>8/10/06</u>	<u>OK</u>
SHA	Doug Mills			<u>NC</u>	<u>NC</u>
PEPCO	Steve Baxter			<u>NC</u>	<u>OK</u>
Parks	Doug Powell			<u>NC</u>	<u>NC</u>
DRD	Steve Smith			<u>4/23/06</u>	<u>OK</u>

## 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:

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No.

g) Approved Special Exception:

\_\_\_\_\_

(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:

\_\_\_\_\_



**PLAT No. 220070210**

**Montgomery College**

Located in the northeast quadrant, intersection of Georgia Avenue and King Street

CBD-1 Zone; 2 Lot

Community Water, Community Sewer

Master Plan Area: Silver Spring CBD

Montgomery College, Applicant

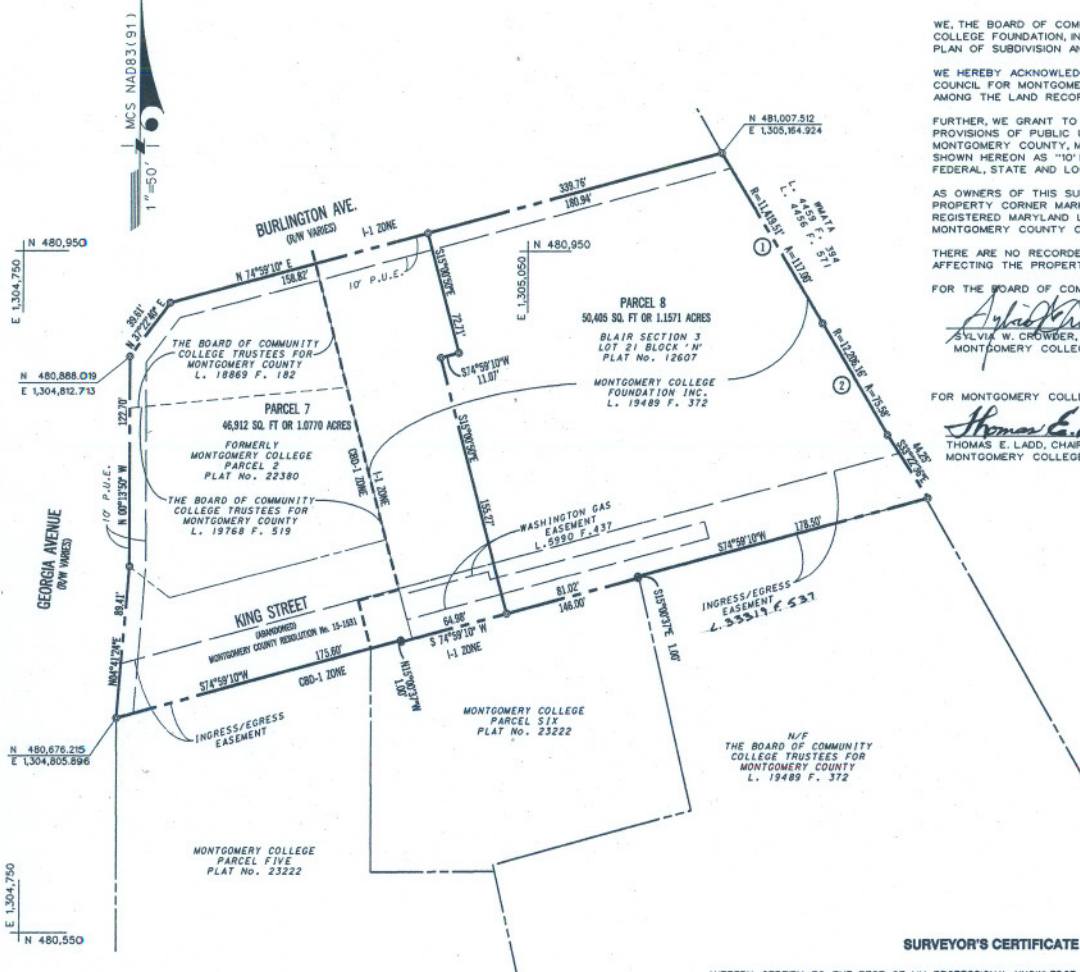
Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(4)** of the Subdivision Regulations, which states:

**Further Subdivision of a Commercial, Industrial or Multi-Family Residential Lot to Reflect a Change in Ownership, Deed, Mortgage or Lease Line.** The creation of deed, mortgage or lease line within a commercial, industrial or multi-family residential lot does not require the approval of a new subdivision plan. At the owner's discretion, the creation or deletion of internal lots to reflect a new deed, mortgage or lease line may be platted under the minor subdivision procedure. All prior conditions of approval for the original subdivision remain in full force and effect and the number of trips generated on any new lot will not exceed those permitted for the original lot or as limited by an Adequate Public Facilities agreement. Any necessary cross-easements, covenants or other deed restrictions necessary to perpetuate previous approvals must be executed prior to recording the record plat.

Staff applied the above-noted minor subdivision criteria for this lot and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(4) of the subdivision regulations and supports this minor subdivision record plat with the following condition:

- 1) Zoning line must be removed from the plat drawing and replaced with a note prior to the recordation of this plat.





AREA TABULATION			
PARCEL 7	46,912 S.F.	1.0770 AC.	
PARCEL 8	50,405 S.F.	1.1571 AC.	
TOTAL AREA	97,317 S.F.	2.2341 AC.	

CURVE TABLE					
RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
1 11,419.51'	117.00'	00°35'13"	58.50'	117.00'	S31°20'39"E
2 12,206.16'	75.58'	00°21'17"	37.79'	75.58'	S30°43'08"E

#### FOR PUBLIC WATER AND SEWER SYSTEMS

Maryland National Capital Park & Planning Commission Montgomery County Planning Board		Montgomery County, Maryland, Department Of Permitting Services	
Approved: _____		Approved: _____	
Chairman	Secretary Treasurer	Director	
MNCP&PC File NO.		PIA No.	

#### OWNER'S CERTIFICATE

PLAT NO

WE, THE BOARD OF COMMUNITY COLLEGE TRUSTEES FOR MONTGOMERY COUNTY AND MONTGOMERY COLLEGE FOUNDATION, INC., OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE BUILDING RESTRICTION LINES.

WE HEREBY ACKNOWLEDGE AND CONSENT TO THE ABANDONMENT IN ACCORDANCE WITH THE COUNCIL FOR MONTGOMERY COUNTY, MARYLAND RESOLUTION NUMBER 15-1531 AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 32879 FOLIO 455.

FURTHER, WE GRANT TO THE PARTIES MANED IN A DOCUMENT TITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457: THE PUBLIC UTILITY EASEMENTS, SHOWN HEREON AS "10' P.U.E.", SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS, AGENTS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24(E) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO RECORDED SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

FOR THE BOARD OF COMMUNITY COLLEGE TRUSTEES FOR MONTGOMERY COUNTY:

*Sylvia W. Crowder*  
 SYLVIA W. CROWDER, CHAIR  
 MONTGOMERY COLLEGE BOARD OF TRUSTEES

*John M. McLean*  
 WITNESS

FOR MONTGOMERY COLLEGE FOUNDATION, INC.

*Thomas E. Ladd*  
 THOMAS E. LADD, CHAIRMAN  
 MONTGOMERY COLLEGE FOUNDATION BOARD

*John M. McLean*  
 WITNESS

#### SUBDIVISION NOTES

- 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 ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDED OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN OR ANY AMENDMENT THERETO AS APPROVED OR SUBSEQUENTLY APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO CHAPTER 22A OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT. A COPY OF THE APPROVED PLAN MAY BE REVIEWED AT 8787 GEORGIA AVENUE, SILVER SPRING, MD.
- PUBLIC WATER AND SEWER EXIST AT THIS PROPERTY.
- THIS PROPERTY IS ZONED CBD-1 AND I-1.
- TITLE INFORMATION STATEMENT: THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OWNERSHIP OR USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP OR USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- A SITE PLAN FOR THIS PROPERTY HAS BEEN APPROVED THROUGH THE MANDATORY REFERRAL PROCESS.
- TAX MAP REFERENCE: JN32 N153.
- THIS PLAT CONFORMS WITH THE REQUIREMENTS OF SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES FURTHER SUBDIVISION OF A COMMERCIAL OR INDUSTRIAL PROPERTY TO REFLECT CHANGE IN OWNERSHIP AS PROVIDED FOR IN SECTION 50-35A(4). THE PURPOSE OF THIS PLAT IS TO CHANGE THE DIVISION LINE OF PARCEL 2 (PLAT NO. 22390), OWNED BY THE BOARD OF COMMUNITY COLLEGE TRUSTEES FOR MONTGOMERY COUNTY AND LANDS OF THE MONTGOMERY COLLEGE FOUNDATION, INC TO THE EAST.
- THIS PLAT IS IN THE DATUM OF THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD83(90), BASED ON WGS84 MONUMENT NO. 20766 AND NOS MONUMENT NO. R-15 WITH A PROJECT SCALE FACTOR OF 0.999935317.
- THE ABANDONMENT OF KING STREET WAS ADOPTED BY THE MONTGOMERY COUNTY COUNCIL BY RESOLUTION NO. 15-1531 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 32879 FOLIO 455.
- PROPERTY IS SUBJECT TO AN INGRESS/EGRESS EASEMENT RECORDED IN L. 53319 F. 537

#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAT SHOWN HEREON IS CORRECT;  
 THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY:

- KIRANBHAI PATEL AND MANJULABEN PATEL TO THE BOARD OF COMMUNITY COLLEGE TRUSTEES FOR MONTGOMERY COUNTY BY DEED DATED SEPTEMBER 27, 2001 AND RECORDED AMONG SAID LAND RECORDS IN LIBER 19768 AT FOLIO 519;
- FROM GFS REALTY, INC., GIANT OF MARYLAND, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY, AND BURSIL, INC., A DELAWARE CORPORATION TO THE BOARD OF COMMUNITY COLLEGE TRUSTEES FOR MONTGOMERY COUNTY AND THE MONTGOMERY COLLEGE FOUNDATION, INC. BY DEED DATED JULY 31, 2001 AND RECORDED AMONG SAID LAND RECORDS IN LIBER 19489 AT FOLIO 372;
- FROM SALENDRA N. ROY, ET AL TO THE BOARD OF COMMUNITY COLLEGE TRUSTEES FOR MONTGOMERY COUNTY BY DEED RECORDED AMONG SAID LAND RECORDS ON MARCH 1, 2001 IN LIBER 18869 AT FOLIO 182.
- THE ABANDONMENT OF KING STREET AS ADOPTED BY THE COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND KNOWN AND FILED AS RESOLUTION NO. 15-1531, ADOPTED JULY 11, 2006, RECORDED AMONG SAID LAND RECORDS IN LIBER 32879 FOLIO 455.

AND THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS SHOWN THUS WILL BE SET AS DELINEATED HEREON, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(E) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 97,317 SQUARE FEET OR 2.2341 ACRES OF LAND. THERE IS NO ROAD DEDICATION BY THIS PLAT.

*W. Joseph Hines*  
 W. JOSEPH HINES  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10877

11/17/06  
 DATE

Recorded	<b>GREENHORNE &amp; O'MARA INC.</b> ENGINEERS-PLANNERS-SURVEYORS 20410 CENTURY BOULEVARD, SUITE 200 GERMANTOWN, MARYLAND 20874 PHONE (301) 444-8282 FAX (301) 444-8181	Sect.# Comp. - Drafter CSA File No. R-937-P
Plat No.		

